

BURJ BINGHATTI
JACOB & CO
R E S I D E N C E S



**DR. HUSSAIN
BINGHATTI ALJBORI**
CHAIRMAN - BINC



**MUHAMMAD
BINGHATTI**
CEO



**AHMED
BINGHATTI**
VICE CHAIRMAN



Binghatti is a leading real estate development company in the UAE, recognized by numerous international awards such as the International Property Awards, and Forbes Middle East's list of 'Top 100 real estate companies in the Arab world'. The company is headed by CEO and Head of Architecture, Muhammad Binghatti.

Being known as the trendsetter in the region, Binghatti continuously seeks to deliver world-class and unparalleled experience to their clients. They have collaborated with globally renowned brands from entirely different industries such as the exquisite watch and jewelry brand, Jacob & Co. and high-end auto brand, Bugatti. These innovative ventures have led Binghatti to introduce ground-breaking architectural projects that no developer has ever done before.

Binghatti is renowned for its major developments that embody a distinct modern architectural identity. The organization follows a design philosophy that puts brand character and quality at the forefront of its company ethos. Binghatti's developments are part of its project portfolio which carries an investment value exceeding AED 20 Billion.

The rapid delivery of projects has become a unique selling point for Binghatti. This comes as an even greater achievement as Binghatti often prides itself in being a developer that delivers projects rapidly, without compromising on quality. The company's vision often focuses on delivering intricately designed projects that offer its clients and owners a sense of pride in owning these Binghatti created assets.

60+

PROJECTS IN THE REGION

10,000+

UNITS HANDED OVER

VALUE OF

7 Billion

20,000+

UPCOMING PROJECT UNITS

VALUE OF

20 Billion

Awards & Recognitions





RESIDENCES

BY
BINGHATTI



BURJ BINGHATTI
JACOB & CO
RESIDENCES





Live Amidst the Clouds

Imagine living amidst the clouds at the peak of one of the tallest hypertowers in the world. Break boundaries, and challenge the unthinkable, Burj Binghatti Jacob & Co Residences utterly redefines the notion of a luxuriant contemporary lifestyle in the metropolis, offering impeccable, high-end bespoke living exclusively fashioned for the elite.

DESIGN CONCEPT

The Clouds



Horology and Watchmaking by High Jewelry Setting

The amalgamation of ingenuity and refinement are the hallmarks of this groundbreaking architectural masterpiece. Featuring stylized elements and dimensions found in Jacob & Co's scrupulous watchmaking process that are both highly aesthetic and constructive. The hypertower has gone beyond remarkable architectural and horological achievements, full of unparalleled pioneering technological solutions and adorned with incomparable finishing techniques inspired by Jacob & Co's horological and design philosophy.



The Gems



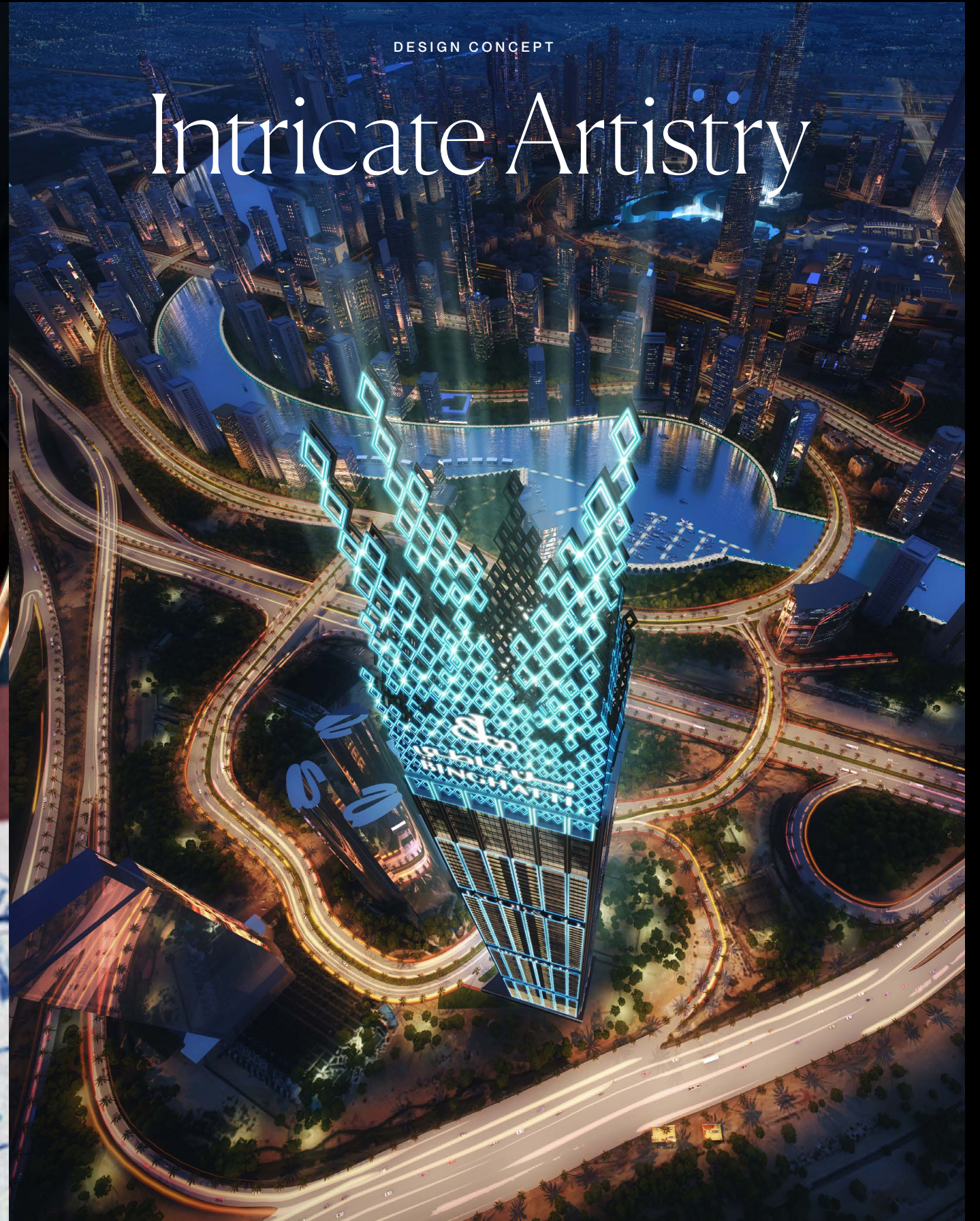
Unrivalled Opulence

The crown stands as the culmination of the Binghatti and Jacob & Co signature architectural and horological code, the emblem and purest representation of the brands. The crown is found at the highest altitude of the hypertower illuminating unrivalled opulence with its voluptuous and fascinating constructive display of the iconic and signature Jacob diamonds.



Intricate Artistry

DESIGN CONCEPT





Inspired by the Impossible

Brimming with radical and profound ideas, breaking new ground in high-end architectural and horological spheres, Bingham and Jacob & Co unite to transcend boundaries never believed possible - an astounding luxury design and architectural feat the world has never seen before.

DESIGN CONCEPT

The Impossible



Exclusively Fashioned
for the Elite



Strategically Situated in Business Bay



The Map



Ben
BINGHATTI

BINGHATTI

JACOBS & CO

BINGHATTI

JUMEIRAH
BEACH

DOWNTOWN
DUBAI

BUSINESS BAY
MARINA

BURJ
KHALIFA

SHEIKH ZAYED
ROAD

AL KHAIL
ROAD



FACTSHEET

Project Name:

Burj Binghatti Jacob&Co Residences

Developer Name:

Binghatti Developer

Ownership:

Freehold

Location:

Dubai, Business Bay

Building Height:

Approx. 555m

Building Configuration:

6 B + G + 5 P + 98 Floors + Roof

Total Number of Units:

299 Units

Unit Type

Exclusive Villas

Sapphire Villa (2.5 Bedroom)

Emerald Villa (2 Bedroom)

Ruby Villa (3 Bedroom)

Exclusive Villas

Diamond Sky Mansion (4 Bedroom)

Fleur De Jardin Sky Mansion (6 Bedroom)

Sky Penthouses

Astronomia Sky Penthouse (5 Bedroom)

The Billionaire Sky Penthouse (7 Bedroom)





بن غاطي
BINGHATTI

FACTSHEET

Composition of Units:

Emerald Villa: 70

Sapphire Villa: 70

Ruby Villa: 132

Diamond Sky Mansion: 12

Fleur De Jardin Sky Mansion: 12

Astronomia Sky Penthouse: 2

The Billionaire Sky Penthouse: 1

Floor Plate: 18,700 Sq. Ft.

Number of Units per Floor: 1 to 4 units

Bedroom Types Sq. Ft.

Emerald Villa: 3,347 Sq. Ft.

Sapphire Villa: 3,351 Sq. Ft.

Ruby Villa: 3,314 Sq. Ft.

Diamond Sky Mansion: 7,032 Sq. Ft.

Fleur De Jardin Sky Mansion: 7,032 Sq. Ft.

Astronomia Sky Penthouse: 14,195 Sq. Ft.

The Billionaire Sky Penthouse: 27,800 Sq. Ft.

Features & Amenities:

Gallery, Café Bar, Valet Parking, Outdoor Swimming Pool, Pool Bar, Gym, Games Room, Chef Table, Events Hall, Spa, Sky Gardens, Concierge Service.

Floor to Floor Height: 4.2m Total Height

Floor to Ceiling Height: Clear Height to be as per STR/MEP Design

Private Pools: 299 (All Units)

Sky Gardens: 4

GYM: 1

Parking Bays for Each Unit:

2BHK: 2

2.5BHK: 2

3BHK: 2

Penthouse 6BHK: 4

Full Floor Penthouse 5BHK: 6

Duplex Penthouse 7BHK: 12

Elevators:

Number of Residential Elevators: 12

Number of Private Elevators: 2

Number of Service Elevator: 2

Total Number: 16





STATING

FEATURES



Concierge
Service



Chauffeur
Service



Bodyguard
Service



Titanium
Access



Parking
Access



Lobby
Lounge



Infinity
Pool



Food &
Beverage



Spa
Service



Private
Chef



Daycare
Service



Butler
Service



Housekeeping /
Cleaning Services



Gymnasium &
Training Services

All stated services whether in relation to the building, common areas or individual units are subject to government and local authority approvals.





