



BY  
BINGHATTI



Binghatti is a renowned Emirati property brand in Dubai, United Arab Emirates. The brand stands as an emblem of excellence within the global real estate sector. Prominent for its distinguished portfolio comprising some of the world's most iconic architectural marvels, Binghatti caters to diverse market segments offering a spectrum ranging from accessible to ultra high-end projects. Its signature architectural ethos is a manifestation of the brand's unique design DNA meticulously woven into its expansive array of developments. With an astounding real estate portfolio boasting over 60 projects valued at an excess of AED 40 billion, Binghatti commands a notable position as one of the UAE's foremost privately held developers. The company successfully delivered 20,000 units prior to 2024, further solidifying its stature in Dubai's dynamic real estate landscape. Distinguished for its pioneering approach, Binghatti has formed unprecedented collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob&Co. to craft unique branded real estate ventures - a distinction unmatched on a global scale.





*STEPPING INTO AN  
AWAKENING:*

**A JOURNEY OF  
TRANSCENDENCE**

A profound journey that transcends the ordinary and elevates the soul. It is an invitation to live with intention and authenticity. As you transcend the mundane, you discover boundless realms of possibility.

*Discovering*  
PROFOUND EXCLUSIVITY

*ONE step at a time*



*PHASE 1*  
**ABOUT THE  
PROJECT**

THE RATIONALE BEHIND THE  
DESIGN AND ITS CONCEPTUAL  
BLUEPRINT



*PHASE 2*  
**DESIGN  
DETAILS**

THE METICULOUS  
ATTENTION TO DETAIL AND  
ITS CRAFTSMANSHIP



*PHASE 3*  
**FLOOR  
PLANS**

THE FUNCTIONALITY OF  
THE SPACE AND ITS  
COHESIVE FLOW



BY  
BINGHATTI

The conceptual design is characterized by the interplay of architectural systems, each contributing to a grander narrative of unity and balance. The façade manifests a visual symphony of materials and forms, amalgamating non-conventional and contemporary elements.

