



BY  
BINGHATTI







An aerial view of a city skyline at sunset. The sky is a warm, golden yellow, and the buildings are silhouetted against it. The city is densely packed with skyscrapers, and the overall atmosphere is hazy and atmospheric. The text "Discovering PROFOUND EXCLUSIVITY" is overlaid on the top left of the image.

*Discovering*  
PROFOUND EXCLUSIVITY





# 1

*PHASE I*

## ABOUT THE PROJECT

THE RATIONALE BEHIND THE  
DESIGN AND ITS CONCEPTUAL  
BLUEPRINT



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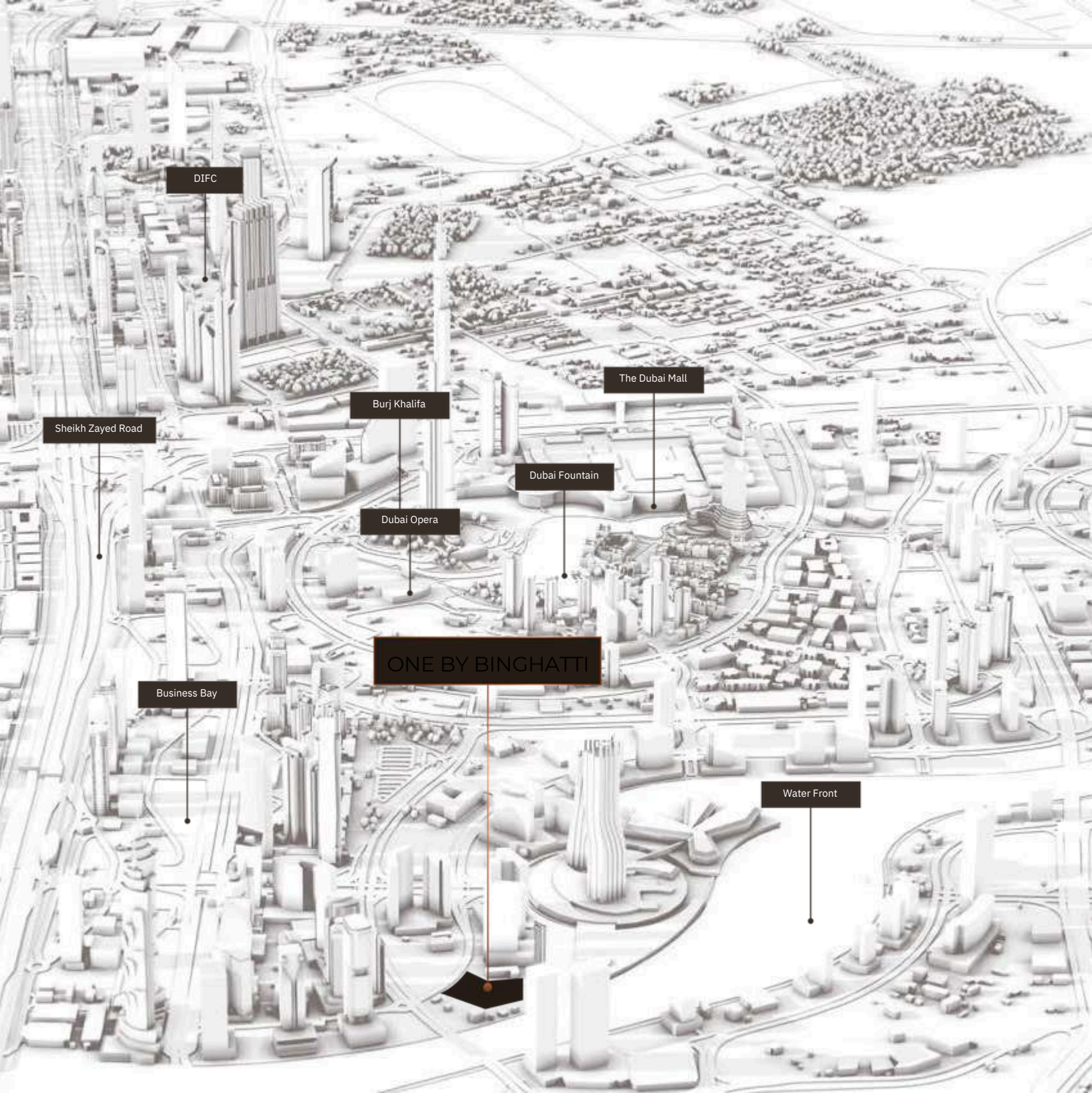
The conceptual design is characterized by the interplay of architectural systems, each contributing to a grander narrative of unity and balance. The façade manifests a visual symphony of materials and forms, amalgamating non-conventional and contemporary elements.