قوس
BIN CHATTI

JACOB & CO

BIN CHATTI



بن غاطي
BINGHATTI

JACOB & CO

BINGHATTI

MATERIAL



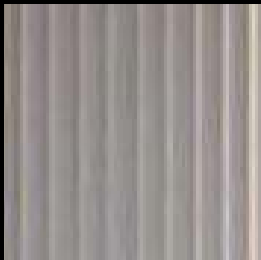
Velvet Fabric
Dusky Blue



Velvet Fabric
Royal Blue



Velvet Fabric
Sapphire Blue



White Fluted
Wood Panel



White Scalloped
Flute Wood Panel



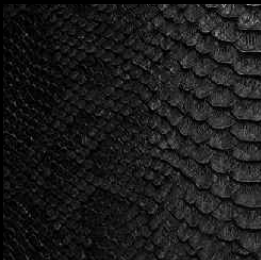
Tinted Brown
Glass



Mirror
Glass



Tinted Violet
Glass



Leather Black
Snake skin Texture



MATERIAL



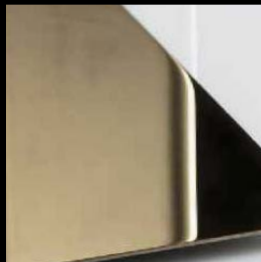
Nero Marquina
Black Marble



Black River
Marble



Asian St. Laurent
Marble



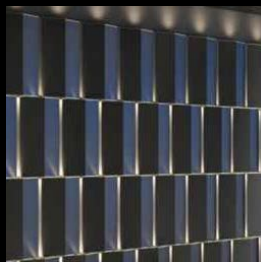
Brass Metal
Glossy



Glossy Black
Panel



Calacatta Borghini
Porcelain Slab-Polished



Stainless Matte
Black Panel



Calacatta Borghini
Marble



Brushed Stainless
Steel Ripple Finish













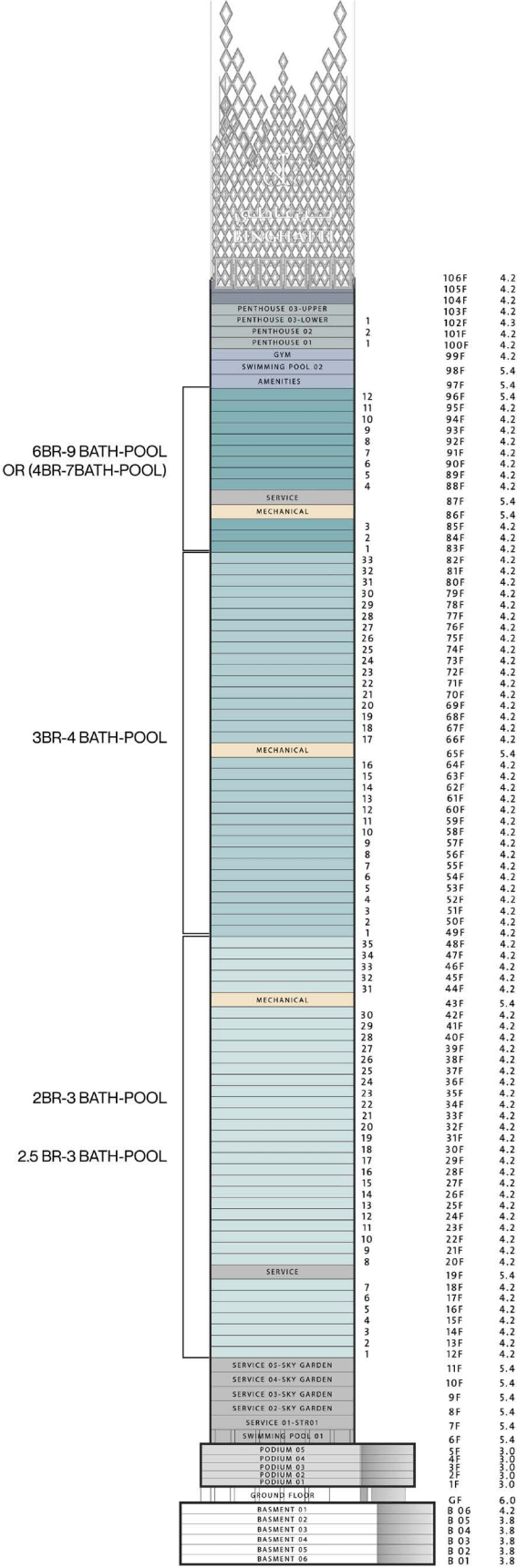
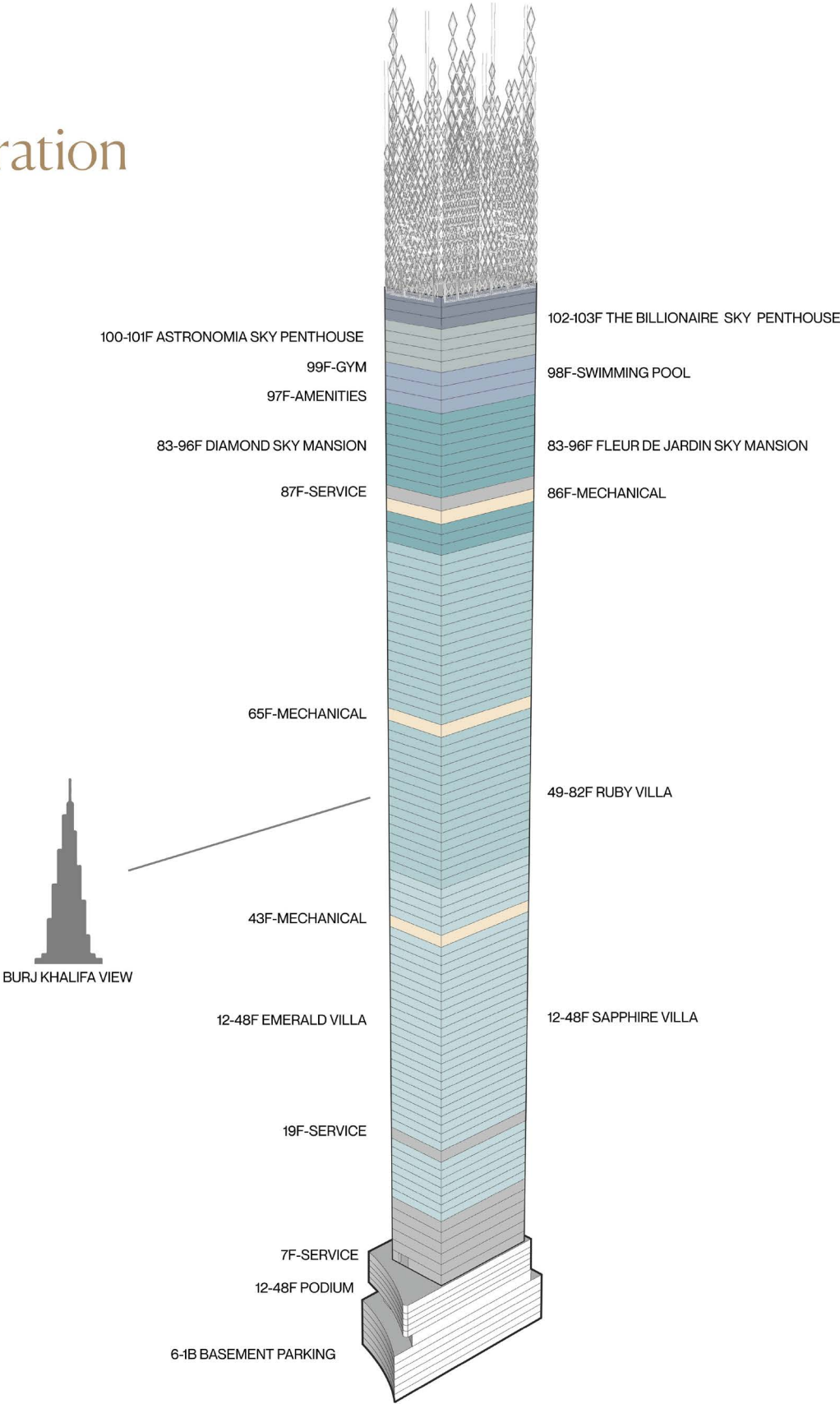






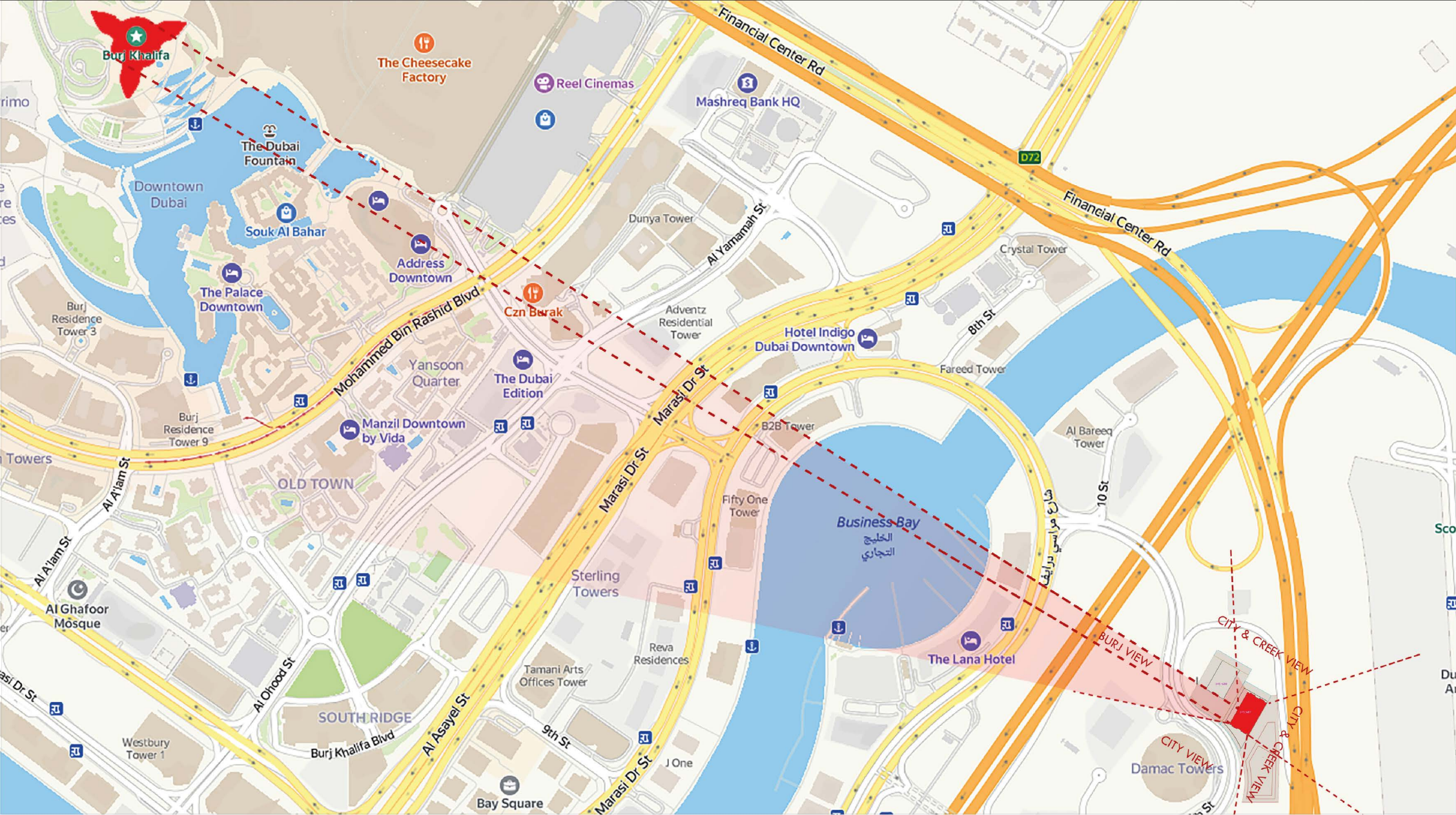


Project Configuration



FACTS & FIGURES

UNIT	SUITE AREA sq.m	BALCONY AREA sq.m	TOTAL UNIT AREA sq.m	TOTAL UNIT AREA sq.ft	VIEW ANALYSIS	FLAT / FLOOR	FLOOR COUNT	FLATS COUNT	PARKING/FLAT	TOTAL PARKINGS COUNT
2BR - EMERALD VILLA	161	148	309	3326	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	2	35	70	2	140
2.5 BR - SAPPHIRE VILLA	161	148	309	3326	CITY & CREEK VIEW	2	35	70	2	140
3BR - RUBY VILLA	194	112	306	3294	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	4	33	132	2	264
6 BR - FLEUR DE JARDIN SKY MANSION OR 4 BR - DIAMOND SKY MANSION	194	112	306	3294	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	2	12	24	4	96
5 BR - ASTRONOMIA SKY MANSION PENTHOUSE	956	141	1097	11808	BURJ KHALIFA , CITY & CREEK VIEW	1	2	2	6	12
7 BR - BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)	1844	156	2000	21528	BURJ KHALIFA , CITY & CREEK VIEW	1	2	1	12	12
								299		664



COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

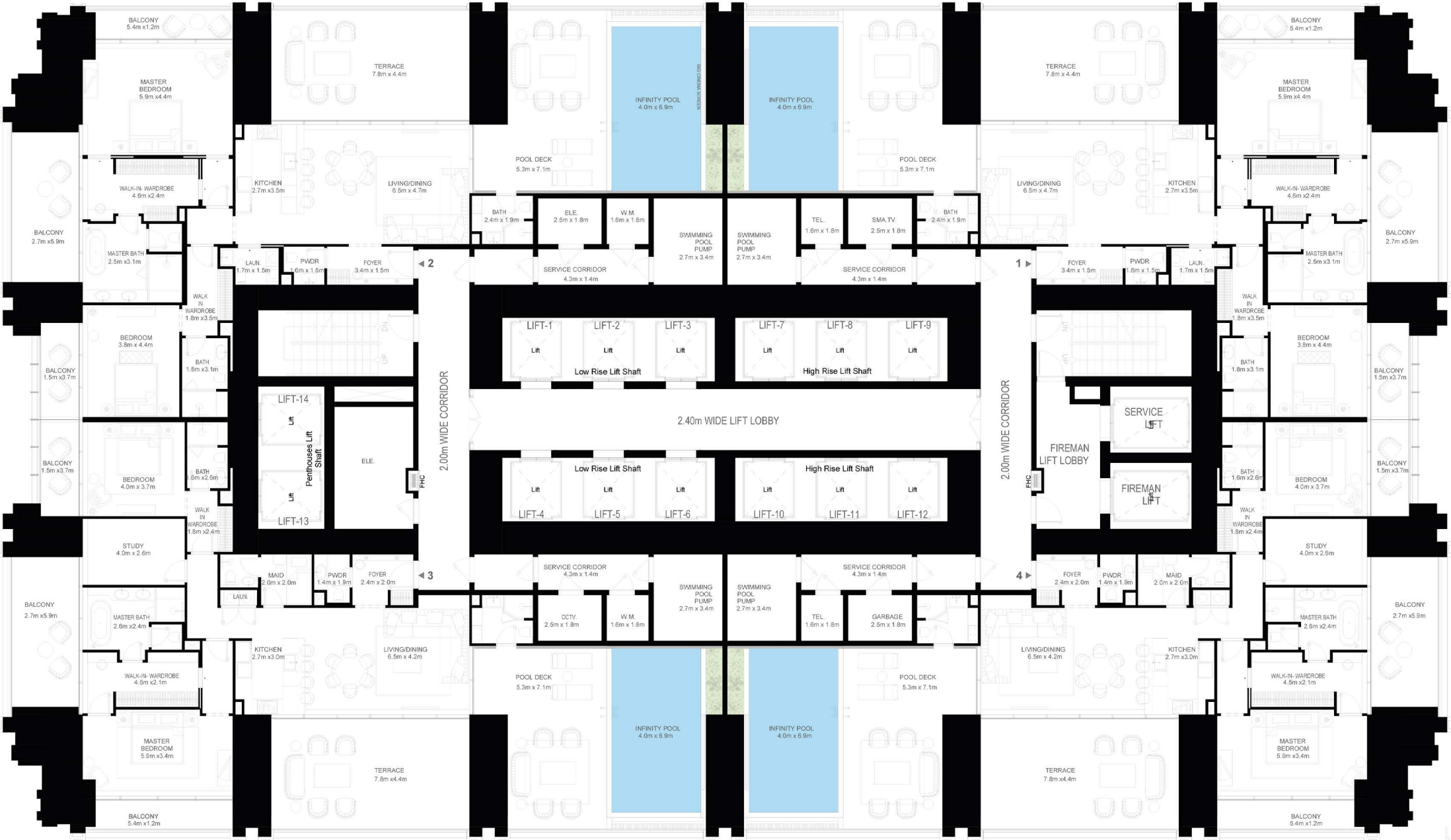
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

- PRIVATE POOL SIZES
- 4.00 X 7.00 X 1.00
 - 5.00 X 10.0 X 1.00
- NUMBER OF PARKING
- 2 BR EMERALD WING : 2 PARKINGS
 - 2.5 BR SAPPHIRE WING : 2 PARKINGS
 - 3 BR DIAMOND WING : 2PARKINGS
 - 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
 - 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
 - 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE) : 12 PARKINGS

EMERALD VILLA and SAPPHIRE VILLA
2 BEDROOMS and 2.5 BEDROOMS MANSIONS

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

44-48
20-42
12-18

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
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EXTRA FEATURES

PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION(DOUBLEX PENTHOUSE) : 12 PARKINGS

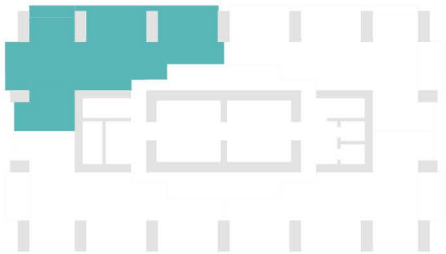
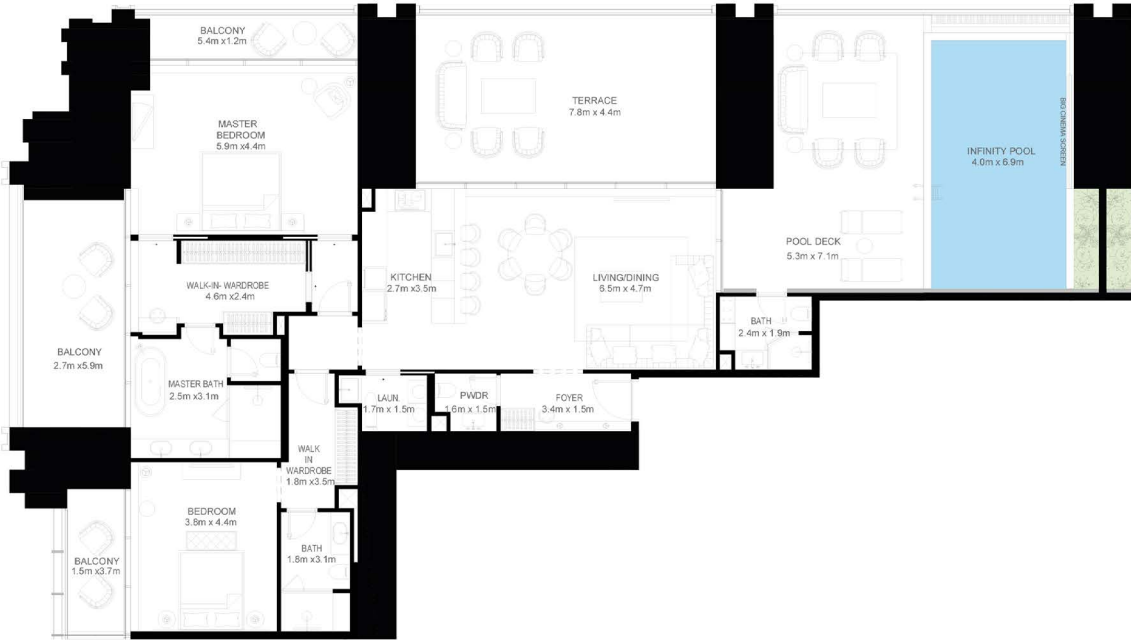
EMERALD VILLA

2 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

EMERALD MANSION DESIGN COMPONENTS	
FOYER	5 m²
PWDR	2 m²
LAUN.	3 m²
LIVING & DINNING	31m²
KITCHEN	13 m²
MASTER BEDROOM	26 m²
BEDROOM	17m²
WALK-IN WARDROBE	10 m²
MASTER BATH	12 m²
BATH	6 m²
POOL DECK	31 m²
BATH	4 m²
INFINITY POOL	28 m²
TERRACE	34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

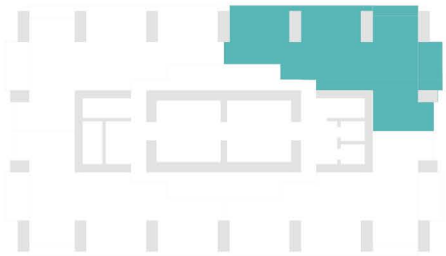
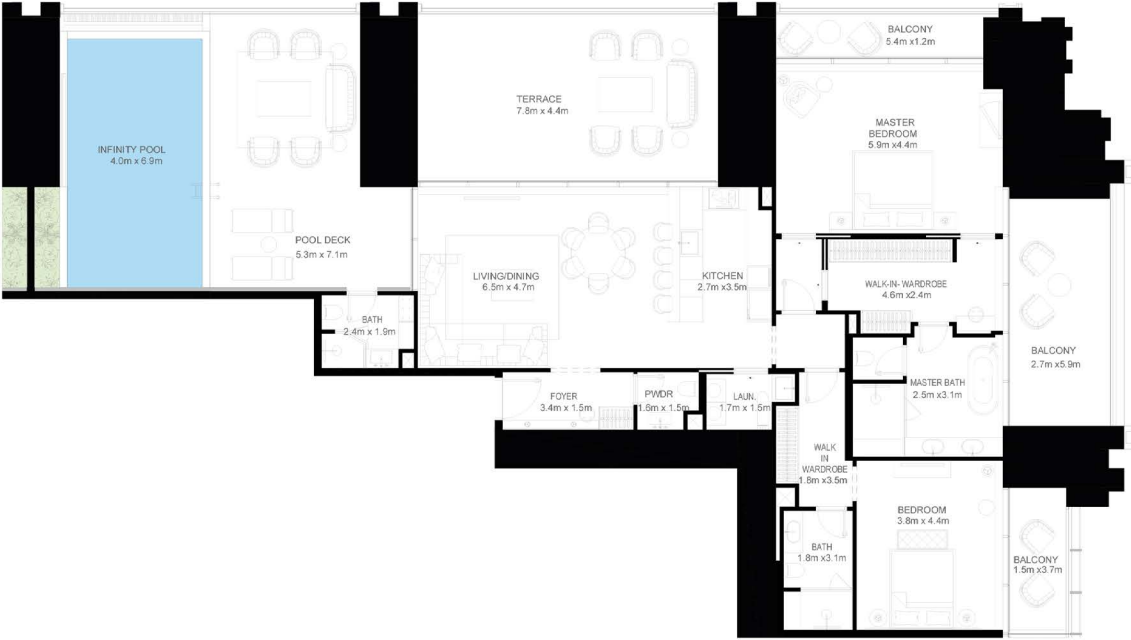
EMERALD VILLA

2 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

EMERALD MANSION DESIGN COMPONENTS		
FOYER		5 m²
PWDR		2 m²
LAUN.		3 m²
LIVING & DINNING		31m²
KITCHEN		13 m²
MASTER BEDROOM		26 m²
BEDROOM		17m²
WALK-IN WARDROBE		10 m²
MASTER BATH		12 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
INFINITY POOL		28 m²
TERRACE		34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

