



BINGHATTI SKYTERRACES

THE UNIQUE SHAPE OF LASTING MEMORIES

A PALETTE FOR A
DIFFERENT PACE OF LIFE



TOWERING,
TAILORED, TRANQUIL

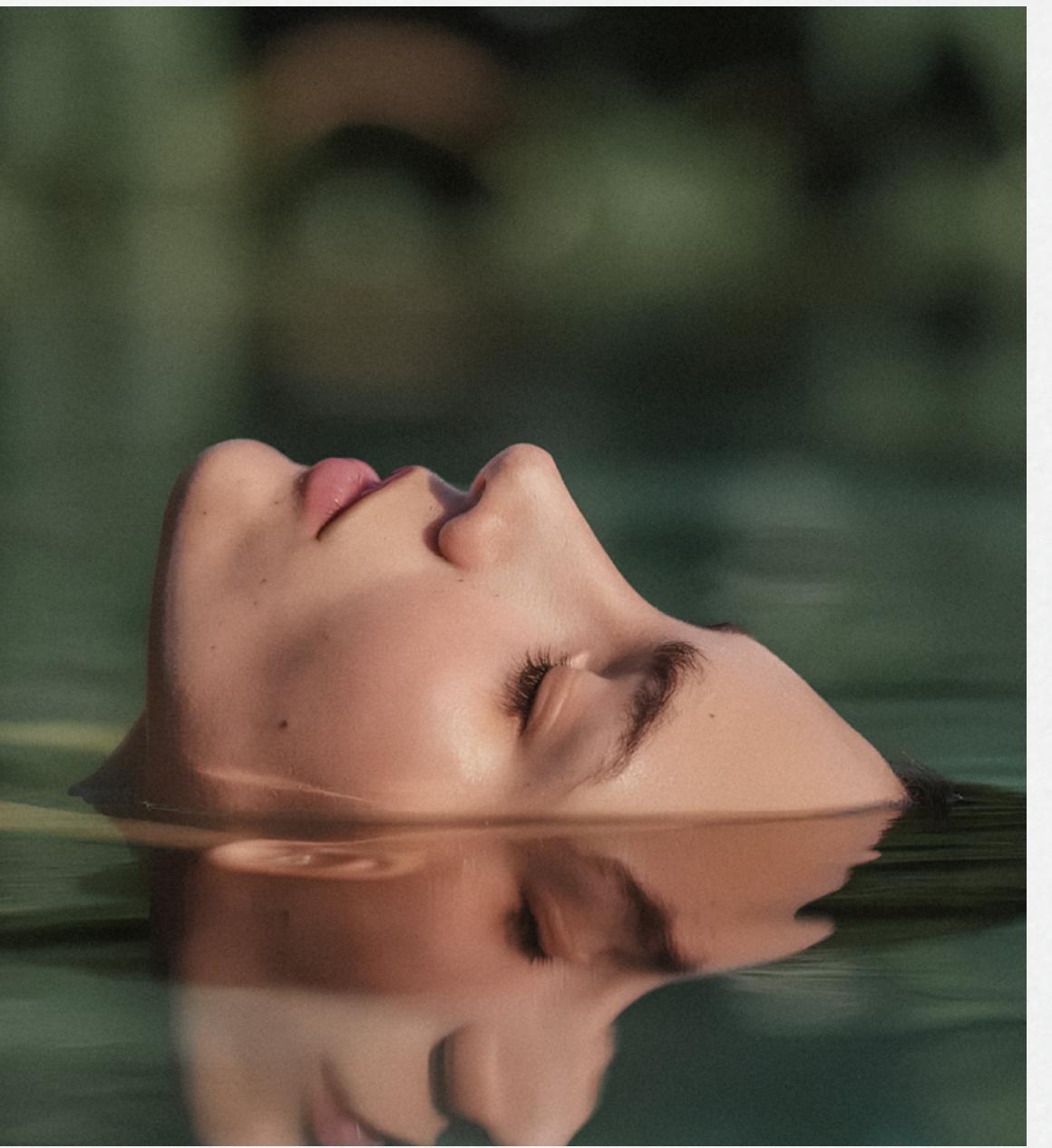
Subtle hues and rich textures orchestrate
extraordinary living spaces where light is a
key material.





THE ASCENT OF FORM AND VIEW

The design is crafted to maximise light, enhancing the skyline views and panoramic scenery from every floor.



STATE OF THE ART

Dynamic structure creates the signature
deep, staggered SkyTerraces on every floor.





بنغاطي
BINGHATTI



FOR THOSE WHO SEEK
UNHURRIED CONNECTION



FLUID IN PRECISION

Its community-oriented and is built for those who value balance and safety, promising spacious layouts, green terraces and a true sense of belonging.



بغاتي
BINGHATTI



A RESORT-STYLE SANCTUARY

This is where inner peace is found through thoughtful design and exclusive amenities, all while enjoying panoramic views of the Dubai Skyline from your sanctuary.





COMPREHENSIVE RANGE OF
MODERN AMENITIES DESIGNED



WELLNESS AND SOCIAL

Family spaces include the kids play area and family sitting zone. Fitness amenities include an indoor gym, dedicated jogging track, a paddle court, pool and yoga area.



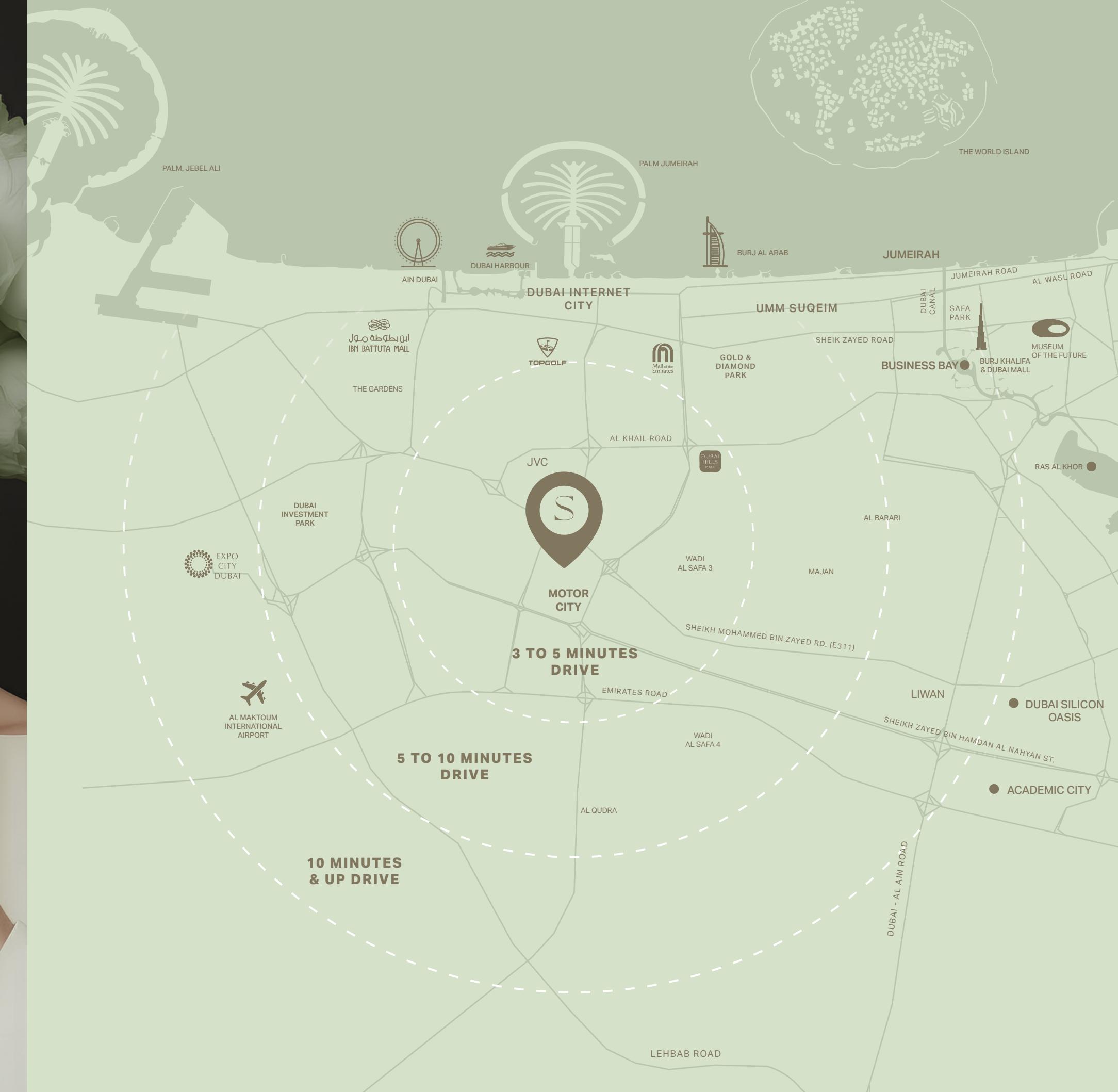
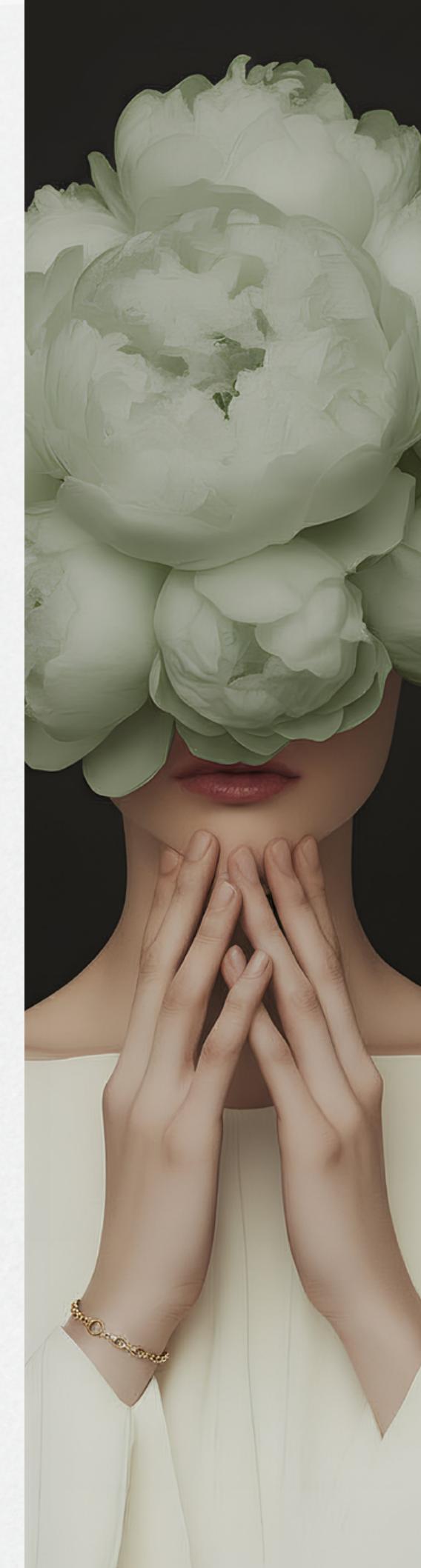


