

RESIDENCES

BY

BINGHATTI

L'Art de Vivre

In the heart of the metropolis

ARCHITECTURAL FORM

The hyper form is characterized by subtle contours and fluid lines. From every angle, the facade offers a new perspective, creating a visual mystique — an exquisite sculptural work forming a spirited sense of flow and movement.



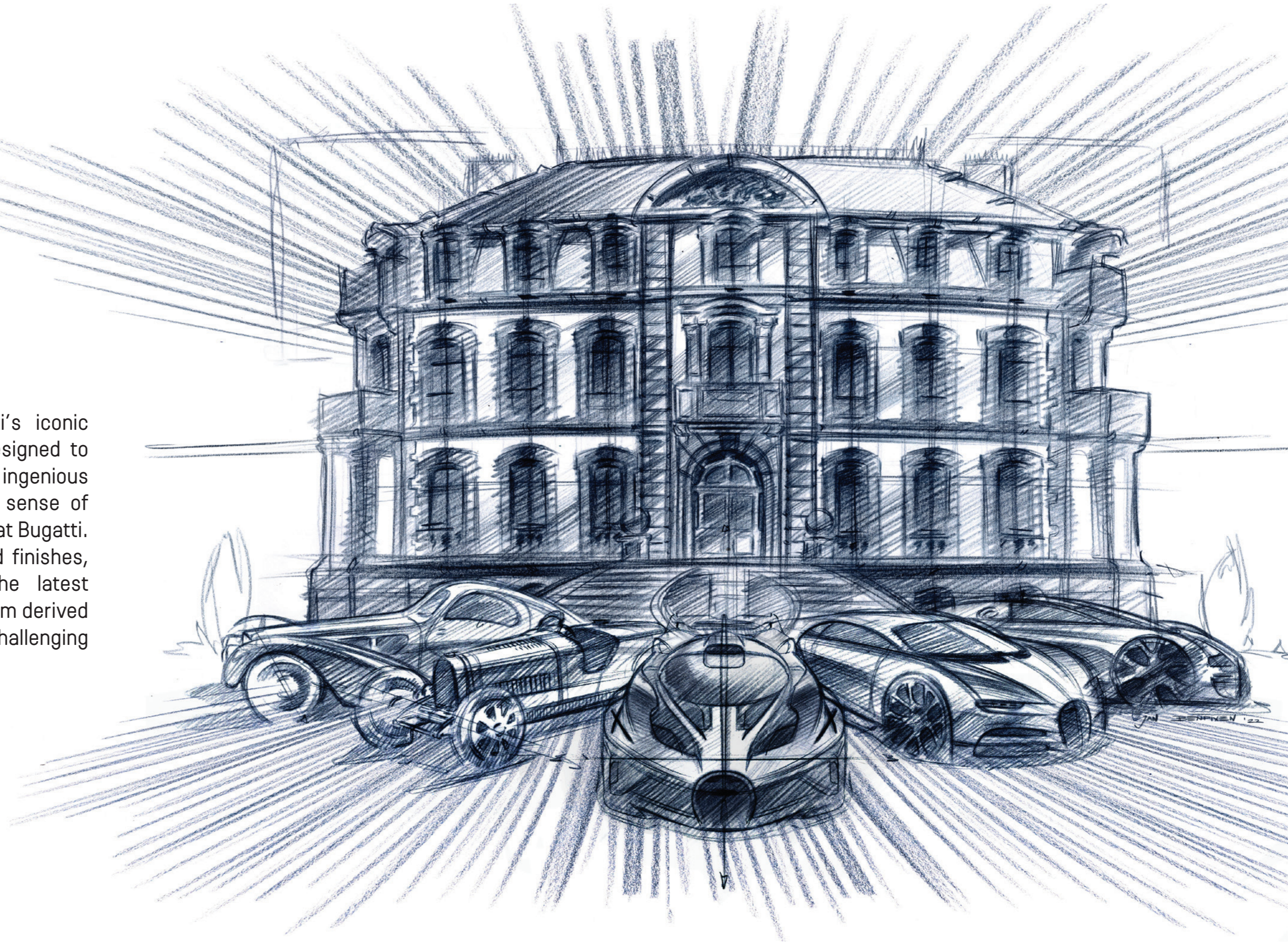
An aerial photograph of a coastal city, likely Monaco, showing a dense urban landscape with numerous high-rise buildings and a large, ornate building complex in the foreground. The city is built on a hillside overlooking the sea, with a marina filled with yachts and a beach area. The sky is clear and blue, and the water is a deep blue-green. The text 'ENTHUSED BY THE FRENCH RIVIERA' is overlaid on the left side of the image in large, white, sans-serif capital letters.

ENTHUSED BY THE FRENCH RIVIERA

Imagine waking up to the sound of waves crashing on the shoreline and stepping out on to your terrace to soak in the enthralling views of your own private beach. The hyper form is inspired by the flair of the French Riviera, depicting L' Art de Vivre.

BUGATTI DNA

Drawing inspiration from Bugatti's iconic super cars, the hyper form is designed to embody the essence of the brand's ingenious and visionary spirit, evoking the sense of exuberance and refinement found at Bugatti. The hyper form features high-end finishes, exquisite craftsmanship, and the latest state-of-the-art smart home system derived from the Bugatti DNA — always challenging the impossible.