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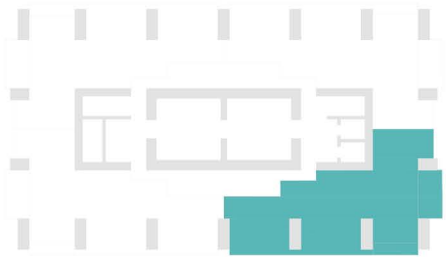
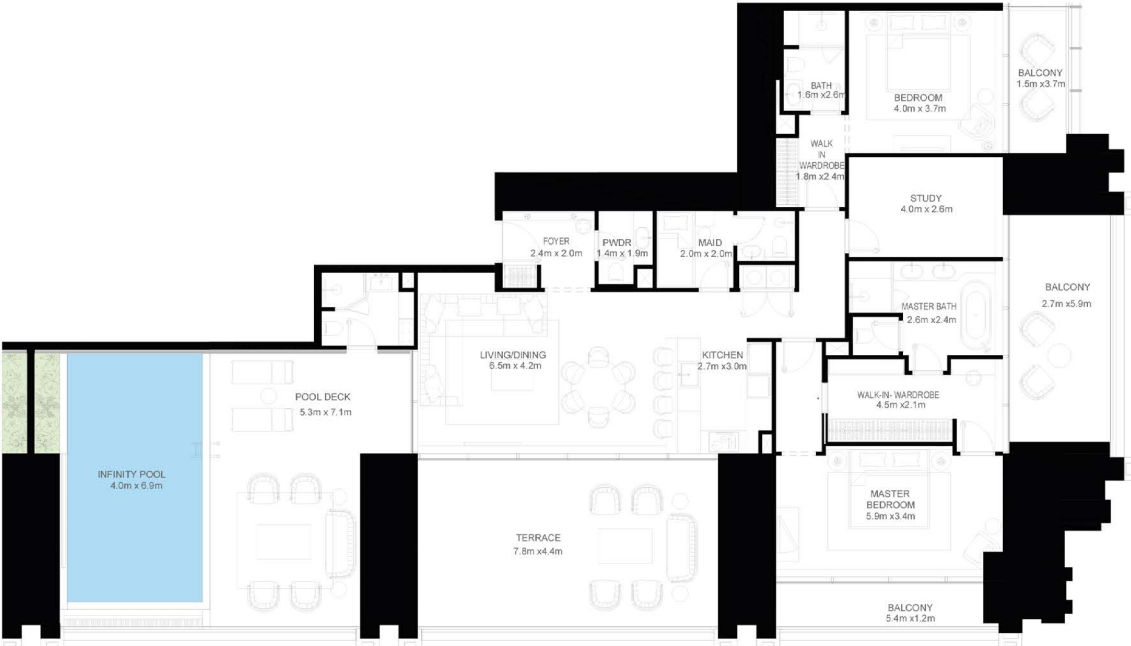
SAPPHIRE VILLA

2.5 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

SAPPHIRE MANSION DESIGN COMPONENTS	
FOYER	5 m²
PWDR	2 m²
LAUN.	1 m²
LIVING & DINNING	28 m²
KITCHEN	11 m²
MASTER BEDROOM	20m²
BEDROOM	15 m²
WALK-IN WARDROBE	10 m²
MASTER BATH	10 m²
BATH	4 m²
MAID	6 m²
POOL DECK	31 m²
BATH	4 m²
STUDY	10 m²
INFINITY POOL	28 m²
TERRACE	34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

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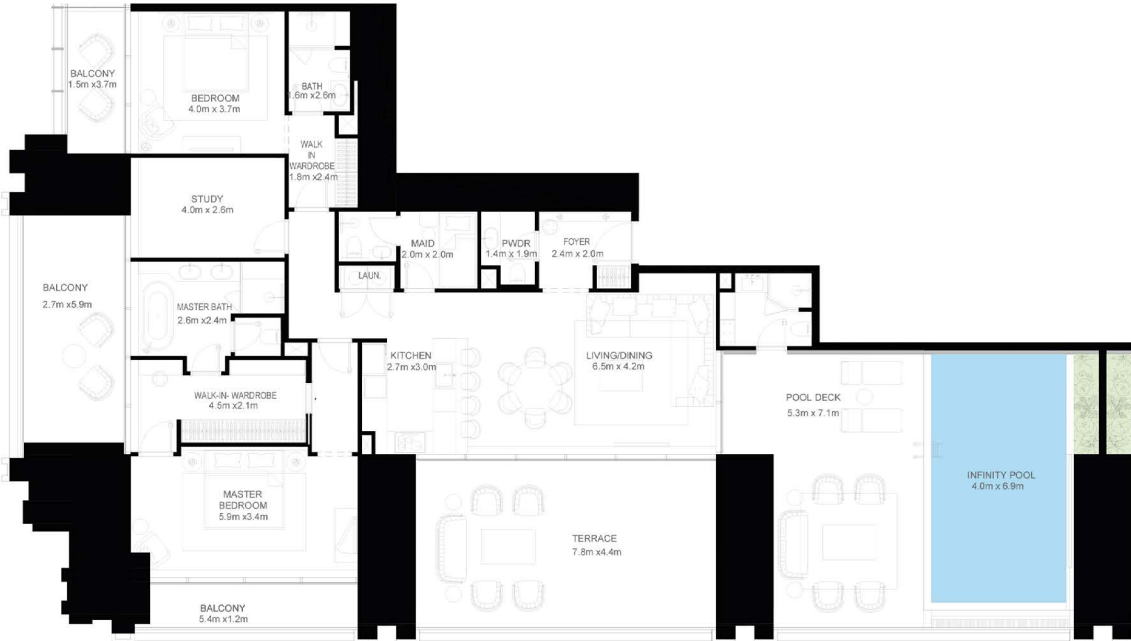
SAPPHIRE VILLA

2.5 BEDROOMS MANSION

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AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

SAPPHIRE MANSION DESIGN COMPONENTS		
FOYER		5 m²
PWDR		2 m²
LAUN.		1 m²
LIVING & DINNING		28 m²
KITCHEN		11 m²
MASTER BEDROOM		20m²
BEDROOM		15 m²
WALK-IN WARDROBE		10 m²
MASTER BATH		10 m²
BATH		4 m²
MAID		6 m²
POOL DECK		31 m²
BATH		4 m²
STUDY		10 m²
INFINITY POOL		28 m²
TERRACE		34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



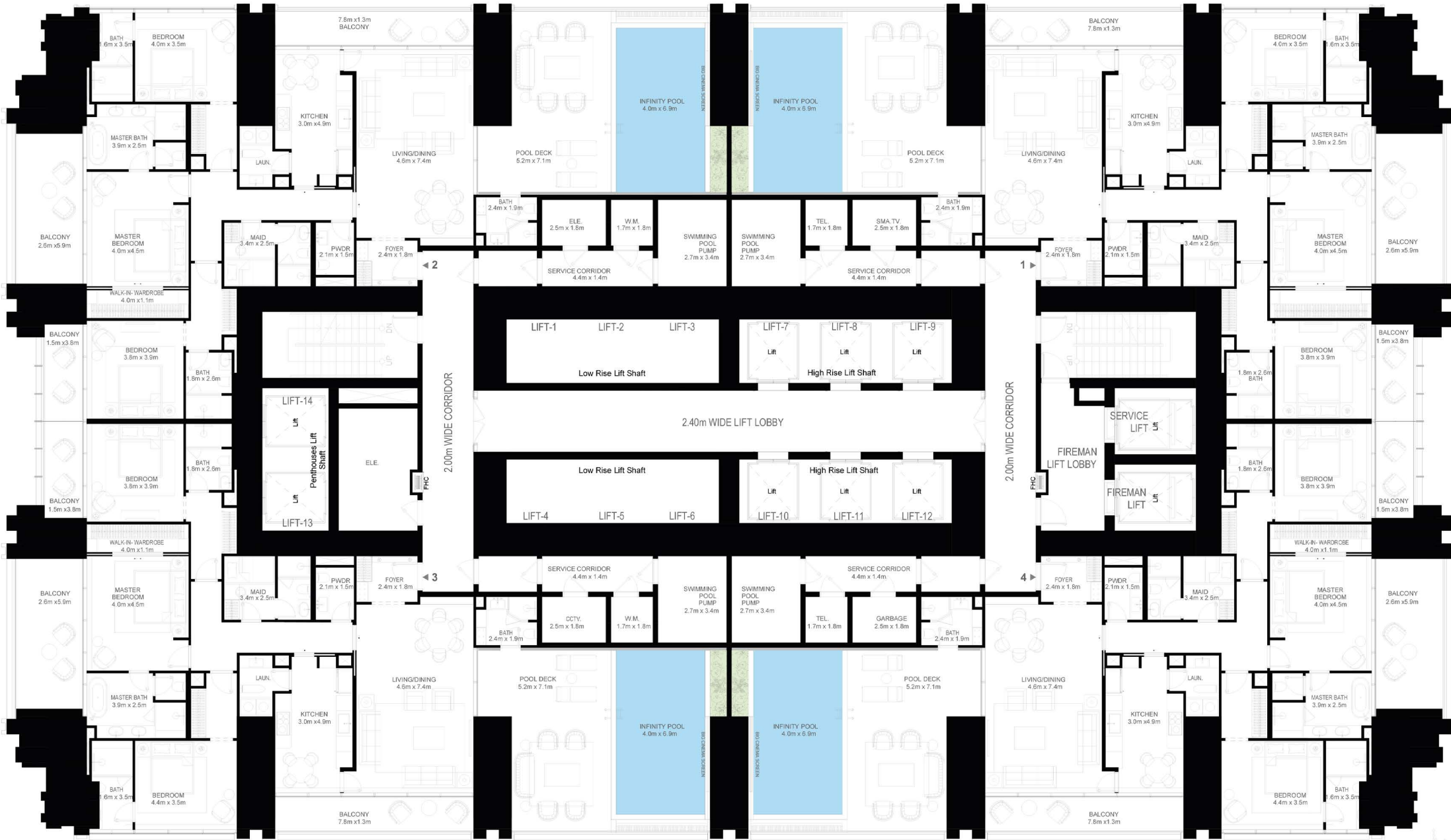
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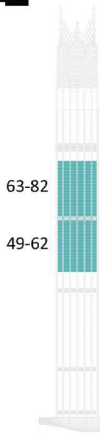
RUBY VILLA

3 BEDROOMS MANSIONS

L49th to L82 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW



COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT	12 LIFTS
NO. OF PENTHOUSE LIFT	2 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS

FIRE FIGHTING SYSTEM

- SMART SYSTEM SPECIFICATIONS
- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
 - Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
 - Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
 - Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
 - Smart Kitchen Appliances.**

- ACOUSTIC SPECIFICATIONS
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
 - The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
 - The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
 - The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
 - The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
 - The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
 - Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

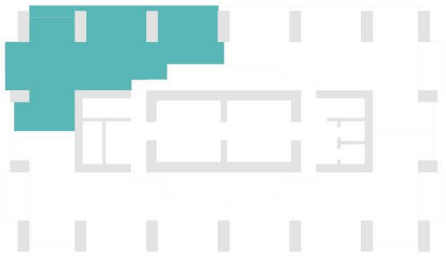
EXTRA FEATURES	
PRIVATE POOL SIZES	<ul style="list-style-type: none">4.00 X 7.00 X 1.005.00 X 10.0 X 1.00
NUMBER OF PARKING	<ul style="list-style-type: none">2 BR EMERALD WING : 2 PARKINGS2.5 BR SAPPHIRE WING : 2 PARKINGS3 BR DIAMOND WING : 2PARKINGS6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS7 BR BILLIONAIRE SKY MANSION(DOUBLEX PENTHOUSE) : 12 PARKINGS

RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

Table with 3 columns: AREA, SQ. M, SQ. FT. Rows include SUITE AREA (194 m², 2087ft²), BALCONY AREA (112 m², 1201 ft²), and TOTAL UNIT AREA (306 m², 3288 ft²).

0303 MANSION DESIGN COMPONENTS table listing room areas: FOYER (4 m²), PWDR (3 m²), LAUN. (9 m²), LIVING & DINNING (35 m²), KITCHEN (15 m²), MASTER BEDROOM (18 m²), BEDROOM (15 m²), BEDROOM (14 m²), WALK-IN WARDROBE (4 m²), MASTER BATH (10 m²), BATH (5 m²), BATH (6 m²), POOL DECK (31 m²), BATH (4 m²), MAID (8 m²), INFINITY POOL (28 m²).



