



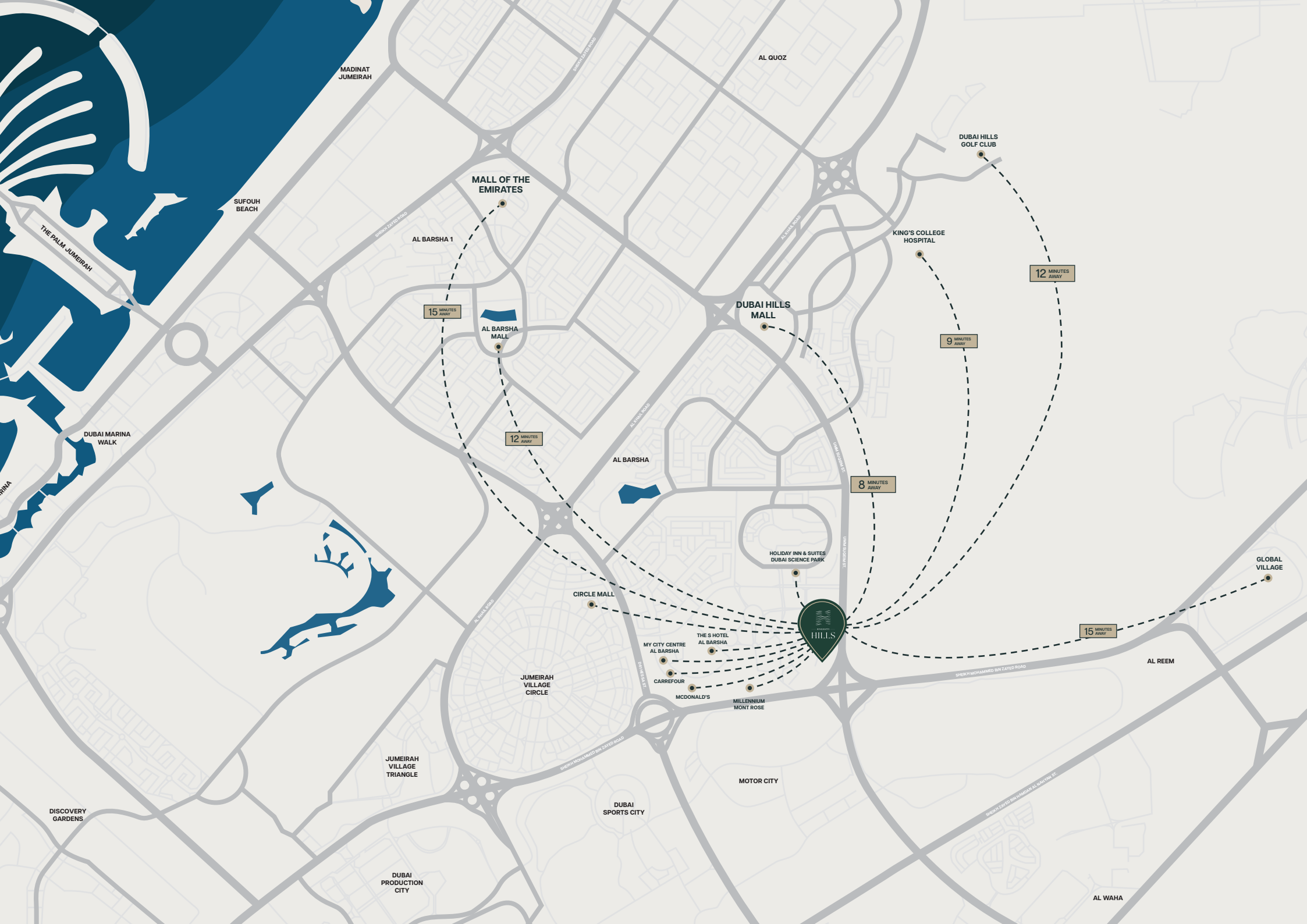
— BINGHATTI —

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.



