



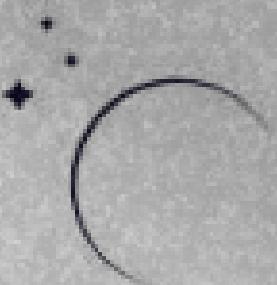
Mercedes-Benz Places  
—  
BINGHATTI CITY

Presented by Canaletto Sky Real Estate LLC

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



CANALETTO SKY  
REAL ESTATE

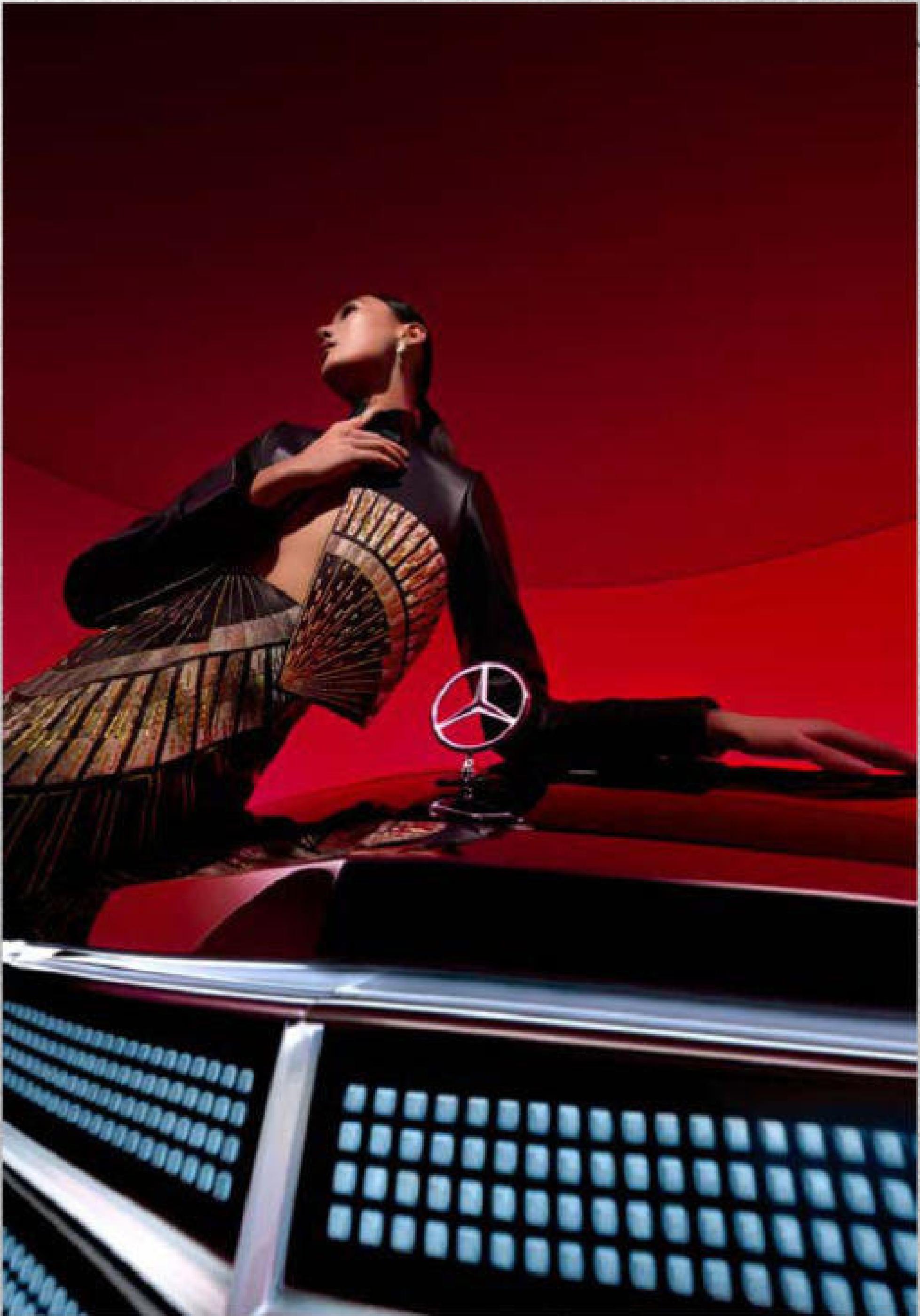


CANALETTO SKY  
REAL ESTATE

# A World Built Beyond Tomorrow

Feel absolute clarity. A vertical field of dreams,  
perfectly held in detail.





Feel the trajectory.  
Not a direction. But a future  
already realised.  
The momentum is onward.



CANALETTO SKY  
REAL ESTATE



# The Vision of a Masterplanned City

**Mercedes-Benz Places | Binhatti City** is a landmark residential community that redefines the concept of urban living. This is not merely a collection of structures, but a masterplanned city-scale vision where global brand prestige becomes a personal, lived-in experience.





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REAL ESTATE

Mercedes-Benz evolves its  
design language from the  
automobile to the cityscape

Every element of the realm carries the design intelligence and emotional appeal





CANALETTO SKY  
REAL ESTATE



Experience what defines iconic.  
Clarity, without compromise.

This is sensual purity, expressed in an enduring form.