NEARBY LANDMARKS

LOCATION ANCHORED IN CALM

SkyTerraces is located in Motor City, an area consistently ranked as one of Dubai's top residential communities for quality of life.

-  Dubai Autodrome
5 minutes
-  Miracle & Butterfly Garden
8 minutes
-  Global Village
12 minutes
-  The Meydan Hotel & Race Course
15 minutes
-  Expo City Dubai
15 minutes
-  Dubai International Airport (DXB)
18 minutes
-  Burj Al Arab & Jumeirah Beach
18 minutes
-  Burj Khalifa & Dubai Mall
20 minutes
-  Museum of the Future
20 minutes





PROJECT AMENITIES

WITNESS VERTICAL ASCENT IN MOTOR CITY

Live in the delight of 5-star, resort-style living. SkyTerraces is an immersive residence designed for community-oriented family life. Here, the city's pace softens.



Adult Pool &
Shallow Water Pool



Kids Pool &
Water Splash Game



Kids Play
Area



Family Sitting
Zone



Padel Court



Green
Terraces



Indoor Gym



Jogging Track



Yoga Area

PROJECT FACTS
A CURATED COLLECTION
OF RESIDENCES

PROPERTY TYPE:
Residential & Retails

PLOT AREA:
11,809.00 SQ.M / 127,110.90 SQ.FT

DESCRIPTION:
2B + G + 6P + 4O Residential Floors +
2 Mechanical Room + Roof

NUMBER OF UNITS:
Studio Apartment: 643
1 Bedroom Apartment: 1,035
2 Bedroom Apartment: 156
3 Bedroom Apartment: 6

TOTAL UNITS:
Residential Units: 1,840
Retails (Ground Floor): 26





THE ARCHITECTURE OF LIFE'S FLOW

The design philosophy is rooted in fluid movement and outdoor living. The undulating facade is intentional, creating the signature deep, expansive terraces. This structure allows every resident to own an extraordinary outdoor space, blurring the line between lush interior and panoramic exteriors.



Residences feature sophisticated interiors with curated finishes. Stone, glass and bespoke materials set the stage for the great views and greater purpose within. Every home is equipped with the latest technology.





FLOOR PLANS

THE ARCHITECTURE OF LIFE'S FLOW

Discover a range of thoughtfully designed floor plans to suit your lifestyle



The residential mix of Studio, 1-Bedroom, 2-Bedroom and 3-Bedroom Units is focused on functionality, high efficiency and strong returns, catering to both future residents and investors seeking strong returns.

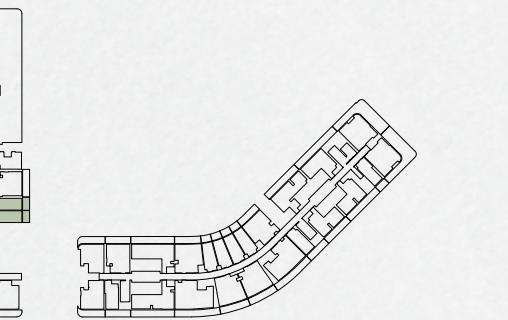


STUDIO TYPE 01

Binghatti SkyTerraces · Tower A

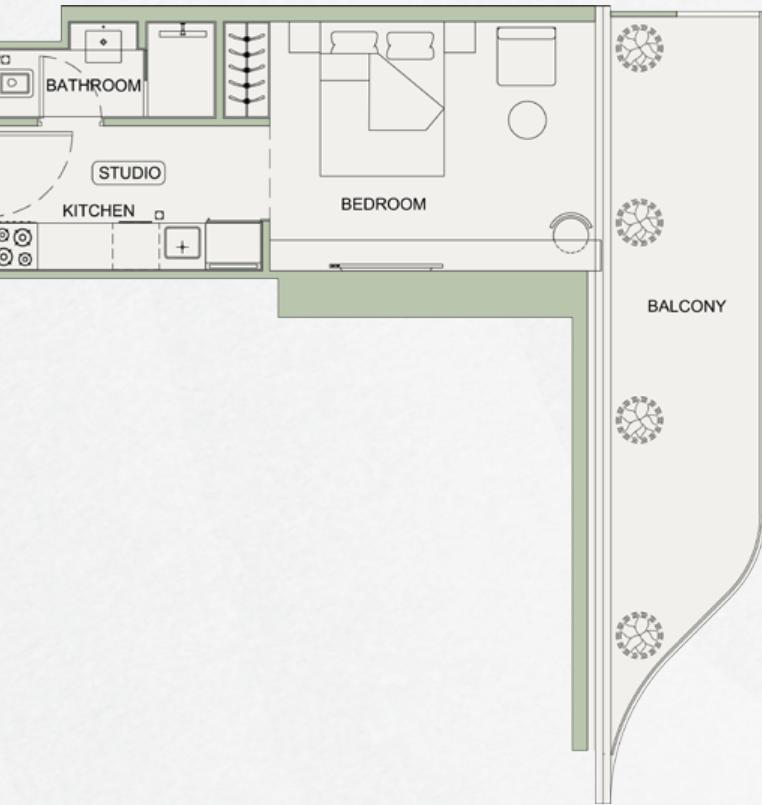


AREA	SQ. M	SQ. FT
SUITE AREA	28.59 m ²	307.74 ft ²
BALCONY AREA	7.49 m ²	80.62 ft ²
TOTAL UNIT AREA	36.08 m²	388.36 ft²

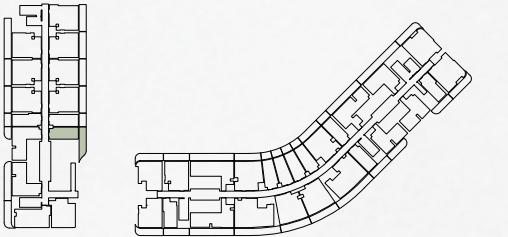


STUDIO TYPE 02

nghatti SkyTerraces · Tower A



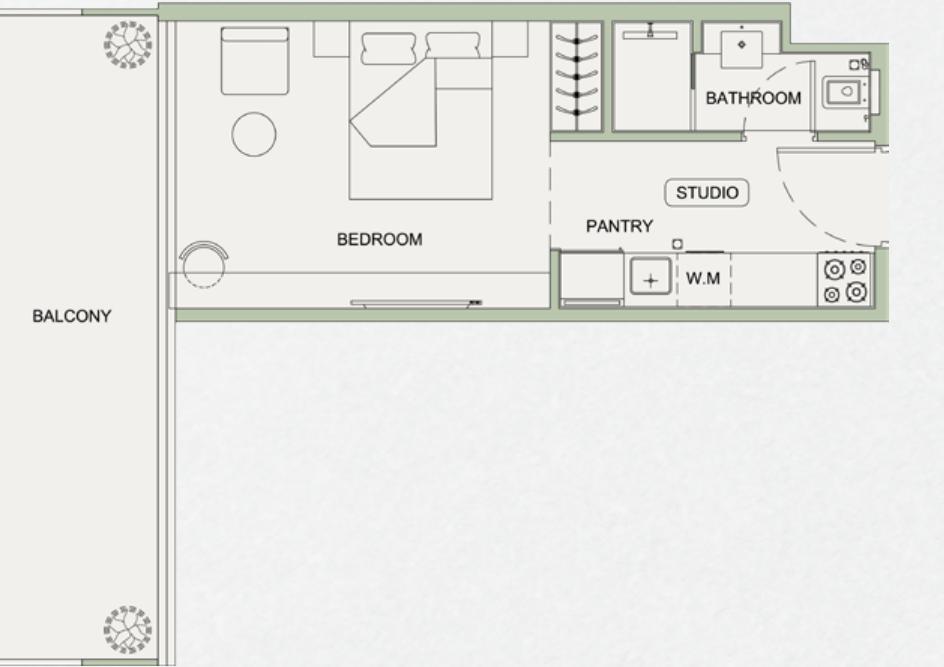
REA	SQ. M	SQ. FT
TE AREA	28.82 m ²	310.22 ft ²
CONY AREA	18.39 m ²	197.95 ft ²
TAL UNIT AREA	47.21 m ²	508.16 ft ²



