

BURJ BINGHATTI
JACOB&CO
R E S I D E N C E S



**DR. HUSSAIN
BINGHATTI ALJBORI**
CHAIRMAN - BINC



**MUHAMMAD
BINGHATTI**
CEO



**AHMED
BINGHATTI**
VICE CHAIRMAN



Binghatti is a leading real estate development company in the UAE, recognized by numerous international awards such as the International Property Awards, and Forbes Middle East's list of 'Top 100 real estate companies in the Arab world'. The company is headed by CEO and Head of Architecture, Muhammad Binghatti.

Being known as the trendsetter in the region, Binghatti continuously seeks to deliver world-class and unparalleled experience to their clients. They have collaborated with globally renowned brands from entirely different industries such as the exquisite watch and jewelry brand, Jacob & Co. and high-end auto brand, Bugatti. These innovative ventures have led Binghatti to introduce ground-breaking architectural projects that no developer has ever done before.

Binghatti is renowned for its major developments that embody a distinct modern architectural identity. The organization follows a design philosophy that puts brand character and quality at the forefront of its company ethos. Binghatti's developments are part of its project portfolio which carries an investment value exceeding AED 20 Billion.

The rapid delivery of projects has become a unique selling point for Binghatti. This comes as an even greater achievement as Binghatti often prides itself in being a developer that delivers projects rapidly, without compromising on quality. The company's vision often focuses on delivering intricately designed projects that offer its clients and owners a sense of pride in owning these Binghatti created assets.

60+

PROJECTS IN THE REGION

10,000+

UNITS HANDED OVER

VALUE OF

7 Billion

20,000+

UPCOMING PROJECT UNITS

VALUE OF

20 Billion

Awards & Recognitions



Forbes Middle East



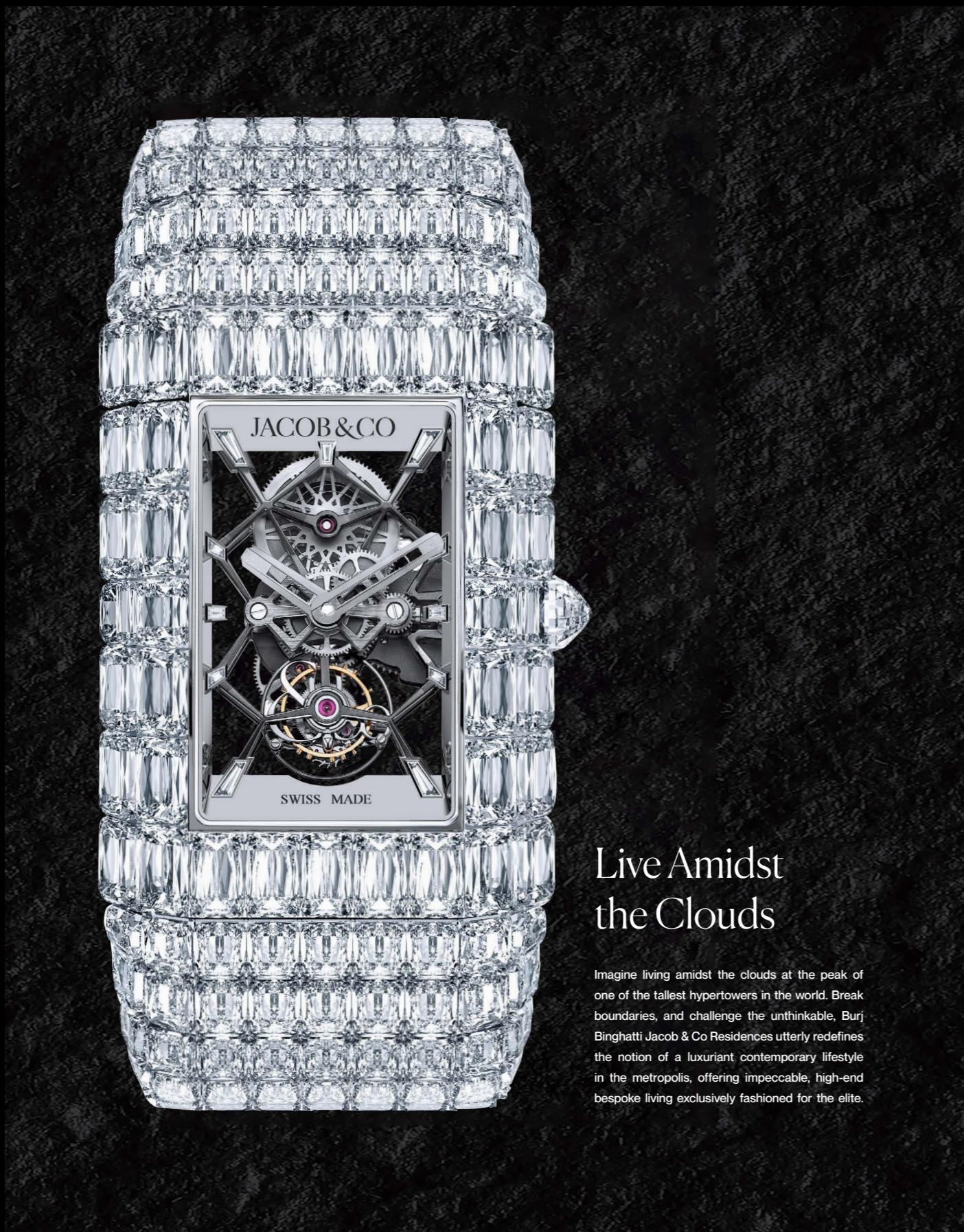
2018 WINNER



Design / AWARDS
Middle East 2018







Live Amidst the Clouds

Imagine living amidst the clouds at the peak of one of the tallest hypertowers in the world. Break boundaries, and challenge the unthinkable. Burj Binghatti Jacob & Co Residences utterly redefines the notion of a luxuriant contemporary lifestyle in the metropolis, offering impeccable, high-end bespoke living exclusively fashioned for the elite.

DESIGN CONCEPT

The Clouds





Horology and Watchmaking by High Jewelry Setting

The amalgamation of ingenuity and refinement are the hallmarks of this groundbreaking architectural masterpiece. Featuring stylized elements and dimensions found in Jacob & Co's scrupulous watchmaking process that are both highly aesthetic and constructive. The hypertower has gone beyond remarkable architectural and horological achievements, full of unparalleled pioneering technological solutions and adorned with incomparable finishing techniques inspired by Jacob & Co's horological and design philosophy.



The Gems

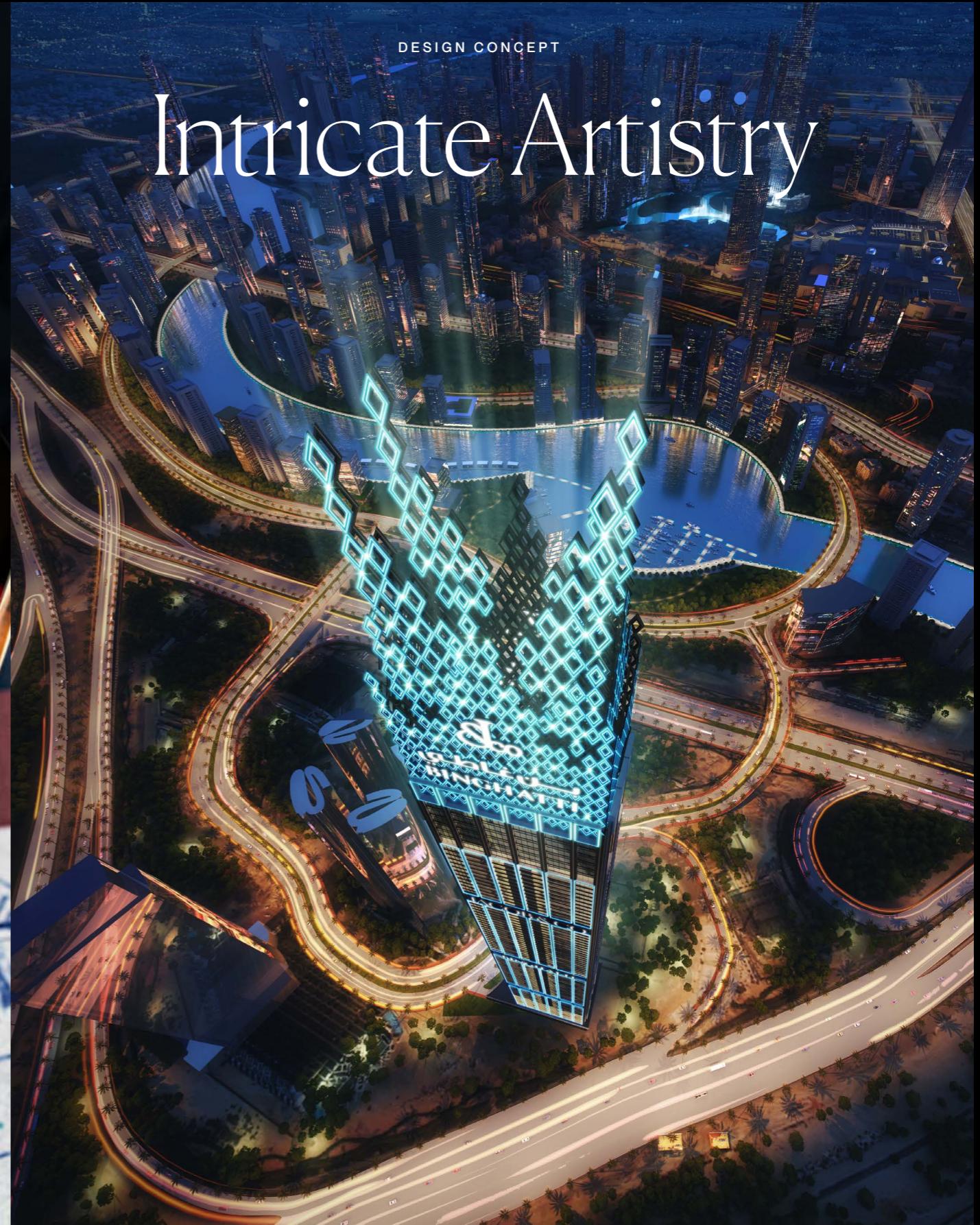
Unrivaled Opulence

The crown stands as the culmination of the Bingham and Jacob & Co signature architectural and horological code, the emblem and purest representation of the brands. The crown is found at the highest altitude of the hypertower illuminating unrivaled opulence with its voluptuous and fascinating constructive display of the iconic and signature Jacob diamonds.



DESIGN CONCEPT

Intricate Artistry





Inspired by the Impossible

Brimming with radical and profound ideas, breaking new ground in high-end architectural and horological spheres, Bingham and Jacob & Co unite to transcend boundaries never believed possible - an astounding luxury design and architectural feat the world has never seen before.

DESIGN CONCEPT

The Impossible



Exclusively Fashioned
for the Elite



Strategically Situated in Business Bay



The Map





FACTSHEET

Project Name:

Burj Binhatti Jacob&Co Residences

Developer Name:

Binhatti Developer

Ownership:

Freehold

Location:

Dubai, Business Bay

Building Height:

Approx. 555m

Building Configuration:

6 B + G + 5 P + 98 Floors + Roof

Total Number of Units:

299 Units

Unit Type

Exclusive Villas

Sapphire Villa (2.5 Bedroom)

Emerald Villa (2 Bedroom)

Ruby Villa (3 Bedroom)

Exclusive Villas

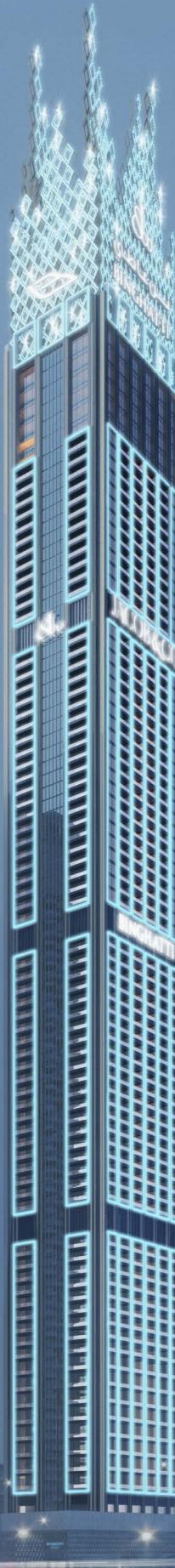
Diamond Sky Mansion (4 Bedroom)

Fleur De Jardin Sky Mansion (6 Bedroom)

Sky Penthouses

Astronomia Sky Penthouse (5 Bedroom)

The Billionaire Sky Penthouse (7 Bedroom)





& co.

