بىن غاطىي إيليت BINGHATTI ELITE

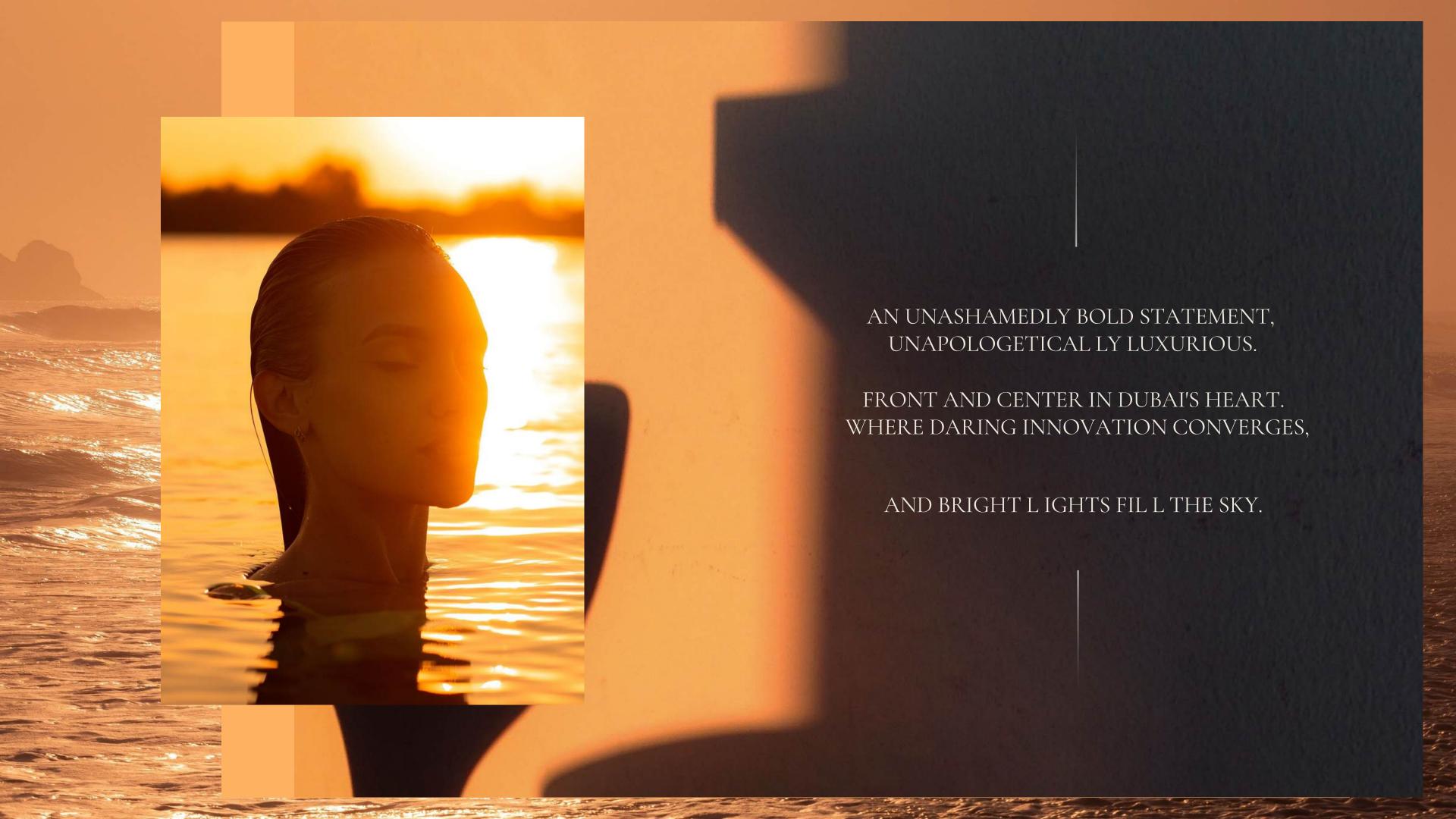
Presented by Canaletto Sky Real Estate



IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



ERWERBEN SIE P<mark>rovisionsfrei direkt vom bauträger</mark>



A METEORIC HIGH-RISE,

SCULPTED IN GL ASS AND STEEL,

WITH BRUTAL LY CL EAN L INES.

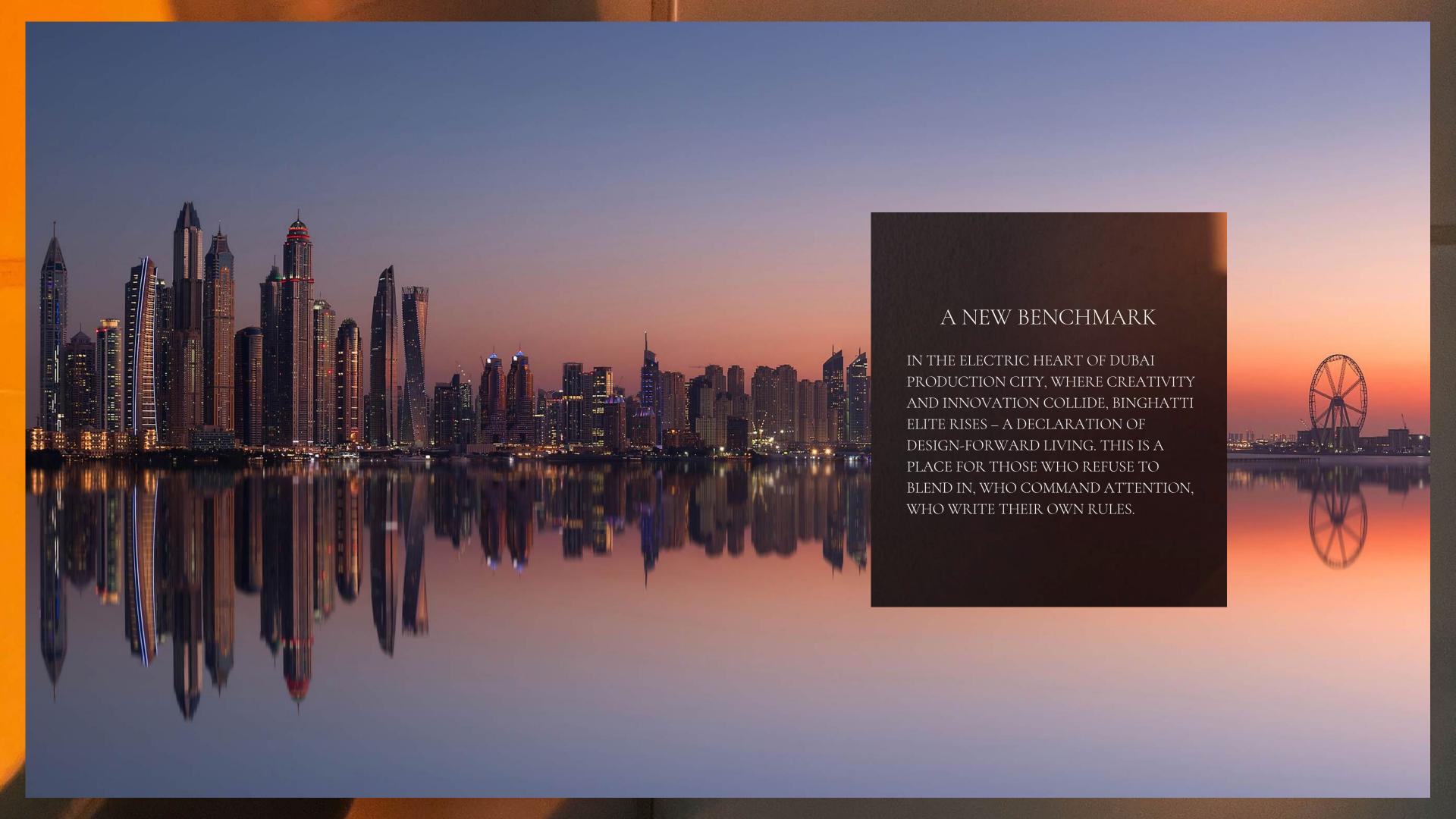
A PL ACE FOR THOSE
WHO DEMAND ATTENTION.
WHO DARE TO L IVE
OUTRAGEOUSLY WELL.

INSIDE, DECADENT SPACES UNFOLD.
SOARING WINDOWS CAPTURE THE
CITYSCAPE, A MOMENTOUS BACKDROP
FOR A L IFE L ESS ORDINARY.









