

BINGHATTI
LUXURIA

A VISION OF COMPOSED LIVING



THE QUIET SIDE OF LUXURY IN JUMEIRAH VILLAGE TRIANGLE

Luxuria is a sanctuary designed for stillness,
privacy, and refined living.

A calm architectural presence that lets light, space,
and silence do the talking.

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ARCHITECTURE IN PERFECT BALANCE

Luxuria is shaped by a modernist grid, an ordered rhythm that distills the city's motion into calm.

Its satin-chrome exoskeleton provides natural solar shading and elevated privacy, blending sleek glass with JVT's lush surroundings.



PALM
JEBEL ALI

WORLD ISLANDS

AIN DUBAI

DUBAI HARBOUR

DUBAI MARINA

PALM JUMEIRAH

BURJ AL ARAB

DUBAI
INTERNET
CITY

E11 SHEIKH ZAYED ROAD

JUMEIRAH
LAKE TOWERS

TOP GOLF

DISCOVERY
GARDENS

IBN BATTUTA
MALL



MALL OF THE
EMIRATES

GOLD &
DIAMOND PARK

AL BARSHA
MALL

E44 AL KHAIL ROAD



DUBAI HILLS
MALL

JUMEIRAH
VILLAGE
CIRCLE

DUBAI
AUTODROME

DUBAI
INVESTMENT
PARK

EXPO CITY
DUBAI

POSITIONED PEACEFULLY

Luxuria is located in **Jumeirah Village Triangle District 4**, a community consistently ranked for its high quality of life. It provides a peaceful, walkable environment with immediate access to schools, parks and retail.

The location ensures easy entry and exit from the **Sheikh Mohammed bin Zayed Road (E311)** Residents are perfectly connected to Dubai's primary routes while remaining placid beside the city's pace.



Dubai Marina & Harbour
9 minutes



Ain Dubai
9 minutes



Dubai Autodrome
9 minutes



Ibn & Dubai Festival City
10 minutes



Palm Jumeirah
12 minutes



Expo City Dubai
14 minutes



Burj Al Arab & Jumeirah Beach
18 minutes



Al Maktoum Intl. Airport
20 minutes



A CALM, CRAFTED INTERIOR

From hand-selected textures to understated hues, every material choice is deliberate and refined.

Spacious layouts invite light to move freely, setting a quiet tempo across your home.



بن غاطي
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PROJECT FACTS

A CURATED COLLECTION OF RESIDENCES

PROPERTY TYPE

Residential & Retail

PLOT AREA

3,131.72 SQM (33,709.52 SQFT)

DESCRIPTION

3B + G + 4P + 24 RESIDENTIAL
FLOORS+ 1MECH. + ROOF

NUMBER OF UNITS

Studio Apartment:	213
1Bedroom Apartment:	195
2Bedroom Apartment:	49

TOTAL UNITS

Total Residential Units:	457
Retail Shops: (Ground)	12

Each residence claims its own, suspended above the community. Through meticulous engineering, the tower's orientation maximises natural light and provides unobstructed views.

It spans three basements, a ground-floor retail hub and four podium levels. This base supports the 24 residential floors that tower upward, creating a definitive symbol of refined stature.



THE DESTINATION OF THE CITY’S EXHALE

Luxuria offers a masterfully zoned amenity deck located on the 5th floor. This resort-style space is designed to help residents move from the city’s energy to a weighted lull in a single breath.



