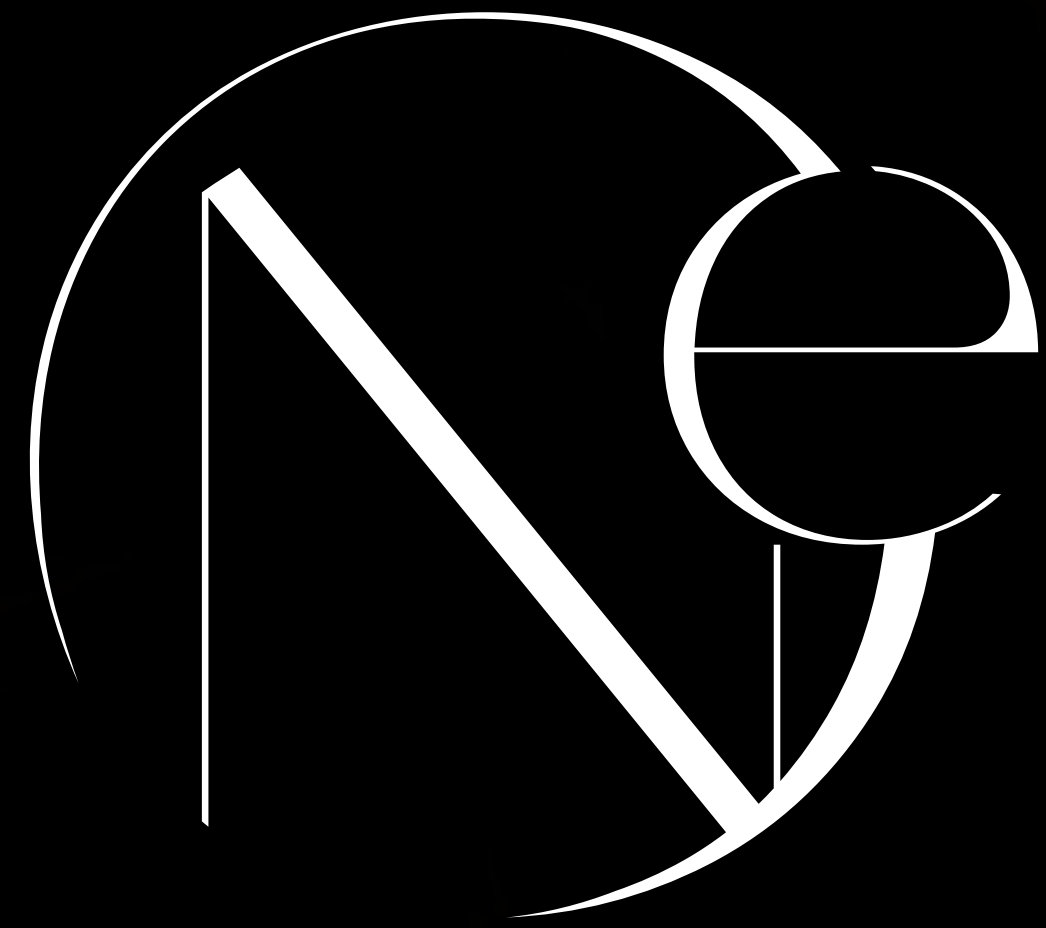
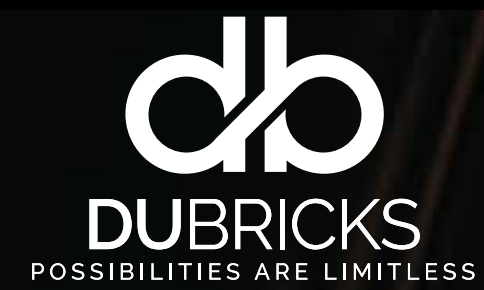


