



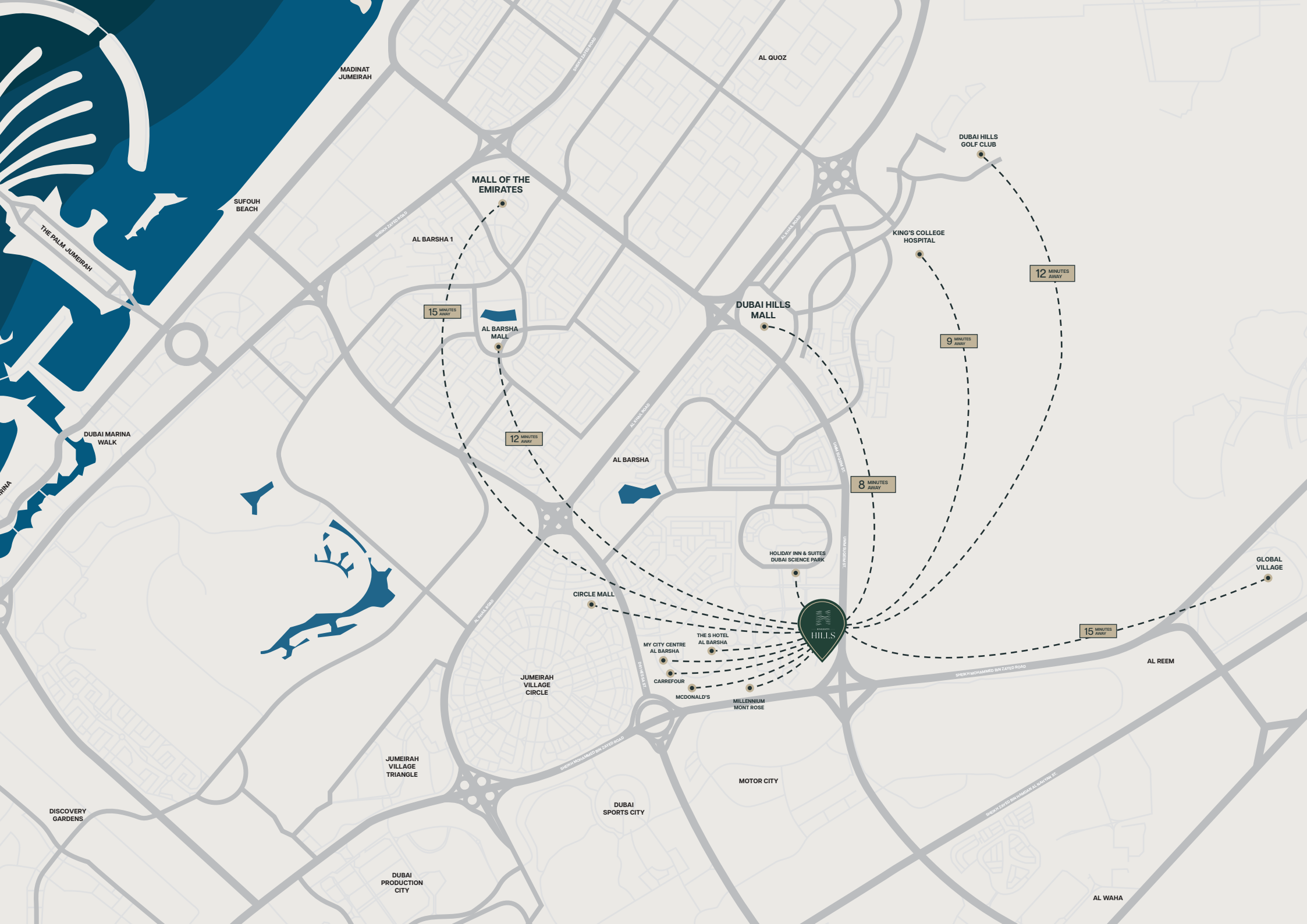
— BINGHATTI —

HILLS



ESCAPE THE RUSH.
FIND SOLACE IN SERENE ENSEMBLE.

Inspired by the natural contours of a terrain, Binghatti Hills aims to capture the serene ambiance of rolling hillsides and translate it into an architectural masterpiece that embodies the spirit of tranquility to offer respite from the bustle of urban life.



THE PALM JUMEIRAH

MADINAT JUMEIRAH

SUFOUH BEACH

AL QUOZ

MALL OF THE EMIRATES

DUBAI HILLS GOLF CLUB

AL BARSHA 1

KING'S COLLEGE HOSPITAL

15 MINUTES AWAY

12 MINUTES AWAY

AL BARSHA MALL

DUBAI HILLS MALL

9 MINUTES AWAY

AL BARSHA

8 MINUTES AWAY

DUBAI MARINA WALK

HOLIDAY INN & SUITES DUBAI SCIENCE PARK

GLOBAL VILLAGE

CIRCLE MALL

15 MINUTES AWAY

JUMEIRAH VILLAGE CIRCLE

AL REEM

MY CITY CENTRE AL BARSHA

THE S HOTEL AL BARSHA

DISCOVERY GARDENS

JUMEIRAH VILLAGE TRIANGLE

DUBAI SPORTS CITY

MOTOR CITY

DUBAI PRODUCTION CITY

AL WAHA

CARREFOUR

MCDONALD'S

MILLENNIUM MONT ROSE





UNIQUE SELLING POINTS

LOCATION



Strategically located:

- Adjacent to **Dubai Hills Mall**
- In the Business and Research hub and right at both **entrance** and **exit** points of Dubai Science Park
- In close proximity to renowned **hotels, hospitals, high schools and universities**
- In Barsha South, right on Um Suqeim Road nearby E311 MBZ Road



***In the future, it will stand right next to the upcoming metro train station**



UNIQUE SELLING POINTS AMENITIES



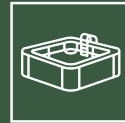
PADDLE
TENNIS



STREET
SOCCER



3X3 BASKETBALL
COURT



PRIVATE POOL
W/ JACUZZI



MINI
AMPHITHEATRE



FAMILY SITTING
AREA



SHOWER
AREA



MULTIPURPOSE
PAVILION



MEDITATION/
ZEN GARDEN



INFINITY
POOL



KID'S SWIMMING
POOL



SUNBATHING
BED AREA



BOARDWALK



JOGGING/ WALKING
LANE



OUTDOOR
GYM



INDOOR
GYM



MALE/FEMALE
SPA



INDOOR SPORTS
FACILITIES



OUTDOOR
AEROBICS/YOGA



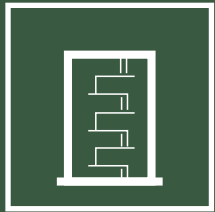
SHADED
POOL BAR



LAWN/GREEN
AREA



UNIQUE SELLING POINTS DESIGN



**One of the largest
buildings in the world**
based on unit count
(comprising a total of 1,666 units)



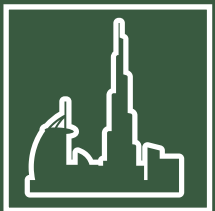
**Embedded smart home
features within its units**



**Stunning architectural
design and concept**



**State-of-the-art interiors
and finishes**



**Its design offers a diverse
view of Dubai's iconic skyline**



UNIQUE SELLING POINTS INVESTMENT OPPORTUNITIES



**High ROI with a guaranteed project handover
by the fastest developer in the UAE**



Prime investment model for holiday home concept



Golden Visa opportunity for investors