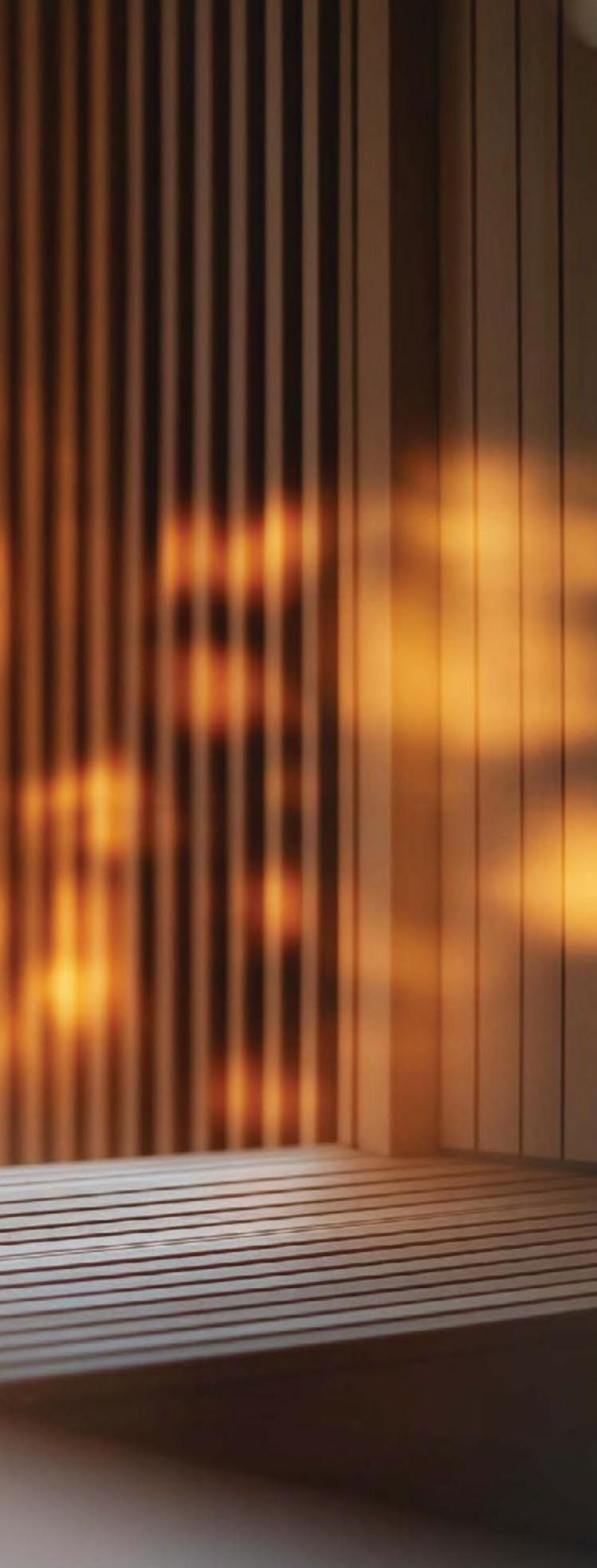


BINGHATTI  
FLARE

DIGITAL BROCHURE

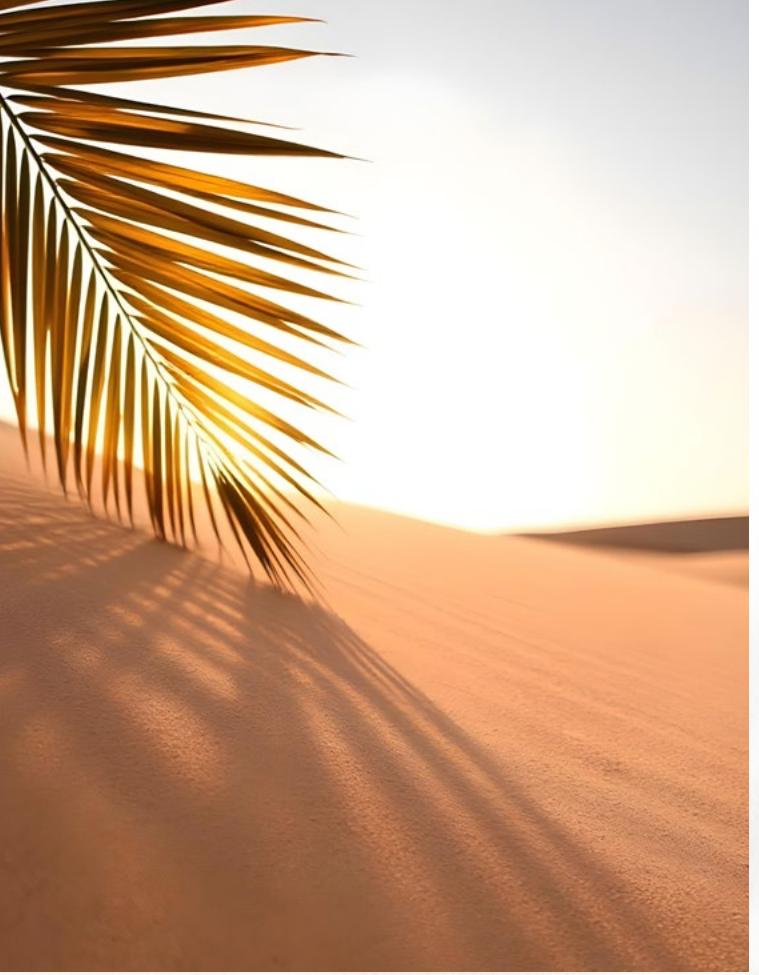






## A Vision Takes Form

Picture a vision that bursts from the grid. A gesture of **architectural brilliance**. Here, Flare takes shape — proof of the lasting power of sculpted light, a signal against the ordinary. Rising above the landscape, Flare is more than a residence; it is an iconic architectural statement, a testament to the enduring power of design to capture and shape the intangible, setting a new benchmark for the **future of luxury living**.