MADINAT JUMEIRAH

AL QUOZ

SUFOUH BEACH

MALL OF THE EMIRATES

AL BARSHA 1

15 MINUTES AWAY

AL BARSHA MALL

12 MINUTES AWAY

DUBAI HILLS MALL

KING'S COLLEGE HOSPITAL

9 MINUTES AWAY

12 MINUTES AWAY

DUBAI HILLS GOLF CLUB

DUBAI MARINA WALK

AL BARSHA

8 MINUTES AWAY

HOLIDAY INN & SUITES DUBAI SCIENCE PARK

CIRCLE MALL

HILLS

15 MINUTES AWAY

GLOBAL VILLAGE

JUMEIRAH VILLAGE CIRCLE

MY CITY CENTRE AL BARSHA

THE S HOTEL AL BARSHA

CARREFOUR

MCDONALD'S

MILLENNIUM MONT ROSE

JUMEIRAH VILLAGE TRIANGLE

DISCOVERY GARDENS

DUBAI PRODUCTION CITY

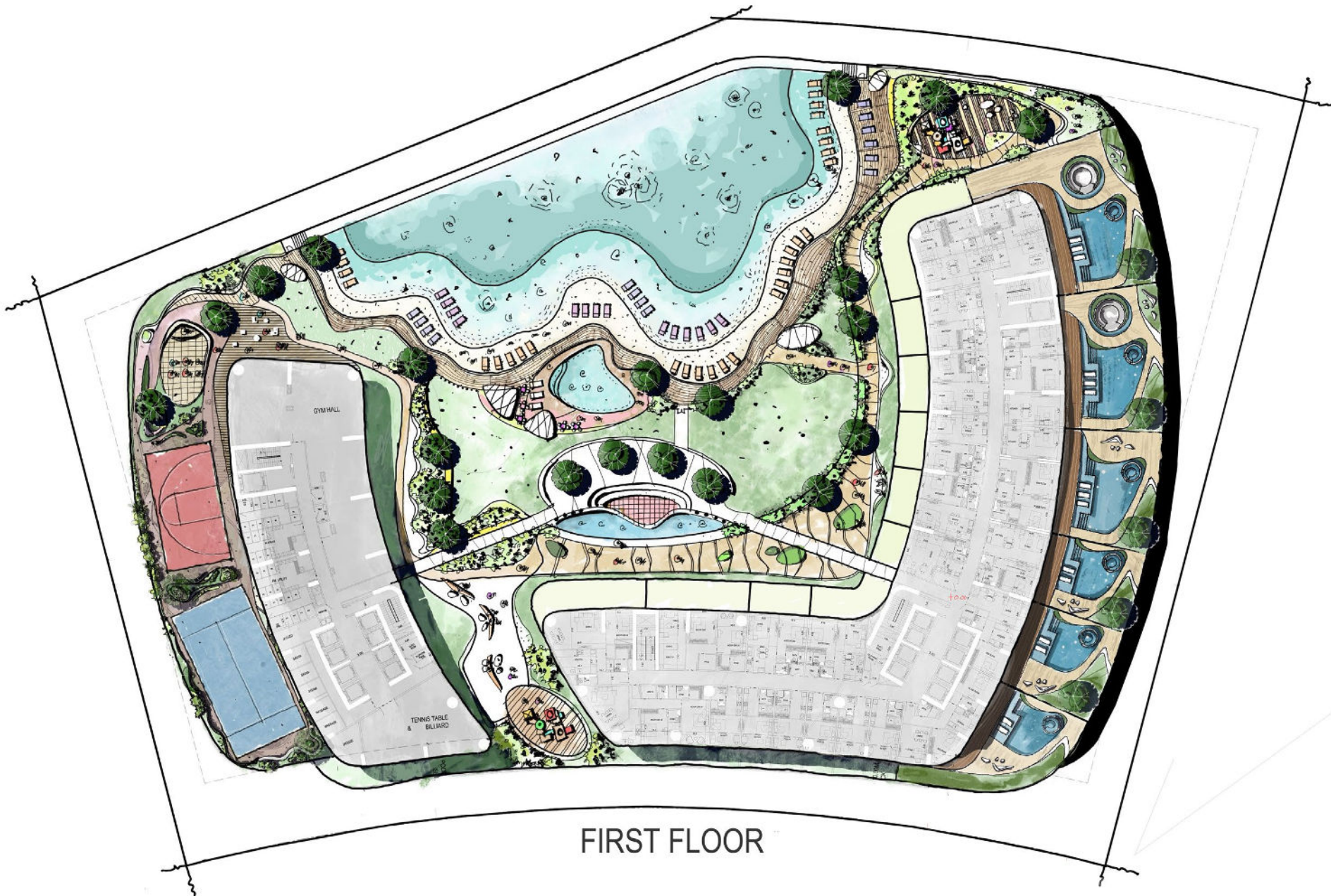
DUBAI SPORTS CITY

MOTOR CITY

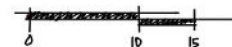
AL REEM

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

2



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



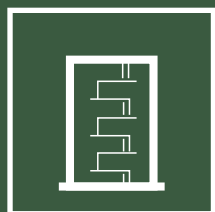
SHADED
POOL BAR



LAWN/GREEN
AREA



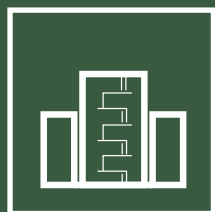
UNIQUE SELLING POINTS DESIGN



**One of the largest
buildings in the world**
based on unit count
(comprising a total of 1,666 units)



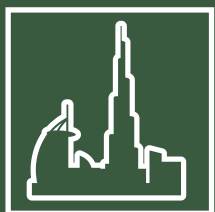
**Embedded smart home
features within its units**