# *Undaunted* **INSPIRATION**

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

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DIFC

Sheikh Zayed Road

Burj Khalifa

The Dubai Mall

Dubai Fountain

Dubai Opera

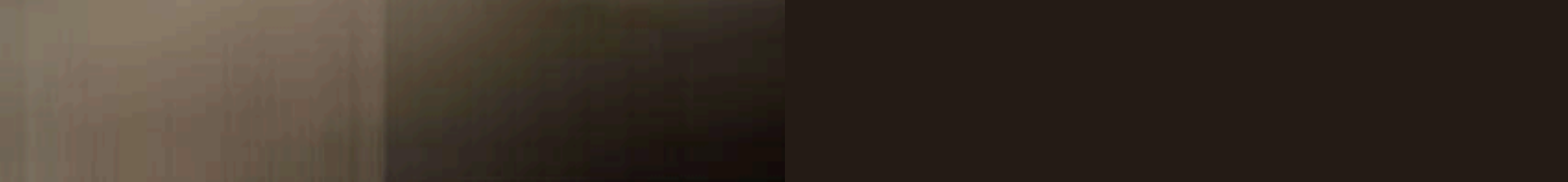
ONE BY BINGHATTI

Business Bay

Water Front











# 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

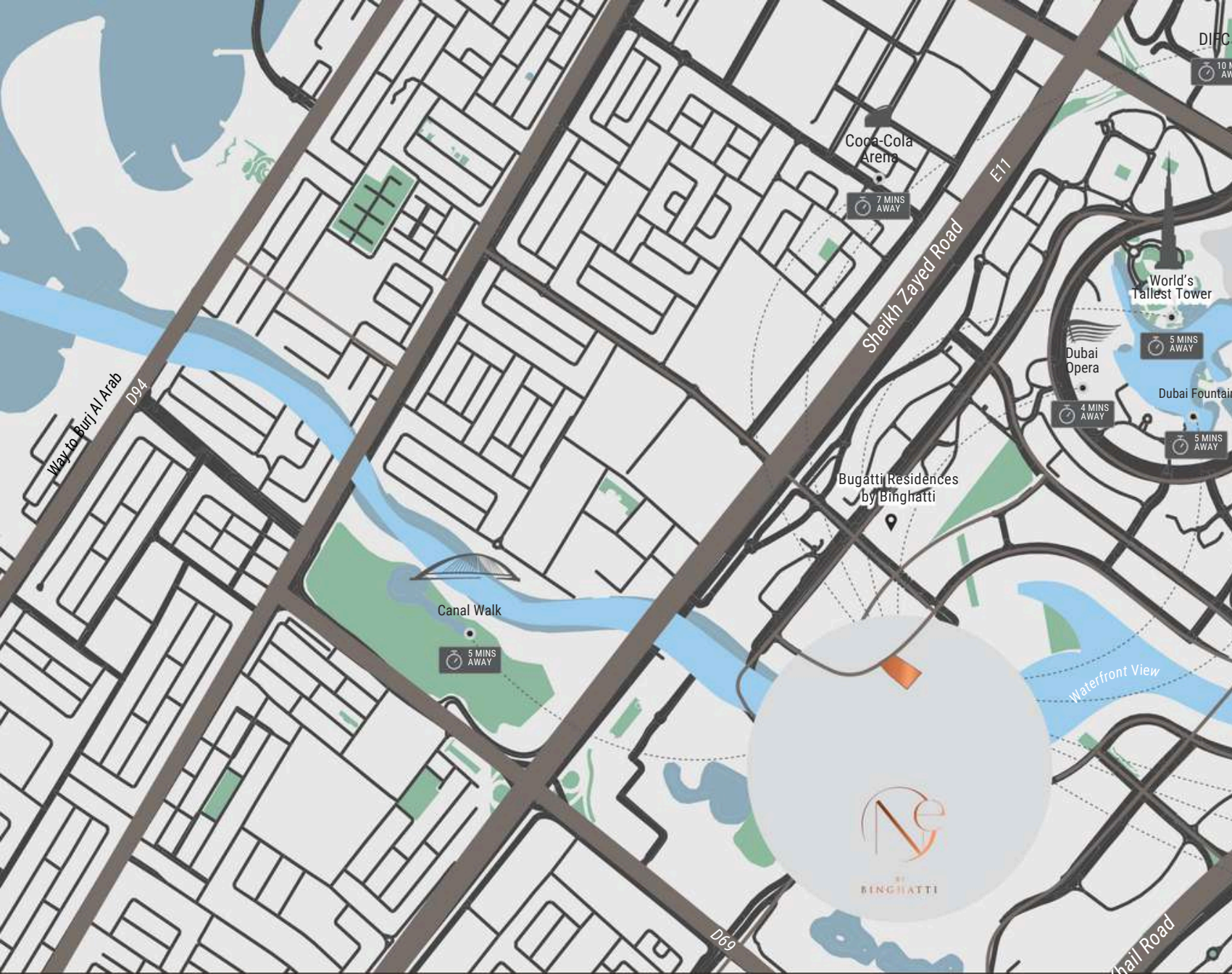
Premium Studio:	111
1 Bedroom Royal Suite:	496
2 Bedroom Suite:	110
3 Bedroom Wing:	1
3 Bedroom Pool Villa:	10
4 Bedroom Royal Penthouse:	08

