BINGHATTI

ETHEREA

Intention, Magnified

THE POWER OF THE PRECISE

Etherea is a modernist landmark in Jumeirah Village Circle defined by grid and glow. It is a structure of balance and integration, where a grand lineage meets a focused soul.

In narrowing the frame, the light is magnified to create a concentrated residential experience.

A SOPHISTICATED DISPLAY OF MODERNITY

The tower is characterised by a unique exoskeleton and satin chrome finishes that provide natural shading.

This structure maintains a glowing, iconic footprint at night, culminating in a structural crown. It is a form that breathes, blending sleek glass with the precision of a master-crafted grid.

SOLITUDE FOR THE DISCERNING

The vision for Etherea is to create a refined silhouette that speaks to a new era of living. Unlike the high-velocity energy of the city, Etherea projects a more private form of grounded luxury - a proofpoint of Binghatti's pursuit of perfection.

A SANCTUARY NOT DEFINED BY SIZE

Etherea is for individuals who seek a grounded escape that never compromises on connectivity. It is a residence that understands true prestige is found in the ability to choose your own pace.

Here, luxury is found in the ease of life provided by a well-sited home.

AS COMPOSED AS IT IS CONNECTED

Etherea is perfectly situated in Jumeirah Village Circle, a community consistently ranked for its high quality of life.

The location offers immediate access to over 30 landscaped parks and seamless connectivity to Al Khail Road and Hessa Street.

Dubai Marina & Harbour 30 minutes	**Palm Jumeirah** 35 minutes
Ain Dubai 30 minutes	**Expo City Dubai** 25 minutes
Dubai Autodrome 20 minutes	**Burj Al Arab & Jumeirah Beach** 25 minutes
Ibn & Dubai Festival City 22 minutes	**Al Maktoum Intl. Airport** 30 minutes

PRECISELY CRAFTED

Etherea is exemplar of Binghatti's uncompromising standards. We embrace energy-efficient building practices and utilise sustainable materials throughout the structure.

This commitment ensures enduring value that will define your home for years to come.

PROJECT FACTS

A CURATED COLLECTION OF CONCENTRATED LUXURY

PROPERTY TYPE

Residential & Retail

PLOT AREA

2321.56 SQM./ 24989.04 SQFT

DESCRIPTION

B + G + 5P + 22 RESIDENTIAL FLOORS
+ 1MECH. + ROOF

NUMBER OF UNITS

Studio Apartment:	64
1Bedroom Apartment:	134
2Bedroom Apartment:	84

TOTAL UNITS

Total Residential Units:	282
Retail Shops: (Ground)	05

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

UNIQUELY INTIMATE AMENITIES

Etherea offers an intentionally zoned amenity deck on the 5th floor, designed on a personal scale. This highly efficient space provides a boutique urban club experience that blends wellness, aquatic recreation, and family-focused social zones.

- Outdoor Shower
- Sun Bath Area
- Adult & Children's Swimming Pool
- Jacuzzi Area
- Children's Play Area
- Bicycle Path & Walking Path
- Aerobics Platform
- Sitting Area

THE ESSENCE OF RESTORATIVE GRACE

The amenity deck elevates daily life through a linear layout featuring an adult swimming pool, jacuzzi, and children's pool. Wellness is integrated into your routine via a dedicated yoga platform and water fountain features.

Symmetrical paths and sunken sitting areas create intimate social nooks amidst a lush, tree-lined perimeter, ensuring every moment is perfectly structured for restoration.

FOCUSED WELLNESS AWAITS

A world of wellness designed to help you restore balance in a single breath.

POISE AND GRACE IN EQUAL MEASURE

Interiors reflect a light hand and quiet design choices to create extraordinary living spaces. Muted tones and rich textures work in harmony with open-plan layouts to maximise natural light and ensure a quiet, unhurried rhythm.

