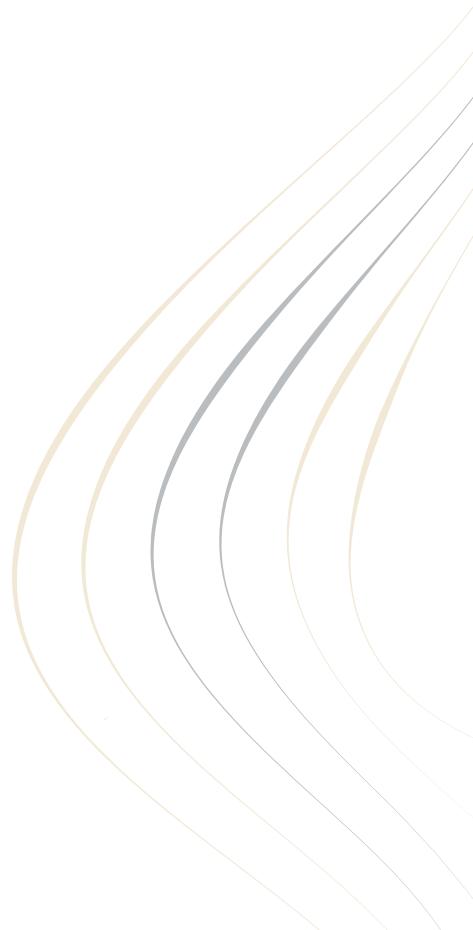




R E S I D E N C E S

— BY —

BINGHATTI



L'Art de Vivre

In the heart of the metropolis



بنغاطي
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.



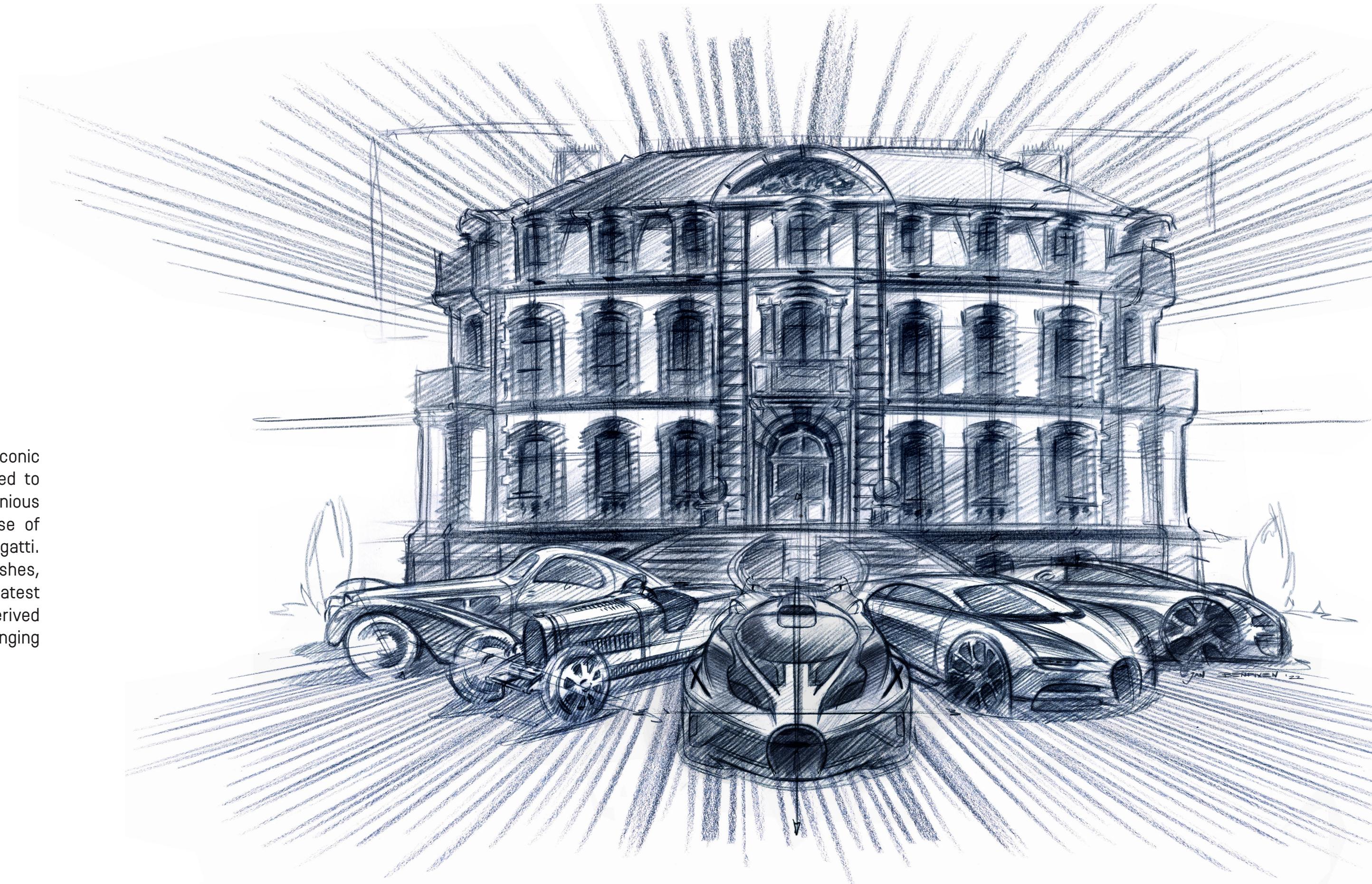
ENTHUSED BY THE FRENCH RIVIERA

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.



