



RESIDENCES

BY

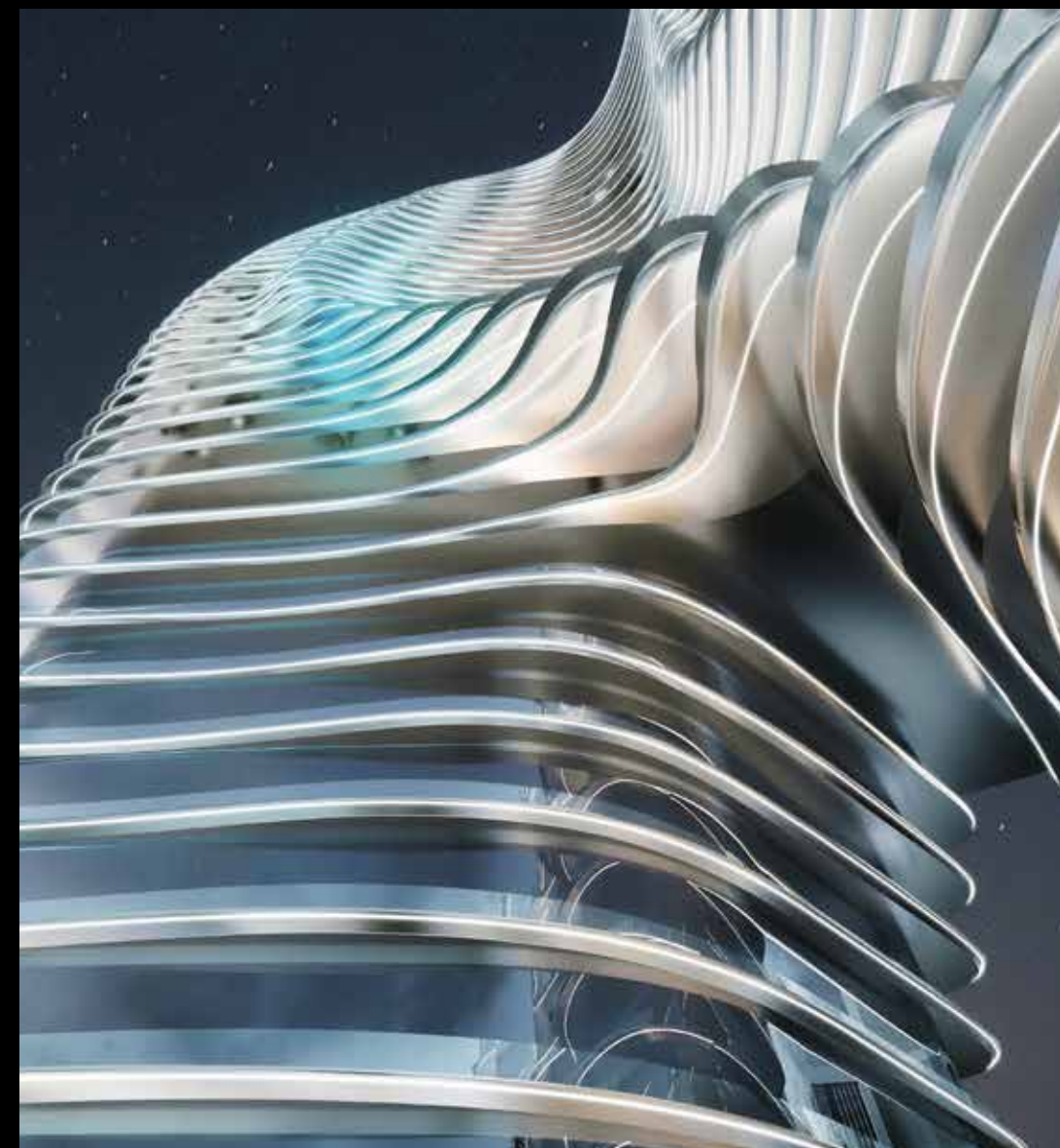
BINGHATTI

L'Art de Vivre In the heart of the metropolis



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.





INDULGE IN A SENSUAL JOURNEY OF REFINED BLISS

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.





