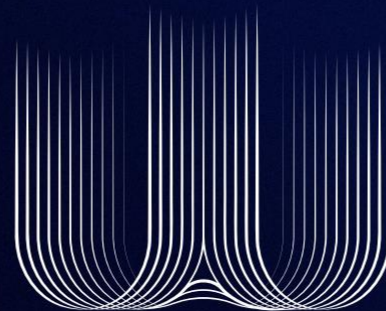




BINGHATTI
SKYRISE

Business Bay's first ever mega-development

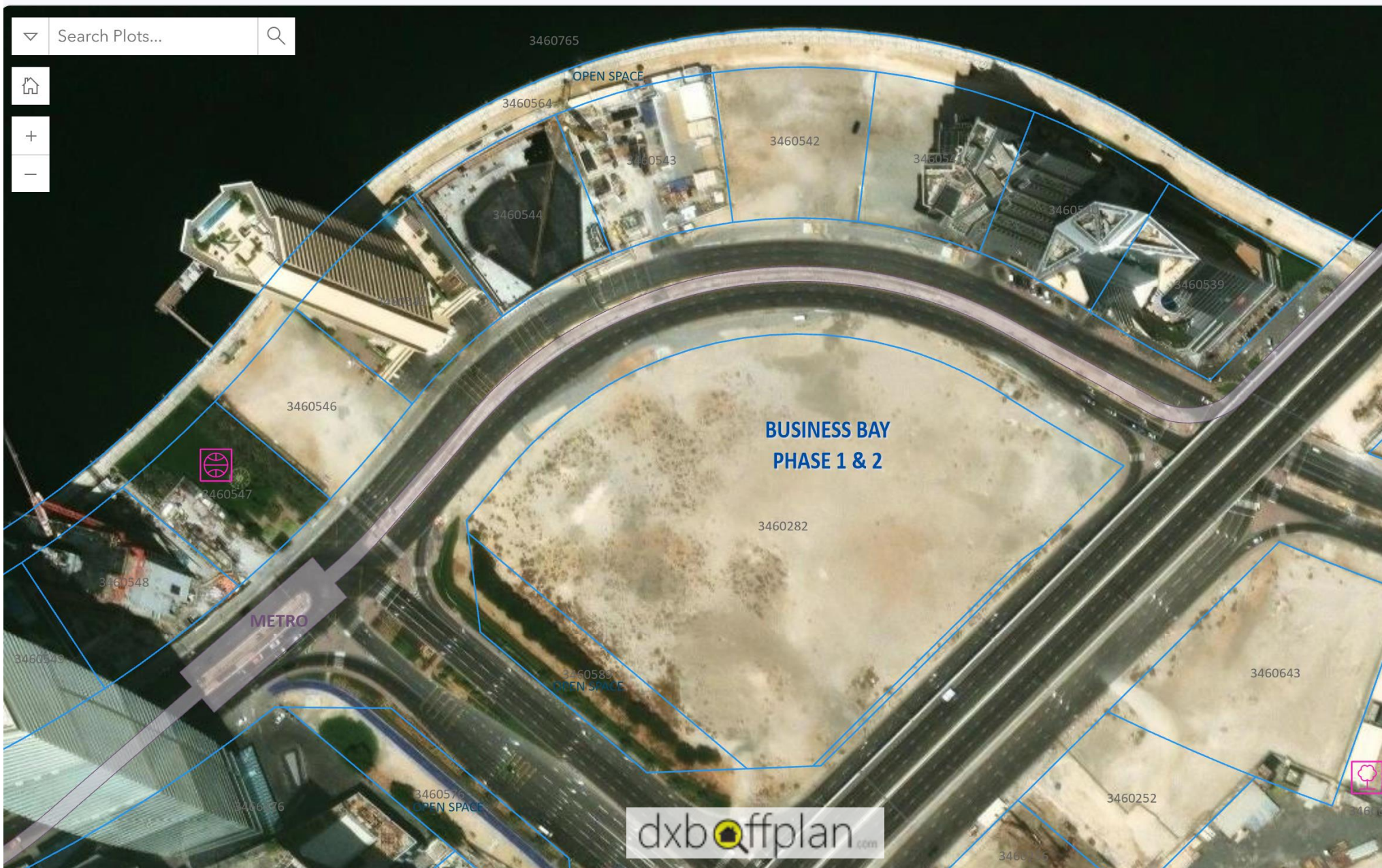
OFF-MARKET LAUNCH











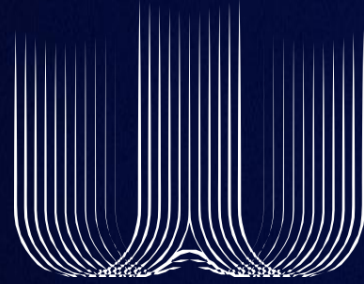


CONFIDENTIAL



VIEW FROM THE SITE

dxboffplan.com

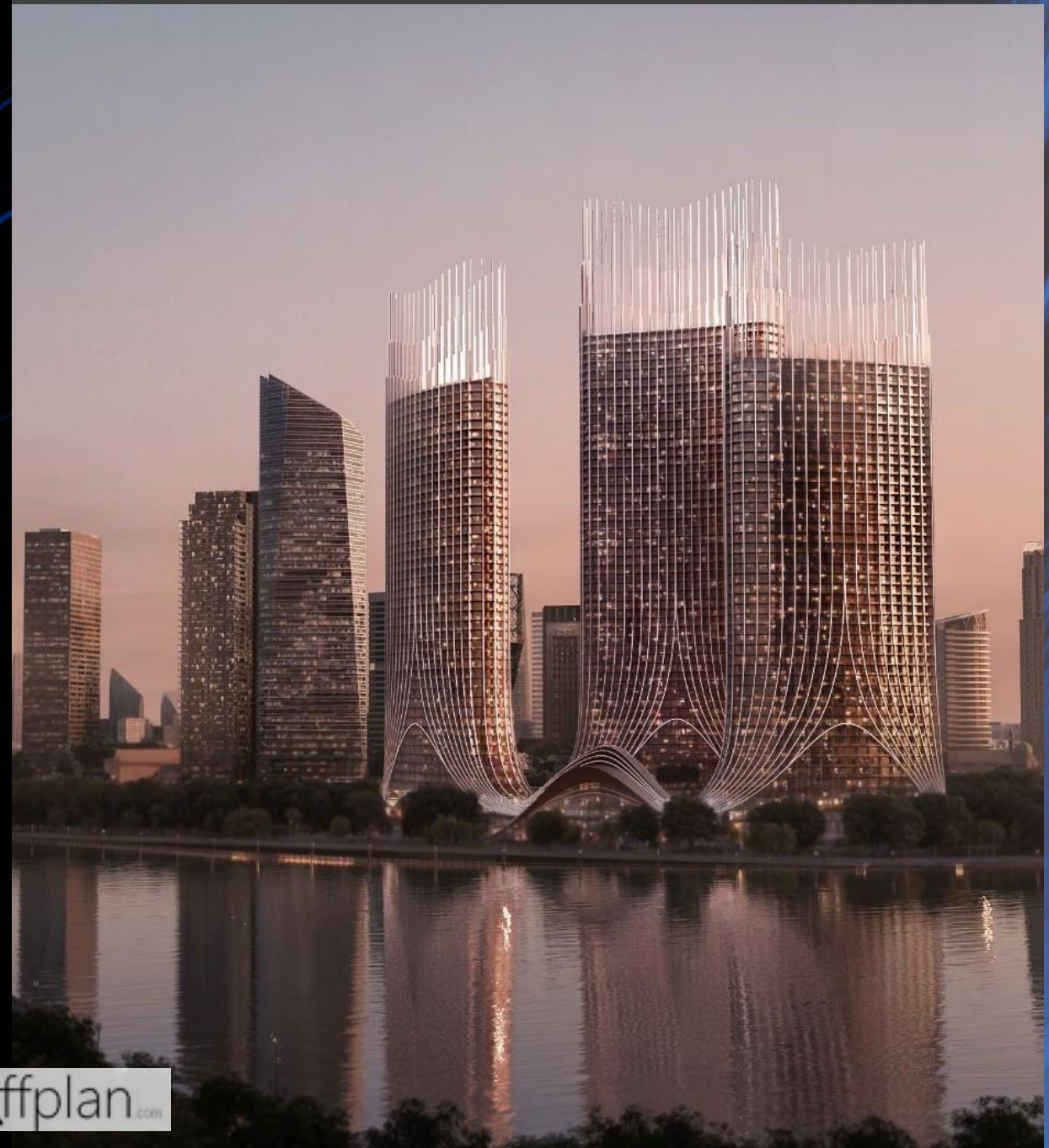


BINGHATTI
SKYRISE

UNIQUE SELLING
POINTS

UNIQUE SELLING POINTS - LOCATION

- 3 MINUTES FROM **BURJ KHALIFA AND DUBAI MALL.**
- ACCESSIBILITY TO MAJOR ROADS
 - **E11 SHEIKH ZAYED ROAD**
 - **E44 ALKHAIL ROAD**
 - **AL-A'AMAL STREET**
 - **AL ASAYEL STREET**
- **FULL BURJ KHALIFA VIEW**
- **FACING DUBAI WATER CANAL**