بن غاطي
BINGHATTI

FACTSHEET

Composition of Units:

Emerald Villa: 70

Sapphire Villa: 70

Ruby Villa: 132

Diamond Sky Mansion: 24

Fleur De Jardin Sky Mansion: 24

Astronomia Sky Penthouse: 2

The Billionaire Sky Penthouse: 1

Floor Plate: 18,700 Sq. Ft.

Number of Units per Floor: 1 to 4 units

Bedroom Types Sq. Ft.

Emerald Villa: 3,347 Sq. Ft.

Sapphire Villa: 3,351 Sq. Ft.

Ruby Villa: 3,314 Sq. Ft.

Diamond Sky Mansion: 7,032 Sq. Ft.

Fleur De Jardin Sky Mansion: 7,032 Sq. Ft.

Astronomia Sky Penthouse: 14,195 Sq. Ft.

The Billionaire Sky Penthouse: 27,800 Sq. Ft.

Features & Amenities:

Gallery, Café Bar, Valet Parking, Outdoor Swimming Pool, Pool Bar, Gym, Games Room, Chef Table, Events Hall, Spa, Sky Gardens, Concierge Service.

Floor to Floor Height: 4.2m Total Height

Floor to Ceiling Height: Clear Height to be as per STR/MEP Design

Private Pools: 299 (All Unites)

Sky Gardens: 4

GYM:1

Parking Bays for Each Unit:

2BHK: 2

2.5BHK: 2

3BHK: 2

Penthouse 6BHK: 4

Full Floor Penthouse 5BHK: 6

Duplex Penthouse 7BHK: 12

Elevators:

Number of Residential Elevators: 12

Number of Private Elevators: 2

Number of Service Elevator: 2

Total Number: 16





STATING

FEATURES



Concierge
Service



Chauffeur
Service



Bodyguard
Service



Titanium
Access



Parking
Access



Lobby
Lounge



Infinity
Pool



Food &
Beverage



Spa
Service



Private
Chef



Daycare
Service



Butler
Service



Housekeeping /
Cleaning Services



Gymnasium &
Training Services





بلاط
BINGHATTI

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BINGHATTI



MATERIAL



Velvet Fabric
Dusky Blue



Velvet Fabric
Royal Blue



Velvet Fabric
Sapphire Blue



White Fluted
Wood Panel



White Scalloped
Flute Wood Panel



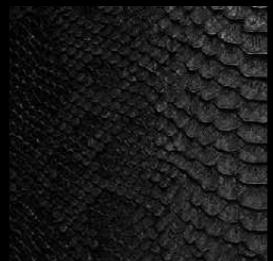
Tinted Brown
Glass



Mirror
Glass



Tinted Violet
Glass



Leather Black
Snake skin Texture



MATERIAL



Nero Marquina
Black Marble



Black River
Marble



Asian St. Laurent
Marble



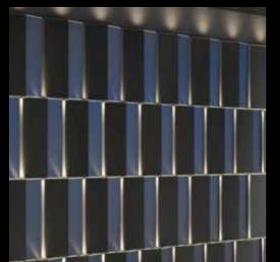
Brass Metal
Glossy



Glossy Black
Panel



Calacatta Borghini
Porcelain Slab-Polished



Stainless Matte
Black Panel



Calacatta Borghini
Marble



Brushed Stainless
Steel Ripple Finish















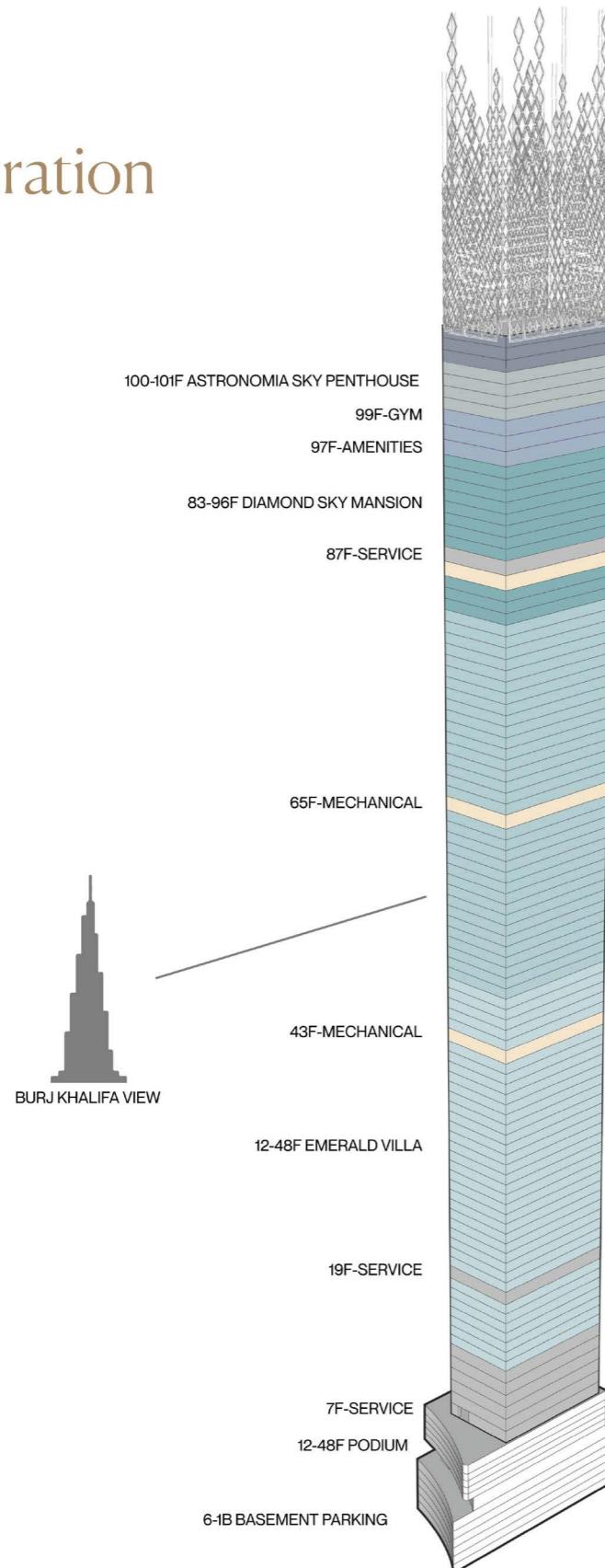




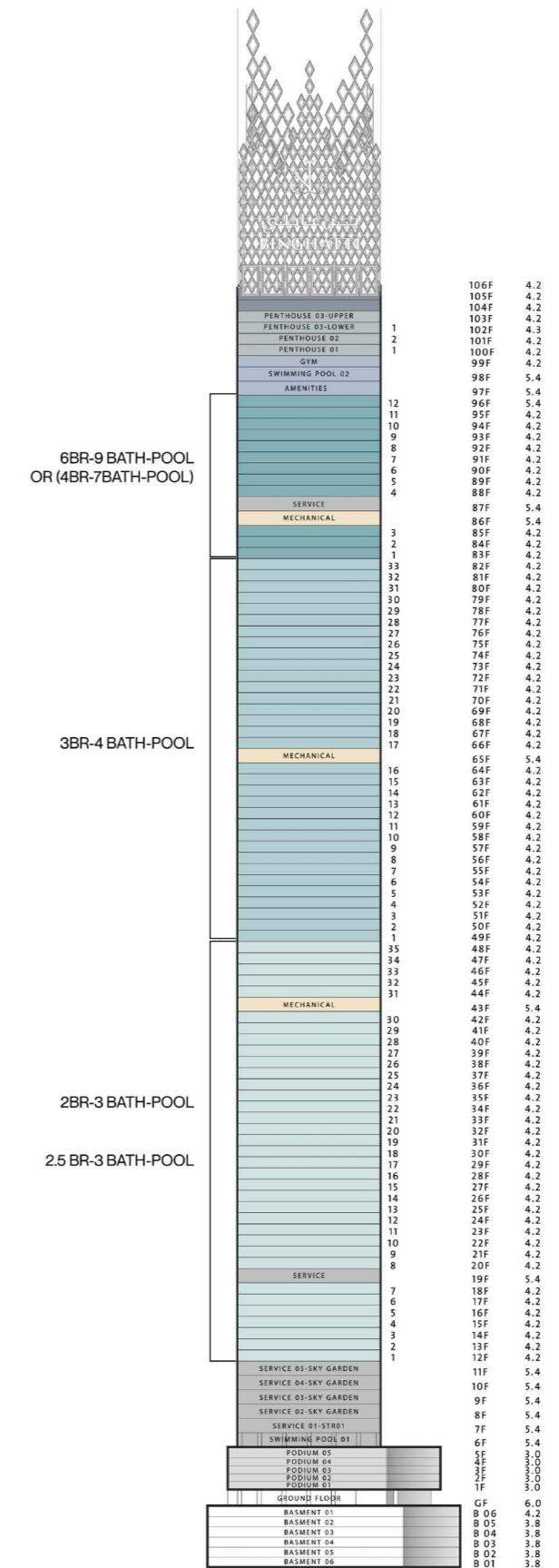


DESIGN DETAILS

Project Configuration



BURJ KHALIFA VIEW

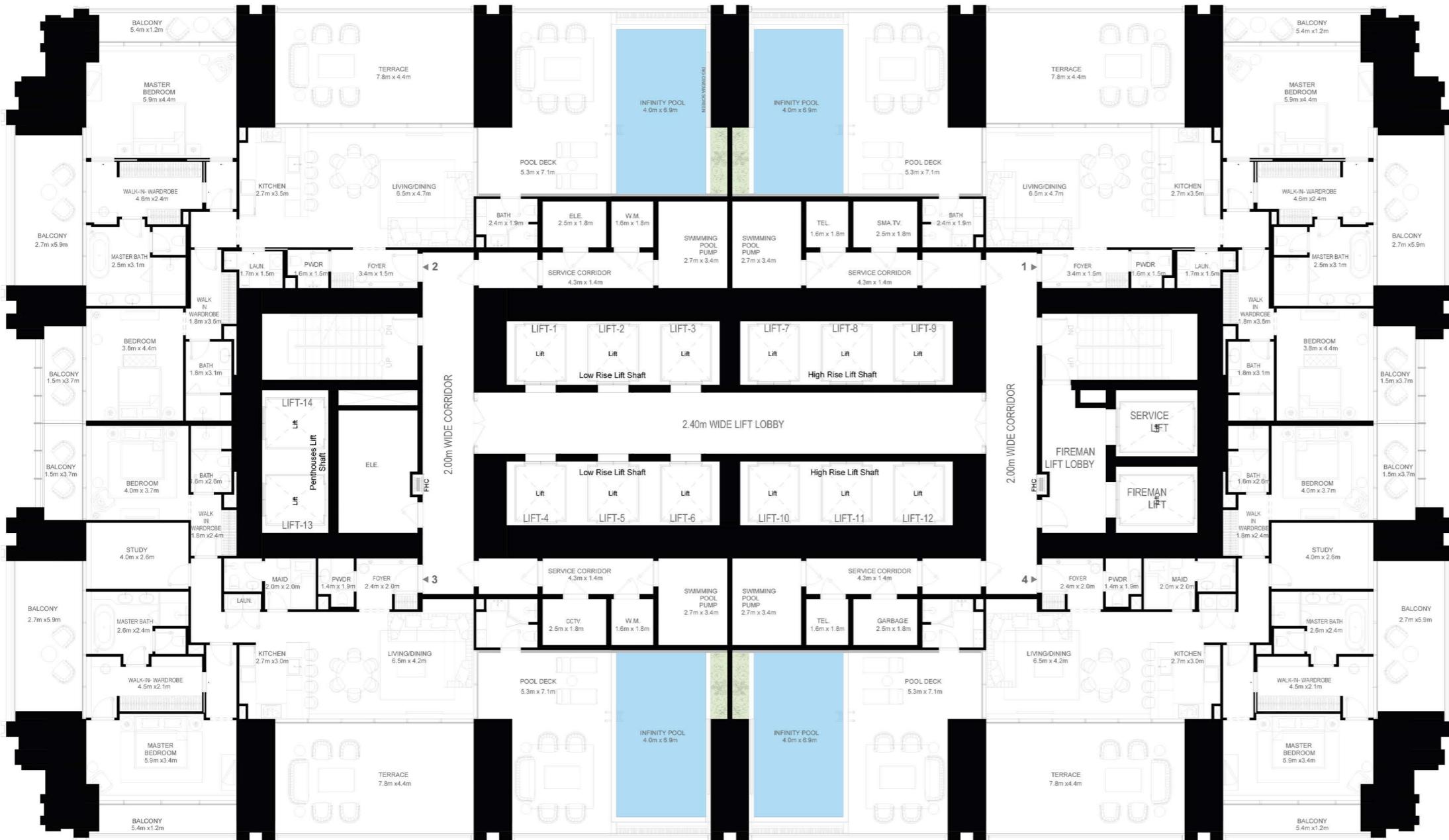


**BURJ BINGHATTI
JACOB & CO
R E S I D E N C E S**

EMERALD VILLA and SAPPHIRE VILLA

2 BEDROOMS and 2.5 BEDROOMS MANSIONS

L12 th to L18 th, L20 th to L42 th, L44 th to L48 th FLOOR PLAN



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS
GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

