

BINGHATTI  
AQUARISE

# *Client Concern:*

" HOW CAN I GUARANTEE THAT I'LL  
BE ABLE TO RESELL OR RENT MY UNIT  
IN BINGHATTI AQUARISE, CONSIDERING  
THE NUMBER OF UNITS IN THE PROJECT? "

## BUSINESS BAY AND BINGHATTI AQUARISE OFFER A STRONG INVESTMENT OPPORTUNITY

HIGH RENTAL DEMAND  
& ROI IN BUSINESS BAY  
CURRENT AVERAGE ROI  
IN BUSINESS BAY:

6% → 8%

POSITIONED UNITS  
REACHING

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IN BUSINESS BAY:

ABOVE:

85% ↑

DRIVEN BY ITS MIX  
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EXAMPLE:

1-BEDROOM UNITS IN BUSINESS

BAY RENT FOR:

70,000 TO 95,000  
AED AED

IF YOU BUY A UNIT IN AQUARISE  
FOR AED 1.1M, AND RENT IT AT

85,000  
AED / YEAR

THAT'S A GROSS YIELD OF

7,7%

HIGHLY COMPETITIVE

# *Client Concern:*

" I'M CONCERNED ABOUT THE BLOCKED VIEW  
ON THE INTERNAL ROAD SIDE , WON'T THAT  
AFFECT RESALE OR RENTAL APPEAL? "

# 1.

NOT ALL BUYERS OR TENANTS PRIORITIZE VIEWS

MANY RENTERS VALUE:

- PRICE
- LAYOUT
- LOCATION

INTERNAL-FACING UNITS CAN BE MORE AFFORDABLE, BOOSTING  
DEMAND AND KEEPING VACANCY RATES LOW

2.  
LOWER ENTRY PRICE, HIGHER ROI

UNITS ON THE INTERNAL ROAD SIDE TYPICALLY COME  
WITH A LOWER PRICE PER SQ. FT., GIVING YOU A HIGHER  
RENTAL YIELD

EXAMPLE:

A CANAL-VIEW UNIT RENTS FOR  
AED 95,000, COSTING AED 1.3M  
AN INTERNAL UNIT RENTS FOR  
AED 80,000, COSTING AED 1.05M

ROI:

~7.6% VS. 7.3%

PREMIUM-VIEW UNIT



3.

## LESS NOISE AND DUST FROM ROADS

INTERNAL-FACING UNITS OFFER QUIETER LIVING  
WITH LOWER TRAFFIC EXPOSURE

— IDEAL FOR:

- FAMILIES
- REMOTE WORKERS

4.

## FUTURE-PROOFING

ELEVATED PODIUMS AND SMART  
LAYOUTS PROVIDE:

- ROAD SEPARATION
- NATURAL LIGHT
- AIRFLOW

EVEN FOR INTERNAL UNITS



# *Client Concern:*

" THE PRICE PER SQUARE FOOT AT BINGHATTI  
AQUARISE SEEMS EXPENSIVE COMPARED TO  
THE REST OF THE MARKET, WHY IS THAT? "

1.  
PRICE PER SQ. FT. REFLECTS  
NEW CONSTRUCTION

MOST OF THE “LOWER” PRICE PER SQ. FT.  
IN BUSINESS BAY

**AED 1,400–1,800/SQ.FT.**

APPLIES TO OLDER BUILDINGS (5–10+ YEARS), WITH  
OUTDATED FINISHES, FEWER AMENITIES, AND HIGHER  
MAINTENANCE COSTS

BINGHATTI AQUARISE IS LAUNCHING AT APPROX.  
AED 2300/SQ.FT.,  
WHICH IS IN LINE FOR NEW PREMIUM TOWERS  
IN BUSINESS BAY.

NEWER PROJECTS FROM OTHER DEVELOPERS IN  
THE AREA ARE ALREADY CROSSING AED  
2,800/SQ.FT. IN SOME CASES.

# *Client Concern:*

" THERE AREN'T MANY AMENITIES  
IN THE TOWER , HOW WILL THAT IMPACT  
VALUE AND SERVICE CHARGES? "

BINGHATTI AQUARISE PRIORITIZES SMART, HIGH-QUALITY  
ESSENTIALS — AVOIDING COSTLY EXTRAS THAT ADD  
LITTLE VALUE. THIS APPROACH STRENGTHENS  
INVESTMENT RETURNS

1.  
HIGH-QUALITY,  
LUXURY - LEVEL AMENITIES

• GYM • ARTIFICIAL BEACH • INFINITY POOL

WITH 4-STAR HOTEL  
STANDARDS

COMMON AREAS:

- LOBBY
- CORRIDORS
- ELEVATORS

BINGHATTI'S SIGNATURE DESIGNER  
AESTHETIC COMBINING STYLE,  
AND PREMIUM MATERIALS.



## 2. EFFICIENT AMENITIES = BETTER FINANCIALS

BY FOCUSING ON HIGH-USAGE FEATURES LIKE:

- GYMS
- POOLS
- ELEVATORS

BINGHATTI CUTS UNNECESSARY COSTS  
REDUCING SERVICE CHARGES AND IMPROVING  
COST-EFFICIENCY

3.  
LOWER SERVICE  
CHARGES = HIGHER NET ROI

MORE STABLE SERVICE CHARGE  
A MAJOR ADVANTAGE FOR LONG-TERM  
INVESTORS.



# *Client Concern:*

" HOW IS THIS PROJECT CATERING  
TO END-USE PURPOSES? "



HERE'S HOW THE PROJECT CATERS  
TO EVERYDAY LIVING NEEDS:

## 1. FUNCTIONAL & SPACIOUS LAYOUTS

UNITS IN AQUARISE ARE EFFICIENTLY DESIGNED  
TO MAKE MAXIMUM USE OF SPACE — WITH:

- WELL-PROPORTIONED  
BEDROOMS
- BALCONIES
- OPEN-PLAN KITCHENS

## 2. PRIME LOCATION FOR DAILY CONVENIENCE

QUICK ACCESS TO DOWNTOWN DUBAI, DIFC,  
AND DUBAI MALL CLOSE TO:

- PUBLIC TRANSPORT
- SUPERMARKETS
- SCHOOLS
- CAFES



STUDIO PROPERTIES

STUDIO AQUARISE

AVG PRICE

1.3  
M

AVG PRICE  
PER SQFT

2,840  
SQFT

AVG PRICE

1.2  
M

AVG PRICE  
PER SQFT

2,479  
SQFT

1 BEDROOM PROPERTIES

1 BEDROOM AQUARISE

AVG PRICE

2.1  
M

AVG PRICE  
PER SQFT

2,530  
SQFT

AVG PRICE

1.9  
M

AVG PRICE  
PER SQFT

2,339  
SQFT

2 BEDROOM PROPERTIES

2 BEDROOM AQUARISE

AVG PRICE

AVG PRICE  
PER SQFT

AVG PRICE

AVG PRICE  
PER SQFT

3.4  
M

2,520  
SQFT

3.1  
M

2,716  
SQFT



3 BEDROOM PROPERTIES

3 BEDROOM AQUARISE

AVG PRICE

AVG PRICE  
PER SQFT

AVG PRICE

AVG PRICE  
PER SQFT

4.9  
M

2,650  
SQFT

4.4  
M

2,255  
SQFT

4 BEDROOM PROPERTIES

4 BEDROOM AQUARISE

AVG PRICE

AVG PRICE  
PER SQFT

AVG PRICE

AVG PRICE  
PER SQFT

7.3  
M

3,692  
SQFT

6.9  
M

1,767  
SQFT



بن غاطي  
BINGHATTI