



RESIDENCES

BY

BINGHATTI

*L'Art de Vivre*

*In the heart of the metropolis*

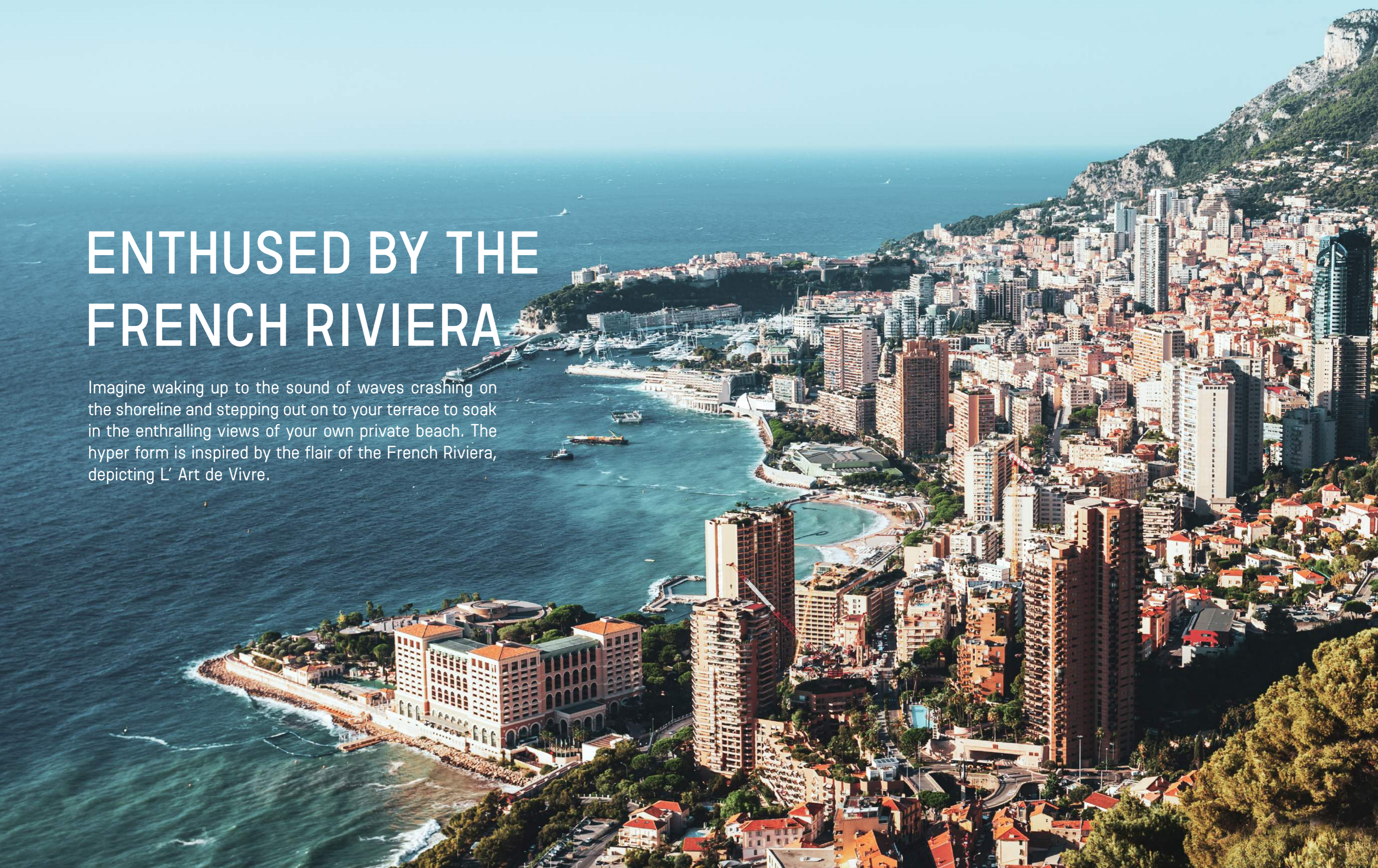
# ARCHITECTURAL FORM

The hyper form is characterized by subtle contours and fluid lines. From every angle, the facade offers a new perspective, creating a visual mystique — an exquisite sculptural work forming a spirited sense of flow and movement.



