

BINGHATTI
SKYHALL

Where Aspirations Meet Ascendantly

OFF-MARKET LAUNCH

CONFIDENTIAL

An exclusive collection of **717 meticulously crafted residences**, ranging from **studios** to expansive **one-bedroom apartments**, designed for those who seek to live within a vision. With its prime location in **Business Bay** and a curated selection of amenities, Binghatti Skyhall offers a vibrant community and an elevated lifestyle experience.





UNIQUE SELLING POINTS

HIGHLY INVESTABLE

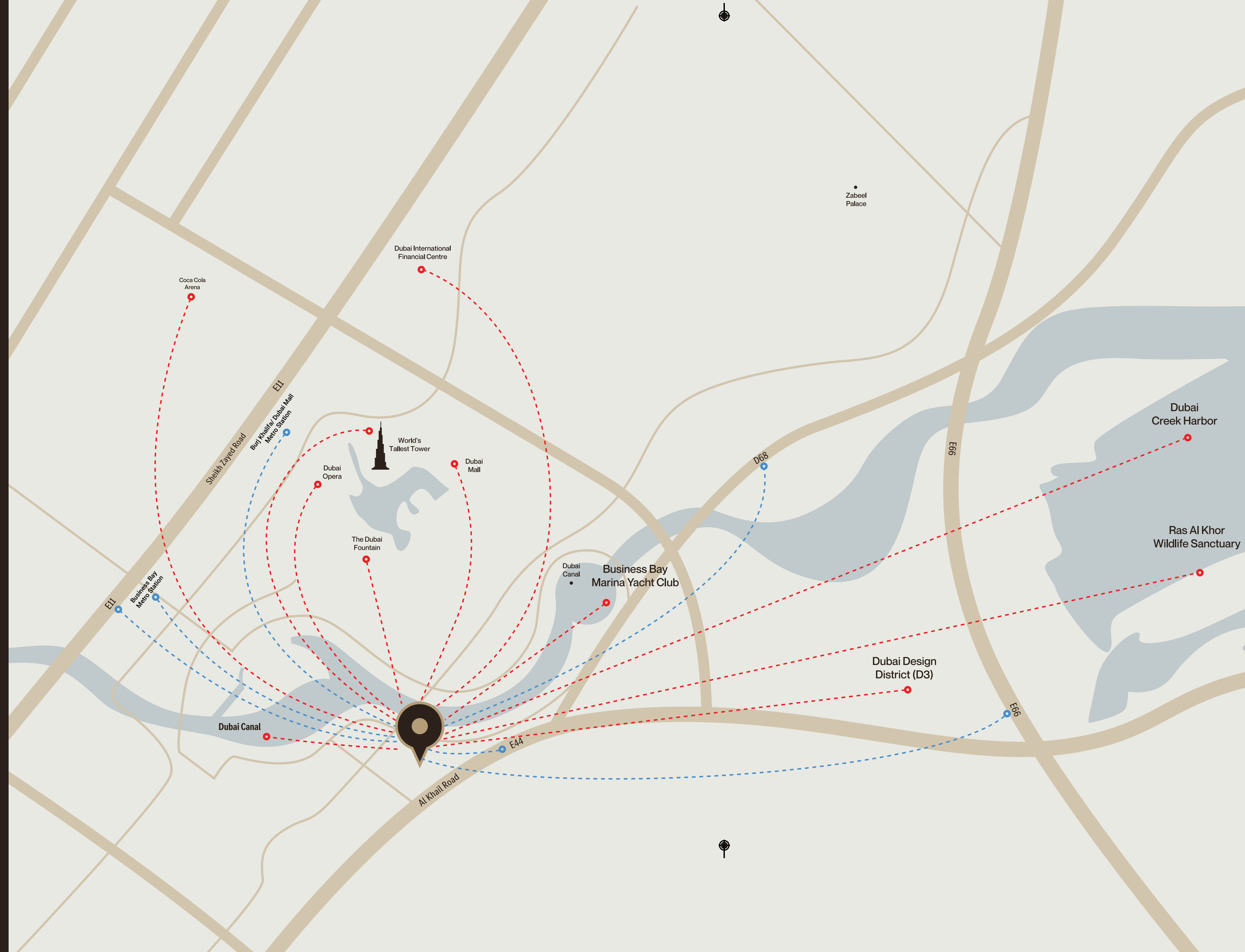
20 MINUTES AWAY FROM
DUBAI INTERNATIONAL AIRPORT

ACCESSIBILITY TO MAJOR ROADS:

