



— BINGHATTI —

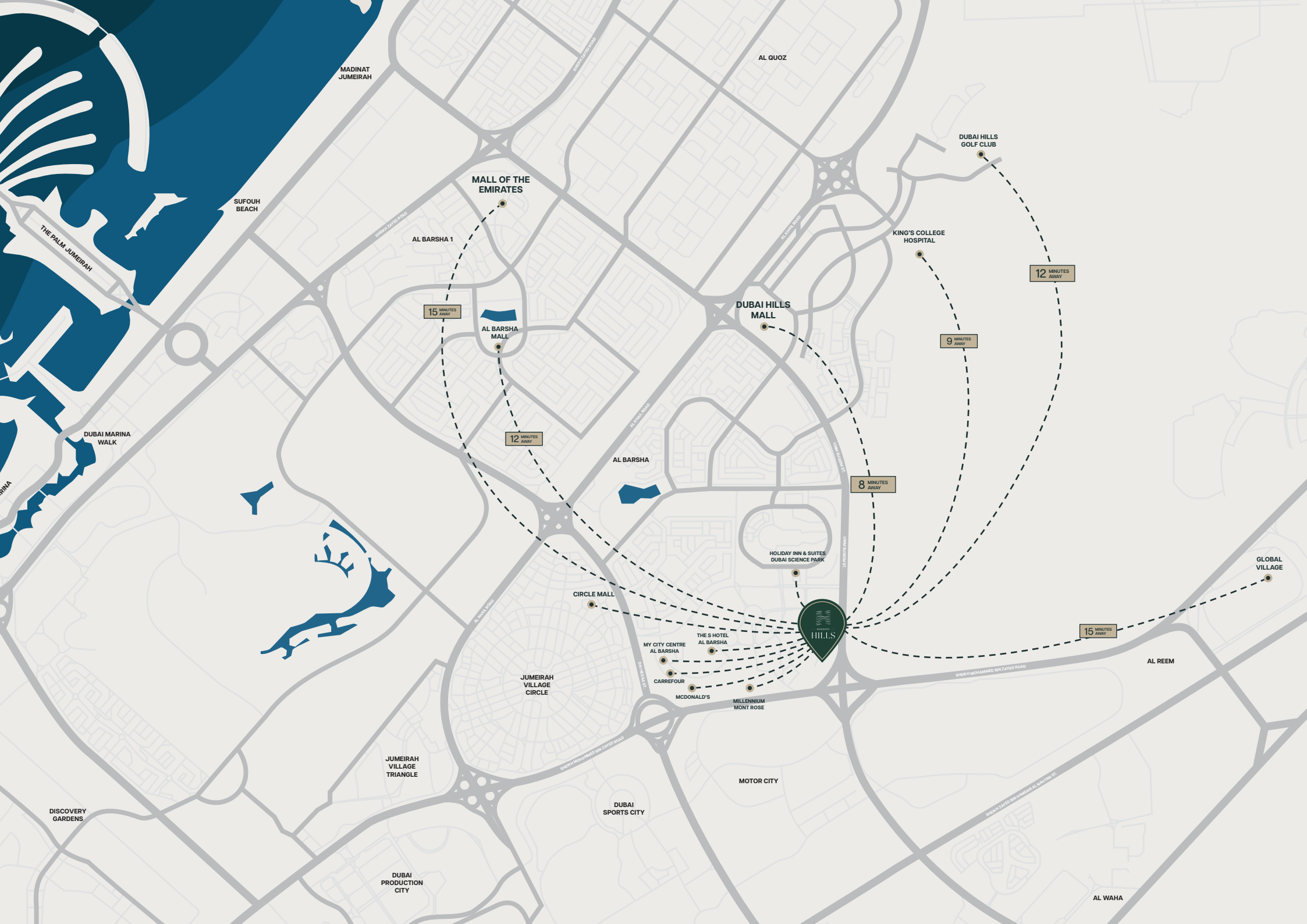
HILLS

CONFIDENTIAL



ESCAPE THE RUSH.
FIND SOLACE IN SERENE ENSEMBLE.

Inspired by the natural contours of a terrain, Binghatti Hills aims to capture the serene ambiance of rolling hillsides and translate it into an architectural masterpiece that embodies the spirit of tranquility to offer respite from the bustle of urban life.



THE PALM JUMEIRAH

MADINAT JUMEIRAH

AL QUOZ

SUFOUH BEACH

MALL OF THE EMIRATES

DUBAI HILLS GOLF CLUB

AL BARSHA 1

KING'S COLLEGE HOSPITAL

15 MINUTES AWAY

AL BARSHA MALL

DUBAI HILLS MALL

12 MINUTES AWAY

9 MINUTES AWAY

DUBAI MARINA WALK

12 MINUTES AWAY

AL BARSHA

8 MINUTES AWAY

HOLIDAY INN & SUITES DUBAI SCIENCE PARK

GLOBAL VILLAGE

CIRCLE MALL

15 MINUTES AWAY

JUMEIRAH VILLAGE CIRCLE

AL REEM

MY CITY CENTRE AL BARSHA

THE S HOTEL AL BARSHA

CARREFOUR

MCDONALD'S

MILLENNIUM MONT ROSE

DISCOVERY GARDENS

JUMEIRAH VILLAGE TRIANGLE

MOTOR CITY

DUBAI SPORTS CITY

DUBAI PRODUCTION CITY

AL WAHA





FIRST FLOOR



UNIQUE SELLING POINTS





UNIQUE SELLING POINTS

LOCATION



Strategically located:

- Adjacent to **Dubai Hills Mall**
- In the Business and Research hub and right at both **entrance** and **exit** points of Dubai Science Park
- In close proximity to renowned **hotels, hospitals, high schools and universities**
- In Barsha South, right on Um Suqeim Road nearby E311 MBZ Road



