



BINGHATTI
AQUARISE



بن غاطي
BINGHATTI

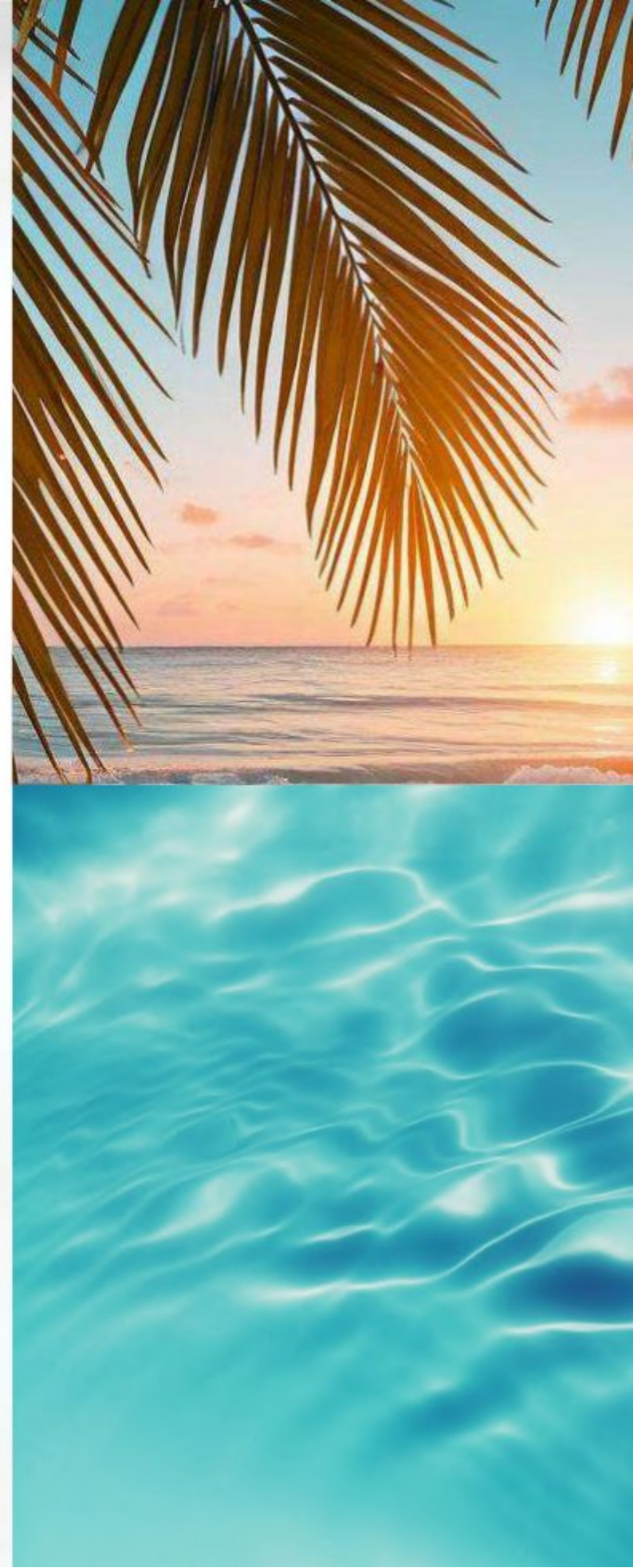


AMIDST SILK AND SUNSHINE,
A WHISPER OF HAUTE COUTURE DRIFTS.

Recall the Crystal Shores *of the* Azure Coast

WHERE ELEGANCE REIGNED

Inspired by the sinuous curves of water, Aquarise
façade is a testament to fluidity. A dance of glass
and light, reflecting the ever-changing hues of the
Dubai sky. An ode to Binghatti's visionary design,
where architecture becomes art.





Delve Deeper *into the* Heart of Aquarise

Where every element is a testament to Binghatti's pursuit of harmonious living. Residences are crafted with exquisite materials, inviting touch and inspiring calm.

Feel the cool embrace of polished marble, the warmth of natural wood,
the subtle textures that whisper of refinement.

Each detail, meticulously chosen to create a rippling escape.





Reconnect *with the*
Richness *of* Life

Within the walls of Aquarise, discover an elixir for the soul.
A sanctuary where time slows to a graceful turn. Reconnect with
the richness of life, with yourself. Lose yourself in the tranquility
of the moment, in the undeniable joy of être.



AN ELIXIR REACHING FOR THE SKY

A Flow of Life *that* Transcends *the* Ordinary

Come, wade gently into the flow. Escape the city's relentless rhythm, and discover a harbour where life finds its natural cadence. Aquarise, a shimmering oasis of glass and steel, an ode to the ebb amidst the constance of **Business Bay**

AQUARISE

Embrace *the* Current

Aquarise, nestled in the heart of Business Bay. Steps away from the Dubai Canal, a stone's throw from Downtown Dubai. Immersed in the city's energy, yet a world apart. A place where you can embrace the current, yet find your own gentle flow.

-  Burj Khalifa & Dubai Mall
5 minutes
-  Dubai Opera
5 minutes
-  Dubai International Financial Centre
10 minutes
-  Museum of the Future
12 minutes
-  The Meydan Hotel & Race Course
12 minutes
-  Burj Al Arab & Jumeirah Beach
15 minutes
-  Dubai International Airport (DXB)
16 minutes
-  Dubai Harbour
16 minutes
-  Dubai Creek Golf & Yacht Club
16 minutes
-  Palm Jumeirah
18 minutes



E11 - SHEIKH ZAYED ROAD

MALL OF THE EMIRATES

EMIRATES GOLF CLUB

SAFA PARK

BINGHATTI
AQUARISE

DUBAI HILLS MALL

THE FARM AL BARARI

DUBAI OPERA

DIFC

MUSEUM OF THE FUTURE

ZABEEL PALACE

DUBAI CREEK GOLF & YACHT CLUB

DUBAI FESTIVAL CITY

RAS AL KHOR WILDLIFE SANCTUARY

DUBAI INTERNATIONAL AIRPORT

E44 - AL KHAIL ROAD

THE MEYDAN HOTEL & RACE COURSE

Like a *wave*, it rises.
A shimmering *vision*.
Reside *in its* replenishment.





PROJECT FACTS

A Curated Collection *of* Residences

PROPERTY TYPE:
Residential & Retails

PLOT AREA:
21589.98 SQ.M / 232392.38 SQ.FT

DESCRIPTION:
3B + G + Mezzanine + 25 Residential Floors
+ Mechanical Room + Roof

NUMBER OF UNITS:

Studio:	688
1 Bedroom:	736
2 Bedroom:	152
3 Bedroom:	10
4 Bedroom:	12

TOTAL UNITS:

Residential Units:	1598
Retails (Ground Floor):	28





بن غاطي
BINGHATTI



UNPARALLELED COMFORT, FLOWING DESIGN

Interiors *that* Whisper *of* Elegance

Premium materials, meticulously chosen.
Spaces designed for comfort, for serenity,
for the undeniable joy of être. Every detail,
a testament to Binghatti's commitment
to creating residences that transcend
the ordinary.

AQUARISE







Reconnect *with the*
Richness *of* Life

A residence for those who appreciate the art of living well.
For those who seek more than a home. Aquarise.
A dream in blue, realised.





A Palette *of* Replenishment

Subtle hues, inspired by the azure coast. Rich textures, inviting touch. A palette of elegance, where sophistication reigns. Interiors designed to soothe the senses and inspire tranquility.





PROJECT AMENITIES

Feel *the* Gentle Pull *of* Life

Aquarise offers a curated collection of amenities, each designed to replenish and inspire.



POOL DECK



GYM & FITNESS



SUNKEN SEATING



LUXURY LOBBY



ARTIFICIAL BEACH



RUNNING LANE



SKYLINE VIEW



PLAY AREA



SKY GARDEN



PADEL COURT

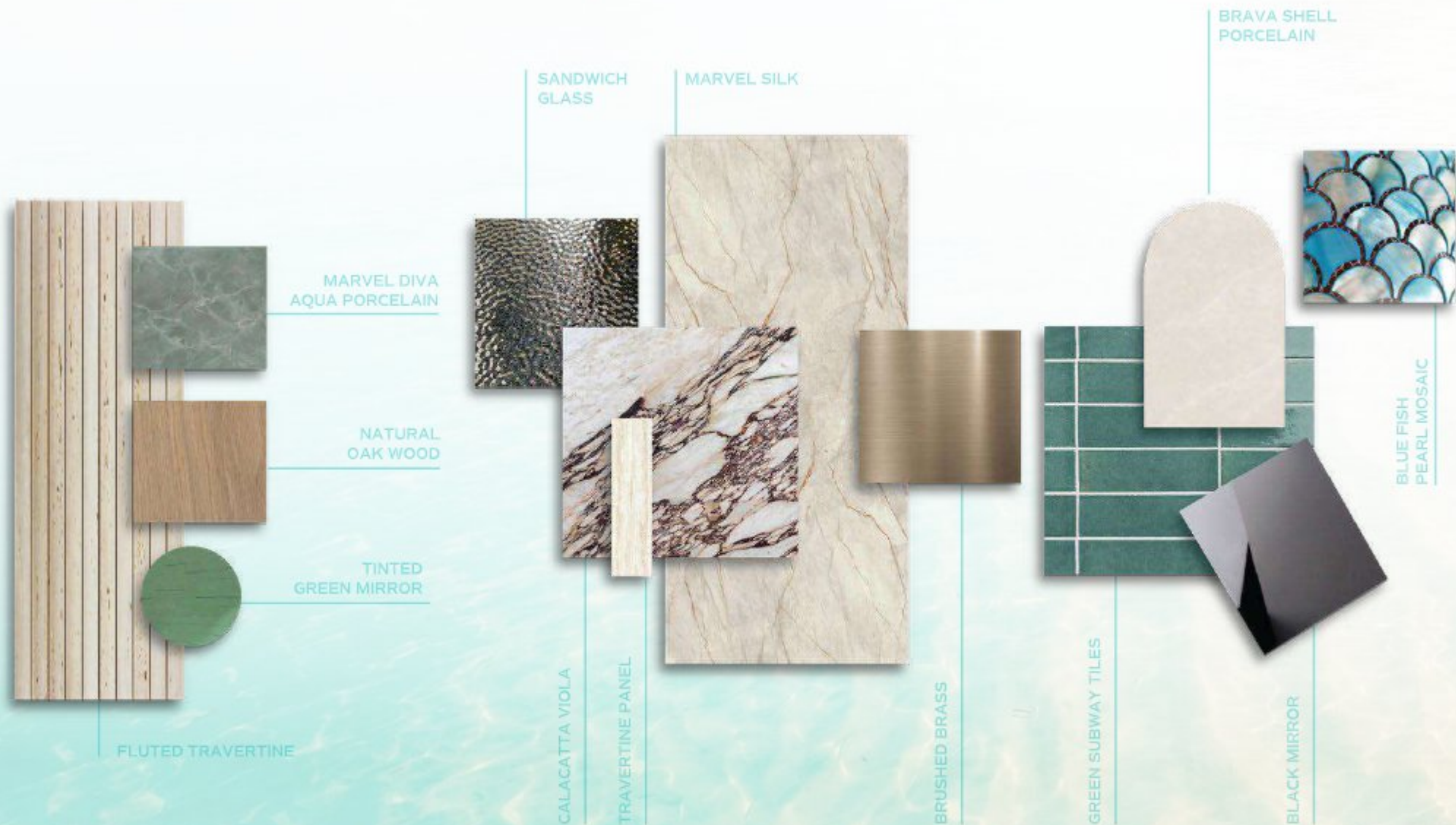


HALF BASKETBALL

Aquarise is your personal oasis, a place to reconnect with your essence and embrace the current



Built on a Foundation *of* Quality *and* Craftsmanship



Binghatti's commitment to excellence is reflected in every detail from sustainable materials to energy-efficient design. Aquarise stands as a testament to a legacy of crafting spaces that are both refined and responsibly built.





A Building *that* Embodies *the* Very Essence *of* Flow

The wave-like structure, an architectural feat.
Reflective façades, capturing the dynamism
of the city. Terraces that extend your living space,
blurring the lines between indoors and out.





FLOOR PLANS

Layouts Crafted *for* Comfort *and* Space



Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to penthouses, Aquarise offers a space for everyone.