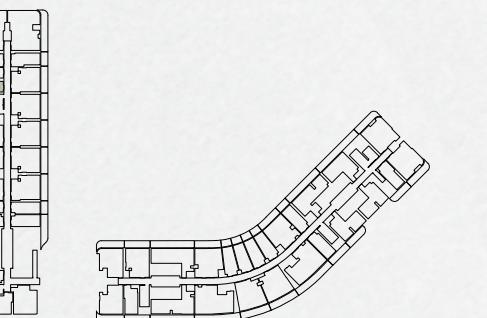
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STUDIO TYPE 03

Binghatti SkyTerraces · Tower A



AREA	SQ. M	SQ. FT
SUITE AREA	28.64 m ²	308.28 ft ²
BALCONY AREA	16.71 m ²	179.86 ft ²
TOTAL UNIT AREA	45.35 m²	488.14 ft²

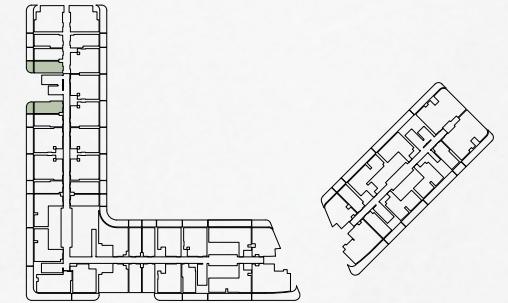


STUDIO TYPE 04

inghatti SkyTerraces · Tower A



AREA	SQ. M	SQ. FT
DUITE AREA	28.64 m ²	308.28 ft ²
BALCONY AREA	6.36 m ²	68.46 ft ²
TOTAL UNIT AREA	35.00 m ²	376.74 ft ²

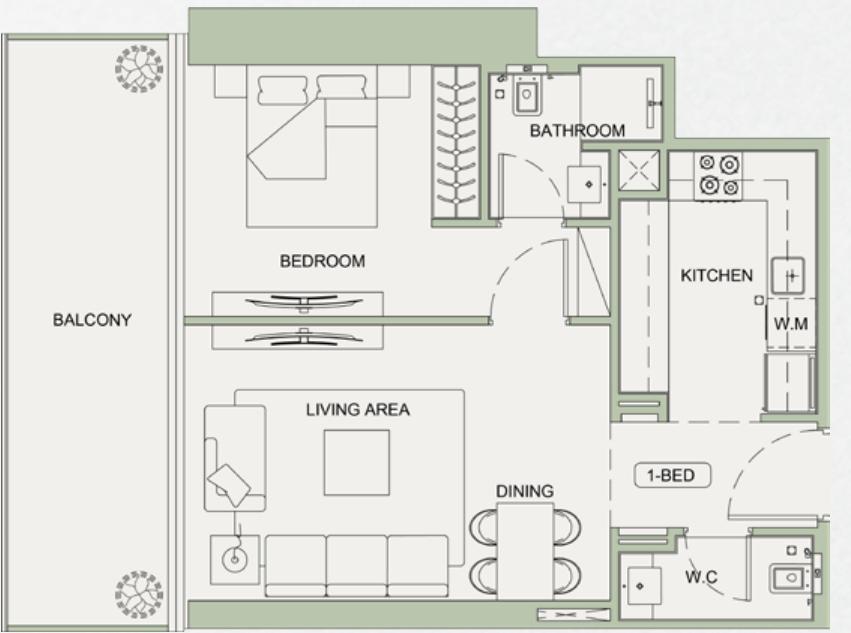


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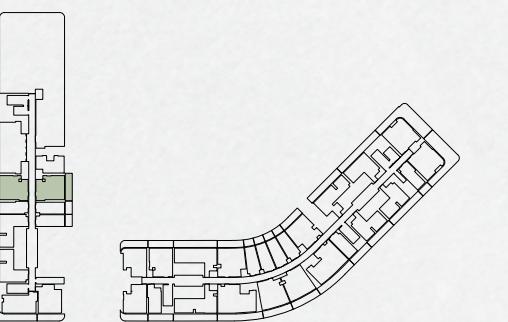


1 BEDROOM TYPE 01

Binghatti SkyTerraces · Tower A



AREA	SQ. M	SQ. FT	
SUITE AREA	52.89 m ²	569.30 ft ²	
BALCONY AREA	14.26 m ²	153.49 ft ²	
TOTAL UNIT AREA	67.15 m ²	722.80 ft ²	
FLAT DESIGN COMPONENTS			
BATHROOM	3 m ²	KITCHEN	8 m ²
BEDROOM	13 m ²	CORRIDOR	3 m ²
LIVING & DINING	18 m ²	W.C	2 m ²

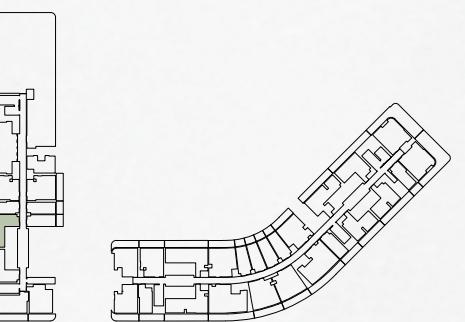


1 BEDROOM TYPE 02

Binghatti SkyTerraces · Tower A



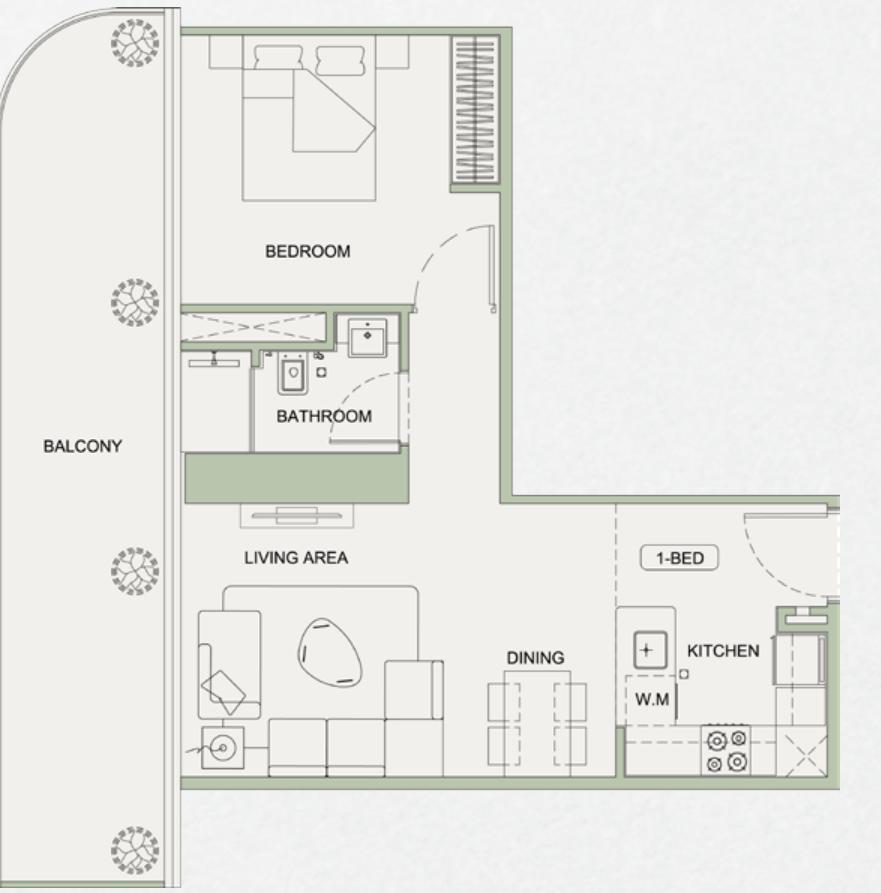
REA	SQ. M	SQ. FT	
UITE AREA	52.64 m ²	566.61 ft ²	
ALCONY AREA	6.46 m ²	69.53 ft ²	
TAL UNIT AREA	59.10 m ²	636.15 ft ²	
FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	5 m ²
EDROOM	13 m ²	CORRIDOR	6 m ²
ING & DINING	17 m ²		