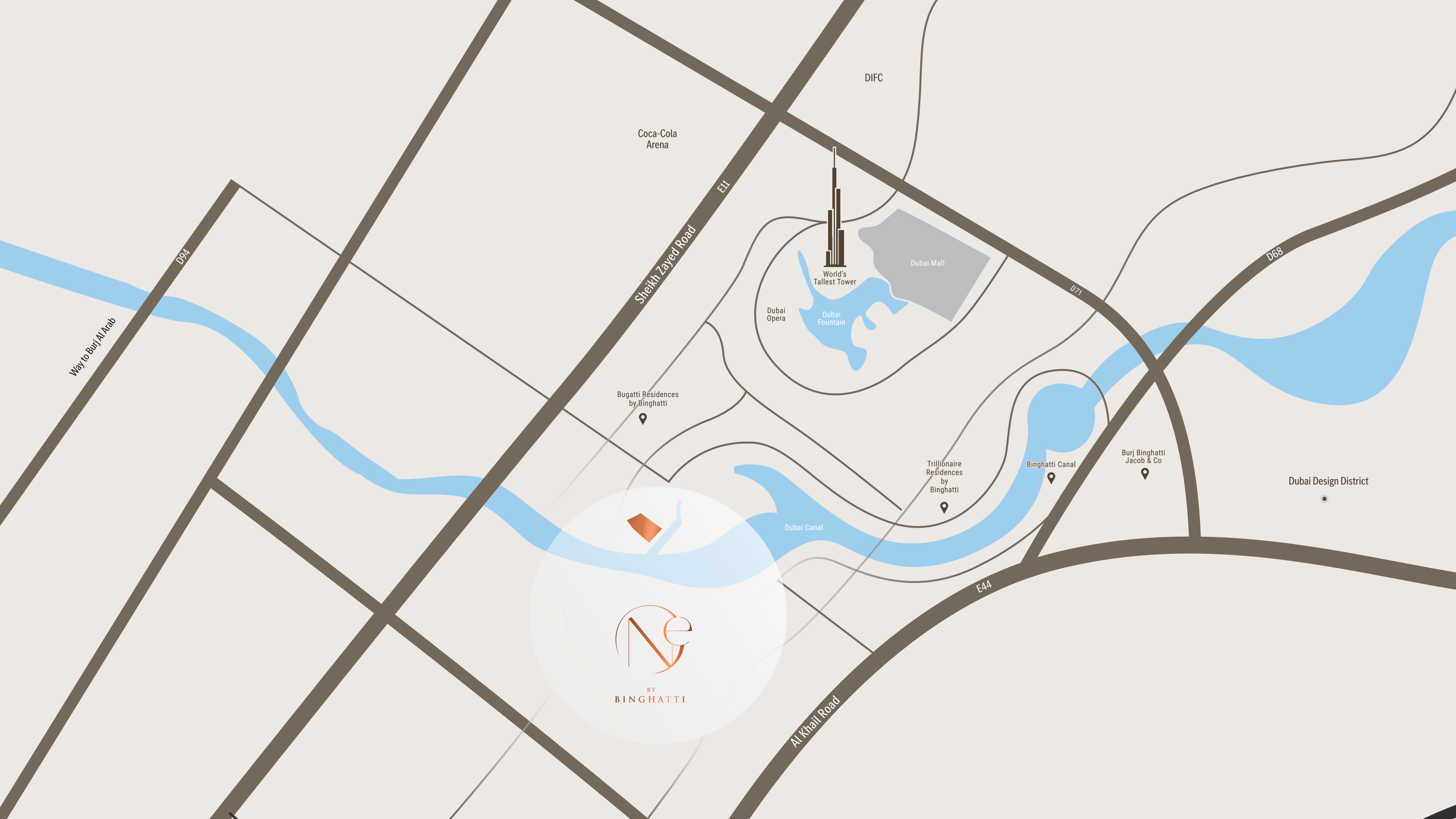


BY
BINGHATTI



*STEPPING INTO AN
AWAKENING*

**A JOURNEY OF
TRANSCENDENCE**



Way to Burj Al Arab

D94

Coca-Cola
Arena

Sheikh Zayed Road

E1

DIFC

World's
Tallest Tower

Dubai Mall

Dubai
Opera

Dubai
Fountain

Bugatti Residences
by Binghatti

Trillionaire
Residences
by
Binghatti

Binghatti Canal

Burj Binghatti
Jacob & Co

Dubai Design District

Al Khail Road

E44

D68

D71

Dubai Canal



BY
BINGHATTI



VIEW FROM THE SITE





UNIQUE SELLING POINTS

USP LOCATION

- **BUSINESS BAY, MARASI DRIVE**
- DISTANCE TO BURJ KHALIFA / DUBAI MALL APPROXIMATELY 2.7 KM, **4-6 MINUTES** BY CAR
- ACCESSIBILITY TO MAJOR ROADS TAKING YOU TOWARDS E11 SZR, ALKHAIL ROAD, AL-A'AMAL STREET, MARASI. **(METRO FOR HOLIDAY HOME, UBER, TAXI'S).**
- PANORAMIC VIEWS OF THE **DUBAI SKYLINE**, INCLUDING **BURJ KHALIFA, DUBAI WATER CANAL** (MARASI MARINA), DUBAI CREEK.
- **PROXIMITY TO DUBAI OPERA**, ART GALLERIES AND FESTIVALS



USP AMENITIES

- **ON-SITE HIGH-END RETAIL OUTLETS** AND PROXIMITY TO **MAJOR SHOPPING CENTRES:**

- DUBAI MALL
- BAY AVENUE
- CITY WALK
- BOX PARK
- BAY SQUARE

- **LUXURY WELLNESS AND LEISURE FACILITIES**
AVAILABLE WITHIN THE PROJECT ITSELF.

- PET-FRIENDLY POLICIES, ACCESS TO PARKS AND
RECREATIONAL AREAS

- **WORLD-CLASS RESTAURANTS** MINUTES AWAY FROM
