

BINGHATTI
W E S T
LIWAN, DUBAI LAND



BINGHATTI
بن غاطي





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أسست بفخر في مركز دبي المالي العالمي
PROUDLY FOUNDED IN DIFC



COMPANY BACKGROUND

Binghatti Holding is an international investment holding company headquartered in Dubai International Financial Centre (DIFC). The company focuses on high-growth potential projects in the real estate, hospitality, education, industrial, construction and FMCG sectors. The company seeks to redefine the norms of the region by delivering reasonably priced high-quality products in a timely manner.

Binghatti Developers is a real estate development company which is active throughout the UAE with an investment value in excess of AED 3.5 Billion across a portfolio of more than 40 projects and currently operates in several areas throughout Dubai including Business Bay, Dubai Silicon Oasis, Al Jadaf, Dubai Marina, Jumeirah Village Circle, Liwan, and Dubai Land Residence Complex, in addition to a mega commercial project in Abu Dhabi covering an area of 1 million square feet and a value exceeding AED 500 Million. The company possesses bold plans for expansion in the coming years, specifically focusing on the growth of its real-estate portfolio in Dubai.

Binghatti Hospitality intends to provide world class Hospitality Management services throughout the GCC and MENA region. The company's primary concentrations include Food & Beverages, Hospitality, Art Curation, Facilities Management, Sales, Marketing & E-commerce, Finance, Revenue Management, Purchasing, Human Resources, and Information Technology services related to the Hospitality Industry. Primarily known for its Cupagahwa and Aghatti café and restaurant brands in the UAE, the company is planning to expand in the MENA region in the coming years.

Binghatti Education recognizes that technology is an extremely important niche in early learning classrooms and we are committed to providing the most cutting-edge classroom technology resources and qualified teaching experts from the most reputable programs around the world.

Binghatti Industries envisages the establishment of a technologically advanced, environmentally friendly, and sustainable aluminum production facility capable of producing up to 10,000 tons of aluminum frames and profiles per year. The intricate process involves the latest technology in aluminium manufacturing and processing machinery imported directly from Italy to ensure the highest European environmental standards of production.

Granada Europe Construction (GEC) is an international construction company with 'first class unlimited' rating. Headquartered in Dubai, GEC's main line is principal contracting involving high-rise buildings, large purpose-built complexes, and infrastructure execution. In recent years, GEC has also moved into the niche of executing exquisite and extravagant projects for internationally renowned VIP clients.

Binghatti Beverages, the beverage manufacturing arm of Binghatti Holding was established to provide world class beverages catering to the unique tastes of the GCC and MENA region. The company focuses on capitalizing on the region's growing FMCG industry by commercializing the traditional juice flavours ethnic to the Middle East. The company recently invested more than AED 500 million in a kizad, Abu Dhabi production facility equipped with state of the art Tetra Pak filling and packaging lines.







