



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.



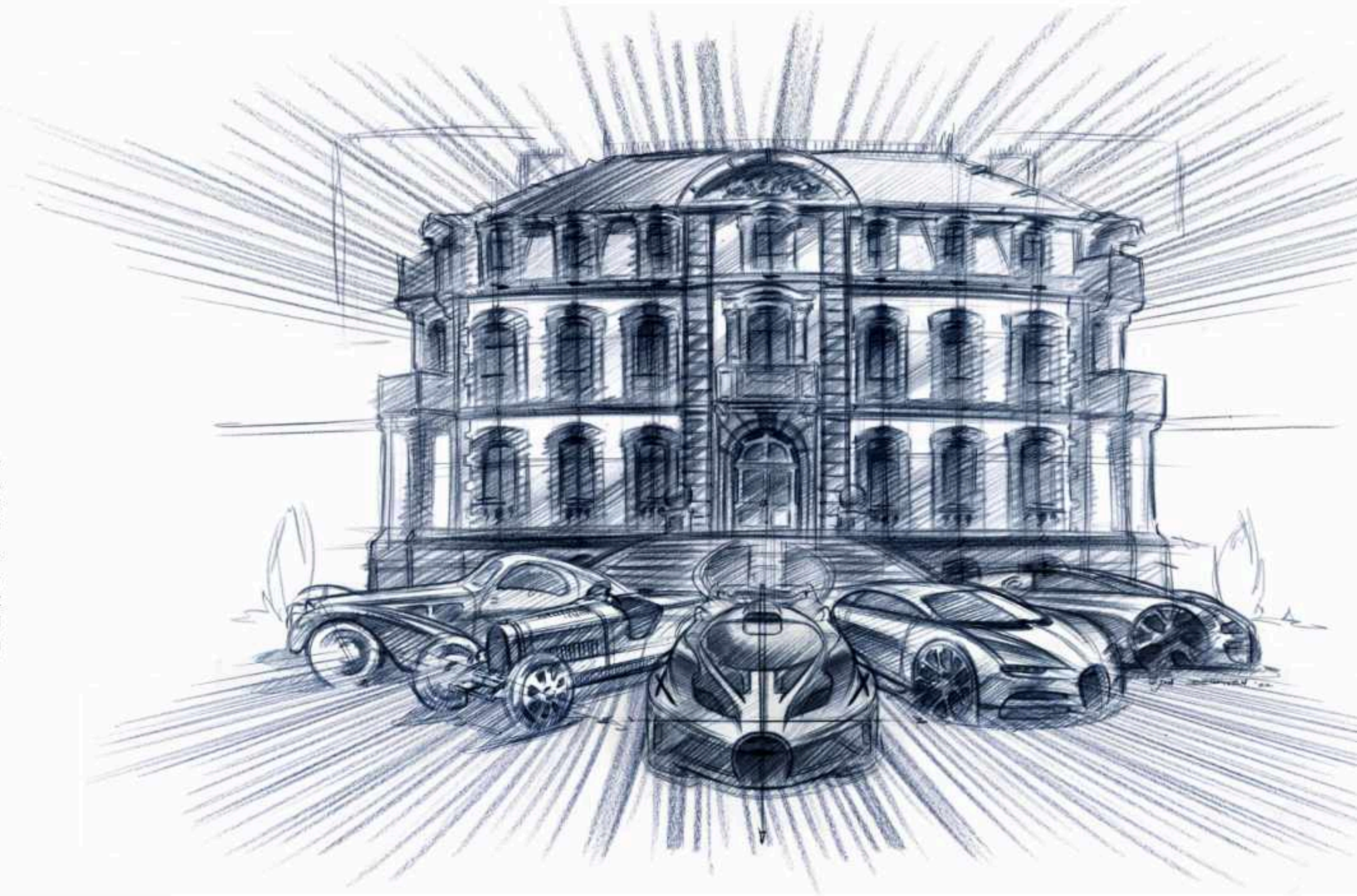
An aerial photograph of a coastal city, likely Monaco, showing a harbor with many yachts, a sandy beach, and a dense urban area built on a hillside. The sky is clear and blue, and the water is a deep blue-green. The city features a mix of traditional European architecture and modern high-rise buildings. The text 'ENTHUSED BY THE FRENCH RIVIERA' is overlaid on the left side of the image.

# 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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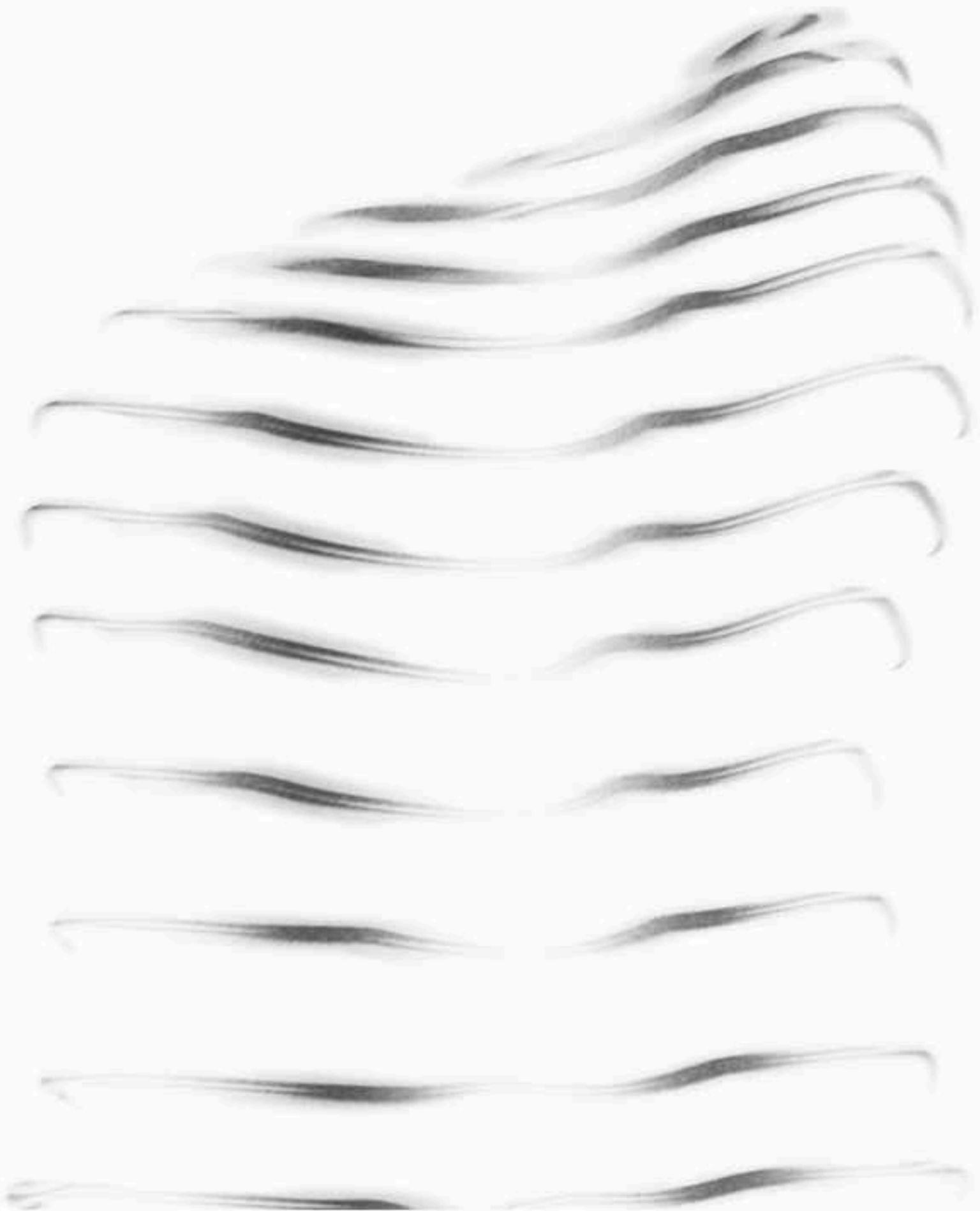
THE CONCEPT

