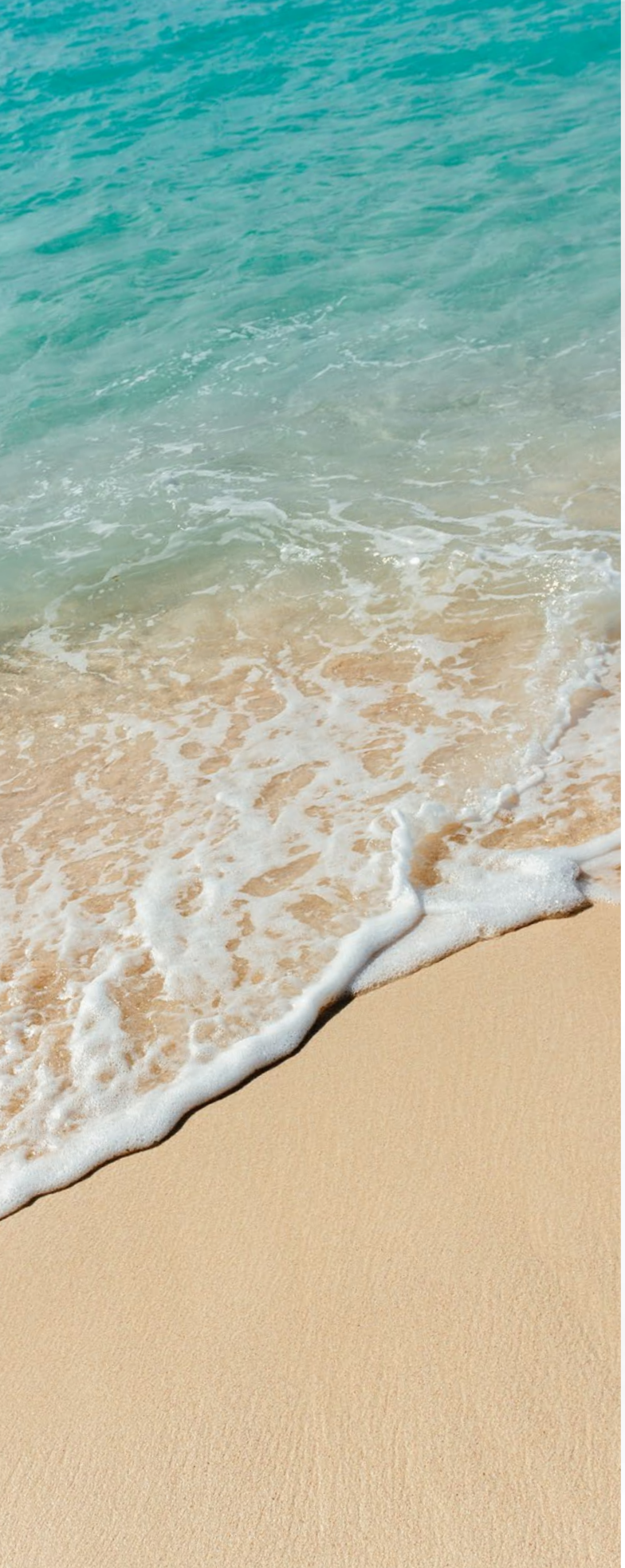
BINGHATTI

AQUARISE

بـــن غـاطـي
BINGHATTI

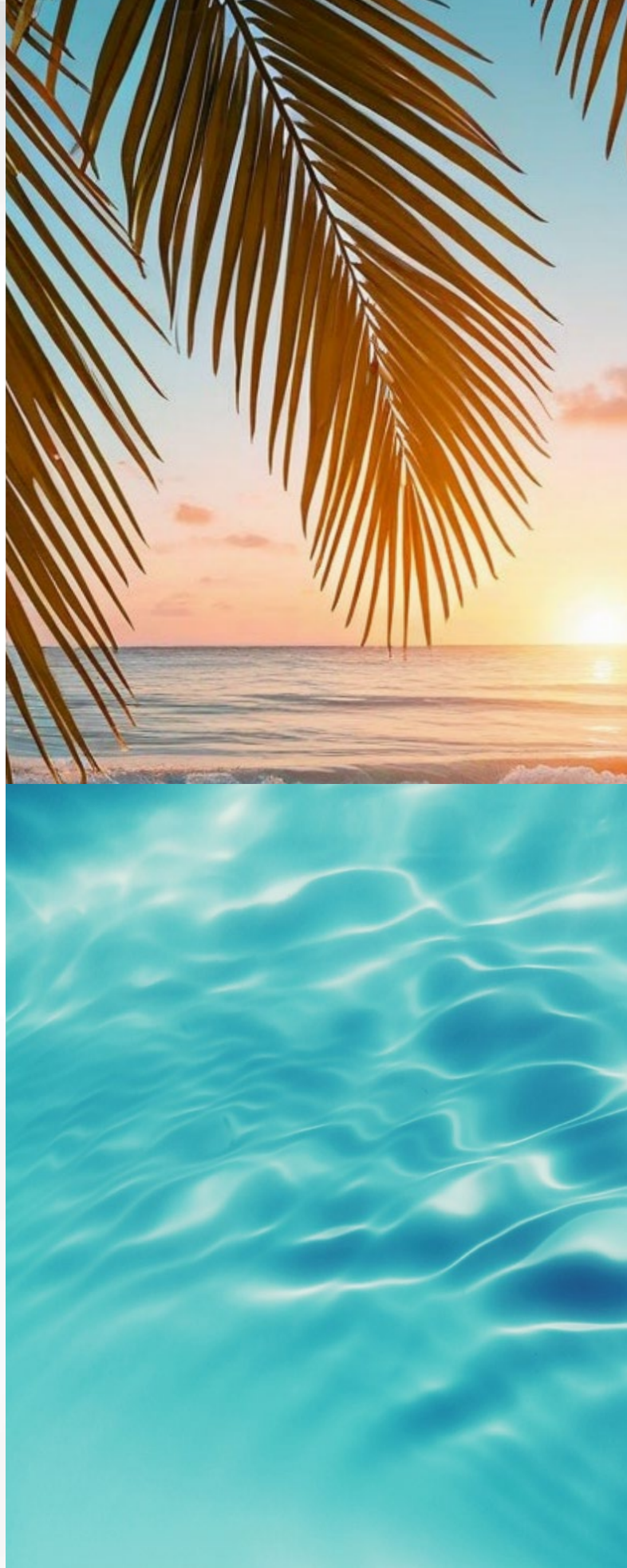


AMIDST SILK AND SUNSHINE,
A WHISPER OF HAUTE COUTURE DRIFTS.

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





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.

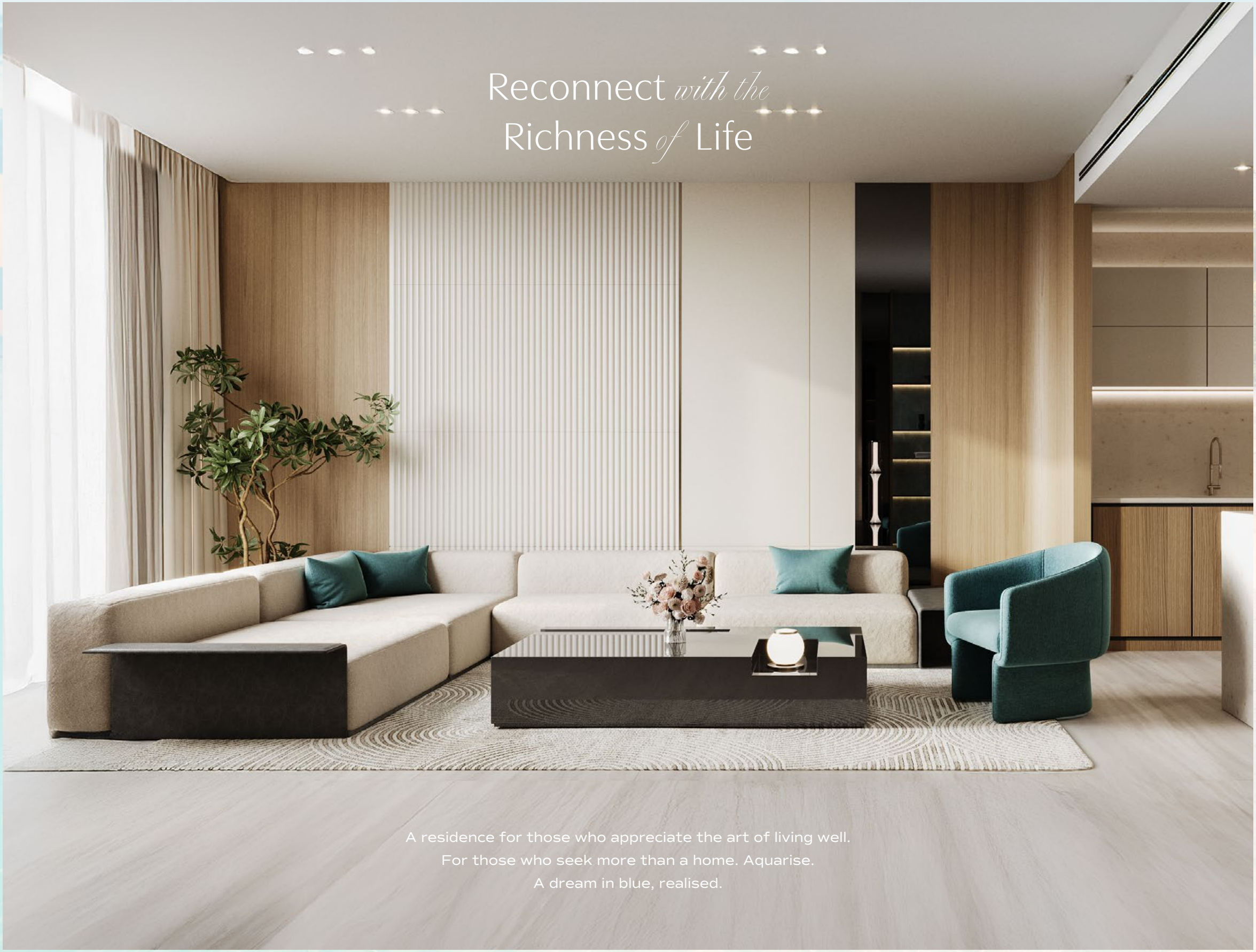
AQUARISE







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

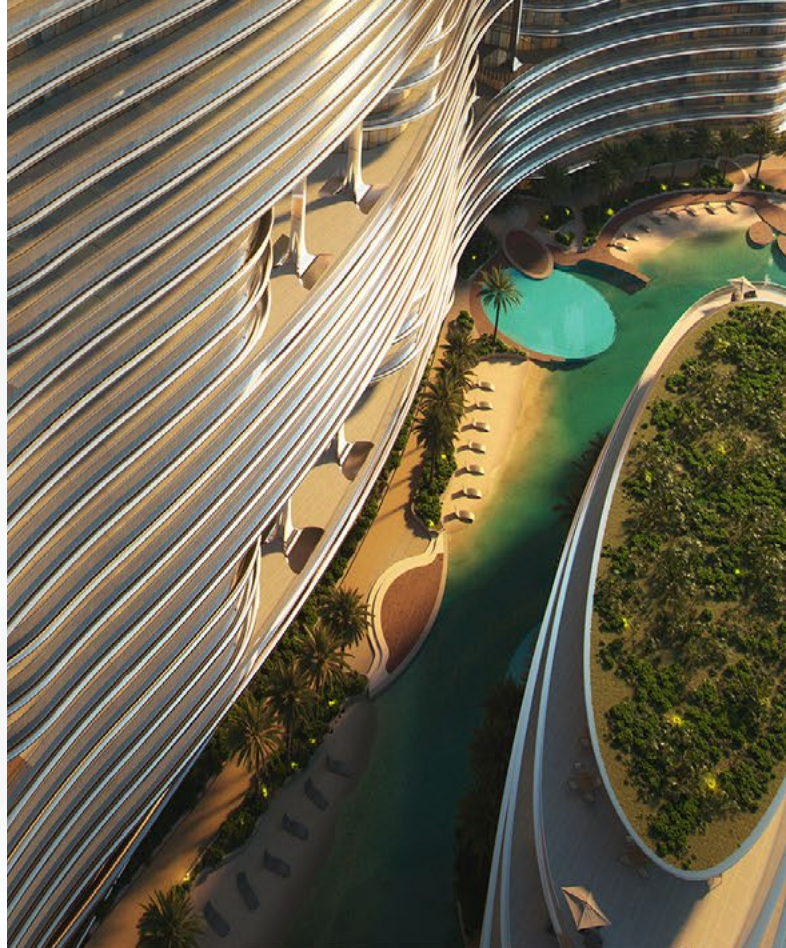
Feel *the* Gentle Pull *of* Life

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

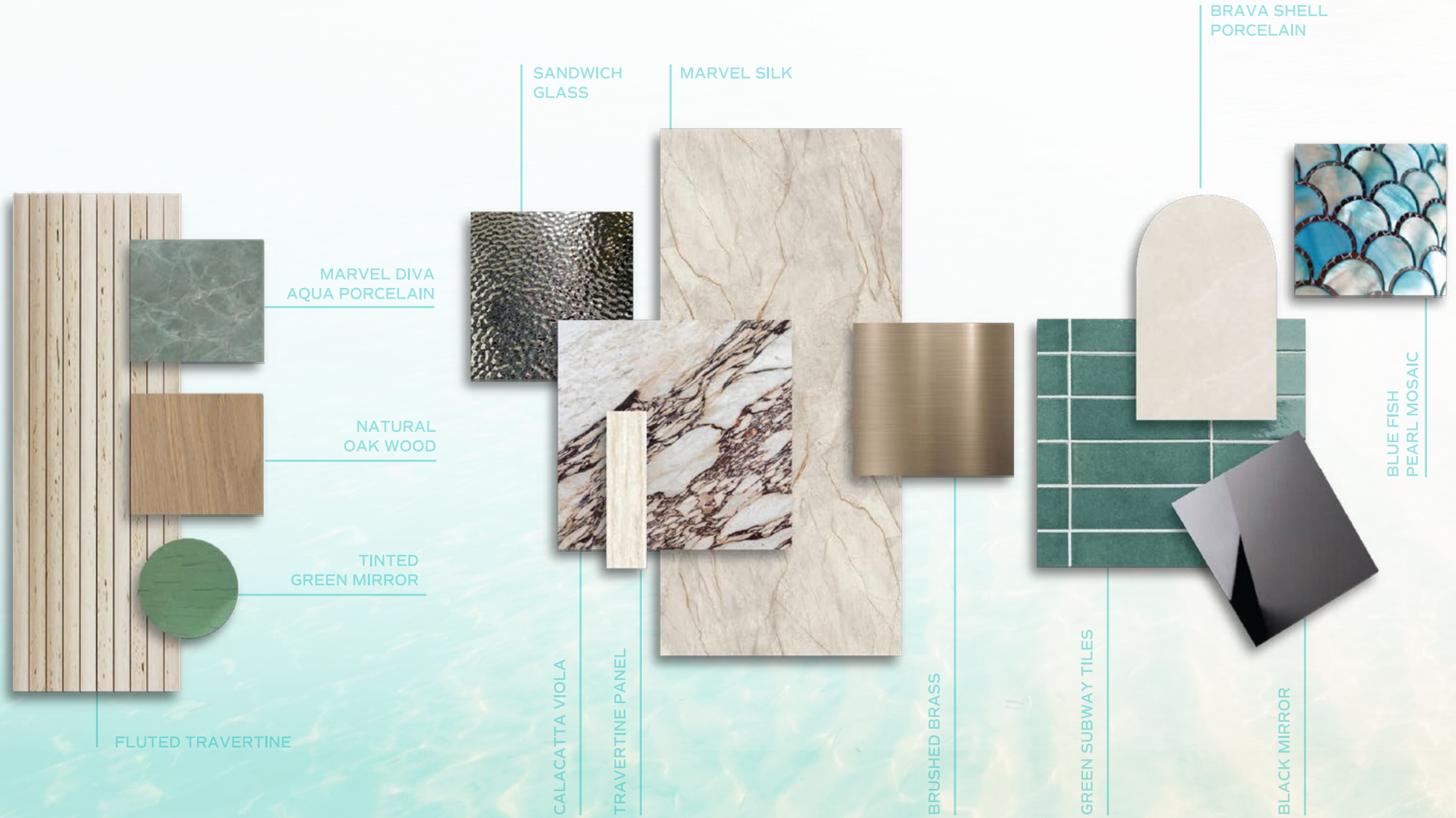
- POOL DECK
- GYM & FITNESS
- SUNKEN SEATING
- LUXURY LOBBY
- ARTIFICIAL BEACH
- RUNNING LANE
- SKYLINE VIEW
- PLAY AREA
- SKY GARDEN
- PADEL COURT
- HALF BASKETBALL