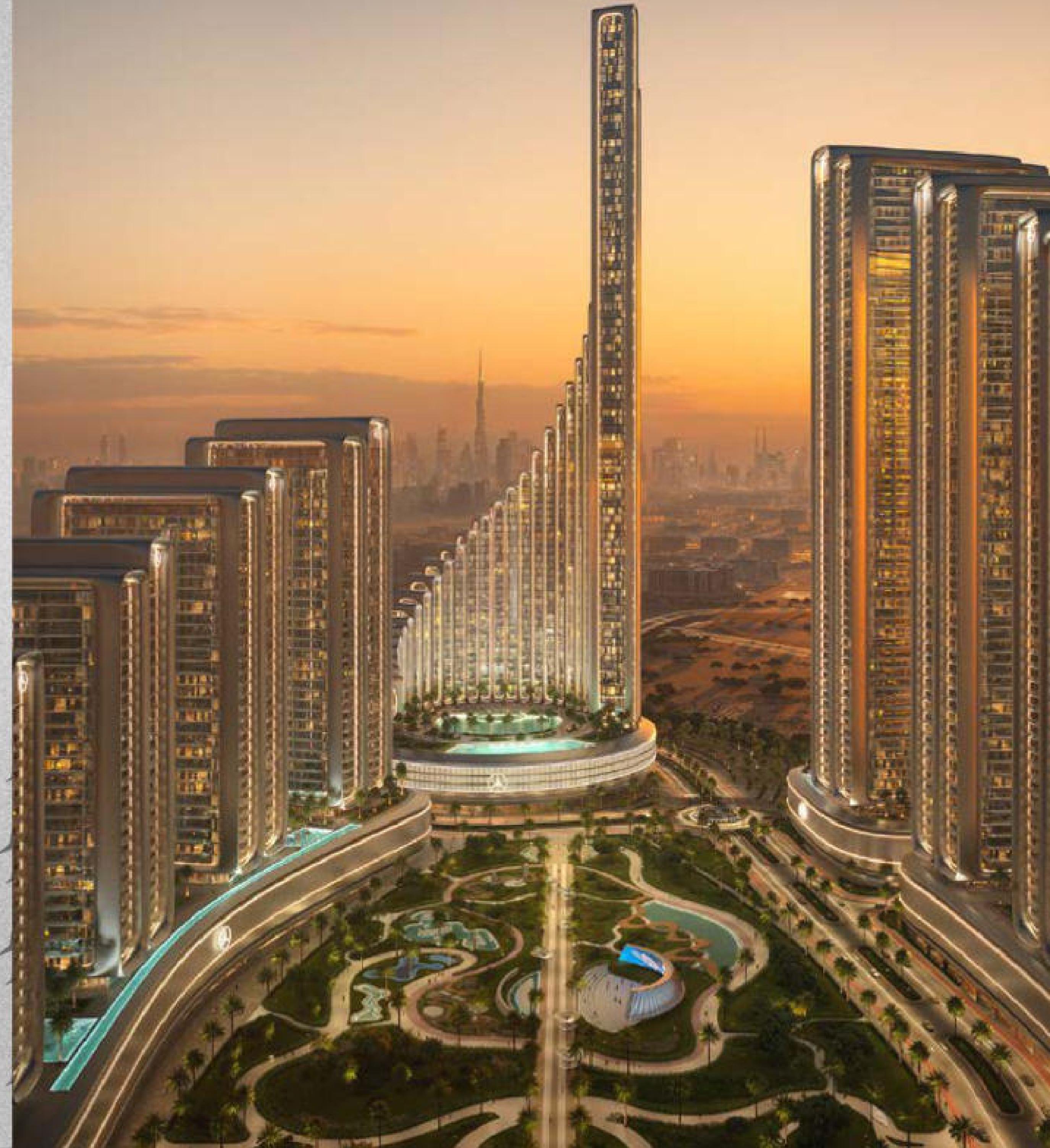
## Defining Identity at City Scale

The vision for **Mercedes-Benz Places | Bingham City** is to create a masterplanned urban expanse with a powerful, unyielding character. By merging automotive identity with architectural foresight, the project establishes an entirely new standard.



## Monumental Scale and the Star Beacon

Witness architecture at a monumental scale. **Composed of 12 towers** of stunning proportion, the city establishes an undeniable presence visible from a distance and unforgettable at first sight. These structures are an exercise in precision engineering, where flowing, sculpted surfaces embody kinetic energy and motion, drawing direct inspiration from the dynamism of **Mercedes-Benz** performance design.



# An architectural expression of automotive design philosophy

A harmony of sculpted fluidity and precise, high-value craftsmanship.







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REAL ESTATE



## A Design Philosophy of Emotion and Intelligence

An urban community committed to purity in form. Buildings are developed along a rational, functional grid that delivers visual calm, balance and clarity.



## Next In The City of Now

Located in the affluent Nad Al Sheba district, **Mercedes-Benz Places | Binghatti City** sits at the junction of Dubai's drive and unique artistry. The area is globally renowned for equestrian excellence and the iconic Meydan Racecourse.





## A Grand Arrival, A Ceremonial Transition

Entering Binhatti City is a ceremonial yet effortless experience, designed to signal arrival in every sense and belonging in every way. It's a moment of transition, from the energy out there to the calm in here.