# The Architecture of Feeling

Flare's design is a symphony of lines and light, a carefully orchestrated composition that evokes a sense of wonder and intrigue. It's an architecture that transcends mere functionality, capturing the very essence of human emotion, reflecting **Binghatti's artistic excellence**.



Its radial design  
*captures*  
time and space.

Within these walls, symmetry and flow speak the unspoken. A dialogue between the tangible and the ethereal. Light, a powerful force, shapes the moments in-between. A monument to the enduring nature of form.

An outward energy  
*transformed*  
into internal quiet.



# A Gateway to a Vibrant Life

Flare is strategically located in **Jumeirah Village Triangle (JVT)**, a thriving community known for its family-friendly atmosphere and **convenient access to Dubai's key destinations**.

	Dubai Marina & Harbour 10 minutes
	Ain Dubai 10 minutes
	Dubai Autodrome 10 minutes
	Ibn & Dubai Festival City 10 minutes
	Palm Jumeirah 12 minutes
	Expo City Dubai 15 minutes
	Burj Al Arab & Jumeirah Beach 20 minutes
	Al Maktoum Intl. Airport 22 minutes
	Palm Jebel Ali 25 minutes







## A Luminous Vessel of Intangible Moments

A place where the **architecture of feeling** is made real. This visionary landmark development redefines contemporary living, offering an innovative blend of architectural brilliance and emotional resonance. Comprising **two iconic towers**, the development offers a diverse range of residences designed to cater to discerning individuals and families.





## PROJECT FACTS

# A Curated Collection of Residences

### PROPERTY TYPE:

Residential & Retails

### PLOT AREA:

**Binghatti Flare 01:** 10805.57 SQ.M / 116310.07 SQFT

**Binghatti Flare 02:** 7778.00 SQ.M / 83721.61 SQFT

### DESCRIPTION:

#### **Binghatti Flare 01:**

1B + G + 4P + H.C + 40 Residential Floors

+ 2 Mechanical Room + Roof

#### **Binghatti Flare 02:**

2B + G + 4P + 34 Residential Floors

+ 2 Mechanical Room + Roof

#### **Binghatti Flare 01:**

##### NUMBER OF UNITS:

Studio:	285	3 Bedroom:	5
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1 Bedroom:	396	4 Bedroom:	2
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2 Bedroom:	114
------------	-----

#### **Binghatti Flare 02:**

##### NUMBER OF UNITS:

Studio:	252	3 Bedroom:	4
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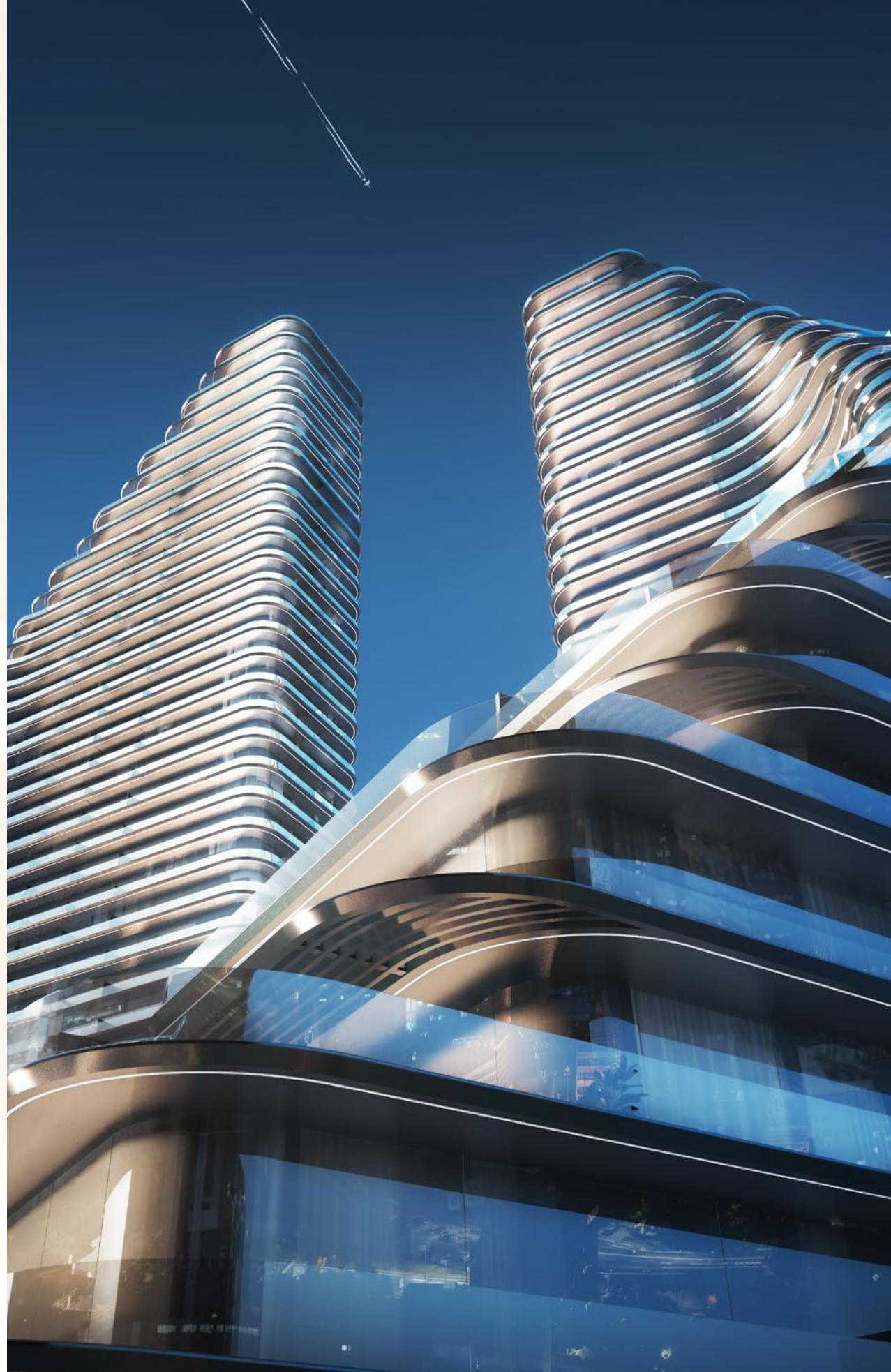
1 Bedroom:	265	4 Bedroom:	1
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2 Bedroom:	54
------------	----