CREATING THE
INCOMPARABLE

SALES OFFER

UNIT NO	3603
FLOOR	36
COLLECTION	RIVIERA - CANNES
DESCRIPTION	2 LUXURY BEDROOMS + STORE/MAID ROOM WITH POOL
SUITE AREA	2,152
TERRACE AREA	1,135
TOTAL AREA	3,286
VIEW	BUSINESS BAY AND WATER CANAL
PRICE AED	28,600,000
PRICE - USD	7,797,165



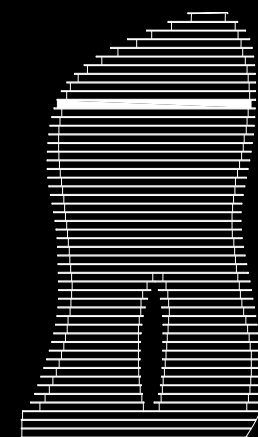
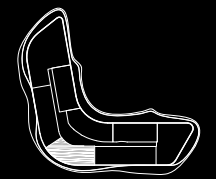
PAYMENT PLAN

DATE	INSTALLMENT	INSTALLMENT %	CUMMULATIVE	AED
MAY-23	1	20%	20%	AED5,720,000.00
JUN-23	2	5%	25%	AED1,430,000.00
JUL-23	3	5%	30%	AED1,430,000.00
AUG-23	4	3%	33%	AED858,000.00
SEP-23	5	3%	36%	AED858,000.00
OCT-23	6	3%	39%	AED858,000.00
NOV-23	7	3%	42%	AED858,000.00
DEC-23	8	3%	45%	AED858,000.00
JAN-24	9	3%	48%	AED858,000.00
FEB-24	10	3%	51%	AED858,000.00
MAR-24	11	3%	54%	AED858,000.00
APR-24	12	3%	57%	AED858,000.00
MAY-24	13	3%	60%	AED858,000.00
JUN-24	14	3%	63%	AED858,000.00
JUL-24	15	3%	66%	AED858,000.00
AUG-24	16	2%	68%	AED572,000.00
SEP-24	17	2%	70%	AED572,000.00
OCT-24	18	2%	72%	AED572,000.00
NOV-24	19	2%	74%	AED572,000.00
DEC-24	20	2%	76%	AED572,000.00
JAN-25	21	2%	78%	AED572,000.00
FEB-25	22	2%	80%	AED572,000.00
HANDING OVER	FINAL	20%	100%	AED5,720,000.00