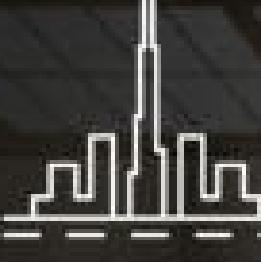
# Exclusive Features and Services



SOLAR PHOTOVOLTAIC  
TECHNOLOGY



LEED  
CERTIFICATION\*



SKYLINE JOGGING  
PATH



ACOUSTIC  
SYSTEM



SMART  
SYSTEM



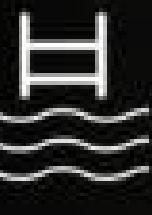
SPA  
SERVICE



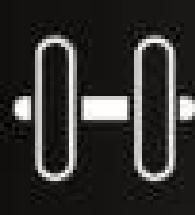
SKY INFINITY  
POOL



PRIVATE  
POOL



PODIUM  
POOL



GYM



CONCIERGE  
SERVICE



YOGA & WELLNESS  
OUTDOOR AREA



ENTERTAINMENT  
STUDIOS

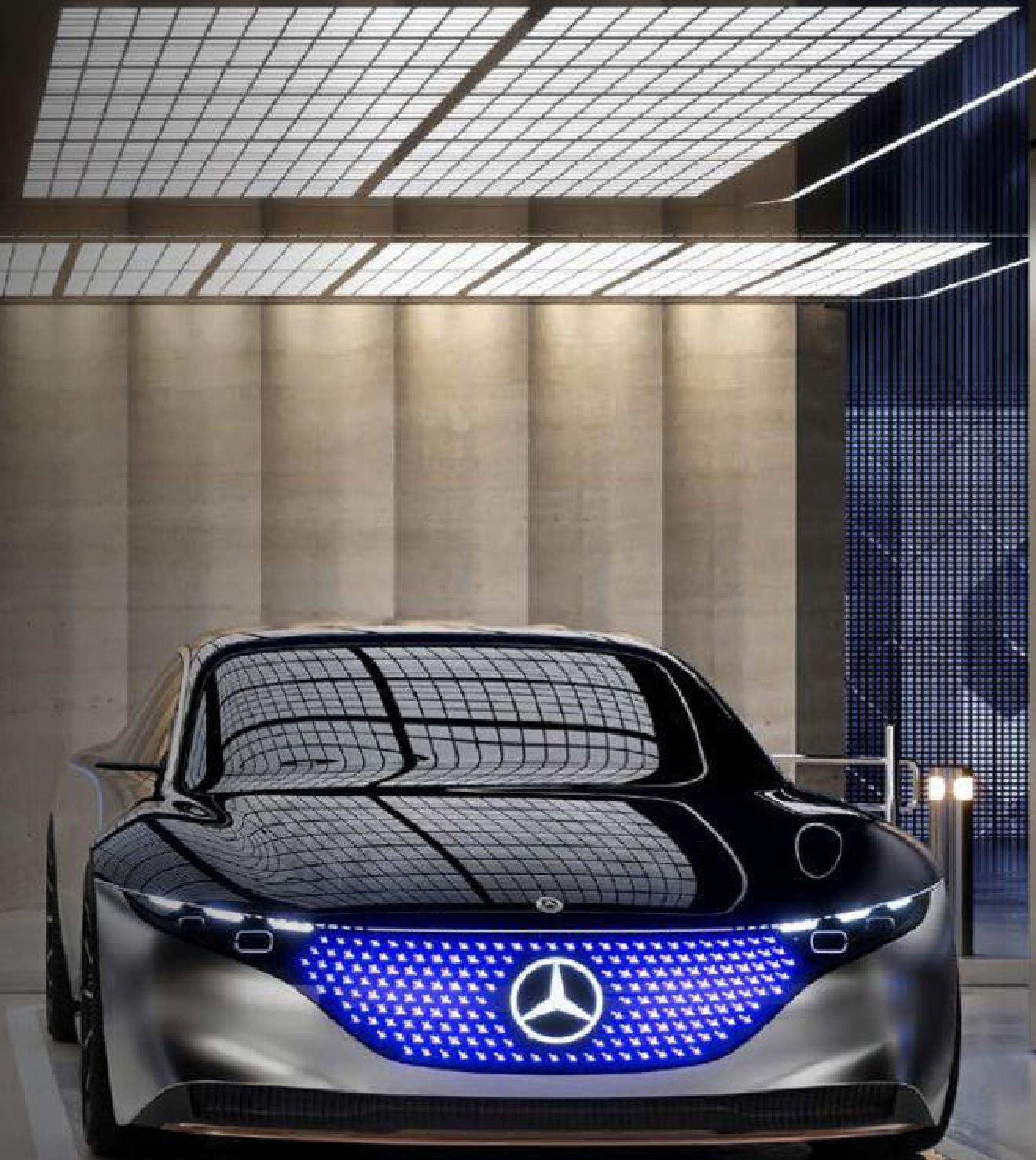


FOOD &  
BEVERAGE



VALET  
SERVICE

\*The Mercedes-Benz Places | Bingham City is aiming to hold a LEED Qualification.





## A Place of Heart

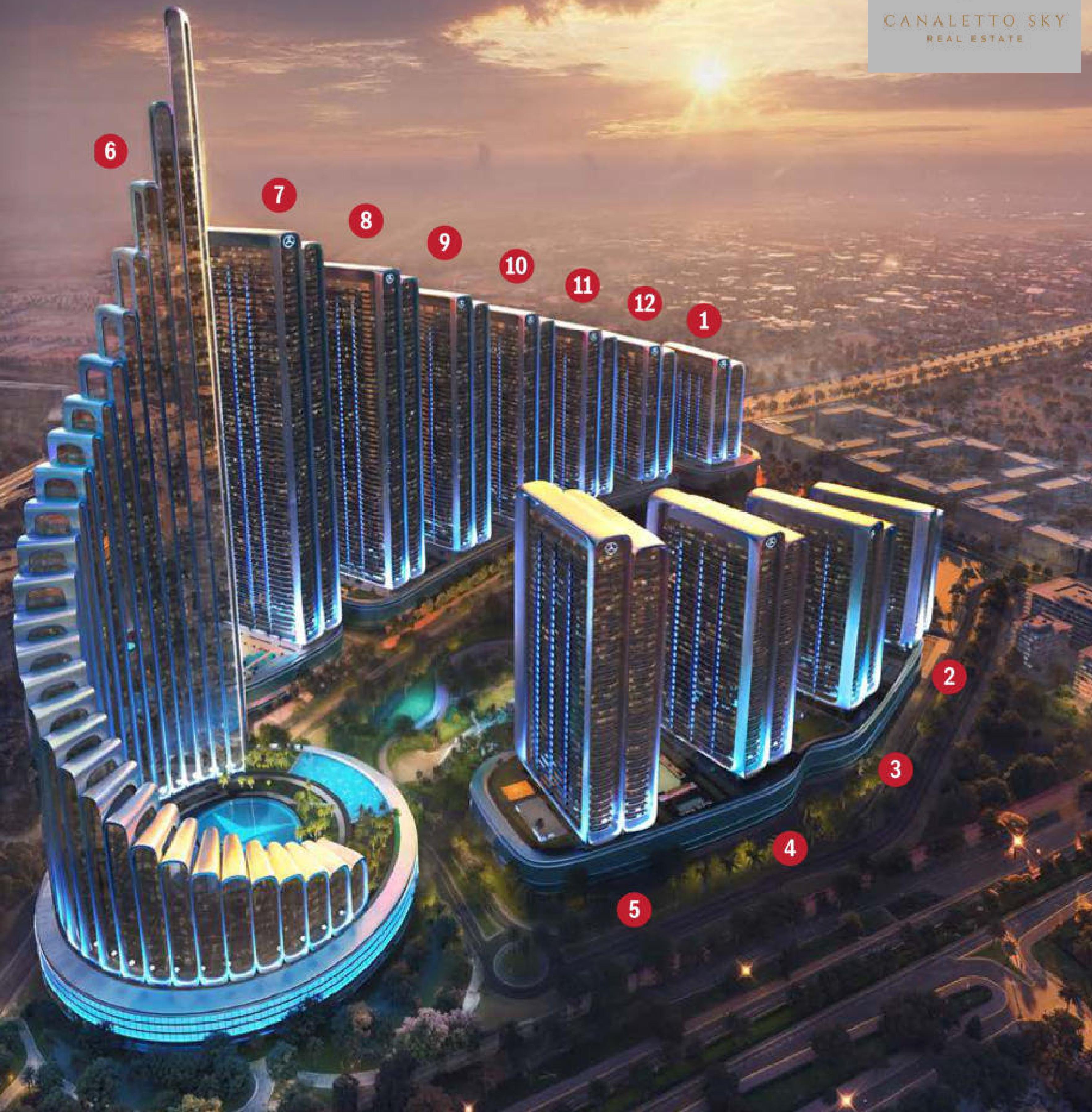
The Grand Promenade is the emotional and social heart of Mercedes-Benz Places | Binhatti City. An activated space that brings to life both moments and vibrance. Podium edges are punctuated with retail, cafés and lifestyle uses that blur the boundary between indoor and outdoor space. The park delivers 12 distinct lifestyle experiences, carefully curated for discovery.



Project Layouts

## Mercedes-Benz Places Binghatti City

1. Project Maybach
- 2 - 3. Vision Mercedes-Maybach  
Ultimate Luxury
- 4 - 5. Vision Mercedes-Maybach 6
6. Vision Iconic
7. Vision One-Eleven
- 8 - 9. Mercedes-Benz AMG Vision
10. VISION AVTR
- 11 - 12. Vision Simplex





# Life at the Soul of the City

The city's iconic tower stands as both a landmark and anchor,  
a constant presence that defines the city's soul.



Project Facts

# Vision Iconic

**Property Type:**

Residential & Retails

**Plot area:**

22282.20 SQM./ 239,846 SQFT

**Description:**

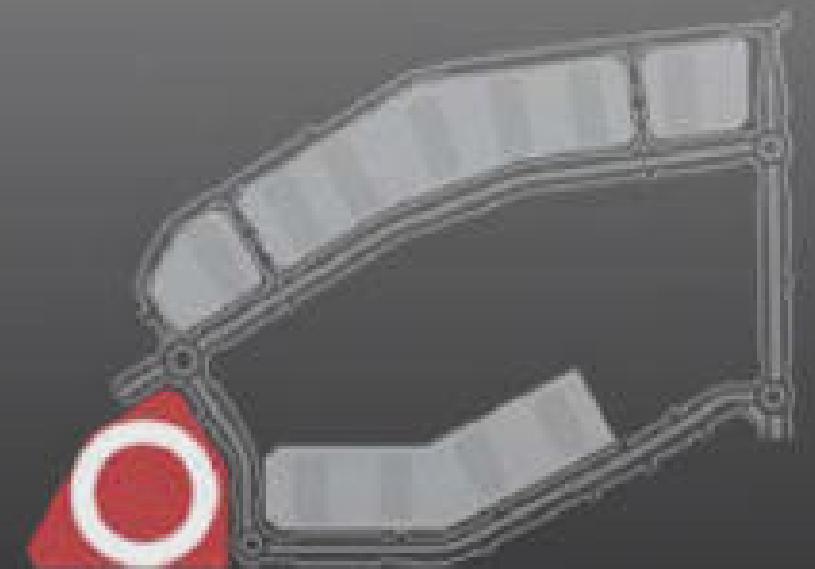
Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
66 Residential Floors +  
9 Mechanical Floors + Roof

