

**BINGHATTI**  
**SKYRISE**

Business Bay's first ever mega-development

**OFF-MARKET LAUNCH**

**CONFIDENTIAL**





**DUBAI'S LARGEST PROJECT IN BUSINESS BAY**



# PROJECT LOCATION



CONFIDENTIAL



**VIEW FROM THE SITE**





CONFIDENTIAL



# UNIQUE SELLING POINTS



UNIQUE SELLING POINTS • LOCATION

## UNIQUE SELLING POINTS - LOCATION

- 3 MINUTES FROM **BURJ KHALIFA AND DUBAI MALL.**
- ACCESSIBILITY TO MAJOR ROADS
  - **E11 SHEIKH ZAYED ROAD**
  - **E44 ALKHAIL ROAD**
  - **AL-A'AMAL STREET**
  - **AL ASAYEL STREET**
- **FULL BURJ KHALIFA VIEW**
- **FACING DUBAI WATER CANAL**





# UNIQUE SELLING POINTS - AMENITIES



PADDLE AND  
TENNIS COURT



3X3 BASKETBALL  
COURT



AMPHITHEATRE



INDOOR  
GYM



INDOOR SPORTS  
FACILITIES



JOGGING/WALKING  
LANE



SWIMMING  
POOL



KIDS POOL AND  
AQUATIC AREA



GOLF COURSE  
WITH LAKE



OUTDOOR  
SEATING AREA



SUNKEN  
SEATING



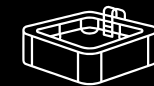
OUTDOOR  
BEACH



KIDS  
PLAY AREA



MULTIPURPOSE  
PAVILION



PRIVATE POOL  
W/ JACUZZI





**ONCE IN A LIFETIME OPPORTUNITY**



# THE MOST COMPETITIVE PRICES IN BUSINESS BAY

## BINGHATTI SKYRISE

STARTING FROM:

**AED 975,000**

STUDIO

STARTING FROM:

**AED 1.65M**

1 BEDROOM

STARTING FROM:

**AED 2.75M**

2 BEDROOM

STARTING FROM:

**AED 3.75M**

3 BEDROOM



**THESE PRICES ARE EXCLUSIVE  
PRE-LAUNCH PRICES VALID UNTIL  
30TH OCTOBER 2024.**

**EOI BOOKING AMOUNT: AED 40,000**





BINGHATTI  
SKYRISE

**UNIT TYPE**

**MIN AREA (SQFT)**

**MAX AREA (SQFT)**

STUDIO	422	477
1 BEDROOM	762	1,022
2 BEDROOM	1,277	1,667
3 BEDROOM	1,839	1,991

**PAYMENT PLAN**

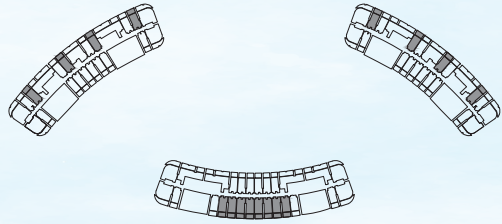
<b>DOWN PAYMENT</b>	<b>20%</b>	NOVEMBER 2025	2%
DECEMBER 2024	2%	DECEMBER 2025	2%
JANUARY 2025	2%	JANUARY 2026	2%
FEBRUARY 2025	2%	FEBRUARY 2026	2%
MARCH 2025	2%	MARCH 2026	2%
APRIL 2025	2%	APRIL 2026	3%
MAY 2025	2%	MAY 2026	3%
JUNE 2025	2%	JUNE 2026	3%
JULY 2025	2%	JULY 2026	3%
AUGUST 2025	2%	AUGUST 2026	3%
SEPTEMBER 2025	2%	SEPTEMBER 2026	3%
OCTOBER 2025	2%	<b>ON COMPLETION</b>	<b>30%</b>