**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

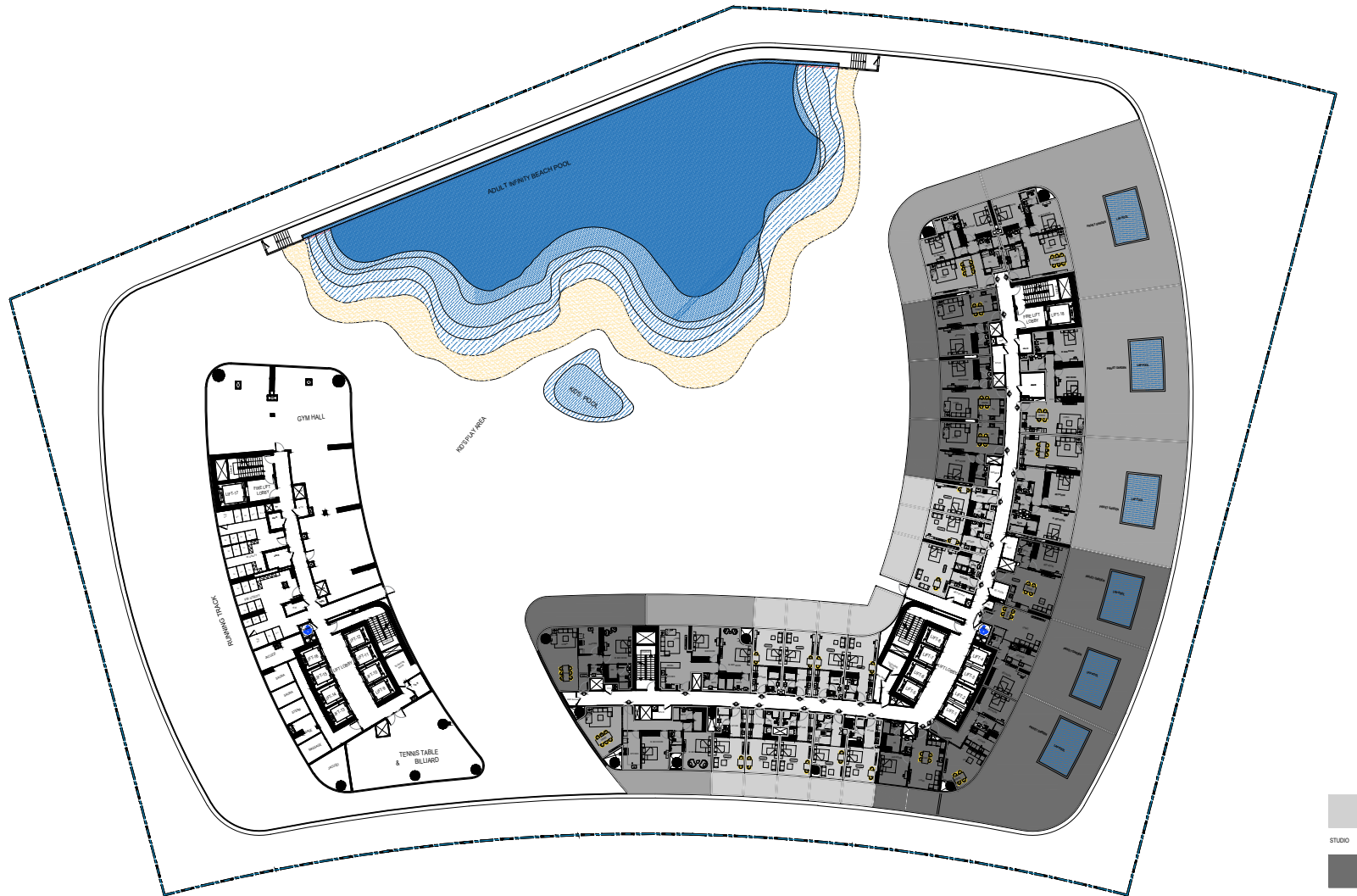
PRICES AND DIMENSIONS

	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

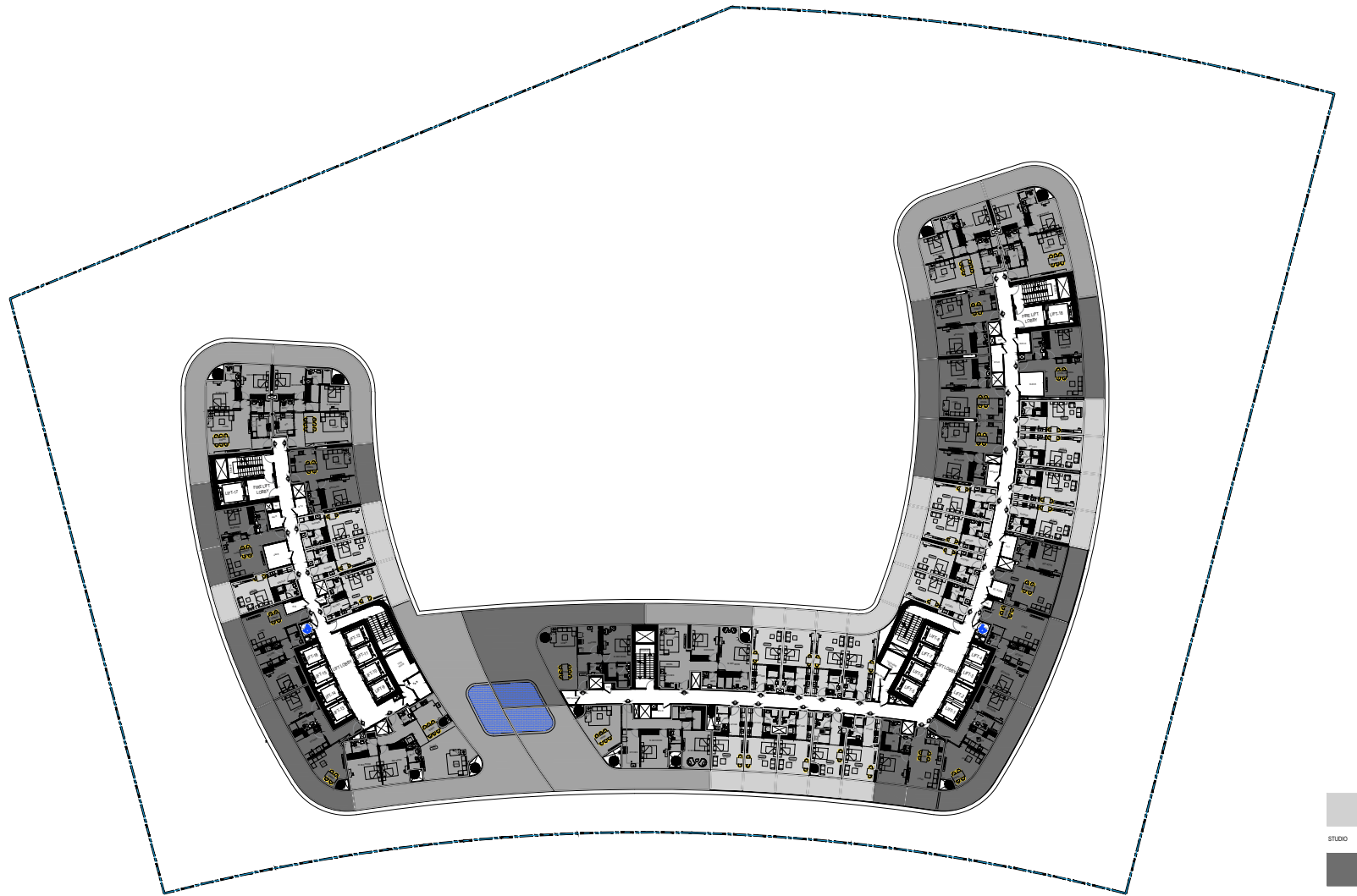


FIRST FLOOR PLAN



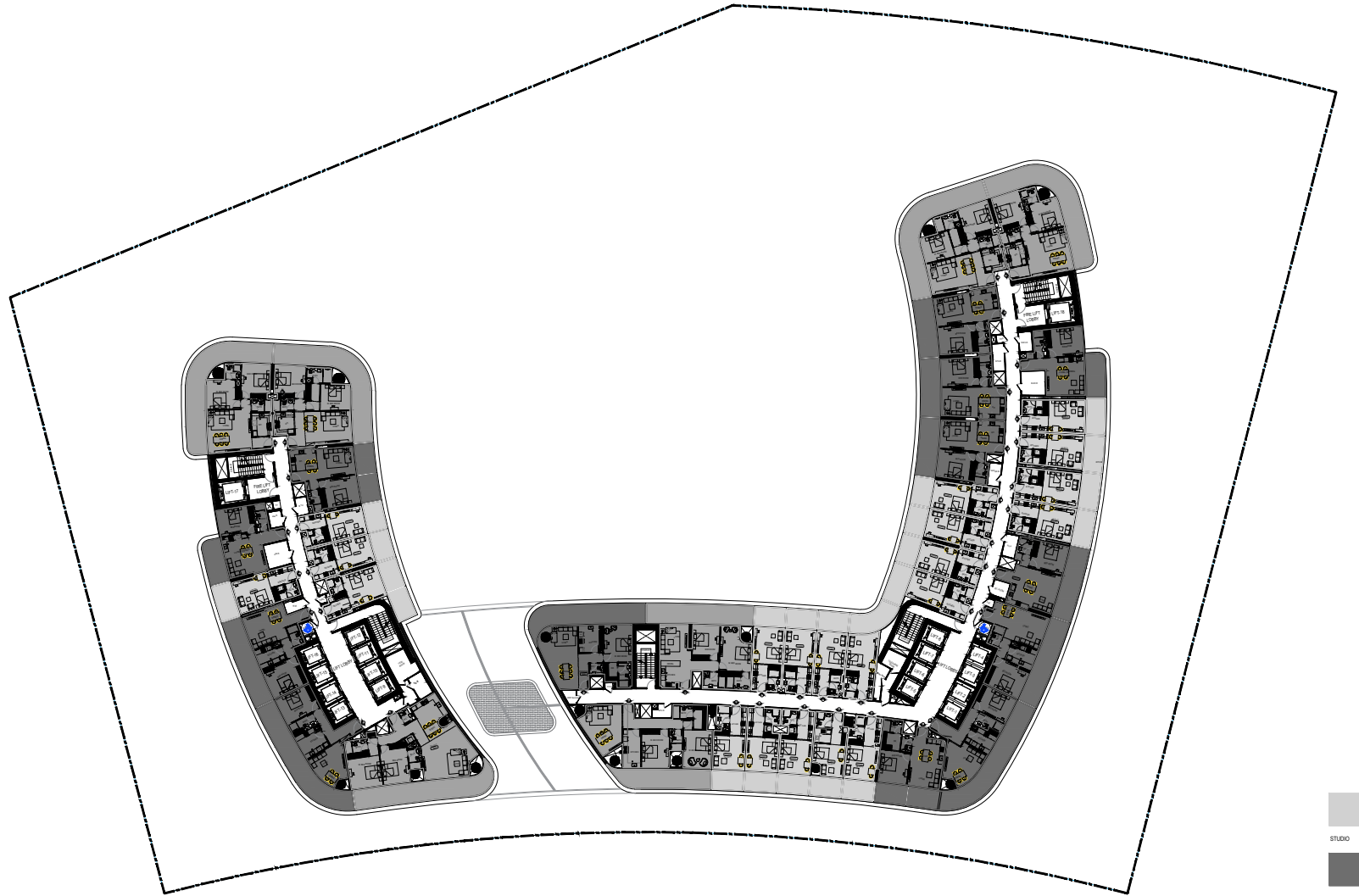
STUDIO
1 BEDROOM
2 BEDROOM

