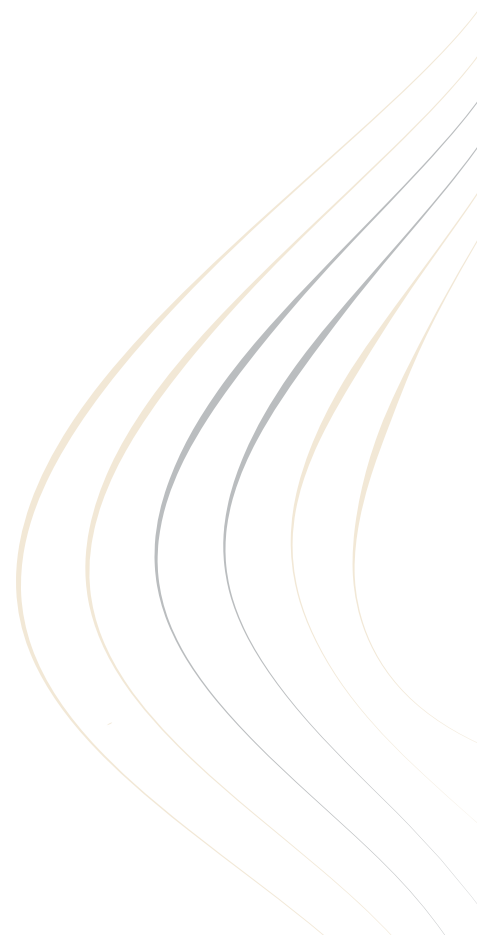


R E S I D E N C E S

BY

B I N G H A T T I



L'Art de Vivre

In the heart of the metropolis



بن غاطي
BINGHATTI

ARCHITECTURAL FORM

The hyper form is characterized by subtle contours and fluid lines. From every angle, the facade offers a new perspective, creating a visual mystique — an exquisite sculptural work forming a spirited sense of flow and movement.



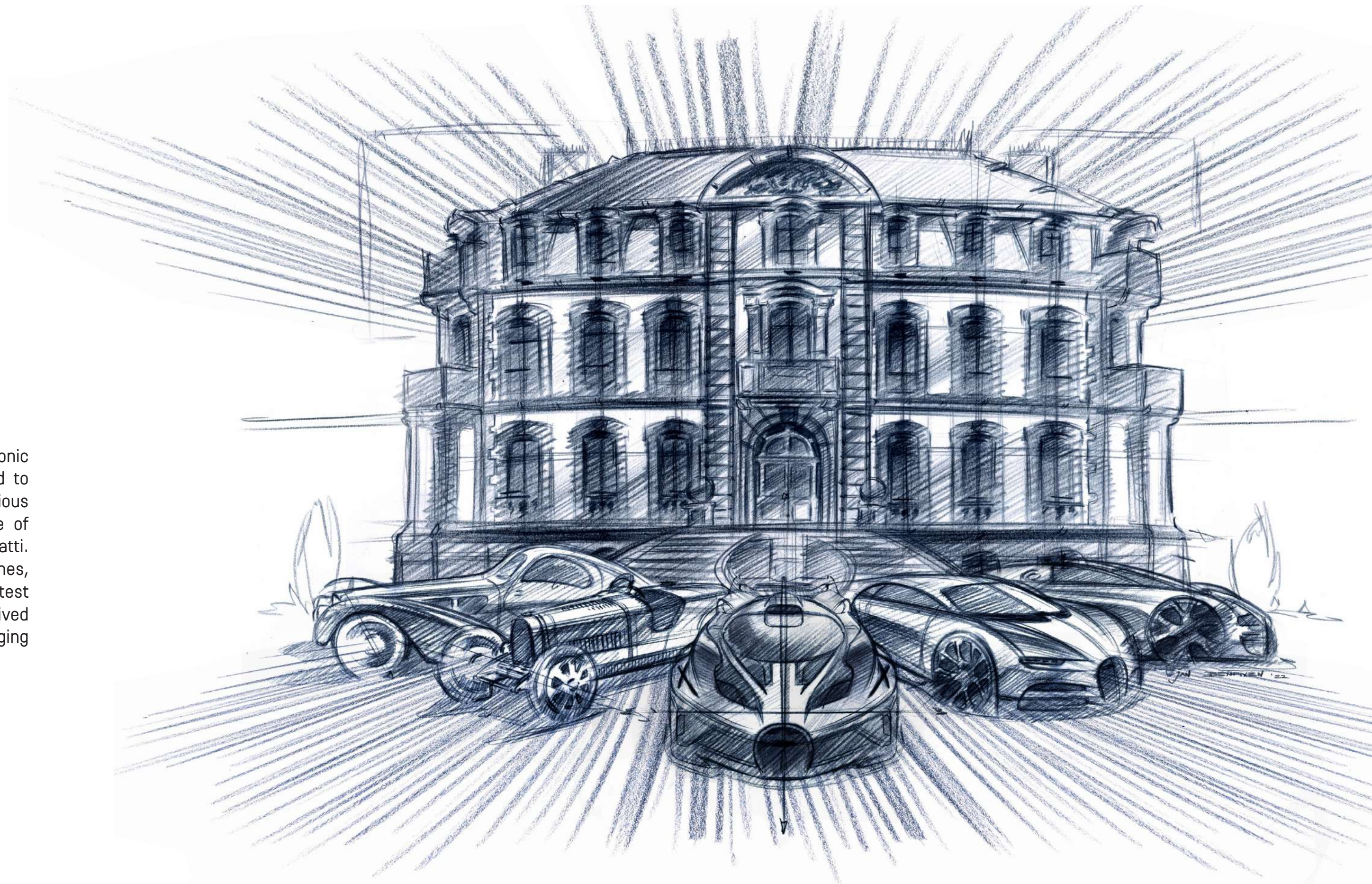
ENTHUSED BY THE FRENCH RIVIERA

Imagine waking up to the sound of waves crashing on the shoreline and stepping out on to your terrace to soak in the enthralling views of your own private beach. The hyper form is inspired by the flair of the French Riviera, depicting L'Art de Vivre.



BUGATTI DNA

Drawing inspiration from Bugatti's iconic super cars, the hyper form is designed to embody the essence of the brand's ingenious and visionary spirit, evoking the sense of exuberance and refinement found at Bugatti. The hyper form features high-end finishes, exquisite craftsmanship, and the latest state-of-the-art smart home system derived from the Bugatti DNA — always challenging the impossible.



