

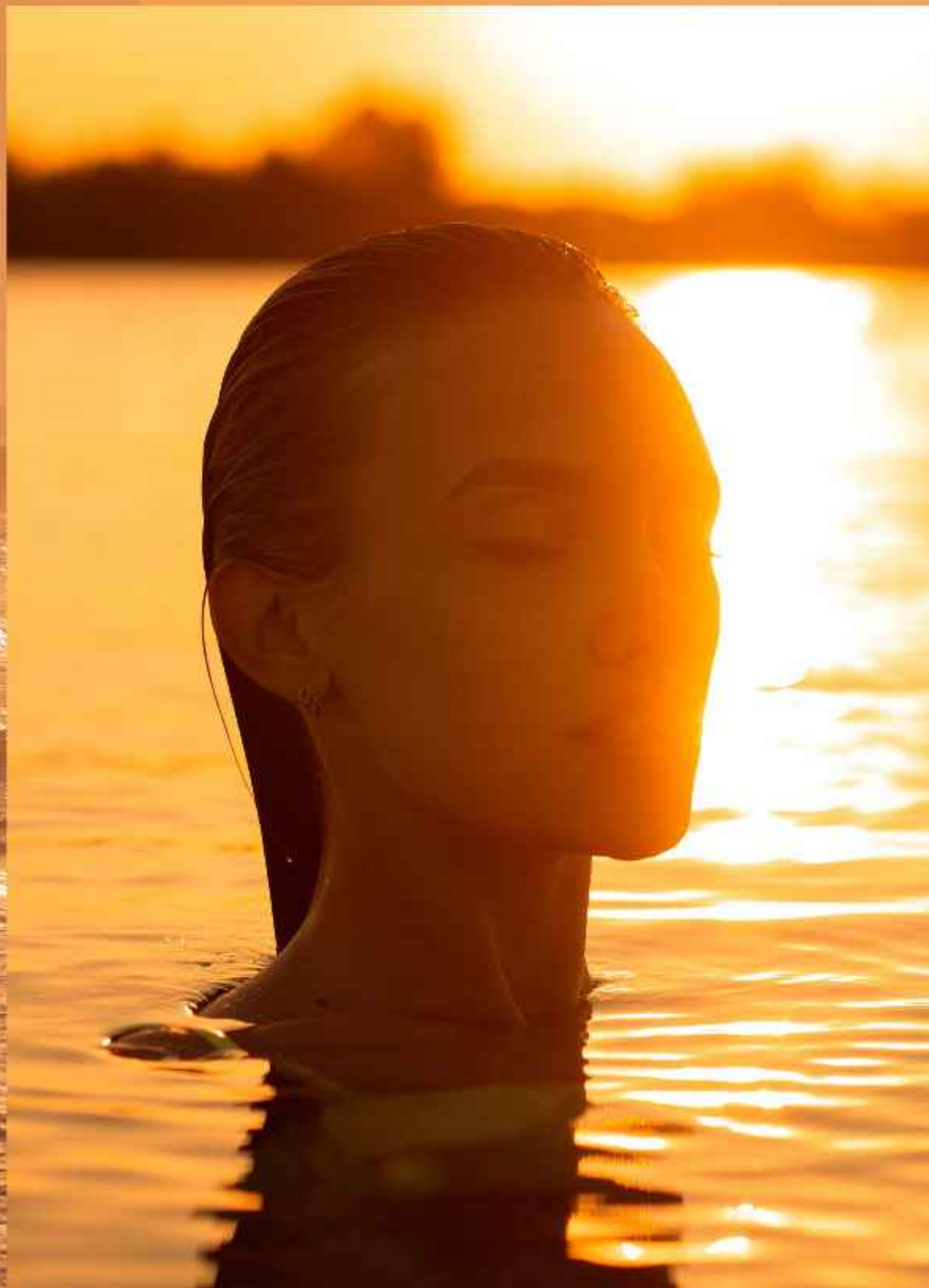
بن غاطي إيليت
BINGHATTI ELITE

ON THE EDGES OF
THE CITY'S FRAME

WHERE THE ELECTRIC HUM
OF CREATIVITY PULSATES

BINGHATTI ELITE
COMES INTO VIEW





AN UNASHAMEDLY BOLD STATEMENT,
UNAPOLOGETICALLY LUXURIOUS.

FRONT AND CENTER IN DUBAI'S HEART.
WHERE DARING INNOVATION CONVERGES,

AND BRIGHT LIGHTS FILL THE SKY.

A METEORIC HIGH-RISE,
SCULPTED IN GLASS AND STEEL,
WITH BRUTALLY CLEAN LINES.

A PLACE FOR THOSE
WHO DEMAND ATTENTION.
WHO DARE TO LIVE
OUTRAGEOUSLY WELL.

INSIDE, DECADENT SPACES UNFOLD.
SOARING WINDOWS CAPTURE
THE CITYSCAPE, A MOMENTOUS
BACKDROP FOR A LIFE LESS ORDINARY.





EMBRACE THE ENERGY.

EMBRACE THE ELITE.

WHERE AMBITION

FINDS ITS ADDRESS

A NEW STANDARD OF LIVING,

IGNITED





A NEW BENCHMARK

IN THE ELECTRIC HEART OF DUBAI PRODUCTION CITY, WHERE CREATIVITY AND INNOVATION COLLIDE, BINGHATTI ELITE RISES – A DECLARATION OF DESIGN-FORWARD LIVING. THIS IS A PLACE FOR THOSE WHO REFUSE TO BLEND IN, WHO COMMAND ATTENTION, WHO WRITE THEIR OWN RULES.



AN ICON IN NO
UNCERTAIN TERMS

BINGHATTI ELITE IS ARCHITECTURE AS
EXPRESSION. CLEAN LINES CUT THROUGH
THE SKY. GLASS AND STEEL GLEAM WITH
AN UNTAMED ENERGY. THIS IS A BUILDING
THAT REFUSES TO APOLOGISE FOR ITS
BOLDNESS, ITS UNAPOLOGETIC LUXURY.

BINGHATTI
Elite

ABOUT
BINGHATTI ELITE

STRUCTURAL ELEMENTS, EACH ECHOING THE BOLDNESS OF AMBITION, CREATE SPACES OF UNDENIABLE POWER AND REFINED BEAUTY. BINGHATTI ELITE'S FACADE, A NOD TO MODERN ELEGANCE, FAULTLESSLY BLENDS CUTTING-EDGE DESIGN WITH A TIMELESS APPEAL.











SHINE IN PRODUCTION CITY

BINGHATTI ELITE IS ROOTED IN DUBAI PRODUCTION CITY, A KINETIC HUB OF EXPRESSION. IT PLACES YOU AT THE CROSSROADS OF THE CITY'S UNTAMED ENERGY AND LIMITLESS POTENTIAL. CONNECTED TO SIGHTS, YET OFFERING SUFFICIENT SPACE TO COME INTO YOUR OWN. IMAGINE SOARING VIEWS OF TOWERS, A CONSTANT HUM OF DRIVE, WHILE BEING HELD IN A WORLD OF UNIQUE LUXURY.

