



BINGHATTI
بن غاطي

BINGHATTI
P O I N T
DUBAI SILICON OASIS



BINGHATTI POINT



INTRODUCTION TO THE PROJECT

The building's features symbolic design cues, where individual balconies are interwoven together to form a unified community. This interesting pattern creates an illusion which makes the building's static environment appear as a dynamic design. The building's unique balcony design provides outdoors spaces for residents to enjoy, while also ensuring a sustainable design by providing shade which greatly reduces the amount of energy required to cool the living spaces of the building.

DUBAI SILICON OASIS

PRESTIGIOUS & PROGRESSIVE

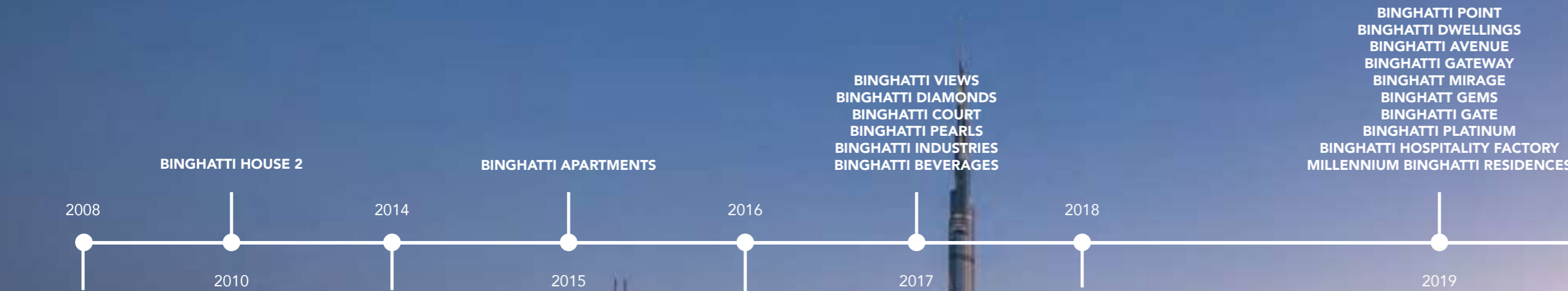
As one of the greatest real estate markets in the world, Dubai has continuously attracted savvy investors with unmatched rental returns and unlimited potential.

The city has transformed itself from a desert oasis to a thriving metropolis and world class destination for both business and travel. Not only is it home to one of the most diverse populations in the world, Dubai is also the stage for the biggest shopping festival, the richest horse race, and some of the world's most highly anticipated sports and entertainment events.

The progressive nature of Dubai has led the city to become a financial and commercial hub providing opportunities for those who have the ambition and drive to compete with the very best across the globe.



BINGHATTI MILESTONE



40 PROJECTS

-  DUBAI SILICON OASIS
-  BUSINESS BAY
-  AL JADDAF
-  JUMEIRAH VILLAGE CIRCLE
-  LIWAN
-  DUBAI LAND RESIDENCE COMPLEX
-  SHARJAH
-  KIZAD
-  JEBEL ALI



MORE THAN
3,000 UNITS
PLANNED FOR COMPLETION
BY Q4 2019



MORE THAN
2,000 UNITS
SUCCESSFULLY HANDED OVER



BINGHATTI
بن غاطي

**AN AWARD WINNING
DEVELOPER**

Binghatti Developers is a real estate development company which is active throughout the UAE with an investment value in excess of AED 3.5 Billion across a portfolio of more than 40 projects and currently operates in several areas throughout Dubai including Business Bay, Dubai Silicon Oasis, Al Jadaf, Dubai Marina, Jumeirah Village Circle, Liwan, and Dubai Land Residence Complex, in addition to a mega commercial project in Abu Dhabi covering an area of 1 million square feet and a value exceeding AED 500 Million. The company possesses bold plans for expansion in the coming years, specifically focusing on the growth of its real-estate portfolio in Dubai.

As an award-winning developer with a proven track record, Binghatti Developers has established itself as a pioneer in both real estate development and architecture. Binghatti Developers' has acclaimed a respected status within the Real Estate Sector and is amongst Forbes Top 100 Real Estate companies in the Middle East. With an accolade of awards under its belt, Gulf Real Estate – Best Real Estate Off Plan Project, MENA Green Building Awards 2017 & 2018, Cityscape Awards 2018, Arabian Property Awards 2017 & 2018, and Government of Dubai- Best Real Estate Tycoon Awards, these are just a few of the accomplishments Binghatti Developers have received over the few years.



- WINNER**
GULF REAL ESTATE AWARDS
2017, 2018 & 2019


- WINNER**
FORBES MIDDLE EAST 2017


- WINNER**
REAL ESTATE TYCOON AWARD 2017


- WINNER**
DESIGN MIDDLE EAST AWARDS 2018


- WINNER**
INTERNATIONAL PROPERTY AWARDS
DUBAI 2018 & 2019


- WINNER**
ARABIAN PROPERTY AWARDS 2017 & 2018


- WINNER**
ARABIAN BUSINESS REAL ESTATE
AWARDS 2018


- WINNER**
MENA GREEN BUILDING AWARDS 2018


- WINNER**
CITYSCAPE AWARDS EMERGING MARKETS
2016, 2017 & 2018


- WINNER**
INFRASTRUCTURE & REAL ESTATE
EXCELLENCE AWARDS 2017



STRATEGICALLY LOCATED



- A - Binghatti Horizons
- B - Binghatti Point**
- C - Binghatti Vista
- D - Binghatti Views
- E - Binghatti Gardens
- F - Binghatti Sapphires
- G - Binghatti Stars
- H - Binghatti Pearls
- I - Binghatti Crystals
- J - Binghatti Diamonds
- K - Binghatti Platinum
- L - Binghatti House
- M - Binghatti Apartments
- N - Binghatti Terraces
- O - Binghatti Residences



Binghatti Point central location provides easy access to Dubai's most prominent landmarks and destinations in Dubai, thanks to its proximity to Sheikh Mohammed Bin Zayed Road and the road from Dubai to Al Ain.

WHY DUBAI SILICON OASIS?

Dubai Silicon Oasis is an area which contains a state-of-the-art Technology Park and master planned infrastructure spanning over 7.2 km square. This area hosts a population of more than 160,000 of workers and residents.

