

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

UP TO → 9%

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
UP TO **→ 9%**

OCCUPANCY RATES
IN BUSINESS BAY:

ABOVE:

85% ↑

DRIVEN BY ITS MIX
OF COMMERCIAL
AND RESIDENTIAL
DEVELOPMENTS

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
UP TO **→ 9%**

OCCUPANCY RATES
IN BUSINESS BAY:

ABOVE:

85% ↑

DRIVEN BY ITS MIX
OF COMMERCIAL
AND RESIDENTIAL
DEVELOPMENTS

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OUTDATED FINISHES, FEWER AMENITIES, AND HIGHER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

3.4
M

AVG PRICE
PER SQFT

2,520
SQFT

AVG PRICE

3.1
M

AVG PRICE
PER SQFT

2,716
SQFT

3 BEDROOM PROPERTIES

3 BEDROOM AQUARISE

AVG PRICE

4.9
M

AVG PRICE
PER SQFT

2,650
SQFT

AVG PRICE

4.4
M

AVG PRICE
PER SQFT

2,255
SQFT

4 BEDROOM PROPERTIES

4 BEDROOM AQUARISE

AVG PRICE

7.3
M

AVG PRICE
PER SQFT

3,692
SQFT

AVG PRICE

6.9
M

AVG PRICE
PER SQFT

1,767
SQFT