THE LOCATION.

- HIGH-END FITNESS CENTRES, LUXURY SPAS, OUTDOOR POOLS



USP INVESTMENT OPPORTUNITIES

- **STRATEGIC LOCATION IN BUSINESS BAY** RIGHT ON THE CANAL, CLOSE TO DIFC, EASY ACCESS TO DUBAI'S PRIMARY BUSINESS HUBS
- **ACCESSIBILITY TO MAJOR ROADS** TAKING YOU TOWARDS E11 SZR, ALKHAIL ROAD, AL-A'AMAL STREET, MARASI. **(METRO FOR HOLIDAY HOME, UBER, TAXI'S).**
- **HIGH RENTAL YIELD POTENTIAL**, STRONG HISTORICAL APPRECIATION IN PROPERTY VALUES WITHIN THE AREA, HOLIDAY HOME'S HAVEN **ONE OF THE LAST AVAILABLE PLOTS IN BUSINESS BAY THAT IS OFF-PLAN** ASI. (METRO FOR HOLIDAY HOME, UBER, TAXI'S).



USP DESIGN

- **MODERN DESIGN** WITH CRYSTALLINE GLASS FAÇADES, BRASS FINISH
- **ENERGY-EFFICIENT BUILDINGS**, SUSTAINABLE HIGH-END MATERIALS & FINISHING.
- 24/7 SECURITY SERVICES, **STATE-OF-THE-ART SURVEILLANCE SYSTEMS** + BEING IN ONE OF THE SAFEST CITIES IN THE WORLD.
- SMART HOME FEATURES, & **AI DRIVEN TECHNOLOGIES**



STARTING PRICES AFTER DISCOUNT
AND UNIT TYPES

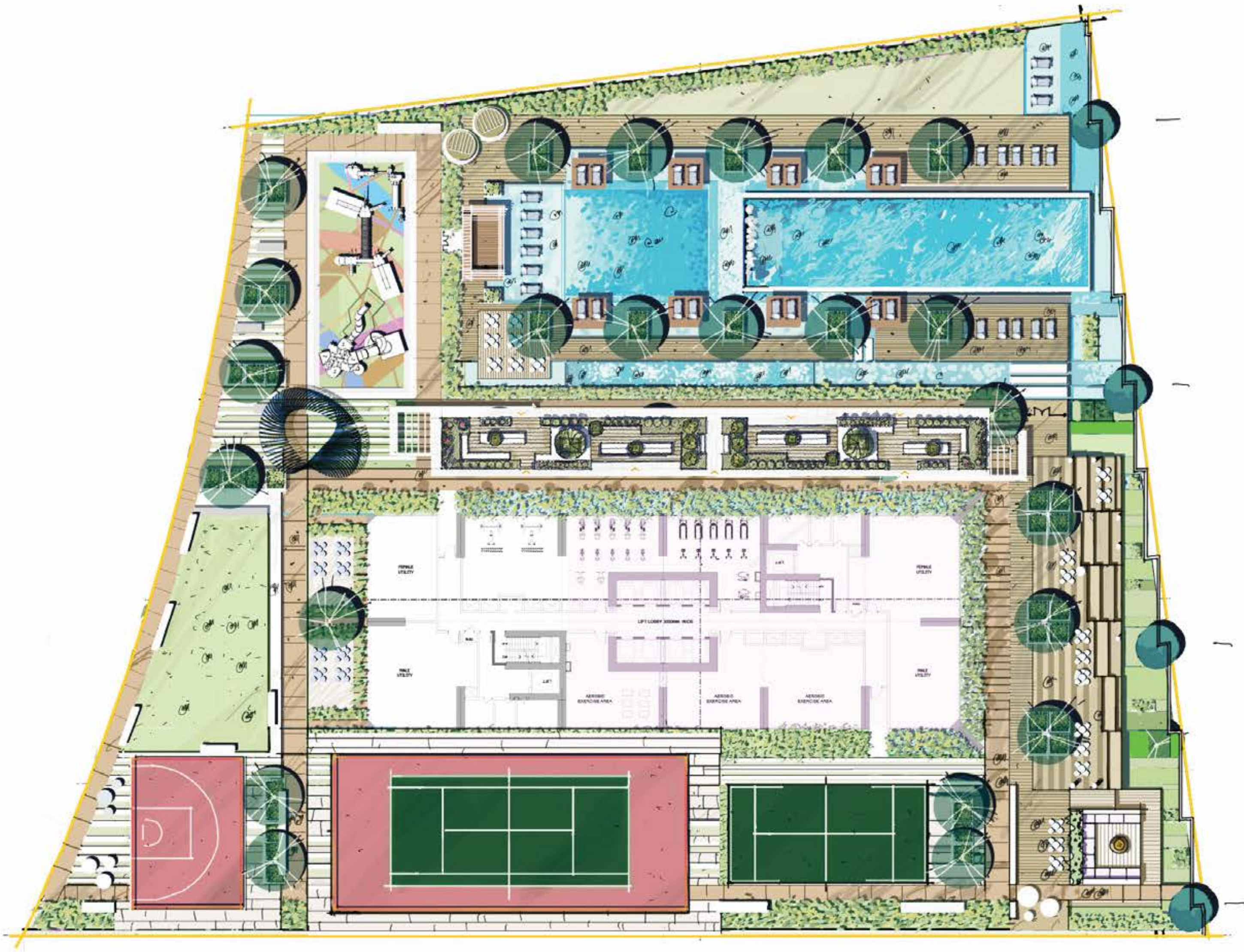
UNIT TYPE	STARTING PRICES AFTER DISCOUNT
PREMIUM STUDIO	AED 1,699,999
1 BEDROOM ROYAL SUITE (POOL)	AED 2,499,999
2 BEDROOM SUITE	AED 3,999,999
3 BEDROOM WING	AED 6,999,999
3 BEDROOM POOL VILLA	AED 9,999,999
4 BEDROOM ROYAL PENTHOUSE	AED 13,999,999