***In the future, it will stand right next to the upcoming metro train station**



UNIQUE SELLING POINTS AMENITIES



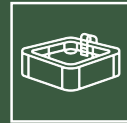
PADDLE
TENNIS



STREET
SOCCER



3X3 BASKETBALL
COURT



PRIVATE POOL
W/ JACUZZI



MINI
AMPHITHEATRE



FAMILY SITTING
AREA



SHOWER
AREA



MULTIPURPOSE
PAVILION



MEDITATION/
ZEN GARDEN



INFINITY
POOL



KID'S SWIMMING
POOL



SUNBATHING
BED AREA



BOARDWALK



JOGGING/ WALKING
LANE



OUTDOOR
GYM



INDOOR
GYM



MALE/FEMALE
SPA



INDOOR SPORTS
FACILITIES



OUTDOOR
AEROBICS/YOGA



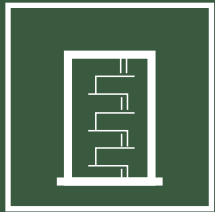
SHADED
POOL BAR



LAWN/GREEN
AREA



UNIQUE SELLING POINTS DESIGN

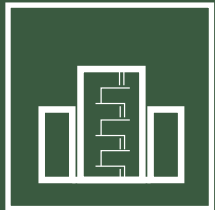


One of the largest buildings in the world

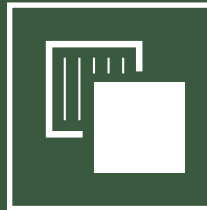
based on unit count
(comprising a total of 1,666 units)



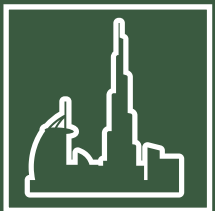
Embedded smart home features within its units



Stunning architectural design and concept



State-of-the-art interiors and finishes



Its design offers a diverse view of Dubai's iconic skyline



UNIQUE SELLING POINTS INVESTMENT OPPORTUNITIES



**High ROI with a guaranteed project handover
by the fastest developer in the UAE**



Prime investment model for holiday home concept



Golden Visa opportunity for investors

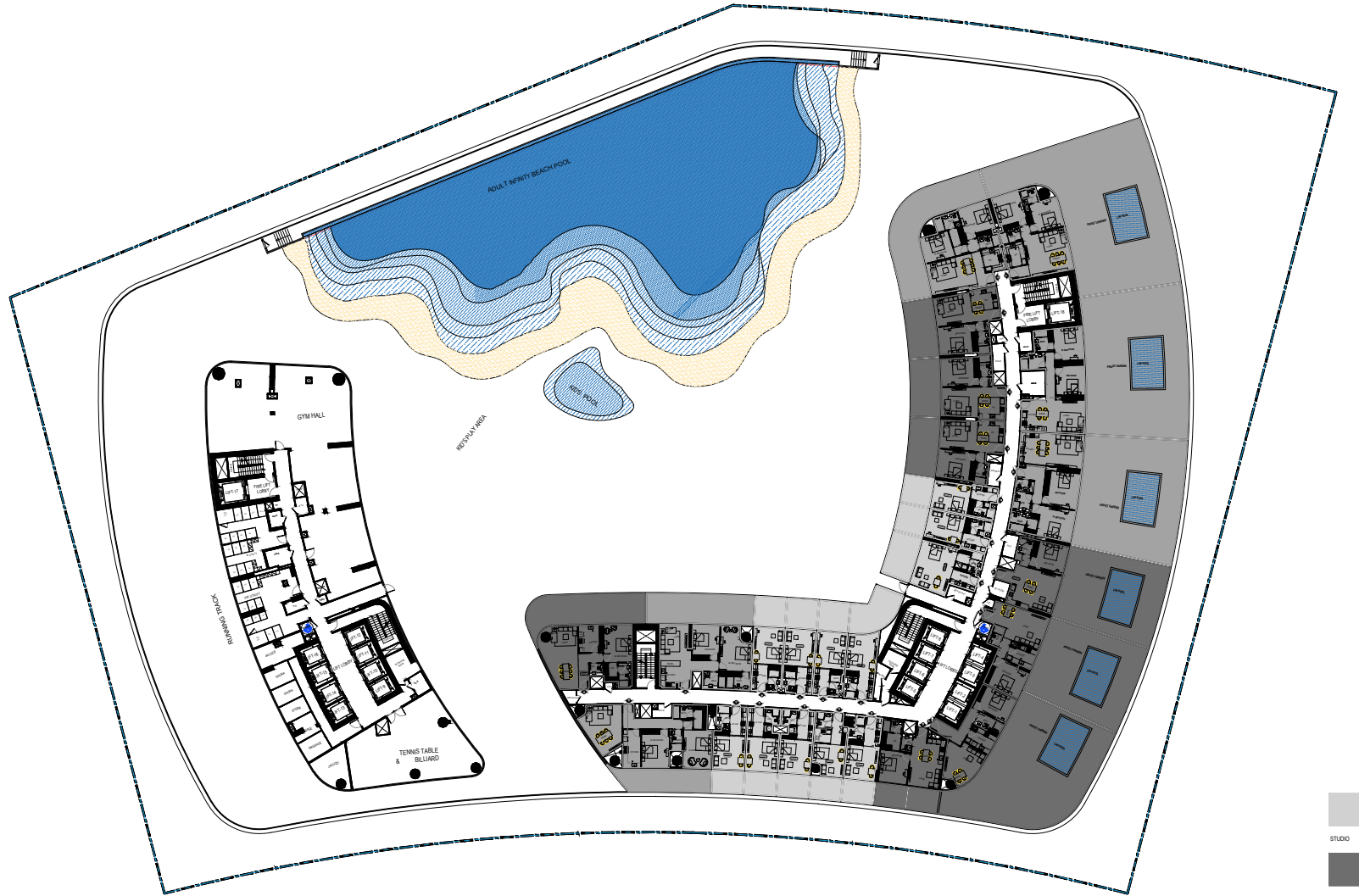
PRICES AND DIMENSIONS

	Studio	1 Bedroom	2 Bedroom
UNITS SIZE	446 - 726 SQ. FT.	751 - 1,570 SQ. FT.	1,346 - 1,888 SQ. FT.
STARTING PRICES AFTER DISCOUNT	AED 777,777	AED 1,111,111	AED 2,222,222