The suburban community offers a kaleidoscope of schools, parks, shopping centres, and international restaurants while hosting a number of world class companies.

Binghatti Point is located at the heart of Dubai Silicon Oasis, the UAE's first Smart City. The iconic building is within walking distance of the cutting-edge Silicon Park development, the Dubai Silicon Oasis Authority's flagship mixed-use community development. Silicon Park will feature numerous leisure and recreation activities including cafes, restaurants, shopping areas, and easy access to the newest line of the Dubai Metro.



CONVENIENCE



ACCESSABILITY



AVENUES MALL



SILICON PARK



FAKEEH UNIVERSITY HOSPITAL

COMMUNITY FEATURES

Binghatti Point is located in the heart of Dubai Silicon Oasis, the UAE's first Smart City. The iconic building is within walking distance of the cutting-edge Silicon Park development, the Dubai Silicon Oasis Authority's flagship mixed-use community development. Silicon Park will feature numerous leisure and recreation activities including cafes, restaurants, shopping areas, and easy access.

The centrally located community has proven to be an excellent area for both end users and investors seeking long term rental returns thanks to its plentiful facilities and amenities, as well as its proximity to major landmarks in Dubai. The community's location, just a few minutes from Dubai Academic City, also provides investors with a consistent stream of prospective tenants.

MODERN & SOPHISTICATED

The building's design highlights Binghatti Developers' signature contemporary style, featuring symbolic design cues which represent the traditional elements found in Middle East Art and Architecture. The building's high quality materials and finishing paired with its state of the art lifestyle amenities provide residents an incredible value that is simply unmatched throughout Dubai.



PREMIUM & AFFORDABLE

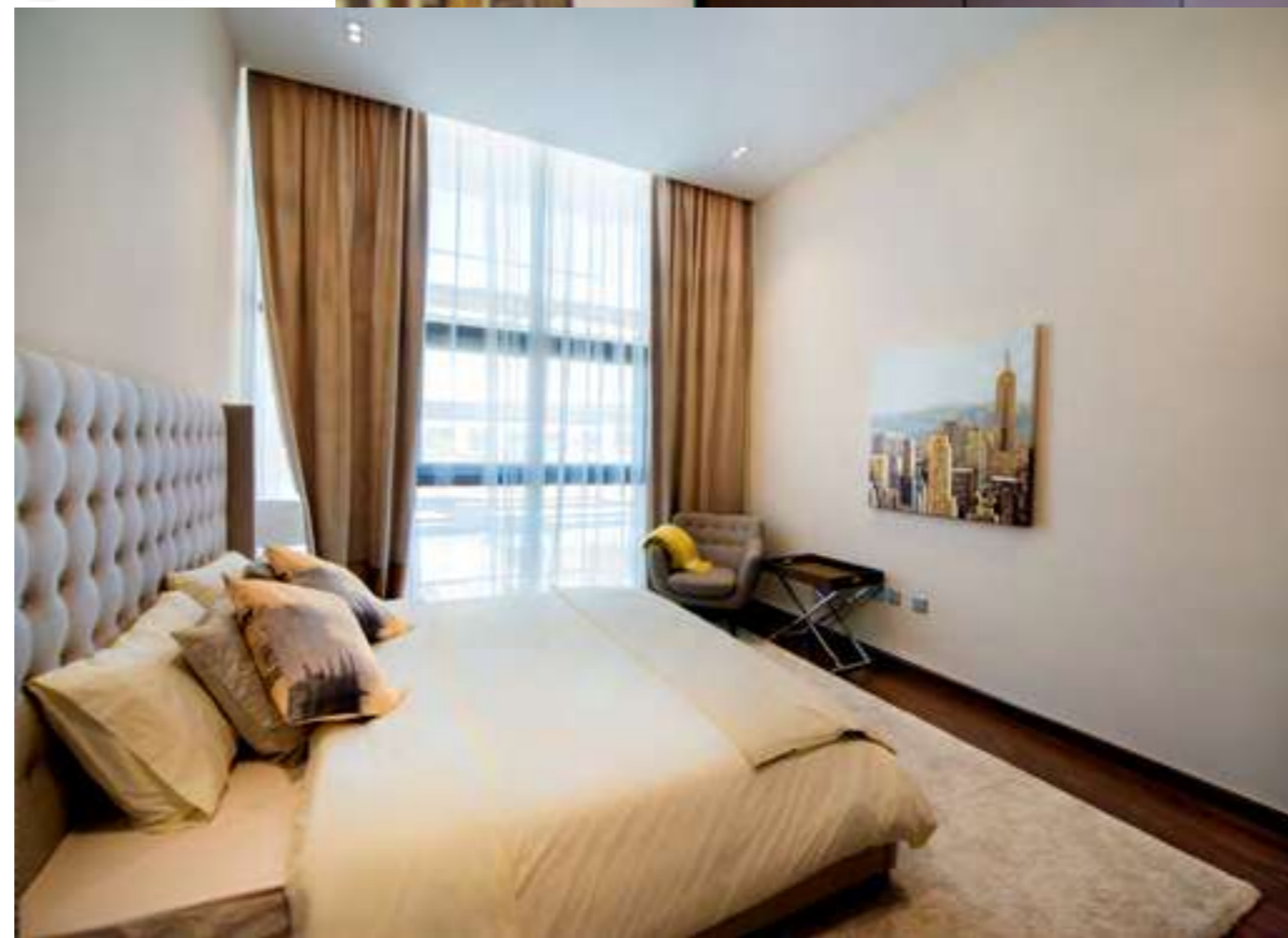
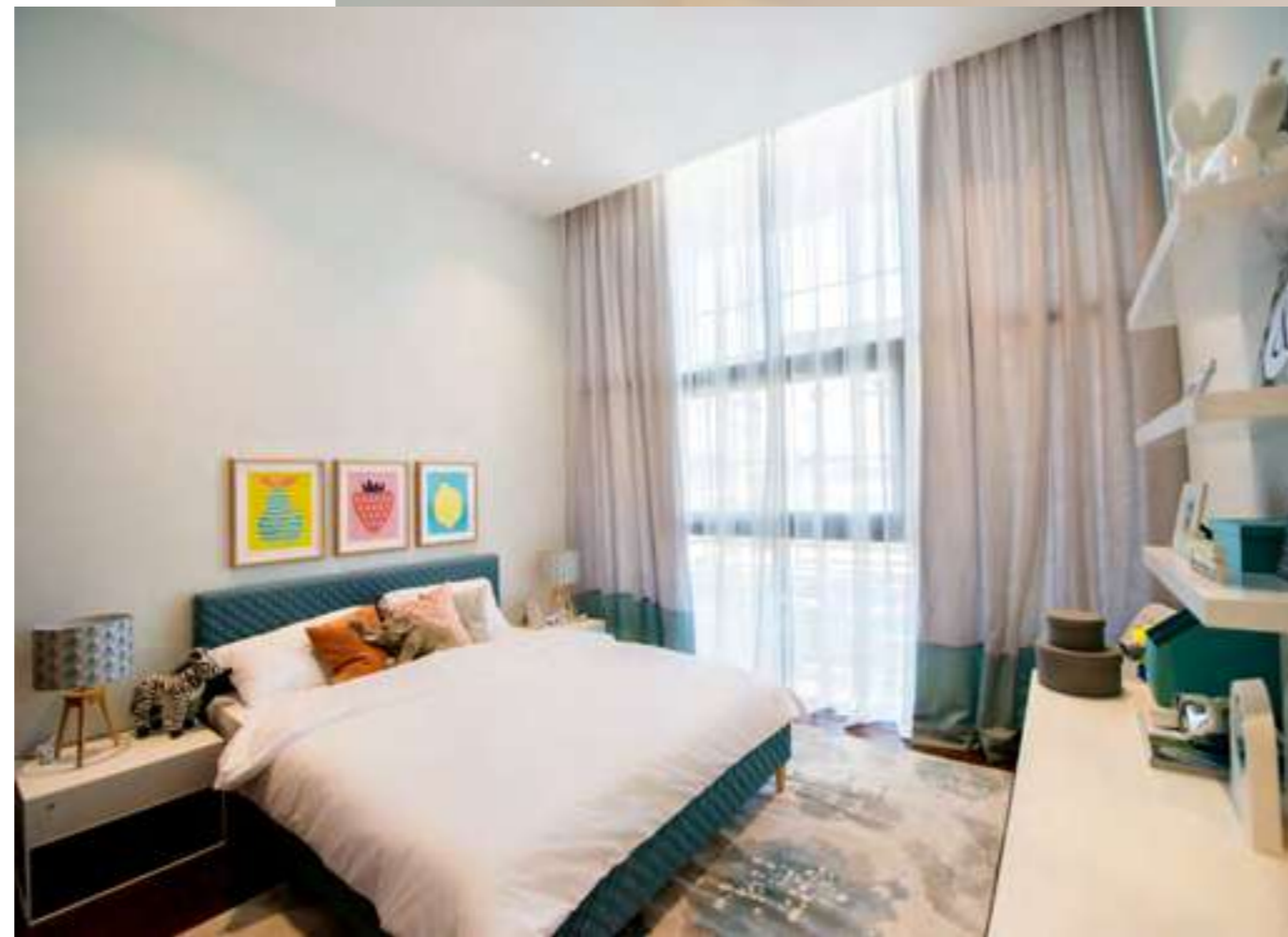