BINGHATTI Elite

CITYCENTRE ME'AISEM
WALKING DISTANCE

DUBAI HILLS MALL
8 MINS

PALM JUMEIRAH
10 MINS

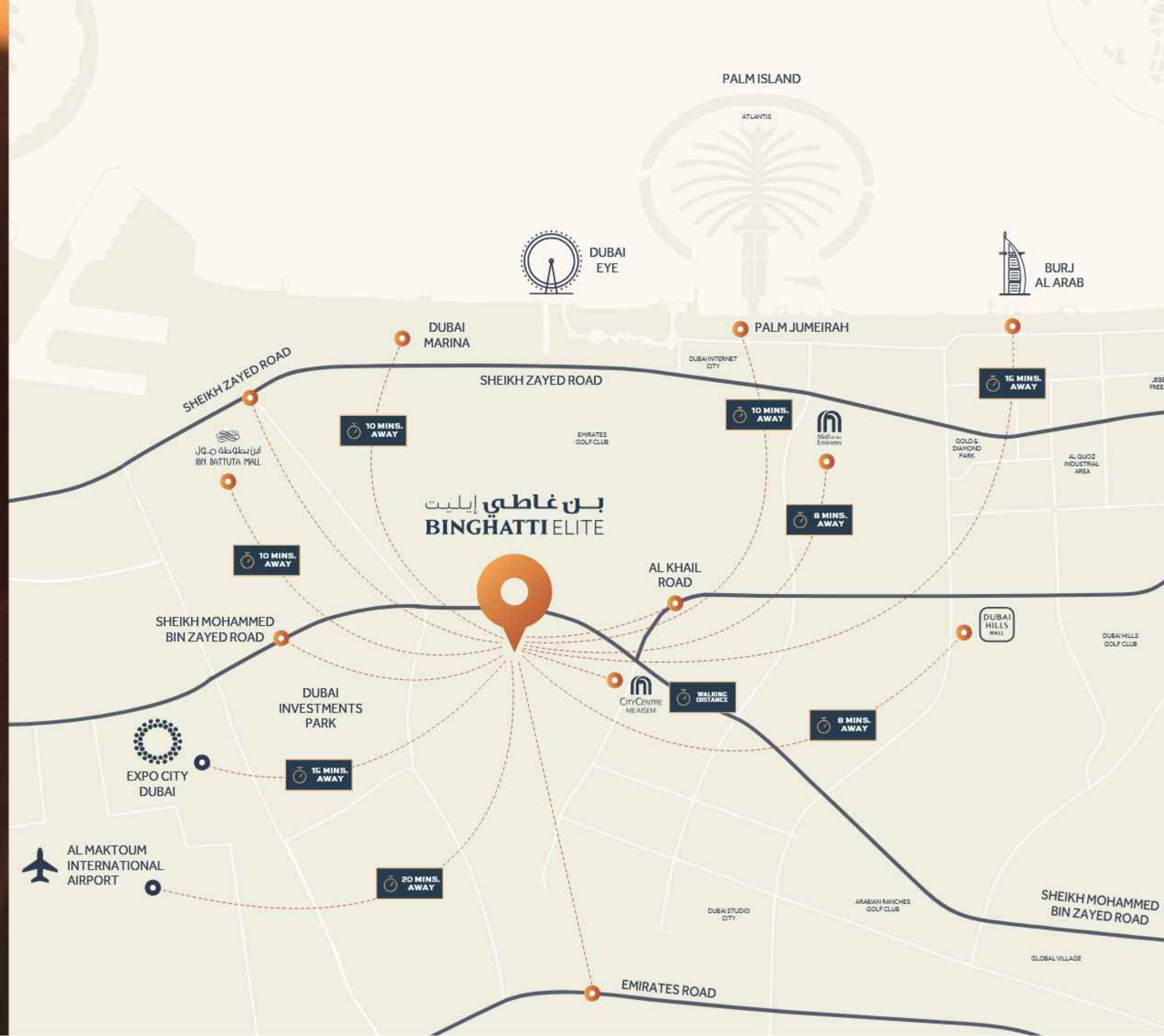
Mall of the Emirates
8 MINS

DUBAI MARINA
10 MINS

ابن بطوطة مول
IBN BATTUTA MALL
10 MINS

EXPO CITY DUBAI
15 MINS

BURJ AL ARAB
15 MINS





BINGHATTI
Elite

PROJECT FACTS

PROPERTY TYPE

RESIDENTIAL

PLOT AREA

10244.36 SQ.M / 110269.37 SQFT

DESCRIPTION

4B + G + 2P + 23 RESIDENTIAL FLOORS +
ROOF

NUMBER OF UNITS

STUDIO APARTMENT : 1587

1 BEDROOM APARTMENT : 158

TOTAL UNITS

RESIDENTIAL UNITS : 1745

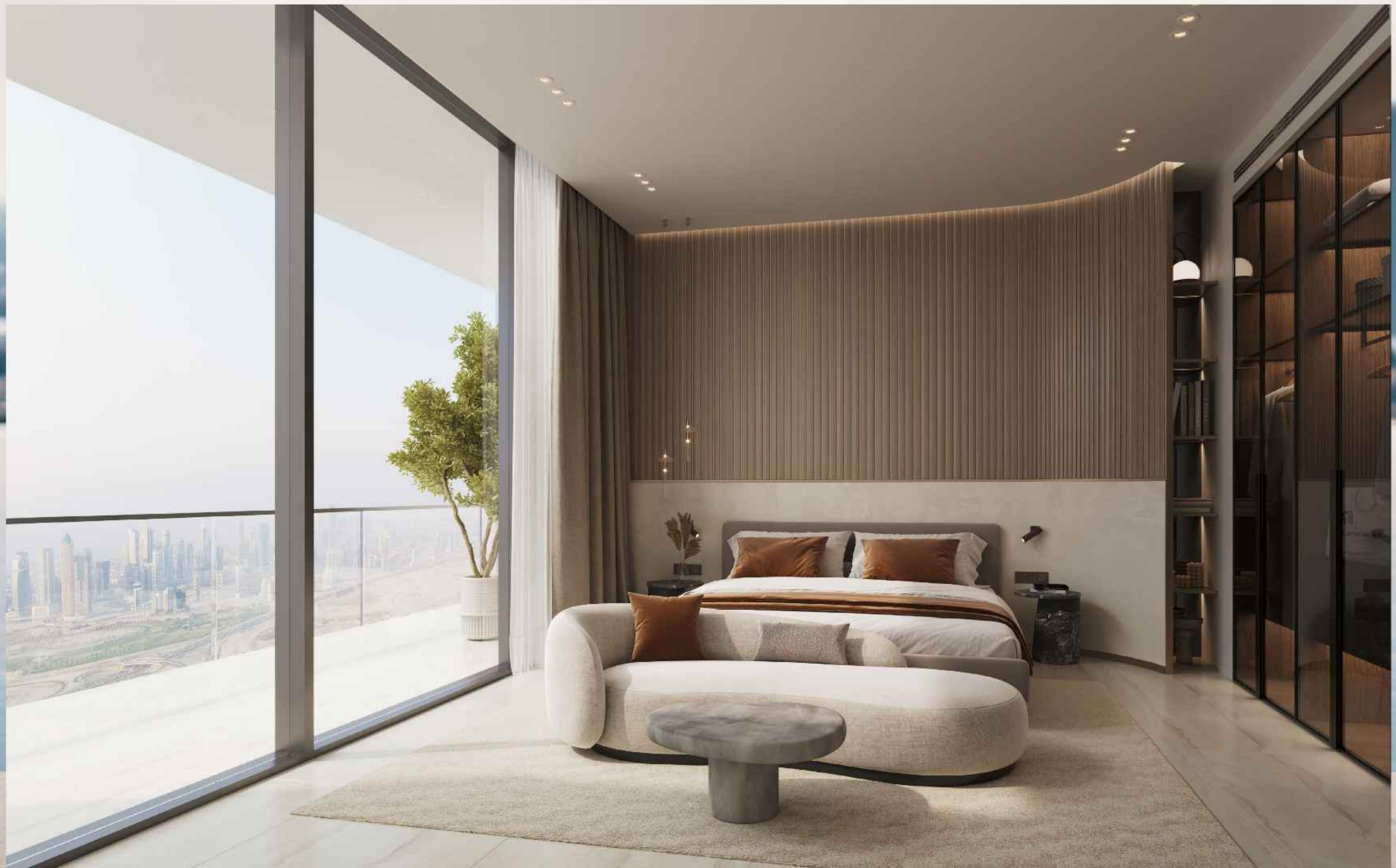




UNCOMPROMISINGLY LUXURIOUS

BINGHATTI ELITE CHALLENGES THE VERY IDEA OF REFINED LIVING, WITH PAINSTAKINGLY DESIGNED RESIDENCES CRAFTED FOR THOSE WHO DEMAND MORE. EXPANSIVE WINDOWS LET THE WORLD IN, FRAMING THE MESMERISING CITYSCAPE. IT'S A SPACE OF ELEGANCE AND COMFORT. A SEAT IN THE SKY FOR THOSE WHO REFUSE TO SETTLE FOR ANYTHING LESS THAN EXTRAORDINARY.





TRIUMPH OF TEXTURES

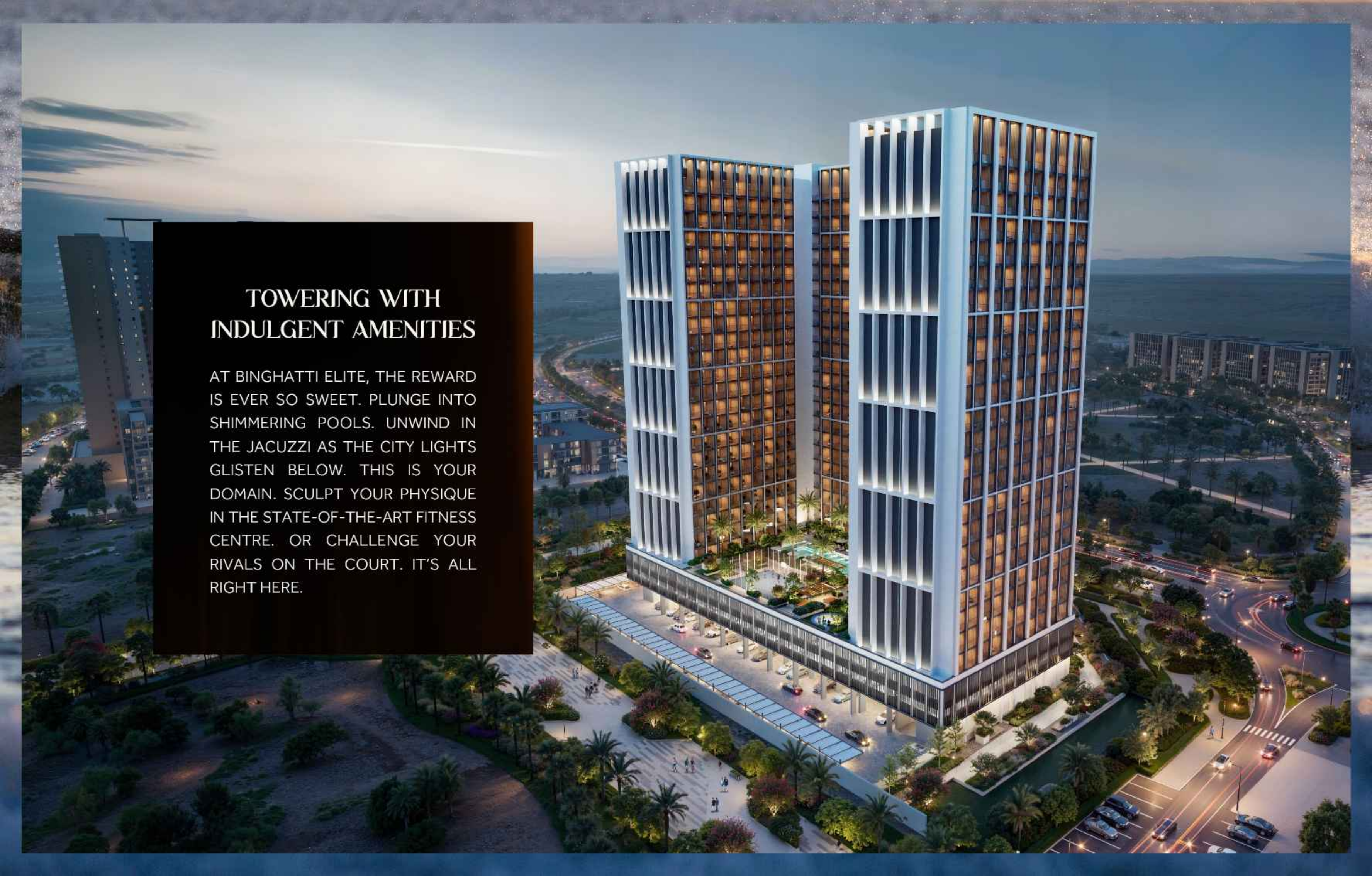
BINGHATTI ELITE EMBODIES THE VERY NOTION OF LUXURY. SLEEK METAL ACCENTS INTERTWINE WITH RICHLY WOVEN TEXTURES, CREATING A LIVED EXPERIENCE FOR THE SENSES. VISIONARY DESIGN DISSOLVES THE BOUNDARIES BETWEEN INSIDE AND OUT, LEAVING YOU SUSPENDED IN PANORAMAS. A BOLD PALETTE, INSPIRED BY THE CITY'S ENERGY, PROVIDES A BACKDROP FOR A LIFE LIVED BEYOND LIMITS.





APARTMENT MATERIALS





TOWERING WITH INDULGENT AMENITIES

AT BINGHATTI ELITE, THE REWARD IS EVER SO SWEET. PLUNGE INTO SHIMMERING POOLS. UNWIND IN THE JACUZZI AS THE CITY LIGHTS GLISTEN BELOW. THIS IS YOUR DOMAIN. SCULPT YOUR PHYSIQUE IN THE STATE-OF-THE-ART FITNESS CENTRE. OR CHALLENGE YOUR RIVALS ON THE COURT. IT'S ALL RIGHT HERE.