UNIQUE SELLING POINTS - AMENITIES



PADDLE AND
TENNIS COURT



3X3 BASKETBALL
COURT



AMPHITHEATRE



INDOOR
GYM



INDOOR SPORTS
FACILITIES



JOGGING/WALKING
LANE



SWIMMING
POOL



KIDS POOL AND
AQUATIC AREA



GOLF COURSE
WITH LAKE



OUTDOOR
SEATING AREA



SUNKEN
SEATING



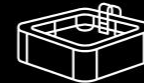
OUTDOOR
BEACH



KIDS
PLAY AREA



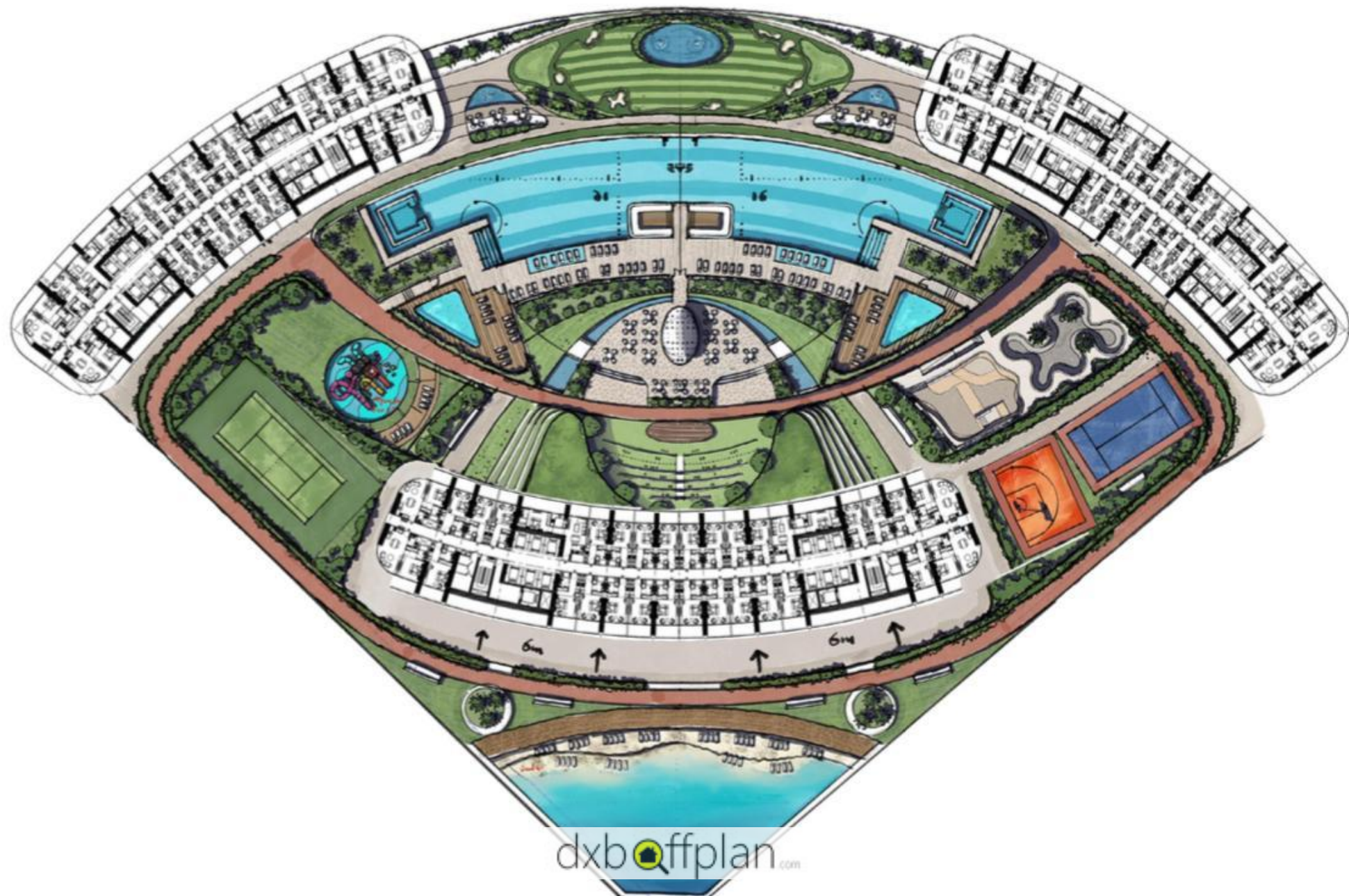
MULTIPURPOSE
PAVILION

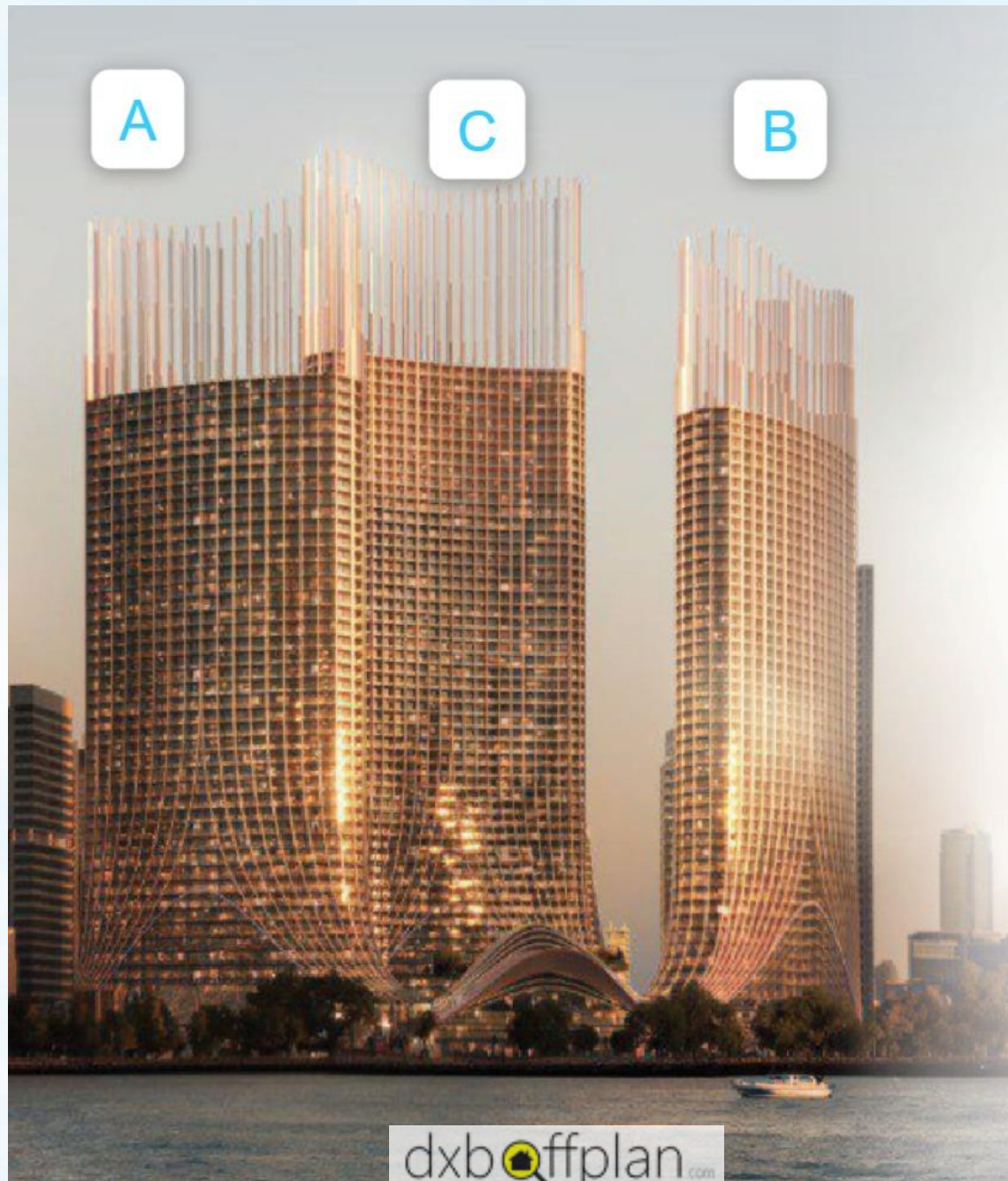


PRIVATE POOL
W/ JACUZZI



ONCE IN A LIFETIME OPPORTUNITY





THE MOST COMPETITIVE PRICES IN BUSINESS BAY

BINGHATTI SKYRISE

STARTING FROM:

AED 975,000

STUDIO

STARTING FROM:

AED 1.65M

1 BEDROOM

STARTING FROM:

