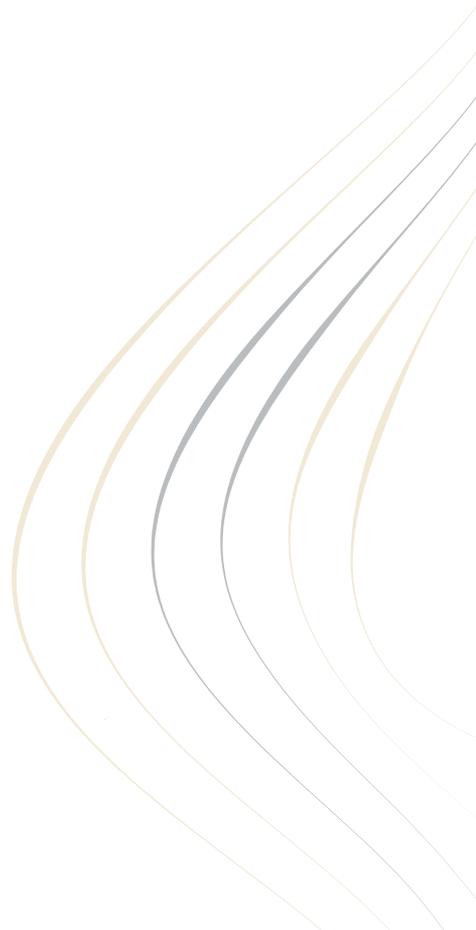


RESIDENCES

BY

BINGHATTI



*L'Art de Vivre*

*In the heart of the metropolis*



بن غاطي  
BINGHATTI

# 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 area built on a hillside overlooking the sea. A large, modern building complex with a curved facade is prominent in the foreground. The city is filled with multi-story buildings, and a marina with many yachts is visible. The sea is a deep blue, and the sky is clear.