TYPICAL TYPE 01-A

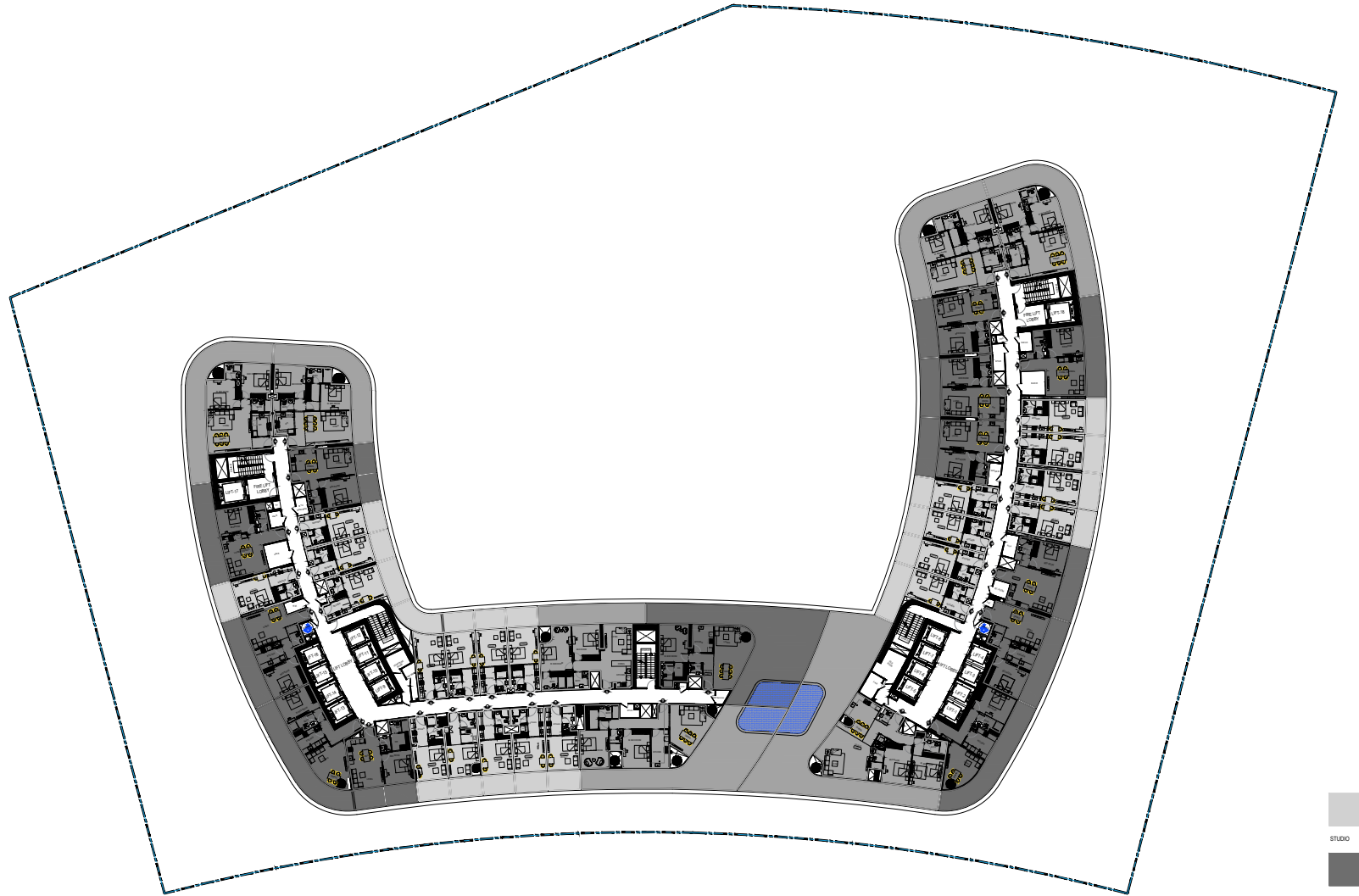


STUDIO
1 BEDROOM
2 BEDROOM

TYPICAL TYPE 01-B

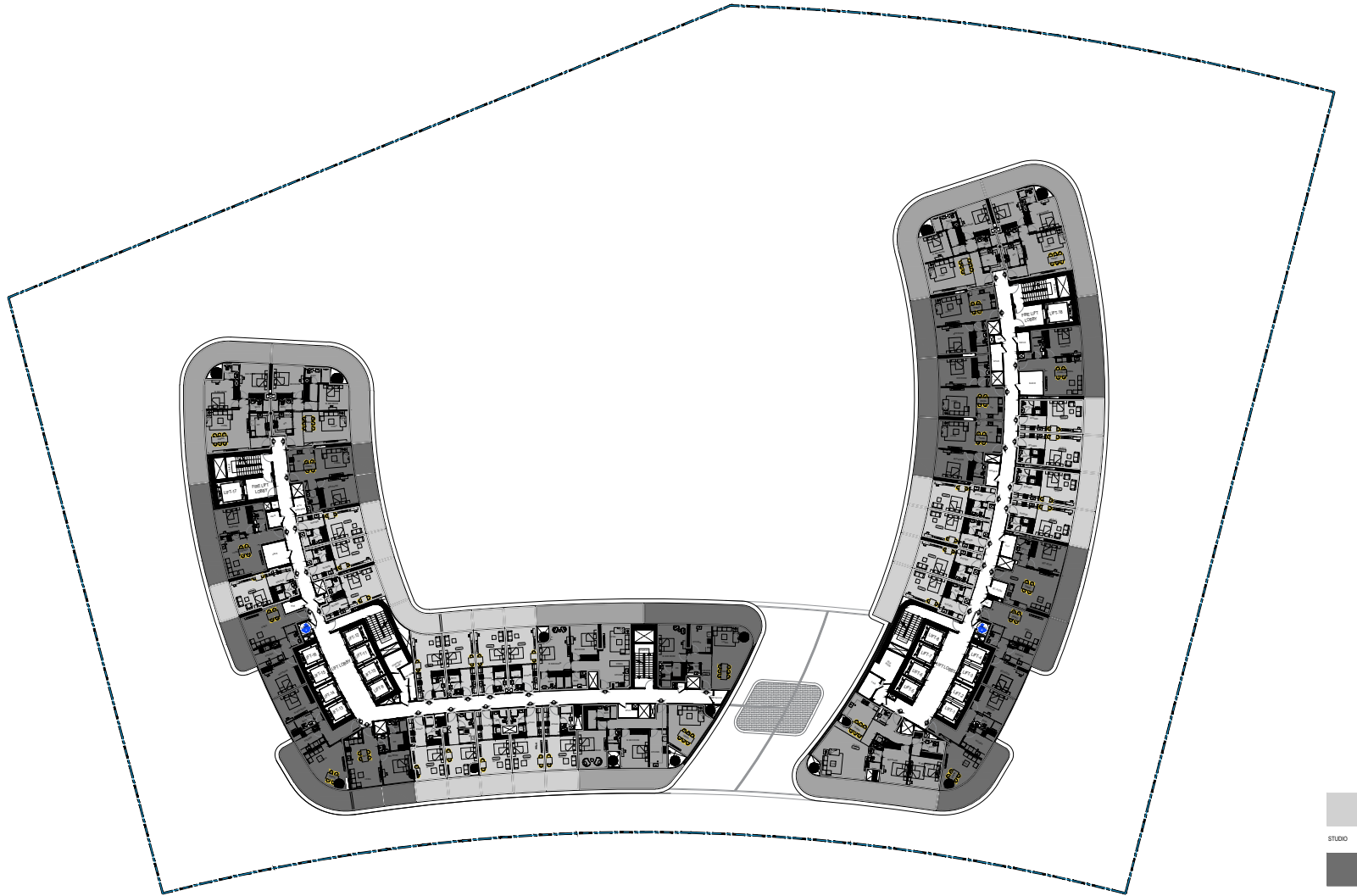


TYPICAL TYPE 02-A



STUDIO
1 BEDROOM
2 BEDROOM

TYPICAL TYPE 02



STUDIO
1 BEDROOM
2 BEDROOM



— BINGHATTI —

HILLS

TOWER A

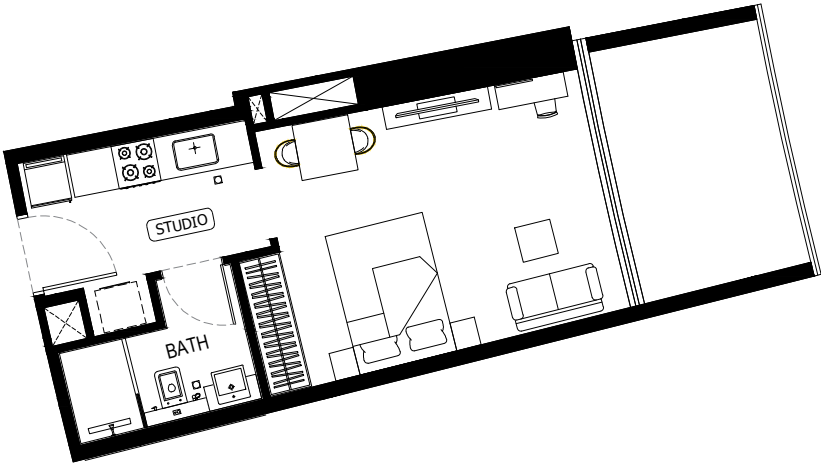


