

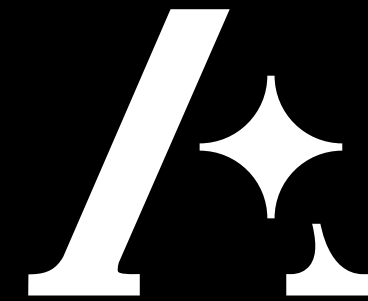
AR

BINGHATTI
STARLIGHT

A LEGACY OF ARCHITECTURAL ARTISTRY

IN THE HEART OF DUBAI'S VIBRANT REAL ESTATE LANDSCAPE, BINGHATTI STANDS AS A TESTAMENT TO ARCHITECTURAL INGENUITY AND UNWAVERING COMMITMENT TO EXCELLENCE. 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 60 PROJECTS VALUED AT MORE THAN AED 30 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.

Binghatti Starlight



ABOVE THE WAKING HUM.
A NEW CONSTELLATION IGNITES.
STARLIGHT.

S I L E N T A B O V E T H E W A K I N G H U M
T R A I L S O F **L I G H T** E M E R G E
A S **A** ——— **R** A D I A N T C O N S T E L L A T I O N
I G N I T E S

MORE THAN A HOME, A NORTH STAR

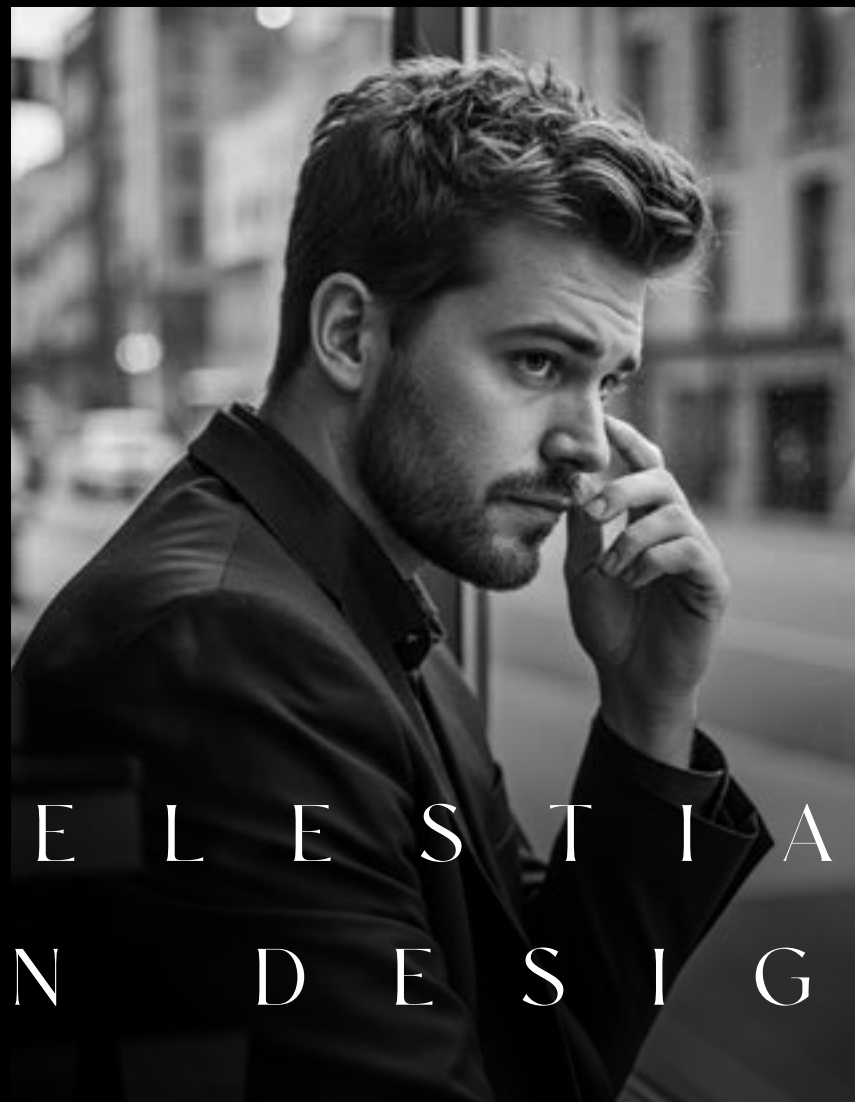
STARLIGHT IS AN INVITATION TO THOSE WHO SEEK A LIFE LESS ORDINARY. IT'S A PLACE WHERE DREAMS TAKE FLIGHT, WHERE ASPIRATIONS ARE REALISED, AND WHERE EVERY BREATH IS AN OPPORTUNITY TO REACH FOR THE STARS. EMBRACE A LIFESTYLE THAT IS BOTH GROUNDED AND CELESTIAL, WHERE LUXURY AND TRANQUILITY CONVERGE.



S C U L P T E D B Y

L I G H T

Binghatti Starlight

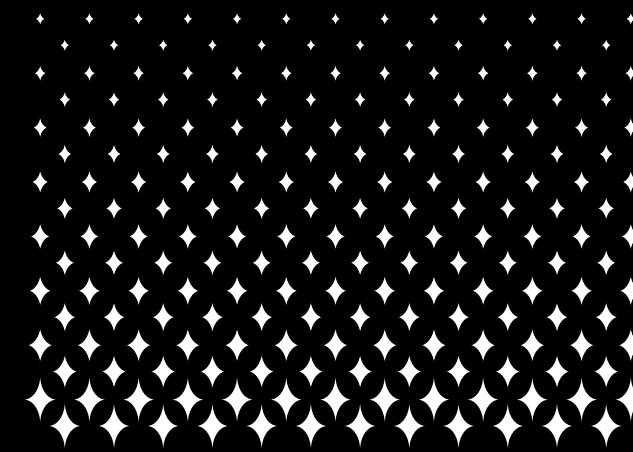


C E L E S T I A L
I N D E S I G N

A R C H I T E C T U R E I S

A CELESTIAL PLAY, A DANCE OF LIGHT AND SHADOW ACROSS ITS STARLIT FAÇADE. HEXAGONAL FACETS, LIKE STARS SCATTERED ACROSS THE NIGHT SKY, CAPTURE THE DUBAI SUN, CREATING A MESMERISING INTERPLAY OF REFLECTION AND SHIMMER. THIS DYNAMIC FAÇADE IS A TESTAMENT TO BINGHATTI'S COMMITMENT TO PUSHING THE BOUNDARIES OF DESIGN, CREATING A BUILDING THAT IS BOTH ICONIC AND BREATHTAKING.

Binghatti Starlight



ABOUT STARLIGHT A TESTAMENT TO ARCHITECTURAL BRILLIANCE



EXPLORE THE VISION BEHIND STARLIGHT, A TESTAMENT TO BINGHATTI'S UNWAVERING COMMITMENT TO CREATING ICONIC LANDMARKS THAT REDEFINE THE DUBAI SKYLINE. DISCOVER HOW THE CELESTIAL THEME IS WOVEN INTO EVERY ASPECT OF THE DEVELOPMENT, FROM THE BUILDING'S ARCHITECTURE TO THE CURATED AMENITIES.



PROJECT FACTS & KEY HIGHLIGHTS

KEY FEATURES

STARLIGHT'S INTERIORS ARE PLACES OF REFINED ELEGANCE, A HAVEN OF TRANQUILITY WHERE YOU CAN ESCAPE THE HUSTLE AND BUSTLE OF CITY LIFE. SUBTLE HUES, RICH TEXTURES, AND CAREFULLY CURATED FURNISHINGS CREATE AN ATMOSPHERE OF UNDERSTATED LUXURY, ALLOWING YOUR PERSONAL STYLE TO SHINE.



PROPERTY TYPE

RESIDENTIAL + RETAIL

PLOT AREA

4116.78 SQ. M 44313.00 SQFT

BUILDING DESCRIPTION

**3B + G + 3P + 20 RESIDENTIAL
FLOORS + ROOF**

NUMBER OF UNITS

STUDIO APT.	294
1-BED APT.	155
2-BED APT.	61

TOTAL UNITS

TOTAL RESIDENTIAL UNITS:	510
SHOP(GROUND FLOOR):	01



WITHIN, A STELLAR RETREAT UNFOLDS.

EACH RESIDENCE, A PRIVATE OBSERVATORY.

THE CITY LIGHTS, A FIELD OF STARS STRETCHING OUTWARD.





A H A R M O N I O U S
C O M M U N I T Y

STARLIGHT IS EQUALLY A CONSTELLATION OF INDIVIDUALS, FAMILIES, AND INVESTORS WHO SHARE A PASSION FOR CURATED LIVING. CONNECT WITH LIKE-MINDED NEIGHBOURS IN BEAUTIFULLY DESIGNED SHARED SPACES, BATHED IN NATURAL LIGHT. CREATE LASTING MEMORIES AND CAPTURE MEANINGFUL CONNECTIONS IN A COMMUNITY THAT SHINES AS BRIGHTLY AS THE STARS ABOVE.



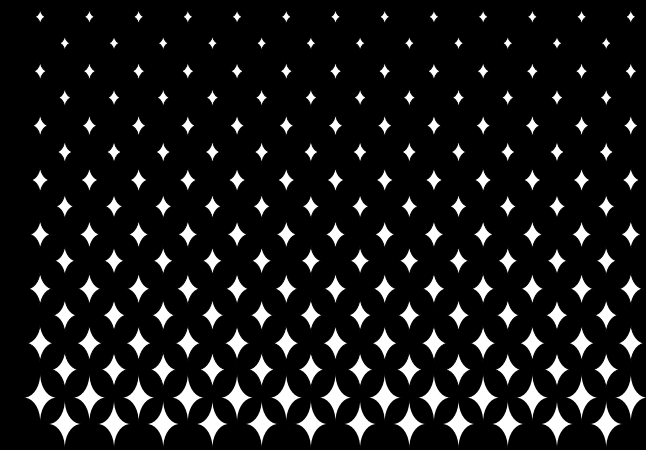


D E S I G N
D E T A I L S

STEP INTO

A WORLD WHERE METICULOUS CRAFTSMANSHIP MEETS CELESTIAL INSPIRATION. EACH RESIDENCE IS A TESTAMENT TO BINGHATTI'S THAT FRAME BREATHTAKING VIEWS OF THE CITY SKYLINE, TRANSFORMING YOUR HOME INTO A PRIVATE OBSERVATORY.

Binghatti Starlight





WITHIN STARLIGHT'S WALLS, A SANCTUARY AWAITS. EACH RESIDENCE IS A HAVEN OF TRANQUILITY, METICULOUSLY DESIGNED TO PROVIDE AN ESCAPE FROM THE EVERYDAY. RELAX AND RECHARGE IN SPACES THAT INSPIRE SERENITY AND CONTEMPLATION, WHERE THE CITY'S HUM FADES IN THE DISTANCE.

Binghatti Starlight



L I V E A M O N G S T
T H E S T A R S

STARLIGHT IS AN INVITATION TO EMBRACE A LIFE LESS ORDINARY. IT'S A PLACE WHERE YOU CAN CONNECT WITH A VIBRANT COMMUNITY, ENJOY CURATED AMENITIES, AND CREATE LASTING MEMORIES IN A SETTING THAT IS BOTH CELESTIAL AND SERENE.



IN THE
QUIET
SHINING
AND CAPTIVATING

Binghatti Starlight

STARLIGHT'S INTERIORS ARE PLACES OF REFINED ELEGANCE, A HAVEN OF TRANQUILITY WHERE YOU CAN ESCAPE THE HUSTLE AND BUSTLE OF CITY LIFE. SUBTLE HUES, RICH TEXTURES, AND CAREFULLY CURATED FURNISHINGS CREATE AN ATMOSPHERE OF UNDERSTATED LUXURY, ALLOWING YOUR PERSONAL STYLE TO SHINE.

A P E R S O N A L
G A L A X Y , F R A M E D



STEP INTO RESIDENCES THAT REDEFINE MODERN LIVING. EXPANSIVE WINDOWS FRAME BREATHTAKING VIEWS OF THE DUBAI SKYLINE, TRANSFORMING YOUR HOME INTO A PRIVATE OBSERVATORY WHERE YOU CAN MARVEL AT THE CITY LIGHTS, YOUR PERSONAL GALAXY.



DESIGN DETAILS STELLAR RETREAT UNFOLDS



STEP INTO A WORLD WHERE METICULOUS CRAFTSMANSHIP MEETS CELESTIAL INSPIRATION. EACH RESIDENCE IS A TESTAMENT TO BINGHATTI'S UNWAVERING PURSUIT OF EXCELLENCE, WITH EXPANSIVE WINDOWS THAT FRAME BREATHTAKING VIEWS OF THE CITY SKYLINE, TRANSFORMING YOUR HOME INTO A PRIVATE OBSERVATORY.



SPACES DESIGNED FOR CONNECTION

STARLIGHT OFFERS A CURATED COLLECTION OF AMENITIES DESIGNED TO ENHANCE YOUR LIFESTYLE. TAKE A REFRESHING DIP IN THE POOL, UNWIND IN THE BEAUTIFULLY LANDSCAPED OUTDOOR SPACES, OR FIND YOUR RHYTHM IN THE STATE-OF-THE-ART FITNESS CENTRE. EVERY SPACE IS DESIGNED TO IGNITE CONNECTION, ENCOURAGE RELAXATION, AND LIFT YOUR EVERY DAY.