# 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.

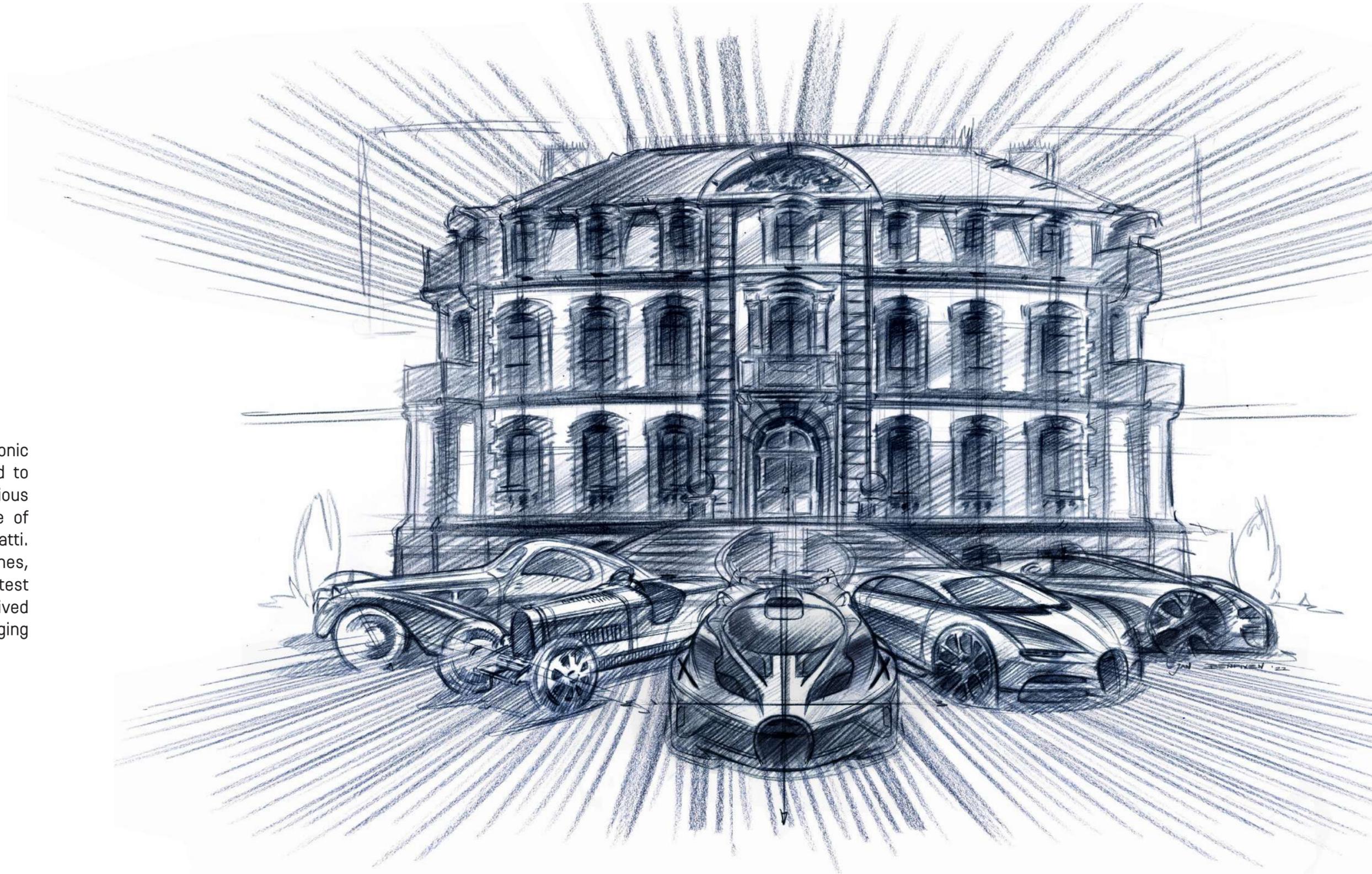




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**01**

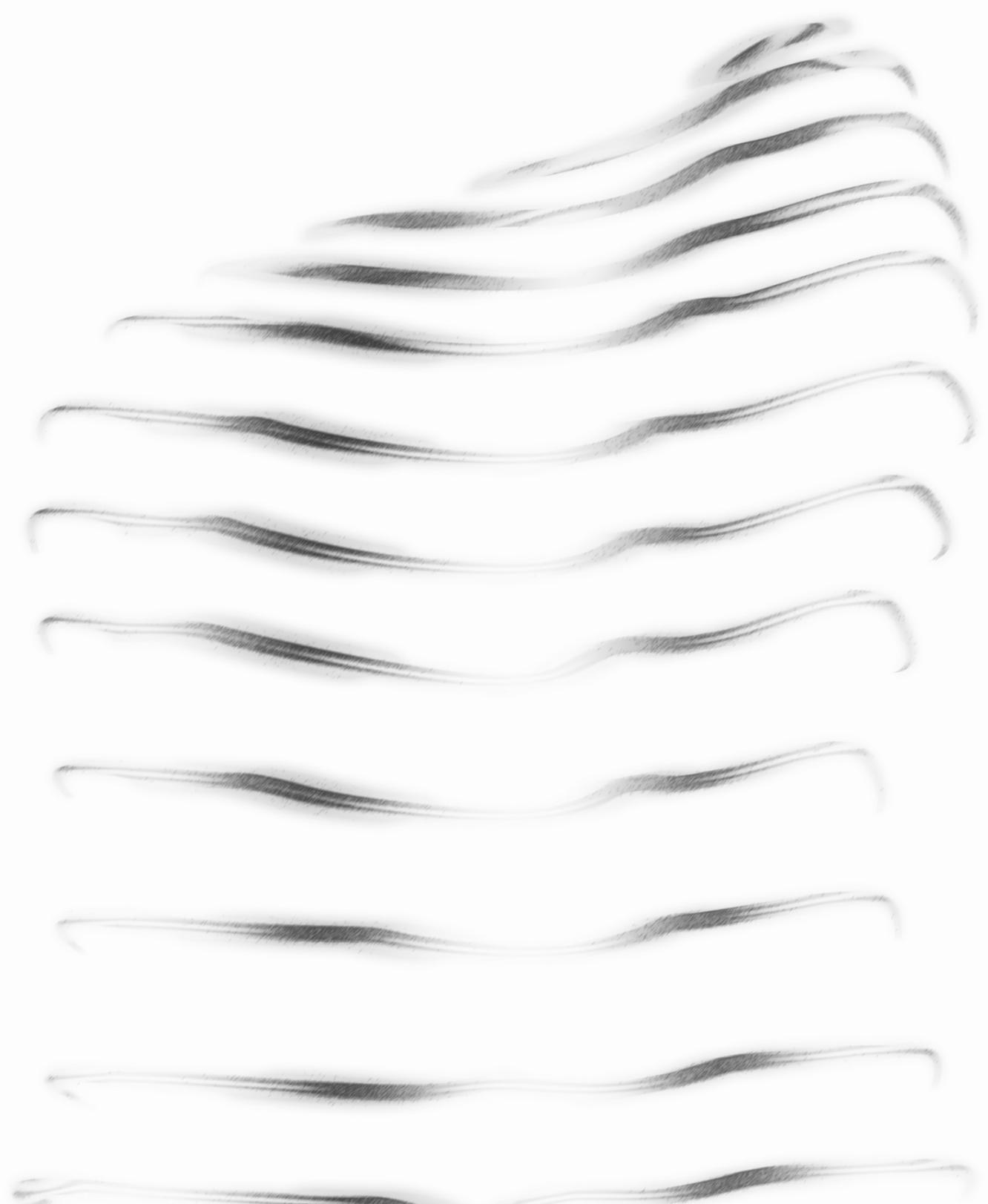
THE CONCEPT

**02**

ABOUT THE PROJECT

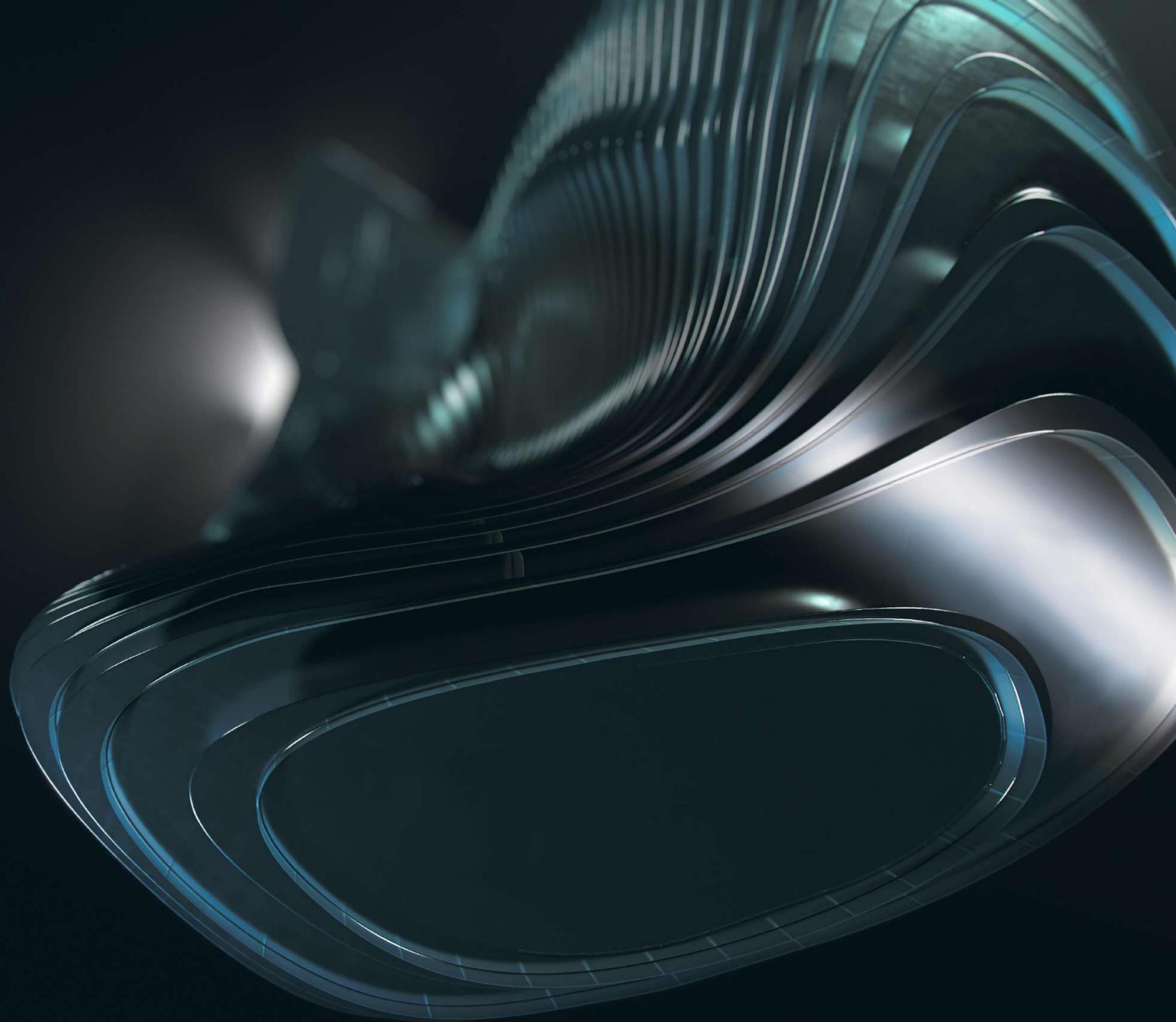
**03**

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 Bingham DNA. Inspired by the world's most eminent structural masterpieces, Bugatti Residences by Bingham 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