MORE THAN

2,000 UNITS

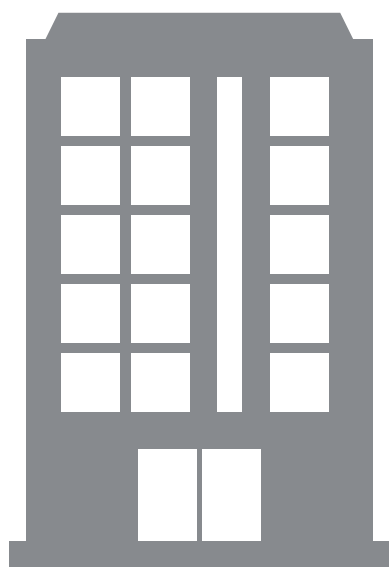
SUCCESSFULLY HANDED OVER



MORE THAN

3,000 UNITS

PLANNED FOR COMPLETION
BY Q4 2019



UNIT TYPES

50% STUDIO

30% 1 BEDROOM

10% 2 BEDROOM

5% 3 BEDROOM

5% RETAIL

39 PROJECTS



DUBAI SILICON OASIS



BUSINESS BAY



AL JADDAF



JUMEIRAH VILLAGE CIRCLE



LIWAN



DUBAI LAND RESIDENCE COMPLEX



SHARJAH



KIZAD



JEBEL ALI

مطور عقاري حائز على جوائز عالمية

AN AWARD WINNING DEVELOPER

WINNER

GULF REAL ESTATE AWARDS 2018

**WINNER**

GULF REAL ESTATE AWARDS 2017

**WINNER**

REAL ESTATE TYCOON AWARD 2017

**WINNER**

DESIGN MIDDLE EAST AWARDS 2018

**WINNER**

INTERNATIONAL PROPERTY AWARDS DUBAI 2018-2019

**WINNER**

ARABIAN PROPERTY AWARDS 2017-2018

**WINNER**

ARABIAN BUSINESS REAL ESTATE AWARDS 2018

**WINNER**

MENA GREEN BUILDING AWARDS 2018

**WINNER**

CITYSCAPE AWARDS EMERGING MARKETS 2016-2018

**WINNER**

INFRASTRUCTURE & REAL ESTATE EXCELLENCE AWARDS 2017

**WINNER**

FORBES MIDDLE EAST 2017



BINGHATTI DEVELOPERS

Binghatti Developers is a real estate development company which is active throughout the UAE with an investment value in excess of AED 3.5 Billion across a portfolio of more than 40 projects and currently operates in several areas throughout Dubai including Business Bay, Dubai Silicon Oasis, Al Jadaf, Dubai Marina, Jumeirah Village Circle, Liwan, and Dubai Land Residence Complex, in addition to a mega commercial project in Abu Dhabi covering an area of 1 million square feet and a value exceeding AED 500 Million. 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, 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 2018 & 2017, and Government of Dubai- Best Real Estate Tycoon Awards, these are just a few of the accomplishments Binghatti Developers have received over the few years.

BINGHATTI WEST

Binghatti West offers a modern lifestyle in the heart of the Dubailand Residence Complex community. The 6-floor building features a mixture of apartments in a number of unique layouts. The building showcases Binghatti Developers’ signature contemporary design style while also keeping traditional elements found in Middle Eastern art and architecture in consideration.

Binghatti West is a residential building offering 47 residential unit. The building offers spacious 1 Bedroom, 2 Bedroom apartments. The property also features a number of lifestyle amenities for its residents including:

Fully Equipped Gym | Swimming Pool | Public Terrace | 24/7 CCTV

PROJECT FACTS

FLOOR	1BR	2BR	TOTAL
FIRST	6	2	8
SECOND	6	2	8
THIRD	6	2	8
FOURTH	6	2	8
FIFTH	6	2	8
SIXTH	5	2	7
TOTAL	35	12	47

Sellable Area (Sq. Ft)	Built -up Area (Sq. Ft)
61,171	142,511



DUBAI
INTERNATIONAL
AIRPORT



LA MER

15 MINUTES



DOWNTOWN
DUBAI
10 MINUTES



DUBAI CREEK
HARBOUR
10 MINUTES

E11 - SHK. ZAYED ROAD



PALM
JUMEIRAH
25 MINUTES



DUBAI MARINA
20 MINUTES



MEYDAN
5 MINUTES

E311 - SHK. MOHAMMED
BIN ZAYED ROAD



BINGHATTI
WEST

DUBAILAND

E611- EMIRATES ROAD



COMMUNITY FEATURES

Dubai Land Residence Complex is a blooming community located on the intersection of Sheikh Mohammed Bin Zayed Road (E311) and Dubai-Al Ain Road (E66). Liwan has been the focus of significant investment recently due to its freehold status, central location, and affordable prices.

Binghatti East is located just off the main off-ramp between Sheikh Mohammed Bin Zayed Road (E311) and Dubai-Al Ain Road (E66). The property is easily visible from both roads, primly located on a plot with unobstructed views of the community.

The community is quickly developing to accommodate thousands of residents and businesses seeking a great location in the heart of Dubai. Liwan is adjacent to both Dubai Silicon Oasis, the UAE's first Smart City, and Dubai International Academic City, home to more than 30 international universities.

Residence Complex benefits from its central location by having easy access to nearly every major highway in Dubai. The community is accessible from Sheikh Mohammed Bin Zayed Road (E311), Dubai-Al Ain Road (E66), and Emirates Road (E611).