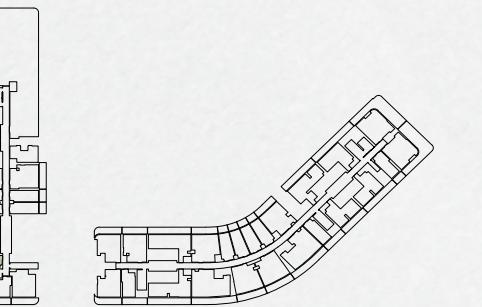
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1 BEDROOM TYPE 03

Binghatti SkyTerraces · Tower A

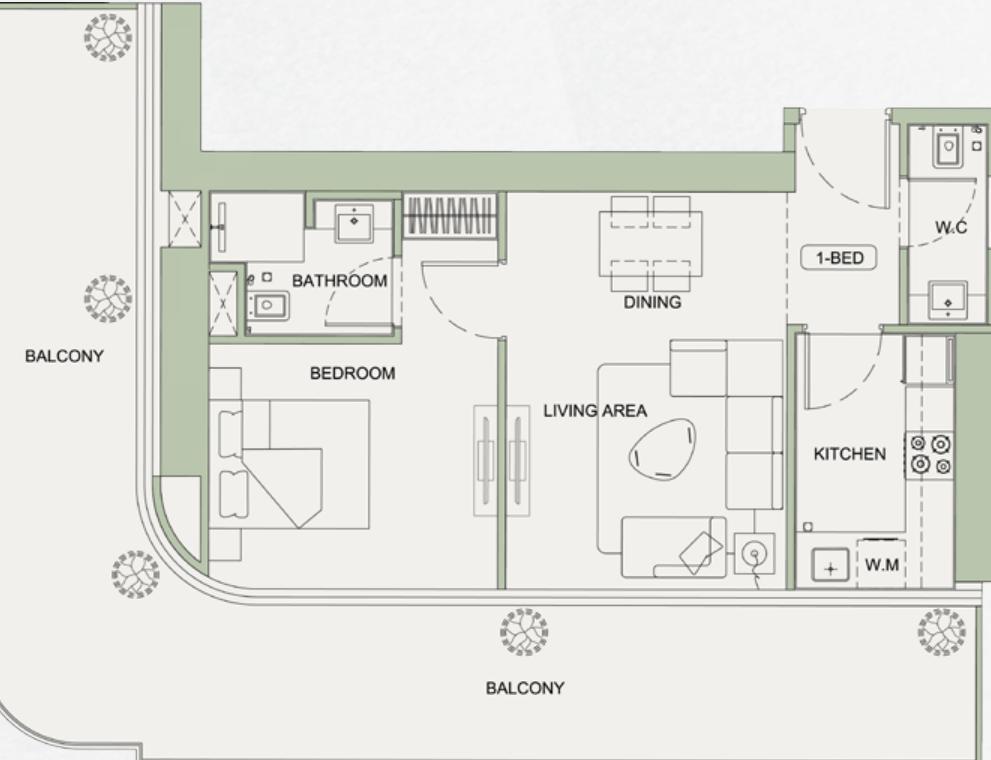


AREA	SQ. M	SQ. FT	
SUITE AREA	53.96 m ²	580.82 ft ²	
BALCONY AREA	21.45 m ²	230.89 ft ²	
TOTAL UNIT AREA	75.41 m ²	811.71 ft ²	
FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	5 m ²
BEDROOM	13 m ²	CORRIDOR	6 m ²
LIVING & DINING	17 m ²		

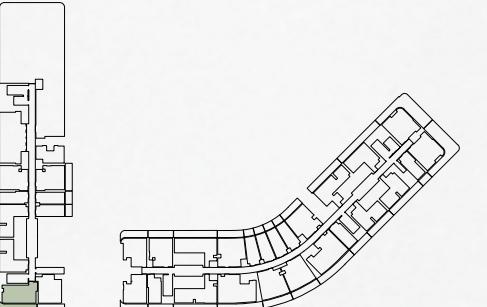


1 BEDROOM TYPE 04

Binghatti SkyTerraces · Tower A



AREA	SQ. M	SQ. FT	
SUITE AREA	53.96 m ²	580.82 ft ²	
BALCONY AREA	21.45 m ²	230.89 ft ²	
TOTAL UNIT AREA	75.41 m ²	811.71 ft ²	
FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	7 m ²
BEDROOM	13 m ²	W.C	3 m ²
LIVING & DINING	17 m ²	CORRIDOR	4 m ²

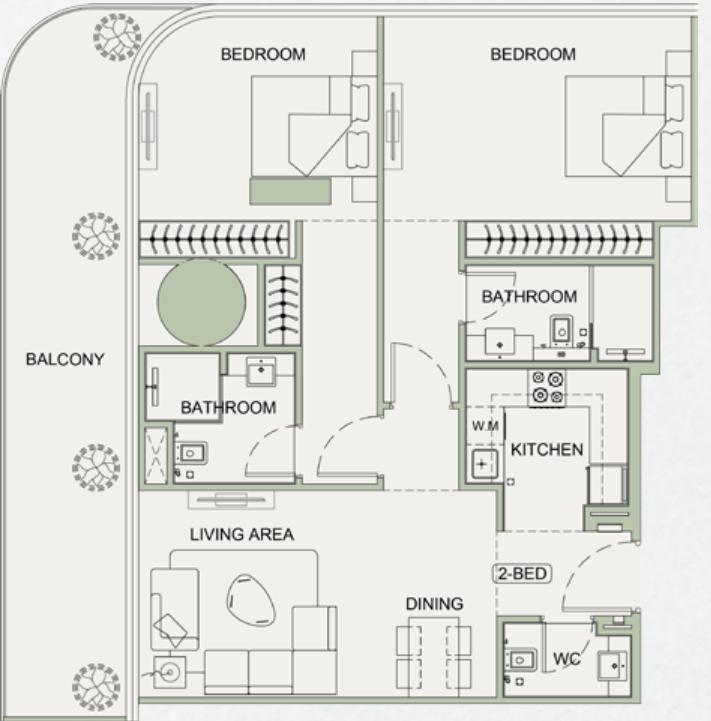


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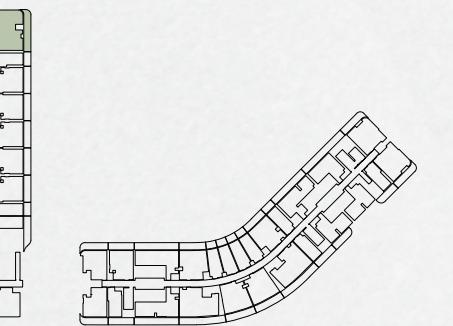


2 BEDROOM TYPE 01

Binghatti SkyTerraces · Tower A

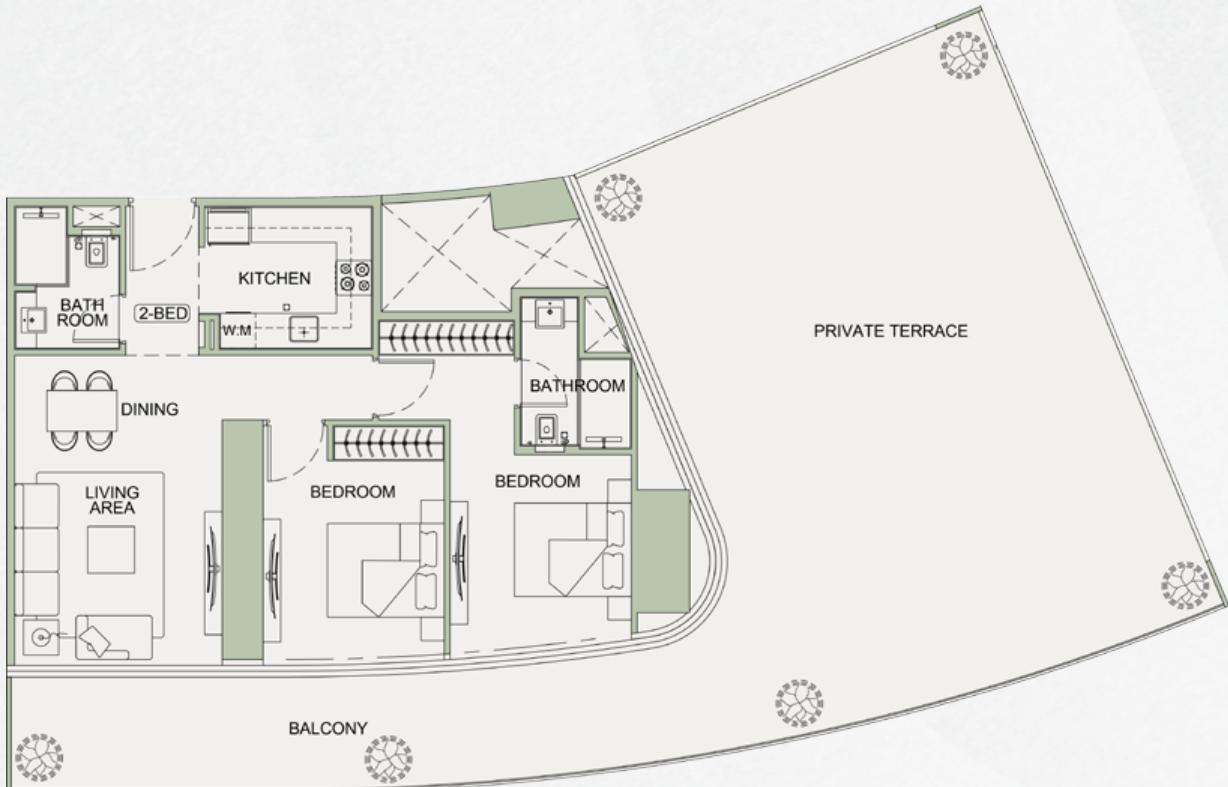


AREA	SQ. M	SQ. FT
SUITE AREA	93.91 m ²	1010.84 ft ²
BALCONY AREA	23.44 m ²	252.31 ft ²
TOTAL UNIT AREA	117.35 m ²	1263.14 ft ²
FLAT DESIGN COMPONENTS		
M. BATHROOM	5 m ²	LIVING & DINING 19 m ²
M. BEDROOM	20 m ²	KITCHEN 6 m ²
BATHROOM	5 m ²	WC 2 m ²
BEDROOM	21 m ²	CORRIDOR 5 m ²