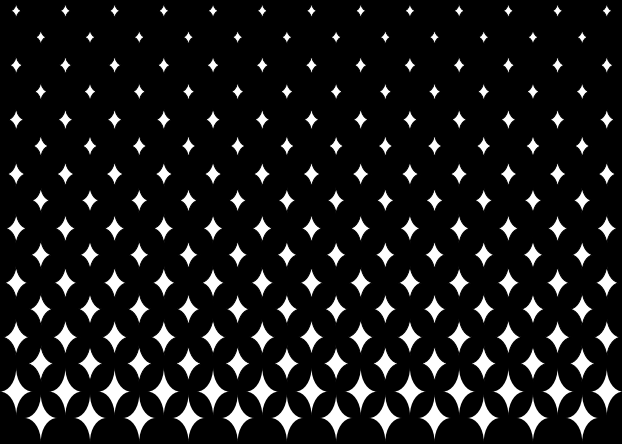




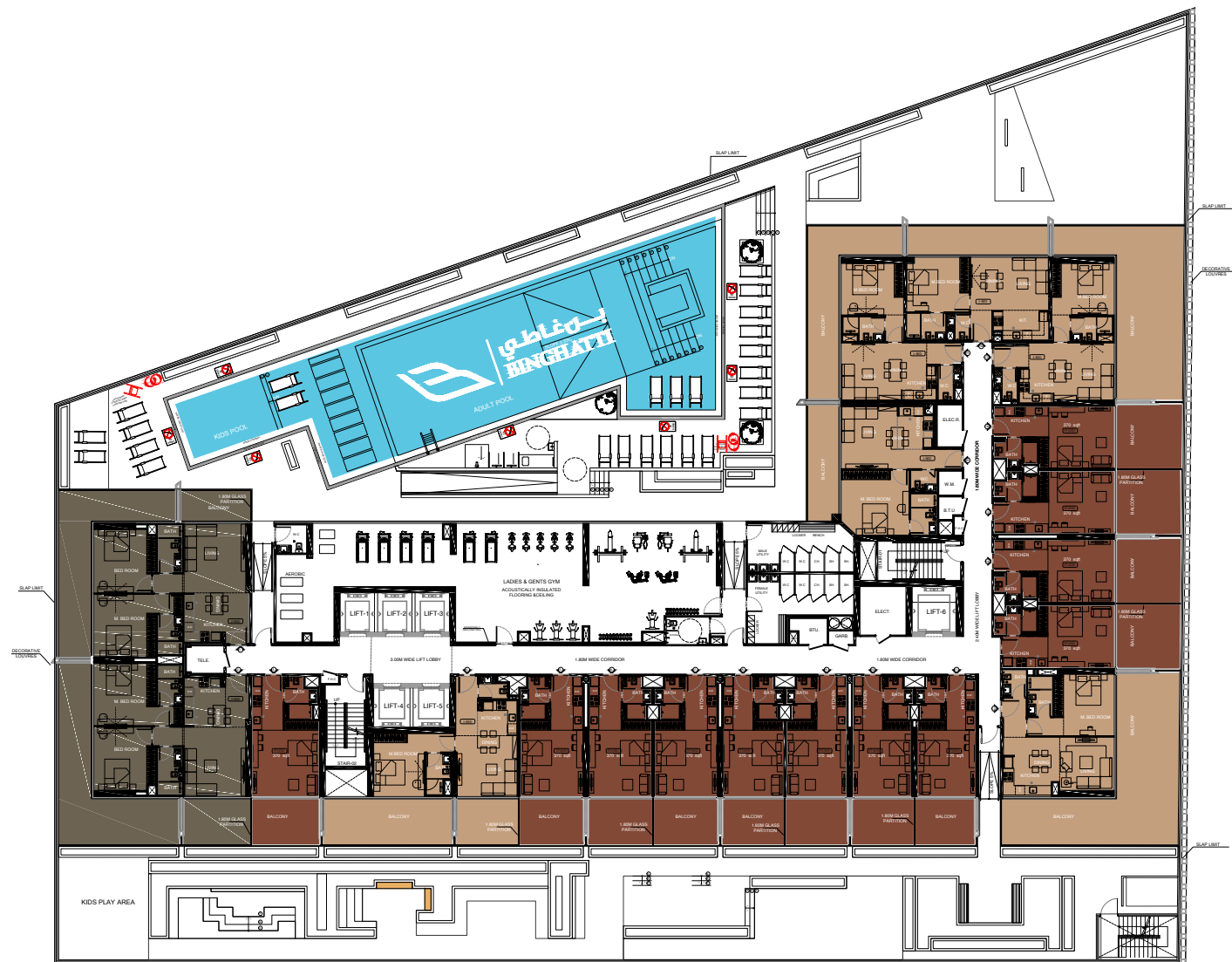


EXPLORE A VARIETY OF THOUGHTFULLY DESIGNED FLOOR PLANS,
EACH CRAFTED TO MEET THE NEEDS OF DISCERNING INDIVIDUALS AND
FAMILIES. FROM STUDIOS TO TWO-BEDROOM APARTMENTS, STARLIGHT
OFFERS A SPACE FOR EVERYONE TO SHINE.

Binghatti Starlight



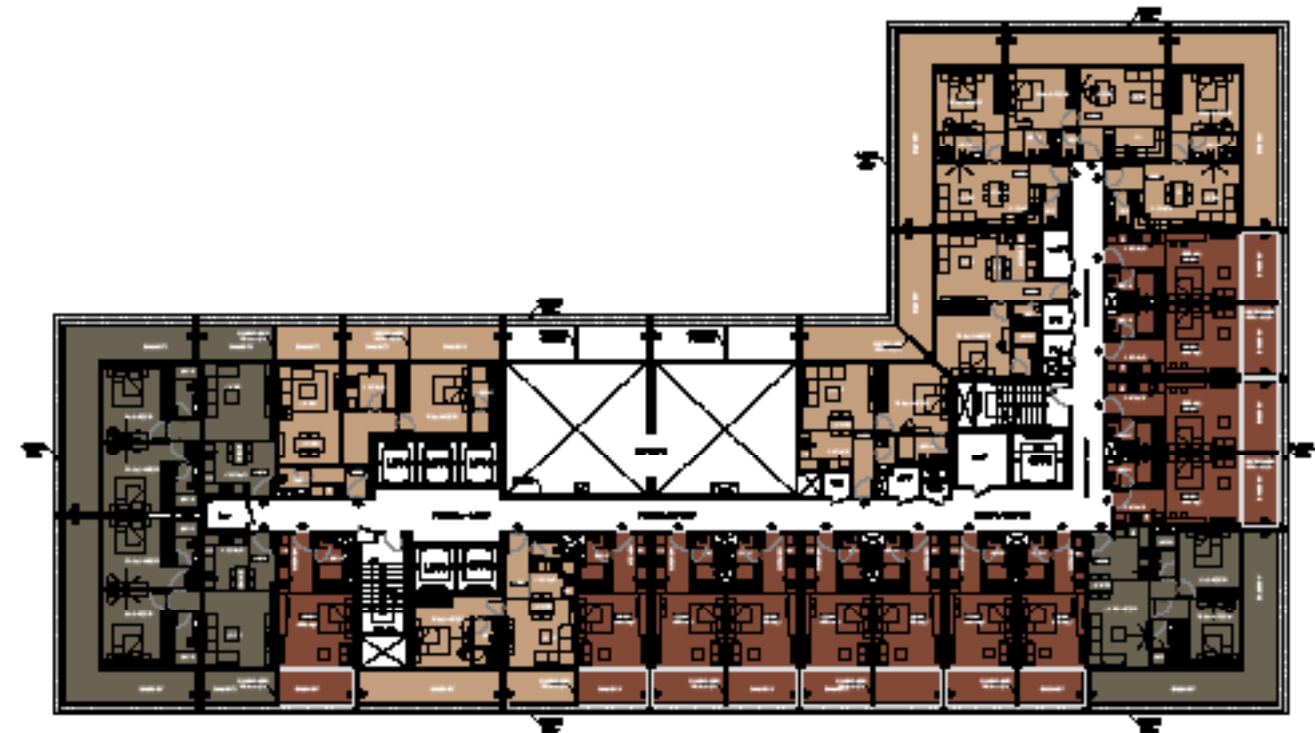
LEVEL 1



STUDIO 1 BEDROOM 2 BEDROOM

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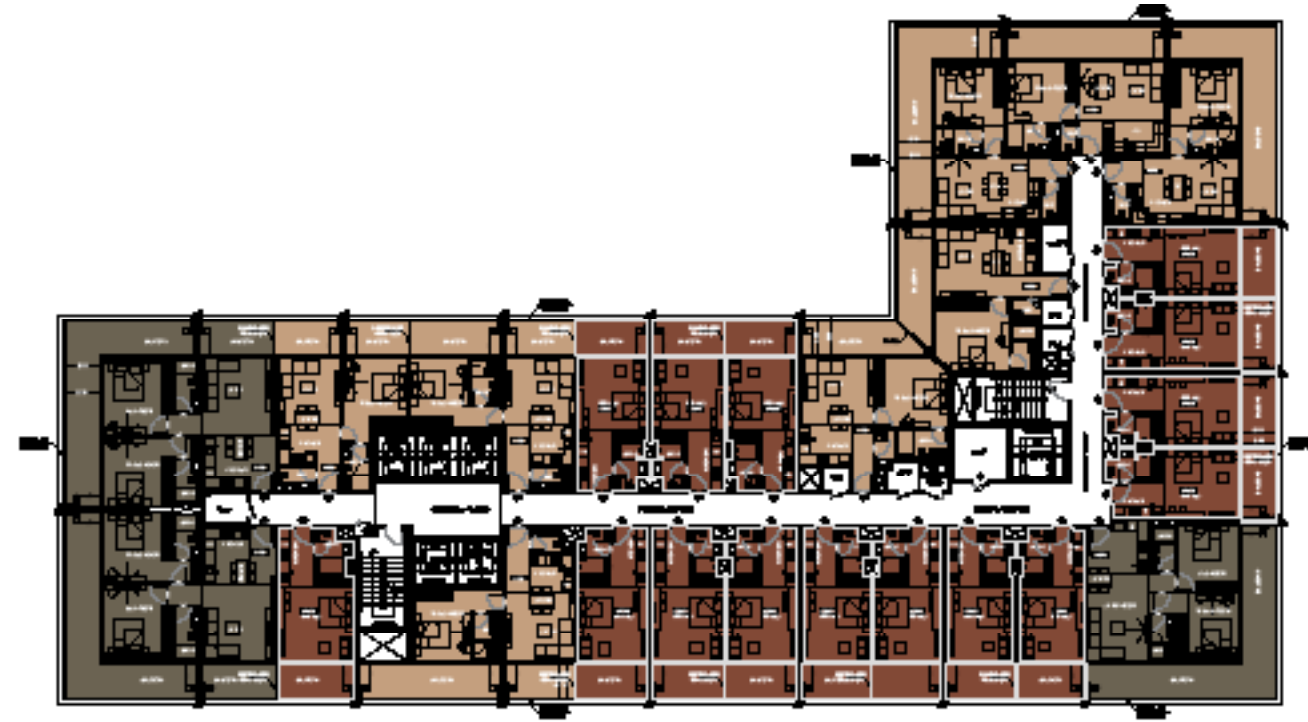
LEVEL 2



STUDIO 1 BEDROOM 2 BEDROOM

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RD TO 6TH & 8TH TO 10TH FLOOR



STUDIO **1 BEDROOM** **2 BEDROOM**

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LEVEL 7



STUDIO **1 BEDROOM** **2 BEDROOM**

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H TO 13TH & 15TH TO 19TH FLOOR PLAN



STUDIO 1 BEDROOM 2 BEDROOM

LEVEL 14



STUDIO 1 BEDROOM 2 BEDROOM

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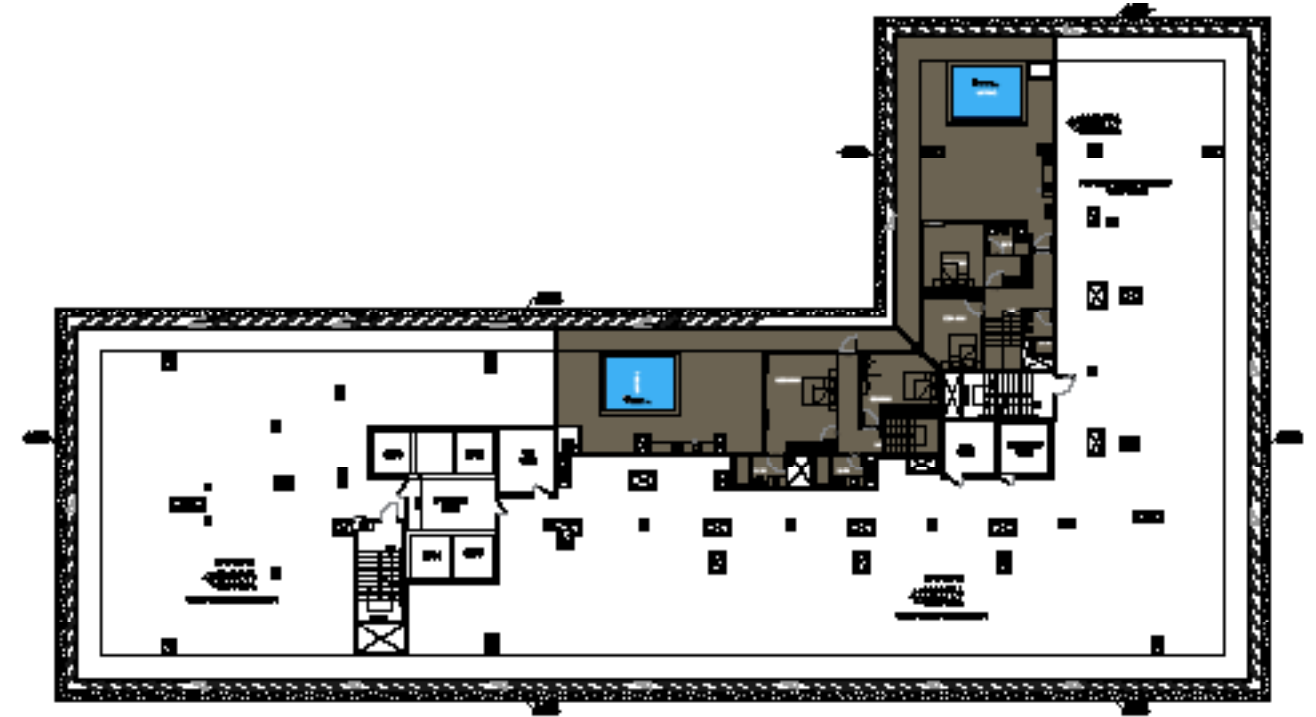
LEVEL 20