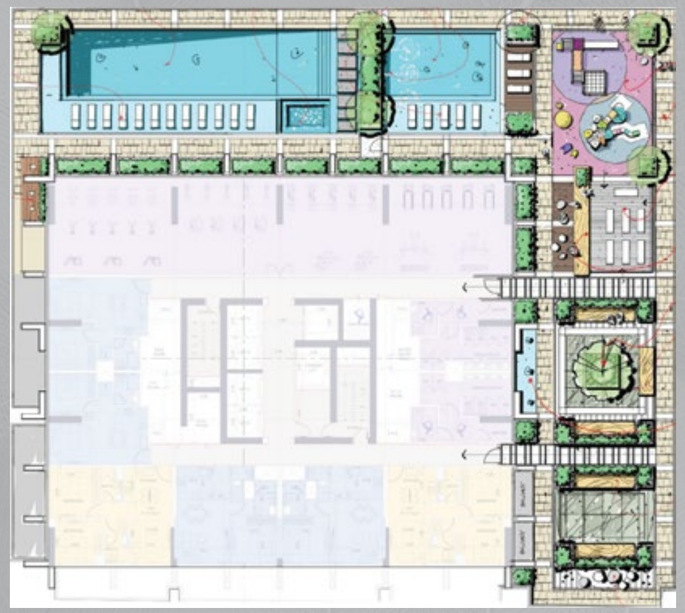
The material philosophy centres on the discipline of clarity and modern efficiency. Fine materials and bespoke finishes are meticulously selected to mirror the fluidity and lightness of the building's architecture.

UNMATCHED MATERIALITY

A premium palette featuring satin chrome finishes, high-end stone, and crystalline glass to ensure the project's longevity and striking silhouette.

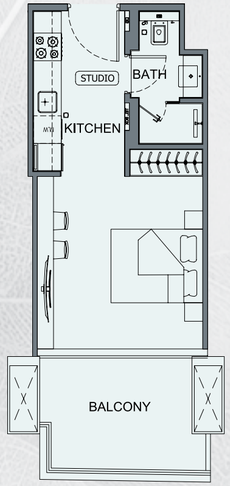
DESIGNED FOR OPTIMAL FLOW

Residences are tailored to ambitious professionals and growing families, with layouts that maximize light through floor-to-ceiling windows. These spaces integrate the elegance of the modernist grid into personal living areas to suit a deliberate and refined lifestyle.

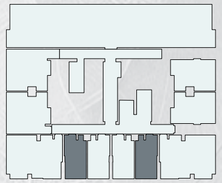


STUDIO TYPE 01

Binghatti Etherea

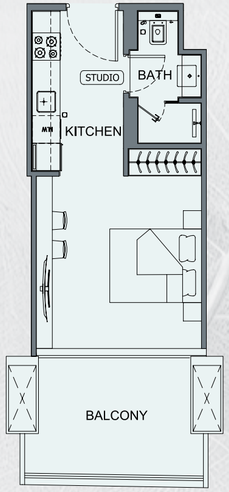


AREA	SQ.M	SQ.FT
SUITE AREA	28.36 m²	305.26 ft²
BALCONY AREA	9.64 m²	103.76 ft²
TOTAL UNIT AREA	38.00 m²	409.03 ft²

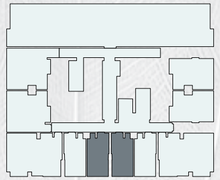


STUDIO TYPE 02

Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	29.13 m²	313.55 ft²
BALCONY AREA	9.46 m²	101.83 ft²
TOTAL UNIT AREA	38.59 m²	415.38 ft²



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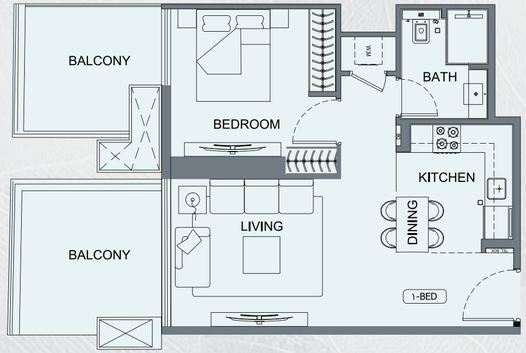
تنويه: ١.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة 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. ويقاس حساب منطقة 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 احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