## TOTAL UNITS

Residential Units:	736
Shops ( Ground Floor ):	10







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









# 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









# Material List

## Main Entrance Lobby



Saddle Oak Wood



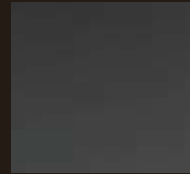
Orobico Marble



Glass Metal Mesh



Travertine



Black Glass



Burned Brass

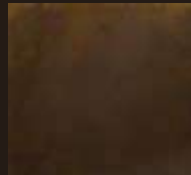
## Apar tment



Oak Wood



Travertine



Burned Brass



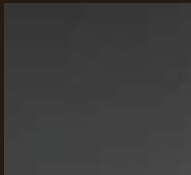
Nano Statuario



Glass Metal Mesh

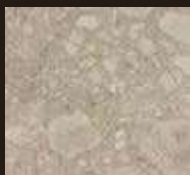


Mirror

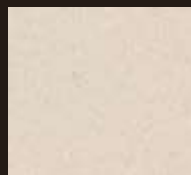


Black Glass

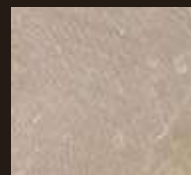
## Bathroom



Flodstenartic

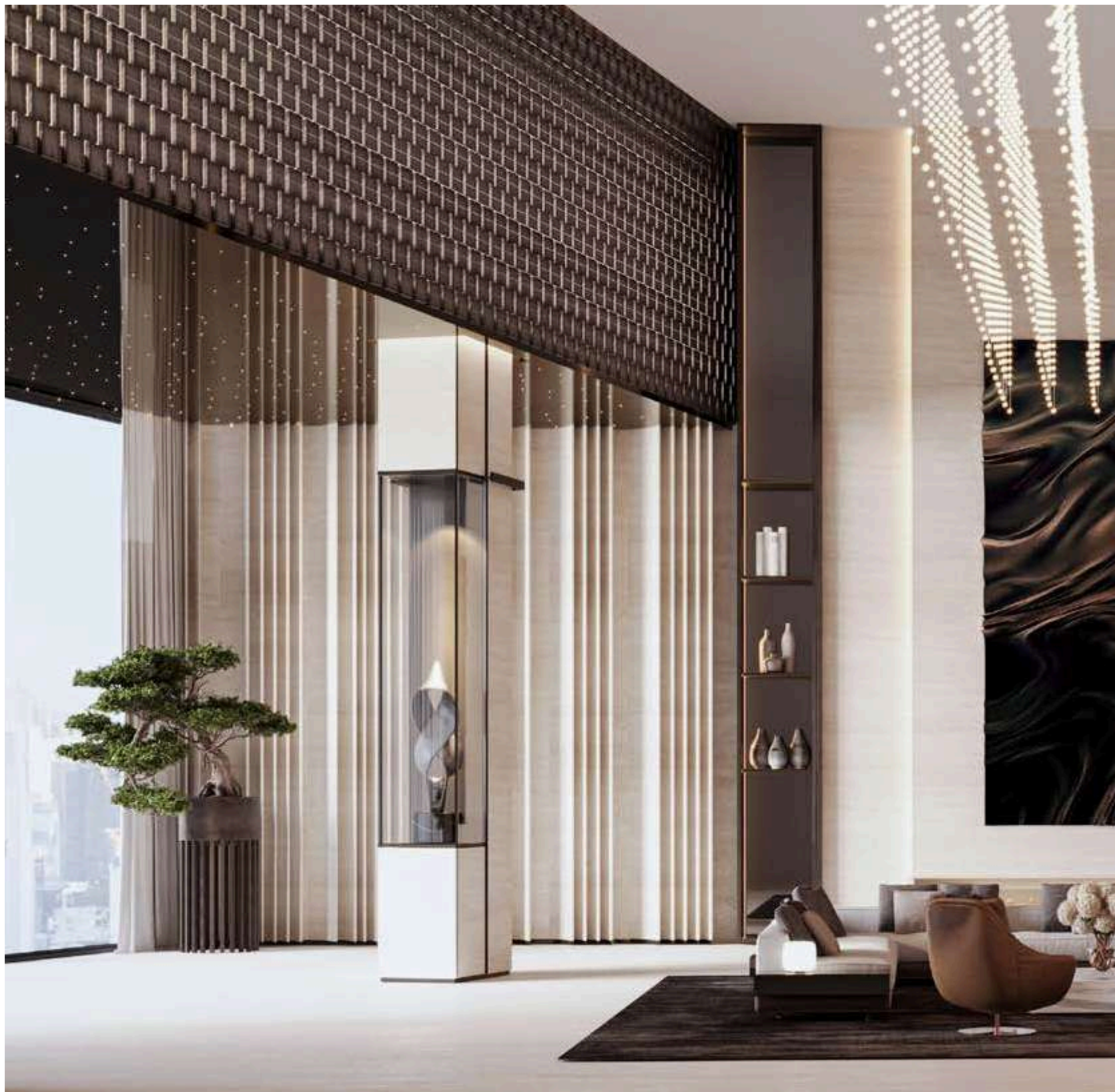


BT White



Fior Di Basco











*REDEFINING  
ULTRA HIGH-END  
WATERFRONT LIVING*

















# 4th - 21st Floor

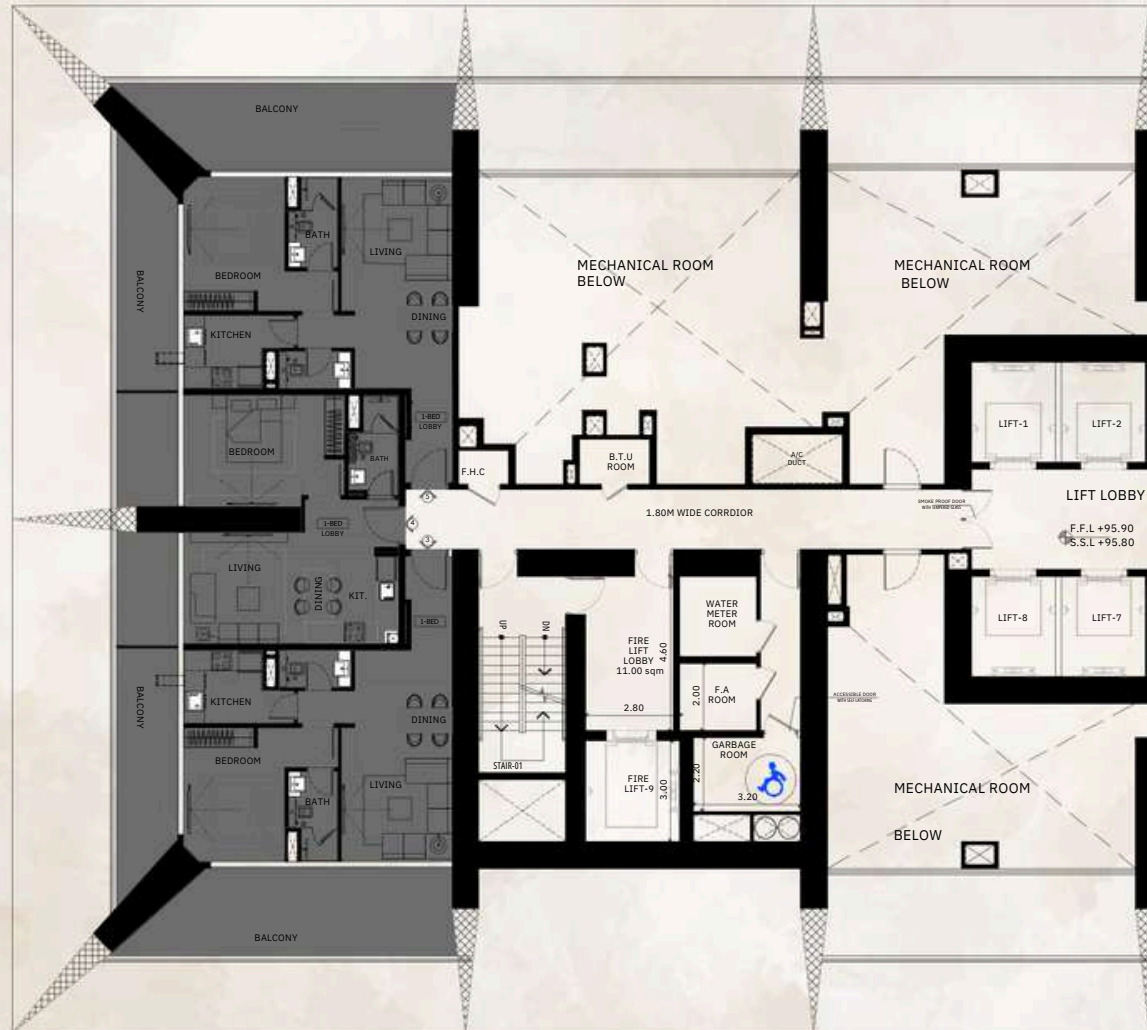
## TYPICAL FLOOR PLAN



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

# 22<sup>nd</sup>, 42<sup>nd</sup>, 43<sup>rd</sup> Floor

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# 59th,61st,63rd,65th Floor