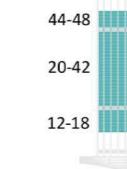
ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operate quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

- PRIVATE POOL SIZES
- 4.00 X 7.00 X 1.00
 - 5.00 X 10.0 X 1.00

- NUMBER OF PARKING
- 2 BR EMERALD WING : 2 PARKINGS
 - 2.5 BR SAPPHIRE WING : 2 PARKINGS
 - 3 BR DIAMOND WING : 2 PARKINGS
 - 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
 - 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
 - 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS



EMERALD VILLA

2 BEDROOMS MANSION

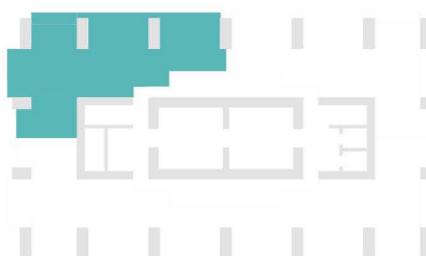
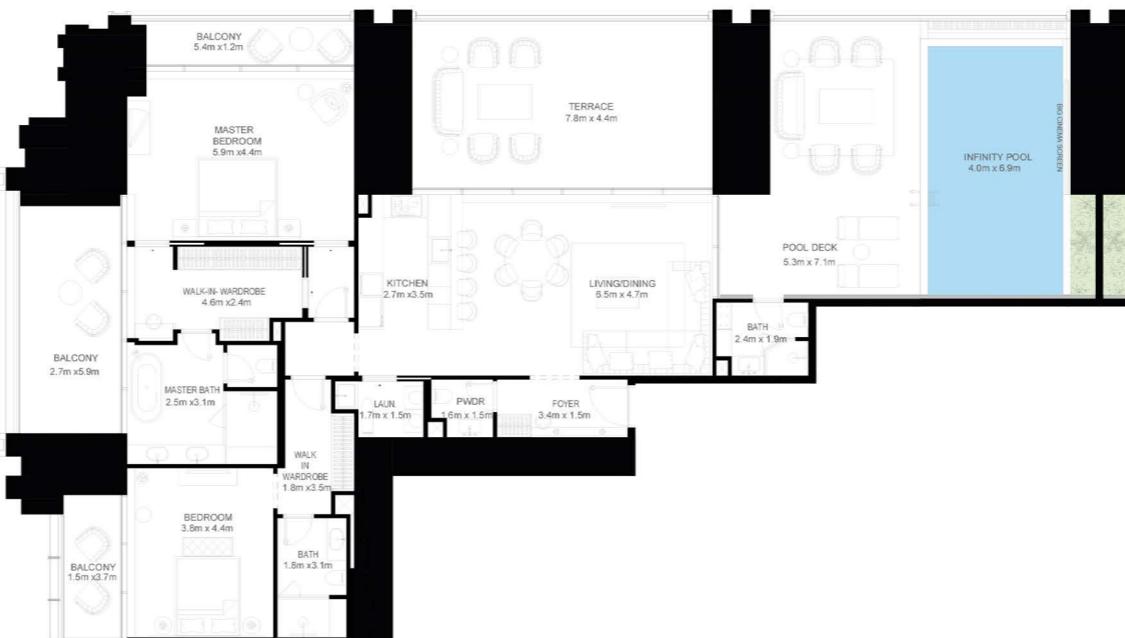
L12 th to L18 th, L20 th to L42 th, L44 th to L48 th FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	161 m ²	1729 ft ²
BALCONY AREA	148 m ²	1594 ft ²
TOTAL UNIT AREA	309 m ²	3323 ft ²

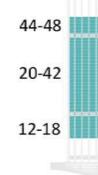
EMERALD MANSION DESIGN COMPONENTS

FOYER	5 m ²
PWDR	2 m ²
LAUN.	3 m ²
LIVING & DINNING	31 m ²
KITCHEN	13 m ²
MASTER BEDROOM	26 m ²
BEDROOM	17 m ²
WALK-IN WARDROBE	10 m ²
MASTER BATH	12 m ²
BATH	6 m ²
POOL DECK	31 m ²
BATH	4 m ²
INFINITY POOL	28 m ²
TERRACE	34 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

EMERALD VILLA

2 BEDROOMS MANSION

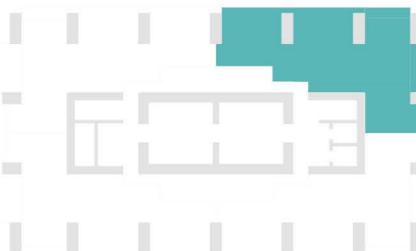
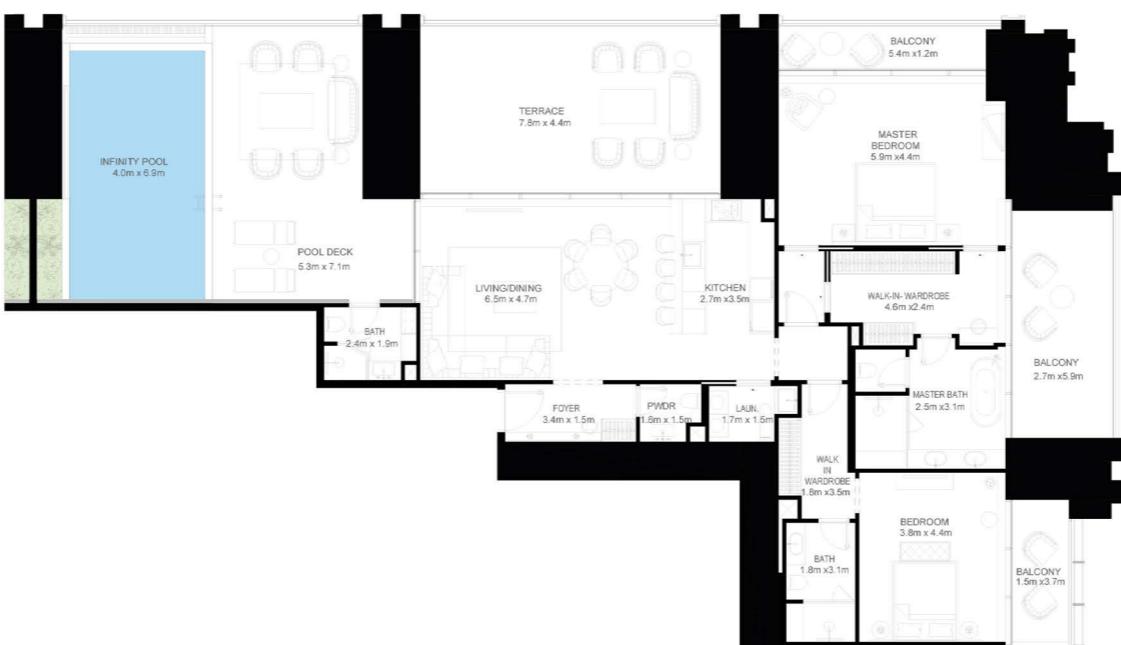
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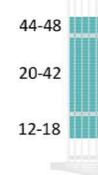
EMERALD MANSION DESIGN COMPONENTS

FOYER	5 m ²
PWDR	2 m ²
LAUN.	3 m ²
LIVING & DINNING	31 m ²
KITCHEN	13 m ²
MASTER BEDROOM	26 m ²
BEDROOM	17 m ²
WALK-IN WARDROBE	10 m ²
MASTER BATH	12 m ²
BATH	6 m ²
POOL DECK	31 m ²
BATH	4 m ²
INFINITY POOL	28 m ²
TERRACE	34 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

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SAPPHIRE VILLA

2.5 BEDROOMS MANSION

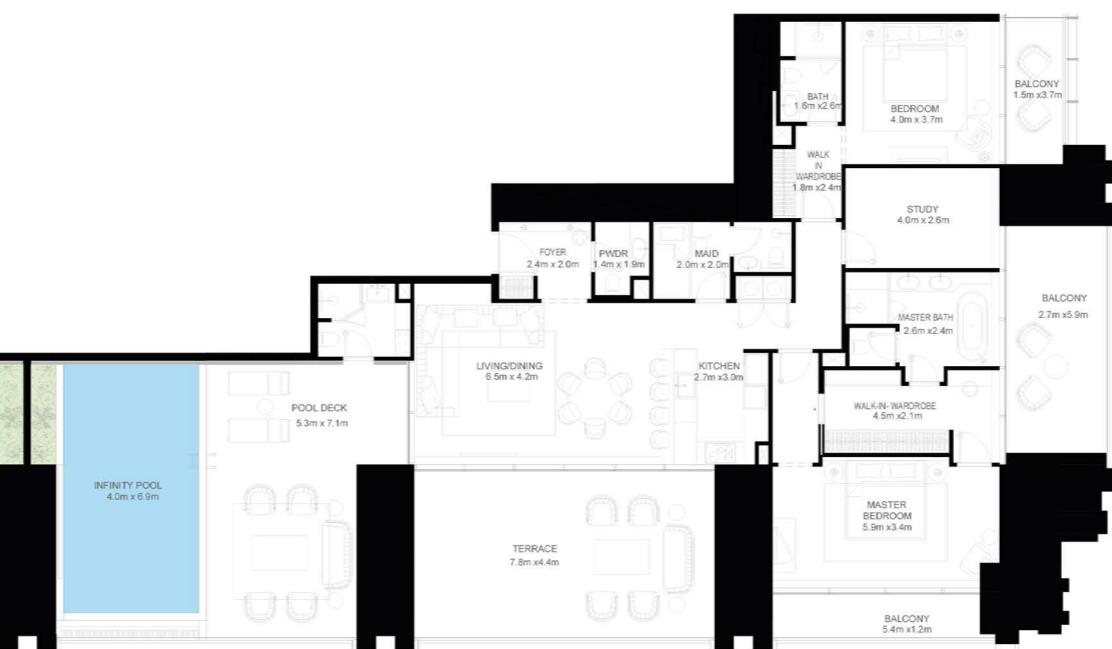
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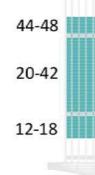
SAPPHIRE MANSION DESIGN COMPONENTS

FOYER	5 m ²
PWDR	2 m ²
LAUN.	1 m ²
LIVING & DINNING	28 m ²
KITCHEN	11 m ²
MASTER BEDROOM	20m ²
BEDROOM	15 m ²
WALK-IN WARDROBE	10 m ²
MASTER BATH	10 m ²
BATH	4 m ²
MAID	6 m ²
POOL DECK	31 m ²
BATH	4 m ²
STUDY	10 m ²
INFINITY POOL	28 m ²
TERRACE	34 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

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SAPPHIRE VILLA

2.5 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th, L44 th to L48 th FLOOR PLAN



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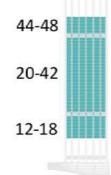
SAPPHIRE MANSION DESIGN COMPONENTS

FOYER	5 m ²
PWDR	2 m ²
LAUN.	1 m ²
LIVING & DINNING	28 m ²
KITCHEN	11 m ²
MASTER BEDROOM	20m ²
BEDROOM	15 m ²
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STUDY	10 m ²
INFINITY POOL	28 m ²
TERRACE	34 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
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WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

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DOORS IRONMONGERY	ZAHAA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