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



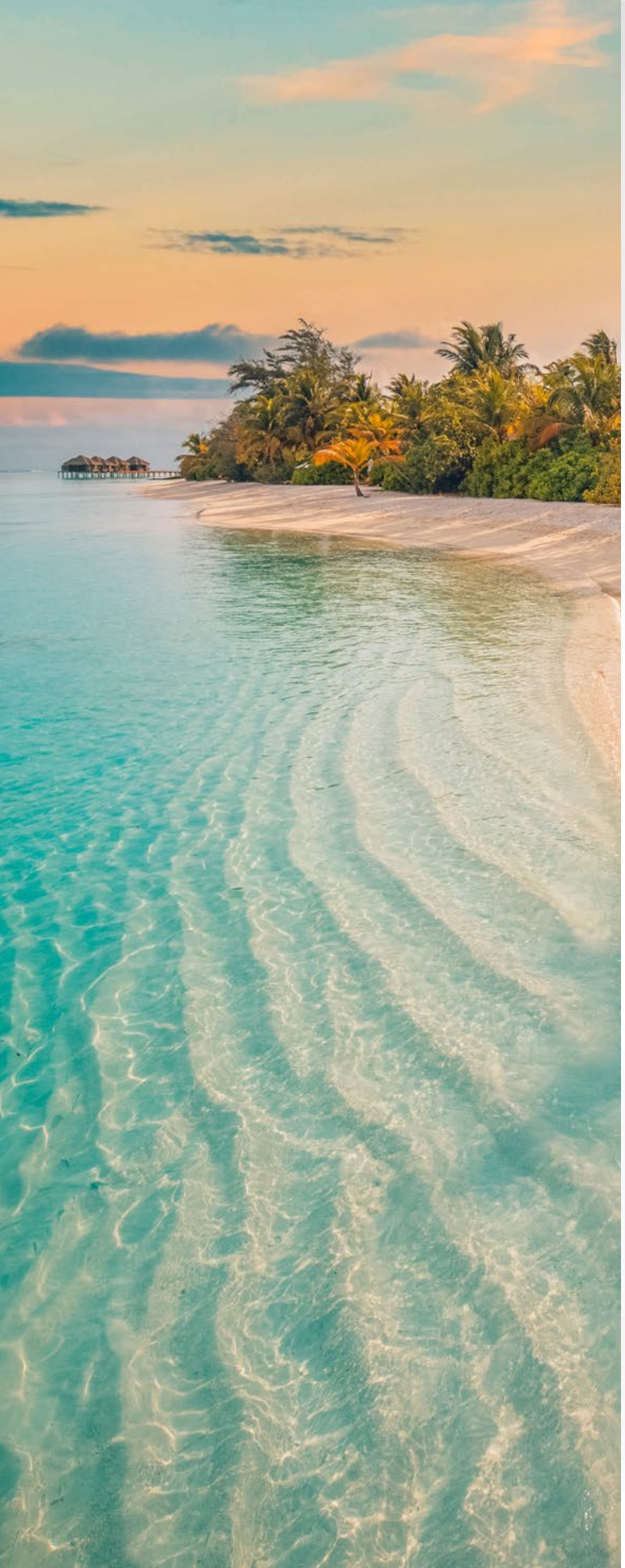


Built on a Foundation *of* Quality *and* Craftsmanship



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.






BINGHATTI

FLOOR PLANS

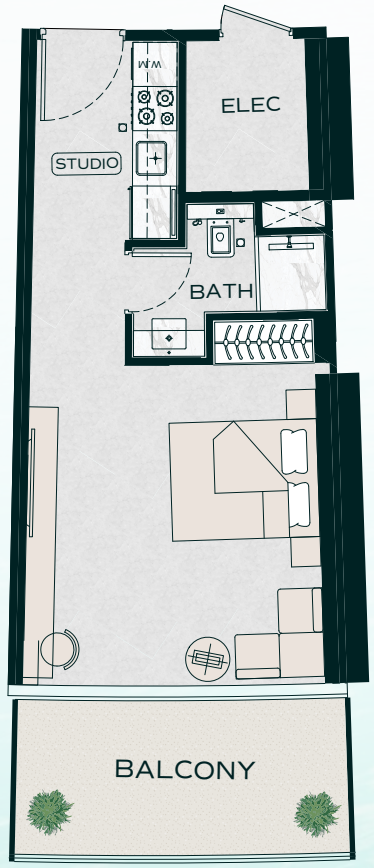
Layouts Crafted *for* Comfort *and* Space

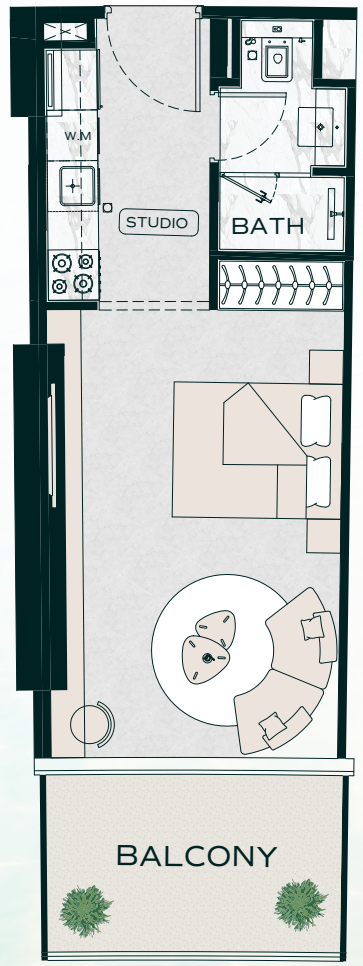


Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to penthouses, Aquarise offers a space for everyone.

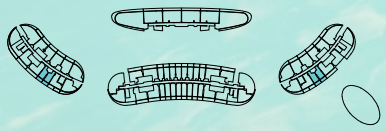


UNIT TYPE - STUDIO





STUDIO TYPE -01

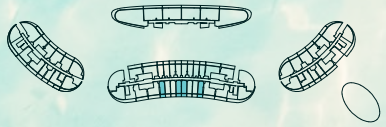


AREA	SQ.M	SQ.FT
AREA SUITE	33.54 m²	361.02 ft²
BALCONY AREA	9.93 m²	106.89 ft²
TOTAL UNIT AREA	43.47 m²	467.91 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	21 m
KITCHEN	5 m²

STUDIO TYPE -02

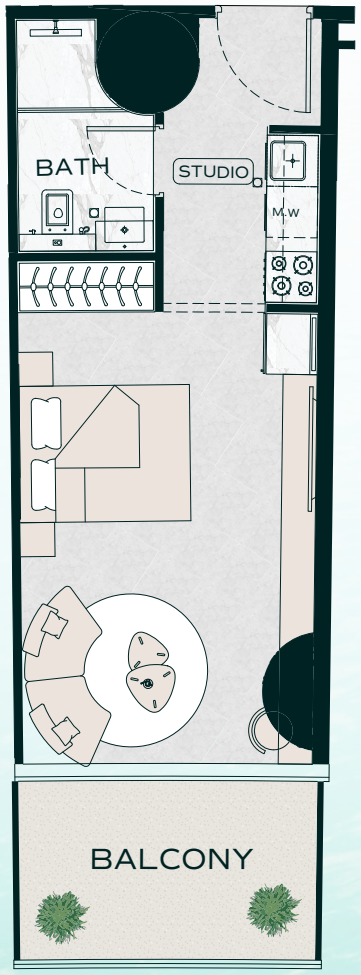


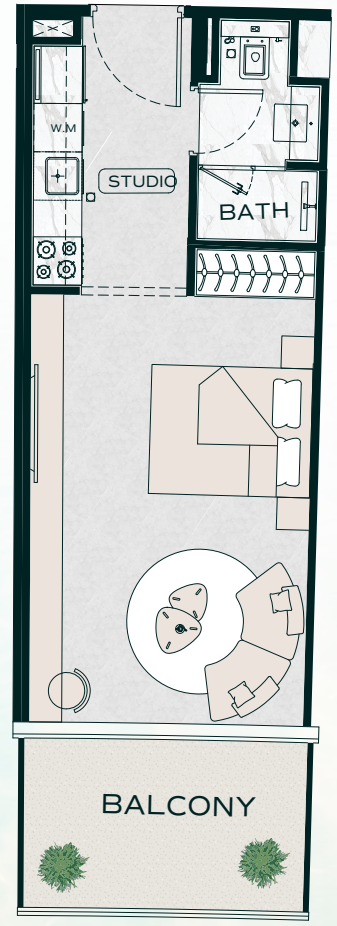
AREA	SQ.M	SQ.FT
AREA SUITE	32.65 m²	351.44 ft²
BALCONY AREA	7.75 m²	83.42 ft²
TOTAL UNIT AREA	40.40 m²	434.86 ft²

FLAT DESIGN COMPONENTS

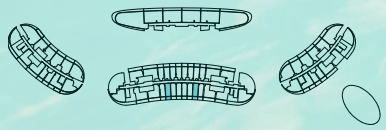
BATH	4 m²
STUDIO	19 m
KITCHEN	6 m²

UNIT TYPE - STUDIO





STUDIO TYPE -03

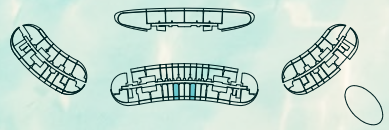


AREA	SQ.M	SQ.FT
AREA SUITE	33.23 m²	357.68 ft²
BALCONY AREA	7.75 m²	83.42 ft²
TOTAL UNIT AREA	40.98 m²	441.11 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	19 m
KITCHEN	6 m²

STUDIO TYPE -04

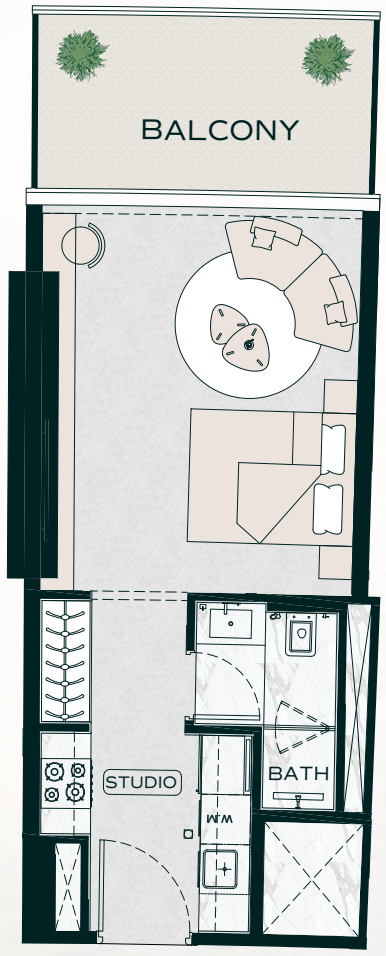


AREA	SQ.M	SQ.FT
AREA SUITE	32.65 m²	351.44 ft²
BALCONY AREA	7.75 m²	83.42 ft²
TOTAL UNIT AREA	40.40 m²	434.86 ft²

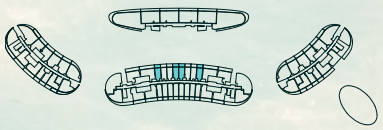
FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	19 m
KITCHEN	7 m²

UNIT TYPE - STUDIO



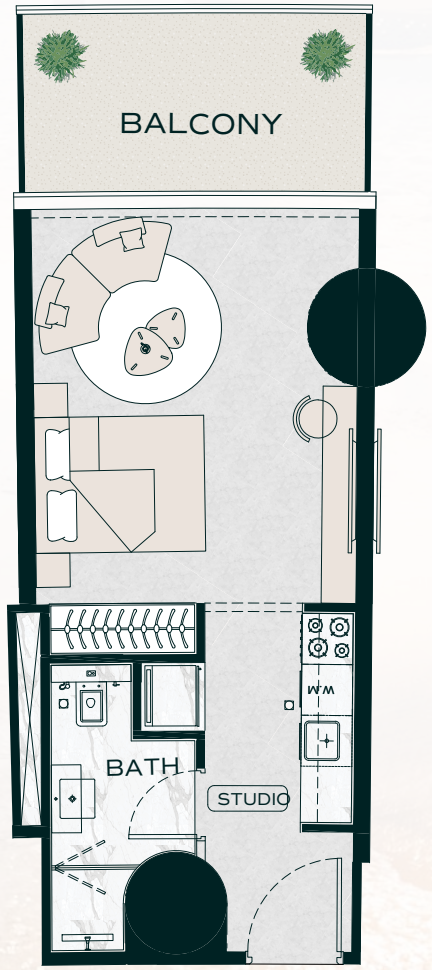
STUDIO TYPE -05



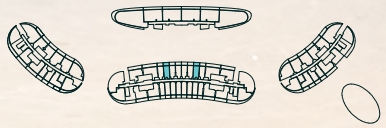
AREA	SQ.M	SQ.FT
AREA SUITE	32.68 m²	351.76 ft²
BALCONY AREA	8.90 m²	95.80 ft²
TOTAL UNIT AREA	41.58 m²	447.56 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	20 m
KITCHEN	7 m²



STUDIO TYPE -06

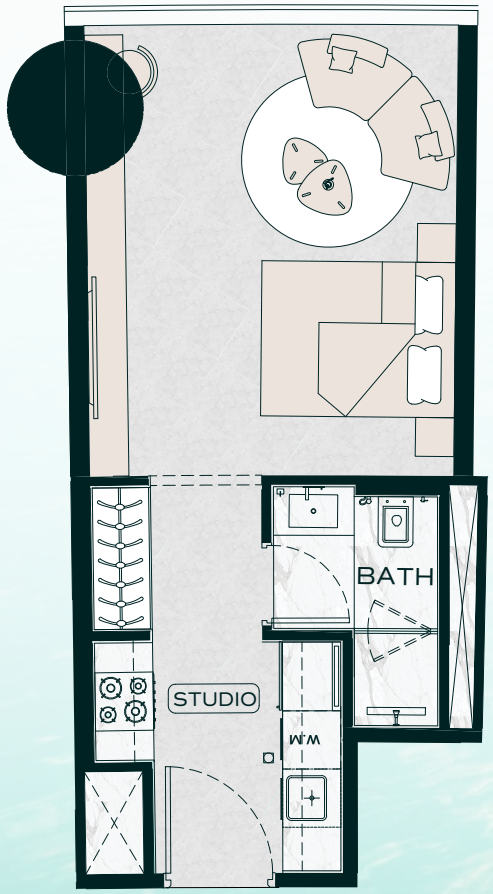


AREA	SQ.M	SQ.FT
AREA SUITE	34.88 m²	375.45 ft²
BALCONY AREA	8.90 m²	95.80 ft²
TOTAL UNIT AREA	43.78 m²	471.24 ft²

FLAT DESIGN COMPONENTS

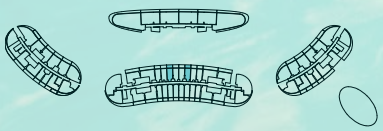
BATH	4 m²
STUDIO	18 m
KITCHEN	7 m²
LAUNDRY	1 m²

UNIT TYPE - STUDIO





STUDIO TYPE -07

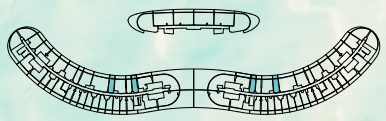


AREA	SQ.M	SQ.FT
AREA SUITE	32.68 m²	351.76 ft²
BALCONY AREA	8.90 m²	95.80 ft²
TOTAL UNIT AREA	41.58 m²	447.56 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	21 m
KITCHEN	6 m²