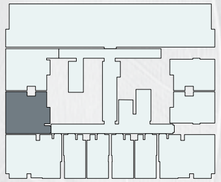
1 BEDROOM TYPE 01

Binghatti Etherea



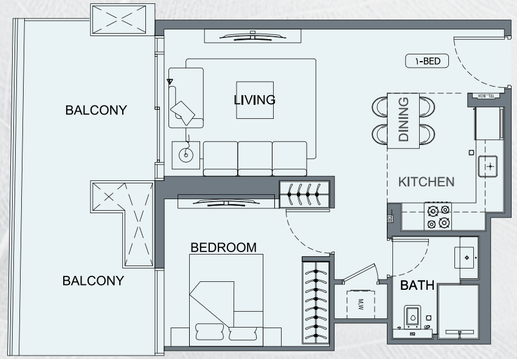
AREA	SQ.M	SQ.FT
SUITE AREA	50.74 m²	546.16 ft²
BALCONY AREA	18.75 m²	201.82 ft²
TOTAL UNIT AREA	69.49 m²	747.98 ft²

FLAT DESIGN COMPONENTS	
BATH	5 m²
BEDROOM	12 m²
LIVING	15 m²
KITCHEN & DINING	8 m²
LAUNDRY	1 m²
CORRIDOR	6 m²



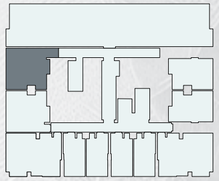
1 BEDROOM TYPE 02

Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	51.47 m²	554.02 ft²
BALCONY AREA	20.45 m²	220.12 ft²
TOTAL UNIT AREA	71.92 m²	774.14 ft²

FLAT DESIGN COMPONENTS	
BATH	5 m²
BEDROOM	12 m²
LIVING	15 m²
KITCHEN & DINING	8 m²
LAUNDRY	1 m²
CORRIDOR	6 m²



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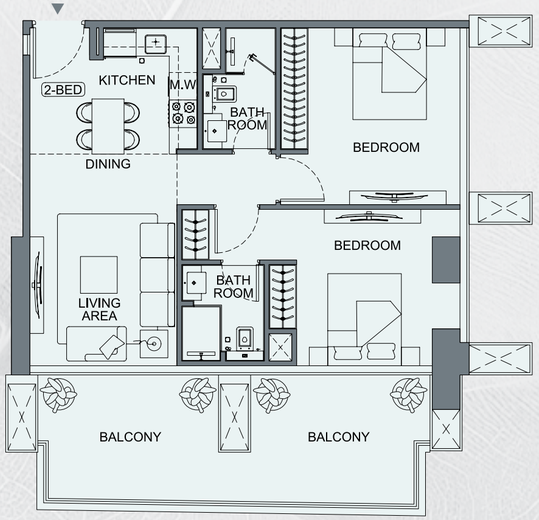
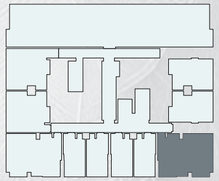
2 BEDROOM TYPE 01

Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	68,88 m²	741,42 ft²
BALCONY AREA	25,45 m²	273,45 ft²
TOTAL UNIT AREA	94,33 m²	1015,36 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	16 m²
BATH	4 m²
BEDROOM	15 m²
LIVING	15 m²
KITCHEN & DINING	6 m²
CORRIDOR	6 m²