BINGHATTI WEST FLOOR PLANS

TYPICAL FROM 1ST TO 5TH FLOOR



TYPICAL FROM 1ST TO 5TH FLOOR		
UNIT COUNT / FLOOR		x 5
1 BEDROOM UNITS	6	30
2 BEDROOM UNITS	2	10
TOTAL	8	40

6TH FLOOR



6TH FLOOR		
UNIT COUNT / FLOOR	x 1	
1 BEDROOM UNITS	5	
2 BEDROOM UNITS	2	
TOTAL	7	

+4.55
S.S.L

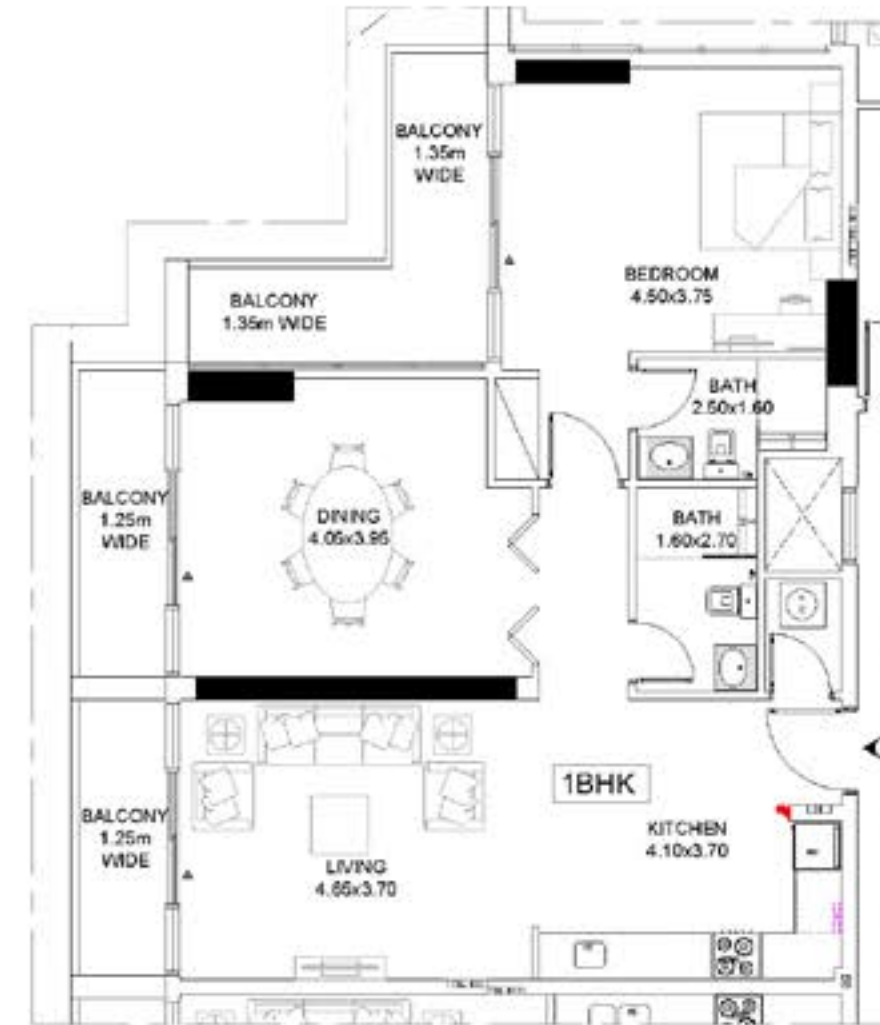
TYPICAL FROM 1ST TO 5TH FLOOR



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 101, 201, 301, 401 & 501		
UNIT AREA	76.75 SQ.M	826.14 SQ.FT
BALCONY AREA	20.85 SQ.M	224.54 SQ.FT
TOTAL	97.61 SQ.M	1050.67 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	5	



KEY PLAN



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 102, 202, 302, 402 & 502		
UNIT AREA	89.99 SQ.M	968.65 SQ.FT
BALCONY AREA	20.85 SQ.M	224.21 SQ.FT
TOTAL	110.82 SQ.M	1192.87 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	5	