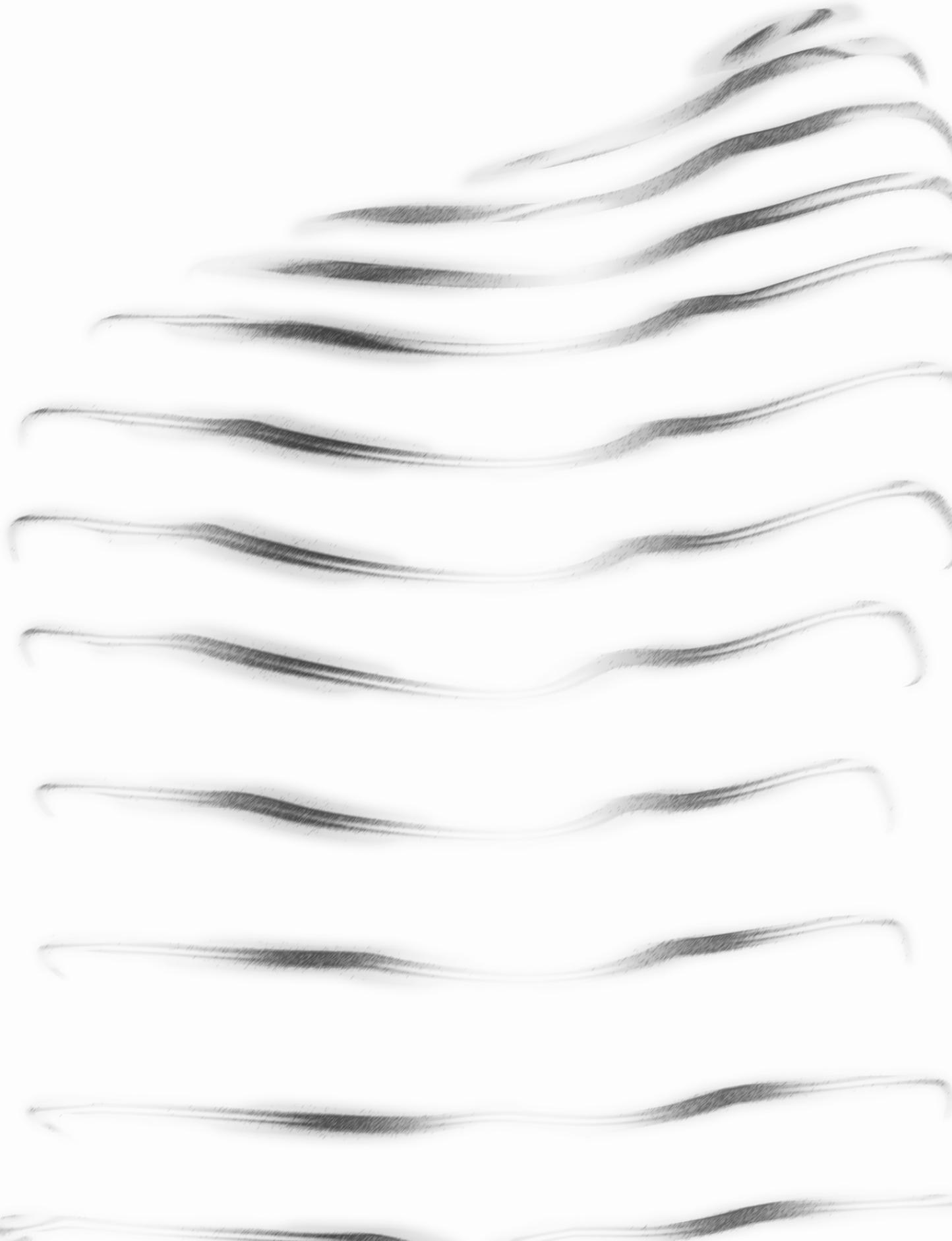


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THE CONCEPT

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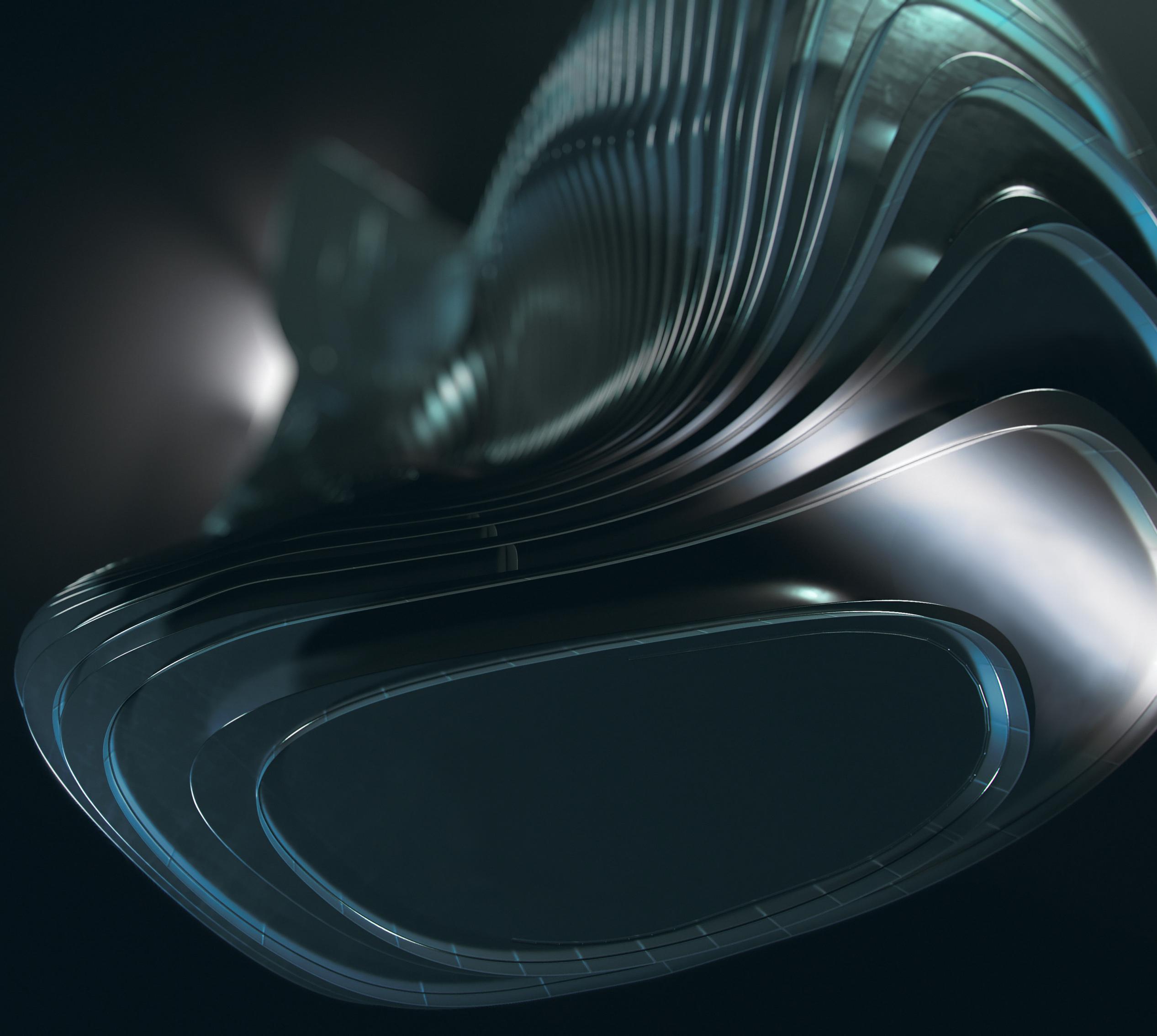
ABOUT THE PROJECT