**02**

ABOUT THE PROJECT

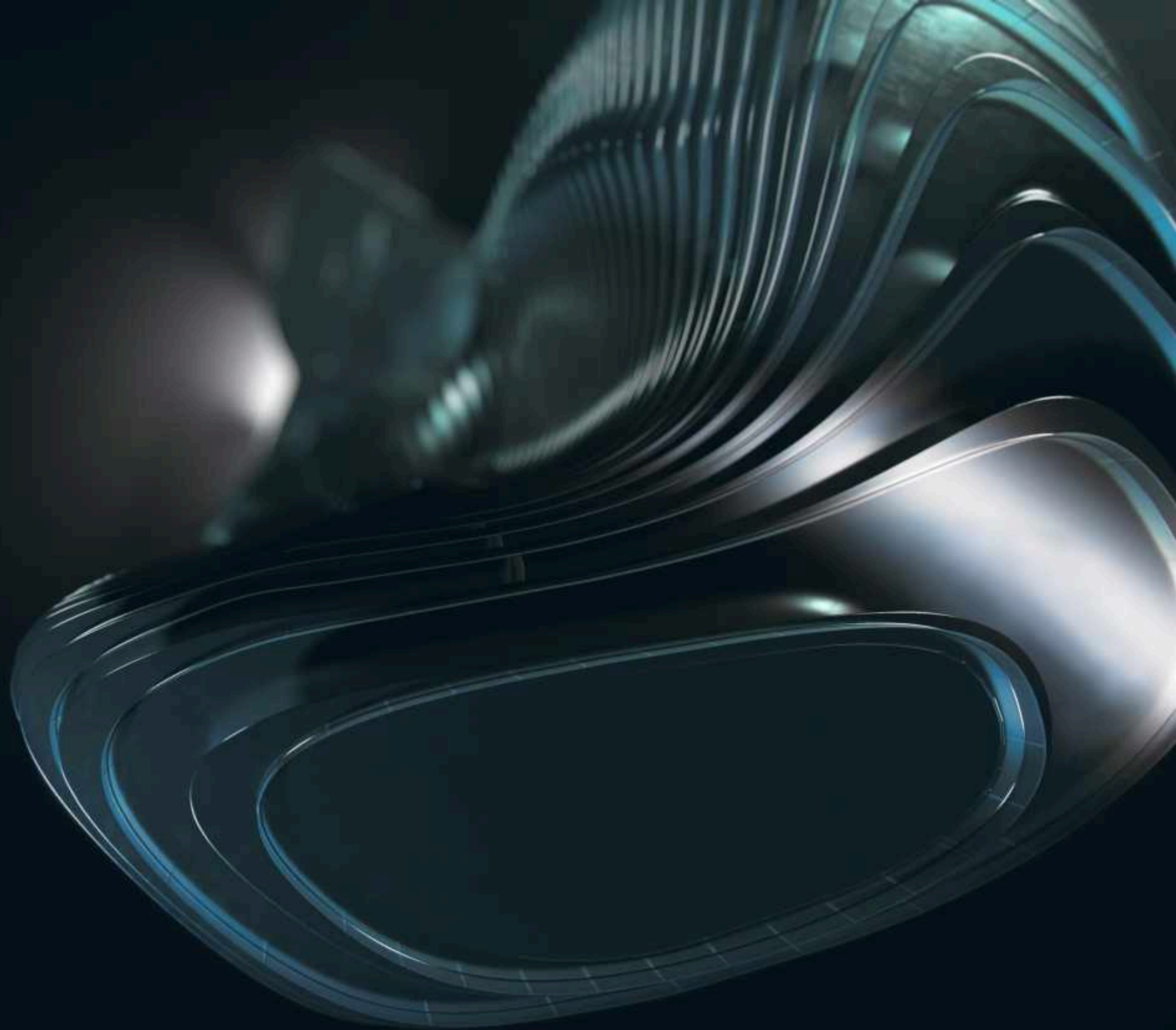
**03**

DESIGN DETAILS



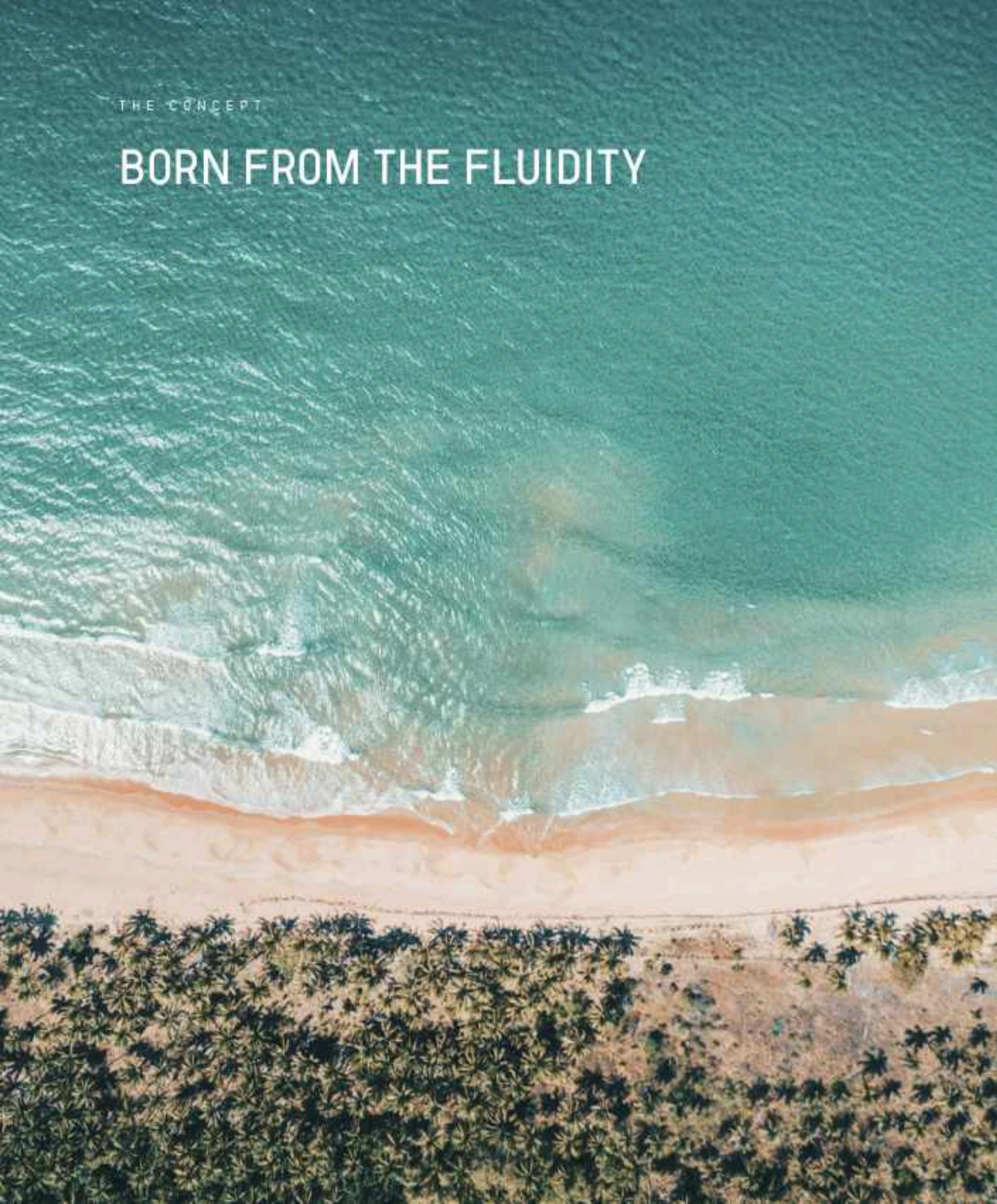
# 01

THE CONCEPT



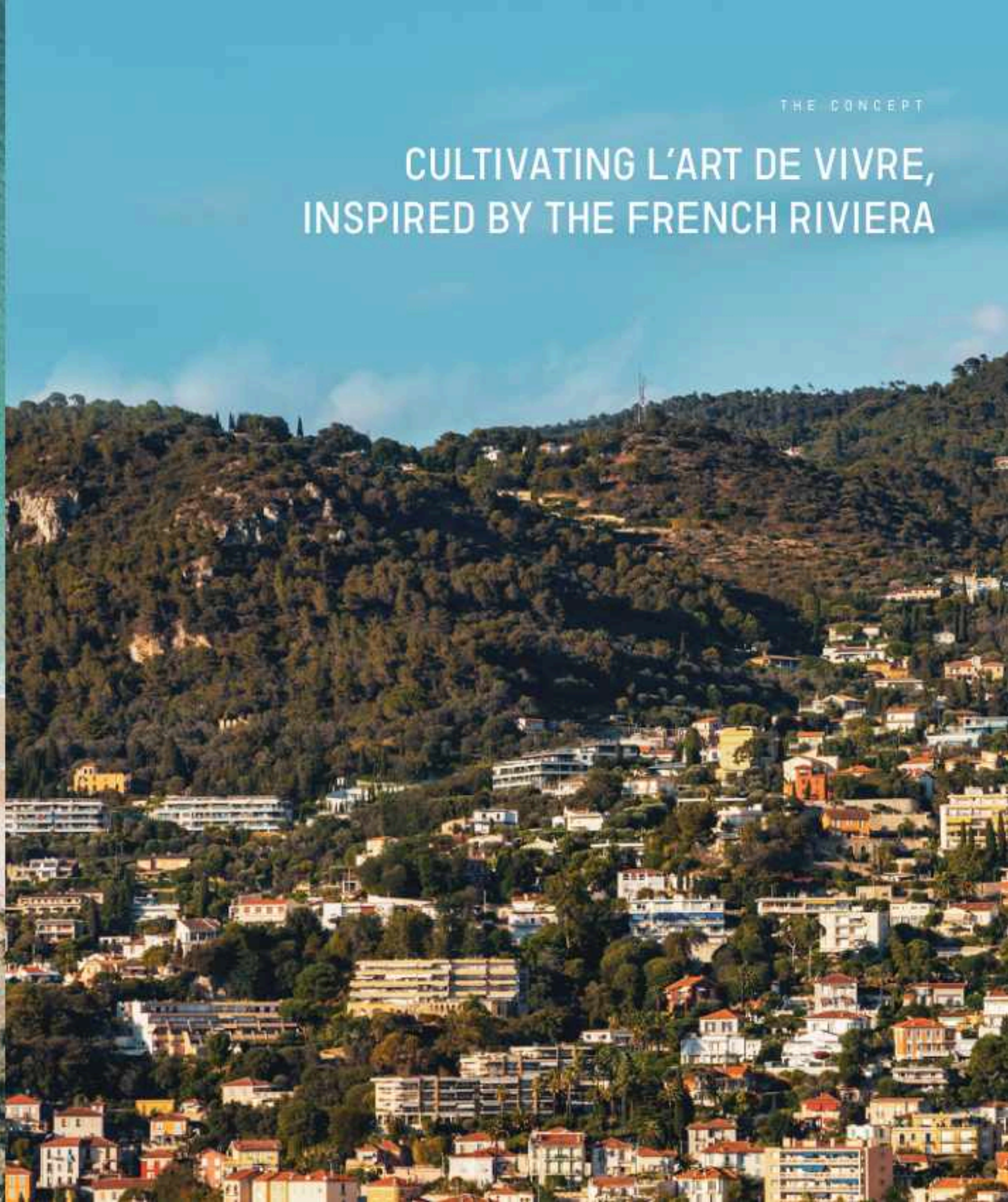
THE CONCEPT

# 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 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  
JAMEEL 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 KHAIL ROAD