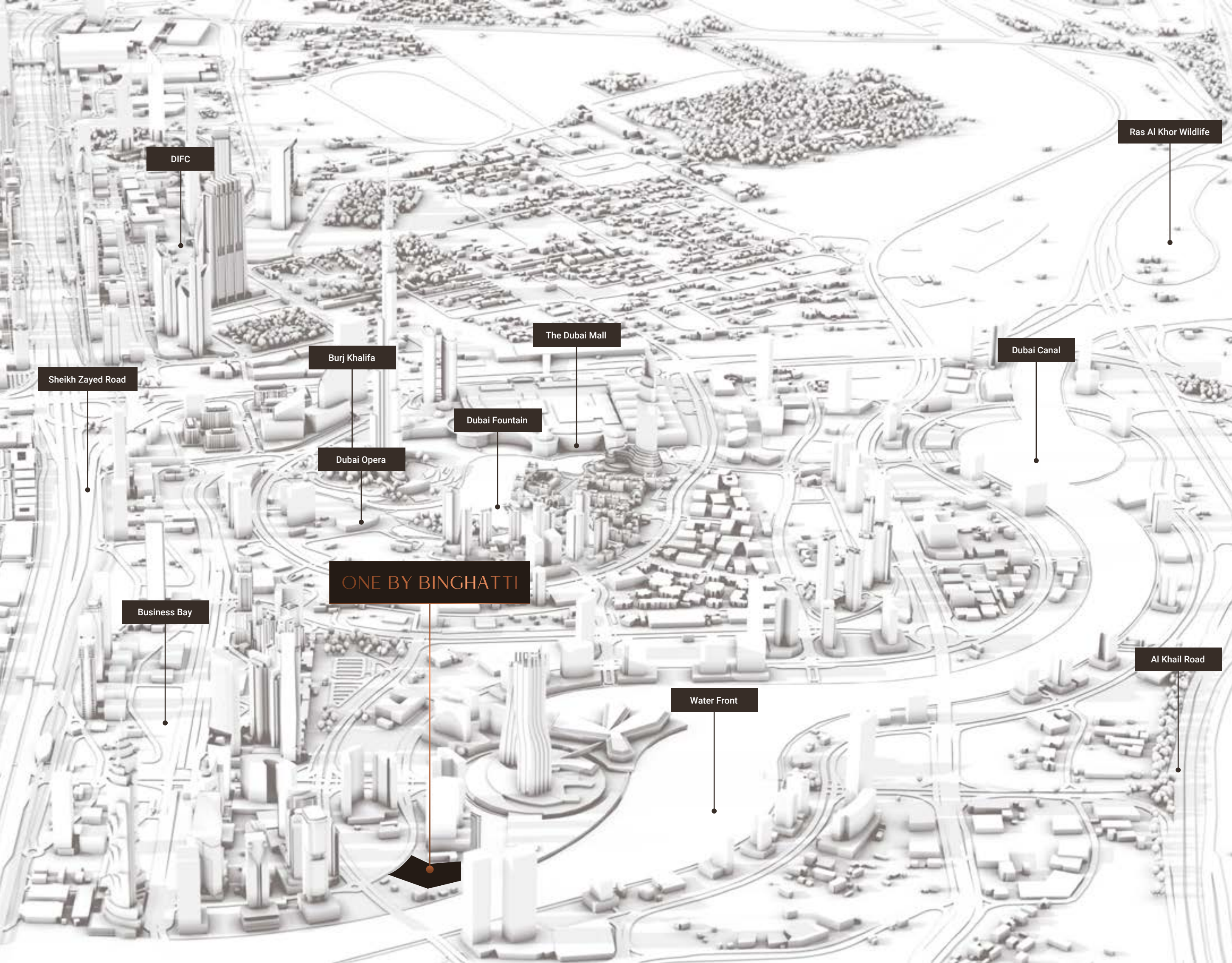


# *Undaunted* **INSPIRATION**

A propelling influence that ignites an exploration, sculpting an architectural marvel that defies conventional paradigms

---





## *A Locale for the Avant-Garde*

The locale is marked by **glamour and exuberance** brought by the eminent metropolitan enclaves surrounding **Dubai's Business Bay district**. Through its convenient access to **Downtown Dubai** and **Dubai International Financial Centre**, this **cosmopolitan hub** emerges as an epicentre for **culture and commerce**. Against the backdrop of the glistening **Dubai Water Canal**, the waterfront development epitomizes sophistication, embodying **a vision of modernity and opulence**.





*For THOSE WHO  
seek to BREAK free  
from THE NORM*

In a world where conformity often dictates the path to tread, there are those who dare to defy the norm. They seek a journey marked by audacity, ingenious breakthroughs and relentless pursuit of authenticity.