03

DESIGN DETAILS

01

THE CONCEPT



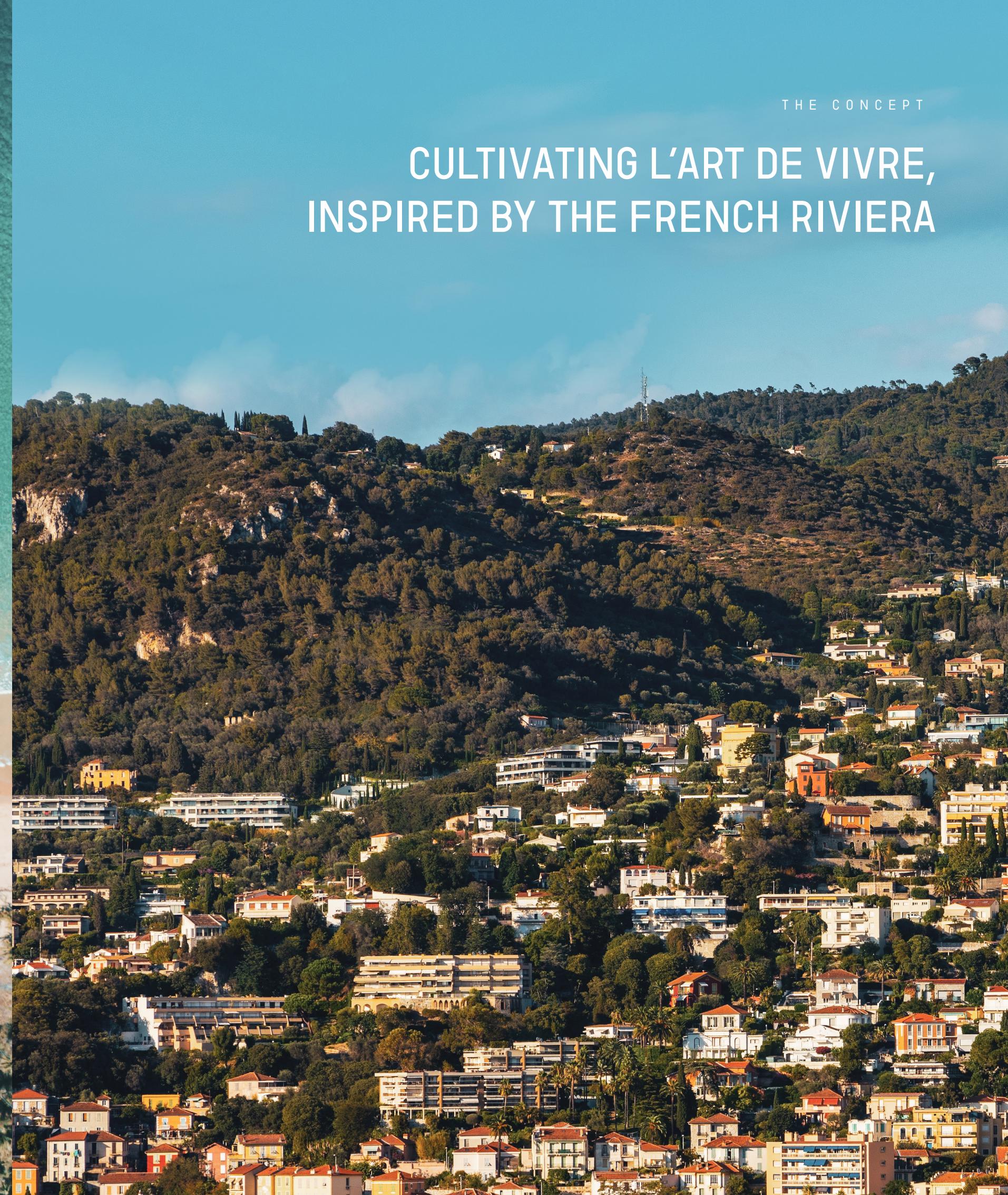
THE CONCEPT

BORN FROM THE FLUIDITY



THE CONCEPT

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



THE CONCEPT

INSPIRED BY
INDIGENOUS
NATURE

THE CONCEPT

A NEW ICON IN THE CITY

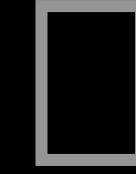
The birth of an icon - the hyper tower is poised to become a landmark of architectural prowess, derived from the Bugatti and Bingham DNA. Inspired by the world's most eminent structural masterpieces, Bugatti Residences by Bingham is not a mere addition to city's skyline but a new icon that will stand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



BUGATTI RESIDENCES
BY BINGHATTI
BUSINESS BAY



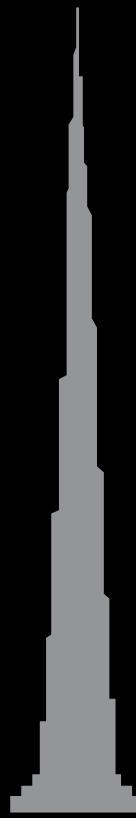
BURJ AL ARAB
JUMEIRAH



DUBAI FRAME
ZABEEL PARK



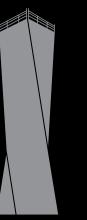
MUSEUM OF THE FUTURE
TRADE CENTRE 2



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 PROWESSION
AND BINGHATTI'S MASTERY.