AMENITIES



KIDS POOL • JOGGING TRACK
OUTDOOR SEATING AREA
ADULT POOL • JACUZZI • WET DECK
POOL DECK • BASKETBALL COURT
KIDS PLAY AREA





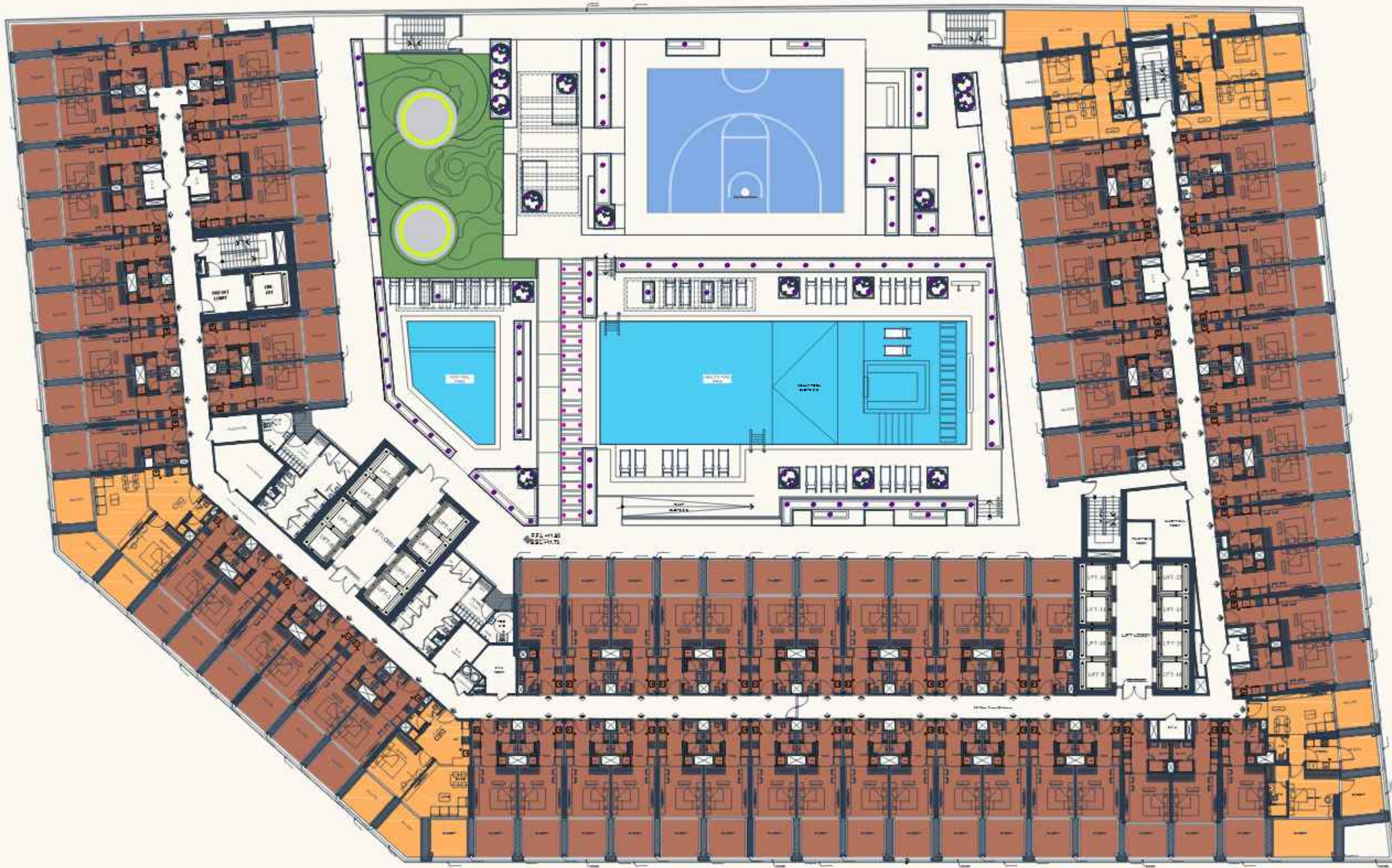




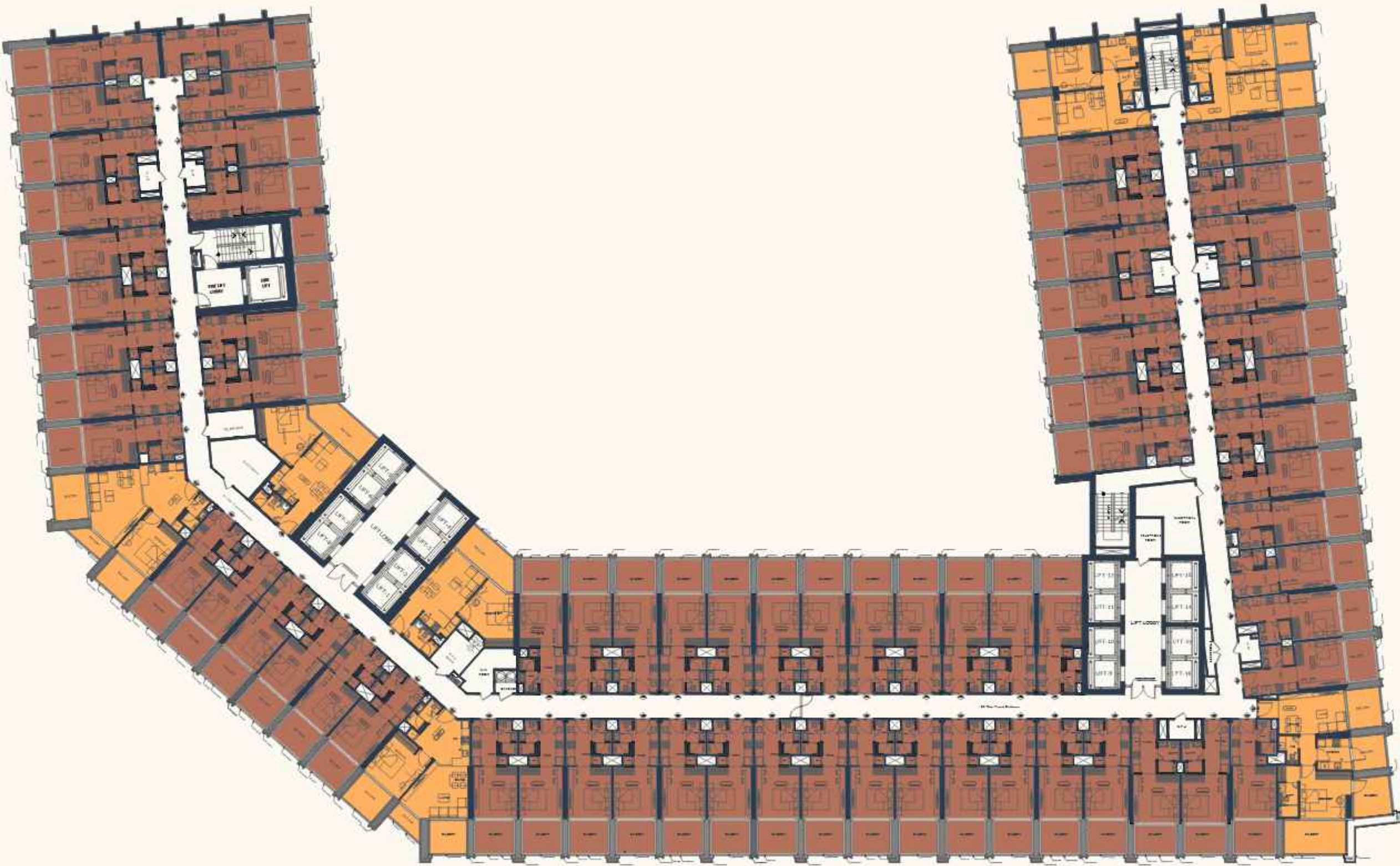
Floor Plan

FIRST

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الخطط هي تمثيل تقريبي للخطط الفعلية. 1. جميع الأبعاد هي الأبعاد الهيكلية وتتضمن سمك الجدران والافتراضات الإنشائية. 2. جميع الأبعاد قد تم توفيرها من قبل المصمم المعماري الاستشاري. 3. جميع المواد والأبعاد والرسومات هي تقريبية. المعلومات هي عرضة للتغيير دون إشعار مسبق. 4. المساحة الفعلية للوحدات قد تختلف عن المساحة المعلن عنها. الرسومات ليست بالقياس. يحتفظ المطور بالحق في إجراء التعديلات. 5. حساب مساحة الوحدة هو المساحة المحيطة بخط الوسط للجدران الفاصلة بين الوحدات، والواجهة الخارجية لجميع الجدران الخارجية، والواجهة الخارجية للجدار المحيط بالوحدة المجاورة. 6. حساب مساحة الشرفة هو المساحة المحيطة بخط الوسط للجدران الفاصلة بين الشرفتين، والواجهة الخارجية للجدار المحيط بالشرفة، والواجهة الخارجية للشرفة المجاورة. 7. الوحدات هي المقاسة على الطابق النموذجي في المبنى. الأعمدة قد تختلف في الحجم اعتماداً على الطابق. 8. لكل نوع وحدة، قد تختلف الأحجام والتفاصيل. يرجى الرجوع إلى اتفاقية البيع والشراء للحصول على الحجم الفعلي لكل وحدة محددة.