# FLOOR PLANS



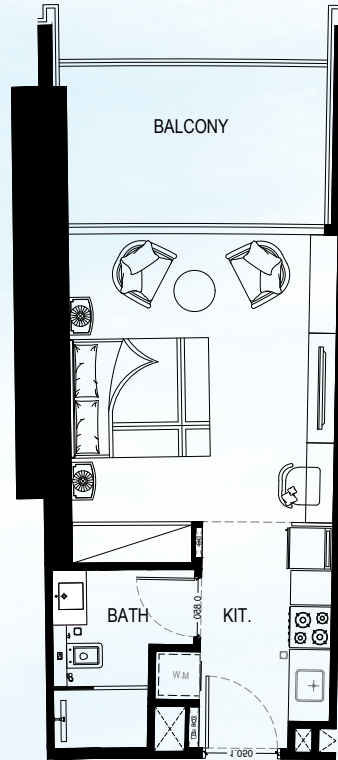
## STUDIO - TYPE 01



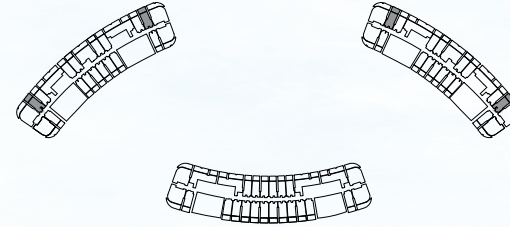
AREA	SQ. M	SQ. FT
SUITE AREA	32.58 m <sup>2</sup>	350.69 ft <sup>2</sup>
BALCONY AREA	10.65 m <sup>2</sup>	114.64 ft <sup>2</sup>
TOTAL UNIT AREA	43.23 m <sup>2</sup>	465.32 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	17 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
LAUNDRY	1 m <sup>2</sup>



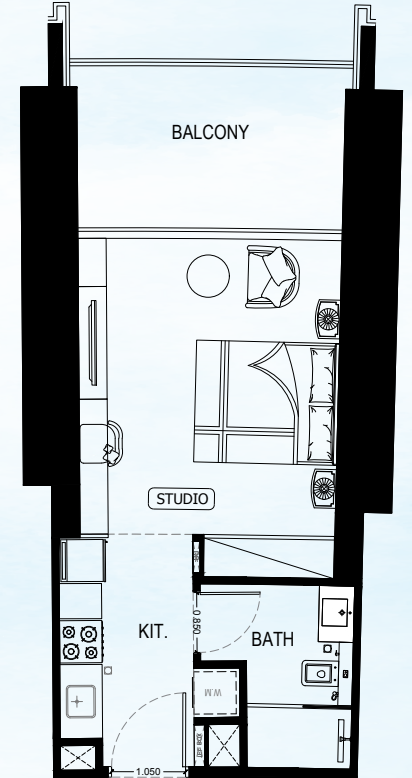
## STUDIO -TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	33.37 m <sup>2</sup>	359.19 ft <sup>2</sup>
BALCONY AREA	10.90 m <sup>2</sup>	117.33 ft <sup>2</sup>
TOTAL UNIT AREA	44.27 m <sup>2</sup>	476.52 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

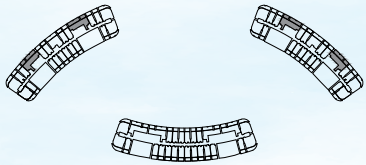
BATH	5 m <sup>2</sup>
STUDIO	17 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
LAUNDRY	1 m <sup>2</sup>



