



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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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.





PALM  
JEBEL ALI

WORLD ISLANDS

AIN DUBAI

DUBAI HARBOUR

DUBAI MARINA

PALM JUMEIRAH

BURJ AL ARAB

E11 SHEIKH ZAYED ROAD

DUBAI  
INTERNET  
CITY

JUMEIRAH  
LAKE TOWERS

IBN BATTUTA  
MALL

TOP GOLF

DISCOVERY  
GARDENS



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



Palm Jumeirah  
12 minutes



Ain Dubai  
9 minutes



Expo City Dubai  
14 minutes



Dubai Autodrome  
9 minutes



Burj Al Arab & Jumeirah Beach  
18 minutes



Ibn & Dubai Festival City  
10 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

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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.













INTERIORS





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



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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.







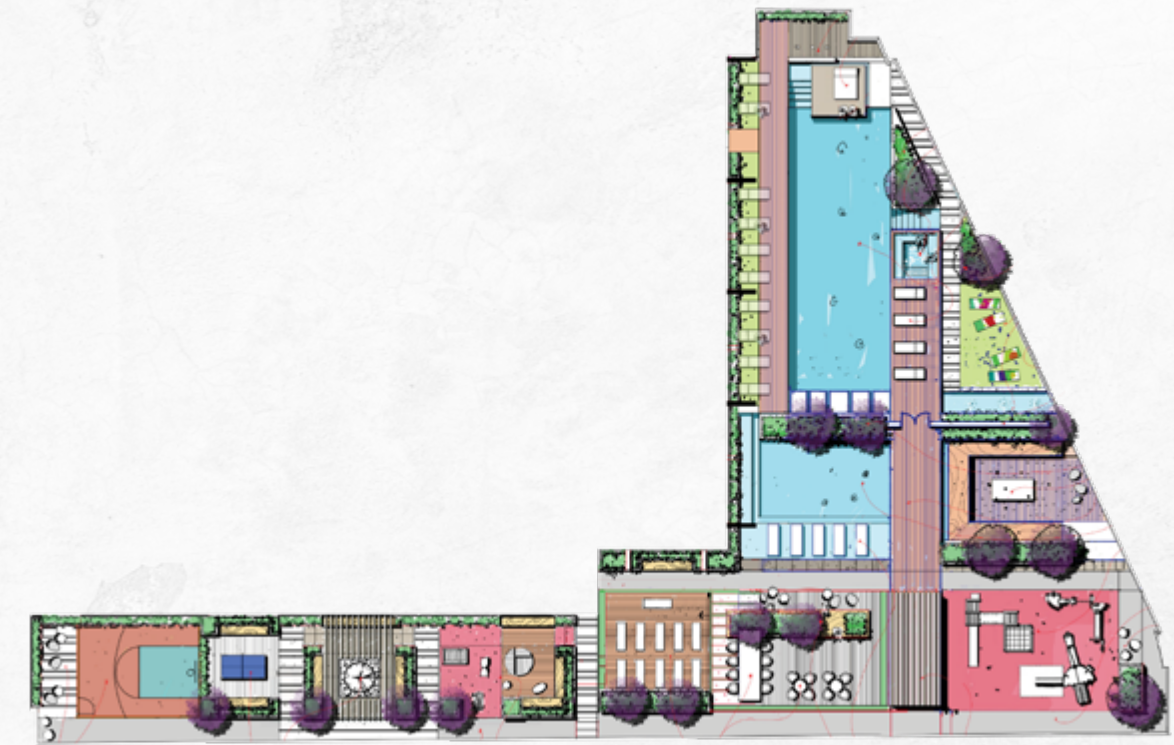




FLOOR PLANS

## RESIDENCES ARE DESIGNED FOR OPTIMAL FLOW

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

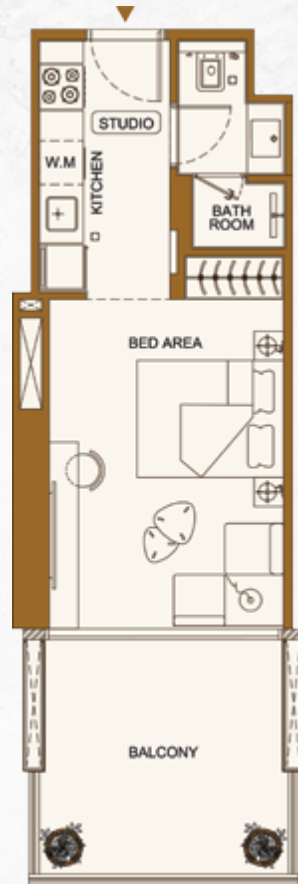


The core design philosophy is rooted in quiet luxury. The building features a state-of-the-art satin chrome exterior and a stepped design that creates deep, shaded terraces.