02

ABOUT THE PROJECT



ABOUT THE PROJECT

BUSINESS BAY
WATER CANAL

THE MAP

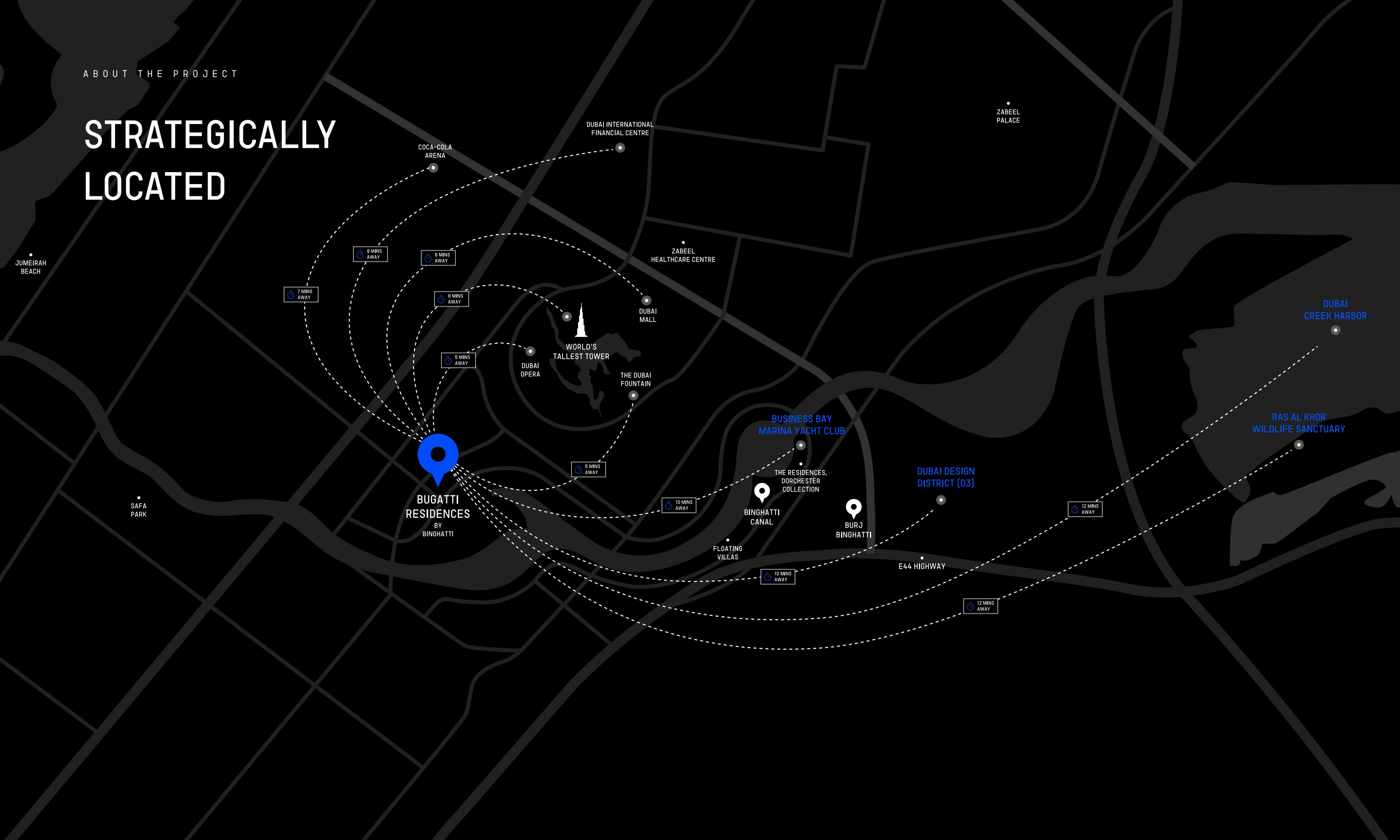
WAY TO
AL KHAIL ROAD

WAY TO SHEIKH
ZAYED ROAD

BURJ KHALIFA
BOULEVARD

ABOUT THE PROJECT

STRATEGICALLY LOCATED



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

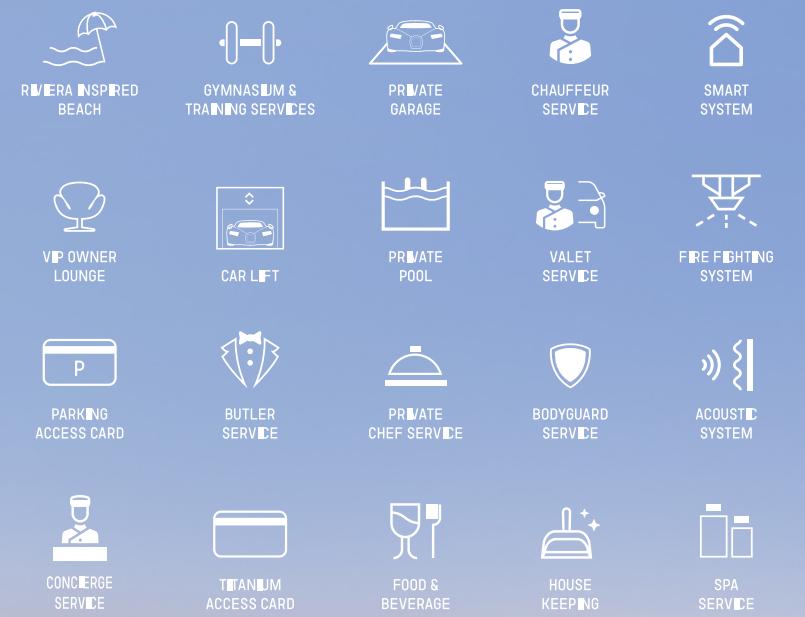
BUILDING HEIGHT
200 M

NUMBER OF UNITS PER FLOOR:
1 TO 7 UNITS

UNIT TYPE:
FURNISHED / UNFURNISHED

ABOUT THE PROJECT

STATING FEATURES



*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 RFINED 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



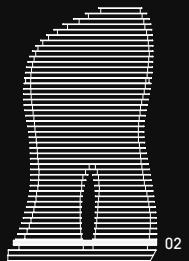
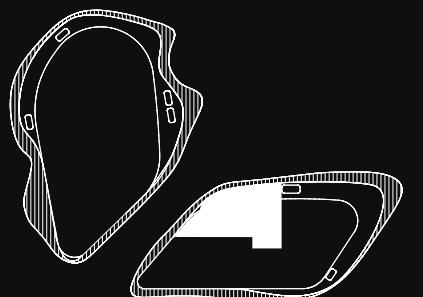


RIVIERA MANSION COLLECTION

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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DESIGN DETAILS



