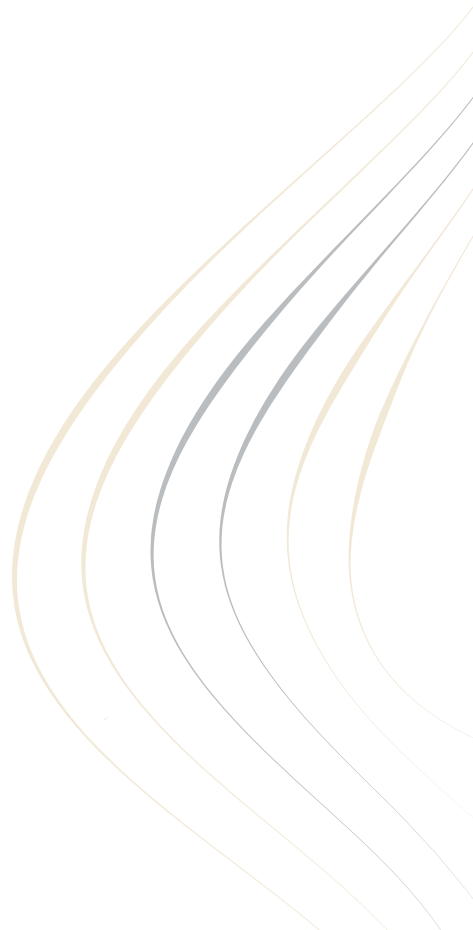


RESIDENCES

BY

BINGHATTI



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.

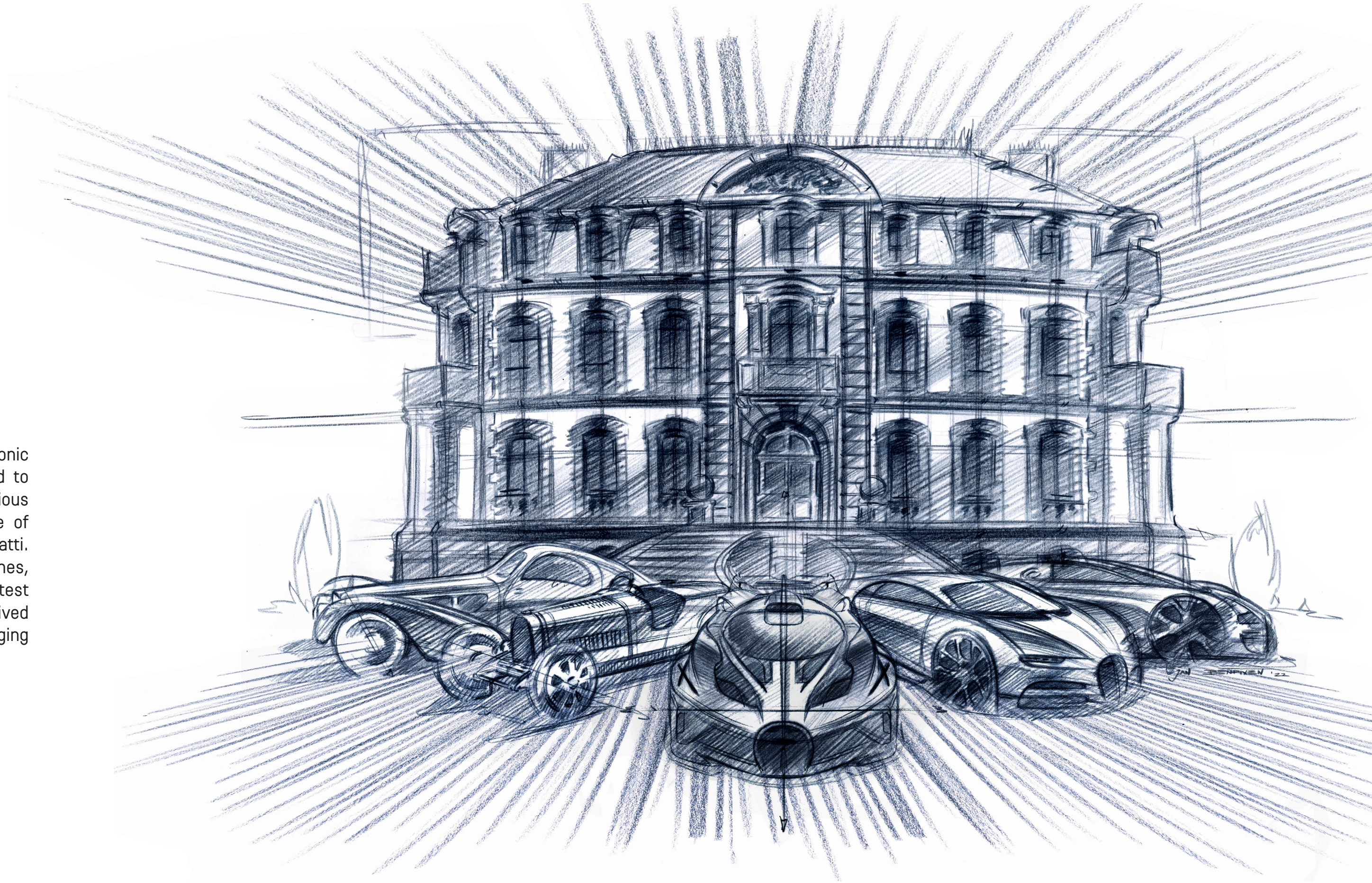




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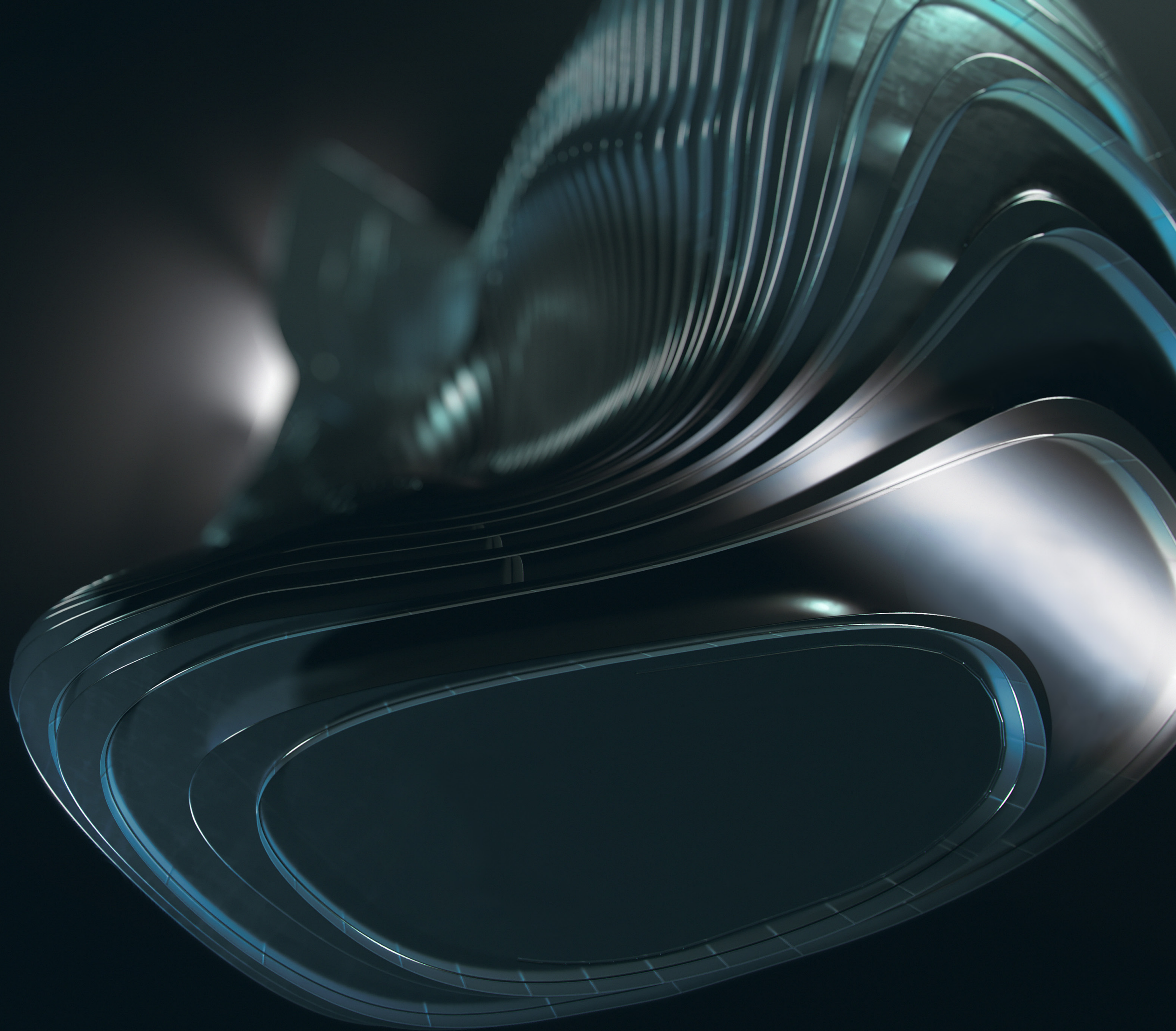
03