STUDIO TYPE -08

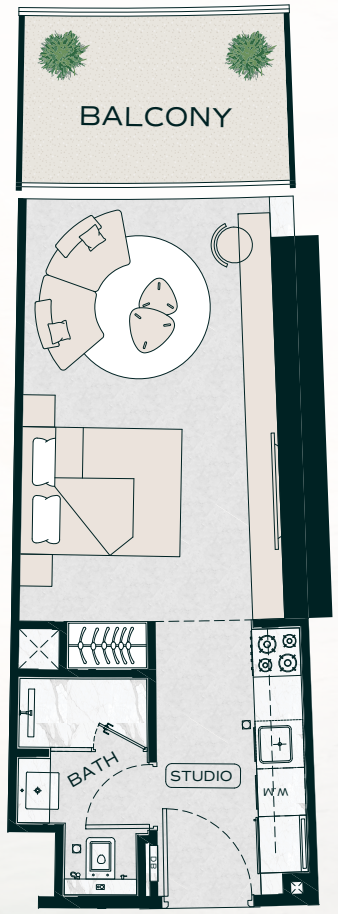


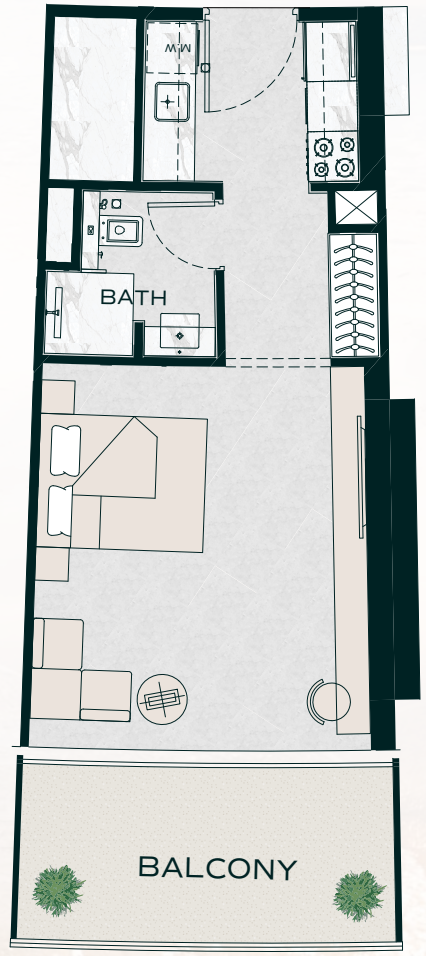
AREA	SQ.M	SQ.FT
AREA SUITE	32.24 m²	347.03 ft²
BALCONY AREA	7.34 m²	79.01 ft²
TOTAL UNIT AREA	39.58 m²	426.04 ft²

FLAT DESIGN COMPONENTS

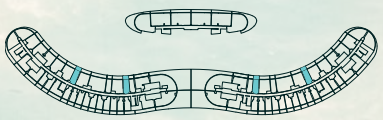
BATH	4 m²
STUDIO	18 m
KITCHEN	6m²

UNIT TYPE - STUDIO





STUDIO TYPE -09

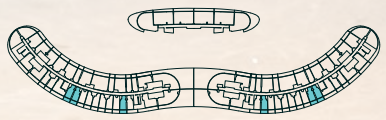


AREA	SQ.M	SQ.FT
AREA SUITE	32.00 m²	344.45 ft²
BALCONY AREA	7.35 m²	79.11 ft²
TOTAL UNIT AREA	39.35 m²	423.56 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	18 m
KITCHEN	6 m²

STUDIO TYPE -10

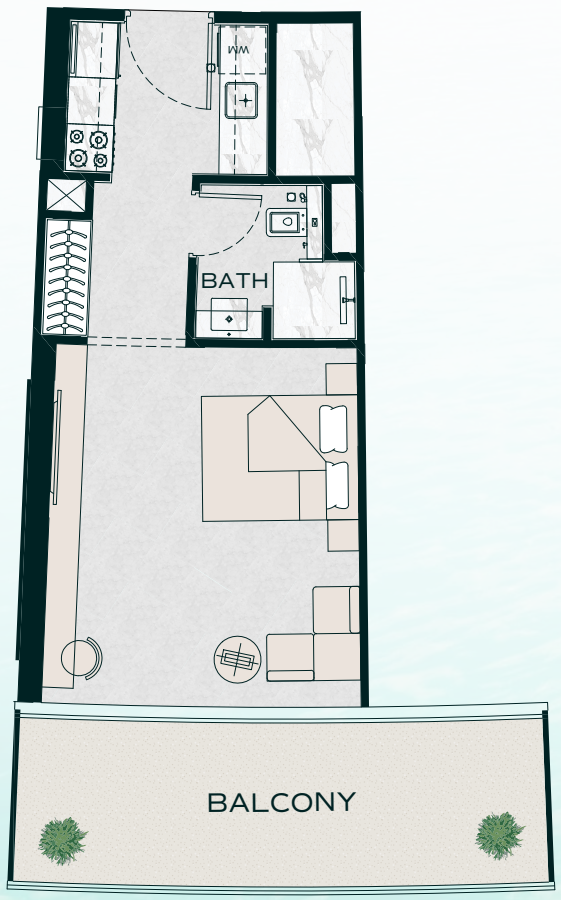


AREA	SQ.M	SQ.FT
AREA SUITE	33.54 m²	361.02 ft²
BALCONY AREA	9.93 m²	106.89 ft²
TOTAL UNIT AREA	43.47 m²	467.91 ft²

FLAT DESIGN COMPONENTS

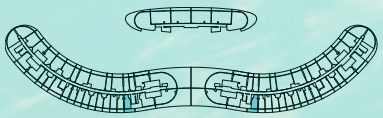
BATH	4 m²
STUDIO	22 m
KITCHEN	5 m²

UNIT TYPE - STUDIO





STUDIO TYPE -11

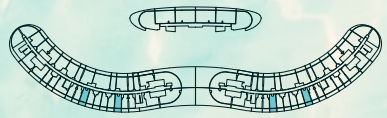


AREA	SQ.M	SQ.FT
AREA SUITE	35.63 m²	383.52 ft²
BALCONY AREA	15.49 m²	166.73 ft²
TOTAL UNIT AREA	51.12 m²	550.25 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	22 m
KITCHEN	9 m²

STUDIO TYPE -12

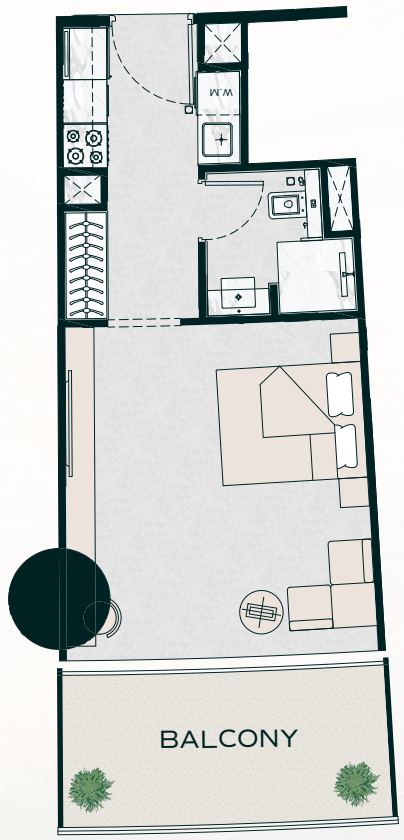


AREA	SQ.M	SQ.FT
AREA SUITE	37.66 m²	405.37 ft²
BALCONY AREA	9.93 m²	106.89 ft²
TOTAL UNIT AREA	47.59 m²	512.25 ft²

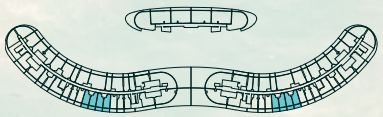
FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	20 m
KITCHEN	7m²
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

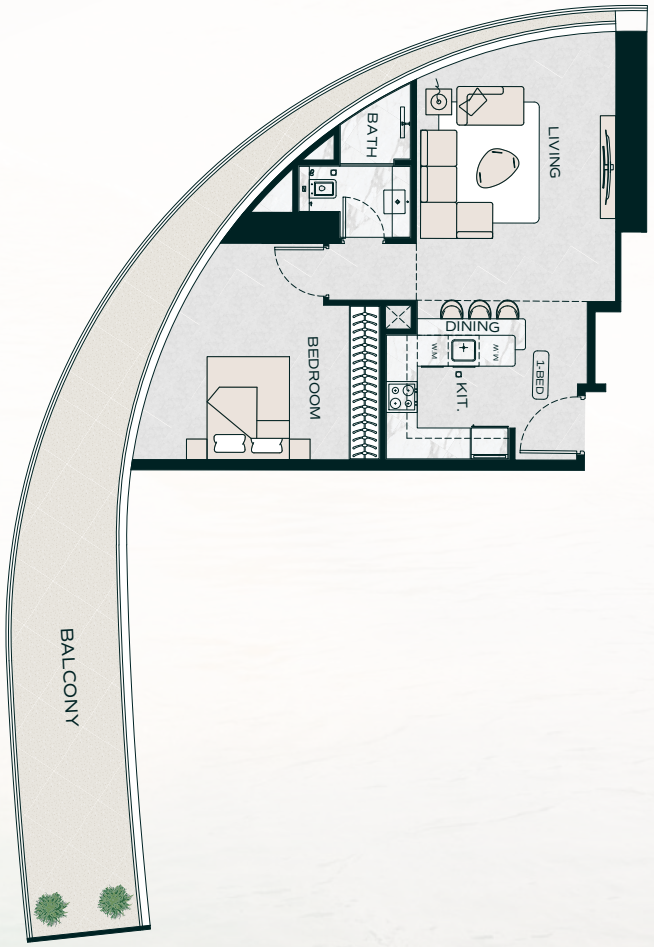
FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	23 m
KITCHEN	5 m²

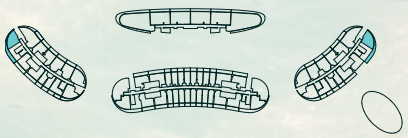
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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: ١.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. 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. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية االبيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

UNIT TYPE - 1 BEDROOM



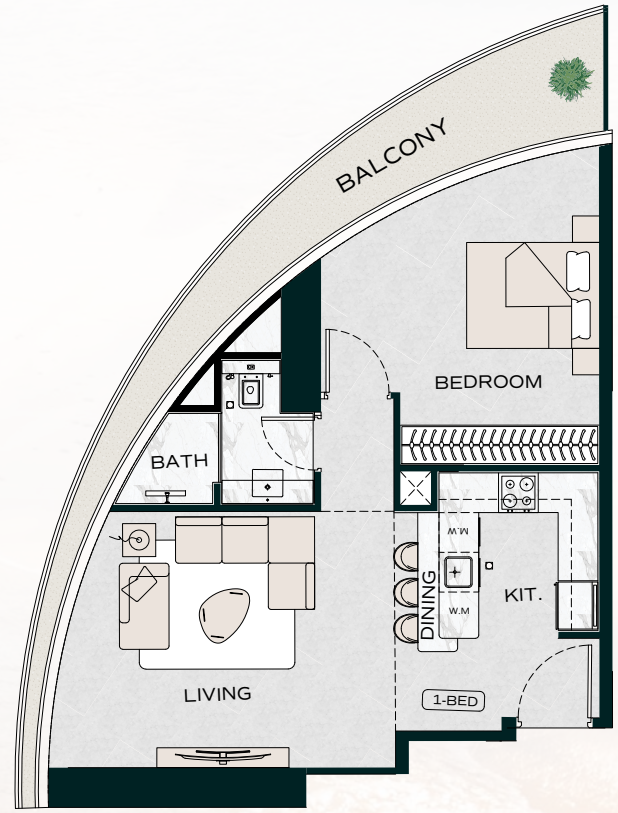
1-BEDROOM TYPE -01



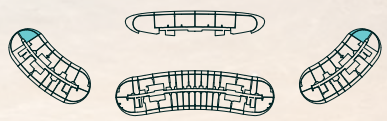
FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT
AREA SUITE	59.70 m²	642.61 ft²
BALCONY AREA	35.24 m²	379.32 ft²
TOTAL UNIT AREA	94.94 m²	1021.93 ft²

M.BATH	4 m²
M.BEDROOM	16 m
LIVING	19 m²
KITCHEN & DINING	12 m²



1-BEDROOM TYPE -02

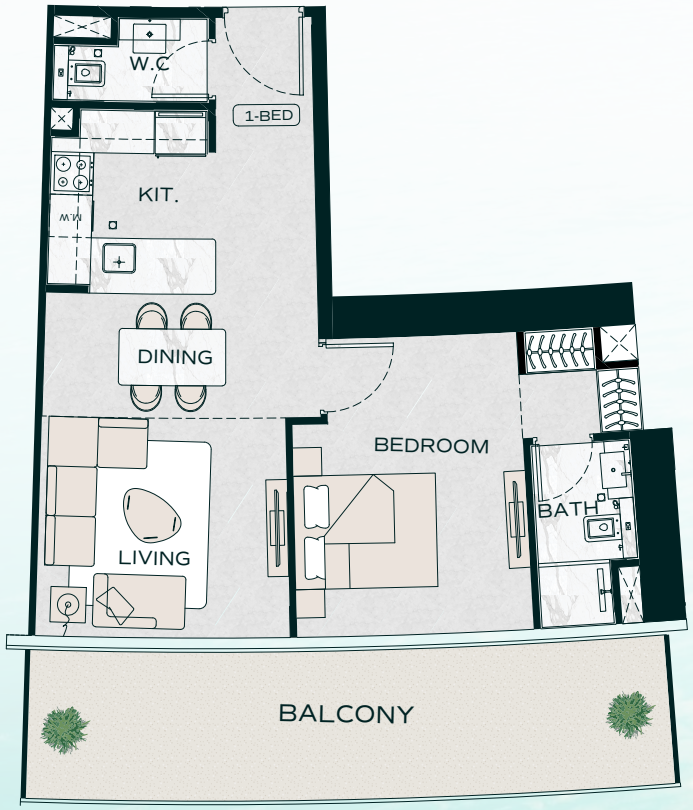


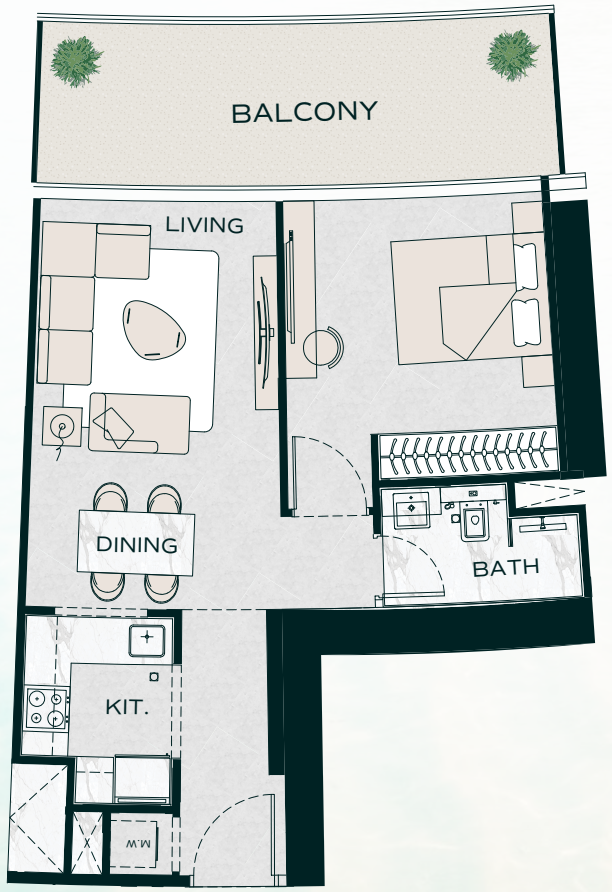
FLAT DESIGN COMPONENTS

AREA	SQ.M	SQ.FT
AREA SUITE	59.42 m²	639.59 ft²
BALCONY AREA	13.38 m²	144.02 ft²
TOTAL UNIT AREA	72.80 m²	783.61 ft²

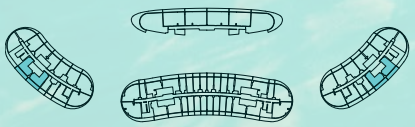
M.BATH	4 m²
M.BEDROOM	16 m
LIVING	19 m²
KITCHEN & DINING	12 m²