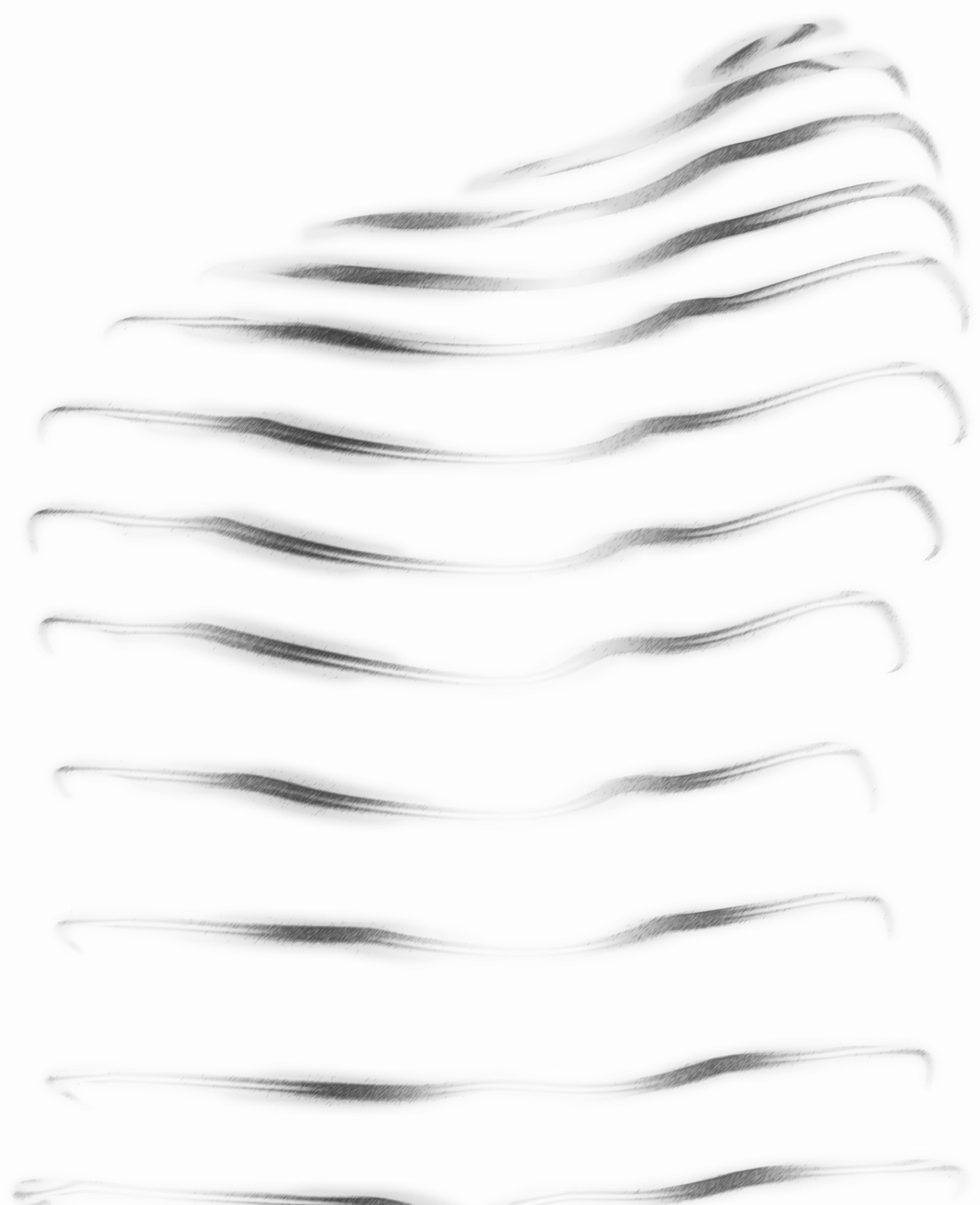


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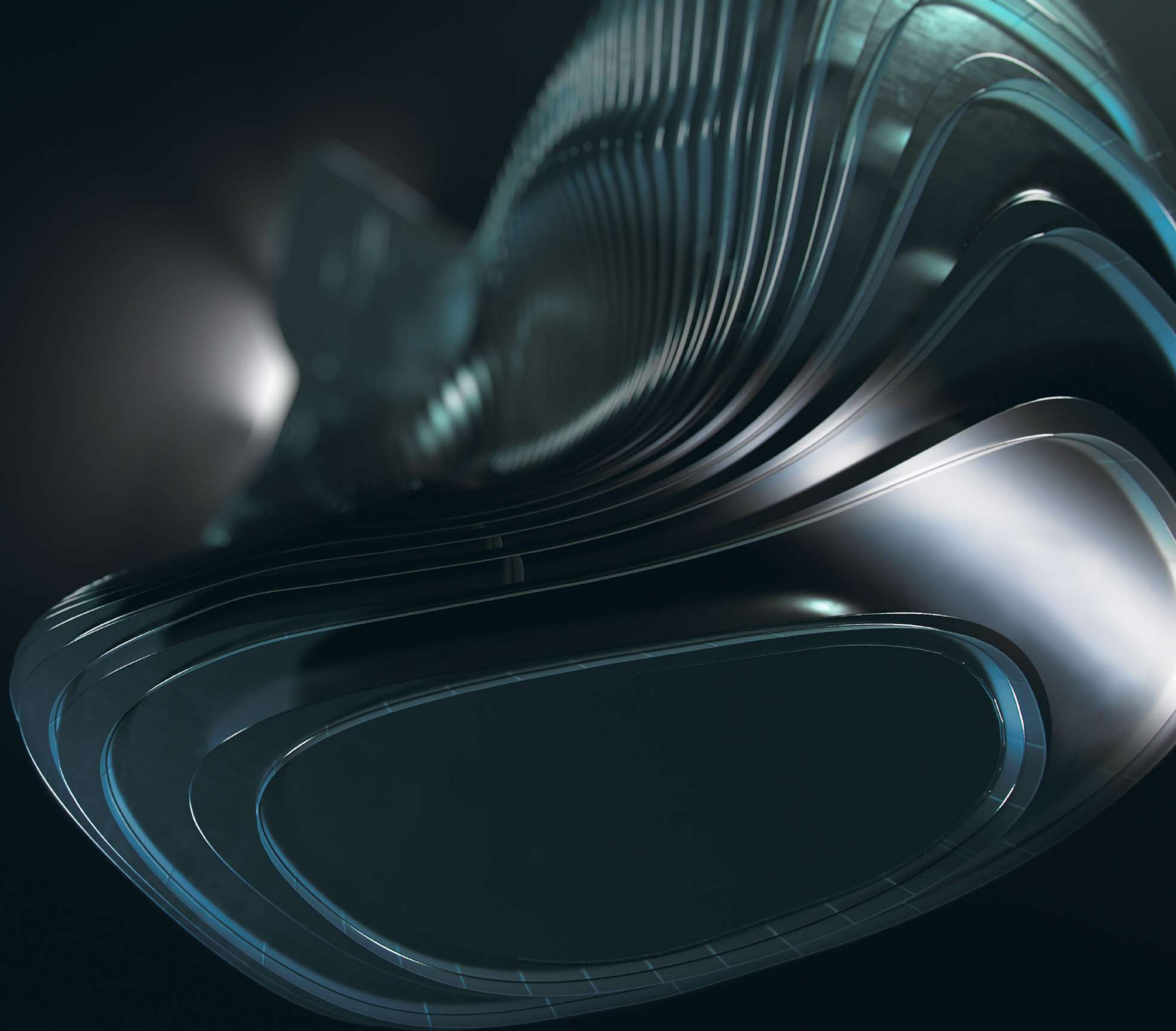
ABOUT THE PROJECT