STUDIO

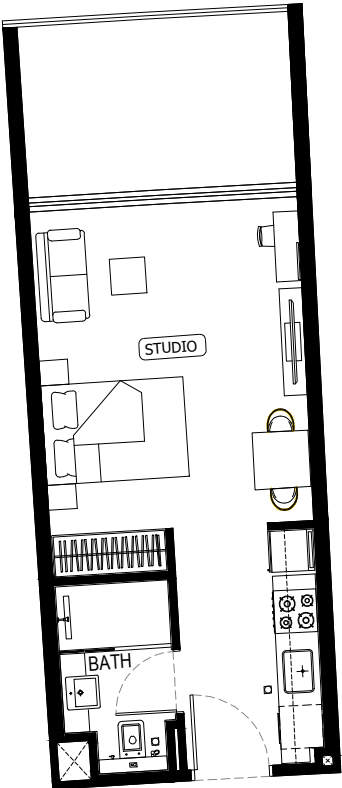
TOWER A



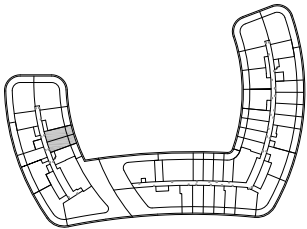
STUDIO
TOWER A



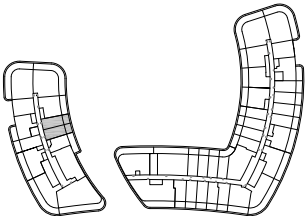
TYPE 1



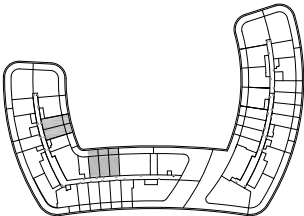
TYPE 2



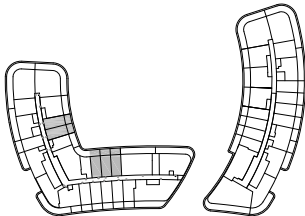
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A