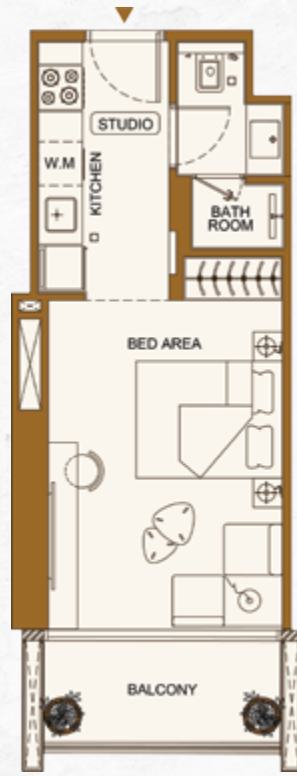
# STUDIO TYPE 1

Binghatti Luxuria



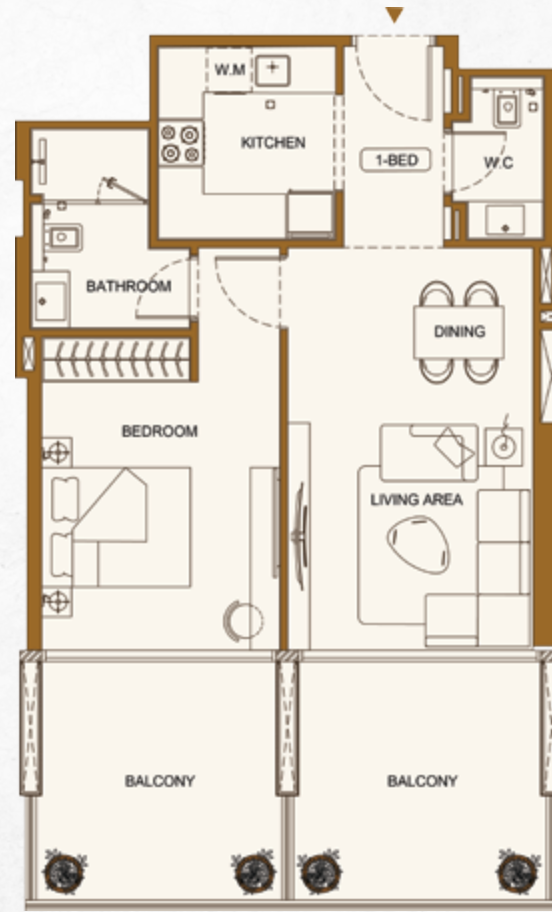
# STUDIO TYPE 2

Binghatti Luxuria



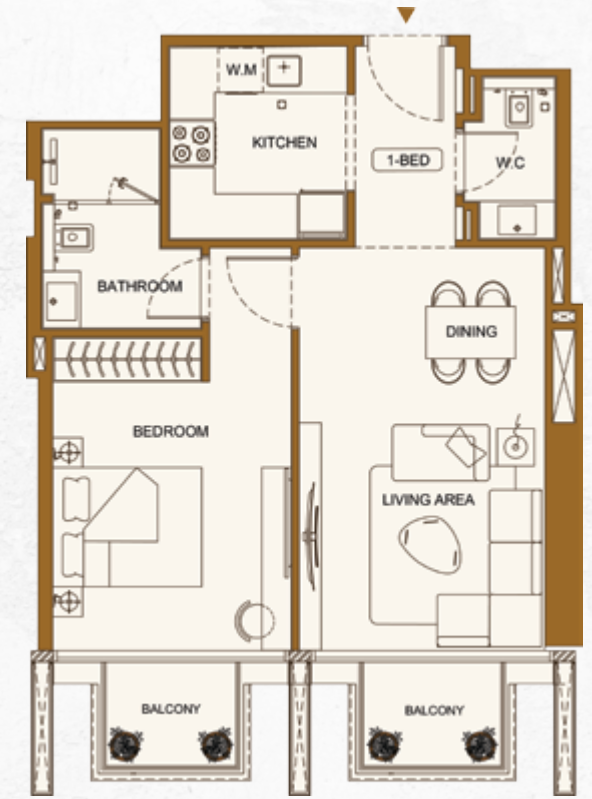
# 1 BEDROOM TYPE 1

Binghatti Luxuria

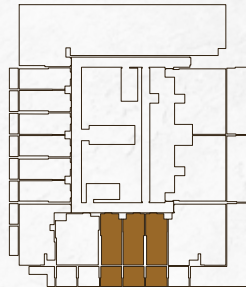


# 1 BEDROOM TYPE 2

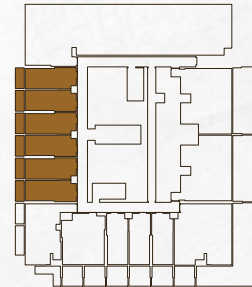
Binghatti Luxuria



AREA	SQ.M	SQ.FT
SUITE AREA	28.66 m <sup>2</sup>	308 ft <sup>2</sup>
BALCONY AREA	11.31 m <sup>2</sup>	122 ft <sup>2</sup>
TOTAL UNIT AREA	39.97 m <sup>2</sup>	430 ft <sup>2</sup>

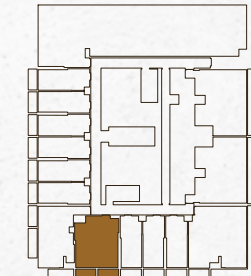


AREA	SQ.M	SQ.FT
SUITE AREA	28.48 m <sup>2</sup>	307 ft <sup>2</sup>
BALCONY AREA	4.98 m <sup>2</sup>	54 ft <sup>2</sup>
TOTAL UNIT AREA	33.46 m <sup>2</sup>	360 ft <sup>2</sup>



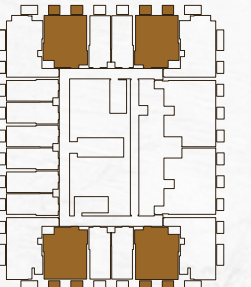
AREA	SQ.M	SQ.FT
SUITE AREA	55.16 m <sup>2</sup>	594 ft <sup>2</sup>
BALCONY AREA	22.71 m <sup>2</sup>	244 ft <sup>2</sup>
TOTAL UNIT AREA	77.87 m <sup>2</sup>	838 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
M. BATH	5 m <sup>2</sup>
M. BEDROOM	15 m <sup>2</sup>
LIVING AND DINING	18 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
W.C	3 m <sup>2</sup>
CORRIDOR	4 m <sup>2</sup>



AREA	SQ.M	SQ.FT