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DESIGN DETAILS

01

THE CONCEPT



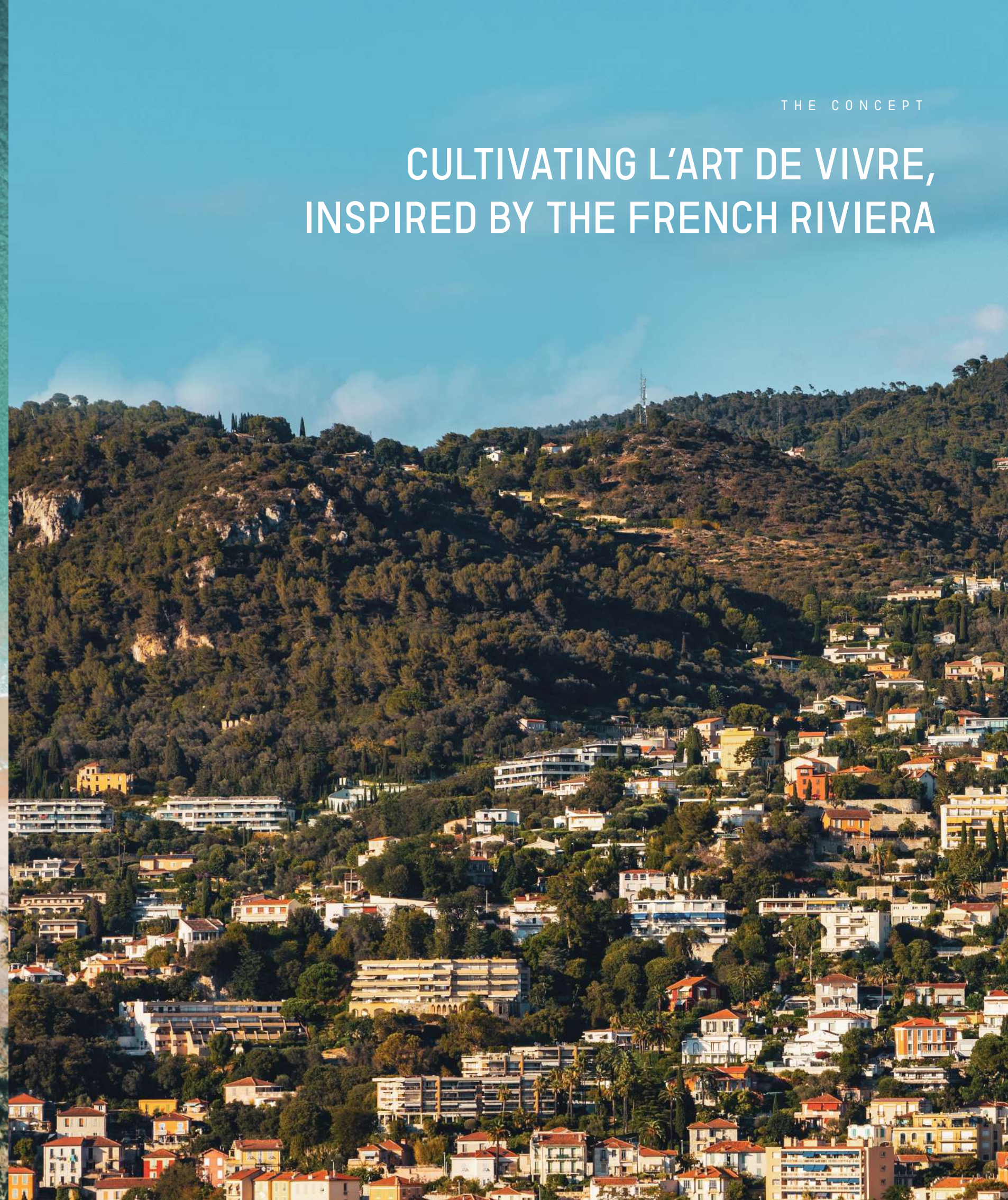
THE CONCEPT

BORN FROM THE FLUIDITY



THE CONCEPT

CULTIVATING L'ART DE VIVRE, INSPIRED BY THE FRENCH RIVIERA



THE CONCEPT

INSPIRED BY
INDIGENOUS
NATURE

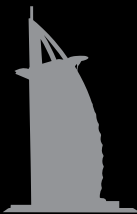
THE CONCEPT

A NEW ICON IN THE CITY

The birth of an icon - the hyper tower is poised to become a landmark of architectural prowess, derived from the Bugatti and Binghatti DNA. Inspired by the world’s most eminent structural masterpieces, Bugatti Residences by Binghatti is not a mere addition to city’s skyline but a new icon that will stand the test of time.



BUGATTI RESIDENCES
BY BINGHATTI
BUSINESS BAY



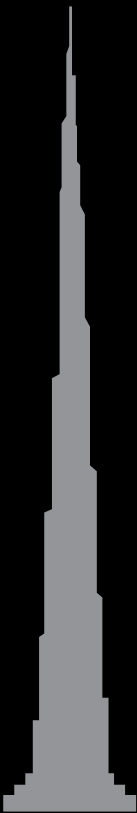
BURJ AL ARAB
JUMEIRAH



DUBAI FRAME
ZABEEL PARK



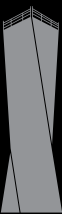
MUSEUM OF THE FUTURE
TRADE CENTRE 2



BURJ KHALIFA
BUSINESS BAY



JUMEIRAH
EMIRATES TOWERS
SHEIKH ZAYED ROAD



CAYAN TOWER
DUBAI MARINA



ATLANTIS THE PALM
THE PALM JUMEIRAH

THE CONCEPT

A TOUR-DE-FORCE, NURTURED
BY BUGATTI'S PROWESS
AND BINGHATTI'S MASTERY.