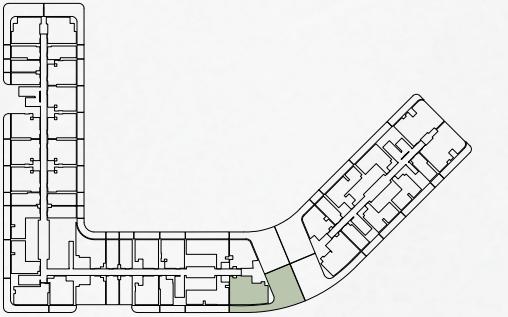


2 BEDROOM TYPE 02

Binghatti SkyTerraces · Tower A



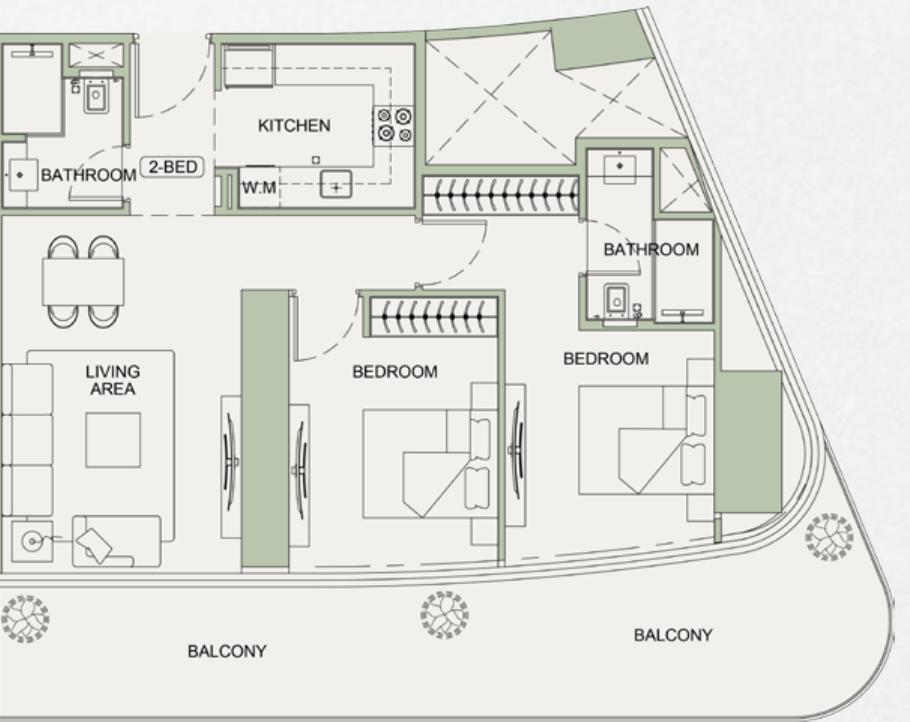
REA	SQ. M	SQ. FT	
UITE AREA	73.18 m ²	787.70 ft ²	
ALCONY AREA	112.71 m ²	1213.20 ft ²	
TOTAL UNIT AREA	185.89 m ²	2000.90 ft ²	
FLAT DESIGN COMPONENTS			
. BATHROOM	4 m ²	LIVING & DINING	19 m ²
. BEDROOM	15 m ²	KITCHEN	7 m ²
ATHROOM	4 m ²	CORRIDOR	6 m ²
EDROOM	13 m ²		



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2 BEDROOM TYPE 03

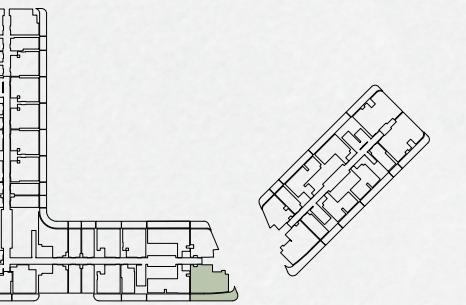
Binghatti SkyTerraces · Tower A



AREA	SQ. M	SQ. FT
SUITE AREA	73.18 m ²	787.70 ft ²
BALCONY AREA	30.32 m ²	326.36 ft ²
TOTAL UNIT AREA	103.50 m ²	1114.06 ft ²

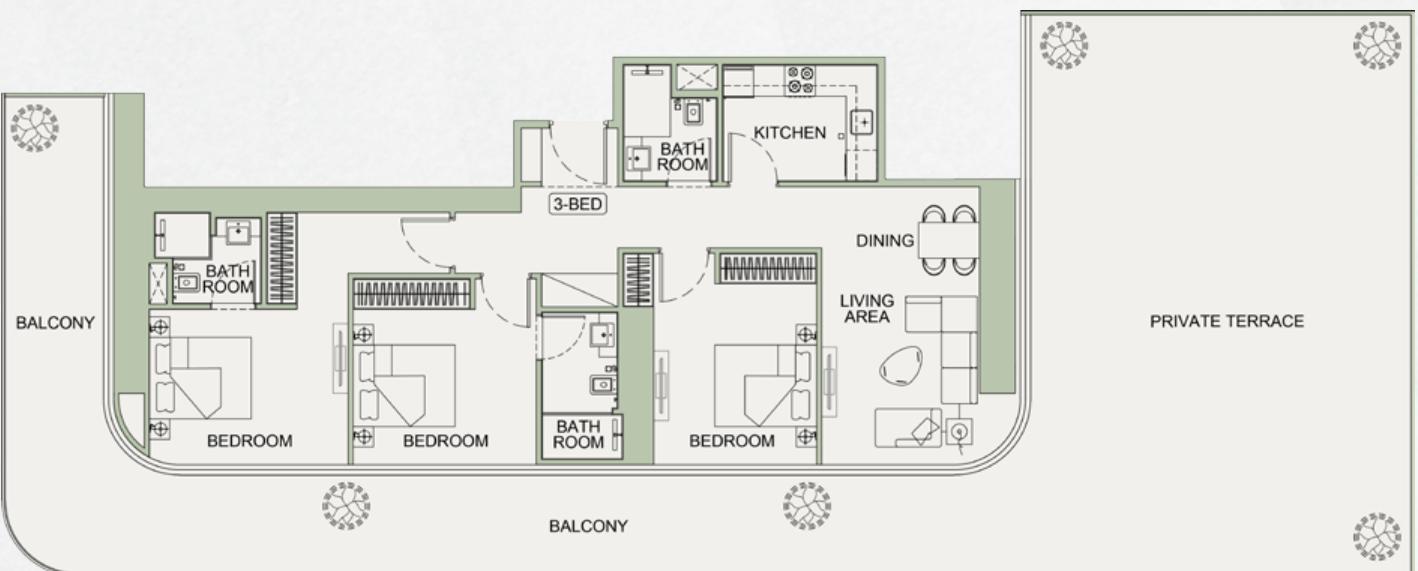
FLAT DESIGN COMPONENTS

Flat Design Components			
M. BATHROOM	4 m ²	LIVING & DINING	19 m ²
M. BEDROOM	15 m ²	KITCHEN	7 m ²
BATHROOM	4 m ²	CORRIDOR	6 m ²
BEDROOM	13 m ²		



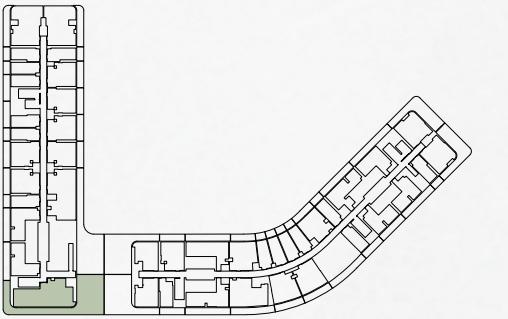
3 BEDROOM TYPE 01

Binghatti SkyTerraces · Tower A



AREA	SQ. M	SQ. FT
SUITE AREA	105.98 m ²	1140.76 ft ²
BALCONY AREA	147.16 m ²	1584.02 ft ²
TOTAL UNIT AREA	253.14 m ²	2724.78 ft ²