UNIT TYPE - 1 BEDROOM





1-BEDROOM TYPE -03

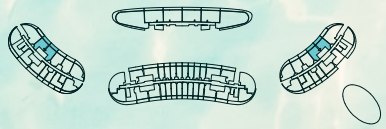


AREA	SQ.M	SQ.FT
AREA SUITE	59.42 m²	639.59 ft²
BALCONY AREA	13.38 m²	144.02 ft²
TOTAL UNIT AREA	72.80 m²	783.61 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	16 m
LIVING	19 m²
KITCHEN & DINING	12 m²

1-BEDROOM TYPE -04

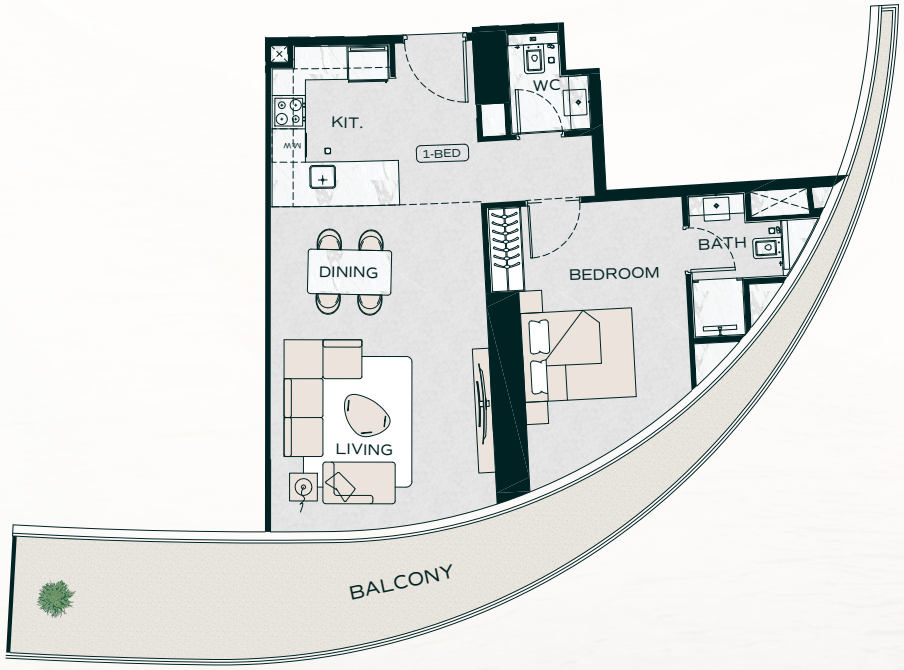


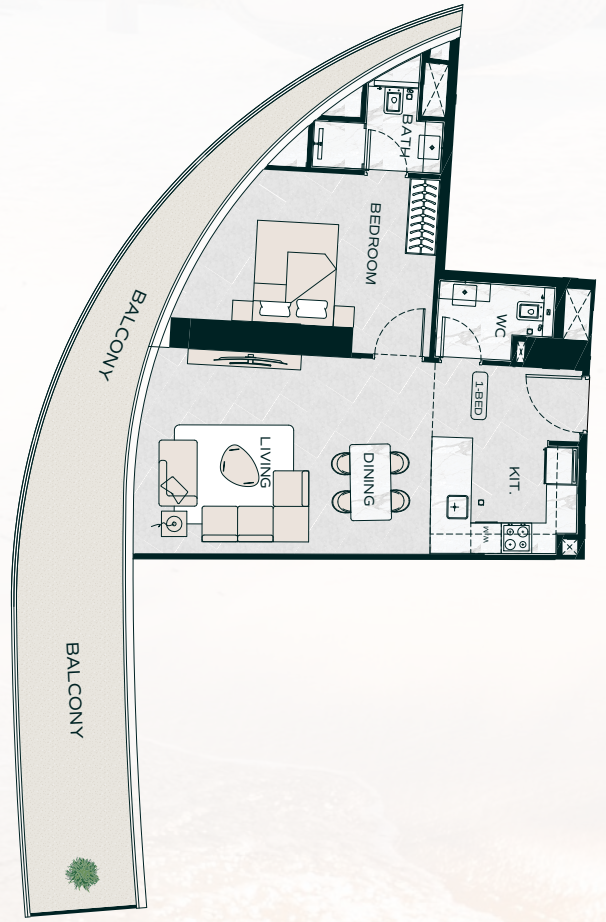
AREA	SQ.M	SQ.FT
AREA SUITE	51.62 m²	555.63 ft²
BALCONY AREA	14.69 m²	158.12 ft²
TOTAL UNIT AREA	66.31 m²	713.75 ft²

FLAT DESIGN COMPONENTS

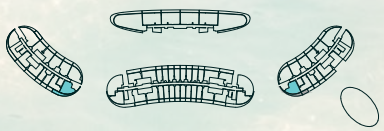
M.BATH	4 m²
M.BEDROOM	13 m
LIVING & DINING	17 m²
KITCHEN	5 m²
LAUNDRY	1 m²
CORRIDOR	4 m²

UNIT TYPE - 1 BEDROOM





1-BEDROOM TYPE -05

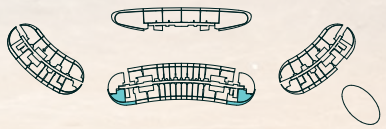


AREA	SQ.M	SQ.FT
AREA SUITE	63.79 m²	686.63 ft²
BALCONY AREA	15.82 m²	170.29 ft²
TOTAL UNIT AREA	79.61 m²	856.91 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	14 m
LIVING & DINING	22 m²
KITCHEN	6 m²
WC	2 m²
CORRIDOR	7 m²t

1-BEDROOM TYPE -06

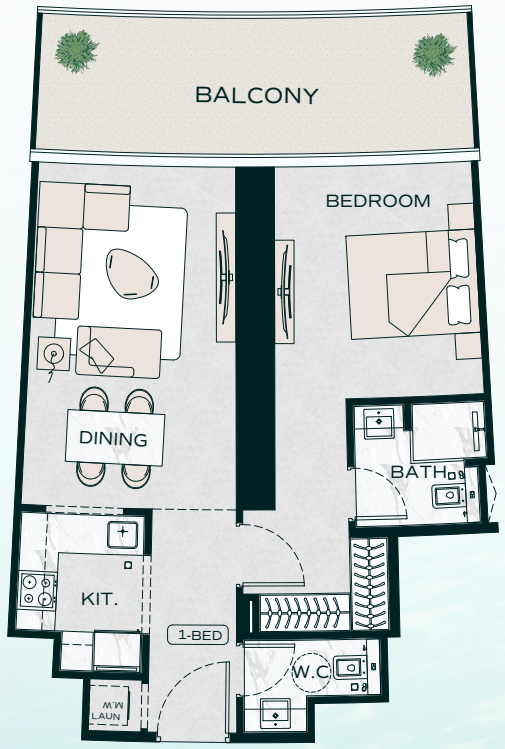


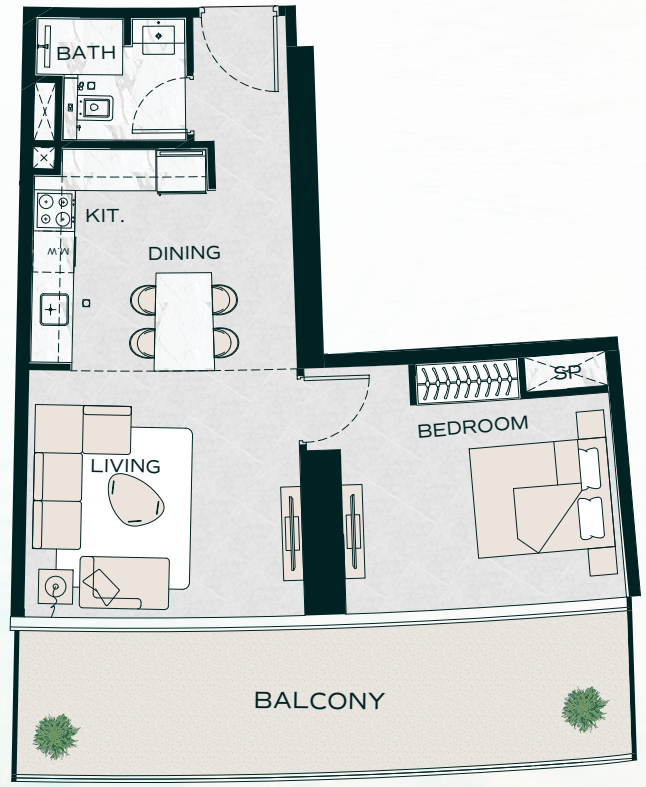
AREA	SQ.M	SQ.FT
AREA SUITE	62.22 m²	669.73 ft²
BALCONY AREA	32.74 m²	352.41 ft²
TOTAL UNIT AREA	94.96 m²	1022.14 ft²

FLAT DESIGN COMPONENTS

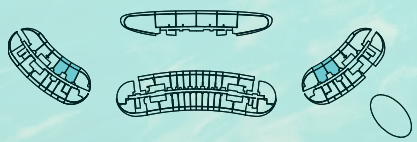
M.BATH	4 m²
M.BEDROOM	16 m
LIVING & DINING	23 m²
KITCHEN	11 m²
WC	3 m²

UNIT TYPE - 1 BEDROOM





1-BEDROOM TYPE -07

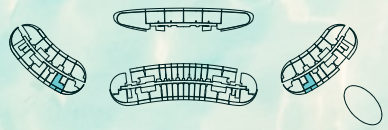


AREA	SQ.M	SQ.FT
AREA SUITE	58.20 m²	626.46 ft²
BALCONY AREA	14.69 m²	158.12 ft²
TOTAL UNIT AREA	72.89 m²	784.58 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	17 m
LIVING & DINING	17 m²
KITCHEN	5 m²
WC	3 m²
LAUNDRY	5 m²
CORRIDOR	1 m²

1-BEDROOM TYPE -08

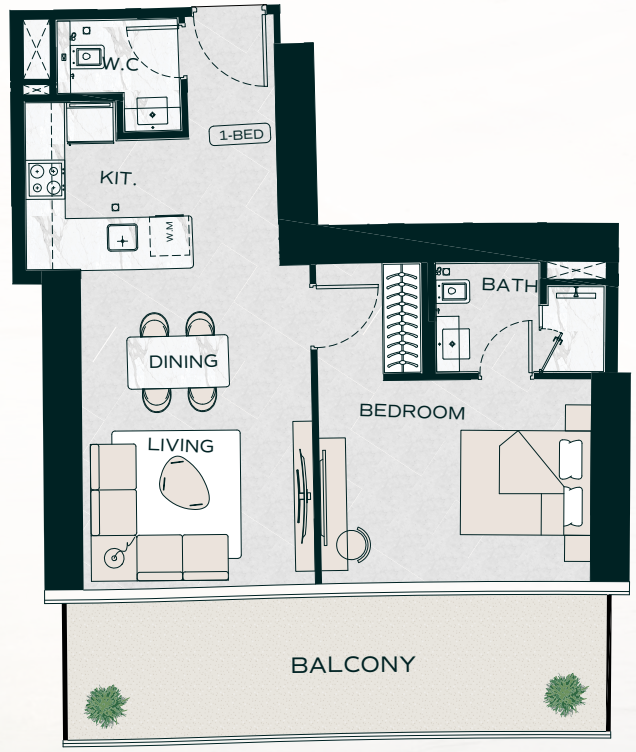


AREA	SQ.M	SQ.FT
AREA SUITE	53.46 m²	575.44 ft²
BALCONY AREA	19.85 m²	213.66 ft²
TOTAL UNIT AREA	73.31 m²	789.10 ft²

FLAT DESIGN COMPONENTS

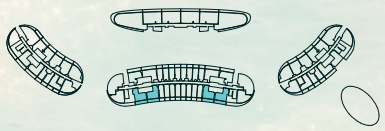
M.BATH	4 m²
M.BEDROOM	15 m
LIVING & DINING	18 m²
KITCHEN	6 m²
WC	2 m²
CORRIDOR	6 m²

UNIT TYPE - 1 BEDROOM





1-BEDROOM TYPE -09

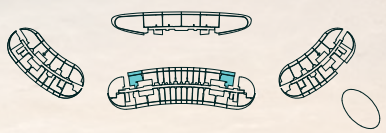


AREA	SQ.M	SQ.FT
AREA SUITE	59.45 m²	639.91 ft²
BALCONY AREA	18.15 m²	195.36 ft²
TOTAL UNIT AREA	77.60 m²	835.28 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	16 m
LIVING & DINING	17 m²
KITCHEN	9 m²
WC	3 m²
CORRIDOR	3 m²

1-BEDROOM TYPE -10



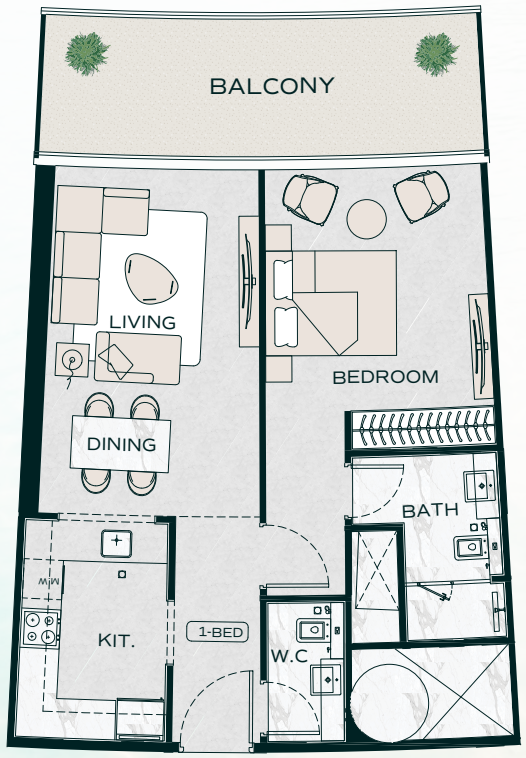
AREA	SQ.M	SQ.FT
AREA SUITE	60.42 m²	650.36 ft²
BALCONY AREA	20.93 m²	225.29 ft²
TOTAL UNIT AREA	81.35 m²	875.64 ft²

FLAT DESIGN COMPONENTS

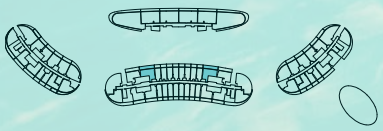
M.BATH	4 m²
M.BEDROOM	17 m
LIVING & DINING	13 m²
KITCHEN	14 m²
WC	2 m²
CORRIDOR	4 m²

UNIT TYPE - 1 BEDROOM





1-BEDROOM TYPE -11

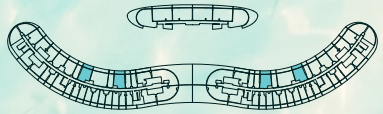


AREA	SQ.M	SQ.FT
AREA SUITE	26.16 m²	663.27 ft²
BALCONY AREA	22.71 m²	244.45 ft²
TOTAL UNIT AREA	84.33 m²	907.72 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	15 m
LIVING & DINING	19 m²
KITCHEN	9 m²
WC	3 m²
CORRIDOR	3 m²

