

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

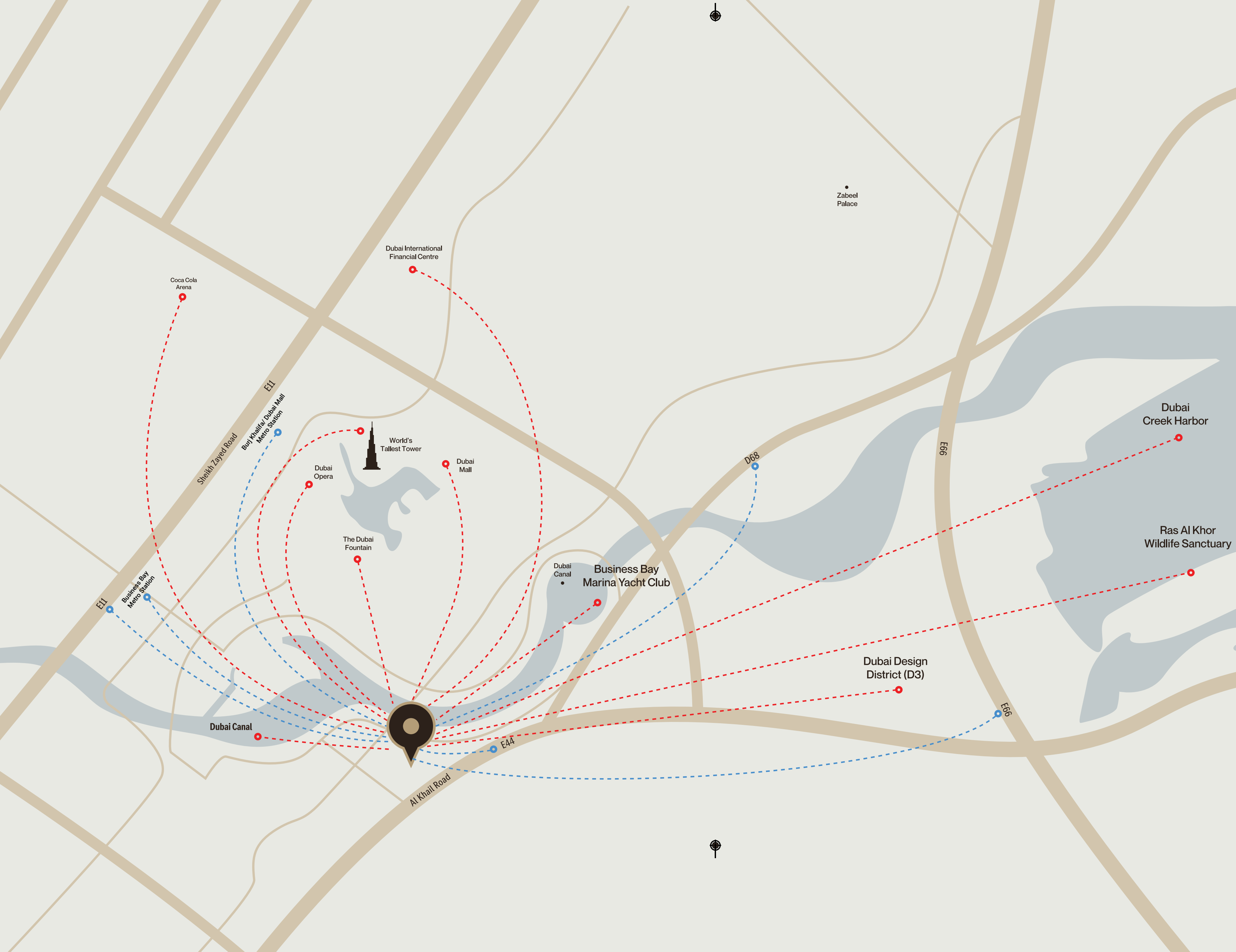
20 MINUTES AWAY FROM
DUBAI INTERNATIONAL AIRPORT

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

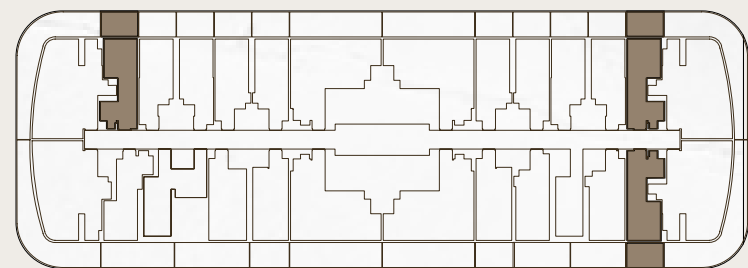
A city skyline at dusk, featuring a prominent skyscraper with a golden, illuminated facade. The building has a unique, curved design with many windows glowing with light. Other skyscrapers are visible in the background, and a body of water is in the foreground. The sky is a mix of orange and blue.