##### TOTAL UNITS:

Total Residential Units: 1378

Shops (Ground and Podium 1): 79





Here, where  
*sophistication*  
meets serenity

The city's hum softens gently. A luminous vessel of intangible moments. A place where the architecture of feeling is made real. Step into a world where design transcends the ordinary, creating a sanctuary

Where emotions are  
nurtured and experiences  
are *elevated*.





# A Symphony of Space

Step into residences that redefine  
contemporary elegance.



Expansive layouts, floor-to-ceiling windows, and meticulous attention to detail create a living experience that is both luxurious and inviting. Each residence is designed to be a haven of tranquility, a place where residents can escape the city's energy and reconnect with themselves.



## Curated interplay of light and form

Where every detail is designed to enhance the living experience. A sophisticated palette of colours and textures creates an atmosphere of **refined elegance** that radiates.

A lifestyle of unparalleled comfort, convenience, and sophistication. It's a place where residents can escape the ordinary and embrace a **life of elevated experiences**.

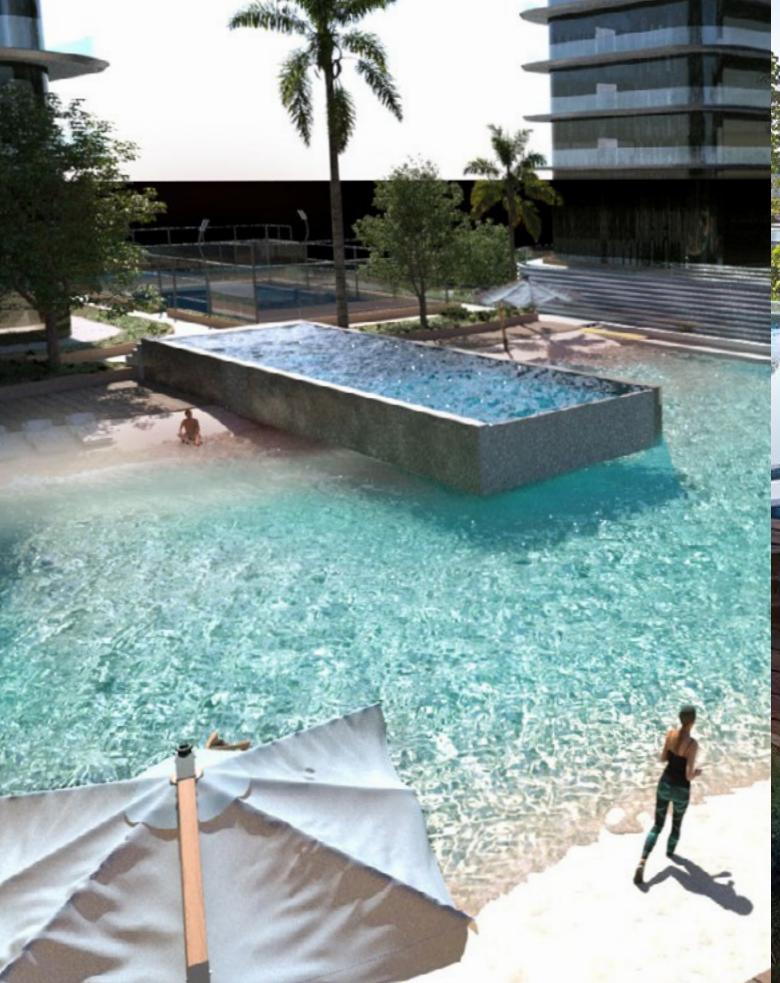


The background image shows a panoramic view of a city skyline at night, dominated by the illuminated Burj Khalifa. The city lights create a dense grid pattern against a dark sky.

## A Legacy of Lasting Brilliance

Picture a vision that bursts from the grid. A gesture of brilliance. Proof of the lasting power of sculpted light, a signal against the ordinary. Flare is more than a residence; it's a legacy, a lasting structure of brilliance that will endure for generations. It's an investment in a lifestyle of unparalleled quality and timeless elegance.





PROJECT AMENITIES

## An Oasis of Lifestyle

Flare offers a curated selection of world-class amenities designed to enhance your well-being and create a vibrant community atmosphere,



POOL DECK



PRIVATE POOLS  
FOR SKY TERRACE  
APARTMENTS



ARTIFICIAL BEACH



LUXURY LOBBY



GYM & FITNESS



RUNNING LANE



SKYLINE VIEW



LANDSCAPE  
RECREATIONAL AREA



PADDLE COURT



RETAIL AND  
SHOPPING



CHILDREN'S WET  
AND DRY PLAY AREA

These amenities provide residents with opportunities to relax, rejuvenate, socialise, and stay active, all within the comfort of their own community.