DESIGN DETAILS



01

THE CONCEPT



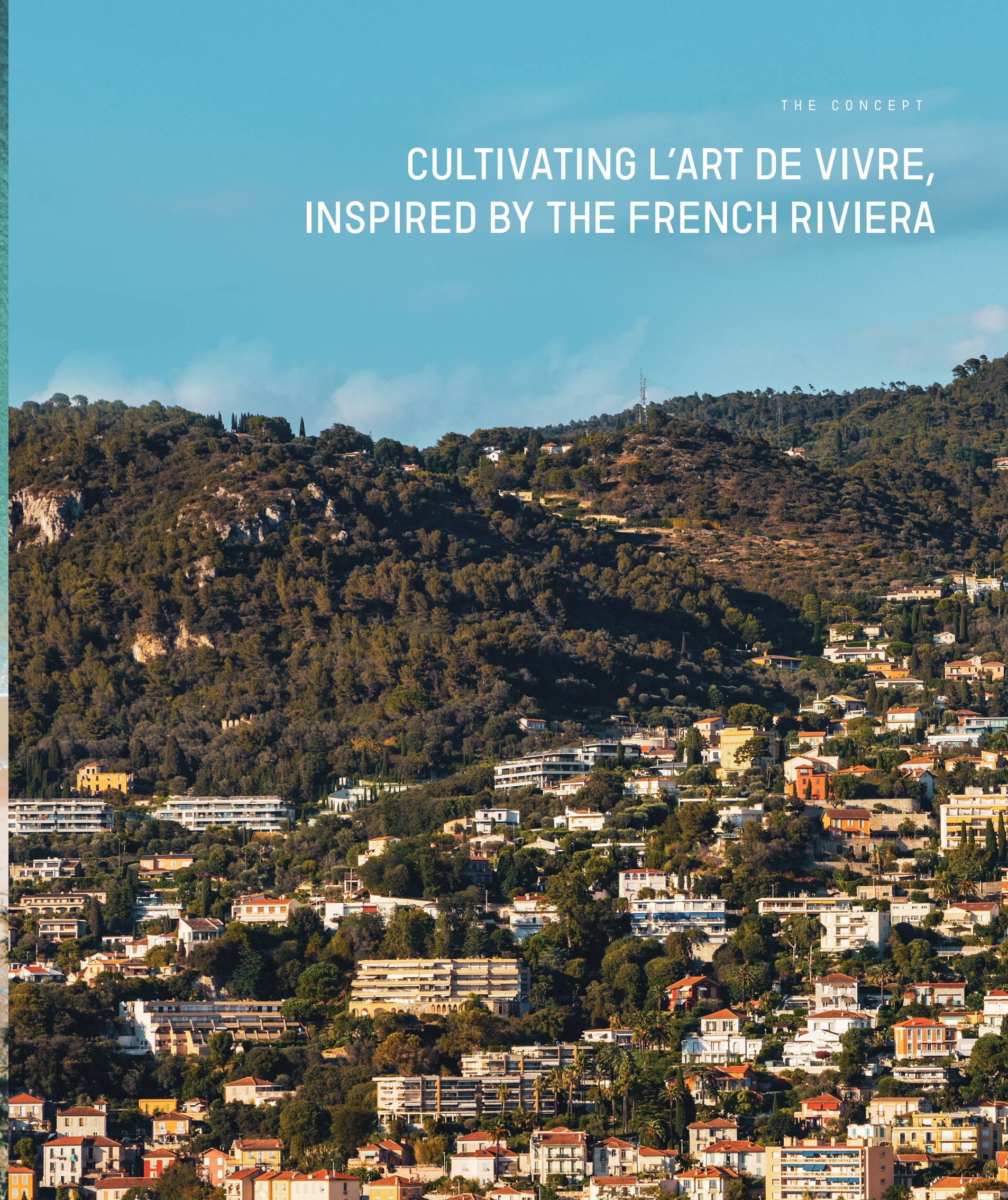
THE CONCEPT

BORN FROM THE FLUIDITY



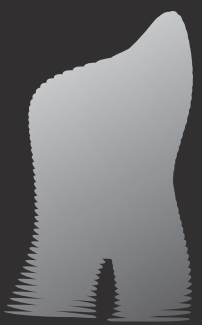
THE CONCEPT

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



THE CONCEPT

INSPIRED BY
INDIGENOUS
NATURE



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

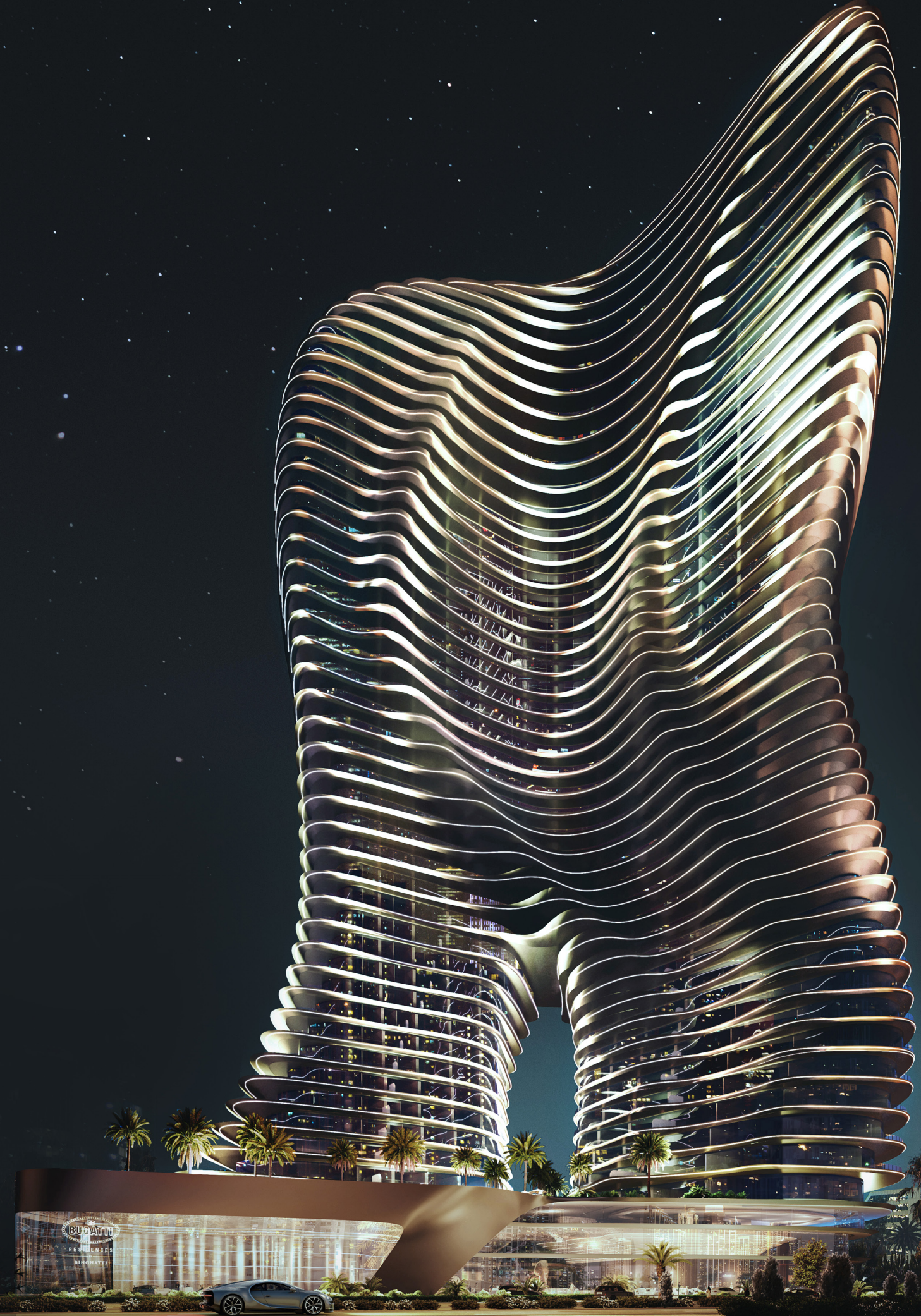
THE CONCEPT

A 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 Bingham DNA. Inspired by the world's most eminent structural masterpieces, Bugatti Residences by Bingham is not a mere addition to city's skyline but a new icon that will stand the test of time.