TYPICAL FLOOR PLANS

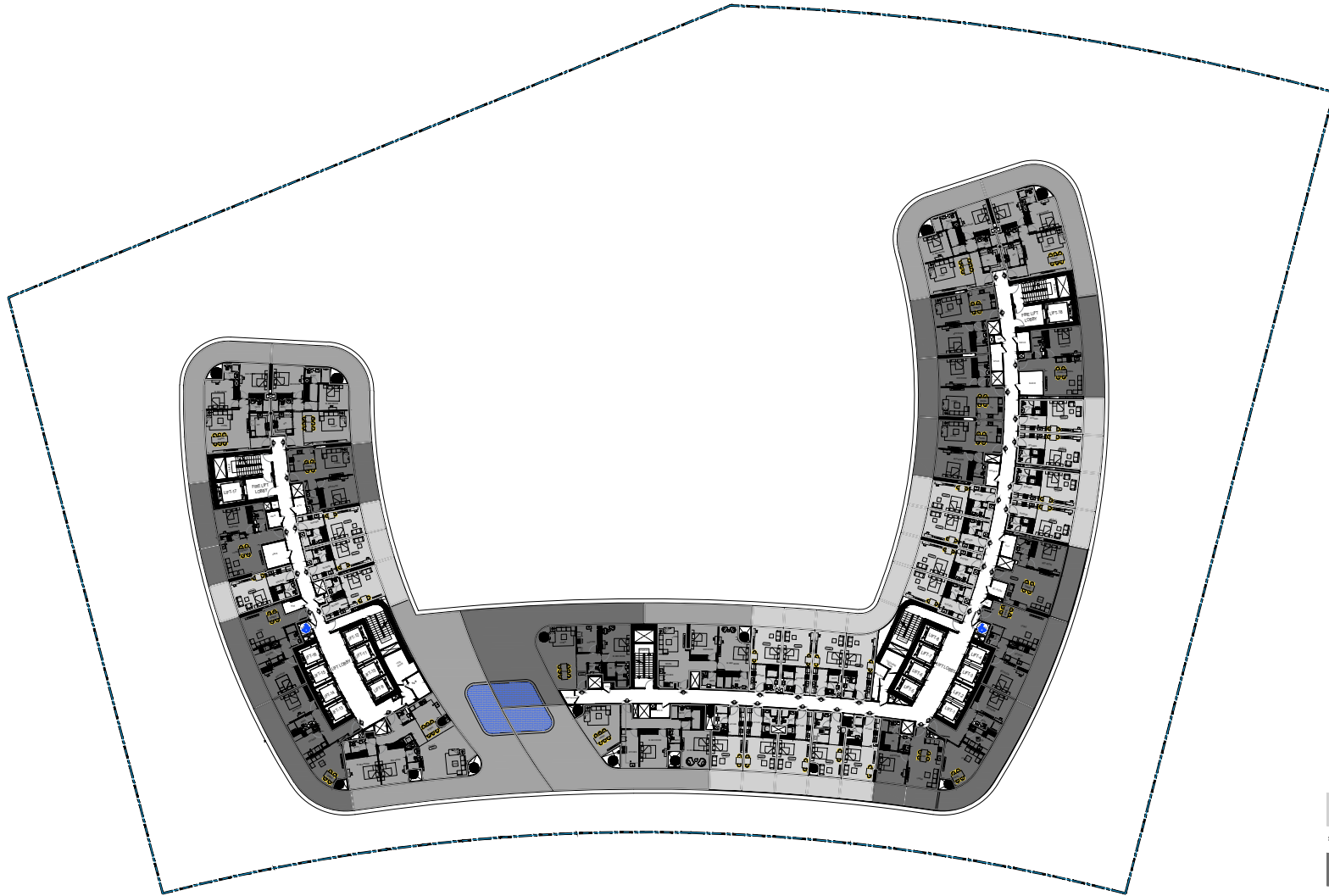


FIRST FLOOR PLAN



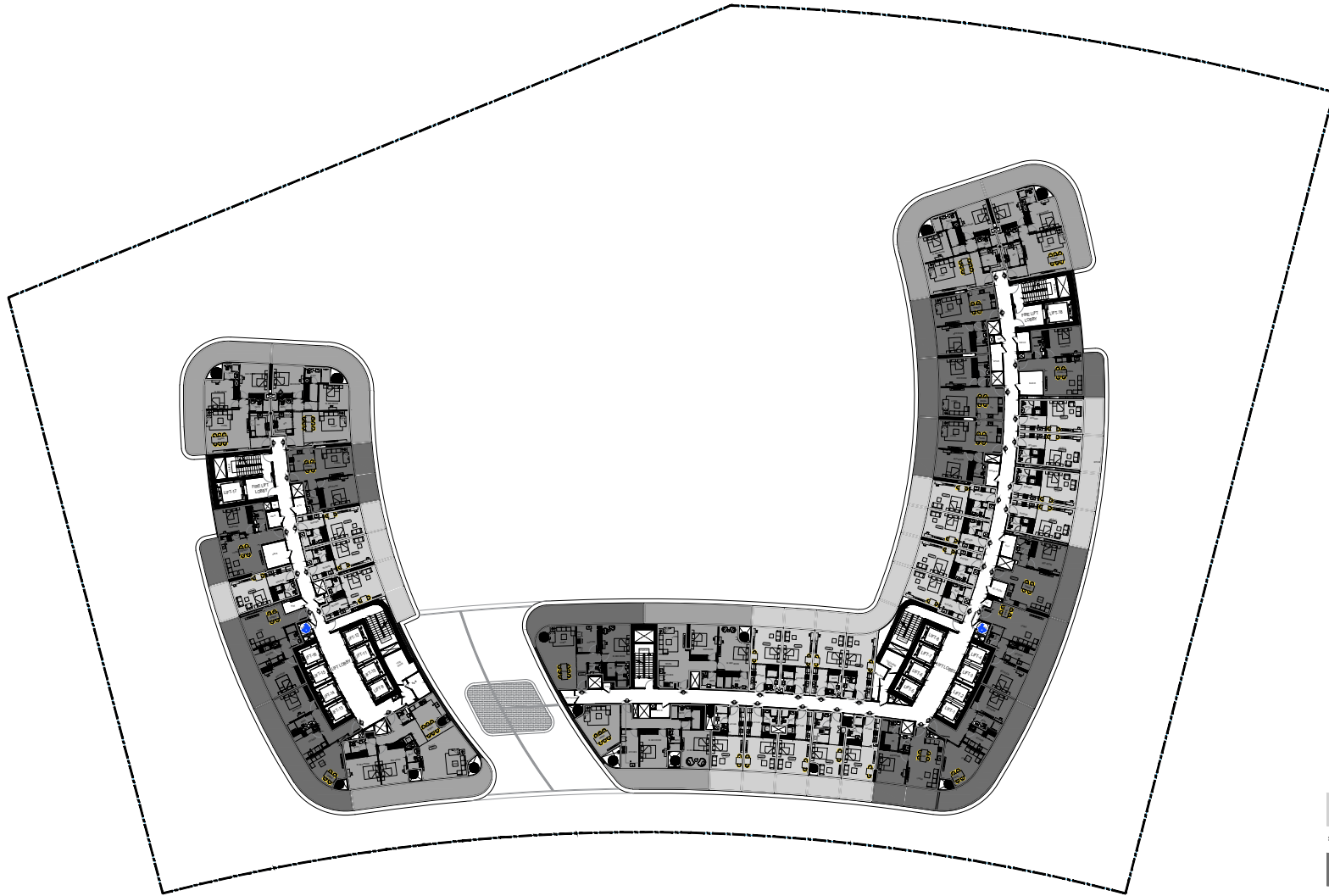
- STUDIO
- 1 BEDROOM
- 2 BEDROOM

