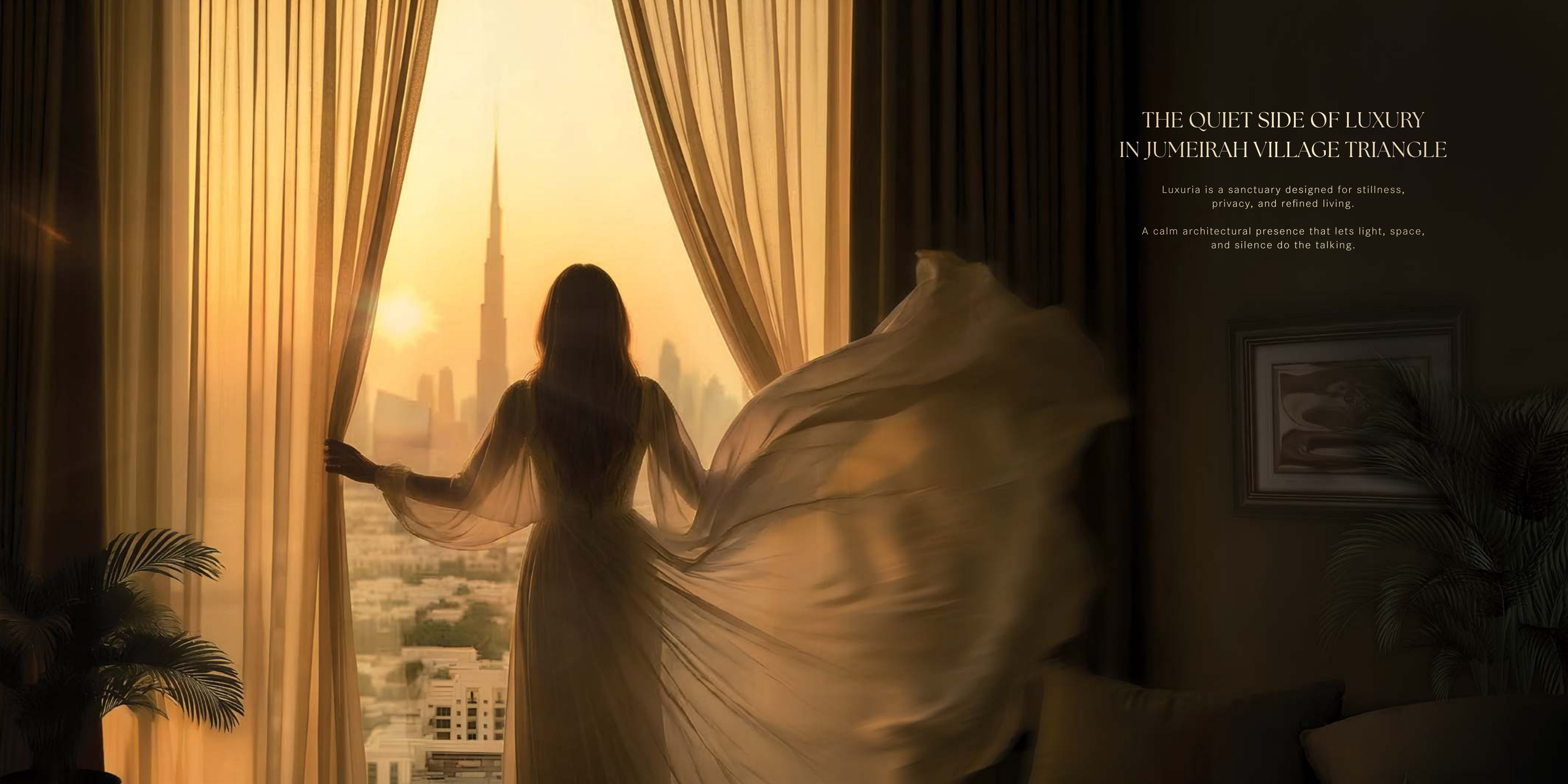
BINGHATTI

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.

BINGHATTI

LUXURIA

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.



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
BINGHATTI


بن غاطي
BINGHATTI



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.