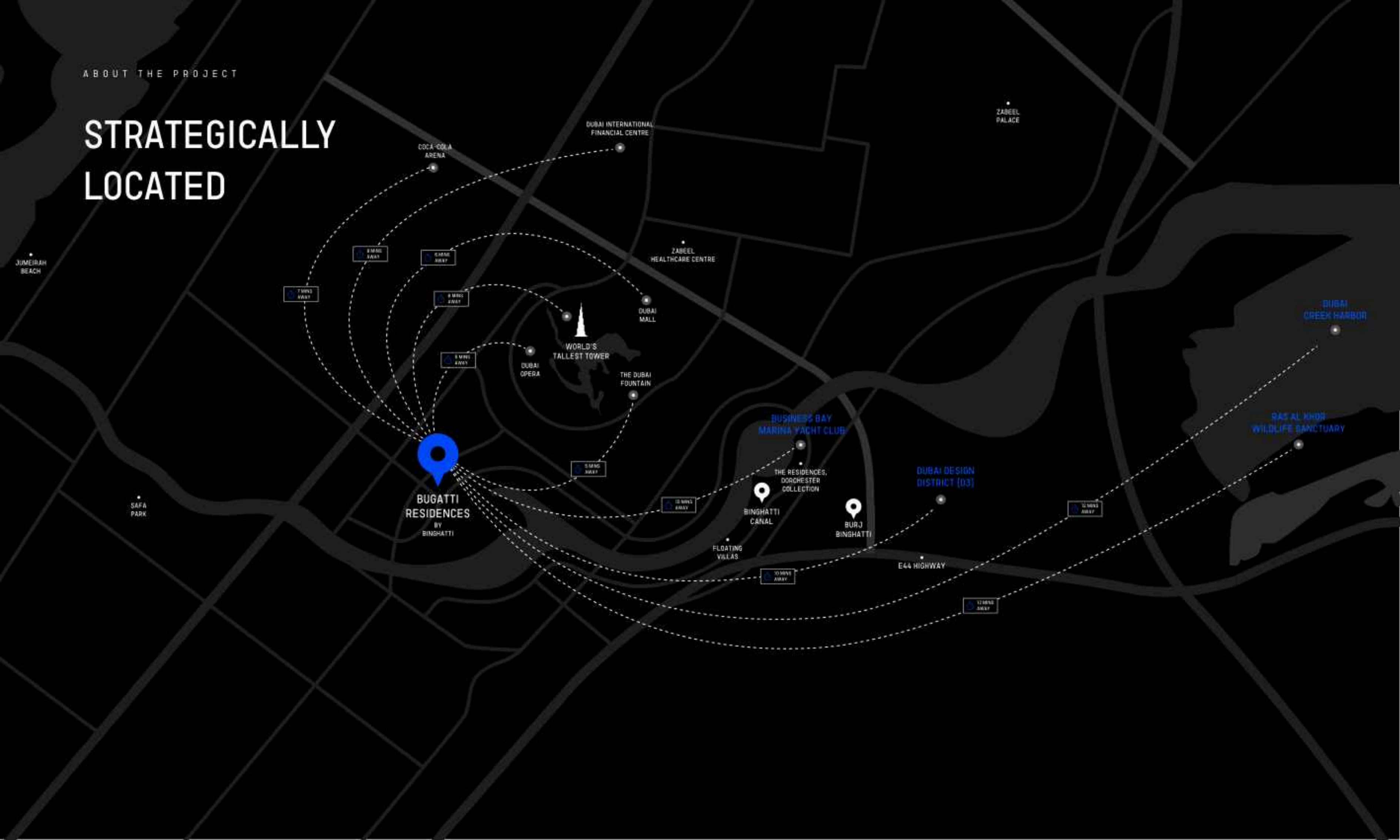
WAY TO SHEIKH  
ZAYED ROAD

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

- UMBRELLA RESERVE BEACH
- 24 HOURS FITNESS SERVICES
- PRIVATE GARAGE
- CHAUFFEUR SERVICE
- SMART SYSTEM
- VIP OWNERS LOUNGE
- SAUNA
- PRIVATE SPA
- SALE SERVICE
- SMART SYSTEM
- VALET ACCESS CARD
- BUTLER SERVICE
- PRIVATE CHEF SERVICE
- RETIROUSE SERVICE
- ACUSTIC SYSTEM
- CONCIERGE SERVICE
- TRAINING ACCESS CARD
- POOL & BEVERAGE
- HOUSE KEEPING
- SPRINKLER

