

— BINGHATTI —

# PHANTOM

JUMEIRAH VILLAGE CIRCLE



FORMED FROM THE  
RELENTLESS  
PURSUIT OF VIRTUOSITY

**Binghatti** is a proud Emirati property developer headquartered in Dubai, United Arab Emirates. The Binghatti brand is synonymous with some of the most iconic projects in the world's most dynamic and innovative city. The company's product offering spans all segments of the market, including affordable to mid-luxury, luxury, and uber-luxury markets. The company is distinguished by its iconic architectural style that represents the brand's distinct design DNA integrated across its wide array of real estate developments. With a real-estate portfolio of over 50 projects and an exceeding value of AED 30 Billion, Binghatti is considered to be one of the largest privately held property developers in the UAE. Preceding to 2024, the company has successfully delivered 20,000 units in Dubai's real-estate market. Binghatti is the pioneering real estate developer in the world that has formed partnerships to develop branded real estate projects with global luxury brands, such as Bugatti, Mercedes-Benz and Jacob&Co.

# Awards & Recognitions



# An award winning developer

بن غاطي للتطوير هي شركة تطوير عقاري لديها العديد من المشاريع العقارية في دولة الإمارات العربية المتحدة بقيمة استثمارية تفوق العشرين مليار درهم إماراتي من خلال محفظة عقارية تضم أكثر من خمسين مشروع في جميع أنحاء دبي تتضمن منطقة الخليج التجاري، قرية جميرا الدائرية، ليوان، دبي لاند السكنية<sup>1</sup> واحة دبي للسيلكون والجداف.

تمتلك بن غاطي خطط شاسعة للتوسع في السنوات القادمة مع التركيز بشكل خاص في نمو محفظتها العقارية في دبي. بصفتها أحد أكبر شركات التطوير بالإمارات، بن غاطي للتطوير حازت على جوائز عديدة وأن تتركز كشركة إماراتية رائدة في كل من قطاع التطوير العقاري والهندسة المعمارية. نالت بن غاطي العديد من الجوائز منها أفضل شركة عقارية ضمن أعلى 100 شركة عقارية في الشرق الأوسط حسب لائحة فوربس الشرق الأوسط، وحصلت على جائزة أفضل مشروع قيد الإنشاء من دائرة الأراضي والأملاك في دبي وجائزة الشرق الأوسط للمباني الخضراء لعامي 2017 و 2018 بالإضافة لجائزة أسرع تطوير لمشروع عقاري من دائرة الأراضي والأملاك في دبي والعديد من الجوائز من معرض سيتي سكيب والعقارات الخليجية، وجائزة تايفون لأفضل شركة عقارية من قبل حكومة دبي، وتطمح الشركة لترسيخ مكانتها كأحد أفضل وأكبر الشركات العقارية الرائدة في دولة الإمارات العربية المتحدة.

Binghatti Developers is a real estate development company operating throughout the UAE with an investment value exceeding AED 30 Billion across a portfolio of more than 50 projects and currently operates in several areas throughout Dubai including Business Bay, Dubai Silicon Oasis, Al Jaddaf, Dubai Marina, Jumeirah Village Circle, Liwan, and Dubai Land Residence Complex. 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 of completed projects, 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 2018 2017 &, Cityscape Awards 2018, Arabian Property Awards 2017 & 2018, and Government of Dubai- Best Real Estate Tycoon Awards, are just some of the notable accomplishments Binghatti Developers have received over the years.

## Milestones

# 60+

Projects in the region

# 10,000+

Apartments planned for completion by the next 18 months

Value of

# 10 Billion

# 20,000+

Upcoming project units

Value of

# 20 Billion





# A Figment of Imagination

Binghatti Phantom embodies an enigmatic and intangible essence, elevating the ordinary to realms of ingenuity and possibility. From this notion comes a non-conformist disposition, defying conventional norms to create a residential oasis that transcends the mundane.