STUDIO 1 BEDROOM 2 BEDROOM

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ROOF FLOOR

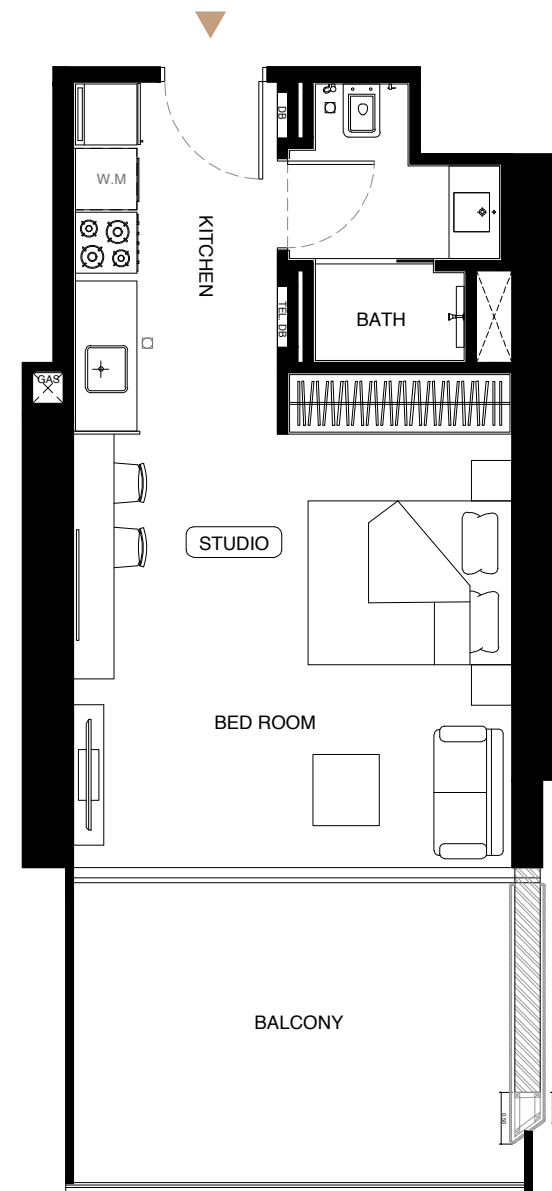


STUDIO 1 BEDROOM 2 BEDROOM

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STUDIOS

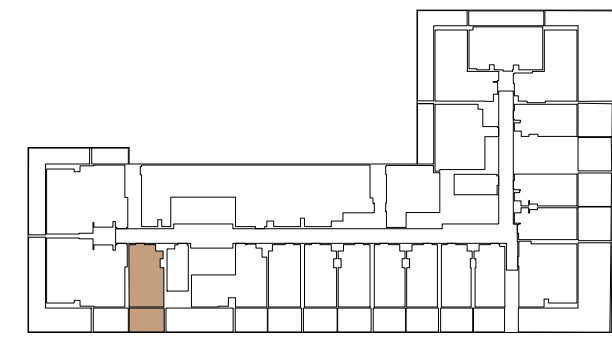
STUDIO TYPE 01



AREA	SQ.M.	SQ.FT.
SUITE AREA	35.22 m ²	379.10 ft ²
BALCONY AREA	13.42 m ²	144.45 ft ²
TOTAL UNIT AREA	48.64 m ²	523.56 ft ²

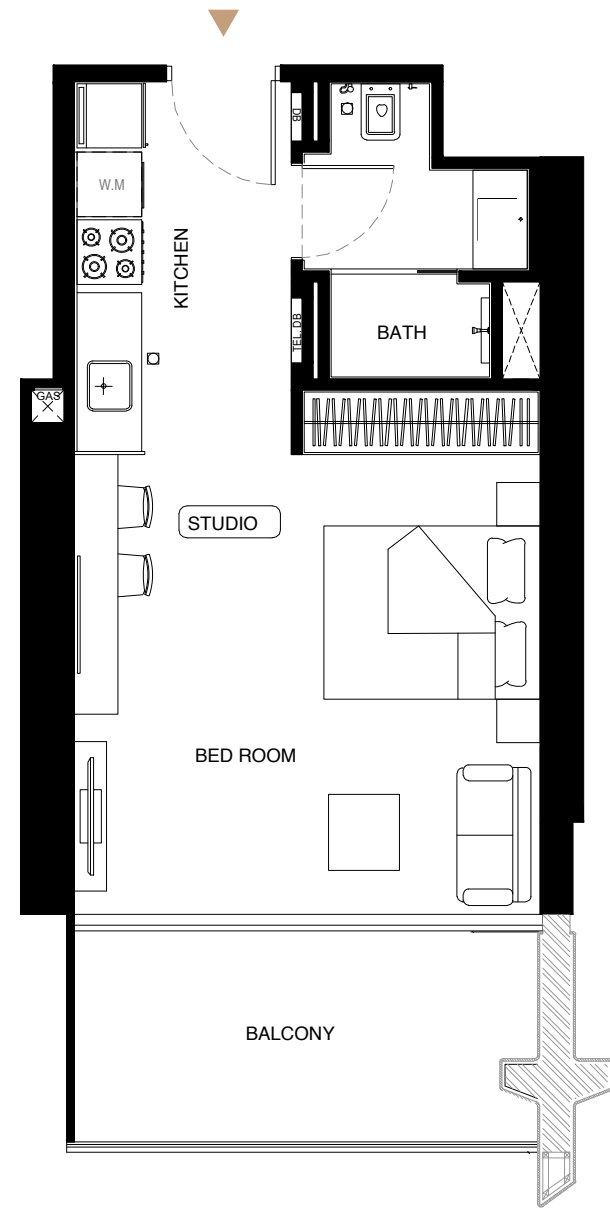
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	20 m ²
KITCHEN	7 m ²



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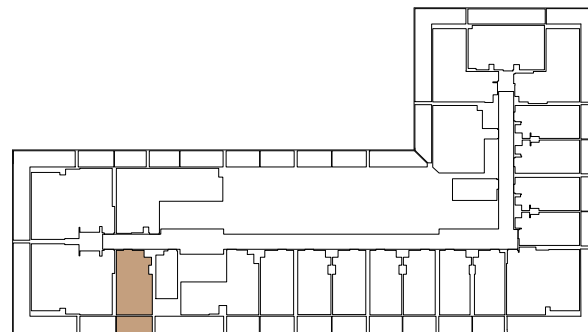
STUDIO TYPE 02



AREA	SQ.M.	SQ.FT.
SUITE AREA	35.21 m ²	379.00 ft ²
BALCONY AREA	9.09 m ²	97.84 ft ²
TOTAL UNIT AREA	44.30 m ²	476.84 ft ²

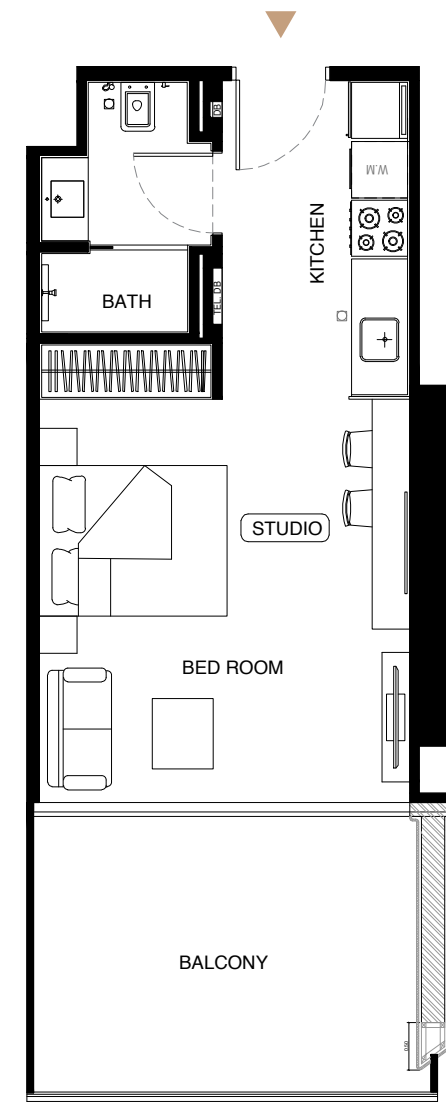
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	20 m ²
KITCHEN	7 m ²



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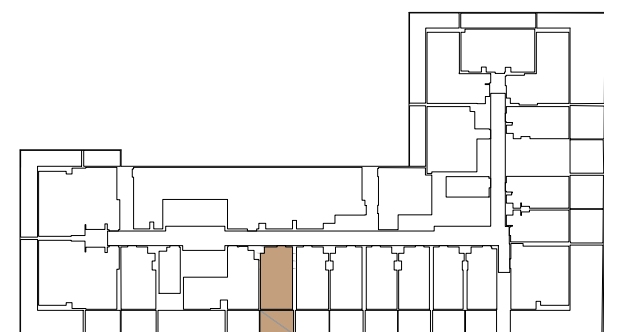
STUDIO TYPE 03



AREA	SQ.M.	SQ.FT.
SUITE AREA	33.40 m ²	359.51 ft ²
BALCONY AREA	12.87 m ²	138.53 ft ²
TOTAL UNIT AREA	46.27 m ²	498.05 ft ²

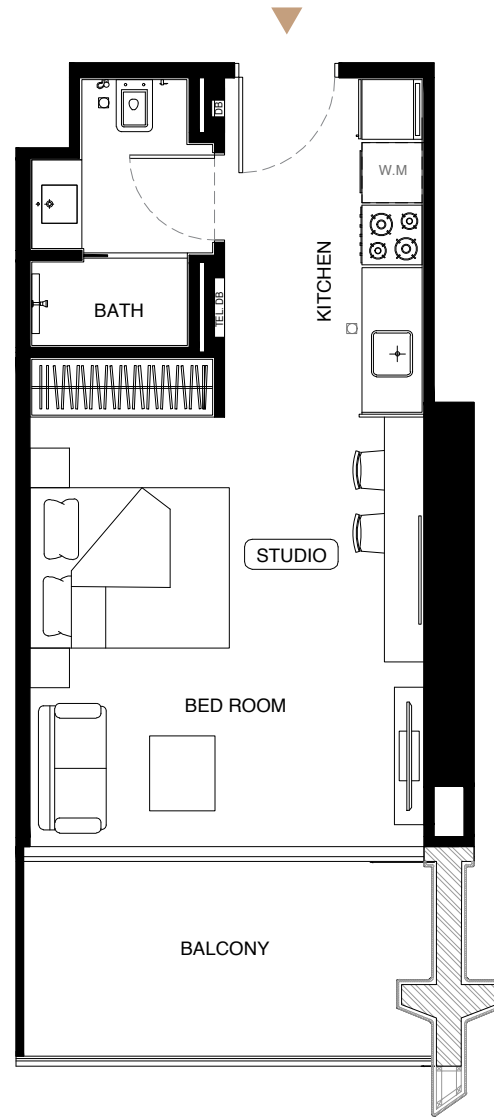
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	18 m ²
KITCHEN	7 m ²



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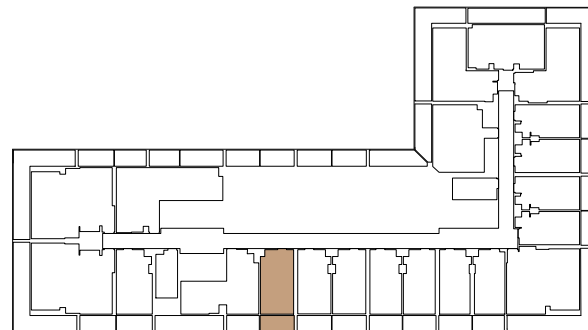
STUDIO TYPE 04



AREA	SQ.M.	SQ.FT.
SUITE AREA	33.40 m ²	359.51 ft ²
BALCONY AREA	8.61 m ²	92.68 ft ²
TOTAL UNIT AREA	42.01 m ²	452.19 ft ²

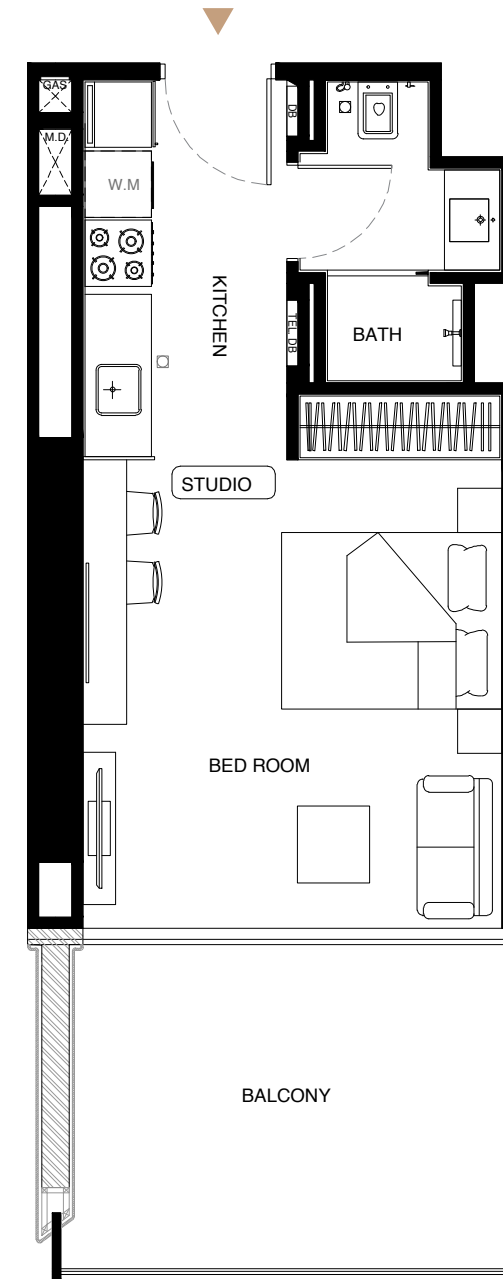
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	18 m ²
KITCHEN	7 m ²