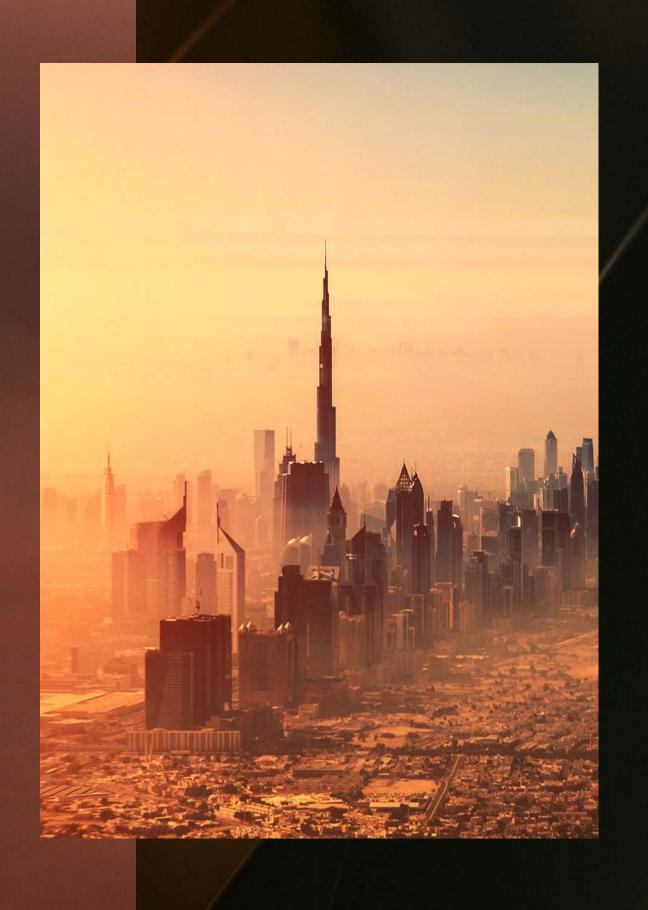












SHINE IN PRODUCTION CITY

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



WALKING DISTANCE



DUBAI HILLS MALL



PALM JUMEIRAH

10 MINS



8 MINS



10 MINS

ابن بطوطة مــــول BN BATTUTA MALL

10 MINS

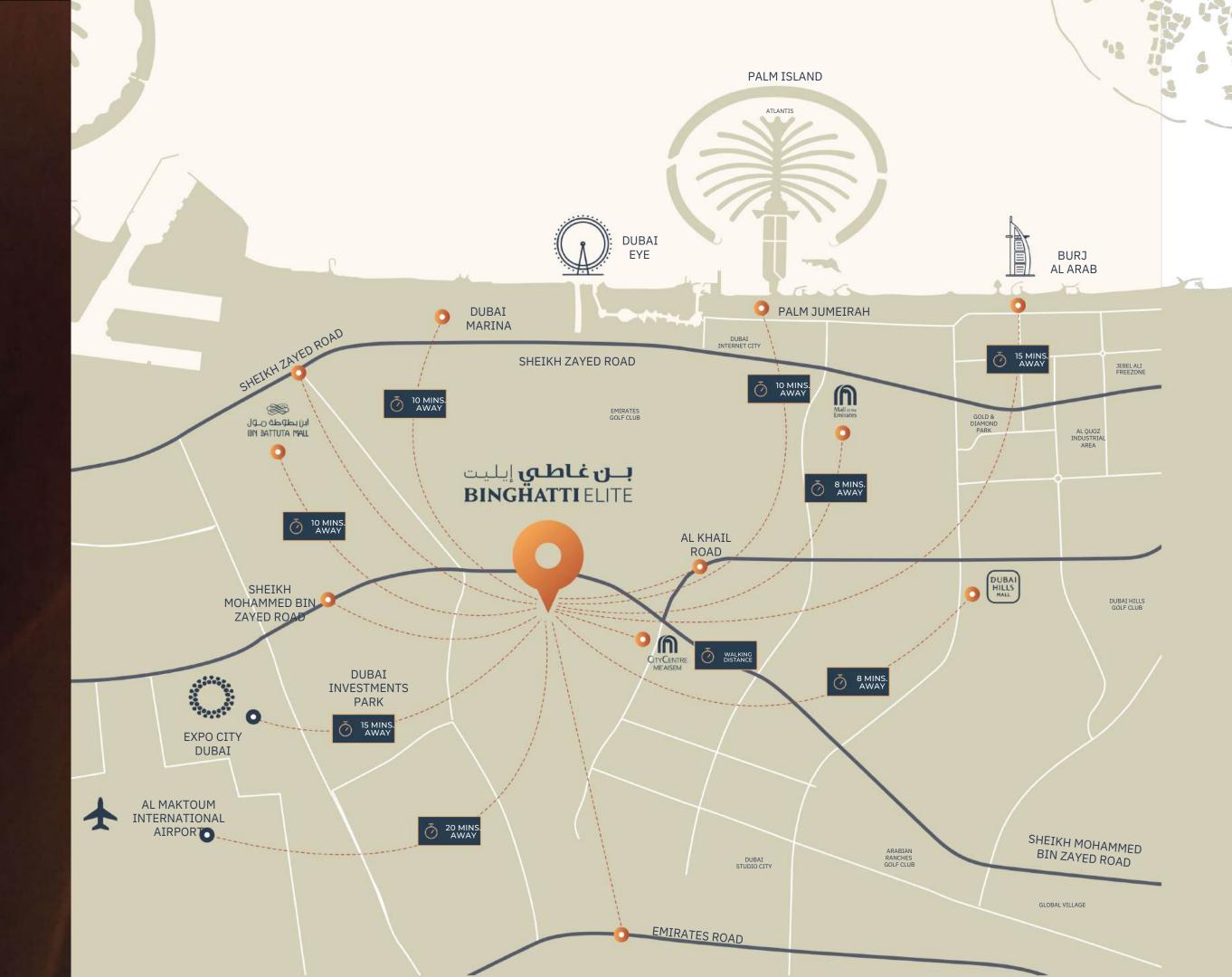


15 MINS



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

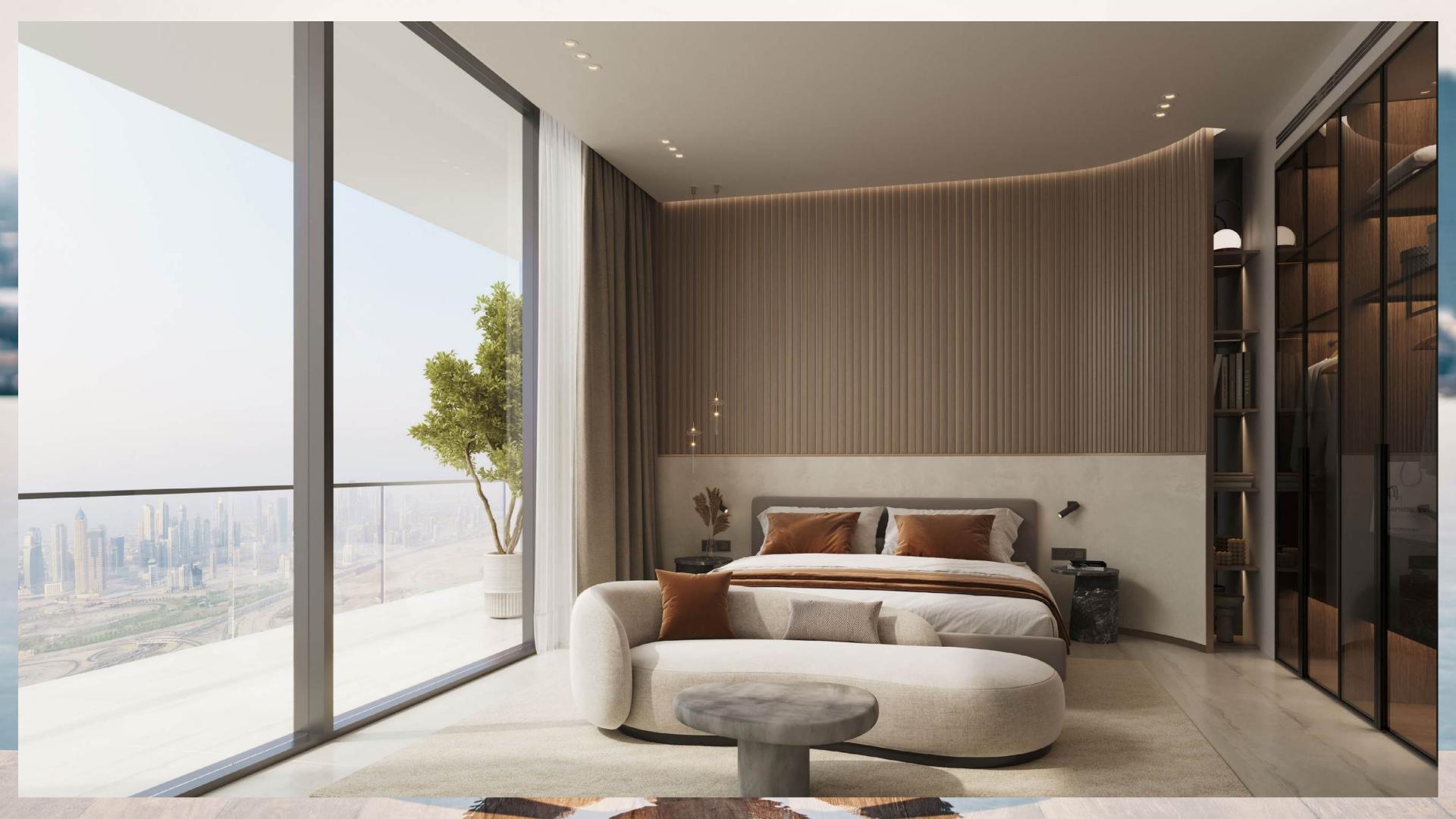
TOTAL UNITS

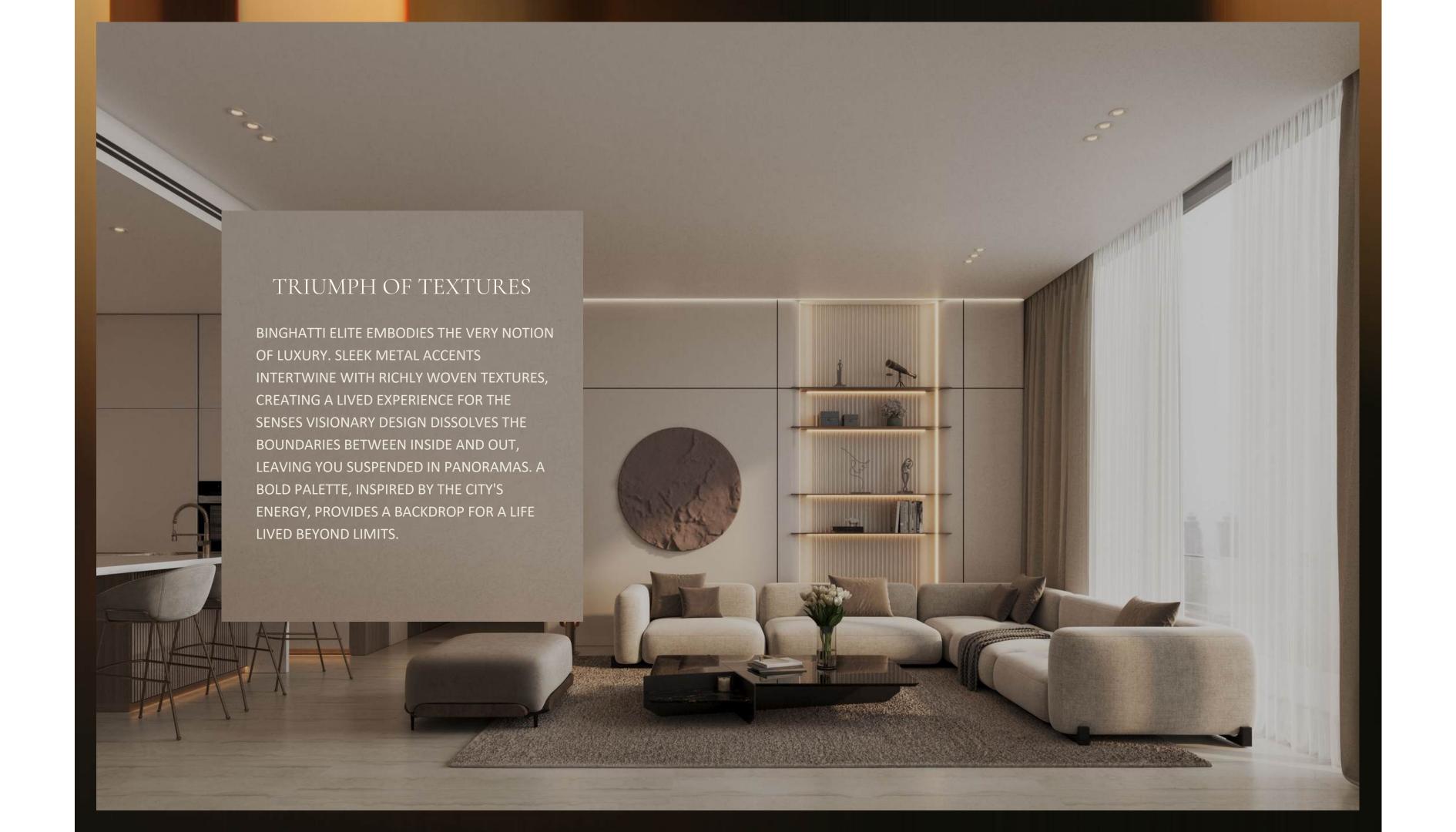
RESIDENTIAL UNITS: 1745

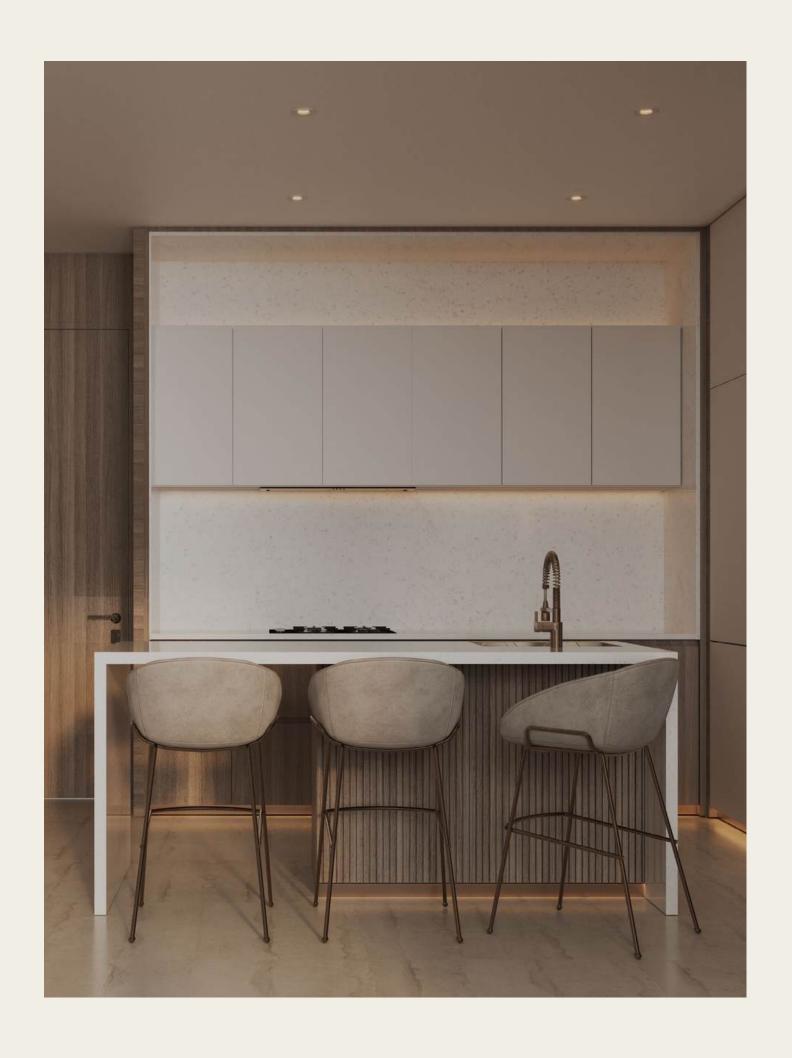






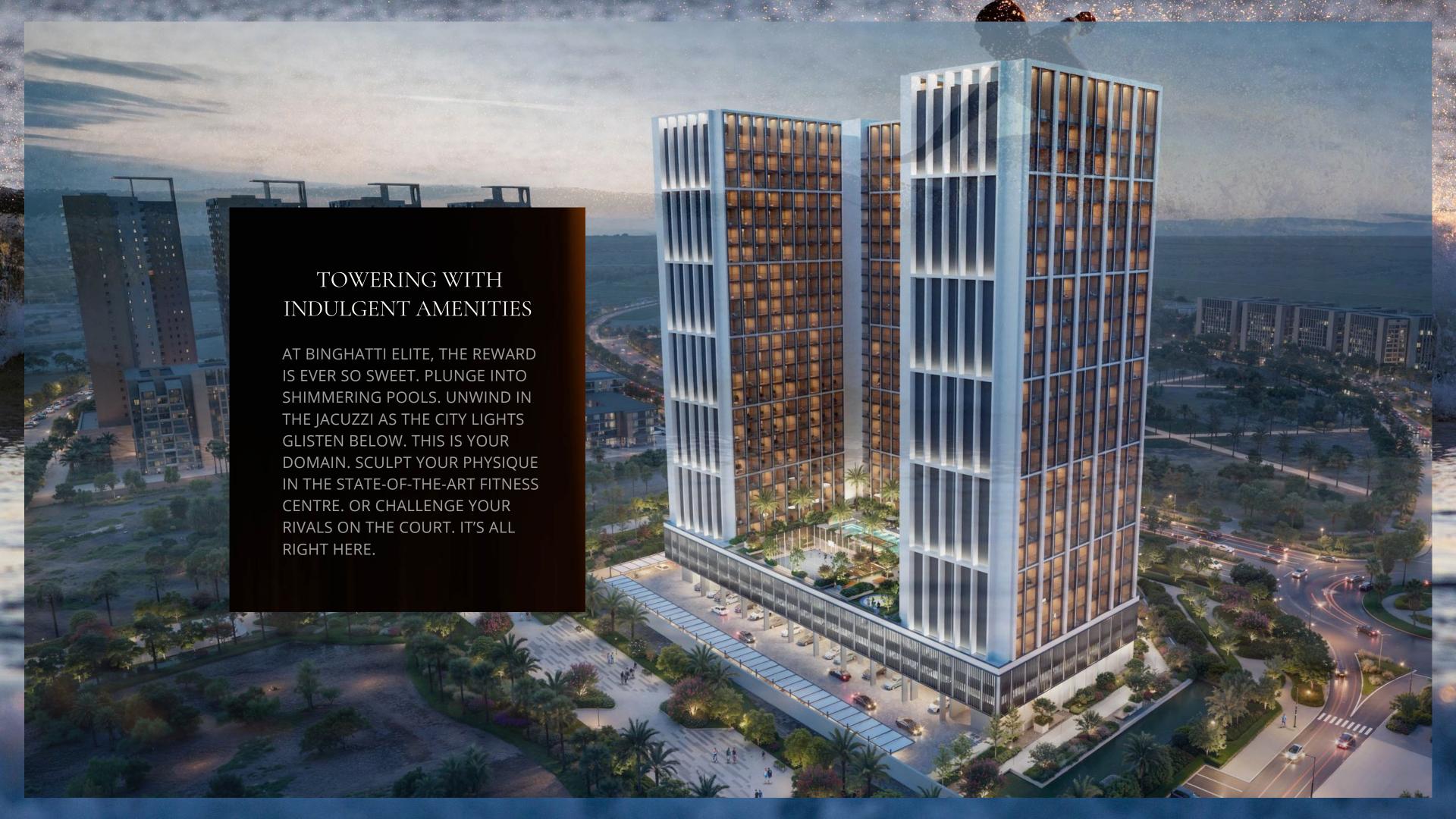


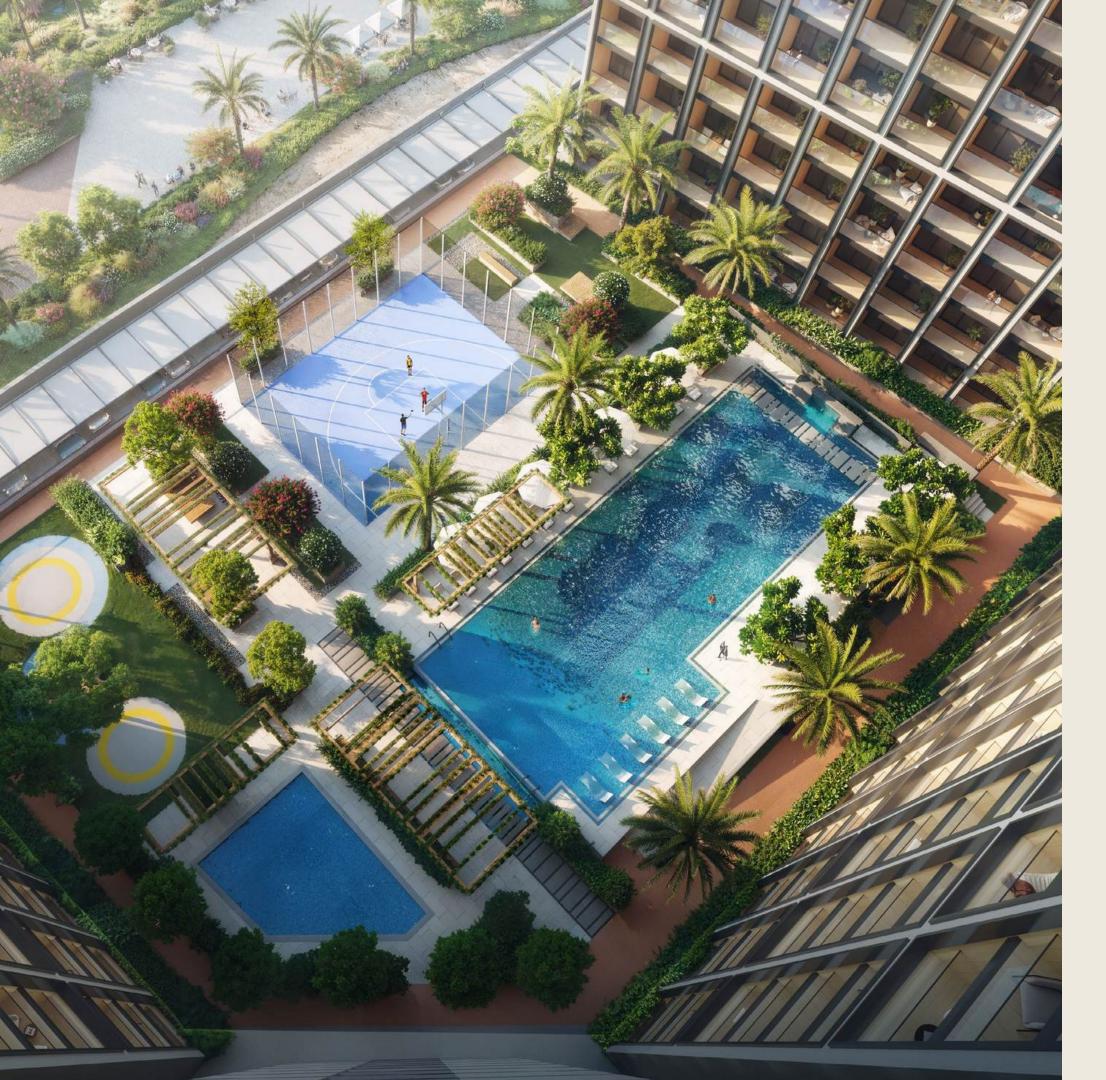




APARTMENT MATERIALS







AMENITIES



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

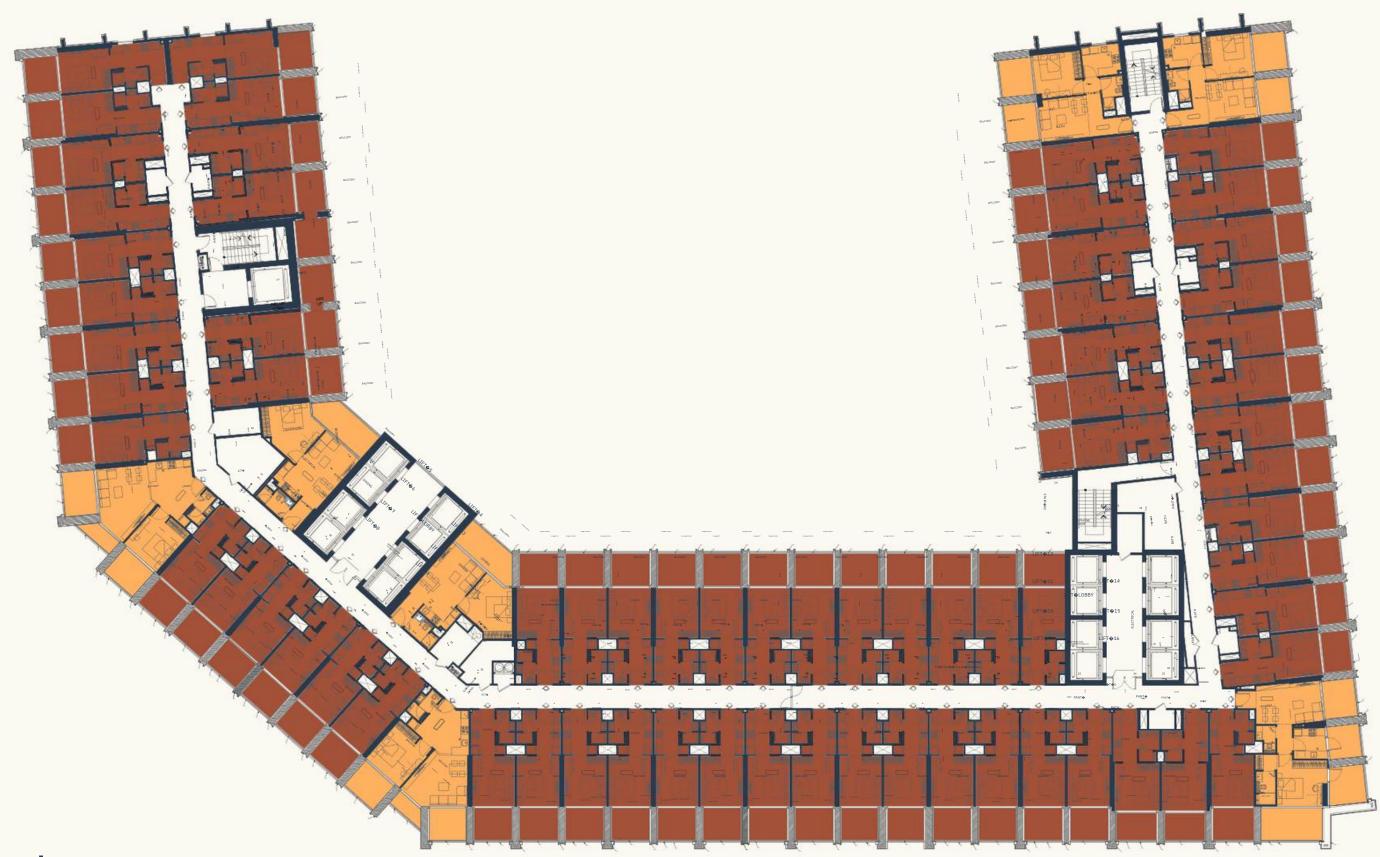




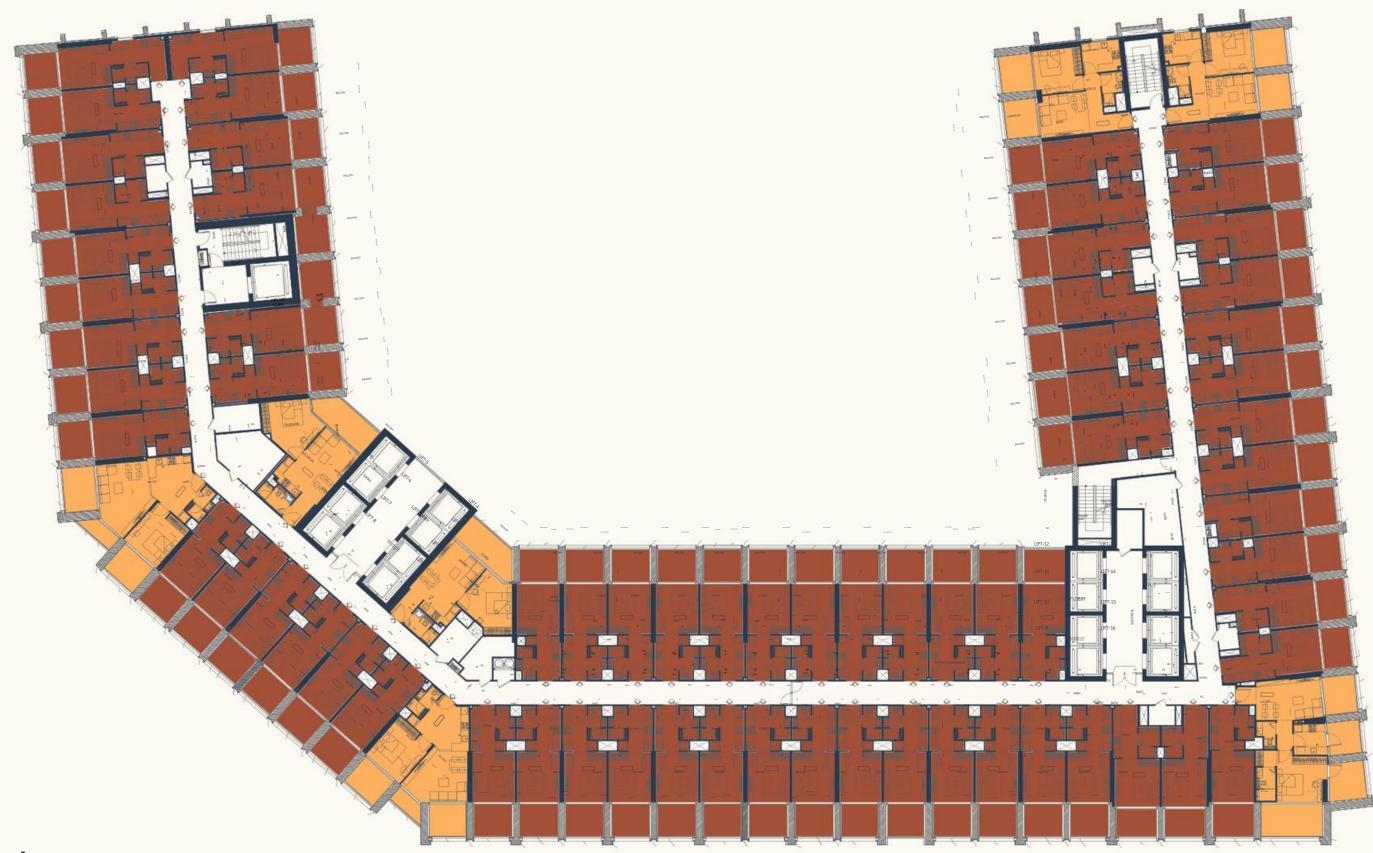