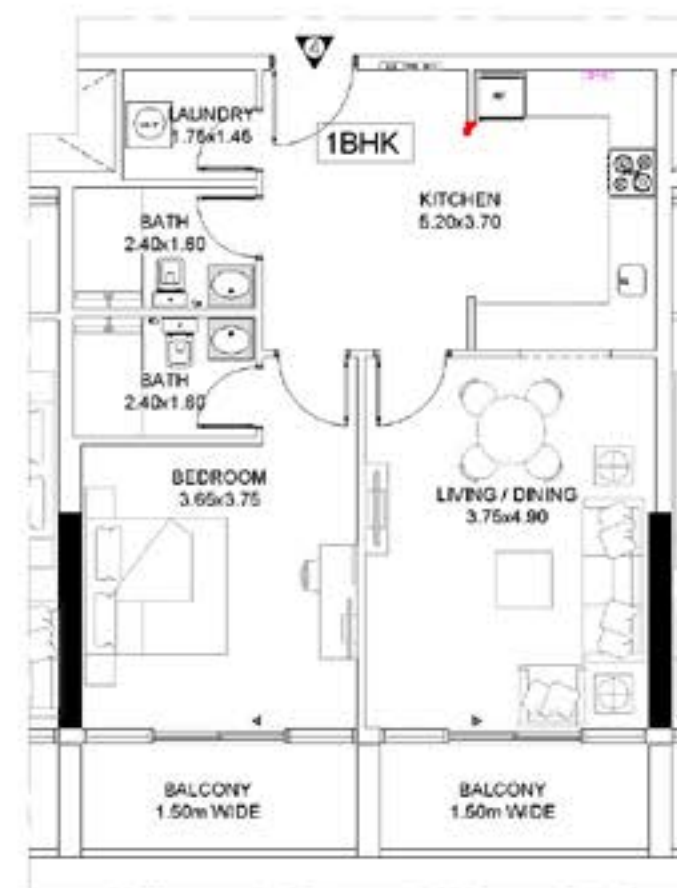
TYPICAL FROM 1ST TO 5TH FLOOR



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 103, 203, 303, 403 & 503		
UNIT AREA	138.42 SQ.M	1489.95 SQ.FT
BALCONY AREA	37.68 SQ.M	406.59 SQ.FT
TOTAL	176.10 SQ.M	1896.54 SQ.FT
NO. OF BEDROOMS	2	
QUANTITY	5	

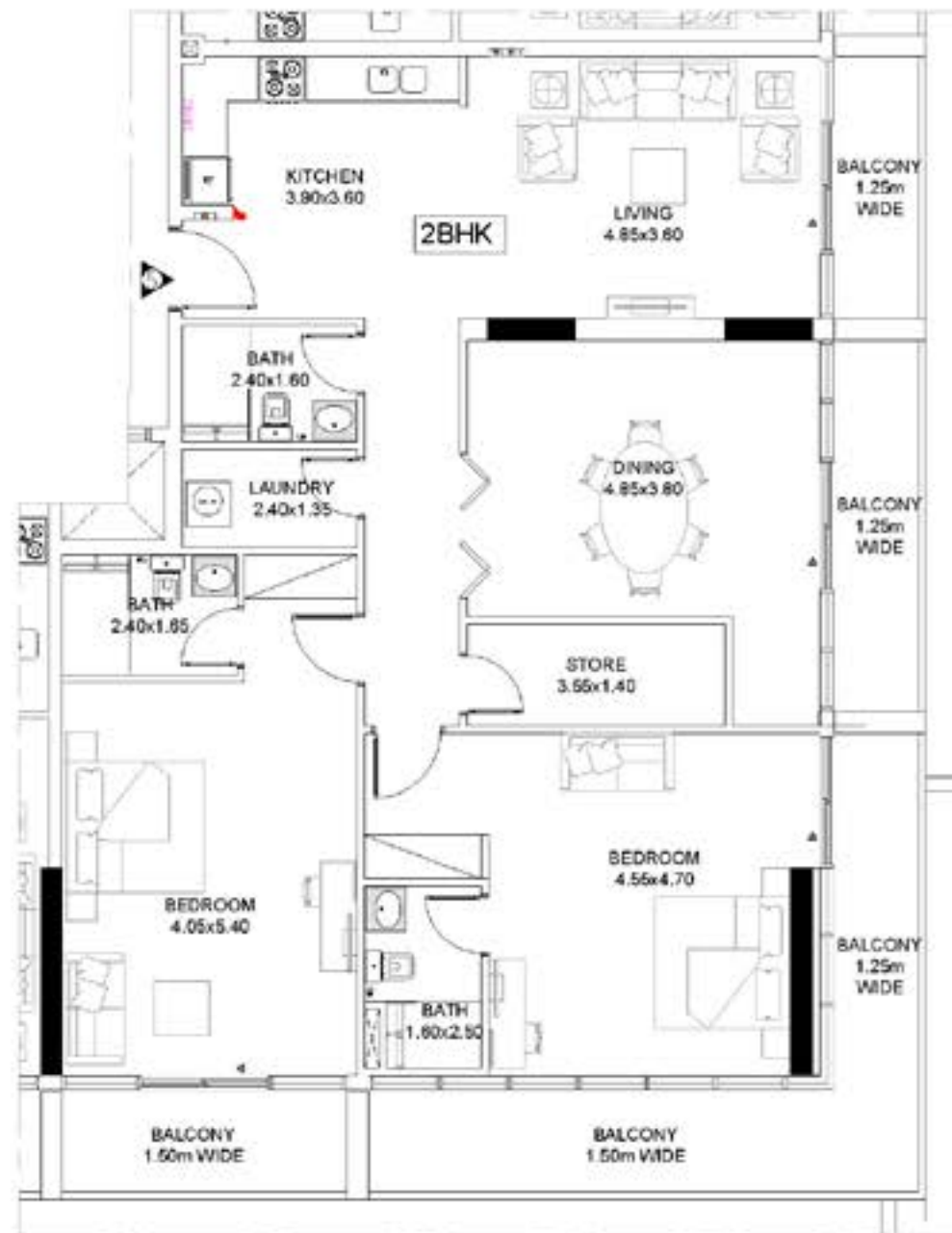


KEY PLAN



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 104, 204, 304, 404 & 504		
UNIT AREA	69.03 SQ.M	743.04 SQ.FT
BALCONY AREA	12.09 SQ.M	130.14 SQ.FT
TOTAL	81.12 SQ.M	873.18 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	5	