Floor Plan

2ND-4TH, 6TH-8TH, 10TH- 12TH, 14TH- 16TH, 18TH- 20TH & 22ND

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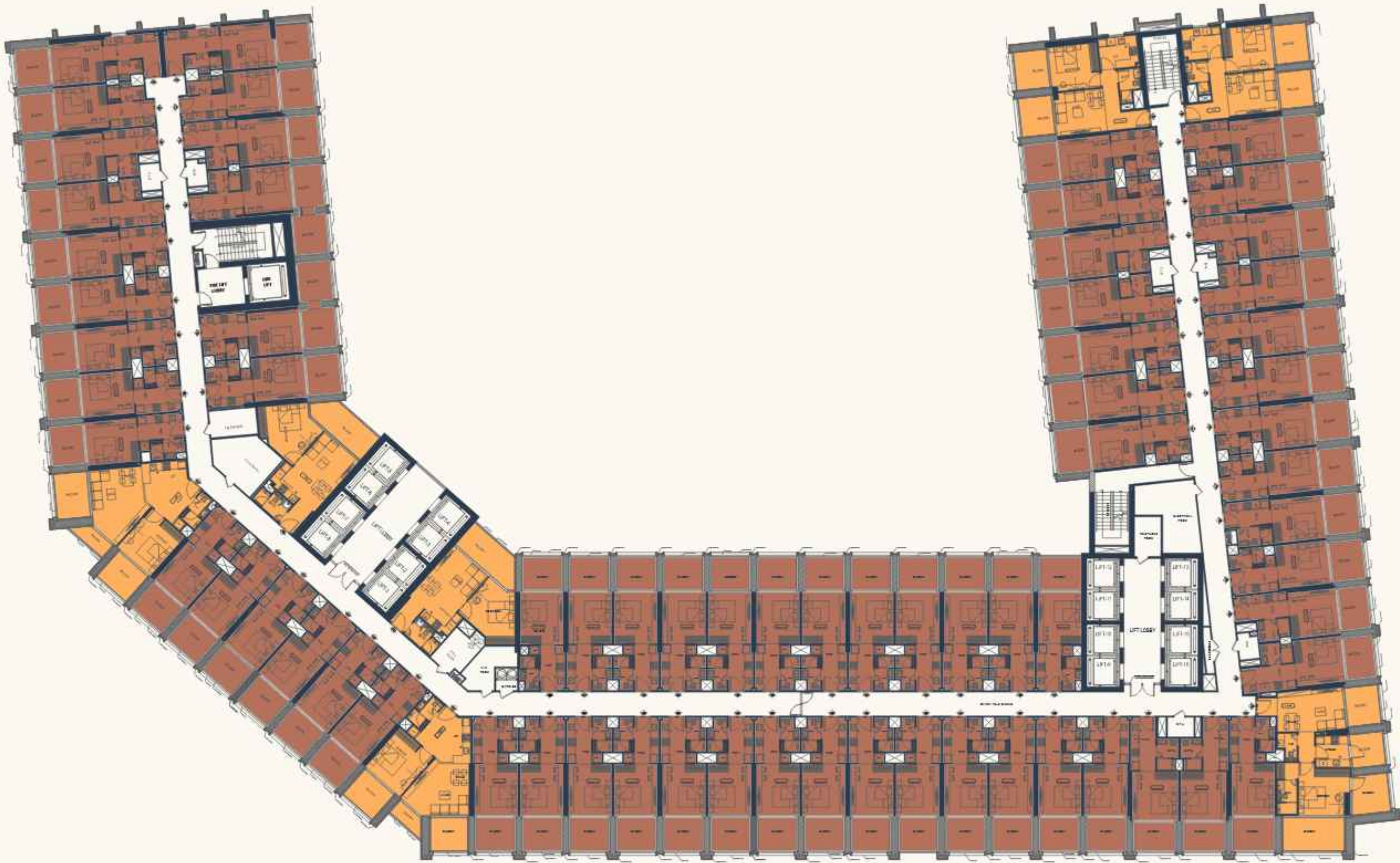


Floor Plan

5th, 9th, 13th, 17th & 21st

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أولاً: 1. جميع أبعاد الغرف مقاسة إلى العناصر الإنشائية وتتضمن سمك الجدران وتفاوتات البناء. 2. جميع الأبعاد قد تم توفيرها من قبل المصممين الاستشاريين. 3. جميع المواد والأبعاد والرسومات تقريبية. المعلومات عرضة للتغيير دون إشعار مسبق. 4. المساحة الفعلية للوحدات قد تختلف عن المساحة المعلنة. الرسومات ليست بالقياسية. يحتفظ المطور بحق إجراء تعديلات. 5. طريقة حساب مساحة الوحدة هي المساحة المحيطة بخط مركزية فتحة الباب أو الجدران الفاصلة بين الوحدات، والواجهة الخارجية لجميع الجدران الخارجية، والواجهة الخارجية للجدار المغلق للوحدة المجاورة. 6. طريقة حساب مساحة الشرفة هي المساحة المحيطة بخط مركزية فتحة الباب أو الجدران الفاصلة بين الوحدات، والواجهة الخارجية للجدار المغلق للشرفة والمواجهة الخارجية للوحدة المجاورة. 7. يتم قياس الوحدات على طابق نموذجي في المبنى. قد يختلف حجم الأعمدة باختلاف الطابق. 8. لحجم كل نوع وحدة، قد تختلف الأحجام والتفاصيل قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء للحصول على الحجم الفعلي لكل وحدة.

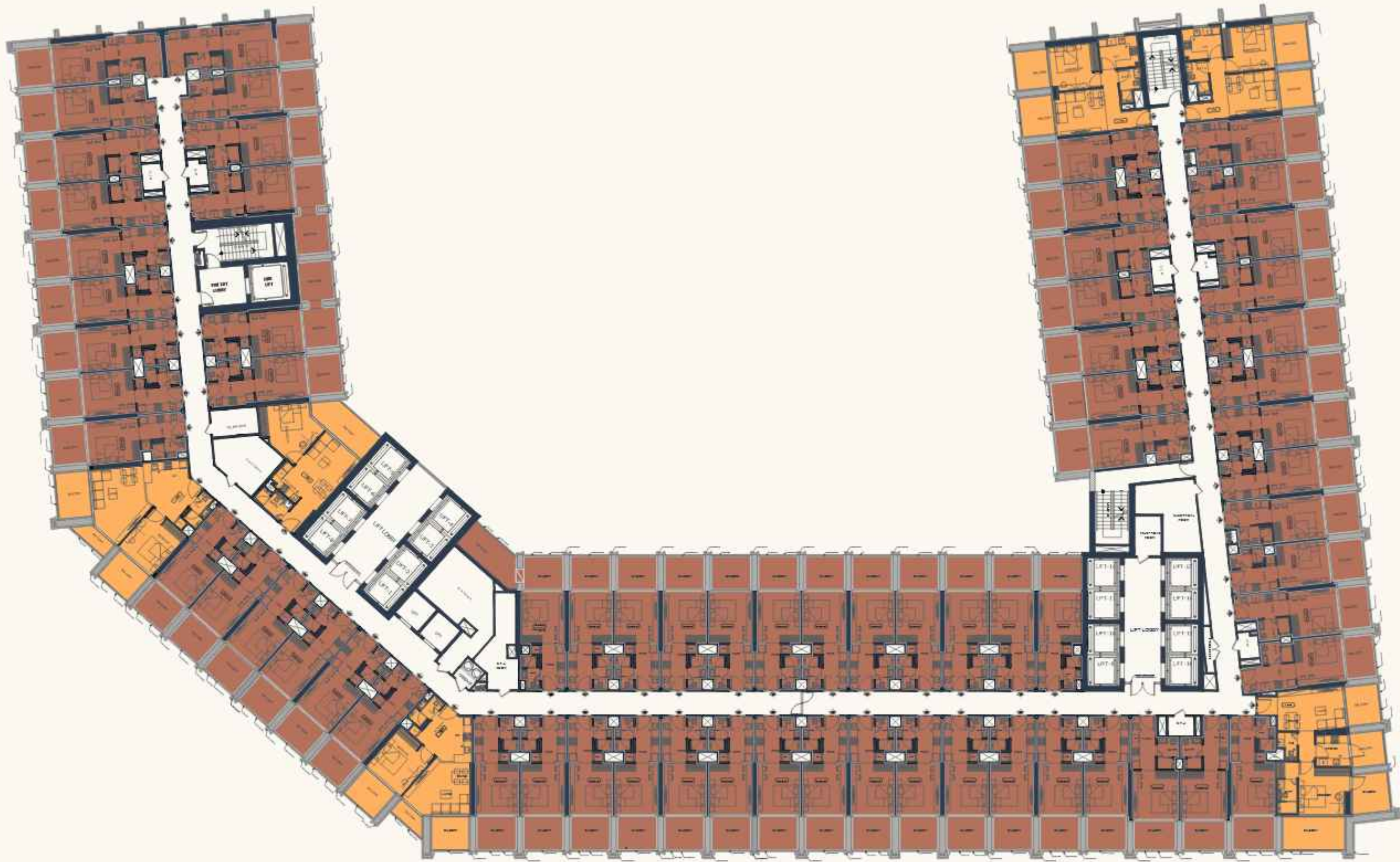


Floor Plan

23rd

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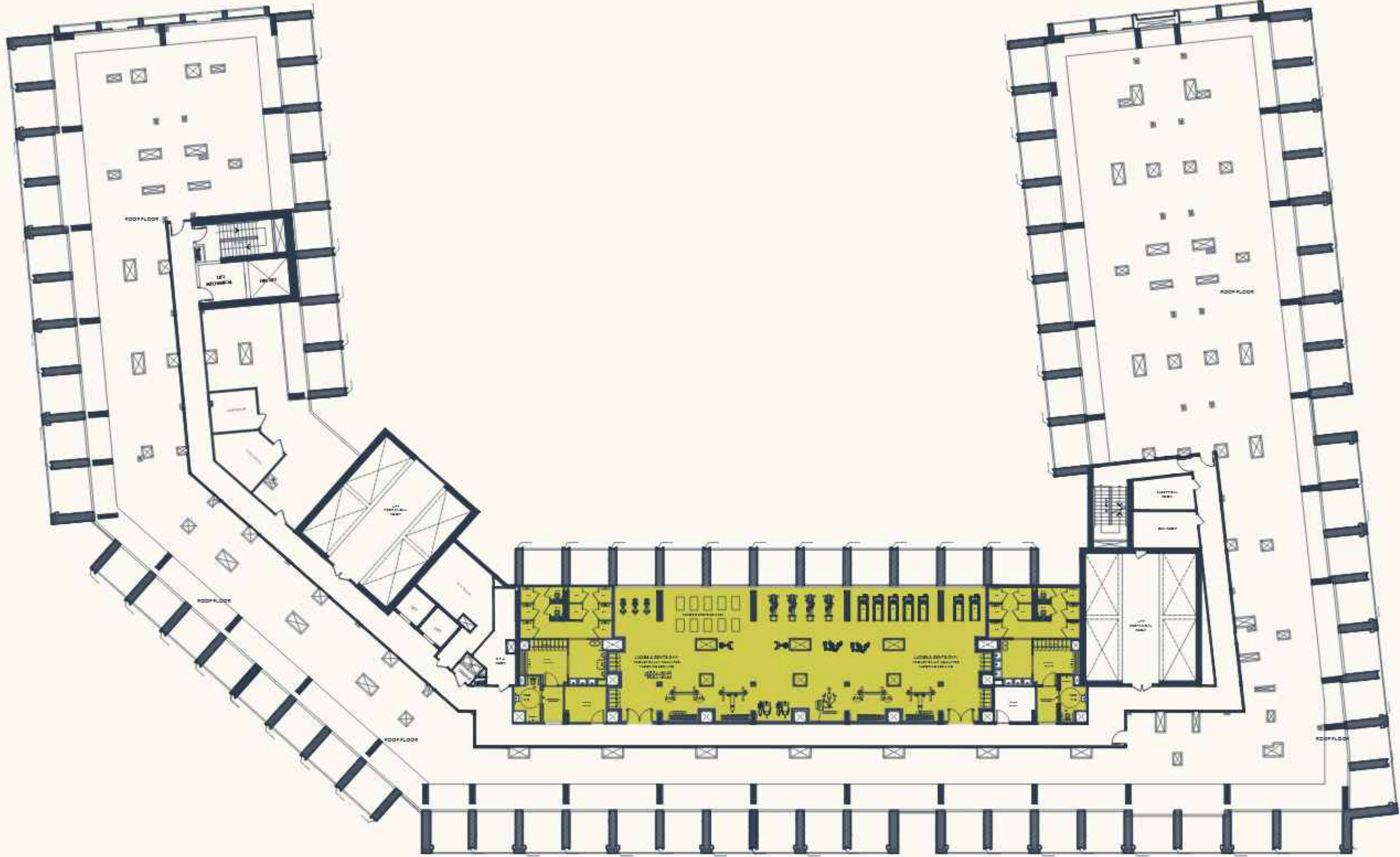
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Floor Plan