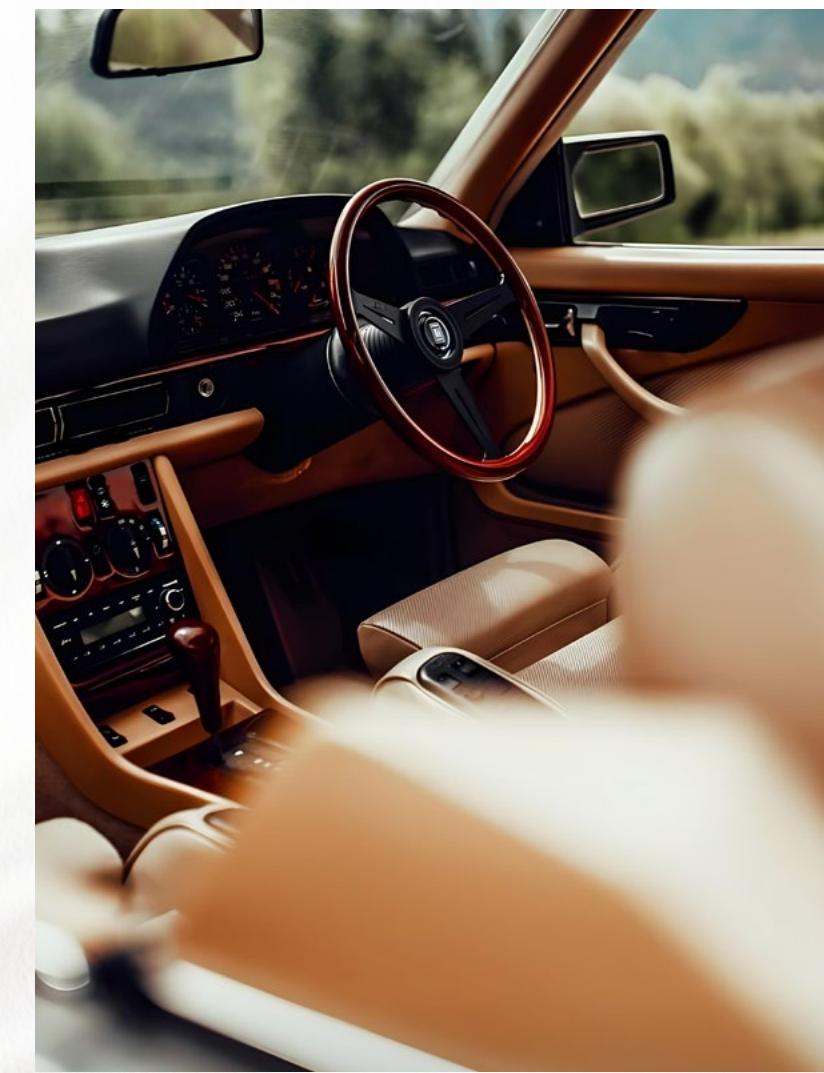
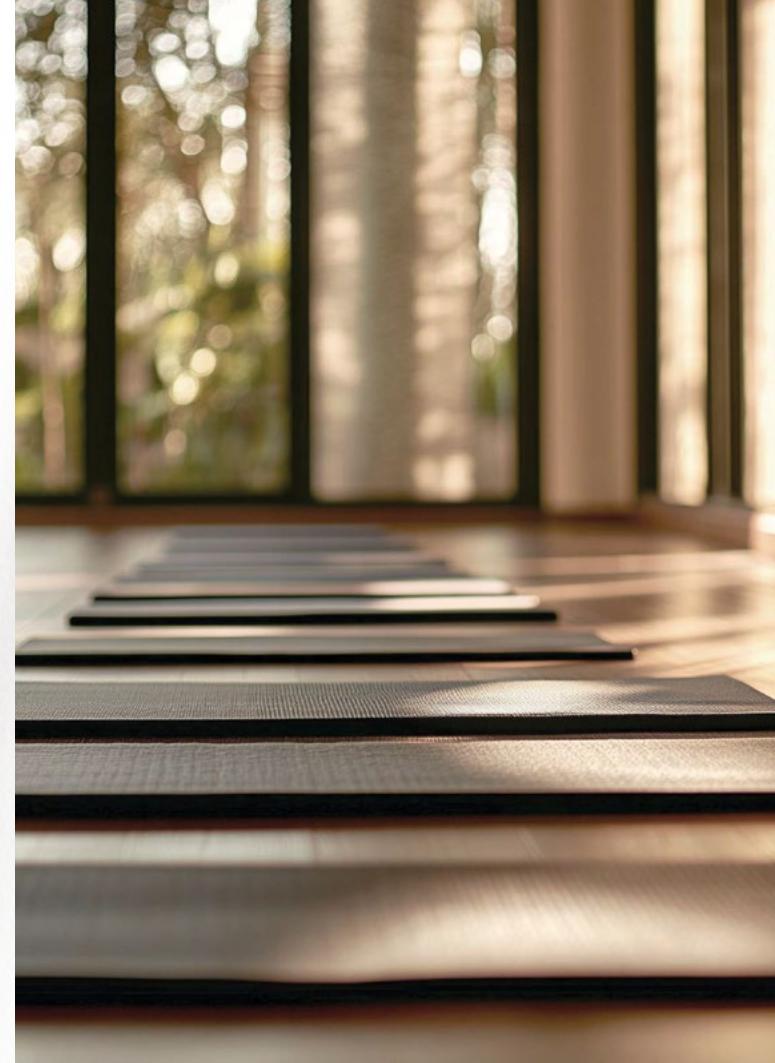
# Crafted with Vision

COMMITMENT TO QUALITY AND CRAFTSMANSHIP



Every aspect and every detail, from the building's structure and innovative design to the interior finishes and sustainable building practices, is carefully considered and meticulously executed.