THE DYNAMIC REAL ESTATE  
LANDSCAPE OF

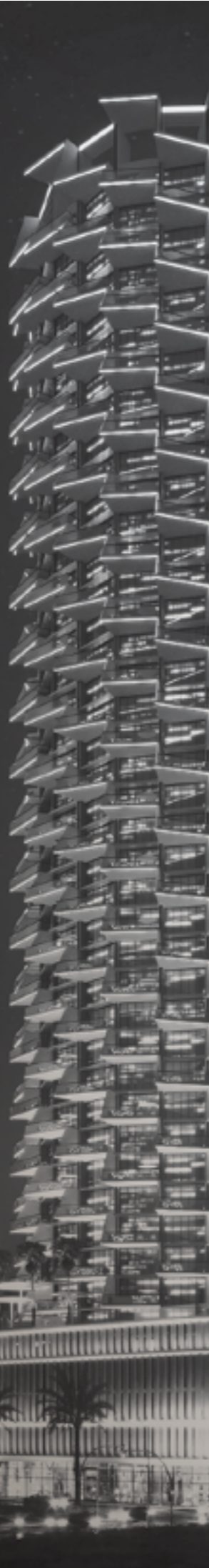
# DUBAI

Renowned for its distinctive skyline, top-tier infrastructure, and dynamic urban culture, Dubai epitomizes advancement in the Middle East and worldwide. The city's appeal as a leading investment destination is reinforced by its strategic positioning, robust economy, forward-thinking urban planning, and diverse lifestyle offerings. As Dubai evolves and pushes boundaries through innovation, its real estate market presents investors with the chance to participate in a dynamic growth trajectory.



ABOUT THE PROJECT

# 01.



## TABLE OF CONTENTS



# 02.

## DESIGN DETAILS



FLOOR PLANS

# 03.







A State of Tranquility

# Material List



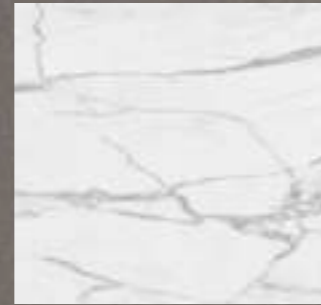
Phantom Black



Brushed Brass



Sandwich Glass



Calacatta Oro



Patagonia



Wallpaper



Tan Oak Wood



Fluted Tan Oak



Calacatta  
Fabbriotti



BT White



Fior Di Basco



# A Visionary Craftsmanship



# The Path Towards Excellence



BURJ  
AL ARAB

E44 DUBAI  
ALKHAIL ROAD

HESSA  
STREET

BINGHATTI  
PHANTOM

E311 SHEIKH  
MOHAMMAD BIN  
ZAYED ROAD

DOWNTOWN  
DUBAI

About the  
Project

# 01



# Inspired Artistry



ABOUT THE PROJECT

# Project Facts

## PROPERTY TYPE

RESIDENTIAL & RETAIL

## PLOT AREA

5775.97 SQ. M./ 62172.02.00 SQFT

## DESCRIPTION

UG + G + 4P + 1<sup>st</sup> FLOOR (AMENITY) +  
37 RES. FLOORS + 1MECH. FLOOR +  
ROOF

## NUMBER OF UNITS

1 BED APT. - 340

2 BED APT. - 10

3 BED APT. - 4

## TOTAL UNITS

RESIDENTIAL UNITS - 354

SHOP (GROUND FLOOR) - 15



# Jumeirah Village Circle

## NEARBY AMENITIES

### MALL

- 1. Circle Mall

### SUPERMARKET

- 1. Spinneys
- 2. Grandiose
- 3. Choithrams
- 4. Nesto Hypermarket
- 5. Viva Supermarket

### SCHOOL

- 1. JSS International School
- 2. Kids World Nursery
- 3. Ladybird Nursery

### HOSPITAL/CLINIC

- 1. Aster Medical Clinic
- 2. Life Medical Center
- 3. Magnum Family Medical Center
- 4. Dr. Joy Dental Clinic