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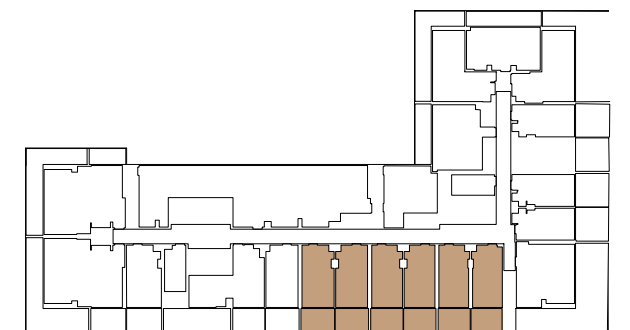
STUDIO TYPE 05



AREA	SQ.M.	SQ.FT.
SUITE AREA	31.73 m ²	341.54 ft ²
BALCONY AREA	12.41 m ²	133.58 ft ²
TOTAL UNIT AREA	44.14 m ²	475.12 ft ²

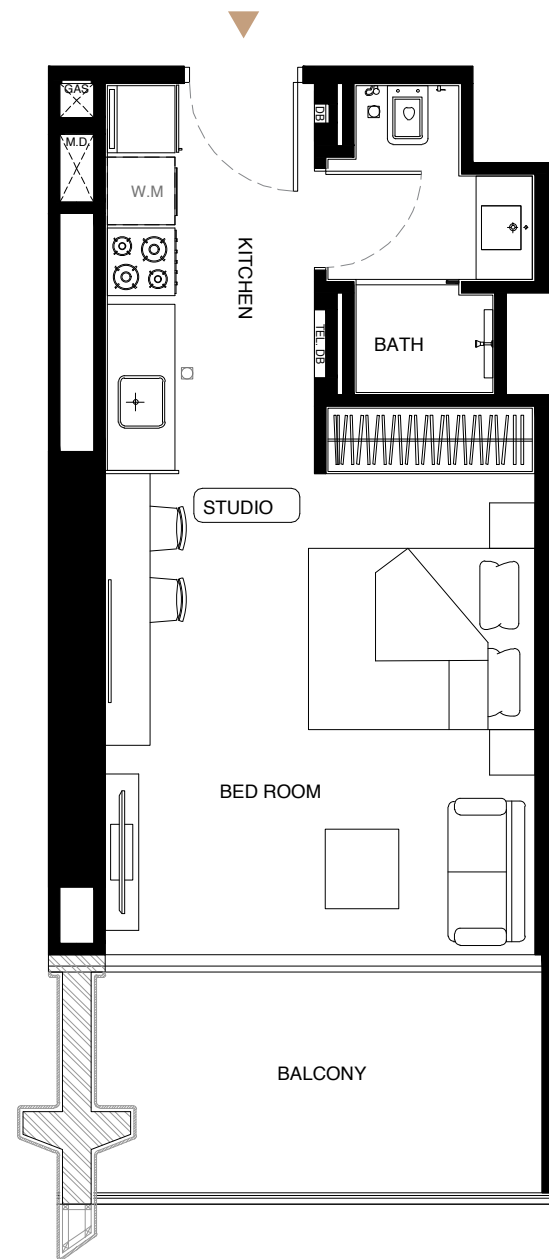
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	17 m ²
KITCHEN	7 m ²



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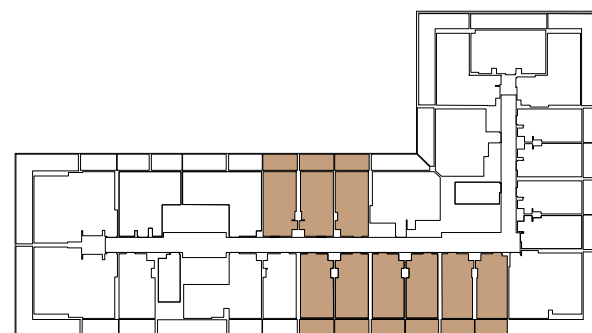
STUDIO TYPE 06



AREA	SQ.M.	SQ.FT.
SUITE AREA	30.57 m ²	329.05 ft ²
BALCONY AREA	8.00 m ²	86.11 ft ²
TOTAL UNIT AREA	38.57 m ²	415.16 ft ²

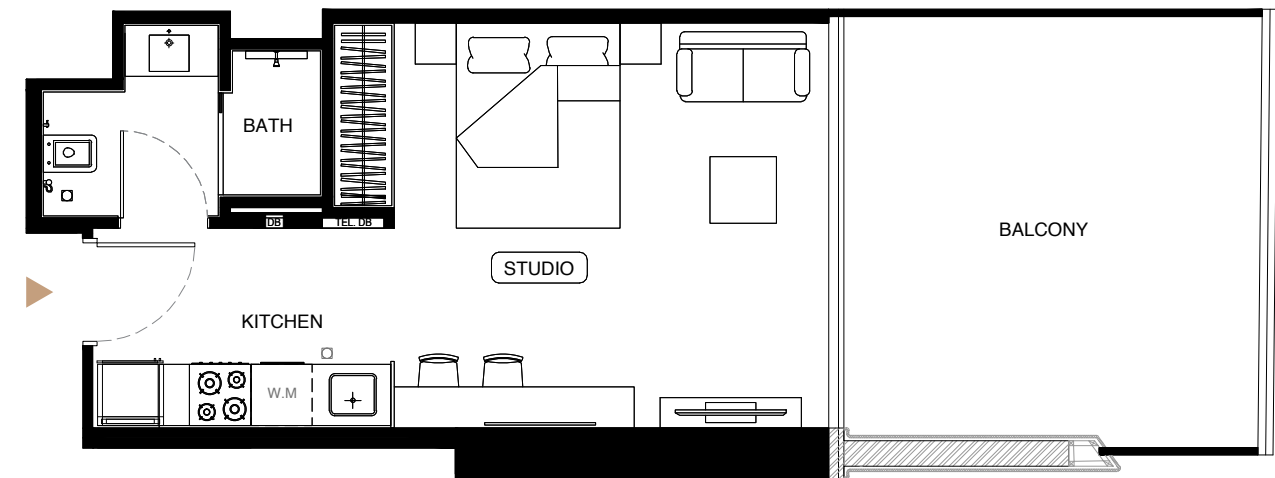
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	17 m ²
KITCHEN	7 m ²



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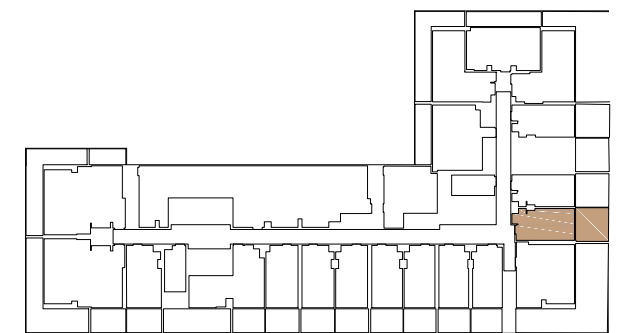
STUDIO TYPE 07



AREA	SQ.M.	SQ.FT.
SUITE AREA	31.46 m ²	338.63 ft ²
BALCONY AREA	17.95 m ²	193.21 ft ²
TOTAL UNIT AREA	49.41 m ²	531.84 ft ²

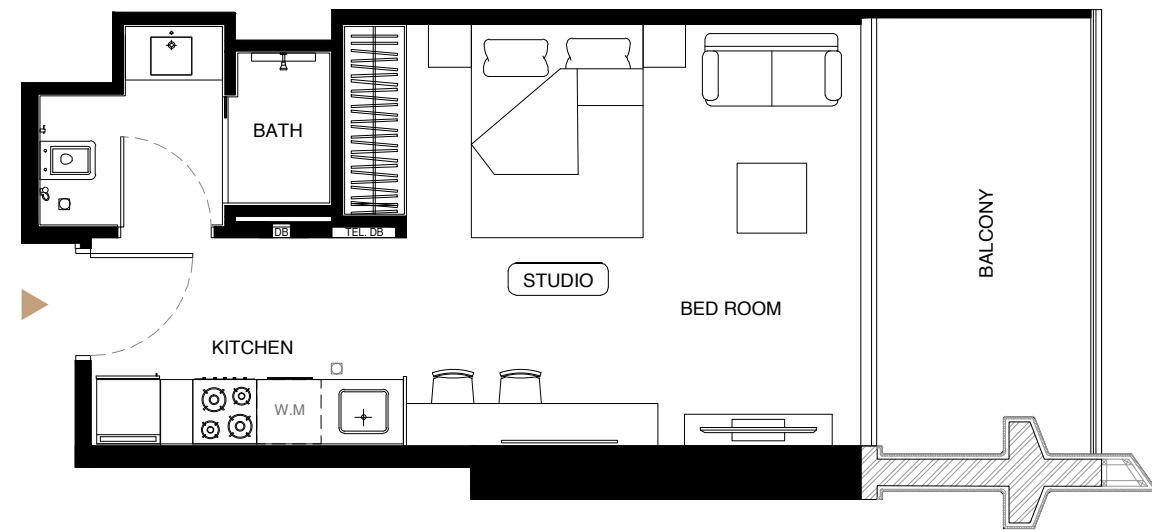
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	18 m ²
KITCHEN	6 m ²



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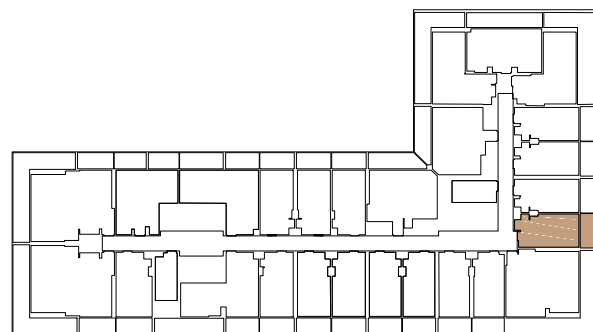
STUDIO TYPE 08



AREA	SQ.M.	SQ.FT.
SUITE AREA	31.48 m ²	338.85 ft ²
BALCONY AREA	8.82 m ²	94.94 ft ²
TOTAL UNIT AREA	40.30 m ²	433.79 ft ²

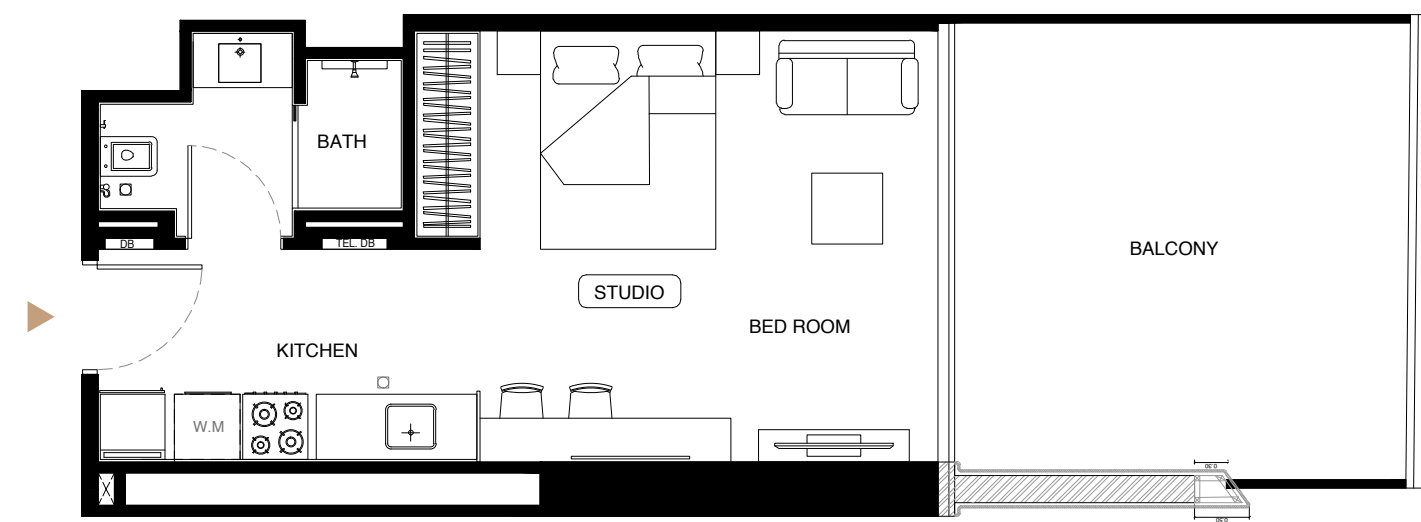
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	18 m ²
KITCHEN	6 m ²



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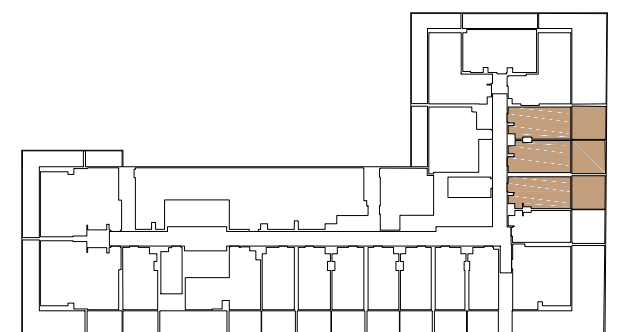
STUDIO TYPE 09



AREA	SQ.M.	SQ.FT.
SUITE AREA	33.00 m ²	355.21 ft ²
BALCONY AREA	18.27 m ²	196.66 ft ²
TOTAL UNIT AREA	51.27 m ²	551.87 ft ²