UNIT TYPE - STUDIO



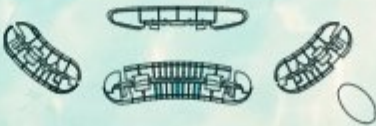
STUDIO TYPE -01



FLAT DESIGN COMPONENTS			
AREA	SQ.M	SQ.FT	
AREA SUITE	33.54 m²	361.02 ft²	BATH 4 m²
BALCONY AREA	9.93 m²	106.89 ft²	STUDIO 21 m
TOTAL UNIT AREA	43.47 m²	467.91 ft²	KITCHEN 5 m²



STUDIO TYPE -02

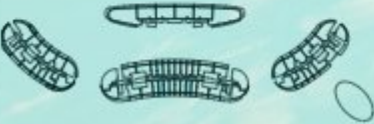


FLAT DESIGN COMPONENTS			
AREA	SQ.M	SQ.FT	
AREA SUITE	32.65 m²	351.44 ft²	BATH 4 m²
BALCONY AREA	7.75 m²	83.42 ft²	STUDIO 19 m
TOTAL UNIT AREA	40.40 m²	434.86 ft²	KITCHEN 6 m²

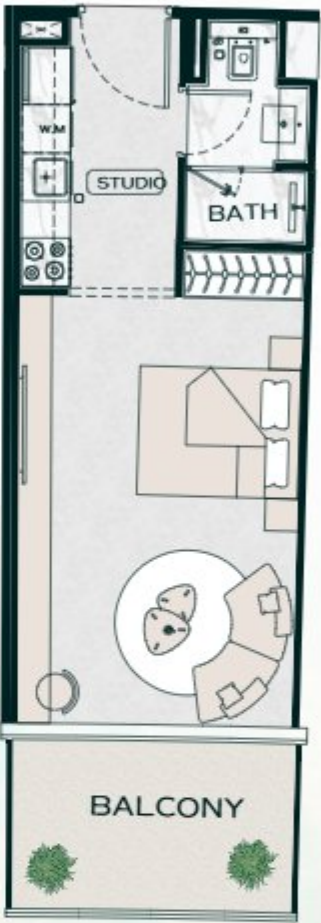
UNIT TYPE - STUDIO



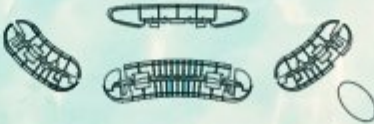
STUDIO TYPE -03



AREA			FLAT DESIGN COMPONENTS	
AREA	SQ.M	SQ.FT		
AREA SUITE	33.23 m ²	357.68 ft ²	BATH	4 m ²
BALCONY AREA	7.75 m ²	83.42 ft ²	STUDIO	19 m ²
TOTAL UNIT AREA	40.98 m ²	441.11 ft ²	KITCHEN	6 m ²

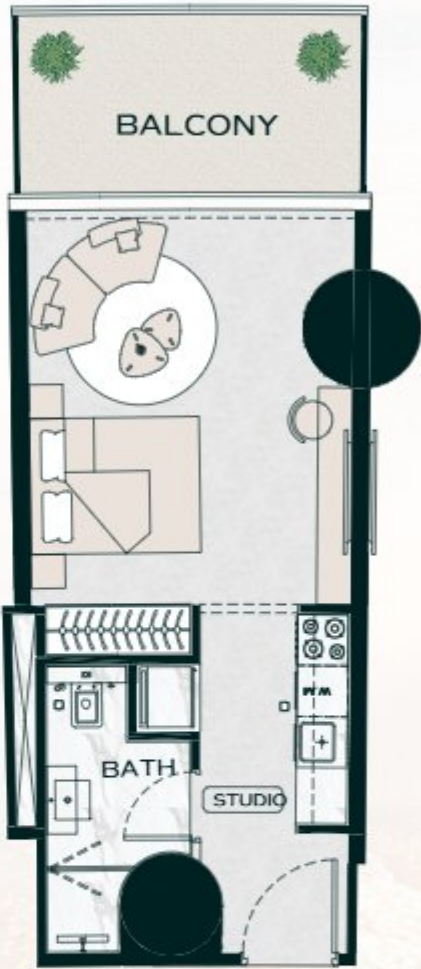


STUDIO TYPE -04

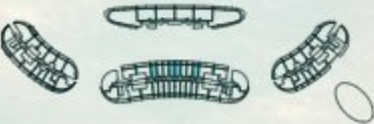


AREA			FLAT DESIGN COMPONENTS	
AREA	SQ.M	SQ.FT		
AREA SUITE	32.65 m ²	351.44 ft ²	BATH	4 m ²
BALCONY AREA	7.75 m ²	83.42 ft ²	STUDIO	19 m ²
TOTAL UNIT AREA	40.40 m ²	434.86 ft ²	KITCHEN	7 m ²

UNIT TYPE - STUDIO

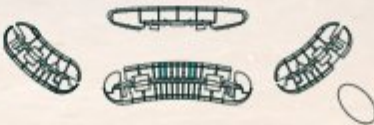


STUDIO TYPE -05



AREA			FLAT DESIGN COMPONENTS	
AREA	SQ.M	SQ.FT		
AREA SUITE	32.68 m ²	351.76 ft ²	BATH	4 m ²
BALCONY AREA	8.90 m ²	95.80 ft ²	STUDIO	20 m ²
TOTAL UNIT AREA	41.58 m ²	447.56 ft ²	KITCHEN	7 m ²

STUDIO TYPE -06



AREA			FLAT DESIGN COMPONENTS	
AREA	SQ.M	SQ.FT		
AREA SUITE	34.88 m ²	375.45 ft ²	BATH	4 m ²
BALCONY AREA	8.90 m ²	95.80 ft ²	STUDIO	18 m ²
TOTAL UNIT AREA	43.78 m ²	471.24 ft ²	KITCHEN	7 m ²
			LAUNDRY	1 m ²

UNIT TYPE - STUDIO



STUDIO TYPE -07



AREA	SQ.M	SQ.FT
AREA SUITE	32.68 m ²	351.76 ft ²
BALCONY AREA	8.90 m ²	95.80 ft ²
TOTAL UNIT AREA	41.58 m ²	447.56 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
STUDIO	21 m ²
KITCHEN	6 m ²



STUDIO TYPE -08



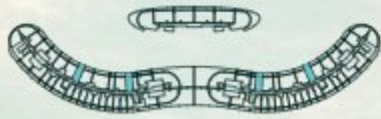
AREA	SQ.M	SQ.FT
AREA SUITE	32.24 m ²	347.03 ft ²
BALCONY AREA	7.34 m ²	79.01 ft ²
TOTAL UNIT AREA	39.58 m ²	426.04 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
STUDIO	18 m ²
KITCHEN	6 m ²

UNIT TYPE - STUDIO



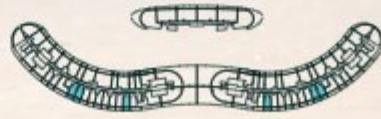
STUDIO TYPE -09



AREA			FLAT DESIGN COMPONENTS	
AREA SUITE	32.00 m²	344.45 ft²	BATH	4 m²
BALCONY AREA	7.35 m²	79.11 ft²	STUDIO	18 m²
TOTAL UNIT AREA	39.35 m²	423.56 ft²	KITCHEN	6 m²



STUDIO TYPE -10

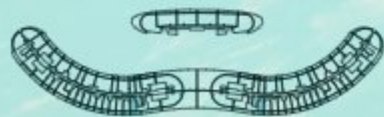


AREA			FLAT DESIGN COMPONENTS	
AREA SUITE	33.54 m²	361.02 ft²	BATH	4 m²
BALCONY AREA	9.93 m²	106.89 ft²	STUDIO	22 m²
TOTAL UNIT AREA	43.47 m²	467.91 ft²	KITCHEN	5 m²

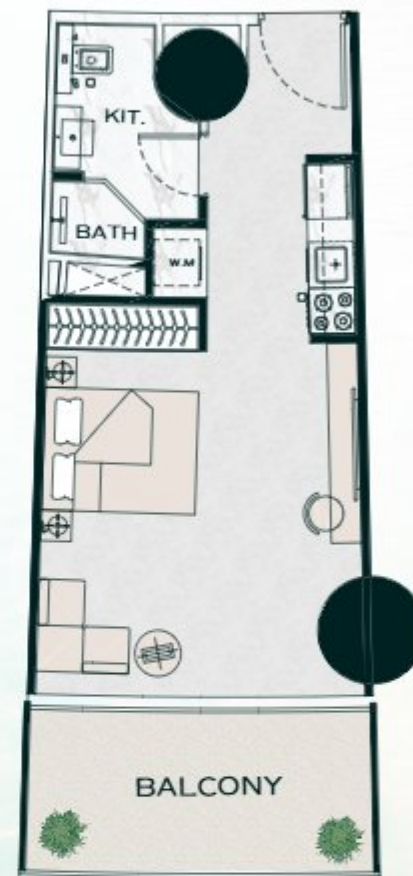
UNIT TYPE - STUDIO



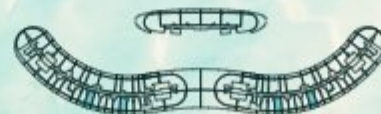
STUDIO TYPE -11



FLAT DESIGN COMPONENTS			
AREA	SQ.M	SQ.FT	
AREA SUITE	35.63 m²	383.52 ft²	BATH 4 m²
BALCONY AREA	15.49 m²	166.73 ft²	STUDIO 22 m²
TOTAL UNIT AREA	51.12 m²	550.25 ft²	KITCHEN 9 m²

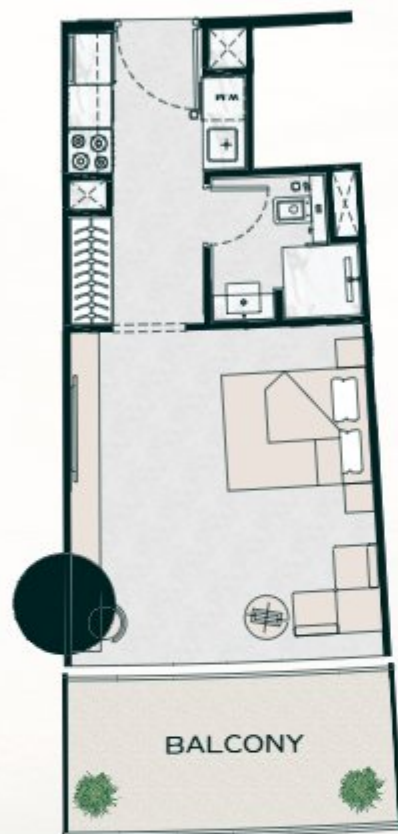


STUDIO TYPE -12

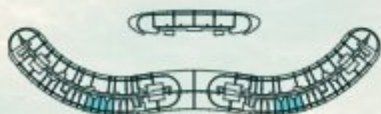


FLAT DESIGN COMPONENTS			
AREA	SQ.M	SQ.FT	
AREA SUITE	37.66 m²	405.37 ft²	BATH 4 m²
BALCONY AREA	9.93 m²	106.89 ft²	STUDIO 20 m²
TOTAL UNIT AREA	47.59 m²	512.25 ft²	KITCHEN 7 m²
			LAUNDRY 1 m²

UNIT TYPE - STUDIO



STUDIO TYPE -13



AREA	SQ.M	SQ.FT
AREA SUITE	34.15 m²	367.59 ft²
BALCONY AREA	9.93 m²	106.89 ft²
TOTAL UNIT AREA	44.08 m²	474.47 ft²

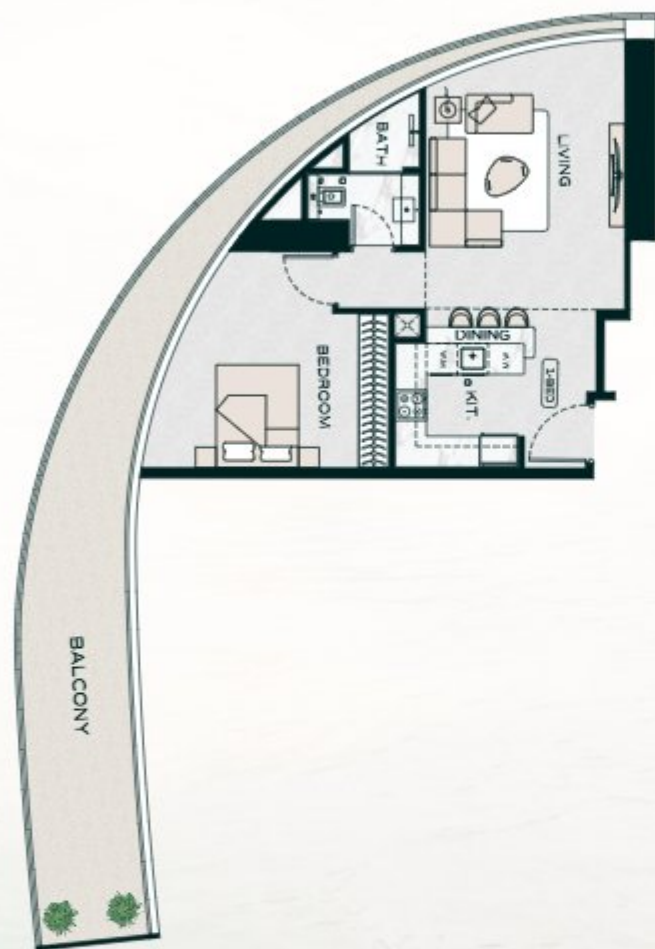
FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	23 m²
KITCHEN	5 m²