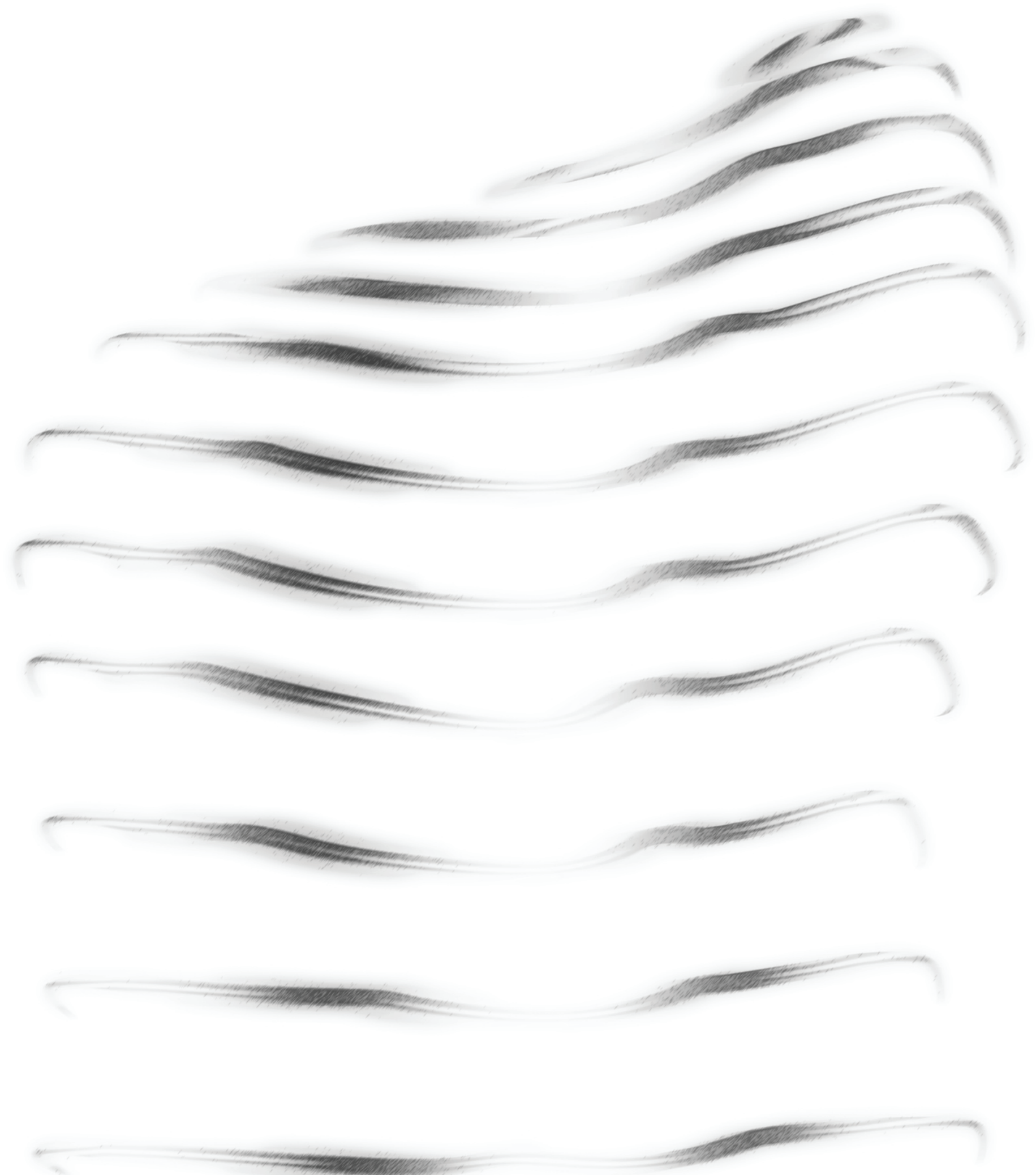


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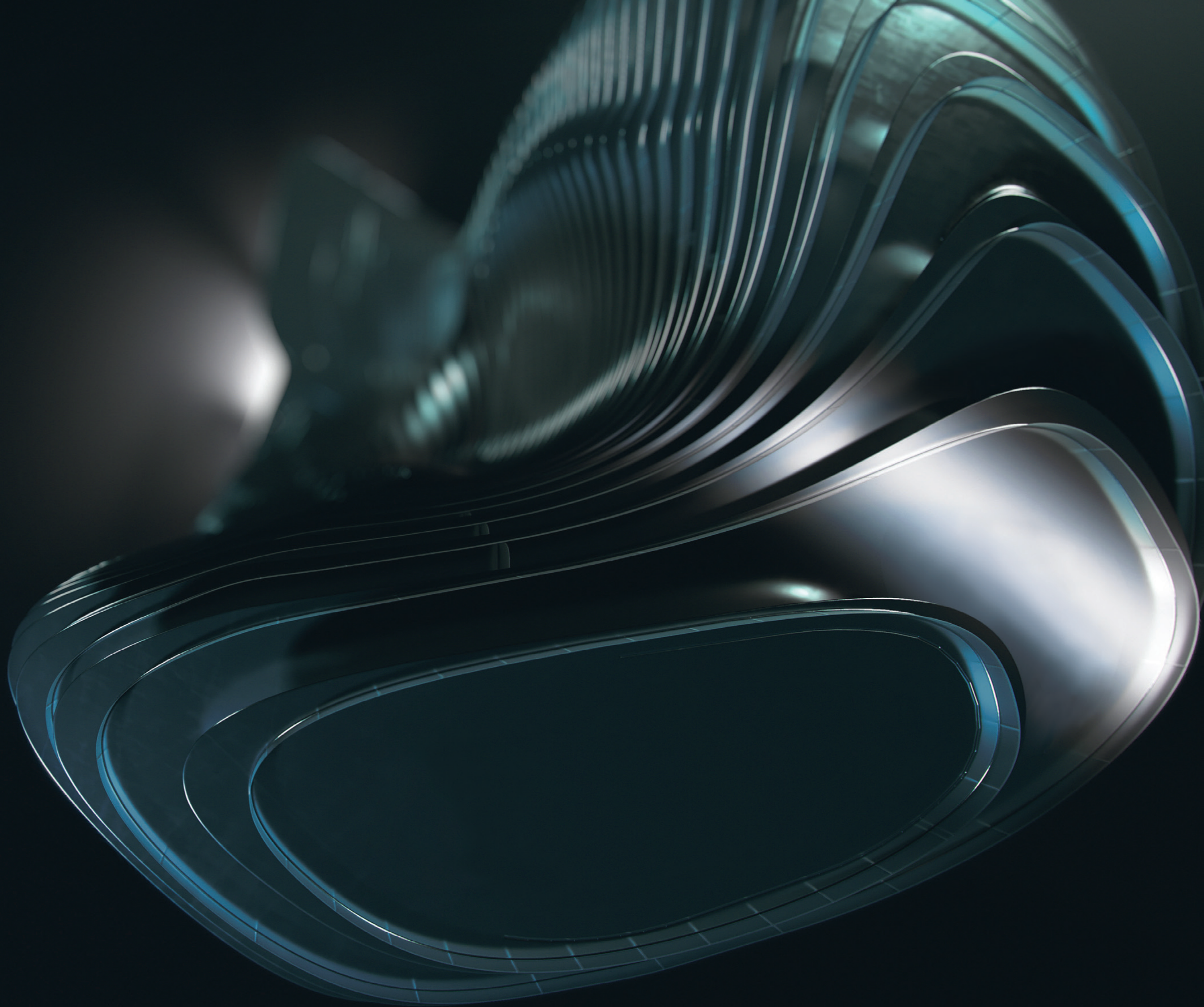
ABOUT THE PROJECT

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DESIGN DETAILS

01

THE CONCEPT



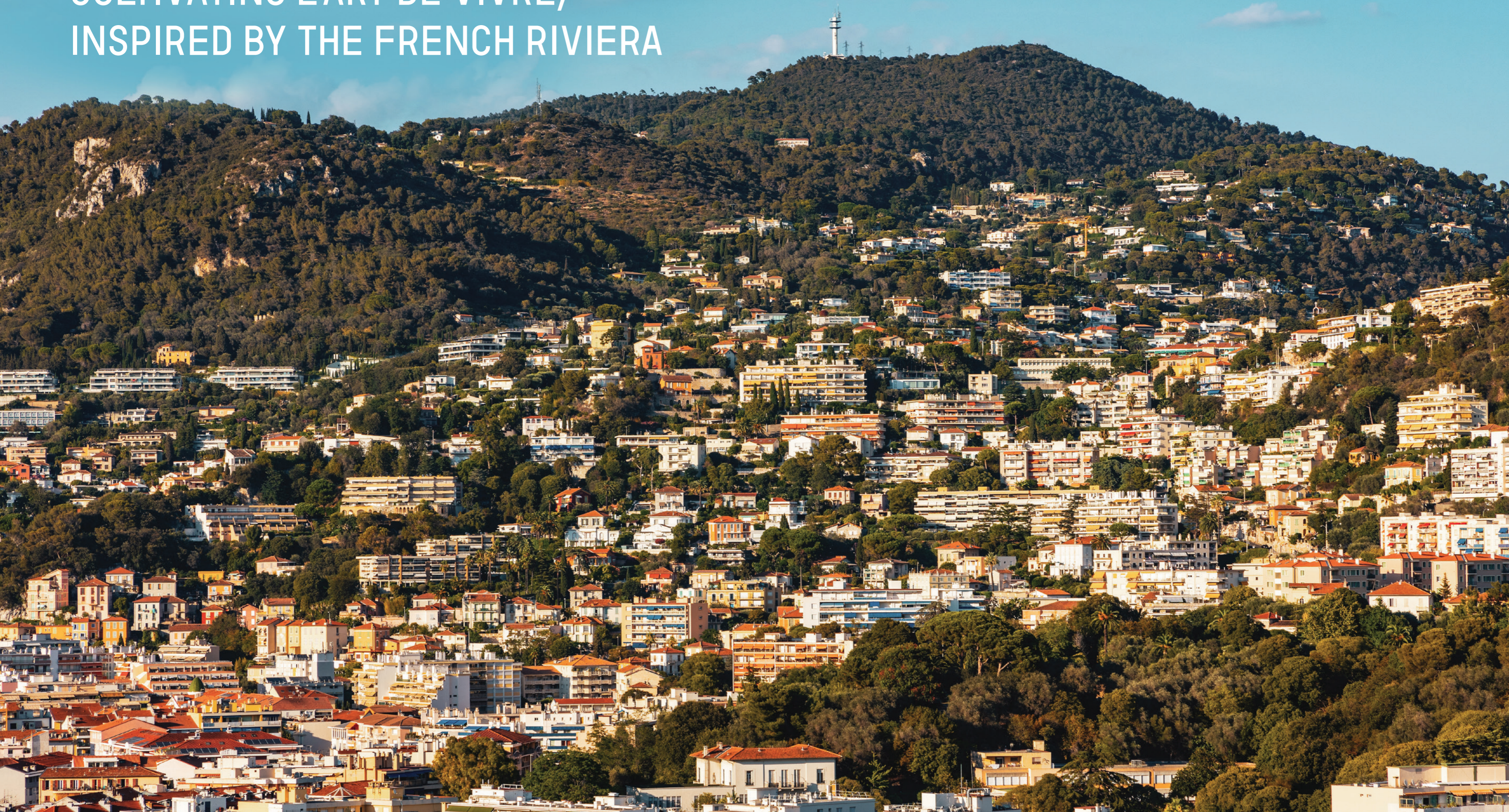
THE CONCEPT

BORN FROM THE FLUIDITY



THE CONCEPT

CULTIVATING L'ART DE VIVRE, INSPIRED BY THE FRENCH RIVIERA



THE CONCEPT

INSPIRED BY
INDIGENOUS
NATURE

THE CONCEPT

A NEW ICON IN THE CITY

The birth of an icon - the hyper tower is poised to become a landmark of architectural prowess, derived from the Bugatti and Binghatti DNA. Inspired by the world's most eminent structural masterpieces, Bugatti Residences by Binghatti is not a mere addition to city's skyline but a new icon that will stand the test of time.