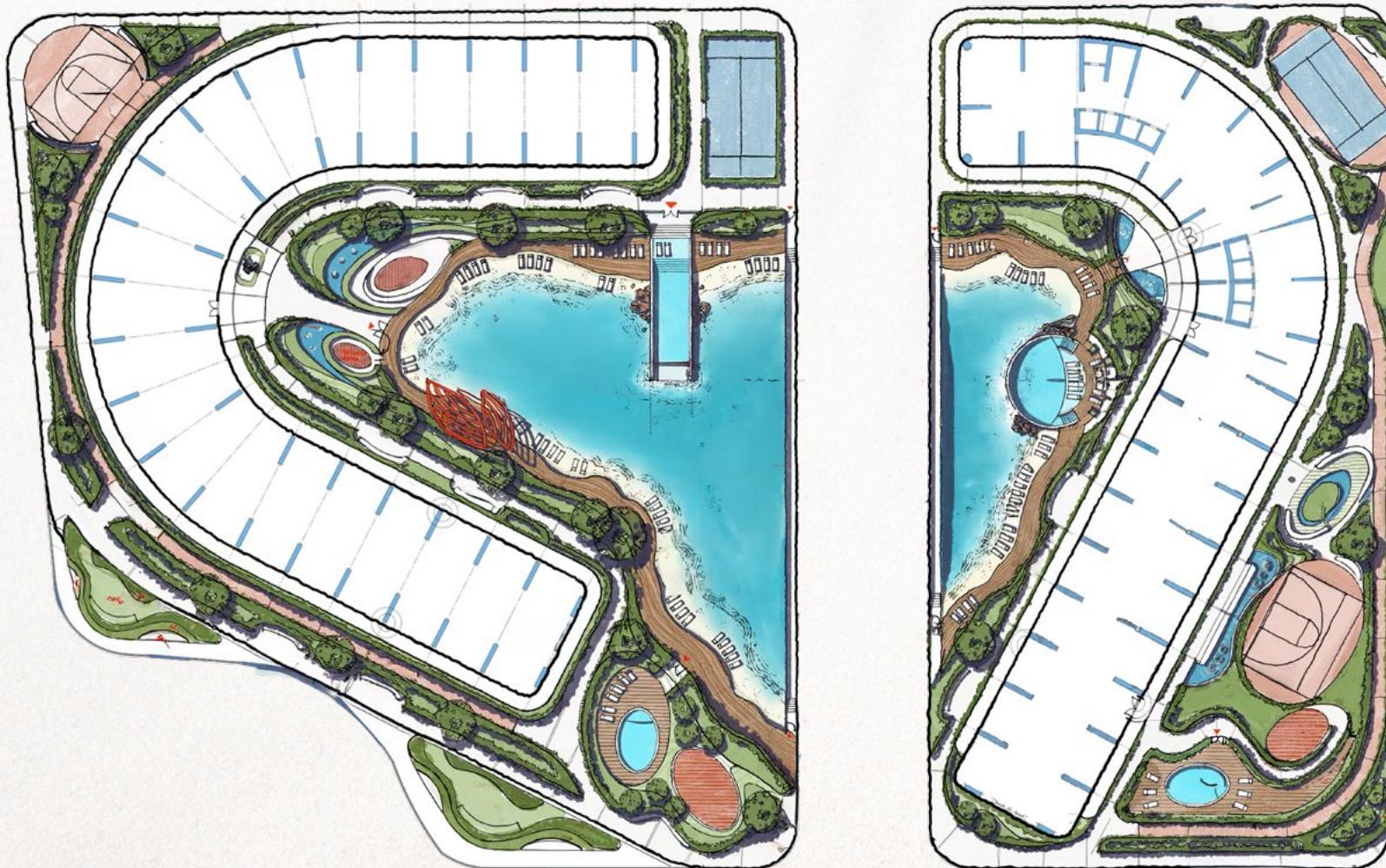
## A Symphony of lines and light

a carefully orchestrated composition that evokes a sense of wonder and intrigue. It's an architecture that transcends mere functionality, capturing the very essence of human emotion.



FLOOR PLANS

## Layouts Crafted *for* Comfort and Space

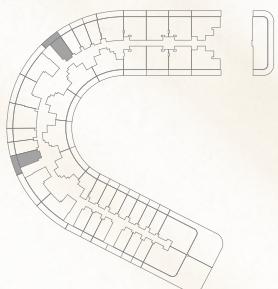
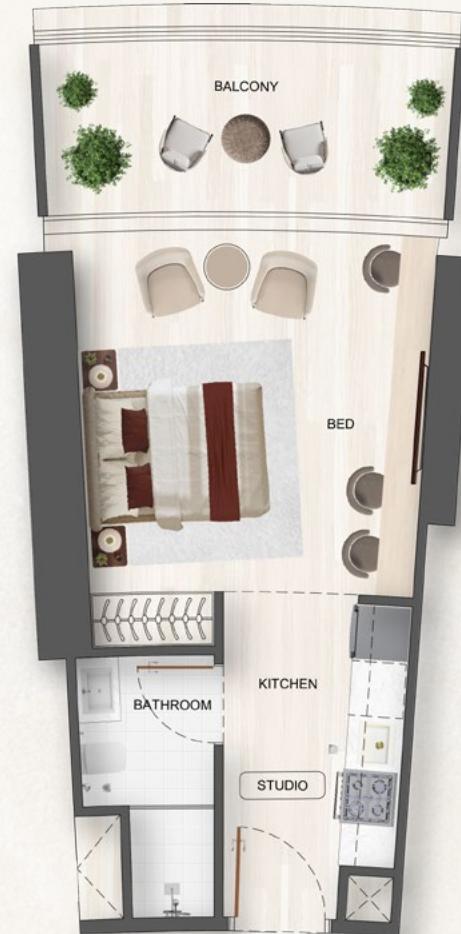


Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to exceptional 4 bedroom residences, Flare offers a space for every discerning individual.