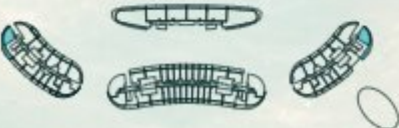
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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: إن أبعاد الغرف يتم قياسها طبقاً للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ١. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٢. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٣. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٤. يتم قياس حساب منطقة الجناح كمجموعة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والواجهة الخارجية لجميع الجدران الخارجية، والواجهة الخارجية لحظار الممر المحيط بالوحدة المجاورة. ٥. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والواجهة الأبعد للحارس المرفق والواجهة الخارجية للشرفة المجاورة. ٦. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٧. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

UNIT TYPE - 1 BEDROOM

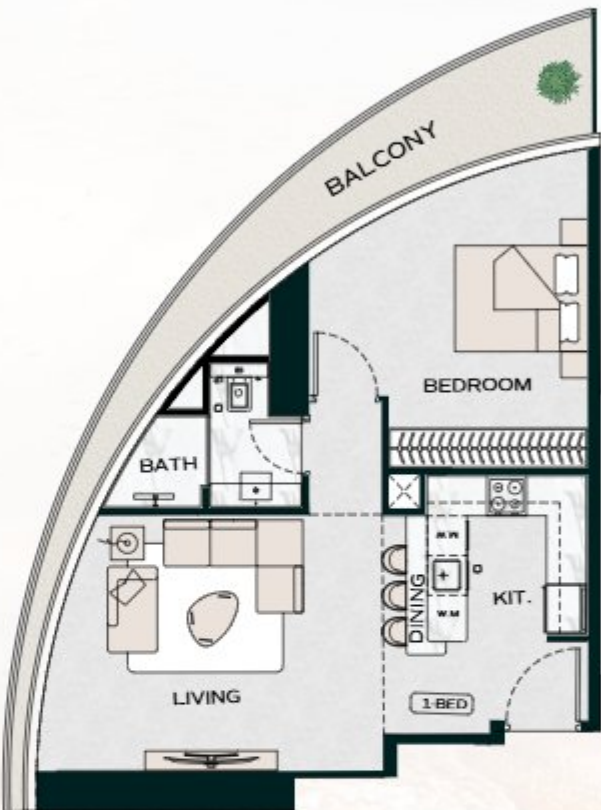


1-BEDROOM TYPE -O1

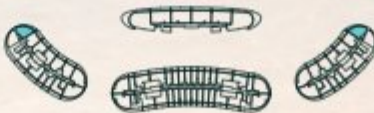


FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT	M.BATH	4 m²
AREA SUITE	59.70 m²	642.61 ft²	M.BEDROOM	16 m
BALCONY AREA	35.24 m²	379.32 ft²	LIVING	19 m²
TOTAL UNIT AREA	94.94 m²	1021.93 ft²	KITCHEN & DINING	12 m²



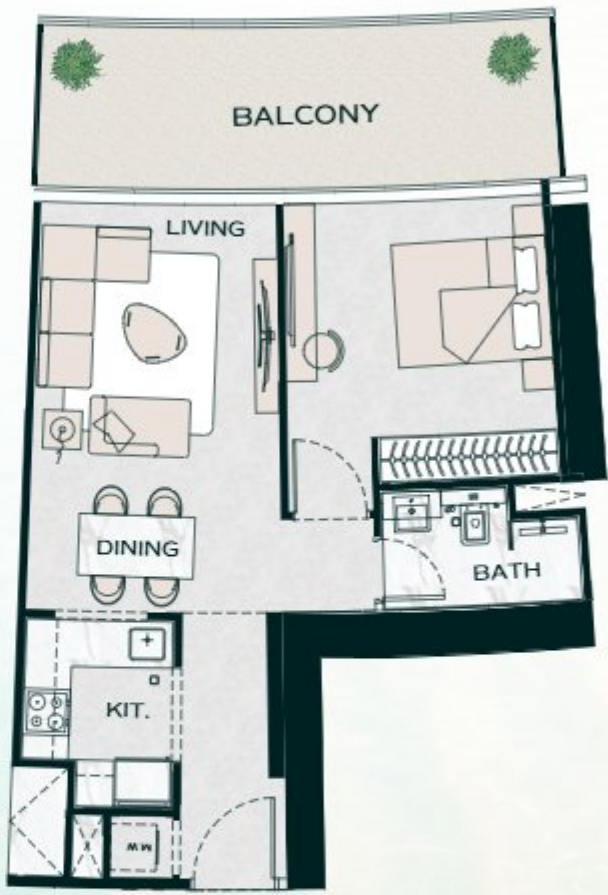
1-BEDROOM TYPE -O2



FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT	M.BATH	4 m²
AREA SUITE	59.42 m²	639.59 ft²	M.BEDROOM	16 m
BALCONY AREA	13.38 m²	144.02 ft²	LIVING	19 m²
TOTAL UNIT AREA	72.80 m²	783.61 ft²	KITCHEN & DINING	12 m²

UNIT TYPE - 1 BEDROOM



1-BEDROOM TYPE -03



FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT	M.BATH	4 m"
AREA SUITE	59.42 m"	639.59 ft"	M.BEDROOM	16 m
BALCONY AREA	13.38 m"	144.02 ft"	LIVING	19 m"
TOTAL UNIT AREA	72.80 m"	783.61 ft"	KITCHEN & DINING	12 m"

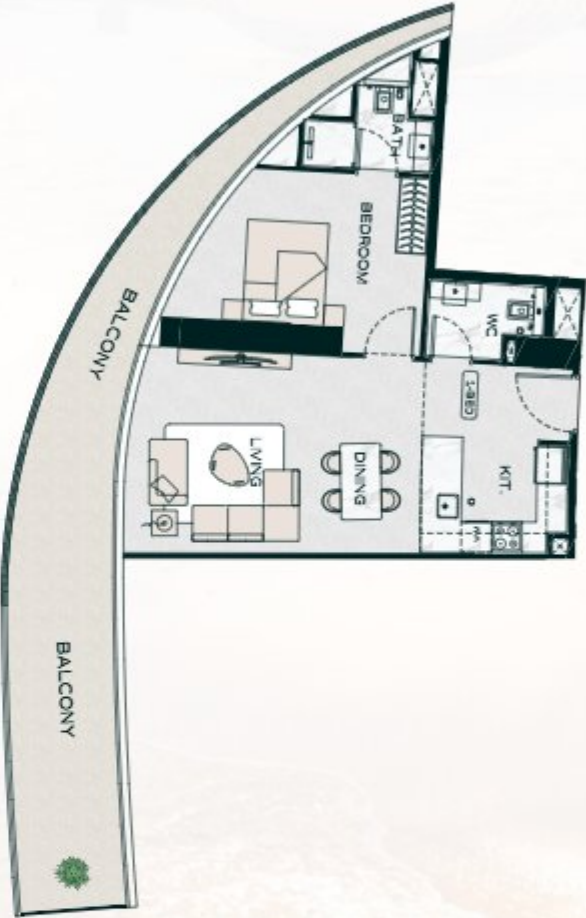
1-BEDROOM TYPE -04



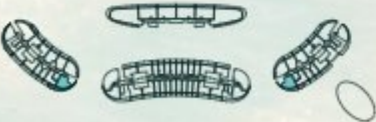
FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT	M.BATH	4 m"
AREA SUITE	51.62 m"	555.63 ft"	M.BEDROOM	13 m
BALCONY AREA	14.69 m"	158.12 ft"	LIVING & DINING	17 m"
TOTAL UNIT AREA	66.31 m"	713.75 ft"	KITCHEN	5 m"
			LAUNDRY	1 m"
			CORRIDOR	4 m"

UNIT TYPE - 1 BEDROOM



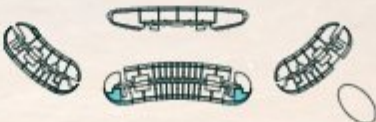
1-BEDROOM TYPE -05



FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT	M.BATH	4 m ²
AREA SUITE	63.79 m ²	686.63 ft ²	M.BEDROOM	14 m
BALCONY AREA	15.82 m ²	170.29 ft ²	LIVING & DINING	22 m ²
TOTAL UNIT AREA	79.61 m ²	856.91 ft ²	KITCHEN	6 m ²
			WC	2 m ²
			CORRIDOR	7 m ²

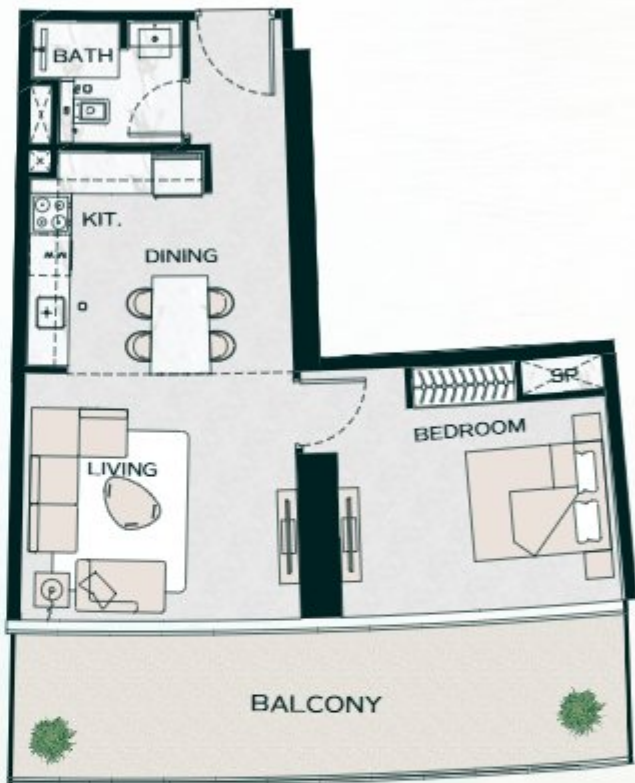
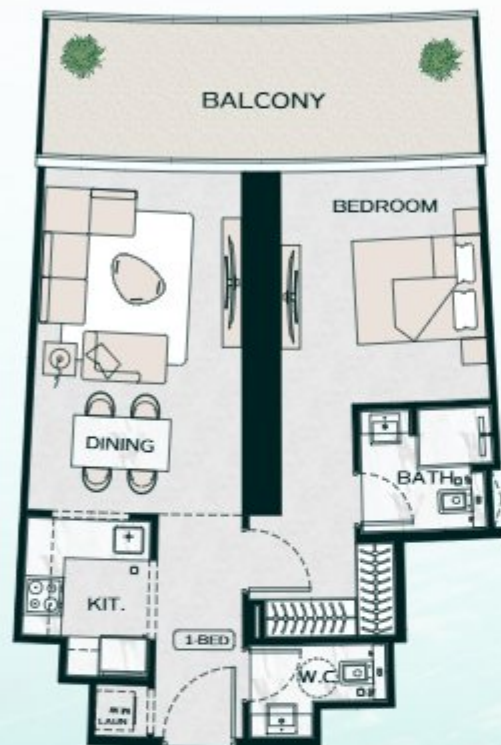
1-BEDROOM TYPE -06



FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT	M.BATH	4 m ²
AREA SUITE	62.22 m ²	669.73 ft ²	M.BEDROOM	16 m
BALCONY AREA	32.74 m ²	352.41 ft ²	LIVING & DINING	23 m ²
TOTAL UNIT AREA	94.96 m ²	1022.14 ft ²	KITCHEN	11 m ²
			WC	3 m ²

UNIT TYPE - 1 BEDROOM



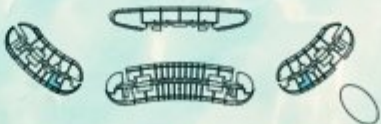
1-BEDROOM TYPE -07



FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT		
AREA SUITE	58.20 m ²	626.46 ft ²	M.BATH	4 m ²
BALCONY AREA	14.69 m ²	158.12 ft ²	M.BEDROOM	17 m ²
TOTAL UNIT AREA	72.89 m ²	784.58 ft ²	LIVING & DINING	17 m ²
			KITCHEN	5 m ²
			WC	3 m ²
			LAUNDRY	5 m ²
			CORRIDOR	1 m ²