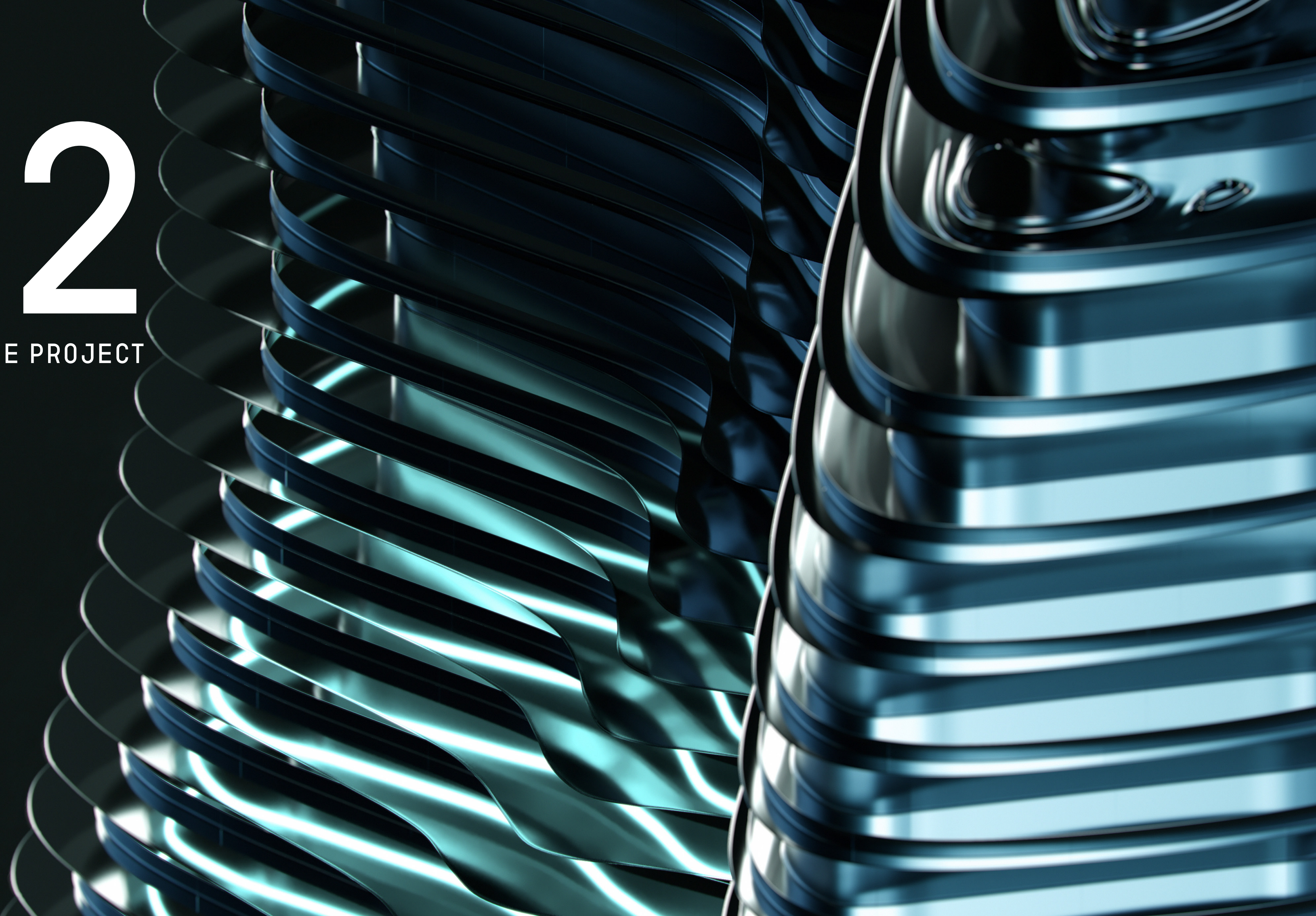
THE CONCEPT

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

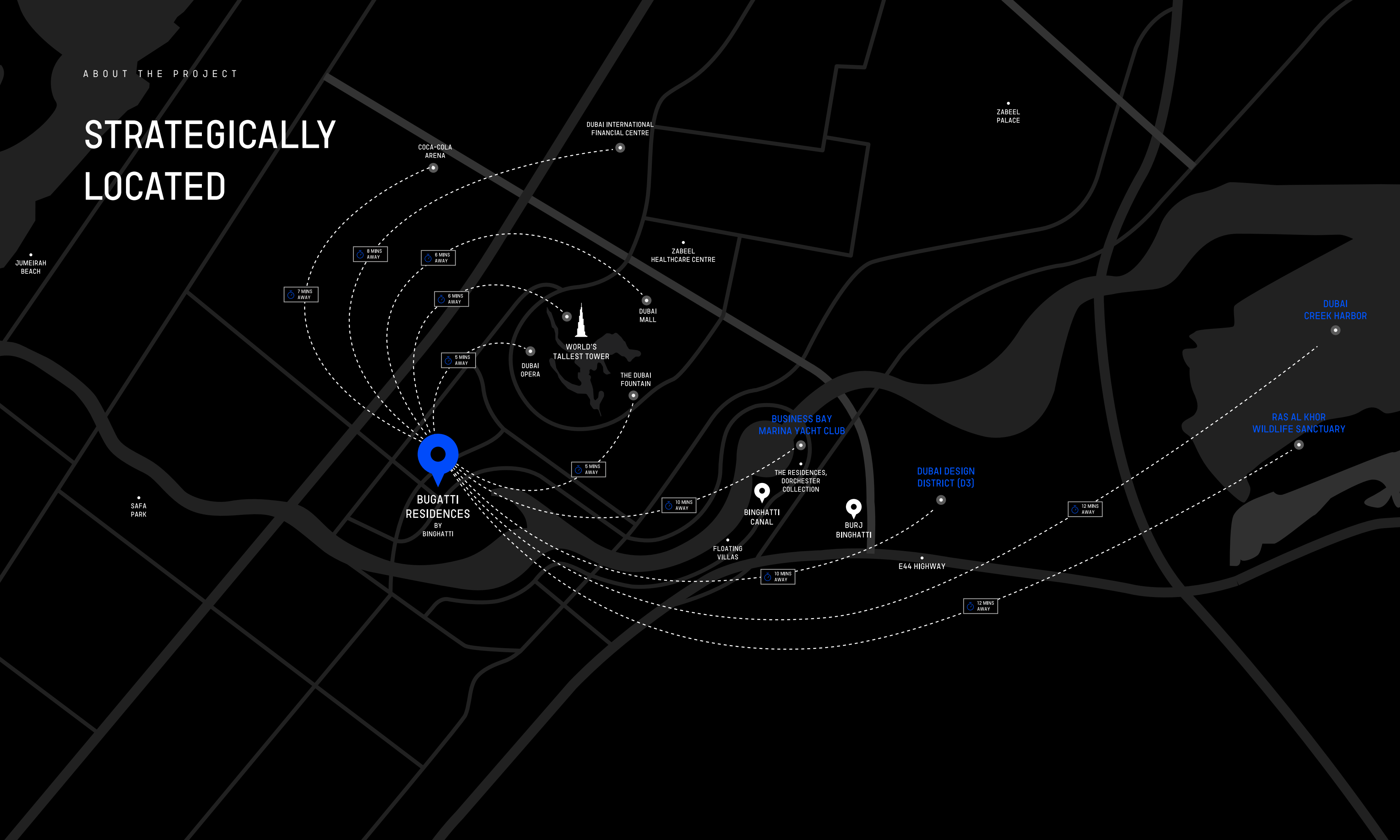
WAY TO SHEIKH
ZAYED ROAD

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.