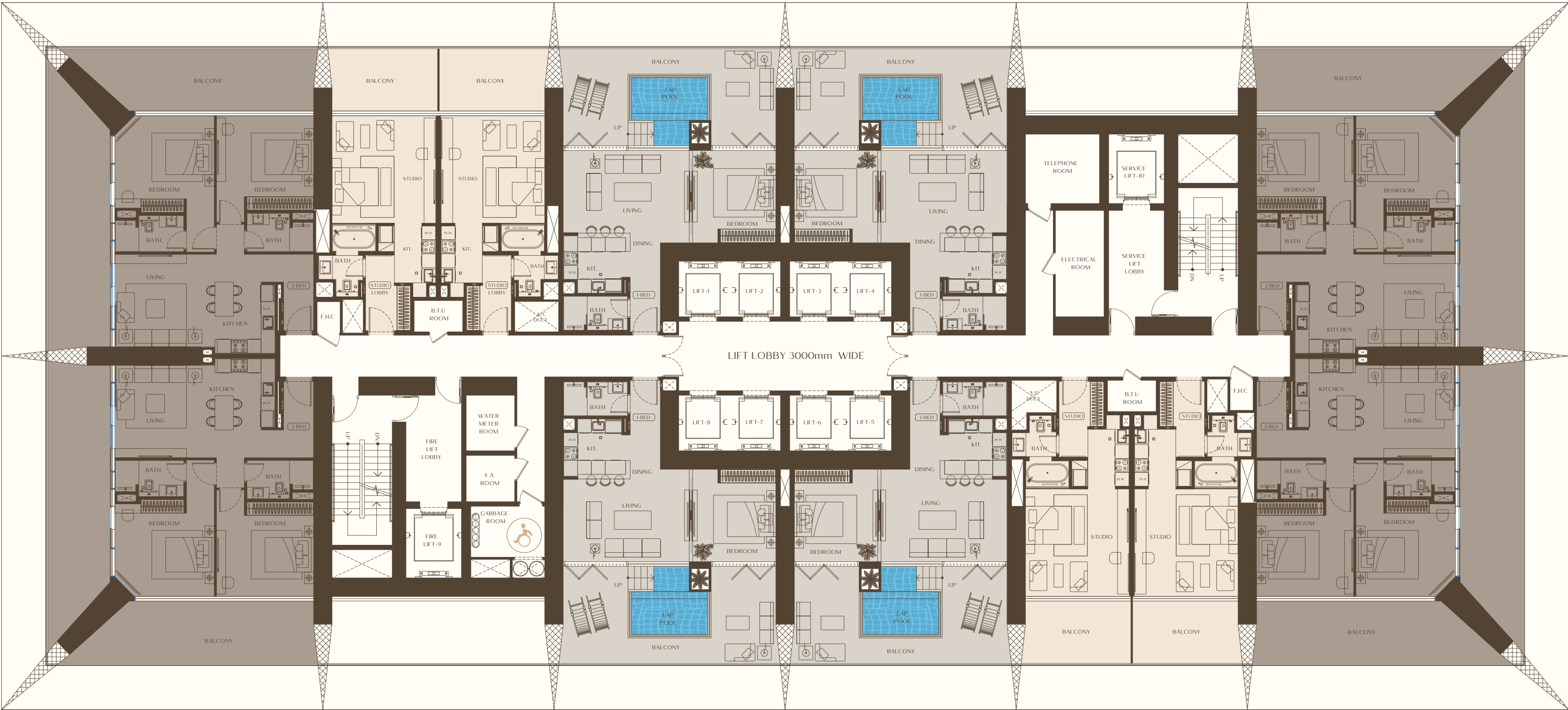
TYPICAL FLOOR PLANS



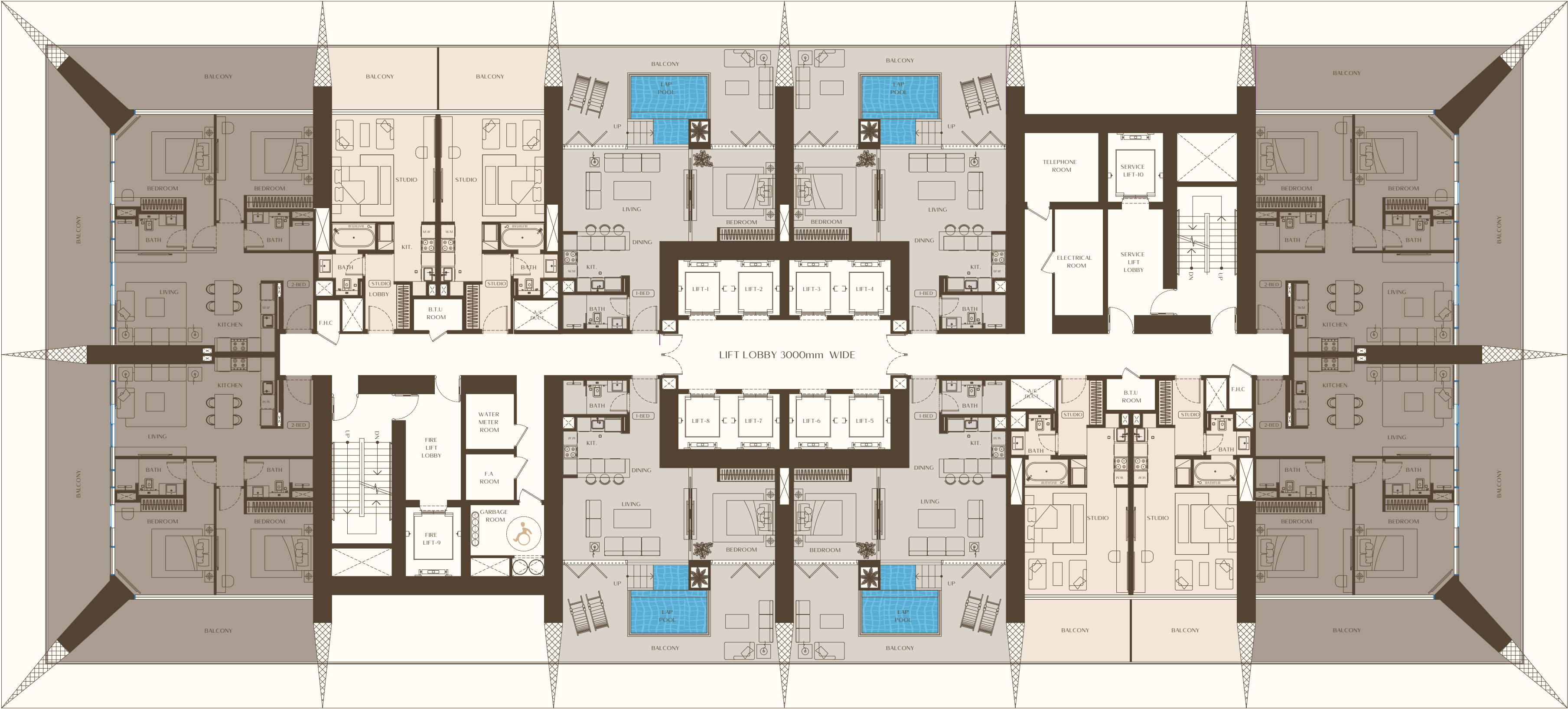
FLOOR PLAN
1ST FLOOR AMENITIES



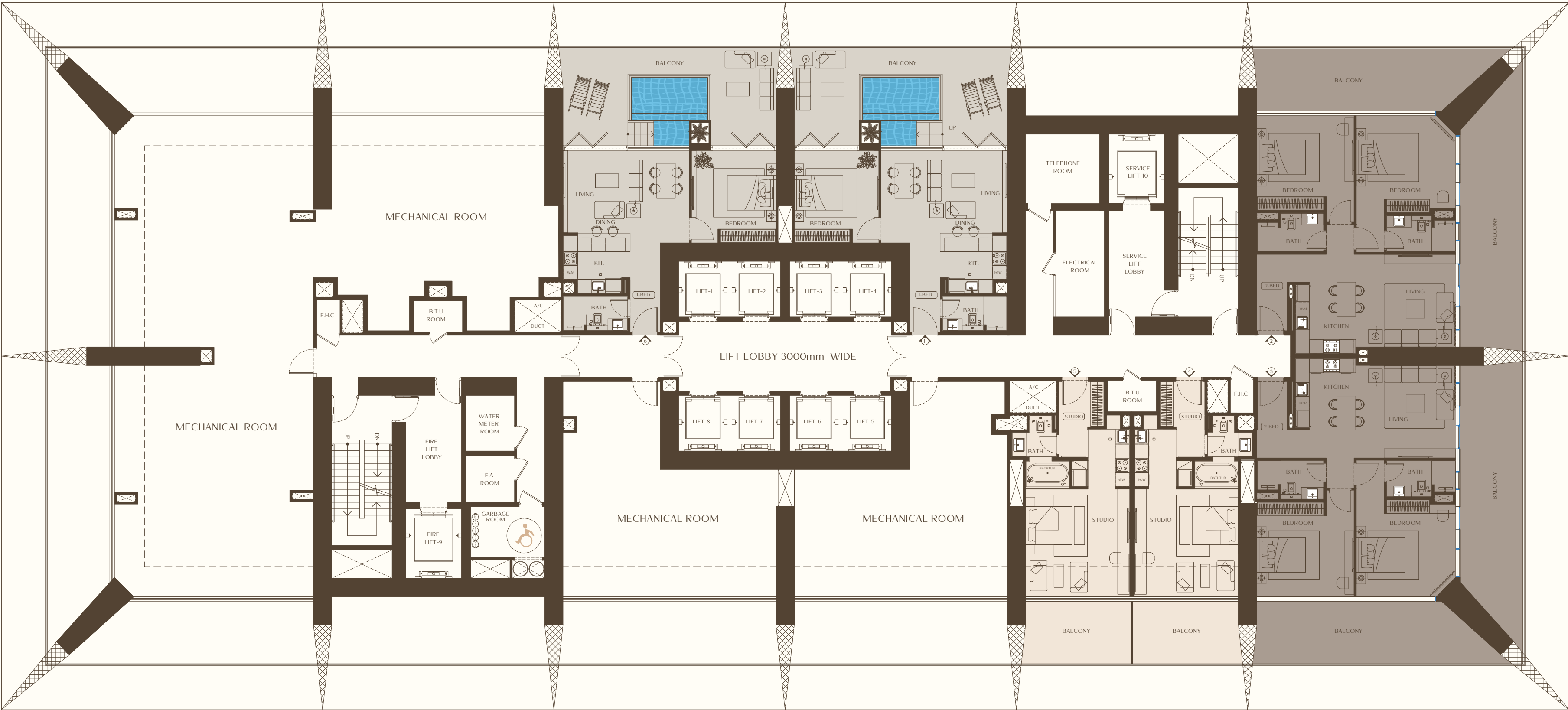