2 BEDROOM TYPE 02

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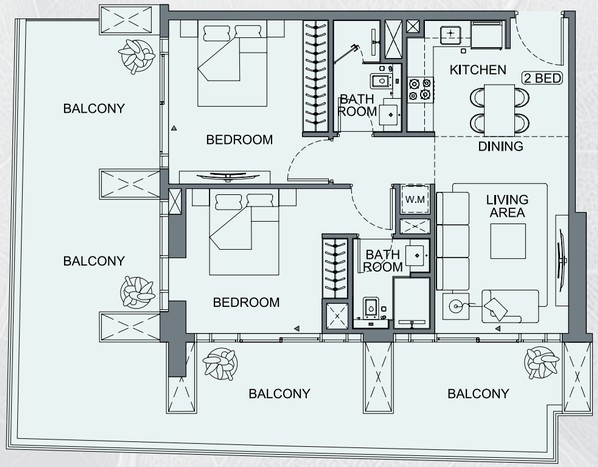
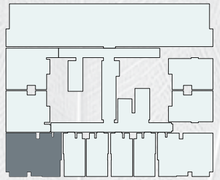


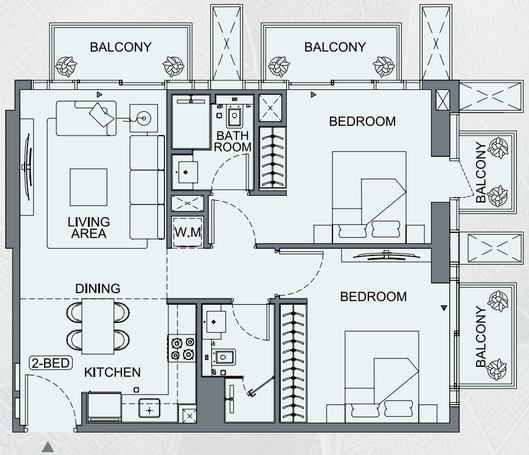
AREA	SQ.M	SQ.FT
SUITE AREA	68,88 m²	741,42 ft²
BALCONY AREA	54,64 m²	588,14 ft²
TOTAL UNIT AREA	123,52 m²	1329,56 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	16 m²
BATH	4 m²
BEDROOM	15 m²
LIVING	15 m²
KITCHEN & DINING	6 m²
CORRIDOR	6 m²



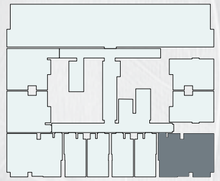
2 BEDROOM TYPE 03

Binghatti Etherea



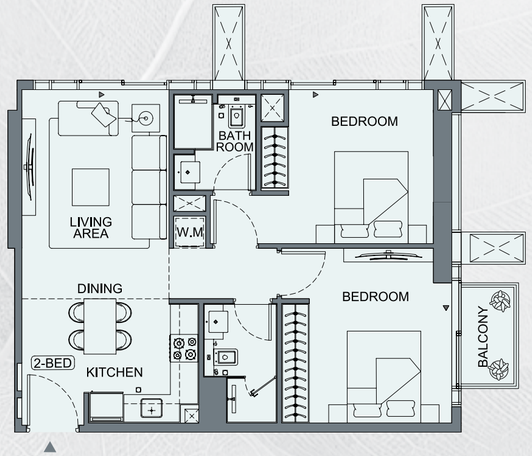
AREA	SQ.M	SQ.FT
SUITE AREA	68,88 m²	741,42 ft²
BALCONY AREA	12,26 m²	131,97 ft²
TOTAL UNIT AREA	81,14 m²	873,38 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	16 m²
BATH	4 m²
BEDROOM	15 m²
LIVING	15 m²
KITCHEN & DINING	6 m²
CORRIDOR	6 m²



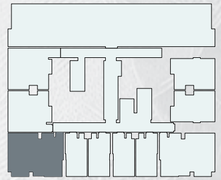
2 BEDROOM TYPE 04

Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	67,56 m²	727,21 ft²
BALCONY AREA	2,63 m²	28,31 ft²
TOTAL UNIT AREA	70,19 m²	755,52 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	16 m²
BATH	4 m²
BEDROOM	15 m²
LIVING	15 m²
KITCHEN & DINING	6 m²
CORRIDOR	6 m²



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BINGHATTI
ETHEREA

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 90 projects valued at nearly AED 100 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.

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.

Mohammad Binghatti

BINGHATTI

ETHEREA