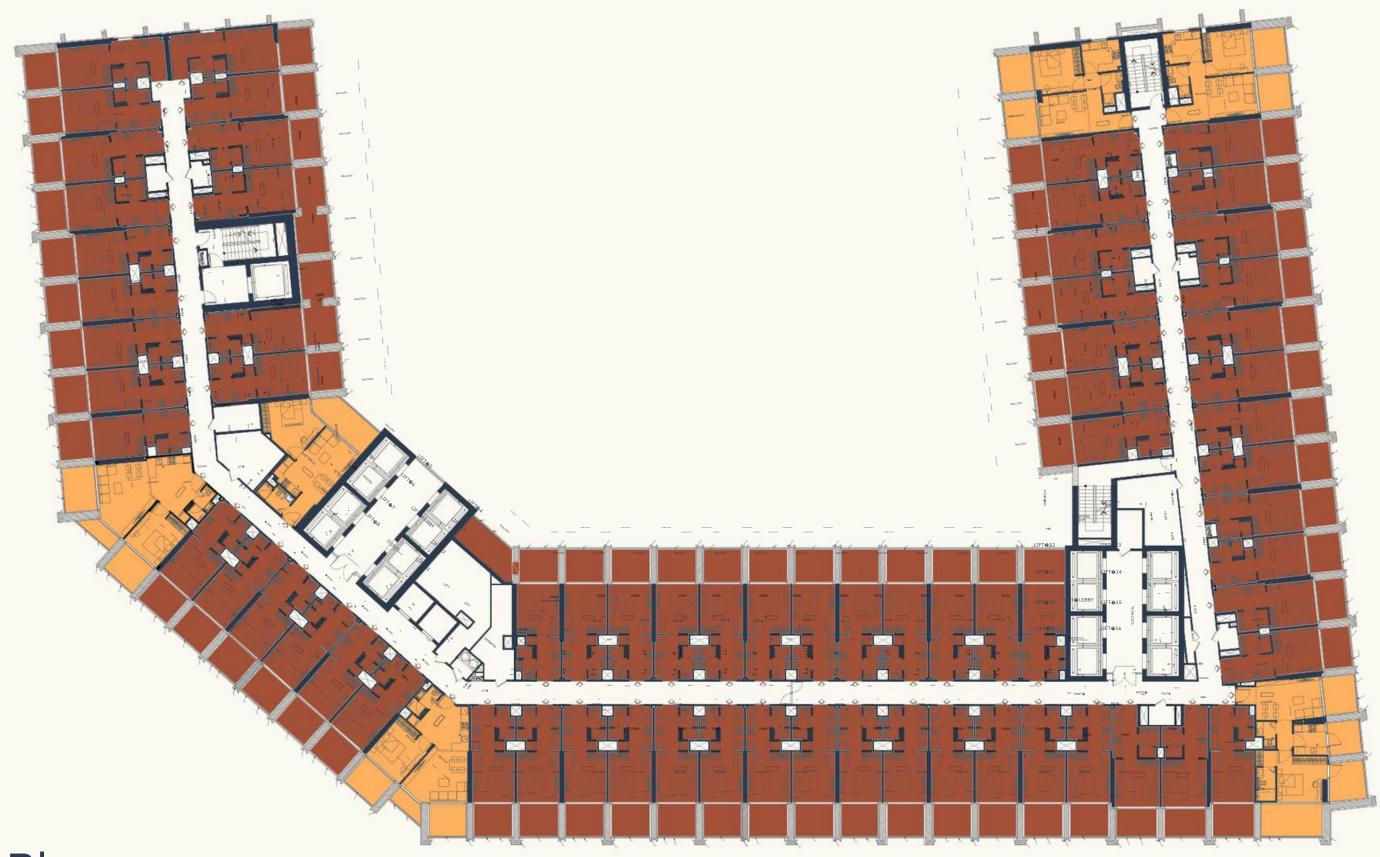




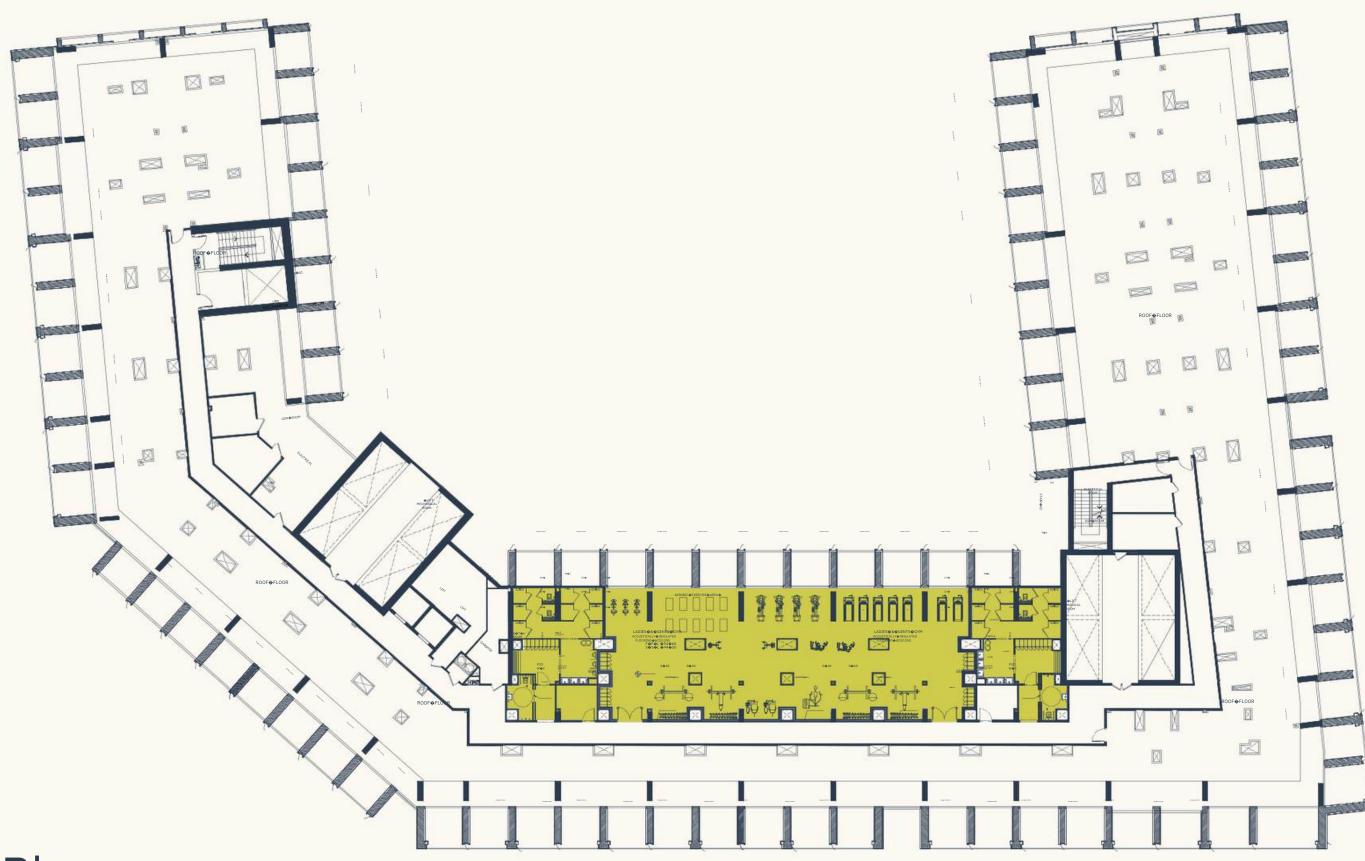
 2^{ND} - 4^{TH} , 6^{TH} - 8^{TH} , 10^{TH} - 12^{TH} , 14^{TH} - 16^{TH} , 18^{TH} - 20^{TH} & 22^{ND}



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

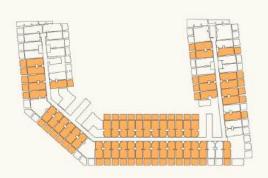


23rd

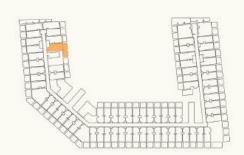












STUDIO Type 01

AREA	SQ.M	SQ.FT
SUITE AREA	25.99 m²	279.75 ft ²
BALCONY AREA TOTAL	9.69 m²	104.30 ft ²
UNIT AREA	35.68 m²	384.05 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m²
STUDIO	13 m²
KITCHEN	7 m²
LAUNDRY	1 m ²

STUDIO Type 02

AREA	SQ.M	SQ.FT
SUITE AREA	28.74 m²	309.35 ft²
BALCONY AREA	20.73 m²	223.13 ft ²
TOTAL UNIT AREA	49.47 m²	532.49 ft ²

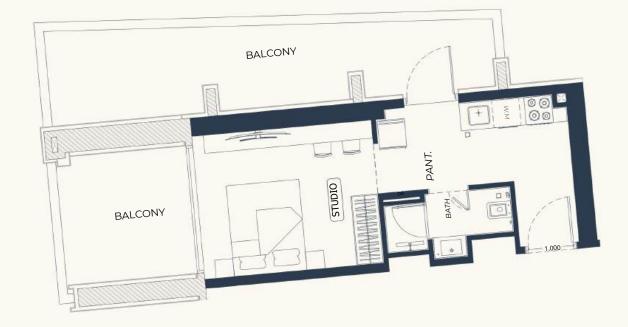
FLAT DESIGN COMPONENTS

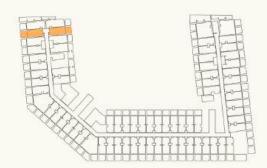
BATH	4 m ²
STUDIO	14 m²
KITCHEN	8 m²

