BINGHATTI

# LUXURIA

FLOOR PLANS



# A PALETTE OF MEASURED POISE

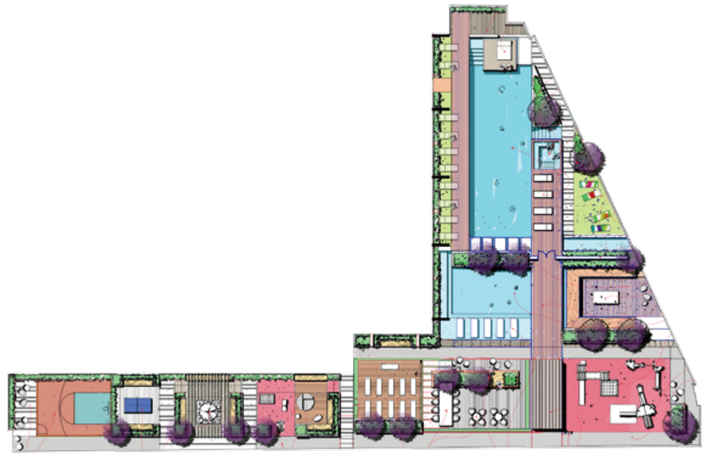
Refined material palettes were chosen for their tactile quality and subtle hues. Spacious, open-plan layouts maximise natural light, ensuring the environment is set to a quiet, unhurried rhythm.



FLOOR PLANS

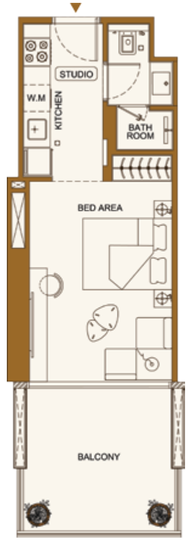
# RESIDENCES ARE DESIGNED FOR OPTIMAL FLOW

The unit mix caters to strong demand from professionals and small families.

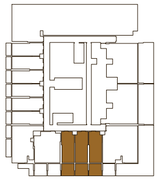


The core design philosophy is rooted in quiet luxury. The building features a state-of-the-art satin chrome exterior and a stepped design that creates deep, shaded terraces.

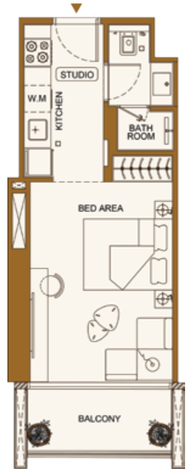
# STUDIO TYPE 1
Binghatti Luxuria



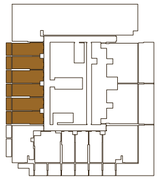

| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 28,66 m² | 308 ft² |
| BALCONY AREA | 11,31 m² | 122 ft² |
| TOTAL UNIT AREA | 39,97 m² | 430 ft² |



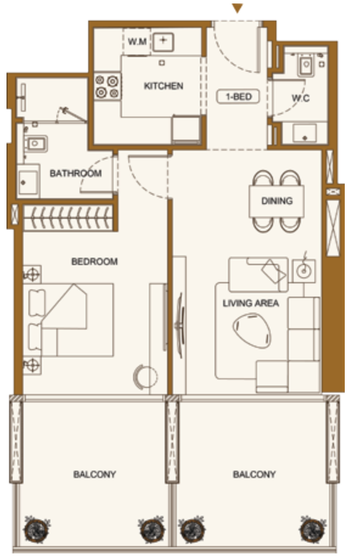
# STUDIO TYPE 2
Binghatti Luxuria




| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 28,48 m² | 307 ft² |
| BALCONY AREA | 4,98 m² | 54 ft² |
| TOTAL UNIT AREA | 33,46 m² | 360 ft² |

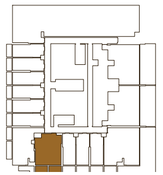


# 1 BEDROOM TYPE 1
Binghatti Luxuria

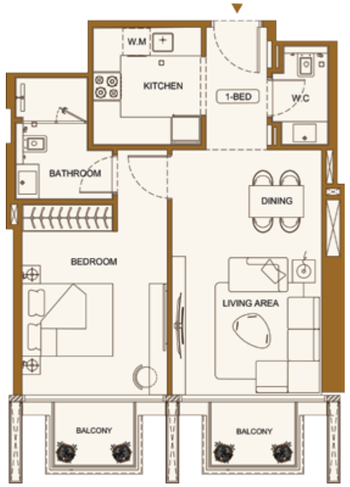



| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 55,16 m² | 594 ft² |
| BALCONY AREA | 22,71 m² | 244 ft² |
| TOTAL UNIT AREA | 77,87 m² | 838 ft² |

| FLAT DESIGN COMPONENTS | |
|---|---|
| M. BATH | 5 m² |
| M. BEDROOM | 15 m² |
| LIVING AND DINING | 18 m² |
| KITCHEN | 6 m² |
| W.C | 3 m² |
| CORRIDOR | 4 m² |