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

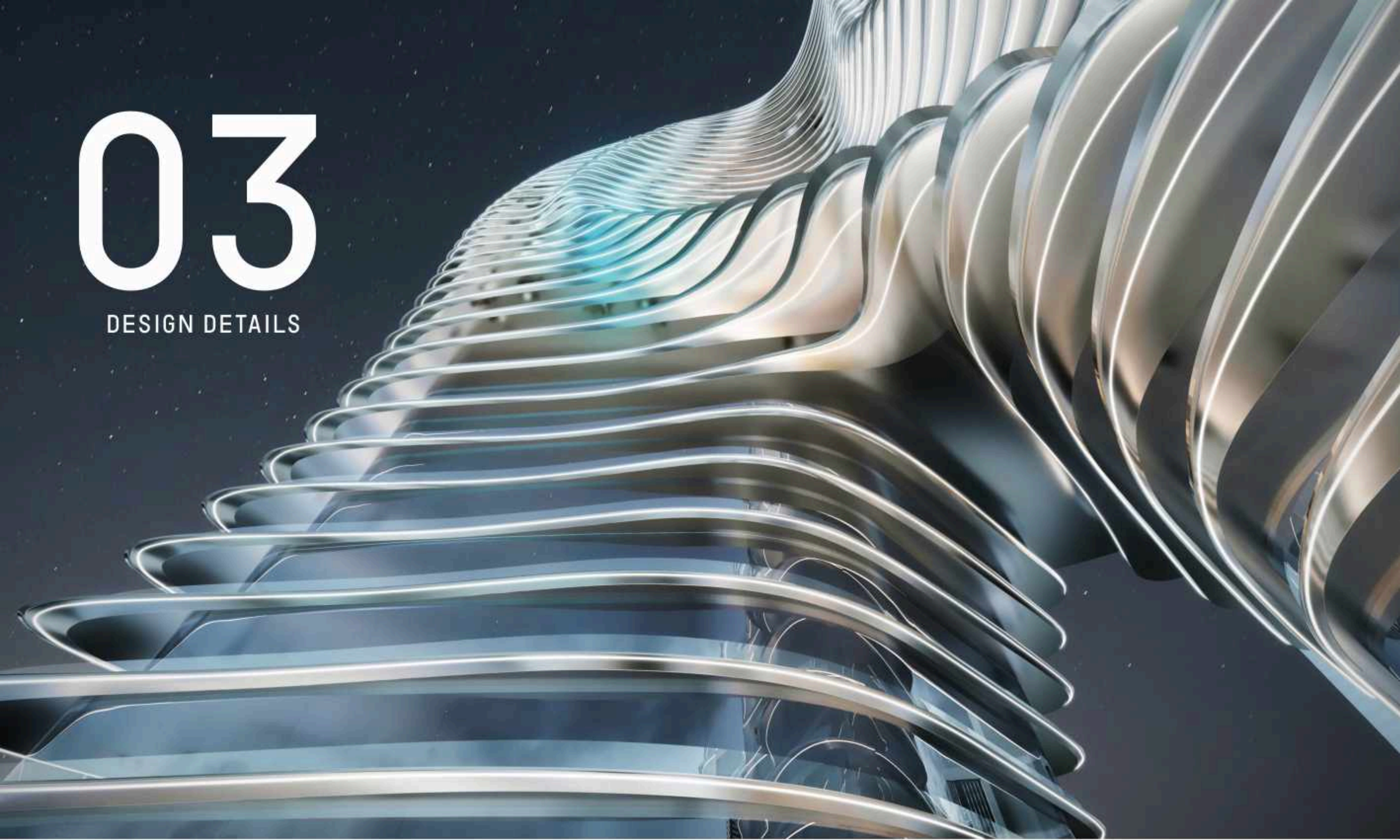
ABOUT THE PROJECT



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>

D205 MANSION DESIGN COMPONENTS	
PASSAGE	9 m <sup>2</sup>
ENTRANCE FOYER	13 m <sup>2</sup>
KITCHEN	37 m <sup>2</sup>
LIVING & DINING	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>
LALIN	5 m <sup>2</sup>
PWBR	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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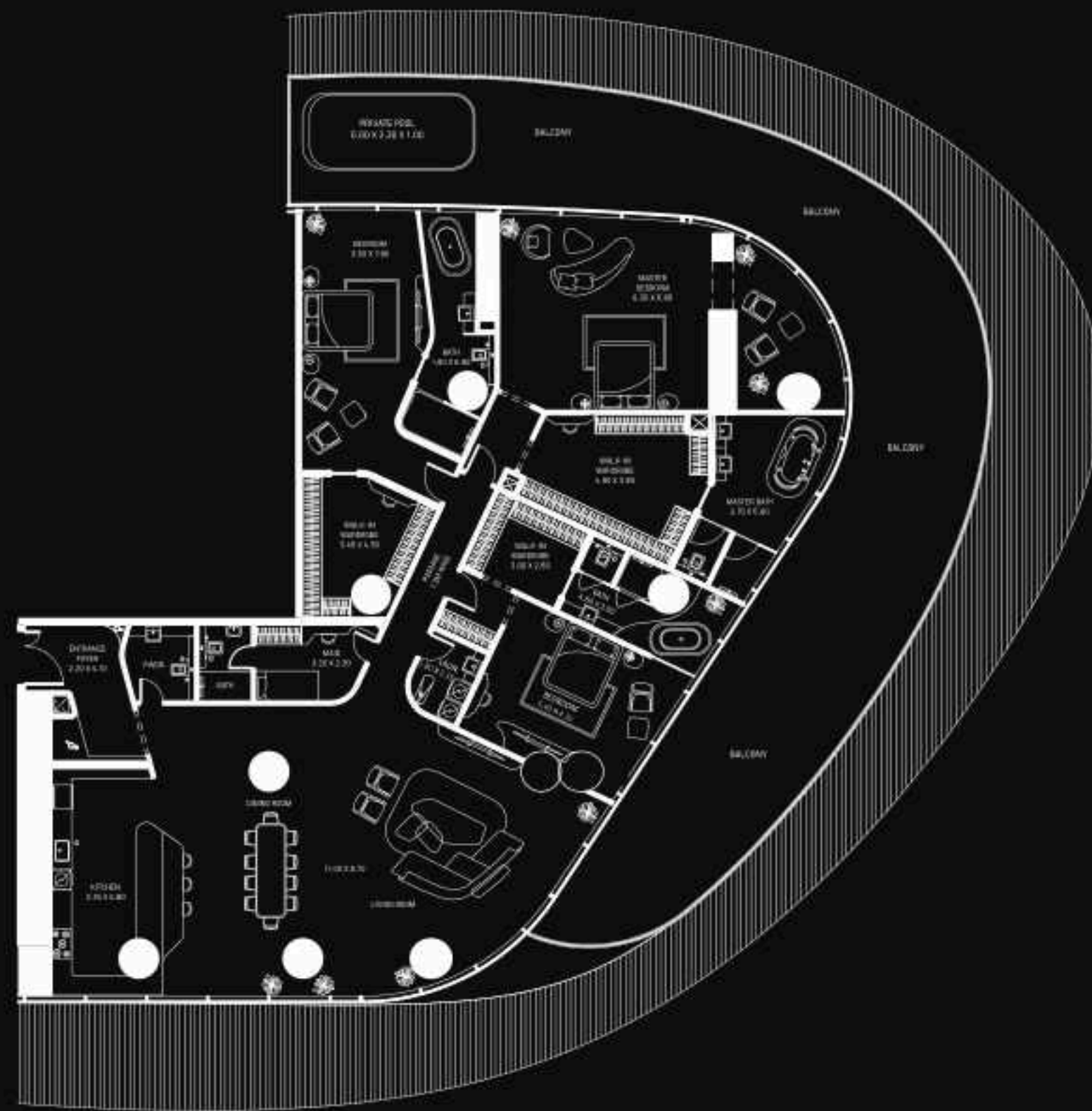


# RIVIERA MANSION COLLECTION

## 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 & DINING	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	1 m <sup>2</sup>



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# RIVIERA MANSION COLLECTION

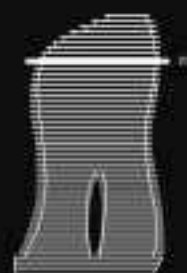
## 4 BR - MONACO



AREA	SQ. M	SQ. FT
SUITE AREA	676 m <sup>2</sup>	7275 ft <sup>2</sup>
BALCONY AREA	388 m <sup>2</sup>	4185 ft <sup>2</sup>
TOTAL UNIT AREA	1064 m <sup>2</sup>	11461 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	38 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	58 m <sup>2</sup>
WASH	4 m <sup>2</sup>
PWCR	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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# THE SKY MANSION PENTHOUSE COLLECTION

## 8 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
GATE AREA	935 m <sup>2</sup>	1004 m <sup>2</sup>
IM.COMP AREA	282 m <sup>2</sup>	3038 m <sup>2</sup>
TOTAL UNIT AREA	418 m <sup>2</sup>	4474 m <sup>2</sup>

4303A - MANSION DESIGN COMPONENTS		
FAMILY LOUNGE	40 m <sup>2</sup>	
GUEST SUITE	28 m <sup>2</sup>	
BATH	7 m <sup>2</sup>	
BATH	8 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>	
WALK-IN WARDROBE	48 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>	
WALK-IN WARDROBE	23 m <sup>2</sup>	
LAUND.	5 m <sup>2</sup>	
KITCHEN	7 m <sup>2</sup>	
BATH	7 m <sup>2</sup>	
STORE	4 m <sup>2</sup>	
DRESS	4 m <sup>2</sup>	
WASH	2 m <sup>2</sup>	
BACK ROOM	31 m <sup>2</sup>	
FOODSTUFF STORAGE	14 m <sup>2</sup>	
WASH	13 m <sup>2</sup>	
WASH	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>	
HALLWAY	3 m <sup>2</sup>	
HALLWAY	3 m <sup>2</sup>	
OFFICE LOUNGE	48 m <sup>2</sup>	
PANTRY KITCHEN	54 m <sup>2</sup>	
PANORAMIC NOOK AREA	54 m <sup>2</sup>	
FAMILY LOUNGE / LIVING & DRESS AREA	140 m <sup>2</sup>	
PASSAGE	14 m <sup>2</sup>	
PASSAGE	13 m <sup>2</sup>	