LUXURIA


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

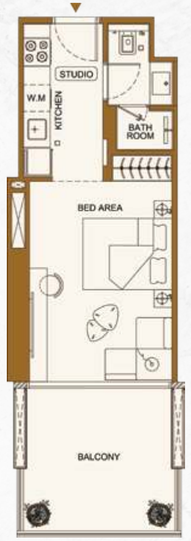
RESIDENCES ARE DESIGNED FOR OPTIMAL FLOW

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

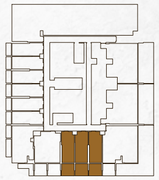


The core design philosophy is rooted in quiet luxury. The building features a state-of-the-art satin chrome exterior and a stepped design that creates deep, shaded terraces.

STUDIO TYPE 1
Binghatti Luxuria



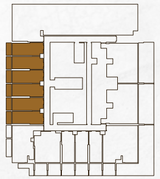
AREA	SQ.M	SQ.FT
SUITE AREA	28,66 m²	308 ft²
BALCONY AREA	11,31 m²	122 ft²
TOTAL UNIT AREA	39,97 m²	430 ft²



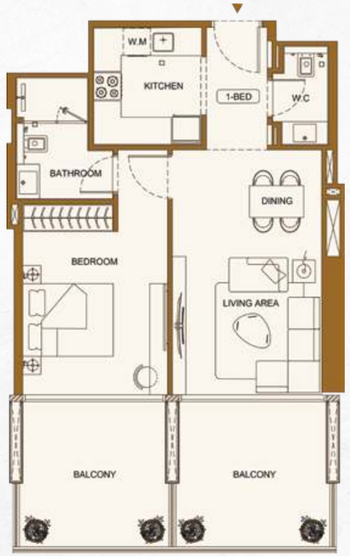
STUDIO TYPE 2
Binghatti Luxuria



AREA	SQ.M	SQ.FT
SUITE AREA	28,48 m²	307 ft²
BALCONY AREA	4,98 m²	54 ft²
TOTAL UNIT AREA	33,46 m²	360 ft²

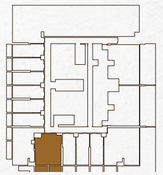


1 BEDROOM TYPE 1
Binghatti Luxuria

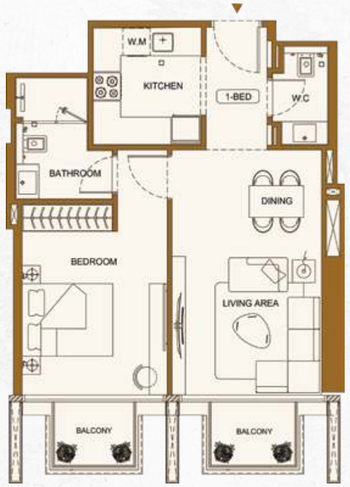


AREA	SQ.M	SQ.FT
SUITE AREA	55,16 m²	594 ft²
BALCONY AREA	22,71 m²	244 ft²
TOTAL UNIT AREA	77,87 m²	838 ft²

FLAT DESIGN COMPONENTS	
M. BATH	5 m²
M. BEDROOM	15 m²
LIVING AND DINING	18 m²
KITCHEN	6 m²
W.C	3 m²
CORRIDOR	4 m²

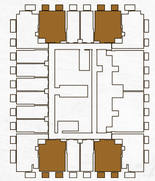


1 BEDROOM TYPE 2
Binghatti Luxuria



AREA	SQ.M	SQ.FT
SUITE AREA	55,16 m²	594 ft²
BALCONY AREA	5,37 m²	58 ft²
TOTAL UNIT AREA	60,53 m²	652 ft²

FLAT DESIGN COMPONENTS	
M. BATH	5 m²
M. BEDROOM	15 m²
LIVING & DINING	18 m²
KITCHEN	6 m²
W.C	3 m²
CORRIDOR	4 m²



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

تنويه: ١. إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران وتراعى تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع بطاقتها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يتحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. وقياس حساب منطقة الشرفة على أنها المنطقة التي يتحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى والوجه الأبعد للحارس المرفق، والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة

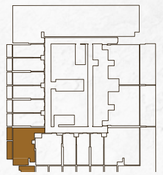


1 BEDROOM TYPE 3
Binghatti Luxuria



AREA	SQ.M	SQ.FT
SUITE AREA	58,69 m²	632 ft²
BALCONY AREA	20,50 m²	221 ft²
TOTAL UNIT AREA	77,87 m²	852 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	14 m²
LIVING AND DINING	18 m²
KITCHEN	7 m²
W.C	2 m²
CORRIDOR	6 m²
LAUNDRY	4 m²

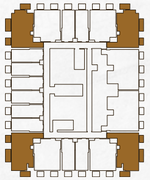


1 BEDROOM TYPE 4
Binghatti Luxuria



AREA	SQ.M	SQ.FT
SUITE AREA	58,75 m²	632 ft²
BALCONY AREA	10,15 m²	109 ft²
TOTAL UNIT AREA	68,90 m²	742 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	14 m²
LIVING & DINING	18 m²
KITCHEN	7 m²
W.C	2 m²
CORRIDOR	6 m²
LAUNDRY	4 m²

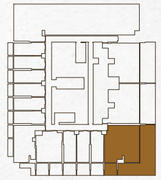


2 BEDROOM TYPE 1
Binghatti Luxuria

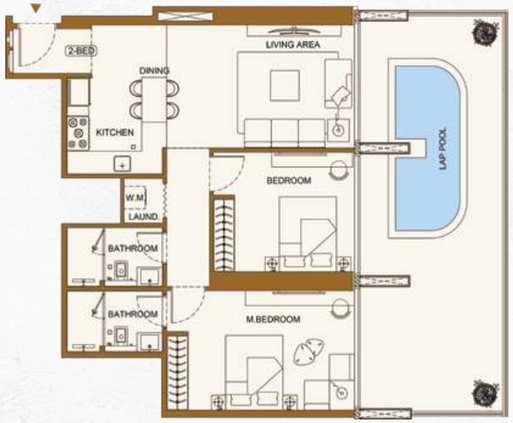


AREA	SQ.M	SQ.FT
SUITE AREA	87,38 m²	941 ft²
BALCONY AREA	85,31 m²	918 ft²
TOTAL UNIT AREA	172,69 m²	1859 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	20 m²
BATH	4 m²
BEDROOM	15 m²
LIVING & DINING	20 m²
KITCHEN	9 m²
CORRIDOR	5 m²

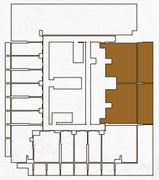


2 BEDROOM TYPE 2
Binghatti Luxuria



AREA	SQ.M	SQ.FT
SUITE AREA	82,65 m²	890 ft²
BALCONY AREA	43,33 m²	466 ft²
TOTAL UNIT AREA	125,98 m²	1356 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	17 m²
BATH	4 m²
BEDROOM	12 m²
LIVING & DINING	27 m²
KITCHEN	9 m²
CORRIDOR	5 m²
LAUNDRY	4 m²



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

تنويه: ١ إن أبعاد الغرف يتم قياسها طبقا للمعالم الهيكلية مع استبعاد تشطيبات الجدران وتراعى تحمل البناء. ٢ جميع القياسات تم توريدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣ جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤ قد تختلف مساحة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع بطاقتها. يحتفظ المطور بالحق في إجراء التغييرات. ٥ يتم قياس حساب مساحة الجناح كمساحة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦ وقياس حساب مساحة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى والوجه الأبعد للحارس المرفق، والوجه الخارجي للشرفة المجاورة. ٧ يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨ قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة

BINGHATTI

BESPOKE

BESPOKE LIVING BINGHATTI STYLE

- Property Management
- Unit Resale
- Parking Sale
- Holiday Homes
- Annual Maintenance
- Furniture Packages

One Scan
All Solution



ABOUT THE BRAND

A LEGACY OF ARCHITECTURAL ARTISTRY

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding 80 projects valued at over AED 80 Billion, Binghatti has delivered more than 50 projects to date and maintains a robust pipeline of approximately 30 million square footage of sellable area.

Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents.

Founded on contractor roots and built around a vertically integrated model, Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.

Muhammad Binghatti


BINGHATTI
LUXURIA