

AURORA

BY BINGHATTI





Binghatti is a renowned Emirati property brand in Dubai, United Arab Emirates. The brand stands as an emblem of excellence within the global real estate sector. Prominent for its distinguished portfolio comprising some of the world's most iconic architectural marvels, Binghatti caters to diverse market segments offering a spectrum ranging from accessible to ultra high-end projects. Its signature architectural ethos is a manifestation of the brand's unique design DNA meticulously woven into its expansive array of developments. With an astounding real estate portfolio boasting over 60 projects valued at an excess of AED 35 billion, Binghatti commands a notable position as one of the UAE's foremost privately held developers. The company successfully delivered 25,000 units prior to 2024 further solidifying its stature in Dubai's dynamic real estate landscape. Distinguished for its pioneering approach, Binghatti has formed unprecedented collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob&Co. to craft unique branded real estate ventures - a distinction unmatched on a global scale.

The background of the image is a dark, textured surface resembling a star-filled night sky or a nebula. A prominent, bright green light beam originates from the top left corner and extends diagonally across the upper portion of the frame, creating a sense of depth and movement.

A SPIRITED SENSE
of WONDER



THE PERFECT SETTING

In the heart of a vibrant and ever-evolving cityscape, a masterful creation finds its perfect setting. Much like the city itself, this creation is designed to captivate and inspire.

ILLUMINATING THE CITY'S
DYNAMIC NATURE



A HOME WHERE
LIFE BEGINS A NEW



01

ABOUT THE PROJECT



02

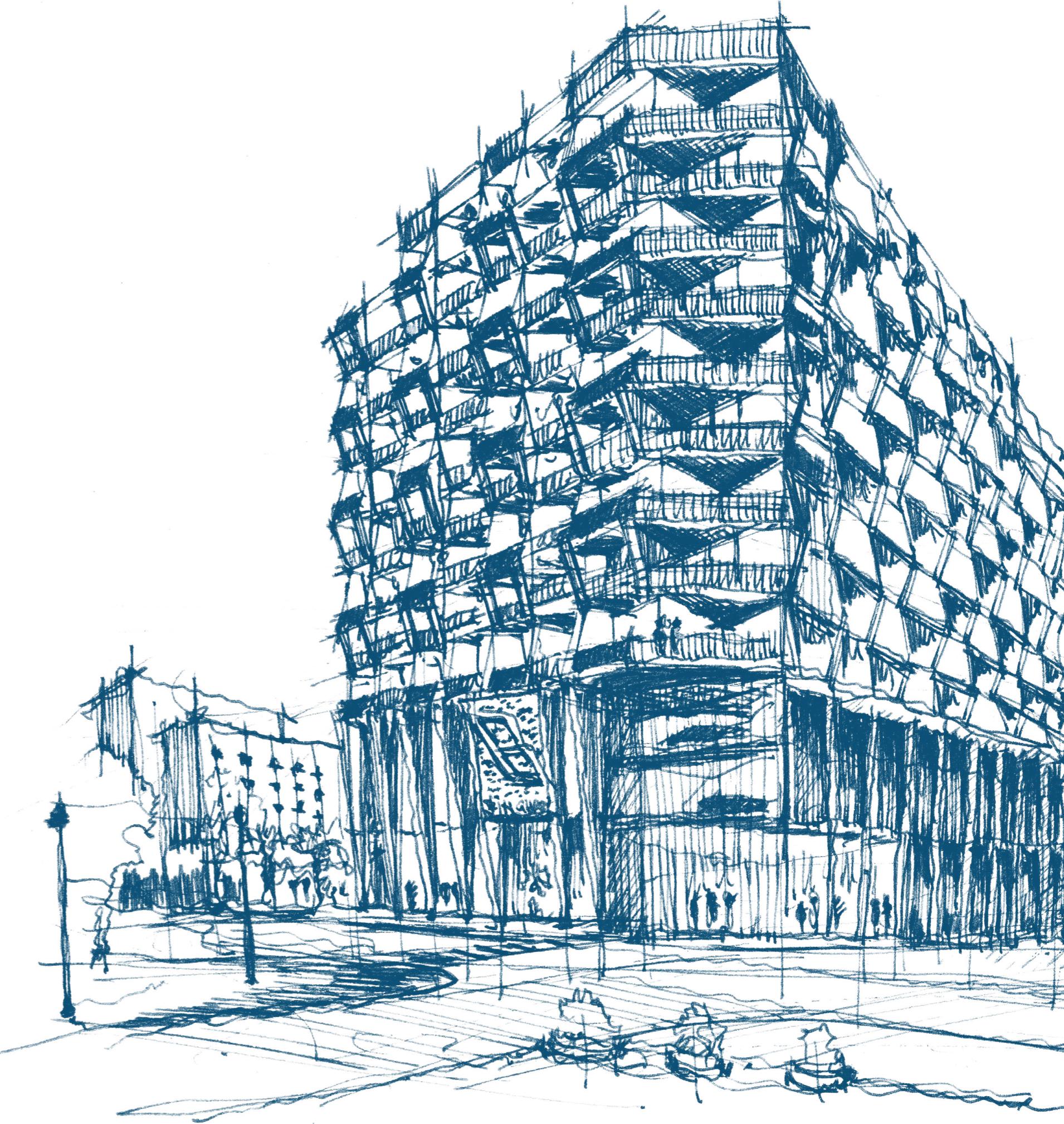
DESIGN DETAILS

03

FLOOR PLANS

THE RISE OF AURORA

Aurora by Binghamti emerges from a fertile ground of ingenuity inspired by the brand's vanguard spirit. Through its presence, this creation cultivates a deeper appreciation for groundbreaking architecture and boundless potential that a dynamic cosmopolitan setting offers.



A BECKONING ^{to}
SEEK AND IMMERSE





DOWNTOWN
DUBAI

E311 SHEIKH
MOHAMMAD BIN
ZAYED ROAD

AL KHAIL ROAD

BURJ
AL ARAB

AURORA
BY BINGHATTI

OI

ABOUT THE PROJECT



A VISUAL SYMPHONY
OF PRECISION & FLAIR



PROJECT FACTS

- **PROPERTY TYPE**
RESIDENTIAL
- **PLOT AREA**
7152.00 SQM./ 76983.41 SQFT
- **DESCRIPTION**
B + G + 5 RESIDENTIAL FLOORS + ROOF
- **NUMBER OF UNITS**
STUDIO APARTMENT - 92
1 BEDROOM APARTMENT - 163
2 BEDROOM APARTMENT - 20
- **TOTAL UNITS**
RESIDENTIAL UNITS - 275



JUMEIRAH VILLAGE CIRCLE

MALL

1. Circle Mall

SUPERMARKET

- 1. Spinneys
- 2. Grandiose
- 3. Choithrams
- 4. Nesto Hypermarket
- 5. Viva Supermarket

SCHOOL

- 1. JSS International School
- 2. Kids World Nursery
- 3. Ladybird Nursery

HOSPITAL/CLINIC

- 1. Aster Medical Clinic
- 2. Life Medical Center
- 3. Magnum Family Medical Center
- 4. Dr. Joy Dental Clinic

PARK

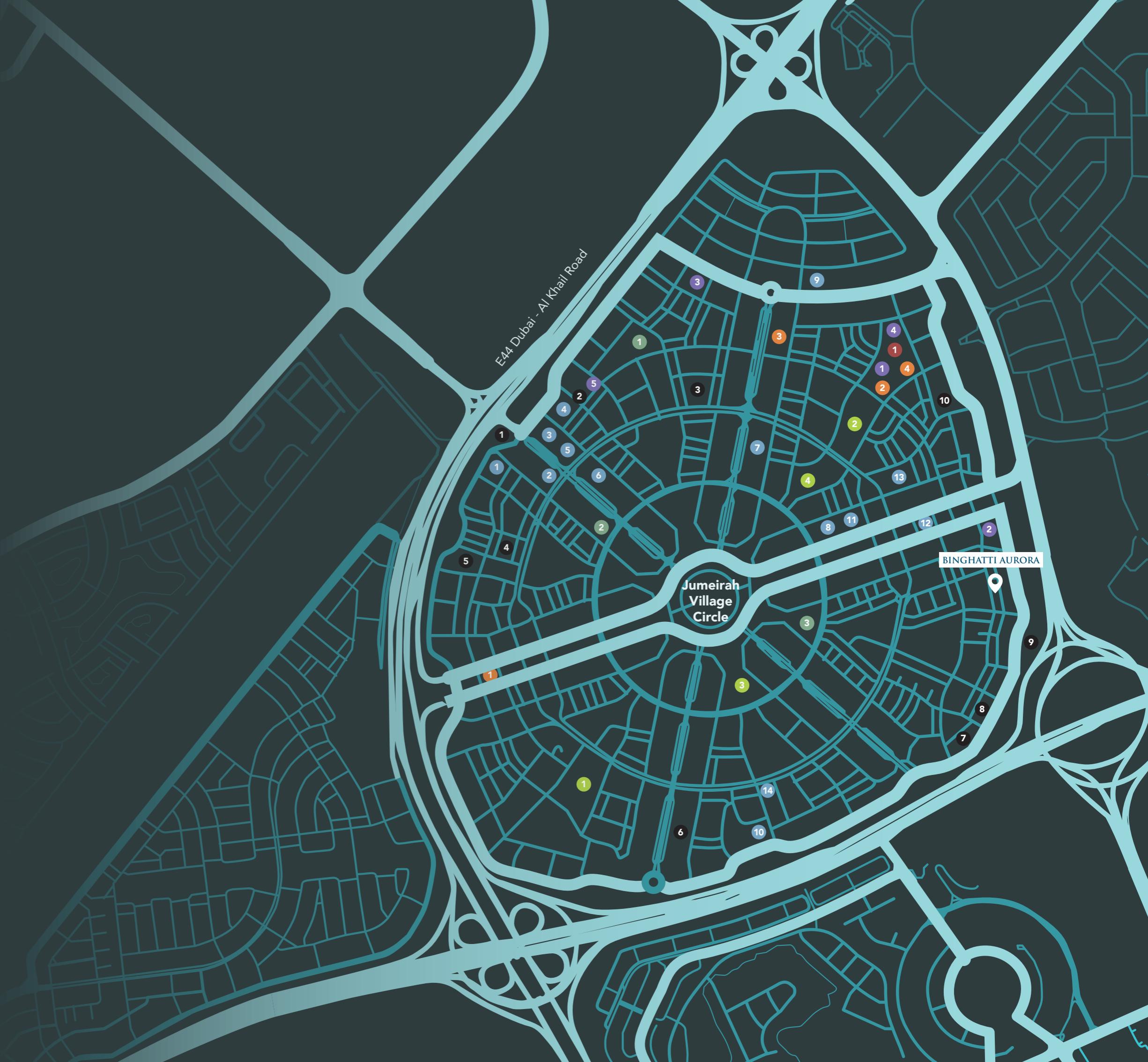
- 1. Halfa Park
- 2. RootsCamp
- 3. Community Park South
- 4. Community Park North