# 1

*PHASE 1*  
**ABOUT THE  
PROJECT**

THE RATIONALE BEHIND THE  
DESIGN AND ITS CONCEPTUAL  
BLUEPRINT

# Project Facts

## PROPERTY TYPE

Residential & Retail

## PLOT AREA

10061.41 SQM. / 108300.00 SQFT

## DESCRIPTION

3B + G + 2P + 1 Amenity Floor +  
62 Residential Floors + 2 Mech. Floors + Roof

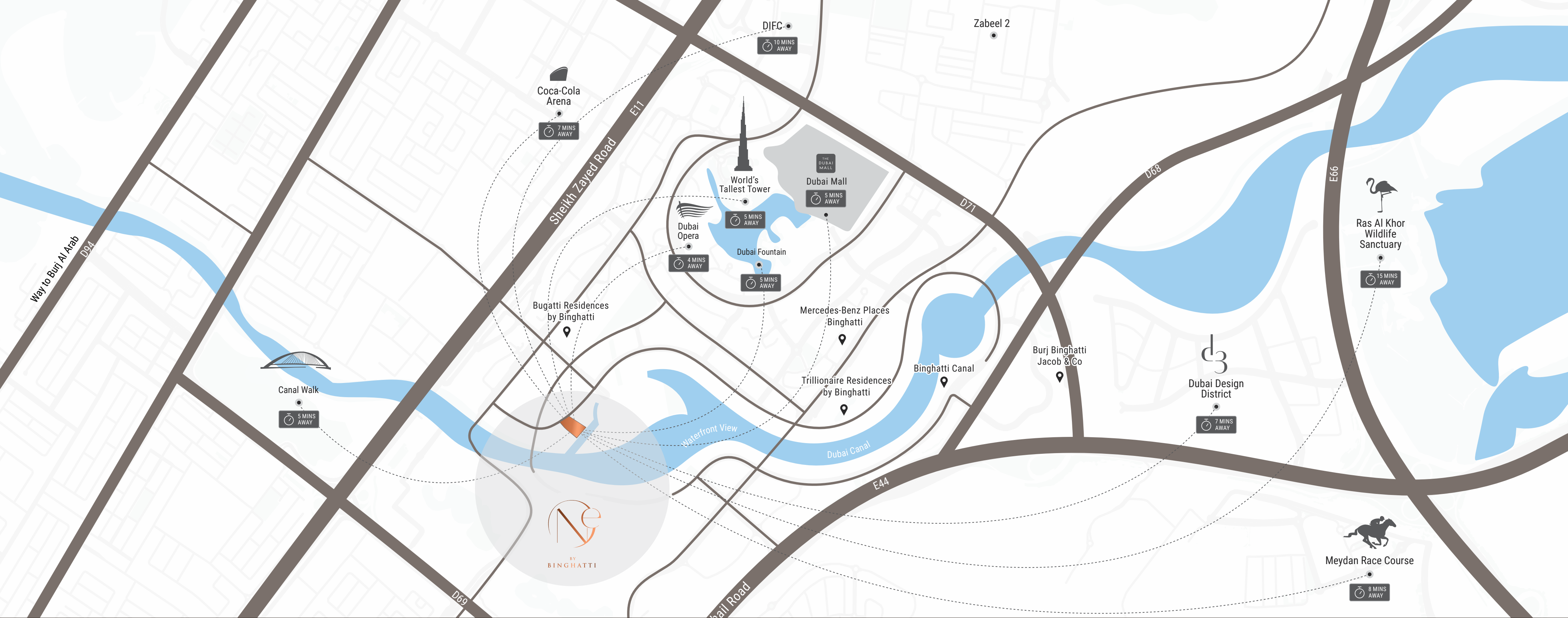
## NUMBER OF UNITS

Premium Studio:	111
1 Bedroom Royal Suite:	496
2 Bedroom Suite:	110
3 Bedroom Wing:	1
3 Bedroom Pool Villa:	10
4 Bedroom Royal Penthouse:	08