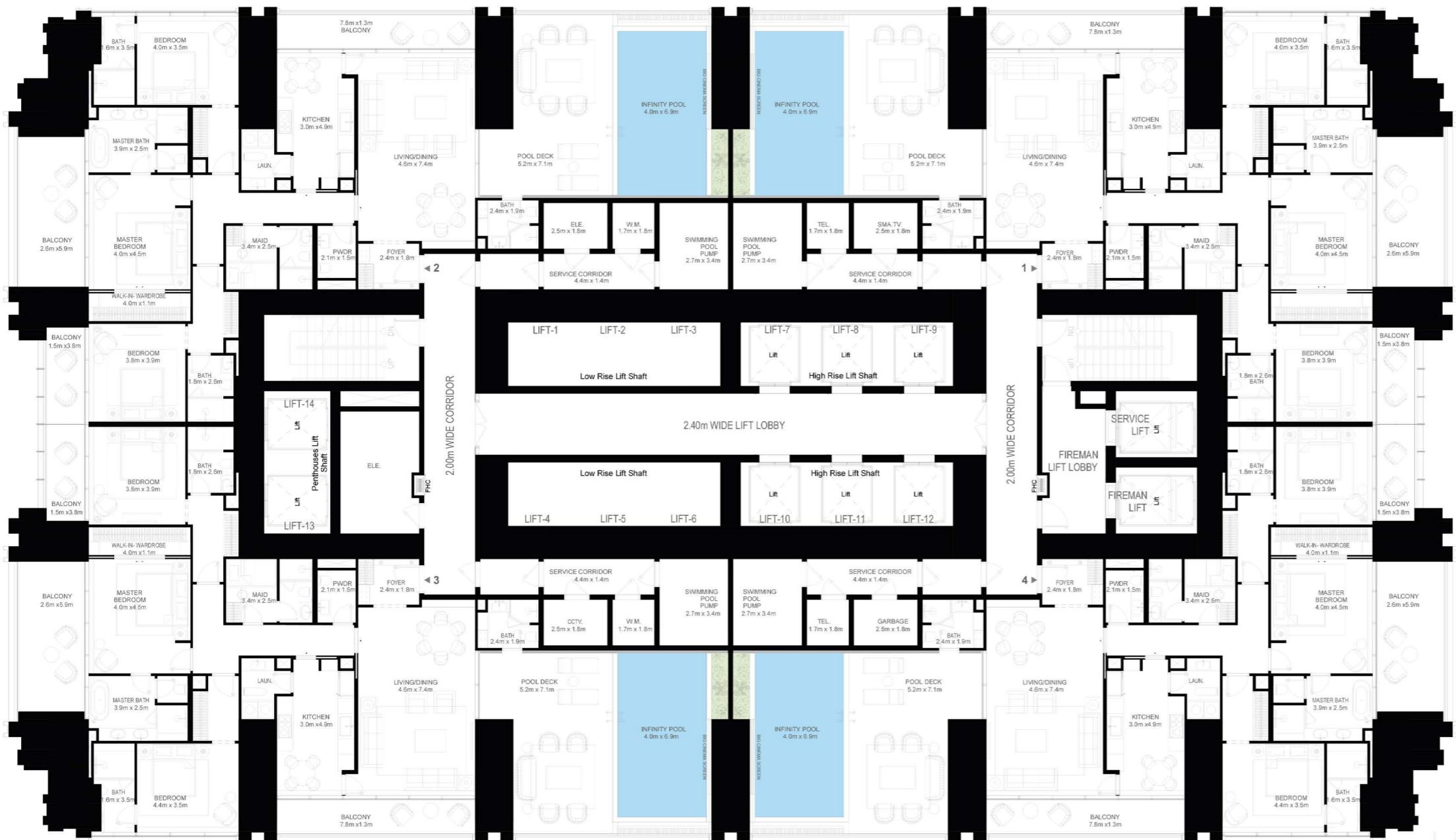
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RUBY VILLA

3 BEDROOMS MANSIONS

L49th to L82 th FLOOR PLAN



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS
GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

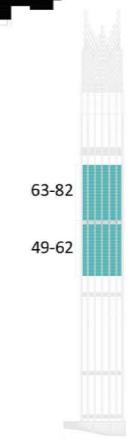
ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operate quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

- PRIVATE POOL SIZES
- 4.00 X 7.00 X 1.00
 - 5.00 X 10.0 X 1.00

- NUMBER OF PARKING
- 2 BR EMERALD WING : 2 PARKINGS
 - 2.5 BR SAPPHIRE WING : 2 PARKINGS
 - 3 BR DIAMOND WING : 2 PARKINGS
 - 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
 - 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
 - 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS



RUBY VILLA

3 BEDROOMS MANSION

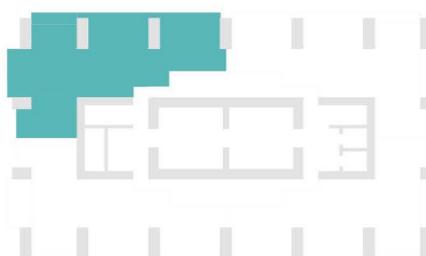
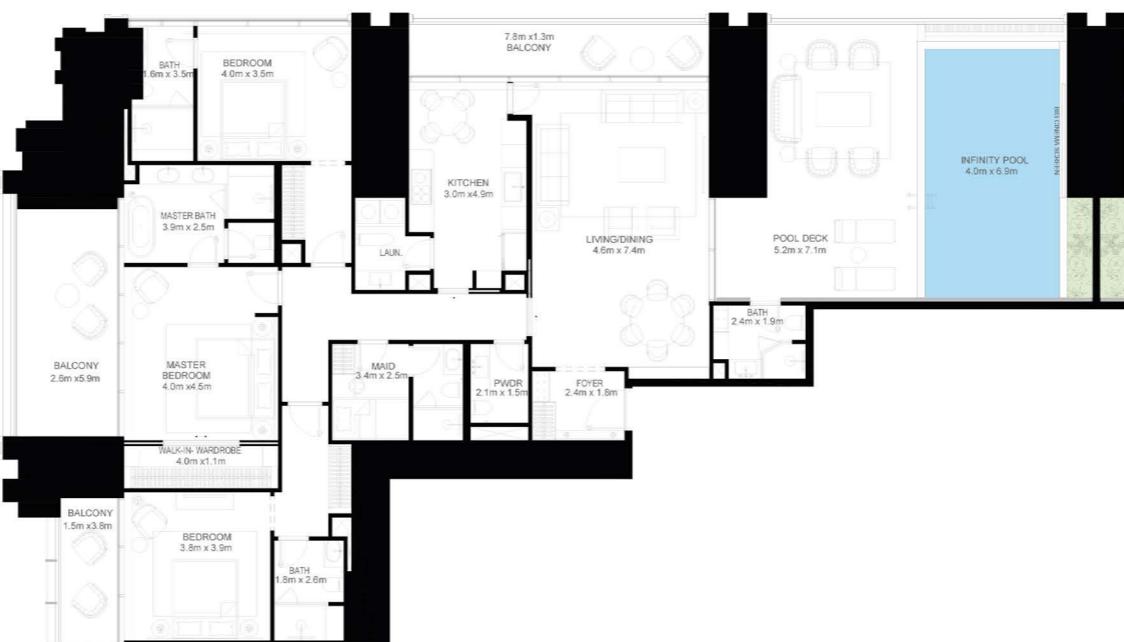
L49th to L82 th FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	194 m ²	2087 ft ²
BALCONY AREA	112 m ²	1201 ft ²
TOTAL UNIT AREA	306 m ²	3288 ft ²

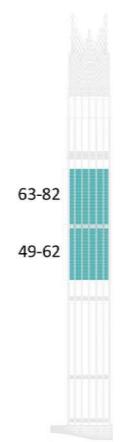
0303 MANSION DESIGN COMPONENTS

FOYER	4 m ²
PWDR	3 m ²
LAUN.	9 m ²
LIVING & DINNING	35 m ²
KITCHEN	15 m ²
MASTER BEDROOM	18 m ²
BEDROOM	15 m ²
BEDROOM	14 m ²
WALK-IN WARDROBE	4 m ²
MASTER BATH	10 m ²
BATH	5 m ²
BATH	6 m ²
POOL DECK	31 m ²
BATH	4 m ²
MAID	8 m ²
INFINITY POOL	28 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLOSS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

RUBY VILLA

3 BEDROOMS MANSION

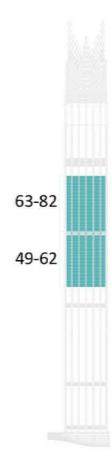
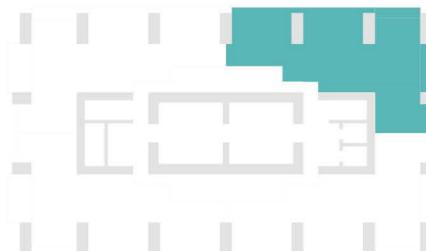
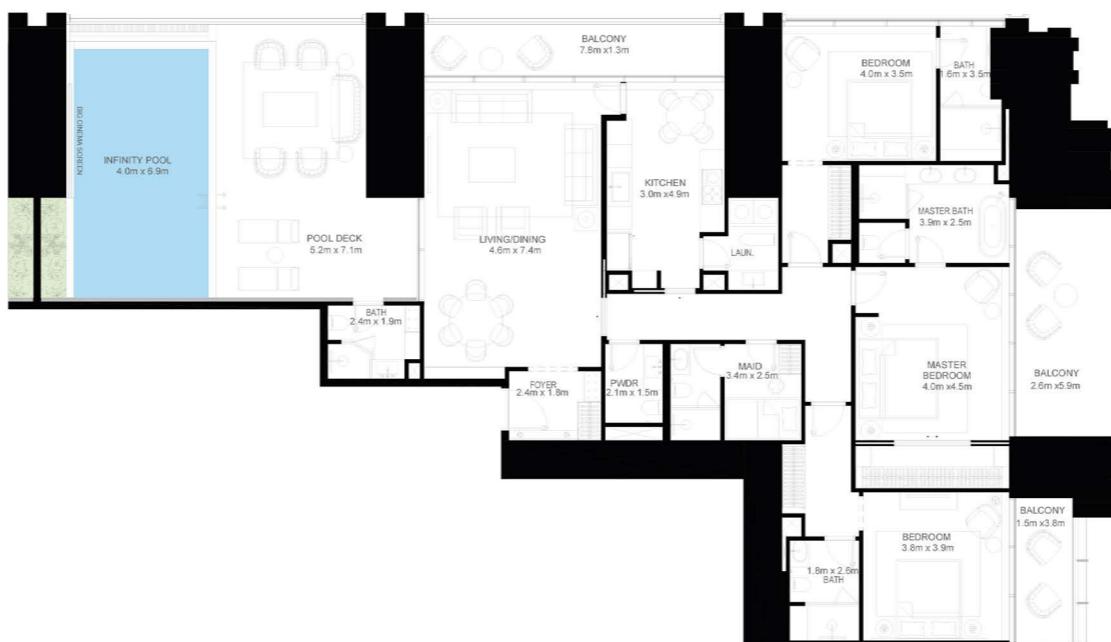
L49th to L82 th FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	194 m ²	2087 ft ²
BALCONY AREA	112 m ²	1201 ft ²
TOTAL UNIT AREA	306 m ²	3288 ft ²

0303 MANSION DESIGN COMPONENTS

FOYER	4 m ²
PWDR	3 m ²
LAUN.	9 m ²
LIVING & DINNING	35 m ²
KITCHEN	15 m ²
MASTER BEDROOM	18 m ²
BEDROOM	15 m ²
BEDROOM	14 m ²
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MASTER BATH	10 m ²
BATH	5 m ²
BATH	6 m ²
POOL DECK	31 m ²
BATH	4 m ²
MAID	8 m ²
INFINITY POOL	28 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLOSS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

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RUBY VILLA

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN



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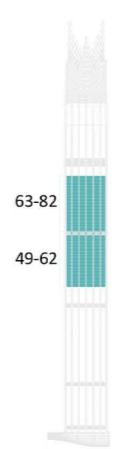
0303 MANSION DESIGN COMPONENTS

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BEDROOM	15 m ²
BEDROOM	14 m ²
WALK-IN WARDROBE	4 m ²
MASTER BATH	10 m ²
BATH	5 m ²
BATH	6 m ²
POOL DECK	31 m ²
BATH	4 m ²
MAID	8 m ²
INFINITY POOL	28 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

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RUBY VILLA

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN



AREA	SQ. M	SQ. FT
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BEDROOM	14 m ²
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MASTER BATH	10 m ²
BATH	5 m ²
BATH	6 m ²
POOL DECK	31 m ²
BATH	4 m ²
MAID	8 m ²
INFINITY POOL	28 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
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MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