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ليت ار2 جميع القياساة تم تزويدها من قبل العيندسين العمدين العديد الرسوماة يقريب العابدة الرسوماة تقريبية. تحفي البعلوساة للتعهير دن إعسار سبور 4. قد تختلف بنطقة الجناع العملي من العساسة أو العاملة التي تفصل وحدة من وحدة أصرى د والوجد الخارجي لجميد إلى العالمة والموجد والوجد الخارجي للجمدون العالمة والموجد والوجد الخارجي الجميل وحدة من وحدة أصرى د والوجد الخارجي للجميد المارجية والوجد الخارجية والموجد المحبوب المحاومة الموسود المحبوب المحاومة المحبوب المحبوب









AREA	SQ.M		SQ.FT
SUITE AREA	25.40	m²	273.40 ft ²
BALCONY AREA	9.08	m²	97.73 ft ²
TOTAL UNIT AREA	34.48	m²	371.13 ft ²

FLAT DESIGN COMPONENTS BATH 3 m² STUDIO 13 m² KITCHEN 6 m²

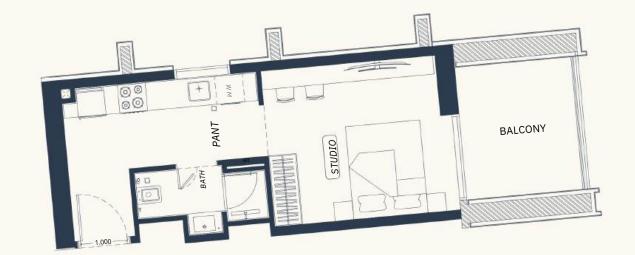
STUDIO Type 04

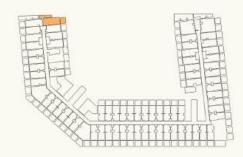
AREA	SQ.M	SQ.FT
-		