Adult & Children’s
Swimming Pool



Aerobics
Platform



Children’s Play
Area



Multi-Purpose
Play Area



Multi-Purpose
Shaded Pavilion



Grass Sunbath
Area



Outdoor &
Indoor Gym

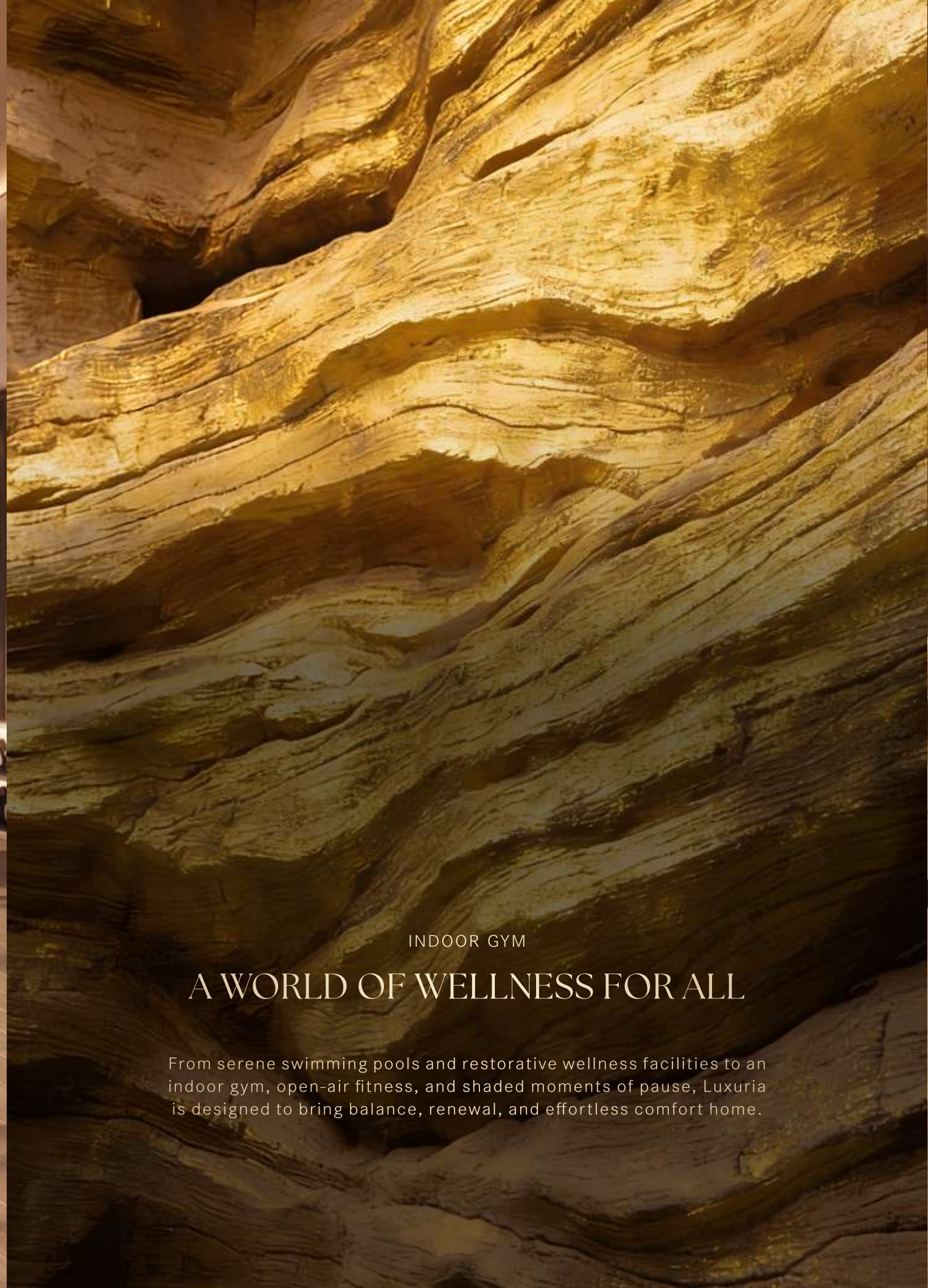


Jacuzzi
Area

Positioned strategically, Luxuria offers serene, peaceful views over the JVT parks and the lush horizon of The Springs and Jumeirah Islands. It’s an environment designed for those who seek the highest amenity - tranquility



SWIMMING POOLS
& JACUZZI



INDOOR GYM

A WORLD OF WELLNESS FOR ALL

From serene swimming pools and restorative wellness facilities to an indoor gym, open-air fitness, and shaded moments of pause, Luxuria is designed to bring balance, renewal, and effortless comfort home.







INTERIORS



Luxuria is a testament to Binghatti's uncompromising standards of quality and craftsmanship.



BINGHATTI LUXURIA

INTERIOR DESIGN UNMATCHED MATERIALITY

Interiors reflect a light hand and deliberately quiet design choices. Hand-aged stone, glass and bespoke finishes create an atmosphere of meticulous grace. Every home is a testament to the discipline of clarity.

Safety is paramount, with 24/7 monitoring and state-of-the-art surveillance systems providing peace of mind in one of the safest cities in the world.









TEXTURES OF TRANQUILITY

Luxuria's materials echo the composure of its exterior, with a refined palette chosen for tactile depth and softly restrained tones.







FLOOR PLANS

RESIDENCES ARE DESIGNED FOR OPTIMAL FLOW

The unit mix caters to strong demand from professionals and small families.



The core design philosophy is rooted in quiet luxury. The building features a state-of-the-art satin chrome exterior and a stepped design that creates deep, shaded terraces.



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