1-BEDROOM TYPE -08



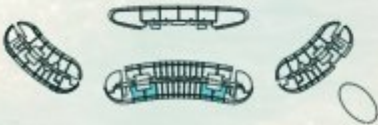
FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT		
AREA SUITE	53.46 m ²	575.44 ft ²	M.BATH	4 m ²
BALCONY AREA	19.85 m ²	213.66 ft ²	M.BEDROOM	15 m ²
TOTAL UNIT AREA	73.31 m ²	789.10 ft ²	LIVING & DINING	18 m ²
			KITCHEN	6 m ²
			WC	2 m ²
			CORRIDOR	6 m ²

UNIT TYPE - 1 BEDROOM



1-BEDROOM TYPE -09



FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT
AREA SUITE	59.45 m ²	639.91 ft ²
BALCONY AREA	18.15 m ²	195.36 ft ²
TOTAL UNIT AREA	77.60 m ²	835.28 ft ²

M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING & DINING	17 m ²
KITCHEN	9 m ²
WC	3 m ²
CORRIDOR	3 m ²

1-BEDROOM TYPE -10

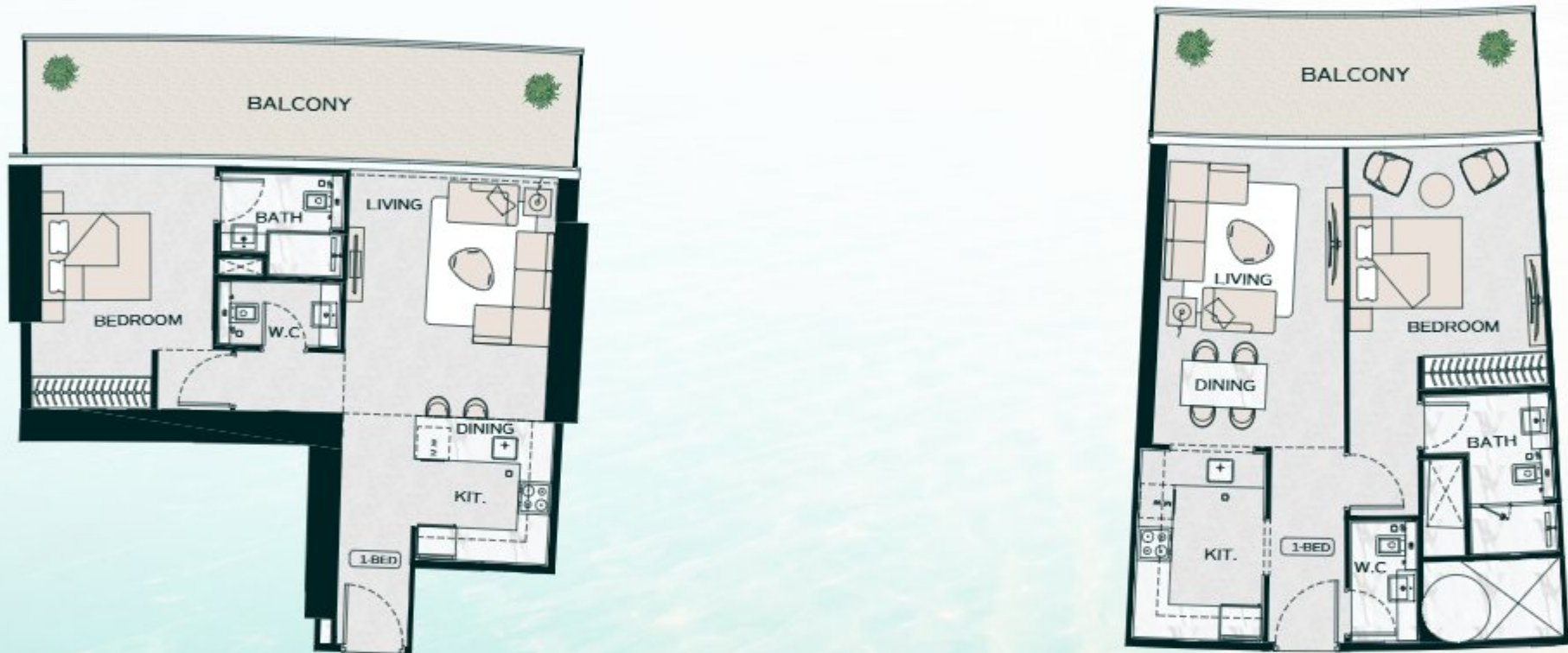


FLAT DESIGN COMPONENTS

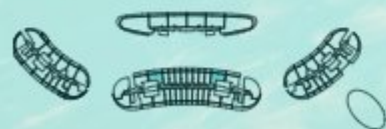
AREA	SQ.M	SQ.FT
AREA SUITE	60.42 m ²	650.36 ft ²
BALCONY AREA	20.93 m ²	225.29 ft ²
TOTAL UNIT AREA	81.35 m ²	875.64 ft ²

M.BATH	4 m ²
M.BEDROOM	17 m ²
LIVING & DINING	13 m ²
KITCHEN	14 m ²
WC	2 m ²
CORRIDOR	4 m ²

UNIT TYPE - 1 BEDROOM



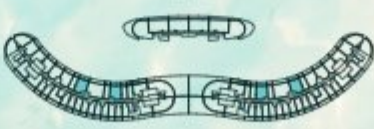
1-BEDROOM TYPE -11



AREA	SQ.M	SQ.FT
AREA SUITE	26.16 m ²	663.27 ft ²
BALCONY AREA	22.71 m ²	244.45 ft ²
TOTAL UNIT AREA	84.33 m ²	907.72 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	15 m ²
LIVING & DINING	19 m ²
KITCHEN	9 m ²
WC	3 m ²
CORRIDOR	3 m ²

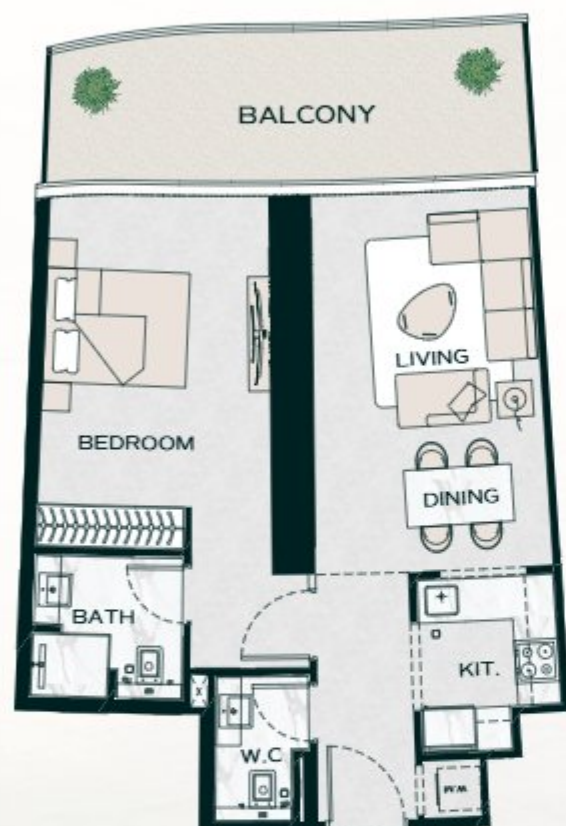
1-BEDROOM TYPE -12



AREA	SQ.M	SQ.FT
AREA SUITE	60.81 m ²	654.55 ft ²
BALCONY AREA	14.69 m ²	158.12 ft ²
TOTAL UNIT AREA	75.50 m ²	812.68 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	17 m ²
LIVING & DINING	17 m ²
KITCHEN	8 m ²
WC	3 m ²
CORRIDOR	5 m ²

UNIT TYPE - 1 BEDROOM



1-BEDROOM TYPE -13



FLAT DESIGN COMPONENTS

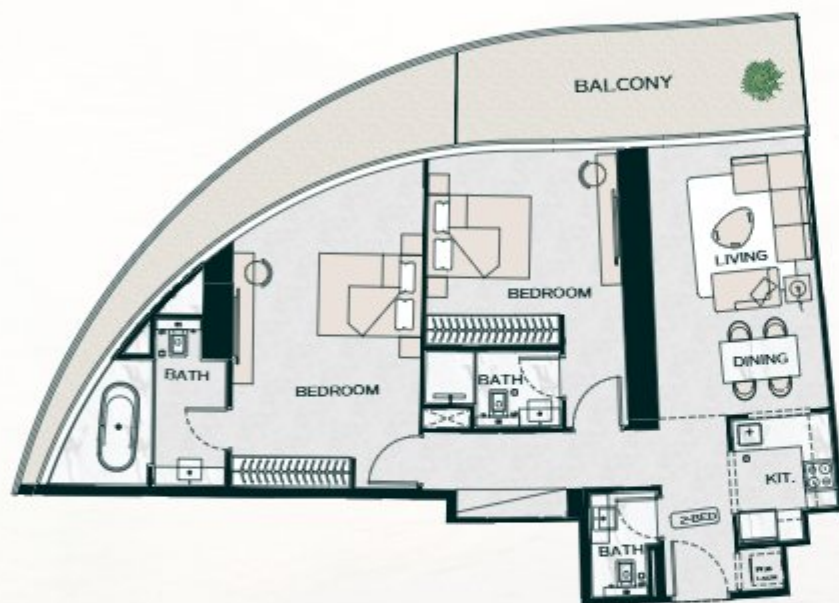
M.BATH	4 m ²
M.BEDROOM	18 m ²
LIVING & DINING	17 m ²
KITCHEN	5 m ²
WC	3 m ²
CORRIDOR	5 m ²
LAUNDRY	1 m ²

AREA	SQ.M	SQ.FT
AREA SUITE	50.96 m ²	645.40 ft ²
BALCONY AREA	14.38 m ²	154.79 ft ²
TOTAL UNIT AREA	74.34 m ²	800.19 ft ²

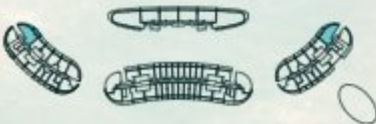
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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.

تتبع: 1. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الهيكلية مع استبعادشطيبات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين للاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الجناح كمجموعة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والواجهة الخارجية لجميع الجدران الخارجية، والواجهة الخارجية لحظار الممر المحيط بالوحدة المجاورة. 6. يقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والواجهة الأبعد لحظار س المرفق والواجهة الخارجية للشرفة المجاورة. 7. يتم قياس الواجهات في الطابق النموذجي في المبني. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 8. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

UNIT TYPE - 2 BEDROOM



2 BEDROOM TYPE -01

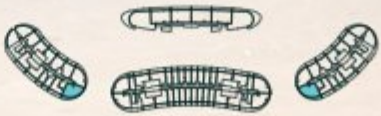


AREA	SQ.M	SQ.FT
AREA SUITE	96.16 m²	1035.06 ft²
BALCONY AREA	26.81 m²	288.58 ft²
TOTAL UNIT AREA	122.97 m²	1323.64 ft²

FLAT DESIGN COMPONENTS

M.BATH	8 m²
M.BEDROOM	21 m²
LIVING & DINING	17 m²
KITCHEN	5 m²
BATH	4 m²
CORRIDOR	11 m²
BEDROOM	16 m²
WC	3 m²
LAUNDRY	6 m²