ROOF

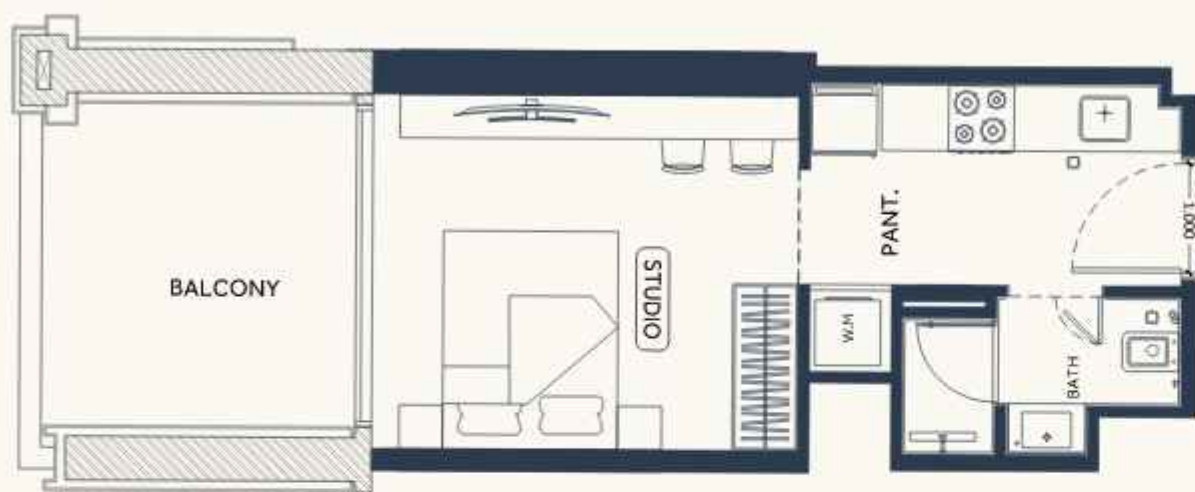
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STUDIO Type 01

AREA	SQ.M	SQ.FT
SUITE AREA	25.99 m ²	279.75 ft ²
BALCONY AREA	9.69 m ²	104.30 ft ²
TOTAL UNIT AREA	35.68 m ²	384.05 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	7 m ²
LAUNDRY	1 m ²

STUDIO Type 02

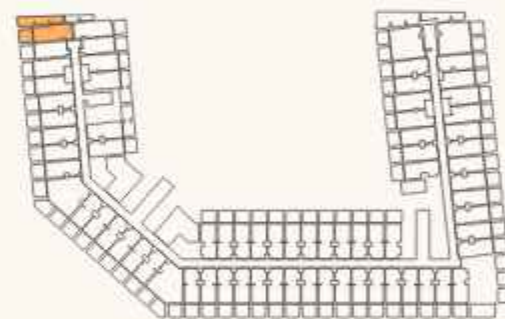
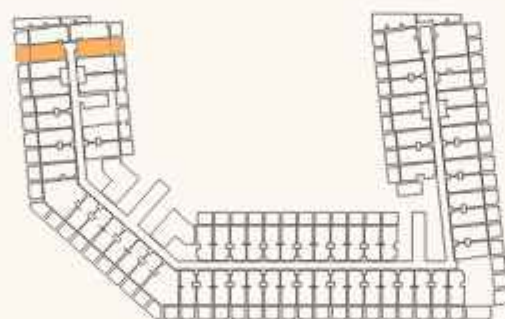
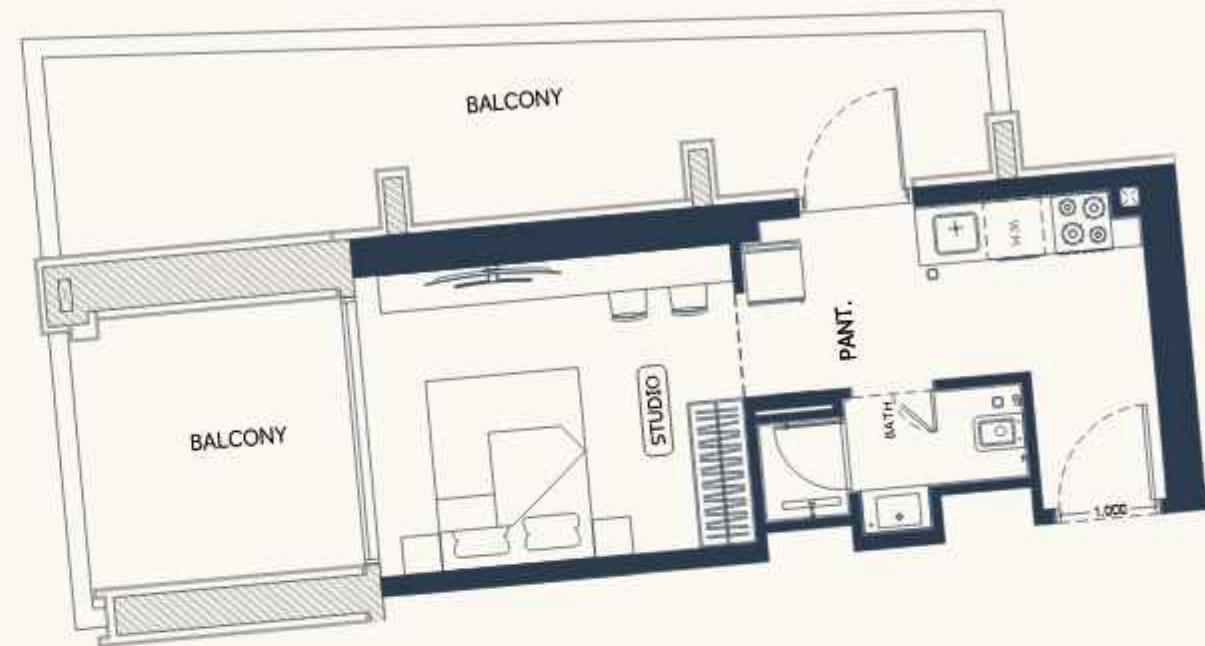
AREA	SQ. M	SQ. FT
SUITE AREA	28.74 m ²	309.35 ft ²
BALCONY AREA	20.73 m ²	223.13 ft ²
TOTAL UNIT AREA	49.47 m ²	532.49 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	14 m ²
KITCHEN	8 m ²

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STUDIO Type 03

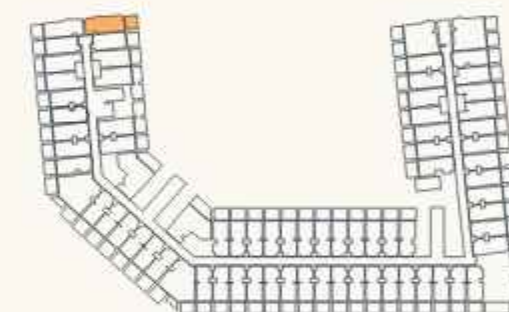
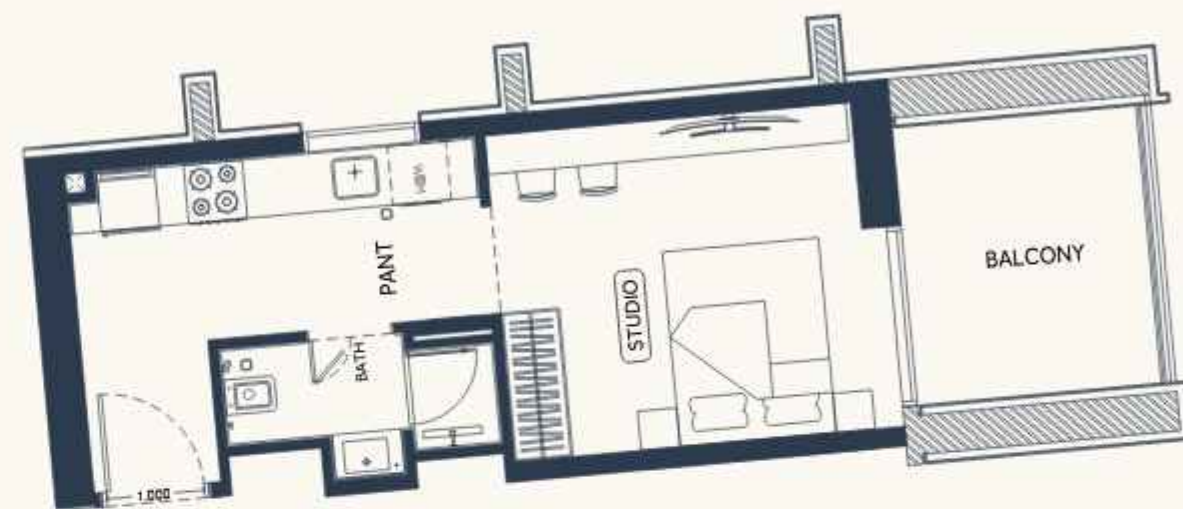
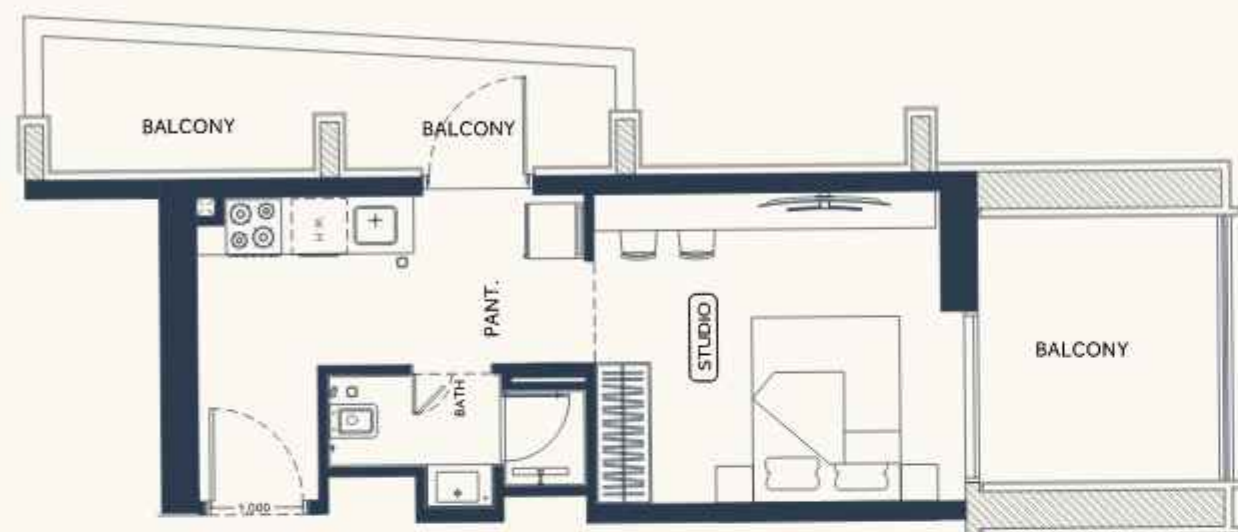
AREA	SQ. M	SQ. FT
SUITE AREA	25.40 m ²	273.40 ft ²
BALCONY AREA	9.08 m ²	97.73 ft ²
TOTAL UNIT AREA	34.48 m ²	371.13 ft ²
FLAT DESIGN COMPONENTS		
BATH		3 m ²
STUDIO		13 m ²
KITCHEN		6 m ²