- E11 Sheikh Zayed Road
- E44 Al Khail Road
- Al-A'amal Street
- Marasi Drive
- D68 Al Khail Road
- Metro Stations (Holiday Home, Uber, Taxi's)
 - Business Bay
 - Burj Khalifa/Dubai Mall

PROXIMITY TO MAJOR SHOPPING CENTRES AND TOURIST ATTRACTIONS

- Dubai Opera
- Dubai Future Museum
- D3 / Dubai Design District
- DIFC — Gate Avenue
- Dubai Mall
- Burj Khalifa
- Dubai Opera
- Business Bay Marina Yacht Club
- Coca Cola Arena
- Dubai Creek Harbor
- Ras Al Khor Wildlife Sanctuary









STARTING PRICES

STUDIOS

AED **985,000**

1 BEDROOM

AED **1,850,000**

MOST AFFORDABLE PRICES IN THE ENTIRE MARKET

Freehold Ownership
No Property Tax
10-year Golden Visa Eligibility



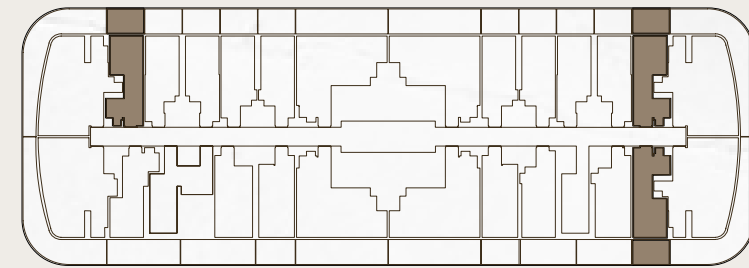


بنين غاطي
BINGHATTI



FLOOR PLAN

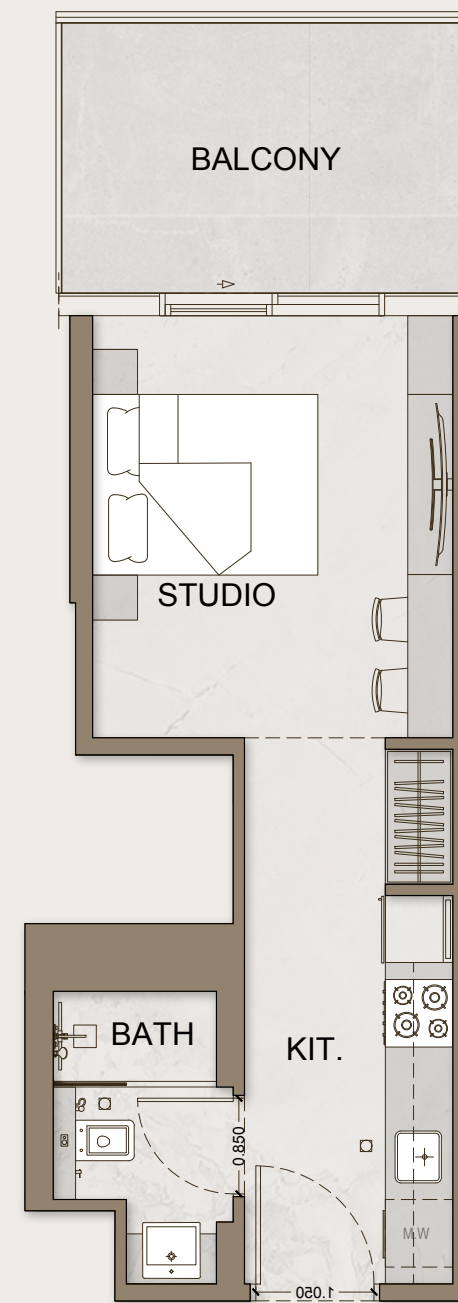
STUDIO & 1 BEDROOM



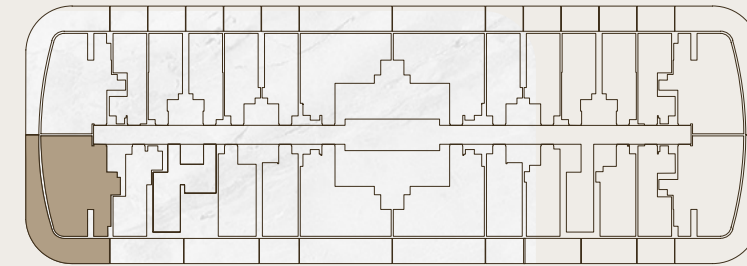
AREA	SQ.M	SQ.FT
SUITE AREA	27.79 m ²	299 ft ²
BALCONY AREA	9.00 m ²	97 ft ²
TOTAL UNIT AREA	36.79 m ²	396 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	14 m ²
KITCHEN	7 m ²