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# THE SKY MANSION PENTHOUSE COLLECTION

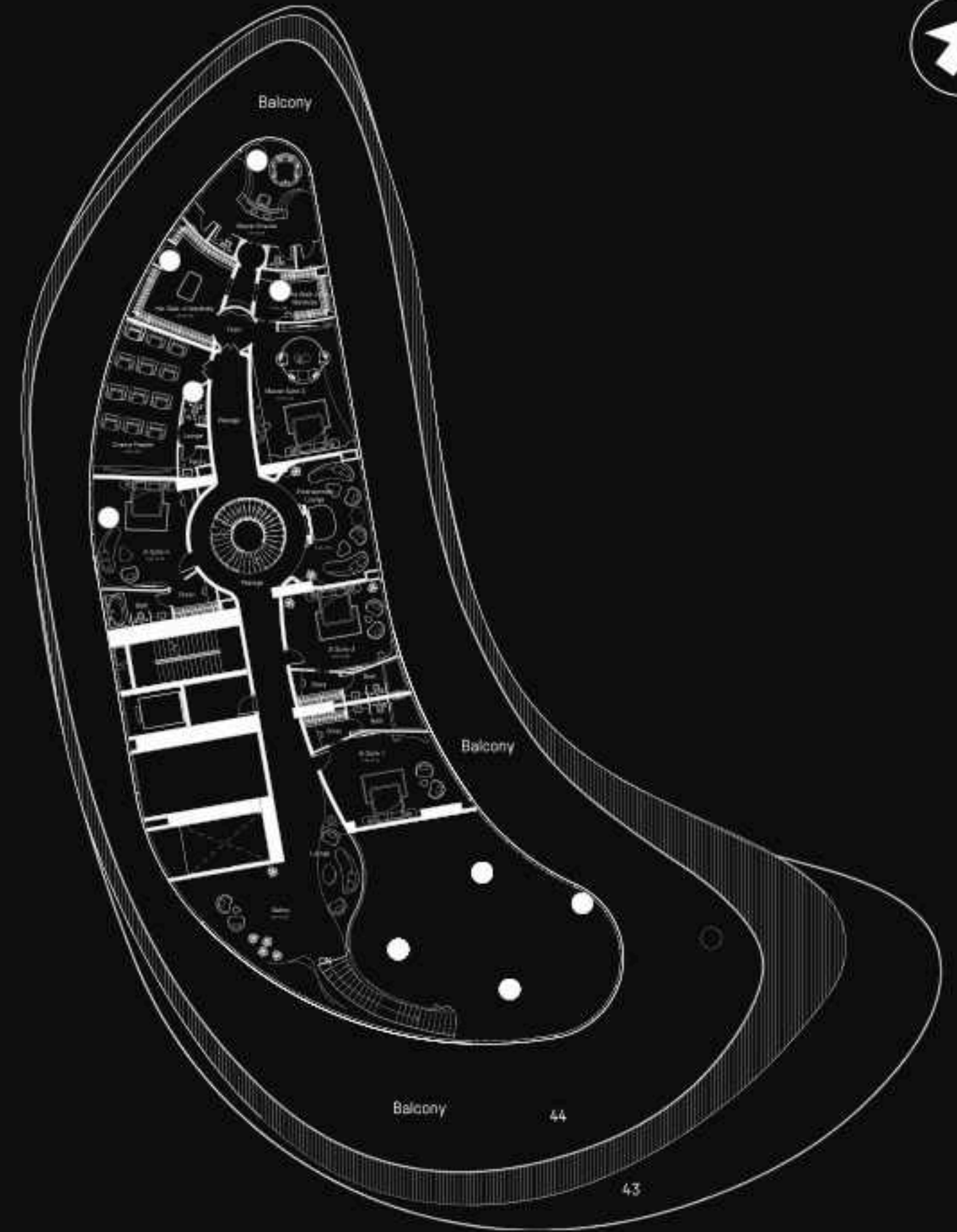
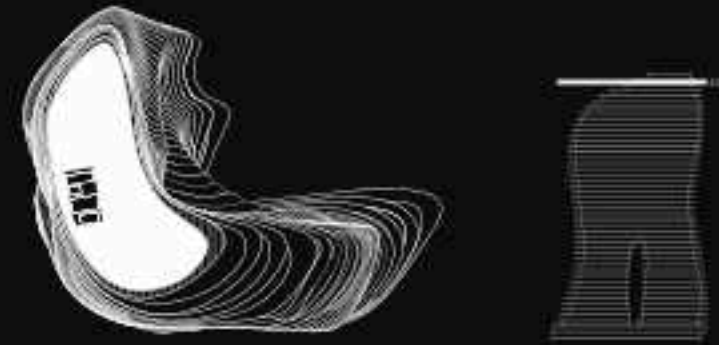
## 8 BR - SKY MANSION PENTHOUSE



AREA	SQ. M	SQ. FT
SUITE AREA	3825 m <sup>2</sup>	19630 ft <sup>2</sup>
BALCONY AREA	3552 m <sup>2</sup>	23672 ft <sup>2</sup>
TOTAL UNIT AREA	4377 m <sup>2</sup>	47111 ft <sup>2</sup>

43018 - MANSION DESIGN COMPONENTS

IN SUITE-5	28 m <sup>2</sup>
DRESS	9 m <sup>2</sup>
BATH	6 m <sup>2</sup>
BATH	7 m <sup>2</sup>
DRESS	5 m <sup>2</sup>
IN SUITE-1	23 m <sup>2</sup>
IN SUITE-4	23 m <sup>2</sup>
BATH	7 m <sup>2</sup>
DRESS	5 m <sup>2</sup>
CINEMA THEATER	43 m <sup>2</sup>
PANTRY	8 m <sup>2</sup>
HIS WALK-IN WARDROBE	24 m <sup>2</sup>
HIS WALK-IN WARDROBE	23 m <sup>2</sup>
MASTER ENSUITE	22 m <sup>2</sup>
PASSAGE	5 m <sup>2</sup>
MASTER SUITE 2	42 m <sup>2</sup>
ROVER	3 m <sup>2</sup>
ENTERTAINMENT LOUNGE	29 m <sup>2</sup>
GALLERY	44 m <sup>2</sup>
LOUNGE	24 m <sup>2</sup>
PASSAGE	20 m <sup>2</sup>
W.C	7 m <sup>2</sup>
LOUNGE	2 m <sup>2</sup>