Freehold Ownership
No Property Tax
10-year Golden Visa Eligibility

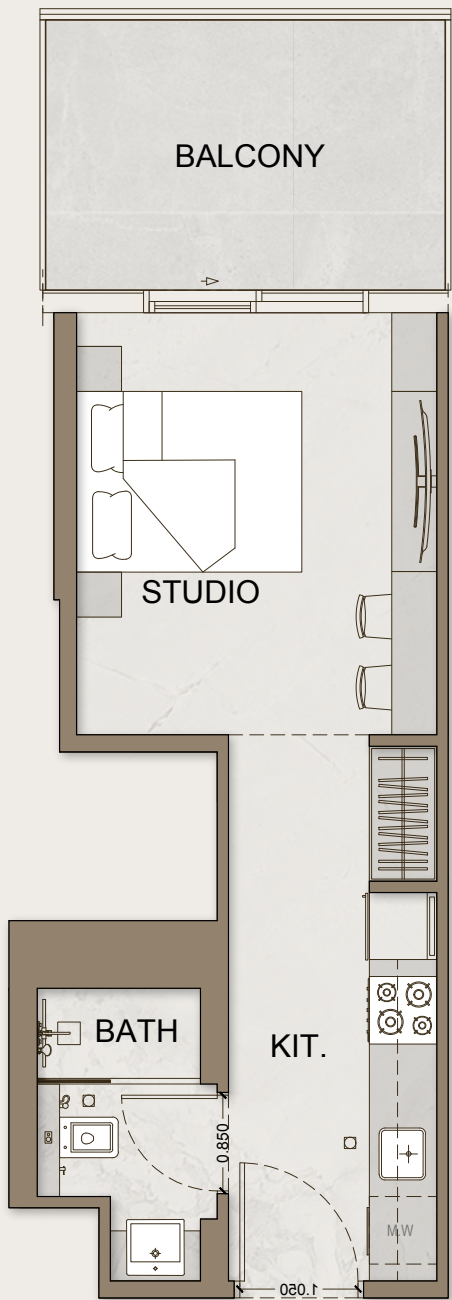


FLOOR PLAN

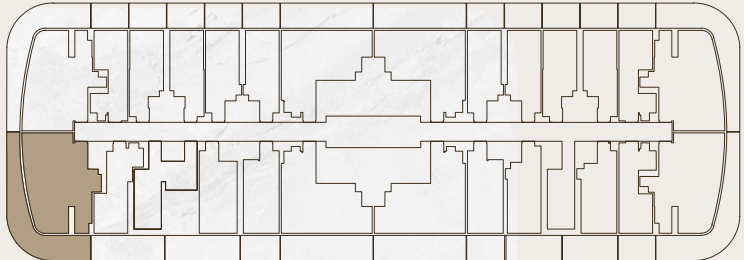
STUDIO & 1 BEDROOM



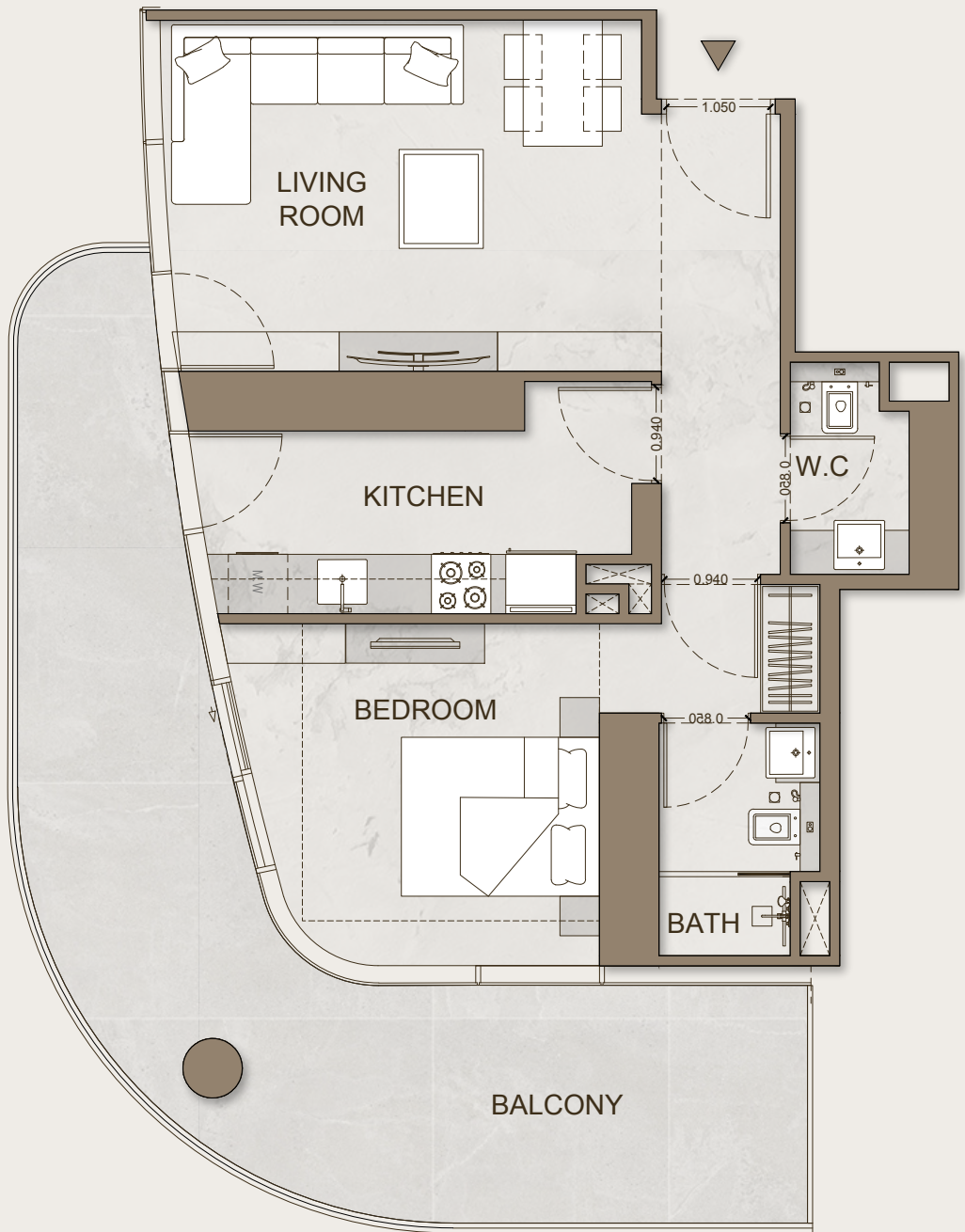
AREA	SQ.M	SQ.FT
SUITE AREA	27.79 m²	299 ft²
BALCONY AREA	9.00 m²	97 ft²
TOTAL UNIT AREA	36.79 m²	396 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		14 m²
KITCHEN		7 m²



STUDIO



AREA	SQ.M	SQ.FT
SUITE AREA	60.98 m²	656 ft²
BALCONY AREA	31.41 m²	339 ft²
TOTAL UNIT AREA	92.30 m²	994 ft²
FLAT DESIGN COMPONENTS		
MASTER BATH		4 m²
MASTER BEDROOM		15 m²
LIVING & DINING		18 m²
KITCHEN		9 m²
W.C		3 m²
CORRIDOR		6 m²



1 BEDROOM