SUITE AREA	29.44 m²	316.88 ft ²
BALCONY AREA	32.96 m²	354.77 ft ²
TOTAL UNIT AREA	62.40 m ²	671.66 ft ²

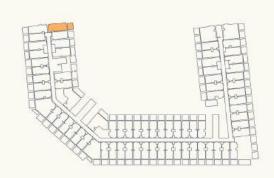
F	FLAT D ESIGNCOMPONENTS
BATH	3 m²
STUDIO	12 ^{m²}
KITCHEN	8 m²
CORRIDOR	2 m²

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 vale, 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 stightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.









AREA	SQ.M		SQ.FT	
SUITE AREA	29.82	m²	320.97	ft²
BALCONY AREA	27.79	m²	299.12	ft²
TOTAL UNIT AREA	57.61	m²	620.10	ft²

FLAT D ESIGN COM	PONENTS
BATH	3 m ²
STUDIO	13 m²
KITCHEN	8 m²
CORRIDOR	2 m ²

STUDIO Type 06

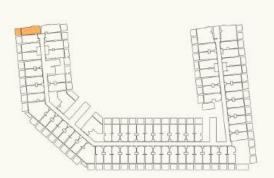
AREA	SQ.M	SQ.FT
SUITE AREA	29.91 m²	321.94 ft ²
BALCONY AREA	9.04 m²	97.30 ft ²
TOTAL UNIT AREA	38.95 m²	419.25 ft²

FLAT D ESIGNCOMPONENTS	
BATH	3 m
STUDIO	13m
KITCHEN	8 m²