TYPICAL FROM 1ST TO 5TH FLOOR



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 105, 205, 305, 405 & 505		
UNIT AREA	138.22 SQ.M	1487.80 SQ.FT
BALCONY AREA	37.74 SQ.M	406.23 SQ.FT
TOTAL	175.96 SQ.M	1894.03 SQ.FT
NO. OF BEDROOMS	2	
QUANTITY	5	

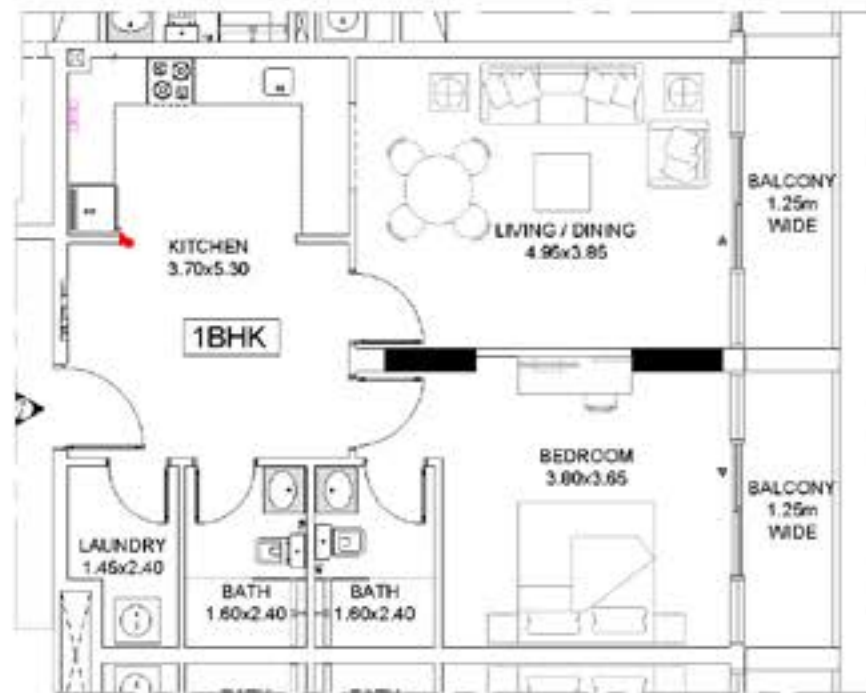


KEY PLAN



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 106, 206, 306, 406 & 506		
UNIT AREA	71.56 SQ.M	770.27 SQ.FT
BALCONY AREA	10.33 SQ.M	111.19 SQ.FT
TOTAL	81.89 SQ.M	881.46 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	5	