TYPICAL TYPE 2

1 BEDROOM

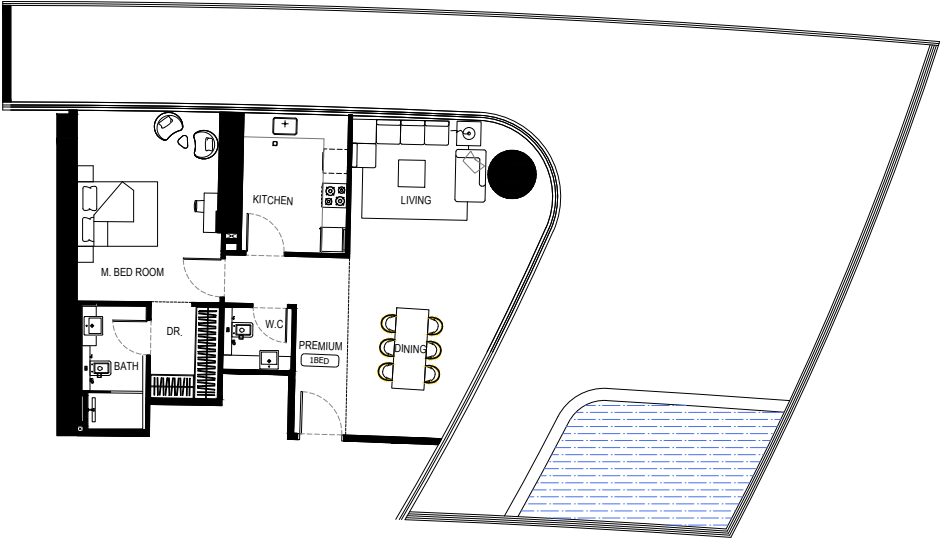
TOWER A



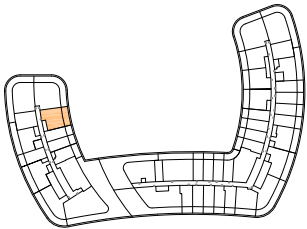
1 BEDROOM
TOWER A



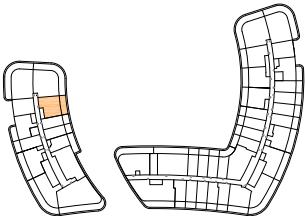
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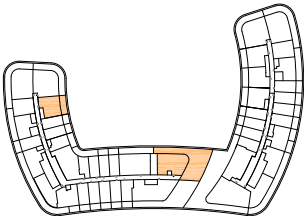
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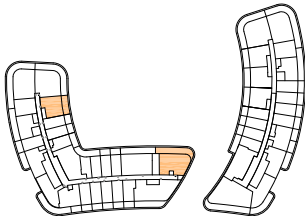
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A



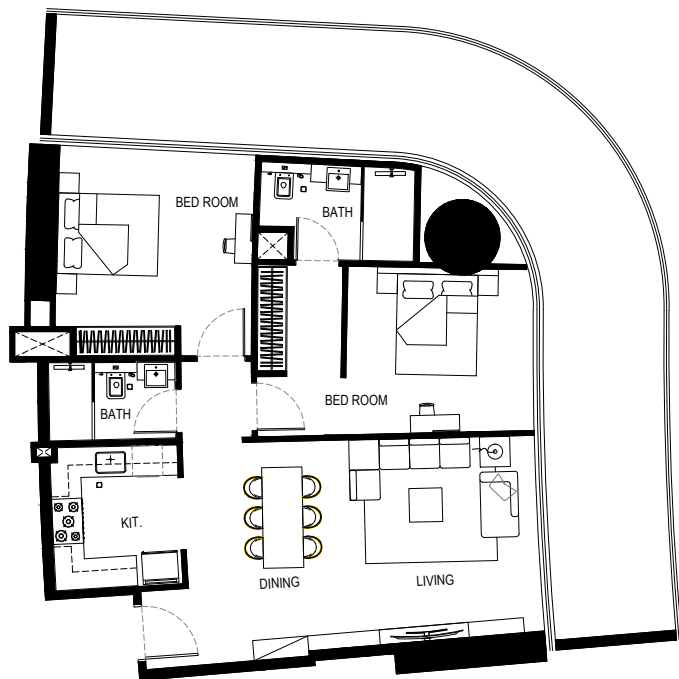
TYPICAL TYPE 2

2 BEDROOM

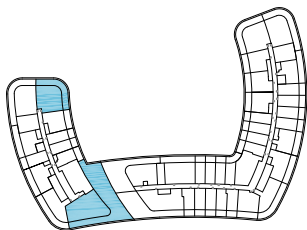
TOWER A



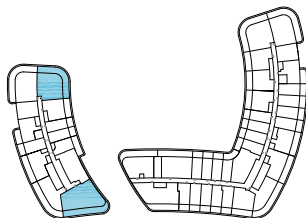
2 BEDROOM
TOWER A



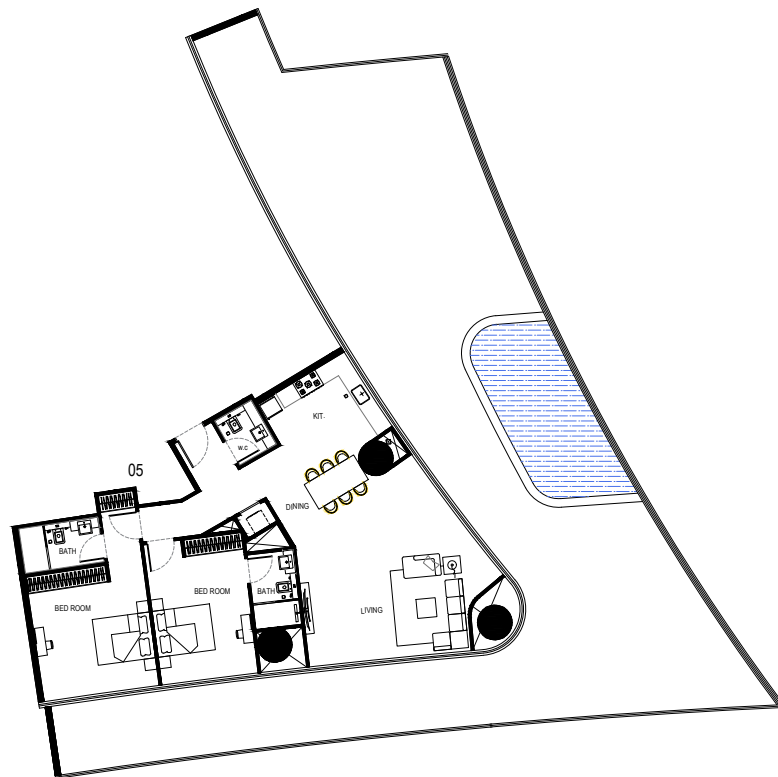
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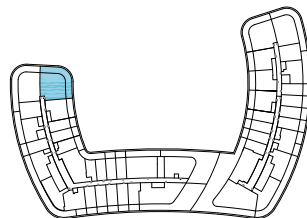
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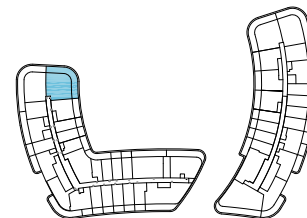
TYPICAL TYPE 1