2 BEDROOM TYPE -02

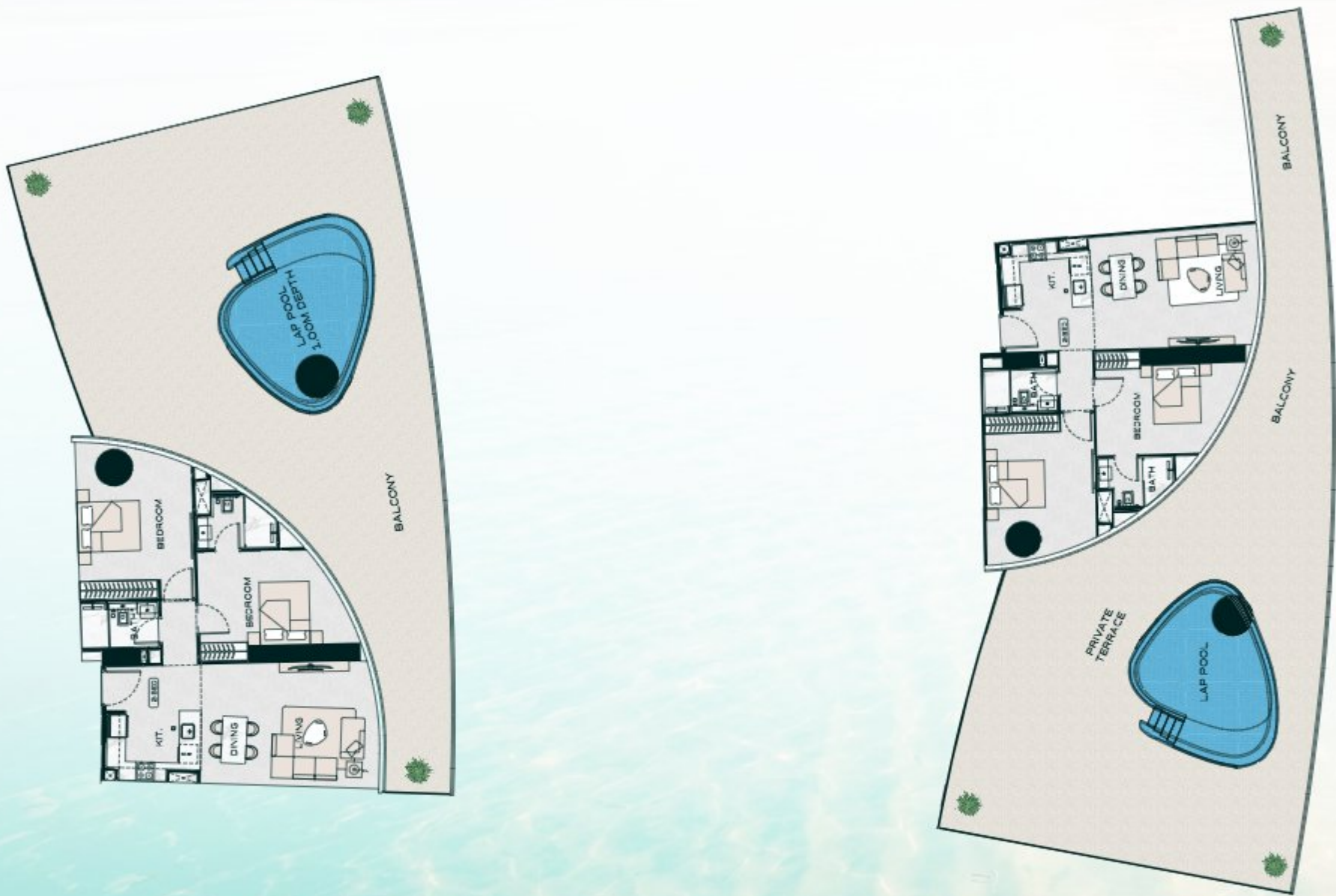


AREA	SQ.M	SQ.FT
AREA SUITE	84.00 m²	904.17 ft²
BALCONY AREA	17.23 m²	185.46 ft²
TOTAL UNIT AREA	101.23 m²	1089.63 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	14 m²
LIVING & DINING	22 m²
KITCHEN	10 m²
BATH	4 m²
CORRIDOR	3 m²
BEDROOM	18 m²

UNIT TYPE - 2 BEDROOM



2 BEDROOM TYPE -03



AREA	SQ.M	SQ.FT
AREA SUITE	84.07 m ²	904.92 ft ²
BALCONY AREA	166.07 m ²	1787.56 ft ²
TOTAL UNIT AREA	250.14 m ²	2692.48 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	22 m ²
KITCHEN	10 m ²
BATH	4 m ²
CORRIDOR	3 m ²
BEDROOM	18 m ²

2 BEDROOM TYPE -04

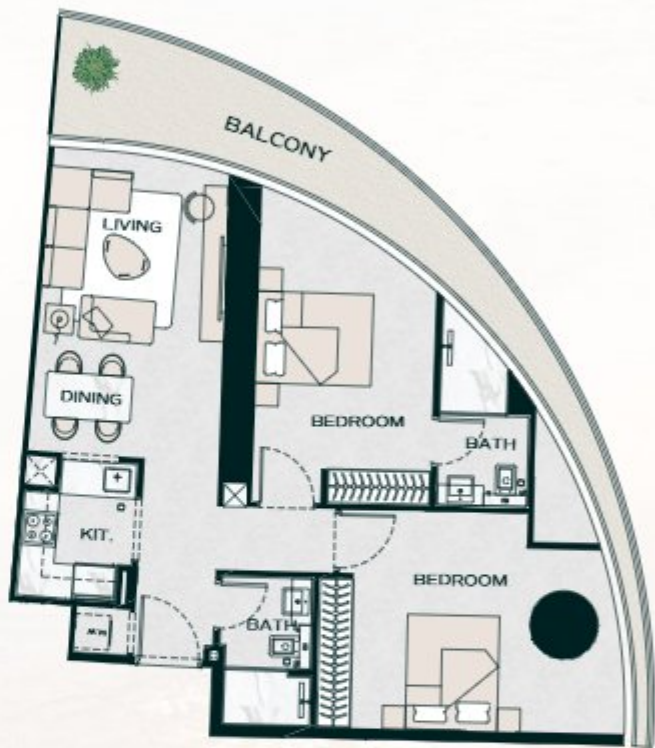
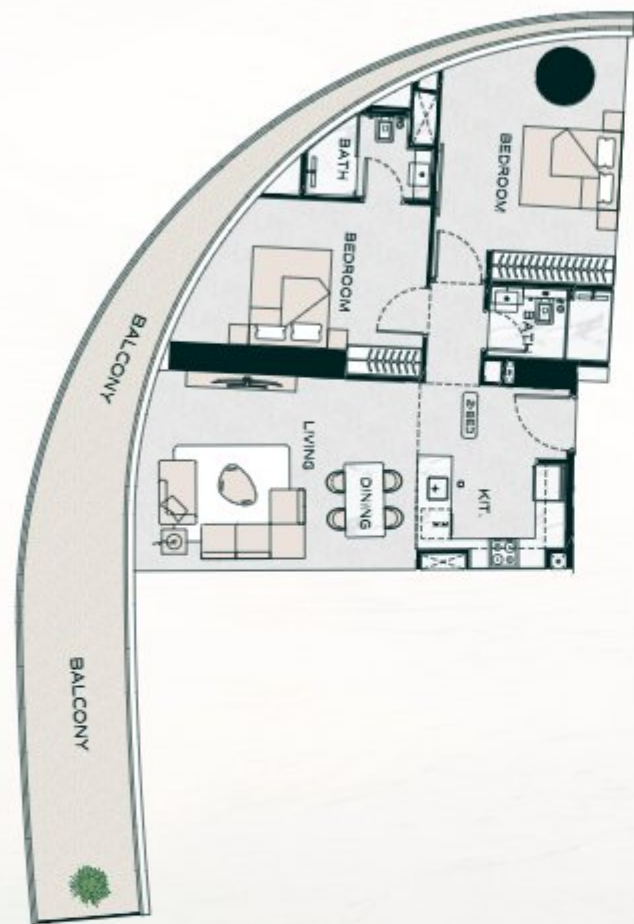


AREA	SQ.M	SQ.FT
AREA SUITE	84.45 m ²	909.01 ft ²
BALCONY AREA	183.01 m ²	1969.90 ft ²
TOTAL UNIT AREA	267.46 m ²	2878.92 ft ²

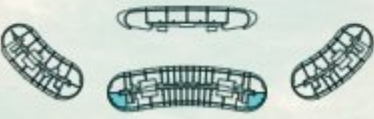
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	22 m ²
KITCHEN	10 m ²
BATH	4 m ²
CORRIDOR	3 m ²
BEDROOM	18 m ²

UNIT TYPE - 2 BEDROOM



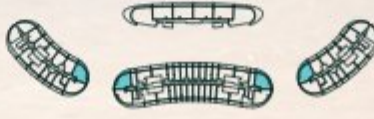
2 BEDROOM TYPE -05



AREA	SQ.M	SQ.FT
AREA SUITE	84.39 m ²	908.37 ft ²
BALCONY AREA	34.17 m ²	367.80 ft ²
TOTAL UNIT AREA	118.56 m ²	1276.17 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	22 m ²
KITCHEN	10 m ²
BATH	4 m ²
CORRIDOR	3 m ²
BEDROOM	18 m ²

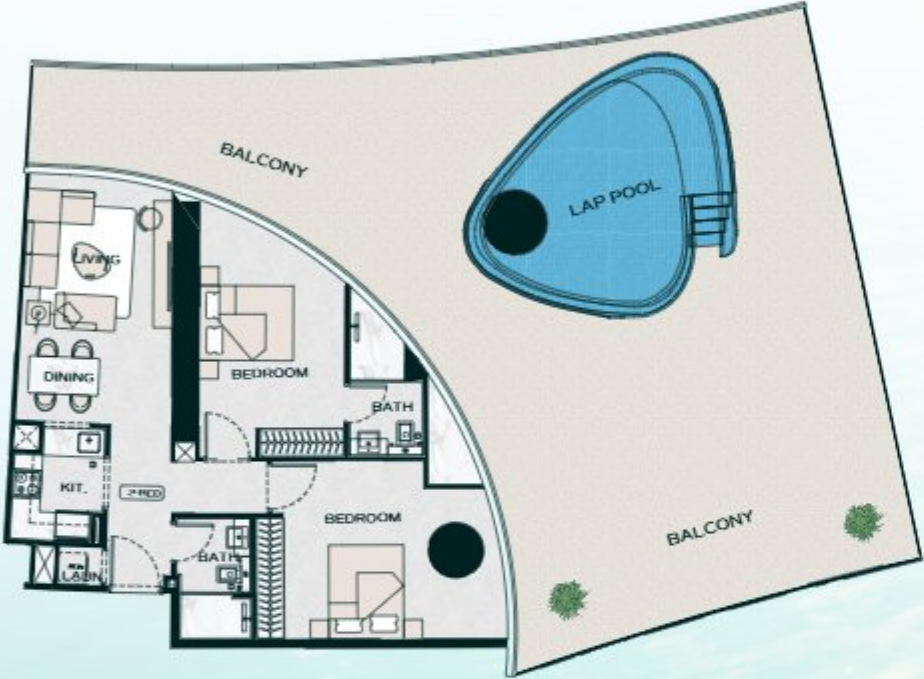
2 BEDROOM TYPE -06



AREA	SQ.M	SQ.FT
AREA SUITE	80.39 m ²	865.31 ft ²
BALCONY AREA	16.95 m ²	182.45 ft ²
TOTAL UNIT AREA	97.34 m ²	1047.76 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	22 m ²
KITCHEN	10 m ²
BATH	4 m ²
CORRIDOR	3 m ²
BEDROOM	18 m ²
LAUNDRY	1 m ²

UNIT TYPE - 2 BEDROOM

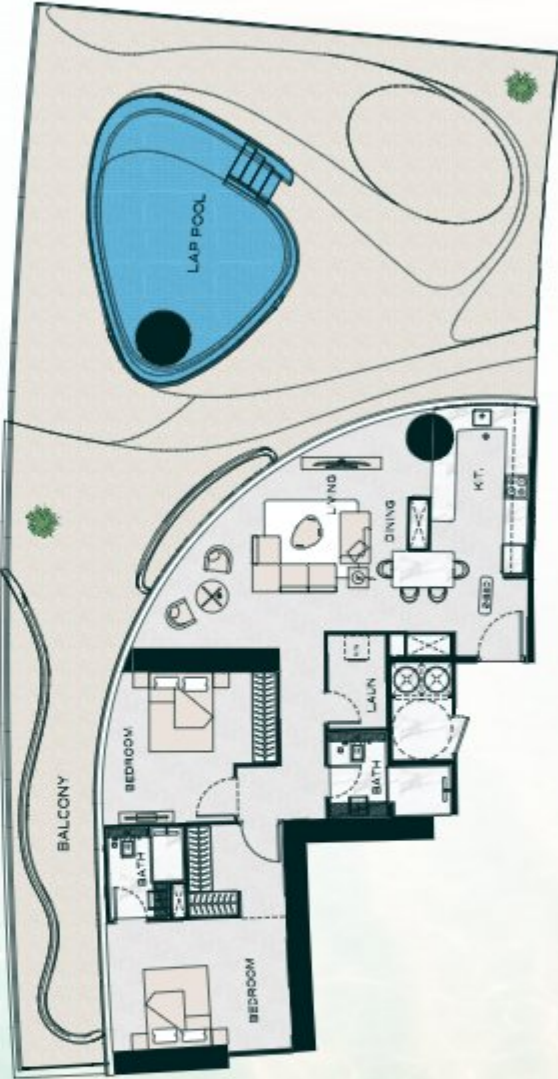


2 BEDROOM TYPE -07

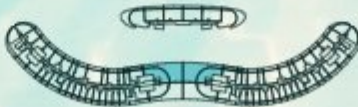


AREA	SQ.M	SQ.FT
AREA SUITE	150.39 m ²	1625.31 ft ²
BALCONY AREA	138.43 m ²	1490.05 ft ²
TOTAL UNIT AREA	218.82 m ²	2355.36 ft ²