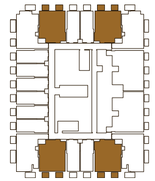


# 1 BEDROOM TYPE 2
Binghatti Luxuria




| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 55,16 m² | 594 ft² |
| BALCONY AREA | 5,37 m² | 58 ft² |
| TOTAL UNIT AREA | 60,53 m² | 652 ft² |

| FLAT DESIGN COMPONENTS | |
|---|---|
| M. BATH | 5 m² |
| M. BEDROOM | 15 m² |
| LIVING & DINING | 18 m² |
| KITCHEN | 6 m² |
| W.C | 3 m² |
| CORRIDOR | 4 m² |



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

تنويه: ١. إن أبعاد الغرف يتم قياسها طبقا للمتانم الهيكلية مع استبعاد تشطيبات الجدران وتراعى تحمل البناء. ٢. جميع القياسات تم توريدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الحائط الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع بطاقتها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الحائط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية. ٦. وقياس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى والوجه الأبعد للحارس المرفق، والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة

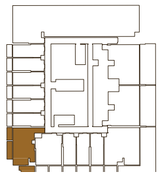


# 1 BEDROOM TYPE 3
Binghatti Luxuria




| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 58,69 m² | 632 ft² |
| BALCONY AREA | 20,50 m² | 221 ft² |
| TOTAL UNIT AREA | 77,87 m² | 852 ft² |

| FLAT DESIGN COMPONENTS | |
|---|---|
| M. BATH | 4 m² |
| M. BEDROOM | 14 m² |
| LIVING AND DINING | 18 m² |
| KITCHEN | 7 m² |
| W.C | 2 m² |
| CORRIDOR | 6 m² |

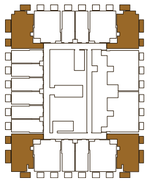


# 1 BEDROOM TYPE 4
Binghatti Luxuria




| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 58,75 m² | 632 ft² |
| BALCONY AREA | 10,15 m² | 109 ft² |
| TOTAL UNIT AREA | 68,90 m² | 742 ft² |

| FLAT DESIGN COMPONENTS | |
|---|---|
| M. BATH | 4 m² |
| M. BEDROOM | 14 m² |
| LIVING & DINING | 18 m² |
| KITCHEN | 7 m² |
| W.C | 2 m² |
| CORRIDOR | 6 m² |

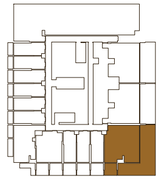


# 2 BEDROOM TYPE 1
Binghatti Luxuria

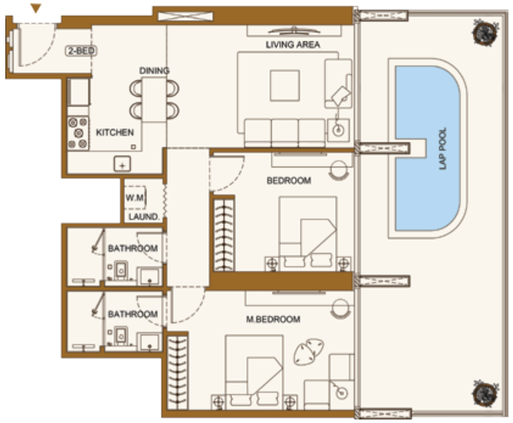



| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 87,38 m² | 941 ft² |
| BALCONY AREA | 85,31 m² | 918 ft² |
| TOTAL UNIT AREA | 172,69 m² | 1859 ft² |

| FLAT DESIGN COMPONENTS | |
|---|---|
| M. BATH | 4 m² |
| M. BEDROOM | 20 m² |
| BATH | 4 m² |
| BEDROOM | 15 m² |
| LIVING & DINING | 20 m² |
| KITCHEN | 9 m² |
| CORRIDOR | 5 m² |

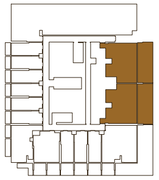


# 2 BEDROOM TYPE 2
Binghatti Luxuria




| AREA | SQ.M | SQ.FT |
|---|---|---|
| SUITE AREA | 82,65 m² | 890 ft² |
| BALCONY AREA | 43,33 m² | 466 ft² |
| TOTAL UNIT AREA | 125,98 m² | 1356 ft² |

| FLAT DESIGN COMPONENTS | |
|---|---|
| M. BATH | 4 m² |
| M. BEDROOM | 17 m² |
| BATH | 4 m² |
| BEDROOM | 12 m² |
| LIVING & DINING | 27 m² |
| KITCHEN | 9 m² |
| CORRIDOR | 5 m² |



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Luxuria is a testament to Binghatti's uncompromising standards of quality and craftsmanship.

BINGHATTI

BESPOKE

# BESPOKE LIVING BINGHATTI STYLE

- Property Management
- Unit Resale
- Parking Sale
- Holiday Homes
- Annual Maintenance
- Furniture Packages

One Scan
All Solution



ABOUT THE BRAND

# A LEGACY OF ARCHITECTURAL ARTISTRY

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding 80 projects valued at over AED 80 Billion, Binghatti has delivered more than 50 projects to date and maintains a robust pipeline of approximately 30 million square footage of sellable area.

Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents.

Founded on contractor roots and built around a vertically integrated model, Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.

Muhammad Binghatti


A VISION OF COMPOSED LIVING
بـن غـاطي
BINGHATTI