TYPICAL TYPE 01-A



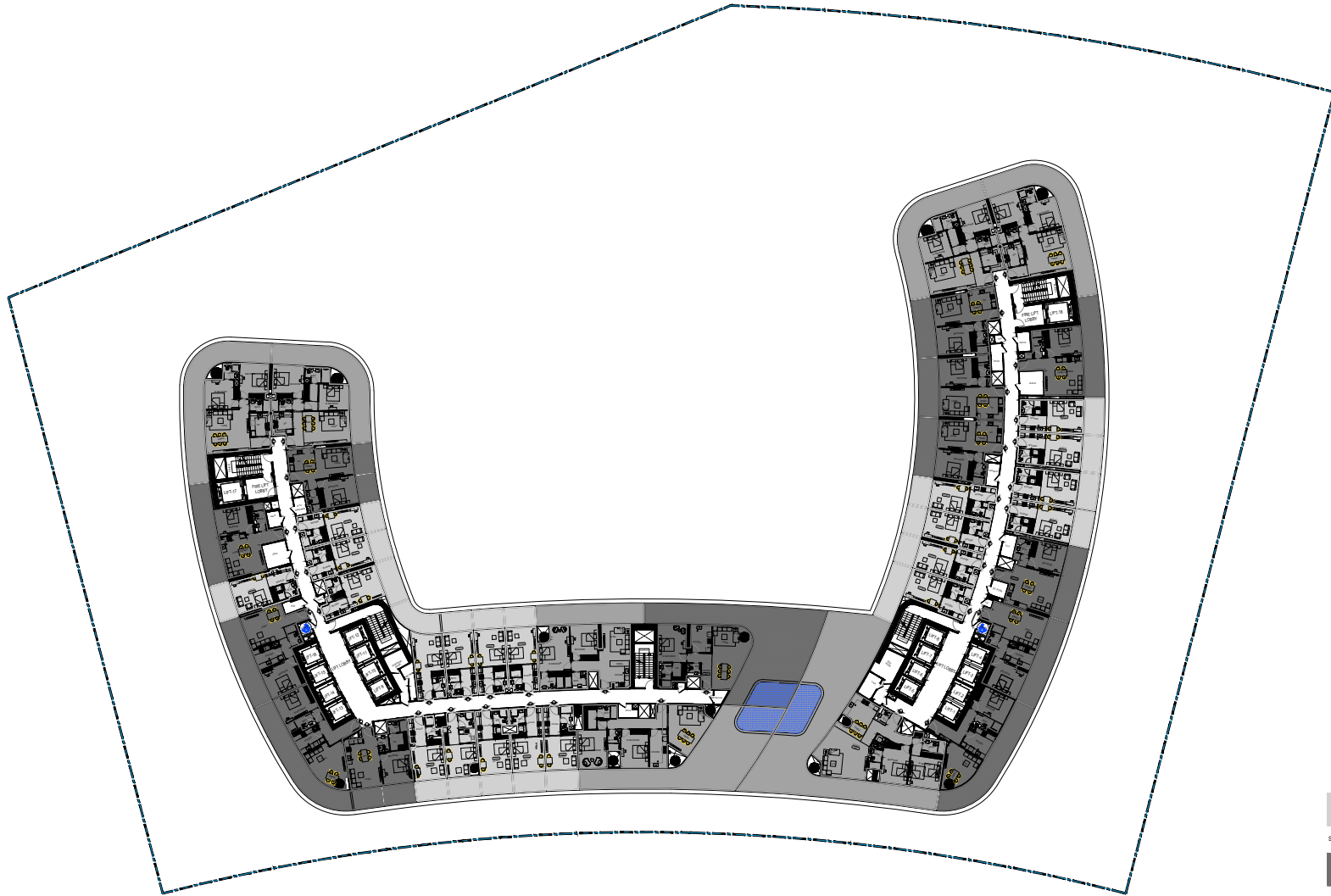
- STUDIO
- 1 BEDROOM
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TYPICAL TYPE 01-B