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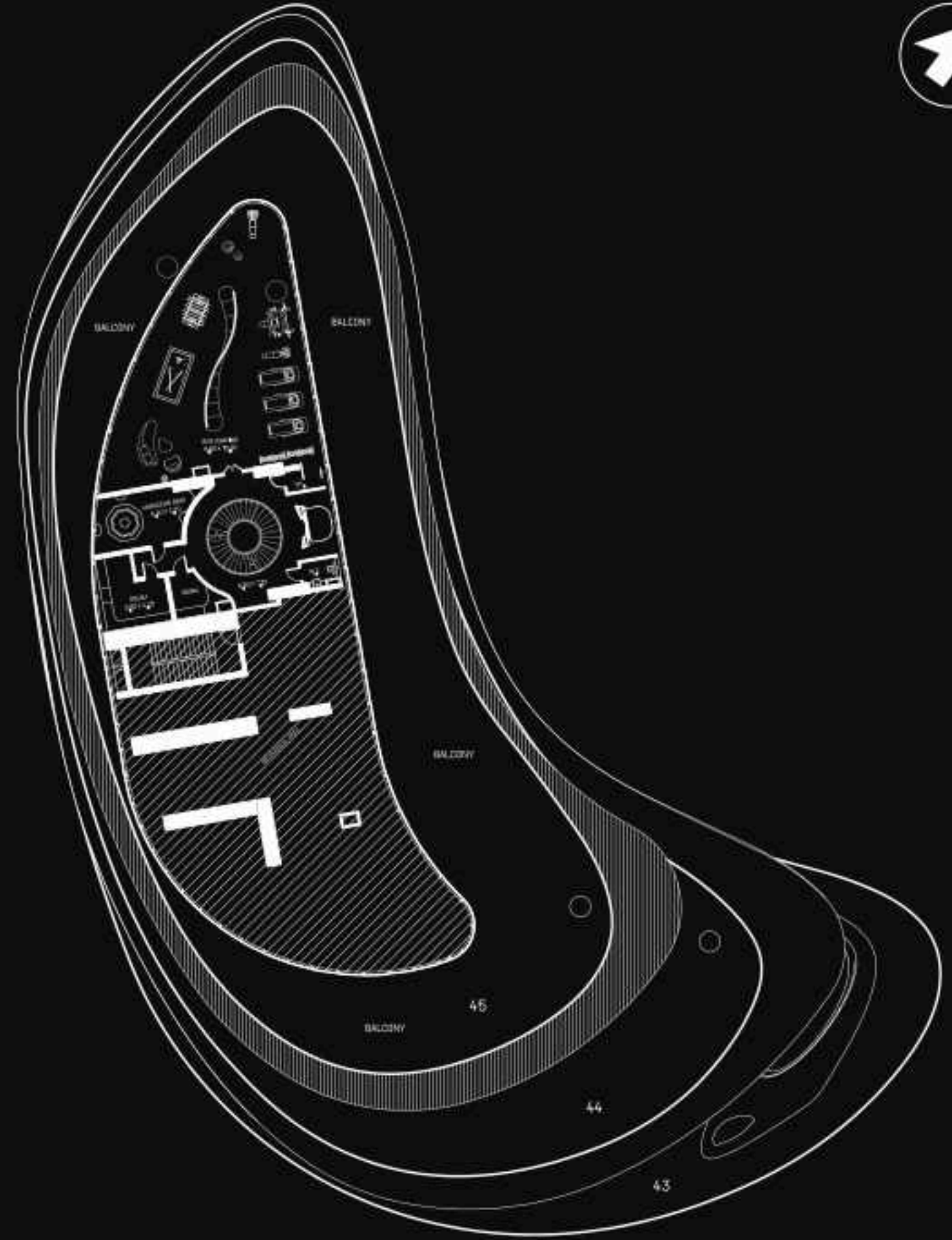
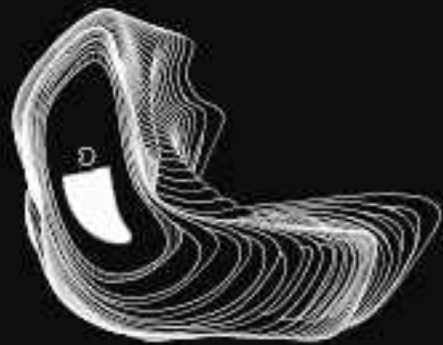
8 BR - SKY MANSION PENTHOUSE



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>
SALINA	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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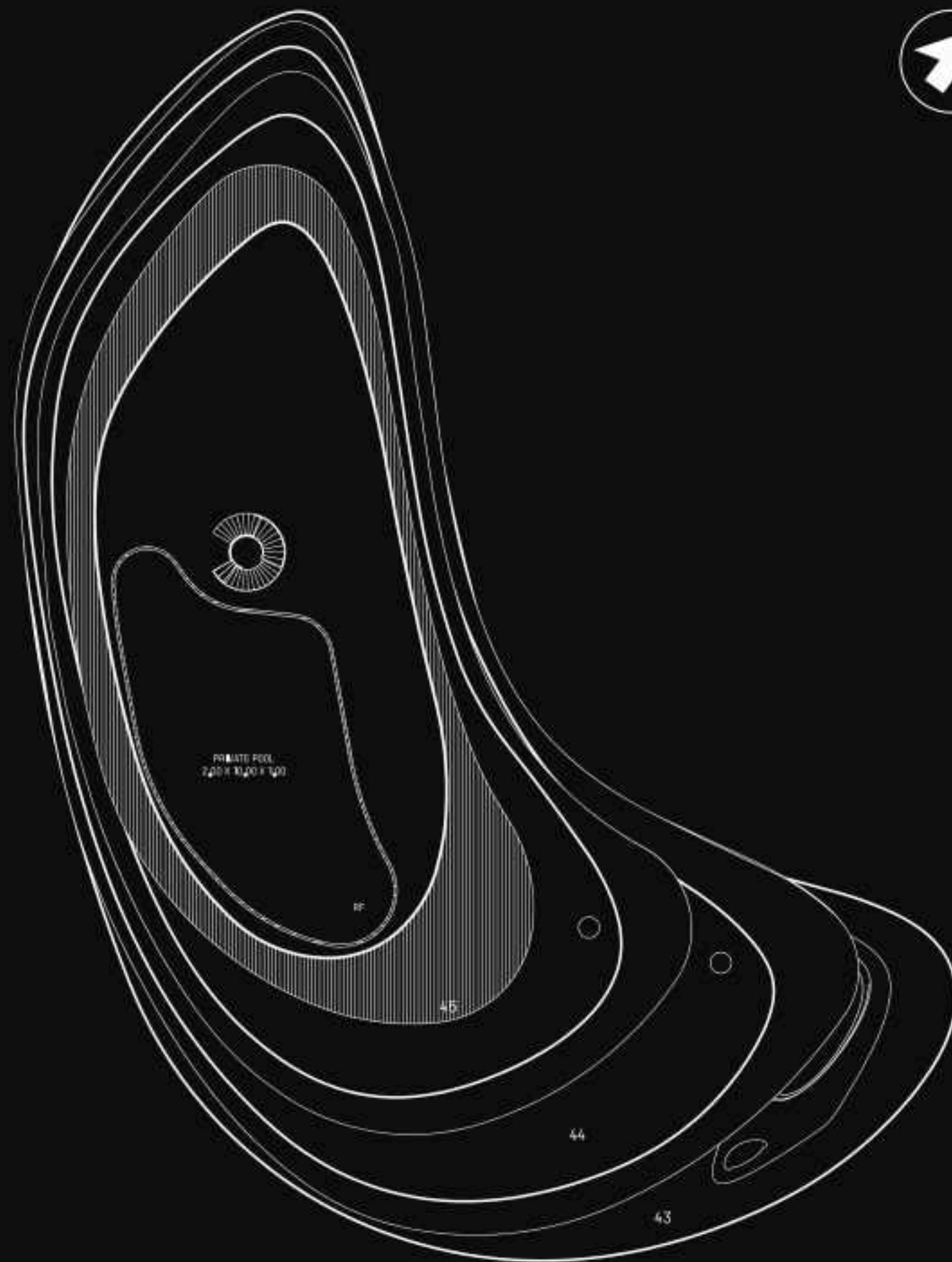