FLOOR PLAN
TYPICAL 4TH - 21ST FLOOR



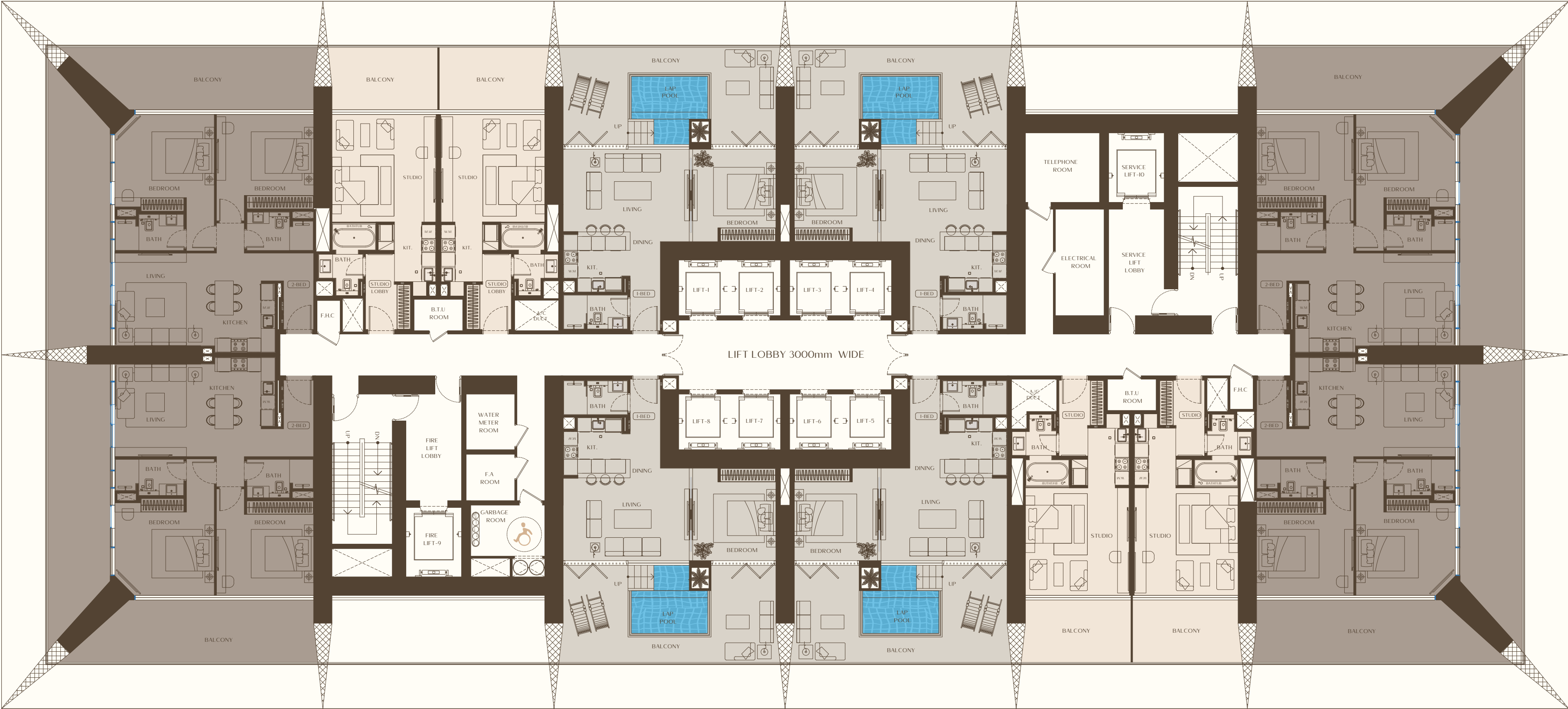
FLOOR PLAN
TYPICAL 23RD - 41ST FLOOR



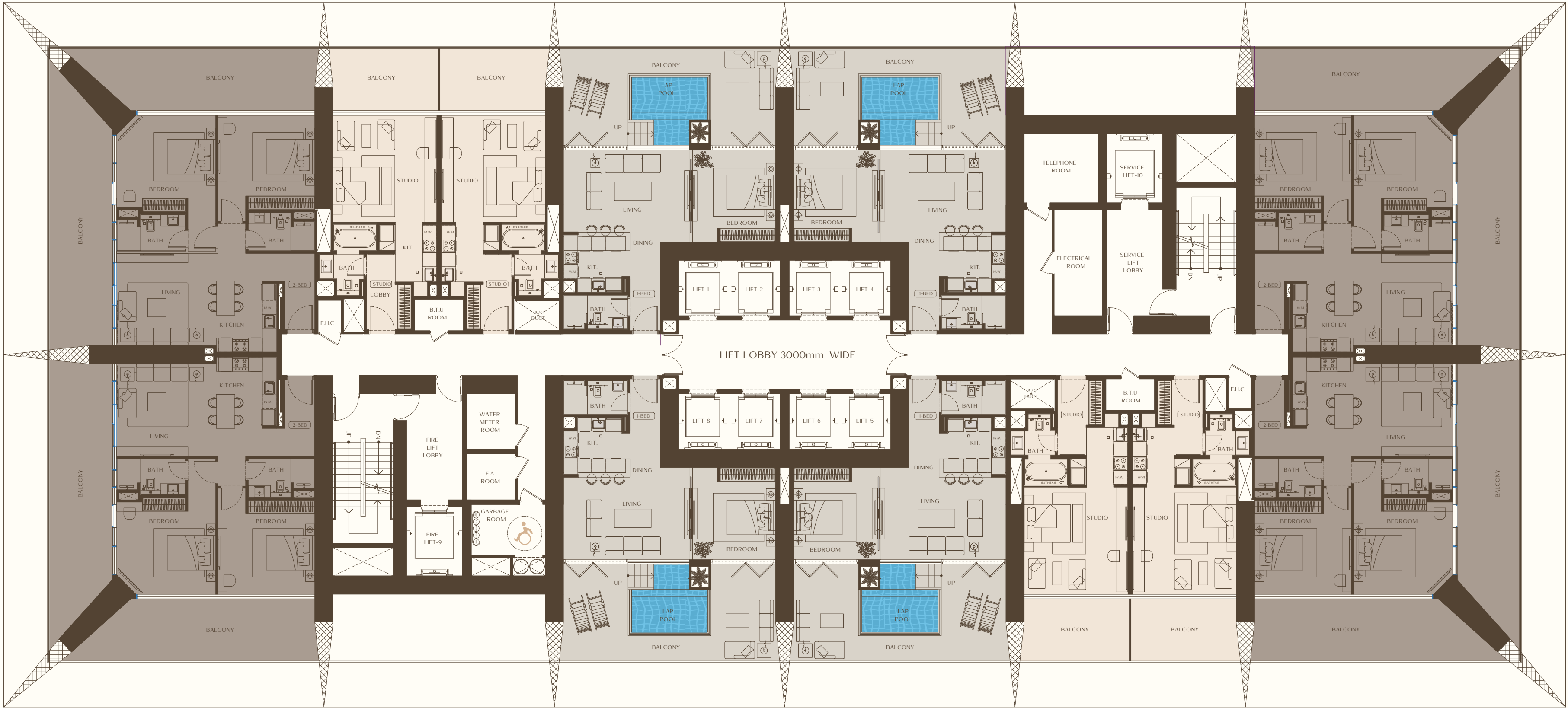