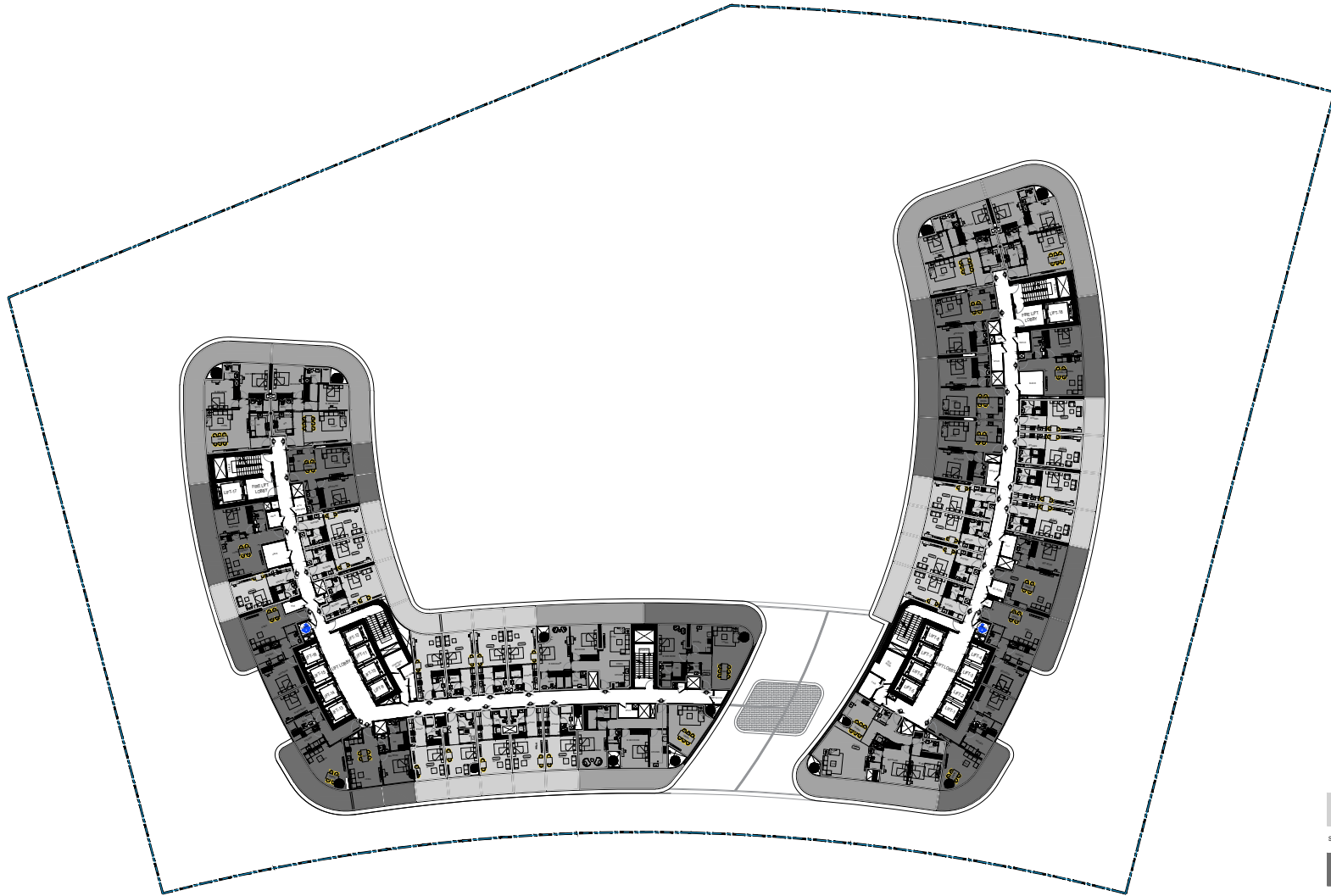
- STUDIO
- 1 BEDROOM
- 2 BEDROOM

TYPICAL TYPE 02-A



- STUDIO
- 1 BEDROOM
- 2 BEDROOM

TYPICAL TYPE 02



- STUDIO
- 1 BEDROOM
- 2 BEDROOM



— BINGHATTI —

HILLS

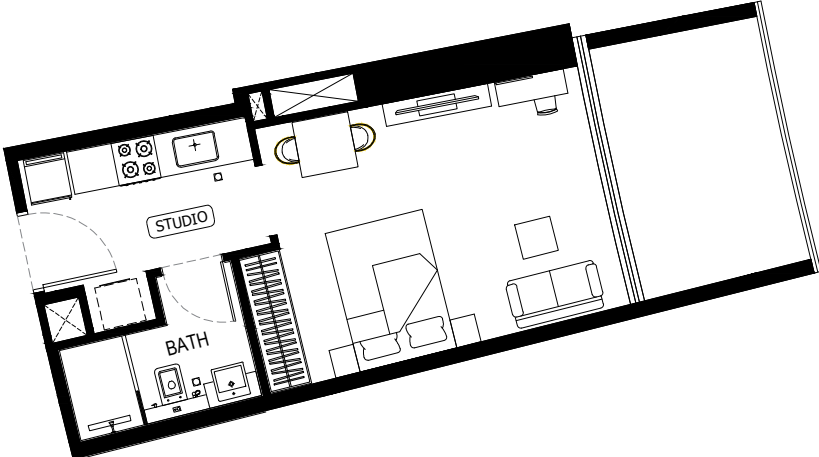
TOWER A



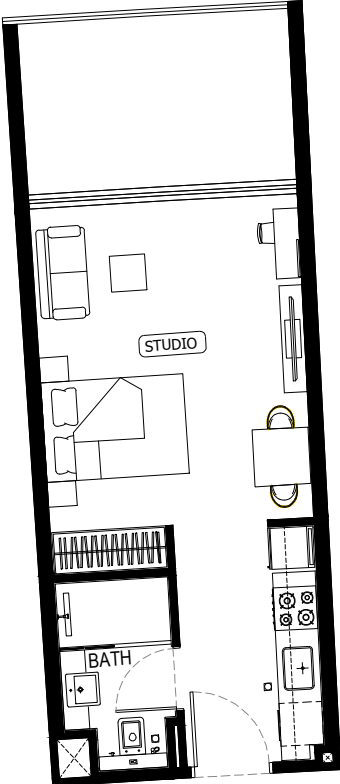
STUDIO
TOWER A



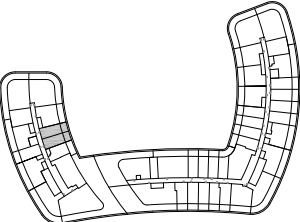
STUDIO TOWER A



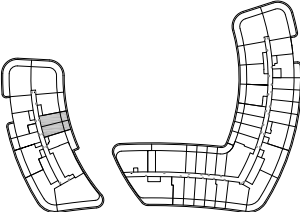
TYPE 1



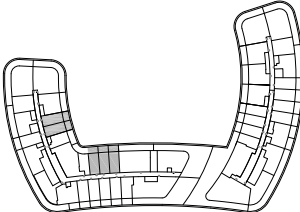
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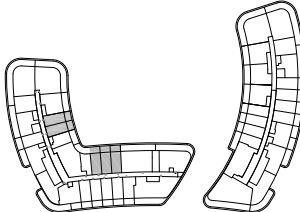
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A