BINGHATTI COMPLETED PROJECT

- 1. Binhatti Gate
- 2. Binhatti Heights
- 3. Binhatti Mirage
- 4. Binhatti Raose
- 5. Binhatti Jasmine
- 6. Binhatti Crest
- 7. Binhatti Luna
- 8. Binhatti Nova
- 9. Binhatti Gems
- 10. Binhatti Crescent

BINGHATTI PROJECTS

- 1. Binhatti Onyx
- 2. Binhatti Emerald
- 3. Binhatti House
- 4. Binhatti Corner
- 5. Binhatti Lavender
- 6. Binhatti Orchid
- 7. Binhatti Amber
- 8. Binhatti Gardenia
- 9. Binhatti Azure
- 10. Binhatti Venus
- 11. Binhatti Tulip
- 12. Binhatti Phoenix
- 13. Binhatti Galaxy
- 14. Binhatti Phantom

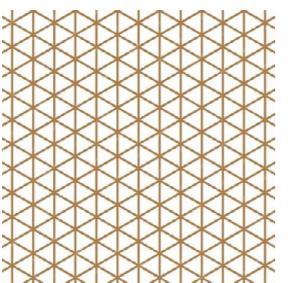




O2
DESIGN DETAILS

MATERIAL LIST

LOBBY MATERIALS



Metal Mesh



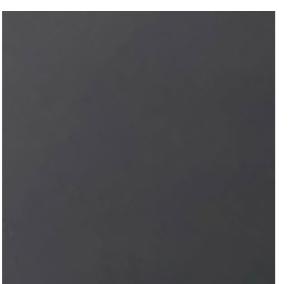
Travertine



Bronze Brass



Walnut Wood



Tinted Glass



Arabescato Orobico

APARTMENT MATERIALS



Wood Porcelain



Bronze Brass



Walnut Wood



Nano Statuario



Mirror



THE TIMELESS ALLURE
OF INGENUITY



DESIGNED TO
INSPIRE AND CAPTIVATE SENSES



A SPECTACLE
OF CRAFTSMANSHIP



INFUSED WITH AN AURA
OF SOPHISTICATION



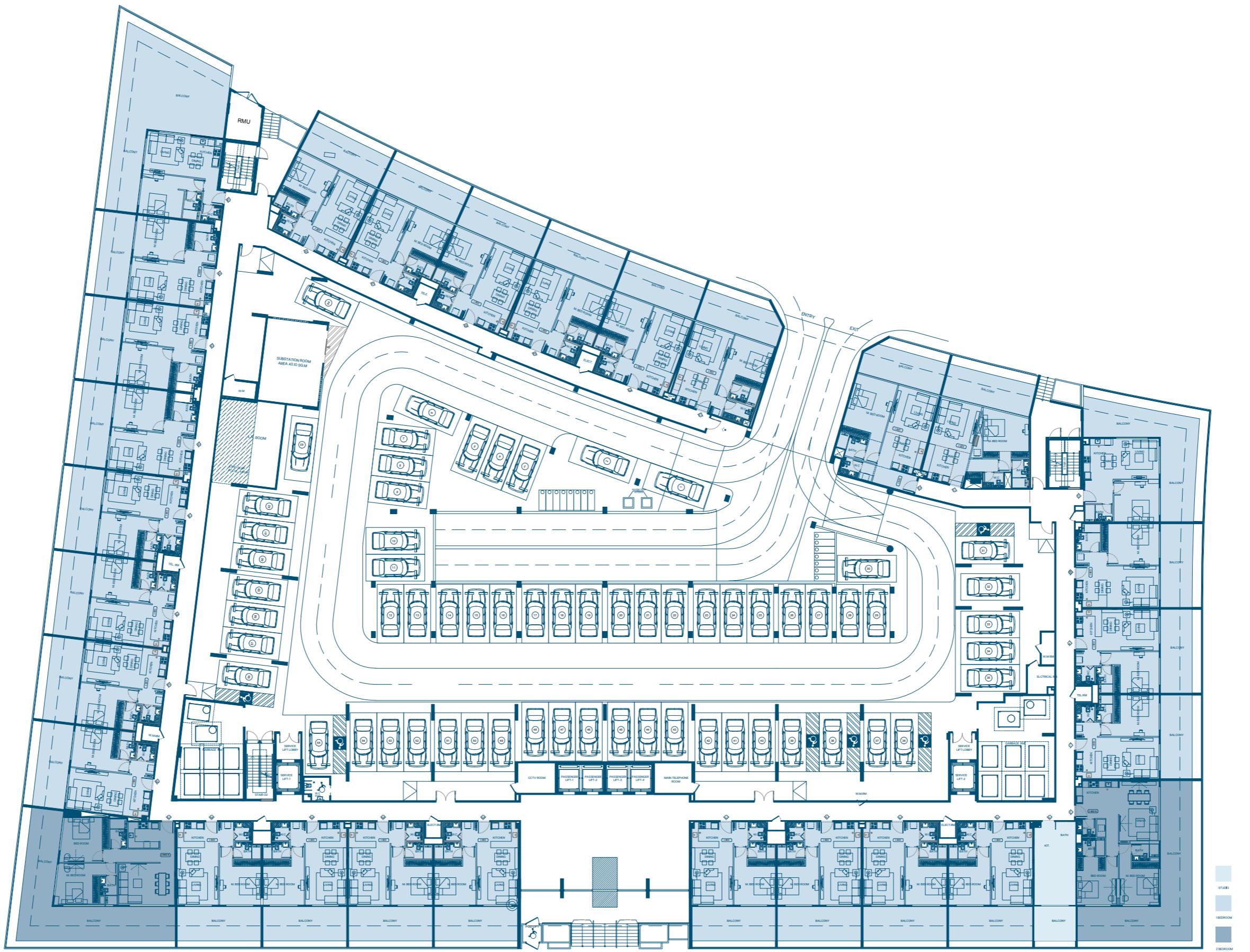
03

FLOOR PLANS



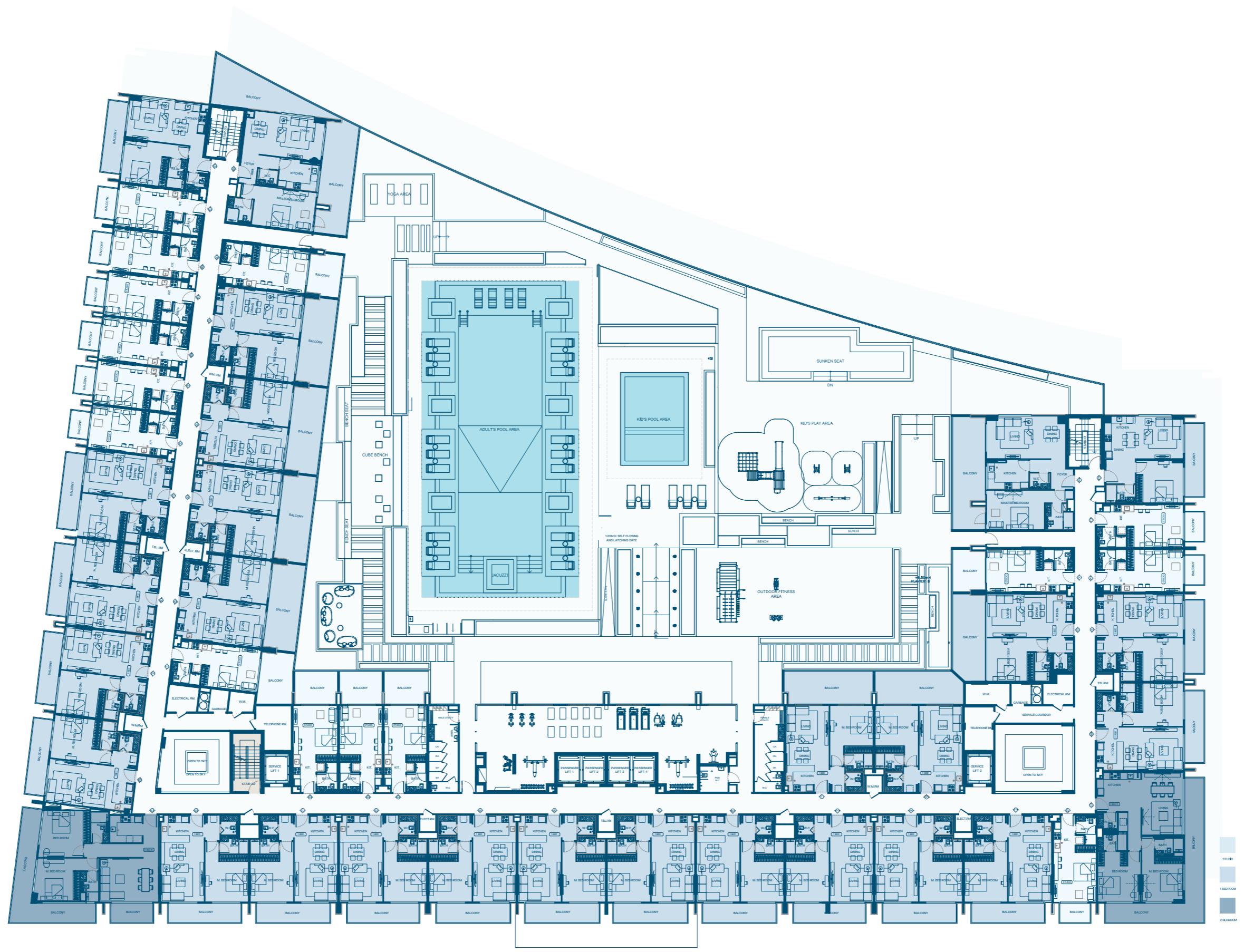
Typical Floor Plan

Ground Floor



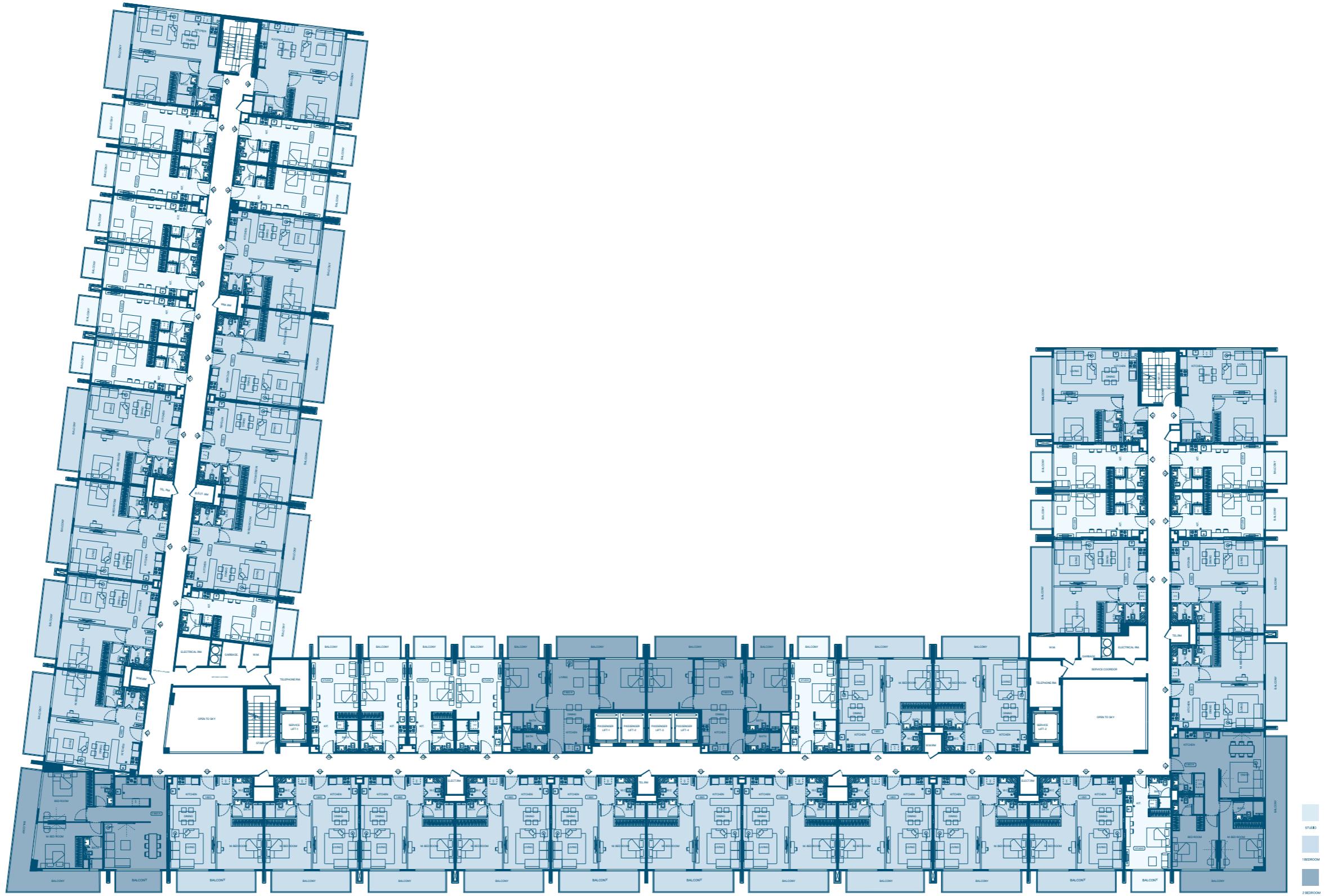
Typical Floor Plan

First Floor



Typical Floor Plan

2ND -5TH Floor



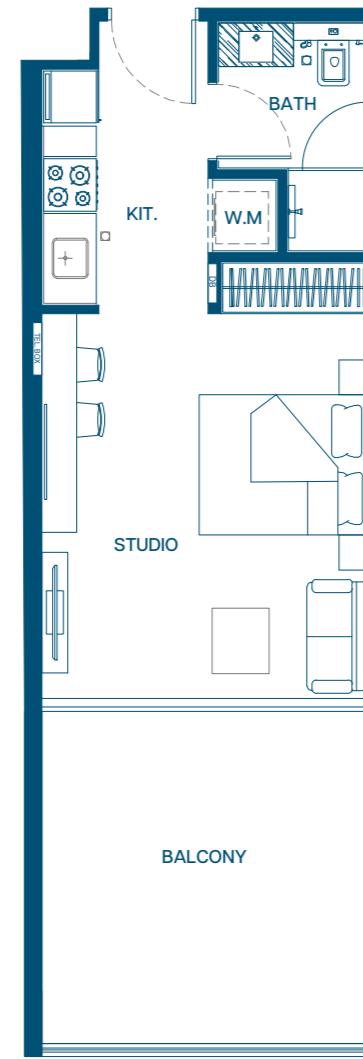
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architect. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition wall separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

