BINGHATTI

AQUARISE

بـن غـاطي
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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? "

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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%**

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OCCUPANCY RATES IN BUSINESS BAY:

ABOVE:

85% ↑

DRIVEN BY ITS MIX OF COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

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EXAMPLE:

1-BEDROOM UNITS IN BUSINESS BAY RENT FOR:

70,000 AED TO 95,000 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

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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

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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

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APPLIES TO OLDER BUILDINGS (5–10+ YEARS), WITH OUTDATED FINISHES, FEWER AMENITIES, AND HIGHER MAINTENANCE COSTS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

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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

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1.

HIGH-QUALITY,
LUXURY - LEVEL AMENITIES

• GYM • ARTIFICIAL BEACH • INFINITY POOL

WITH 4-STAR HOTEL
STANDARDS

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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.

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Client Concern:

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

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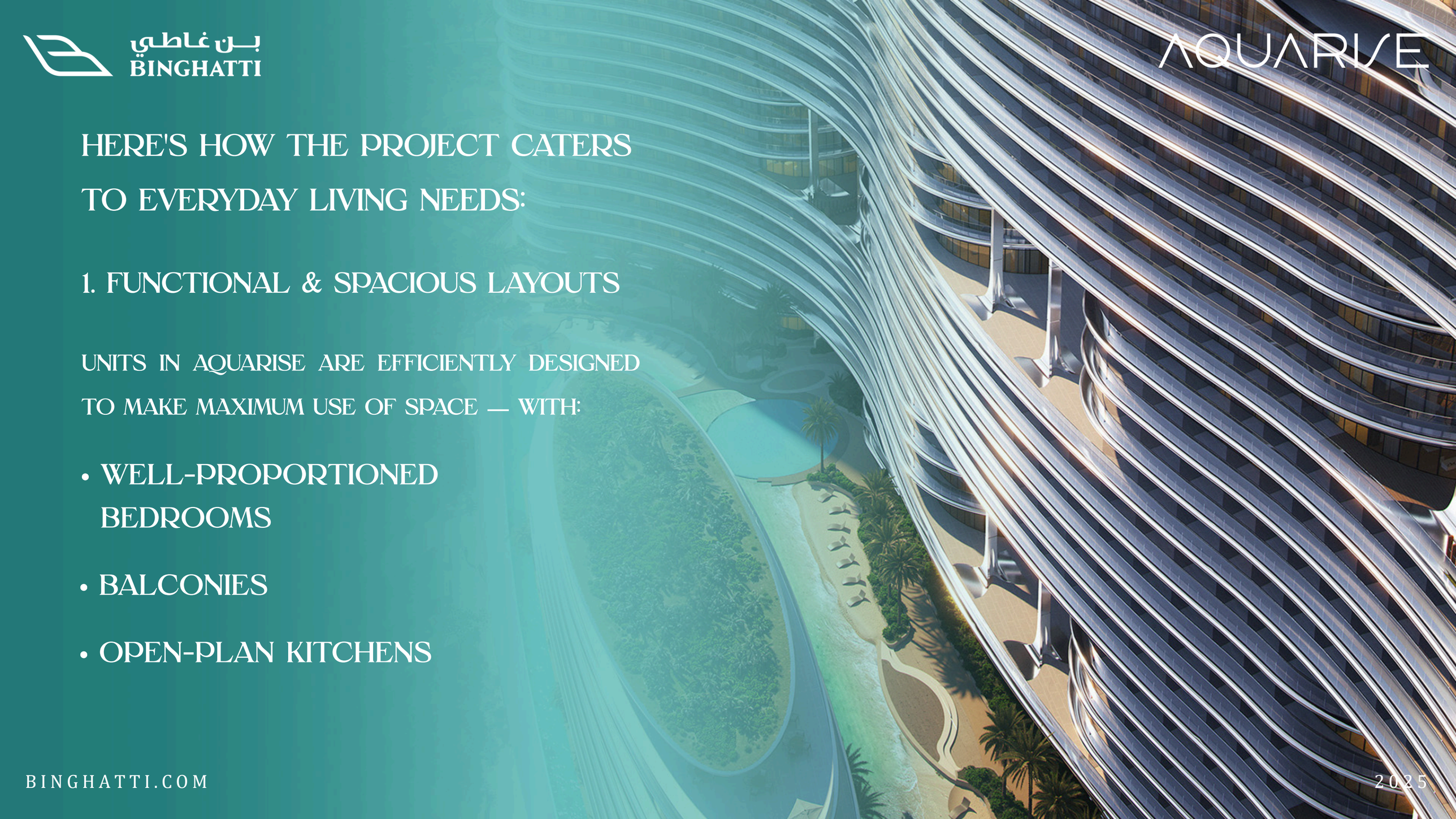
HERE'S HOW THE PROJECT CATERS TO EVERYDAY LIVING NEEDS:

1. FUNCTIONAL & SPACIOUS LAYOUTS

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

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



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2. PRIME LOCATION FOR DAILY CONVENIENCE

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

- PUBLIC TRANSPORT
- SUPERMARKETS
- SCHOOLS
- CAFES

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STUDIO PROPERTIES

AVG PRICE	AVG PRICE PER SQFT
1.3 M	2,840 SQFT

STUDIO AQUARISE

AVG PRICE	AVG PRICE PER SQFT
1.2 M	2,479 SQFT

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1 BEDROOM PROPERTIES

AVG PRICE	AVG PRICE PER SQFT
2.1 M	2,530 SQFT

1 BEDROOM AQUARISE

AVG PRICE	AVG PRICE PER SQFT
1.9 M	2,339 SQFT

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2 BEDROOM PROPERTIES

AVG PRICE	AVG PRICE PER SQFT
3.4 M	2,520 SQFT

2 BEDROOM AQUARISE

AVG PRICE	AVG PRICE PER SQFT
3.1 M	2,716 SQFT

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3 BEDROOM PROPERTIES

AVG PRICE	AVG PRICE PER SQFT
4.9 M	2,650 SQFT

3 BEDROOM AQUARISE

AVG PRICE	AVG PRICE PER SQFT
4.4 M	2,255 SQFT

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4 BEDROOM PROPERTIES

AVG PRICE	AVG PRICE PER SQFT
7.3 M	3,692 SQFT

4 BEDROOM AQUARISE

AVG PRICE	AVG PRICE PER SQFT
6.9 M	1,767 SQFT

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