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



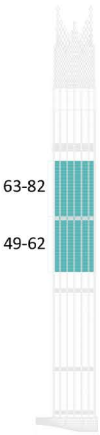
GENERAL FINISHES table: FLOORING (NATURAL STONE), SKIRTING (MARBLE + MDF), WALL (PAINT + PANELS + MARBLE + PORCELAIN), CEILING (PAINT), TERRACE (MARBLE).

KITCHEN & APPLIANCES table: CABINETS (MDF + GLASS + BRASS), COUNTER TOP (NATURAL STONE), BACK SPLASH (NATURAL STONE), COOKING RANGE (MIELIE OR EQUIVALENT), SINK (OMOIKIRI OR EQUIVALENT), FRIDGE (MIELIE OR EQUIVALENT), DISH WASHER (MIELIE OR EQUIVALENT), WASHING MACHINE (MIELIE OR EQUIVALENT), MICROWAVE (MIELIE OR EQUIVALENT), OVEN (MIELIE OR EQUIVALENT), ICE MAKER (MIELIE OR EQUIVALENT).

BATHROOM SPECIFICATIONS table: FLOORING (MARBLE), SKIRTING (MARBLE), WALL (MARBLE), CEILING (PAINT), WASHBASIN (ANZZI MENO SERIES DECO-GLASS VESSEL SINK), WC (VILLEROY & BOCH OR EQUIVALENT), BATHTUB (BATHTUB ANTONIO LUPI DESIGN REFLEX).

GENERAL SPECIFICATIONS table: DOORS MATERIALS (HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS), DOORS IRONMONGERY (ZAHA HADID DESIGN), CURTAIN WALLS, WARDROBES PANELS (HIGH GLOSS LACQUERED MDF).

PRIVATE POOL : 4.00 X 7.00 X 1.00



Disclaimer: The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services. The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

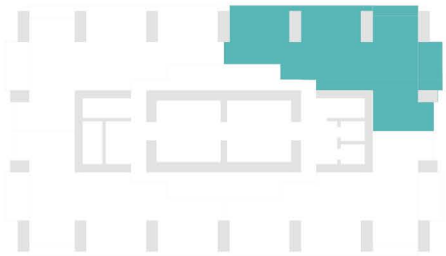
RUBY VILLA

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	194 m²	2087ft²
BALCONY AREA	112 m²	1201 ft²
TOTAL UNIT AREA	306 m²	3288 ft²

0303 MANSION DESIGN COMPONENTS		
FOYER		4 m²
PWDR		3 m²
LAUN.		9 m²
LIVING & DINNING		35 m²
KITCHEN		15 m²
MASTER BEDROOM		18 m²
BEDROOM		15 m²
BEDROOM		14 m²
WALK-IN WARDROBE		4 m²
MASTER BATH		10 m²
BATH		5 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
MAID		8 m²
INFINITY POOL		28 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



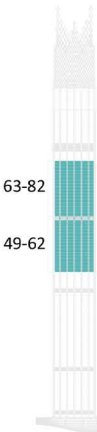
GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



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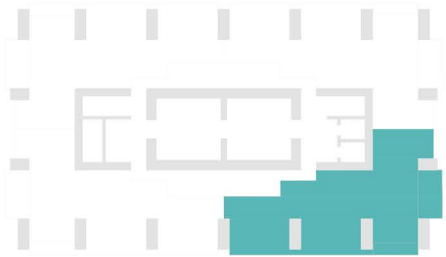
RUBY VILLA

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	194 m²	2087ft²
BALCONY AREA	112 m²	1201 ft²
TOTAL UNIT AREA	306 m²	3288 ft²

0303 MANSION DESIGN COMPONENTS		
FOYER		4 m²
PWDR		3 m²
LAUN.		9 m²
LIVING & DINNING		35 m²
KITCHEN		15 m²
MASTER BEDROOM		18 m²
BEDROOM		15 m²
BEDROOM		14 m²
WALK-IN WARDROBE		4 m²
MASTER BATH		10 m²
BATH		5 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
MAID		8 m²
INFINITY POOL		28 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



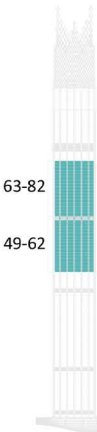
GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



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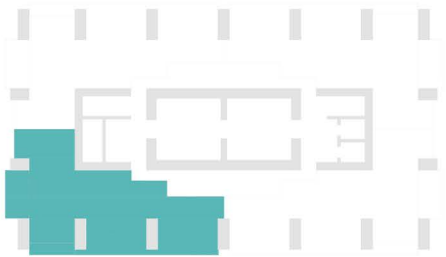
RUBY VILLA

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

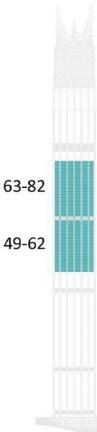
AREA	SQ. M	SQ. FT
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FOYER		4 m²
PWDR		3 m²
LAUN.		9 m²
LIVING & DINNING		35 m²
KITCHEN		15 m²
MASTER BEDROOM		18 m²
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BEDROOM		14 m²
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MASTER BATH		10 m²
BATH		5 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
MAID		8 m²
INFINITY POOL		28 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

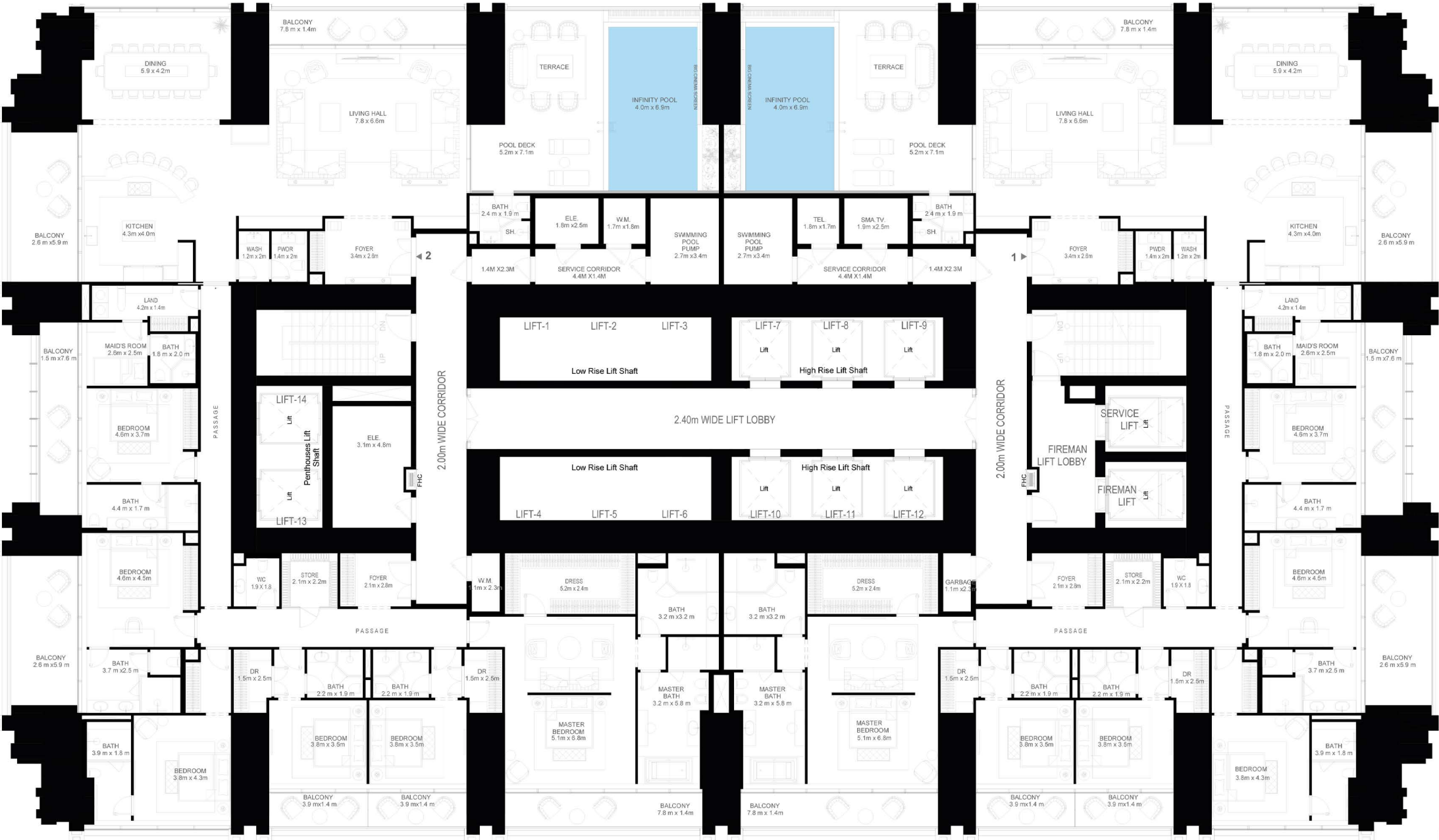
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FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW



COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

- SMART SYSTEM SPECIFICATIONS
- Voice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
 - Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
 - Energy Management: Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
 - Automated Blinds and Curtains: Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
 - Smart Kitchen Appliances.

- ACOUSTIC SPECIFICATIONS
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
 - The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
 - The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
 - The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
 - The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
 - The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
 - Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES	
PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2 PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS

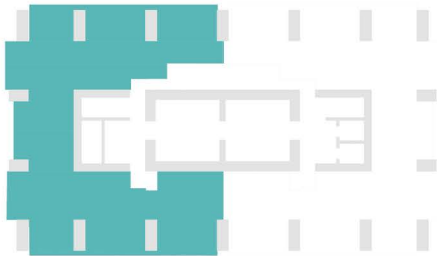
FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m²	5170 ft²
BALCONY AREA	166 m²	1786 ft²
TOTAL UNIT AREA	646 m²	6956 ft²

0303 MANSION DESIGN COMPONENTS		
FOYER		10 m²
FOYER		5 m²
PWDR		3 m²
WASH		2 m²
DINNING		25 m²
LIVING		58 m²
KITCHEN		35 m²
MASTER BEDROOM		35 m²
BEDROOM		17 m²
BEDROOM		19 m²
BEDROOM		17 m²
BEDROOM		13 m²
BEDROOM		13 m²
MASTER BATH		25 m²
BATH		9 m²
BATH		7 m²
BATH		4 m²
BATH		4 m²
BATH		8 m²
DRESS		12 m²
WALK-IN WARDROBE		4 m²
WALK-IN WARDROBE		4 m²
WALK-IN WARDROBE		4 m²
POOL DECK		31 m²
BATH		4 m²
MAID		7 m²
LAUN		6 m²
BATH		3 m²
INFINITY POOL		28 m²
WC		3 m²
STONE		5 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

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FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

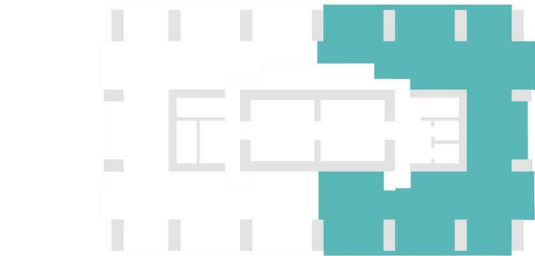
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m²	5170 ft²
BALCONY AREA	166 m²	1786 ft²
TOTAL UNIT AREA	646 m²	6956 ft²