DESIGNED TO EXUDE SOPHISTICATION AND REFINEMENT



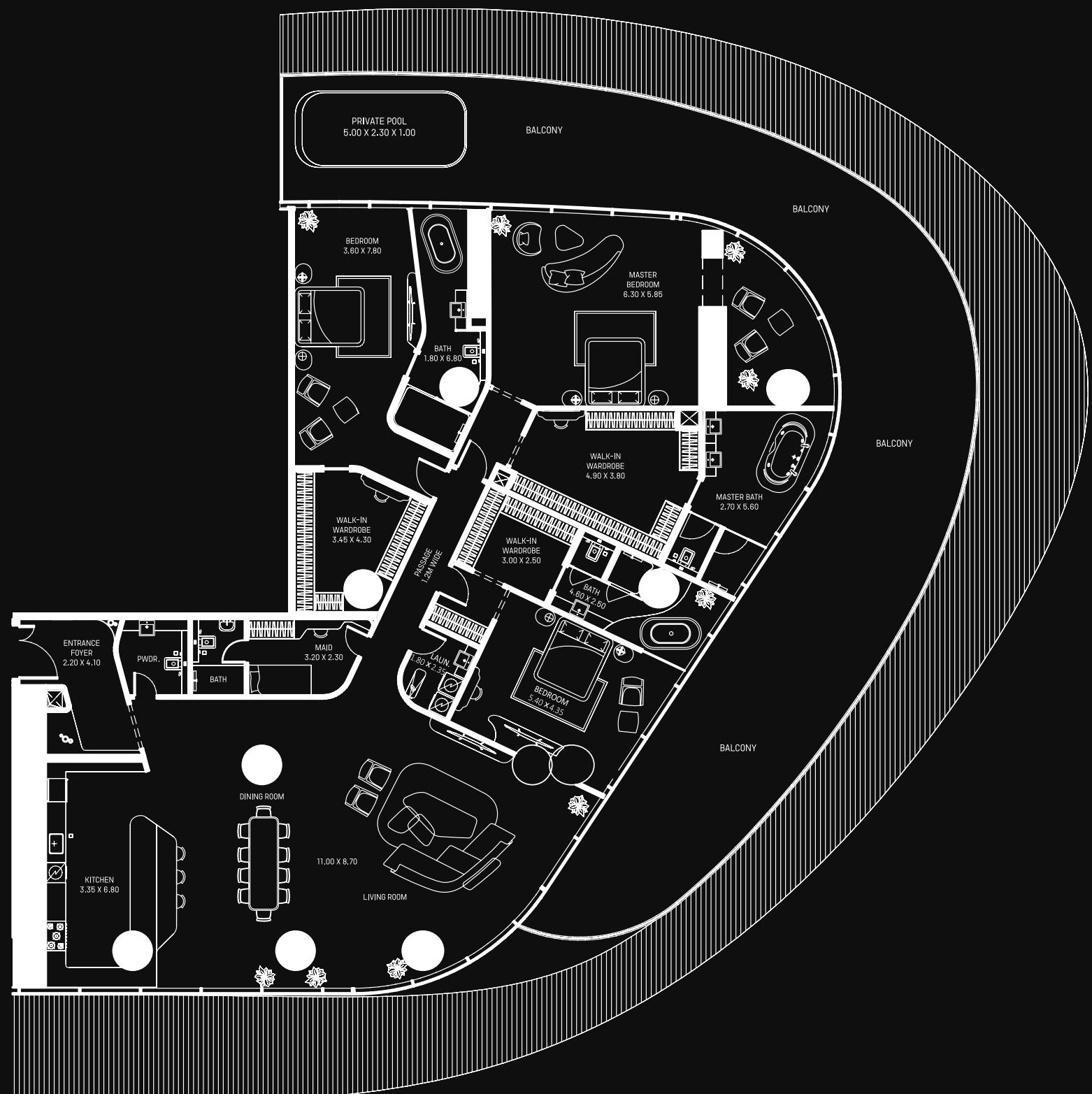
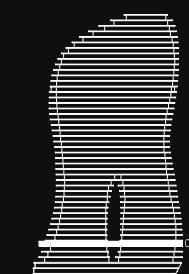
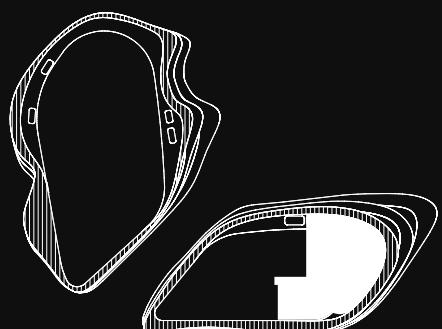
RIVIERA MANSION

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 SKYSCRAPERS





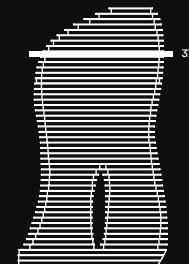
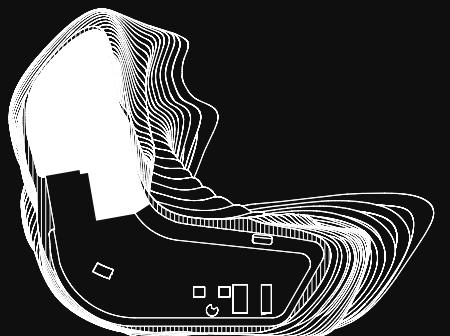
RIVIERA MANSION COLLECTION

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 |



37



DESIGN DETAILS



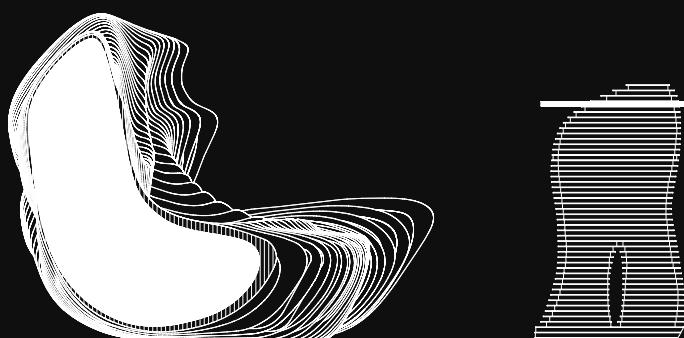


SKY MANSION PENTHOUSE COLLECTION

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 |
| MAIDS BATH | 5 m ² |
| STORE | 6 m ² |
| COLD STORAGE | 6 m ² |



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DESIGN DETAILS



CAPTURING THE ESSENCE OF COTE D'AZUR

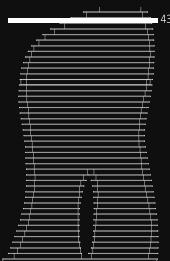
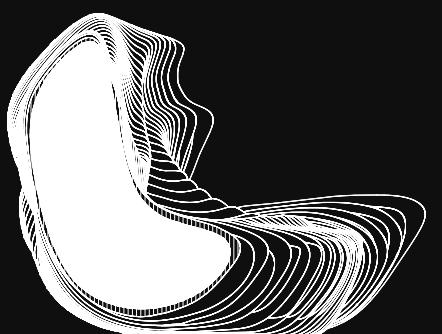