A PROFOUND SENSE
OF INCLUSION



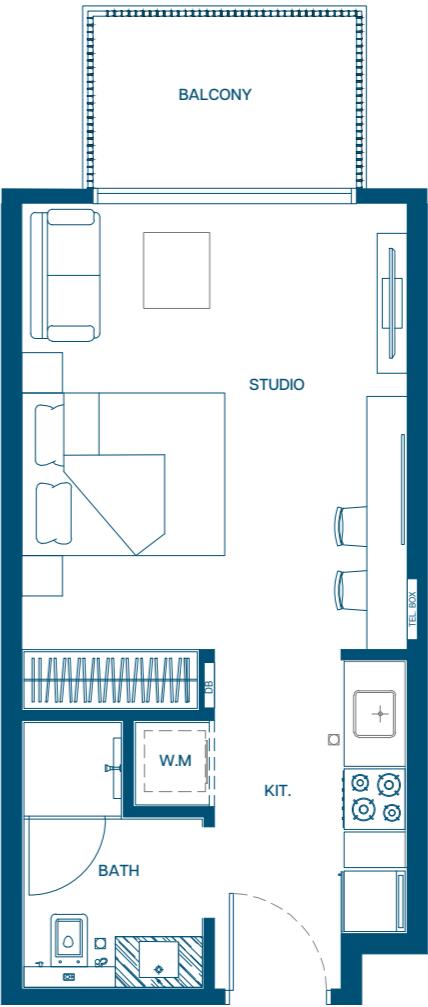
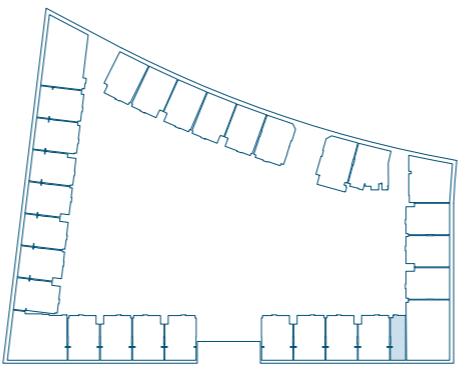
Studio | Type 01

Studio | Type 02



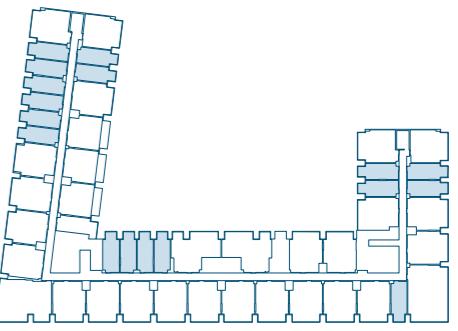
AREA	SQ.M	SQ.FT
SUITE AREA	31.08 m ²	334.55 ft ²
BALCONY AREA	15.67 m ²	168.67 ft ²
TOTAL UNITE AREA	46.75 m ²	503.22 ft ²

FLAT DESIGN COMPONENTS	
KITCHEN	6 m ²
BATH	4 m ²
LAUNDRY	1 m ²
STUDIO	18 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	31.29 m ²	336.81 ft ²
BALCONY AREA	4.64 m ²	49.94 ft ²
TOTAL UNITE AREA	35.93 m ²	386.75 ft ²

FLAT DESIGN COMPONENTS	
KITCHEN	6 m ²
BATH	4 m ²
LAUNDRY	1 m ²
STUDIO	18 m ²



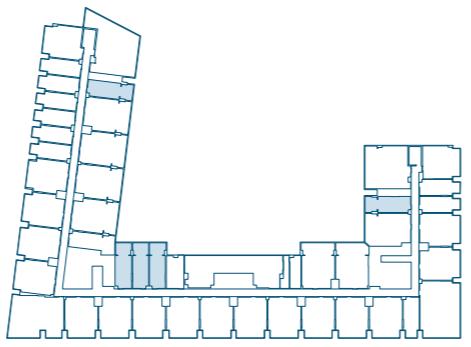
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Studio | Type 03



AREA	SQ.M	SQ.FT
SUITE AREA	31.24 m ²	336.27 ft ²
BALCONY AREA	11.91 m ²	128.20 ft ²
TOTAL UNITE AREA	43.15 m ²	464.47 ft ²

FLAT DESIGN COMPONENTS	
KITCHEN	6 m ²
BATH	4 m ²
LAUNDRY	1 m ²
STUDIO	18 m ²

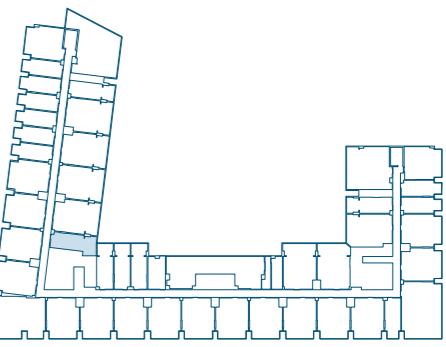


Studio | Type 04



AREA	SQ.M	SQ.FT
SUITE AREA	31.37 m ²	337.67 ft ²
BALCONY AREA	15.26 m ²	164.26 ft ²
TOTAL UNITE AREA	46.63 m ²	501.93 ft ²

FLAT DESIGN COMPONENTS	
KITCHEN	6 m ²
BATH	4 m ²
LAUNDRY	1 m ²
STUDIO	18 m ²



Disclaimer. 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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 outermost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