FLOOR PLAN
TYPICAL 42ND FLOOR



FLOOR PLAN
TYPICAL 43RD - 57TH FLOOR



FLOOR PLAN
TYPICAL 58TH - 64TH FLOOR



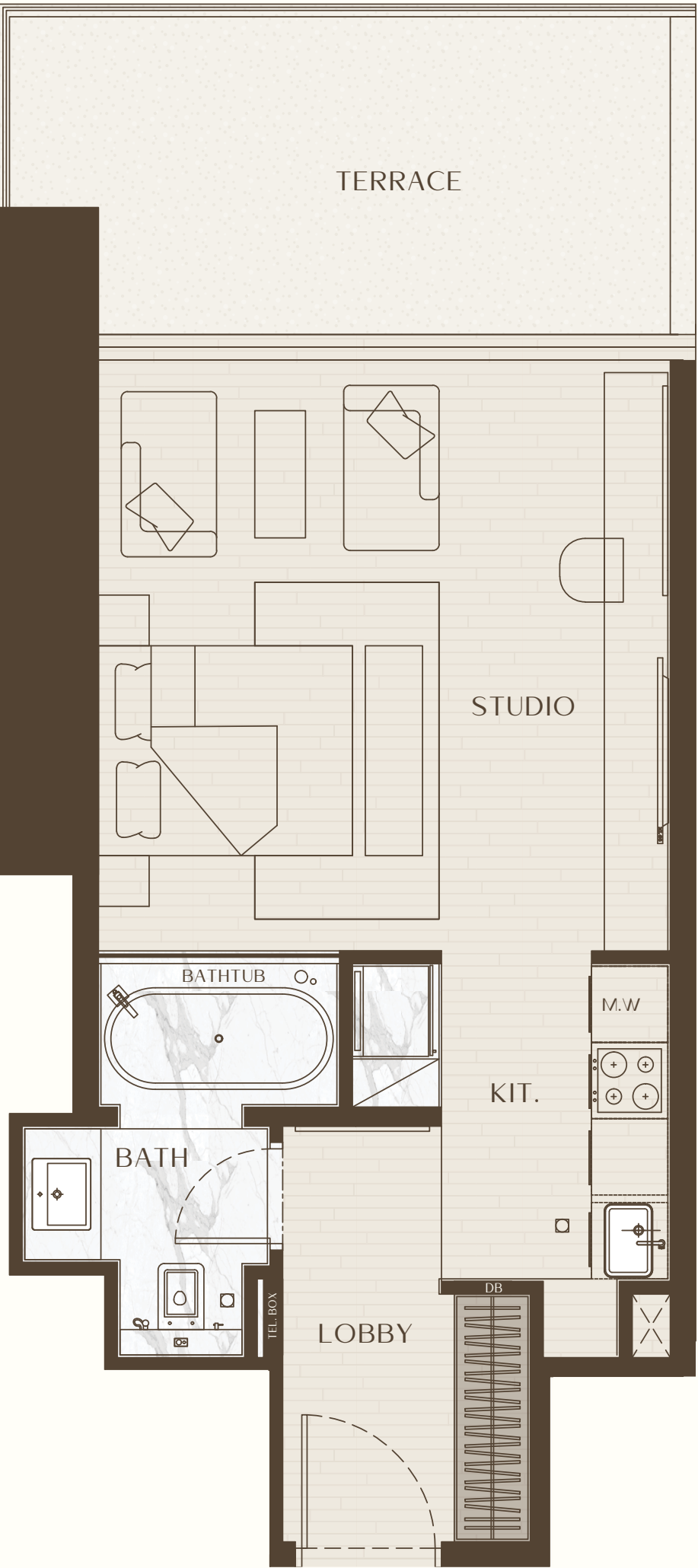
FLOOR PLANS



