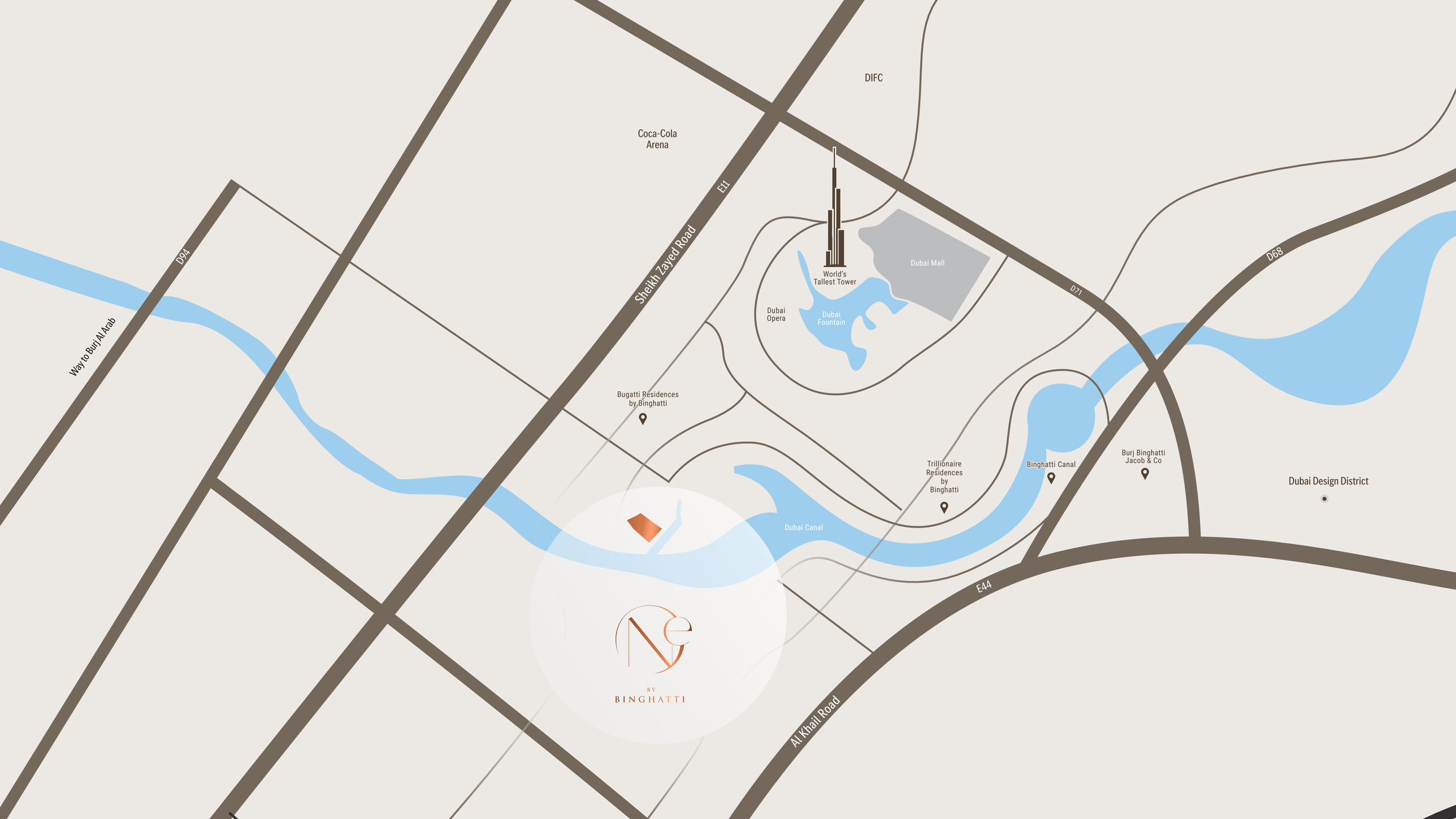


BY

BINGHATTI

STEPPING INTO AN AWAKENING

A JOURNEY OF TRANSCENDENCE


DIFC
Coca-Cola Arena
Sheikh Zayed Road
E11
D94
Way to Burj Al Arab
World's Tallest Tower
Dubai Mall
Dubai Opera
Dubai Fountain
D71
D68
Bugatti Residences by Binghatti
Trillionaire Residences by Binghatti
Binghatti Canal
Burj Binghatti Jacob & Co
Dubai Design District
Dubai Canal
E44
Al Khail Road
BY BINGHATTI