### BINGHATTI PROJECTS

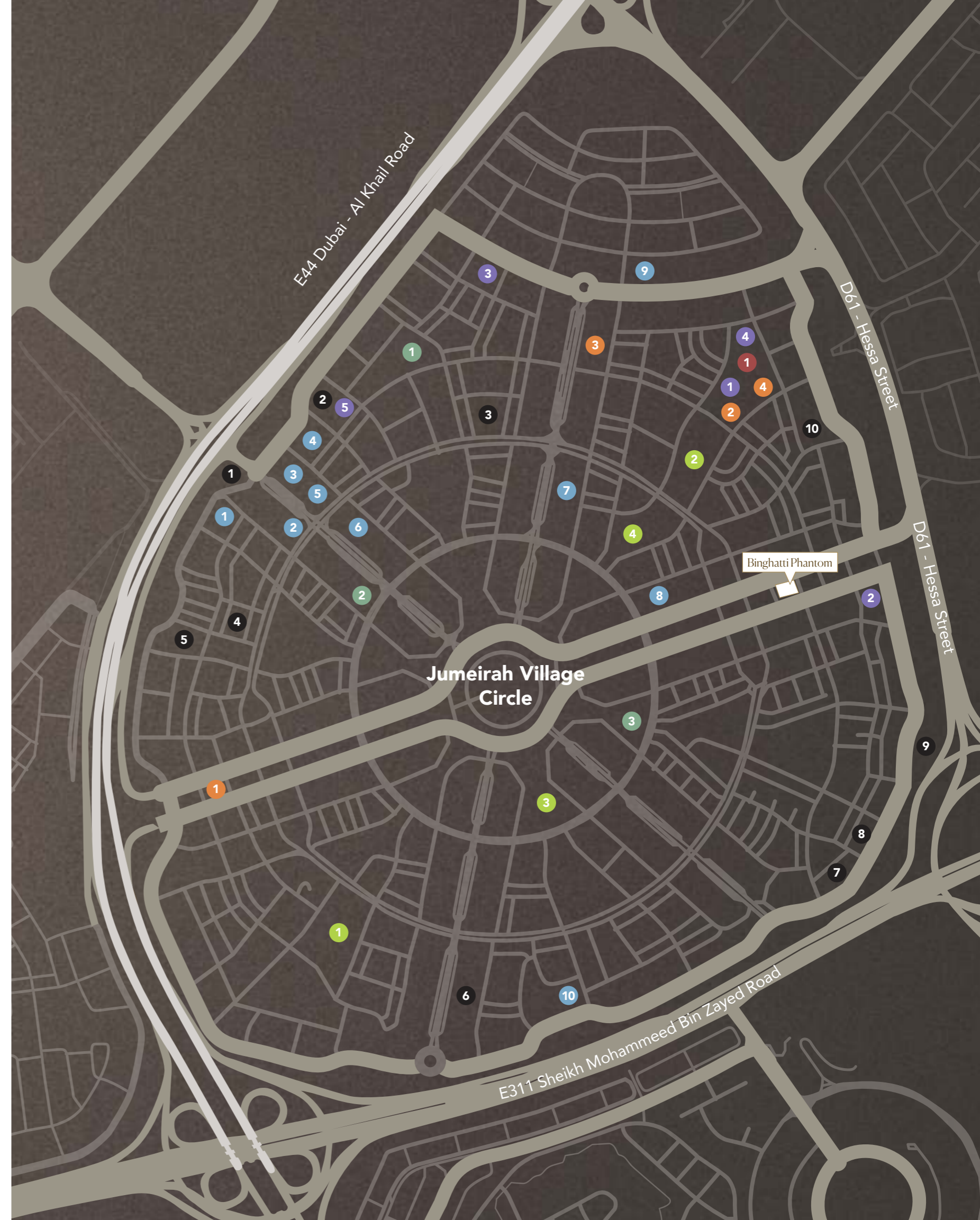
- 1. Binghatti Onyx
- 2. Binghatti Emerald
- 3. Binghatti House
- 4. Binghatti Corner
- 5. Binghatti Lavender
- 6. Binghatti Orchid
- 7. Binghatti Amber
- 8. Binghatti Gardenia
- 9. Binghatti Azure
- 10. Binghatti Venus

### PARK

- 1. Halfa Park
- 2. RootsCamp
- 3. Community Park South
- 4. Community Park North

### BINGHATTI COMPLETED PROJECT

- 1. Binghatti Gate
- 2. Binghatti Heights
- 3. Binghatti Mirage
- 4. Binghatti Rose
- 5. Binghatti Jasmine
- 6. Binghatti Crest
- 7. Binghatti Luna
- 8. Binghatti Nova
- 9. Binghatti Gems
- 10. Binghatti Crescent