PLANNED FOR PRACTICALITY

A variety of apartment types assure comfortable living spaces for every resident. Each apartment's distinctive design is implemented without compromising practicality. The interiors were meticulously planned to maximize convenience without compromising elegance.

SPACIOUS & SPLENDID

The two bedroom apartments in Bingshatti Point are an abode of repose. The plush interiors offer a perfect balance of pragmatic design and modern form. Replete with modern fixtures and furnishings, these apartments are an ideal choice for families.





IMPECCABLE DETAIL

The lavish materials and uncompromised finishing throughout the building depict supreme quality and craftsmanship from only the most distinguished of international suppliers.

All the fittings and fixtures within the apartments are hand-picked to perfectly compliment the interior design. The sliding glass doors and windows create a perfect balance between interior and exterior spaces while maintaining the highest level of environmental control and functionality.

AMENITIES

Binghatti Developers focus on providing world class lifestyle amenities is unrivalled throughout Dubai. The health club area at Binghatti Point promotes a family friendly atmosphere for all residents to enjoy.

Meet your fitness goals in the modern health club by Technogym. Experience utmost relaxation and immerse yourself into the heat monitored swimming pool or jacuzzi.



LIFESTYLE & RECREATION



FLOOR PLANS



UNCOMPROMISE SPACE

This project highlights Binghatti Developers commitment to high quality, reasonable pricing, and timely delivery. This building will prove to be a great asset for investors who are aware of the large value of rental revenues in Dubai Silicon Oasis and the prosperity of the area.

