

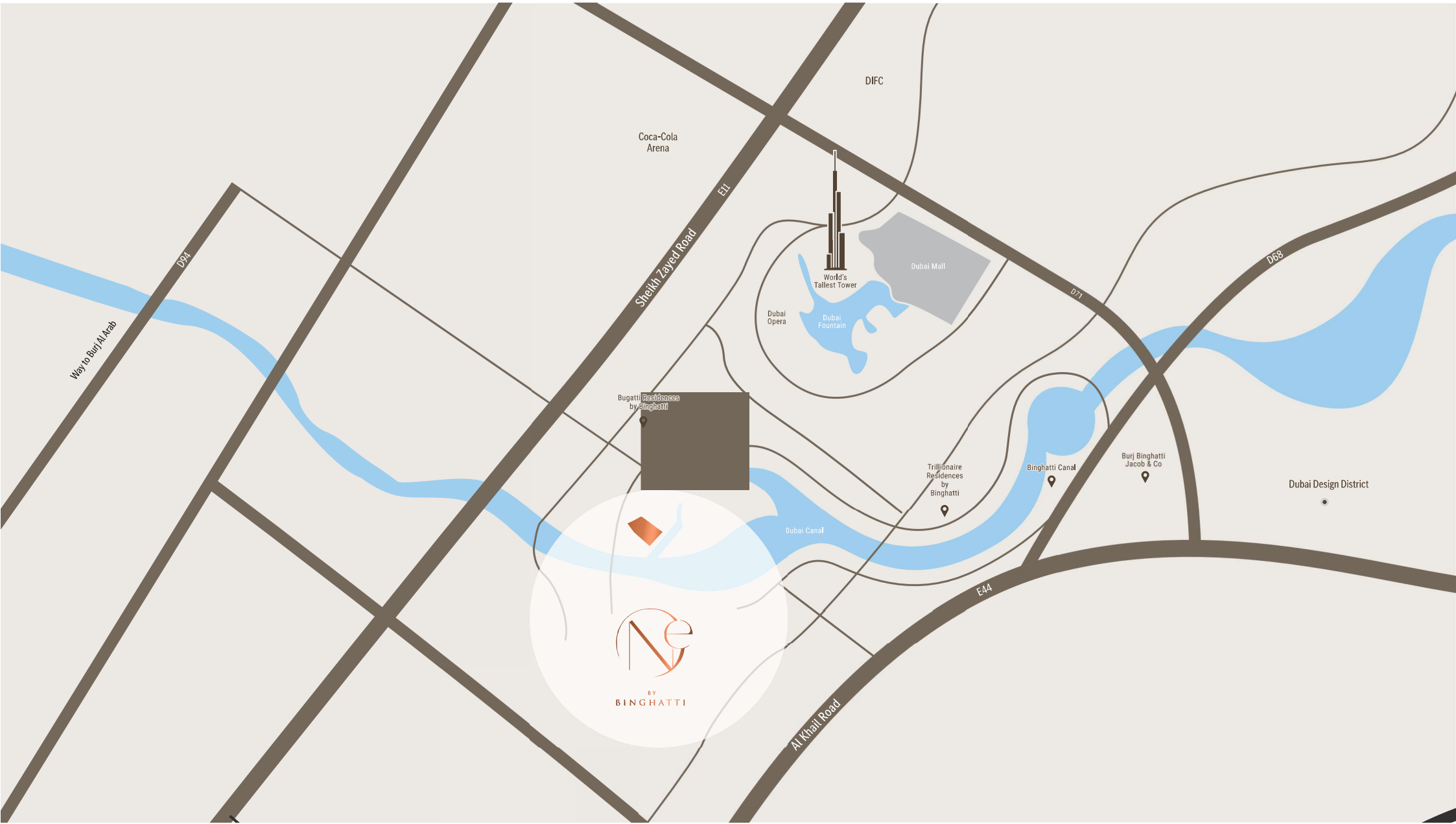


BY
BINGHATTI



*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

Trilljonaire
Residences
by
Binghatti

Dubai Canal

Binghatti Canal

Burj Binghatti
Jacob & Co

Dubai Design District

E44

Al Khail Road

D68

D71



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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** AS1. (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**