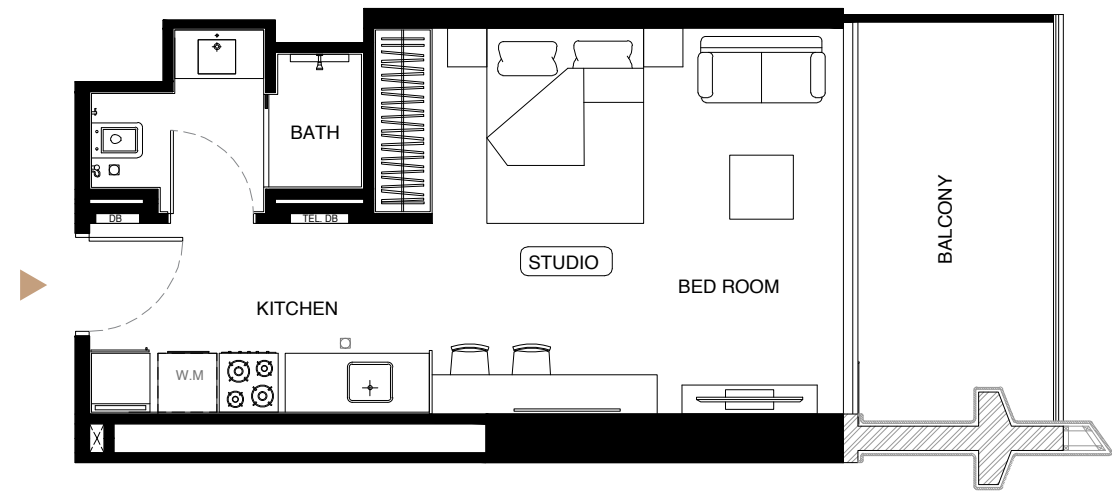
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	18 m ²
KITCHEN	7 m ²



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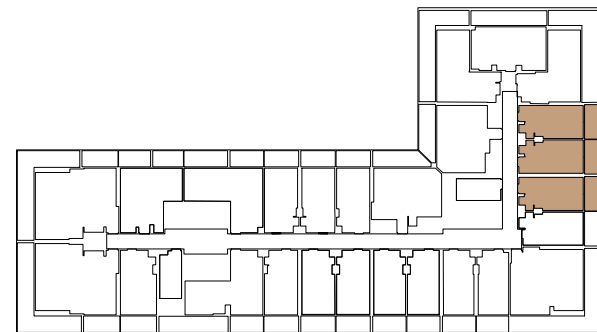
STUDIO TYPE 10



AREA	SQ.M.	SQ.FT.
SUITE AREA	33.00 m ²	355.21 ft ²
BALCONY AREA	8.82 m ²	94.94 ft ²
TOTAL UNIT AREA	41.82 m ²	450.15 ft ²

FLAT DESIGN COMPONENTS

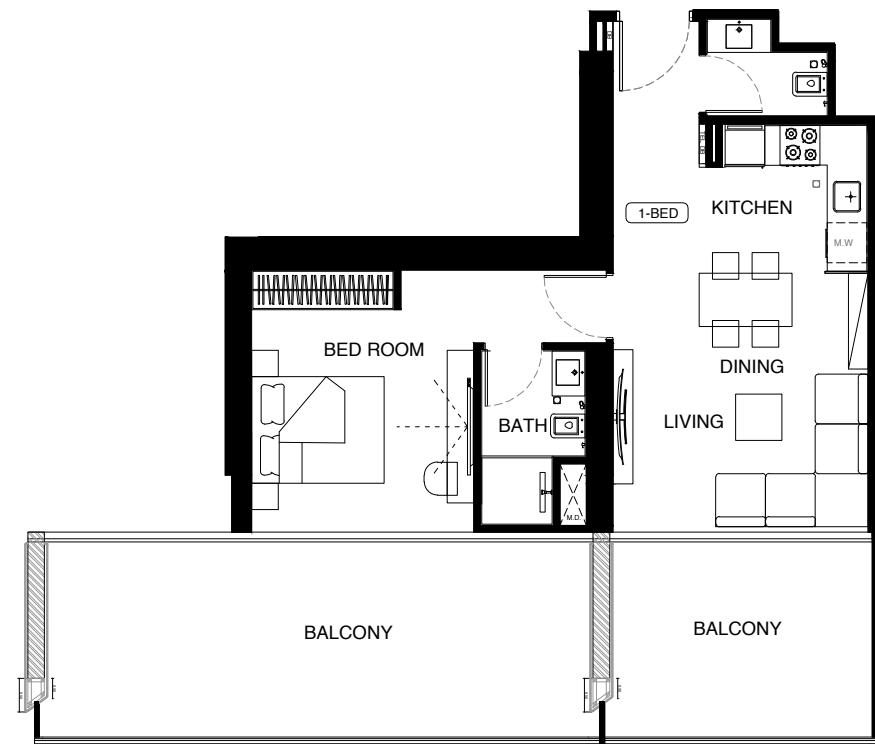
BATH	4 m ²
STUDIO	18 m ²
KITCHEN	7 m ²



1 BEDROOMS

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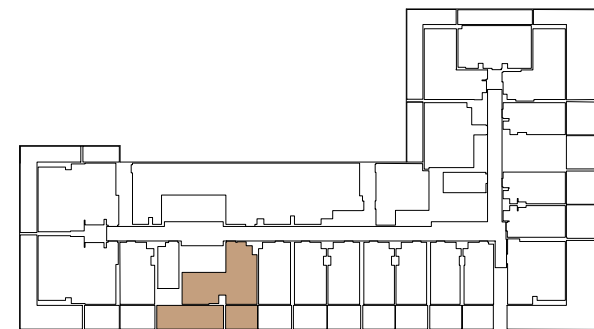
1 BEDROOMS TYPE 01



AREA	SQ.M	SQ.
SUITE AREA	54.20 m ²	583.40 ft ²
BALCONY AREA	38.13 m ²	410.43 ft ²
TOTAL UNIT AREA	92.33 m ²	993.83 ft ²

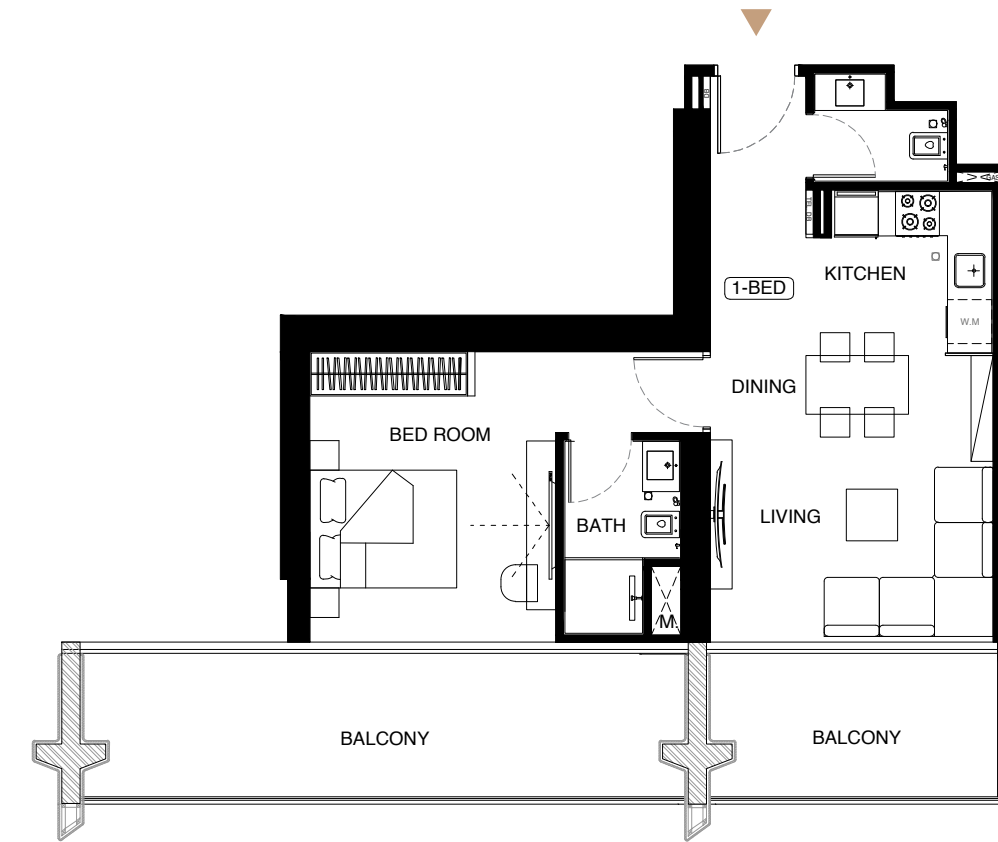
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
LIVING & DINING	15 m ²
KITCHEN	5 m ²
CORRIDOR	5 m ²
WC	2 m ²



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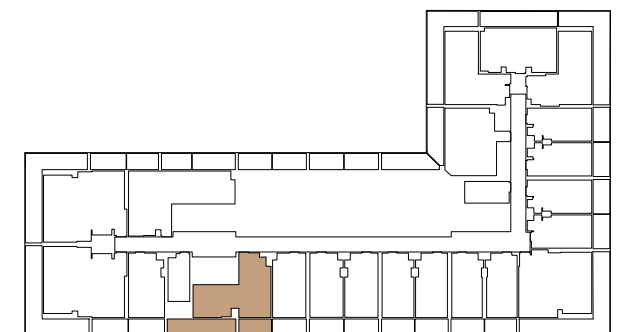
1 BEDROOM TYPE 02



AREA	SQ.M.	SQ.FT.
SUITE AREA	54.19 m ²	583.30 ft ²
BALCONY AREA	25.54 m ²	274.91 ft ²
TOTAL UNIT AREA	79.73 m ²	858.21 ft ²

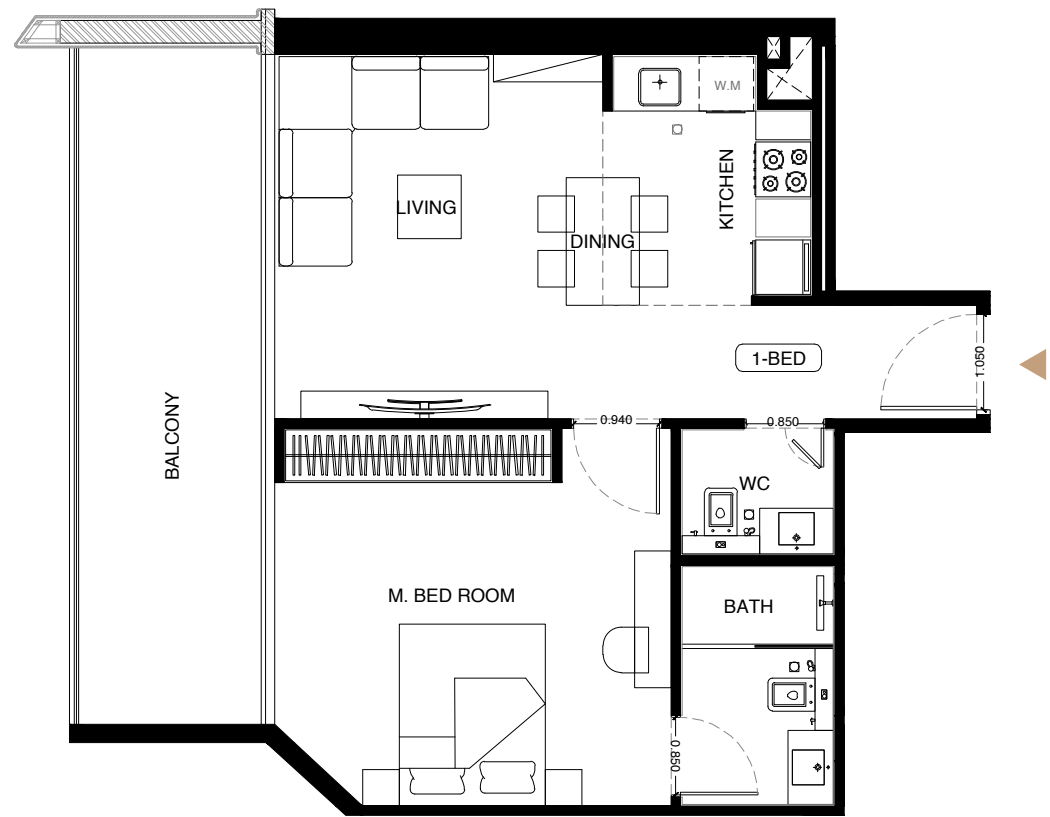
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
LIVING & DINING	15 m ²
KITCHEN	5 m ²
CORRIDOR	5 m ²
WC	2 m ²



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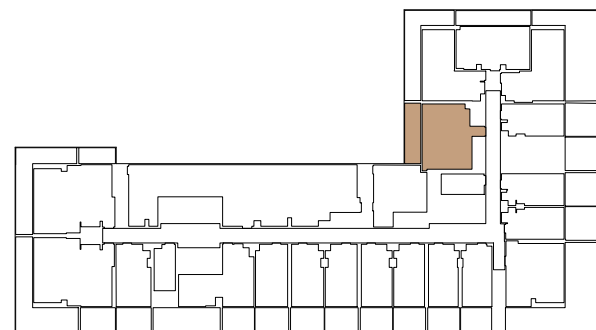
1 BEDROOM TYPE 03



AREA	SQ.M.	SQ.FT.
SUITE AREA	55.35 m ²	595.78 ft ²
BALCONY AREA	15.70 m ²	168.99 ft ²
TOTAL UNIT AREA	71.05 m ²	764.78 ft ²