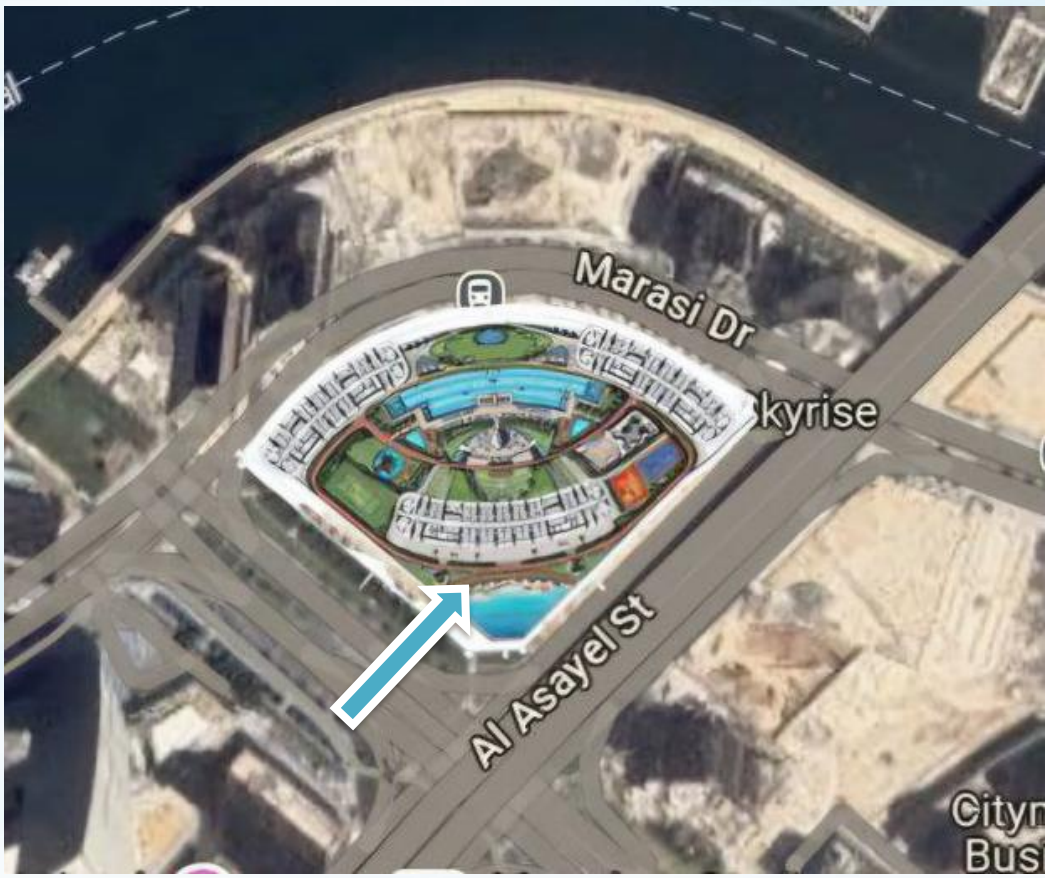
AED 2.75M

2 BEDROOM

STARTING FROM:

AED 3.75M

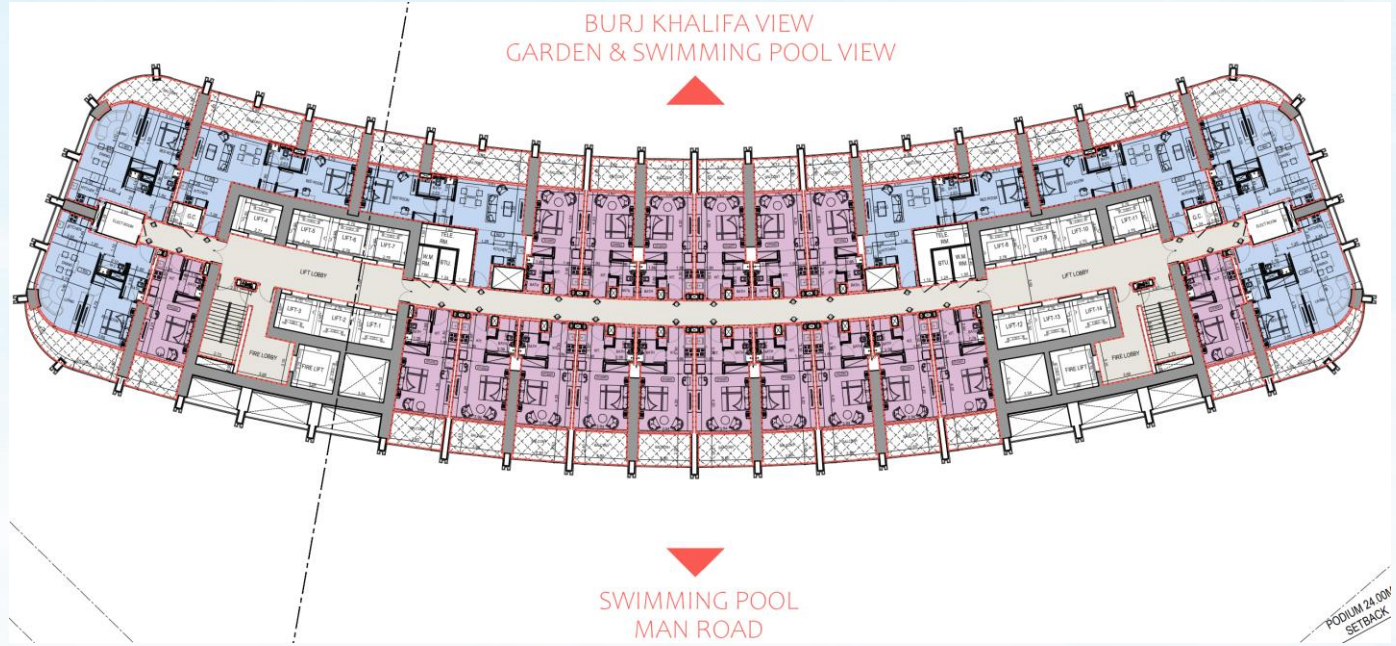
3 BEDROOM



TOWER C

18 UNIT STUDIO

8 UNIT 1BED



	NUMBER IN FLOOR	PRICE	TOTAL
STUDIO	18	975,000	17,550,000
1BED	8	1,650,000	13,200,000
26 EOI	1,040,000		30,750,000



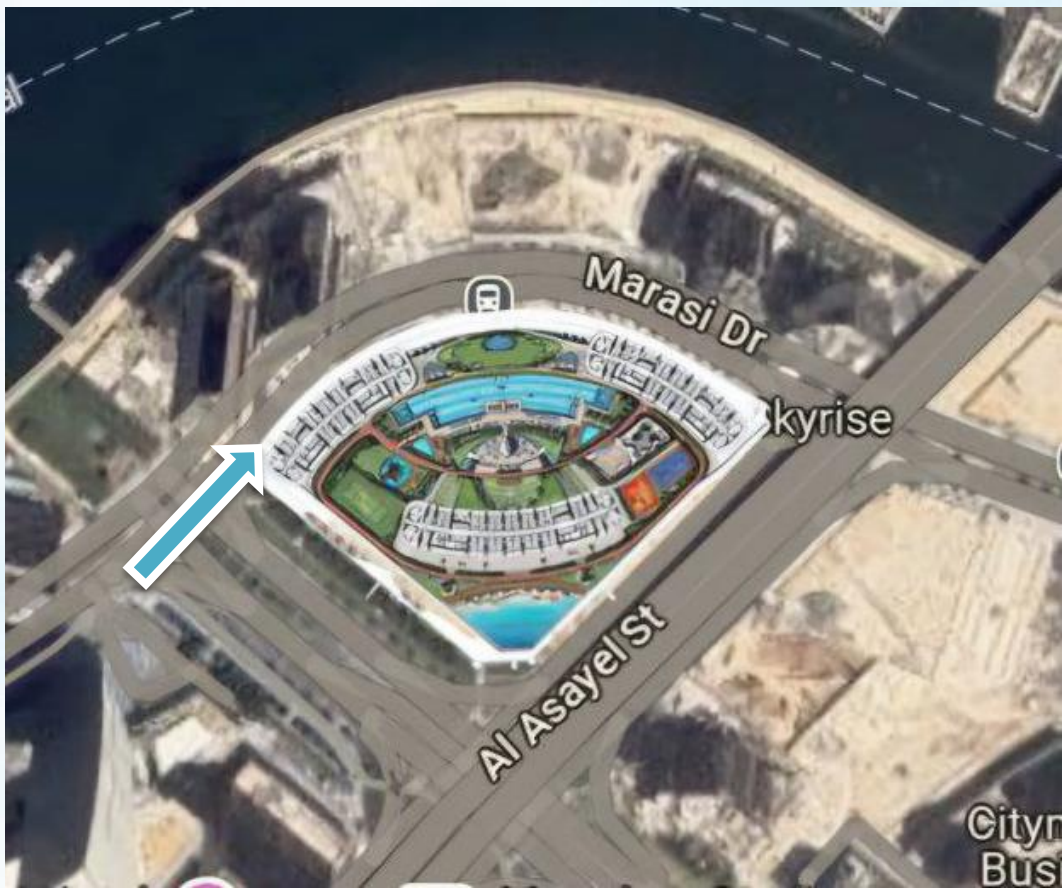
TOWER B

16 UNIT STUDIO

17 7 UNITS 1BED



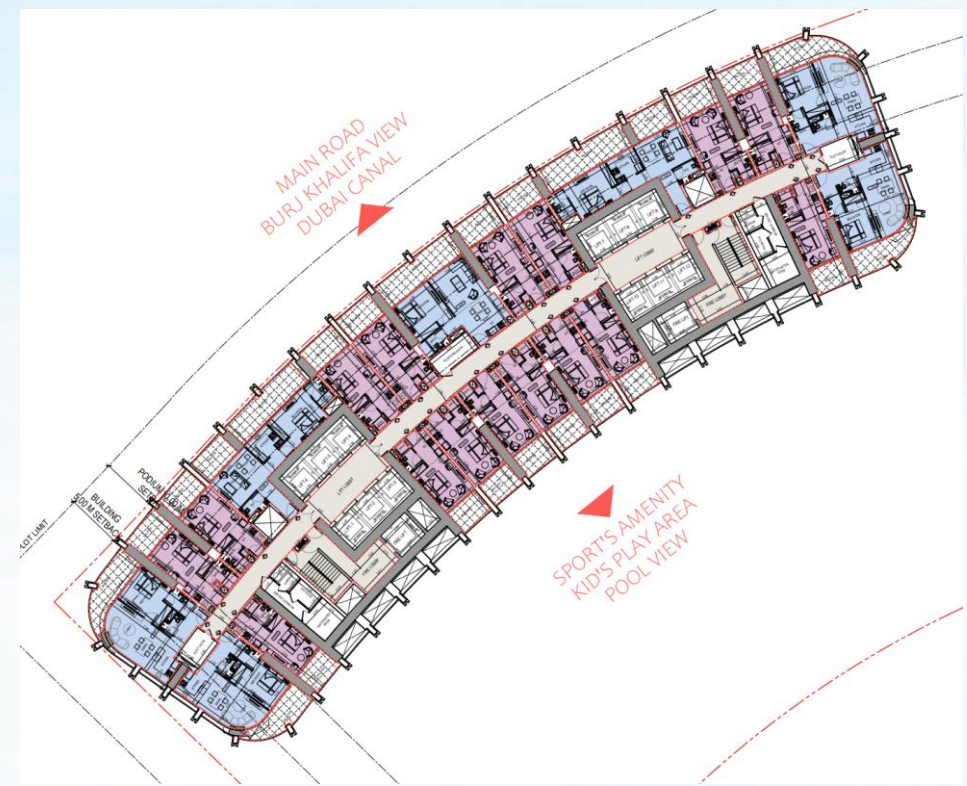
	NUMBER IN FLOOR	PRICE	TOTAL
STUDIO	16	975,000	15,660,000
1BED	7	1,650,000	11,550,000
23 EOI	920,000 AED		27,210,000