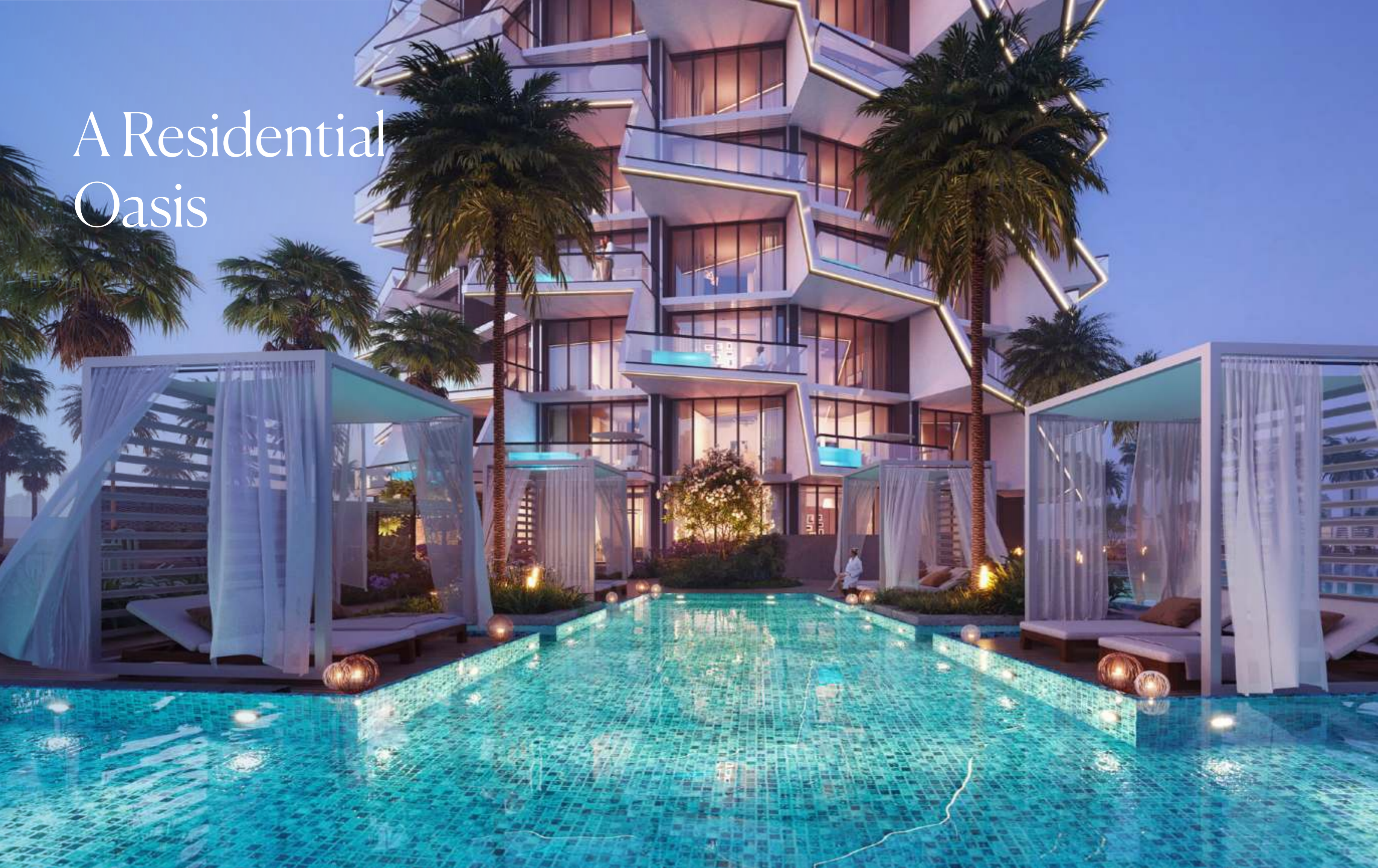
# Design Details



Crafted with  
Intention



# A Residential Oasis



Imbued with a  
Sense of Passion



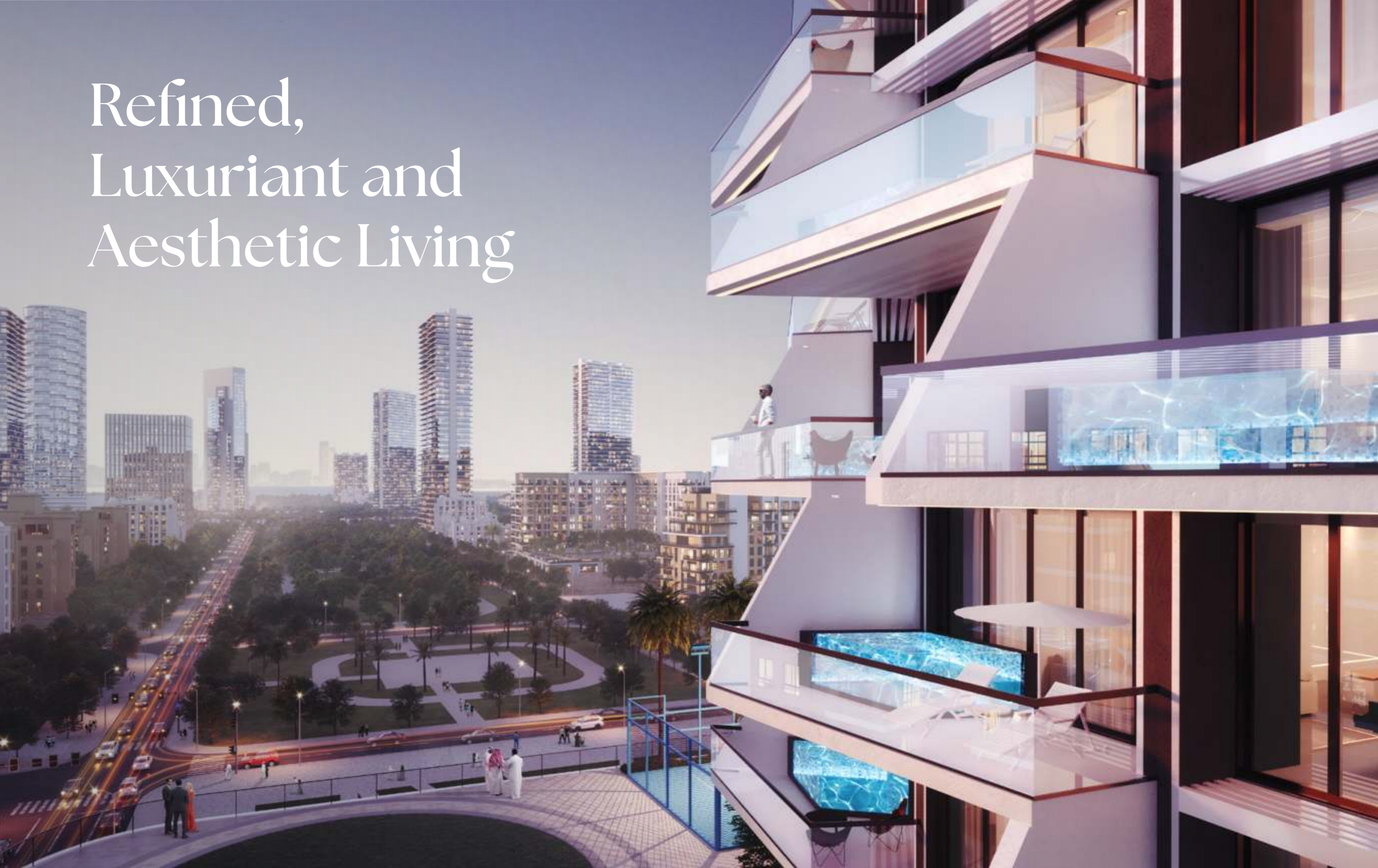


# Precision Spanning Every Dimension





Refined,  
Luxuriant and  
Aesthetic Living





A modern interior hallway with a large marble wall panel and a wooden floor. The hallway is brightly lit, with recessed ceiling lights. The marble panel has a dark, swirling pattern. To the right of the marble panel is a vertical wooden slat panel. The floor is made of light-colored wood planks. In the background, there is a white wall and a doorway leading to another room.

# Luxe and Lustrous

The spaces in Binghatti Phantom offers a tranquil sanctuary. With luxuriant interiors the form a harmonious blend between practicality and contemporary aesthetics, these units are fully equipped with modern fixtures and finishing, making a premier selection for clients seeking for comfort and style.

# Impeccable Craftsmanship

The lavish materials and impeccable finishing throughout the hyper tower depict premier quality and artisanship sourced from the distinguished suppliers across the globe. All the fitting and fixtures in the units are thoughtfully curated to improve the design of the interior. The sliding glass doors and windows achieve an ideal harmony between the indoor and outdoor areas while also ensuring optimal environmental control and functionality.



# Floor Plans





BINGHATTI

Inspiring  
Bliss and  
Vitality







*Defiantly Audacious.  
Masterfully Fashioned.*