BUGATTI RESIDENCES
BY BINGHATTI
BUSINESS BAY



BURJ AL ARAB
JUMEIRAH



DUBAI FRAME
ZABEEL PARK



MUSEUM OF THE FUTURE
TRADE CENTRE 2



BURJ KHALIFA
BUSINESS BAY



JUMEIRAH
EMIRATES TOWERS
SHEIKH ZAYED ROAD



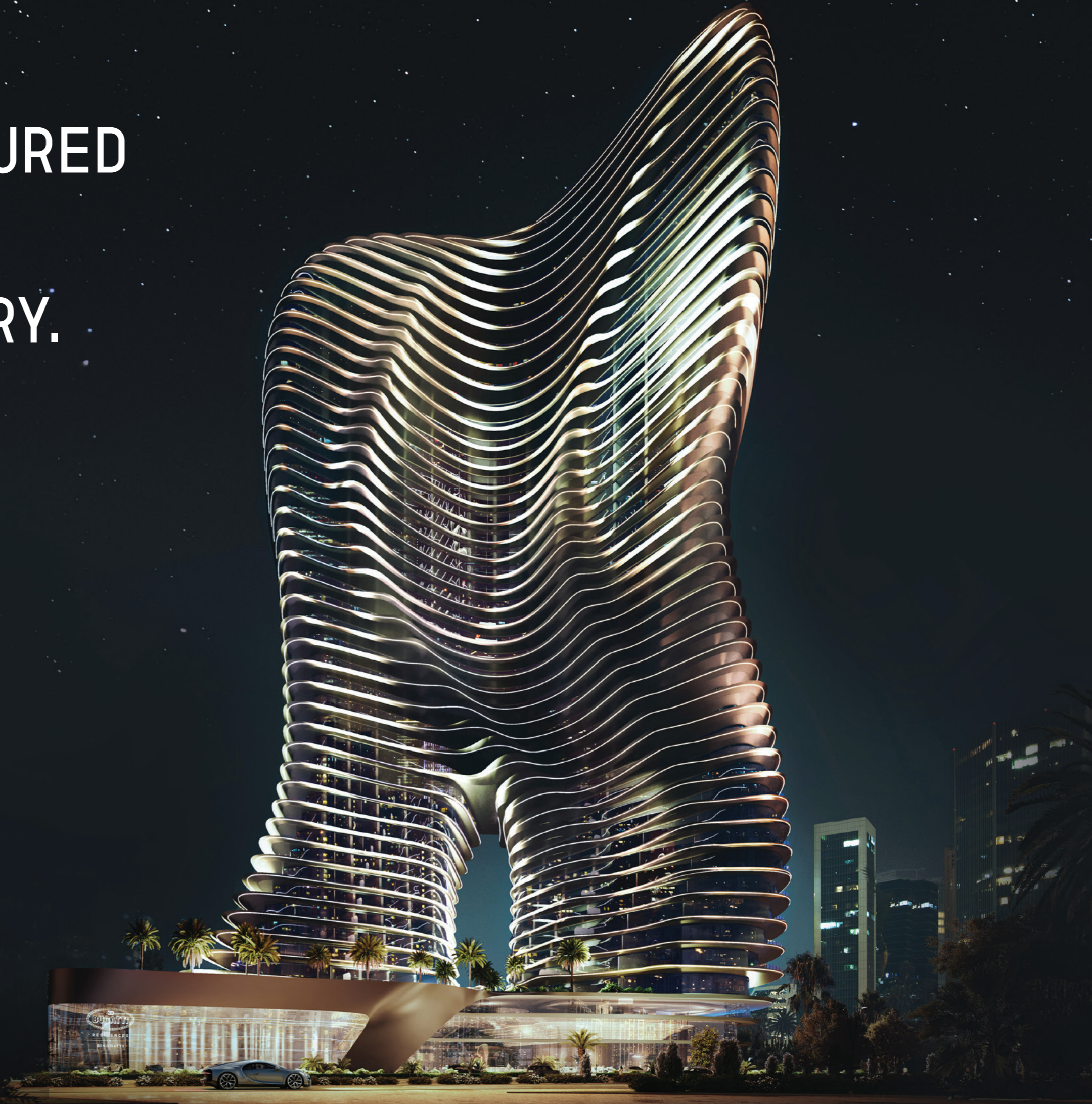
CAYAN TOWER
DUBAI MARINA



ATLANTIS THE PALM
THE PALM JUMEIRAH

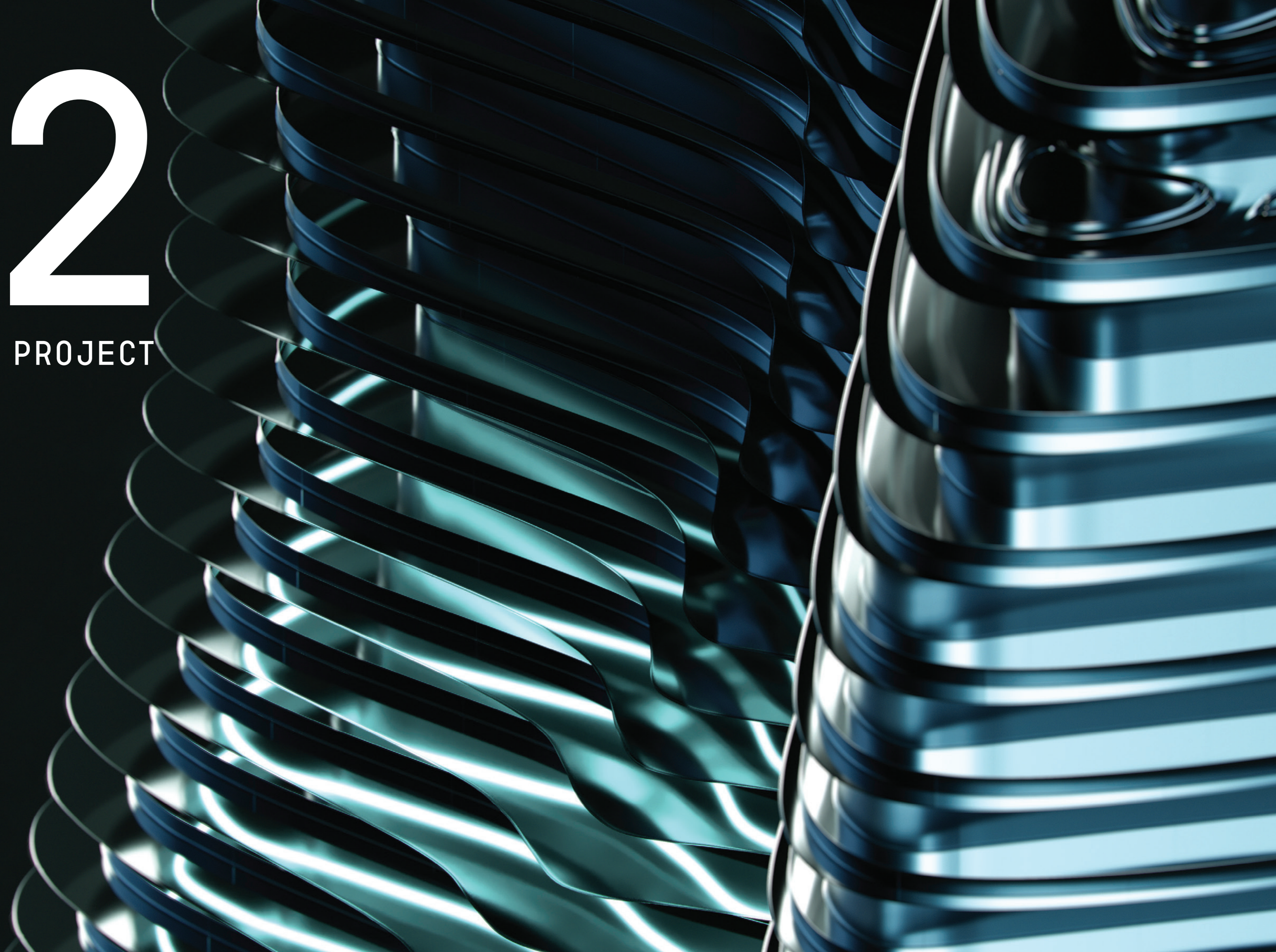
THE CONCEPT

A TOUR-DE-FORCE, NURTURED
BY BUGATTI'S PROWESS
AND BINGHATTI'S MASTERY.



02

ABOUT THE PROJECT



THE MAP

BUSINESS BAY
WATER CANAL

WAY TO
AL KHAIL ROAD

WAY TO SHEIKH
ZAYED ROAD

BURJ KHALIFA
BOULEVARD



STRATEGICALLY LOCATED



ABOUT THE PROJECT

PROJECT FACTS

DEVELOPER NAME

BINGHATTI DEVELOPERS

PROJECT NAME

**BUGATTI RESIDENCES
BY BINGHATTI**

LOCATION

DUBAI - BUSINESS BAY

OWNERSHIP

FREEHOLD

PROPERTY TYPE

RESIDENTIAL MASTERPIECE

Exclusive Penthouses

RIVIERA MANSION COLLECTION

171 MANSIONS

2 BR - CANNES

3 BR - ST TROPEZ

4 BR - MONACO



SKY MANSION PENTHOUSE COLLECTION

11 SKY MANSION PENTHOUSES

TOTAL NO. OF FLOORS

4B + G + 1P + HC+ 45 + ROOF

TOTAL NO. OF RESIDENTIAL FLOORS

43

DATE OF COMPLETION

Q4 2026

ANTICIPATED SERVICE CHARGE

30-40 AED PER SQUARE FOOT

WHITE GOODS/ APPLIANCES

FULLY EQUIPPED WITH APPLIANCES

PLOT SIZE

3466814

CEILING HEIGHT

4.25M (SLAB TO SLAB)

TOTAL NO. OF UNITS

182

BUILDING HEIGHT

200 M

NUMBER OF UNITS PER FLOOR:





















1 TO 7 UNITS

UNIT TYPE:

FURNISHED / UNFURNISHED

STATING

FEATURES

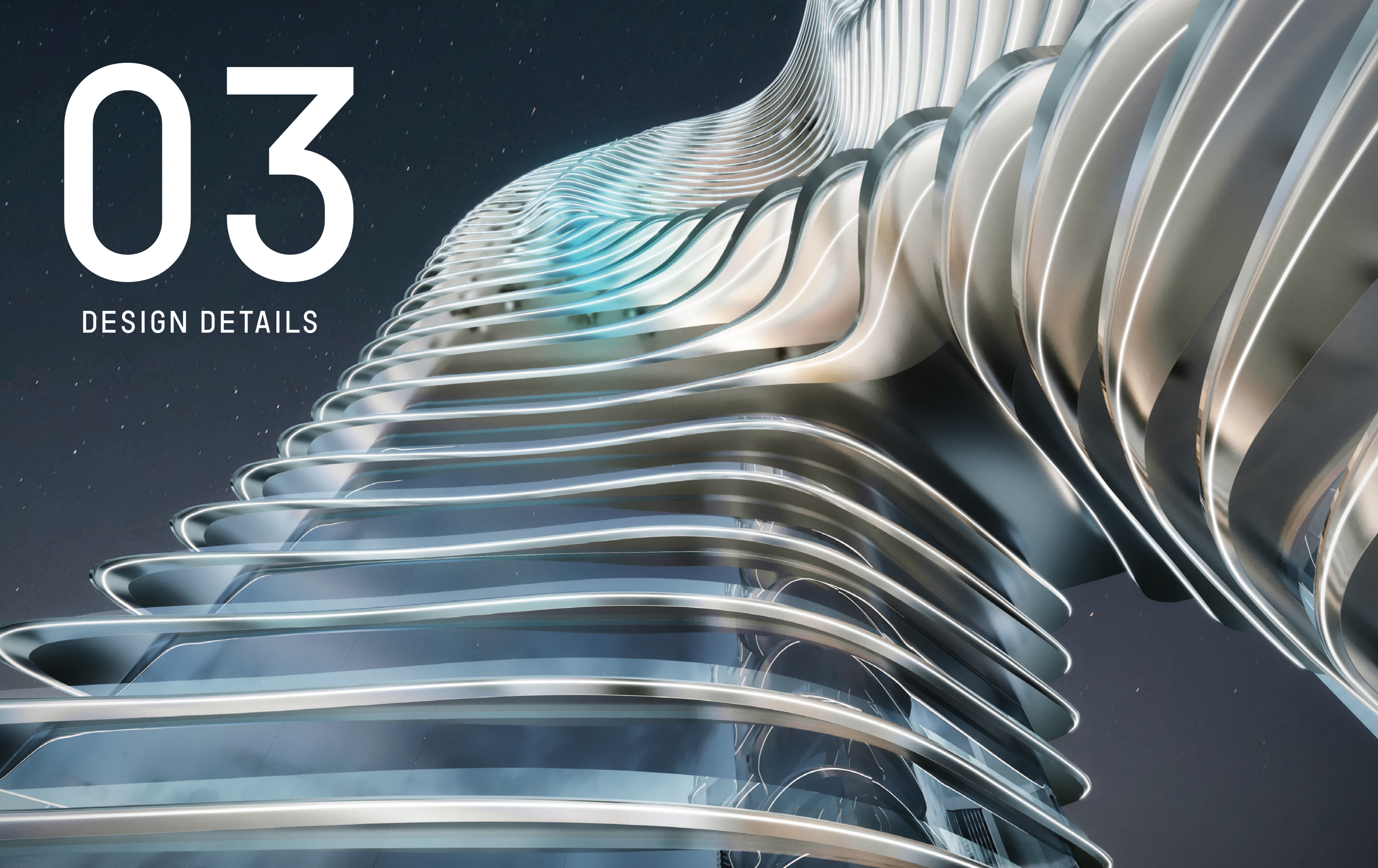
-  RIVIERA INSPIRED BEACH
-  GYMNASIUM & TRAINING SERVICES
-  PRIVATE GARAGE
-  CHAUFFEUR SERVICE
-  SMART SYSTEM
-  VIP OWNER LOUNGE
-  CAR LIFT
-  PRIVATE POOL
-  VALET SERVICE
-  FIRE FIGHTING SYSTEM
-  PARKING ACCESS CARD
-  BUTLER SERVICE
-  PRIVATE CHEF SERVICE
-  BODYGUARD SERVICE
-  ACOUSTIC SYSTEM
-  CONCIERGE SERVICE
-  TITANIUM ACCESS CARD
-  FOOD & BEVERAGE
-  HOUSE KEEPING
-  SPA SERVICE

*Some of the above features are à la carte services.



03

DESIGN DETAILS



DESIGN DETAILS

AN OASIS WITHIN THE METROPOLIS



DESIGN DETAILS

INSPIRED BY THE
EXQUISITENESS OF
NATURE



DESIGN DETAILS

A PRIVATE RETREAT IN THE HEART OF THE METROPOLIS



DESIGN DETAILS

CAPTURING THE ESSENCE OF COTE D'AZUR



DESIGN DETAILS

TRANSFORMING METROPOLITAN CULTURE INTO A NEW ART OF LIVING



DESIGN DETAILS

STEP INTO THE GRANDEUR OF THE FRENCH RIVIERA



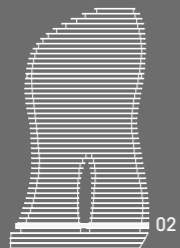
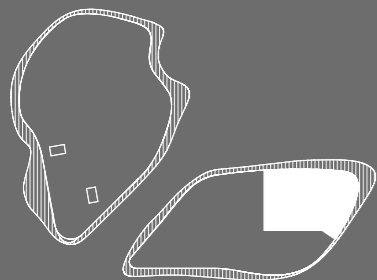
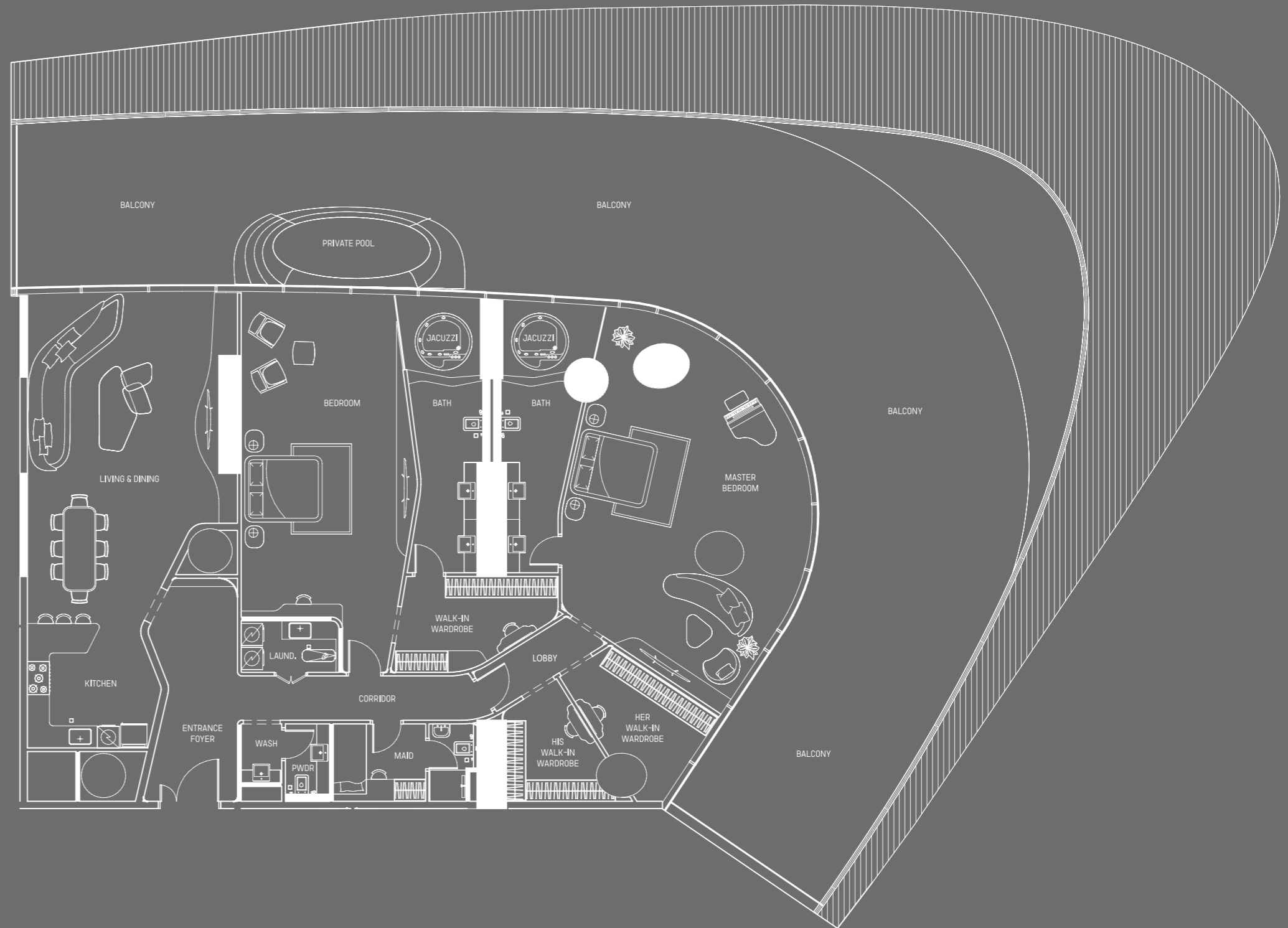
RIVIERA MANSION COLLECTION

2 BR - CANNES



AREA	SQ.M	SQ.FT
SUITE AREA	274 m ²	2952 ft ²
BALCONY AREA	234 m ²	2517 ft ²
TOTAL UNIT AREA	508 m ²	5469 ft ²

0206 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	13 m ²
LIVING & DINING	44 m ²
KITCHEN	11 m ²
MASTER BEDROOM	51 m ²
HER WALK-IN WARDROBE	8 m ²
HIS WALK-IN WARDROBE	7 m ²
BEDROOM	41 m ²
WALK-IN WARDROBE	9 m ²
BATH	16 m ²
BATH	16 m ²
PWDR	3 m ²
WASH	2 m ²
LAUNDRY	4 m ²
CORRIDOR	8 m ²
MAID	5 m ²
LOBBY	4 m ²



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6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.