02

ABOUT THE PROJECT



ABOUT THE PROJECT

THE MAP

BUSINESS BAY
WATER CANAL

WAY TO
AL KHAIL ROAD

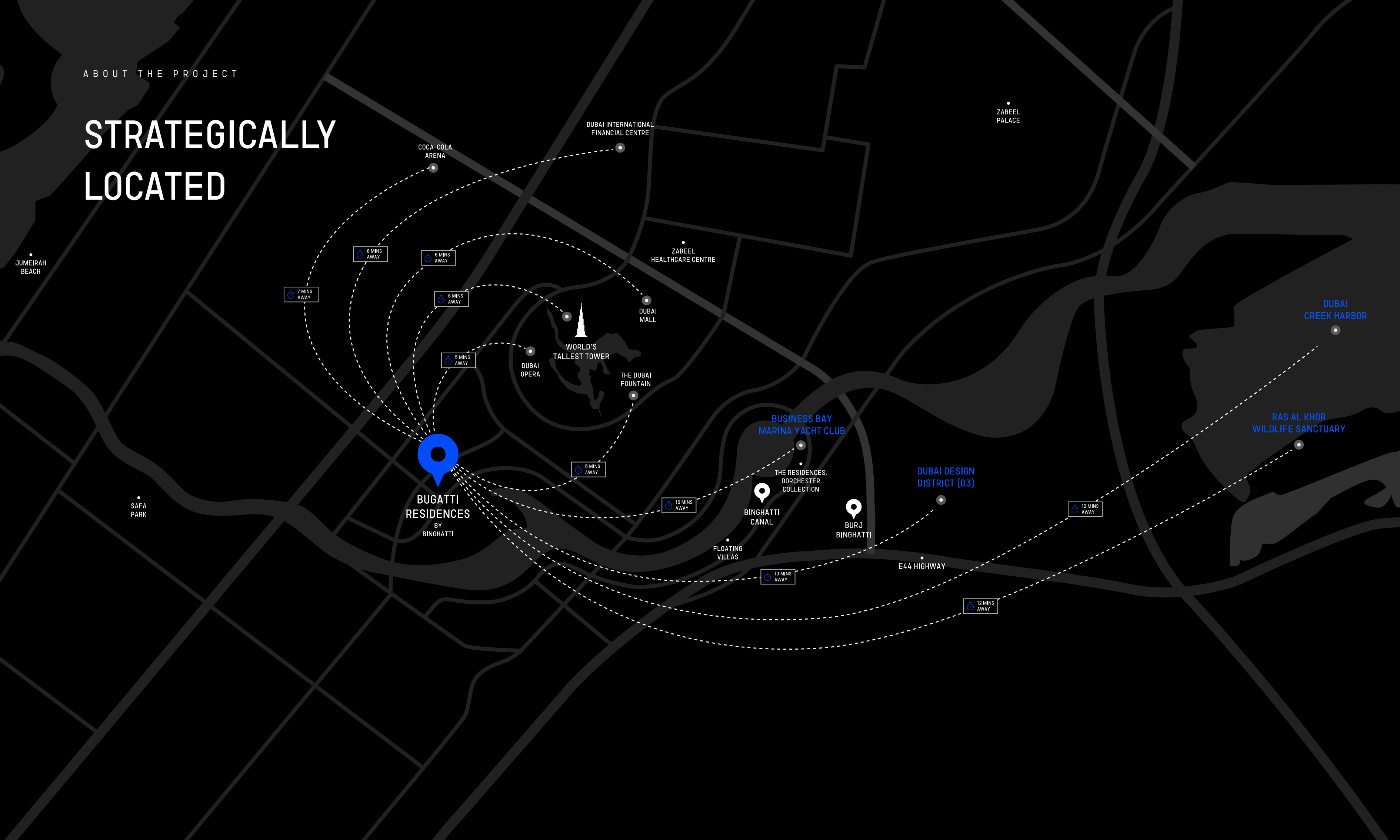
WAY TO SHEIKH
ZAYED ROAD

BURJ KHALIFA
BOULEVARD



ABOUT THE PROJECT

STRATEGICALLY LOCATED



ABOUT THE PROJECT

PROJECT FACTS

DEVELOPER NAME

BINGHATTI DEVELOPERS

PROJECT NAME

**BUGATTI RESIDENCES
BY BINGHATTI**

LOCATION

DUBAI - BUSINESS BAY

OWNERSHIP

FREEHOLD

PROPERTY TYPE

RESIDENTIAL MASTERPIECE

Exclusive Penthouses

RIVIERA MANSION COLLECTION

171 MANSIONS

2 BR - CANNES

3 BR - ST TROPEZ

4 BR - MONACO

SKY MANSION

PENTHOUSE COLLECTION

11 SKY MANSION PENTHOUSES

TOTAL NO. OF FLOORS

4B + G + 1P + HC+ 45 + ROOF

TOTAL NO. OF RESIDENTIAL FLOORS

43

DATE OF COMPLETION

Q4 2026

ANTICIPATED SERVICE CHARGE

AED 30-40 PER SQUARE FOOT

WHITE GOODS/ APPLIANCES

FULLY EQUIPPED WITH APPLIANCES

PLOT SIZE

3466814

CEILING HEIGHT

4.25 M (SLAB TO SLAB)

TOTAL NO. OF UNITS

182

BUILDING HEIGHT

200 M

NUMBER OF UNITS PER FLOOR:















1 TO 7 UNITS

UNIT TYPE:

FURNISHED / UNFURNISHED

STATING

FEATURES

- | | | | | |
|--|--|---|--|---|
| 
PRIVATE BEACH | 
GYMNASIUM & TRAINING SERVICES | 
PRIVATE GARAGE | 
CHAUFFEUR SERVICE | 
SMART SYSTEM |
| 
VIP OWNER LOUNGE | 
CAR LIFT | 
PRIVATE POOL | 
VALET SERVICE | 
FIRE FIGHTING SYSTEM |
| 
PARKING ACCESS CARD | 
BUTLER SERVICE | 
PRIVATE CHEF SERVICE | 
BODYGUARD SERVICE | 
ACOUSTIC SYSTEM |
| 
CONCIERGE SERVICE | 
TITANIUM ACCESS CARD | 
FOOD & BEVERAGE | 
HOUSE KEEPING | 
SPA SERVICE |

*Some of the above features are à la carte services.

All stated services whether in relation to the building, common areas or individual units are subject to government and local authority approvals.

ABOUT THE PROJECT

INDULGE IN A SENSUAL JOURNEY OF REFINED BLISS

03

DESIGN DETAILS



DESIGN DETAILS

AN OASIS WITHIN THE METROPOLIS



DESIGN DETAILS

A PRIVATE RETREAT IN THE HEART OF THE METROPOLIS



DESIGN DETAILS

CAPTURING THE ESSENCE OF COTE D'AZUR



DESIGN DETAILS

TRANSFORMING METROPOLITAN CULTURE INTO A NEW ART OF LIVING



DESIGN DETAILS

STEP INTO THE GRANDEUR OF THE FRENCH RIVIERA



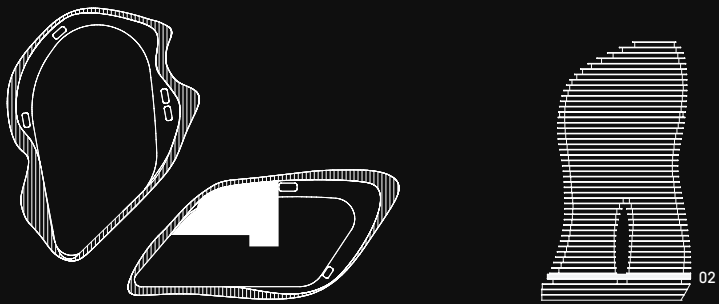
RIVIERA MANSION COLLECTION

2 BR - CANNES



AREA	SQ. M	SQ. FT
SUITE AREA	324 m ²	3492 ft ²
BALCONY AREA	88 m ²	952 ft ²
TOTAL UNIT AREA	413 m ²	4444 ft ²

0205 MANSION DESIGN COMPONENTS	
PASSAGE	9 m ²
ENTRANCE FOYER	11 m ²
KITCHEN	37 m ²
LIVING & DINNING	70 m ²
BEDROOM	38 m ²
BATH	13 m ²
WALK-IN WARDROBE	7 m ²
LAUN.	5 m ²
PWDR	4 m ²
MAID	5 m ²
BEDROOM	45 m ²
BATH	18 m ²
HER WALK-IN WARDROBE	11 m ²
HIS WALK-IN WARDROBE	8 m ²
MAID BATH	3 m ²
STORE	4 m ²