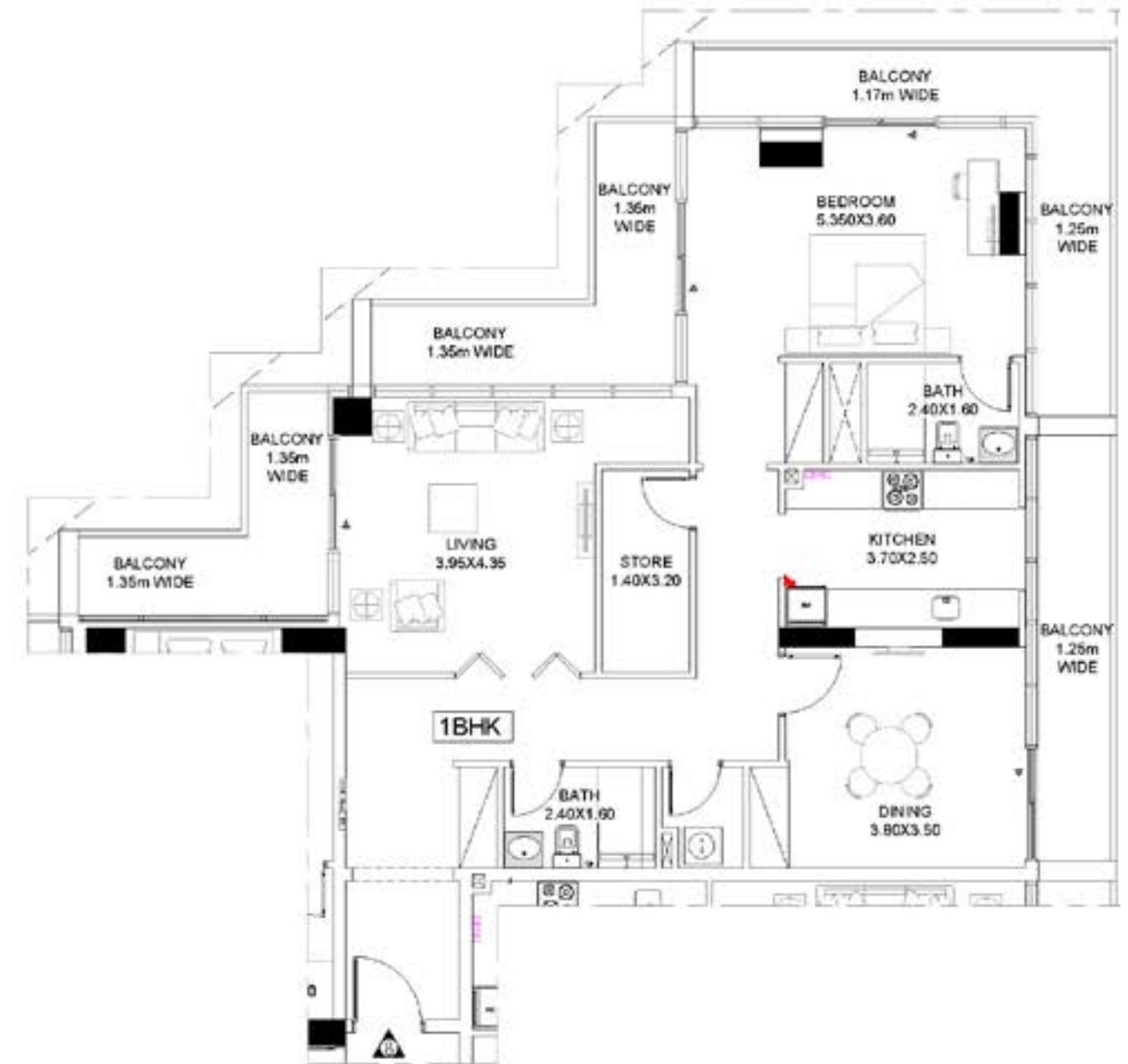
TYPICAL FROM 1ST TO 5TH FLOOR



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 107, 207, 307, 407 & 507		
UNIT AREA	71.07 SQ.M	765.00 SQ.FT
BALCONY AREA	10.53 SQ.M	113.34 SQ.FT
TOTAL	81.60 SQ.M	878.34 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	5	



KEY PLAN



TYPICAL FROM 1ST TO 5TH FLOOR		
FLAT No : 108, 208, 308, 408 & 508		
UNIT AREA	110.90 SQ.M	1193.73 SQ.FT
BALCONY AREA	44.71 SQ.M	481.26 SQ.FT
TOTAL	155.61 SQ.M	1674.99 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	5	