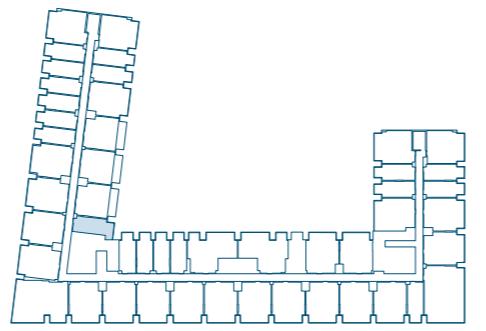
Studio | Type 05

1 Bedroom | Type 01



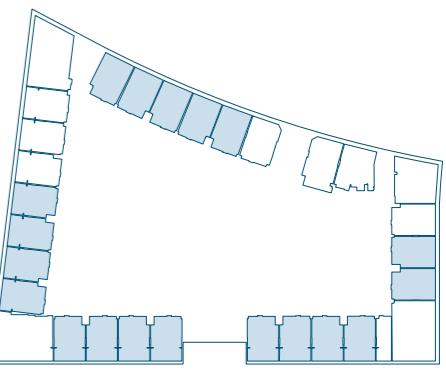
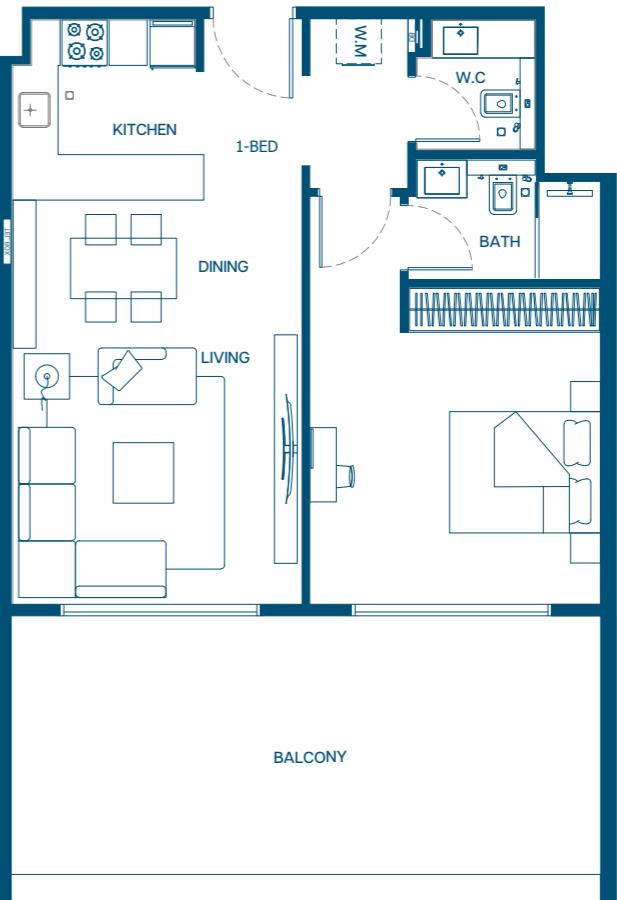
AREA	SQ.M	SQ.FT
SUITE AREA	31.37 m ²	337.67 ft ²
BALCONY AREA	7.36 m ²	79.22 ft ²
TOTAL UNITE AREA	38.73 m ²	416.89 ft ²

FLAT DESIGN COMPONENTS	
KITCHEN	6 m ²
BATH	4 m ²
LAUNDRY	1 m ²
STUDIO	18 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	61.48 m ²	661.77 ft ²
BALCONY AREA	31.33 m ²	337.24 ft ²
TOTAL UNITE AREA	92.81 m²	999.01 ft²

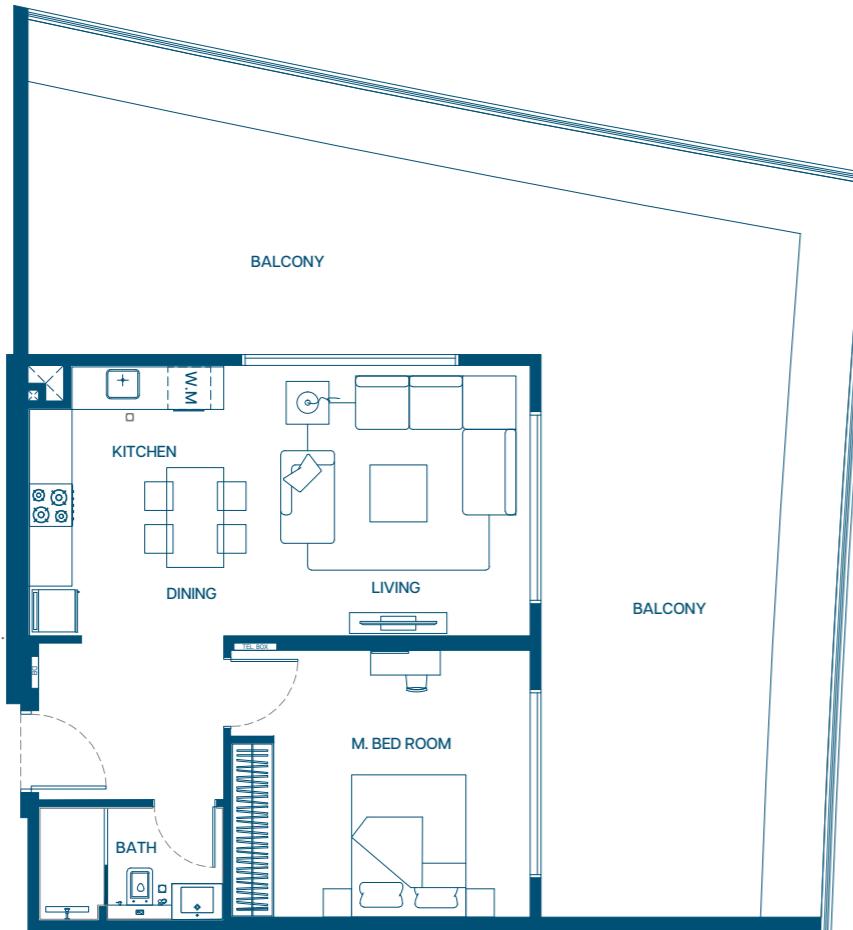
FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	17 m ²
W.C	3 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
LIVING & DINING	21 m ²



AN OPENNESS TO
NEW EXPERIENCE

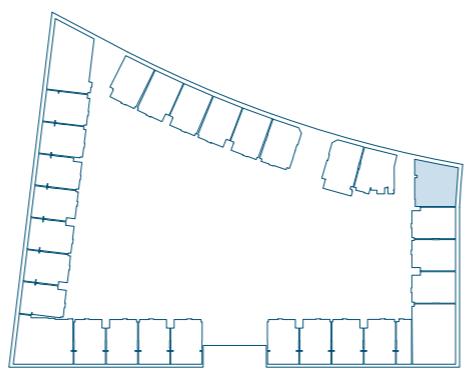


1 Bedroom | Type 02

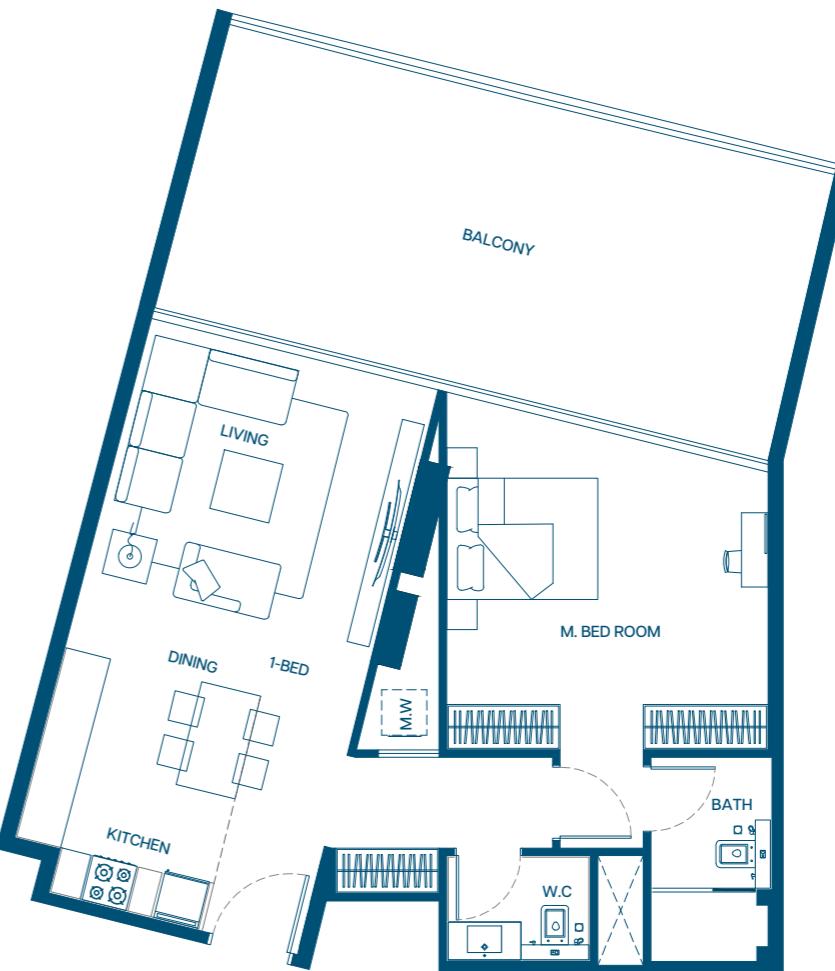


AREA	SQ.M	SQ.FT
SUITE AREA	56.70 m ²	610.32 ft ²
BALCONY AREA	77.14 m ²	830.33 ft ²
TOTAL UNITE AREA	133.84 m ²	1440.65 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
M.BEDROOM	16 m ²
KITCHEN & DINING	11 m ²
CORRIDOR	6 m ²
LIVING	15 m ²