## TYPICAL FLOOR PLAN



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# 60th, 62, 64th Floor

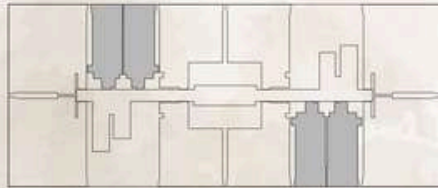
## TYPICAL FLOOR PLAN



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

# Premium Studio

## UNIT FLOOR PLAN

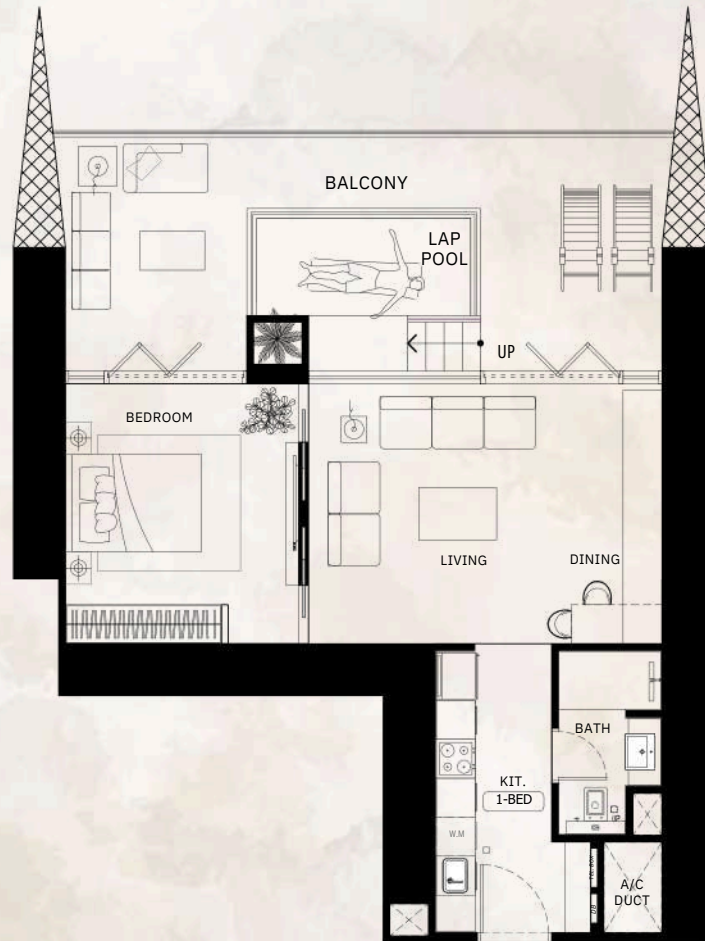
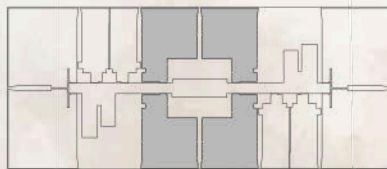


AREA	SQ.M	SQ. FT
SUITE AREA	42.47 m <sup>2</sup>	457.14 ft <sup>2</sup>
	14.31 m <sup>2</sup>	154.03 ft <sup>2</sup>
	56.78 m <sup>2</sup>	611.17 ft <sup>2</sup>