TOWER A

16 UNIT STUDIO

17 UNITS 1BED



	NUMBER IN FLOOR	PRICE	TOTAL
STUDIO	16	975,000	15,660,000
1BED	7	1,650,000	11,550,000
23 EOI	920,000 AED		27,210,000

BINGHATTI
SKYRISE

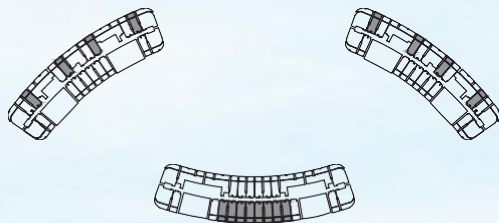
UNIT TYPE	MIN AREA (SQFT)	MAX AREA (SQFT)
STUDIO	422	477
1 BEDROOM	762	1,022
2 BEDROOM	1,277	1,667
3 BEDROOM	1,839	1,991

PAYMENT PLAN

DOWN PAYMENT	20%	NOVEMBER 2025	2%
DECEMBER 2024	2%	DECEMBER 2025	2%
JANUARY 2025	2%	JANUARY 2026	2%
FEBRUARY 2025	2%	FEBRUARY 2026	2%
MARCH 2025	2%	MARCH 2026	2%
APRIL 2025	2%	APRIL 2026	3%
MAY 2025	2%	MAY 2026	3%
JUNE 2025	2%	JUNE 2026	3%
JULY 2025	2%	JULY 2026	3%
AUGUST 2025	2%	AUGUST 2026	3%
SEPTEMBER 2025	2%	SEPTEMBER 2026	3%
OCTOBER 2025	2%	ON COMPLETION	30%

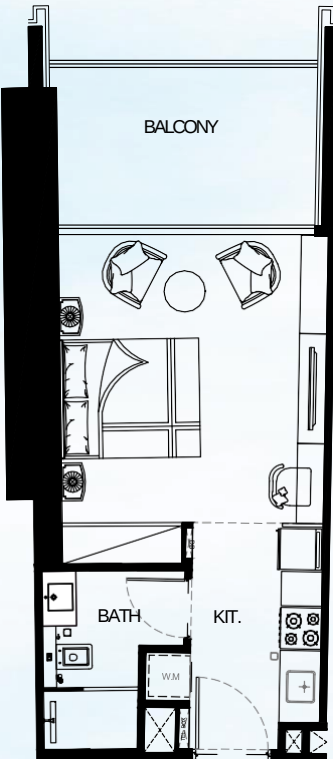
FLOOR PLANS

STUDIO - TYPE 01

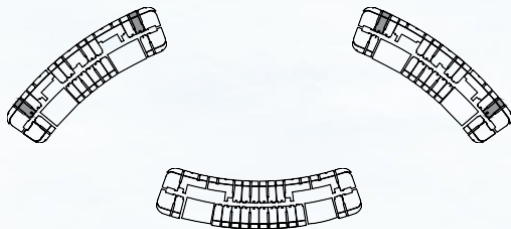


AREA	SQ. M	SQ. FT
SUITE AREA	32.58 m ²	350.69 ft ²
BALCONY AREA	10.65 m ²	114.64 ft ²
TOTAL UNIT AREA	43.23 m ²	465.32 ft ²

FLAT DESIGN COMPONENTS		
BATH		4 m ²
STUDIO		17 m ²
KITCHEN		6 m ²
LAUNDRY		1 m ²

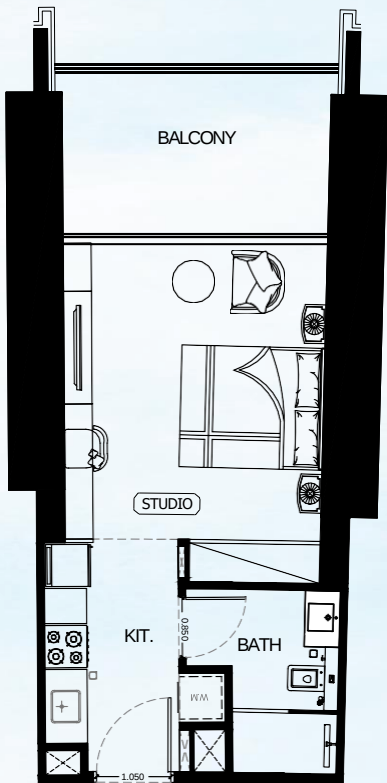


STUDIO -TYPE 02



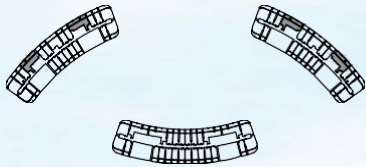
AREA	SQ. M	SQ. FT
SUITE AREA	33.37 m ²	359.19 ft ²
BALCONY AREA	10.90 m ²	117.33 ft ²
TOTAL UNIT AREA	44.27 m ²	476.52 ft ²