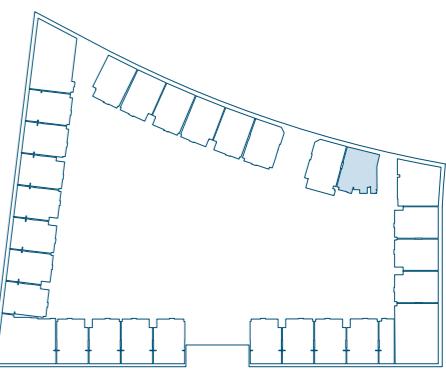


1 Bedroom | Type 03

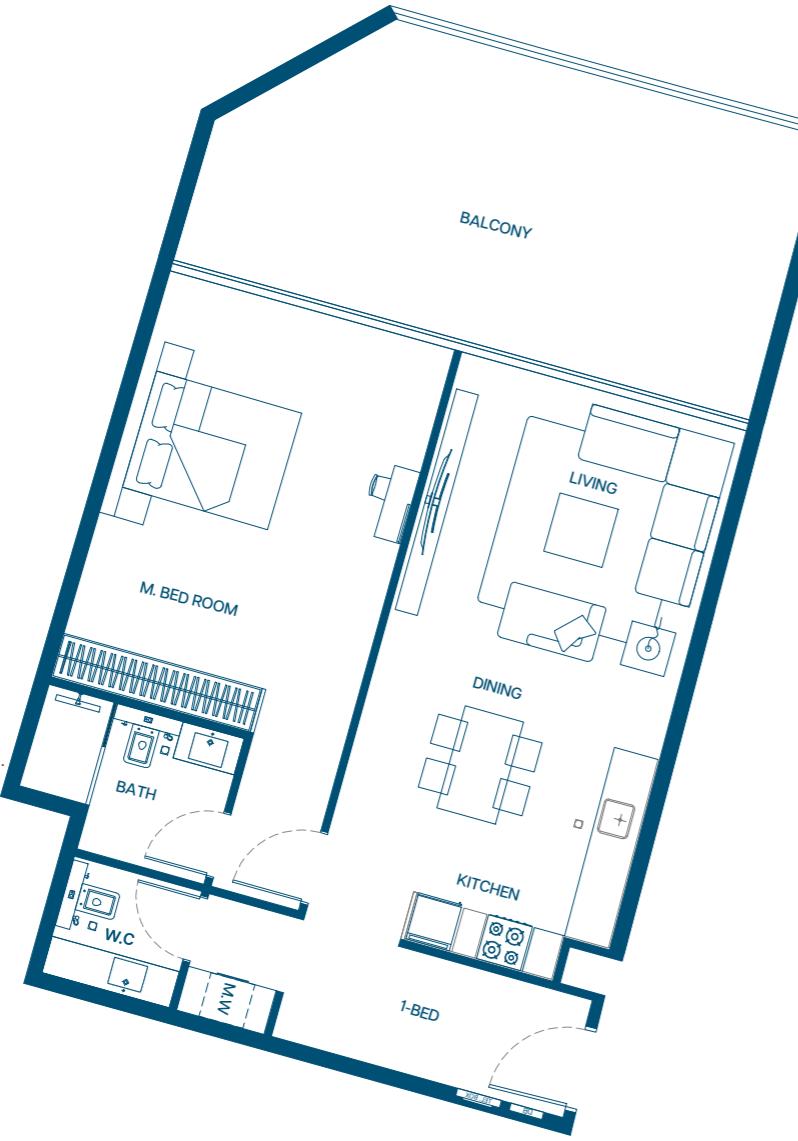


AREA	SQ.M	SQ.FT
SUITE AREA	68.41 m ²	736.37 ft ²
BALCONY AREA	33.66 m ²	362.32 ft ²
TOTAL UNITE AREA	102.07 m ²	1098.68 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	19 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	9 m ²
LAUNDRY	1 m ²
LIVING	18 m ²



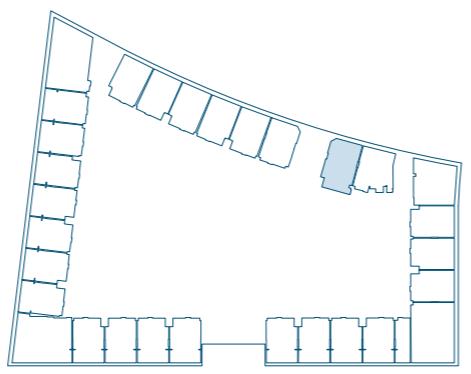
1 Bedroom | Type 04



AREA	SQ.M	SQ.FT
SUITE AREA	76.25 m ²	820.75 ft ²
BALCONY AREA	29.92 m ²	322.16 ft ²
TOTAL UNITE AREA	106.18 m ²	1142.91 ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	25 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	8 m ²
LAUNDRY	4 m ²
FOYER	4 m ²
LIVING	18 m ²



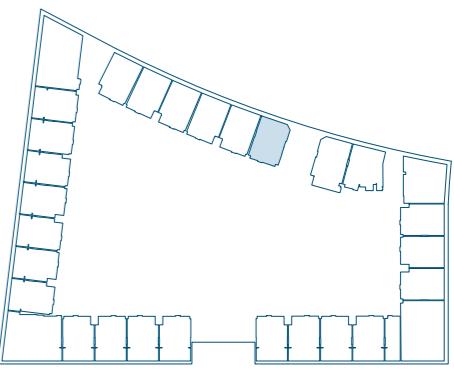
1 Bedroom | Type 05



AREA	SQ.M	SQ.FT
SUITE AREA	63.27 m ²	681.04 ft ²
BALCONY AREA	29.93 m ²	322.17 ft ²
TOTAL UNITE AREA	93.20 m ²	1003.20 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	18 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	7 m ²
LAUNDRY	1 m ²
LIVING	17 m ²



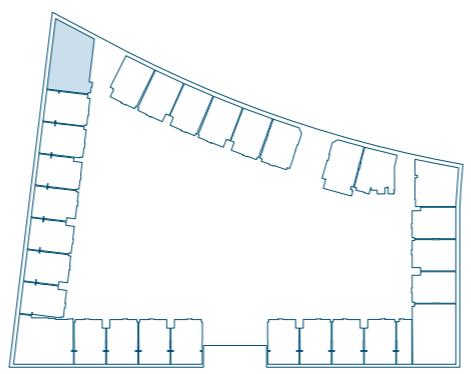
1 Bedroom | Type 06



AREA	SQ.M	SQ.FT
SUITE AREA	59.23 m ²	637.55 ft ²
BALCONY AREA	131.90 m ²	1419.77 ft ²
TOTAL UNITE AREA	191.13 m ²	2057.32 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	18 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	5 m ²
FOYER	3 m ²
LIVING	15 m ²



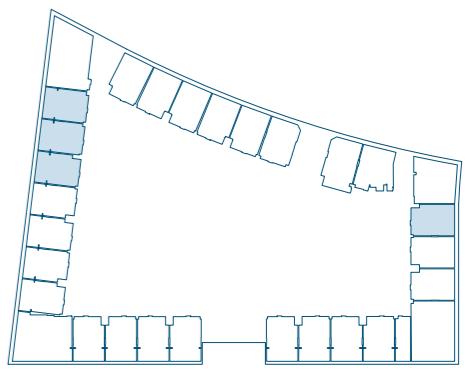
1 Bedroom | Type 07



AREA	SQ.M	SQ.FT
SUITE AREA	62.51 m ²	672.86 ft ²
BALCONY AREA	31.66 m ²	340.79 ft ²
TOTAL UNITE AREA	94.17 m ²	1013.65 ft ²

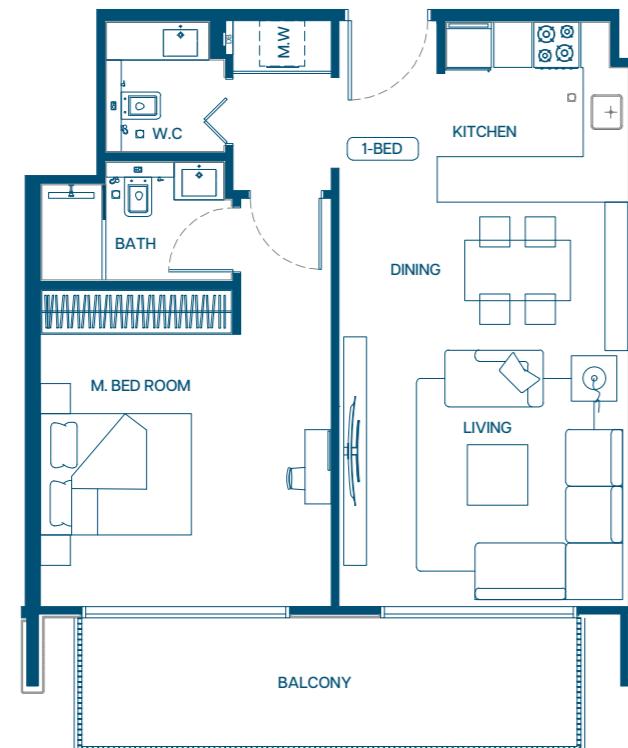
FLAT DESIGN COMPONENTS

BATH	5 m ²
M.BEDROOM	20 m ²
LAUNDRY	1 m ²
KITCHEN & DINING	7 m ²
CORRIDOR	6 m ²
LIVING	18 m ²



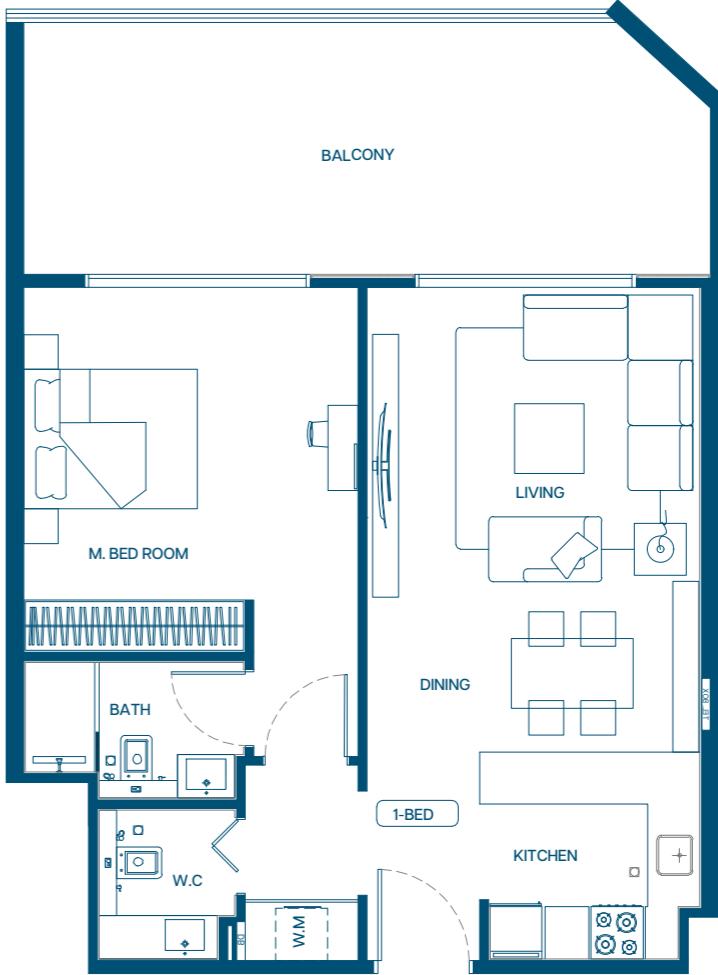
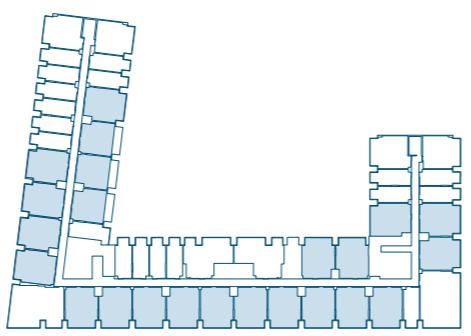
1 Bedroom | Type 08