FLOOR PLAN

PREMIUM STUDIO

TYPE 1 & 2



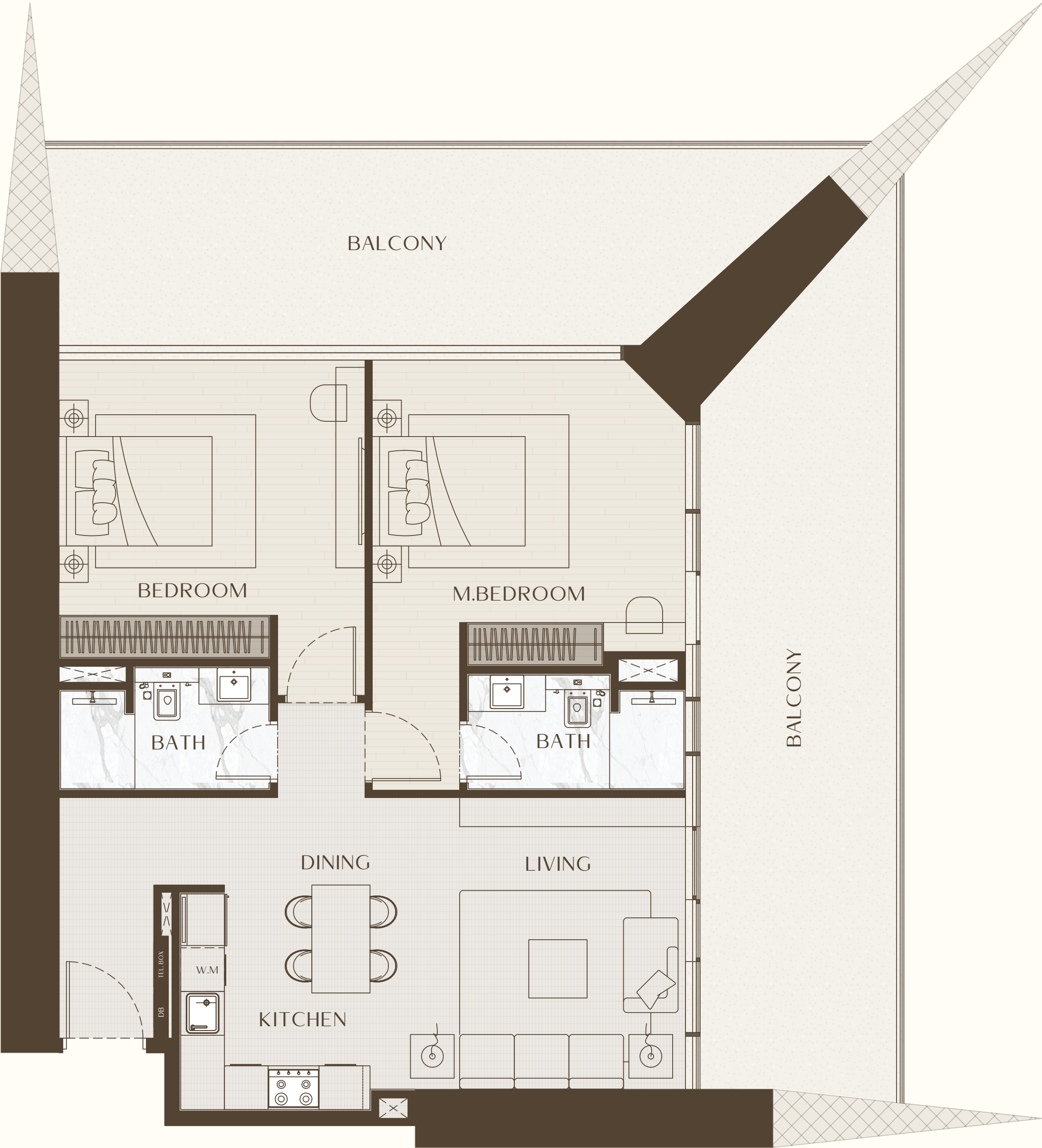
FLOOR PLAN

1 BEDROOM

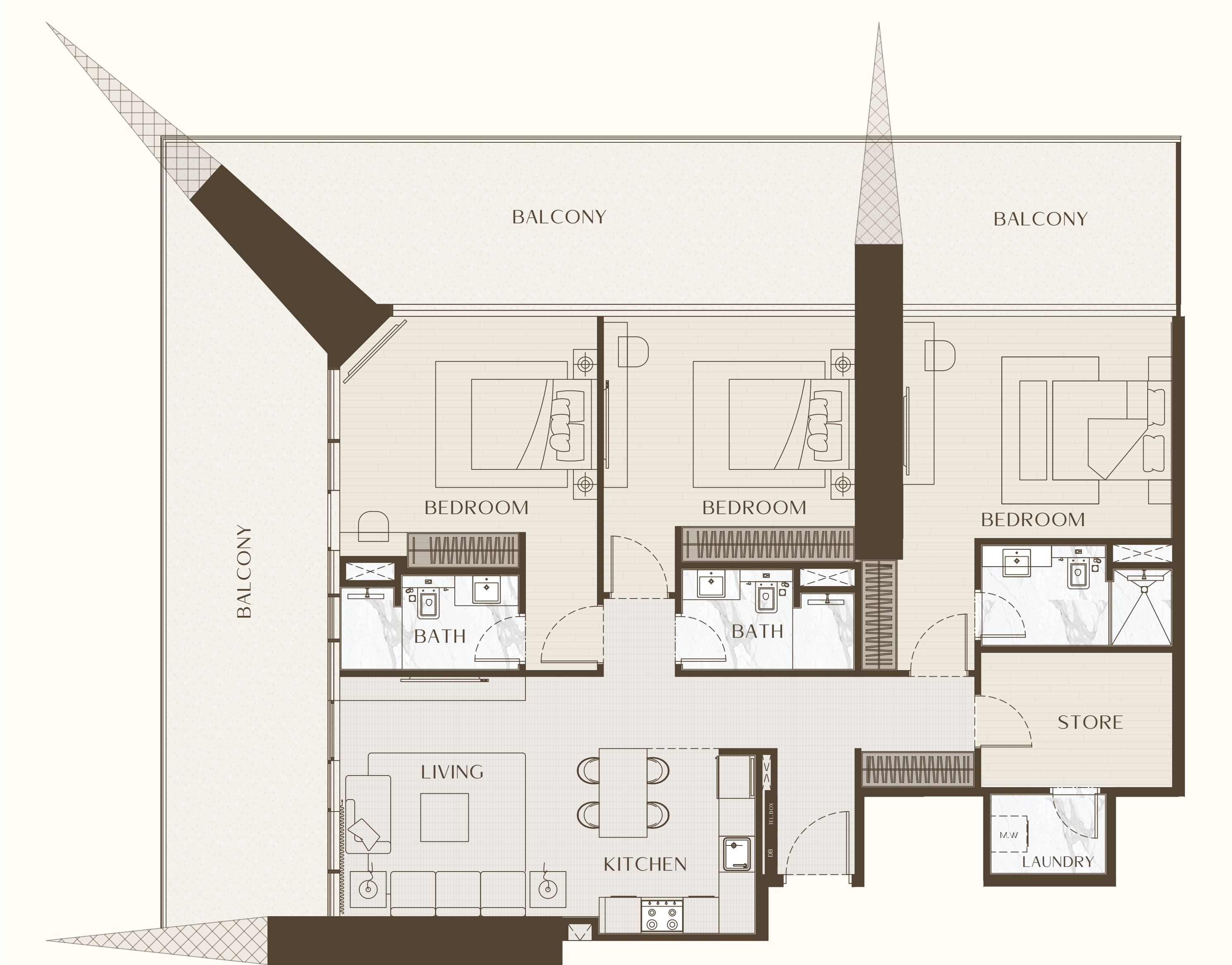
ROYAL SUITE (POOL)