ABOUT THE PROJECT

# THE MAP

BUSINESS BAY  
WATER CANAL

WAY TO  
AL KHALIL ROAD

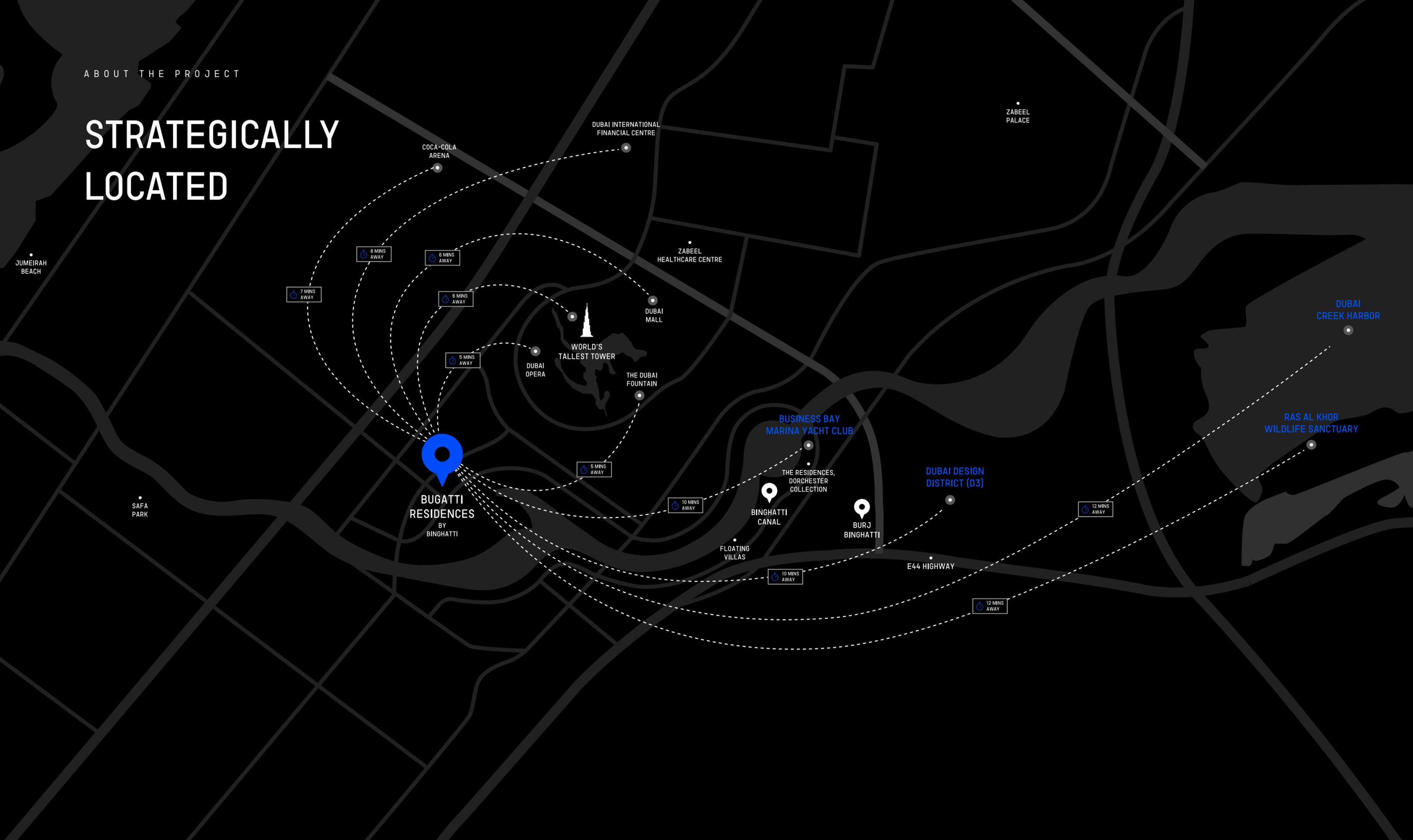
WAY TO SHEIKH  
ZAYED ROAD

BURJ KHALIFA  
BOULEVARD



ABOUT THE PROJECT

# 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**

AED 30-40 PER SQUARE FOOT

**WHITE GOODS/ APPLIANCES**

FULLY EQUIPPED WITH APPLIANCES

**PLOT SIZE**

3466814

**CEILING HEIGHT**

4.25 M (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.

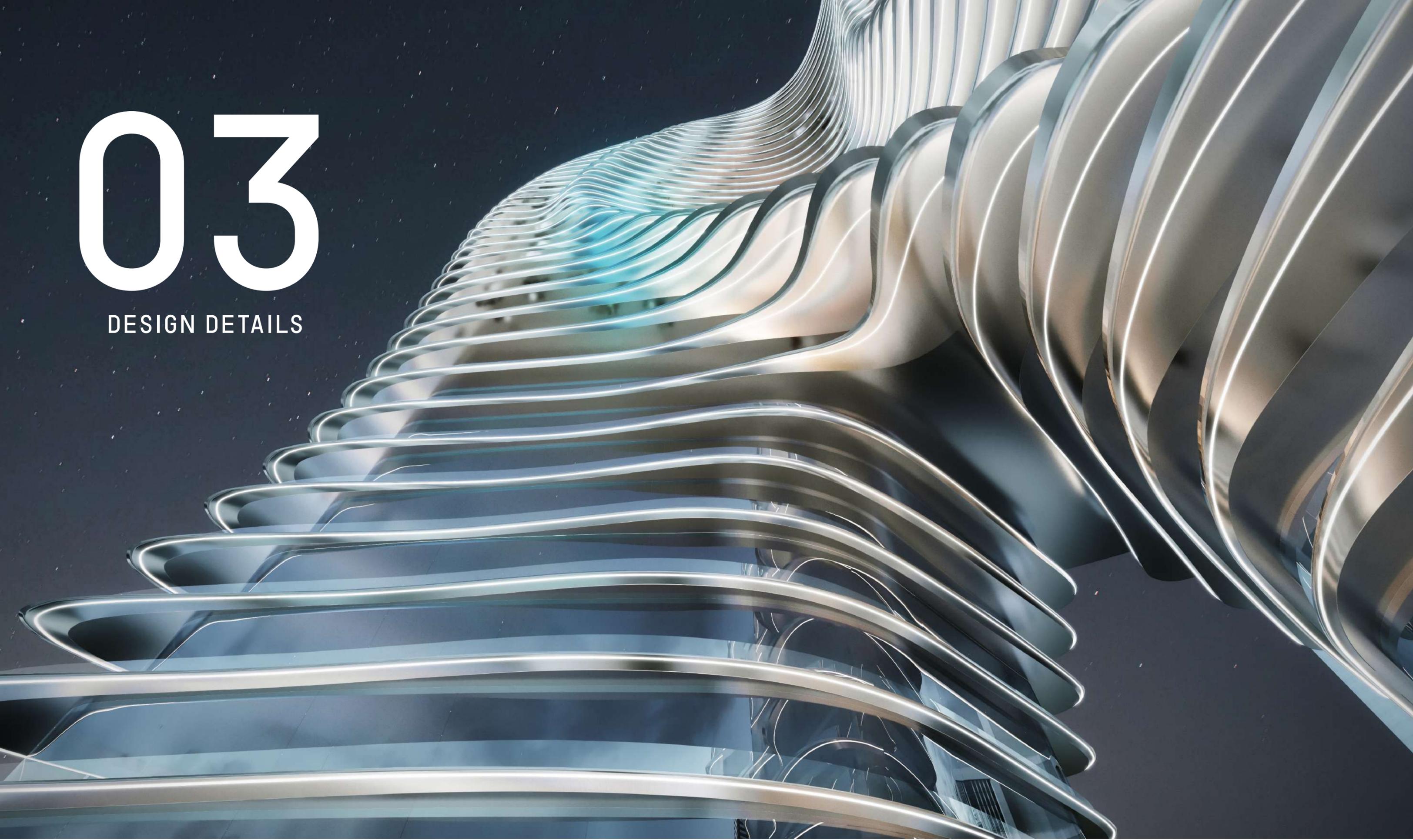
ABOUT THE PROJECT



INDULGE IN A SENSUAL JOURNEY OF REFINED BLISS

# 03

DESIGN DETAILS



DESIGN DETAILS

# AN OASIS WITHIN THE METROPOLIS



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



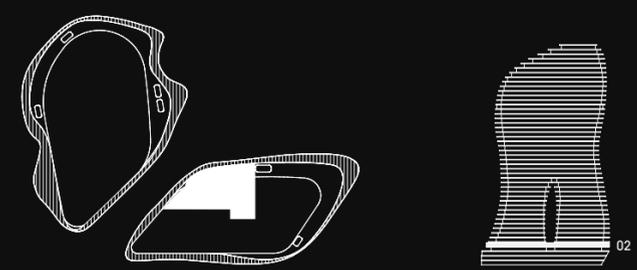


# RIVIERA MANSION COLLECTION

## 2 BR - CANNES

AREA	SQ. M	SQ. FT
SUITE AREA	324 m <sup>2</sup>	3492 ft <sup>2</sup>
BALCONY AREA	88 m <sup>2</sup>	952 ft <sup>2</sup>
TOTAL UNIT AREA	413 m <sup>2</sup>	4444 ft <sup>2</sup>

0205 MANSION DESIGN COMPONENTS	
PASSAGE	9 m <sup>2</sup>
ENTRANCE FOYER	11 m <sup>2</sup>
KITCHEN	37 m <sup>2</sup>
LIVING & DINNING	70 m <sup>2</sup>
BEDROOM	38 m <sup>2</sup>
BATH	13 m <sup>2</sup>