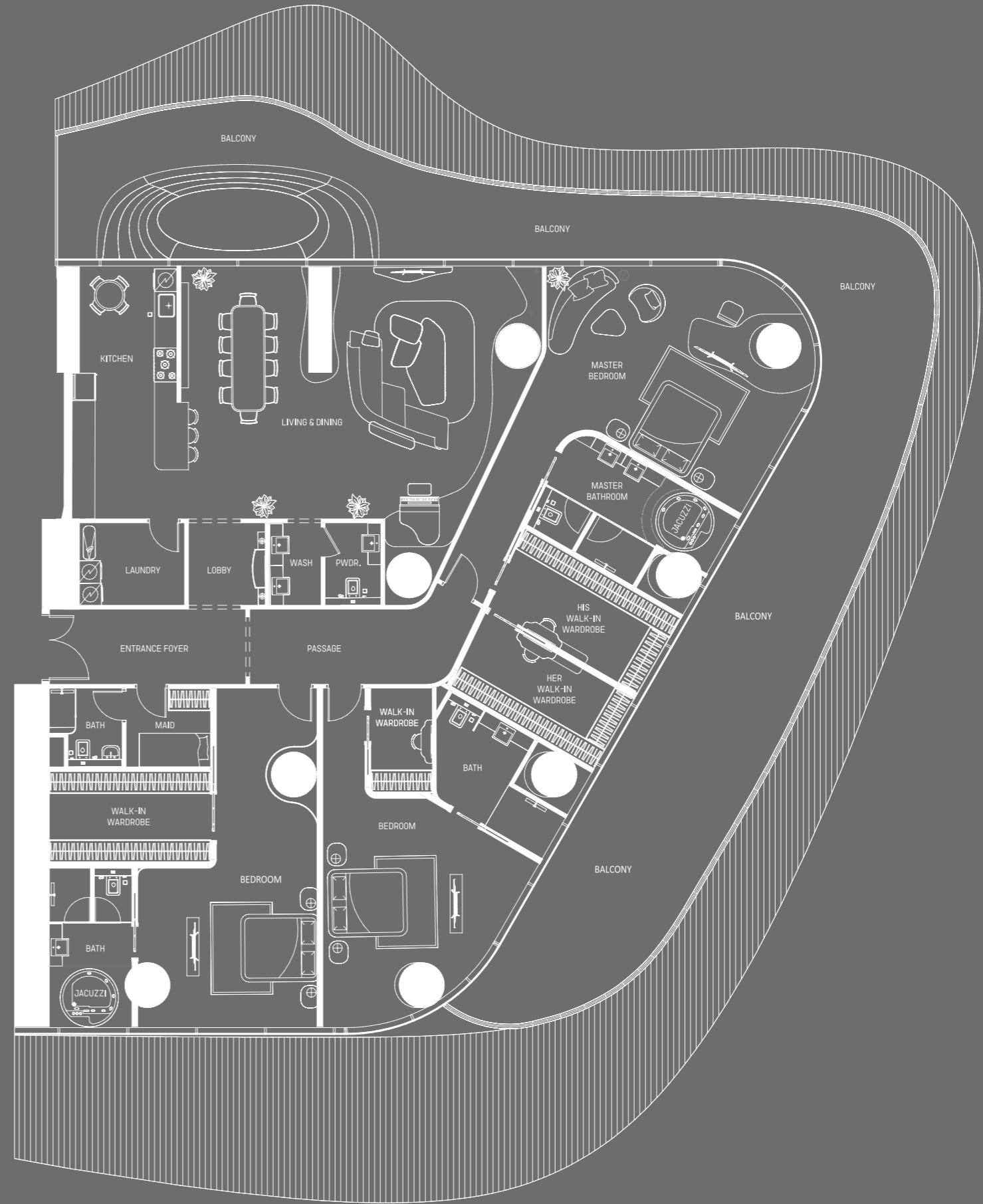
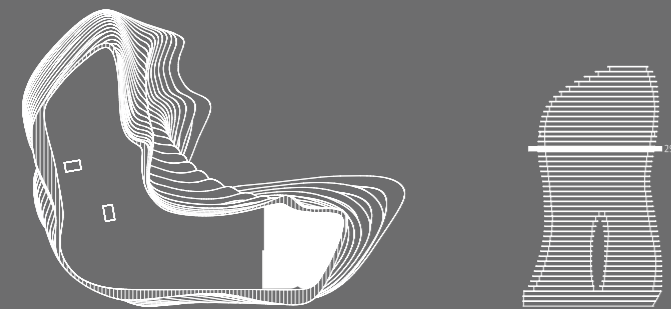
RIVIERA MANSION COLLECTION

3 BR - ST. TROPEZ



AREA	SQ.M	SQ.FT
SUITE AREA	330 m ²	3550 ft ²
BALCONY AREA	141 m ²	1514 ft ²
TOTAL UNIT AREA	470 m ²	5064 ft ²

2905 MANSION DESIGN COMPONENTS	
ENTRANCE FOYER	10 m ²
LAUNDRY	6 m ²
LOBBY	4 m ²
WASH	3 m ²
PWDR.	3 m ²
WALK-IN WARDROBE	5 m ²
PASSAGE	12 m ²
LIVING & DINING	58 m ²
MASTER BEDROOM	41 m ²
MASTER BATH	12 m ²
HIS WALK-IN WARDROBE	11 m ²
HER WALK-IN WARDROBE	10 m ²
BATH	8 m ²
BEDROOM	28 m ²
BEDROOM	30 m ²
KITCHEN	19 m ²
MAID	5 m ²
WALK-IN WARDROBE	10 m ²
BATH	9 m ²
BATH	4 m ²



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DESIGN DETAILS



IN A CITY OF CONTRASTS AND SKYCRAPERS

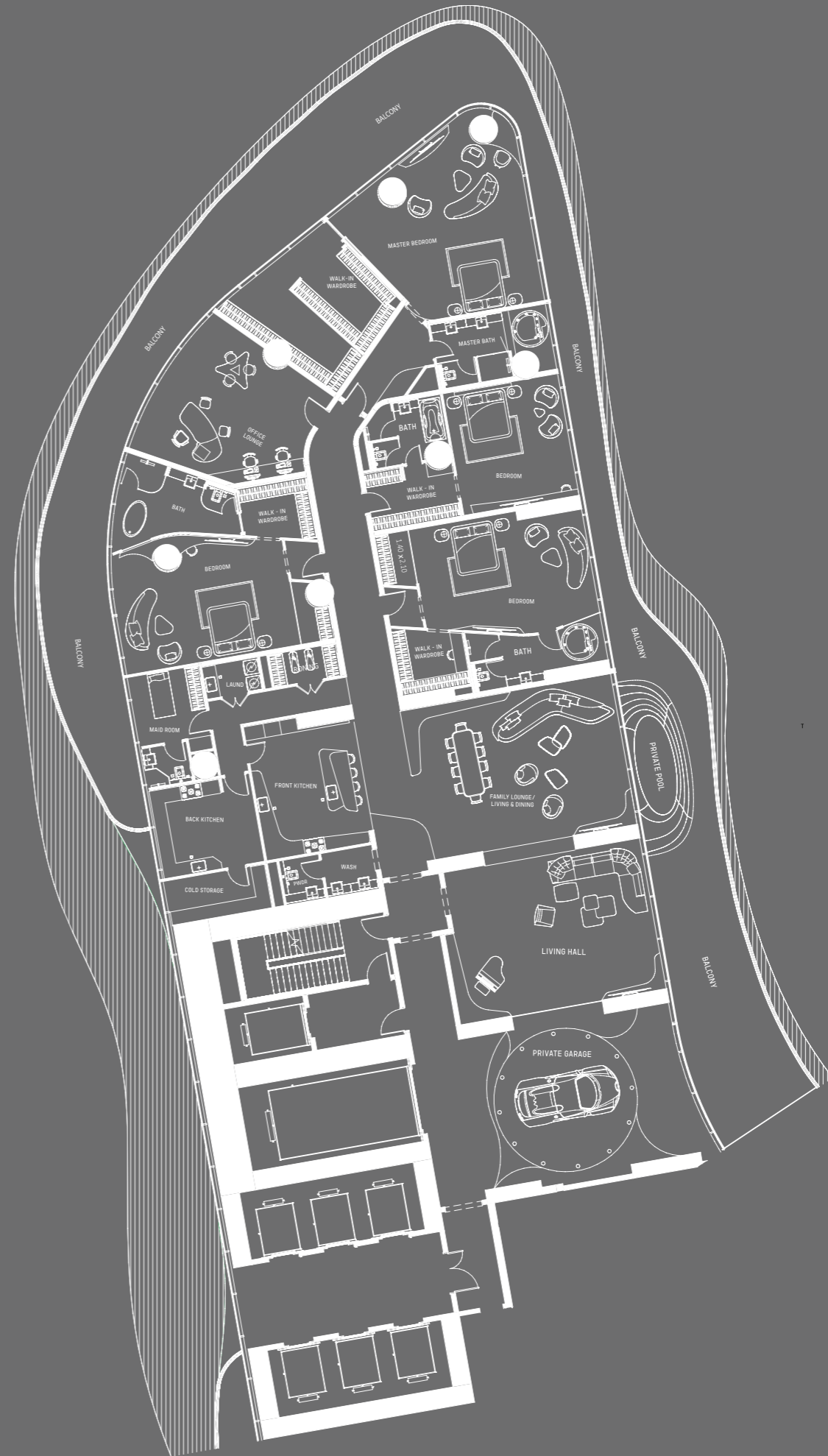
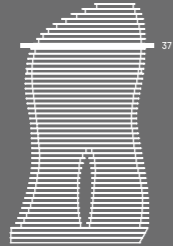
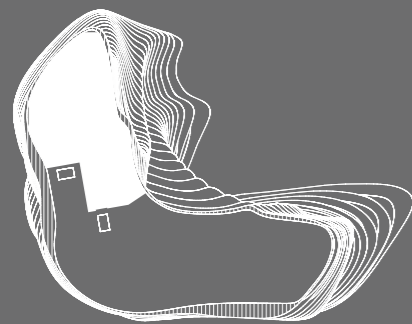
RIVIERA MANSION COLLECTION

4 BR - MONACO



AREA	SQ. M	SQ. FT
SUITE AREA	726 m ²	7819 ft ²
BALCONY AREA	242 m ²	2607 ft ²
TOTAL UNIT AREA	969 m ²	10426 ft ²

3701 MANSION DESIGN COMPONENTS	
MAID	5 m ²
ENTRANCE FOYER	13 m ²
GARAGE	67 m ²
MASTER BEDROOM	53 m ²
MASTER BATH	2 m ²
WALK-IN WARDROBE	15 m ²
OFFICE LOUNGE	39 m ²
BEDROOM	27 m ²
BEDROOM	36 m ²
BATH	9 m ²
BATH	5 m ²
MAIDS BATH	4 m ²
LIVING HALL	58 m ²
WASH	4 m ²
PWDR	3 m ²
COLD STORAGE	9 m ²
BACK KITCHEN	17 m ²
FRONT KITCHEN	26 m ²
MAID ROOM	10 m ²
LAUND.	3 m ²
IRONING	4 m ²
WALK-IN WARDROBE	7 m ²
WALK-IN WARDROBE	8 m ²
WALK-IN WARDROBE	9 m ²
FAMILY LOUNGE / LIVING & DINING AREA	63 m ²
BEDROOM	38 m ²
WALK-IN WARDROBE	14 m ²
BATH	11 m ²