TYPE 2



TYPICAL TYPE 2-A



TYPICAL TYPE 2

— BINGHATTI —
HILLS
TOWER B

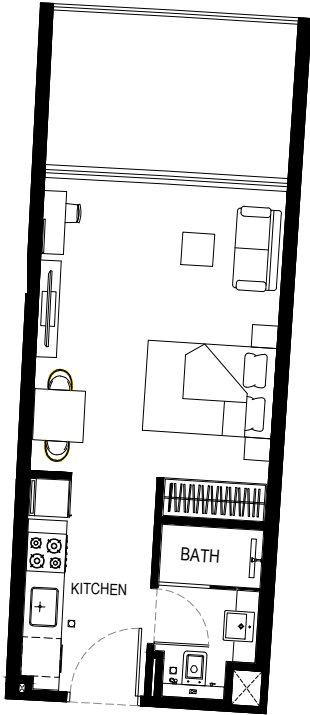


STUDIO

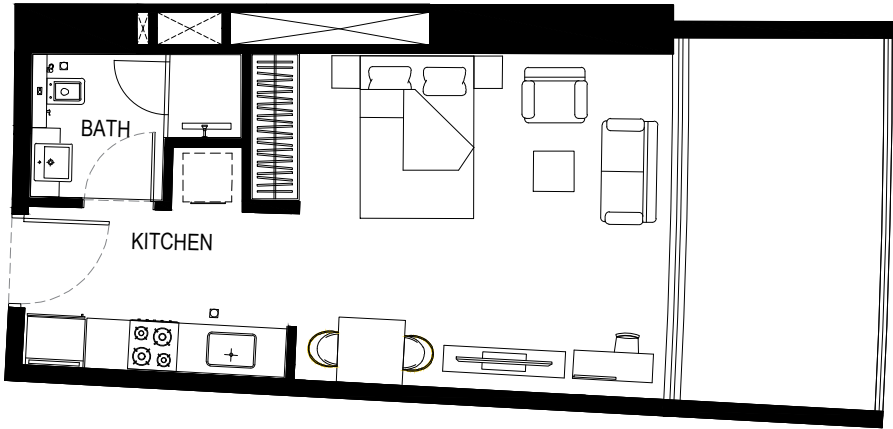
TOWER B



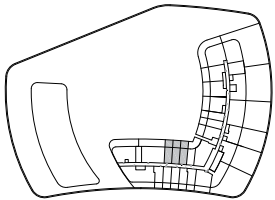
STUDIO
TOWER B



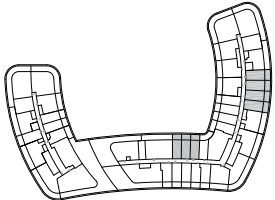
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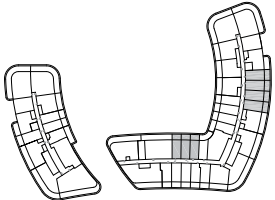
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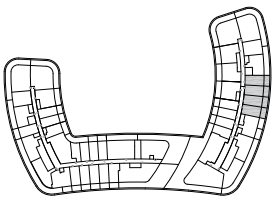
FIRST FLOOR



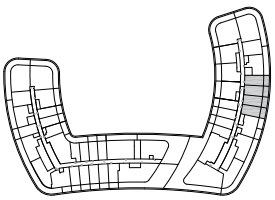
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A