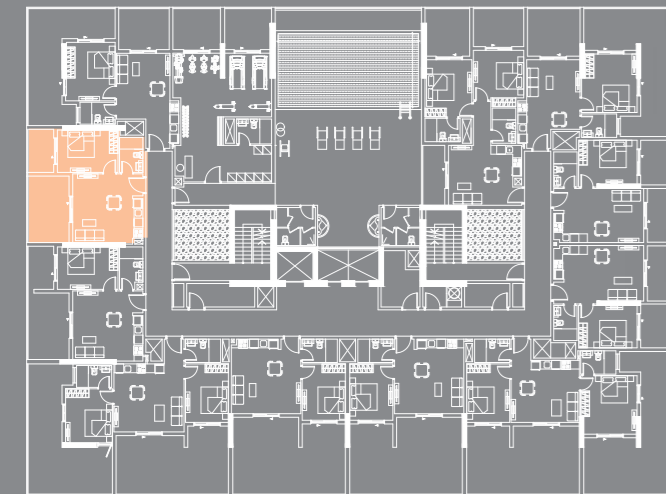
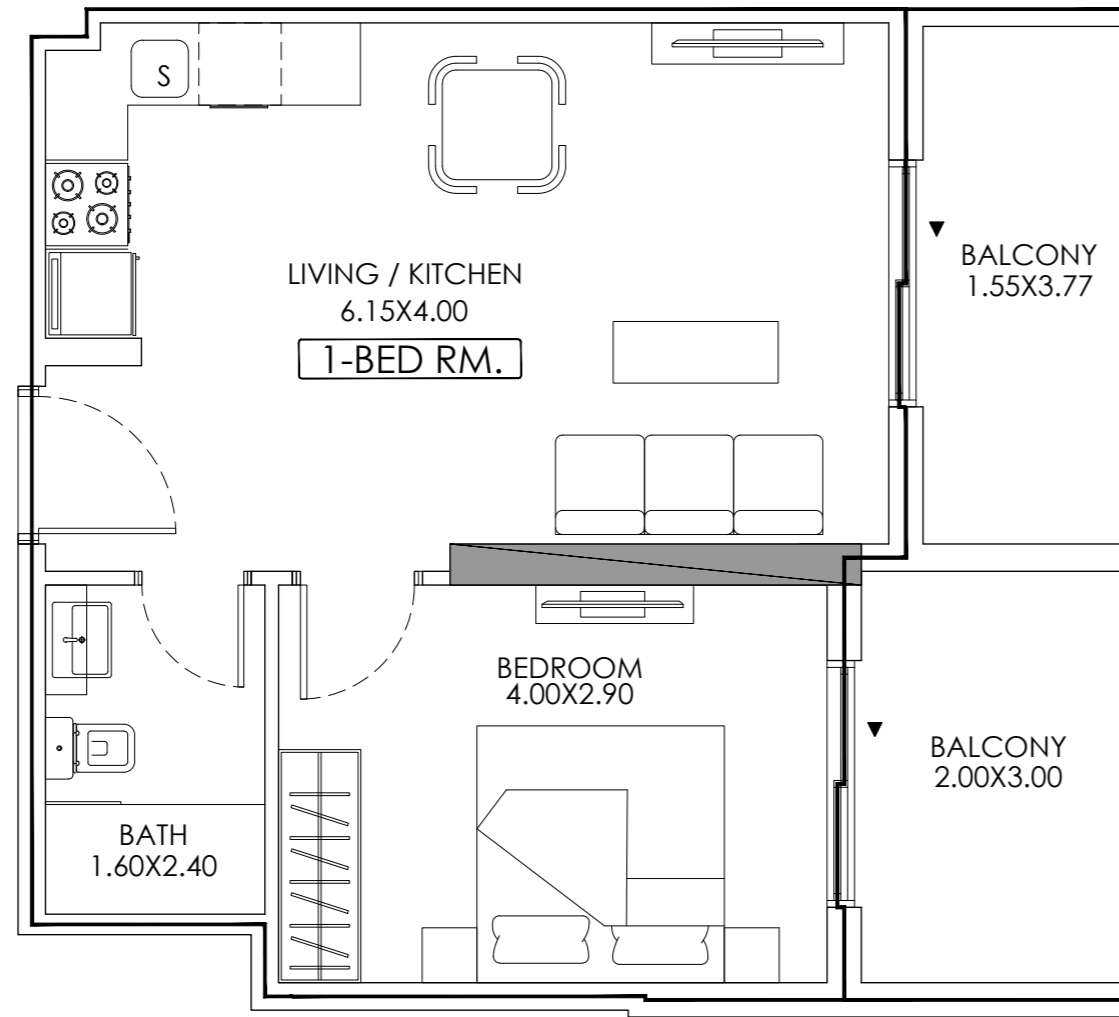
UNIT LAYOUT

1 Bedroom

SUITE AREA:
42.98 SQ.M (462.64 SQ.FT)

BALCONY AREA:
19.81 SQ.M (213.18 SQ.FT)

TOTAL AREA:
62.79 SQ.M (675.82 SQ.FT)



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.