1 Bedroom | Type 09



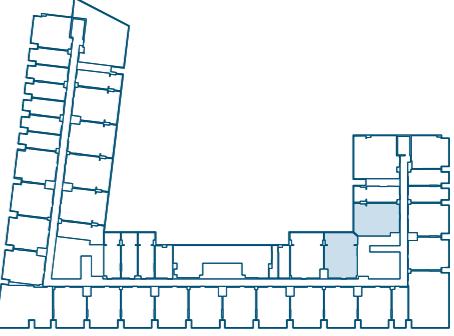
AREA	SQ.M	SQ.FT
SUITE AREA	61.38 m ²	660.69 ft ²
BALCONY AREA	11.64 m ²	125. 29 ft ²
TOTAL UNITE AREA	73.02 m ²	785.99 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	18 m ²
W.C	3 m ²
LAUNDRY	1 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
LIVING & DINING	21 m ²

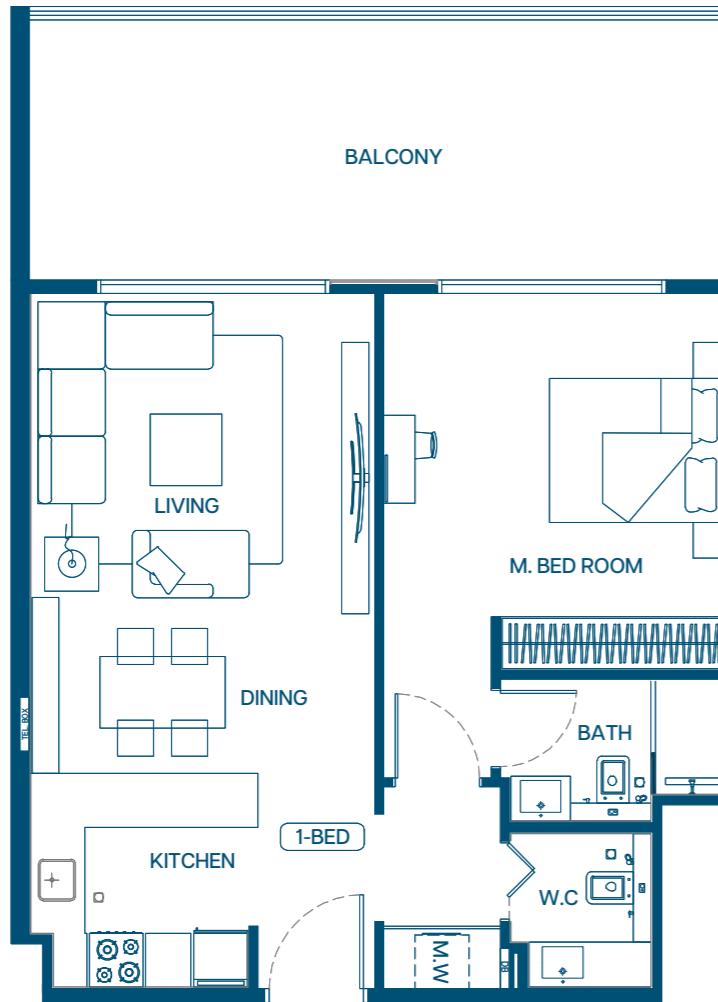


AREA	SQ.M	SQ.FT
SUITE AREA	61.72 m ²	664.35 ft ²
BALCONY AREA	23.44 m ²	252.31 ft ²
TOTAL UNITE AREA	85.16 m ²	916.65 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	18 m ²
W.C	3 m ²
LAUNDRY	1m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
LIVING & DINING	21 m ²

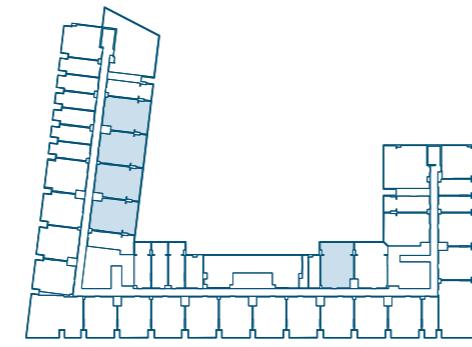


1 Bedroom | Type 10



AREA	SQ.M	SQ.FT
SUITE AREA	61.25 m ²	659.30 ft ²
BALCONY AREA	24.25 m ²	261.03 ft ²
TOTAL UNITE AREA	85.50 m ²	920.33 ft ²

FLAT DESIGN COMPONENTS		
M.BATH		4 m ²
M.BEDROOM		18 m ²
W.C		3 m ²
LAUNDRY		1 m ²
KITCHEN		5 m ²
CORRIDOR		6 m ²
LIVING & DINING		21 m ²

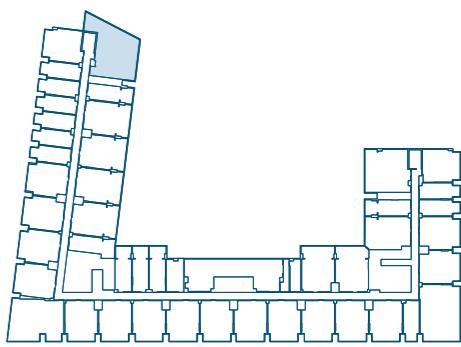


1 Bedroom | Type 11



AREA	SQ.M	SQ.FT
SUITE AREA	75.33 m ²	810.85 ft ²
BALCONY AREA	59.44 m ²	639.81 ft ²
TOTAL UNITE AREA	134.77 m ²	1450.66 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m
M.BEDROOM	21 m
W.C	3 m
FOYER	4 m
KITCHEN	9 m
CORRIDOR	2 m
LIVING & DINING	26 m



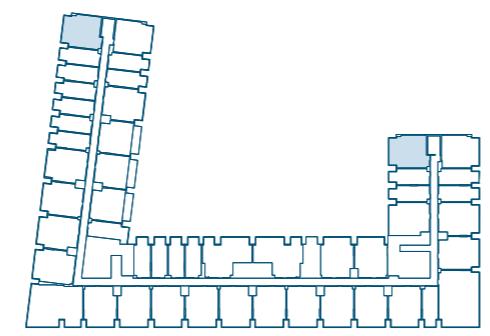
1 Bedroom | Type 12



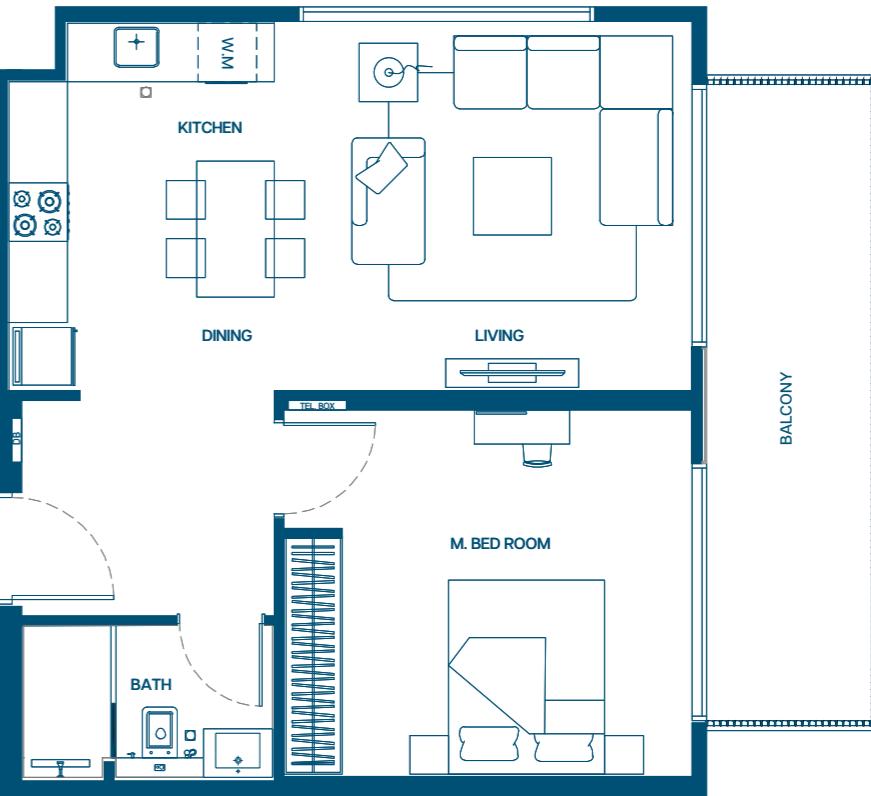
AREA	SQ.M	SQ.FT
SUITE AREA	58.82 m ²	633.14 ft ²
BALCONY AREA	11.38 m ²	122.49 ft ²
TOTAL UNITE AREA	70.20 m ²	755.63 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	18 m ²
W.C	3 m ²
FOYER	3 m ²
KITCHEN & DINING	7 m ²
CORRIDOR	5 m ²
LIVING	15 m ²



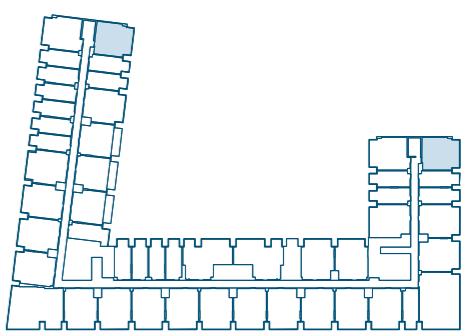
1 Bedroom | Type 13



AREA	SQ.M	SQ.FT
SUITE AREA	56.61 m ²	609.35 ft ²
BALCONY AREA	11.64 m ²	125.29 ft ²
TOTAL UNITE AREA	68.25 m ²	734.64 ft ²

FLAT DESIGN COMPONENTS

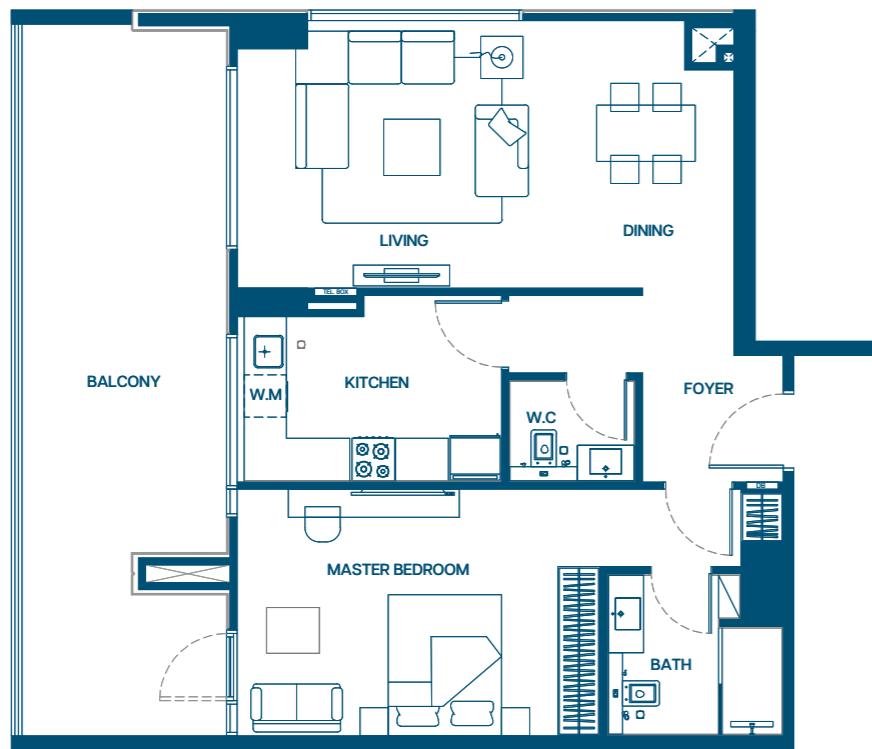
BATH	4 m ²
M.BEDROOM	16 m ²
KITCHEN & DINNING	10 m ²
CORRIDOR	6 m ²
LIVING	16 m ²