FLAT DESIGN COMPONENTS		
BATH		5 m ²
STUDIO		17 m ²
KITCHEN		6 m ²
LAUNDRY		1 m ²



UNIT FLOOR PLAN - STUDIO

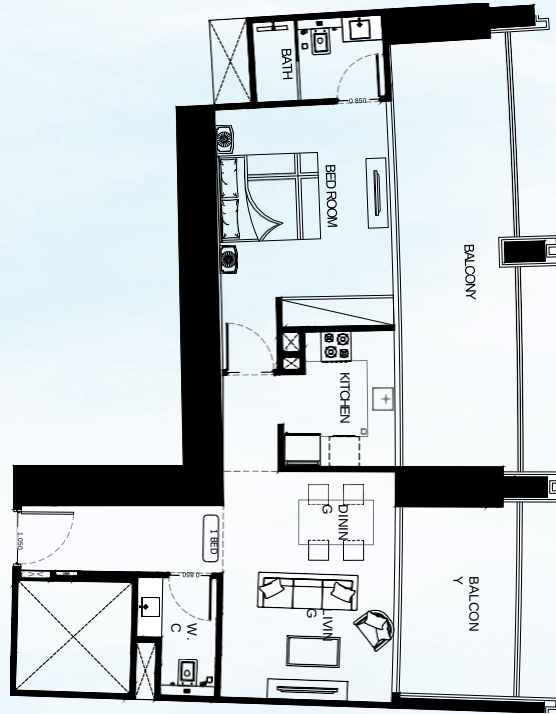
1 BEDROOM -TYPE 01



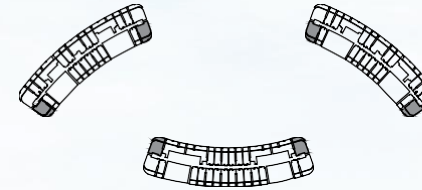
AREA	SQ. M	SQ. FT
SUITE AREA	62.06 m ²	668.01 ft ²
BALCONY AREA	32.88 m ²	353.92 ft ²
TOTAL UNIT AREA	94.94 m ²	1021.93 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
LIVING & DINING	16 m ²
KITCHEN	6 m ²
CORRIDOR	8 m ²
WC	3 m ²



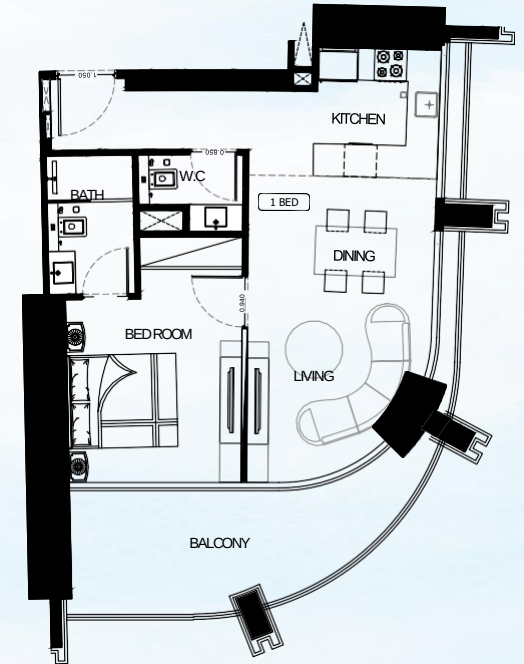
1 BEDROOM -TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	56.03 m ²	603.10 ft ²
BALCONY AREA	14.78 m ²	159.09 ft ²
TOTAL UNIT AREA	70.81 m ²	762.19 ft ²

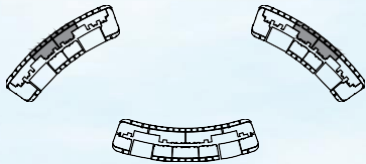
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	13 m ²
LIVING & DINING	18 m ²
KITCHEN	6 m ²
CORRIDOR	6 m ²
WC	3 m ²



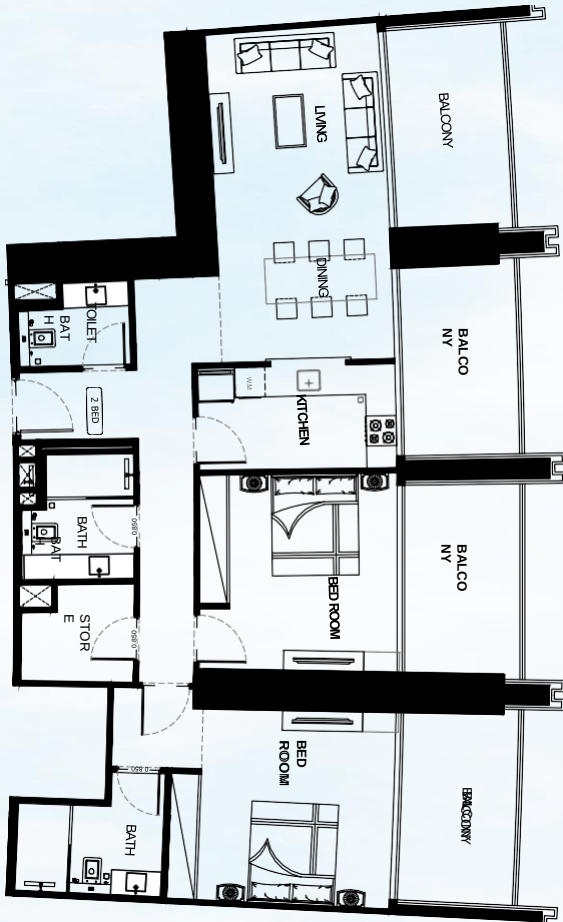
UNIT FLOOR PLAN - 1 BEDROOM

2 BEDROOM - TYPE 01

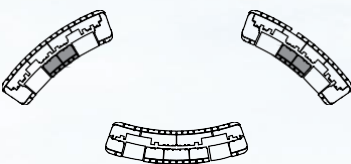


AREA	SQ. M	SQ. FT
SUITE AREA	111.80 m ²	1203.41 ft ²
BALCONY AREA	43.08 m ²	463.71 ft ²
TOTAL UNIT AREA	154.88 m ²	1667.11 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	6 m ²
M.BEDROOM	19 m ²
LIVING & DINING	23 m ²
KITCHEN	8 m ²
CORRIDOR	13 m ²
BATH	5 m ²
BEDROOM	16 m ²
STORE	4 m ²
TOILET	3 m ²