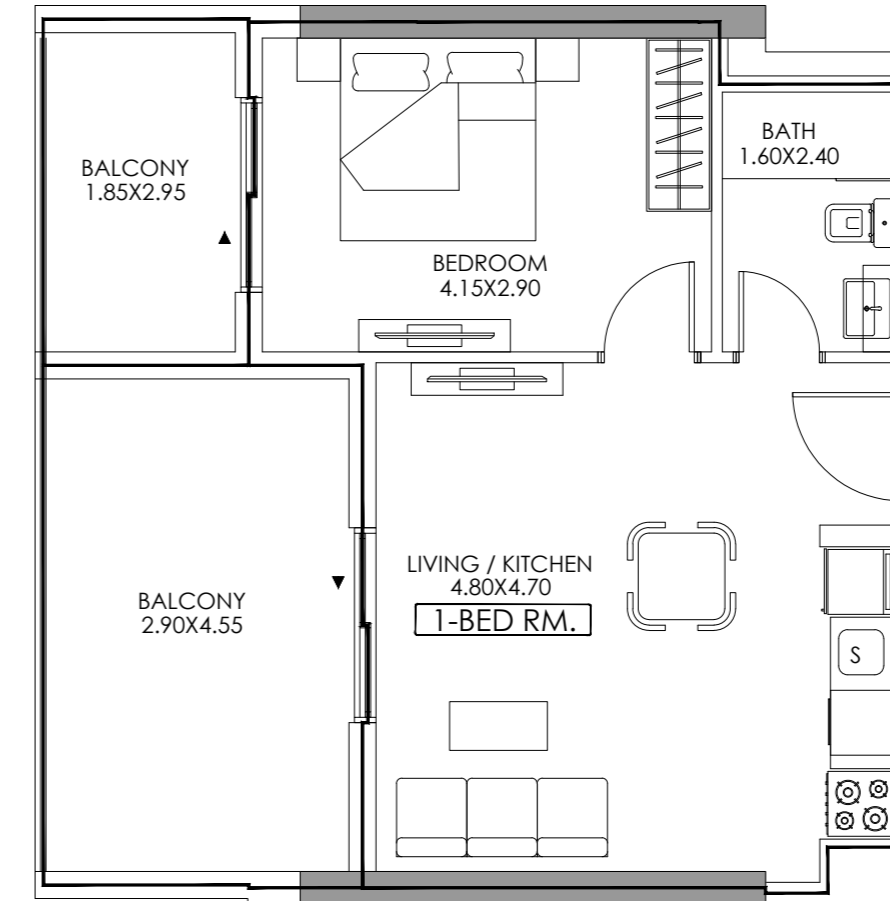
UNIT LAYOUT

1 Bedroom

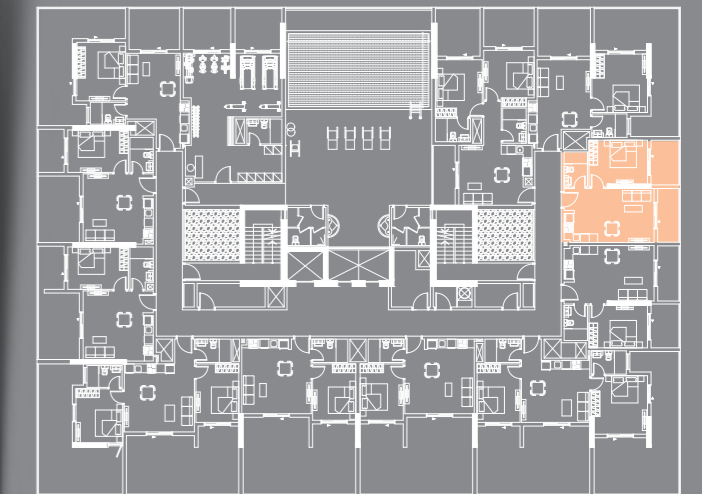
SUITE AREA:
43.55 SQ.M (468.73 SQ.FT)

BALCONY AREA:
13.06 SQ.M (140.63 SQ.FT)

TOTAL AREA:
56.61 SQ.M (609.36 SQ.FT)



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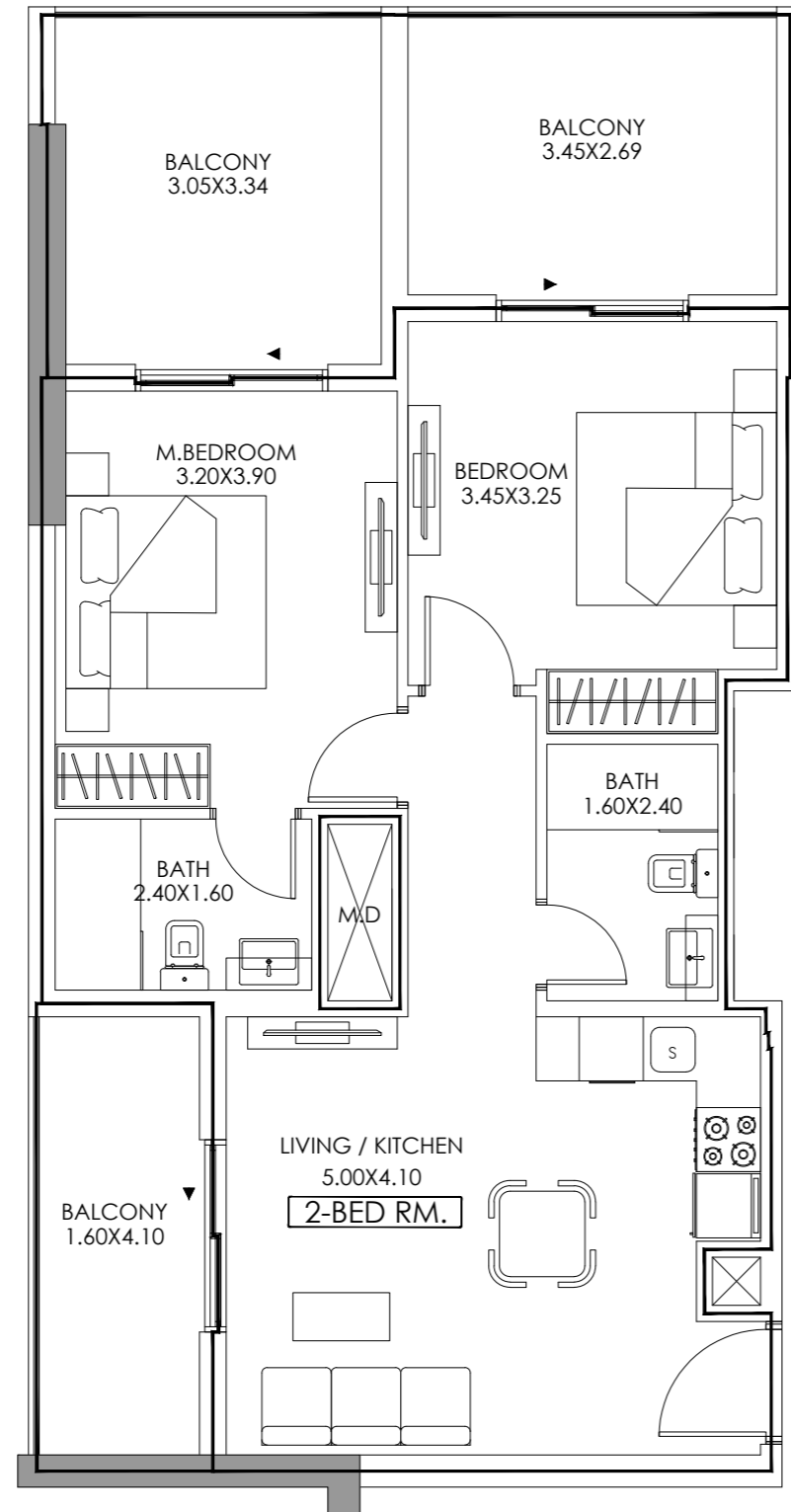
UNIT LAYOUT

2 Bedroom

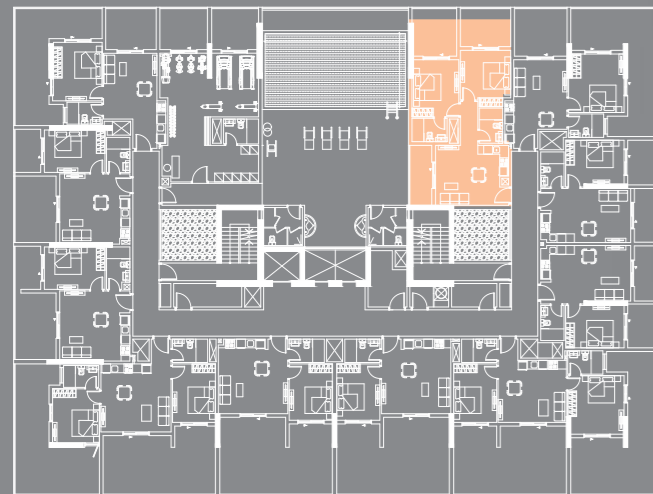
SUITE AREA:
62.70 SQ.M (674.90 SQ.FT)