CORRIDOR	2m²

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AREA	SQ.M	SQ.FT
SUITE AREA	29.53 m²	317.85 ft²
BALCONY AREA	8.96 m²	9.44 ft ²
TOTAL UNITAREA	38.49 m²	414.30 ft ²

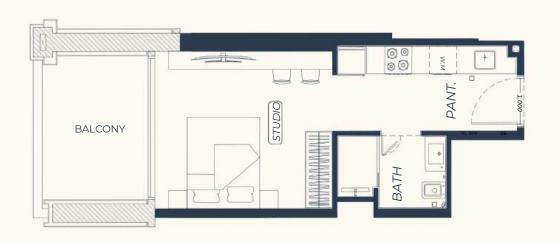
STUDIO Type 08

AREA	SQ.M		SQ.FT
SUITE AREA	26.97	m²	290.30 ft ²
BALCONY AREA TOTAL	21.60	m²	232050 ft ²
UNIT AREA	48.57	m²	522.80 ft ²

BATH 3 m ²	
BATH 3 m ²	
STUDIO 13 m ²	
KITCHEN 6 m ²	!
LAUNDRY 1 m ²	:

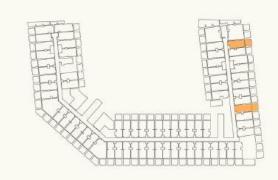
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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 demissing or partition walls separating one unit from another unit, the exterior face of all exterior valls, 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 demissing or partition walls represent 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.