1-BEDROOM TYPE -12

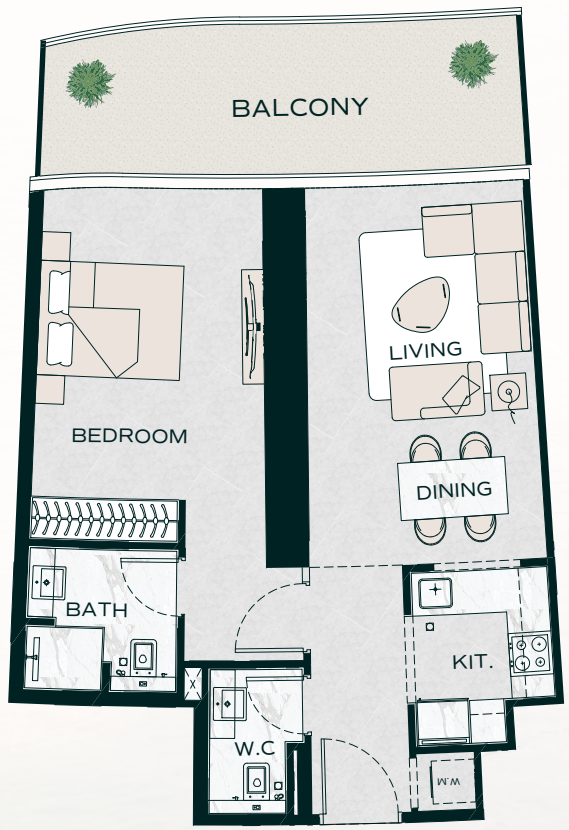


AREA	SQ.M	SQ.FT
AREA SUITE	60.81 m²	654.55 ft²
BALCONY AREA	14.69 m²	158.12 ft²
TOTAL UNIT AREA	75.50 m²	812.68 ft²

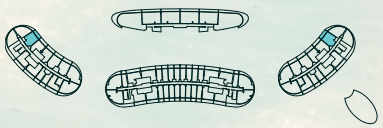
FLAT DESIGN COMPONENTS

M.BATH	5 m²
M.BEDROOM	17 m
LIVING & DINING	17 m²
KITCHEN	8 m²
WC	3 m²
CORRIDOR	5 m²

UNIT TYPE - 1 BEDROOM



1-BEDROOM TYPE -13



AREA	SQ.M	SQ.FT
AREA SUITE	59.96 m²	645.40 ft²
BALCONY AREA	14.38 m²	154.79 ft²
TOTAL UNIT AREA	74.34 m²	800.19 ft²

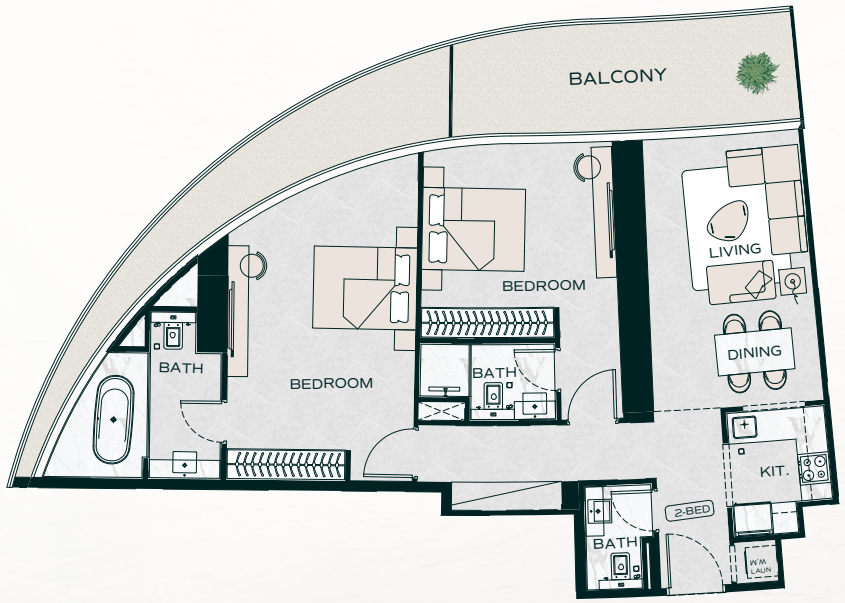
FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	18 m
LIVING & DINING	17 m²
KITCHEN	5 m²
WC	3 m²
CORRIDOR	5 m²
LAUNDRY	1 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.

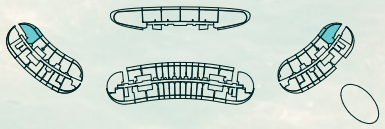
تنويه: ١.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. 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. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية االبيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

UNIT TYPE - 2 BEDROOM





2 BEDROOM TYPE -01

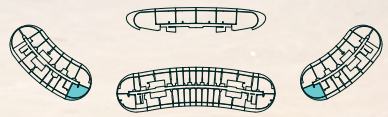


AREA	SQ.M	SQ.FT
AREA SUITE	96.16 m²	1035.06 ft²
BALCONY AREA	26.81 m²	288.58 ft²
TOTAL UNIT AREA	122.97 m²	1323.64 ft²

FLAT DESIGN COMPONENTS

M.BATH	8 m²
M.BEDROOM	21 m
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

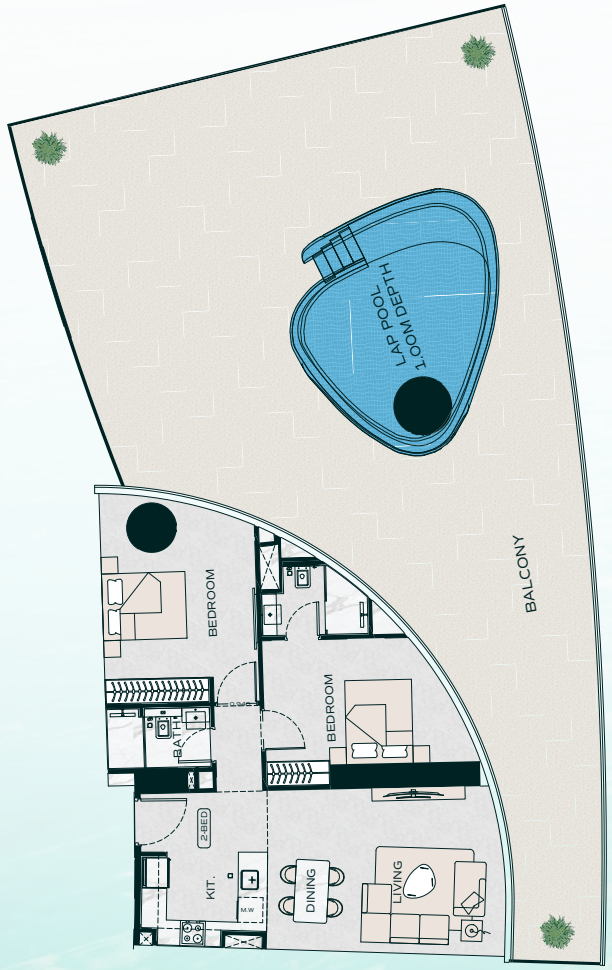


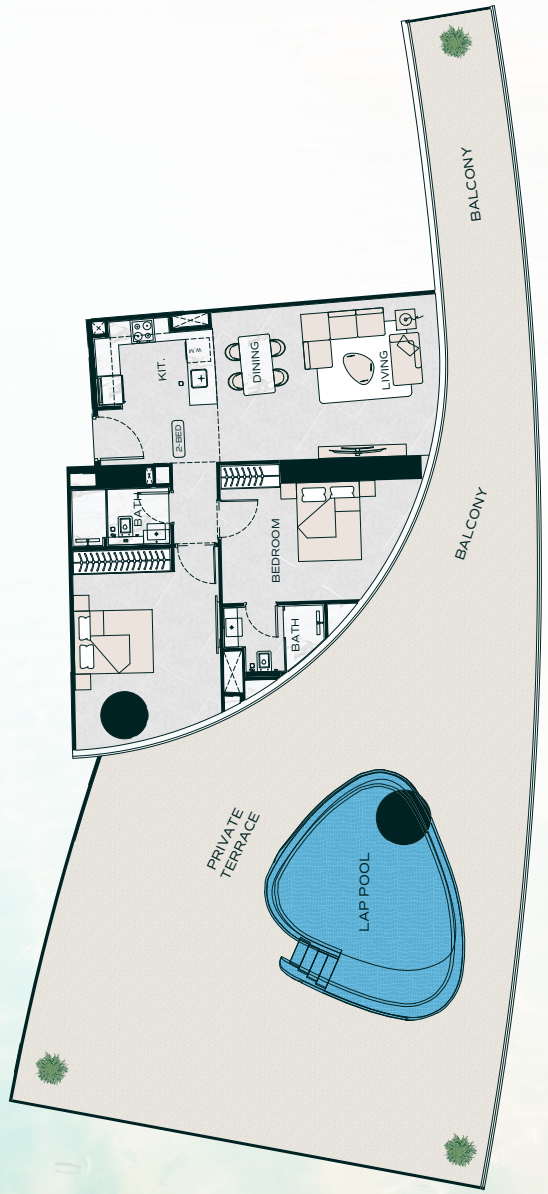
AREA	SQ.M	SQ.FT
AREA SUITE	84.00 m²	904.17 ft²
BALCONY AREA	17.23 m²	185.46 ft²
TOTAL UNIT AREA	101.23m²	1089.63 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	14 m
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 m²	904.92 ft²
BALCONY AREA	166.07 m²	1787.56 ft²
TOTAL UNIT AREA	250.14 m²	2692.48 ft²

FLAT DESIGN COMPONENTS

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

2 BEDROOM TYPE -04

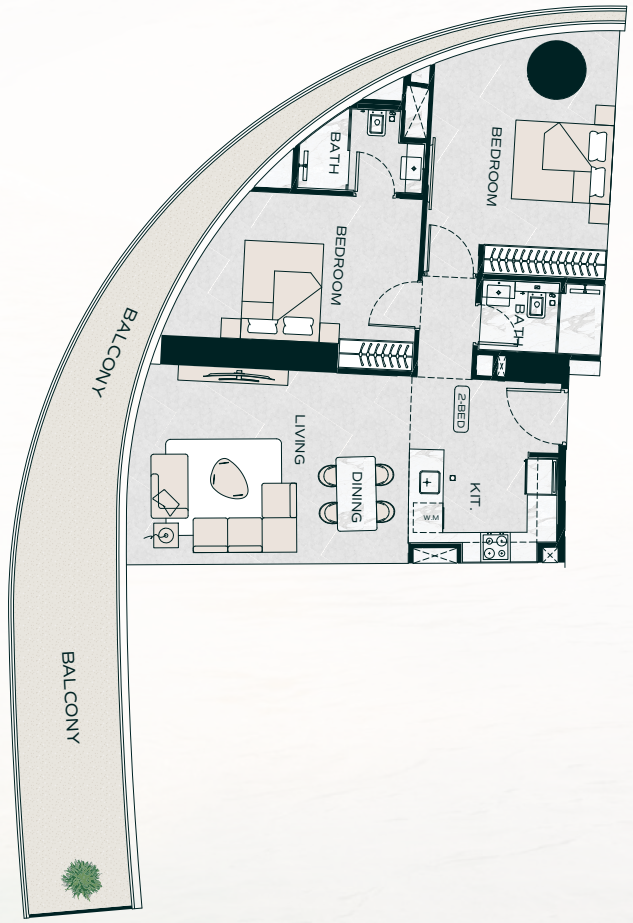


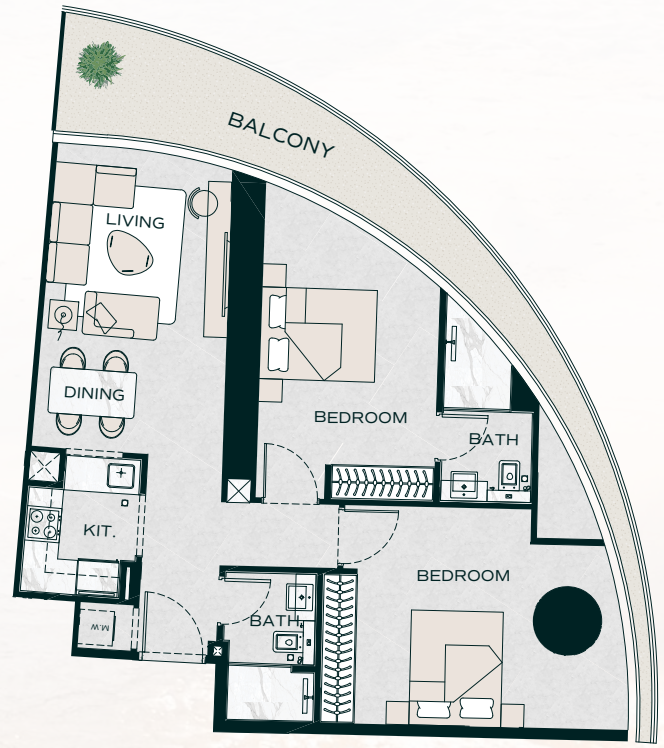
AREA	SQ.M	SQ.FT
AREA SUITE	84.45 m²	909.01 ft²
BALCONY AREA	183.01 m²	1969.90 ft²
TOTAL UNIT AREA	267.46 m²	2878.92 ft²

FLAT DESIGN COMPONENTS

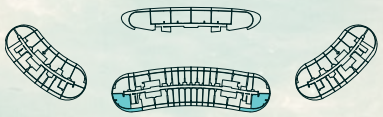
M.BATH	4 m²
M.BEDROOM	14 m
LIVING & DINING	22 m²
KITCHEN	10 m²
BATH	4 m²
CORRIDOR	3 m²
BEDROOM	18 m²

UNIT TYPE - 2 BEDROOM





2 BEDROOM TYPE -05

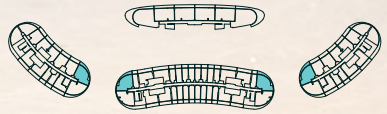


AREA	SQ.M	SQ.FT
AREA SUITE	84.39 m²	908.37 ft²
BALCONY AREA	34.17 m²	367.80 ft²
TOTAL UNIT AREA	118.56 m²	1276.17 ft²

FLAT DESIGN COMPONENTS

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

2 BEDROOM TYPE -06

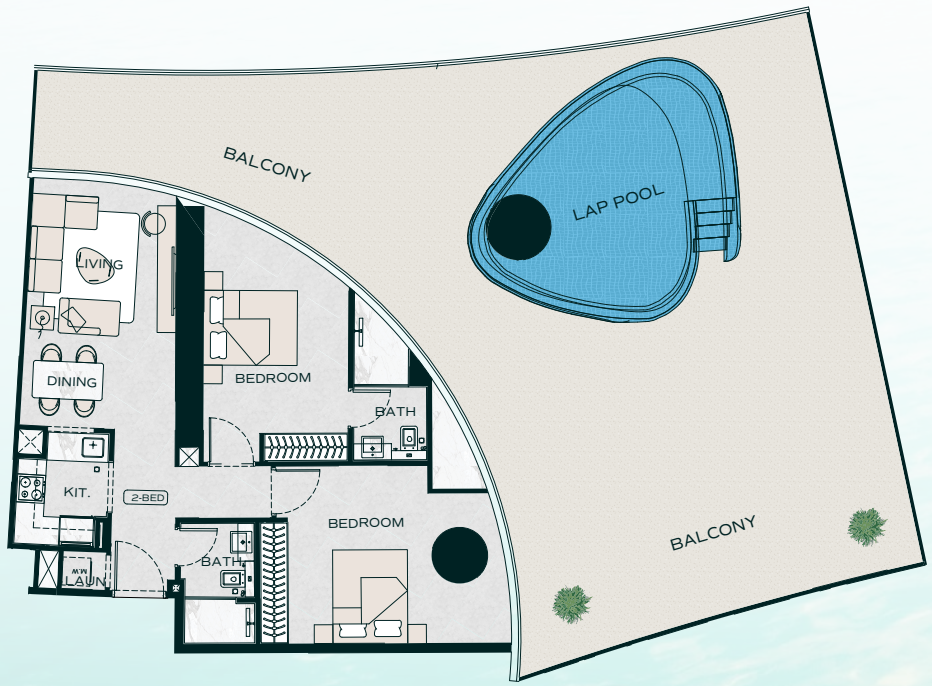


AREA	SQ.M	SQ.FT
AREA SUITE	80.39 m²	865.31 ft²
BALCONY AREA	16.95 m²	182.45 ft²
TOTAL UNIT AREA	97.34 m²	1047.76 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	14 m
LIVING & DINING	22 m²
KITCHEN	10 m²
BATH	4 m²
CORRIDOR	3 m²
BEDROOM	18 m²
LAUNDRY	1 m²