THE SKY MANSION PENTHOUSE COLLECTION

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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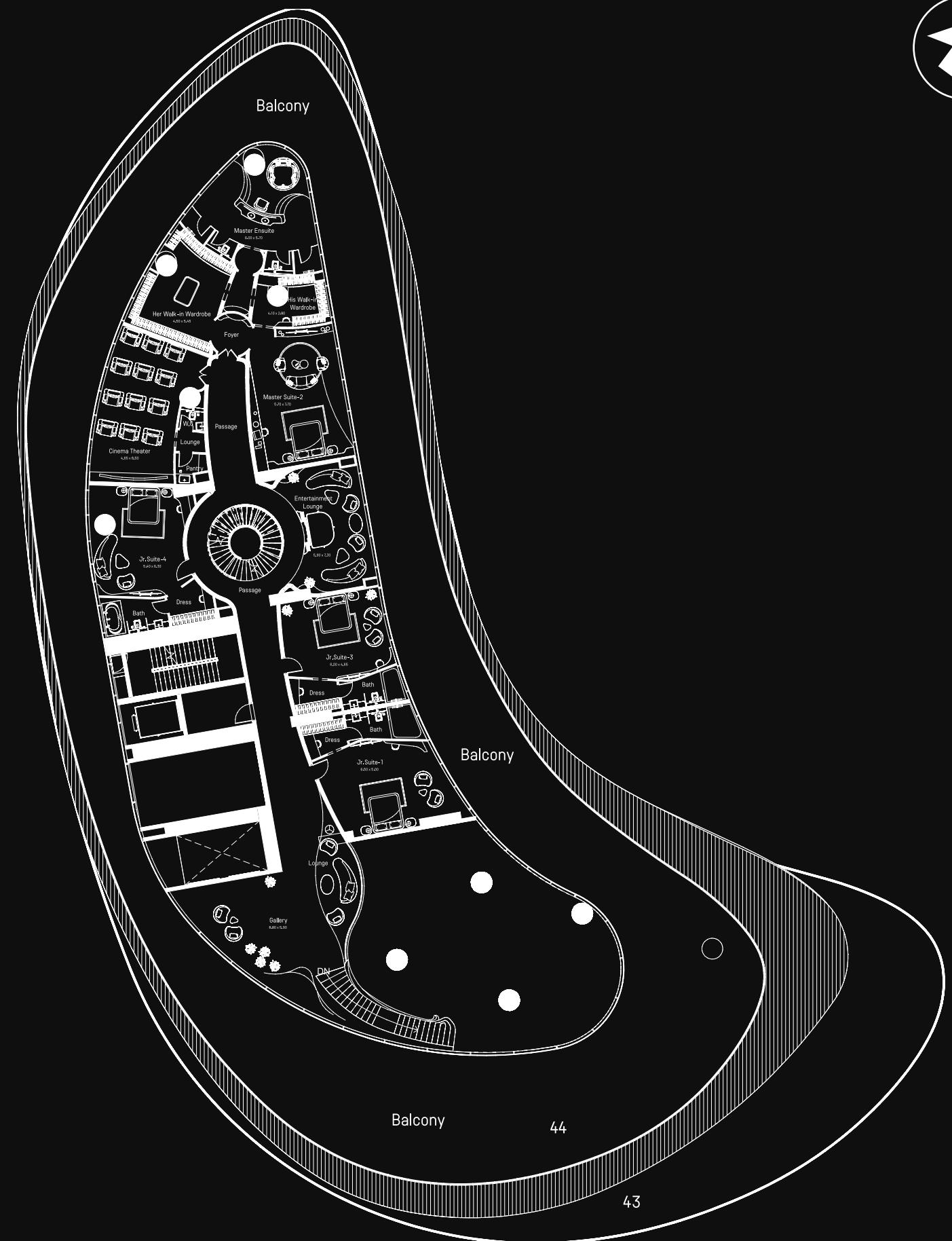
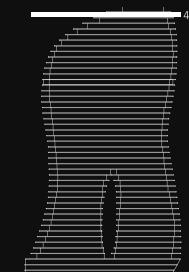
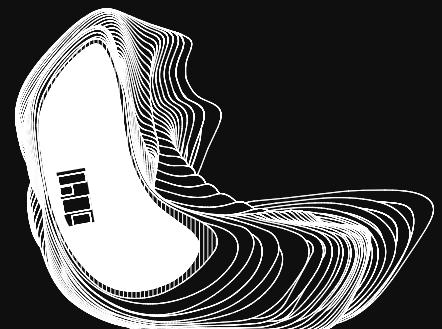