حدران ودرجة تحسل البناء, 2 بمين القياصاء ثبر تزويدسا من قبسل البهتدسين المعدارييين الالانتشاريين الالانتشاريين الالانتشاريين الالانتشاريين الالانتساء والرسوماء تقريبينة. تغنى المعلوماء للتغييم وون إشمار مسيو. 4 قد تختله بنظفة المبارع العمالية التي تعمل وحدة من وصدة أحرن والوجه الألابعد للعارب اللوحة المعاروء. في وعام العربية والوجه الخارجية والوجه الخارجية والوجه الخارجية والوجه الخارجية والوجه الخارجية والوجه المعاروء. في المرحة على أنها المنظقة التق يحدما العالمة التي تعمل وحدة من وحدة أحرن والوجه الخارجية والوجه الخارجية والوجه المعاروء. في المرحة على أنها المنظقة التق يحدما العالمة المركزي للجدران الغاملة التي تقصل وحدة من وحدة أحرن والوجه الخارجية والوجه الخارجية والوجه المناومة المعاروء المعارومة الم









AREA	SQ.N	1	SQ.FT	
SUITE AREA	25.90	m²	278.78	ft²
BALCONY AREA	9.08	m²	97.73	ft²
TOTAL UNIT AREA	34.98	m²	376.52	ft²

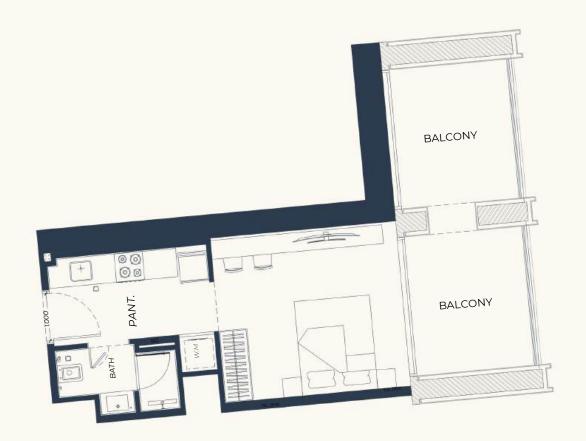
FLAT DESIGN COMPONENTS		
BATH	4 m²	
STUDIO	13 m²	
KITCHEN	8 m²	

STUDIO Type 10

AREA	SQ.M	SQ.FT
SUITEAREA	25.92 m²	279.00 ft ²
BALCONY AREA TOTAL	9.08 m²	97.73 ft ²
UNIT AREA	35.00 m ²	376.73 ft ²

	FLAT DESIGN COMPONENTS		
DATU			
BATH		4	m ²
STUDIO		13	m²
KITCHEN		7	m^{2}

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AREA	SQ.M	SQ.FT
CLUTE AREA		
SUITE AREA	28.37 m ²	305.37 ft ²
BALCONY AREA	19.53 m²	210.21 ft ²
TOTAL UNIT AREA	47.90 m ²	515.59 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m²
KITCHEN	7 m²
LAUNDRY	1 m ²

STUDIO Isometric View

AREA	SQ.M		SQ.FT	
SUITE AREA	28.37	m²	305.37	ft²
BALCONY AREA	19.53		210.21	ft ²
TOTAL UNIT AREA	47.90	m²	515.59	ft²

	FLAT DESIGN COMPONENTS	
BATH		3 m
STUDIO		13 r
KITCHEN		7 m
LAUNDRY		1 m

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بياد المحدران ودرجة تعميل البناء. 2 ميدع الفياسات تر تزويما سن قبل البياديين اللبتفاريين للابتقاريين لايتا. 3 ميدع اللبواء والأيماء والرسوماء تقريبيت. تخلق البطوسات للتفهير ون إقسار مسبورة. في منطقة المبري والوعادين المعالمة التي تعمل وحدة أخرى، والوعاد الأليمة للماري العارفة، والوعاد الأليمة للماري البوقيق والوعاد الأليمة المعاري البوقيق والوعادين الموقيق والوعادين الموقيق والوعادين الموقيق والوعادين المعالمة التي تعمل وحدة أخرى، والوعادين المعارفة المعارفة والوعادين المعارفة المعار







AREA	SQ.M	SQ.FT
SUITE AREA	55.24 m²	594.59 ft²
BALCONY AREA	28.52 m²	306.98 ft ²
TOTAL UNIT AREA	83.76 m²	901.58 ft ²

FLAT DESIGN COMPONENTS		
ВАТН	3	m²
BEDROOM	13	m²
LIVING &DINING	19	m²
KITCHEN	8	m²
CORRIDOR	6	m²
LALINDRY		

AREA	SQ. M	SQ. FT
SUITE AREA	50.13 m²	539.59 ft ²
BALCONY AREA	12.66 m ²	136.27 ft²
TOTAL UNIT AREA	62.79	675.86 ft ²
	m²	

FLAT DESIGN COMPONEN TS

BATH	4 m²
BEDROOM	15 m²
LIVING & DINING	15 m²
KITCHEN	5 m²
CORRIDOR	3 m²

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معاد تصليبات البحدران ودرجة تعميل البيتا ... جميع القياسات تر تزريدها من قبل المهتدسين العمد البيس الابيت الاستشاريين الابيت. يمتد البطور والأبيعاء والرسومات تقريبية. تغنى المعلوب التقييم وون إفسار بسبو. 4 ف تتمثل ومدة سن وحدة أحرن و البعاطة التي تعمل وحدة من وحدة أحرن و الوجد الخارجة والوجد الخارجة والوجد الخارجة والوجد الخارجة والوجد الخارجة والوجد المعارودة والوجد الخارجة والوجد المعارودة والوجد الخارجة والوجد المعارودة والوجد المعارودة والوجد الخارجة والوجد المعارودة والوجد الخارجة والوجد الخارجة والوجد المعارودة والوجد المعارودة والوجد الخارجة والوجد المعارودة والوجد والوجد المعارودة والوجد والوجد والوجد والوجد والمعارودة والمعارودة والوجد والوجد والوجد والمعارودة والوجد والوجد والوجد والمعارودة والوجد وال





AREA	SQ.M	SQ.FT
SUITE AREA	48.30 m²	519.89 ft ²
BALCONY AREA	12.52 m²	134.76 ft²
TOTAL UNIT AREA	60.82 m ²	654.66 ft ²

FLAT DESIGN COMPONENTS

ВАТН	4 m²
BEDROOM	14 m²
LIVING & DINING	15 m²
KITCHEN	5 m ²
CORRIDOR	3 m²

1 BEDROOM Type 04

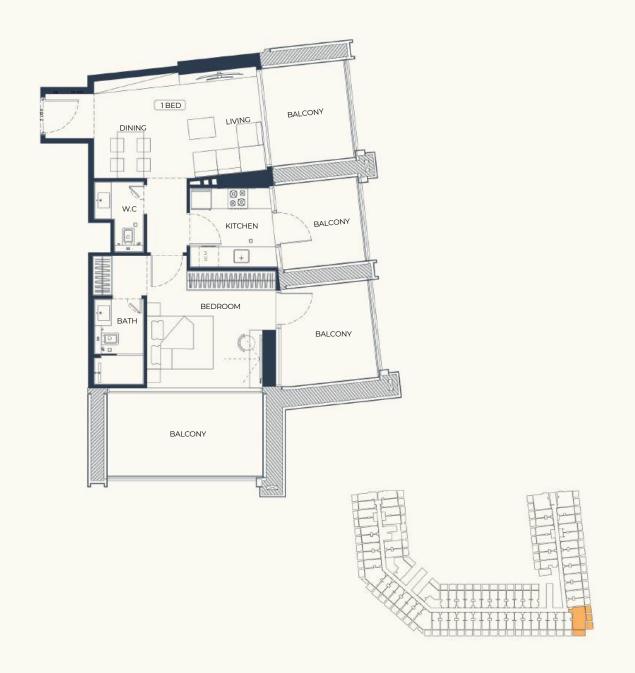
AREA	SQ.M	SQ.FT
SUITE AREA	51.23 m²	551.43 ft²
BALCONY AREA	29.35 m²	315.92 ft²
TOTAL UNIT AREA	80.58 m²	867.35 ft ²