BALCONY AREA:
28.11 SQ.M (302.53 SQ.FT)

TOTAL AREA:
90.81 SQ.M (977.43 SQ.FT)



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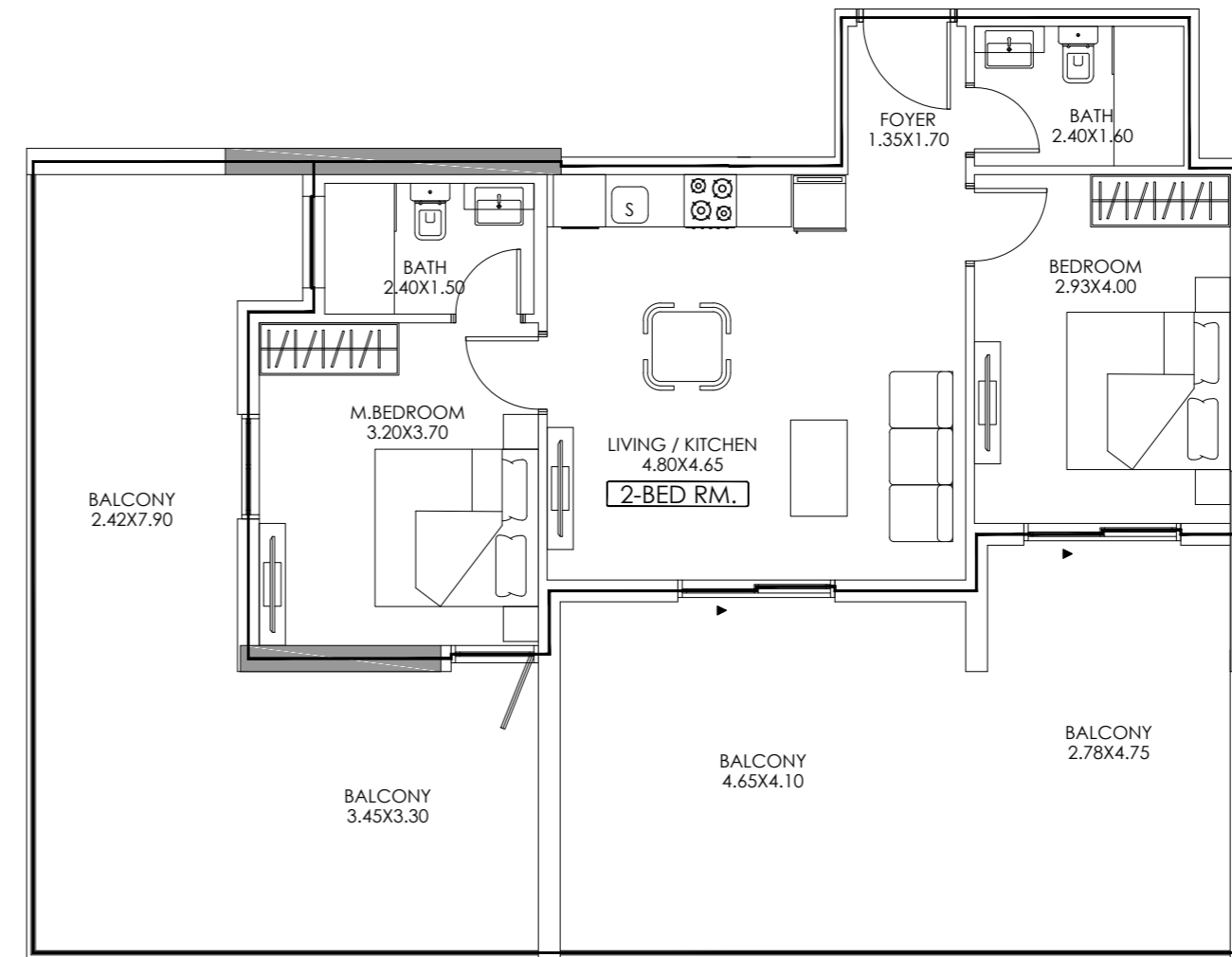
UNIT LAYOUT

2 Bedroom

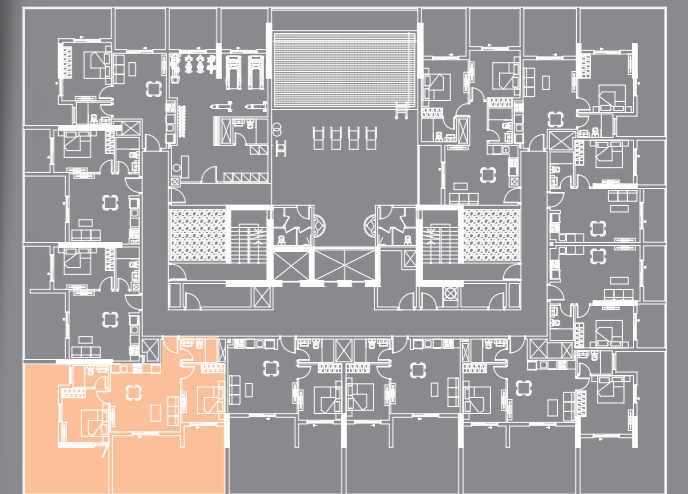
SUITE AREA:
61.77 SQ.M (664.93 SQ.FT)

BALCONY AREA:
70.74 SQ.M (761.47 SQ.FT)

TOTAL AREA:
132.52 SQ.M (1,426.40 SQ.FT)