# 1 Bedroom Royal Suite

## UNIT FLOOR PLAN



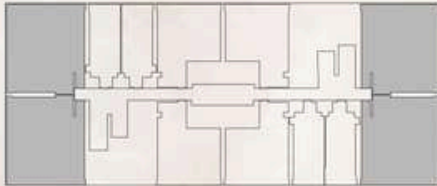
AREA	SQ.M	SQ. FT
SUITE AREA	59.31 m <sup>2</sup>	638.41 ft <sup>2</sup>
BALCONY AREA	37.63 m <sup>2</sup>	405.05 ft <sup>2</sup>
TOTAL UNIT AREA	96.94 m <sup>2</sup>	1043.45 ft <sup>2</sup>

FLATDESIGNCOMPONENTS	
BATH	4 m <sup>2</sup>
BEDROOM	1 m <sup>2</sup>
LIVING & DINING	5 m <sup>2</sup>
KITCHEN	m <sup>2</sup>
	22
	9



# 2 Bedroom Suite

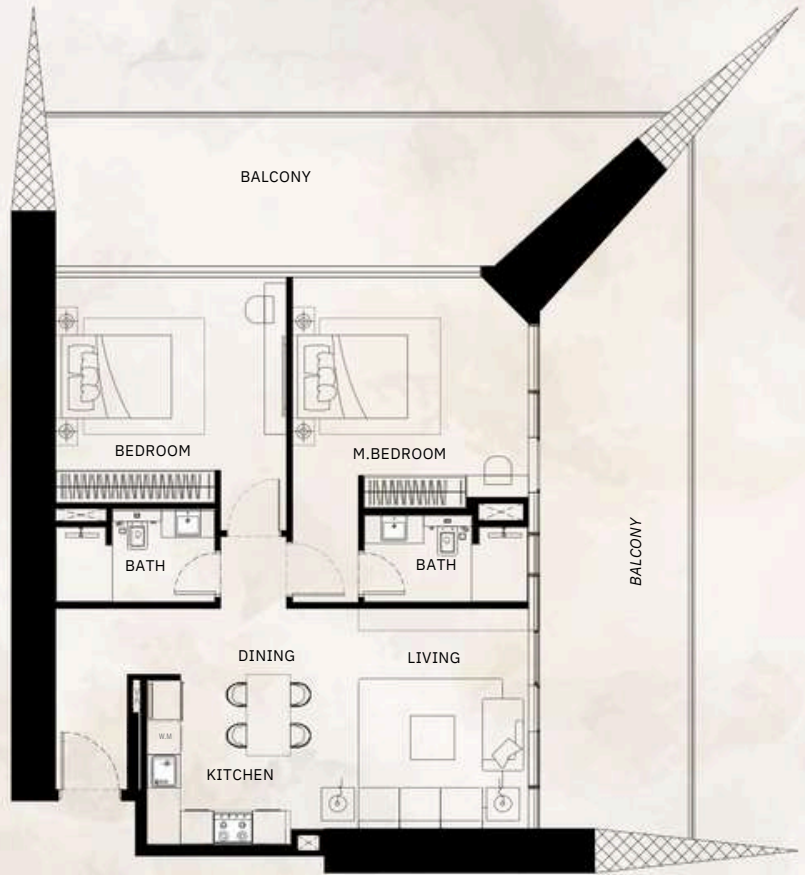
## UNIT FLOOR PLAN



AREA	SQ.M	SQ. FT
SUITE AREA	92.54 m <sup>2</sup>	996.09 ft <sup>2</sup>
BALCONY AREA	64.07 m <sup>2</sup>	689.64 ft <sup>2</sup>
	156.61 m <sup>2</sup>	1685.74 ft <sup>2</sup>

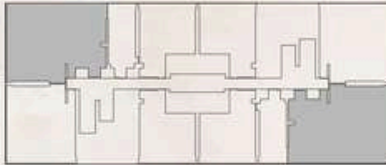
### FLATDESIGNCOMPONENTS

BATH		m <sup>2</sup>
BEDROOM	5	m <sup>2</sup>
M .BATH	1	m <sup>2</sup>
M .BEDROOM	20	m <sup>2</sup>
LIVING & DINING	17	m <sup>2</sup>
KITCHEN	5	m <sup>2</sup>
TOTAL UNIT AREA	8	m <sup>2</sup>
CORRIDOR		m <sup>2</sup>
FOYER	5	m <sup>2</sup>
	5	