THE WONDERS INHERENT
IN THE MUNDANE



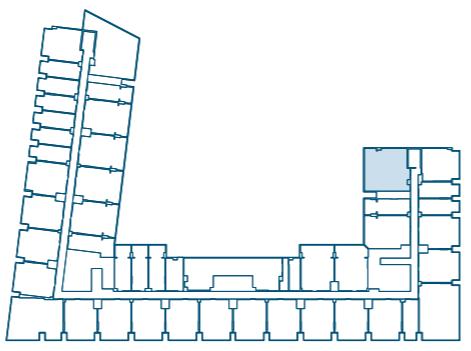
1 Bedroom | Type 14



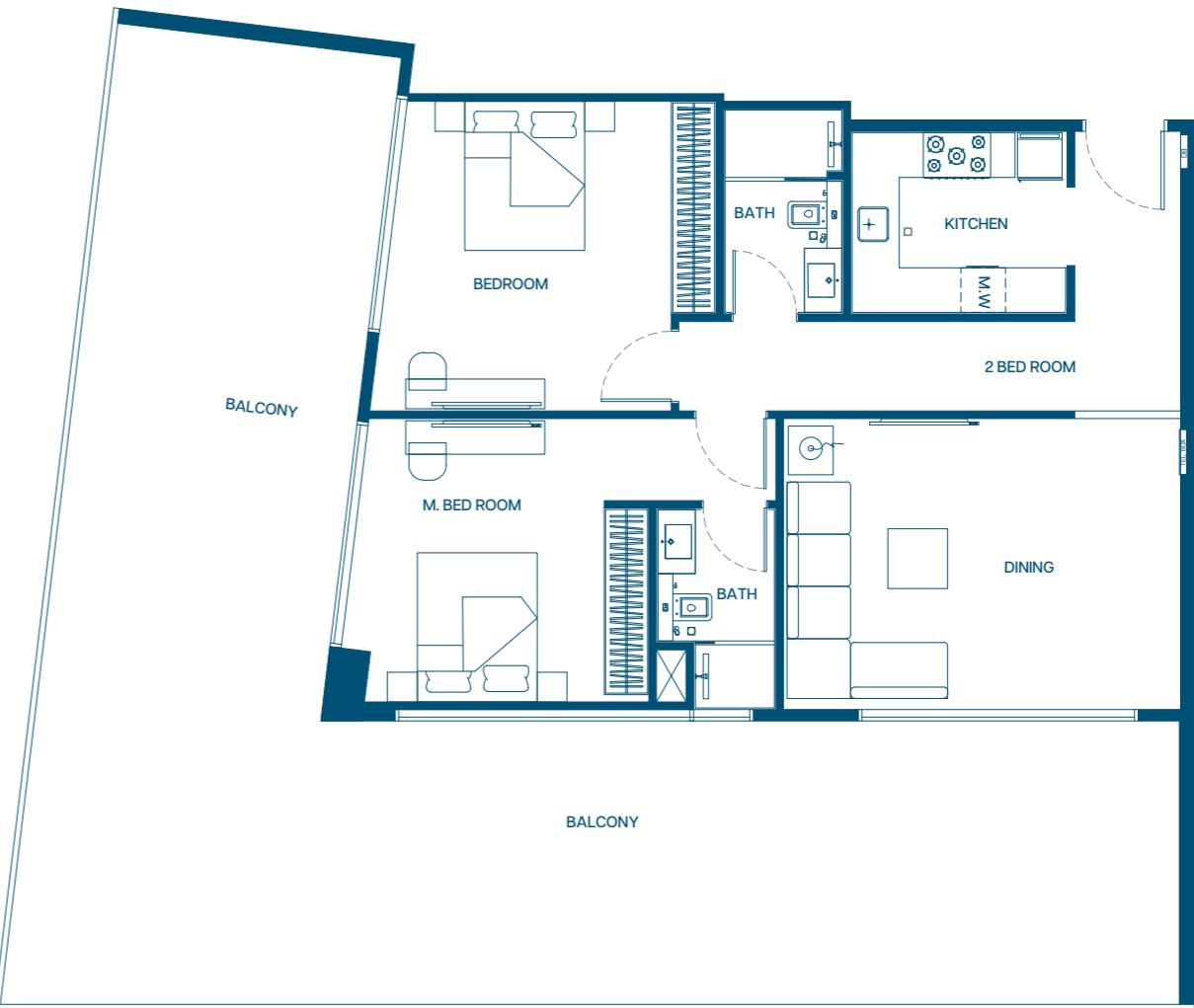
AREA	SQ.M	SQ.FT
SUITE AREA	77.43 m ²	833.46 ft ²
BALCONY AREA	30.43 m ²	327.55 ft ²
TOTAL UNITE AREA	107.86 m ²	1161.01 ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	21 m ²
W.C	3 m ²
KITCHEN	10 m ²
CORRIDOR	3 m ²
FOYER	4 m ²
LIVING & DINNING	26 m ²



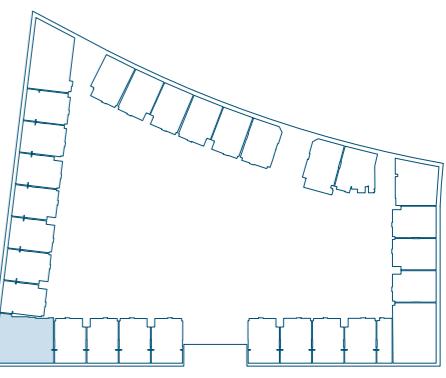
2 Bedroom | Type 01



AREA	SQ.M	SQ.FT
SUITE AREA	89.26 m ²	960.79 ft ²
BALCONY AREA	98.12 m ²	1056.16 ft ²
TOTAL UNITE AREA	187.38 m ²	2016.98 ft ²

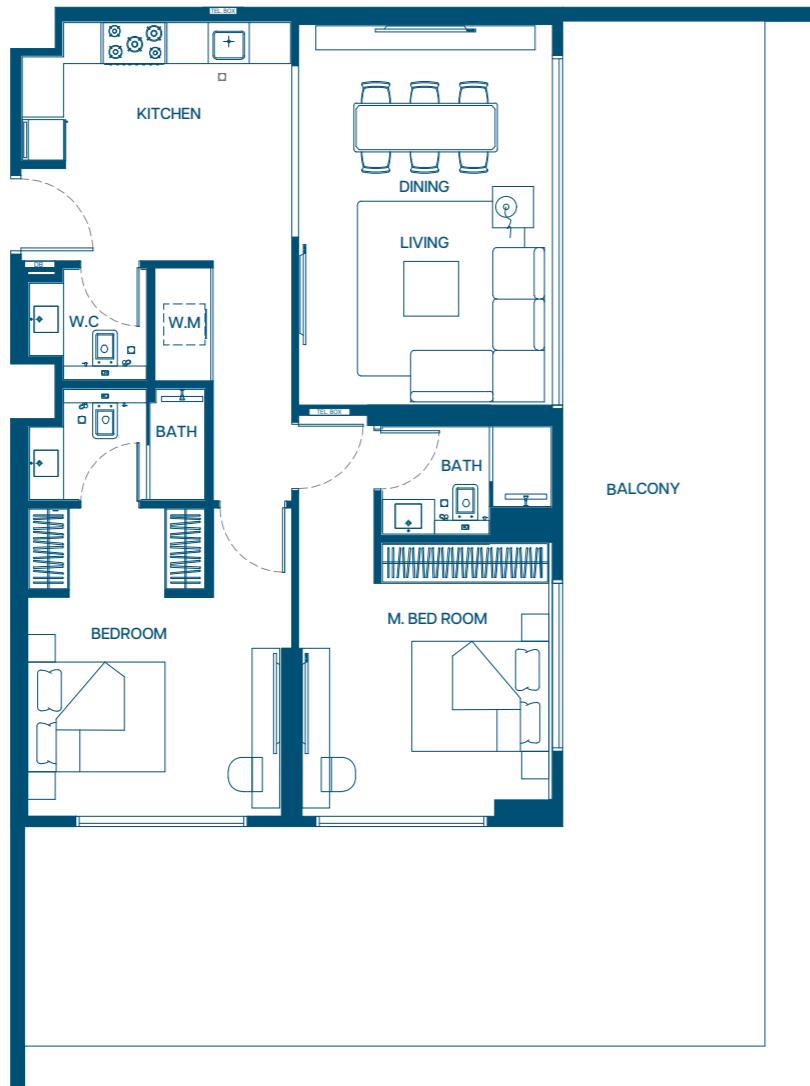
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
BATH	4 m ²
BEDROOM	18 m ²
KITCHEN	7 m ²
CORRIDOR	6 m ²
FOYER	5 m ²
LIVING & DINNING	21 m ²