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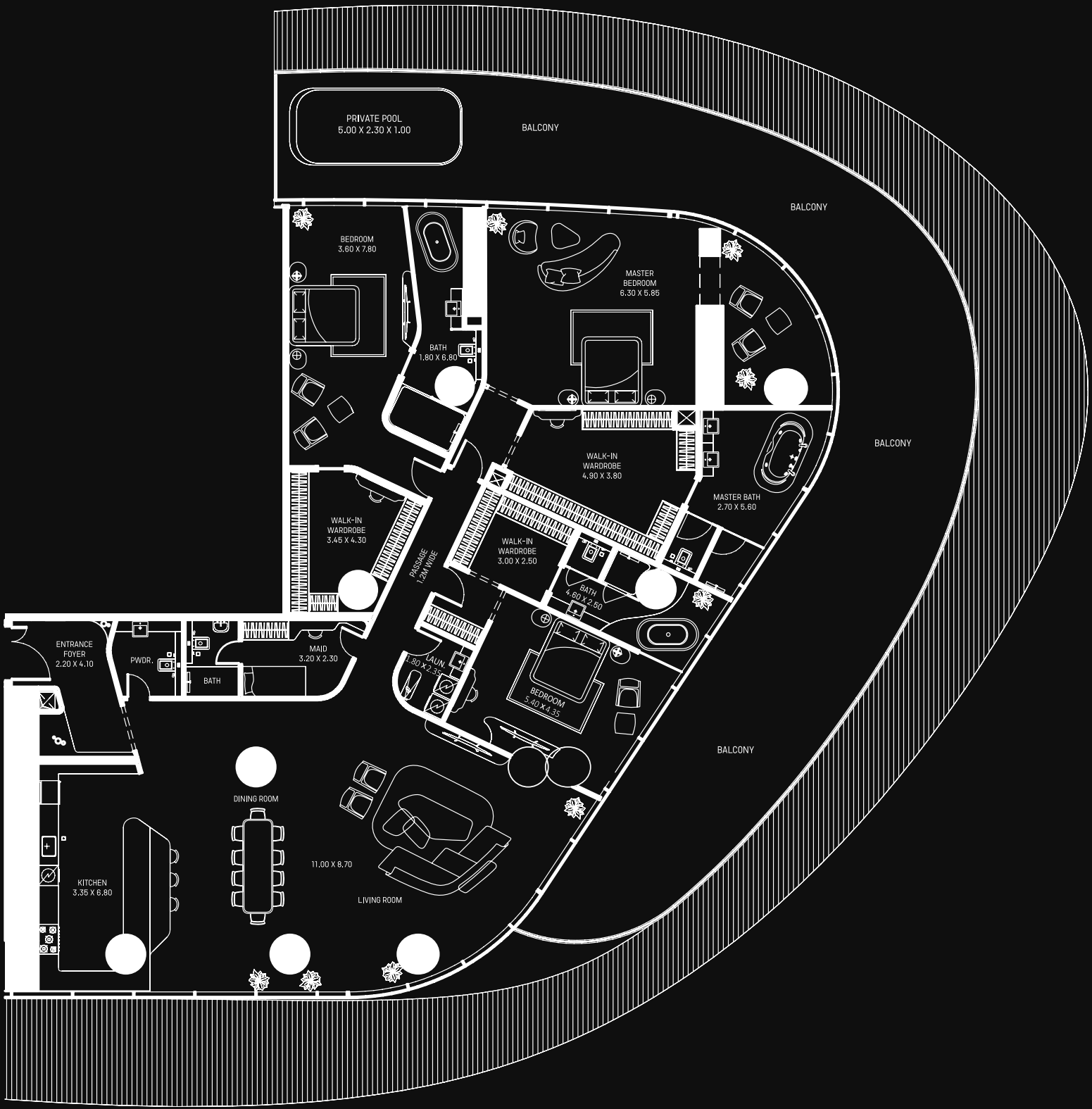
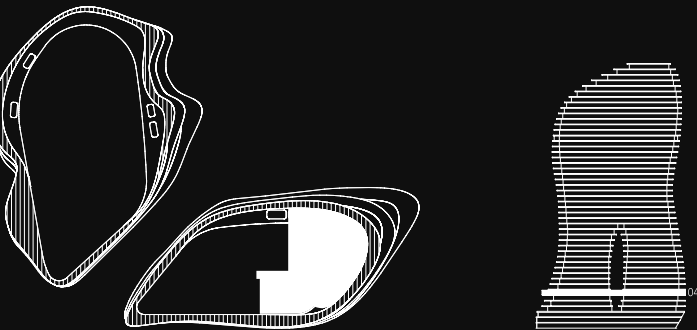


RIVIERA MANSION COLLECTION

3 BR - ST. TROPEZ

AREA	SQ. M	SQ. FT
SUITE AREA	383 m ²	4124 ft ²
BALCONY AREA	165 m ²	1779 ft ²
TOTAL UNIT AREA	548 m ²	5903 ft ²

0406 MANSION DESIGN COMPONENTS	
BATH	4 m ²
MAID	8 m ²
ENTRANCE FOYER	11 m ²
LIVING & DINNING	92 m ²
KITCHEN	21 m ²
BEDROOM	22 m ²
BEDROOM	29 m ²
MASTER BEDROOM	49 m ²
WALK-IN WARDROBE	19 m ²
WALK-IN WARDROBE	13 m ²
WALK-IN WARDROBE	7 m ²
BATH	11 m ²
MASTER BATH	16 m ²
BATH	9 m ²
PWDR	5 m ²
LAUN.	4 m ²
PASSAGE	9 m ²
LOBBY	4 m ²
LOBBY	3 m ²



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DESIGN DETAILS



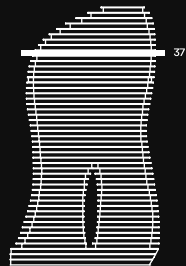
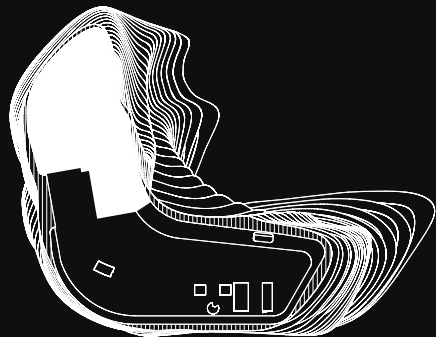
IN A CITY OF CONTRASTS AND SKYCRAPERS