**Number of Units:**

1 Bedroom	1001
2 Bedroom	277
3 Bedroom	108
4 Bedroom	9
5 Bedroom	9

**Total Residential Units:** 1404

**Shop (Ground Floor):** 21



# Vision Iconic

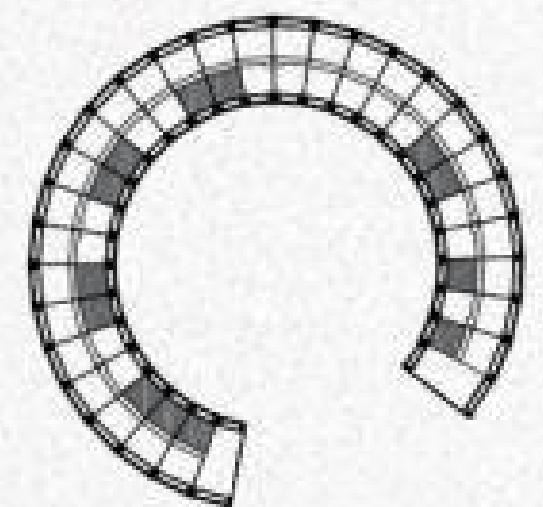
## TOWER 6

### 1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	57.90 m <sup>2</sup>	623.22 m <sup>2</sup>
Balcony Area	19.86 m <sup>2</sup>	213.77 m <sup>2</sup>
Total Unit Area	77.76 m <sup>2</sup>	836.99 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	17 m <sup>2</sup>
MASTER BEDROOM	17 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
CORRIDOR	7 m <sup>2</sup>
M. BATHROOM	5 m <sup>2</sup>
WC	3 m <sup>2</sup>
LAUNDRY	1 m <sup>2</sup>



# Vision Iconic

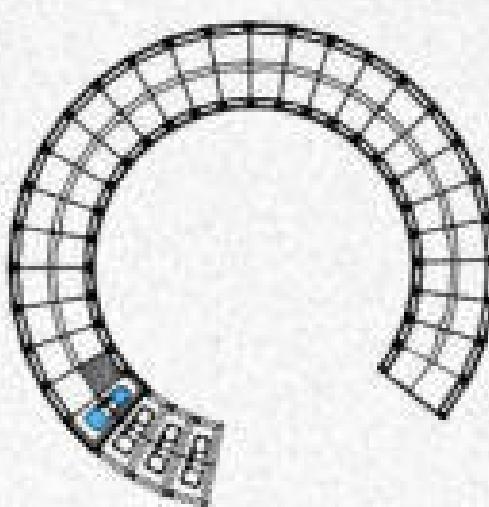
## TOWER 6

### 2 Bedroom Unit - Type - 2



AREA	SQ.M	SQ.FT
Suite Area	57.42	618.06
Balcony Area	12.00	129.17
Terrace Area	109.64	1180.14
Total Unit Area	179.06	1927.37

FLAT DESIGN COMPONENTS	
LIVING & DINING	18 m <sup>2</sup>
MASTER BEDROOM	16 m <sup>2</sup>
BEDROOM QL	15 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
CORRIDOR	7 m <sup>2</sup>
M. BATHROOM	5 m <sup>2</sup>
M. WALK IN CLOSET	5 m <sup>2</sup>
BATHROOM / WC	4 m <sup>2</sup>
LAUNDRY	1 m <sup>2</sup>



# Vision Iconic

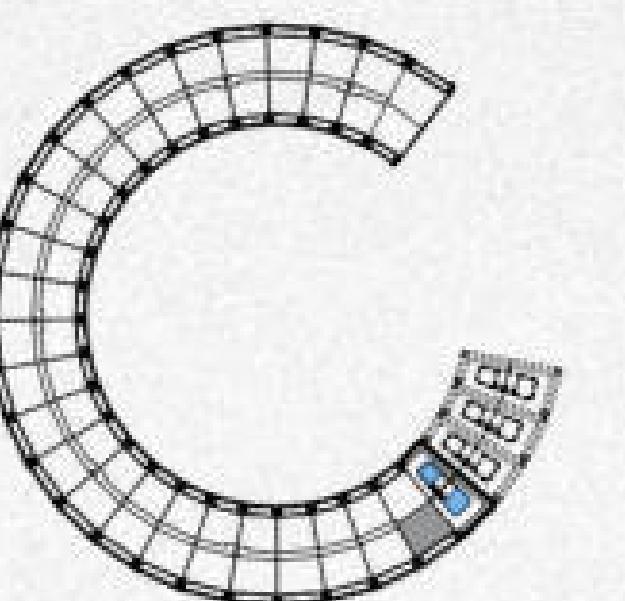
## TOWER 6

3 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	76.37	822.03
Balcony Area	19.86	213.77
Terrace Area	135.38	1457.20
Total Unit Area	231.61	2493.00

FLAT DESIGN COMPONENTS	
LIVING & DINING	19 m <sup>2</sup>
MASTER BEDROOM	16 m <sup>2</sup>
BEDROOM 02	14 m <sup>2</sup>
BEDROOM 01	13 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
CORRIDOR	8 m <sup>2</sup>
M. BATHROOM	5 m <sup>2</sup>
M. WALK IN CLOSET	5 m <sup>2</sup>
BATHROOM / WC	4 m <sup>2</sup>
LAUNDRY	2 m <sup>2</sup>



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# Vision Iconic

## TOWER 6

### 4 Bedroom Unit - Type - 1



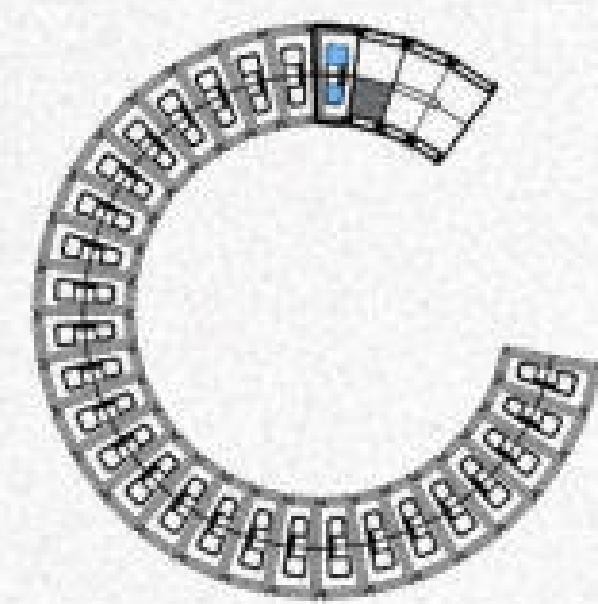
4 Bedroom Duplex (Lower Floor)