## TOTAL UNITS

Residential Units:	736
Shops ( Ground Floor ):	10





PRESTIGIOUSLY *located at the epicentre of the city's most eminent hub*

BURJ KHALIFA & DOWNTOWN DUBAI  
5 MINUTES

DUBAI OPERA  
5 MINUTES

THE DUBAI MALL  
5 MINUTES

CANAL WALK  
5 MINUTES

COCA COLA ARENA  
7 MINUTES

DUBAI DESIGN DISTRICT  
7 MINUTES

MEYDAN RACECOURSE  
8 MINUTES

RAS AL KHOR WILDLIFE SANCTUARY  
15 MINUTES



BY  
BINGHATTI

# Stating Features



SWIMMING POOL



CHILDRENS POOL



PADDLE COURT



TENNIS COURT



3X3 BASKETBALL



STREET SOCCER



CHILDREN'S PLAY AREA



JACUZZI



SAUNA AND STEAM ROOM



SUNKEN SEATING



GYM



MULTIPURPOSE LAWN



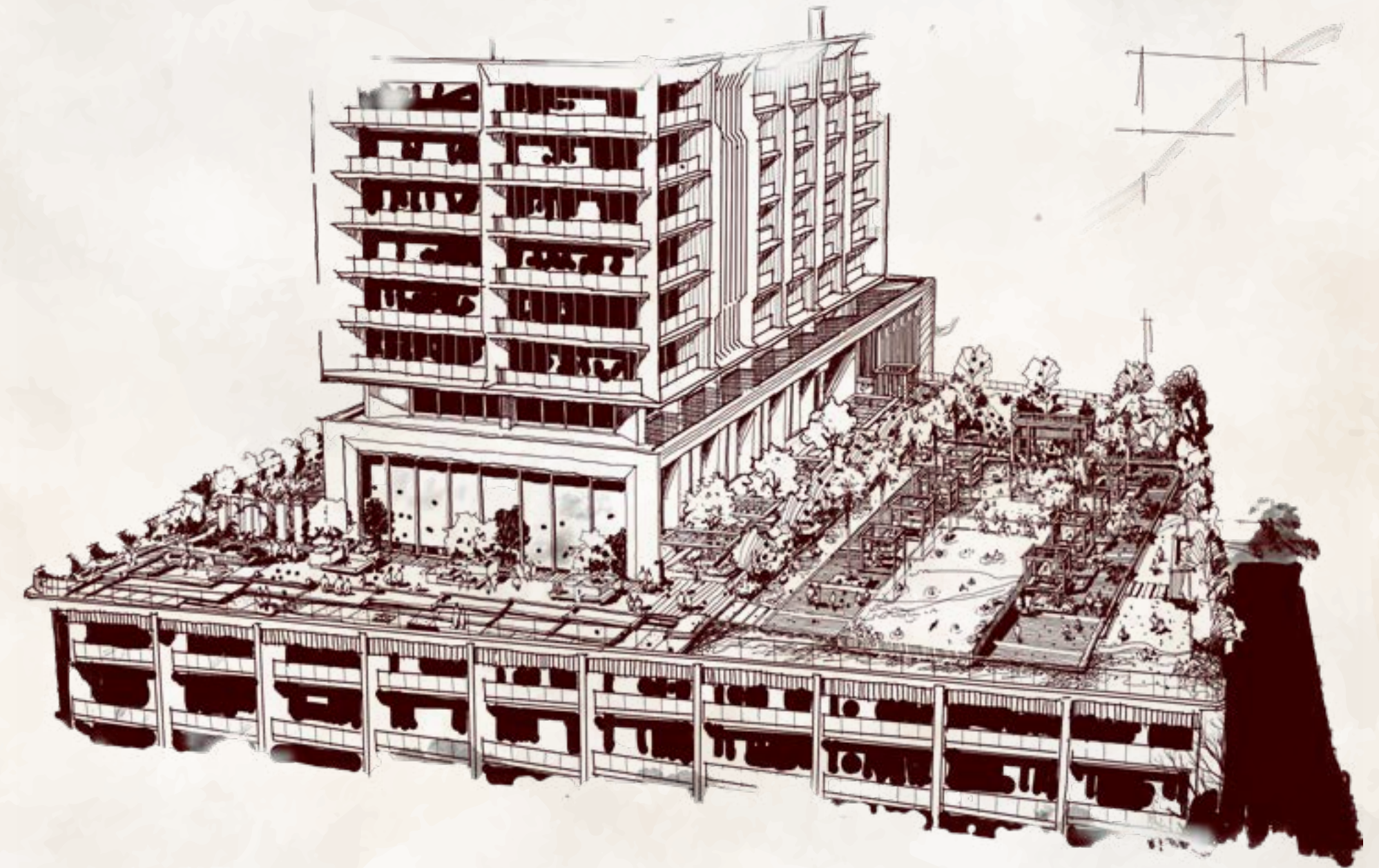
JOGGING LANE



VIEWING DECK



OUTDOOR LOUNGE



## *A Bespoke Experience*

EXPERIENCE A PROFOUND EXCLUSIVITY ON ITS STATE-OF-THE-ART AMENITY DECK, A HAVEN DESIGNED TO PROVIDE UTTER COMFORT AND LEISURE. NESTLED IN THE BUSTLING CITYSCAPE, THIS METICULOUSLY CRAFTED SPACE OFFERS A COLLECTION OF WORLD-CLASS AND HIGH-END FACILITIES. THIS EXCLUSIVE AMENITY DECK FEATURES A PREMIER LIVING EXPERIENCE THAT EXCEEDS EXPECTATIONS.

A woman with long dark hair, wearing a white button-down shirt, is shown in profile from the chest up, looking out towards the right. The background is a bright, hazy sunset over a body of water, with the sun low on the horizon, creating a warm, golden glow. The overall mood is serene and contemplative.