SUITE AREA	55.16 m <sup>2</sup>	594 ft <sup>2</sup>
BALCONY AREA	5.37 m <sup>2</sup>	58 ft <sup>2</sup>
TOTAL UNIT AREA	60.53 m <sup>2</sup>	652 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
M. BATH	5 m <sup>2</sup>
M. BEDROOM	15 m <sup>2</sup>
LIVING & DINING	18 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
W.C	3 m <sup>2</sup>
CORRIDOR	4 m <sup>2</sup>



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توضيح: 1. إن أبعاد الغرف يتم قياسها طبقاً للمعايير الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات التقريبية. تخضع المعلومات للمغير دون إشعار مسبق. 4. قد تختلف منطقة الدخول الفعلي عن المساحة المذكورة الرسومات لا يتم توسيع نطاقها. 5. يتم قياس مساحة الدخول كخطوطها الخط المركزي للجدران المتماثلة أو المتماثلة التي تفصل وحدة عن وحدة أخرى. 6. واجهة الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. 7. وبماض حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران المتماثلة أو المتماثلة التي تفصل وحدة عن وحدة أخرى. واجهة الأبعاد للحارس الممرق وواجهة الخارجي للشرفة المجاورة. 8. يتم قياس الوحدات في الطابق النموذجي في المبني. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 9. قد يكون أحجام الوحدات والتفاصيل المتغيرة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