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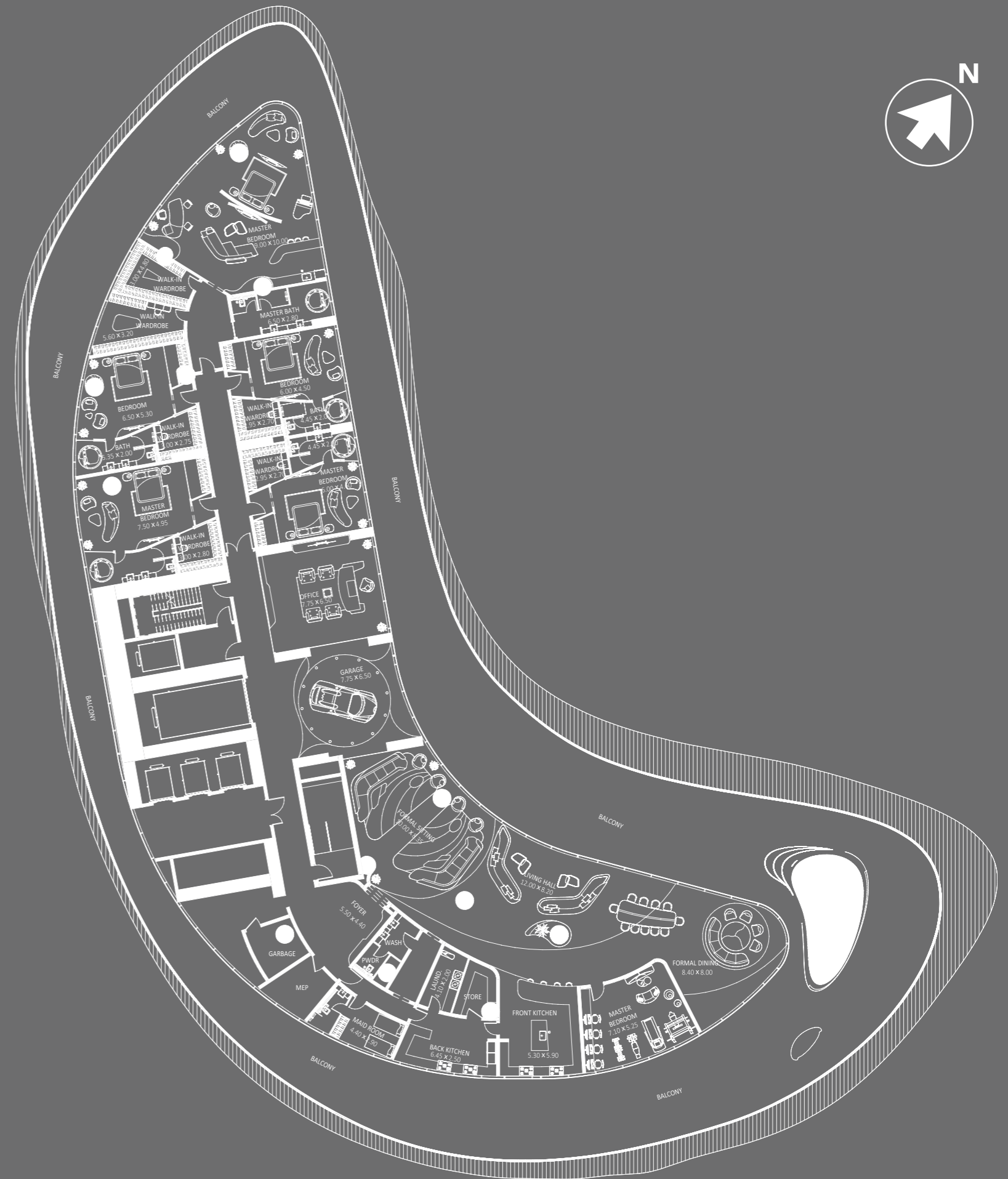
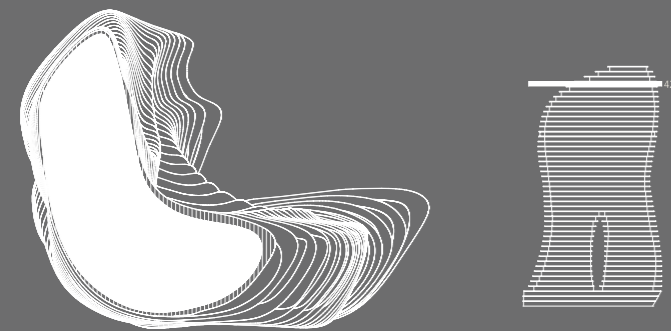
SKY MANSION PENTHOUSE COLLECTION

5 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1092 m ²	11758 ft ²
BALCONY AREA	916 m ²	9865 ft ²
TOTAL UNIT AREA	2009 m ²	21623 ft ²

4201 MANSION DESIGN COMPONENTS	
MASTER BEDROOM	96 m ²
BEDROOM	27 m ²
BEDROOM	30 m ²
MASTER BEDROOM	36 m ²
MASTER BEDROOM	27 m ²
BATH	6 m ²
WALK-IN WARDROBE	7 m ²
WALK-IN WARDROBE	7 m ²
BATH	8 m ²
BATH	7 m ²
WALK-IN WARDROBE	8 m ²
LOBBY	13 m ²
WALK-IN WARDROBE	14 m ²
WALK-IN WARDROBE	18 m ²
MASTER BATH	13 m ²
WALK-IN WARDROBE	8 m ²
MASTER BEDROOM	9 m ²
MAID ROOM	12 m ²
BACK KITCHEN	17 m ²
STORE	7 m ²
LAUND.	8 m ²
WASH	5 m ²
PWDR	3 m ²
OFFICE	53 m ²
FRONT KITCHEN	34 m ²
FOYER	45 m ²
FORMAL DINING	65 m ²
LIVING HALL	80 m ²
FORMAL SITTING	71 m ²
PANORAMIC NOOK AREA	15 m ²
MASTER BEDROOM	39 m ²



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SKY MANSION PENTHOUSE COLLECTION

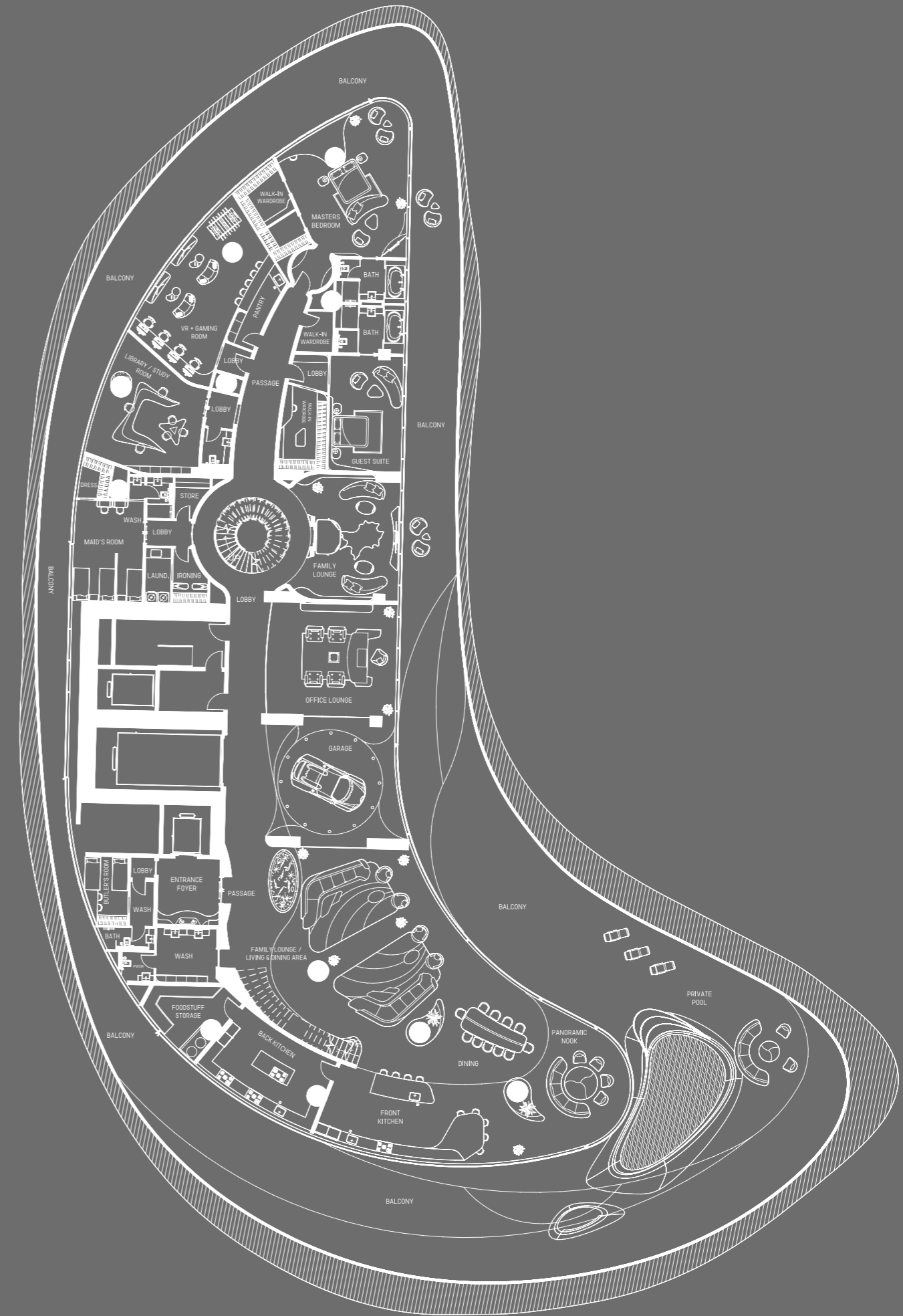
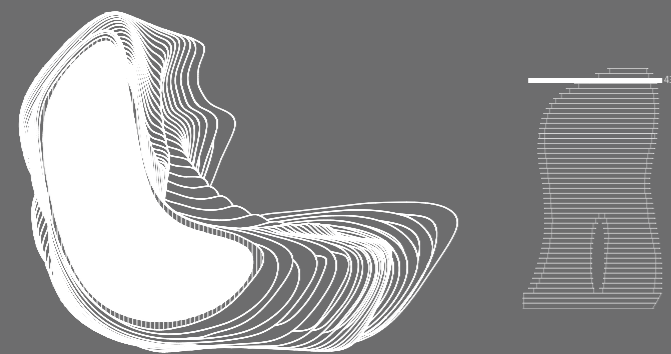
8 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1625 m ²	17494 ft ²
BALCONY AREA	2482 m ²	26720 ft ²
TOTAL UNIT AREA	4108 m ²	44214 ft ²