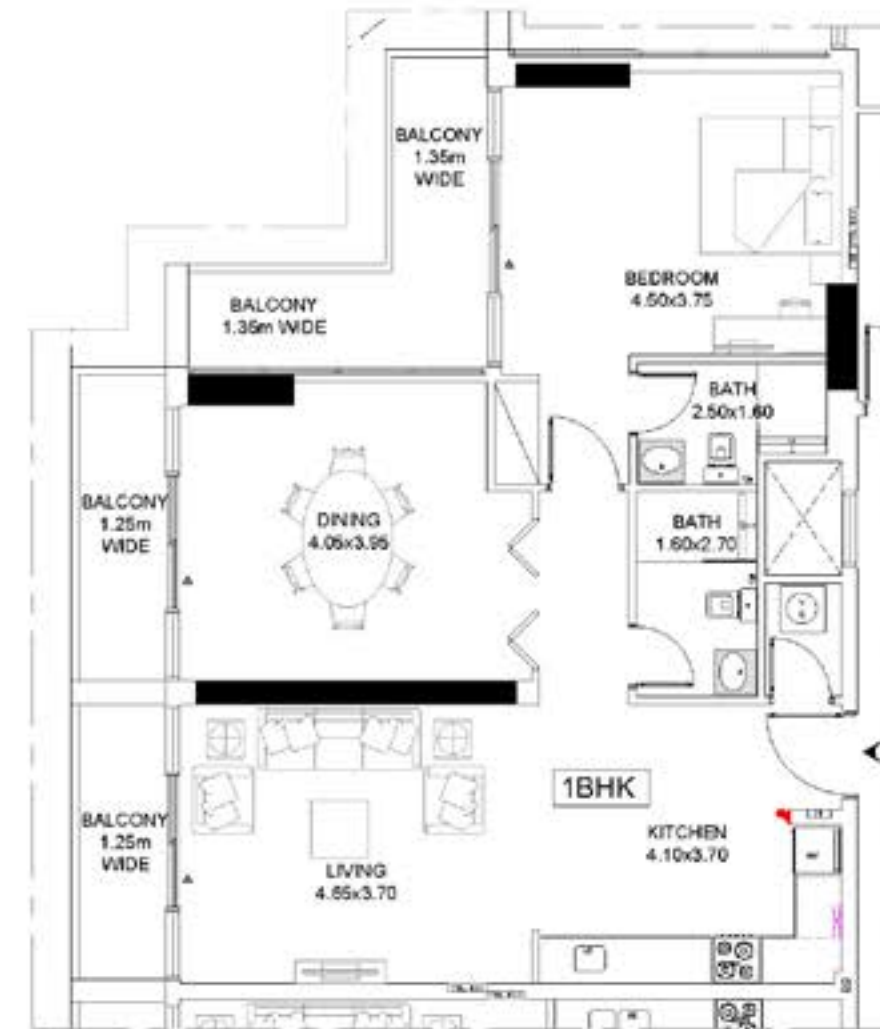
6TH FLOOR



6TH FLOOR		
FLAT No : 601		
UNIT AREA	76.75 SQ.M	826.14 SQ.FT
BALCONY AREA	20.88 SQ.M	224.75 SQ.FT
TOTAL	97.63 SQ.M	1050.89 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	1	



KEY PLAN



6TH FLOOR		
FLAT No : 602		
UNIT AREA	89.98 SQ.M	968.54 SQ.FT
BALCONY AREA	20.83 SQ.M	224.21 SQ.FT
TOTAL	110.81 SQ.M	1192.76 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	1	

6TH FLOOR



6TH FLOOR		
FLAT No : 603		
UNIT AREA	138.21 SQ.M	1487.69 SQ.FT
BALCONY AREA	37.68 SQ.M	406.59 SQ.FT
TOTAL	175.89 SQ.M	1893.28 SQ.FT
NO. OF BEDROOMS	2	
QUANTITY	1	



KEY PLAN

6TH FLOOR



6TH FLOOR		
FLAT No : 604		
UNIT AREA	138.22 SQ.M	1487.80 SQ.FT
BALCONY AREA	37.75 SQ.M	406.34 SQ.FT
TOTAL	175.97 SQ.M	1894.14 SQ.FT
NO. OF BEDROOMS	2	
QUANTITY	1	