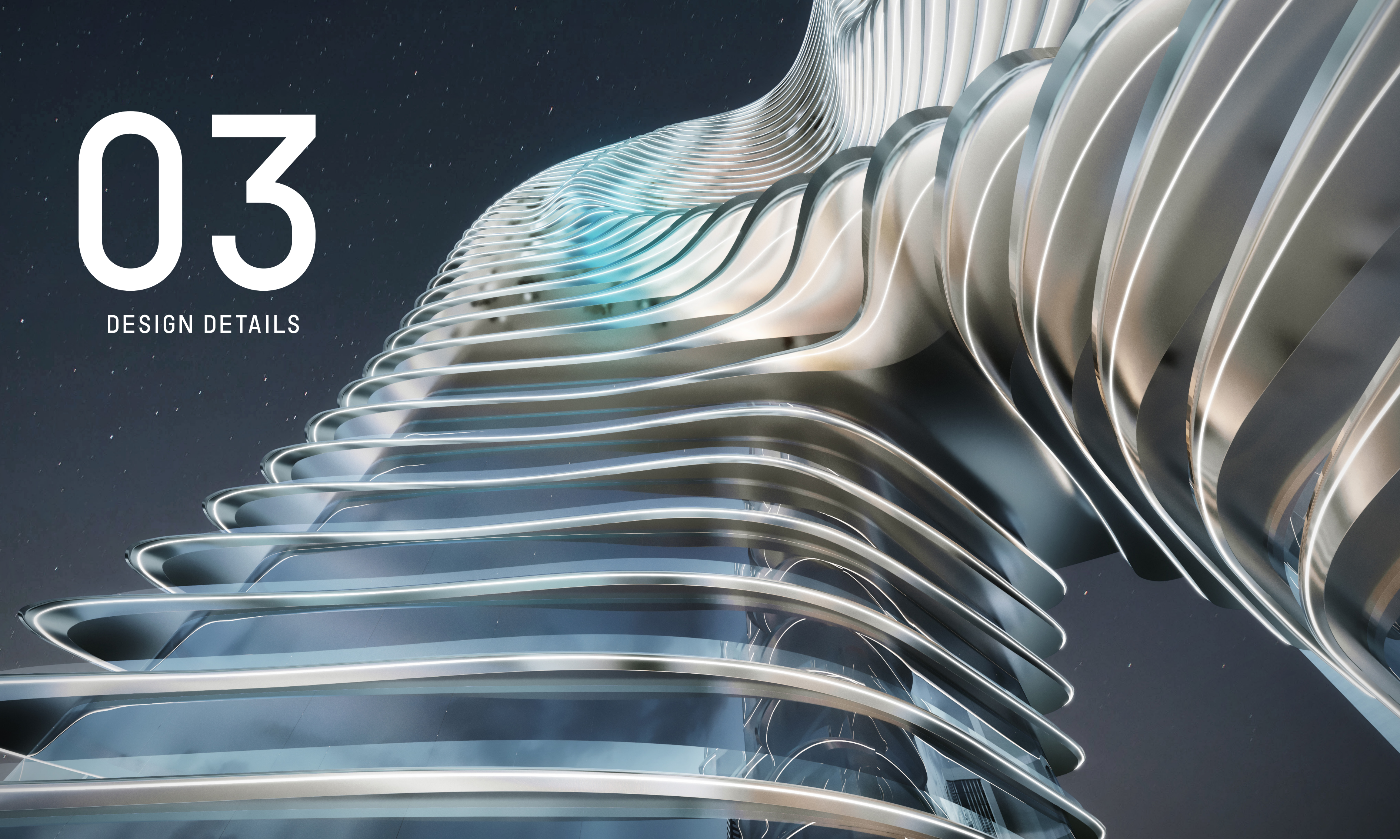
ABOUT THE PROJECT



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



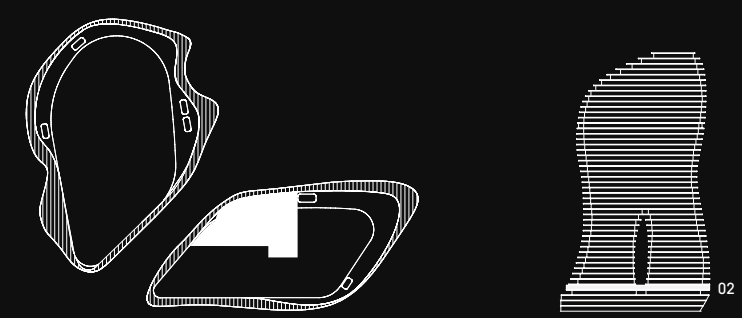


RIVIERA MANSION COLLECTION

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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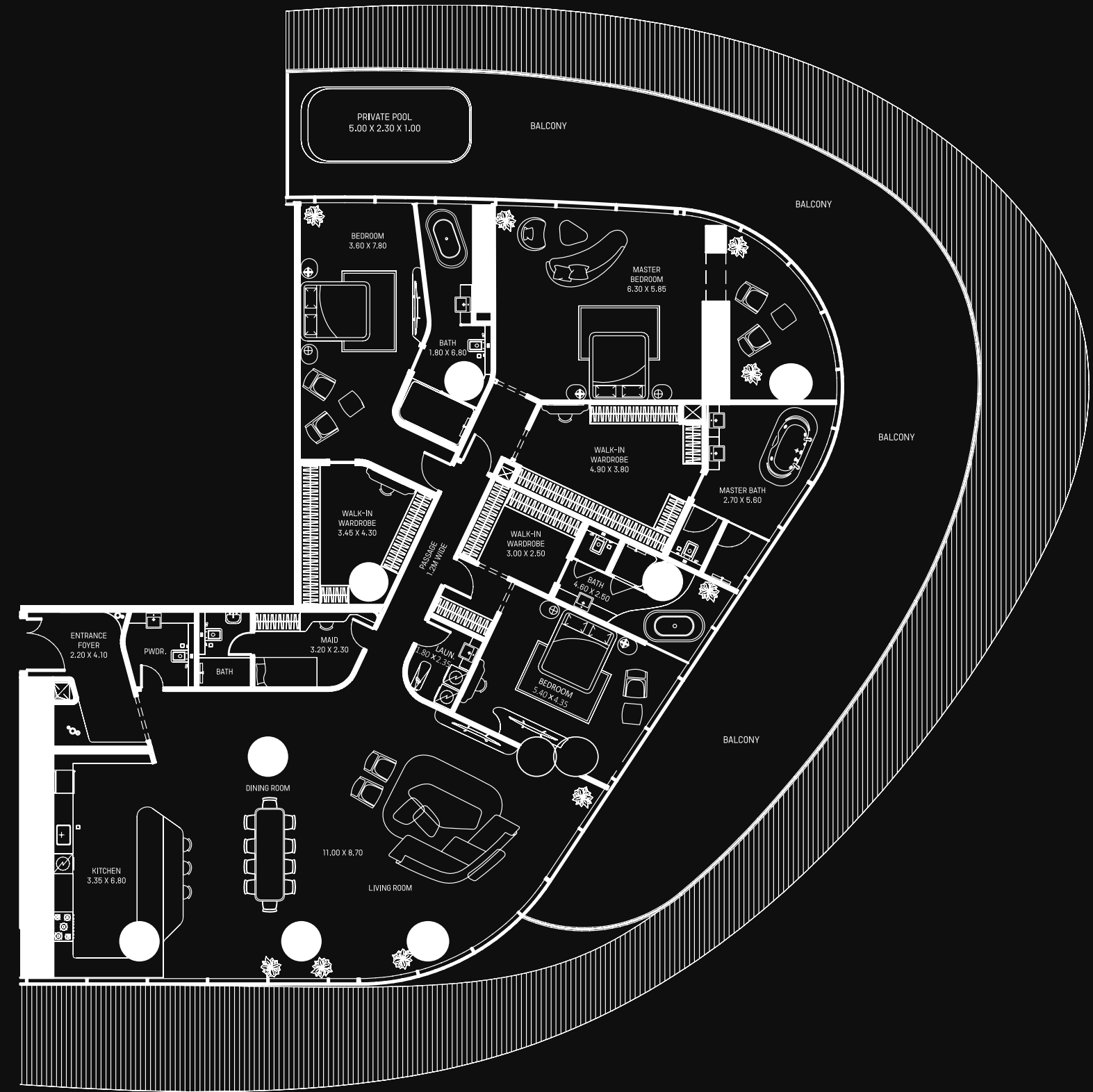
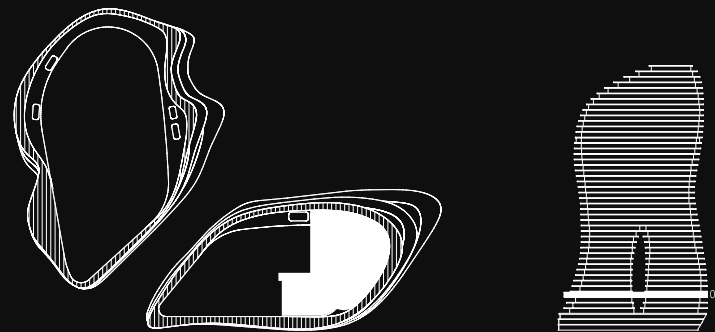
RIVIERA MANSION COLLECTION