# 3 Bedroom Wing

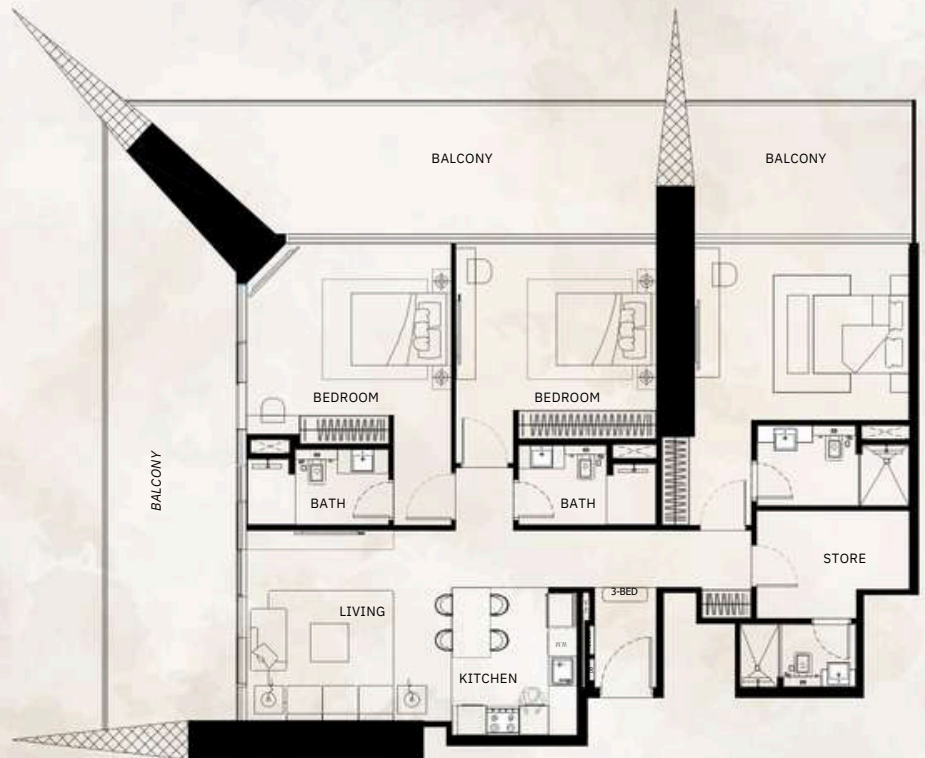
## UNIT FLOOR PLAN



AREA	SQ.M	SQ. FT
SUITE AREA	134.39 m <sup>2</sup>	1446.56 ft <sup>2</sup>
BALCONY AREA	78.38 m <sup>2</sup>	843.68 ft <sup>2</sup>
TOTAL UNIT AREA	212.77 m <sup>2</sup>	2290.24 ft <sup>2</sup>

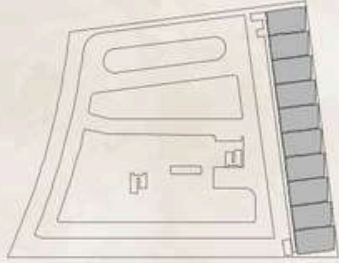
### FLATDESIGNCOMPONENTS

BATH	m <sup>2</sup>
BEDROOM	5 m <sup>2</sup>
M_BATH	1 m <sup>2</sup>
M_BEDROOM	9.1 m <sup>2</sup>
STORE	7 m <sup>2</sup>
FOYER	53 m <sup>2</sup>
M_BATH	5 m <sup>2</sup>
M_BEDROOM	21 m <sup>2</sup>
LIVING	17 m <sup>2</sup>
KITCHEN & DINING	8 m <sup>2</sup>
CORRIDOR	10 m <sup>2</sup>



# 3 Bedroom Pool Villa

## UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	167.14 m <sup>2</sup>	1799.08 ft <sup>2</sup>
BALCONY AREA	51.36 m <sup>2</sup>	552.83 ft <sup>2</sup>
TOTAL UNIT AREA	218.50 m <sup>2</sup>	2351.91 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

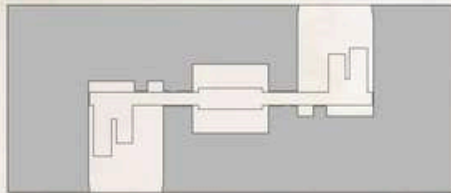
M. BATH	4 m <sup>2</sup>
M. BEDROOM	16 m <sup>2</sup>
MAID BATH	3 m <sup>2</sup>
MAID BEDROOM	7 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
LIVING & DINING	22 m <sup>2</sup>
M. BATH	5 m <sup>2</sup>
M. BEDROOM	31 m <sup>2</sup>
M. BATH	4 m <sup>2</sup>
M. BEDROOM	23 m <sup>2</sup>
FOYER	8 m <sup>2</sup>
W.C	2 m <sup>2</sup>
CORRIDOR	4 m <sup>2</sup>
STORE	2 m <sup>2</sup>