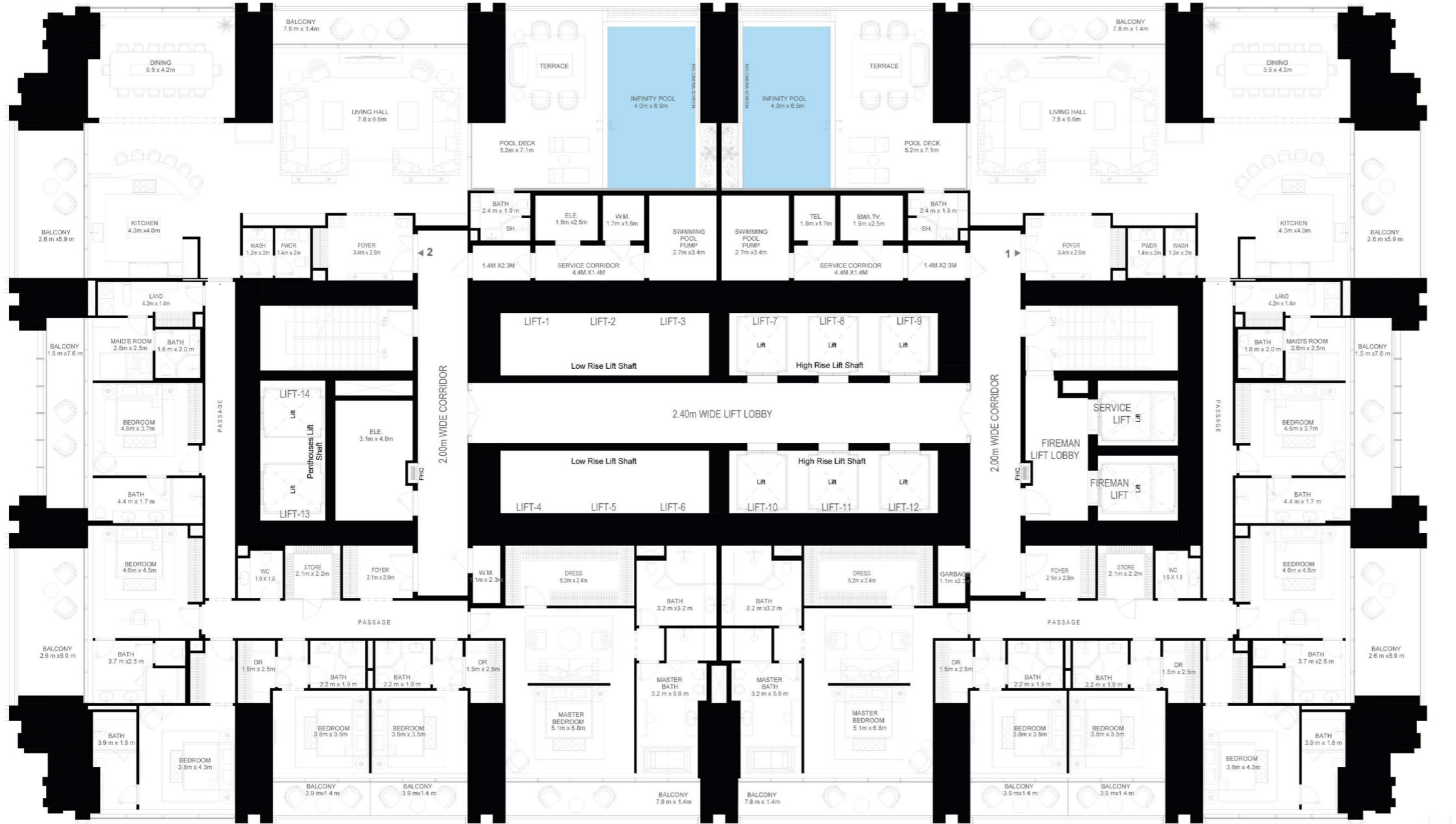
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FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS
GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
2. Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management: Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operate quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

- PRIVATE POOL SIZES
- 4.00 X 7.00 X 1.00
 - 5.00 X 10.0 X 1.00

- NUMBER OF PARKING
- 2 BR EMERALD WING : 2 PARKINGS
 - 2.5 BR SAPPHIRE WING : 2 PARKINGS
 - 3 BR DIAMOND WING : 2 PARKINGS
 - 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
 - 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
 - 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS

FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

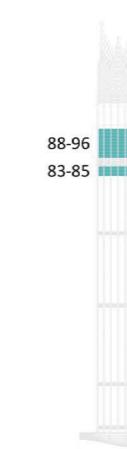
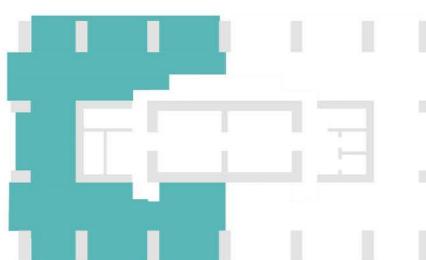
L83 th to L85 th, L88 th to 96 th FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

0303 MANSION DESIGN COMPONENTS

FOYER	10 m ²
FOYER	5 m ²
PWDR	3 m ²
WASH	2 m ²
DINNING	25 m ²
LIVING	58 m ²
KITCHEN	35 m ²
MASTER BEDROOM	35 m ²
BEDROOM	17 m ²
BEDROOM	19 m ²
BEDROOM	17 m ²
BEDROOM	13 m ²
BEDROOM	13 m ²
MASTER BATH	25 m ²
BATH	9 m ²
BATH	7 m ²
BATH	4 m ²
BATH	4 m ²
BATH	8 m ²
DRESS	12 m ²
WALK-IN WARDROBE	4 m ²
WALK-IN WARDROBE	4 m ²
WALK-IN WARDROBE	4 m ²
POOL DECK	31 m ²
BATH	4 m ²
MAID	7 m ²
LAUN	6 m ²
BATH	3 m ²
INFINITY POOL	28 m ²
WC	3 m ²
STONE	5 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

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FLEUR DE JARDIN SKY MANSION

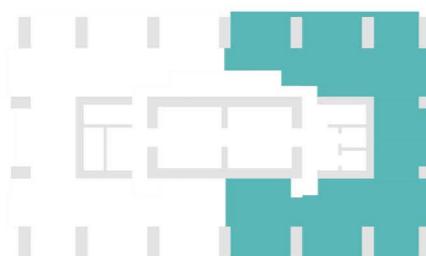
6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

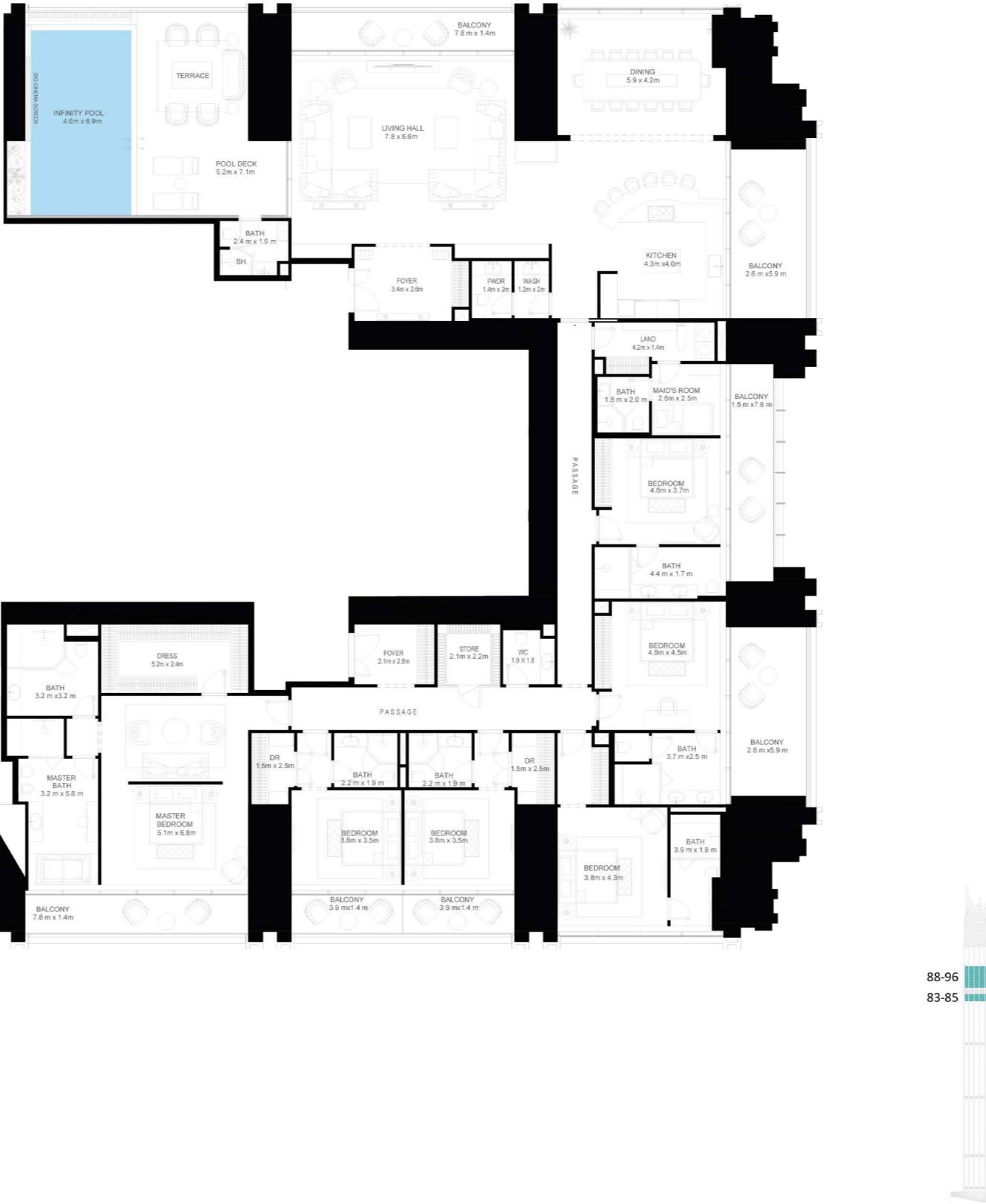
0303 MANSION DESIGN COMPONENTS

FOYER	10 m ²
FOYER	5 m ²
PWDR	3 m ²
WASH	2 m ²
DINNING	25 m ²
LIVING	58 m ²
KITCHEN	35 m ²
MASTER BEDROOM	35 m ²
BEDROOM	17 m ²
BEDROOM	19 m ²
BEDROOM	17 m ²
BEDROOM	13 m ²
BEDROOM	13 m ²
MASTER BATH	25 m ²
BATH	9 m ²
BATH	7 m ²
BATH	4 m ²
BATH	4 m ²
BATH	8 m ²
DRESS	12 m ²
WALK-IN WARDROBE	4 m ²
WALK-IN WARDROBE	4 m ²
WALK-IN WARDROBE	4 m ²
POOL DECK	31 m ²
BATH	4 m ²
MAID	7 m ²
LAUN	6 m ²
BATH	3 m ²
INFINITY POOL	28 m ²
WC	3 m ²
STONE	5 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELE OR EQUIVALENT
DISH WASHER	MIELE OR EQUIVALENT
WASHING MACHINE	MIELE OR EQUIVALENT
MICROWAVE	MIELE OR EQUIVALENT
OVEN	MIELE OR EQUIVALENT
ICE MAKER	MIELE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