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

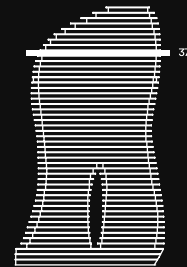
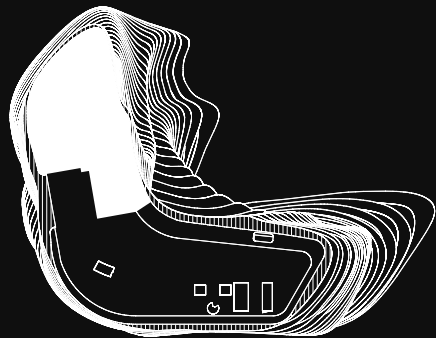
RIVIERA MANSION COLLECTION

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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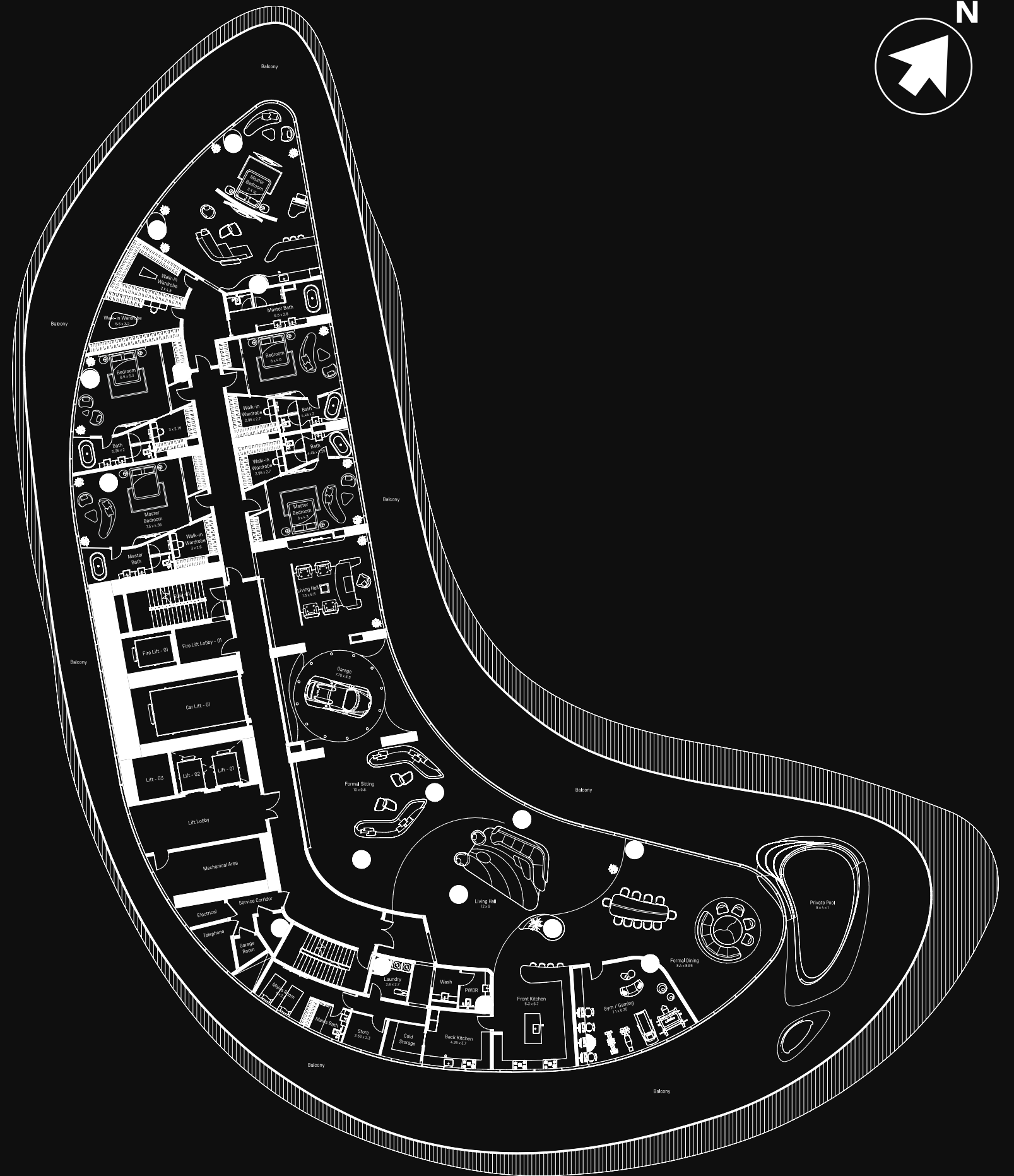
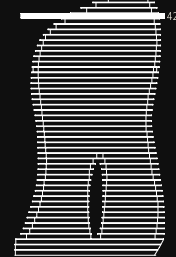
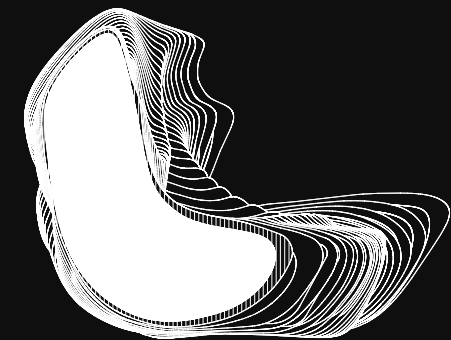
SKY MANSION PENTHOUSE COLLECTION