0303 MANSION DESIGN COMPONENTS		
FOYER		10 m²
FOYER		5 m²
PWDR		3 m²
WASH		2 m²
DINNING		25 m²
LIVING		58 m²
KITCHEN		35 m²
MASTER BEDROOM		35 m²
BEDROOM		17 m²
BEDROOM		19 m²
BEDROOM		17 m²
BEDROOM		13 m²
BEDROOM		13 m²
MASTER BATH		25 m²
BATH		9 m²
BATH		7 m²
BATH		4 m²
BATH		4 m²
BATH		8 m²
DRESS		12 m²
WALK-IN WARDROBE		4 m²
WALK-IN WARDROBE		4 m²
WALK-IN WARDROBE		4 m²
POOL DECK		31 m²
BATH		4 m²
MAID		7 m²
LAUN		6 m²
BATH		3 m²
INFINITY POOL		28 m²
WC		3 m²
STONE		5 m²

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
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WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

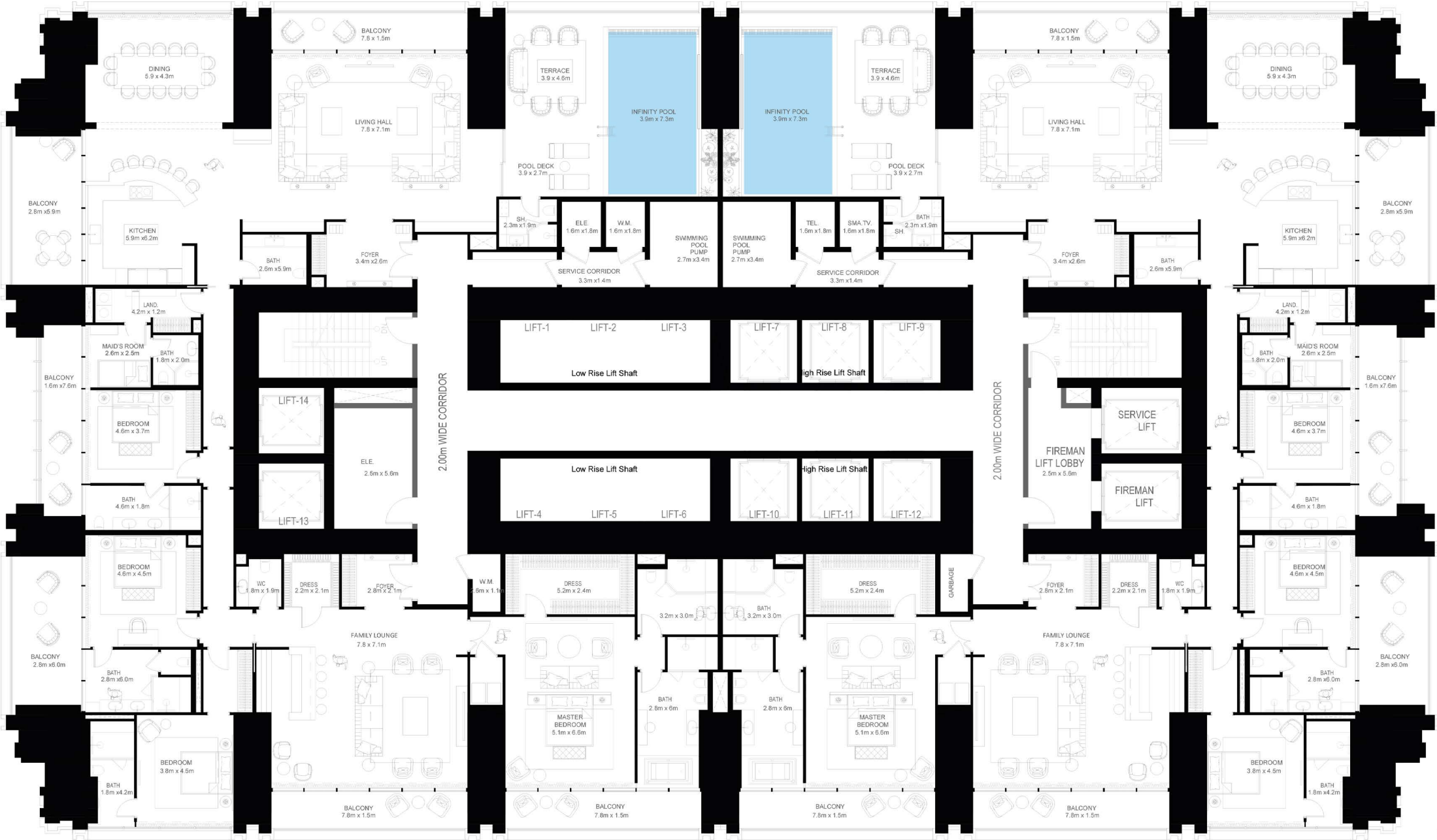
Disclaimer:

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- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

DIAMOND SKY MANSION

4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW



COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	<ul style="list-style-type: none">4.00 X 7.00 X 1.005.00 X 10.0 X 1.00
NUMBER OF PARKING	<ul style="list-style-type: none">2 BR EMERALD WING : 2 PARKINGS2.5 BR SAPPHIRE WING : 2 PARKINGS3 BR DIAMOND WING : 2 PARKINGS6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS

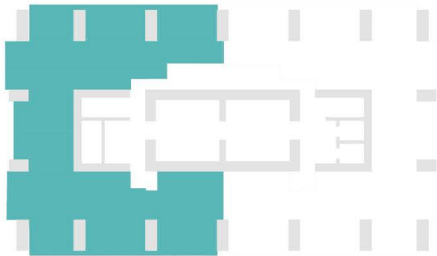
DIAMOND SKY MANSION

4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

0303 MANSION DESIGN COMPONENTS	
DINING	25 m ²
LIVING HALL	59 m ²
TERRACE& POOL DECK	29 m ²
INFINITY POOL	28 m ²
KITCHEN	37 m ²
BATH	5 m ²
FOYER	9 m ²
SH.	4 m ²
LAUN.	6 m ²
MAID'S ROOM	6 m ²
BATH	4 m ²
BEDROOM	17 m ²
BATH	8 m ²
BEDROOM	17 m ²
BATH	10 m ²
BEDROOM	17 m ²
BATH	8 m ²
WC	3 m ²
DRESS	5 m ²
FOYER	6 m ²
FAMILY LOUNGE	57 m ²
MASTER BEDROOM	37 m ²
BATH	24 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



88-96

83-85



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

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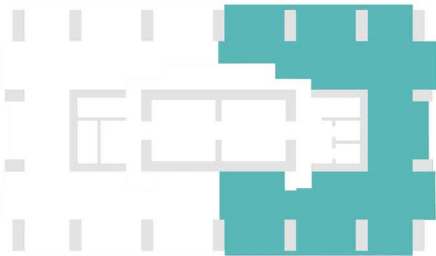
DIAMOND SKY MANSION

4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

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BATH	5 m ²
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MAID'S ROOM	6 m ²
BATH	4 m ²
BEDROOM	17 m ²
BATH	8 m ²
BEDROOM	17 m ²
BATH	10 m ²
BEDROOM	17 m ²
BATH	8 m ²
WC	3 m ²
DRESS	5 m ²
FOYER	6 m ²
FAMILY LOUNGE	57 m ²
MASTER BEDROOM	37 m ²
BATH	24 m ²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



88-96
83-85



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

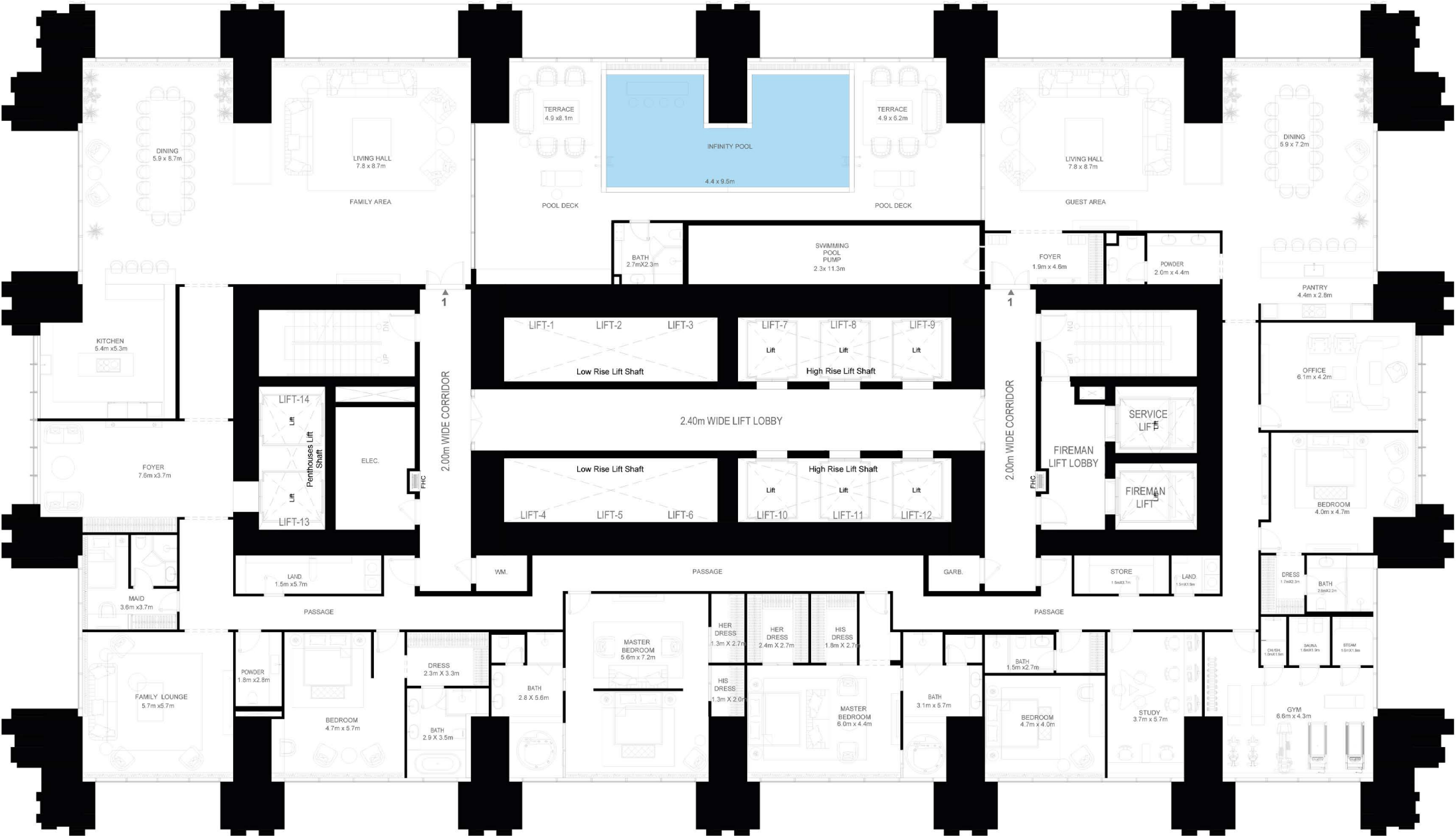
■ PRIVATE POOL : 4.00 X 7.00 X 1.00

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ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW



COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
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- Smart Kitchen Appliances.**