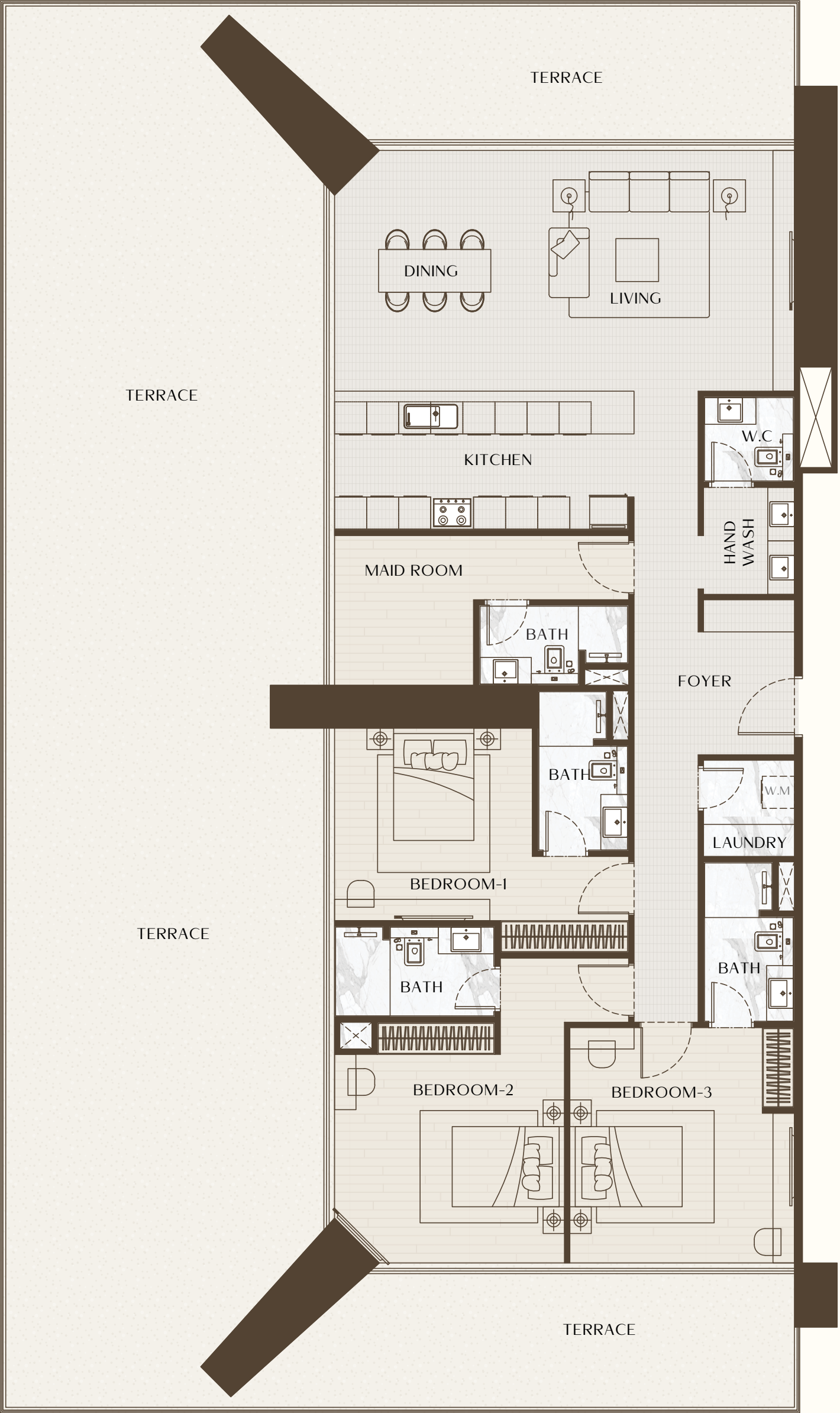
FLOOR PLAN
2 BEDROOM SUITE



FLOOR PLAN
3 BEDROOM WING



FLOOR PLAN
3 BEDROOM WING

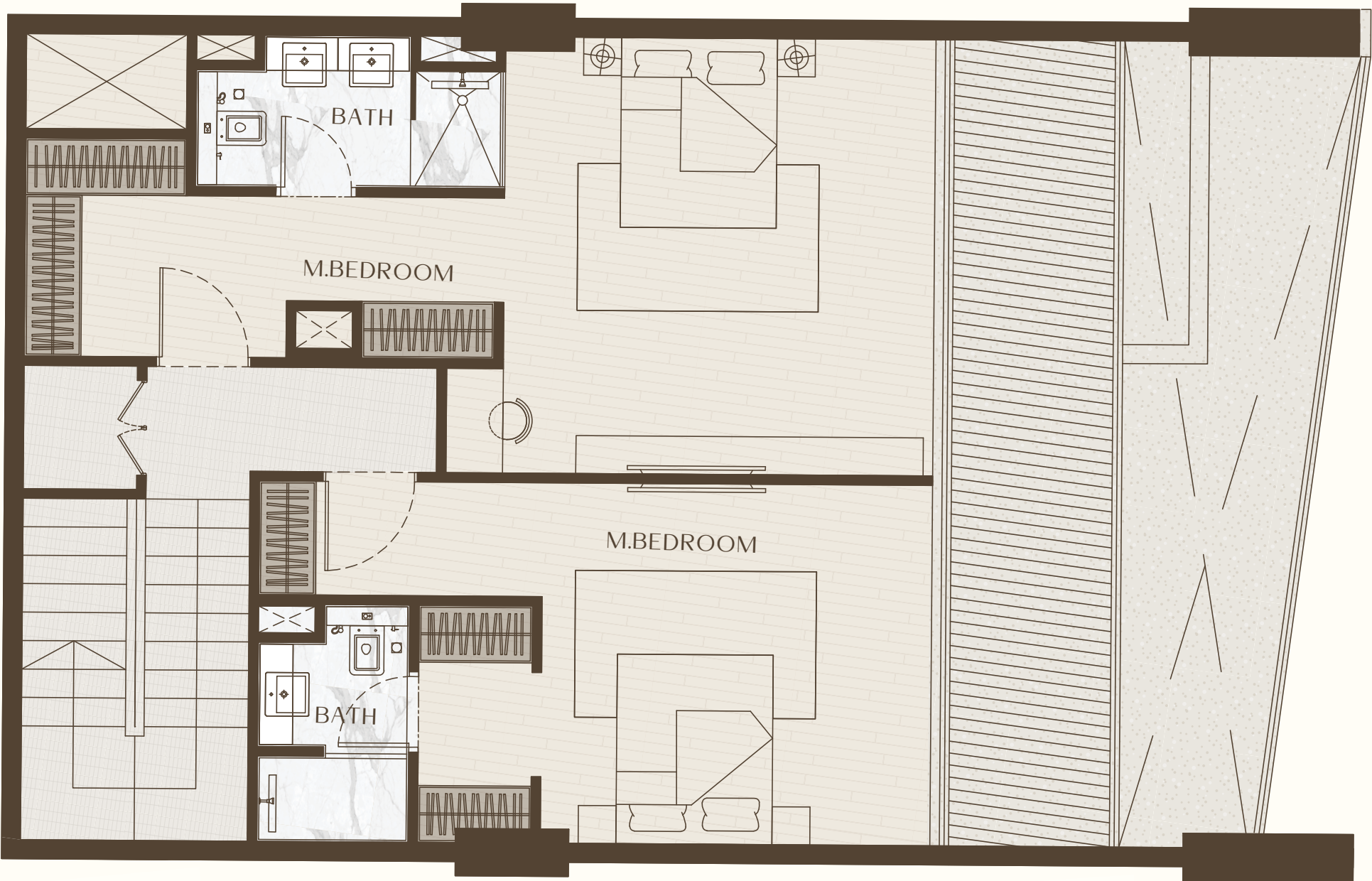


FLOOR PLAN
4 BEDROOM
ROYAL PENTHOUSE



FLOOR PLAN

3 BEDROOM POOL VILLA





FOR MORE INFORMATION PLEASE CONTACT



📞 +971 55 476 7630
☎️ +971 4 368 7878
✉️ info@afsrealestate.com
🌐 www.afsrealestate.com



📞 +971 50 674 2020
☎️ +971 4 368 7878
✉️ info@dubricks.com
🌐 www.dubricks.com