2 Bedroom | Type 02

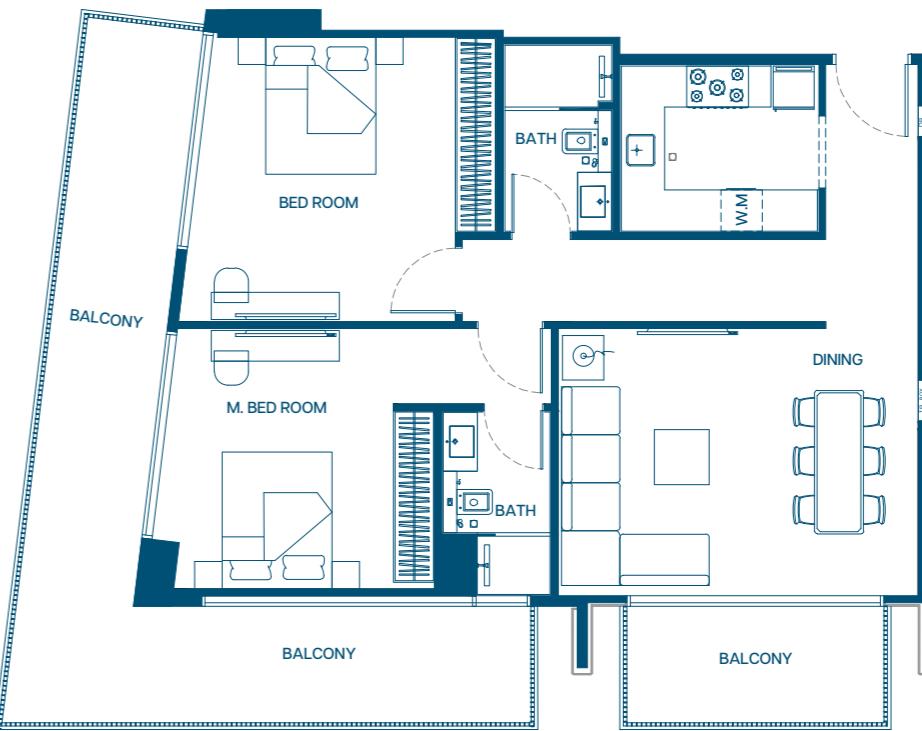
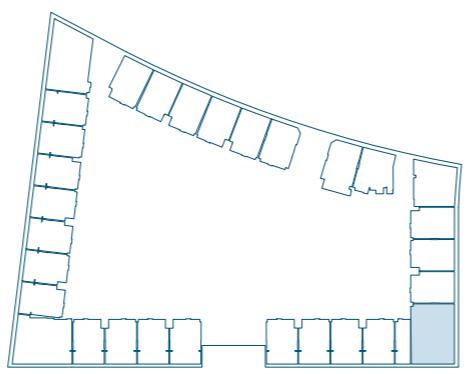
2 Bedroom | Type 03



AREA	SQ.M	SQ.FT
SUITE AREA	91.45 m ²	984.37 ft ²
BALCONY AREA	92.31 m ²	993.62 ft ²
TOTAL UNITE AREA	183.76 m ²	1977.99 ft ²

FLAT DESIGN COMPONENTS

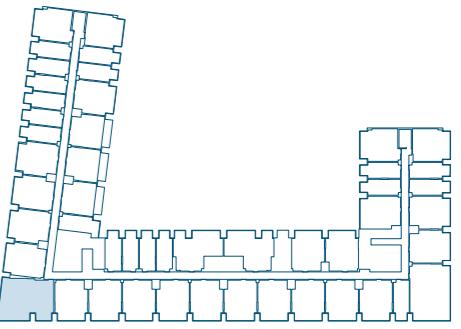
M.BATH	4 m ²
M.BEDROOM	17 m ²
M.BATH	4 m ²
M.BEDROOM	17 m ²
KITCHEN	8 m ²
FOYER	4 m ²
W.C	3 m ²
LAUNDRY	1 m ²
CORRIDOR	6 m ²
LIVING	21 m ²



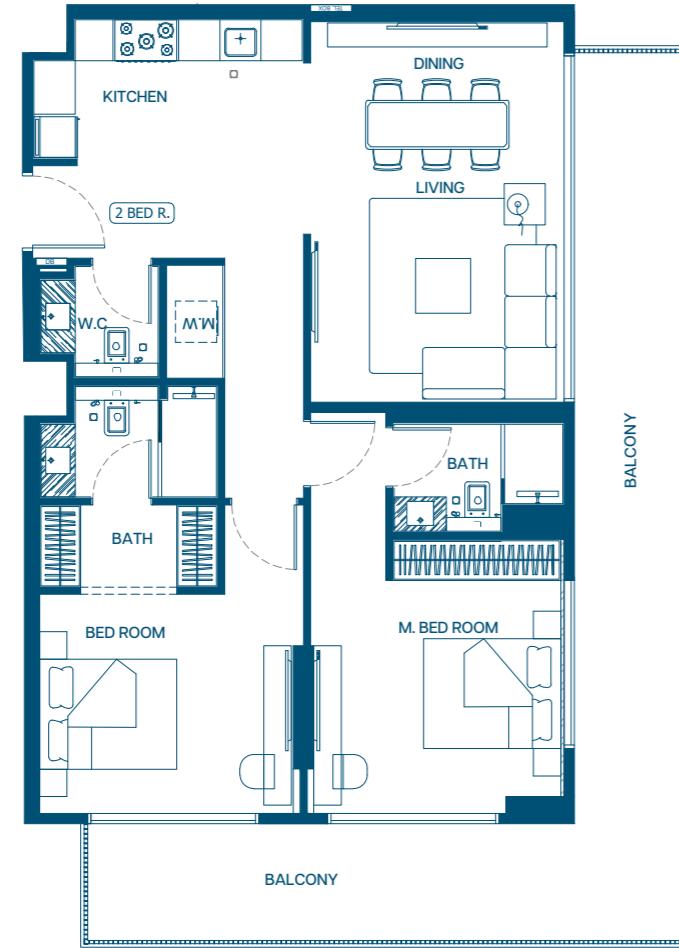
AREA	SQ.M	SQ.FT
SUITE AREA	88.54 m ²	953.04 ft ²
BALCONY AREA	36.14 m ²	389.01 ft ²
TOTAL UNITE AREA	124.68 m ²	1342.06 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
BATH	4 m ²
BEDROOM	18 m ²
KITCHEN	7 m ²
FOYER	5 m ²
CORRIDOR	6 m ²
LIVING & DINNING	21 m ²



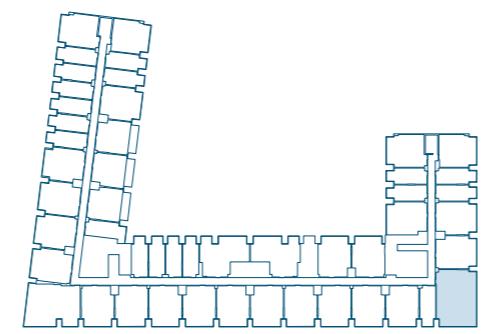
2 Bedroom | Type 04



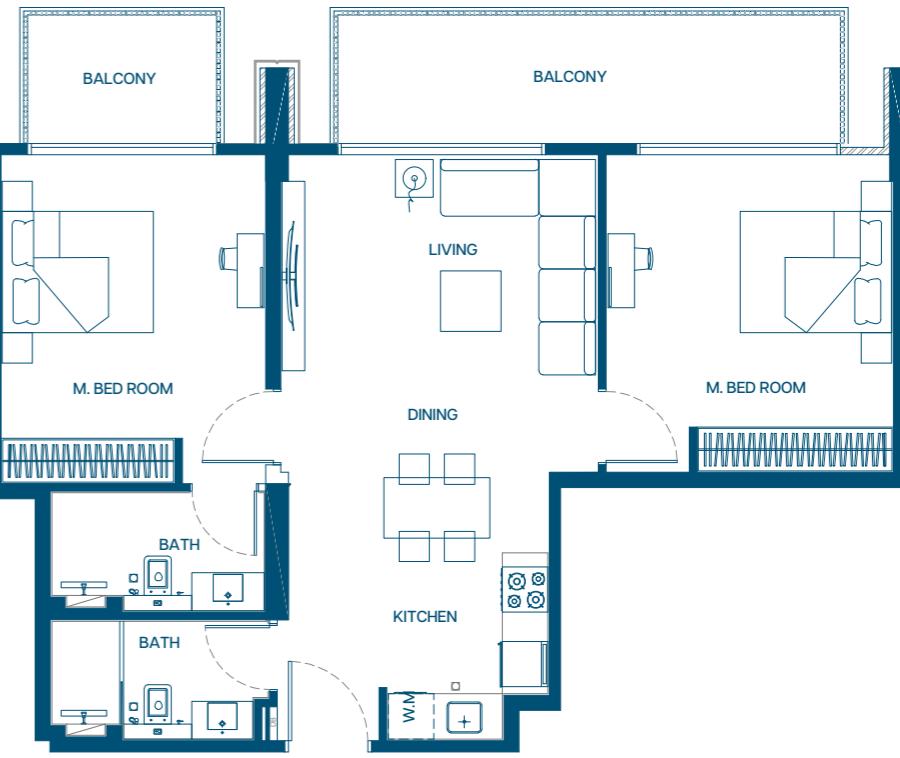
AREA	SQ.M	SQ.FT
SUITE AREA	91.45 m ²	984.37 ft ²
BALCONY AREA	35.58 m ²	382.98 ft ²
TOTAL UNITE AREA	127.03 m ²	1367.35 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
M.BATH	4 m ²
M.BEDROOM	17 m ²
KITCHEN	9 m ²
FOYER	4 m ²
W.C.	3 m ²
LAUNDRY	1 m ²
CORRIDOR	4 m ²
LIVING & DINNING	21 m ²



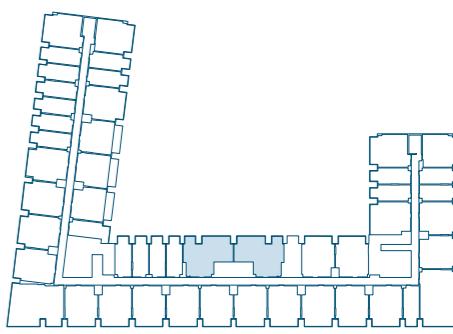
2 Bedroom | Type 05



AREA	SQ.M	SQ.FT
SUITE AREA	76.60 m ²	824.52 ft ²
BALCONY AREA	16.28 m ²	175.24 ft ²
TOTAL UNITE AREA	92.88 m ²	999.76 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
BEDROOM	16 m ²
BATH	4 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	5 m ²
LIVING	18 m ²



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

نحوه: ان ابعاد المخططات المقدمة في هذا الموقع لا تليق بالواقع، وتحتاج الى تأكيد المنشئين المعنيين. ٣- مساحة المطبخ والغرف المائية والغرف المعيشية، احتفظ بالمطابق للنوع المختار من قبل المنشئين المعنيين. ٤- مساحة المطبخ والغرف المائية والغرف المعيشية، احتفظ بالمطابق للنوع المختار من قبل المنشئين المعنيين. ٥- مساحة المطبخ والغرف المائية والغرف المعيشية، احتفظ بالمطابق للنوع المختار من قبل المنشئين المعنيين. ٦- مساحة المطبخ والغرف المائية والغرف المعيشية، احتفظ بالمطابق للنوع المختار من قبل المنشئين المعنيين. ٧- مساحة المطبخ والغرف المائية والغرف المعيشية، احتفظ بالمطابق للنوع المختار من قبل المنشئين المعنيين. ٨- مساحة المطبخ والغرف المائية والغرف المعيشية، احتفظ بالمطابق للنوع المختار من قبل المنشئين المعنيين.



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