4301A - MANSION DESIGN COMPONENTS

FAMILY LOUNGE	40 m ²
GUEST SUITE	28 m ²
BATH	7 m ²
BATH	6 m ²
MASTER BEDROOM	51 m ²
WALK-IN WARDROBE	8 m ²
WALK-IN WARDROBE	5 m ²
VR+GAMING ROOM	44 m ²
LIBRARY / STUDY ROOM	37 m ²
WALK-IN WARDROBE	12 m ²
WALK-IN WARDROBE	4 m ²
MAID ROOM	23 m ²
LAUND.	5 m ²
IRONING	5 m ²
BATH	2 m ²
STORE	4 m ²
DRESS	4 m ²
WASH	1 m ²
BACK KITCHEN	30 m ²
FOODSTUFF STORAGE	14 m ²
WASH	11 m ²
PWDR	4 m ²
BATH	4 m ²
WASH	4 m ²
BUTLER'S ROOM	10 m ²
ENTRANCE FOYER	14 m ²
PANTRY	9 m ²
PWDR	4 m ²
OFFICE LOUNGE	49 m ²
FRONT KITCHEN	54 m ²
PANORAMIC NOOK AREA	34 m ²
FAMILY LOUNGE / LIVING & DINING AREA	142 m ²
PASSAGE	74 m ²
PASSAGE	23 m ²



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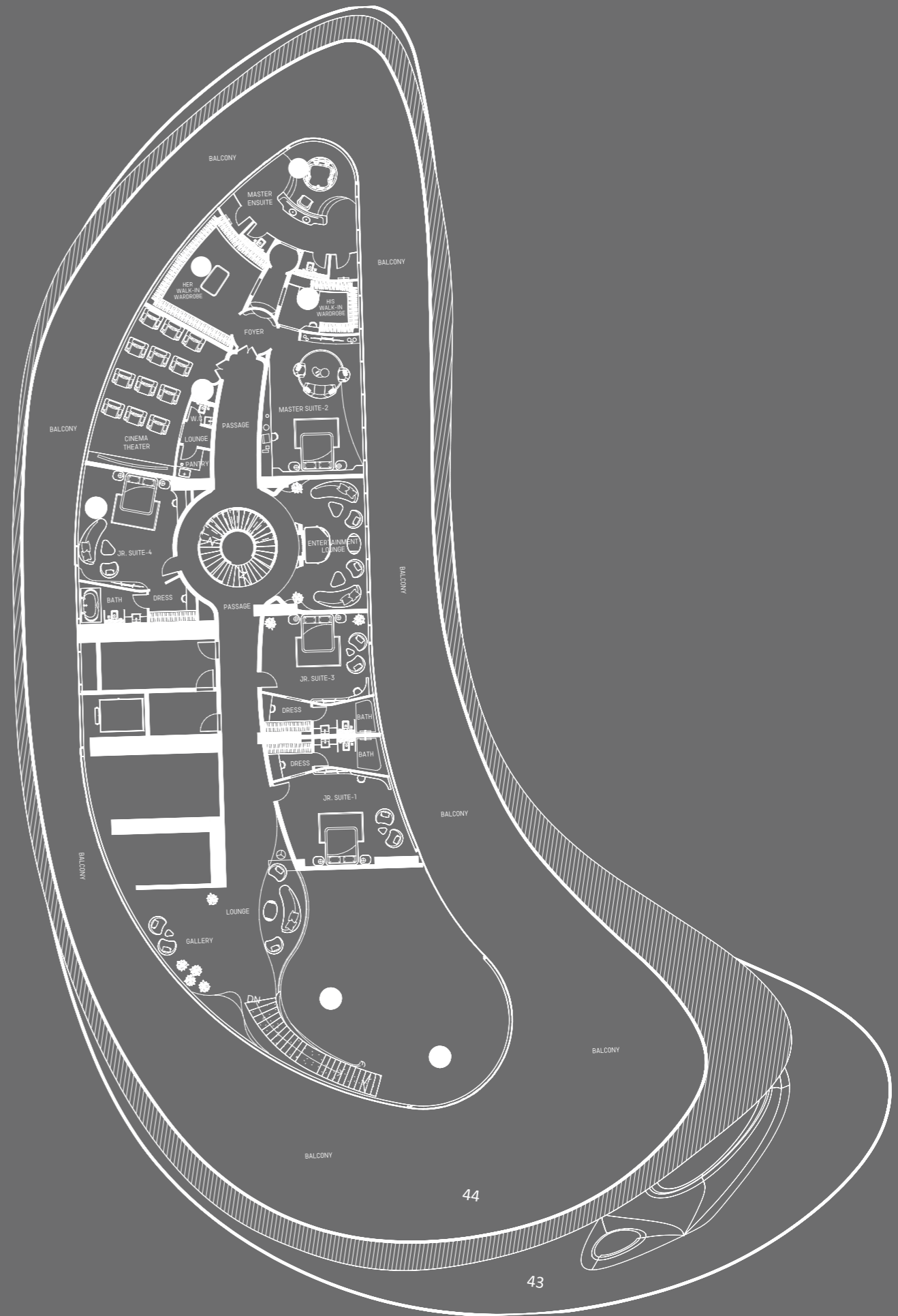
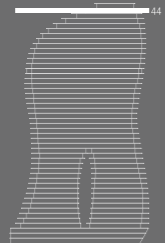
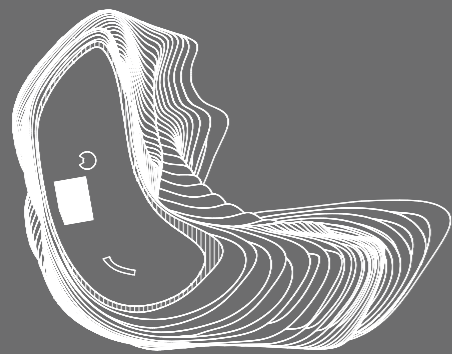
8 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1625 m ²	17494 ft ²
BALCONY AREA	2482 m ²	26720 ft ²
TOTAL UNIT AREA	4108 m ²	44214 ft ²

4301B - MANSION DESIGN COMPONENTS

JR. SUITE-3	28 m ²
DRESS	6 m ²
BATH	6 m ²
BATH	7 m ²
DRESS	5 m ²
JR. SUITE-1	33 m ²
JR. SUITE-4	33 m ²
BATH	7 m ²
DRESS	5 m ²
CINEMA THEATER	41 m ²
PANTRY	3 m ²
HER WALK-IN WARDROBE	25 m ²
HIS WALK-IN WARDROBE	11 m ²
MASTER ENSUITE	30 m ²
PASSAGE	5 m ²
MASTER SUITE-2	42 m ²
FOYER	5 m ²
ENTERTAINMENT LOUNGE	30 m ²
GALLERY	39 m ²
LOUNGE	14 m ²
PASSAGE	90 m ²
W. C	2 m ²
LOUNGE	2 m ²