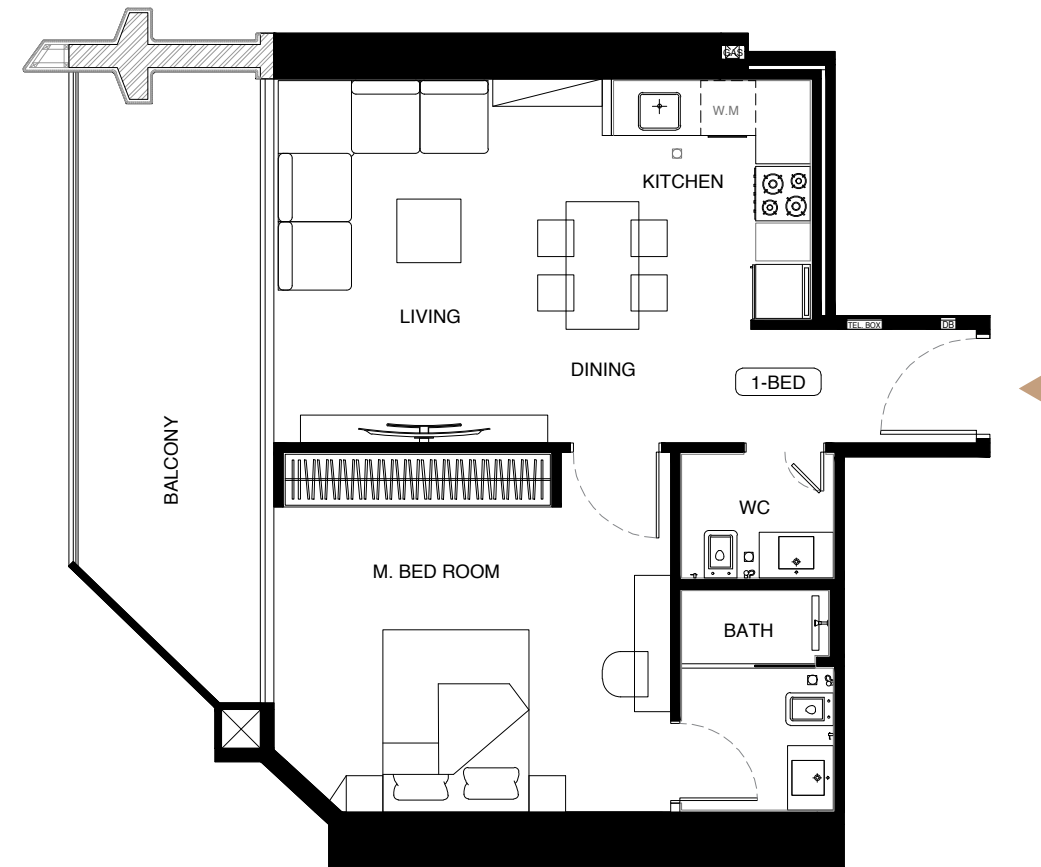
FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	18 m ²
LIVING & DINING	14 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
WC	2 m ²



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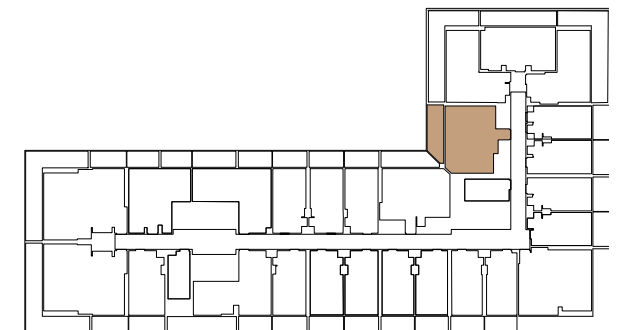
1 BEDROOM TYPE 04



AREA	SQ.M.	SQ.FT.
SUITE AREA	55.31 m ²	595.35 ft ²
BALCONY AREA	13.37 m ²	143.91 ft ²
TOTAL UNIT AREA	68.68 m ²	739.27 ft ²

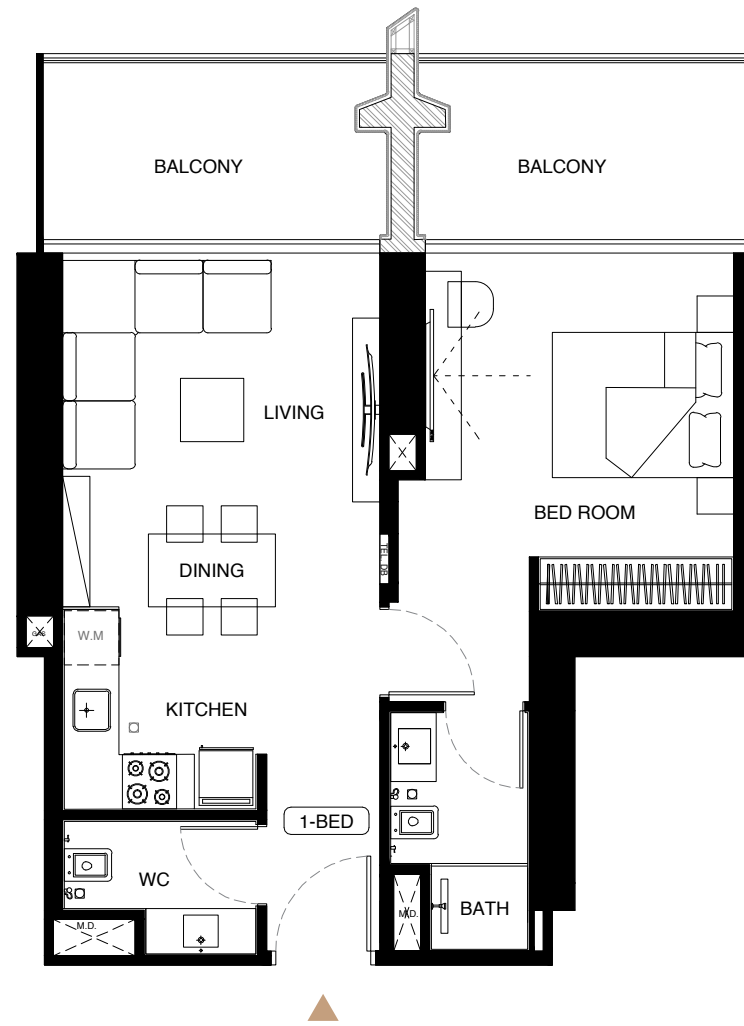
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
LIVING & DINING	16 m ²
KITCHEN	5 m ²
CORRIDOR	4 m ²
WC	2 m ²



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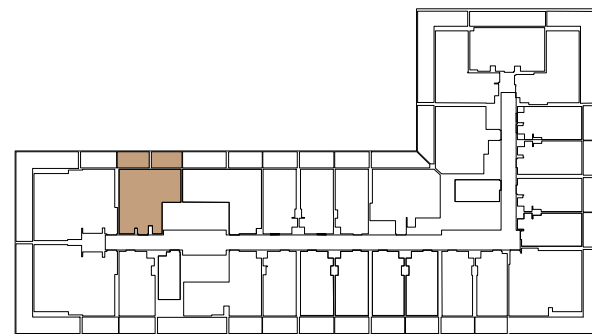
1 BEDROOM TYPE 07



AREA	SQ.M.	SQ.FT.
SUITE AREA	52.22 m ²	562.09 ft ²
BALCONY AREA	15.65 m ²	168.46 ft ²
TOTAL UNIT AREA	67.87 m ²	730.55 ft ²

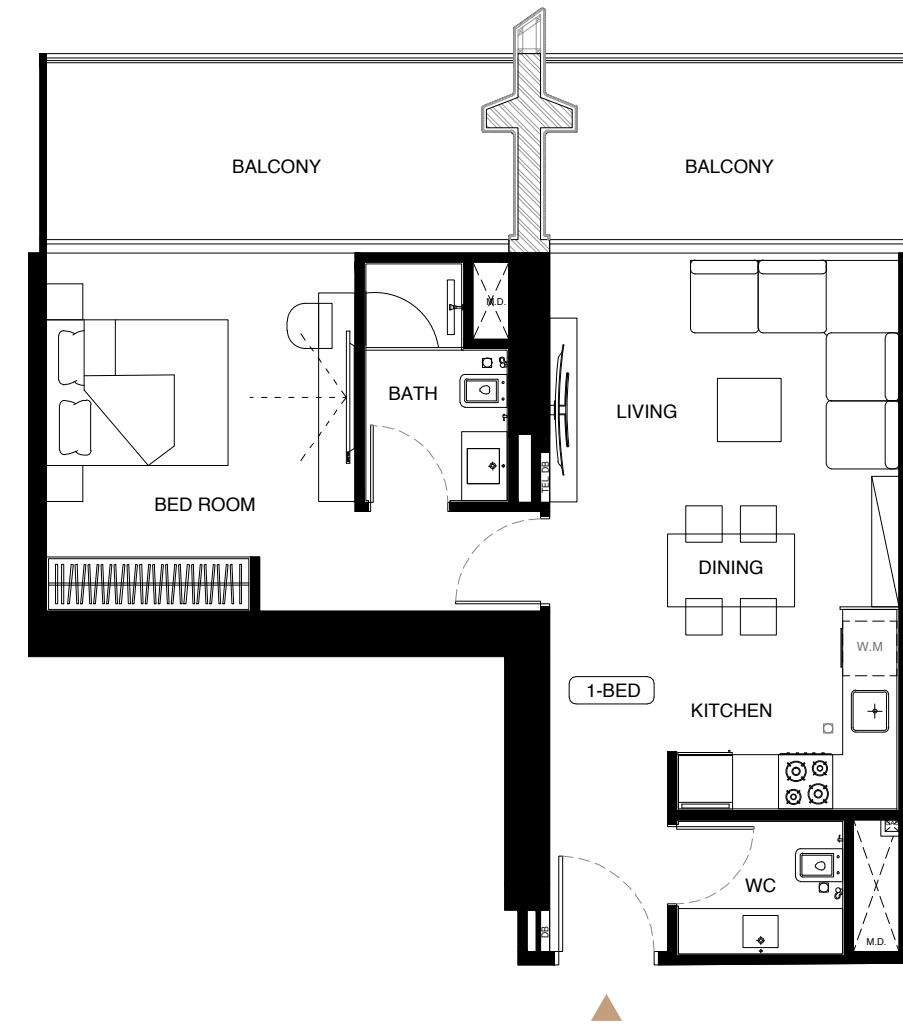
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
LIVING & DINING	14 m ²
KITCHEN	5 m ²
CORRIDOR	5 m ²
WC	3 m ²



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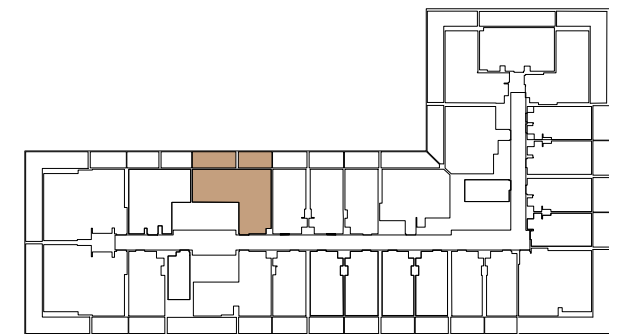
1 BEDROOM TYPE 08



AREA	SQ.M.	SQ.FT.
SUITE AREA	55.06 m ²	592.66 ft ²
BALCONY AREA	19.41 m ²	208.93 ft ²
TOTAL UNIT AREA	74.47 m ²	801.59 ft ²

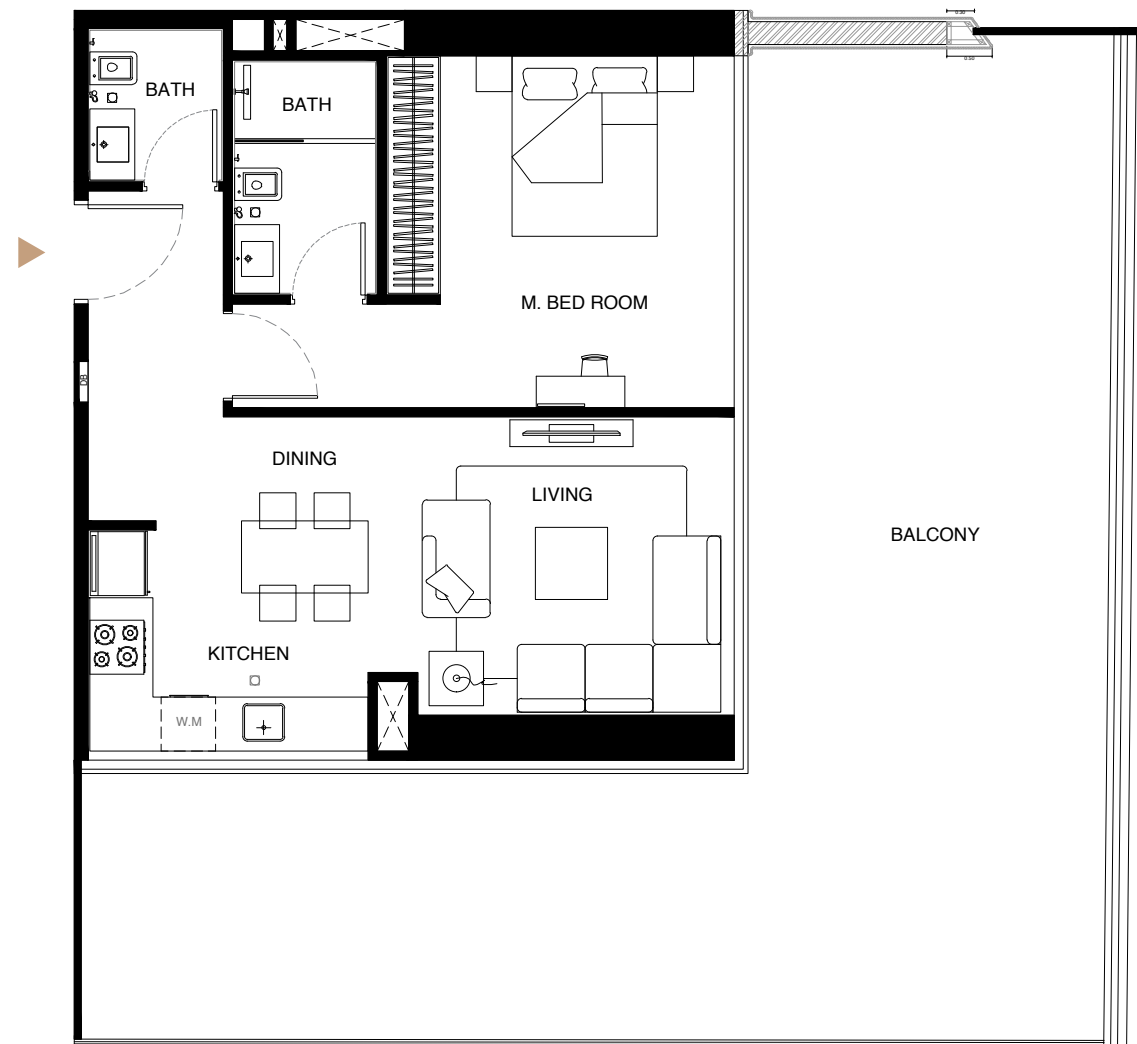
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING & DINING	15 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
WC	3 m ²