4 Bedroom Duplex (Upper Floor)

AREA	SQ.M	SQ.FT
Suite Area	147.13	1583.68
Balcony Area	24	258.33
Terrace Area	109.64	1180.14
Total Unit Area	280.77	3022.15

FLAT DESIGN COMPONENTS	
LEVEL 01	
LIVING & DINING	27 m <sup>2</sup>
MASTER BEDROOM-01	15 m <sup>2</sup>
KITCHEN	11 m <sup>2</sup>
M/BATHROOM	5 m <sup>2</sup>
CORRIDOR/STAIR	7 m <sup>2</sup>
WC	3 m <sup>2</sup>
LEVEL 02	
MASTER BEDROOM-02	14 m <sup>2</sup>
BEDROOM-03	15 m <sup>2</sup>
BEDROOM-04	16 m <sup>2</sup>
M2/BATHROOM	5 m <sup>2</sup>
M2/WALK IN CLOSET	3 m <sup>2</sup>
CORRIDOR/STAIR	7 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
LAUNDRY	4 m <sup>2</sup>



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6. 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 corner wall enclosing the adjoining unit. 7. 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 outermost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

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# Vision Iconic

## TOWER 6

### 5 Bedroom Unit - Type - 1

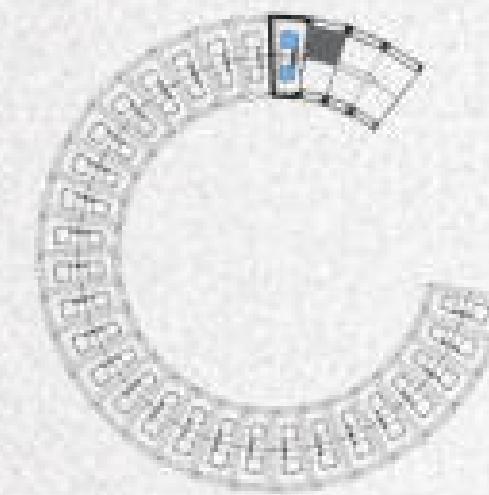


AREA	SQ.M	SQ.FT
Suite Area	175.71	1891.31
Balcony Area	39.72	427.54
Terrace Area	135.38	1457.20
Total Unit Area	350.81	3776.05

5 Bedroom Duplex (Lower Floor)

5 Bedroom Duplex (Upper Floor)

FLAT DESIGN COMPONENTS	
LEVEL 01	
LIVING & DINING	34 m <sup>2</sup>
MASTER BEDROOM-01	19 m <sup>2</sup>
KITCHEN	11 m <sup>2</sup>
M1.BATHROOM	5 m <sup>2</sup>
CORRIDOR/STAIR	18 m <sup>2</sup>
WC	3 m <sup>2</sup>
LEVEL 02	
MASTER BEDROOM-02	16 m <sup>2</sup>
BEDROOM-03	14 m <sup>2</sup>
BEDROOM-04	13 m <sup>2</sup>
BEDROOM-05	15 m <sup>2</sup>
M2.BATHROOM	5 m <sup>2</sup>
M2.WALK IN CLOSET	3 m <sup>2</sup>
CORRIDOR/STAIR	11 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
LAUNDRY	3 m <sup>2</sup>





Project Facts

# Project Maybach

**Property Type:**

Residential & Retails

**Plot area:**

8763.69 SQM./ 94332 SQFT

**Description:**

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
24 Residential Floors +  
Mechanical Floors + Roof

**Number of Units:**

Studio	608
1 Bedroom	76
2 Bedroom	92
3 Bedroom	40

**Total Residential Units:** 816

**Shop (Ground Floor):** 15





# Project Maybach

## TOWER 1

### Studio Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	27.24 m <sup>2</sup>	293.21 m <sup>2</sup>
Balcony Area	8.53 m <sup>2</sup>	91.82 m <sup>2</sup>
Total Unit Area	35.77 m <sup>2</sup>	385.03 m <sup>2</sup>

# Project Maybach

## TOWER 1

### 1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	52.18 m <sup>2</sup>	561.66 m <sup>2</sup>
Balcony Area	6.55 m <sup>2</sup>	70.50 m <sup>2</sup>
Total Unit Area	58.73 m <sup>2</sup>	632.16 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

# Project Maybach

## TOWER1

2 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	70.82 m <sup>2</sup>	762.30 m <sup>2</sup>
Balcony Area	21.34 m <sup>2</sup>	229.70 m <sup>2</sup>
Total Unit Area	92.16 m <sup>2</sup>	992.00 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	17 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	4 m <sup>2</sup>

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# Project Maybach

## TOWER1

3 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	109.67 m <sup>2</sup>	1180.48 m <sup>2</sup>
Balcony Area	13.09 m <sup>2</sup>	140.90 m <sup>2</sup>
Total Unit Area	122.76 m <sup>2</sup>	1321.38 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
MASTER BEDROOM	19 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
CORRIDOR	12 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
STORE	5 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	3 m <sup>2</sup>
LAUNDRY	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

6. 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. 7. 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 outermost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Column may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

Project Facts

# Vision Mercedes-Maybach Ultimate Luxury

**Property Type:**

Residential & Retails

**Plot area:**

14220.38 SQM./153067 SQFT

**Description:**

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
19 Residential Floors +  
24 Residential Floors +  
Mechanical Floors + Roof

**Number of Units:**

Studio:	864
1 Bedroom:	140
2 Bedroom:	140
3 Bedroom:	60

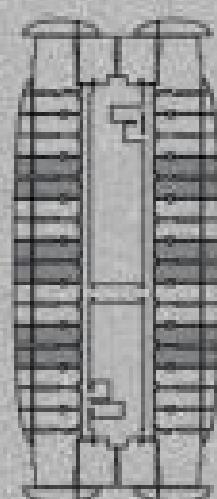
**Total Residential Units:** 1204  
**Shop (Ground Floor):** 28



# Vision Mercedes-Maybach Ultimate Luxury

## TOWER 2 & 3

Studio Unit - Type - 1

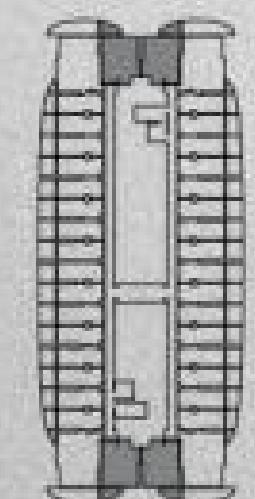


AREA	SQ.M	SQ.FT
Suite Area	27.07 m <sup>2</sup>	292.46 m <sup>2</sup>
Balcony Area	6.38 m <sup>2</sup>	68.67 m <sup>2</sup>
Total Unit Area	33.55 m <sup>2</sup>	361.13 m <sup>2</sup>