FLAT DESIGN COMPONENTS	
MUSATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	22 m ²
KITCHEN	10 m ²
BATH	4 m ²
CORRIDOR	3 m ²
BEDROOM	15 m ²
LAUNDRY	1 m ²



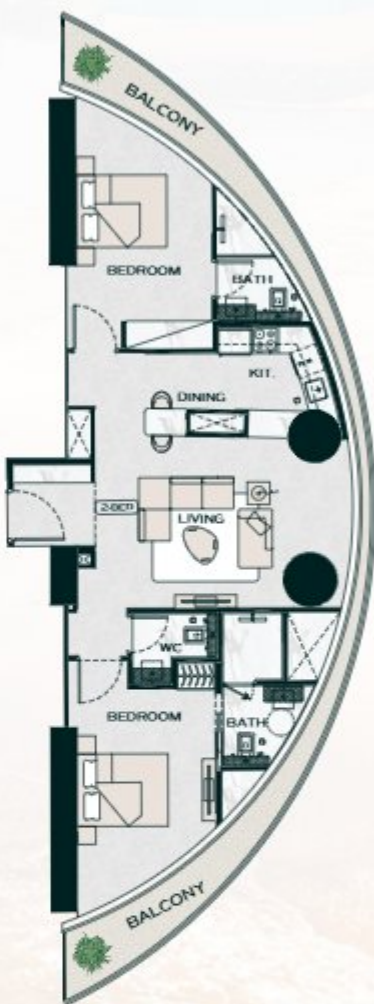
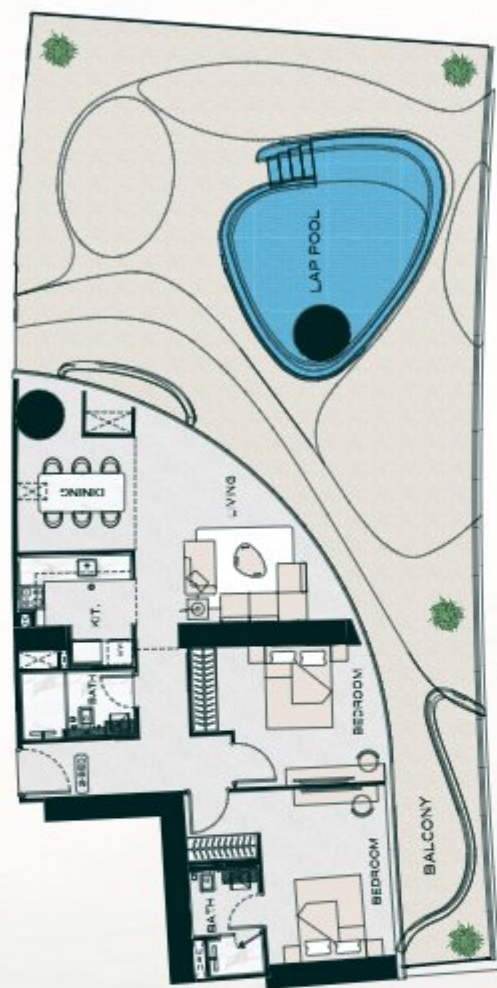
2 BEDROOM TYPE -08



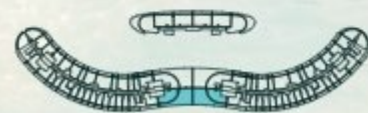
AREA	SQ.M	SQ.FT
AREA SUITE	110.46 m ²	1188.98 ft ²
BALCONY AREA	180.14 m ²	1939.01 ft ²
TOTAL UNIT AREA	290.60 m ²	3127.99 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	24 m ²
KITCHEN	20 m ²
BATH	5 m ²
CORRIDOR	6 m ²
BEDROOM	15 m ²
LAUNDRY	4 m ²

UNIT TYPE - 2 BEDROOM



2 BEDROOM TYPE -09

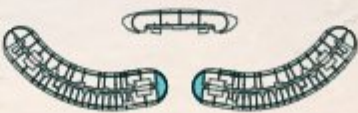


AREA	SQ.M	SQ.FT
AREA SUITE	93.98 m ²	1011.59 ft ²
BALCONY AREA	143.75 m ²	1547.64 ft ²
TOTAL UNIT AREA	237.76 m ²	2559.23 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	24 m ²
KITCHEN	20 m ²
BATH	5 m ²
CORRIDOR	6 m ²
BEDROOM	15 m ²

2 BEDROOM TYPE -10

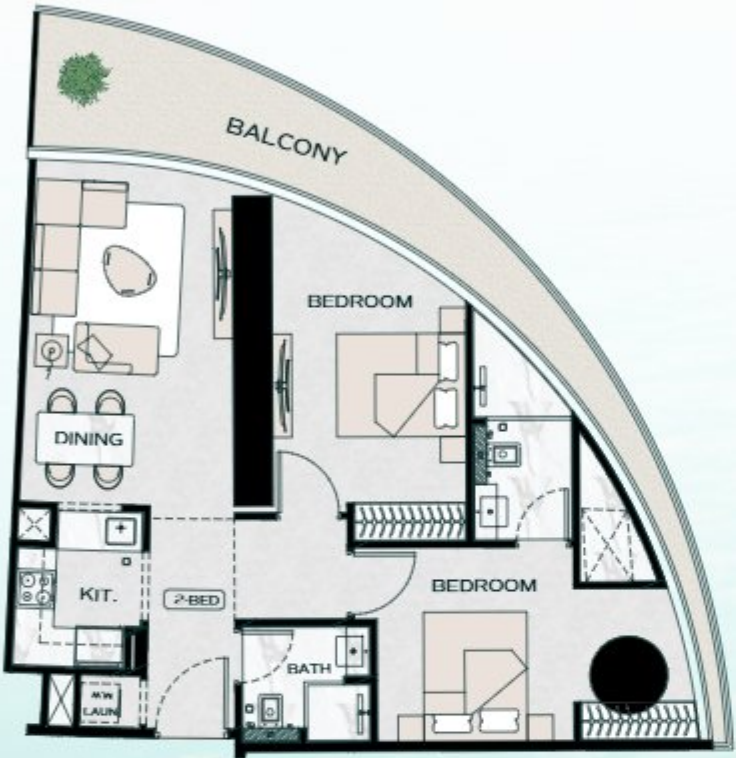


AREA	SQ.M	SQ.FT
AREA SUITE	88.51 m ²	952.71 ft ²
BALCONY AREA	17.51 m ²	188.95 ft ²
TOTAL UNIT AREA	106.02 m ²	1141.19 ft ²

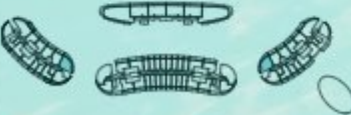
FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	14 m ²
LIVING	18 m ²
KITCHEN & DINING	12 m ²
BATH	4 m ²
CORRIDOR	9 m ²
BEDROOM	15 m ²
WC	2 m ²

UNIT TYPE - 2 BEDROOM



2 BEDROOM TYPE -11



AREA	SQ.M	SQ.FT
AREA SUITE	73.57 m ²	791.90 ft ²
BALCONY AREA	17.42 m ²	187.51 ft ²
TOTAL UNIT AREA	90.99 m ²	979.41 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	22 m ²
KITCHEN	10 m ²
BATH	4 m ²
CORRIDOR	3 m ²
BEDROOM	18 m ²
LAUNDRY	1 m ²



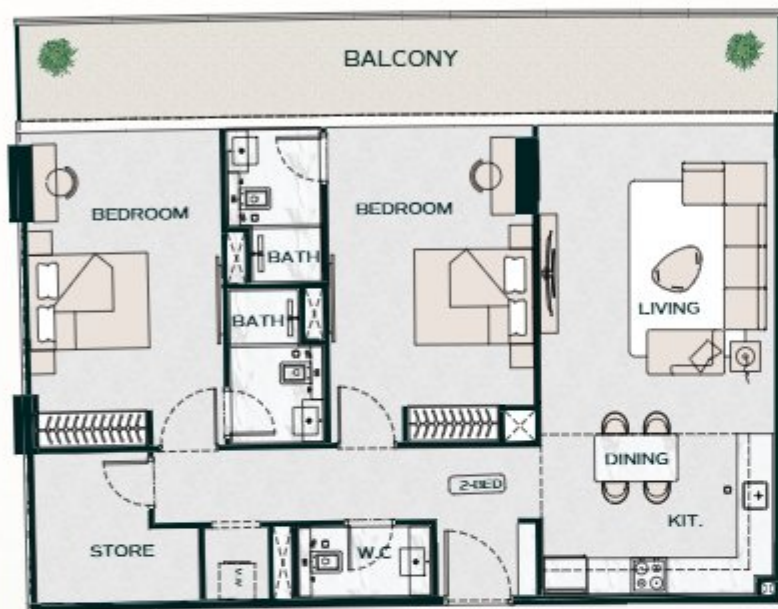
2 BEDROOM TYPE -12



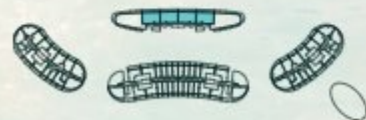
AREA	SQ.M	SQ.FT
AREA SUITE	63.79 m ²	686.63 ft ²
BALCONY AREA	15.82 m ²	170.29 ft ²
TOTAL UNIT AREA	79.61 m ²	856.91 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	17 m ²
LIVING & DINING	18 m ²
KITCHEN	7 m ²
BATH	4 m ²
CORRIDOR	2 m ²
BEDROOM	15 m ²
STORE	16 m ²
BATH	4 m ²

UNIT TYPE - 2 BEDROOM • ISLAND



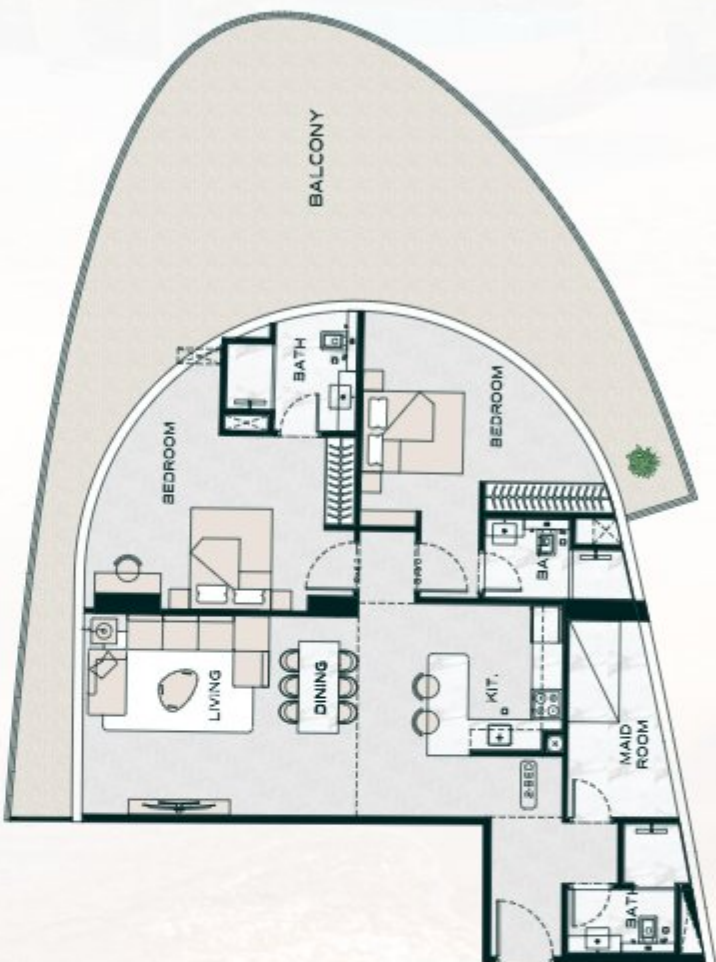
2 BEDROOM TYPE 01



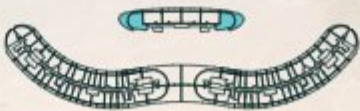
AREA	SQ.M	SQ.FT
AREA SUITE	100.64 m ²	1083.29 ft ²
BALCONY AREA	22.50 m ²	243.16 ft ²
TOTAL UNIT AREA	123.23 m ²	1326.44 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
LIVING	20 m ²
KITCHEN & DINING	10 m ²
BATH	4 m ²
CORRIDOR	10 m ²
BEDROOM	16 m ²
STORE	6 m ²
LAUNDRY	1 m ²
WC	3 m ²