# THE SKY MANSION PENTHOUSE COLLECTION

8 BR - SKY MANSION PENTHOUSE

## ROOF PLAN

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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



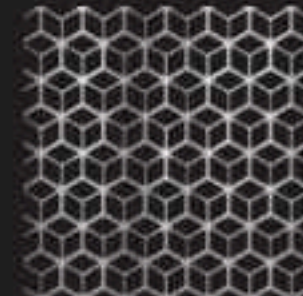
FLUTED TAN OAK WOOD



TAN OAK WOOD



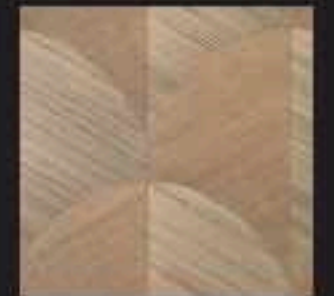
CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME  
TEXTURE



FISH SCALE PARQUET  
FLOORING





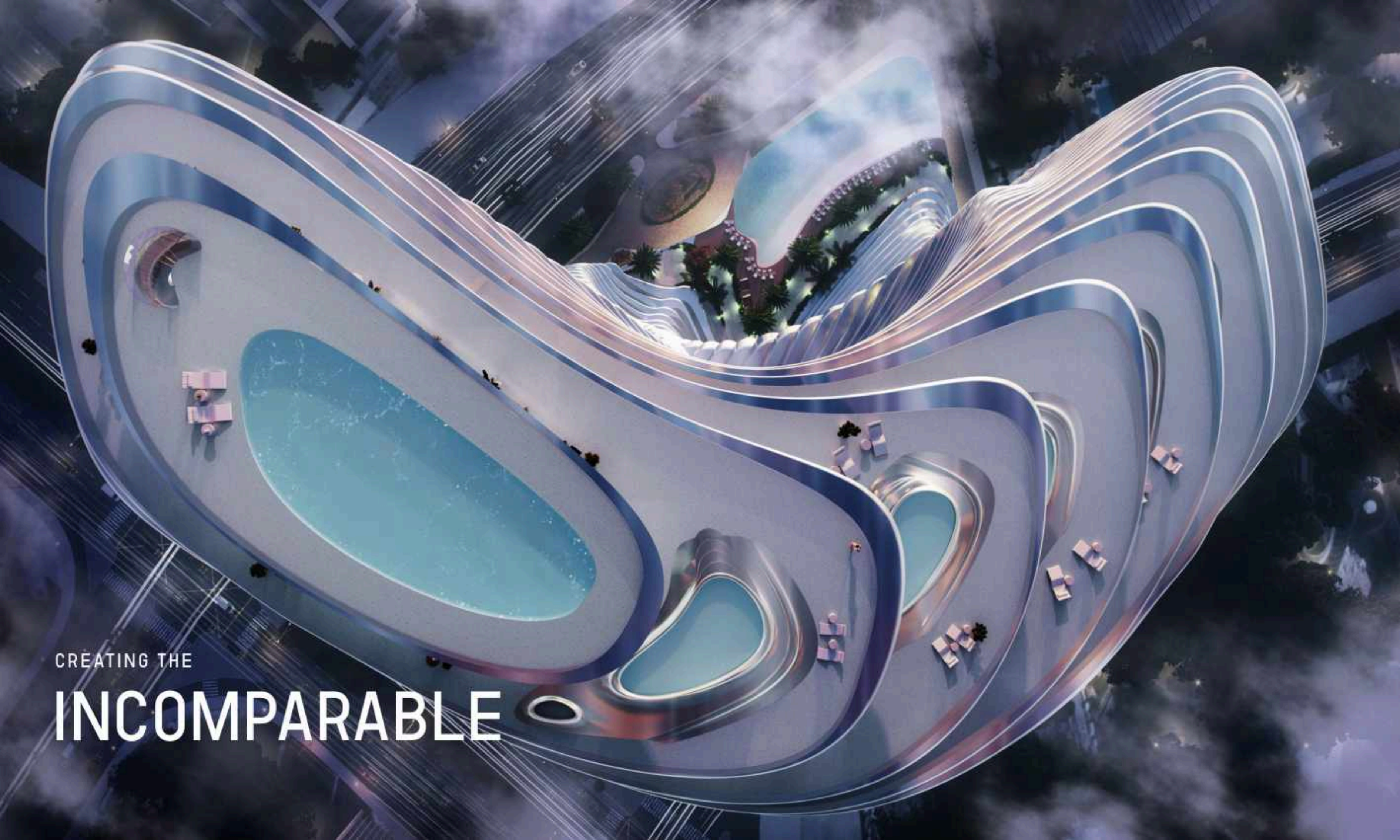
A TRIBUTE TO THE

# RIVIERA'S FLAIR

A modern, curved building with wavy balconies and a glass entrance at night. The building features a prominent, large, curved white structure on the left side. The balconies are illuminated with warm lights, and the entrance area is brightly lit. A silver car is parked in the foreground on the right. The background shows other city buildings and palm trees under a cloudy sky.

THE EPITOME OF

**REFINEMENT**



CREATING THE

# INCOMPARABLE



بن غاطي  
BINGHATTI