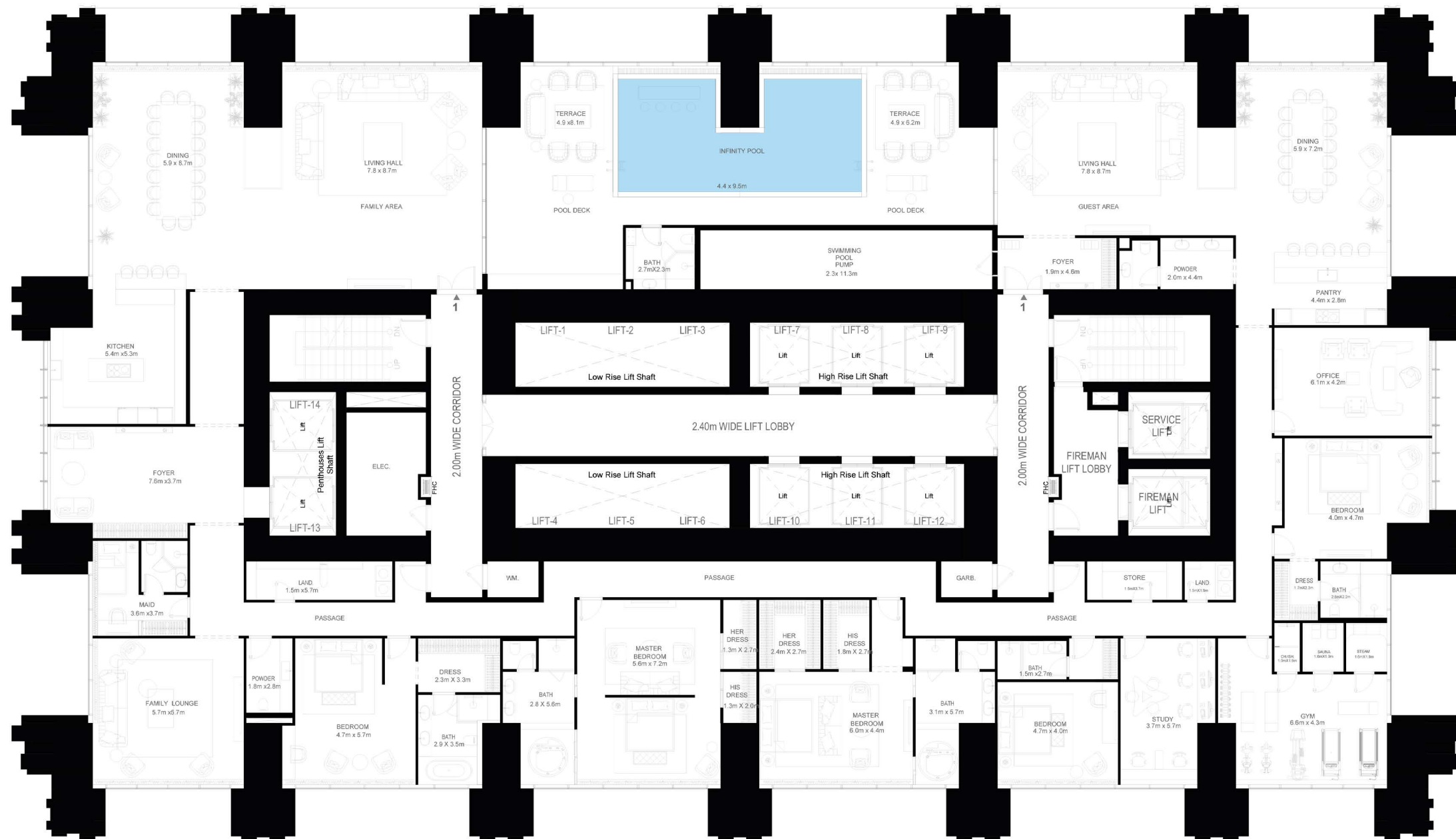
ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2 PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS

L100 th and L101 st FLOOR PLAN



■ PRIVATE POOL : 5.00 X 10.0 X 1.00

100-101

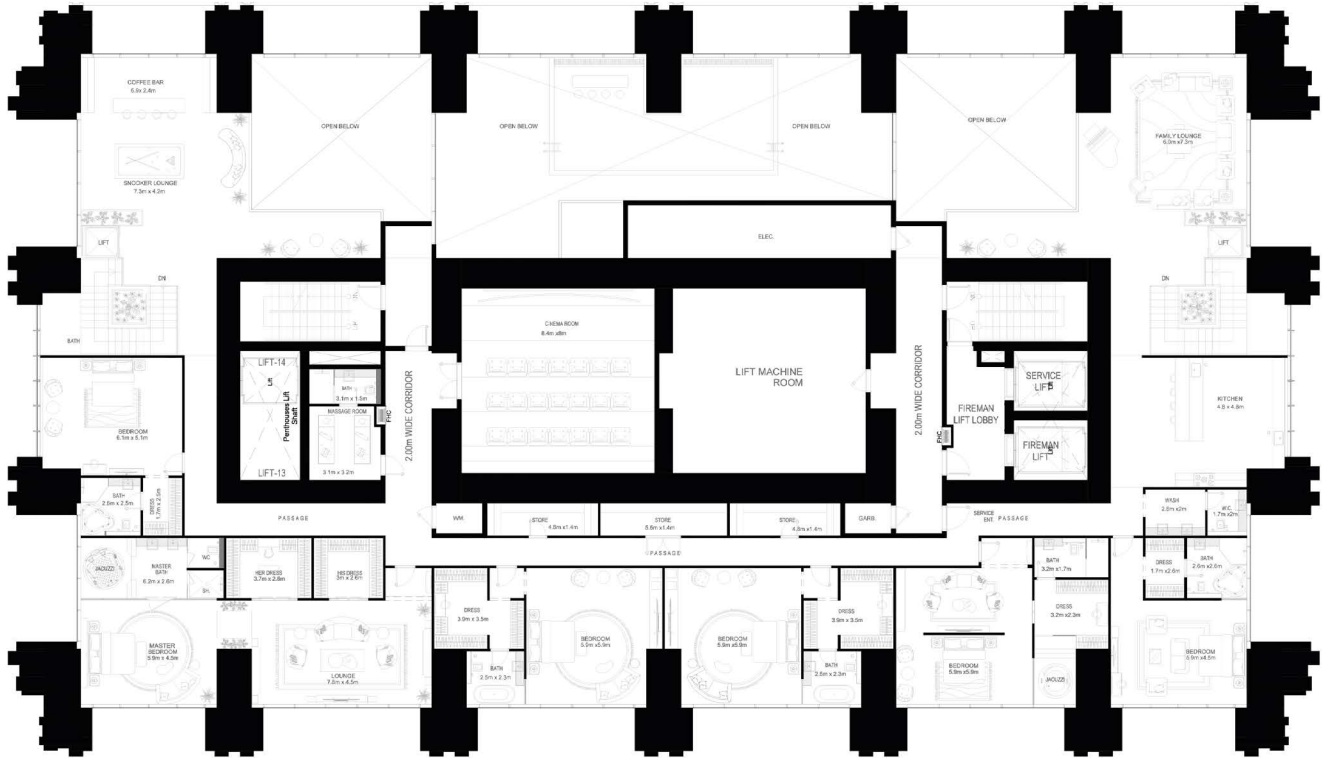
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BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