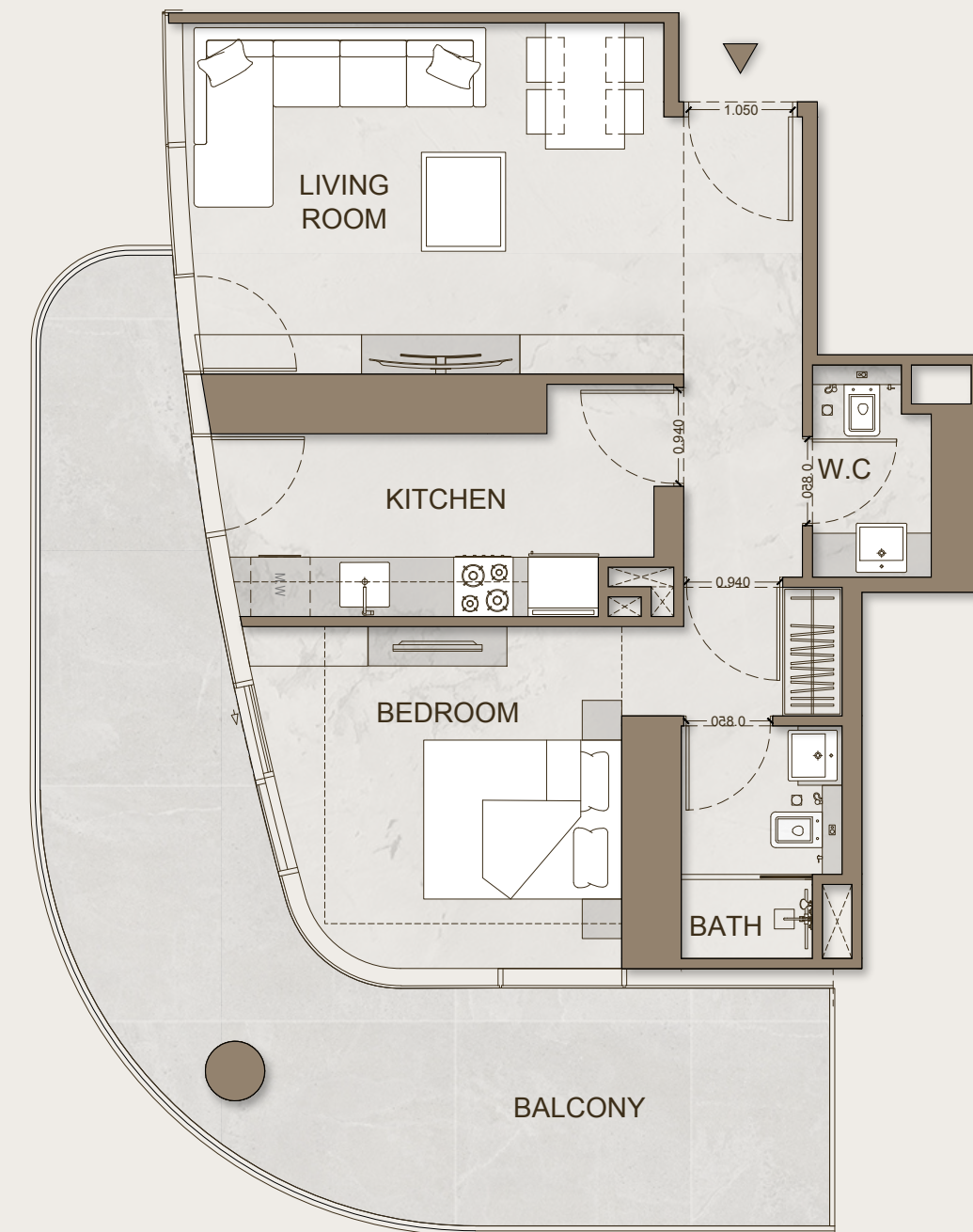
STUDIO



AREA	SQ.M	SQ.FT
SUITE AREA	60.98 m ²	656 ft ²
BALCONY AREA	31.41 m ²	339 ft ²
TOTAL UNIT AREA	92.30 m ²	994 ft ²

FLAT DESIGN COMPONENTS

MASTER BATH	4 m ²
MASTER BEDROOM	15 m ²
LIVING & DINING	18 m ²
KITCHEN	9 m ²
W.C	3 m ²
CORRIDOR	6 m ²



1 BEDROOM



BINGHATTI
SKYHALL