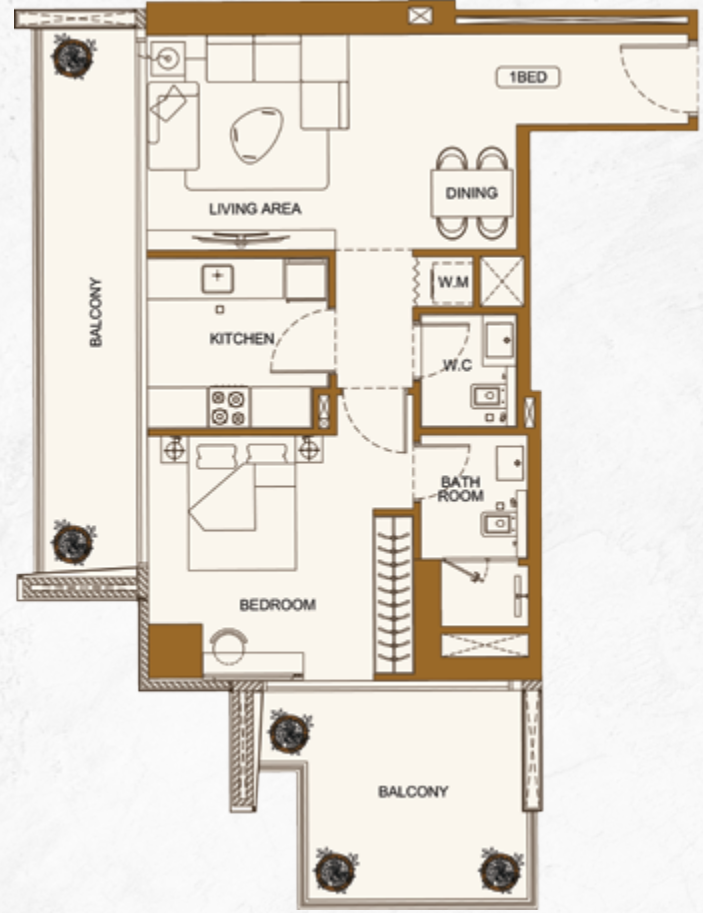






# 1 BEDROOM TYPE 3

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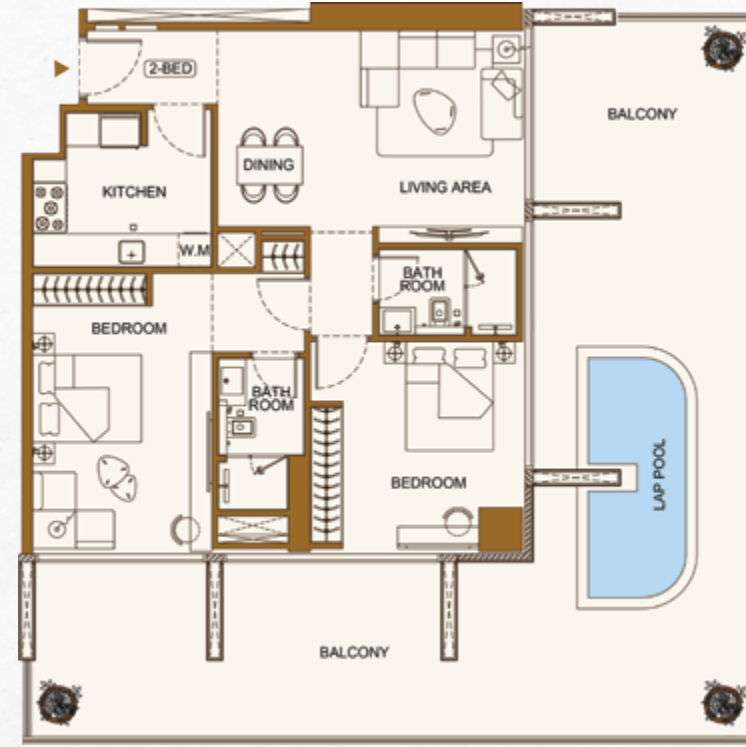
# 1 BEDROOM TYPE 4