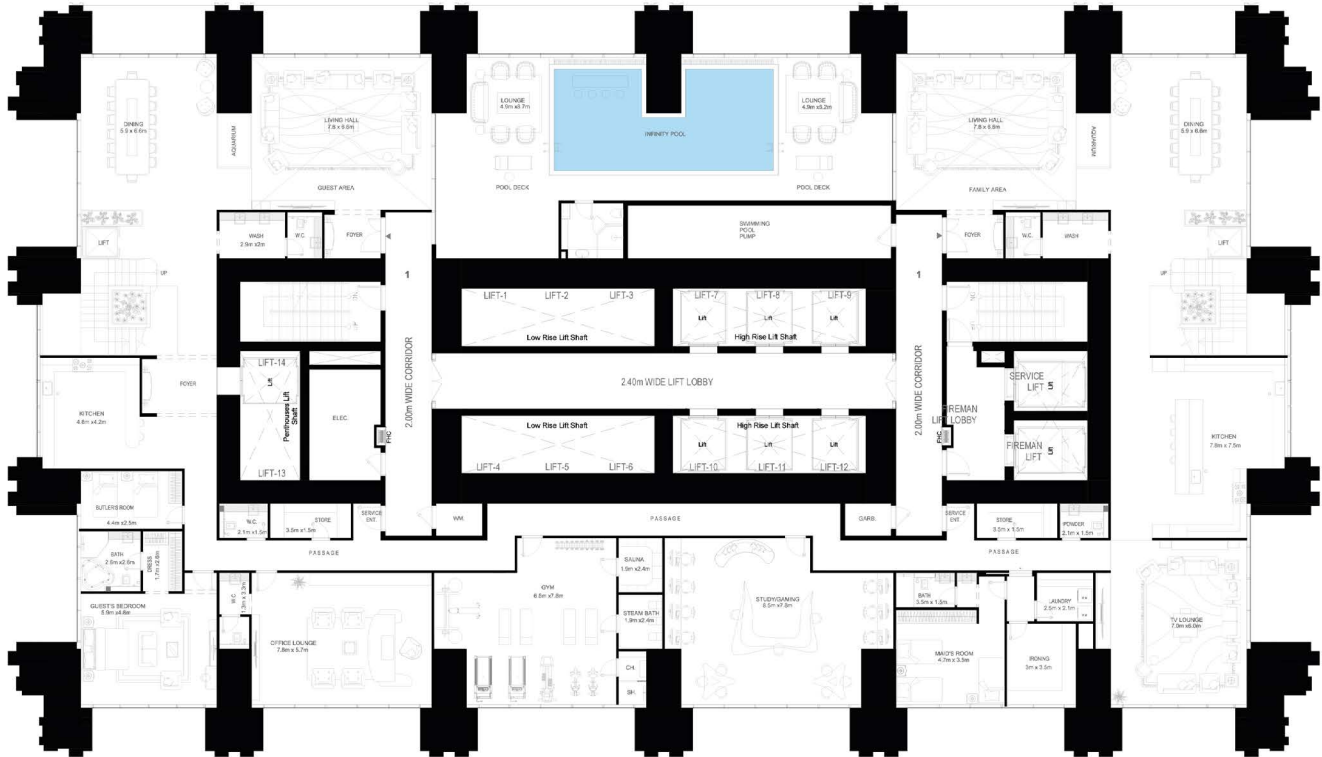
L103 rd and L104 FLOOR PLAN



UPPER FLOOR



LOWER FLOOR



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



102 - 103

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS
NO. OF PENTHOUSE LIFT 2 LIFTS
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
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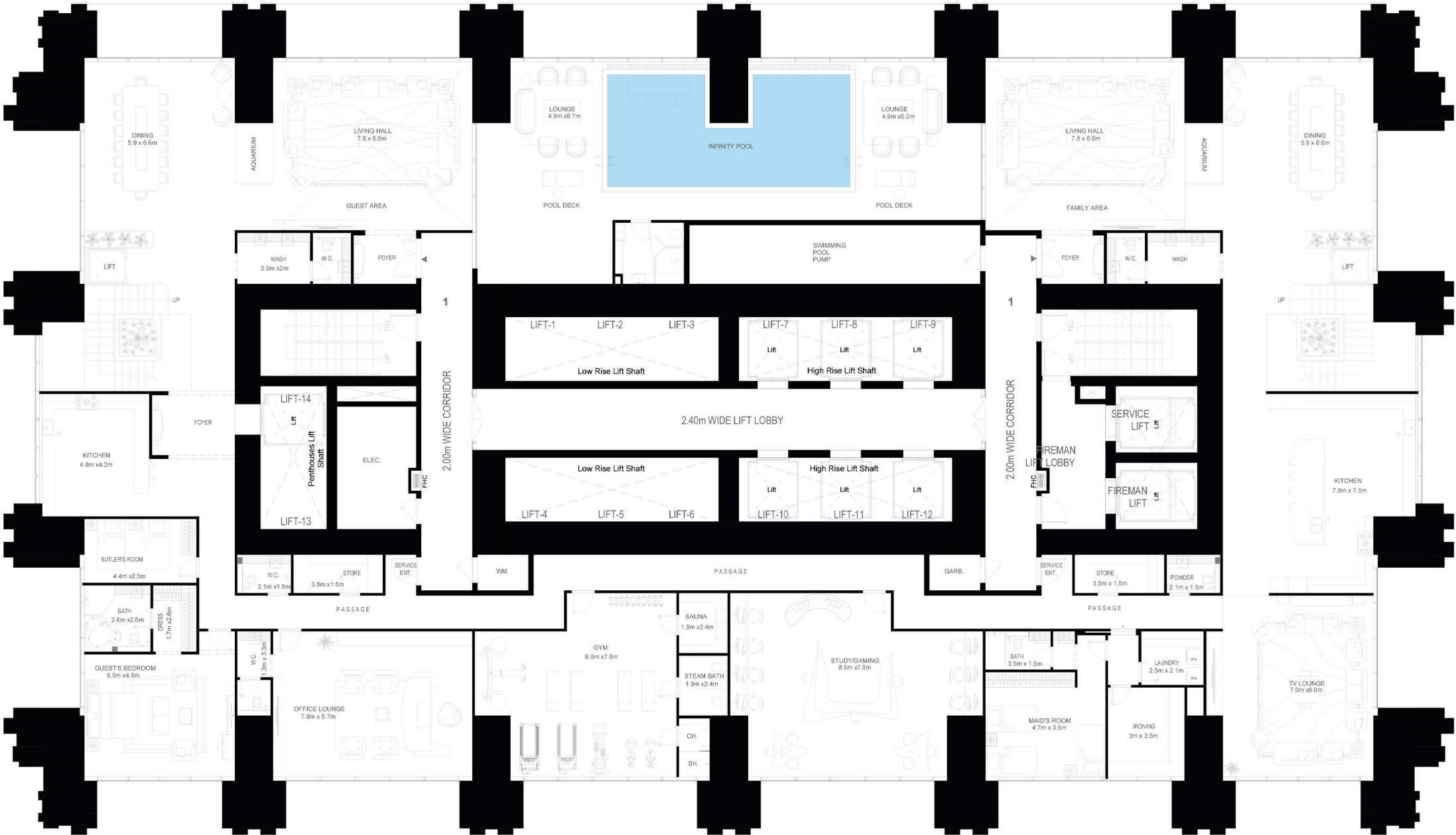
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- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2 PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE) : 12 PARKINGS

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)
L103 rd FLOOR PLAN (LOWER FLOOR PLAN)



MANSION DESIGN COMPONENTS

LIVING HALL	58 m ²	BATH	5 m ²	PWDR.	3 m ²
DINING	49 m ²	MAID'S ROOM	21 m ²	STORE	5 m ²
STAIRS	29m ²	IRONING	11 m ²	PWDR.	3 m ²
FOYER	8 m ²	LAUN.	7 m ²	STORE	5 m ²
KITCHEN	22 m ²	TV. LOUNGE	44 m ²		
PASSAGE	67 m ²	KITCHEN	54 m ²		
BUTLER'S ROOM	11 m ²	STAIRS	29 m ²		
PWDR.	4 m ²	DINING	47 m ²		
OFFICE LOUNGE	45 m ²	LIVING HALL	58 m ²		
GYM	48m ²	SWIMMING POOL AREA	162 m ²		
SAUNA	4 m ²	PWDR.	9 m ²		
STEAM BATH	5 m ²	FOYER	5 m ²		
BATH	3 m ²	PWDR.	9 m ²		
STUDY/GAMING	61 m ²	FOYER	5 m ²		

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m ²	19853 ft ²
BALCONY AREA	156 m ²	1681 ft ²
TOTAL UNIT AREA	2000 m ²	21534 ft ²

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS

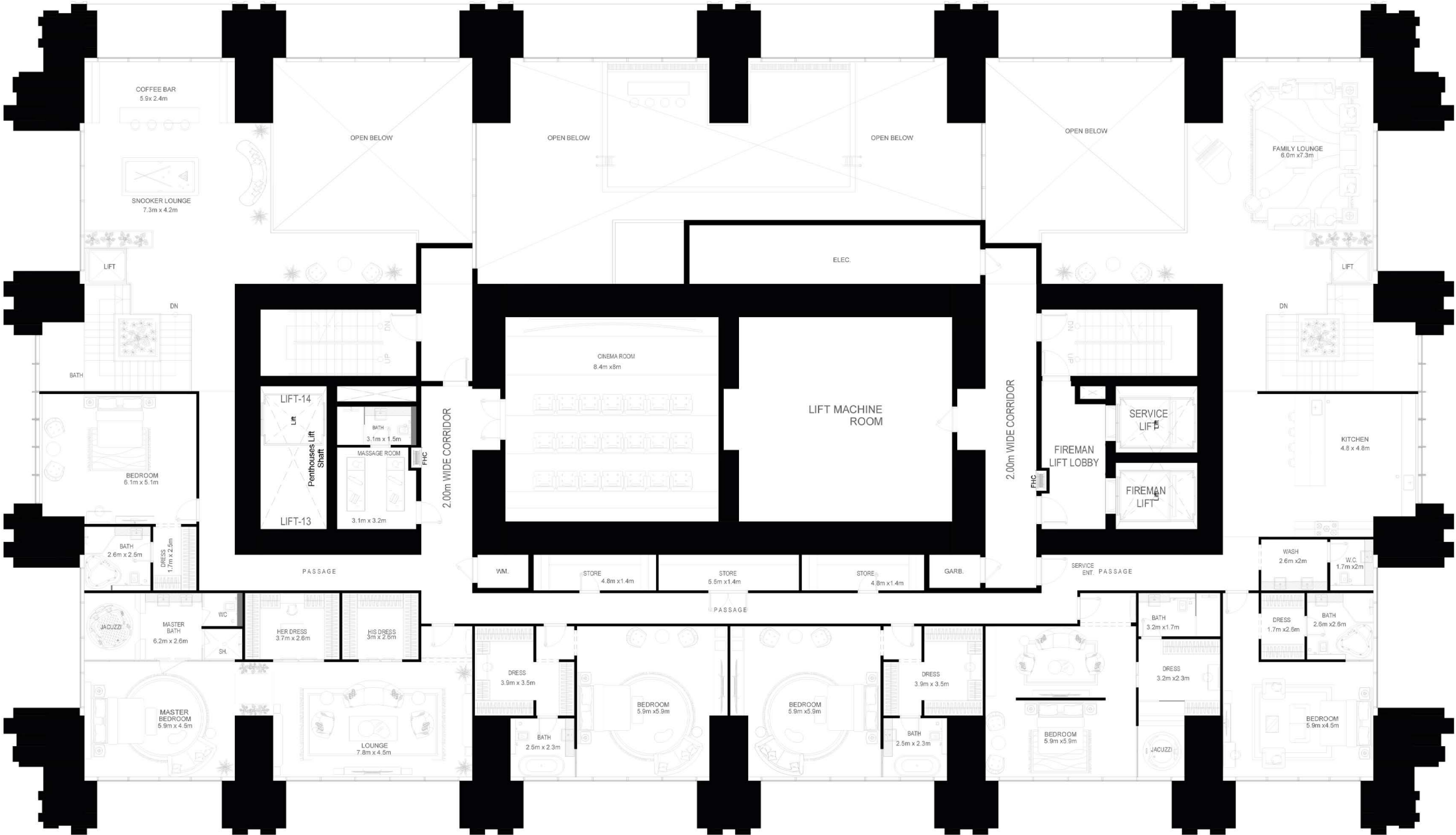
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

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BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)
L103 rd FLOOR PLAN (UPPER FLOOR PLAN)



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

PRIVATE POOL : 5.00 X 10.0 X 1.00

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m²	19853 ft²
BALCONY AREA	156 m²	1681 ft²
TOTAL UNIT AREA	2000 m²	21534 ft²

MANSION DESIGN COMPONENTS

COFFEE PAR	14 m²	DRESS	11 m²	BEDROOM	30 m²
SNOOKER LOUNGE	49 m²	BATH	10 m²	DRESS	4m²
STAIRS&LIFT	38 m²	BEDROOM	35 m²	BATH	7 m²
BEDROOM	31 m²	DRESS	11 m²	WASH	5 m²
BATH	18 m²	BATH	10 m²	W.C	3m²
WALK-IN WARDROBE	8 m²	BEDROOM	38 m²	PASSAGE	72 m²
MASTE RBEDROOM	30 m²	DRESS	8 m²	KITCHEN	41 m²
LOUNGE	38 m²	BATH	11 m²	STAIRS&LIFT	38 m²
HIS DRESS	8 m²	STORE	8 m²	FAMILY LOUNG	62 m²
HER DRESS	10 m²	STORE	7 m²	MESSAGE ROOM	10 m²
BATH	5 m²			W.M	3 m²
STORE	7 m²				
MASTER BATH	18 m²				
BEDROOM	35 m²				

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Channel Partners and Brokers Incentives

5%

COMMISSION

BROKERAGE COMPANY

On any Unit in BBJR/BRB

6%

COMMISSION

BROKERAGE COMPANY

3 or more Units or 100% payment in BBJR/BRB

AED 25K

BROKER

Any Deal for Burj Binghatti

AED 50K

BROKER

Any Deal for Bugatti Residences

JACOB & CO WATCH EPIC X OR BRILLIANT MYSTERY PAVE

BROKER

Cumulative sale of over AED 100M during the Offer Period in BBJR/BRB

JACOB & CO WATCH

Chosen by Binghatti from below models

GODFATHER | BUGATTI | ASTRONOMIA | FLEUR DE JARDIN

BROKER

The sale of Fleur de Jardin or Diamond Sky Mansions in BBJR at listed price on 100% payment realization
The sale of Astronomia Sky Penthouses in BBJR at listed price on 100% payment realization
The sale of Sky Mansion Penthouses in BBR at list price on 100% payment realization

AED 1 MILLION

BROKER

The sale of Billionaire Sky Penthouse in BBJR at listed price on 100% payment realization
The sale of top Sky Mansion Penthouse in BRB at listed price on 100% payment realization

AED 2 MILLION

BROKERAGE COMPANY

The sale of Billionaire Sky Penthouse in BBJR at listed price on 100% payment realization
The sale of top Sky Mansion Penthouse in BRB at listed price on 100% payment realization

* TERMS & CONDITIONS

Unless stated otherwise, the down payment in the project standard payment plan must be collected and cleared in our bank account unless stated otherwise) • 4% DLD Fees are paid • SPA signed by the client • All PDCs for payment during construction and handover are collected (where applicable) • Offer is for limited period and after which it will revert back to the commercials in our Standard Broker Agreement

- Offer may be withdrawn at any time without notice and without liability

UNIT TYPE	COUNT	MIN PRICE	AVERAGE PRICE	MAX PRICE
EMERALD VILLA	70	AED 8,200,000	AED 9,975,000	AED 11,920,000
SAPPHIRE VILLA	70	AED 8,400,000	AED 9,690,000	AED 10,980,000
RUBY VILLA	132	AED 13,999,999	AED 15,494,999	AED 17,239,999
FLEUR DE JARDIN SKY MANSION DIAMOND SKY MANSION	24	AED 31,000,000	AED 33,550,000	AED 36,100,000
ASTRONOMIA SKY PENTHOUSE	2	AED 175,000,000	AED 175,000,000	AED 175,000,000
BILLIONAIRE SKY PENTHOUSE	1	AED 750,000,000	AED 750,000,000	AED 750,000,000

** All incentives mentioned in this limited time offer are at the sole discretion of the developer. The developer reserves the right to at any point of time revoke this offer or make adjustments to such incentive.