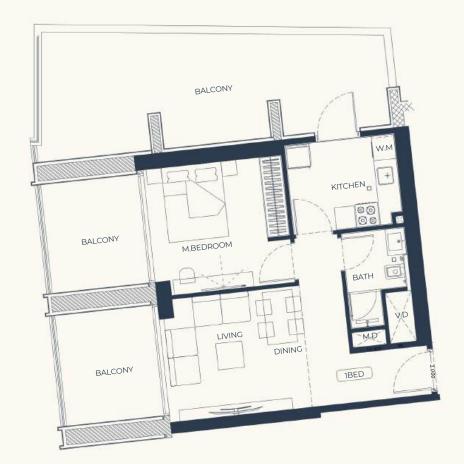
FLAT DESIGN COMPONENTS

BATH	3 m ²
BEDROOM	14 m²
LIVING &DINING	17 m²
KITCHEN	8 m²
CORRIDOR	5 m ²
AUNDRY	1 m ²

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تورية إي أيدا البرد الغرف يتم فإسباط المتاصر البيكية مع السيامة تشطيات الجداران وورجة تحمل البناء. 2. جميع الفياسات تم تويدها الخطوس الموادات التغيير وزي المعار مستق. قد تختف منطقة الجناح وورا إشعار مستق. قد تختف منطقة الجناح ورا إنجاز مستق. قد تحفي المعلونات التغيير وزي المعار مستق. قد تحفي المعلونات التغيير على المعارف المواجع الخارجي المحاول المحجد بالوحمة المعارف على المعارف المحجد بالوحمة المعارف المحجد بالوحمة المعارف المحجد بالوحمة المعارف المحجد بالوحمة المعارف المحجد على المعارف المحجد المحاول قد ويقلس حساب منطقة المراق على المعارف المحجد بالإصداء المحجد بالوحمة المعارف المحجد بالوحمة المعارف المحجد بالوحمة المعارف المحجد المحجد المحجد المحجد مسيد سستوى الطابق. 8 قد تكون المحجد المحج







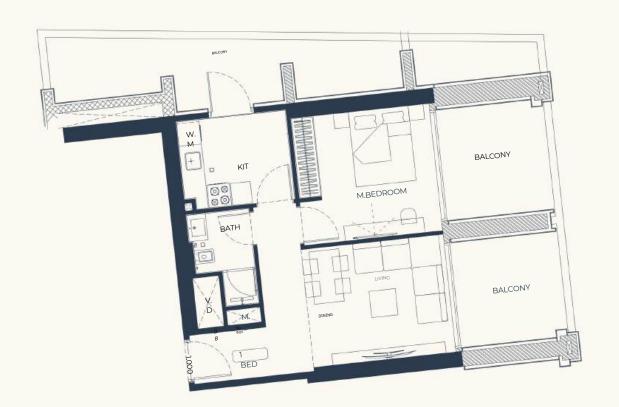
AREA	SQ.M		SQ.FT	
SUITE AREA	60.69	m²	653.26	ft²
BALCONY AREA	46.32	m²	498.58	ft²
TOTAL UNIT AREA	107.01	m²	1151.84	ft²
FLAT D	ESIGN CO	MPONE	NTS	
M.BATH				4m²
M.BEDROOM				4m² 16m² 16m²
M.BEDROOM LIVING & DINING				16m²
M.BATH M.BEDROOM LIVING & DINING KITCHEN CORRIDOR				16m²

1 BEDROOM Type 06

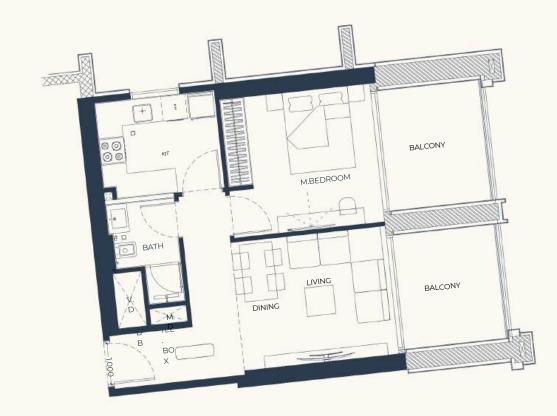
AREA	SQ.M	SQ.FT
SUITE AREA	48.55 m²	522.58 ft ²
BALCONY AREA	59.76 m²	64325 ft ²
TOTAL UNIT AREA	108.31 m ²	116583 ft²
FLAT DESIG	GN COMPONEN	TS
BATH		4m²
BEDROOM		12m²
LIVING &DINING		12m²
KITCHEN		7m²
CORRIDOR		8m²

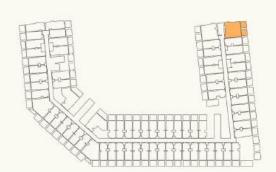
Disclaimer: 1. All room dimensions are assured to structural elements and exclude wall finishes and construction to local and a reprovided by our consultant architects. 3. All materials, dimensions and drawings are approximately included by the case of the development of the state area. A clauded wall entered in a consultant architects are a consultant architects. 3. All materials, dimensions and drawings are approximately included by the case of a clause of the development of such area is subject to change without notice. 4. Actual suite area may vary from the stated area. On the state area claused by the case of a clause of the development of the stated area. On the stated area of the development of the stated area. On the stated area of the stated area of the stated area of the stated area of the stated area. On the stated area of the stated area of the stated area of the stated area of the stated area. On the stated area of the stated area of the stated area of the stated area of the stated area. On the stated area of the stated area of the stated area of the stated area of the stated area.











AREA	3Q.IVI	SQ.FI		
SUITE AREA	47.91 m²	515.69 ft ²		
BALCONY AREA	44.28 m ²	476.62 ft ²		
TOTAL UNIT AREA	92.19 m²	992.32 ft ²		
FLAT DE	SIGN COMPONEN	ITS		
BATH		4	4	m
BEDROOM		:	13	m
LIVING & DINING		:	12	m
KITCHEN			7	m
CORRIDOR		8	3	m²

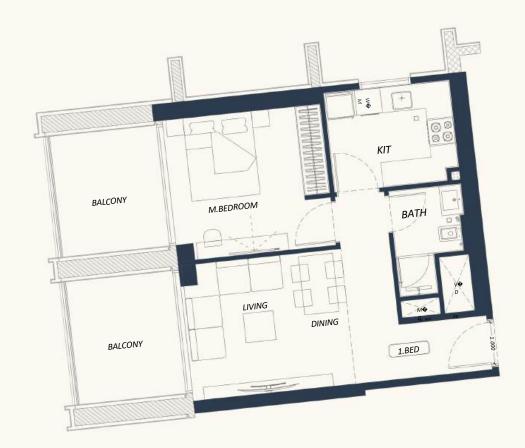
1 BEDROOM Type 08

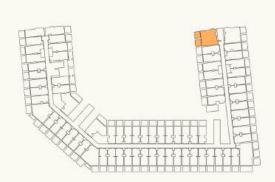
AREA	SQ.M	SQ.FT
SUITE AREA BALCONY AREA	1740 n	n ² 51806 ft ² n ² 187.2 ft ² -2 705.35 ft ²
TOTAL UNIT AREA	65.53 m	705.33
FLAT DES	SIGN COMPO	NENTS
ВАТН		4 m²
BEDROOM		13 m ²
LIVING & DINING		12 m²
KITCHEN		7 m²
		/ 11

8 m²

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CORRIDOR







AREA	SQ.M	SQ.FT
SUITE AREA	48.77 m²	524.95 ft²
BALCONY AREA	17.40 m²	187.29 ft²
TOTAL UNIT AREA	66.17 m²	712.24 ft²

FLAT DESIGN COMPONENTS

ВАТН	4 m ²
BEDROOM	12 m²
LIVING & DINING	12 m²
KITCHEN	7 m²
CORRIDOR	8 m²

1 BEDROOM Type 10

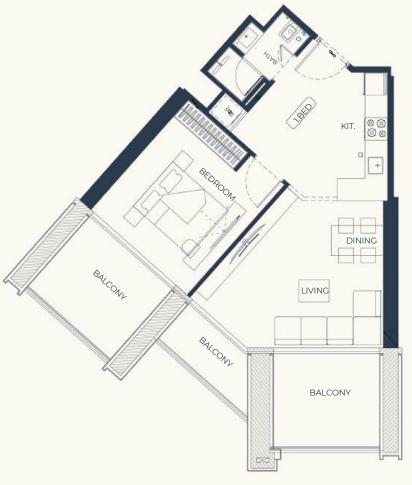
AREA	SQ. M	SQ. FT	
SUITE AREA	55.24 m²	594.59 ft ²	
BALCONY AREA	24.21 m²	260.59 ft ²	
TOTAL UNIT AREA	79.45 m²	855.19 ft ²	

FLAT DESIGN COMPONENTS

ATH BEDROOM	3 m ²
IVING & DINING	13 m²
ITCHEN	19 m²
ORRIDOR	8 m²
AUNDRY	6 ^m
	1 ^{m²}

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تتويه : إن أبدا العرف يم قراسها طبئا العناصر الهيكية مع استبداد تعطيبات الجدران ودرجة تعطيبات الجدران ودرجة تحل البناء. 2 بمع القياسات تم تزويدها من قبل الهيتدسين العملية المنتقل إحداث المتعلقة المنتو المورد وزيدها مستق. لم قد تتخط متطقة الجناح ودرة أخريه والرحمة المخروة الرسومات الاورد أن المجاور المستقلة المنتقطة المنتقطة





AREA	SQ.M	SQ.FT
SUITE AREA	51.23 m ²	551.43 ft²
BALCONY AREA	22.41 m²	241.21. ft²
TOTAL UNIT AREA	73.64 m²	792.65. ft²

FLAT DESIGN COMPONENTS

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



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A L EGACY 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.





IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



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