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GROUND FLOOR PLANS

BUILT-UP AREA

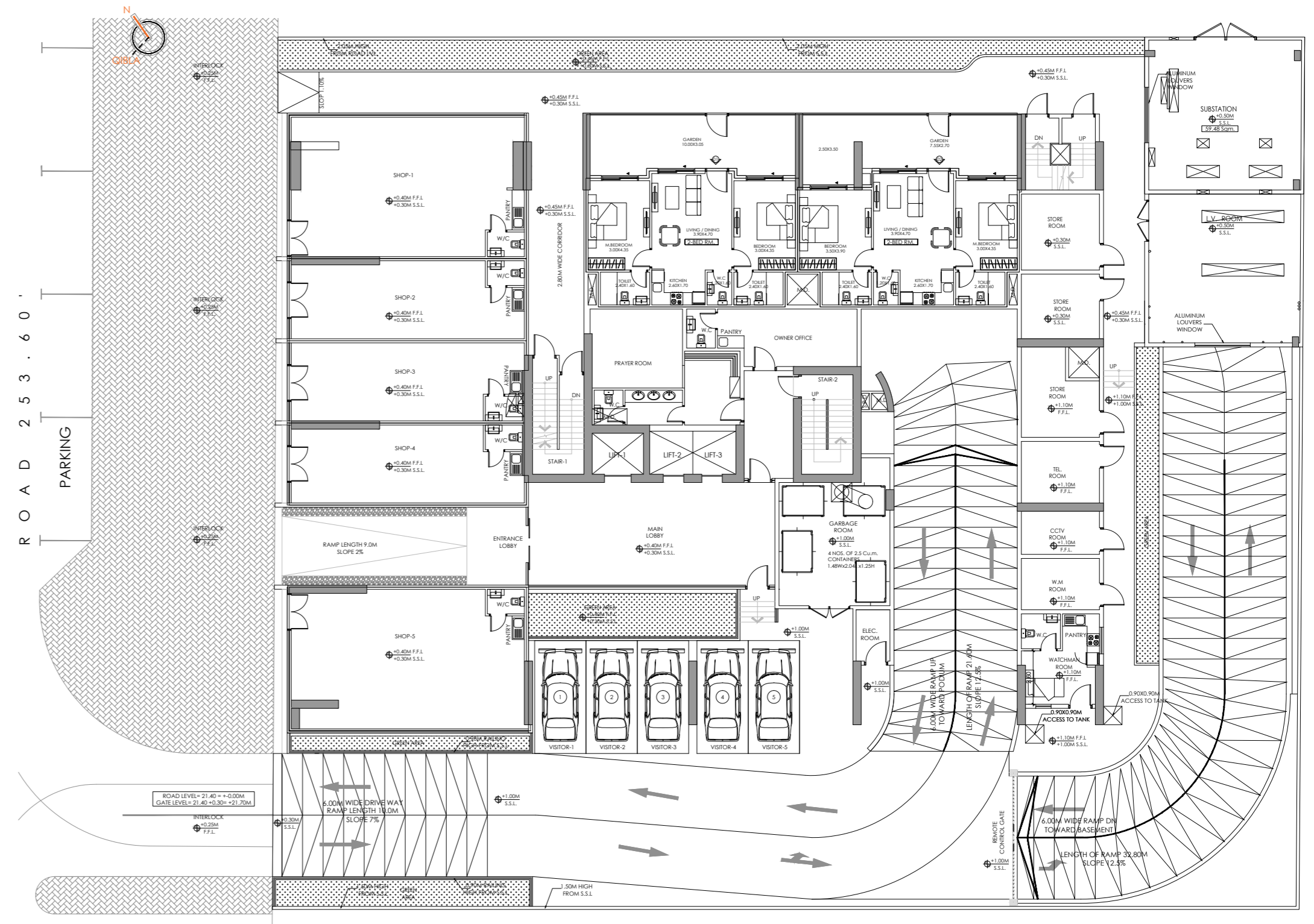
USABLE AREA:
441.96 SQ.M. (SQ. FT 4,757.22)

BALCONY AREA:
102.72 SQ.M (SQ. FT 1,105.67)

TOTAL AREA:
554.68 SQ.M (SQ. FT 5,970.53)

NO. OF SHOPS:
5

TOTAL SHOP AREA:
3,300.63 SQ.M (SQ.FT 35,527.69)



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1ST FLOOR PLANS

BUILT-UP AREA

USABLE AREA:

569.65 SQ.M (SQ.FT 6,131.66)

BALCONY AREA:

420.78 SQ.M (SQ.FT 4,529.23)

TOTAL AREA:

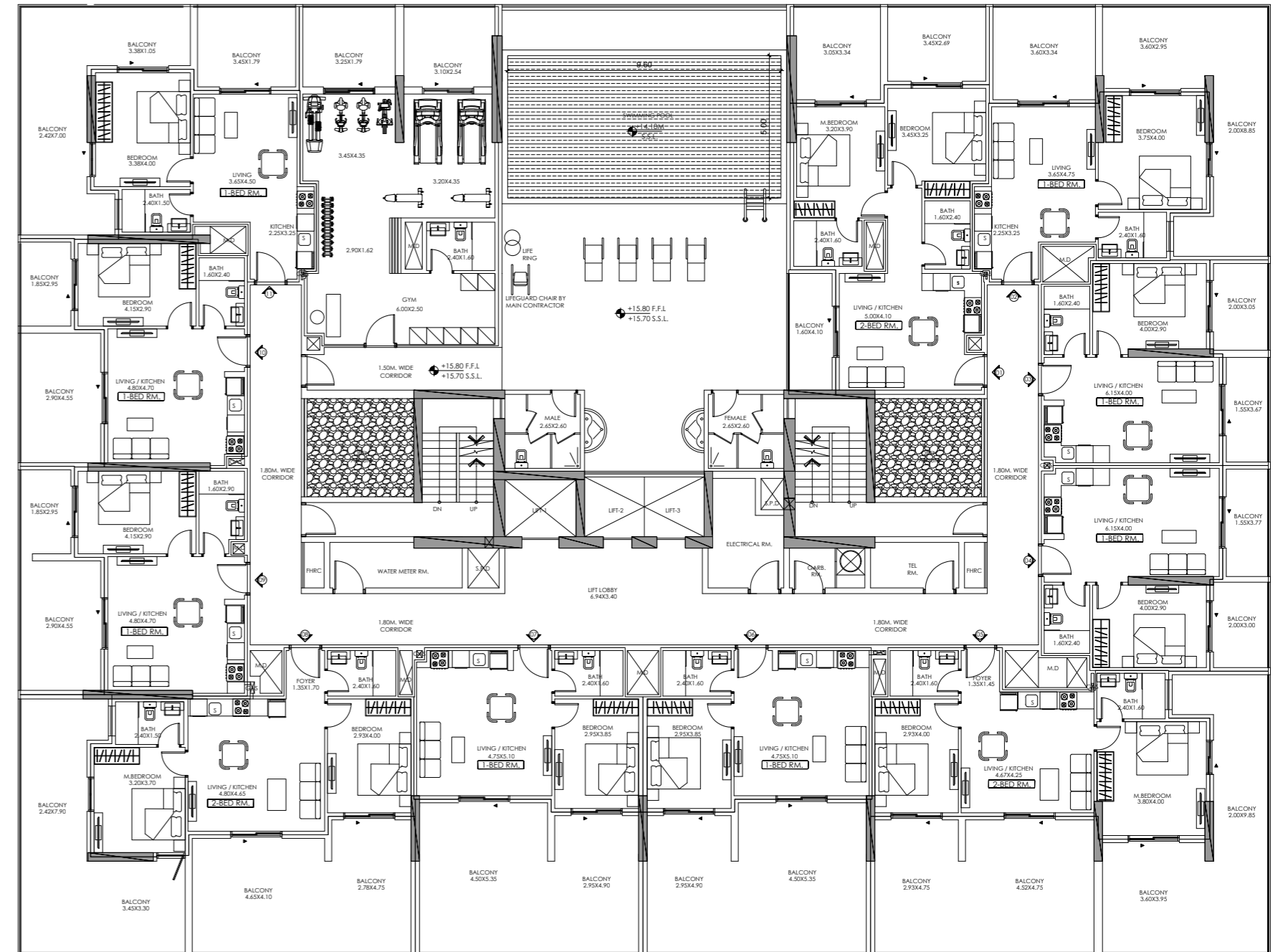
990.43 SQ.M (SQ.FT 10,660.90)