# UNIT FLOOR PLAN - STUDIO



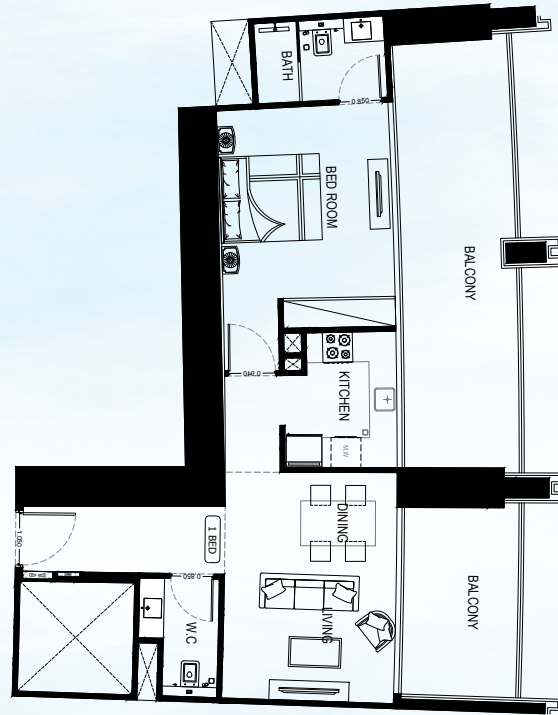
### 1 BEDROOM -TYPE 01



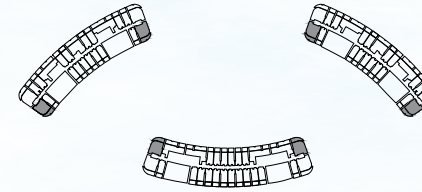
AREA	SQ. M	SQ. FT
SUITE AREA	62.06 m <sup>2</sup>	668.01 ft <sup>2</sup>
BALCONY AREA	32.88 m <sup>2</sup>	353.92 ft <sup>2</sup>
TOTAL UNIT AREA	94.94 m <sup>2</sup>	1021.93 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
LIVING & DINING	16 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	8 m <sup>2</sup>
WC	3 m <sup>2</sup>



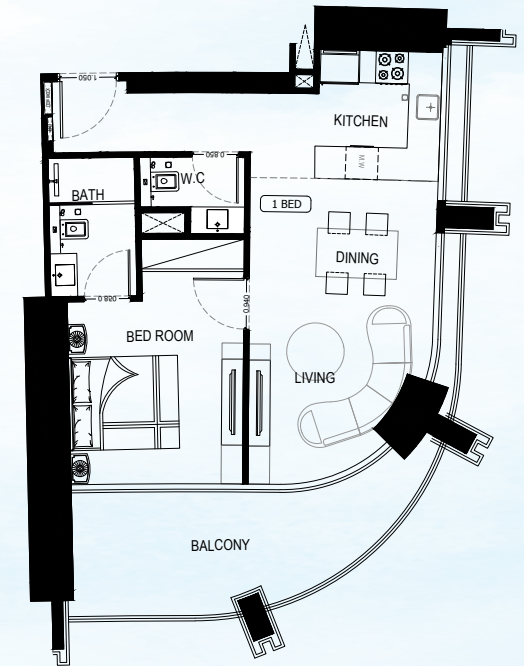
### 1 BEDROOM -TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	56.03 m <sup>2</sup>	603.10 ft <sup>2</sup>
BALCONY AREA	14.78 m <sup>2</sup>	159.09 ft <sup>2</sup>
TOTAL UNIT AREA	70.81 m <sup>2</sup>	762.19 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

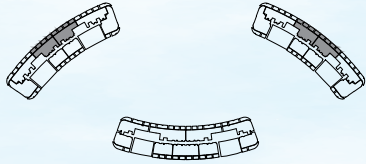
M.BATH	4 m <sup>2</sup>
M.BEDROOM	13 m <sup>2</sup>
LIVING & DINING	18 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
WC	3 m <sup>2</sup>