THE SKY MANSION PENTHOUSE COLLECTION

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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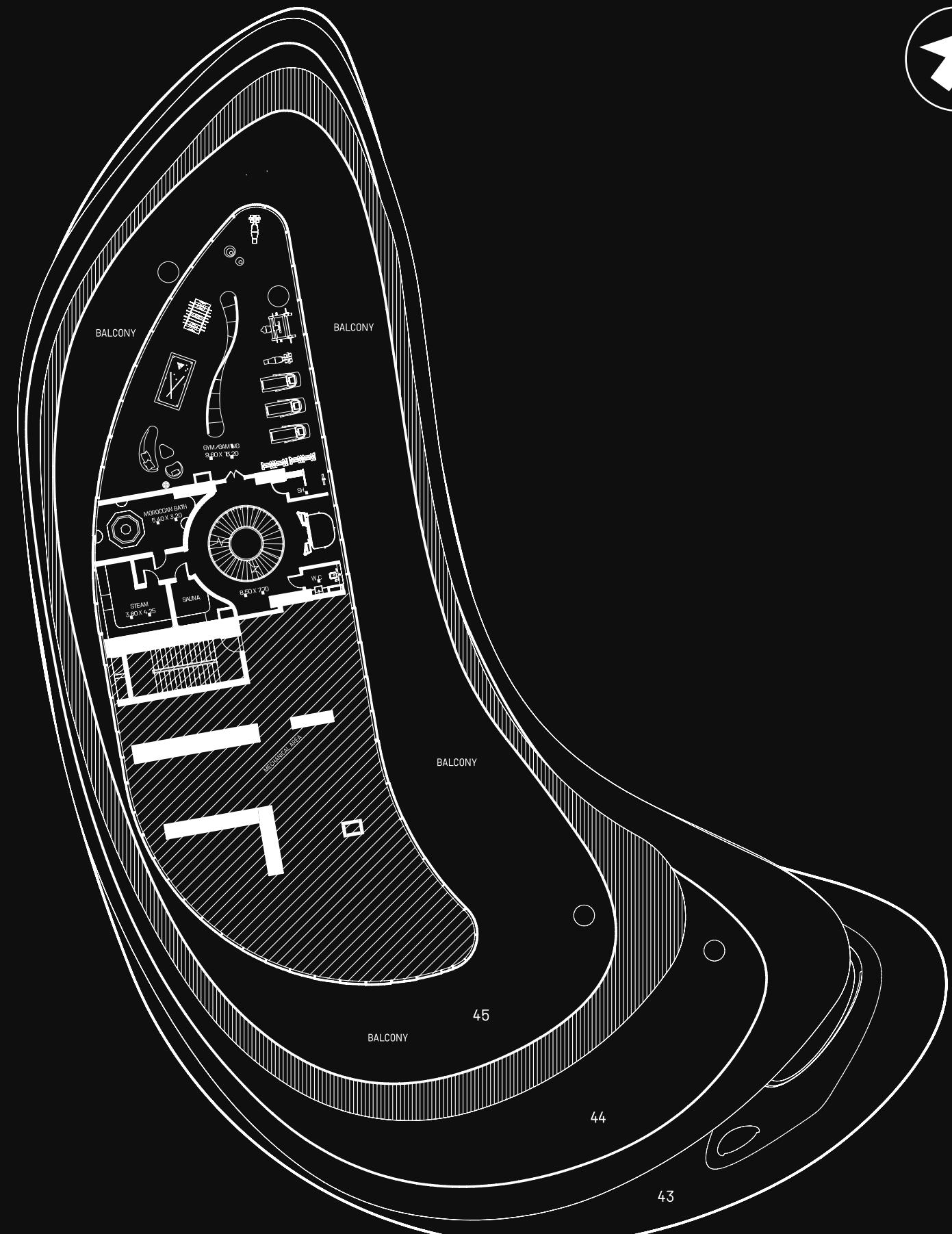
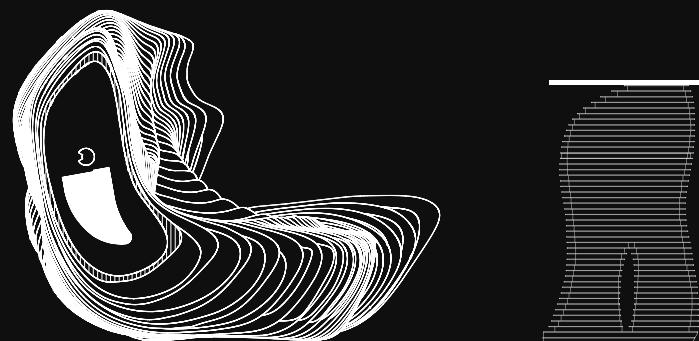


THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE

| 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 |



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.

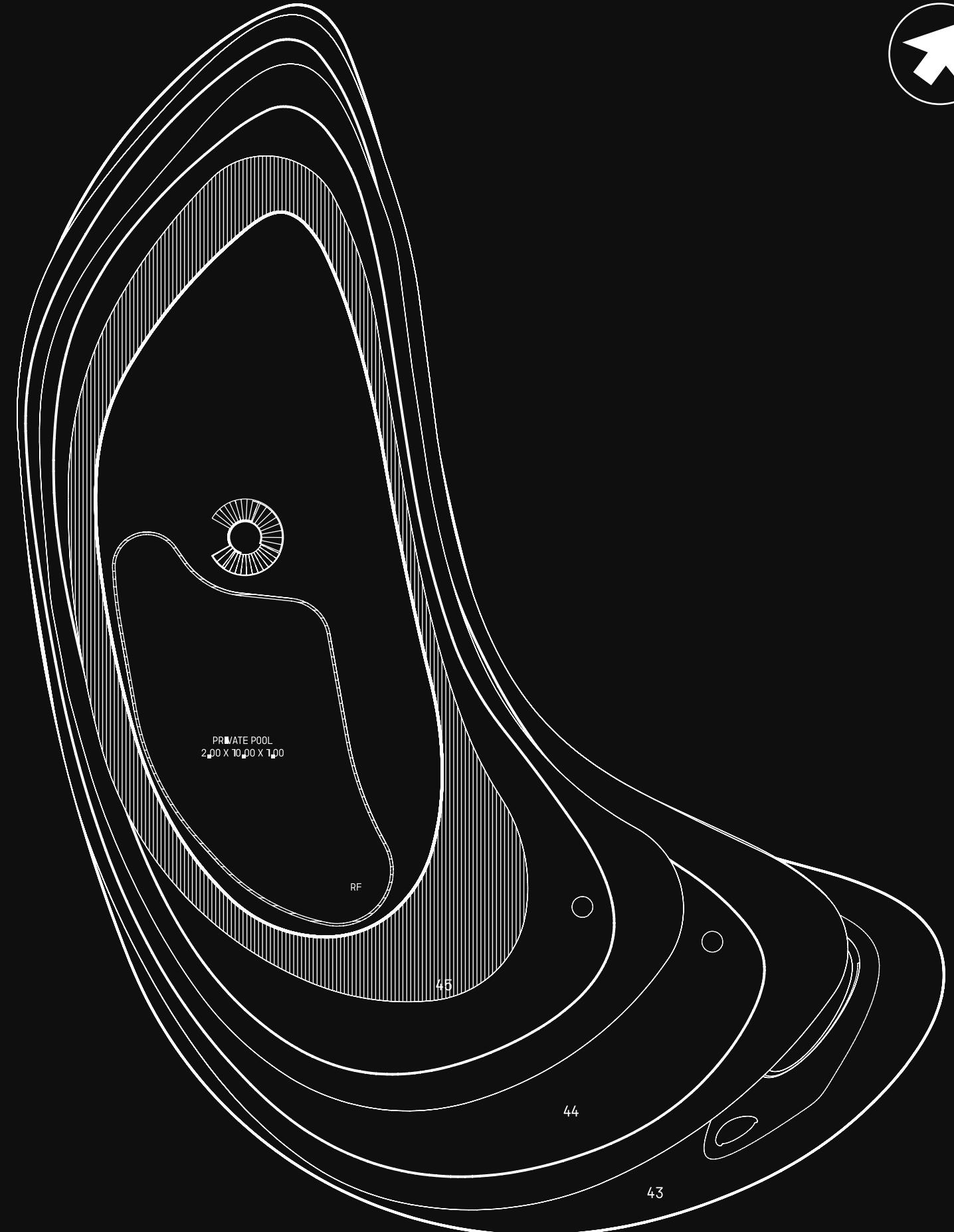
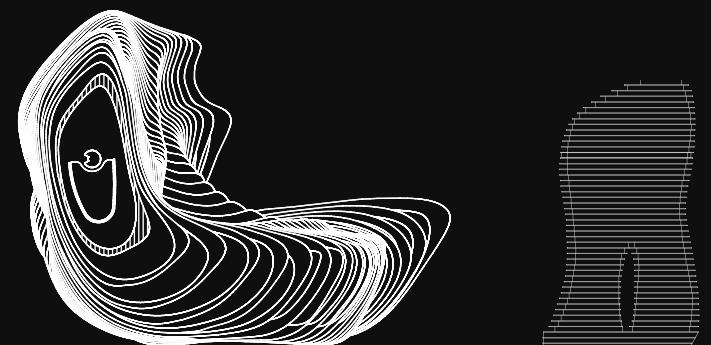