# EXQUISITE *at* *every* TURN

Every detail in its exclusive community is designed to provide a cosmopolitan living experience where each moment is truly exquisite at every turn. Discover an ultra-high-end waterfront living where opulence knows no bounds.



*For the Relentless*  
PURSUIT *of*  
AUTHENTICITY

For those who pursue authenticity, quality is uncompromisable. It is about creating spaces that reflect individuality. This also means selecting materials from natural to artisanal elements that convey their own stories of craftsmanship.



# 2

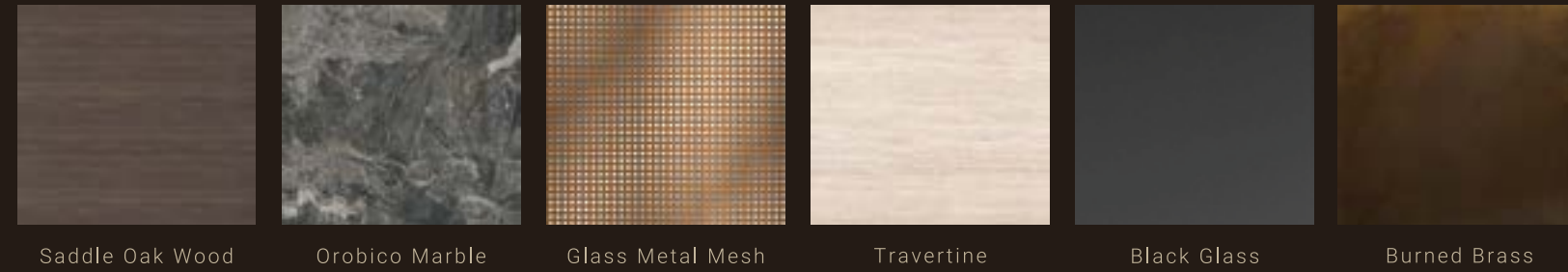
*PHASE 2*

## DESIGN DETAILS

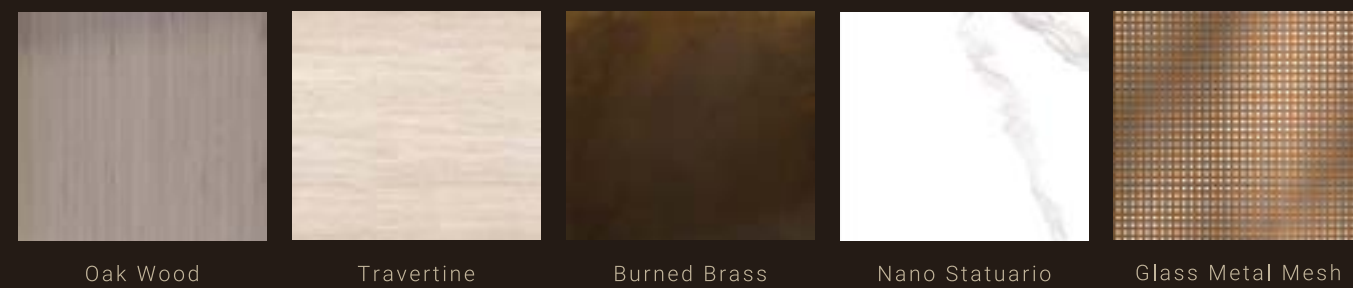
THE METICULOUS  
ATTENTION TO DETAIL AND  
ITS CRAFTSMANSHIP

# Material List

## Main Entrance Lobby



## Apartment



## Bathroom







BY  
BINGHATTI

*REDEFINING  
ULTRA HIGH-END  
WATERFRONT LIVING*





*To step into a*  
**TRANSFORMATIVE  
JOURNEY**

A transformative journey through space evolves into an immersive experience that reshapes one's perspective. Flow represents a seamless progression of experiences within the environment, creating a harmonious and profound transformation.







**TANAMI**  
P R O P E R T I E S

Contact Us

+971 4 248 3400, +971 55 162 3236

info@tanamiproperties.ae

*For More Info...*

[www.tanamiproperties.com/Projects/One-by-Binghatti](http://www.tanamiproperties.com/Projects/One-by-Binghatti)



3405, Marina Plaza, Al Marsa Street, Dubai Marina, UAE