# Vision Mercedes-Maybach Ultimate Luxury

## TOWER 2 & 3

1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	51.08 m <sup>2</sup>	549.82 m <sup>2</sup>
Balcony Area	6.27 m <sup>2</sup>	62.49 m <sup>2</sup>
Total Unit Area	57.35 m <sup>2</sup>	617.31 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

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# Vision Mercedes-Maybach Ultimate Luxury

## TOWER 2 & 3

### 2 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	71.70 m <sup>2</sup>	771.77 m <sup>2</sup>
Balcony Area	19.36 m <sup>2</sup>	208.39 m <sup>2</sup>
Total Unit Area	91.06 m <sup>2</sup>	980.16 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	37 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	4 m <sup>2</sup>

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# Vision Mercedes-Maybach Ultimate Luxury

## TOWER 2 & 3

### 3 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	106.79 m <sup>2</sup>	1149.48 m <sup>2</sup>
Balcony Area	12.53 m <sup>2</sup>	134.87 m <sup>2</sup>
Total Unit Area	119.32 m <sup>2</sup>	1284.35 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
MASTER BEDROOM	22 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
CORRIDOR	10 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	3 m <sup>2</sup>
WC	2 m <sup>2</sup>
STORE	2 m <sup>2</sup>

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Project Facts

# Vision Mercedes-Maybach 6

**Property Type:**

Residential & Retails

**Plot area:**

14325.92 SQM./154203 SQFT

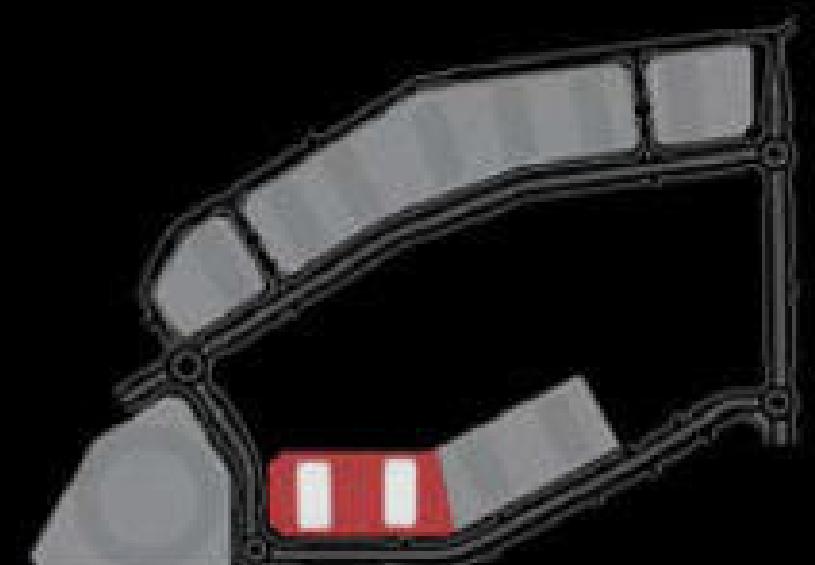
**Description:**

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
29 Residential Floors +  
34 Residential Floors +  
2 Mechanical Floors + Roof

**Number of Units:**

Studio	1344
1 Bedroom	220
2 Bedroom	220
3 Bedroom	60

**Total Residential Units:** 1844  
**Shop (Ground Floor):** 34

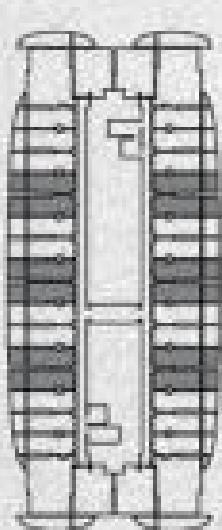




# Vision Mercedes-Maybach 6

## TOWER 4 & 5

Studio Unit - Type - 1

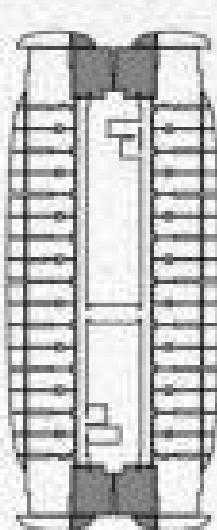


AREA	SQ.M	SQ.FT
Suite Area	21.17 m <sup>2</sup>	226.46 m <sup>2</sup>
Balcony Area	6.38 m <sup>2</sup>	68.67 m <sup>2</sup>
Total Unit Area	33.55 m <sup>2</sup>	361.13 m <sup>2</sup>

# Vision Mercedes-Maybach 6

## TOWER 4 & 5

1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	51.08 m <sup>2</sup>	549.82 m <sup>2</sup>
Balcony Area	6.27 m <sup>2</sup>	67.49 m <sup>2</sup>
Total Unit Area	57.35 m <sup>2</sup>	617.31 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

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6. 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. 7. 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 outermost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Column may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

# Vision Mercedes-Maybach 6

## TOWER 4 & 5

2 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	71.70 m <sup>2</sup>	771.77 m <sup>2</sup>
Balcony Area	19.36 m <sup>2</sup>	208.39 m <sup>2</sup>
Total Unit Area	91.06 m <sup>2</sup>	980.16 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	17 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	4 m <sup>2</sup>

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# Vision Mercedes-Maybach 6

## TOWER 4 & 5

3 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	106.79 m <sup>2</sup>	1149.48 m <sup>2</sup>
Balcony Area	12.53 m <sup>2</sup>	134.87 m <sup>2</sup>
Total Unit Area	119.32 m <sup>2</sup>	1284.35 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
MASTER BEDROOM	22 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
CORRIDOR	10 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	3 m <sup>2</sup>
WC	2 m <sup>2</sup>
STORE	2 m <sup>2</sup>

6. 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. 7. 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 outermost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Column may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

Project Facts

# Vision Simplex

**Property Type:**

Residential & Retails

**Plot area:**

11359.06 SQM./ 122269 SQFT

**Description:**

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
35 Residential Floors +  
2 Mechanical Rooms + Roof  
29 Residential Floors +  
2 Mechanical Floors + Roof

**Number of Units:**

Studio	1440
1 Bedroom	520
2 Bedroom	248

**Total Residential Units:** 2208  
**Shop (Ground Floor):** 34



# Vision Simplex

**TOWER 11 & 12**

Studio Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	27.24 m <sup>2</sup>	293.21 m <sup>2</sup>
Balcony Area	8.53 m <sup>2</sup>	91.82 m <sup>2</sup>
Total Unit Area	35.77 m <sup>2</sup>	385.03 m <sup>2</sup>

# Vision Simplex

**TOWER 11 & 12**

1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	52.18 m <sup>2</sup>	561.66 m <sup>2</sup>
Balcony Area	6.55 m <sup>2</sup>	70.50 m <sup>2</sup>
Total Unit Area	58.73 m <sup>2</sup>	632.16 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

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# Vision Simplex

**TOWER 11 & 12**

2 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	70.82 m <sup>2</sup>	762.30 m <sup>2</sup>
Balcony Area	21.34 m <sup>2</sup>	229.70 m <sup>2</sup>
Total Unit Area	92.16 m <sup>2</sup>	992.00 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	17 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	4 m <sup>2</sup>