Flat Design Components			
M. BATHROOM	3 m ²	BEDROOM	13 m ²
M. BEDROOM	18 m ²	LIVING & DINING	18 m ²
BATHROOM	5 m ²	KITCHEN	7 m ²
BEDROOM	14 m ²	CORRIDOR	13 m ²
BATHROOM	4 m ²		



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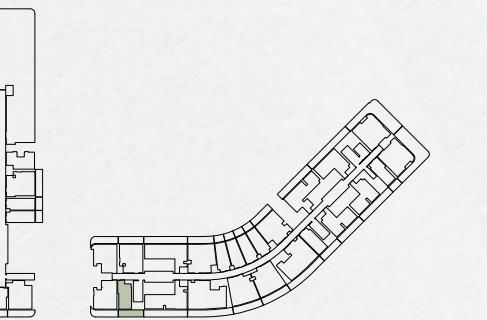


STUDIO TYPE 01

Binghatti SkyTerraces · Tower B



AREA	SQ. M	SQ. FT
SUITE AREA	30.78 m ²	331.31 ft ²
BALCONY AREA	14.00 m ²	150.69 ft ²
TOTAL UNIT AREA	44.78 m²	482.01 ft²

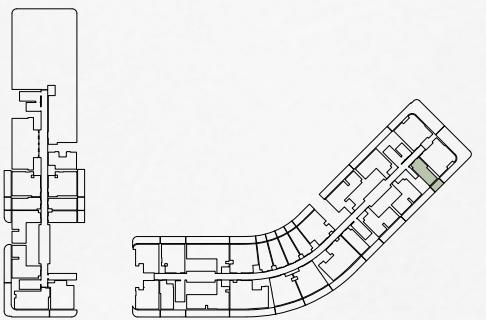


STUDIO TYPE 02

Binghatti SkyTerraces · Tower B



AREA	SQ. M	SQ. FT
OUTSIDE AREA	28.20 m ²	303.54 ft ²
BALCONY AREA	7.03 m ²	75.67 ft ²
TOTAL UNIT AREA	35.23 m²	379.21 ft²



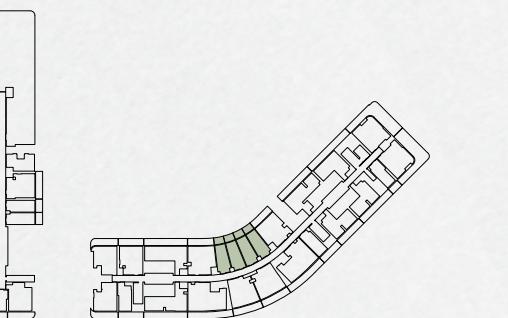
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STUDIO TYPE 03

Binghatti SkyTerraces · Tower B



AREA	SQ. M	SQ. FT
SUITE AREA	27.67 m ²	297.84 ft ²
BALCONY AREA	5.82 m ²	62.65 ft ²
TOTAL UNIT AREA	33.49 m ²	360.48 ft ²

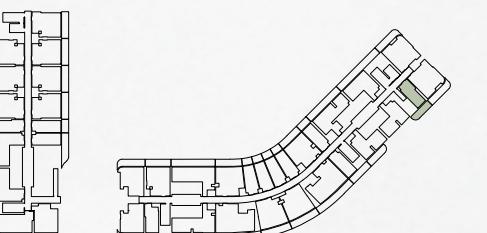


STUDIO TYPE 04

nghatti SkyTerraces · Tower B



AREA	SQ. M	SQ. FT
SUITE AREA	28.20 m ²	303.54 ft ²
BALCONY AREA	12.72 m ²	136.92 ft ²
TOTAL UNIT AREA	40.92 m ²	440.46 ft ²

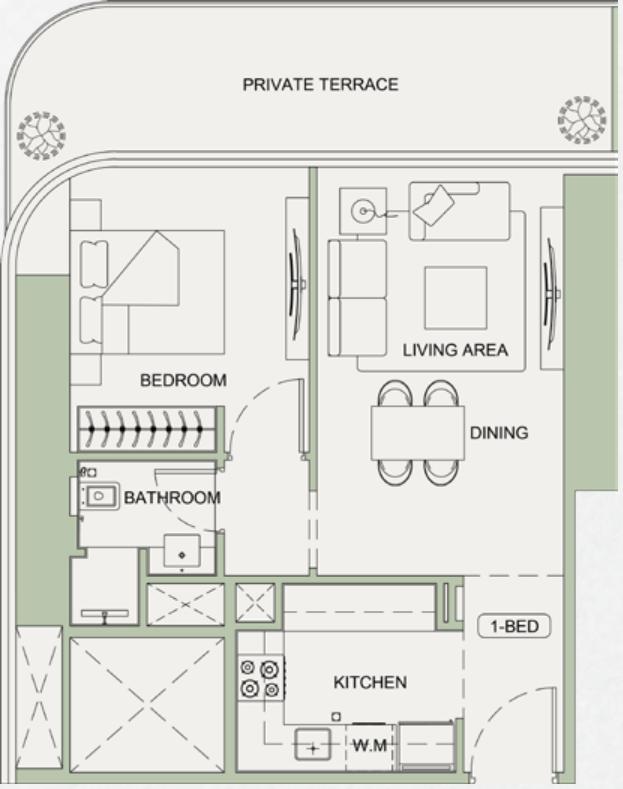


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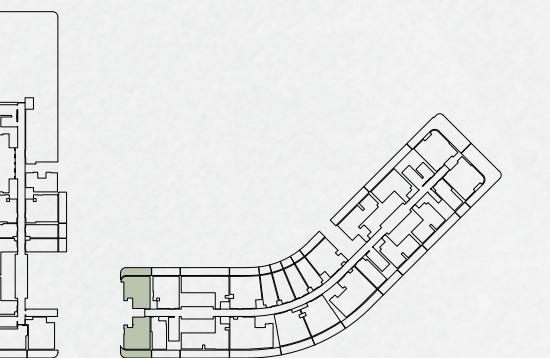


1 BEDROOM TYPE 01

Binghatti SkyTerraces · Tower B

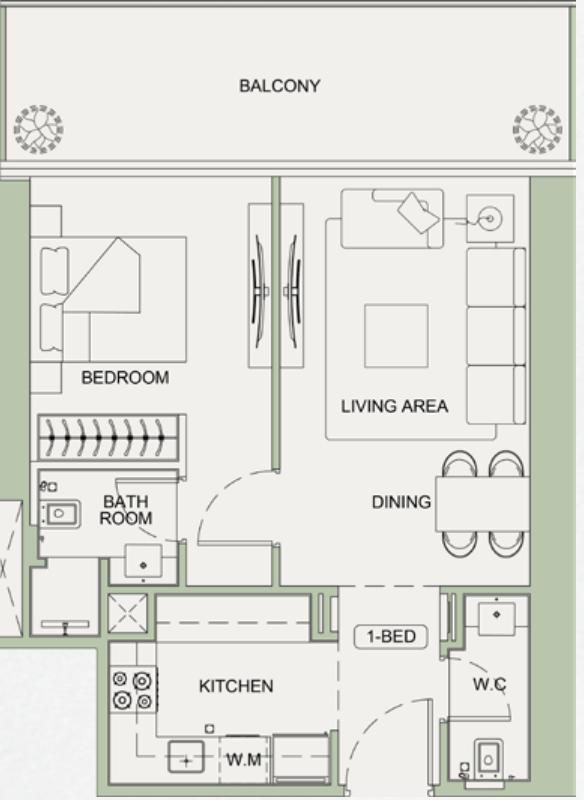


AREA	SQ. M	SQ. FT
SUITE AREA	50.40 m ²	542.50 ft ²
BALCONY AREA	15.52 m ²	167.06 ft ²
TOTAL UNIT AREA	65.92 m ²	709.56 ft ²
FLAT DESIGN COMPONENTS		
BATHROOM	3 m ²	7 m ²
BEDROOM	12 m ²	5 m ²
LIVING & DINING	17 m ²	

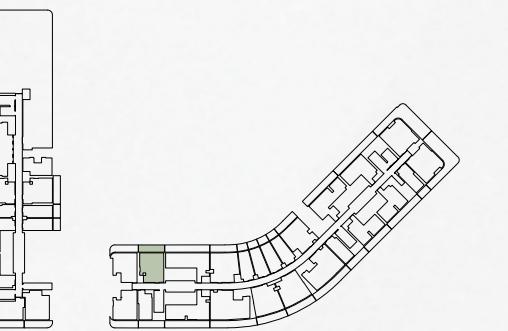


1 BEDROOM TYPE 02

Binghatti SkyTerraces · Tower B



AREA	SQ. M	SQ. FT	
UITE AREA	52.89 m ²	542.50 ft ²	
ALCONY AREA	14.26 m ²	167.06 ft ²	
TAL UNIT AREA	65.92 m ²	709.56 ft ²	
FLAT DESIGN COMPONENTS			
BATHROOM	3 m ²	KITCHEN	7 m ²
EDROOM	13 m ²	CORRIDOR	2 m ²
ING & DINING	17 m ²	W.C	3 m ²