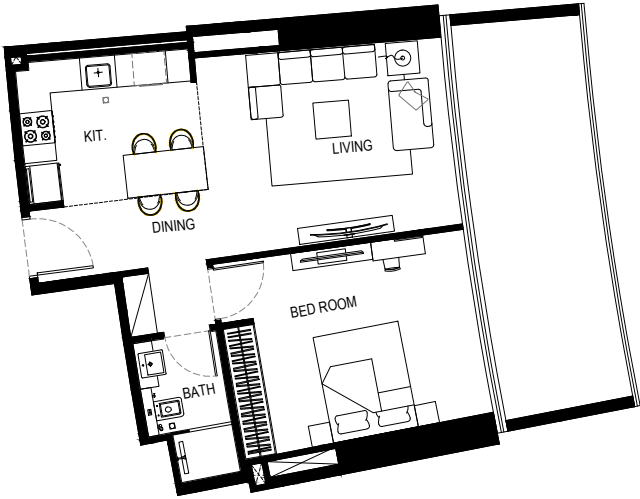


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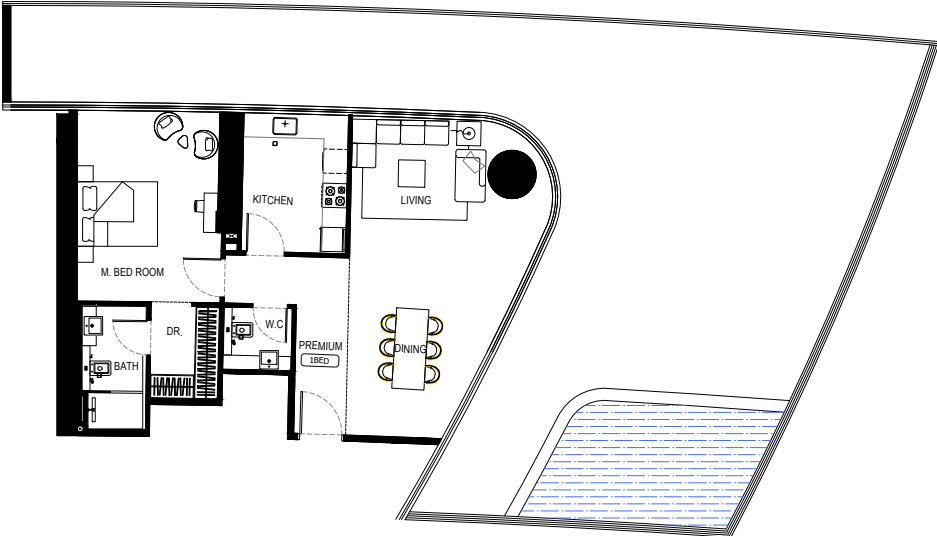
1 BEDROOM
TOWER A



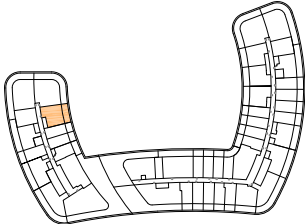
1 BEDROOM TOWER A



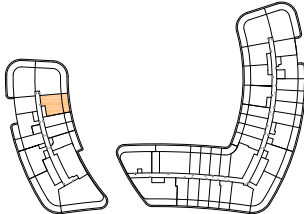
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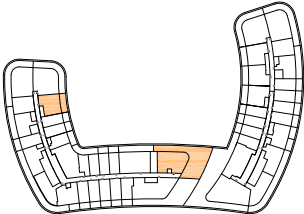
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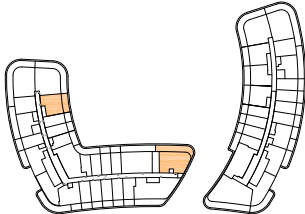
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A

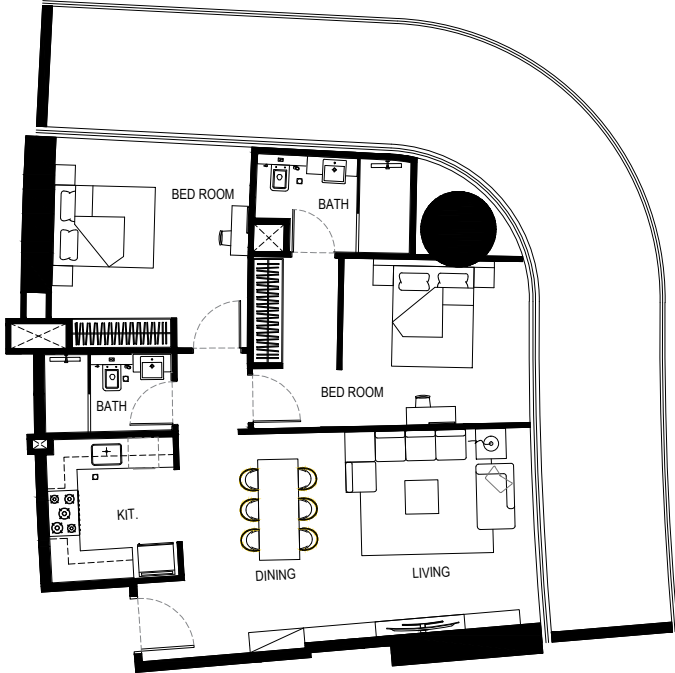


TYPICAL TYPE 2

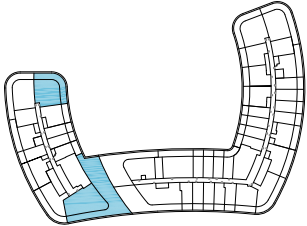
2 BEDROOM
TOWER A



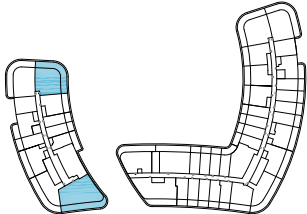
2 BEDROOM TOWER A



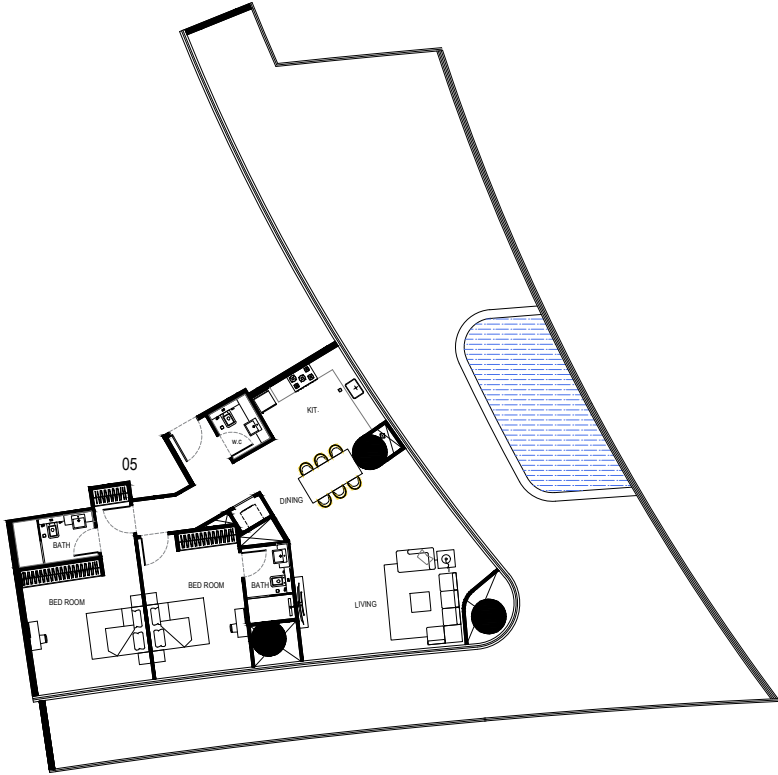
TYPE 1



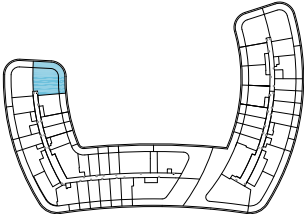
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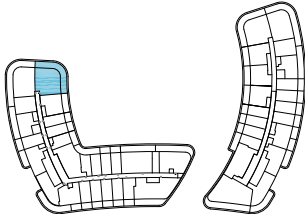
TYPICAL TYPE 1