# UNIT TYPE - STUDIO

BINGHATTI FLARE 01

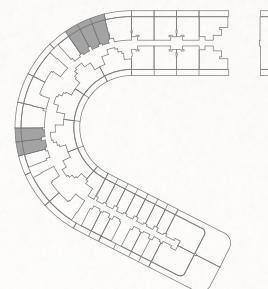


## AREA SQ. M SQ. FT

SUITE AREA	30.00 m <sup>2</sup>	322.92 ft <sup>2</sup>
BALCONY AREA	13.00 m <sup>2</sup>	139.93 ft <sup>2</sup>
TOTAL UNIT AREA	43.00 m <sup>2</sup>	462.85 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

STUDIO	16 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



## AREA SQ. M SQ. FT

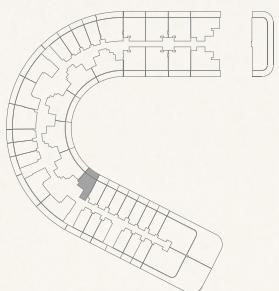
SUITE AREA	30.00 m <sup>2</sup>	322.92 ft <sup>2</sup>
BALCONY AREA	9.50 m <sup>2</sup>	102.26 ft <sup>2</sup>
TOTAL UNIT AREA	39.50 m <sup>2</sup>	425.18 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

STUDIO	16 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>

# UNIT TYPE - STUDIO

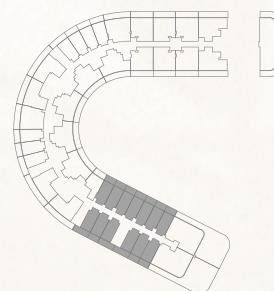
BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	31.15 m <sup>2</sup>	335.30 ft <sup>2</sup>
BALCONY AREA	9.10 m <sup>2</sup>	97.95 ft <sup>2</sup>
TOTAL UNIT AREA	40.25 m <sup>2</sup>	433.25 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

STUDIO	15 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>



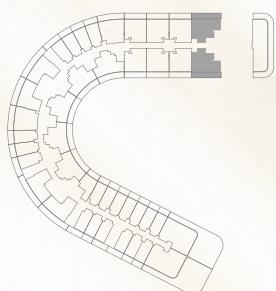
AREA	SQ. M	SQ. FT
SUITE AREA	27.82 m <sup>2</sup>	299.45 ft <sup>2</sup>
BALCONY AREA	7.68 m <sup>2</sup>	82.67 ft <sup>2</sup>
TOTAL UNIT AREA	35.50 m <sup>2</sup>	382.12 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

STUDIO	14 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>

# UNIT TYPE - 1 BEDROOM

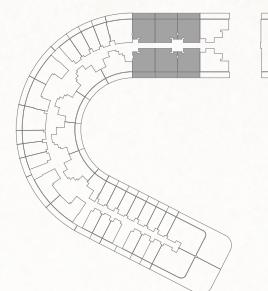
BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	58.40 m <sup>2</sup>	628.62 ft <sup>2</sup>
BALCONY AREA	19.28 m <sup>2</sup>	207.53 ft <sup>2</sup>
TOTAL UNIT AREA	77.68 m <sup>2</sup>	836.15 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M. BEDROOM	13 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
LIVING & DINING	21 m <sup>2</sup>	W.C	3 m <sup>2</sup>



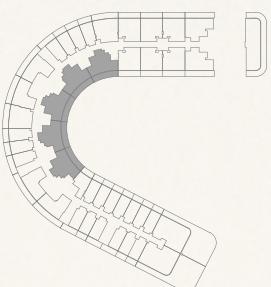
AREA	SQ. M	SQ. FT
SUITE AREA	55.35 m <sup>2</sup>	595.79 ft <sup>2</sup>
BALCONY AREA	14.50 m <sup>2</sup>	156.08 ft <sup>2</sup>
TOTAL UNIT AREA	69.85 m <sup>2</sup>	751.87 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M. BEDROOM	16 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>

# UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE 01

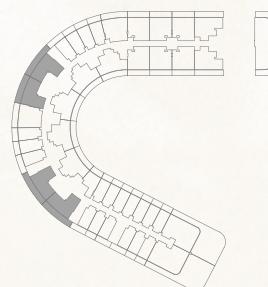


## AREA SQ. M SQ. FT

SUITE AREA	58.90 m <sup>2</sup>	634.00 ft <sup>2</sup>
BALCONY AREA	17.00 m <sup>2</sup>	182.99 ft <sup>2</sup>
TOTAL UNIT AREA	75.90 m <sup>2</sup>	816.99 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M. BEDROOM	19 m <sup>2</sup>	CORRIDOR	6 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
LIVING & DINING	14 m <sup>2</sup>	W.C	2 m <sup>2</sup>



## AREA SQ. M SQ. FT

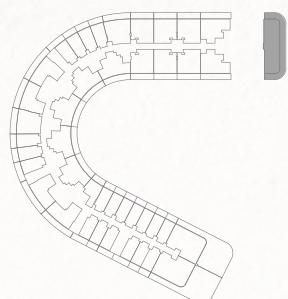
SUITE AREA	52.80 m <sup>2</sup>	568.34 ft <sup>2</sup>
BALCONY AREA	23.55 m <sup>2</sup>	253.49 ft <sup>2</sup>
TOTAL UNIT AREA	76.35 m <sup>2</sup>	821.83 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M. BEDROOM	16 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN	8 m <sup>2</sup>
LIVING & DINING	15 m <sup>2</sup>		

## UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01



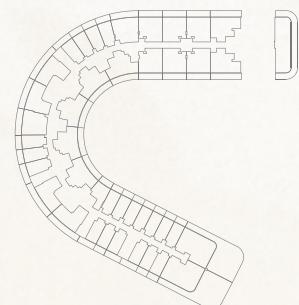
AREA	SQ. M	SQ. FT
SUITE AREA	86.40 m <sup>2</sup>	930.01 ft <sup>2</sup>
BALCONY AREA	68.50 m <sup>2</sup>	737.33 ft <sup>2</sup>
TOTAL UNIT AREA	154.90 m <sup>2</sup>	1667.34 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING	18 m <sup>2</sup>
M. BEDROOM	17 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN & DINING	11 m <sup>2</sup>
M. BEDROOM	13 m <sup>2</sup>		

## UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	94.17 m <sup>2</sup>	1013.65 ft <sup>2</sup>
BALCONY AREA	121.40 m <sup>2</sup>	1306.75 ft <sup>2</sup>
TOTAL UNIT AREA	215.57 m <sup>2</sup>	2320.40 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	23 m <sup>2</sup>
M. BEDROOM	15 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN	11 m <sup>2</sup>
M. BEDROOM	15 m <sup>2</sup>	W.C	2 m <sup>2</sup>
		STORE	3 m <sup>2</sup>

# UNIT TYPE - 3 BEDROOM

BINGHATTI FLARE 01

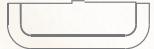
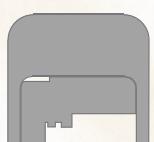


## AREA

	SQ. M	SQ. FT
SUITE AREA	115.80 m <sup>2</sup>	1246.47 ft <sup>2</sup>
BALCONY AREA	236.10 m <sup>2</sup>	2541.38 ft <sup>2</sup>
TOTAL UNIT AREA	351.90 m <sup>2</sup>	3787.85 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	M. BEDROOM	12 m <sup>2</sup>
M. BEDROOM	20 m <sup>2</sup>	LIVING	25 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	CORRIDOR	11 m <sup>2</sup>
M. BEDROOM	21 m <sup>2</sup>	KITCHEN & DINING	10 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	W. C	3 m <sup>2</sup>

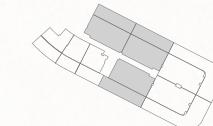


## AREA

	SQ. M	SQ. FT
SUITE AREA	115.09 m <sup>2</sup>	1238.82 ft <sup>2</sup>
BALCONY AREA	58.30 m <sup>2</sup>	627.54 ft <sup>2</sup>
TOTAL UNIT AREA	179.39 m <sup>2</sup>	1866.35 ft <sup>2</sup>

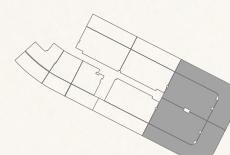
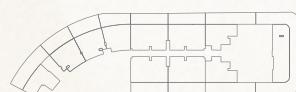
## FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	M. BEDROOM	17 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	LIVING	16 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	CORRIDOR	11 m <sup>2</sup>
M. BEDROOM	16 m <sup>2</sup>	KITCHEN & DINING	11 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	W. C	1 m <sup>2</sup>



## UNIT TYPE - 4 BEDROOM

BINGHATTI FLARE 01



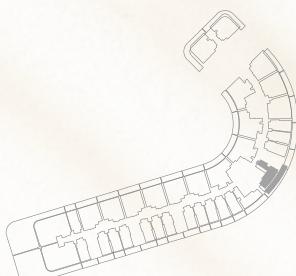
AREA	SQ. M	SQ. FT
SUITE AREA	124.75 m <sup>2</sup>	1158.9 ft <sup>2</sup>
BALCONY AREA	128.57 m <sup>2</sup>	1383.92 ft <sup>2</sup>
TOTAL UNIT AREA	253.32 m <sup>2</sup>	2726.71 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	M. BEDROOM	12 m <sup>2</sup>
M. BEDROOM	18 m <sup>2</sup>	LIVING & DINING	20 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	CORRIDOR	18 m <sup>2</sup>
M. BEDROOM	17 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	M. BEDROOM	3 m <sup>2</sup>

# UNIT TYPE - STUDIO

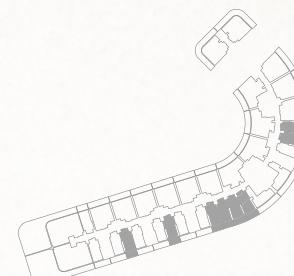
BINGHATTI FLARE 02



AREA	SQ. M	SQ. FT
SUITE AREA	34.15 m <sup>2</sup>	367.59 ft <sup>2</sup>
BALCONY AREA	21.71 m <sup>2</sup>	233.68 ft <sup>2</sup>
TOTAL UNIT AREA	55.86 m <sup>2</sup>	601.27 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

STUDIO	18 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>



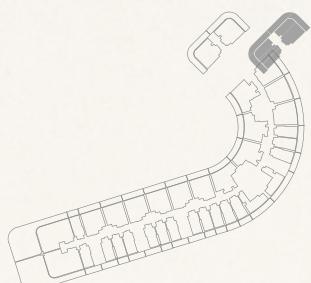
AREA	SQ. M	SQ. FT
SUITE AREA	28.22 m <sup>2</sup>	303.76 ft <sup>2</sup>
BALCONY AREA	8.56 m <sup>2</sup>	92.13 ft <sup>2</sup>
TOTAL UNIT AREA	36.78 m <sup>2</sup>	395.90 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

STUDIO	15 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>

# UNIT TYPE - 1 BEDROOM

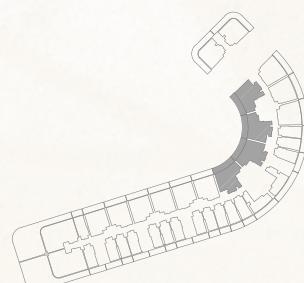
BINGHATTI FLARE 02



AREA	SQ. M	SQ. FT
SUITE AREA	54.10 m <sup>2</sup>	582.33 ft <sup>2</sup>
BALCONY AREA	33.34 m <sup>2</sup>	358.87 ft <sup>2</sup>
TOTAL UNIT AREA	87.44 m <sup>2</sup>	941.20 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M. BEDROOM	15 m <sup>2</sup>	KITCHEN & DINING	9 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	W.C	2 m <sup>2</sup>
LIVING & DINING	15 m <sup>2</sup>	LAUNDRY	1 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>		