RIVIERA MANSION COLLECTION

4 BR - MONACO

AREA	SQ. M	SQ. FT
SUITE AREA	676 m ²	7275 ft ²
BALCONY AREA	268 m ²	2885 ft ²
TOTAL UNIT AREA	944 m ²	10161 ft ²

3901 MANSION DESIGN COMPONENTS	
FAMILY LOUNGE / LIVING & DINING AREA	62 m ²
GARAGE	64 m ²
MASTER BEDROOM	62 m ²
MASTER BATH	13 m ²
WALK-IN WARDROBE	12 m ²
OFFICE LOUNGE	34 m ²
BEDROOM	27 m ²
BEDROOM	32 m ²
BATH	14 m ²
BATH	8 m ²
MAIDS BATH	4 m ²
LIVING HALL	59 m ²
WASH	4 m ²
PWDR	8 m ²
COLD STORAGE	9 m ²
BACK KITCHEN	17 m ²
FRONT KITCHEN	26 m ²
MAID ROOM	10 m ²
LAUND.	3 m ²
IRONING	8 m ²
WALK-IN WARDROBE	9 m ²
WALK-IN WARDROBE	8 m ²
WALK-IN WARDROBE	9 m ²
WALK-IN WARDROBE	10 m ²
BATH	10 m ²
BEDROOM	37 m ²
PASSAGE	42 m ²
WALK-IN WARDROBE	3 m ²
WALK-IN WARDROBE	3 m ²



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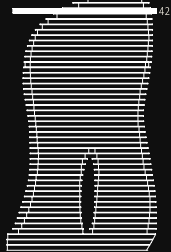
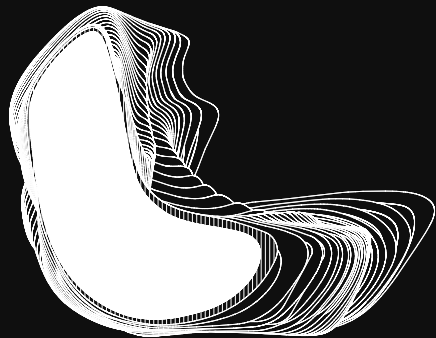


SKY MANSION PENTHOUSE COLLECTION

5 BR - SKY MANSION PENTHOUSE

AREA	SQ. M	SQ. FT
SUITE AREA	1059 m²	11401 ft²
BALCONY AREA	845 m²	9099 ft²
TOTAL UNIT AREA	1905 m²	20501 ft²

4201 MANSION DESIGN COMPONENTS	
LIVING HALL	50 m²
BATH	9 m²
MASTER BEDROOM	92 m²
BEDROOM	26 m²
BEDROOM	29 m²
MASTER BEDROOM	36 m²
MASTER BEDROOM	27 m²
BATH	8 m²
WALK-IN WARDROBE	7 m²
WALK-IN WARDROBE	7 m²
BATH	11 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	14 m²
WALK-IN WARDROBE	17 m²
MASTER BATH	17 m²
WALK-IN WARDROBE	8 m²
MASTER BATH	12 m²
BACK KITCHEN	16 m²
GARAGE	54 m²
FRONT KITCHEN	36 m²
MAID ROOM	14 m²
FORMAL DINING	79 m²
LIVING HALL	88 m²
FORMAL SITTING	81 m²
PANORAMIC NOOK AREA	15 m²
GYM / GAMING	39 m²
FOYER	9 m²
WASH	4 m²
PWDR	4 m²
LAUND.	5 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
WALK-IN WARDROBE	3 m²
MAIDS BATH	5 m²
STORE	6 m²
COLD STORAGE	6 m²



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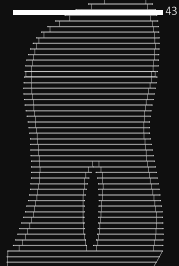
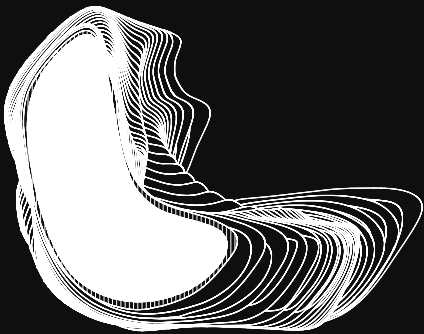


THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE

AREA	SQ. M	SQ. FT
SUITE AREA	1625 m²	17494 ft²
BALCONY AREA	2482 m²	26720 ft²
TOTAL UNIT AREA	4108 m²	44214 ft²

4301A - MANSION DESIGN COMPONENTS	
FAMILY LOUNGE	40 m²
GUEST SUITE	28 m²
BATH	7 m²
BATH	6 m²
MASTER BEDROOM	51 m²
WALK-IN WARDROBE	8 m²
WALK-IN WARDROBE	5 m²
VR+GAMING ROOM	44 m²
LIBRARY / STUDY ROOM	37 m²
WALK-IN WARDROBE	12 m²
WALK-IN WARDROBE	4 m²
MAID ROOM	23 m²
LAUND.	5 m²
IRONING	5 m²
BATH	2 m²
STORE	4 m²
DRESS	4 m²
WASH	1 m²
BACK KITCHEN	30 m²
FOODSTUFF STORAGE	14 m²
WASH	11 m²
PWDR	4 m²
BATH	4 m²
WASH	4 m²
BUTLER'S ROOM	10 m²
ENTRANCE FOYER	14 m²
PANTRY	9 m²
PWDR	4 m²
OFFICE LOUNGE	49 m²
FRONT KITCHEN	54 m²
PANORAMIC NOOK AREA	34 m²
FAMILY LOUNGE / LIVING & DINING AREA	142 m²
PASSAGE	74 m²
PASSAGE	23 m²



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THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE

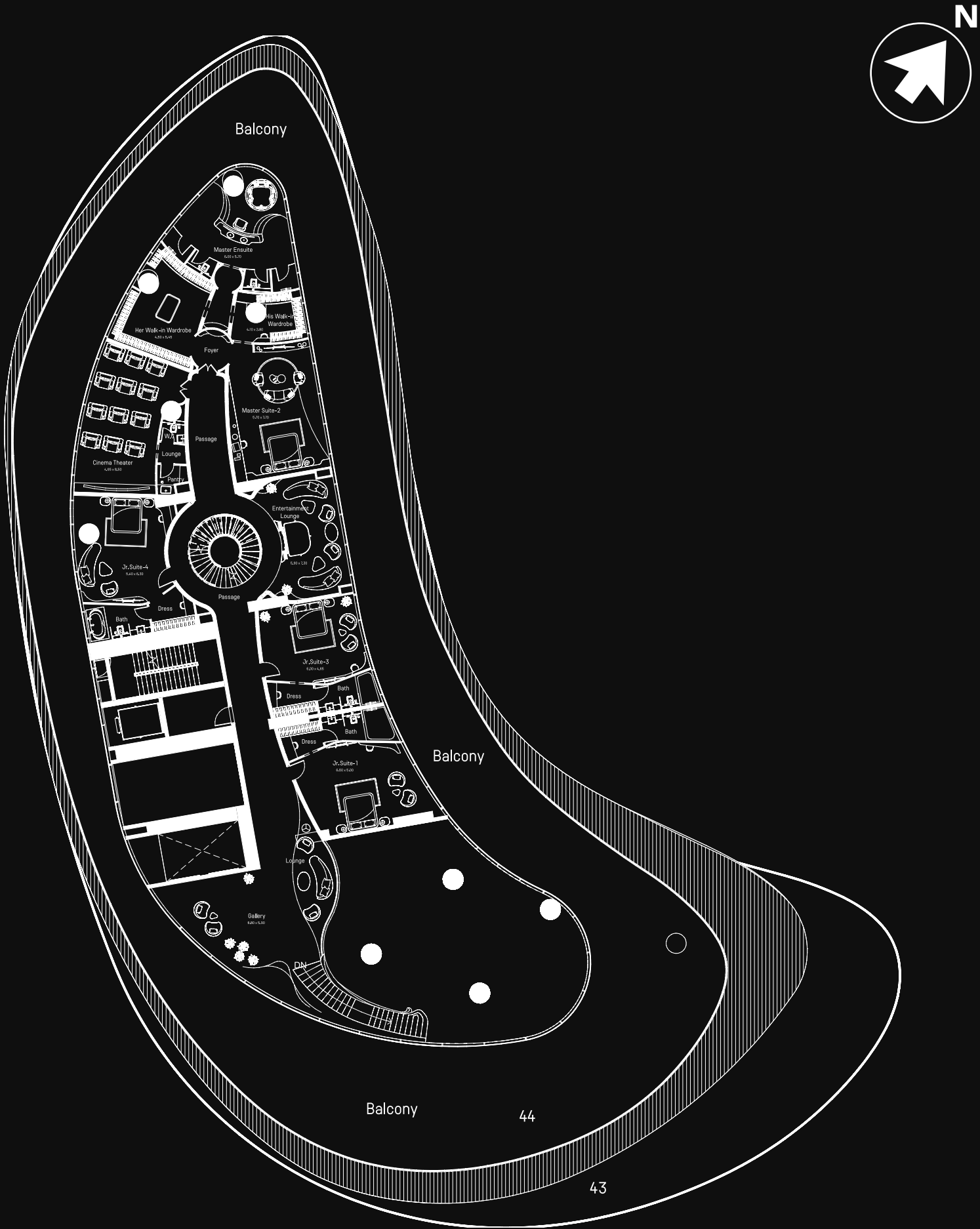
AREA	SQ. M	SQ. FT
SUITE AREA	1825 m ²	19639 ft ²
BALCONY AREA	2552 m ²	27472 ft ²
TOTAL UNIT AREA	4377 m ²	47111 ft ²

4301B - MANSION DESIGN COMPONENTS	
JR.SUITE-3	28 m ²
DRESS	6 m ²
BATH	6 m ²
BATH	7 m ²
DRESS	5 m ²
JR.SUITE-1	33 m ²
JR.SUITE-4	33 m ²
BATH	7 m ²
DRESS	5 m ²
CINEMA THEATER	41 m ²
PANTRY	3 m ²
HER WALK-IN WARDROBE	24 m ²
HIS WALK-IN WARDROBE	11 m ²
MASTER ENSUITE	29 m ²
PASSAGE	5 m ²
MASTER SUITE-2	42 m ²
FOYER	5 m ²
ENTERTAINMENT LOUNGE	29 m ²
GALLERY	44 m ²
LOUNGE	14 m ²
PASSAGE	90 m ²
W.C	2 m ²
LOUNGE	2 m ²



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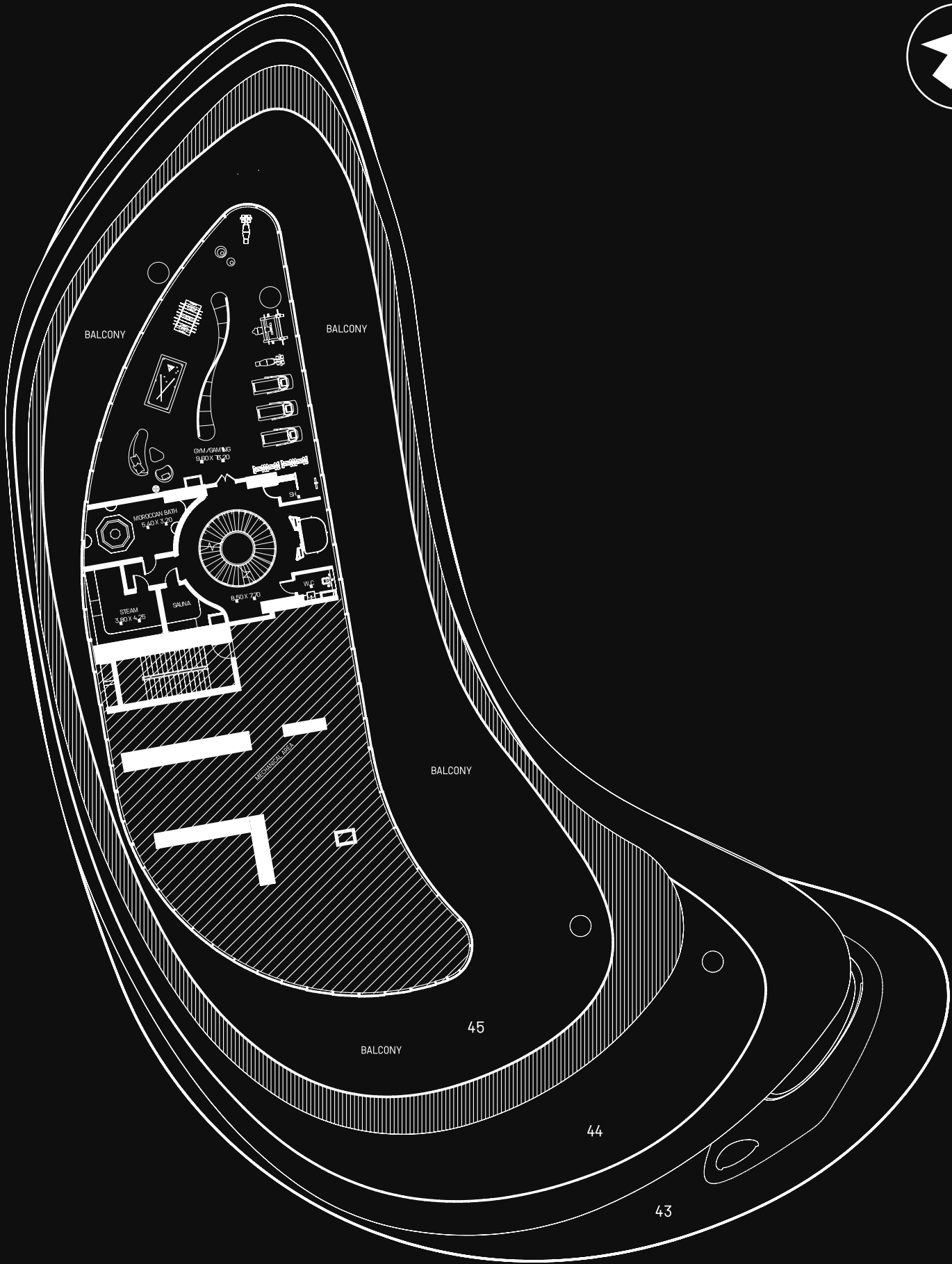
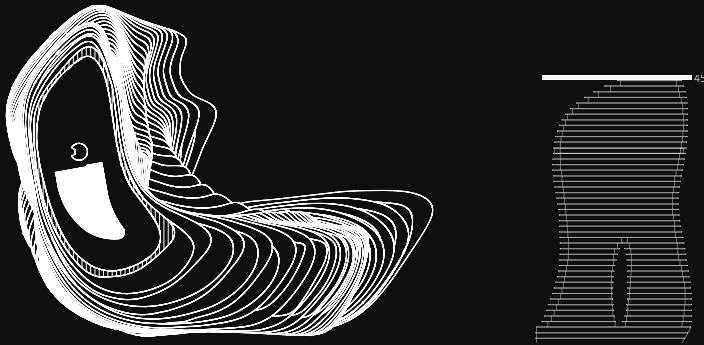
THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1825 m ²	19639 ft ²
BALCONY AREA	2552 m ²	27472 ft ²
TOTAL UNIT AREA	4377 m ²	47111 ft ²