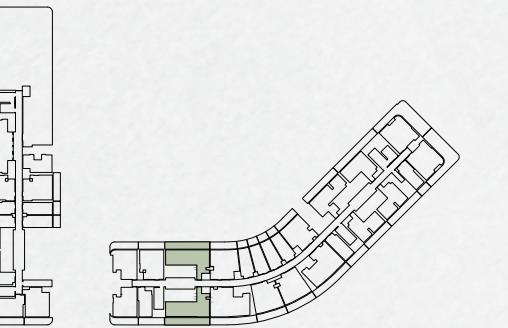
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1 BEDROOM TYPE 03

Binghatti SkyTerraces · Tower B

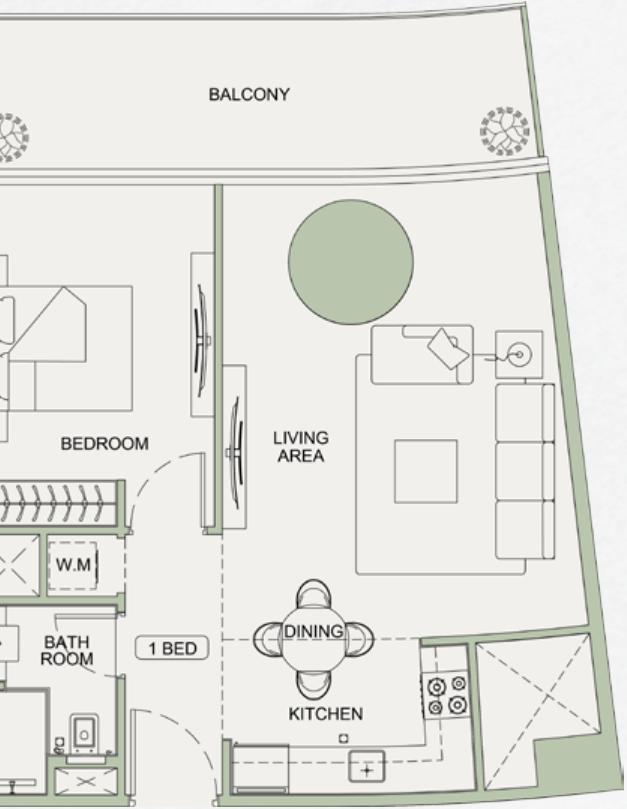


AREA	SQ. M	SQ. FT
SUITE AREA	58.33 m ²	627.86 ft ²
BALCONY AREA	25.90 m ²	278.79 ft ²
TOTAL UNIT AREA	84.23 m ²	906.64 ft ²
FLAT DESIGN COMPONENTS		
BATHROOM	5 m ²	6 m ²
BEDROOM	16 m ²	7 m ²
LIVING & DINING	17 m ²	2 m ²
W.C		
CORRIDOR		

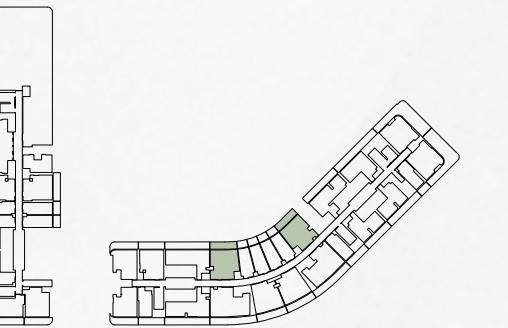


1 BEDROOM TYPE 04

Binghatti SkyTerraces · Tower B



AREA	SQ. M	SQ. FT	
UITE AREA	54.99 m ²	591.91 ft ²	
ALCONY AREA	13.96 m ²	150.26 ft ²	
TAL UNIT AREA	68.95 m ²	742.17 ft ²	
FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	6 m ²
EDROOM	14 m ²	CORRIDOR	4 m ²
ING & DINING	18 m ²	LAUNDRY	1 m ²

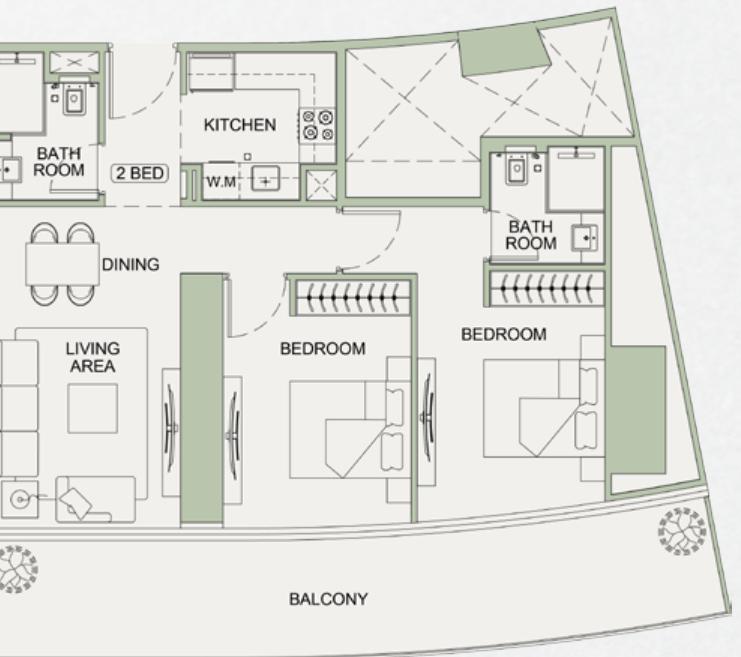


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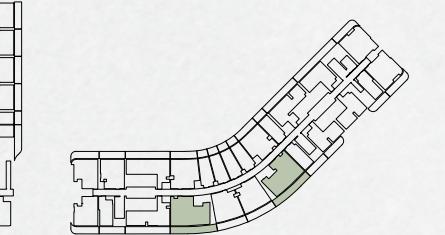


2 BEDROOM TYPE 01

Binghatti SkyTerraces · Tower B



AREA	SQ. M	SQ. FT
SUITE AREA	72.66 m ²	782.11 ft ²
BALCONY AREA	24.99 m ²	268.99 ft ²
TOTAL UNIT AREA	97.65 m ²	1051.10 ft ²
FLAT DESIGN COMPONENTS		
M. BATHROOM	4 m ²	LIVING & DINING 17 m ²
M. BEDROOM	15 m ²	KITCHEN 6 m ²
BATHROOM	4 m ²	CORRIDOR 6 m ²
BEDROOM	13 m ²	

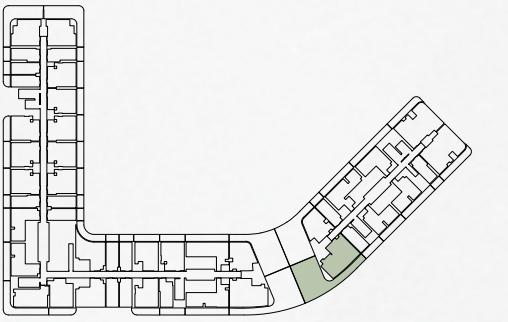


2 BEDROOM TYPE 02

Binghatti SkyTerraces · Tower B



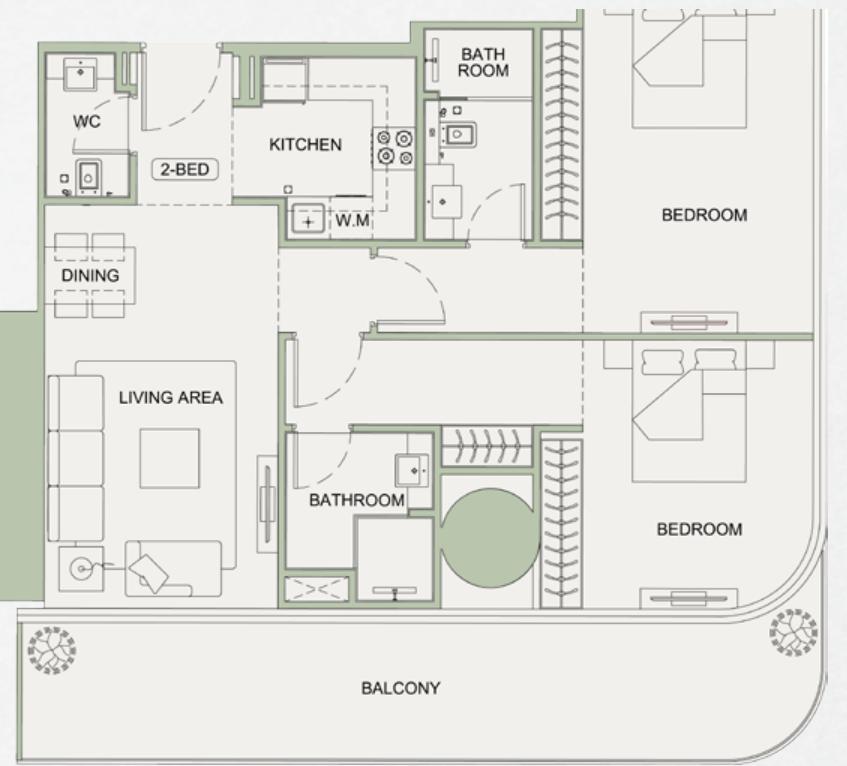
REA	SQ. M	SQ. FT
UTE AREA	73.18 m ²	787.11 ft ²
LCONY AREA	112.61 m ²	1212.12 ft ²
TAL UNIT AREA	185.79 m ²	1999.83 ft ²
FLAT DESIGN COMPONENTS		
. BATHROOM	4 m ²	LIVING & DINING
. BEDROOM	15 m ²	KITCHEN
ATHROOM	4 m ²	CORRIDOR
EDROOM	13 m ²	