WALK-IN WARDROBE	7 m <sup>2</sup>
LAUN.	5 m <sup>2</sup>
PWDR	4 m <sup>2</sup>
MAID	5 m <sup>2</sup>
BEDROOM	45 m <sup>2</sup>
BATH	18 m <sup>2</sup>
HER WALK-IN WARDROBE	11 m <sup>2</sup>
HIS WALK-IN WARDROBE	8 m <sup>2</sup>
MAID BATH	3 m <sup>2</sup>
STORE	4 m <sup>2</sup>



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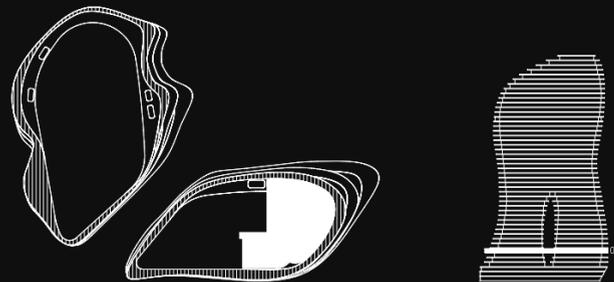


# RIVIERA MANSION COLLECTION

## 3 BR - ST. TROPEZ

AREA	SQ. M	SQ. FT
SUITE AREA	383 m <sup>2</sup>	4124 ft <sup>2</sup>
BALCONY AREA	165 m <sup>2</sup>	1779 ft <sup>2</sup>
TOTAL UNIT AREA	548 m <sup>2</sup>	5903 ft <sup>2</sup>

0406 MANSION DESIGN COMPONENTS	
BATH	4 m <sup>2</sup>
MAID	8 m <sup>2</sup>
ENTRANCE FOYER	11 m <sup>2</sup>
LIVING & DINNING	92 m <sup>2</sup>
KITCHEN	21 m <sup>2</sup>
BEDROOM	22 m <sup>2</sup>
BEDROOM	29 m <sup>2</sup>
MASTER BEDROOM	49 m <sup>2</sup>
WALK-IN WARDROBE	19 m <sup>2</sup>
WALK-IN WARDROBE	13 m <sup>2</sup>
WALK-IN WARDROBE	7 m <sup>2</sup>
BATH	11 m <sup>2</sup>
MASTER BATH	16 m <sup>2</sup>
BATH	9 m <sup>2</sup>
PWDR	5 m <sup>2</sup>
LAUN.	4 m <sup>2</sup>
PASSAGE	9 m <sup>2</sup>
LOBBY	4 m <sup>2</sup>
LOBBY	3 m <sup>2</sup>