STUDIO Type 04

AREA	SQ. M	SQ. FT
SUITE AREA	29.44 m ²	316.88 ft ²
BALCONY AREA	32.96 m ²	354.77 ft ²
TOTAL UNIT AREA	62.40 m ²	671.66 ft ²
FLAT DESIGN COMPONENTS		
BATH		3 m ²
STUDIO		12 m ²
KITCHEN		8 m ²
CORRIDOR		2 m ²

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STUDIO Type 05

AREA	SQ. M	SQ. FT
SUITE AREA	29.82 m ²	320.97 ft ²
BALCONY AREA	27.79 m ²	299.12 ft ²
TOTAL UNIT AREA	57.61 m ²	620.10 ft ²

FLAT DESIGN COMPONENTS		
BATH		3 m ²
STUDIO		13 m ²
KITCHEN		8 m ²
CORRIDOR		2 m ²

STUDIO Type 06

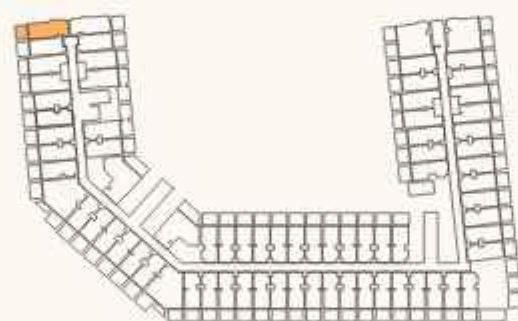
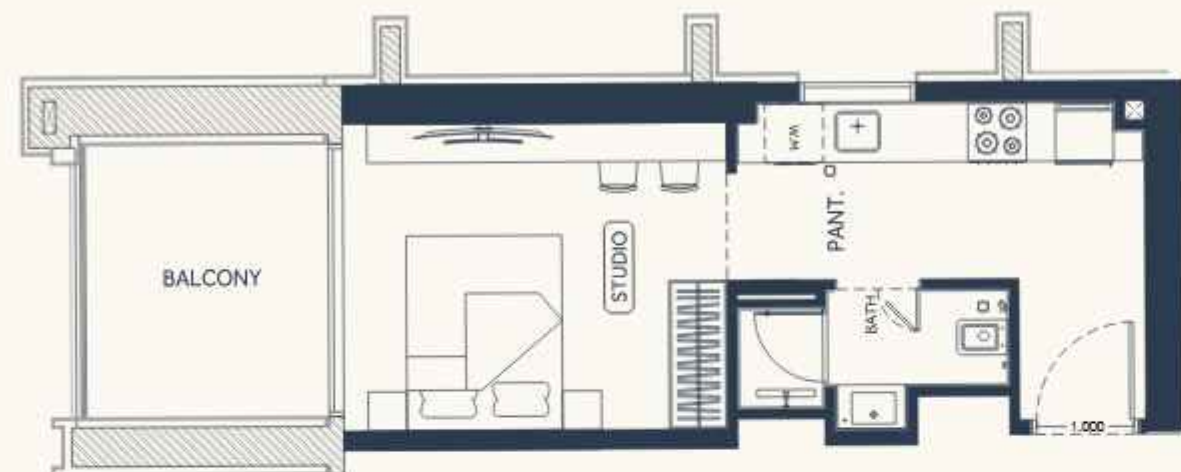
AREA	SQ. M	SQ. FT
SUITE AREA	29.91 m ²	321.94 ft ²
BALCONY AREA	9.04 m ²	97.30 ft ²
TOTAL UNIT AREA	38.95 m ²	419.25 ft ²

FLAT DESIGN COMPONENTS		
BATH		3 m ²
STUDIO		13 m ²
KITCHEN		8 m ²
CORRIDOR		2 m ²

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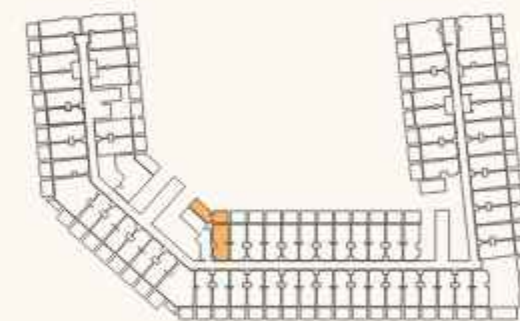




STUDIO Type 07

AREA	SQ.M	SQ.FT
SUITE AREA	29.53 m ²	317.85 ft ²
BALCONY AREA	8.96 m ²	96.44 ft ²
TOTAL UNIT AREA	38.49 m ²	414.30 ft ²
FLAT DESIGN COMPONENTS		
BATH		3 m ²
STUDIO		12 m ²
KITCHEN		8 m ²
CORRIDOR		2 m ²

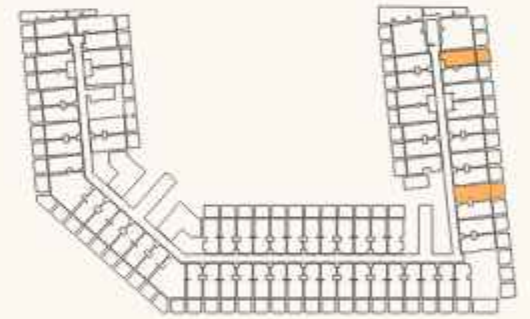
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STUDIO Type 08

AREA	SQ.M	SQ.FT
SUITE AREA	26.97 m ²	290.30 ft ²
BALCONY AREA	21.60 m ²	232.50 ft ²
TOTAL UNIT AREA	48.57 m ²	522.80 ft ²
FLAT DESIGN COMPONENTS		
BATH		3 m ²
STUDIO		13 m ²
KITCHEN		6 m ²
LAUNDRY		1 m ²

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STUDIO Type 09

AREA	SQ.M	SQ.FT
SUITE AREA	25.90 m ²	278.78 ft ²
BALCONY AREA	9.08 m ²	97.73 ft ²
TOTAL UNIT AREA	34.98 m ²	376.52 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	13 m ²
KITCHEN	8 m ²

STUDIO Type 10

AREA	SQ.M	SQ.FT
SUITE AREA	25.92 m ²	279.00 ft ²
BALCONY AREA	9.08 m ²	97.73 ft ²
TOTAL UNIT AREA	35.00 m ²	376.73 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	13 m ²
KITCHEN	7 m ²

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1. جميع أبعاد الغرف مقاسة إلى العناصر الإنشائية وتتضمن سمك الجدران وتفاوتات البناء. 2. جميع الأبعاد قد تم توفيرها من قبل المهندسين المعماريين الاستشاريين. 3. جميع المواد والأبعاد والرسومات تقريبية. المعلومات عرضة للتغيير دون إشعار مسبق. 4. المساحة الفعلية للوحدة قد تختلف عن المساحة المعلنة. الرسومات ليست بالقياس. يحتفظ المطور بالحق في إجراء التعديلات. 5. يتم قياس مساحة الوحدة على أنها المنطقة المحيطة بخط الوسط للجدران أو الجدران الفاصلة بين وحدة واحدة من الوحدات، والواجهة الداخلية لجميع الجدران الخارجية، والواجهة الخارجية للجدار المغلقة للوحدة المجاورة. 6. يتم قياس مساحة الشرفة على أنها المنطقة المحيطة بخط الوسط للجدران أو الجدران الفاصلة بين وحدة واحدة من الوحدات، والواجهة الخارجية للجدار المحيط والشريط الخارجي للوحدة المجاورة. 7. يتم قياس الوحدات على طابق نموذجي في المبنى. قد يختلف حجم الأعمدة باختلاف الطابق. 8. قد تختلف أحجام الوحدات وتفاصيلها قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء للحصول على الحجم الفعلي لكل وحدة محددة.



STUDIO Type 11

AREA	SQ.M	SQ.FT
SUITE AREA	28.37 m ²	305.37 ft ²
BALCONY AREA	19.53 m ²	210.21 ft ²
TOTAL UNIT AREA	47.90 m ²	515.59 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	7 m ²
LAUNDRY	1 m ²

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STUDIO Isometric View

AREA	SQ.M	SQ.FT
SUITE AREA	28.37 m ²	305.37 ft ²
BALCONY AREA	19.53 m ²	210.21 ft ²
TOTAL UNIT AREA	47.90 m ²	515.59 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	7 m ²
LAUNDRY	1 m ²

إقرار: 1. جميع أبعاد الغرف مقاسة إلى العناصر الإنشائية وتتضمن سمك الجدران وتفاوتات البناء. 2. جميع الأبعاد قد تم توفيرها من قبل المصمم المعماري. 3. جميع المواد والأبعاد والرسومات تقريبية. المعلومات عرضة للتغيير دون إشعار مسبق. 4. المساحة الفعلية للغرفة قد تختلف عن المساحة المعلنة. الرسومات ليست بالقياس. 5. يتم قياس مساحة الغرفة على خط الوسط للجدران أو الجدران الفاصلة بين الوحدات، وجدران الحوائط الخارجية، وجدران الزوايا الخارجية للجدران. 6. يتم قياس مساحة الشرفة على خط الوسط للجدران أو الجدران الفاصلة بين الوحدات، وجدران الحوائط الخارجية، وجدران الزوايا الخارجية للجدران. 7. يتم قياس الوحدات على الطابق النموذجي في المبنى. قد يختلف حجم الأعمدة باختلاف الطابق. 8. قد تختلف أحجام الوحدات وتفاصيلها من نوع إلى نوع. يرجى الرجوع إلى اتفاقية البيع والشراء للحصول على الحجم الفعلي لكل وحدة محددة.