5 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1059 m ²	11401 ft ²
BALCONY AREA	845 m ²	9099 ft ²
TOTAL UNIT AREA	1905 m ²	20501 ft ²

4201 MANSION DESIGN COMPONENTS	
LIVING HALL	50 m ²
BATH	9 m ²
MASTER BEDROOM	92 m ²
BEDROOM	26 m ²
BEDROOM	29 m ²
MASTER BEDROOM	36 m ²
MASTER BEDROOM	27 m ²
BATH	8 m ²
WALK-IN WARDROBE	7 m ²
WALK-IN WARDROBE	7 m ²
BATH	11 m ²
WALK-IN WARDROBE	8 m ²
WALK-IN WARDROBE	14 m ²
WALK-IN WARDROBE	17 m ²
MASTER BATH	17 m ²
WALK-IN WARDROBE	8 m ²
MASTER BATH	12 m ²
BACK KITCHEN	16 m ²
GARAGE	54 m ²
FRONT KITCHEN	36 m ²
MAID ROOM	14 m ²
FORMAL DINING	79 m ²
LIVING HALL	88 m ²
FORMAL SITTING	81 m ²
PANORAMIC NOOK AREA	15 m ²
GYM / GAMING	39 m ²
FOYER	9 m ²
WASH	4 m ²
PWDR	4 m ²
LAUND.	5 m ²
WALK-IN WARDROBE	3 m ²
WALK-IN WARDROBE	3 m ²
WALK-IN WARDROBE	3 m ²
WALK-IN WARDROBE	3 m ²
MAIDS BATH	5 m ²
STORE	6 m ²
COLD STORAGE	6 m ²



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THE SKY MANSION PENTHOUSE COLLECTION

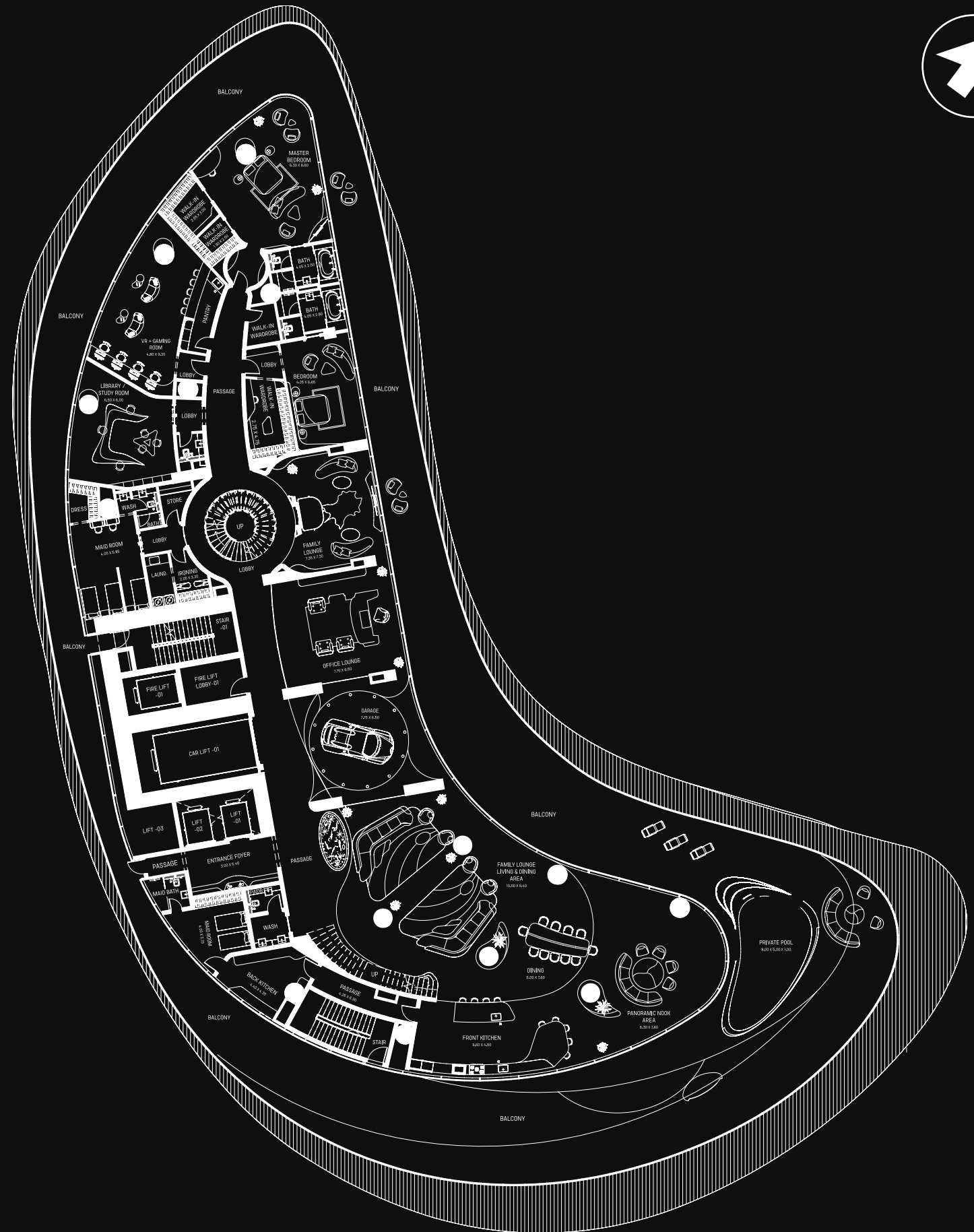
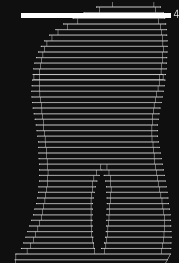
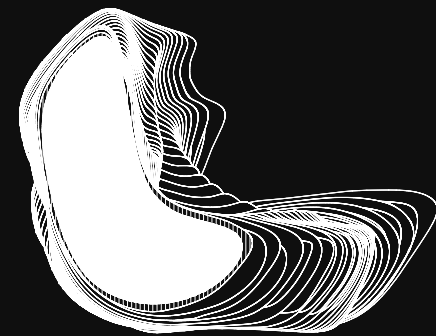
8 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1625 m ²	17494 ft ²
BALCONY AREA	2482 m ²	26720 ft ²
TOTAL UNIT AREA	4108 m ²	44214 ft ²