4301C - MANSION DESIGN COMPONENTS		
STEAM		14 m ²
SAUNA		6 m ²
MOROCCAN BATH		17 m ²
GYM / GAMING		130 m ²
SH.		3 m ²
W.C		3 m ²
FOYER		52 m ²



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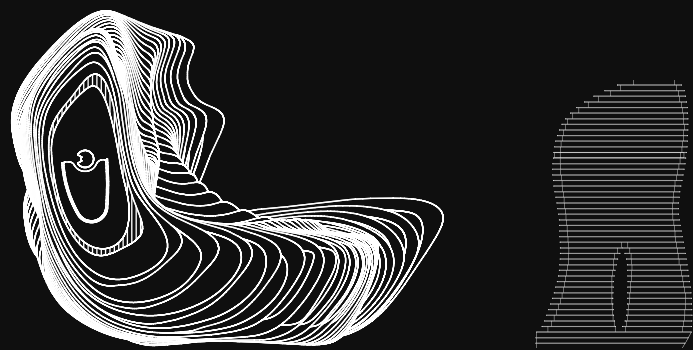
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THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE

ROOF PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	1825 m²	19639 ft²
BALCONY AREA	2552 m²	27472 ft²
TOTAL UNIT AREA	4377 m²	47111 ft²



Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.



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 outmost 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.



DESIGN DETAILS

A DEMONSTRATION OF EXCELLENCE



DESIGN DETAILS

AN ENTHRALLING SCULPTURE IN THE MOST ICONIC CITY







CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



CALACATTA ORO



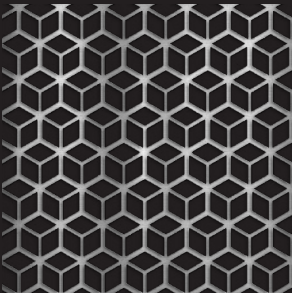
FLUTED TAN OAK WOOD



TAN OAK WOOD



CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME
TEXTURE



FISH SCALE PARQUET
FLOORING

All finishes are subject to change without notice at our sole discretion for any reason including for aesthetic purposes.



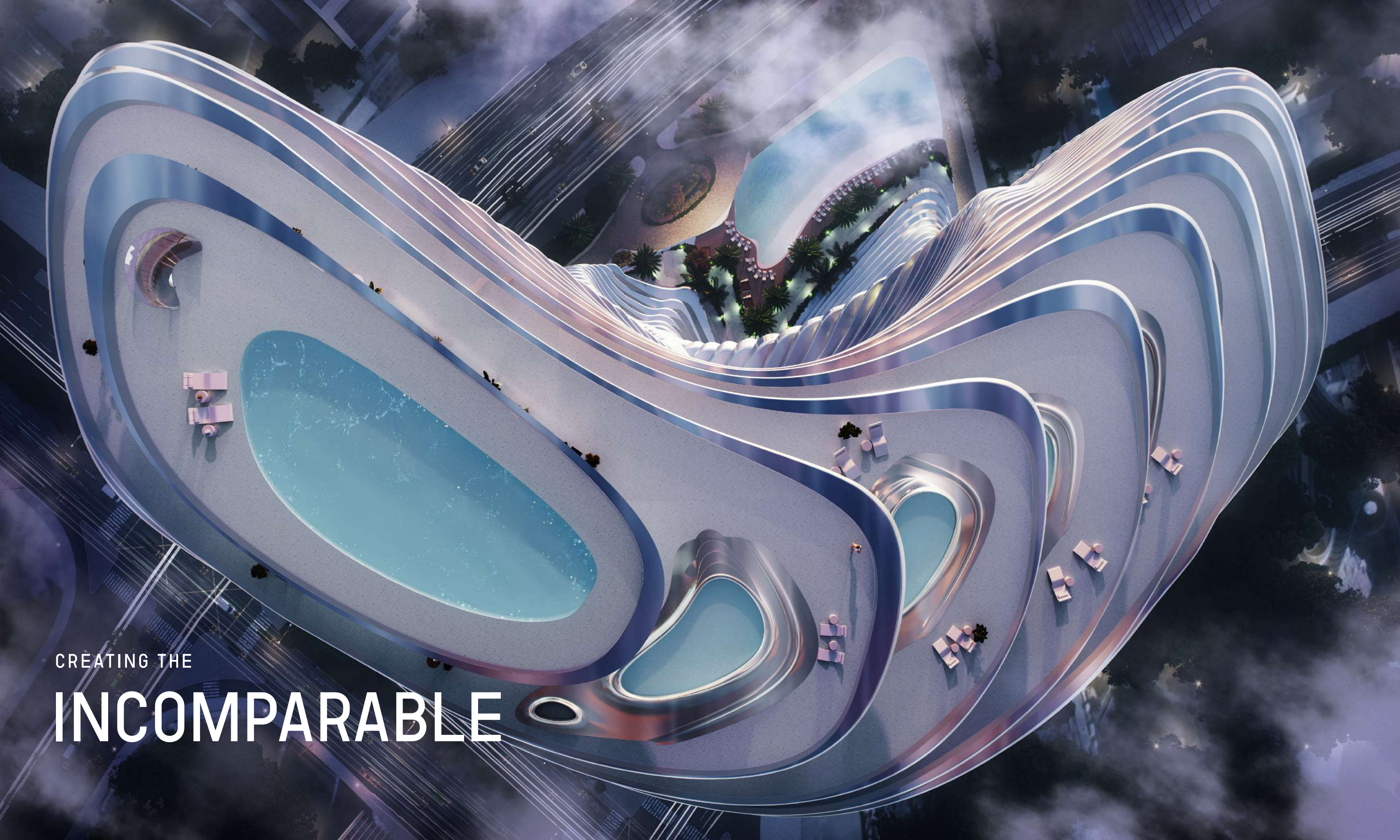


A TRIBUTE TO THE

RIVIERA'S FLAIR

A futuristic, wavy building at night, illuminated with warm lights. The building features multiple levels with balconies and a large, curved, metallic-looking structure on the left. The sky is dark with some clouds. In the foreground, a silver sports car is parked on a road. The overall scene is a high-end architectural rendering.

THE EPITOME OF
REFINEMENT



CREATING THE

INCOMPARABLE



بن غاطي
BINGHATTI