1 BEDROOM Type 01

AREA	SQ.M	SQ.FT
SUITE AREA	55.24 m ²	594.59 ft ²
BALCONY AREA	28.52 m ²	306.98 ft ²
TOTAL UNIT AREA	83.76 m ²	901.58 ft ²

FLAT DESIGN COMPONENTS	
BATH	3 m ²
BEDROOM	13 m ²
LIVING & DINING	19 m ²
KITCHEN	8 m ²
CORRIDOR	6 m ²
LAUNDRY	1 m ²



1 BEDROOM Type 02

AREA	SQ. M	SQ. FT
SUITE AREA	50.13 m ²	539.59 ft ²
BALCONY AREA	12.66 m ²	136.27 ft ²
TOTAL UNIT AREA	62.79 m ²	675.86 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	15 m ²
LIVING & DINING	15 m ²
KITCHEN	5 m ²
CORRIDOR	3 m ²

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1 BEDROOM Type 03

AREA	SQ.M	SQ.FT
SUITE AREA	48.30 m ²	519.89 ft ²
BALCONY AREA	12.52 m ²	134.76 ft ²
TOTAL UNIT AREA	60.82 m ²	654.66 ft ²
FLAT DESIGN COMPONENTS		
BATH		4 m ²
BEDROOM		14 m ²
LIVING & DINING		15 m ²
KITCHEN		5 m ²
CORRIDOR		3 m ²

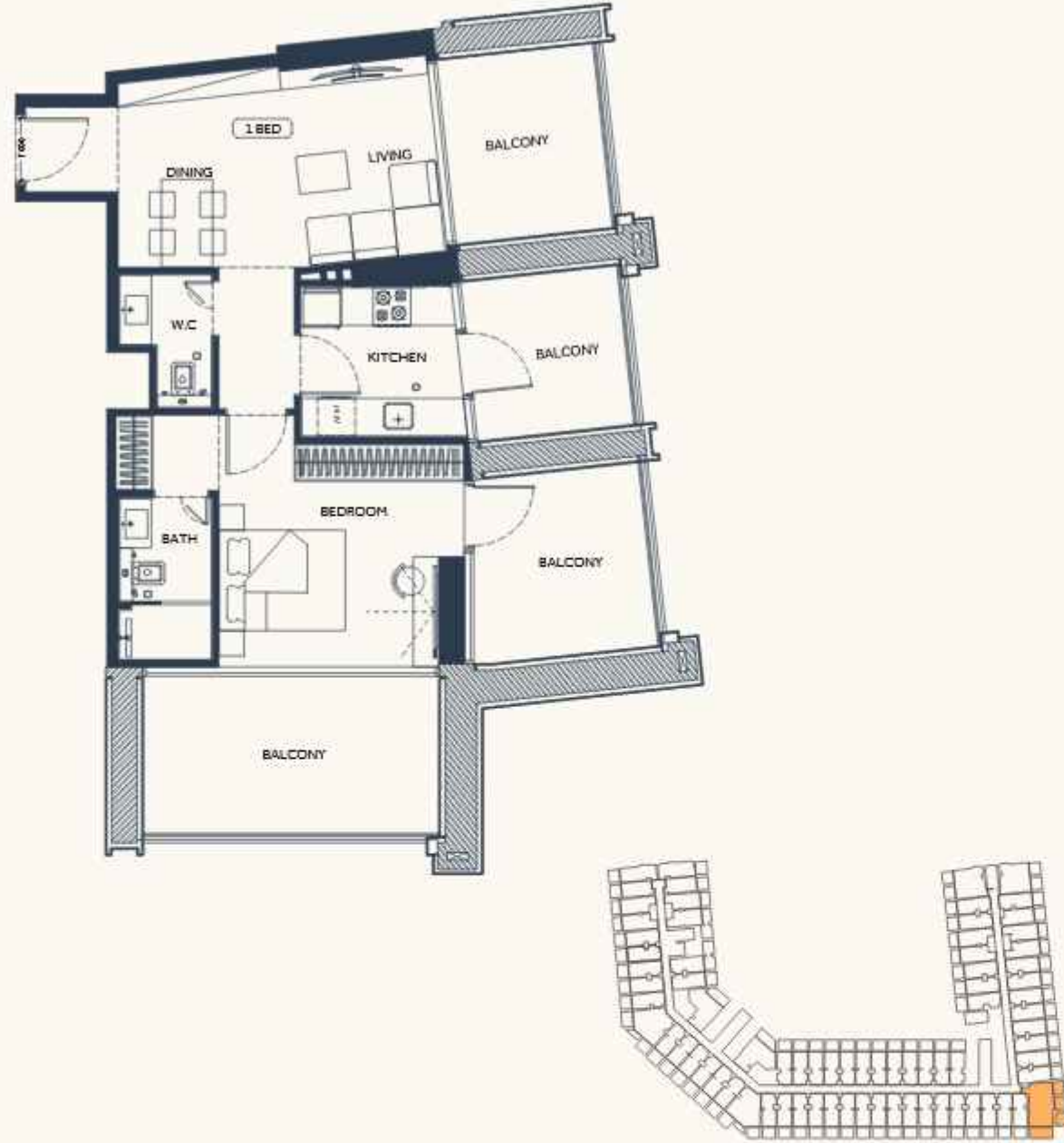
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1 BEDROOM Type 04

AREA	SQ.M	SQ.FT
SUITE AREA	51.23 m ²	551.43 ft ²
BALCONY AREA	29.35 m ²	315.92 ft ²
TOTAL UNIT AREA	80.58 m ²	867.35 ft ²
FLAT DESIGN COMPONENTS		
BATH		3 m ²
BEDROOM		14 m ²
LIVING & DINING		17 m ²
KITCHEN		8 m ²
CORRIDOR		5 m ²
LAUNDRY		1 m ²

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1 BEDROOM Type 05

AREA	SQ.M	SQ.FT
SUITE AREA	60.69 m ²	653.26 ft ²
BALCONY AREA	46.32 m ²	498.58 ft ²
TOTAL UNIT AREA	107.01 m ²	1151.84 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4m ²
M.BEDROOM	15m ²
LIVING & DINING	15m ²
KITCHEN	6 m ²
CORRIDOR	5m ²
W.C.	3m ²

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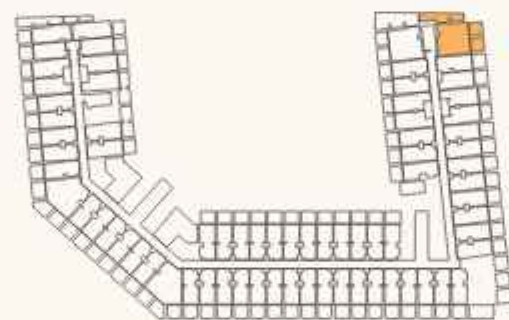
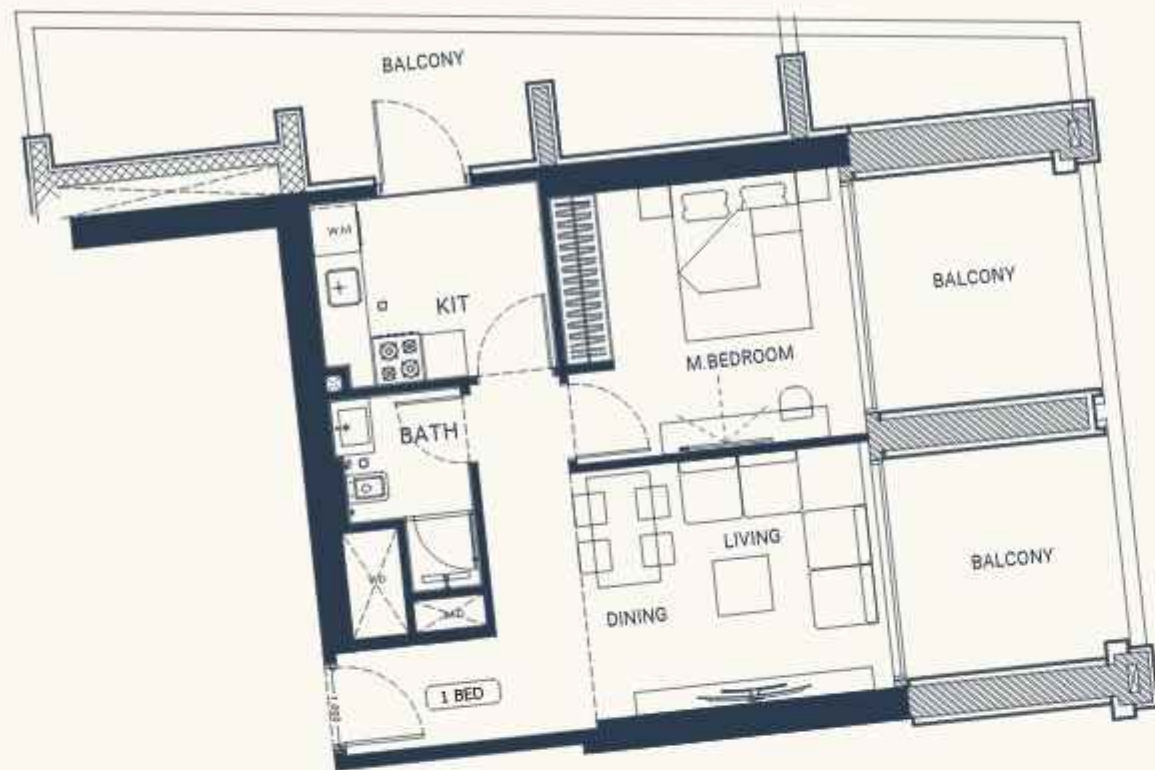
1 BEDROOM Type 06

AREA	SQ.M	SQ.FT
SUITE AREA	48.55 m ²	522.58 ft ²
BALCONY AREA	59.76 m ²	643.25 ft ²
TOTAL UNIT AREA	108.31 m ²	1165.83 ft ²