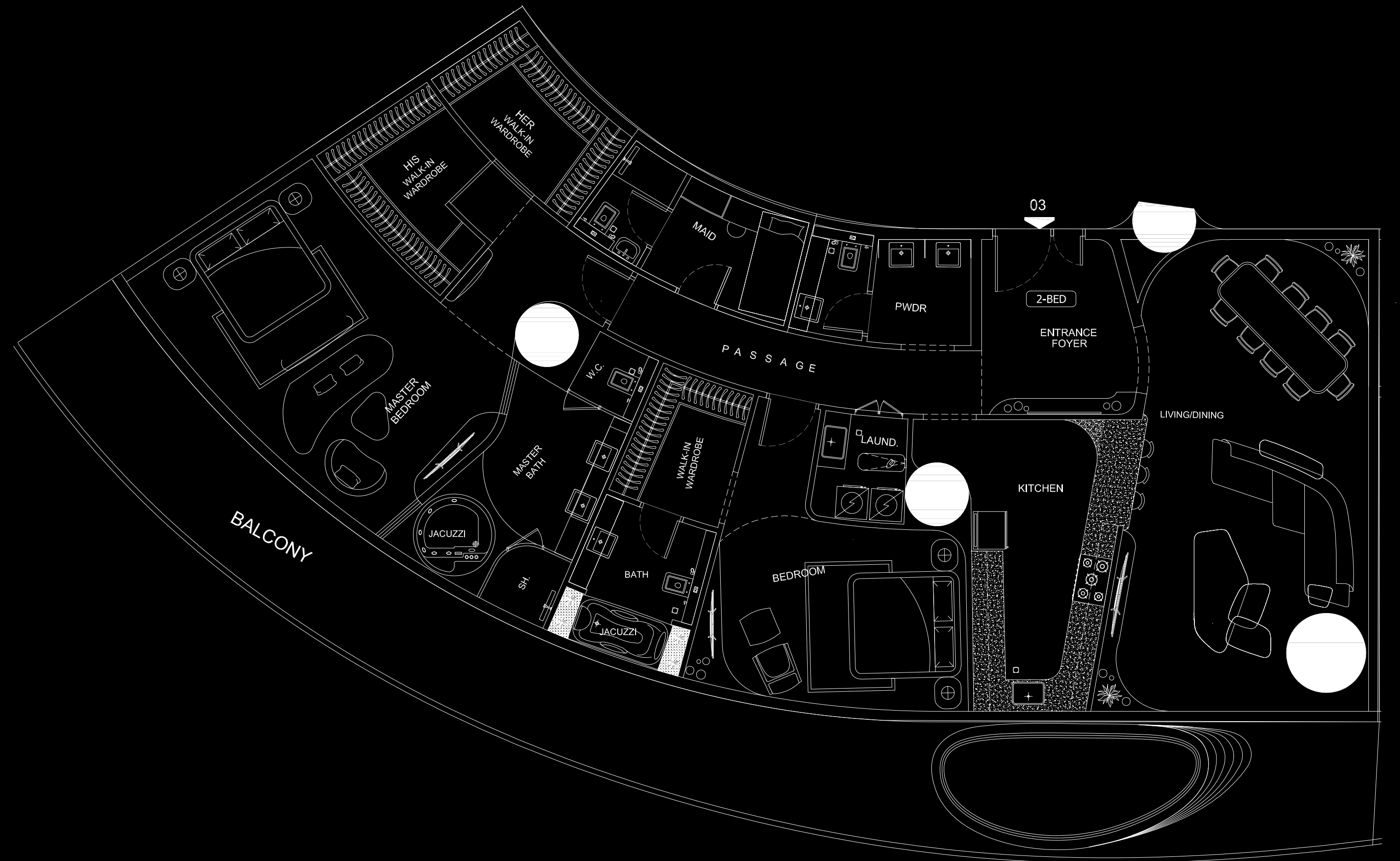
TOTAL

AED28,600,000.00

SKY MANSION PENTHOUSE



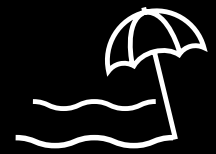
UNIT NO 3603		
	SQM	SQFT
SUITE AREA	159.9	2151.6
BALCONY AREA	105.4	1134.8
TOTAL UNIT AREA	305.3	3286.4



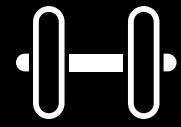
DISCLAIMER: 1. ALL STATED DIMENSIONS AND SERVICES WHETHER IN RELATION TO THE BUILDING, COMMON AREAS OR INDIVIDUAL UNITS ARE SUBJECT TO GOVERNMENT AND LOCAL AUTHORITY APPROVALS. FINAL DIMENSIONS AND SERVICES WILL BE STATED IN YOUR SALES AND PURCHASE AGREEMENT 2. ALL ROOM DIMENSIONS ARE MEASURED TO STRUCTURAL ELEMENTS AND EXCLUDE WALL FINISHES AND CONSTRUCTION TOLERANCES. 3. ALL DIMENSIONS HAVE BEEN PROVIDED BY OUR CONSULTANT ARCHITECTS. 4. ALL MATERIALS, DIMENSIONS AND DRAWINGS ARE APPROXIMATE. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. 5. ACTUAL SUITE AREA MAY VARY FROM THE STATED AREA. DRAWINGS ARE NOT TO SCALE. THE DEVELOPER RESERVES THE RIGHT TO MAKE ANY REVISIONS WHATSOEVER INCLUDING FOR AESTHETIC PURPOSES.

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.