THE SKY MANSION PENTHOUSE COLLECTION

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 |



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.

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DESIGN DETAILS



DESIGN DETAILS

A DEMONSTRATION OF EXCELLENCE



DESIGN DETAILS

AN ENTHRALLING
SCULPTURE IN THE
MOST ICONIC CITY



DESIGN DETAILS



AN UNRIValed HIGH-END LIVING

FINISHES



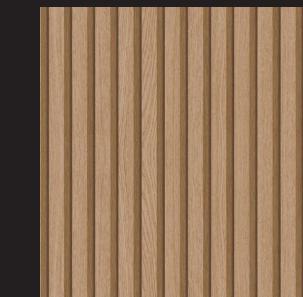
CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



CALACATTA ORO



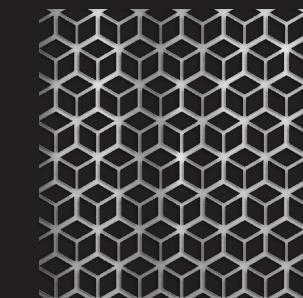
FLUTED TAN OAK WOOD



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.



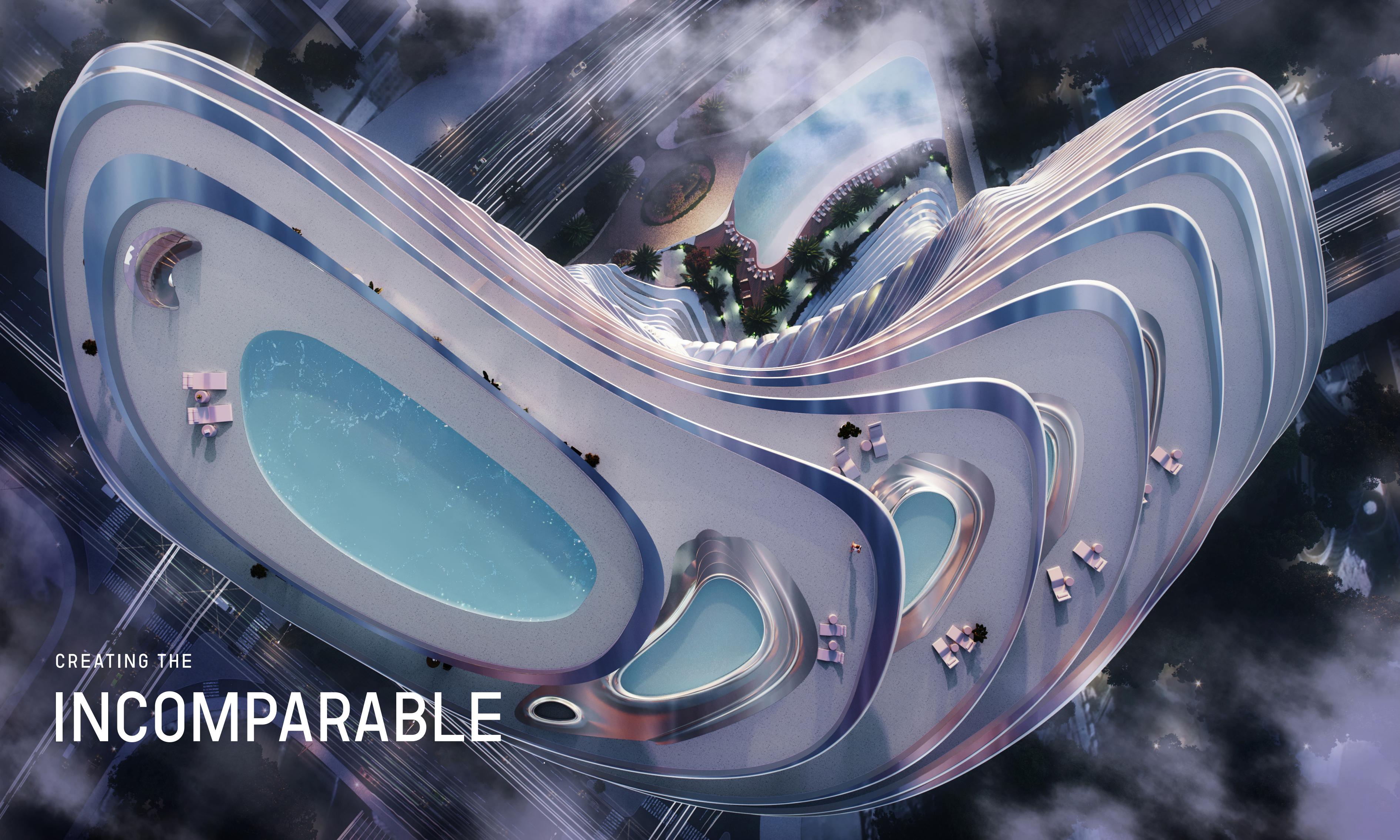


A TRIBUTE TO THE

RIVIERA'S FLAIR

THE EPITOME OF
REFINEMENT





CREATING THE
INCOMPARABLE



بنغاطي
BINGHATTI