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DESIGN DETAILS



IN A CITY OF CONTRASTS AND SKYCRAPERS

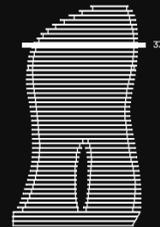
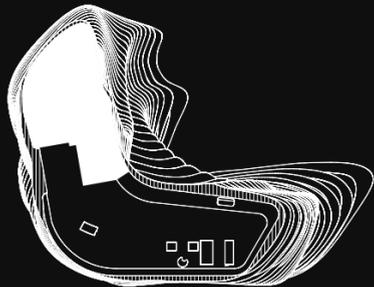
# RIVIERA MANSION COLLECTION

## 4 BR - MONACO

AREA	SQ. M	SQ. FT
SUITE AREA	676 m <sup>2</sup>	7275 ft <sup>2</sup>
BALCONY AREA	268 m <sup>2</sup>	2885 ft <sup>2</sup>
TOTAL UNIT AREA	944 m <sup>2</sup>	10161 ft <sup>2</sup>

### 3901 MANSION DESIGN COMPONENTS

FAMILY LOUNGE / LIVING & DINING AREA	62 m <sup>2</sup>
GARAGE	64 m <sup>2</sup>
MASTER BEDROOM	62 m <sup>2</sup>
MASTER BATH	13 m <sup>2</sup>
WALK-IN WARDROBE	12 m <sup>2</sup>
OFFICE LOUNGE	34 m <sup>2</sup>
BEDROOM	27 m <sup>2</sup>
BEDROOM	32 m <sup>2</sup>
BATH	14 m <sup>2</sup>
BATH	8 m <sup>2</sup>
MAIDS BATH	4 m <sup>2</sup>
LIVING HALL	59 m <sup>2</sup>
WASH	4 m <sup>2</sup>
PWDR	8 m <sup>2</sup>
COLD STORAGE	9 m <sup>2</sup>
BACK KITCHEN	17 m <sup>2</sup>
FRONT KITCHEN	26 m <sup>2</sup>
MAID ROOM	10 m <sup>2</sup>
LAUND.	3 m <sup>2</sup>
IRONING	8 m <sup>2</sup>
WALK-IN WARDROBE	9 m <sup>2</sup>
WALK-IN WARDROBE	8 m <sup>2</sup>
WALK-IN WARDROBE	9 m <sup>2</sup>
WALK-IN WARDROBE	10 m <sup>2</sup>
BATH	10 m <sup>2</sup>
BEDROOM	37 m <sup>2</sup>
PASSAGE	42 m <sup>2</sup>
WALK-IN WARDROBE	3 m <sup>2</sup>
WALK-IN WARDROBE	3 m <sup>2</sup>



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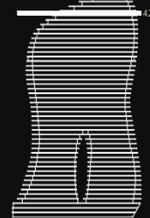
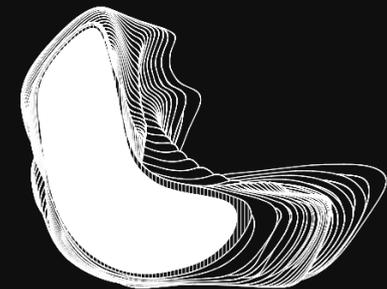
# SKY MANSION PENTHOUSE COLLECTION

## 5 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1059 m <sup>2</sup>	11401 ft <sup>2</sup>
BALCONY AREA	845 m <sup>2</sup>	9099 ft <sup>2</sup>
TOTAL UNIT AREA	1905 m <sup>2</sup>	20501 ft <sup>2</sup>

4201 MANSION DESIGN COMPONENTS	
LIVING HALL	50 m <sup>2</sup>
BATH	9 m <sup>2</sup>
MASTER BEDROOM	92 m <sup>2</sup>
BEDROOM	26 m <sup>2</sup>
BEDROOM	29 m <sup>2</sup>
MASTER BEDROOM	36 m <sup>2</sup>
MASTER BEDROOM	27 m <sup>2</sup>
BATH	8 m <sup>2</sup>
WALK-IN WARDROBE	7 m <sup>2</sup>
WALK-IN WARDROBE	7 m <sup>2</sup>
BATH	11 m <sup>2</sup>
WALK-IN WARDROBE	8 m <sup>2</sup>
WALK-IN WARDROBE	14 m <sup>2</sup>
WALK-IN WARDROBE	17 m <sup>2</sup>
MASTER BATH	17 m <sup>2</sup>
WALK-IN WARDROBE	8 m <sup>2</sup>
MASTER BATH	12 m <sup>2</sup>
BACK KITCHEN	16 m <sup>2</sup>
GARAGE	54 m <sup>2</sup>
FRONT KITCHEN	36 m <sup>2</sup>
MAID ROOM	14 m <sup>2</sup>
FORMAL DINING	79 m <sup>2</sup>
LIVING HALL	88 m <sup>2</sup>
FORMAL SITTING	81 m <sup>2</sup>
PANORAMIC NOOK AREA	15 m <sup>2</sup>
GYM / GAMING	39 m <sup>2</sup>
FOYER	9 m <sup>2</sup>
WASH	4 m <sup>2</sup>
PWDR	4 m <sup>2</sup>
LAUND.	5 m <sup>2</sup>
WALK-IN WARDROBE	3 m <sup>2</sup>
MAIDS BATH	5 m <sup>2</sup>
STORE	6 m <sup>2</sup>
COLD STORAGE	6 m <sup>2</sup>



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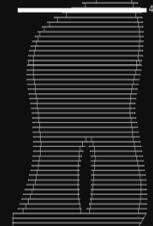
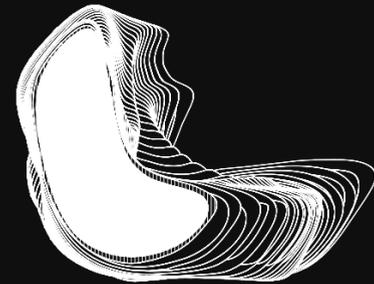
# THE SKY MANSION PENTHOUSE COLLECTION