# UNIT FLOOR PLAN - 1 BEDROOM



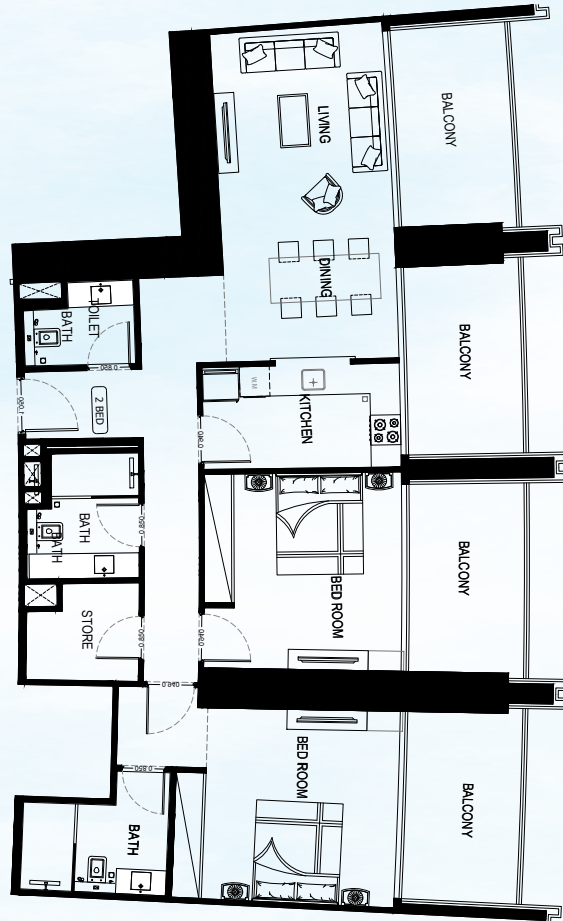
## 2 BEDROOM - TYPE 01



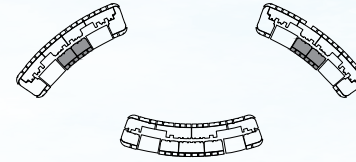
AREA	SQ. M	SQ. FT
SUITE AREA	111.80 m <sup>2</sup>	1203.41 ft <sup>2</sup>
BALCONY AREA	43.08 m <sup>2</sup>	463.71 ft <sup>2</sup>
TOTAL UNIT AREA	154.88 m <sup>2</sup>	1667.11 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH	6 m <sup>2</sup>
M.BEDROOM	19 m <sup>2</sup>
LIVING & DINING	23 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
CORRIDOR	13 m <sup>2</sup>
BATH	5 m <sup>2</sup>
BEDROOM	16 m <sup>2</sup>
STORE	4 m <sup>2</sup>
TOILET	3 m <sup>2</sup>



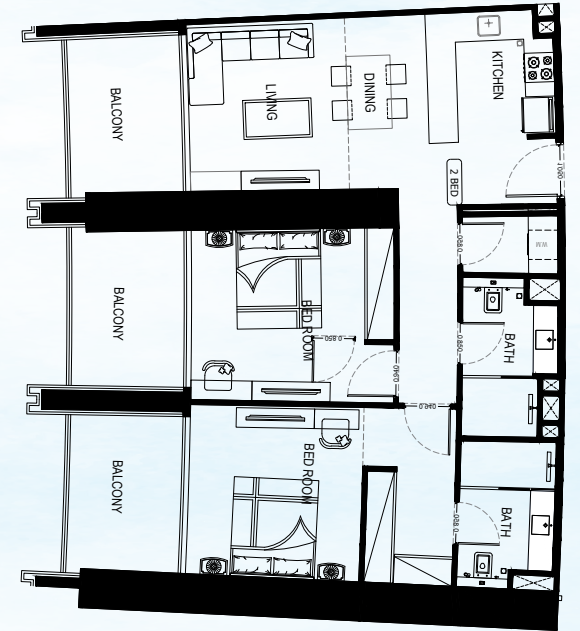
## 2 BEDROOM - TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	91.03 m <sup>2</sup>	979.84 ft <sup>2</sup>
BALCONY AREA	27.62 m <sup>2</sup>	297.30 ft <sup>2</sup>
TOTAL UNIT AREA	118.65 m <sup>2</sup>	1277.14 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

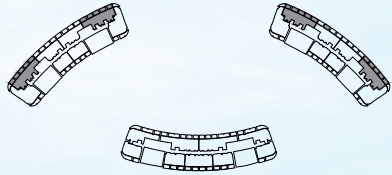
M.BATH	6 m <sup>2</sup>
M.BEDROOM	19 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
CORRIDOR	9 m <sup>2</sup>
BATH	6 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>