# Vision Simplex

**TOWER 11 & 12**

3 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	109.67 m <sup>2</sup>	1180.48 m <sup>2</sup>
Balcony Area	13.09 m <sup>2</sup>	140.90 m <sup>2</sup>
Total Unit Area	122.76 m <sup>2</sup>	1321.38 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
MASTER BEDROOM	19 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
CORRIDOR	12 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
STORE	5 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	3 m <sup>2</sup>
LAUNDRY	3 m <sup>2</sup>
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Project Facts

# VISION AVTR

**Property Type:**

Residential & Retails

**Plot area:**

12835.93 SQM./138,166 SQFT

**Description:**

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
41 Residential Floors +  
2 Mechanical Floors + Roof

**Number of Units:**

Studio	640
1 Bedroom	480
2 Bedroom	160

**Total Residential Units:** 1280

**Shop (Ground Floor):** 23





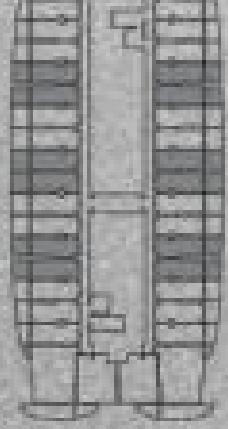
CANALETTO SKY  
REAL ESTATE



## VISION AVTR

## TOWER 10

Studio Unit - Type - 1

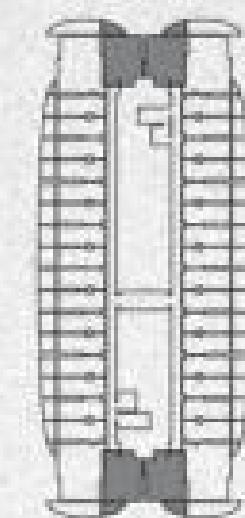


AREA	SQ.M	SQ.FT
Suite Area	27.24 m <sup>2</sup>	293.21 m <sup>2</sup>
Balcony Area	8.53 m <sup>2</sup>	91.82 m <sup>2</sup>
Total Unit Area	35.77 m <sup>2</sup>	385.03 m <sup>2</sup>

## VISION AVTR

## TOWER 10

1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	52.18 m <sup>2</sup>	561.66 m <sup>2</sup>
Balcony Area	6.55 m <sup>2</sup>	70.50 m <sup>2</sup>
Total Unit Area	58.73 m <sup>2</sup>	632.16 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

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# VISION AVTR

## TOWER 10

### 2 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	70.82 m <sup>2</sup>	762.30 m <sup>2</sup>
Balcony Area	21.34 m <sup>2</sup>	229.70 m <sup>2</sup>
Total Unit Area	92.16 m <sup>2</sup>	992.00 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	27 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	4 m <sup>2</sup>

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Project Facts

# Mercedes-Benz AMG Vision

**Property Type:**

Residential & Retails

**Plot area:**

11626.97 SQM. / 125,153 SQFT

**Description:**

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
52 Residential Floors +  
4 Mechanical Room + Roof  
47 Residential Floors +  
2 Mechanical Floors + Roof

**Number of Units:**

Studio	1112
1 Bedroom	1344
2 Bedroom	236

**Total Residential Units:** 2692

**Shop (Ground Floor):** 35



# Mercedes-Benz AMG Vision

## TOWER 8 & 9

Studio Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	27.24 m <sup>2</sup>	293.21 m <sup>2</sup>
Balcony Area	8.53 m <sup>2</sup>	91.82 m <sup>2</sup>
Total Unit Area	35.77 m <sup>2</sup>	385.03 m <sup>2</sup>

# Mercedes-Benz AMG Vision

## TOWER 8 & 9

1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	52.18 m <sup>2</sup>	561.66 m <sup>2</sup>
Balcony Area	6.55 m <sup>2</sup>	70.50 m <sup>2</sup>
Total Unit Area	58.73 m <sup>2</sup>	632.16 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

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# Mercedes-Benz AMG Vision

## TOWER 8 & 9

### 2 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	70.82 m <sup>2</sup>	762.30 m <sup>2</sup>
Balcony Area	21.34 m <sup>2</sup>	229.70 m <sup>2</sup>
Total Unit Area	92.16 m <sup>2</sup>	992.00 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	17 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	4 m <sup>2</sup>