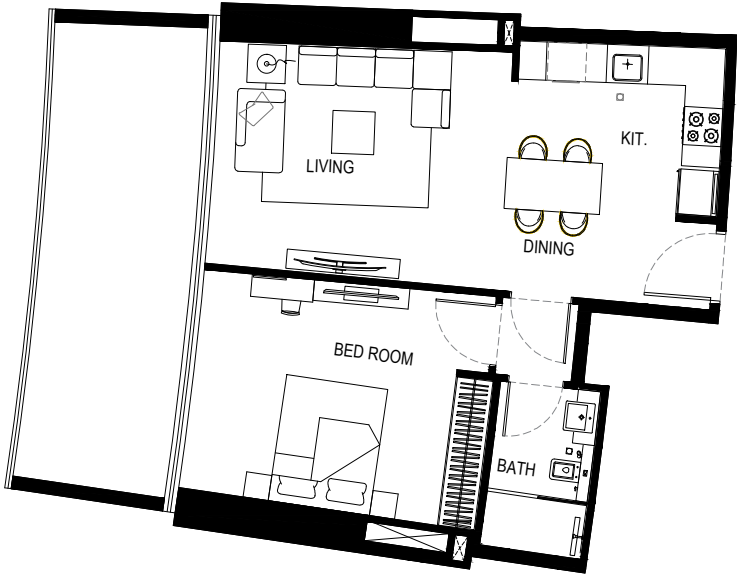
TYPICAL TYPE 2

1 BEDROOM

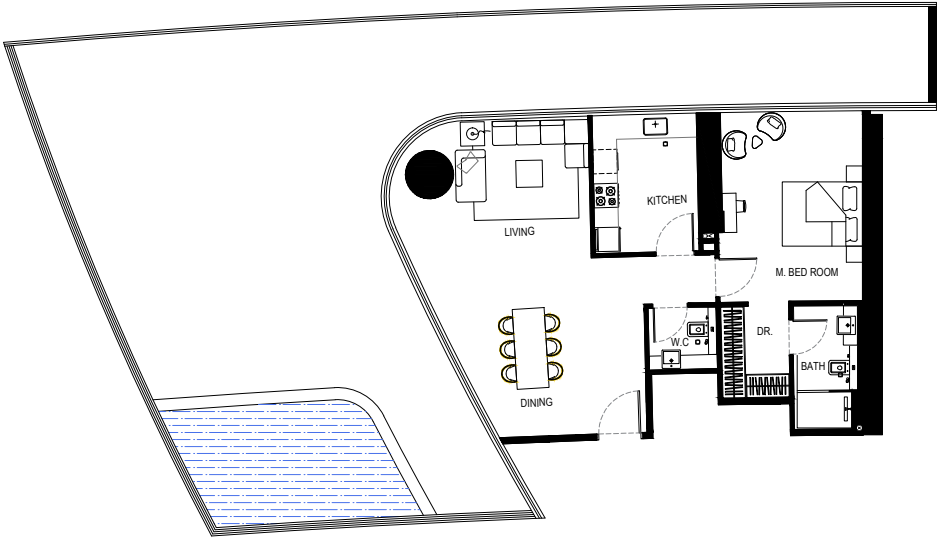
TOWER B



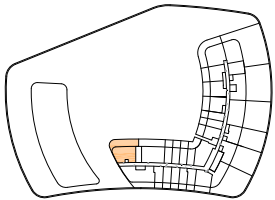
1 BEDROOM
TOWER B



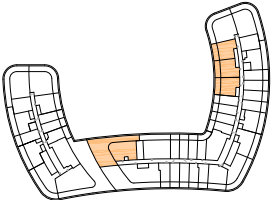
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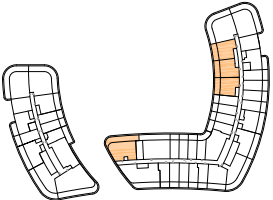
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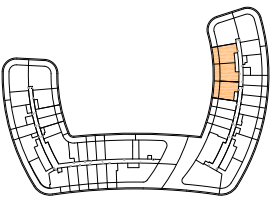
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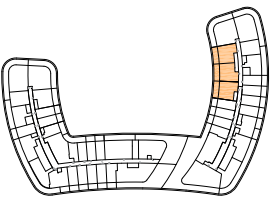
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A

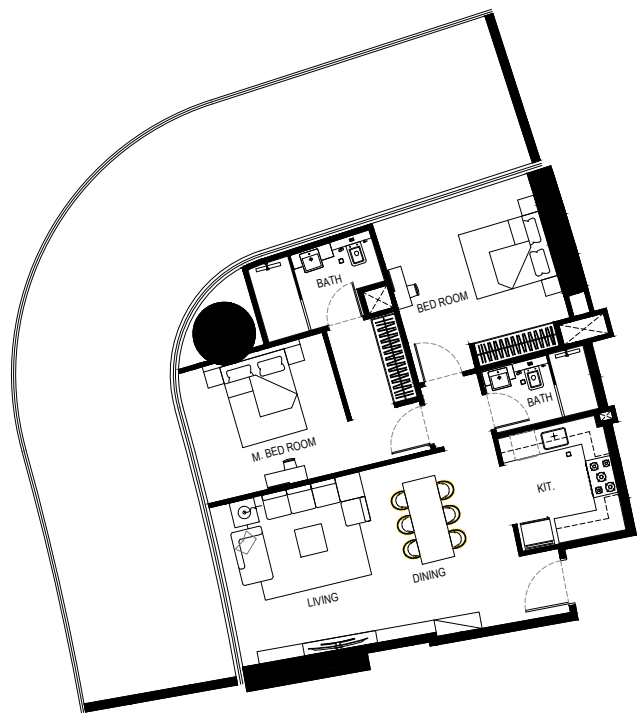


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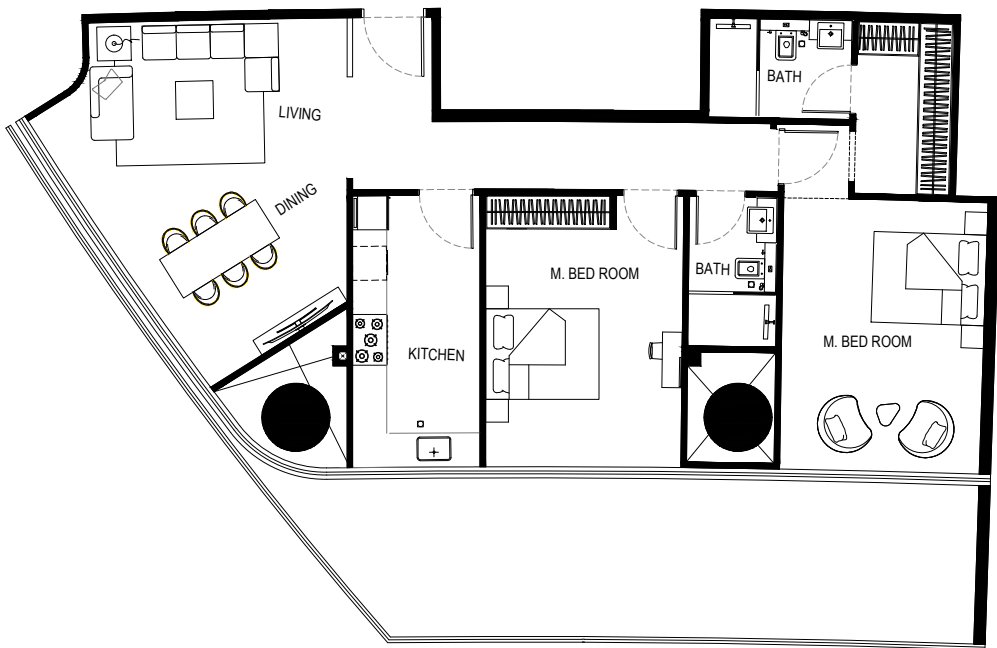
2 BEDROOM
TOWER B



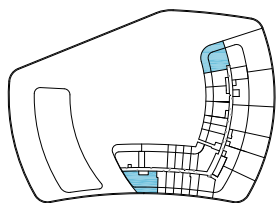
2 BEDROOM
TOWER B



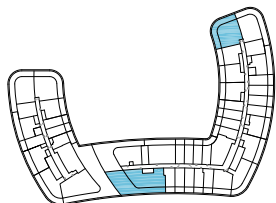
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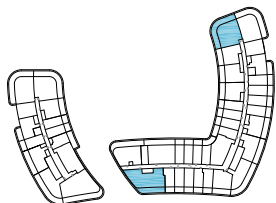
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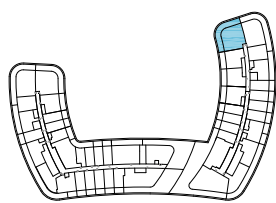
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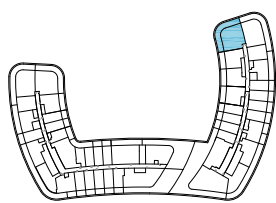
TYPICAL TYPE 1-A



TYPICAL TYPE 1



TYPICAL TYPE 2-A



TYPICAL TYPE 2



— BINGHATTI —

HILLS

CONFIDENTIAL