# UNIT FLOOR PLAN - 2 BEDROOM



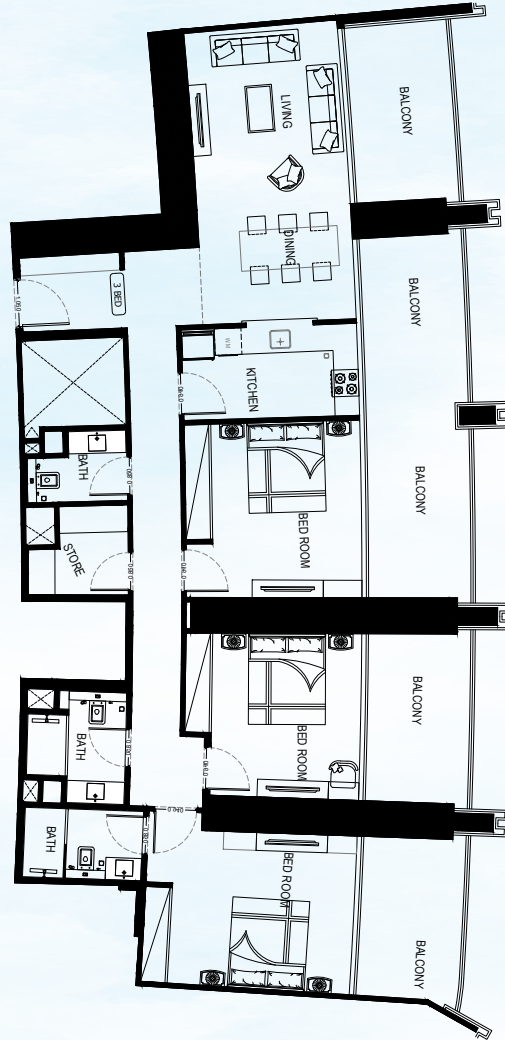
### 3 BEDROOM - TYPE 01



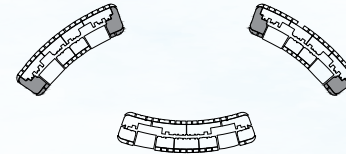
AREA	SQ. M	SQ. FT
SUITE AREA	131.57 m <sup>2</sup>	1416.21 ft <sup>2</sup>
BALCONY AREA	53.42 m <sup>2</sup>	575.01 ft <sup>2</sup>
TOTAL UNIT AREA	184.99 m <sup>2</sup>	1991.22 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	17 m <sup>2</sup>
LIVING & DINING	23 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
CORRIDOR	20 m <sup>2</sup>
BATH	5 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>
BEDROOM	16 m <sup>2</sup>
STORE	4 m <sup>2</sup>
TOILET	3 m <sup>2</sup>



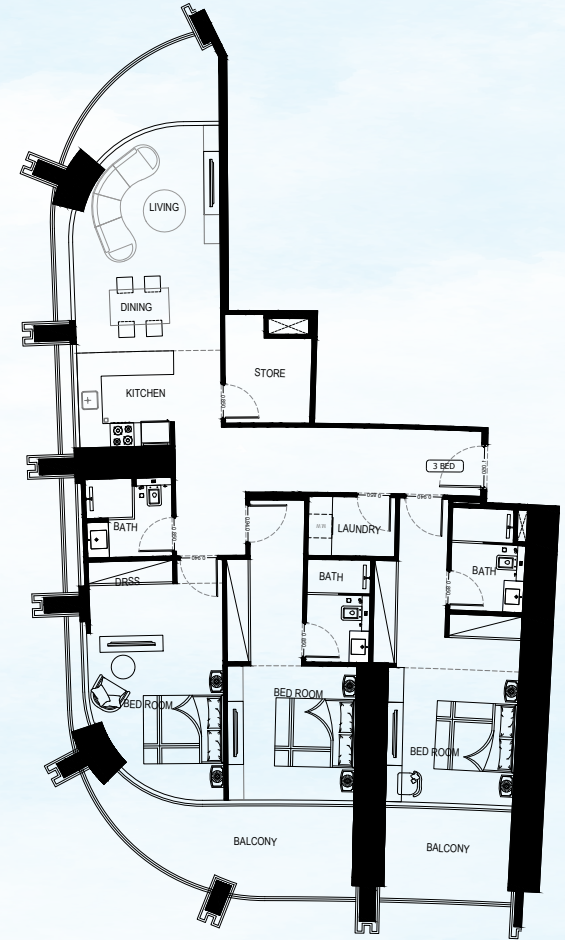
### 3 BEDROOM - TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	139.60 m <sup>2</sup>	1502.64 ft <sup>2</sup>
BALCONY AREA	31.22 m <sup>2</sup>	336.05 ft <sup>2</sup>
TOTAL UNIT AREA	170.82 m <sup>2</sup>	1838.69 ft <sup>2</sup>

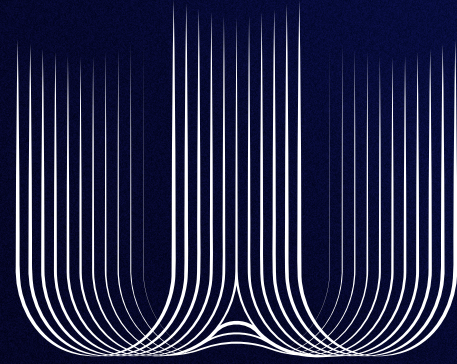
#### FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	21 m <sup>2</sup>
LIVING & DINING	20 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	18 m <sup>2</sup>
M.BATH	4 m <sup>2</sup>
M.BEDROOM	18 m <sup>2</sup>
BEDROOM	19 m <sup>2</sup>
BATH	4 m <sup>2</sup>
LAUNDRY	3 m <sup>2</sup>
STORE	5 m <sup>2</sup>



# UNIT FLOOR PLAN - 3 BEDROOM





BINGHATTI

SKYRISE