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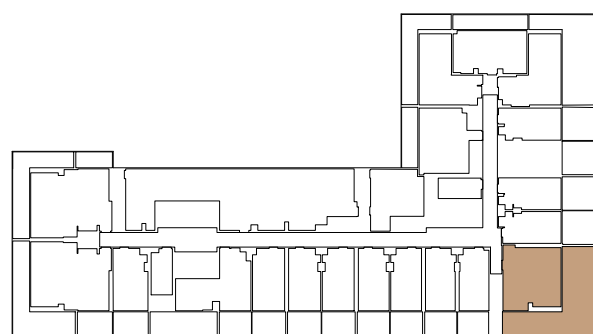
1 BEDROOM TYPE 09



AREA	SQ.M.	SQ.FT.
SUITE AREA	58.03 m ²	624.63 ft ²
BALCONY AREA	69.20 m ²	744.86 ft ²
TOTAL UNIT AREA	127.23 m ²	1369.49 ft ²

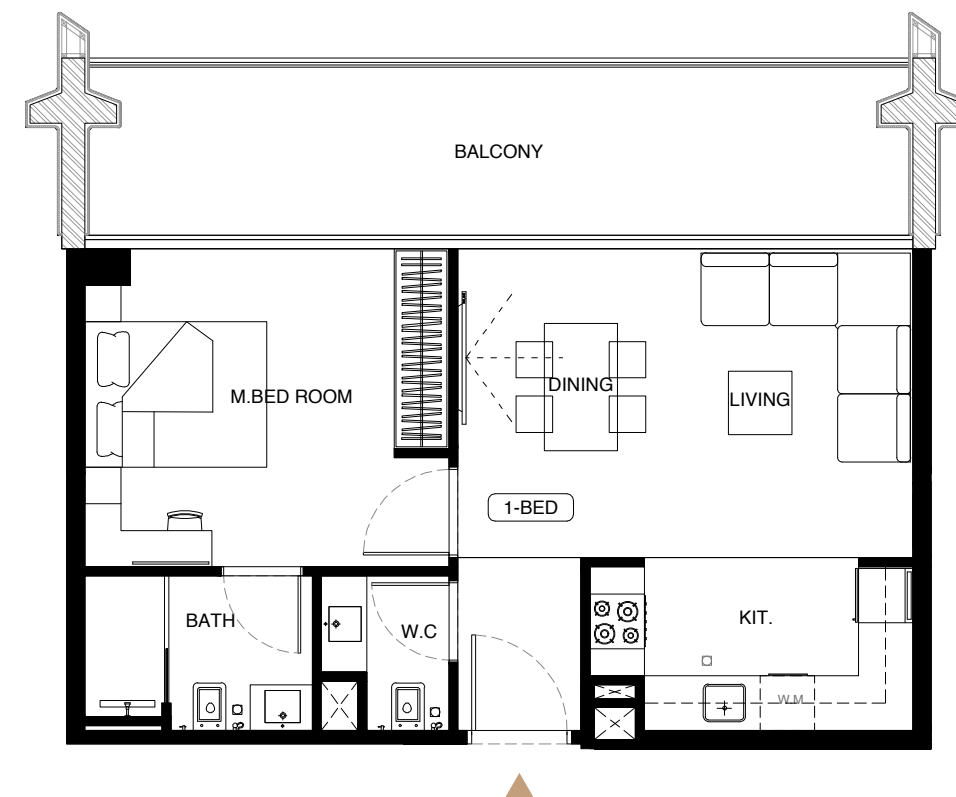
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
LIVING	13 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	10 m ²
BATH	3 m ²



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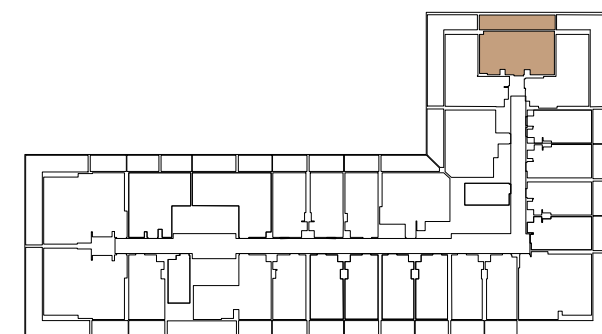
1 BEDROOM TYPE 10



AREA	SQ.M.	SQ.FT.
SUITE AREA	50.71 m ²	545.84 ft ²
BALCONY AREA	17.76 m ²	191.17 ft ²
TOTAL UNIT AREA	68.47 m ²	737.00 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	17 m ²
KITCHEN	6 m ²
CORRIDOR	3 m ²
WC	2 m ²



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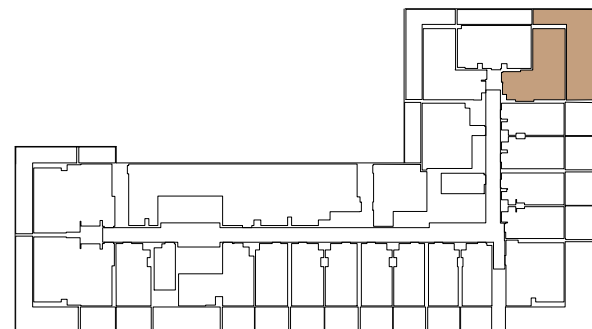
1 BEDROOM TYPE 11



AREA	SQ.M.	SQ.FT.
SUITE AREA	51.83 m ²	557.89 ft ²
BALCONY AREA	59.18 m ²	637.01 ft ²
TOTAL UNIT AREA	111.01 m ²	1194.90 ft ²

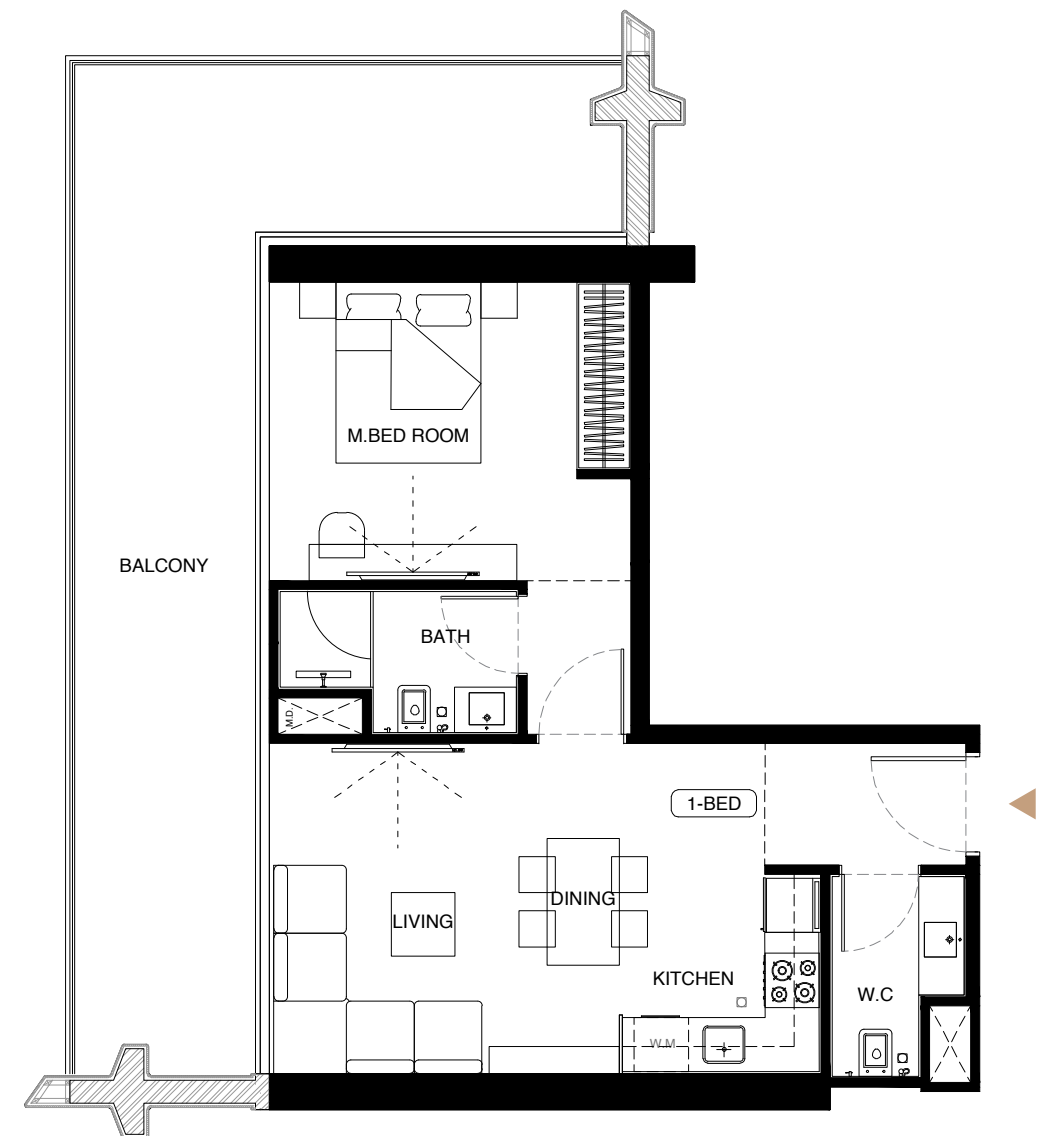
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
LIVING & DINING	20 m ²
KITCHEN	5 m ²
CORRIDOR	5 m ²
WC	3 m ²



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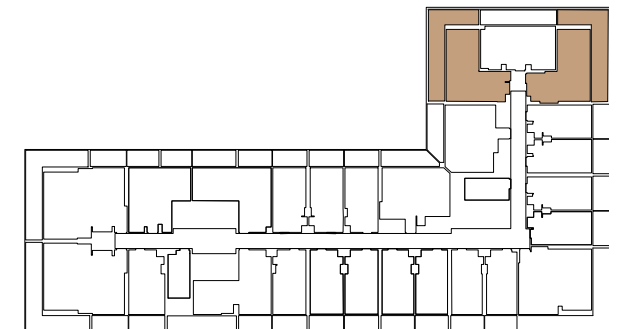
1 BEDROOM TYPE 12



AREA	SQ.M.	SQ.FT.
SUITE AREA	51.83 m ²	557.89 ft ²
BALCONY AREA	32.97 m ²	354.89 ft ²
TOTAL UNIT AREA	84.80 m ²	912.78 ft ²

FLAT DESIGN COMPONENTS

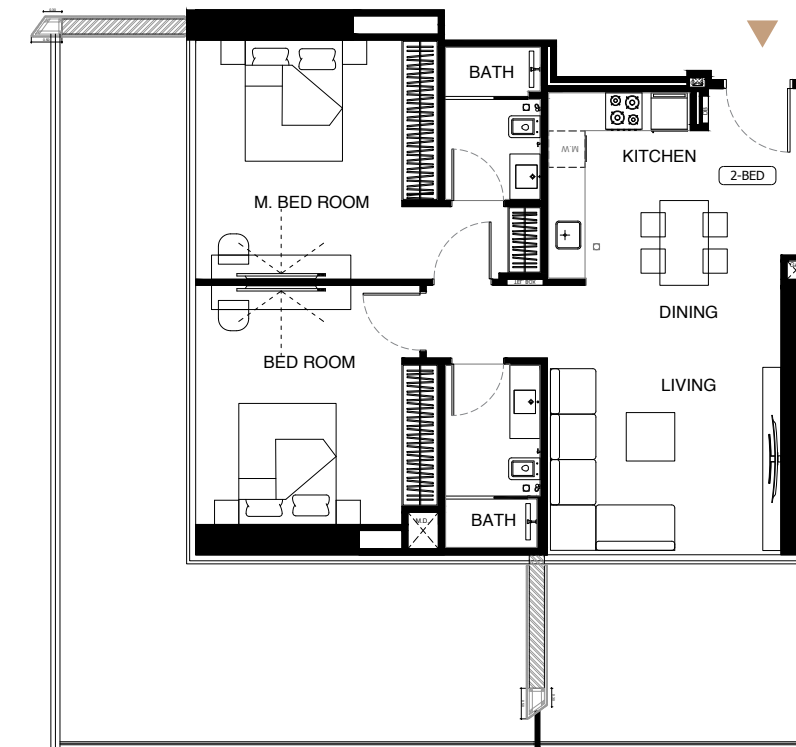
M.BATH	4 m ²
M.BEDROOM	15 m ²
LIVING & DINING	20 m ²
KITCHEN	5 m ²
CORRIDOR	5 m ²
WC	3 m ²