## 8 BR - SKY MANSION PENTHOUSE



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

4301A - MANSION DESIGN COMPONENTS	
FAMILY LOUNGE	40 m <sup>2</sup>
GUEST SUITE	28 m <sup>2</sup>
BATH	7 m <sup>2</sup>
BATH	6 m <sup>2</sup>
MASTER BEDROOM	51 m <sup>2</sup>
WALK-IN WARDROBE	8 m <sup>2</sup>
WALK-IN WARDROBE	5 m <sup>2</sup>
VR+GAMING ROOM	44 m <sup>2</sup>
LIBRARY / STUDY ROOM	37 m <sup>2</sup>
WALK-IN WARDROBE	12 m <sup>2</sup>
WALK-IN WARDROBE	4 m <sup>2</sup>
MAID ROOM	23 m <sup>2</sup>
LAUND.	5 m <sup>2</sup>
IRONING	5 m <sup>2</sup>
BATH	2 m <sup>2</sup>
STORE	4 m <sup>2</sup>
DRESS	4 m <sup>2</sup>
WASH	1 m <sup>2</sup>
BACK KITCHEN	30 m <sup>2</sup>
FOODSTUFF STORAGE	14 m <sup>2</sup>
WASH	11 m <sup>2</sup>
PWDR	4 m <sup>2</sup>
BATH	4 m <sup>2</sup>
WASH	4 m <sup>2</sup>
BUTLER'S ROOM	10 m <sup>2</sup>
ENTRANCE FOYER	14 m <sup>2</sup>
PANTRY	9 m <sup>2</sup>
PWDR	4 m <sup>2</sup>
OFFICE LOUNGE	49 m <sup>2</sup>
FRONT KITCHEN	54 m <sup>2</sup>
PANORAMIC NOOK AREA	34 m <sup>2</sup>
FAMILY LOUNGE / LIVING & DINING AREA	142 m <sup>2</sup>
PASSAGE	74 m <sup>2</sup>
PASSAGE	23 m <sup>2</sup>



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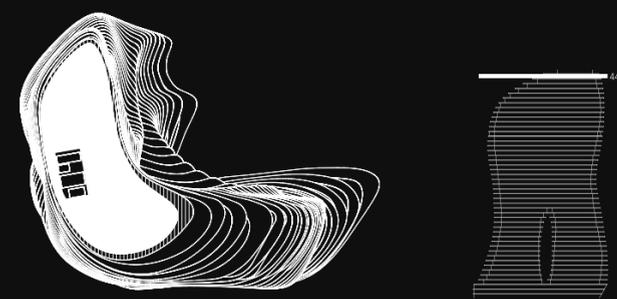
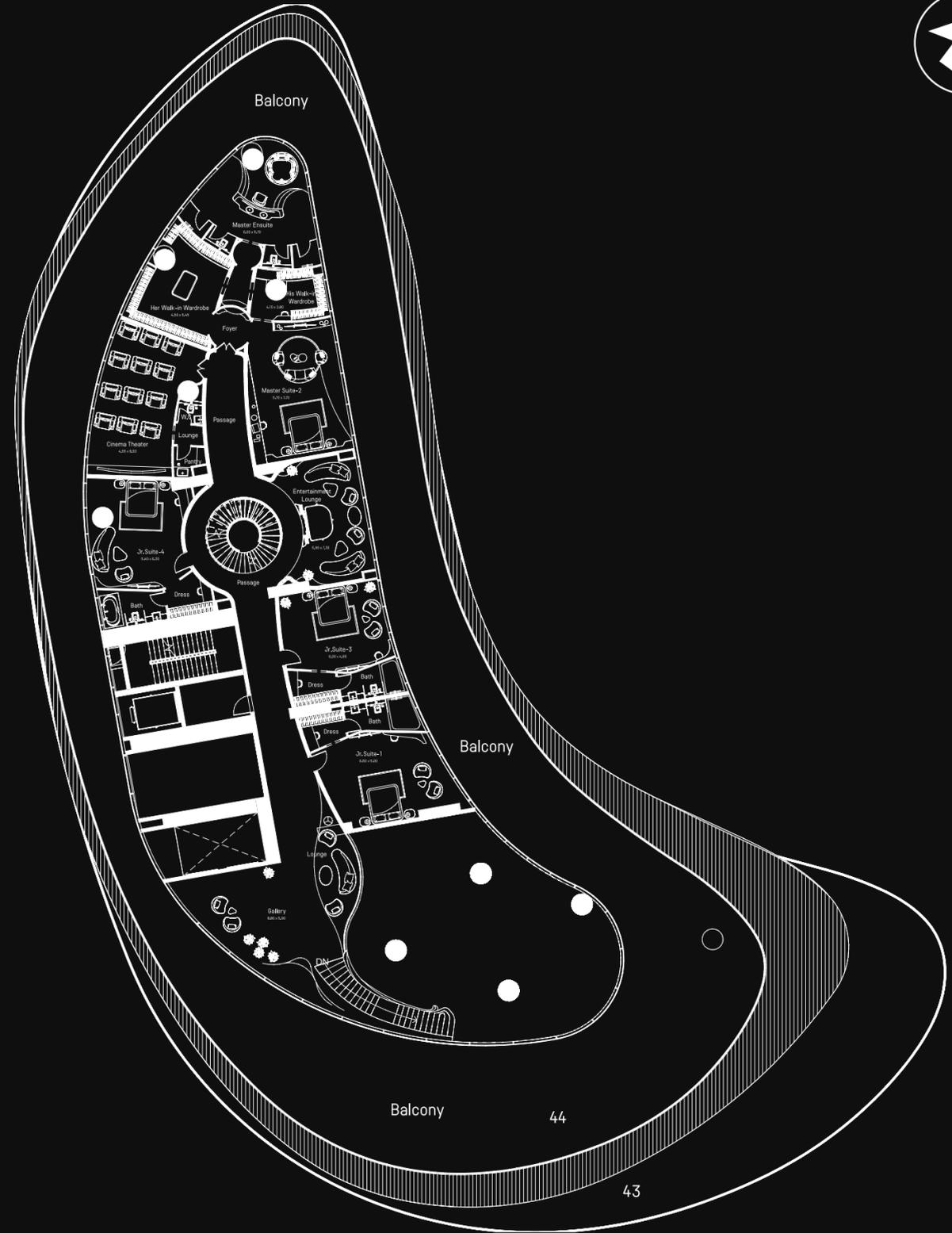