NO. OF 1 BEDROOM:

8

NO. OF 2 BEDROOM:

3



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TYPICAL 2ND TO 10TH FLOOR PLANS



BUILT-UP AREA

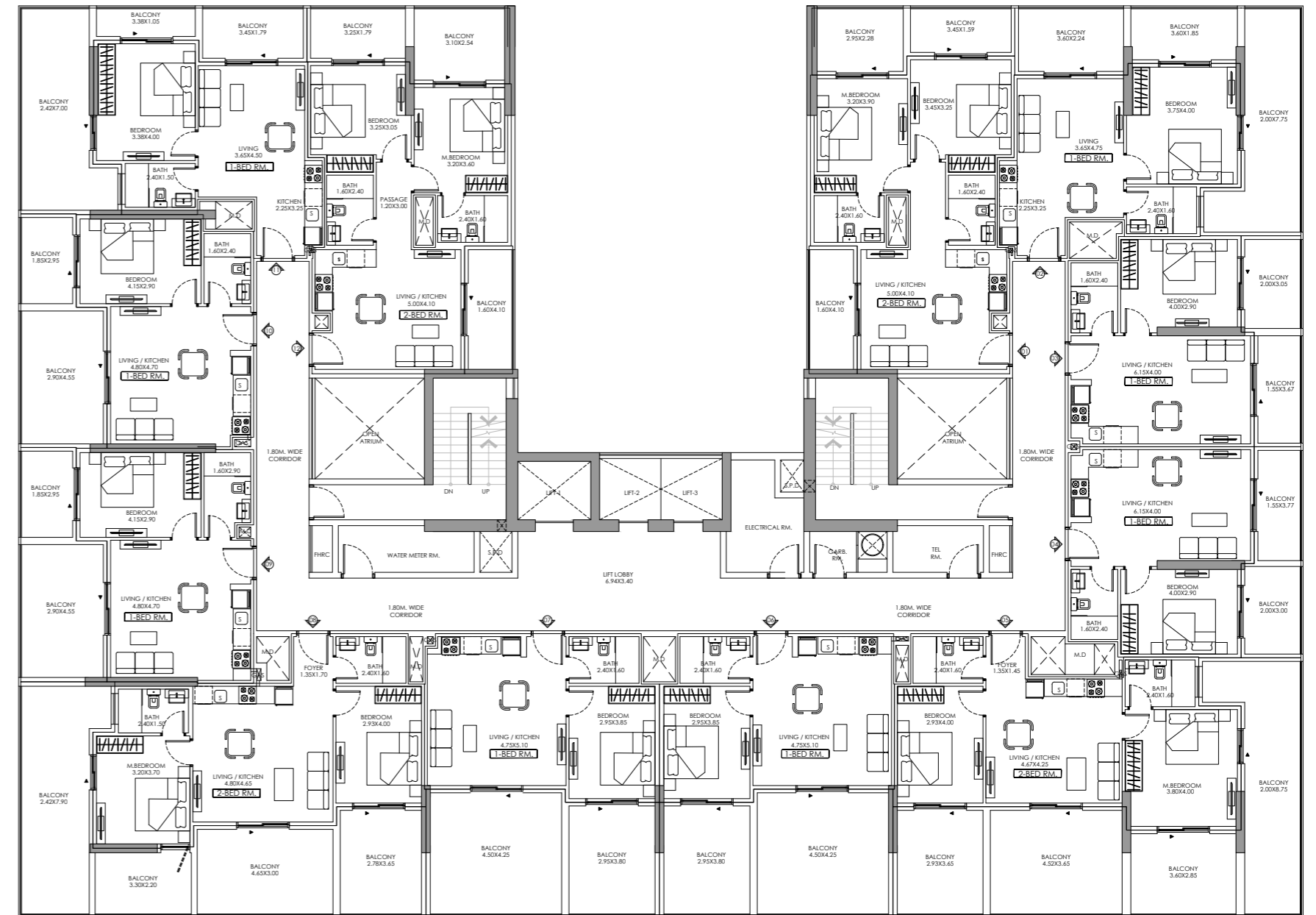
USABLE AREA:
633.60 SQ.M (SQ.FT 6,820.01)

BALCONY AREA:
344.09 SQ.M (SQ.FT 3,703.75)

TOTAL AREA:
977.69 SQ.M (SQ.FT 10,523.76)

NO. OF 1 BEDROOM:
8

NO. OF 2 BEDROOM:
4



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