UNIT TYPE - 2 BEDROOM



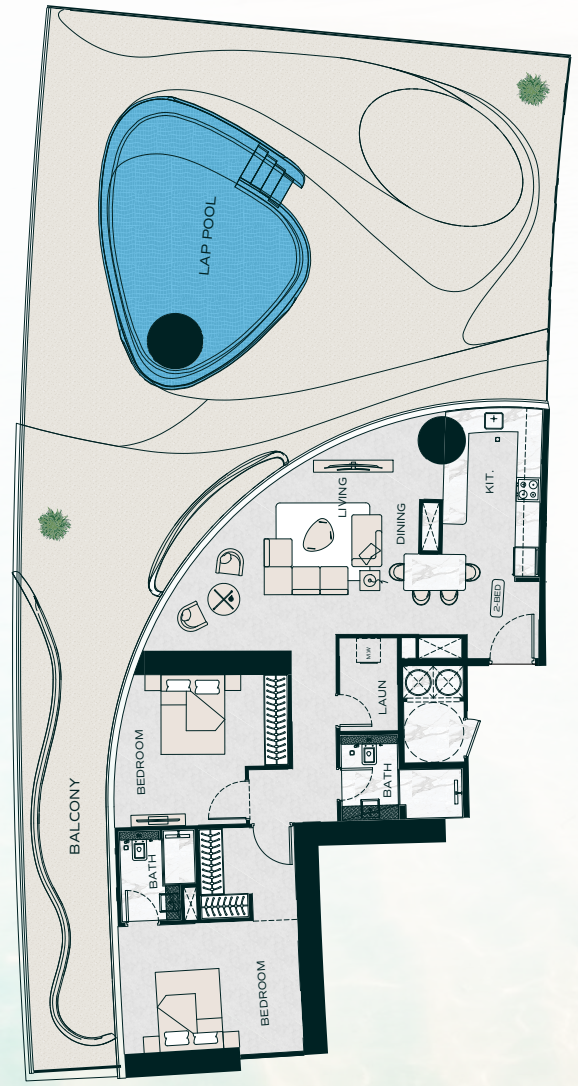
2 BEDROOM TYPE -07



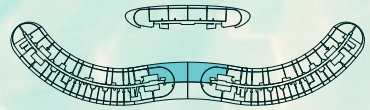
AREA	SQ.M	SQ.FT
AREA SUITE	80.39 m²	865.31 ft²
BALCONY AREA	138.43 m²	1490.05 ft²
TOTAL UNIT AREA	218.82 m²	2355.36 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	14 m
LIVING & DINING	22 m²
KITCHEN	10 m²
BATH	4 m²
CORRIDOR	3 m²
BEDROOM	18 m²
LAUNDRY	1 m²



2 BEDROOM TYPE -08

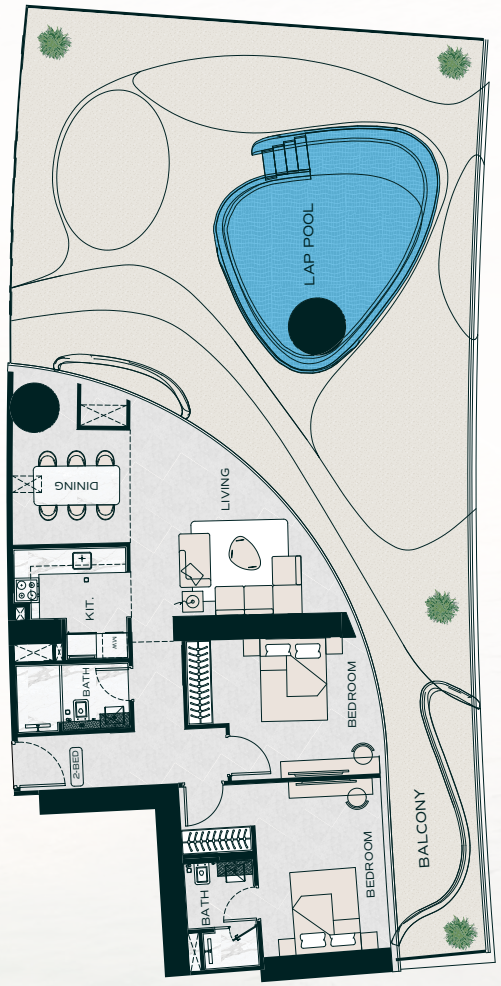


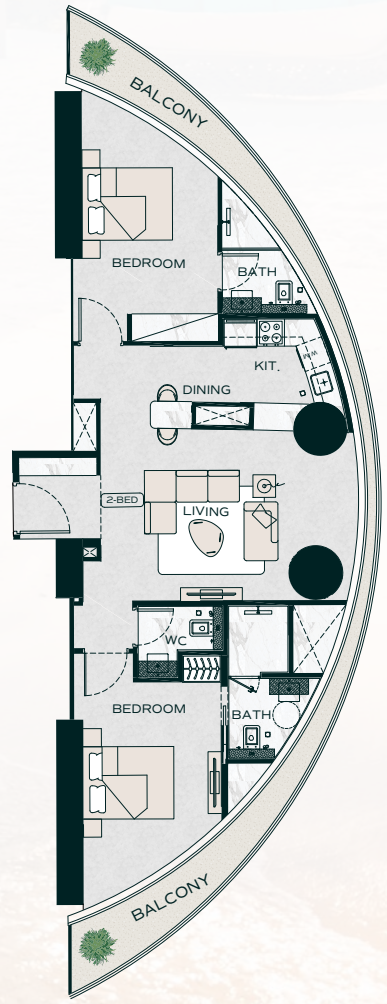
AREA	SQ.M	SQ.FT
AREA SUITE	110.46 m²	1188.98 ft²
BALCONY AREA	180.14 m²	1939.01 ft²
TOTAL UNIT AREA	290.60 m²	3127.99 ft²

FLAT DESIGN COMPONENTS

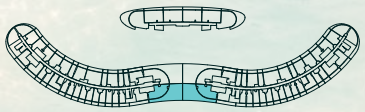
M.BATH	4 m²
M.BEDROOM	14 m
LIVING & DINING	24 m²
KITCHEN	20 m²
BATH	5 m²
CORRIDOR	6 m²
BEDROOM	15 m²
LAUNDRY	4 m²

UNIT TYPE - 2 BEDROOM





2 BEDROOM TYPE -09

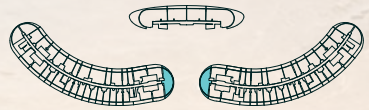


AREA	SQ.M	SQ.FT
AREA SUITE	93.98 m²	1011.59 ft²
BALCONY AREA	143.78 m²	1547.64 ft²
TOTAL UNIT AREA	237.76 m²	2559.23 ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	14 m
LIVING & DINING	24 m²
KITCHEN	20 m²
BATH	5 m²
CORRIDOR	6 m²
BEDROOM	15 m²

2 BEDROOM TYPE -10

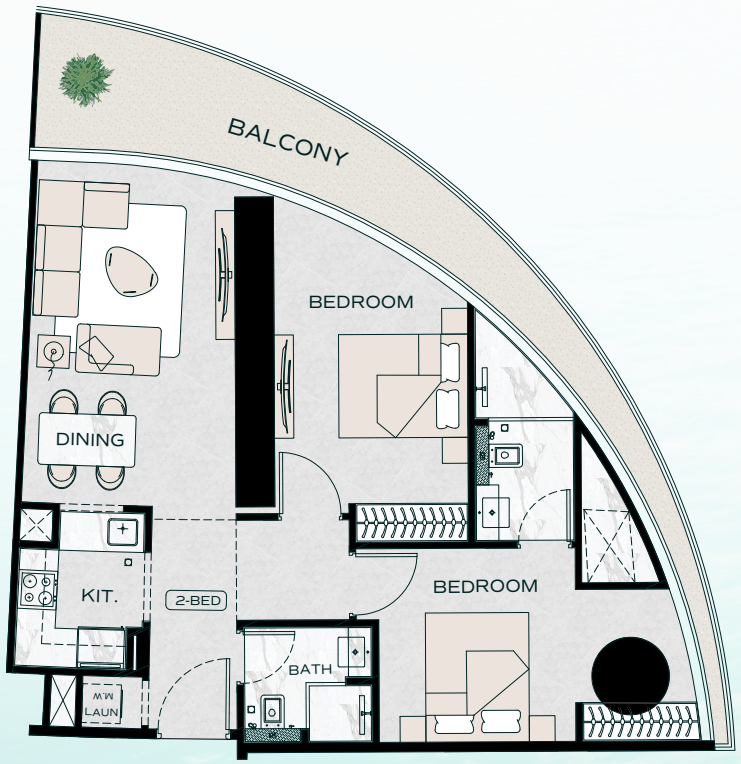


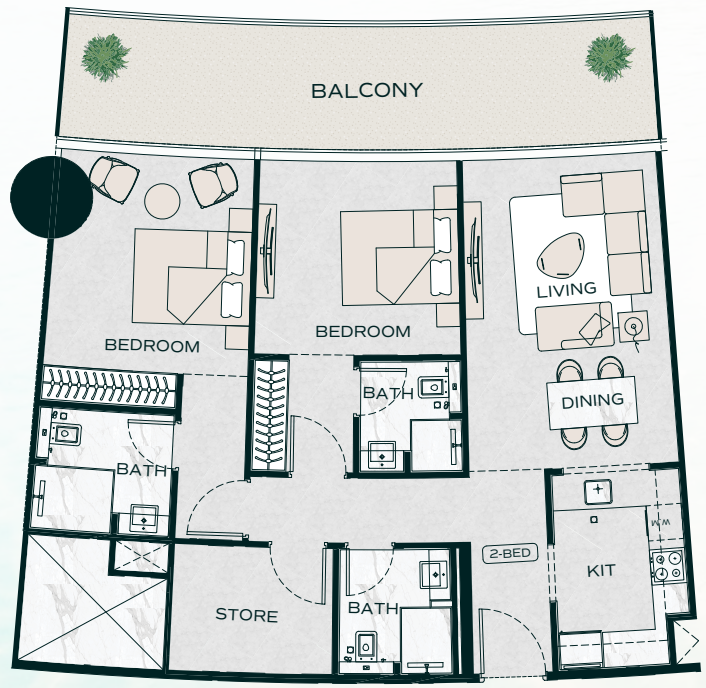
AREA	SQ.M	SQ.FT
AREA SUITE	88.51 m²	952.71 ft²
BALCONY AREA	17.51 m²	188.48 ft²
TOTAL UNIT AREA	106.02 m²	1141.19 ft²

FLAT DESIGN COMPONENTS

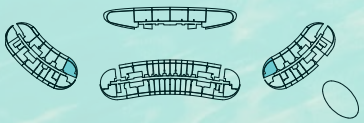
M.BATH	5 m²
M.BEDROOM	14 m
LIVING	18 m²
KITCHEN & DINING	12 m²
BATH	4 m²
CORRIDOR	9 m²
BEDROOM	15 m²
WC	2 m²

UNIT TYPE - 2 BEDROOM





2 BEDROOM TYPE -11

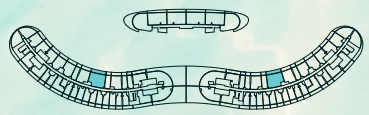


AREA	SQ.M	SQ.FT
AREA SUITE	73.57 m²	791.90 ft²
BALCONY AREA	17.42 m²	187.51ft²
TOTAL UNIT AREA	90.99 m²	979.41ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	14 m
LIVING & DINING	22 m²
KITCHEN	10 m²
BATH	4 m²
CORRIDOR	3 m²
BEDROOM	18 m²
LAUNDRY	1 m²

2 BEDROOM TYPE -12

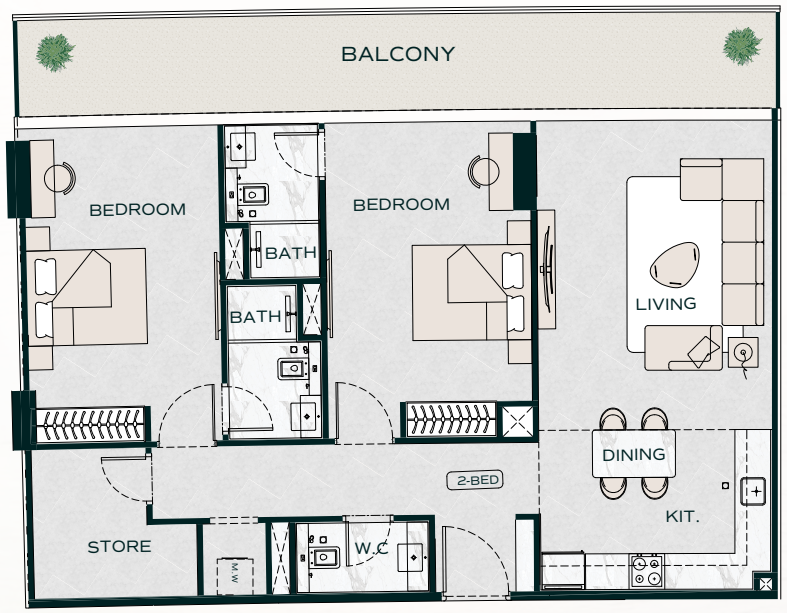


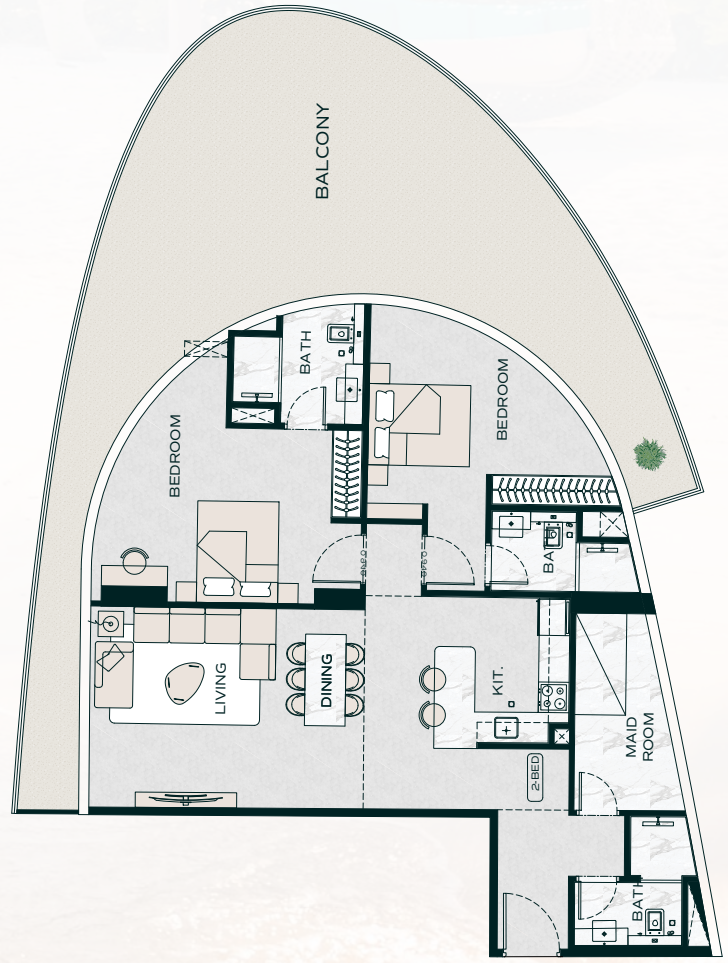
AREA	SQ.M	SQ.FT
AREA SUITE	63.79 m²	686.63 ft²
BALCONY AREA	15.82 m²	170.29 ft²
TOTAL UNIT AREA	79.61 m²	856.91 ft²

FLAT DESIGN COMPONENTS

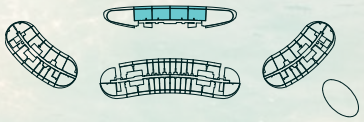
M.BATH	5 m²
M.BEDROOM	17 m
LIVING & DINING	18 m²
KITCHEN	7 m²
BATH	4 m²
CORRIDOR	9 m²
BEDROOM	15 m²
STORE	16m²
BATH	4 m²