# THE SKY MANSION PENTHOUSE COLLECTION

## 8 BR - SKY MANSION PENTHOUSE

AREA	SQ. M	SQ. FT
SUITE AREA	1825 m <sup>2</sup>	19639 ft <sup>2</sup>
BALCONY AREA	2552 m <sup>2</sup>	27472 ft <sup>2</sup>
TOTAL UNIT AREA	4377 m <sup>2</sup>	47111 ft <sup>2</sup>

4301B - MANSION DESIGN COMPONENTS	
JR. SUITE-3	28 m <sup>2</sup>
DRESS	6 m <sup>2</sup>
BATH	6 m <sup>2</sup>
BATH	7 m <sup>2</sup>
DRESS	5 m <sup>2</sup>
JR. SUITE-1	33 m <sup>2</sup>
JR. SUITE-4	33 m <sup>2</sup>
BATH	7 m <sup>2</sup>
DRESS	5 m <sup>2</sup>
CINEMA THEATER	41 m <sup>2</sup>
PANTRY	3 m <sup>2</sup>
HER WALK-IN WARDROBE	24 m <sup>2</sup>
HIS WALK-IN WARDROBE	11 m <sup>2</sup>
MASTER ENSUITE	29 m <sup>2</sup>
PASSAGE	5 m <sup>2</sup>
MASTER SUITE-2	42 m <sup>2</sup>
FOYER	5 m <sup>2</sup>
ENTERTAINMENT LOUNGE	29 m <sup>2</sup>
GALLERY	44 m <sup>2</sup>
LOUNGE	14 m <sup>2</sup>
PASSAGE	90 m <sup>2</sup>
W.C	2 m <sup>2</sup>
LOUNGE	2 m <sup>2</sup>



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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.

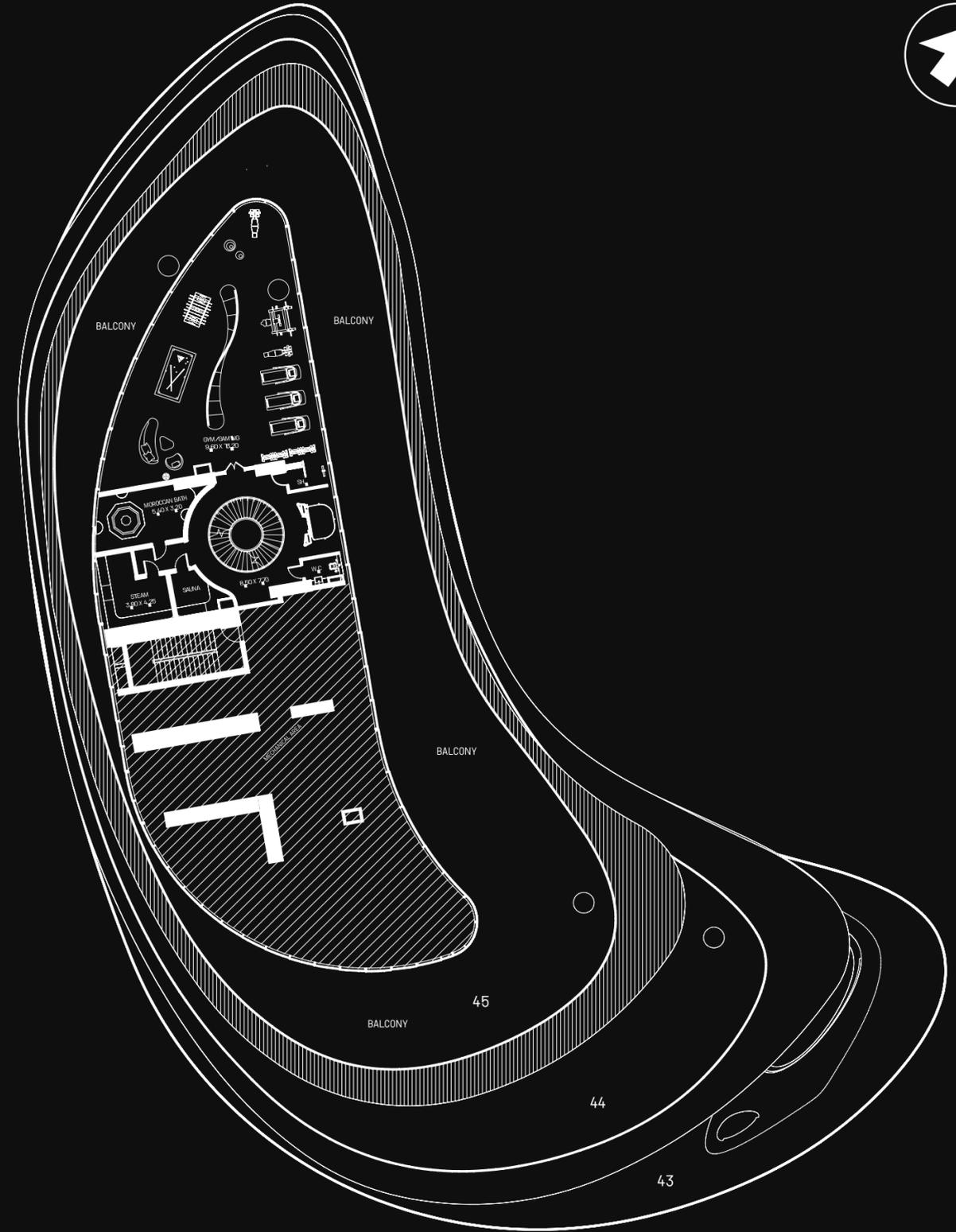
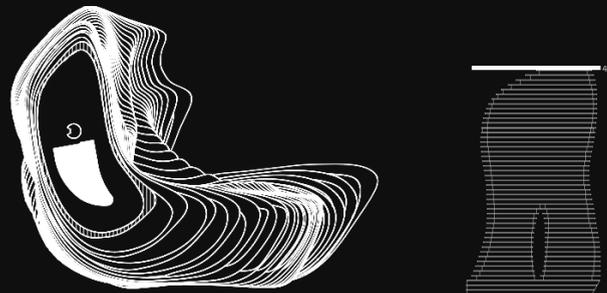
# THE SKY MANSION PENTHOUSE COLLECTION

## 8 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	1825 m <sup>2</sup>	19639 ft <sup>2</sup>
BALCONY AREA	2552 m <sup>2</sup>	27472 ft <sup>2</sup>
TOTAL UNIT AREA	4377 m <sup>2</sup>	47111 ft <sup>2</sup>