2 BEDROOM TYPE 02

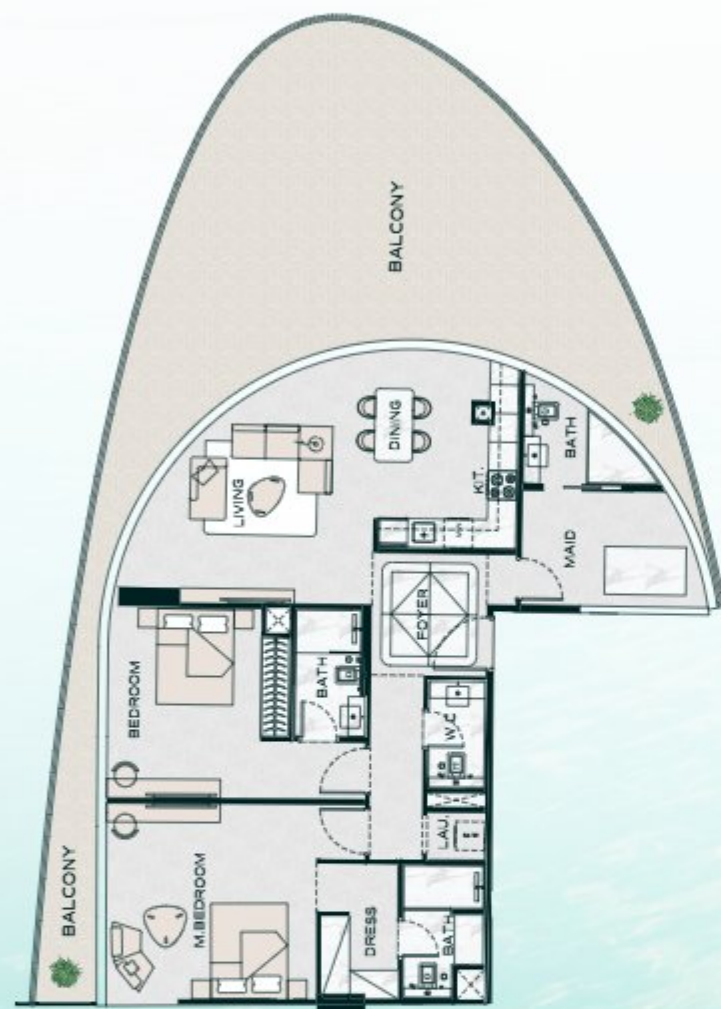


AREA	SQ.M	SQ.FT
AREA SUITE	109.44 m ²	1178.00 ft ²
BALCONY AREA	66.07 m ²	711.17 ft ²
TOTAL UNIT AREA	175.51 m ²	1889.17 ft ²

FLAT DESIGN COMPONENTS

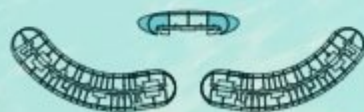
M.BATH	5 m ²
M.BEDROOM	19 m ²
LIVING & DINING	21 m ²
KITCHEN	13 m ²
BATH	4 m ²
CORRIDOR	10 m ²
BEDROOM	17 m ²
MAID	7 m ²

UNIT TYPE - 2 BEDROOM • ISLAND



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2 BEDROOM TYPE 03



AREA	SQ.M	SQ.FT
AREA SUITE	117.89 m ²	1268.96 ft ²
BALCONY AREA	75.63 m ²	814.07 ft ²
TOTAL UNIT AREA	193.52 m ²	2083.03 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	24 m ²
LIVING	23 m ²
KITCHEN & DINING	12 m ²
BATH	4 m ²
CORRIDOR	11 m ²
BEDROOM	17 m ²
MAID	9 m ²
LAUNDRY	1 m ²
WC	3 m ²
BATH	4 m ²

تتبع: إن أبعاد الغرف يتم قياسها طبقاً للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ١. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٢. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٣. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحقوق في إجراء التغييرات. ٤. يتم قياس حساب منطقة الجناح كمجموعة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لحظ الممر المحيط بالوحدة المجاورة. ٥. ويقاس 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. ٦. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٧. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



UNIT TYPE - 3 BEDROOM

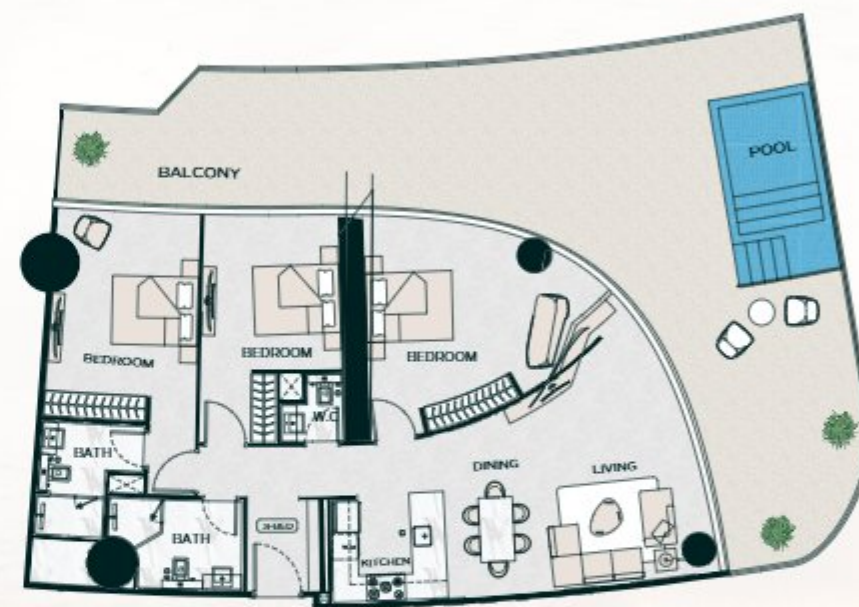


3-BEDROOM TYPE -01

AREA	SQ.M	SQ.FT
AREA SUITE	46.141 m ²	1524.60 ft ²
BALCONY AREA	126.80 m ²	1364.86 ft ²
TOTAL UNIT AREA	268.44 m ²	2889.46 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	253 m ²
KITCHEN	33 m ²
W.C	10 m ²
CORRIDOR	4 m ²
M.BATH	19 m ²
BATH	4 m ²
BEDROOM	18 m ²
BEDROOM	18 m ²
STORE	11 m ²
LAUNDRY	4 m ²
WC	3 m ²



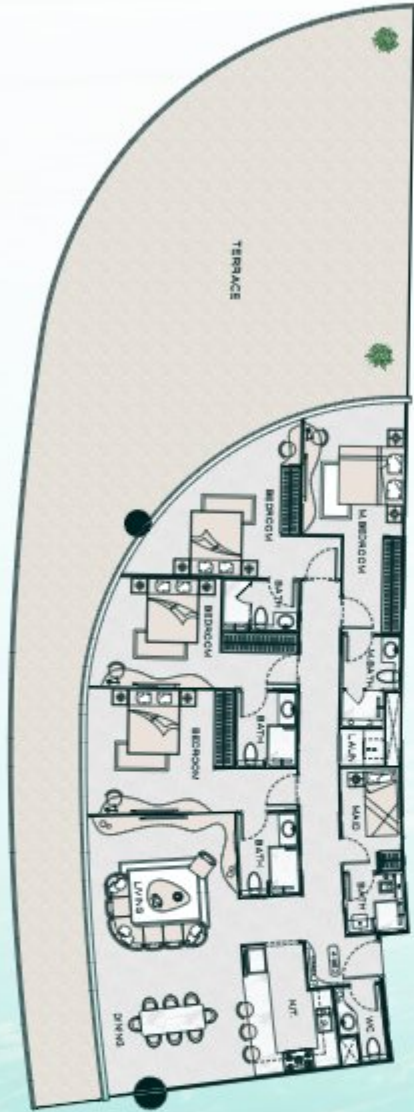
3-BEDROOM TYPE -02

AREA	SQ.M	SQ.FT
AREA SUITE	46.141 m ²	1524.60 ft ²
BALCONY AREA	126.80 m ²	1364.86 ft ²
TOTAL UNIT AREA	268.44 m ²	2889.46 ft ²

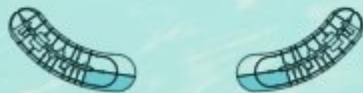
FLAT DESIGN COMPONENTS

LIVING & DINING	253 m ²
KITCHEN	33 m ²
W.C	10 m ²
CORRIDOR	4 m ²
M.BATH	19 m ²
BATH	4 m ²
BEDROOM	18 m ²
BEDROOM	18 m ²
STORE	11 m ²
LAUNDRY	4 m ²
WC	3 m ²

UNIT TYPE - 3 BEDROOM



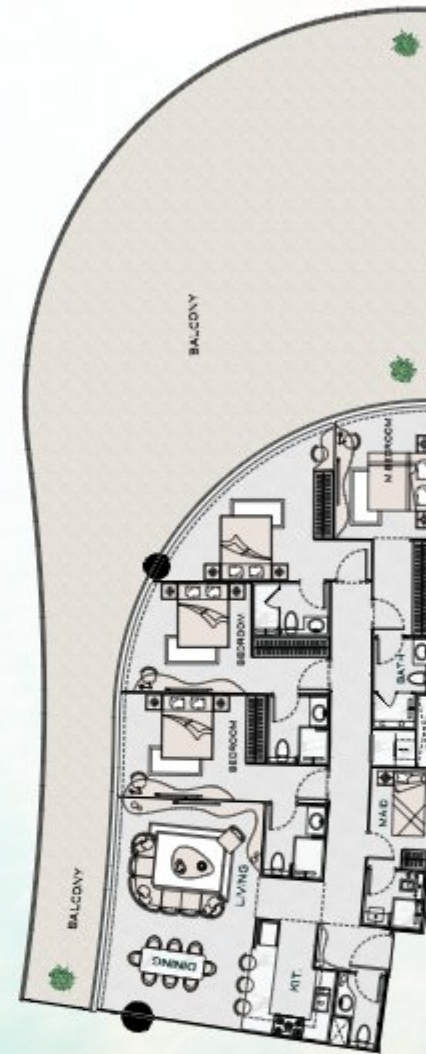
3-BEDROOM TYPE -03



AREA	SQ.M	SQ.FT
AREA SUITE	184.82 m ²	1999.39 ft ²
BALCONY AREA	175.85 m ²	1893.16 ft ²
TOTAL UNIT AREA	360.70 m ²	3892.54 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	35 m ²
KITCHEN	9 m
W.C	3 m ²
CORRIDOR	19 m ²
M.BEDROOM	5 m ²
M.BATH	17 m ²
BATH	4 m ²
BEDROOM	15 m ²
BEDROOM	15 m ²
BATH	4 m ²
LAUNDRY	1 m ²
WC	3 m ²
MAID	6 m ²



3-BEDROOM TYPE -04



AREA	SQ.M	SQ.FT
AREA SUITE	170.45 m ²	1834.71 ft ²
BALCONY AREA	188.91 m ²	2033.41 ft ²
TOTAL UNIT AREA	359.36 m ²	3868.12 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	35 m ²
KITCHEN	9 m
W.C	3 m ²
CORRIDOR	19 m ²
M.BEDROOM	5 m ²
M.BATH	17 m ²
BATH	4 m ²
BEDROOM	15 m ²
BEDROOM	15 m ²
BATH	4 m ²
LAUNDRY	1 m ²
WC	3 m ²
MAID	6 m ²

UNIT TYPE - 3 BEDROOM



3-BEDROOM TYPE -05



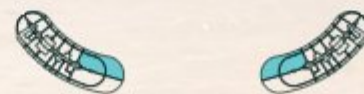
AREA	SQ.M	SQ.FT
AREA SUITE	183.83 m ²	1978.73 ft ²
BALCONY AREA	178.95 m ²	1925.23 ft ²
TOTAL UNIT AREA	362.69 m ²	3903.96 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	33 m ²
KITCHEN	8 m ²
W.C	3 m ²
CORRIDOR	23 m ²
M.BEDROOM	5 m ²
M.BATH	22 m ²
BATH	5 m ²
BEDROOM	20 m ²
BEDROOM	20 m ²
BATH	5 m ²
LAUNDRY & IRONING	9 m ²
WC	3 m ²
STORE	5 m ²



3-BEDROOM TYPE -06



AREA	SQ.M	SQ.FT
AREA SUITE	169.06 m ²	1819.75 ft ²
BALCONY AREA	185.93 m ²	2001.33 ft ²
TOTAL UNIT AREA	354.99 m ²	3821.08 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	33 m ²
KITCHEN	8 m ²
W.C	3 m ²
CORRIDOR	23 m ²
M.BEDROOM	5 m ²
M.BATH	22 m ²
BATH	5 m ²
BEDROOM	20 m ²
BEDROOM	20 m ²
BATH	5 m ²
LAUNDRY & IRONING	9 m ²
WC	3 m ²
STORE	5 m ²

UNIT TYPE - 3 BEDROOM



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.