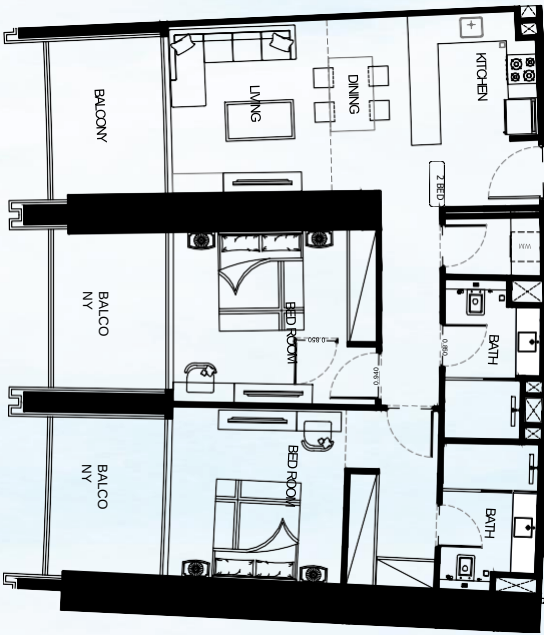


2 BEDROOM - TYPE 02



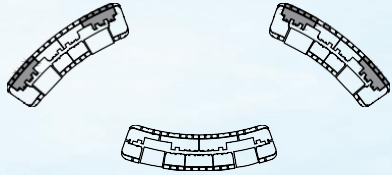
AREA	SQ. M	SQ. FT
SUITE AREA	91.03 m ²	979.84 ft ²
BALCONY AREA	27.62 m ²	297.30 ft ²
TOTAL UNIT AREA	118.65 m ²	1277.14 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	6 m ²
M.BEDROOM	19 m ²
LIVING & DINING	17 m ²
KITCHEN	7 m ²
CORRIDOR	9 m ²
BATH	6 m ²
BEDROOM	15 m ²



UNIT FLOOR PLAN - 2 BEDROOM

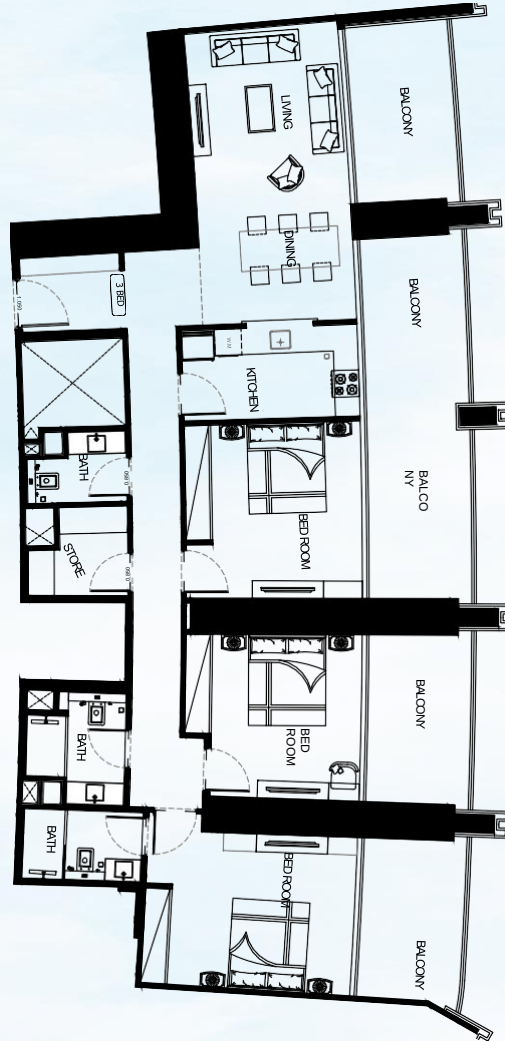
3 BEDROOM - TYPE 01



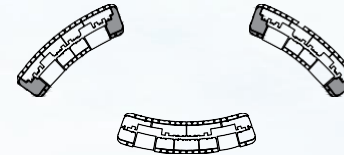
AREA	SQ. M	SQ. FT
SUITE AREA	131.57 m ²	1416.21 ft ²
BALCONY AREA	53.42 m ²	575.01 ft ²
TOTAL UNIT AREA	184.99 m ²	1991.22 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
LIVING & DINING	23 m ²
KITCHEN	8 m ²
CORRIDOR	20 m ²
BATH	5 m ²
BEDROOM	14 m ²
BEDROOM	16 m ²
STORE	4 m ²
TOILET	3 m ²



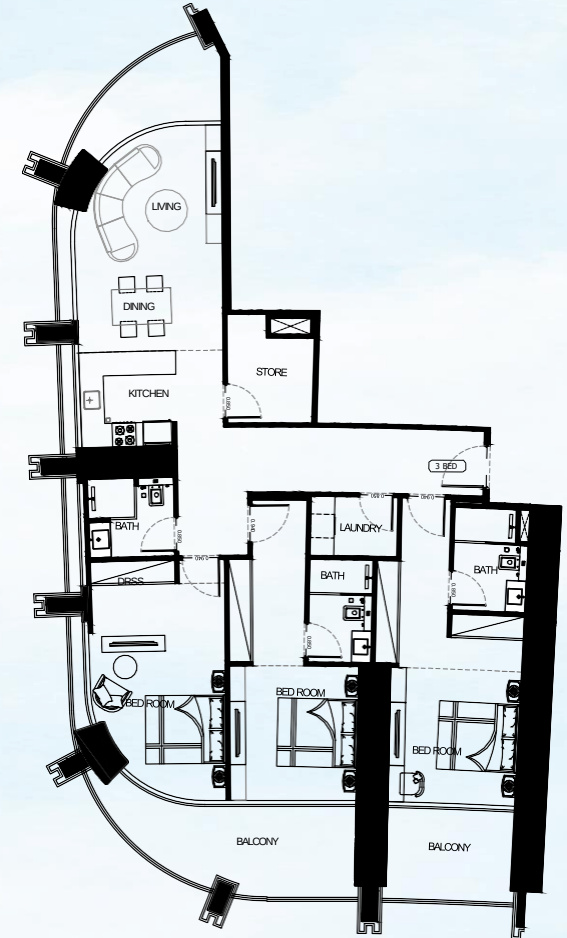
3 BEDROOM - TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	139.60 m ²	1502.64 ft ²
BALCONY AREA	31.22 m ²	336.05 ft ²
TOTAL UNIT AREA	170.82 m ²	1838.69 ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	21 m ²
LIVING & DINING	20 m ²
KITCHEN	6 m ²
CORRIDOR	18 m ²
M.BATH	4 m ²
M.BEDROOM	18 m ²
BEDROOM	19 m ²
BATH	4 m ²
LAUNDRY	3 m ²
STORE	5 m ²



UNIT FLOOR PLAN - 3 BEDROOM