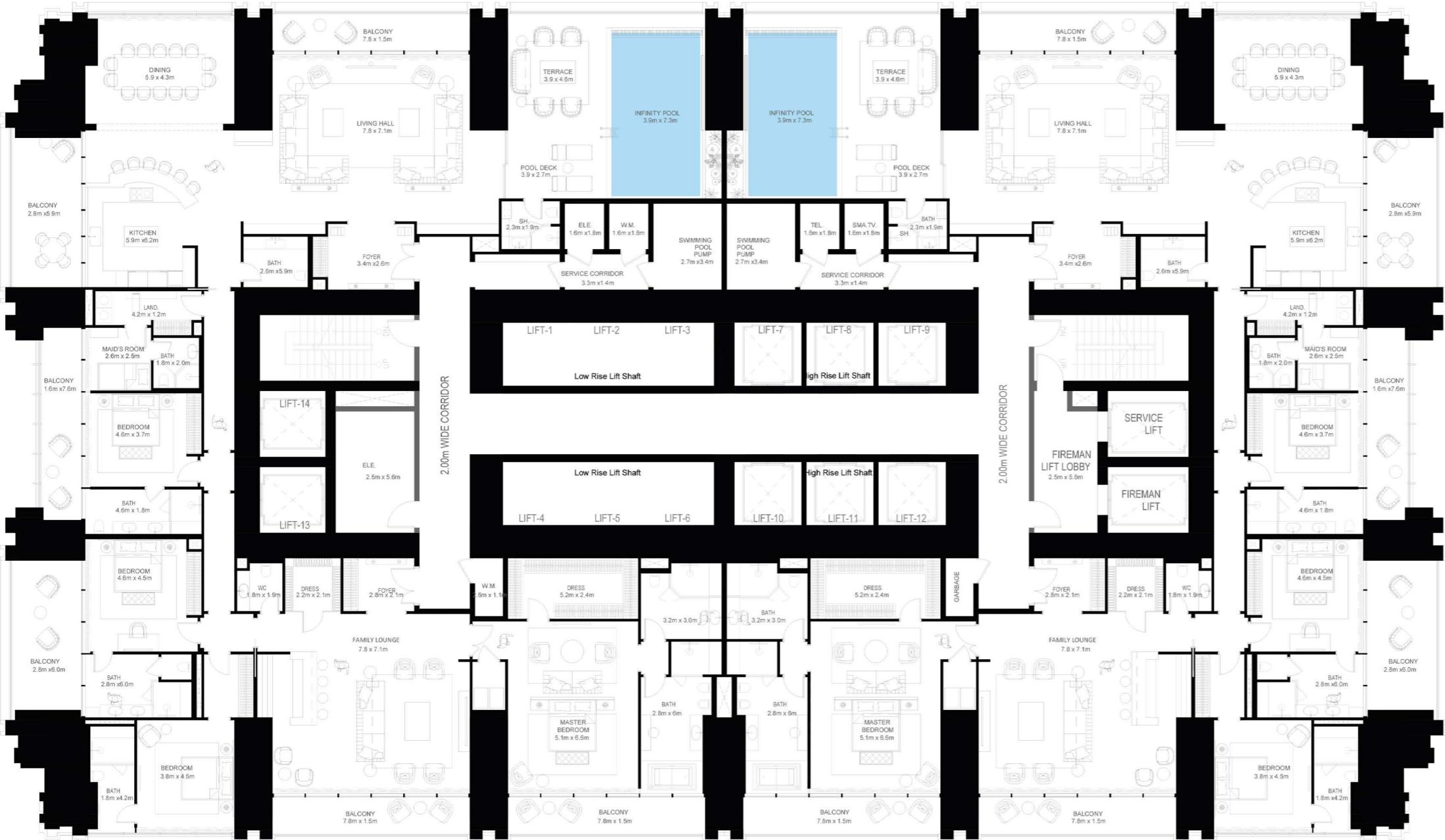
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DIAMOND SKY MANSION

4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS
GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operate quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

- PRIVATE POOL SIZES**
- 4.00 X 7.00 X 1.00
 - 5.00 X 10.0 X 1.00

- NUMBER OF PARKING**
- 2 BR EMERALD WING : 2 PARKINGS
 - 2.5 BR SAPPHIRE WING : 2 PARKINGS
 - 3 BR DIAMOND WING : 2 PARKINGS
 - 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
 - 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
 - 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS

DIAMOND SKY MANSION

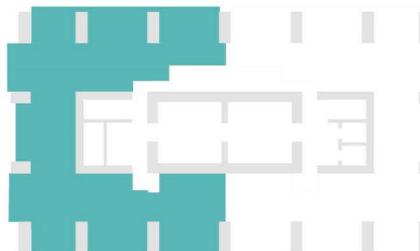
4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

0303 MANSION DESIGN COMPONENTS

DINING	25 m ²
LIVING HALL	59 m ²
TERRACE& POOL DECK	29 m ²
INFINITY POOL	28 m ²
KITCHEN	37 m ²
BATH	5 m ²
FOYER	9 m ²
SH.	4 m ²
LAUN.	6 m ²
MAID'S ROOM	6 m ²
BATH	4 m ²
BEDROOM	17 m ²
BATH	8 m ²
BEDROOM	17 m ²
BATH	10 m ²
BEDROOM	17 m ²
BATH	8 m ²
WC	3 m ²
DRESS	5 m ²
FOYER	6 m ²
FAMILY LOUNGE	57 m ²
MASTER BEDROOM	37 m ²
BATH	24 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

DIAMOND SKY MANSION

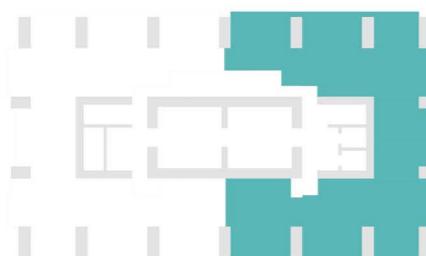
4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

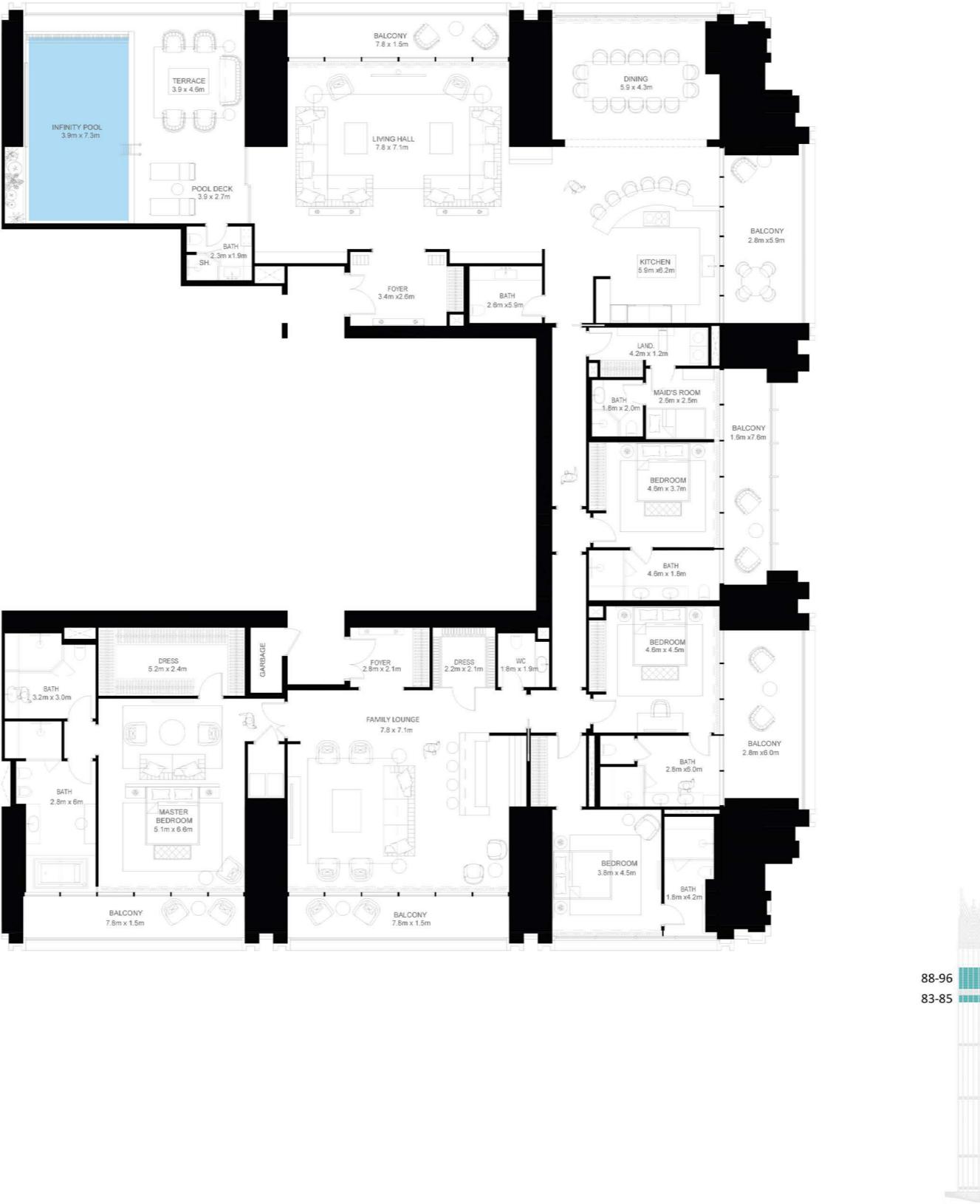
0303 MANSION DESIGN COMPONENTS

DINING	25 m ²
LIVING HALL	59 m ²
TERRACE& POOL DECK	29 m ²
INFINITY POOL	28 m ²
KITCHEN	37 m ²
BATH	5 m ²
FOYER	9 m ²
SH.	4 m ²
LAUN.	6 m ²
MAID'S ROOM	6 m ²
BATH	4 m ²
BEDROOM	17 m ²
BATH	8 m ²
BEDROOM	17 m ²
BATH	10 m ²
BEDROOM	17 m ²
BATH	8 m ²
WC	3 m ²
DRESS	5 m ²
FOYER	6 m ²
FAMILY LOUNGE	57 m ²
MASTER BEDROOM	37 m ²
BATH	24 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

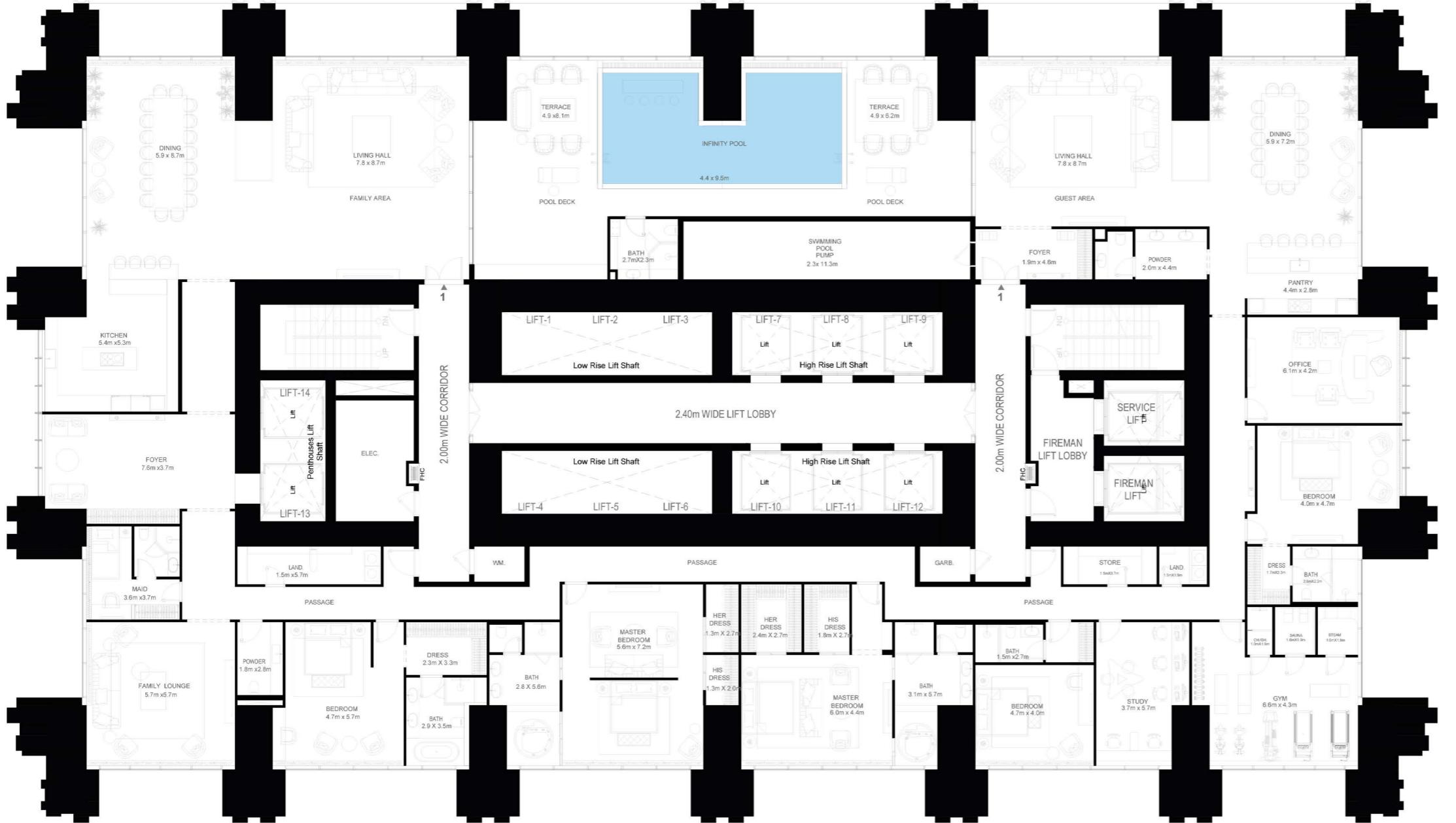


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ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS
GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
2. Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management: Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains: Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operate quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