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2 BEDROOMS

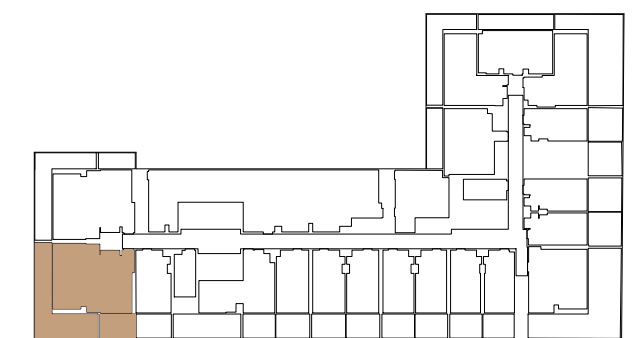
2 BEDROOMS TYPE 01



AREA	SQ.M	SQ.
SUITE AREA	54.20 m ²	583.40 ft ²
BALCONY AREA	38.13 m ²	410.43 ft ²
TOTAL UNIT AREA	92.33 m ²	993.83 ft ²

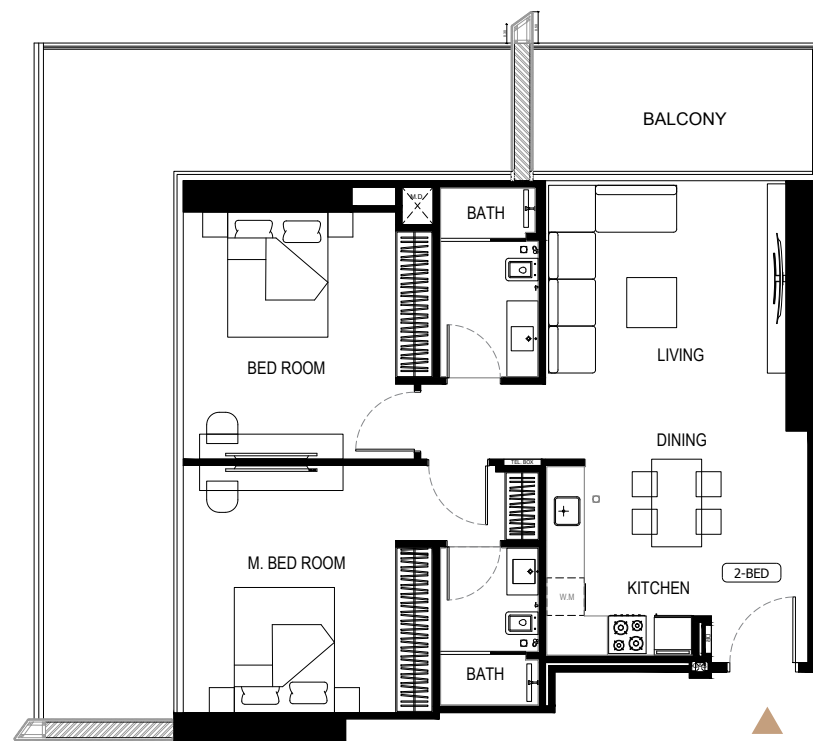
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	18 m ²
LIVING	17 m ²
KITCHEN & DINING	9 m ²
CORRIDOR	6 m ²
BATH	5 m ²
BEDROOM	15 m ²



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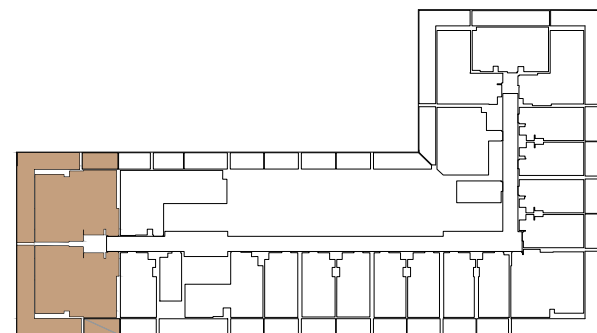
2 BEDROOMS TYPE 02



AREA	SQ.M	SQ.
SUITE AREA	83.12 m ²	894.70 ft ²
BALCONY AREA	44.32 m ²	477.06 ft ²
TOTAL UNIT AREA	127.44 m ²	1371.75 ft ²

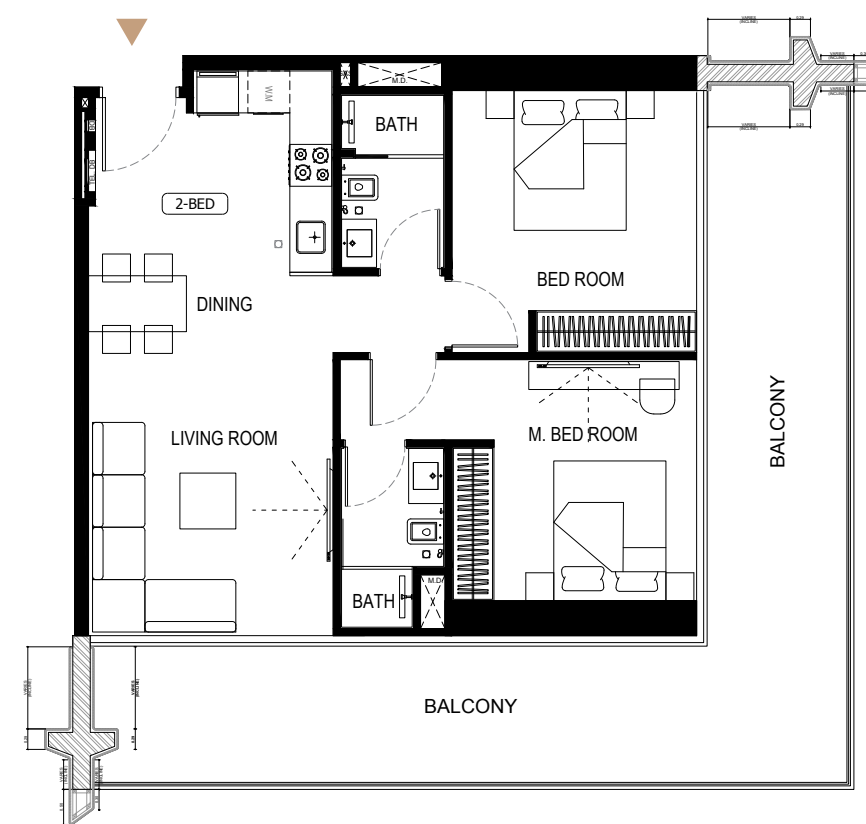
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	18 m ²
LIVING	15 m ²
KITCHEN & DINING	10 m ²
CORRIDOR	7 m ²
BATH	5 m ²
BEDROOM	15 m ²



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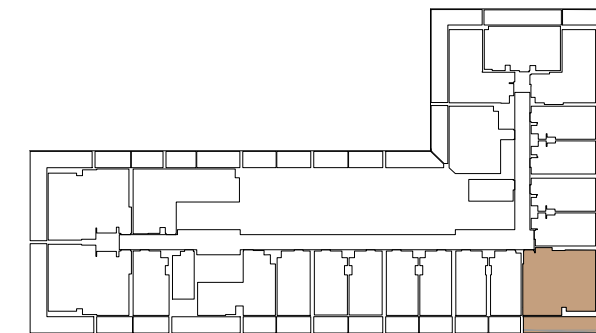
2 BEDROOMS TYPE 03



AREA	SQ.M	SQ.
SUITE AREA	70.41 m ²	757.89 ft ²
BALCONY AREA	40.19 m ²	432.60 ft ²
TOTAL UNIT AREA	110.60 m ²	1190.49 ft ²

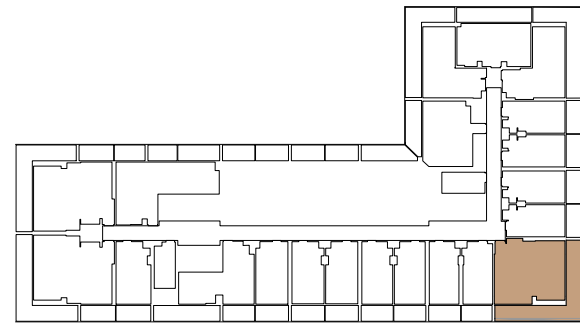
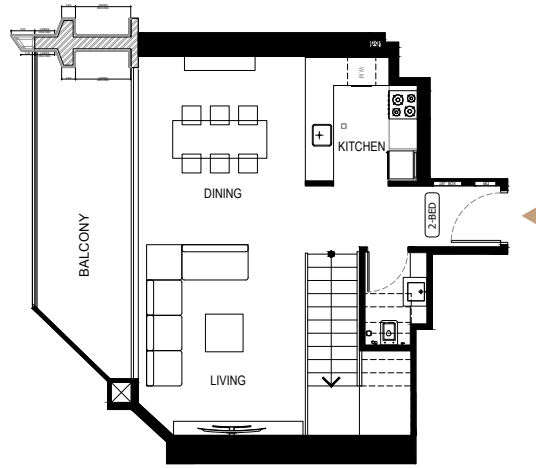
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING	18 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	6 m ²
BATH	4 m ²
BEDROOM	13 m ²



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LEVEL 01

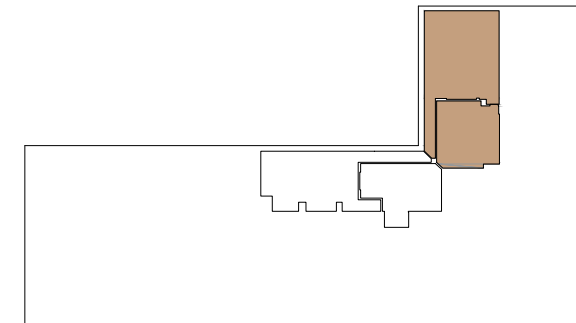
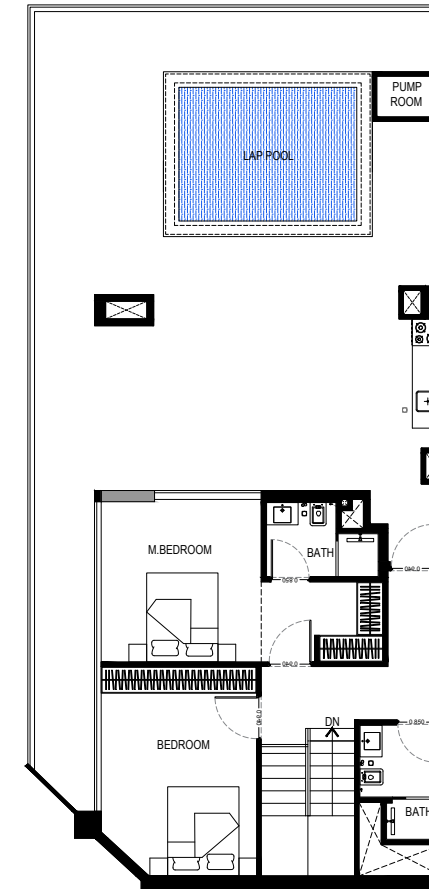


AREA	SQ.M	SQ.
SUITE AREA	117.03 m ²	1259.70 ft ²
BALCONY AREA	125.18 m ²	1347.43 ft ²
TOTAL UNIT AREA	110.60 m ²	2607.13 ft ²

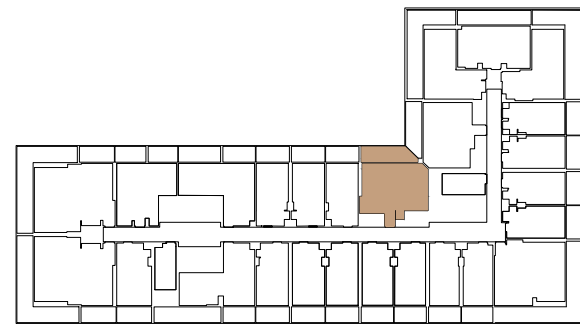
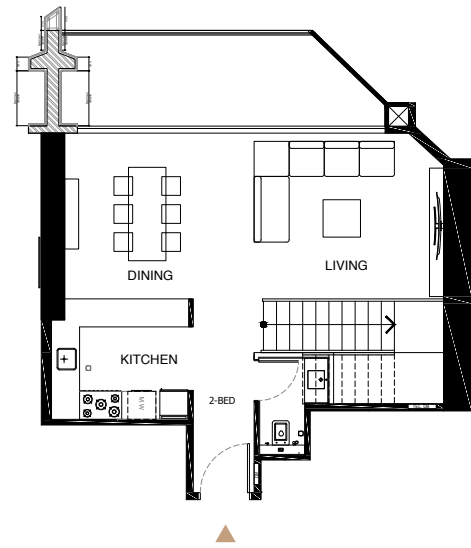
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
LIVING & DINING	28 m ²
KITCHEN	8 m ²
CORRIDOR + STAIRCASE	26 m ²
BATH	4 m ²
BEDROOM	16 m ²
WC	3 m ²

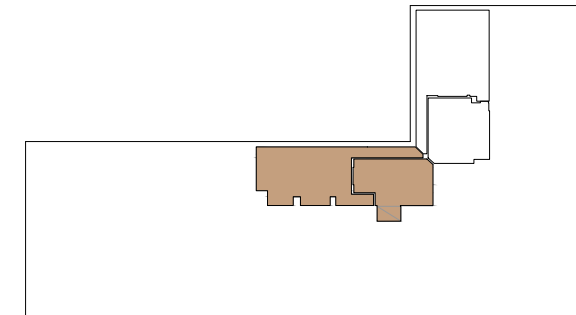
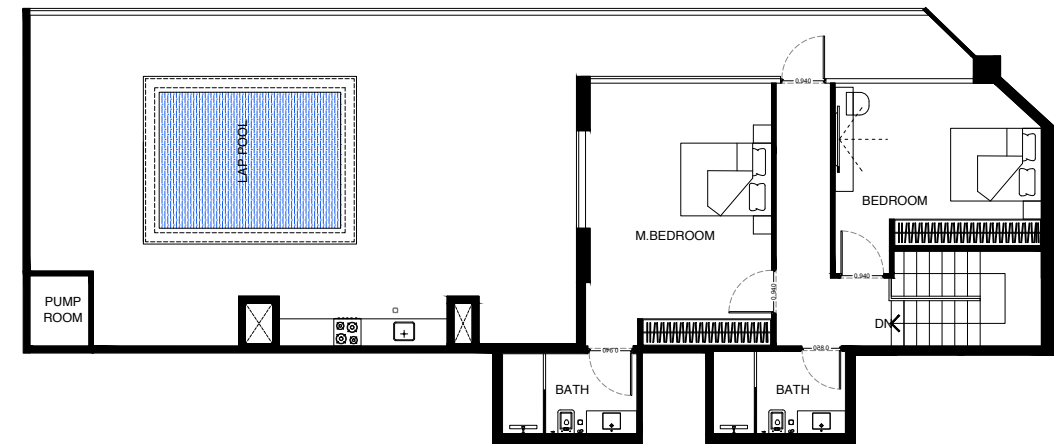
LEVEL 02



LEVEL 01



LEVEL 02



AREA	SQ.M	SQ.
SUITE AREA	131.49 m ²	1415.35 ft ²
BALCONY AREA	113.31 m ²	1219.66 ft ²
TOTAL UNIT AREA	244.80 m ²	2635.01 ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	20 m ²
LIVING & DINING	28 m ²
KITCHEN	7 m ²
CORRIDOR + STAIRCASE	29 m ²
BATH	5 m ²
BEDROOM	17 m ²
WC	3 m ²

BINGHATTI
STARLIGHT