3-BEDROOM TYPE -07



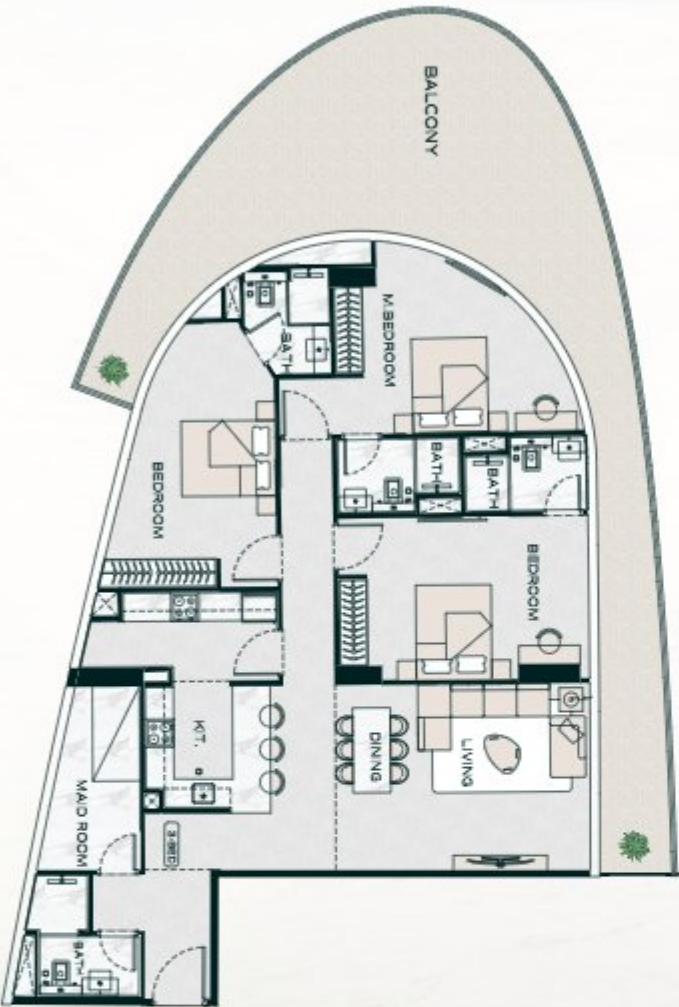
AREA	SQ.M	SQ.FT
AREA SUITE	141.59 m ²	1524.06 ft ²
BALCONY AREA	39.72 m ²	427.54 ft ²
TOTAL UNIT AREA	181.31 m ²	1951.60 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	23 m ²
KITCHEN	13 m ²
W.C	3 m ²
CORRIDOR	10 m ²
M.BATH	4 m ²
M.BEDROOM	19 m ²
BATH	4 m ²
BEDROOM	18 m ²
BEDROOM	18 m ²
STORE	11 m ²
LAUNDRY	4 m ²
WC	3 m ²

تنويه: إن أبعاد الغرف يتم قياسها طبقاً للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. 1. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 2. جميع المواد والأبعاد والمساحات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 3. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 4. يتم قياس حساب منطقة الجناح كمساحة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لحظ الممر المحيط بالوحدة المجاورة. 5. ويقاس 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. 6. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 7. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

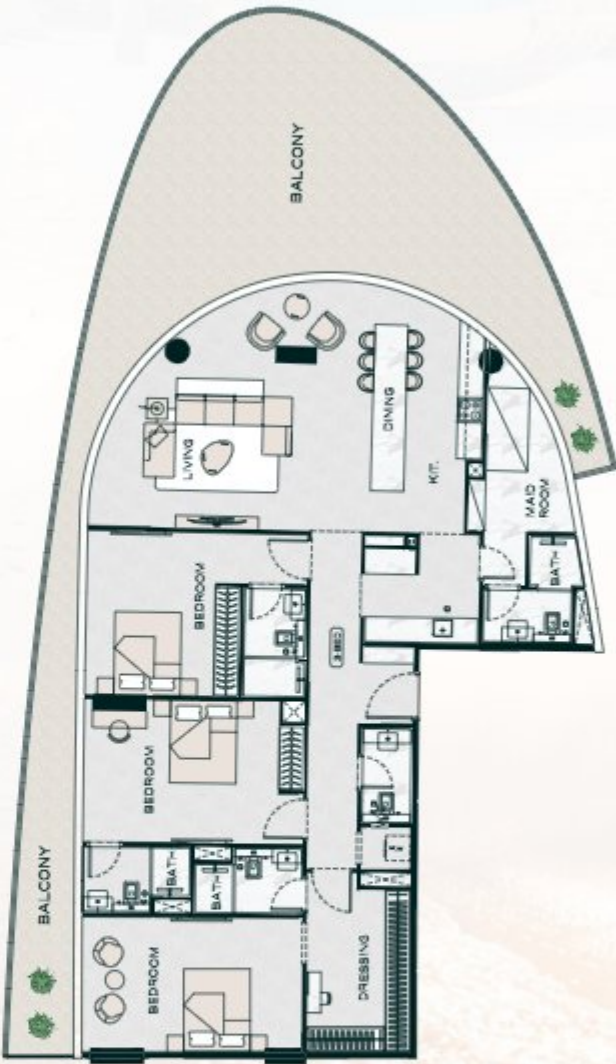
UNIT TYPE - 3 BEDROOM • ISLAND



3 BEDROOM TYPE 01

FLAT DESIGN COMPONENTS		
AREA	SQ.M	SQ.FT
AREA SUITE	141.75 m ²	1525.75 ft ²
BALCONY AREA	62.29 m ²	670.45 ft ²
TOTAL UNIT AREA	204.04 m ²	2196.27 ft ²

FLAT DESIGN COMPONENTS	
LIVING & DINING	21 m ²
KITCHEN	15 m ²
CORRIDOR	19 m ²
M.BATH	5 m ²
M.BEDROOM	17 m ²
BATH	4 m ²
BEDROOM	17 m ²
BEDROOM	17 m ²
BATH	4 m ²
MAID	7 m ²

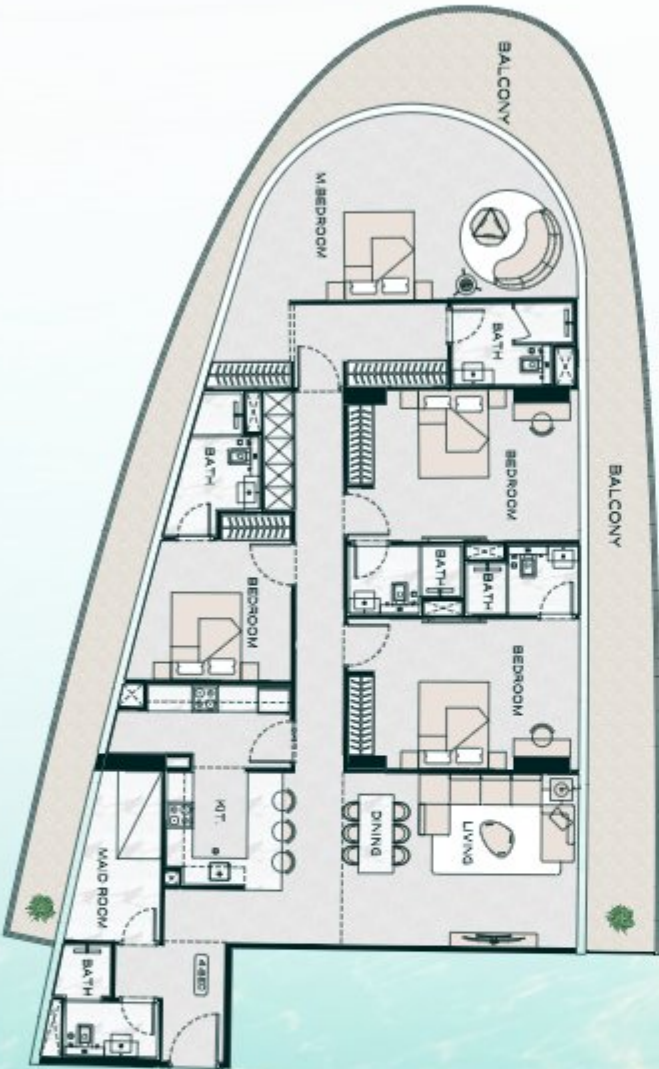


3 BEDROOM TYPE 02

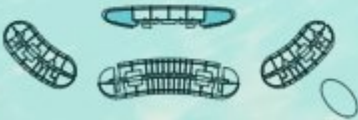
FLAT DESIGN COMPONENTS		
AREA	SQ.M	SQ.FT
AREA SUITE	165.45 m ²	1783.35 ft ²
BALCONY AREA	84.02 m ²	904.35 ft ²
TOTAL UNIT AREA	252.47 m ²	2717.56 ft ²

FLAT DESIGN COMPONENTS	
LIVING & DINING	41 m ²
KITCHEN	14 m ²
CORRIDOR	12 m ²
M.BATH	4 m ²
M.BEDROOM	27 m ²
BATH	4 m ²
BEDROOM	15 m ²
BEDROOM	16 m ²
BATH	4 m ²
MAID	5 m ²
LAUNDRY	1 m ²
WC	3 m ²

UNIT TYPE - 4 BEDROOM • ISLAND



4 BEDROOM TYPE 01



AREA	SQ.M	SQ.FT
AREA SUITE	187.45 m ²	2017.70 ft ²
BALCONY AREA	65.06 m ²	700.30 ft ²
TOTAL UNIT AREA	252.51 m ²	2718.00 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	21 m ²
KITCHEN	15 m ²
CORRIDOR	2.4 m ²
M.BATH	5 m ²
M.BEDROOM	37 m ²
BATH	4 m ²
BEDROOM	13 m ²
BEDROOM	13 m ²
BATH	4 m ²
MAID	7 m ²
BATH	4 m ²
BEDROOM	12 m ²
BATH	5 m ²



4 BEDROOM TYPE 02



AREA	SQ.M	SQ.FT
AREA SUITE	166.55 m ²	1792.73 ft ²
BALCONY AREA	55.04 m ²	592.45 ft ²
TOTAL UNIT AREA	221.59 m ²	2385.17 ft ²

FLAT DESIGN COMPONENTS

LIVING & DINING	21 m ²
KITCHEN	15 m ²
CORRIDOR	2.4 m ²
M.BATH	5 m ²
M.BEDROOM	37 m ²
BATH	4 m ²
BEDROOM	13 m ²
BEDROOM	13 m ²
BATH	4 m ²
MAID	7 m ²
BATH	4 m ²
BEDROOM	12 m ²
BATH	5 m ²

Natural Finishes *and* Timeless Interiors



Travertine wall panels bring soft texture, brushed brass accents add warmth, and natural oak wood grounds the space in calm sophistication. Every detail is thoughtfully chosen to create a refined, welcoming atmosphere.





ABOUT THE BRAND

A Legacy *of* Architectural Artistry

As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over **79 projects** in the region valued at more than **AED 50 billion**, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of **20,000 units** prior to 2024, underscores its dedication to crafting exceptional living spaces.

Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI**, **Mercedes-Benz**, and **Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.

Muhammad Binghatti



 **BINGHATTI**

B E S P O K E

Bespoke Living Binghatti *Style*

EXPERT PROPERTY SERVICES
ALL UNDER ONE ROOF



PROPERTY
MANAGEMENT



UNIT RESALE



PARKING
SALE



HOLIDAY
HOMES



ANNUAL
MAINTENANCE



FURNITURE
PACKAGES



ONE SCAN
ALL SOLUTION





A Dream in Blue,
Waiting *to be* Discovered.

Recall the crystal shores of the azure coast.
Where elegance reigned. Aquarise. A dream in
blue, waiting to be discovered.

Recall the Crystal Shores
of the Azure Coast