Binghatti Luxuria



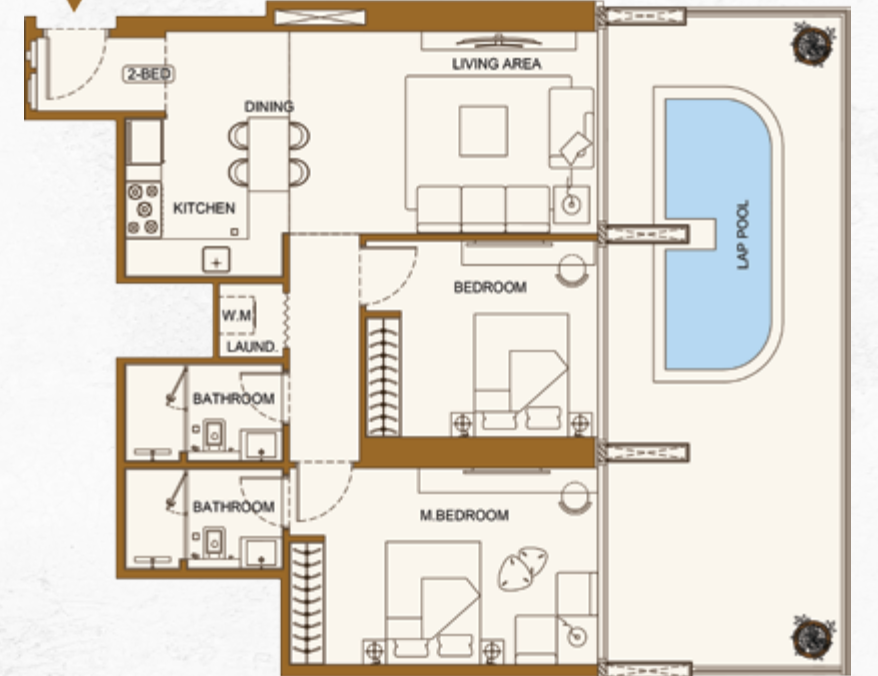
# 2 BEDROOM TYPE 1

Binghatti Luxuria



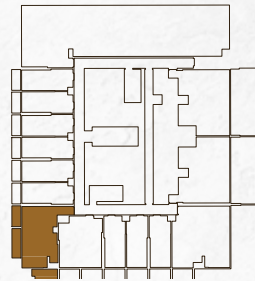
# 2 BEDROOM TYPE 2

Binghatti Luxuria



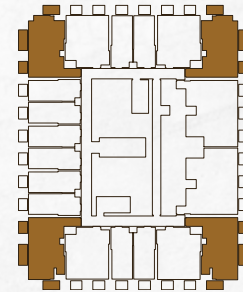
AREA	SQ.M	SQ.FT
SUITE AREA	58.69 m <sup>2</sup>	632 ft <sup>2</sup>
BALCONY AREA	20.50 m <sup>2</sup>	221 ft <sup>2</sup>
TOTAL UNIT AREA	77.87 m <sup>2</sup>	852 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
M. BATH	4 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>
LIVING AND DINING	18 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
W.C	2 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>



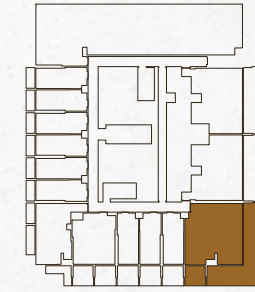
AREA	SQ.M	SQ.FT
SUITE AREA	58.75 m <sup>2</sup>	632 ft <sup>2</sup>
BALCONY AREA	10.15 m <sup>2</sup>	109 ft <sup>2</sup>
TOTAL UNIT AREA	68.90 m <sup>2</sup>	742 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
M. BATH	4 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>
LIVING & DINING	18 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
W.C	2 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>



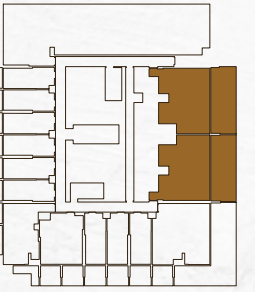
AREA	SQ.M	SQ.FT
SUITE AREA	87.38 m <sup>2</sup>	941 ft <sup>2</sup>
BALCONY AREA	85.31 m <sup>2</sup>	918 ft <sup>2</sup>
TOTAL UNIT AREA	172.69 m <sup>2</sup>	1859 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
M. BATH	4 m <sup>2</sup>
M. BEDROOM	20 m <sup>2</sup>
BATH	4 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>
LIVING & DINING	20 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>



AREA	SQ.M	SQ.FT
SUITE AREA	82.65 m <sup>2</sup>	890 ft <sup>2</sup>
BALCONY AREA	43.33 m <sup>2</sup>	466 ft <sup>2</sup>
TOTAL UNIT AREA	125.98 m <sup>2</sup>	1356 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
M. BATH	4 m <sup>2</sup>
M. BEDROOM	17 m <sup>2</sup>
BATH	4 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
LIVING & DINING	27 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>



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 BINGHATTI

B E S P O K E

## 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*





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