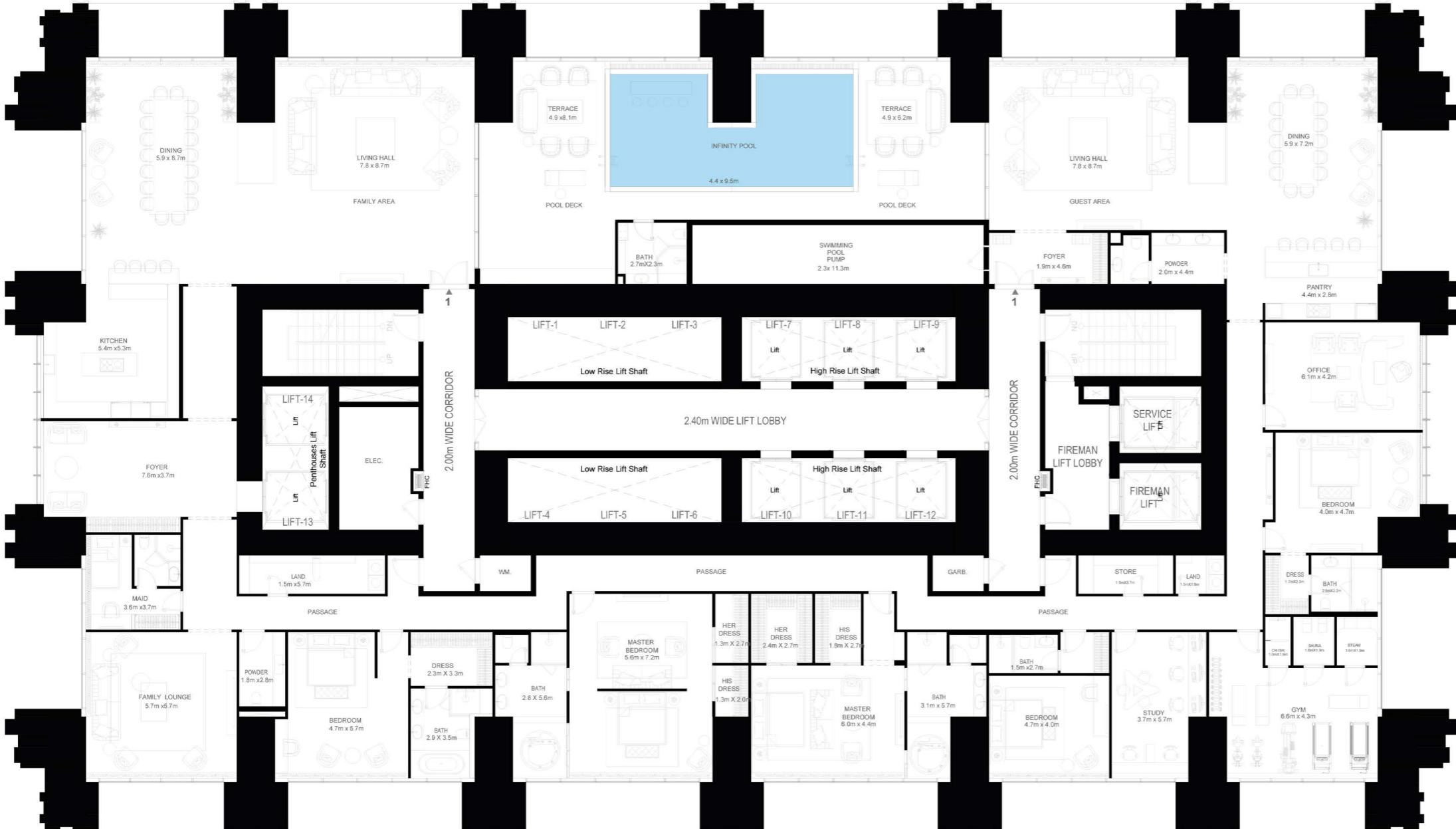
EXTRA FEATURES

- PRIVATE POOL SIZES
- 4.00 X 7.00 X 1.00
 - 5.00 X 10.0 X 1.00

- NUMBER OF PARKING
- 2 BR EMERALD WING : 2 PARKINGS
 - 2.5 BR SAPPHIRE WING : 2 PARKINGS
 - 3 BR DIAMOND WING : 2 PARKINGS
 - 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
 - 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
 - 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS

ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN



MANSION DESIGN COMPONENTS

DINING	61 m ²	WALK-IN- WARDROBE	4 m ²	BATH	14 m ²
LIVING HALL	68 m ²	BATH	6 m ²	MASTER BEDROOM	40 m ²
TERRACE& POOL DECK	40 m ²	LAUN.	9 m ²	HIS DRESS	3 m ²
INFINITY POOL	58 m ²	CH./SH.	2 m ²	HER DRESS	4 m ²
TERRACE& POOL DECK	27 m ²	SAUNA	3 m ²	BATH	14 m ²
LIVING HALL & GUEST AREA	58 m ²	STEAM	3 m ²	BEDROOM	28 m ²
SWIMMING POOL RUMP	26 m ²	GYM	30 m ²	BATH	10 m ²
BATH	6 m ²	STUDY	19 m ²	DRESS	7 m ²
FOYER	9 m ²	BATH	4 m ²	PWDR	5 m ²
PWDR	9 m ²	WALK-IN- WARDROBE	3 m ²	FAMILY LOUNGE	34 m ²
GUEST AREA	58 m ²	BEDROOM	19 m ²	STORE	14 m ²
DINING	39 m ²	BATH	14 m ²	FOYER	28 m ²
PANTRY	21 m ²	MASTER BEDROOM	30 m ²	KITCHEN	26 m ²
office	26 m ²	HIS DRESS	5 m ²	PASSAGE	88 m ²
BEDROOM	25 m ²	HER DRESS	7 m ²		

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	956 m ²	10290 ft ²
BALCONY AREA	141 m ²	1517 ft ²
TOTAL UNIT AREA	1097 m ²	11807 ft ²

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELE OR EQUIVALENT
DISH WASHER	MIELE OR EQUIVALENT
WASHING MACHINE	MIELE OR EQUIVALENT
MICROWAVE	MIELE OR EQUIVALENT
OVEN	MIELE OR EQUIVALENT
ICE MAKER	MIELE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	VILLEROY & BOCH OR EQUIVALENT
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

Disclaimer:

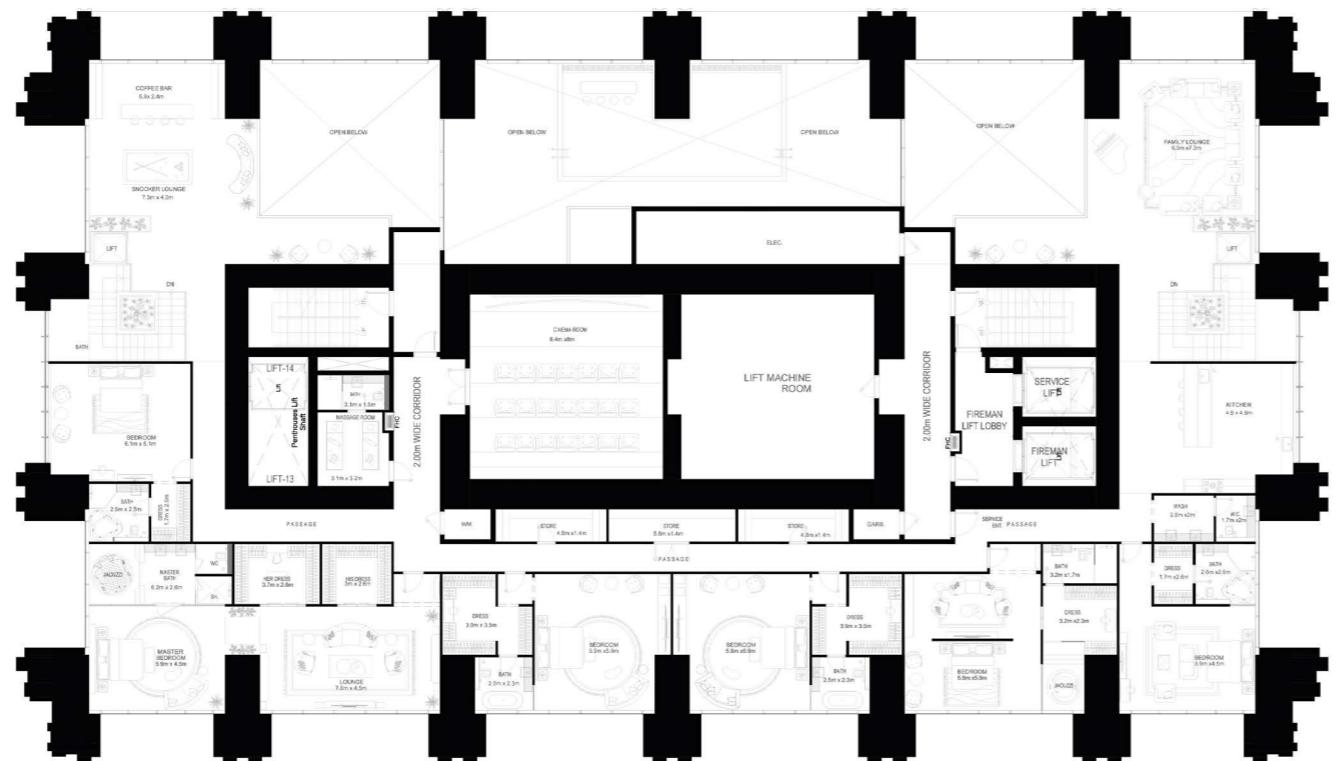
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BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

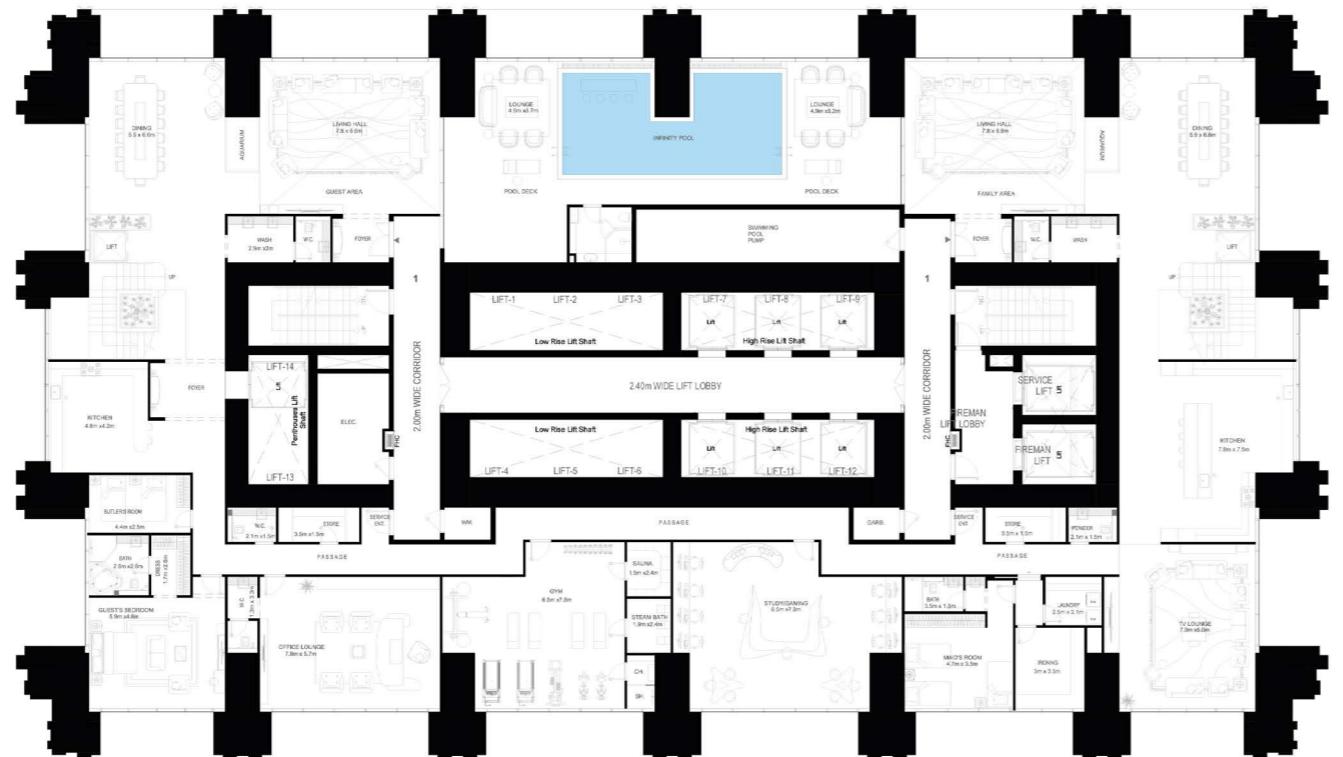
L103 rd and L104 FLOOR PLAN



UPPER FLOOR



LOWER FLOOR



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS
GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