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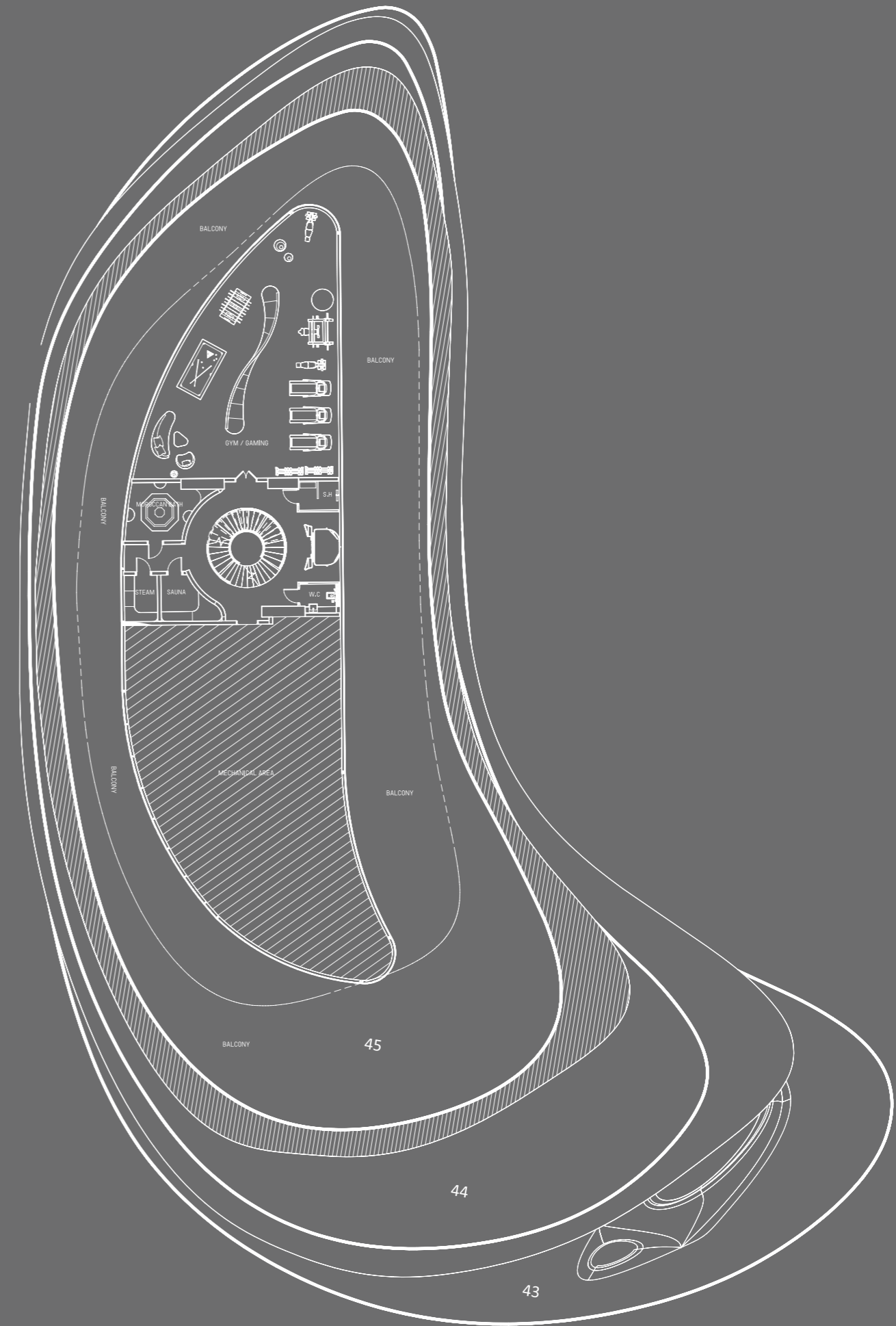
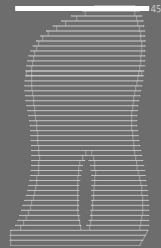
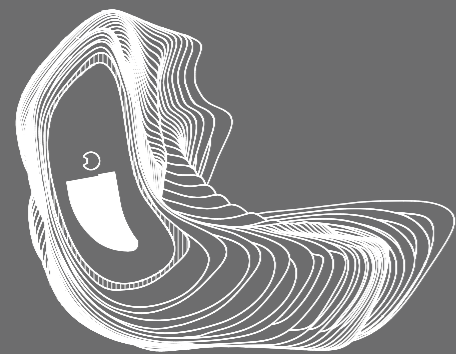
SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE



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BALCONY AREA	2482 m ²	26720 ft ²
TOTAL UNIT AREA	4108 m ²	44214 ft ²

4301C - MANSION DESIGN COMPONENTS	
STEAM	5 m ²
SAUNA	6 m ²
MOROCCAN BATH	11 m ²
GYM / GAMING	116 m ²
SH.	4 m ²
W.C	3 m ²
FOYER	52 m ²



Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

DESIGN DETAILS

A DEMONSTRATION OF EXCELLENCE





DESIGN DETAILS

AN ENTHRALLING SCULPTURE IN THE MOST ICONIC CITY





FINISHES



SODALITE BLUE MARBLE



CALACATTA ORO



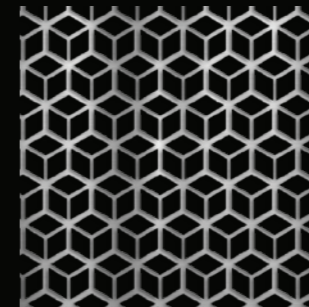
FLUTED TAN OAK WOOD



TAN OAK WOOD



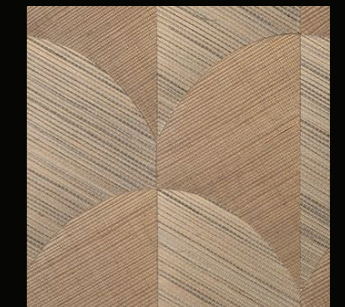
CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME
TEXTURE



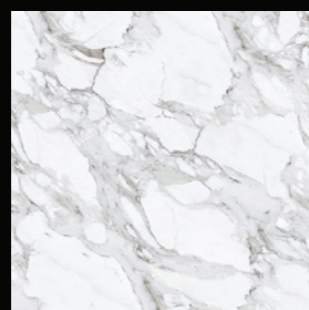
FISH SCALE PARQUET
FLOORING



CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



CALACATTA ORO



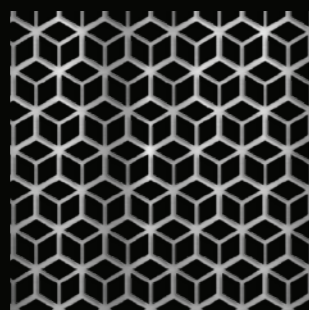
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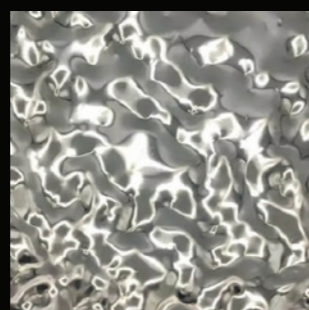
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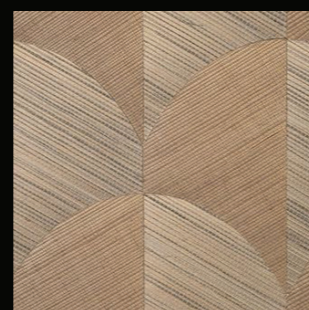
CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME
TEXTURE



FISH SCALE PARQUET
FLOORING





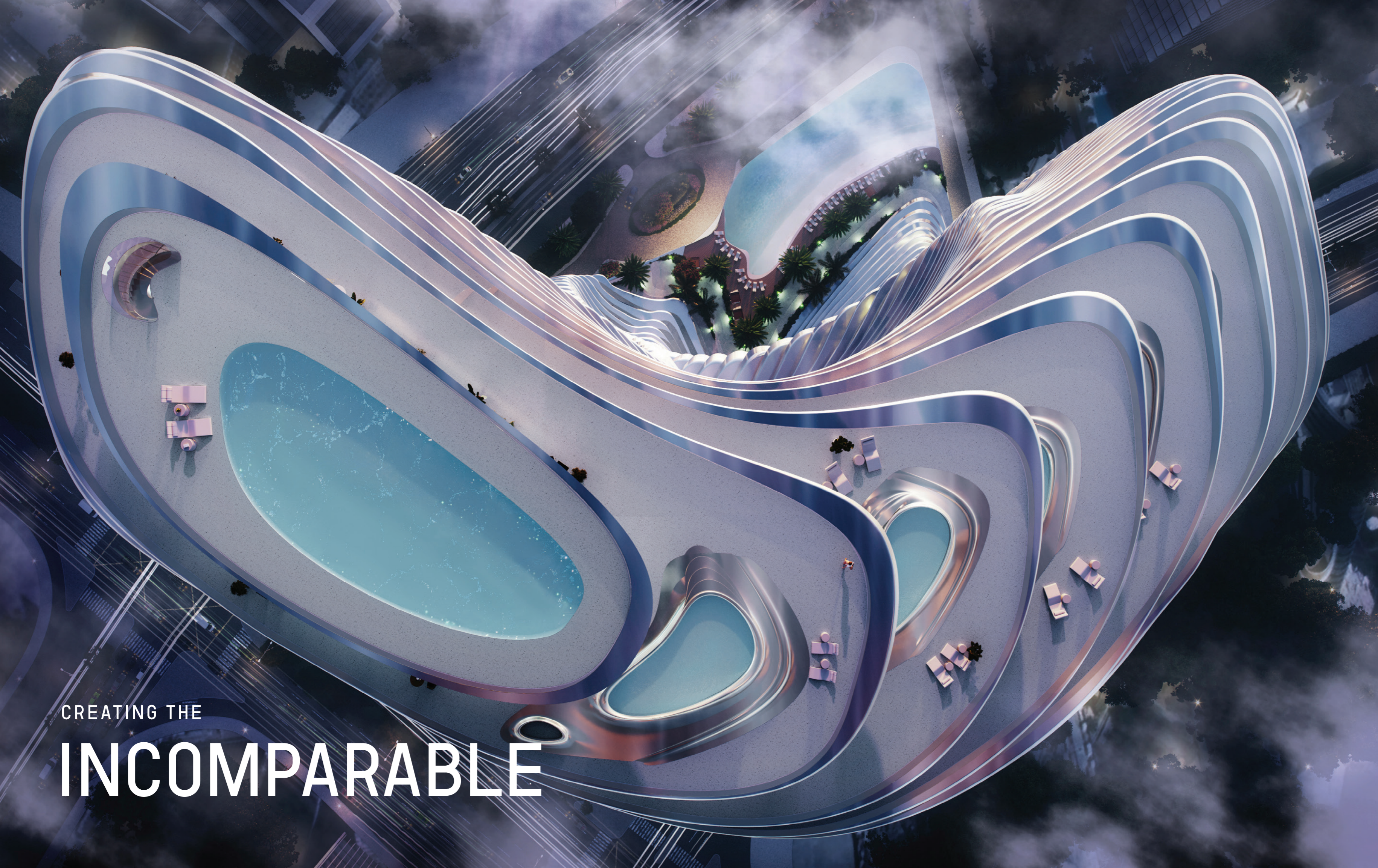
A TRIBUTE TO THE

RIVIERA'S FLAIR



THE EPITOME OF

REFINEMENT



CREATING THE

INCOMPARABLE



بن غاطي
BINGHATTI