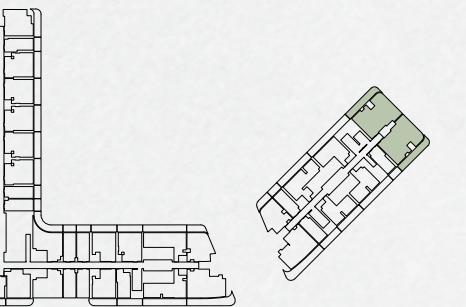
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2 BEDROOM TYPE 03

Binghatti SkyTerraces · Tower B

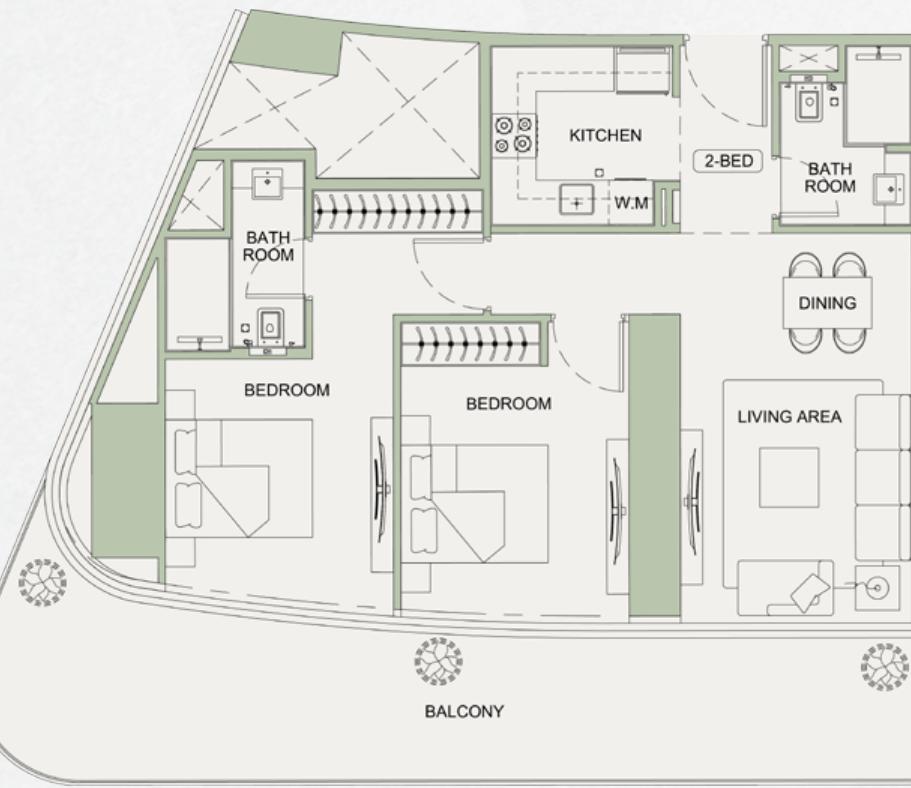


AREA	SQ. M	SQ. FT	
SUITE AREA	95.41 m ²	1026.98 ft ²	
BALCONY AREA	23.44 m ²	252.31 ft ²	
TOTAL UNIT AREA	118.85 m ²	1279.29 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m ²	Living & Dining	19 m ²
M. BEDROOM	20 m ²	KITCHEN	6 m ²
BATHROOM	5 m ²	CORRIDOR	5 m ²
BEDROOM	21 m ²	W.C	2 m ²

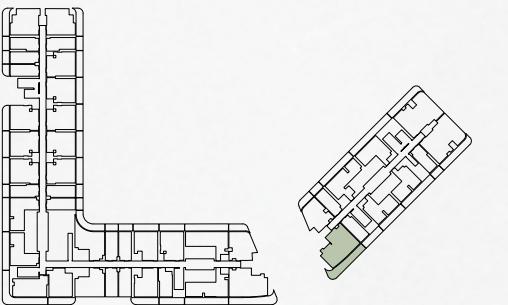


2 BEDROOM TYPE 04

Binghatti SkyTerraces · Tower B



REA	SQ. M	SQ. FT	
UITE AREA	73.18 m ²	787.70 ft ²	
ALCONY AREA	30.22 m ²	325.29 ft ²	
TAL UNIT AREA	103.40 m ²	1112.99 ft ²	
FLAT DESIGN COMPONENTS			
. BATHROOM	4 m ²	LIVING & DINING	17 m ²
. BEDROOM	15 m ²	KITCHEN	6 m ²
ATHROOM	4 m ²	CORRIDOR	6 m ²
EDROOM	13 m ²		



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 **BINGHATTI**

B E S P O K E

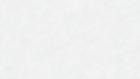
BESPOKE LIVING BINGHATTI STYLE

Expert Property Services

All Under One Roof



Property
Management



Unit
Resale



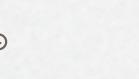
Parking
Sale



Holiday
Homes



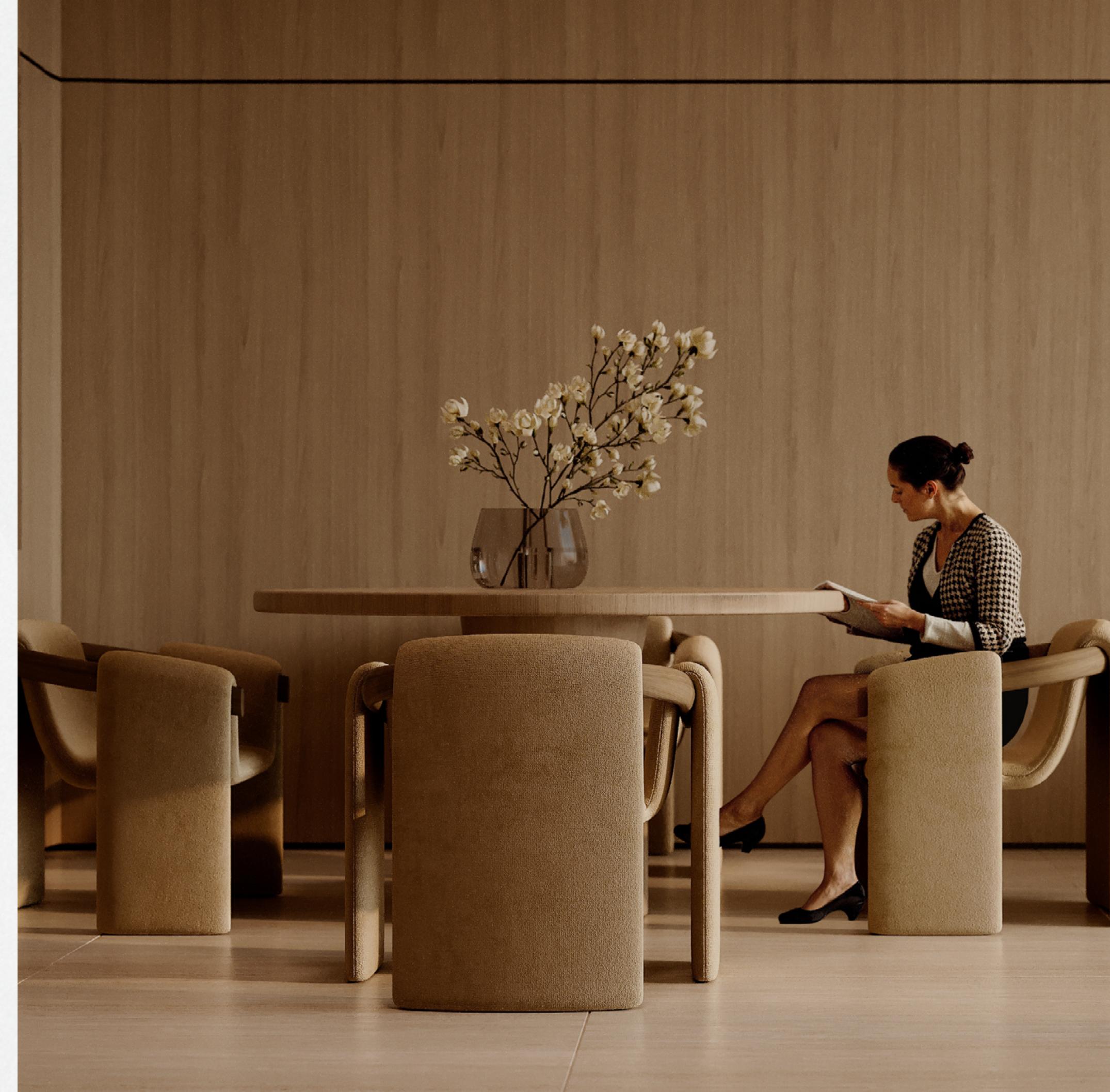
Annual
Maintenance



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.