4301A - MANSION DESIGN COMPONENTS

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



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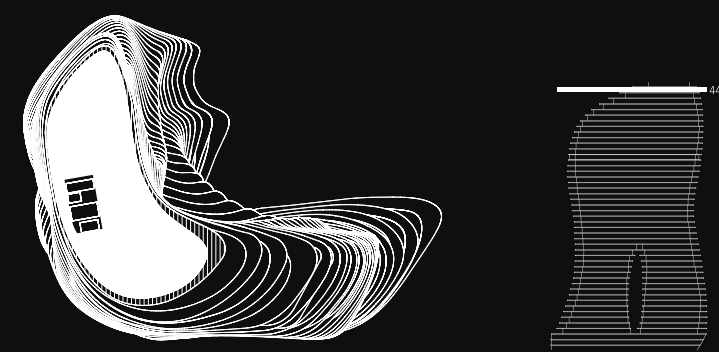
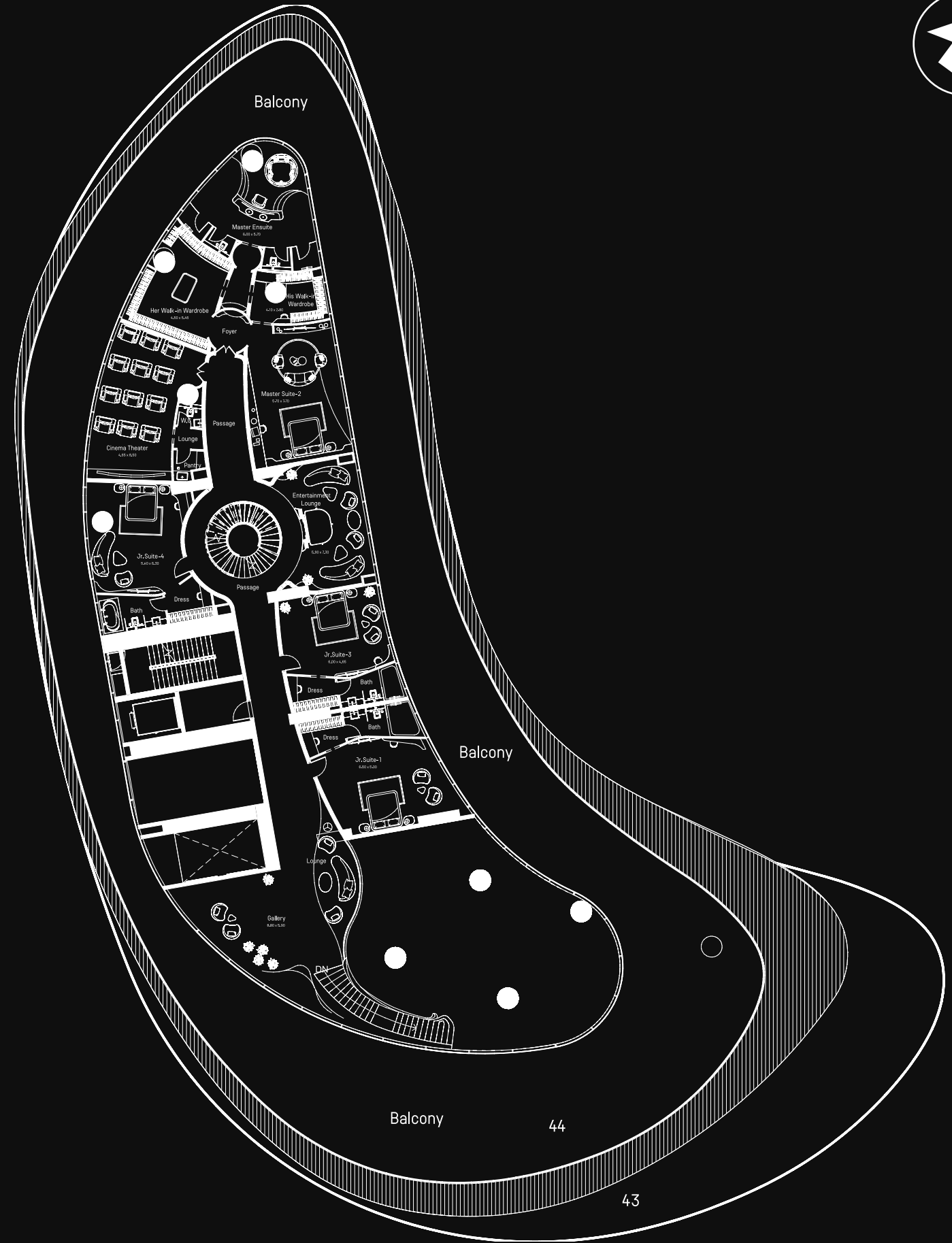


THE SKY MANSION PENTHOUSE COLLECTION

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

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

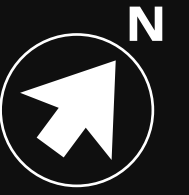


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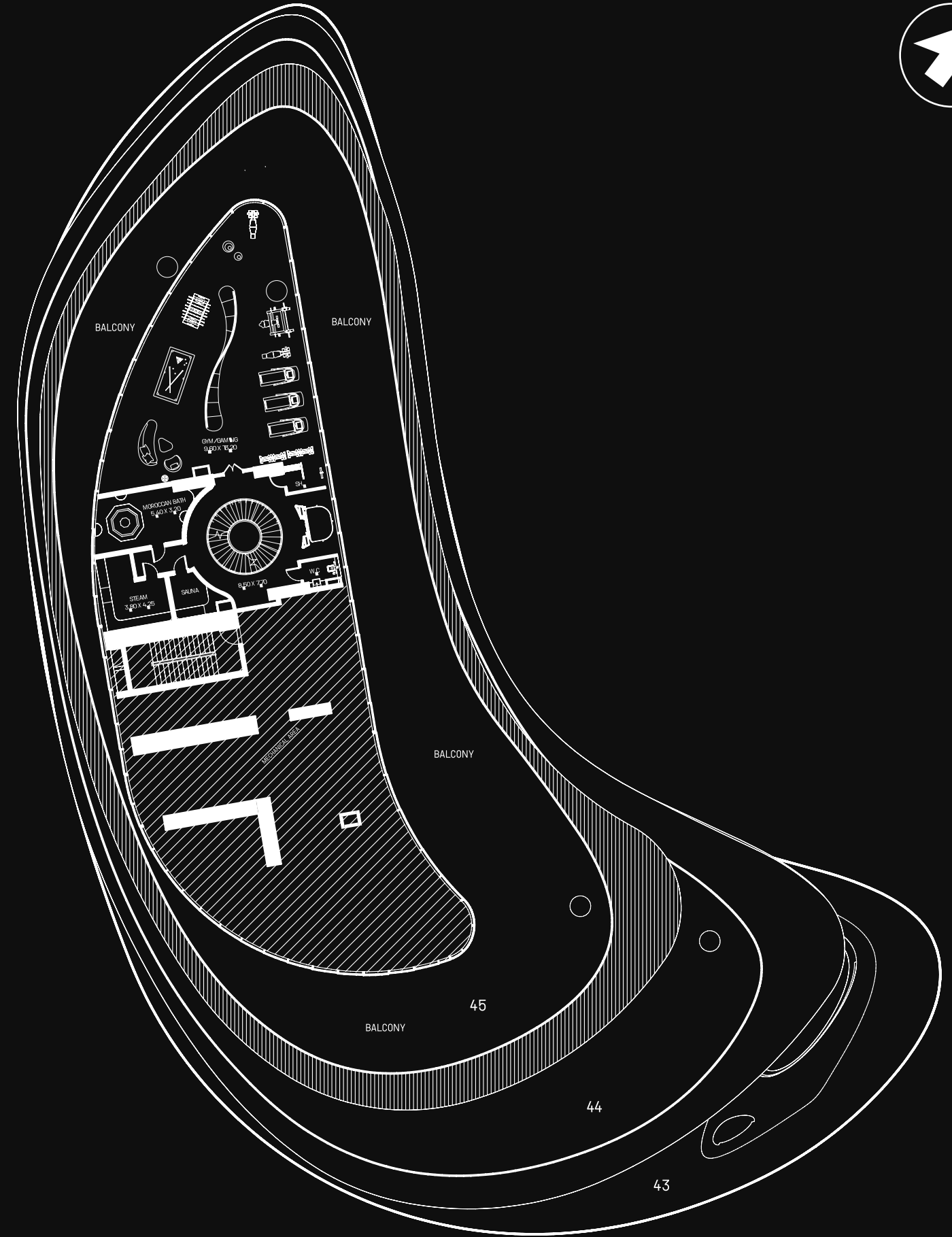
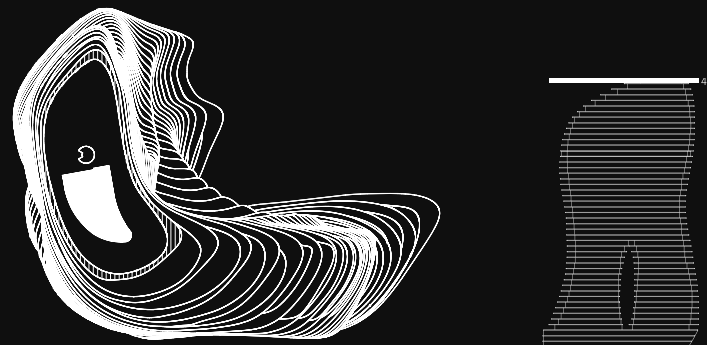
THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE



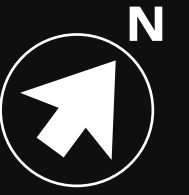
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BALCONY AREA	2552 m ²	27472 ft ²
TOTAL UNIT AREA	4377 m ²	47111 ft ²

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



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.

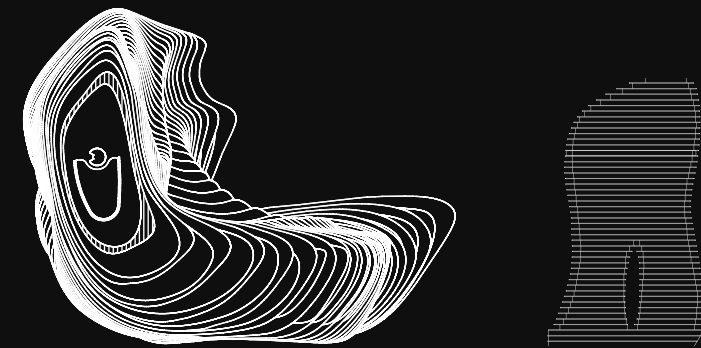


THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE

ROOF PLAN

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



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DESIGN DETAILS

A DEMONSTRATION OF EXCELLENCE



DESIGN DETAILS

AN ENTHRALLING SCULPTURE IN THE MOST ICONIC CITY



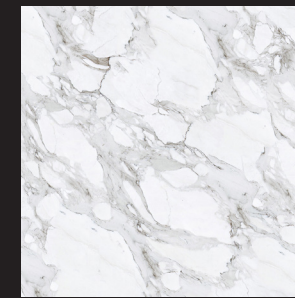




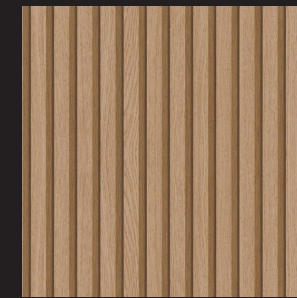
CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



CALACATTA ORO



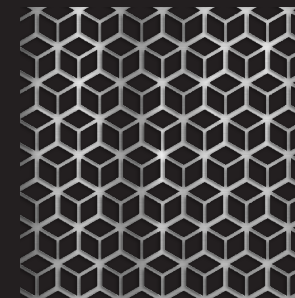
FLUTED TAN OAK WOOD



TAN OAK WOOD



CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME
TEXTURE



FISH SCALE PARQUET
FLOORING



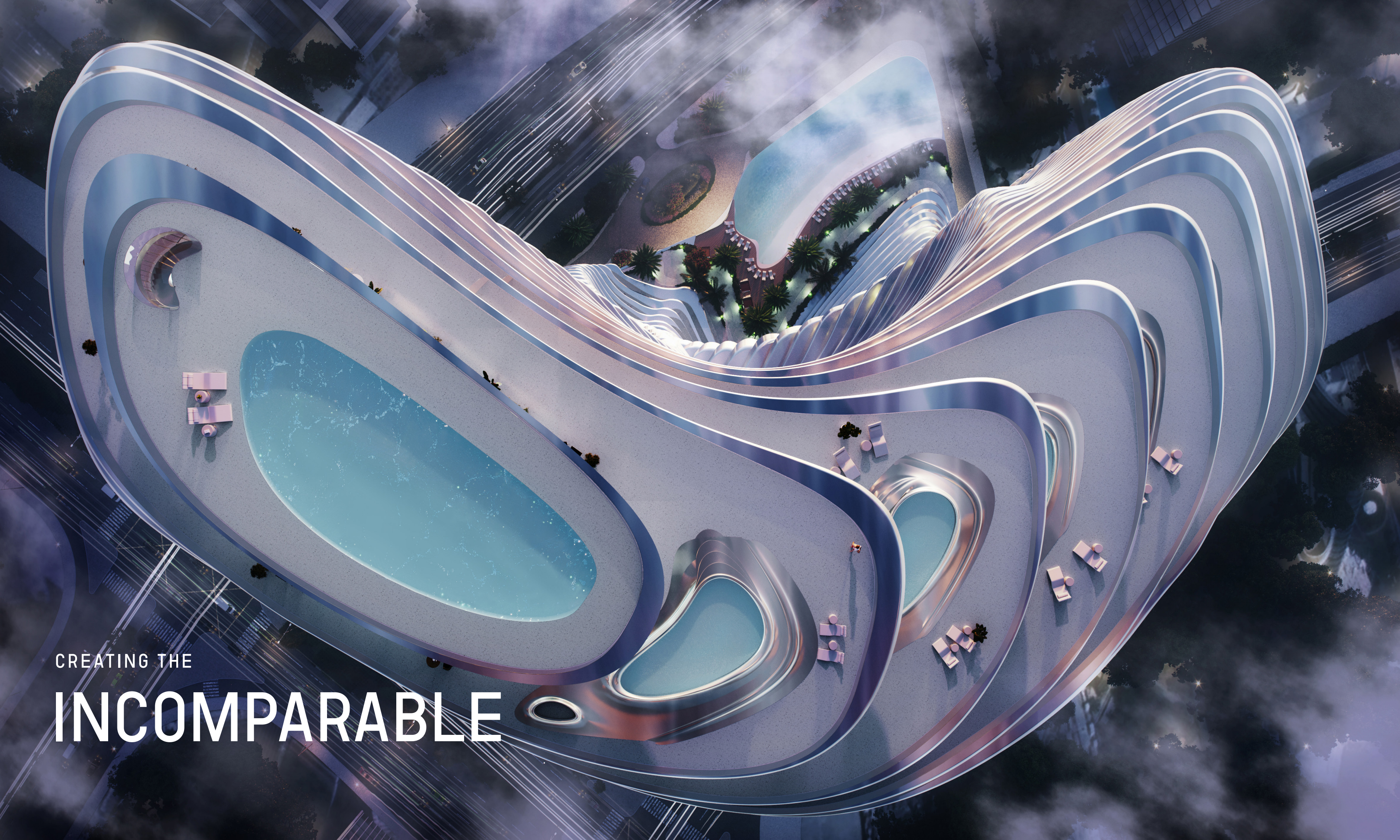


A TRIBUTE TO THE

RIVIERA'S FLAIR

A futuristic architectural rendering of a building at night. The building features a series of curved, cantilevered balconies that are illuminated from within, creating a glowing, wavy effect. The ground floor is a large, glass-walled atrium with a modern interior. In the foreground, a sleek, silver sports car is parked on a paved area. The background shows other modern buildings and palm trees under a dark sky.

THE EPITOME OF
REFINEMENT



CREATING THE

INCOMPARABLE



بن غاطي
BINGHATTI