# 4 Bedroom Royal Penthouse

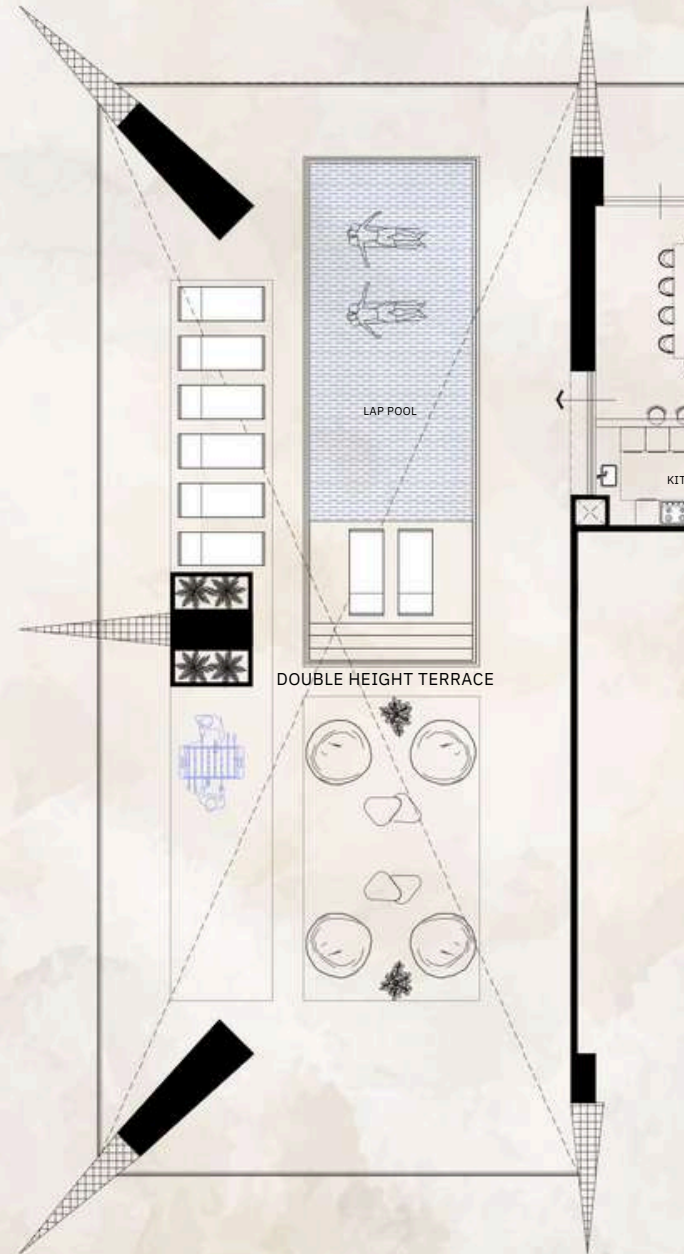
## UNIT FLOOR PLAN



AREA	SQ.M	SQ. FT
SUITE AREA	225.22 m <sup>2</sup>	2424.25 ft <sup>2</sup>
BALCONY AREA	405.42 m <sup>2</sup>	4363.90 ft <sup>2</sup>
TOTAL UNIT AREA	630.64 m <sup>2</sup>	6788.15 ft <sup>2</sup>

### FLATDESIGNCOMPONENTS

BATH	6m <sup>2</sup>
BEDROOM	16 m <sup>2</sup>
BEDROOM	1 m <sup>2</sup>
LAUNDRY	6 m <sup>2</sup>
M .BATH	11 m <sup>2</sup>
M .BEDROOM	24 m <sup>2</sup>
M .BATH	6 m <sup>2</sup>
M .BEDROOM	16m <sup>2</sup>
LIVING & DINING	50m <sup>2</sup>
KITCHEN	16m <sup>2</sup>
CORRIDOR	17 m <sup>2</sup>
FOYER	8 m <sup>2</sup>
W.C	6 m <sup>2</sup>
MAID ROOM	7 m <sup>2</sup>
MAID BATHROOM	4 m <sup>2</sup>





# TOTALLY HOME

## REAL ESTATE LLC



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971564951052



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<https://totallyhomerealestate.com>