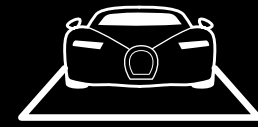
STATING FEATURES



RIVIERA INSPIRED
BEACH



GYMNASIUM &
TRAINING SERVICES



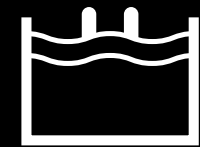
PRIVATE
GARAGE



BODYGUARD
SERVICE



CHAUFFEUR
SERVICE



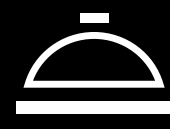
PRIVATE
POOL



PARKING
ACCESS CARD



BUTLER
SERVICE



PRIVATE
CHEF SERVICE



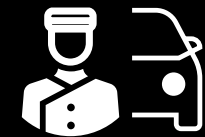
FOOD &
BEVERAGE



CONCIERGE
SERVICE



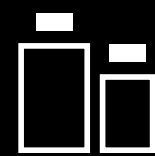
TITANIUM
ACCESS CARD



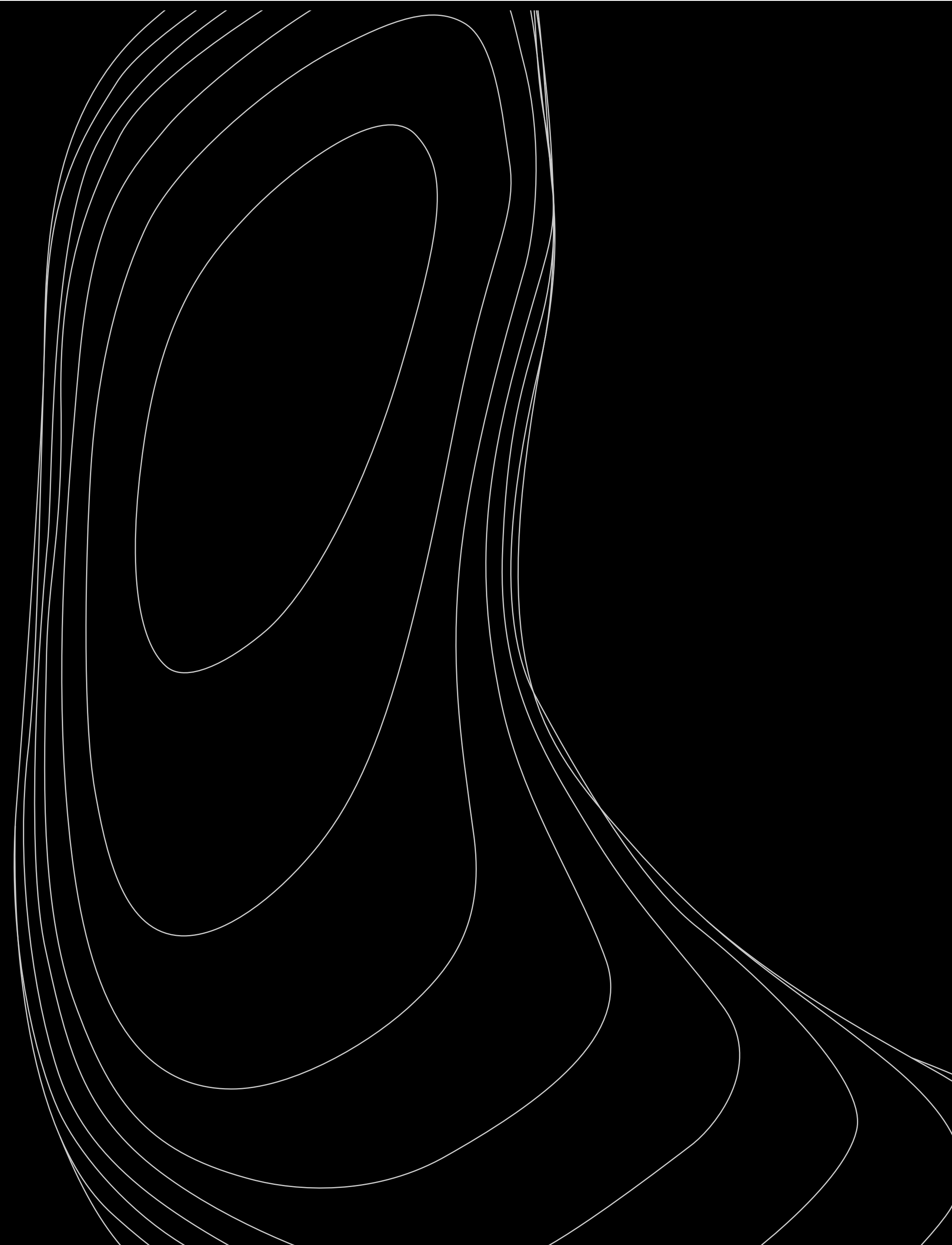
VALET
SERVICE



HOUSE
KEEPING



SPA
SERVICE





بن غاطي
BINGHATTI