1. Voice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
2. Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management: Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains: Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
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- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

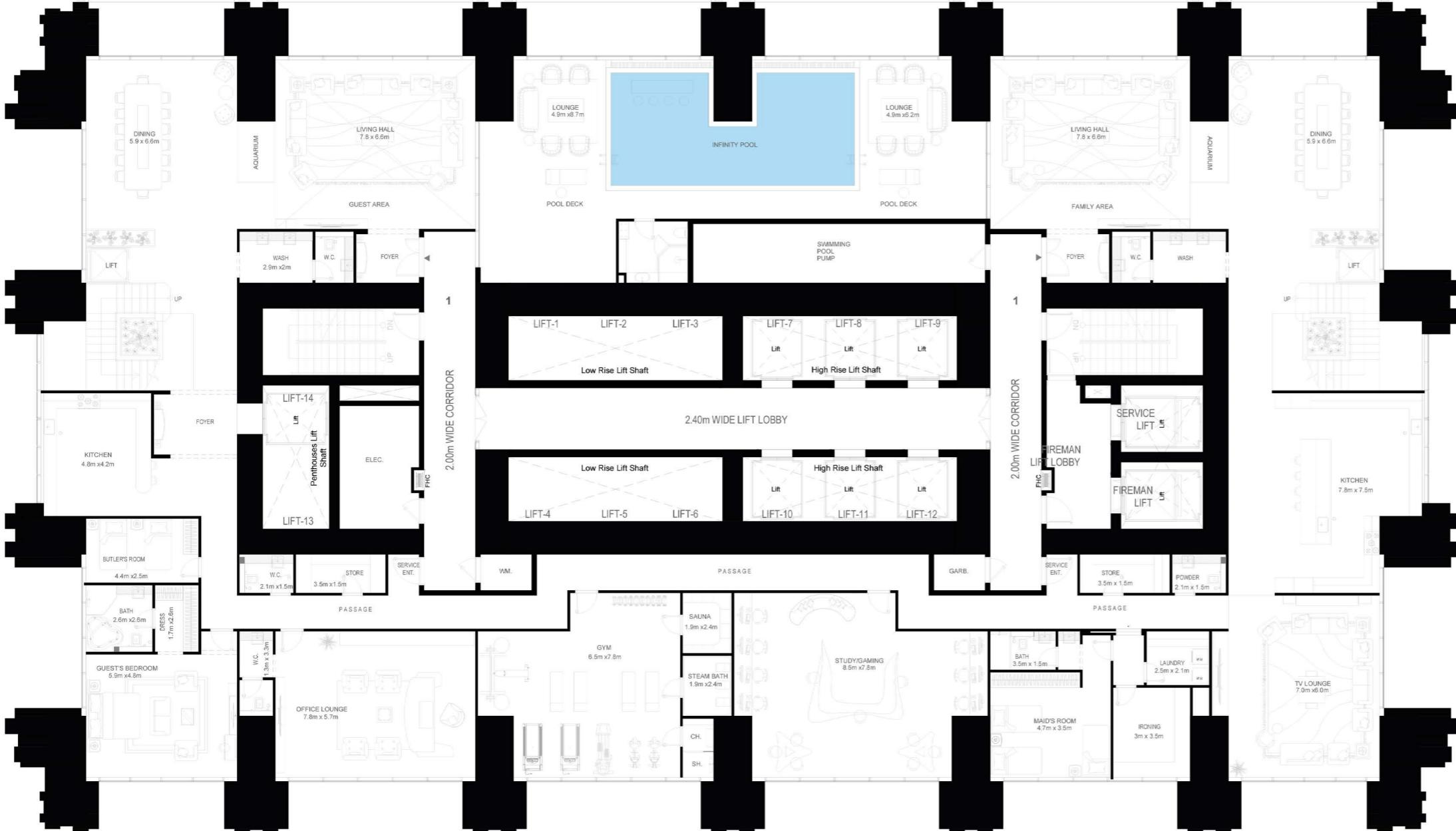
- PRIVATE POOL SIZES
- 4.00 X 7.00 X 1.00
 - 5.00 X 10.0 X 1.00

- NUMBER OF PARKING
- 2 BR EMERALD WING : 2 PARKINGS
 - 2.5 BR SAPPHIRE WING : 2 PARKINGS
 - 3 BR DIAMOND WING : 2 PARKINGS
 - 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
 - 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
 - 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE) : 12 PARKINGS

102 - 103

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

L103 rd FLOOR PLAN (LOWER FLOOR PLAN)



MANSION DESIGN COMPONENTS

LIVING HALL	58 m ²	BATH	5 m ²	PWDR.	3 m ²
DINING	49 m ²	MAID'S ROOM	21 m ²	STORE	5 m ²
STAIRS	29m ²	IRONING	11 m ²	PWDR.	3 m ²
FOYER	8 m ²	LAUN.	7 m ²	STORE	5 m ²
KITCHEN	22 m ²	TV. LOUNGE	44 m ²		
PASSAGE	67 m ²	KITCHEN	54 m ²		
BUTLER'S ROOM	11 m ²	STAIRS	29 m ²		
PWDR.	4 m ²	DINING	47 m ²		
OFFICE LOUNGE	45 m ²	LIVING HALL	58 m ²		
GYM	48m ²	SWIMMING POOL AREA	162 m ²		
SAUNA	4 m ²	PWDR.	9 m ²		
STEAM BATH	5 m ²	FOYER	5 m ²		
BATH	3 m ²	PWDR.	9 m ²		
STUDY/GAMING	61 m ²	FOYER	5 m ²		

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m ²	19853 ft ²
BALCONY AREA	156 m ²	1681 ft ²
TOTAL UNIT AREA	2000 m ²	21534 ft ²

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	VILLEROY & BOCH OR EQUIVALENT
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

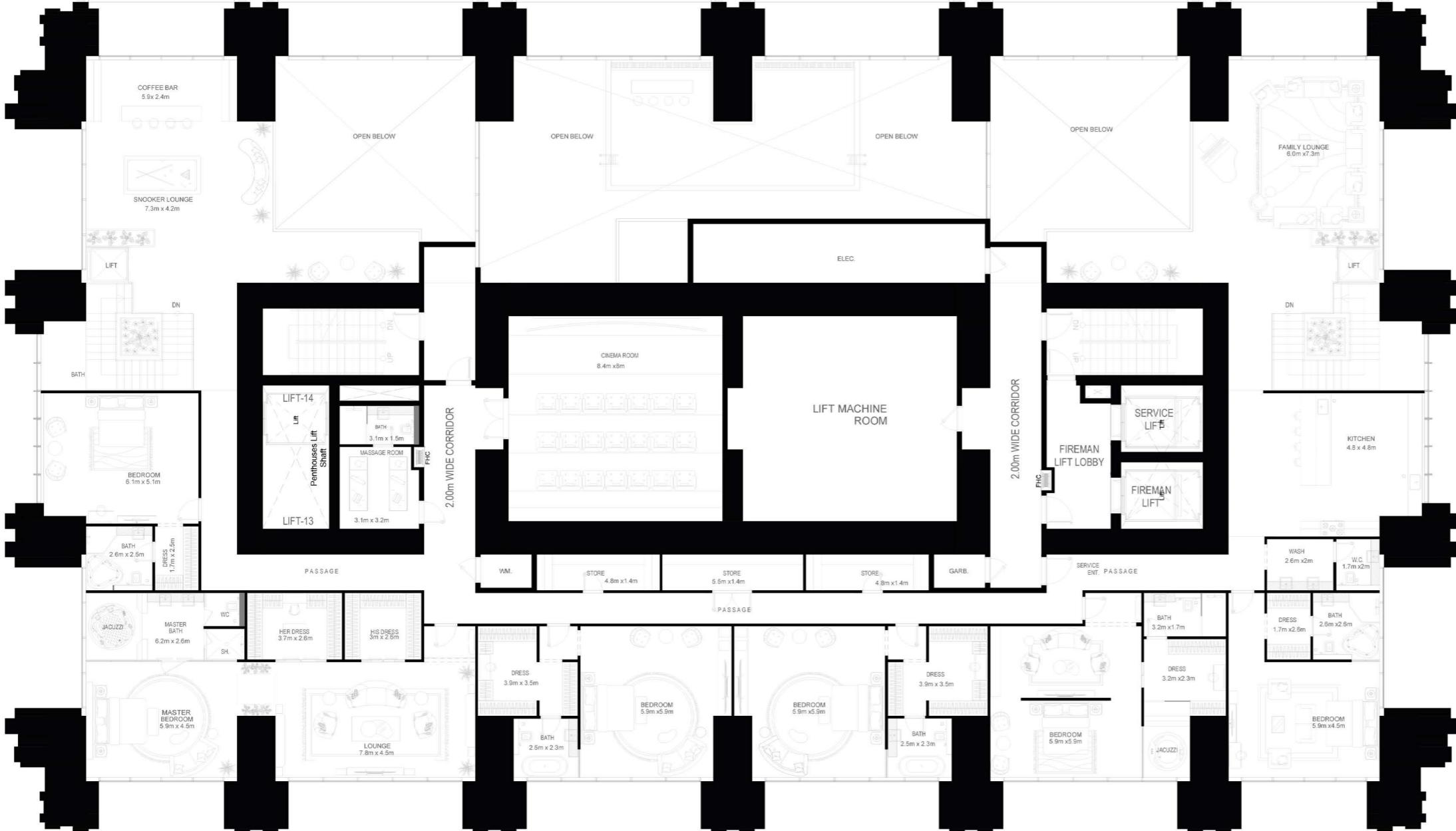
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102

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

L103 rd FLOOR PLAN (UPPER FLOOR PLAN)



MANSION DESIGN COMPONENTS

COFFEE PAR	14 m ²	DRESS	11 m ²	BEDROOM	30 m ²
SNOOKER LOUNGE	49 m ²	BATH	10 m ²	DRESS	4 m ²
STAIRS&LIFT	38 m ²	BEDROOM	35 m ²	BATH	7 m ²
BEDROOM	31 m ²	DRESS	11 m ²	WASH	5 m ²
BATH	18 m ²	BATH	10 m ²	W.C.	3 m ²
WALK-IN WARDROBE	8 m ²	BEDROOM	38 m ²	PASSAGE	72 m ²
MASTER BEDROOM	30 m ²	DRESS	8 m ²	KITCHEN	41 m ²
LOUNGE	38 m ²	BATH	11 m ²	STAIRS&LIFT	38 m ²
HIS DRESS	8 m ²	STORE	8 m ²	FAMILY LOUNG	62 m ²
HER DRESS	10 m ²	STORE	7 m ²	MESSAGE ROOM	10 m ²
BATH	5 m ²			W.M.	3 m ²
STORE	7 m ²				
MASTER BATH	18 m ²				
BEDROOM	35 m ²				

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m ²	19853 ft ²
BALCONY AREA	156 m ²	1681 ft ²
TOTAL UNIT AREA	2000 m ²	21534 ft ²

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	VILLEROY & BOCH OR EQUIVALENT
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHIA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

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BINGHATTI | JACOB&CO