4301C - MANSION DESIGN COMPONENTS	
STEAM	14 m <sup>2</sup>
SAUNA	6 m <sup>2</sup>
MOROCCAN BATH	17 m <sup>2</sup>
GYM / GAMING	130 m <sup>2</sup>
SH.	3 m <sup>2</sup>
W.C	3 m <sup>2</sup>
FOYER	52 m <sup>2</sup>



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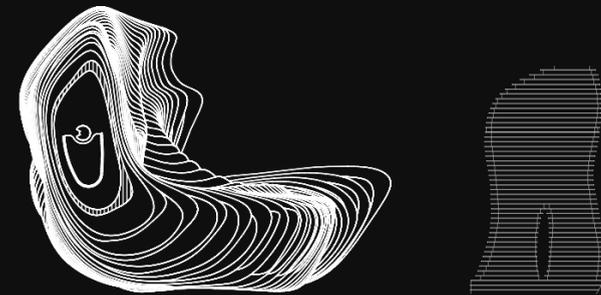


# THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE

## ROOF PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	1825 m <sup>2</sup>	19639 ft <sup>2</sup>
BALCONY AREA	2552 m <sup>2</sup>	27472 ft <sup>2</sup>
TOTAL UNIT AREA	4377 m <sup>2</sup>	47111 ft <sup>2</sup>



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DESIGN DETAILS

# A DEMONSTRATION OF EXCELLENCE



DESIGN DETAILS

# AN ENTHRALLING SCULPTURE IN THE MOST ICONIC CITY







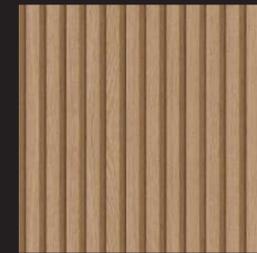
# CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



CALACATTA ORO



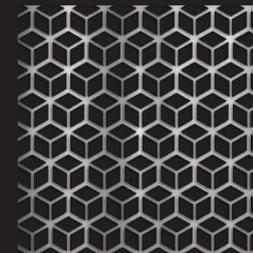
FLUTED TAN OAK WOOD



TAN OAK WOOD



CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME  
TEXTURE



FISH SCALE PARQUET  
FLOORING



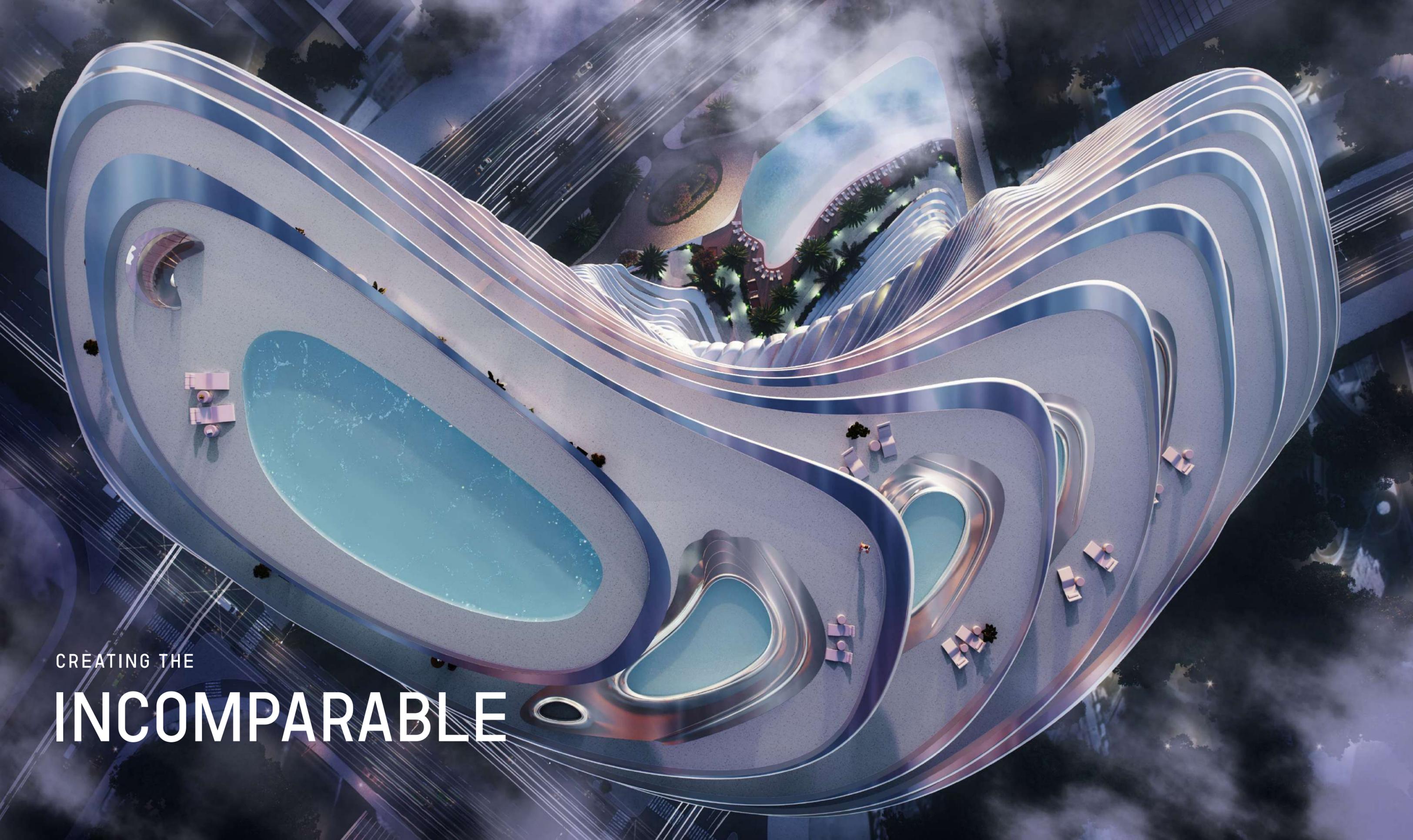


A TRIBUTE TO THE  
**RIVIERA'S FLAIR**

A futuristic, curved building with glowing balconies at night. The building features a series of white, curved balconies that wrap around the structure, each illuminated with a warm, golden light. The building is set against a dark sky with some clouds. In the foreground, there is a paved area with a small landscaped garden and a silver sports car parked on the right. Other modern buildings are visible in the background.

THE EPITOME OF

**REFINEMENT**



CREATING THE

**INCOMPARABLE**



بن غاطي  
BINGHATTI