UNIT TYPE - 2 BEDROOM • ISLAND





2 BEDROOM TYPE 01

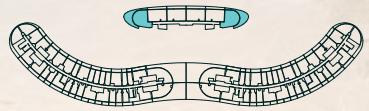


AREA	SQ.M	SQ.FT
AREA SUITE	100.64 m²	1083.28ft²
BALCONY AREA	22.59 m²	243.16 ft²
TOTAL UNIT AREA	123.23 m²	1326.44ft²

FLAT DESIGN COMPONENTS

M.BATH	4 m²
M.BEDROOM	17 m²
LIVING	20 m²
KITCHEN & DINING	10 m²
BATH	4 m²
CORRRIDOR	10 m²
BEDROOM	16 m²
STORE	6 m²
LAUNDRY	1 m²
WC	3 m²

2 BEDROOM TYPE 02

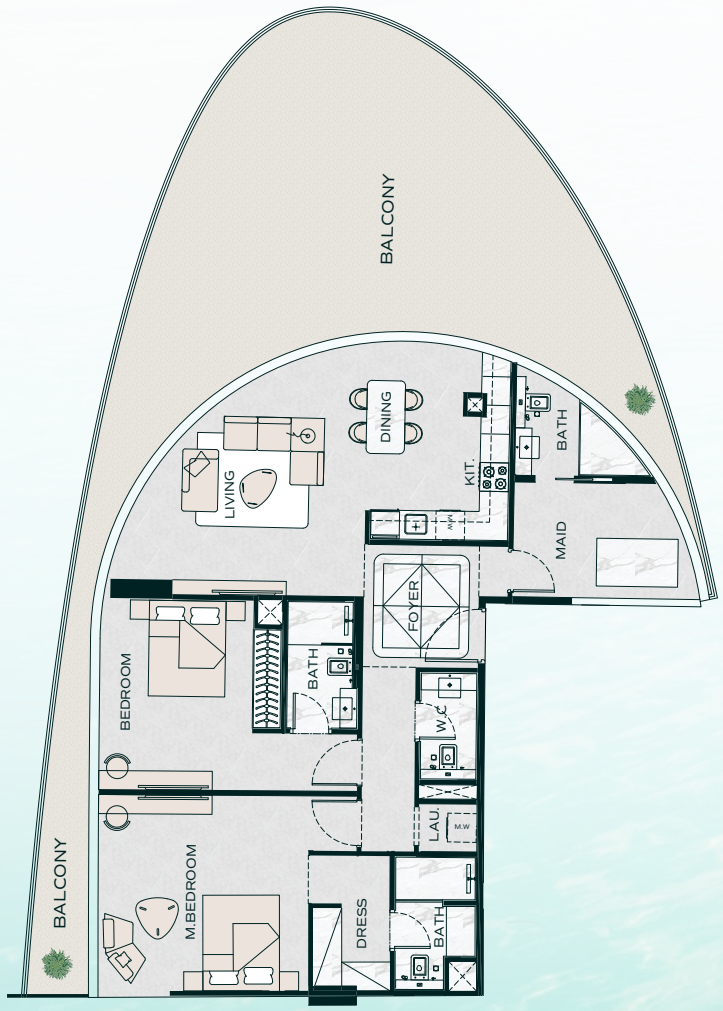


AREA	SQ.M	SQ.FT
AREA SUITE	109.44 m²	1178.00 ft²
BALCONY AREA	66.07 m²	711.17 ft²
TOTAL UNIT AREA	175.51 m²	1889.17 ft²

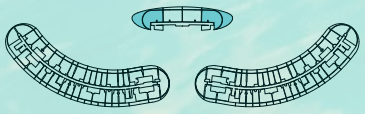
FLAT DESIGN COMPONENTS

M.BATH	5 m²
M.BEDROOM	19 m²
LIVING & DINING	21 m²
KITCHEN	13 m²
BATH	4 m²
CORRRIDOR	10 m²
BEDROOM	17 m²
MAID	7 m²

UNIT TYPE - 2 BEDROOM • ISLAND



2 BEDROOM TYPE 03



AREA	SQ.M	SQ.FT
AREA SUITE	117.89 m²	1268.96 ft²
BALCONY AREA	75.63 m²	814.07 ft²
TOTAL UNIT AREA	193.52 m²	2083.03ft²

FLAT DESIGN COMPONENTS

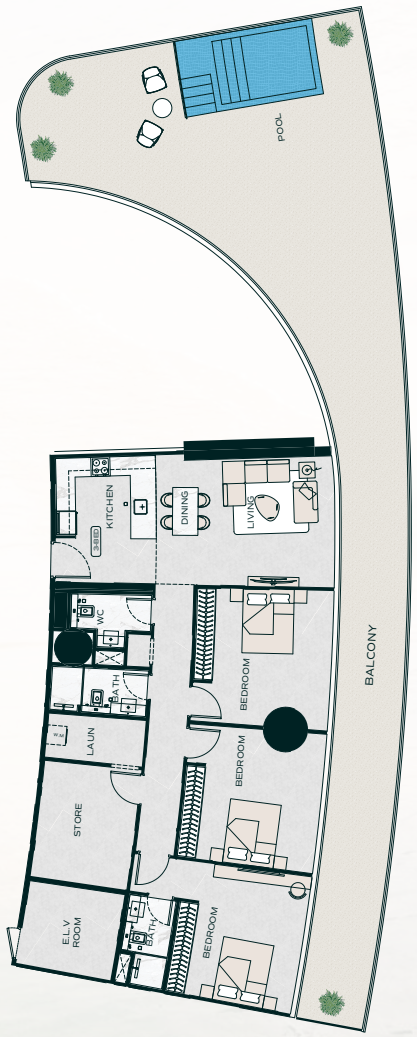
M.BATH	4 m²
M.BEDROOM	24 m²
LIVING	21 m²
KITCHEN & DINING	12 m²
BATH	4 m²
CORRRIDOR	11 m²
BEDROOM	17 m²
MAID	9 m²
LAUNDRY	1 m²
WC	3 m²
BATH	4 m²

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تنويه: ١.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. 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. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



UNIT TYPE - 3 BEDROOM



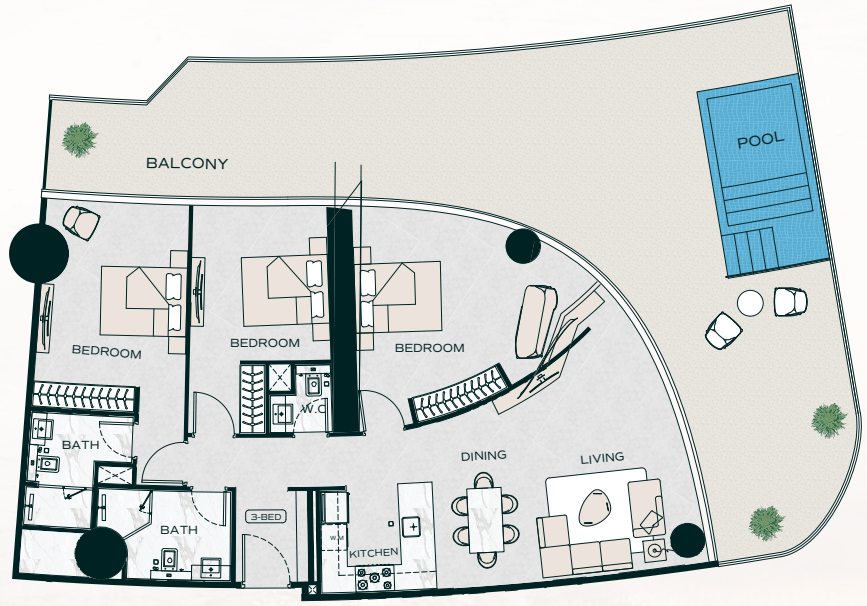
3-BEDROOM TYPE -01



AREA	SQ.M	SQ.FT
AREA SUITE	46.141 m²	1524.60 ft²
BALCONY AREA	126.80 m²	1364.86 ft²
TOTAL UNIT AREA	268.44 m²	2889.46 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	23 m²
KITCHEN	31 m
W.C	10 m²
CORRIDOR	4 m²
M.BATH	19 m²
BATH	4 m²
BEDROOM	18 m²
BEDROOM	18 m²
STORE	11 m²
LAUNDRY	4 m²
WC	3 m²



3-BEDROOM TYPE -02

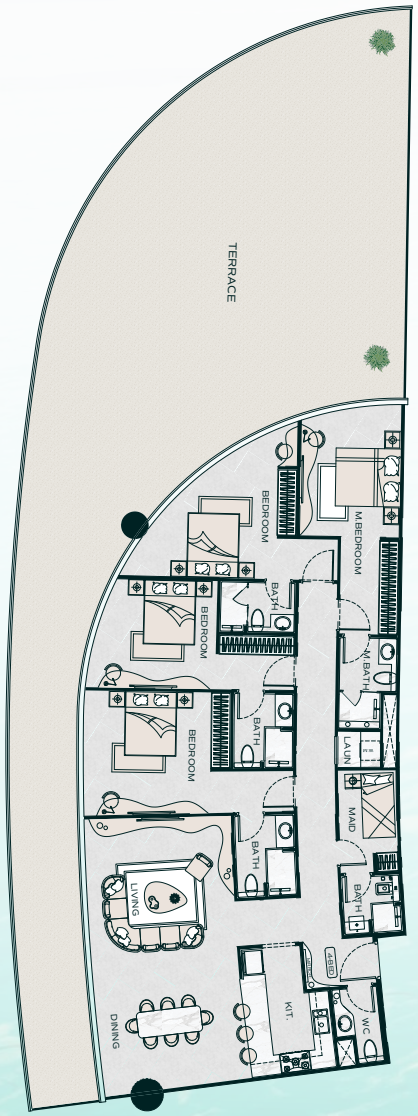


AREA	SQ.M	SQ.FT
AREA SUITE	46.141 m²	1524.60 ft²
BALCONY AREA	126.80 m²	1364.86 ft²
TOTAL UNIT AREA	268.44 m²	2889.46 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	23 m²
KITCHEN	31 m
W.C	10 m²
CORRIDOR	4 m²
M.BATH	19 m²
BATH	4 m²
BEDROOM	18 m²
BEDROOM	18 m²
STORE	11 m²
LAUNDRY	4 m²
WC	3 m²

UNIT TYPE - 3 BEDROOM



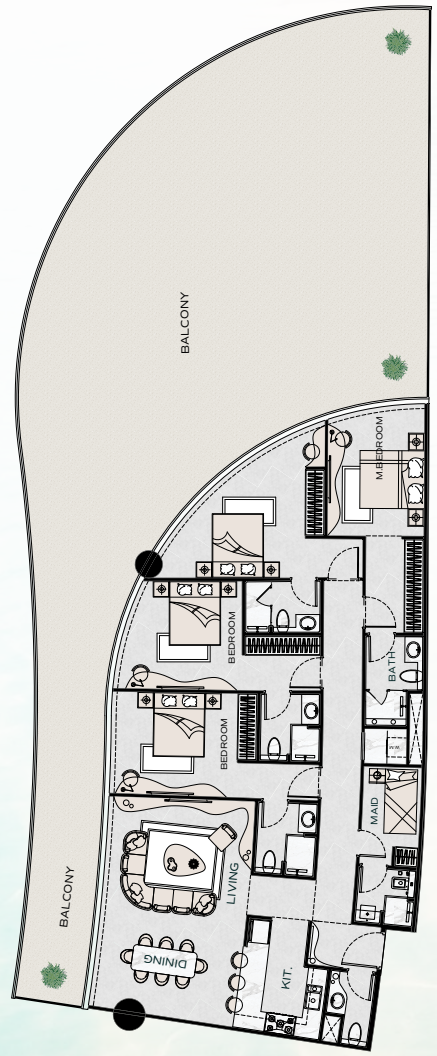
3-BEDROOM TYPE -03



AREA	SQ.M	SQ.FT
AREA SUITE	184.82 m²	1989.39 ft²
BALCONY AREA	175.88 m²	1893.16 ft²
TOTAL UNIT AREA	360.70 m²	3882.54 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	38 m²
KITCHEN	9 m
W.C	3 m²
CORRIDOR	19 m²
M.BEDROOM	5 m²
M.BATH	17 m²
BATH	4 m²
BEDROOM	18 m²
BEDROOM	18 m²
BATH	4 m²
LAUNDRY	1 m²
WC	3 m²
MAID	6 m²



3-BEDROOM TYPE -04

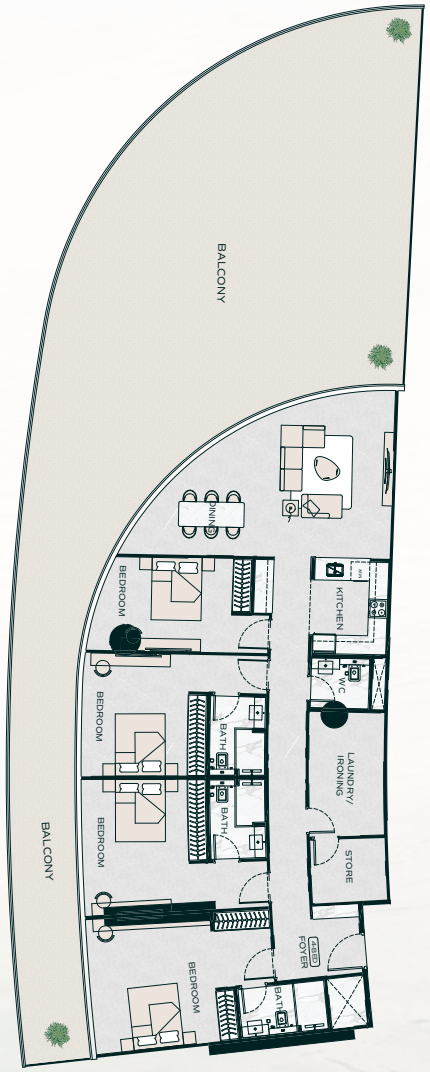


AREA	SQ.M	SQ.FT
AREA SUITE	170.45 m²	1834.71 ft²
BALCONY AREA	188.91 m²	2033.41 ft²
TOTAL UNIT AREA	359.36 m²	3868.12 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	38 m²
KITCHEN	9 m
W.C	3 m²
CORRIDOR	19 m²
M.BEDROOM	5 m²
M.BATH	17 m²
BATH	4 m²
BEDROOM	18 m²
BEDROOM	18 m²
BATH	4 m²
LAUNDRY	1 m²
WC	3 m²
MAID	6 m²

UNIT TYPE - 3 BEDROOM



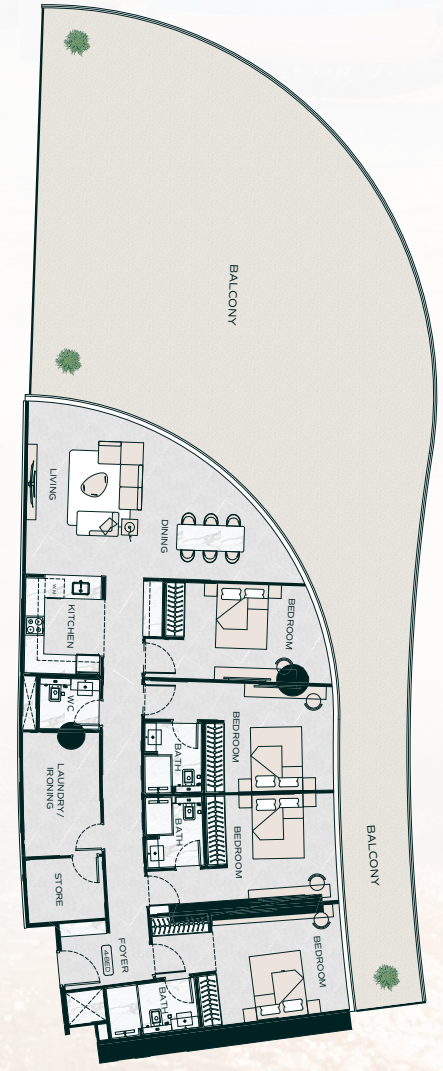
3-BEDROOM TYPE -05



AREA	SQ.M	SQ.FT
AREA SUITE	183.83 m²	1978.73 ft²
BALCONY AREA	178.86 m²	1925.23 ft²
TOTAL UNIT AREA	362.69 m²	3903.96 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	33 m²
KITCHEN	8 m
W.C	3 m²
CORRIDOR	21 m²
M.BEDROOM	5 m²
M.BATH	22 m²
BATH	5 m²
BEDROOM	20 m²
BEDROOM	20 m²
BATH	5 m²
LAUNDRY & IRONING	9 m²
WC	3 m²
STORE	5 m²