FLAT DESIGN COMPONENTS	
BATH	4m ²
BEDROOM	12m ²
LIVING & DINING	12m ²
KITCHEN	7m ²
CORRIDOR	8m ²

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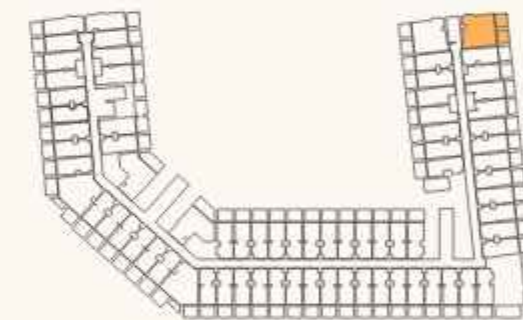
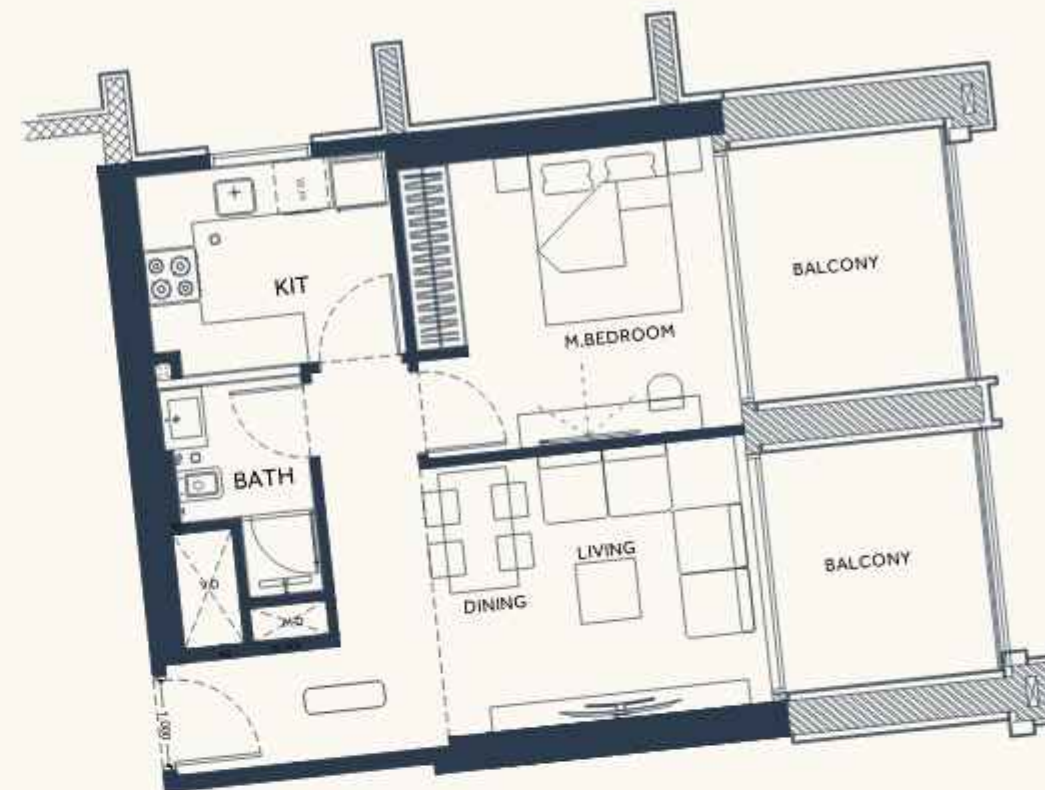
1 BEDROOM Type 07

AREA	SQ.M	SQ.FT
SUITE AREA	47.91 m ²	515.69 ft ²
BALCONY AREA	44.28 m ²	476.62 ft ²
TOTAL UNIT AREA	92.19 m ²	992.32 ft ²

FLAT DESIGN COMPONENTS

BATH	4m ²
BEDROOM	13m ²
LIVING & DINING	12m ²
KITCHEN	7m ²
CORRIDOR	8m ²

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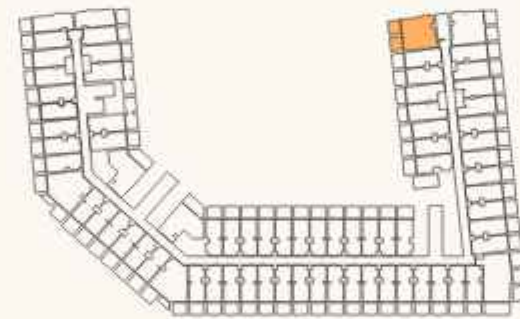
1 BEDROOM Type 08

AREA	SQ.M	SQ.FT
SUITE AREA	48.13 m ²	518.06 ft ²
BALCONY AREA	17.40 m ²	187.29 ft ²
TOTAL UNIT AREA	65.53 m ²	705.35 ft ²

FLAT DESIGN COMPONENTS

BATH	4m ²
BEDROOM	13m ²
LIVING & DINING	12m ²
KITCHEN	7 m ²
CORRIDOR	8m ²

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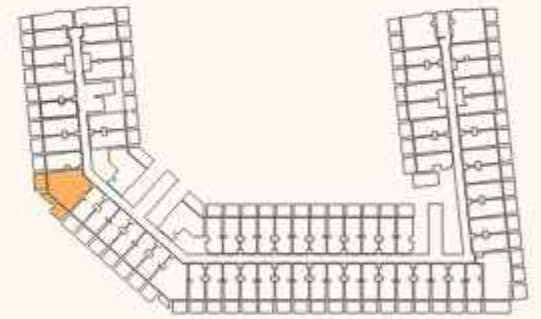
1 BEDROOM Type 09

AREA	SQ.M	SQ.FT
SUITE AREA	48.77 m ²	524.95 ft ²
BALCONY AREA	17.40 m ²	187.29 ft ²
TOTAL UNIT AREA	66.17 m ²	712.24 ft ²

FLAT DESIGN COMPONENTS

BATH	4m ²
BEDROOM	12m ²
LIVING & DINING	12m ²
KITCHEN	7 m ²
CORRIDOR	8m ²

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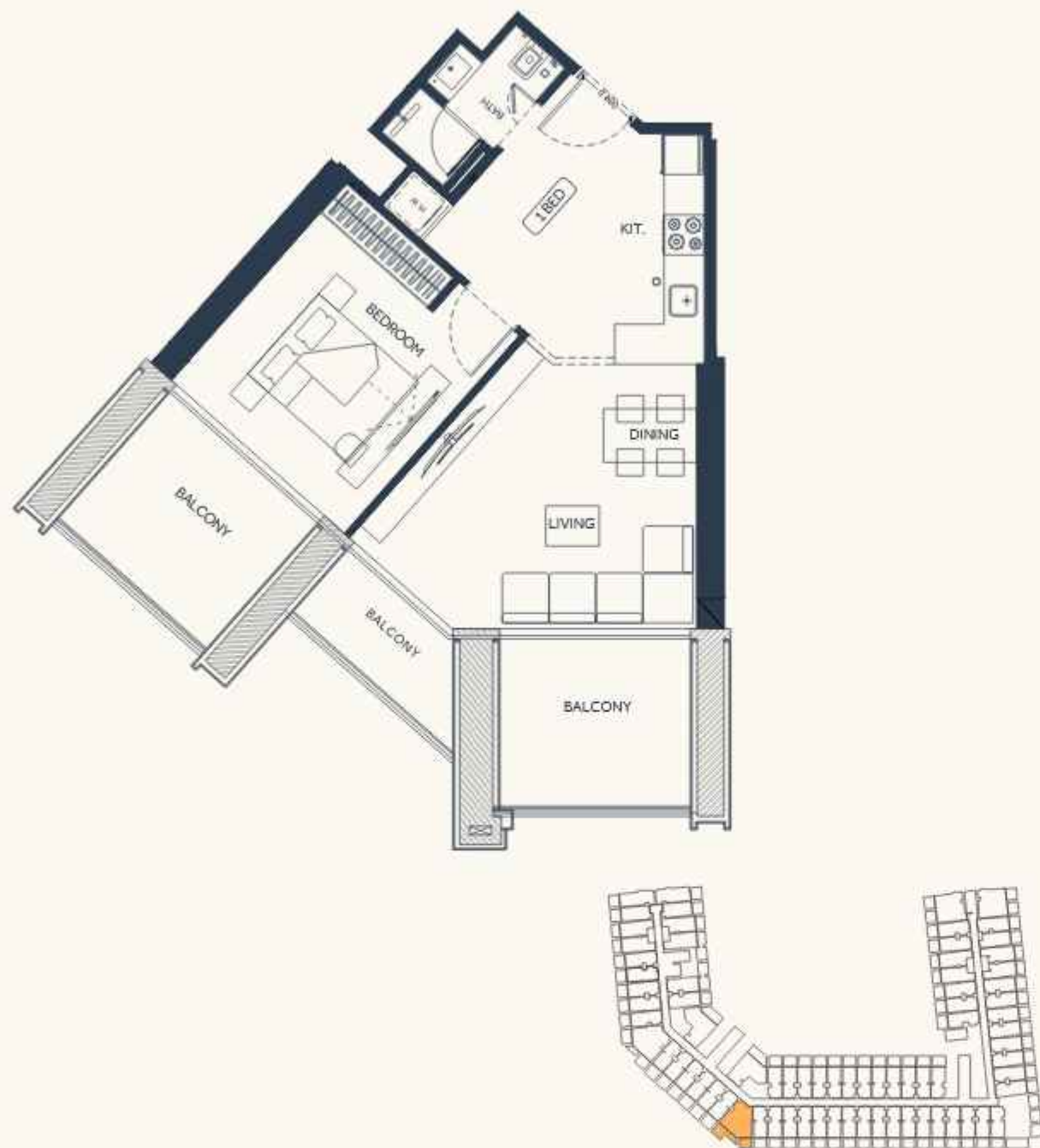
1 BEDROOM Type 10

AREA	SQ. M	SQ. FT
SUITE AREA	55.24 m ²	594.59 ft ²
BALCONY AREA	24.21 m ²	260.59 ft ²
TOTAL UNIT AREA	79.45 m ²	855.19 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
BEDROOM	13 m ²
LIVING & DINING	19 m ²
KITCHEN	8 m ²
CORRIDOR	6 m ²
LAUNDRY	1 m ²

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1 BEDROOM Type 11

AREA	SQ.M	SQ.FT
SUITE AREA	51.23 m ²	551.43 ft ²
BALCONY AREA	22.41 m ²	241.21 ft ²
TOTAL UNIT AREA	73.64 m ²	792.65 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
BEDROOM	14 m ²
LIVING & DINING	17 m ²
KITCHEN	8 m ²
CORRIDOR	5 m ²
LAUNDRY	1 m ²

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A LEGACY OF ARCHITECTURAL ARTISTRY

In the heart of Dubai's vibrant real estate landscape, Binghatti stands as a testament to architectural ingenuity and unwavering commitment to excellence. 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 60 projects valued at more than AED 40 billion, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of 25,000 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.





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