BINGHATTI

# LUXURIA

PROJECT FACTS



# A WORLD BUILT ON THE BELIEF THAT STRENGTH LIES IN STILLNESS

Luxuria is born from a singular thought.
That elegance is the highest form of efficiency.

PROJECT FACTS

# A CURATED COLLECTION OF RESIDENCES

### PROPERTY TYPE

Residential & Retail

### PLOT AREA

3,131.72 SQM (33,709.52 SQFT)

### DESCRIPTION

3B + G + 4P + 24 RESIDENTIAL FLOORS+ 1MECH. + ROOF

### NUMBER OF UNITS

| | |
|---|---|
| Studio Apartment: | 213 |
| 1Bedroom Apartment: | 195 |
| 2Bedroom Apartment: | 49 |

### TOTAL UNITS

| | |
|---|---|
| Total Residential Units: | 213 |
| Retail Shops: (Ground) | 12 |

Each residence claims its own, suspended above the community. Through meticulous engineering, the tower's orientation maximises natural light and provides unobstructed views.

It spans three basements, a ground-floor retail hub and four podium levels. This base supports the 24 residential floors that tower upward, creating a definitive symbol of refined stature.



# INTELLIGENT COMFORT

The amenities at Luxuria are carefully considered for family-focused living. The deck features a children's pool, a creative play area and a multi-purpose shaded pavilion.

- Adult & Children's Swimming Pool
- Aerobics Platform
- Children's Play Area
- Multi-Purpose Play Area
- Multi-Purpose Shaded Pavilion
- Grass Sunbath Area
- Outdoor & Indoor Gym
- Jacuzzi Area

Positioned strategically, Luxuria offers serene, peaceful views over the JVT parks and the lush horizon of The Springs and Jumeirah Islands. It's an environment designed for those who seek the highest amenity - tranquility




A WORLD OF
WELLNESS FOR ALL



INDOOR GYM

# THE DESTINATION OF THE CITY'S EXHALE

Luxuria offers a masterfully zoned amenity deck located on the 5th floor. This resort-style space is designed to help residents move from the city's energy to a weighted lull in a single breath.

The L-shaped deck includes a lap pool, a jacuzzi and sunken sitting areas that keep sightlines clear while creating intimate social nooks. Active zones, including an outdoor gym and yoga platform, are balanced with passive green spaces and cabanas for total restoration.








LUXURIA

# FOR THOSE WHO DISCERN THE SANCTUARY

The building stands as a powerful symbol of excellence, offering a poised way of life for those who value privacy. Every element, from the podiums to the crowning roof, is a testament to Binghatti’s pursuit of perfection and our unwavering belief in the exceptional.





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