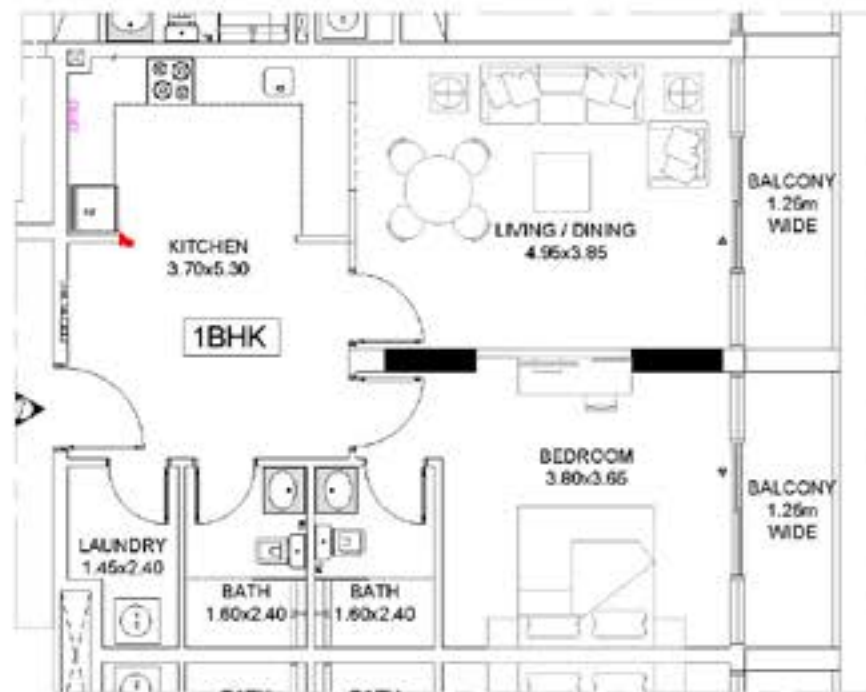


KEY PLAN

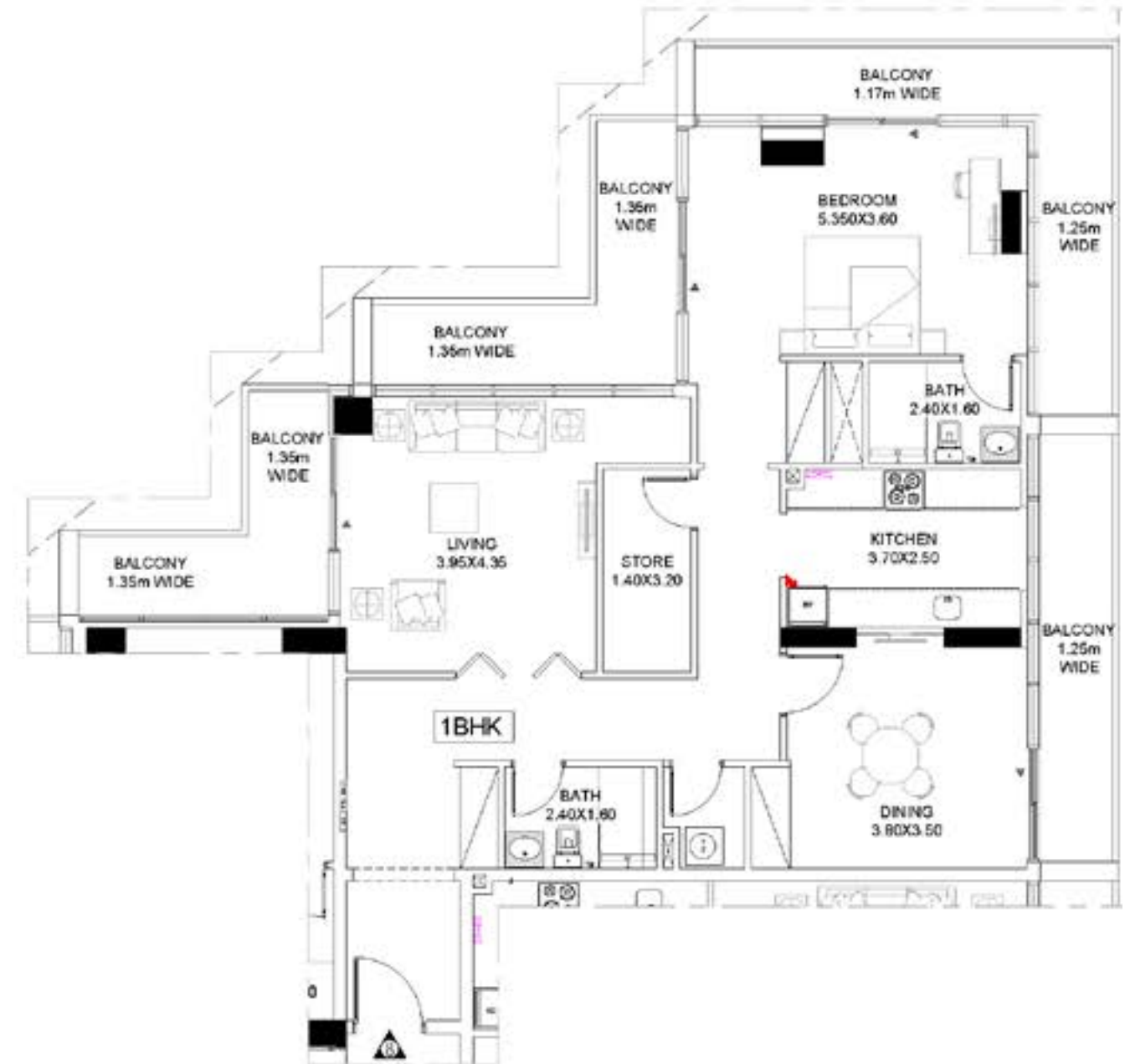


6TH FLOOR		
FLAT No : 605		
UNIT AREA	71.56 SQ.M	770.27 SQ.FT
BALCONY AREA	10.33 SQ.M	111.19 SQ.FT
TOTAL	81.89 SQ.M	881.46 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	1	

6TH FLOOR



6TH FLOOR		
FLAT No : 606		
UNIT AREA	71.07 SQ.M	765.00 SQ.FT
BALCONY AREA	10.53 SQ.M	113.34 SQ.FT
TOTAL	81.60 SQ.M	878.34 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	1	



6TH FLOOR		
FLAT No : 607		
UNIT AREA	110.70 SQ.M	1191.57 SQ.FT
BALCONY AREA	44.93 SQ.M	483.63 SQ.FT
TOTAL	155.63 SQ.M	1675.20 SQ.FT
NO. OF BEDROOMS	1	
QUANTITY	1	



KEY PLAN



OUR TRUSTED SUPPLIERS

موردینا الذین هم محل ثقتنا





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