TYPE 2



TYPICAL TYPE 2-A



TYPICAL TYPE 2



— BINGHATTI —

HILLS

TOWER B

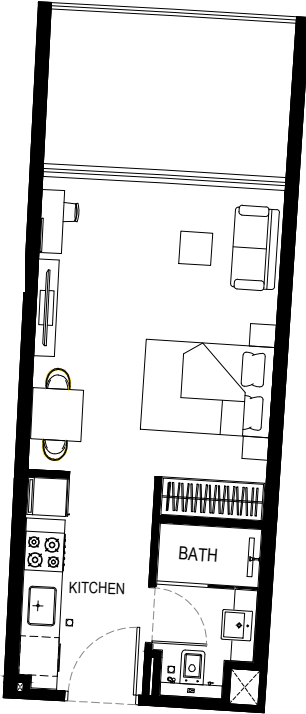


STUDIO

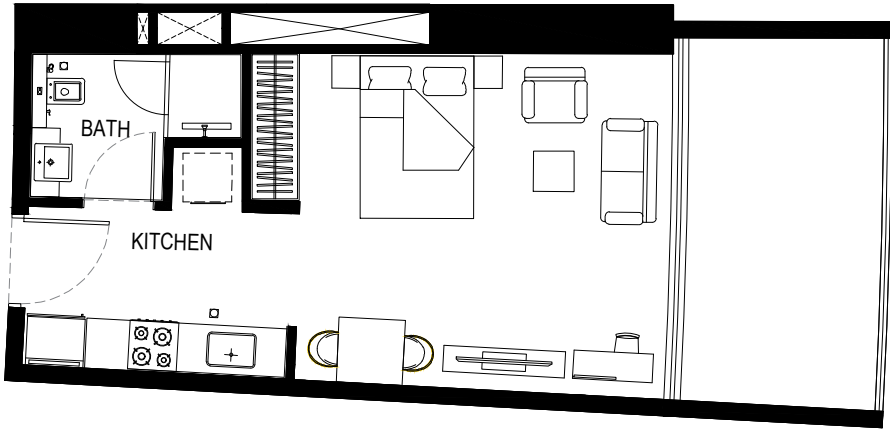
TOWER B



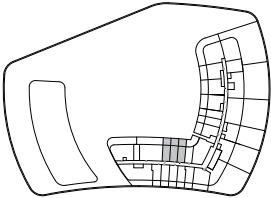
STUDIO TOWER B



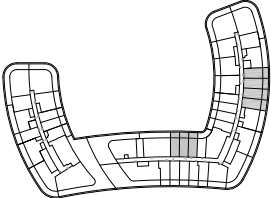
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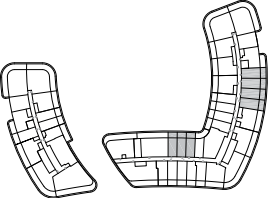
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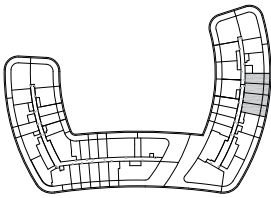
FIRST FLOOR



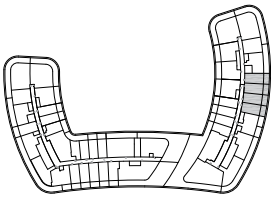
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A