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Project Facts

# Vision One-Eleven

**Property Type:**

Residential & Retails

**Plot area:**

7901.03 SQM./ 85,047 SQFT

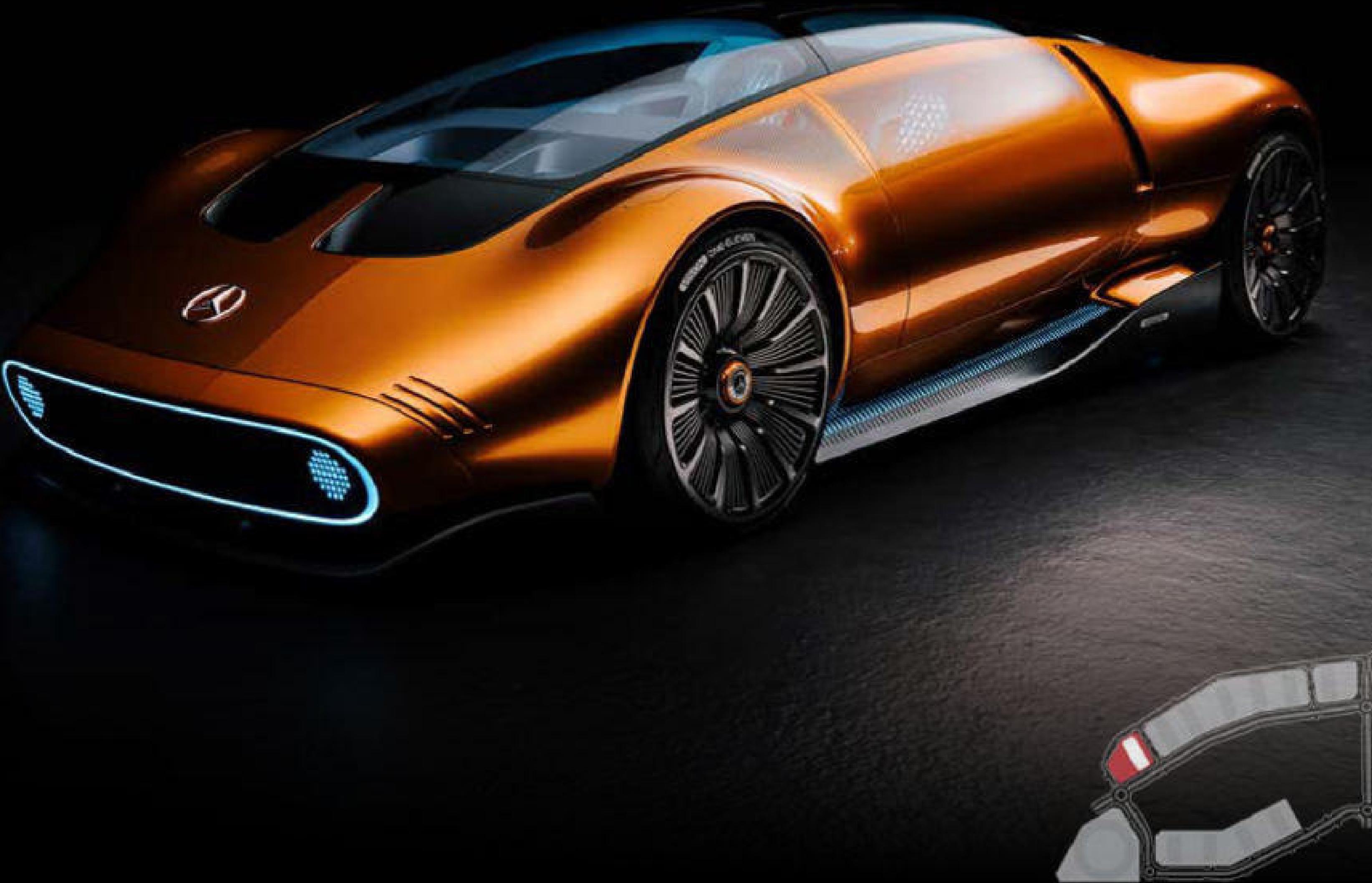
**Description:**

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
60 Residential Floors +  
4 Mechanical Floors + Roof

**Number of Units:**

1 Bedroom	1080
2 Bedroom	236
3 Bedroom	50

**Total Residential Units:** 1366  
**Shop (Ground Floor):** 18





# Vision One-Eleven

## TOWER 7

### 1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	52.18 m <sup>2</sup>	561.66 m <sup>2</sup>
Balcony Area	6.55 m <sup>2</sup>	70.50 m <sup>2</sup>
Total Unit Area	58.73 m <sup>2</sup>	632.16 m <sup>2</sup>

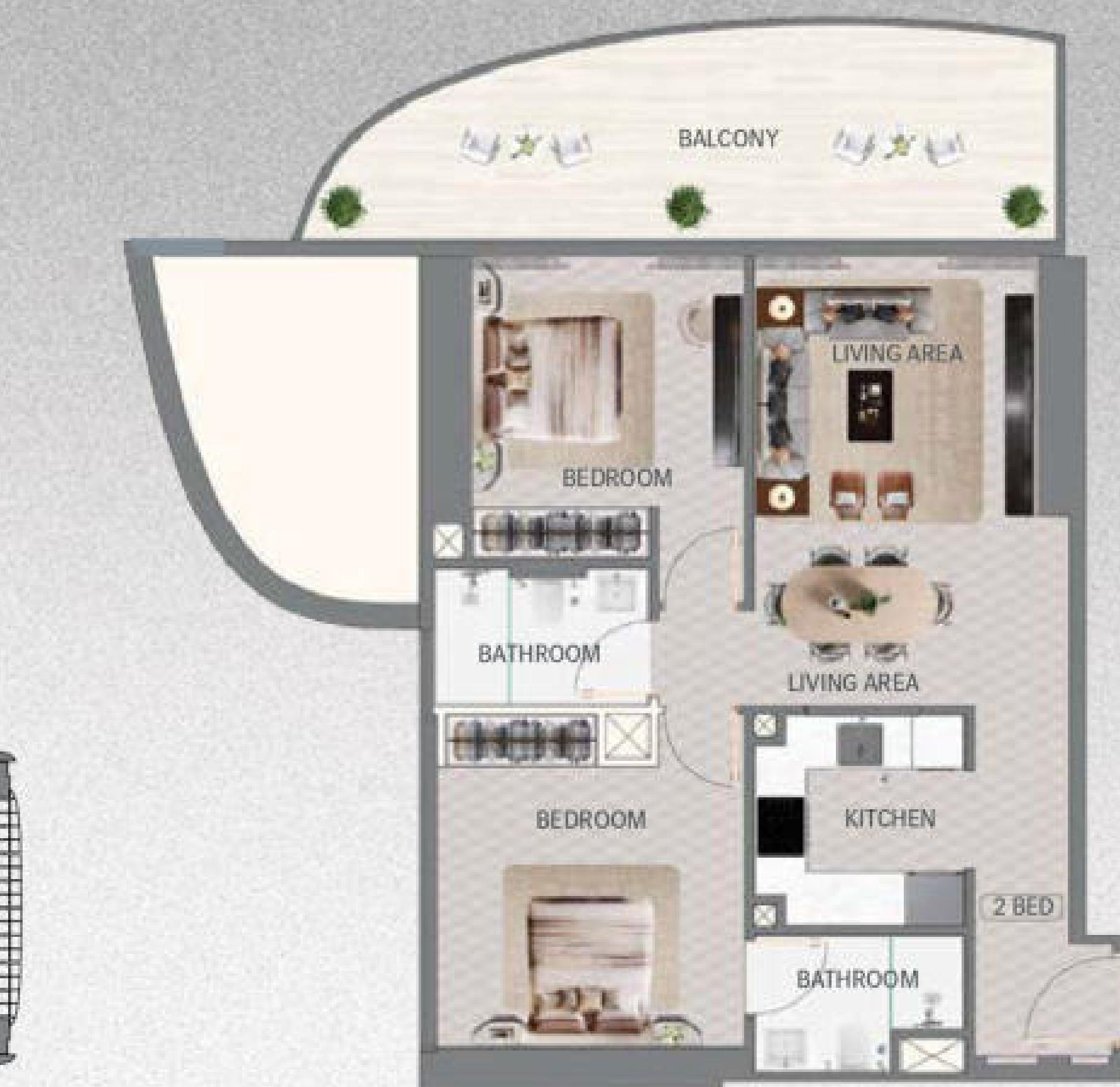
FLAT DESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

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# Vision One-Eleven

## TOWER 7

### 2 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	70.82 m <sup>2</sup>	762.30 m <sup>2</sup>
Balcony Area	21.34 m <sup>2</sup>	229.70 m <sup>2</sup>
Total Unit Area	92.16 m <sup>2</sup>	992.00 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
LIVING & DINING	17 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
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# Vision One-Eleven

## TOWER 7

### 3 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	109.67 m <sup>2</sup>	1180.48 m <sup>2</sup>
Balcony Area	13.09 m <sup>2</sup>	140.90 m <sup>2</sup>
Total Unit Area	122.76 m <sup>2</sup>	1321.38 m <sup>2</sup>

FLAT DESIGN COMPONENTS	
MASTER BEDROOM	19 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
CORRIDOR	12 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
STORE	5 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	3 m <sup>2</sup>
LAUNDRY	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

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CANALETTO SKY  
REAL ESTATE



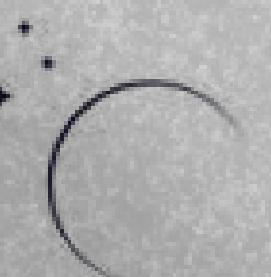
# The World's First Mercedes-Benz Branded City

# IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:

**KOSTENFREI ERSTGESPRÄCH**



CANALETTO SKY  
REAL ESTATE

Hier geht's zu unserer Webseite:  
**CANALETTO SKY REAL ESTATE LLC**

[dubai@canalettosky.com](mailto:dubai@canalettosky.com)

+971 56 589 1112