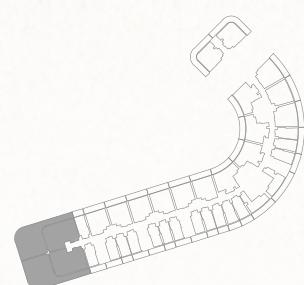
AREA	SQ. M	SQ. FT
SUITE AREA	59.11 m <sup>2</sup>	636.25 ft <sup>2</sup>
BALCONY AREA	15.05 m <sup>2</sup>	162.00 ft <sup>2</sup>
TOTAL UNIT AREA	74.16 m <sup>2</sup>	798.25 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M. BEDROOM	16 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN & DINING	9 m <sup>2</sup>
LIVING	15 m <sup>2</sup>	W.C	2 m <sup>2</sup>

## UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 02



### AREA

### SQ. M

### SQ. FT

SUITE AREA	94.49 m <sup>2</sup>	1017.08 ft <sup>2</sup>
BALCONY AREA	121.78 m <sup>2</sup>	1310.83 ft <sup>2</sup>
TOTAL UNIT AREA	216.27 m <sup>2</sup>	2327.91 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	22 m <sup>2</sup>
M. BEDROOM	15 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	KITCHEN	11 m <sup>2</sup>
M. BEDROOM	15 m <sup>2</sup>	STORE	3 m <sup>2</sup>
W.C	2 m <sup>2</sup>		





 **BINGHATTI**

B E S P O K E

## Bespoke Living Binghatti Style

EXPERT PROPERTY SERVICES  
ALL UNDER ONE ROOF



PROPERTY  
MANAGEMENT



UNIT RESALE



PARKING  
SALE



HOLIDAY  
HOMES



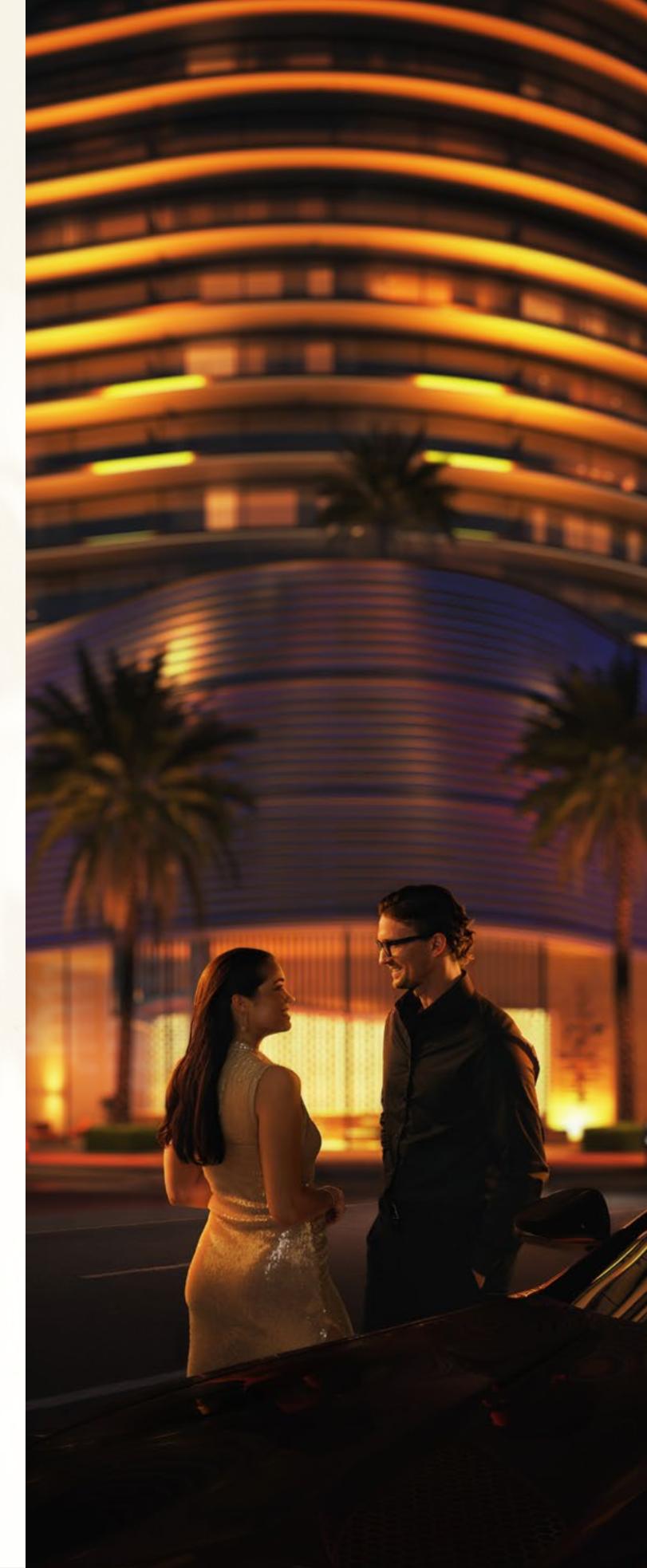
ANNUAL  
MAINTENANCE



FURNITURE  
PACKAGES



ONE SCAN  
ALL SOLUTION



 Binghatti

 Binghattiofficial

 Binghatti

 Binghatti





#### ABOUT THE BRAND

## A Legacy of Architectural Artistry

As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over **79 projects** in the region valued at more than **AED 50 billion**, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of **20,000 units** prior to 2024, underscores its dedication to crafting exceptional living spaces.

Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI**, **Mercedes-Benz**, and **Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.

A handwritten signature in dark red ink, reading "Muhammad Binghatti". The signature is fluid and expressive, with the name "Muhammad" on the first line and "Binghatti" on the second line.



A Blaze Born of  
Vision and Soul