3-BEDROOM TYPE -06

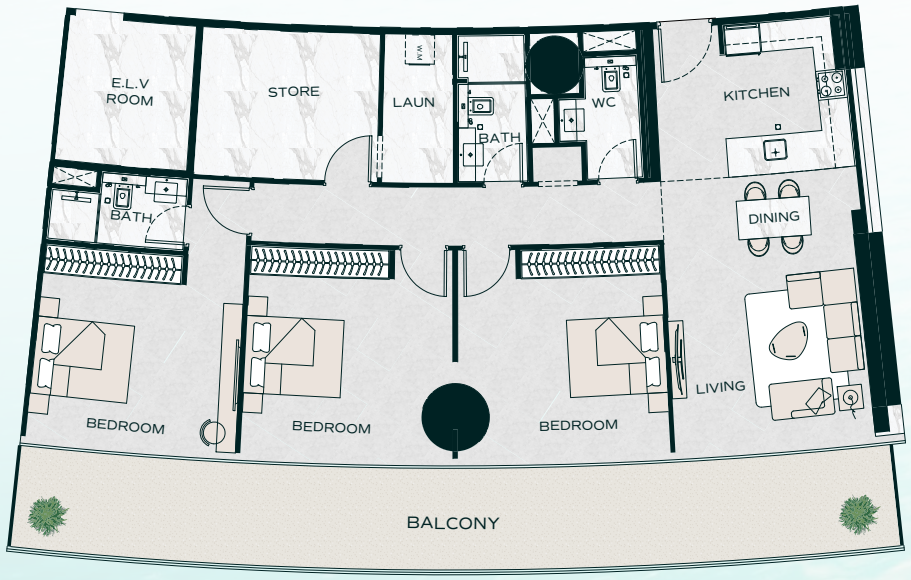


AREA	SQ.M	SQ.FT
AREA SUITE	169.06 m²	1819.75 ft²
BALCONY AREA	185.93 m²	2001.33 ft²
TOTAL UNIT AREA	354.99 m²	3821.08 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	33 m²
KITCHEN	8 m
W.C	3 m²
CORRIDOR	21 m²
M.BEDROOM	5 m²
M.BATH	22 m²
BATH	5 m²
BEDROOM	20 m²
BEDROOM	20 m²
BATH	5 m²
LAUNDRY & IRONING	9 m²
WC	3 m²
STORE	5 m²

UNIT TYPE - 3 BEDROOM



3-BEDROOM TYPE -07



AREA	SQ.M	SQ.FT
AREA SUITE	141.59 m²	1524.06 ft²
BALCONY AREA	39.72 m²	427.54 ft²
TOTAL UNIT AREA	181.31 m²	1951.60 ft²

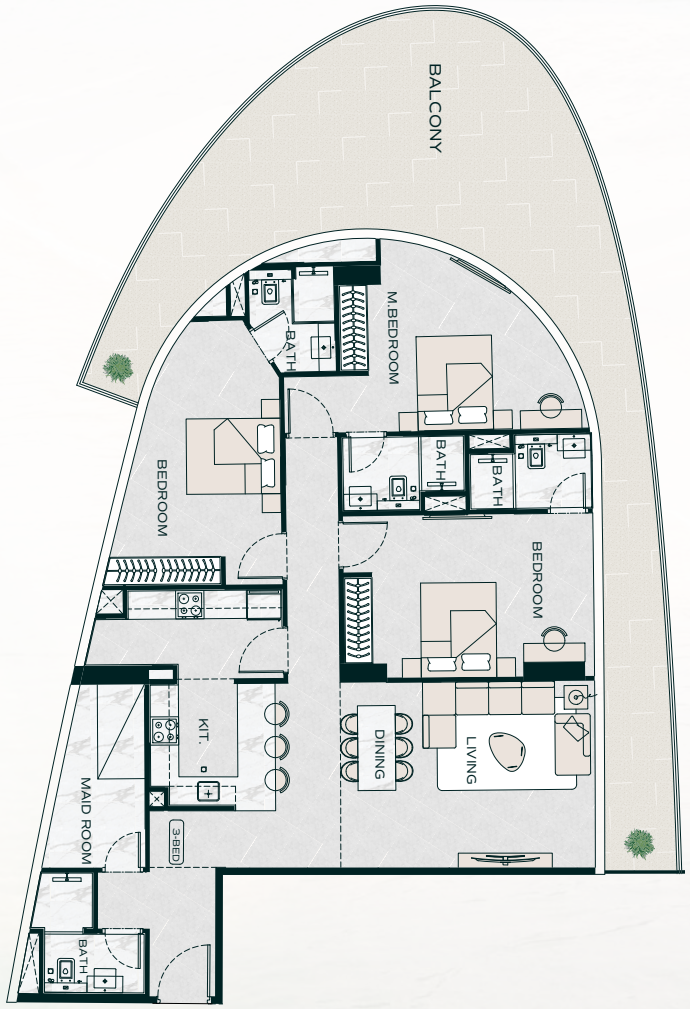
FLAT DESIGN COMPONENTS

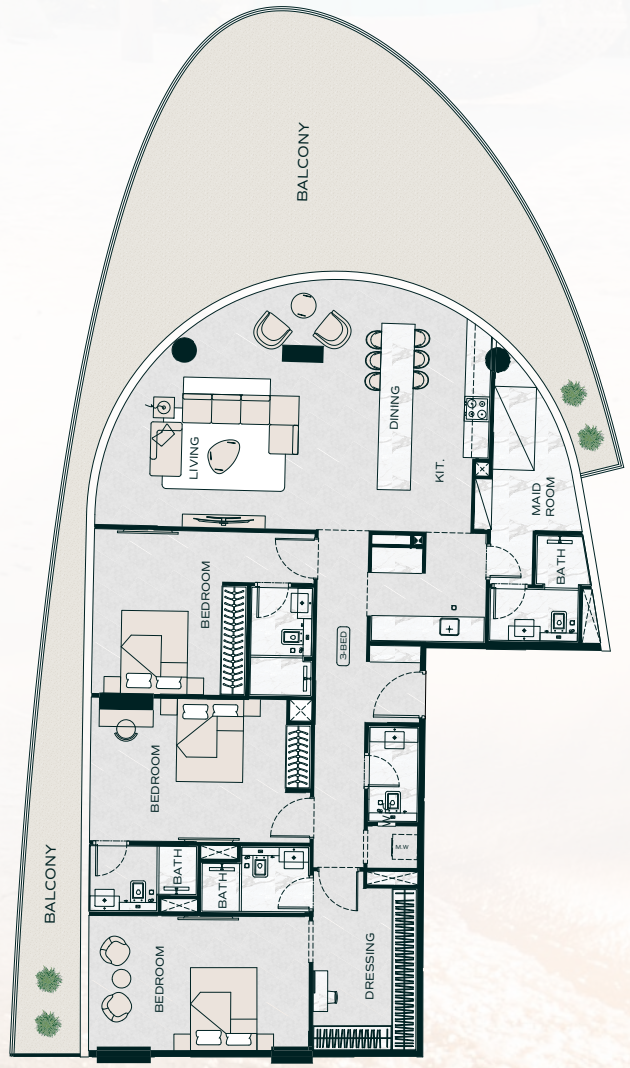
LIVING & DINING	23 m²
KITCHEN	13 m
W.C	3 m²
CORRIDOR	10 m²
M.BATH	4 m²
M.BEDROOM	19 m²
BATH	4 m²
BEDROOM	18 m²
BEDROOM	18 m²
STORE	11 m²
LAUNDRY	4 m²
WC	3 m²

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.

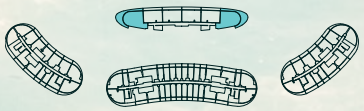
تنويه: ١.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. 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. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية االبيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

UNIT TYPE - 3 BEDROOM • ISLAND





3 BEDROOM TYPE 01

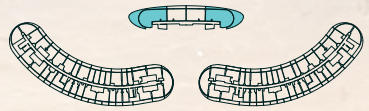


AREA	SQ.M	SQ.FT
AREA SUITE	141.75 m²	1525.78 ft²
BALCONY AREA	62.29 m²	670.48 ft²
TOTAL UNIT AREA	204.04 m²	2196.27 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	21 m²
KITCHEN	15 m²
CORRIDOR	19 m²
M.BATH	5 m²
M.BEDROOM	17 m²
BATH	4 m²
BEDROOM	17 m²
BEDROOM	17 m²
BATH	4 m²
MAID	7 m²

3 BEDROOM TYPE 02



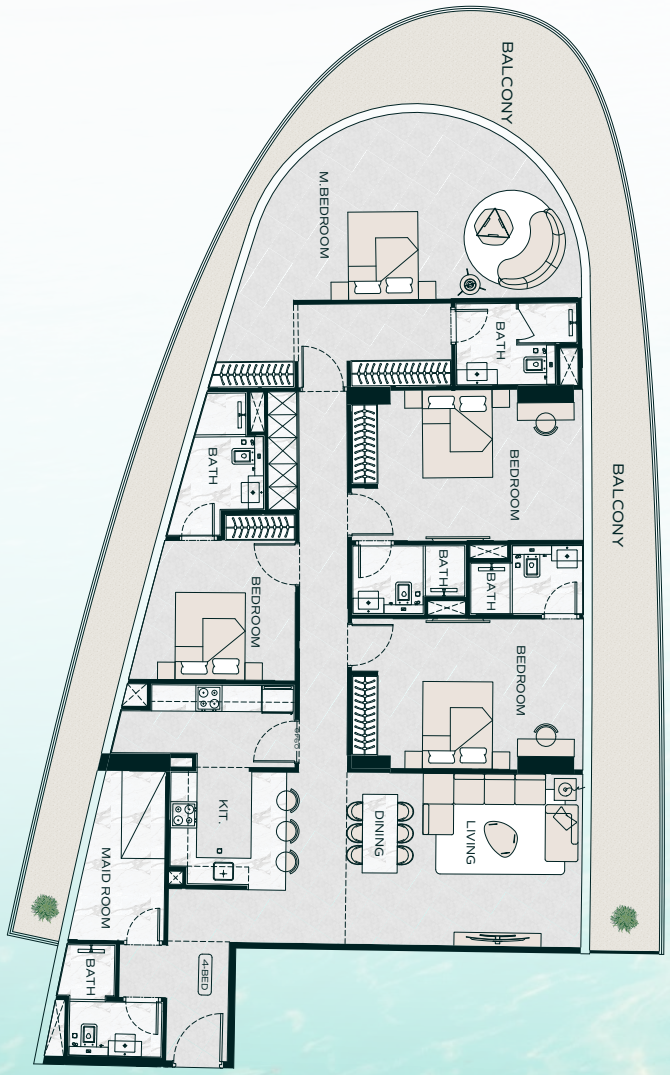
AREA	SQ.M	SQ.FT
AREA SUITE	168.45 m²	1813.18 ft²
BALCONY AREA	84.02 m²	904.38 ft²
TOTAL UNIT AREA	252.47 m²	2717.56 ft²

FLAT DESIGN COMPONENTS

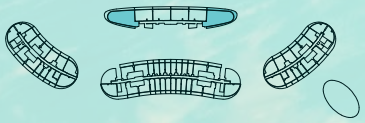
LIVING & DINING	41 m²
KITCHEN	14 m²
CORRIDOR	12 m²
M.BATH	4 m²
M.BEDROOM	27 m²
BATH	4 m²

BEDROOM	18 n
BEDROOM	16 n
BATH	4 m²
MAID	8 m²
LAUNDRY	1 m²
WC	3 m²

UNIT TYPE - 4 BEDROOM • ISLAND



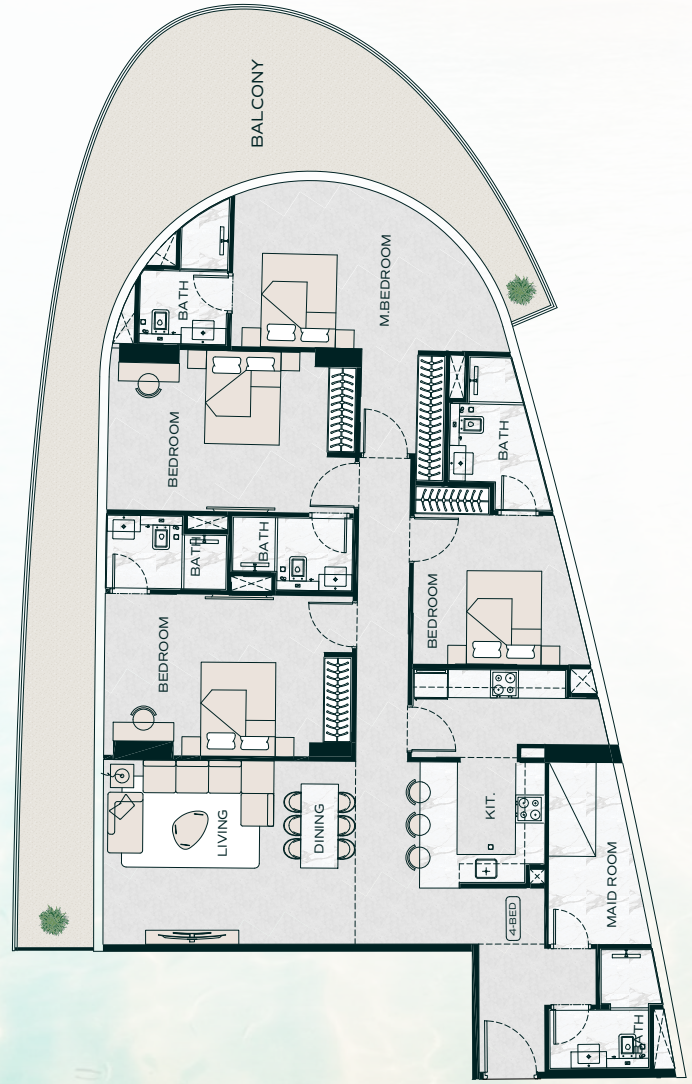
4 BEDROOM TYPE 01



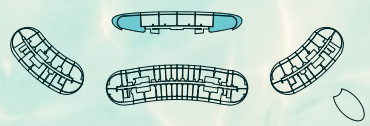
AREA	SQ.M	SQ.FT
AREA SUITE	187.45 m²	2017.70 ft²
BALCONY AREA	65.06 m²	700.30 ft²
TOTAL UNIT AREA	252.51 m²	2718.00 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	21 m²
KITCHEN	15 m²
CORRIDOR	24 m²
M.BATH	5 m²
M.BEDROOM	37 m²
BATH	4 m²
BEDROOM	18 m²
BEDROOM	18 m²
BATH	4 m²
MAID	7 m²
BATH	4 m²
BEDROOM	12 m²
BATH	5 m²



4 BEDROOM TYPE 02



AREA	SQ.M	SQ.FT
AREA SUITE	166.55 m²	1792.73 ft²
BALCONY AREA	55.04 m²	592.45 ft²
TOTAL UNIT AREA	221.59 m²	2385.17 ft²

FLAT DESIGN COMPONENTS

LIVING & DINING	21 m²
KITCHEN	15 m²
CORRIDOR	24 m²
M.BATH	5 m²
M.BEDROOM	37 m²
BATH	4 m²
BEDROOM	18 m²
BEDROOM	18 m²
BATH	4 m²
MAID	7 m²
BATH	4 m²
BEDROOM	12 m²
BATH	5 m²

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





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BINGHATTI
BESPOKE

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

بن غاطي
BINGHATTI