VIEW FROM THE SITE



UNIQUE SELLING POINTS

USP

LOCATION

- **BUSINESS BAY,** MARASI DRIVE

- DISTANCE TO BURJ KHALIFA / DUBAI MALL APPROXIMATELY 2.7 KM, **4-6 MINUTES** BY CAR

- ACCESSIBILITY TO MAJOR ROADS TAKING YOU TOWARDS E11 SZR, ALKHAIL ROAD, AL-A'AMAL STREET, MARASI. **(METRO FOR HOLIDAY HOME, UBER, TAXI'S).**

- PANORAMIC VIEWS OF THE **DUBAI SKYLINE,** INCLUDING **BURJ KHALIFA, DUBAI WATER CANAL** (MARASI MARINA), DUBAI CREEK.

- **PROXIMITY TO DUBAI OPERA,** ART GALLERIES AND FESTIVALS



USP

AMENITIES

• **ON-SITE HIGH-END RETAIL OUTLETS** AND PROXIMITY TO **MAJOR SHOPPING CENTRES**:

- DUBAI MALL
- BAY AVENUE
- CITY WALK
- BOX PARK
- BAY SQUARE

• **LUXURY WELLNESS AND LEISURE FACILITIES** AVAILABLE WITHIN THE PROJECT ITSELF.

• PET-FRIENDLY POLICIES, ACCESS TO PARKS AND RECREATIONAL AREAS

• **WORLD-CLASS RESTAURANTS** MINUTES AWAY FROM THE LOCATION.

• HIGH-END FITNESS CENTRES, LUXURY SPAS, OUTDOOR POOLS



USP

INVESTMENT OPPORTUNITIES

• **STRATEGIC LOCATION IN BUSINESS BAY** RIGHT ON THE CANAL, CLOSE TO DIFC, EASY ACCESS TO DUBAI'S PRIMARY BUSINESS HUBS

• **ACCESSIBILITY TO MAJOR ROADS** TAKING YOU TOWARDS E11 SZR, ALKHAIL ROAD, AL-A'AMAL STREET, MARASI. **(METRO FOR HOLIDAY HOME, UBER, TAXI'S).**

• **HIGH RENTAL YIELD POTENTIAL,** STRONG HISTORICAL APPRECIATION IN PROPERTY VALUES WITHIN THE AREA, HOLIDAY HOME'S HAVEN **ONE OF THE LAST AVAILABLE PLOTS IN BUSINESS BAY THAT IS OFF-PLAN** ASI. (METRO FOR HOLIDAY HOME, UBER, TAXI'S).



USP

DESIGN

• **MODERN DESIGN** WITH CRYSTALLINE GLASS FAÇADES, BRASS FINISH

• **ENERGY-EFFICIENT BUILDINGS,** SUSTAINABLE HIGH-END MATERIALS & FINISHING.

• 24/7 SECURITY SERVICES, **STATE-OF-THE-ART SURVEILLANCE SYSTEMS** + BEING IN ONE OF THE SAFEST CITIES IN THE WORLD.

• SMART HOME FEATURES, & **AI DRIVEN TECHNOLOGIES**



STARTING PRICES AFTER DISCOUNT AND UNIT TYPES

UNIT TYPE	STARTING PRICES AFTER DISCOUNT
PREMIUM STUDIO	AED 1,699,999
1 BEDROOM ROYAL SUITE (POOL)	AED 2,499,999
2 BEDROOM SUITE	AED 3,999,999
3 BEDROOM WING	AED 6,999,999
3 BEDROOM POOL VILLA	AED 9,999,999
4 BEDROOM ROYAL PENTHOUSE	AED 13,999,999

TYPICAL
FLOOR PLANS