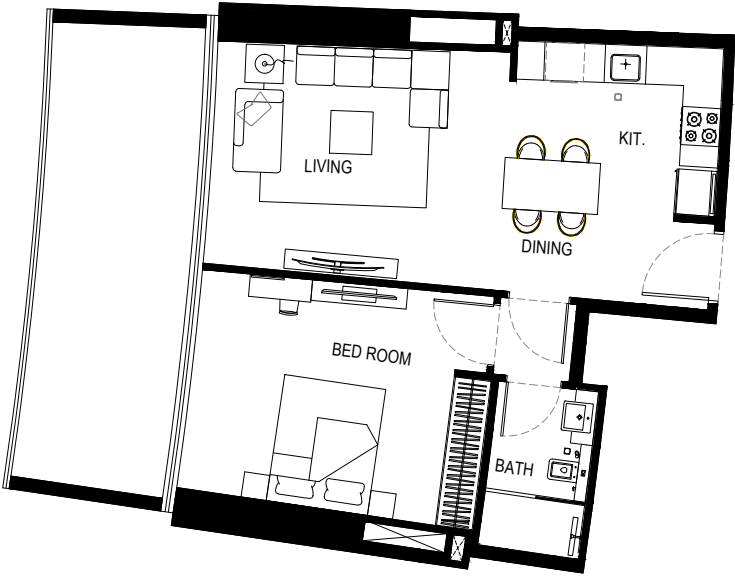
TYPICAL TYPE 2

1 BEDROOM

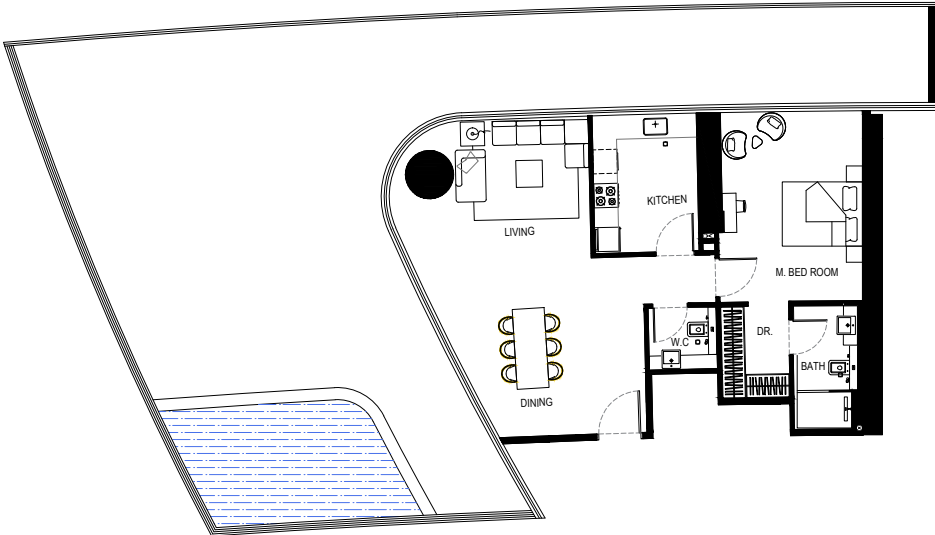
TOWER B



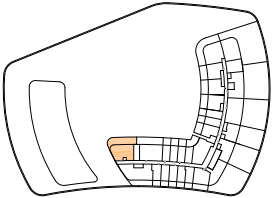
1 BEDROOM TOWER B



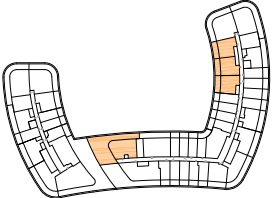
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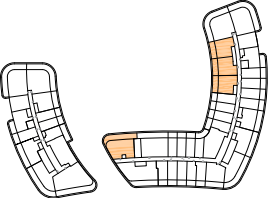
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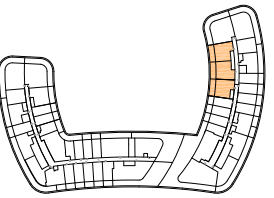
FIRST FLOOR



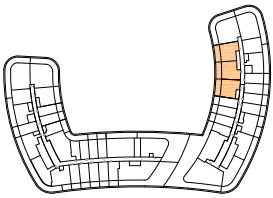
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A



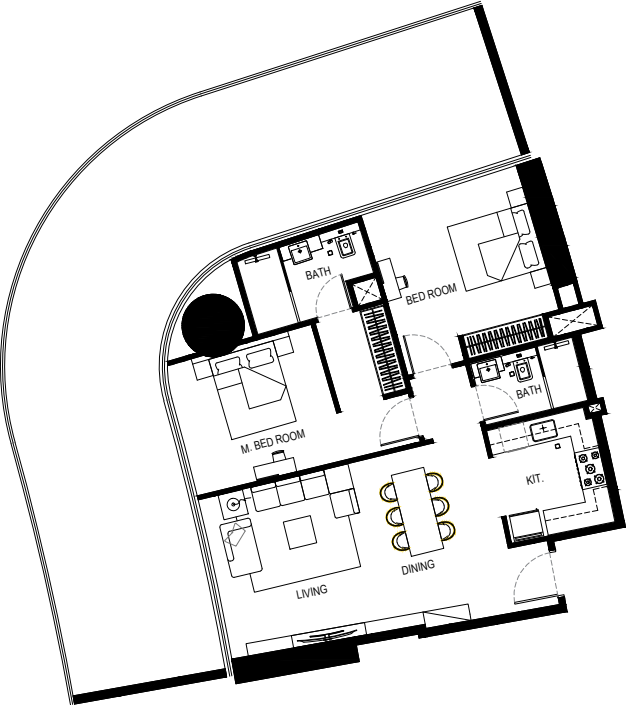
TYPICAL TYPE 2

2 BEDROOM

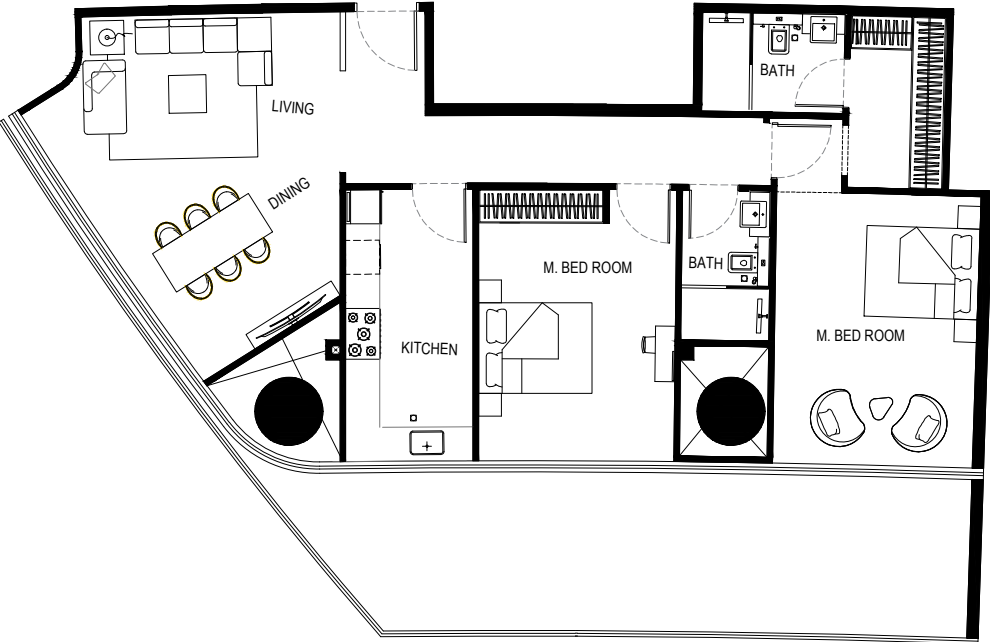
TOWER B



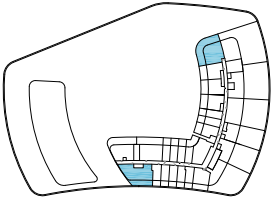
2 BEDROOM TOWER B



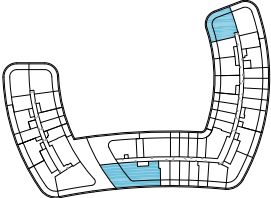
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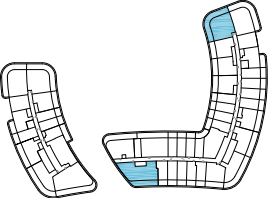
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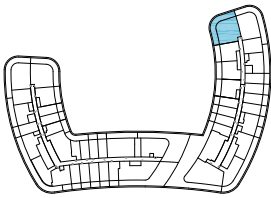
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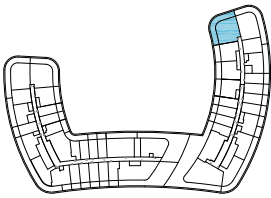
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A



TYPICAL TYPE 2