



BY  
BINGHATTI

*STEPPING INTO AN  
AWAKENING*

**A JOURNEY OF  
TRANSCENDENCE**



Way to Burj Al Arab

D94

Coca-Cola  
Arena

Sheikh Zayed Road

E11

DIFC



World's  
Tallest Tower

Dubai Mall

Dubai  
Opera

Dubai  
Fountain

Bugatti Residences  
by Binghatti



Trillionaire  
Residences  
by Binghatti



Binghatti Canal



Burj Binghatti  
Jacob & Co



Dubai Design District



Dubai Canal

E44

Al Khail Road



BY  
BINGHATTI



**VIEW FROM THE SITE**





# UNIQUE SELLING POINTS

# USP LOCATION

- **BUSINESS BAY, MARASI DRIVE**
- DISTANCE TO BURJ KHALIFA / DUBAI MALL APPROXIMATELY 2.7 KM, **4-6 MINUTES** BY CAR
- ACCESSIBILITY TO MAJOR ROADS TAKING YOU TOWARDS E11 SZR, ALKHAIL ROAD, AL-A'AMAL STREET, MARASI. **(METRO FOR HOLIDAY HOME, UBER, TAXI'S).**
- PANORAMIC VIEWS OF THE **DUBAI SKYLINE**, INCLUDING **BURJ KHALIFA, DUBAI WATER CANAL (MARASI MARINA), DUBAI CREEK.**
- **PROXIMITY TO DUBAI OPERA, ART GALLERIES AND FESTIVALS**



# USP AMENITIES

- **ON-SITE HIGH-END RETAIL OUTLETS** AND PROXIMITY TO **MAJOR SHOPPING CENTRES:**

- DUBAI MALL
- BAY AVENUE
- CITY WALK
- BOX PARK
- BAY SQUARE

- **LUXURY WELLNESS AND LEISURE FACILITIES** AVAILABLE WITHIN THE PROJECT ITSELF.

- PET-FRIENDLY POLICIES, ACCESS TO PARKS AND RECREATIONAL AREAS

- **WORLD-CLASS RESTAURANTS** MINUTES AWAY FROM THE LOCATION.

- HIGH-END FITNESS CENTRES, LUXURY SPAS, OUTDOOR POOLS





# USP INVESTMENT OPPORTUNITIES

- **STRATEGIC LOCATION IN BUSINESS BAY** RIGHT ON THE CANAL, CLOSE TO DIFC, EASY ACCESS TO DUBAI'S PRIMARY BUSINESS HUBS
- **ACCESSIBILITY TO MAJOR ROADS** TAKING YOU TOWARDS E11 SZR, ALKHAIL ROAD, AL-A'AMAL STREET, MARASI. **(METRO FOR HOLIDAY HOME, UBER, TAXI'S).**
- **HIGH RENTAL YIELD POTENTIAL**, STRONG HISTORICAL APPRECIATION IN PROPERTY VALUES WITHIN THE AREA, HOLIDAY HOME'S HAVEN **ONE OF THE LAST AVAILABLE PLOTS IN BUSINESS BAY THAT IS OFF-PLAN** ASI. (METRO FOR HOLIDAY HOME, UBER, TAXI'S).



# USP DESIGN

- **MODERN DESIGN** WITH CRYSTALLINE GLASS FAÇADES, BRASS FINISH
- **ENERGY-EFFICIENT BUILDINGS**, SUSTAINABLE HIGH-END MATERIALS & FINISHING.
- 24/7 SECURITY SERVICES, **STATE-OF-THE-ART SURVEILLANCE SYSTEMS** + BEING IN ONE OF THE SAFEST CITIES IN THE WORLD.
- SMART HOME FEATURES, & **AI DRIVEN TECHNOLOGIES**