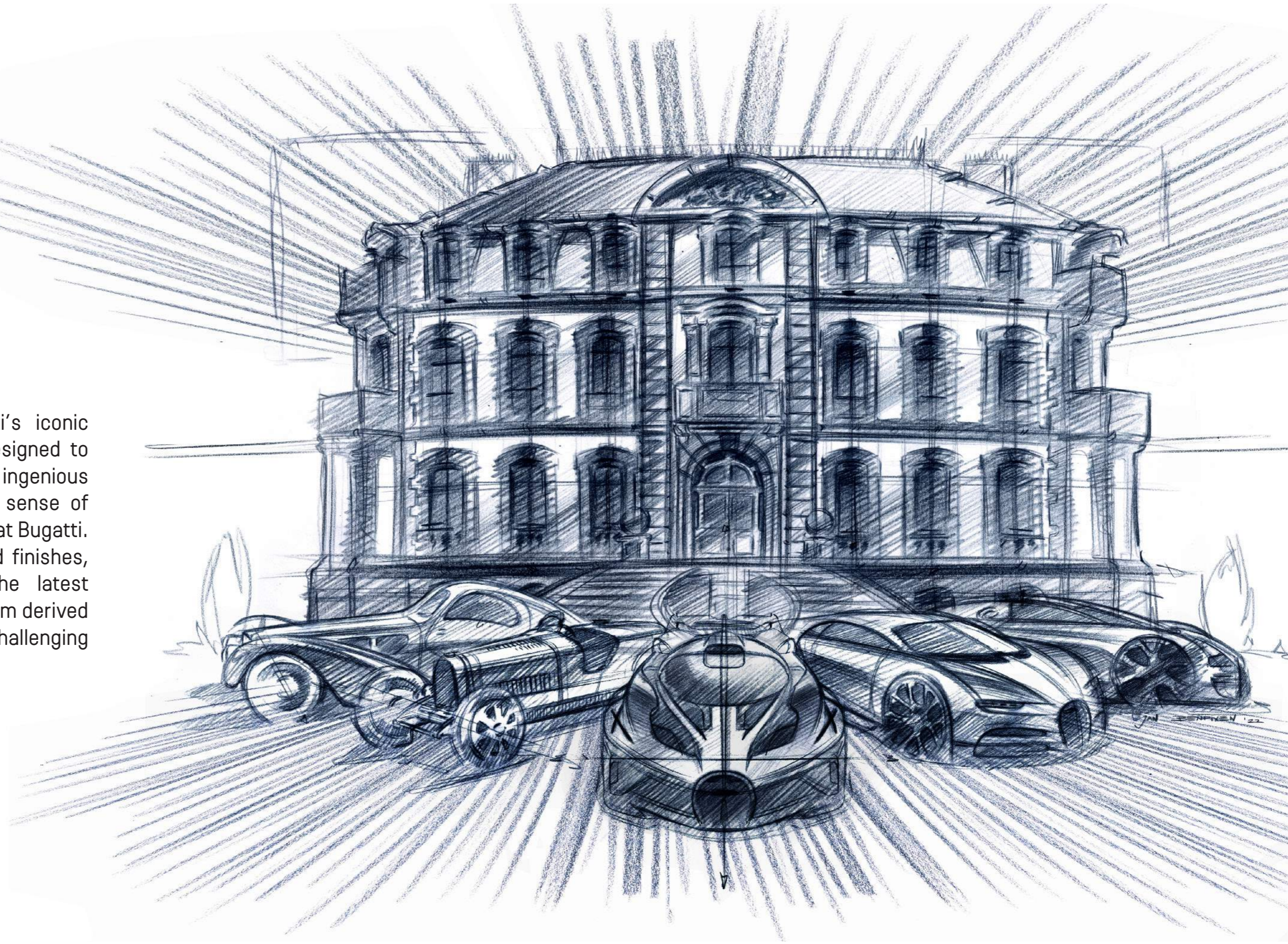
# ENTHUSED BY THE FRENCH RIVIERA

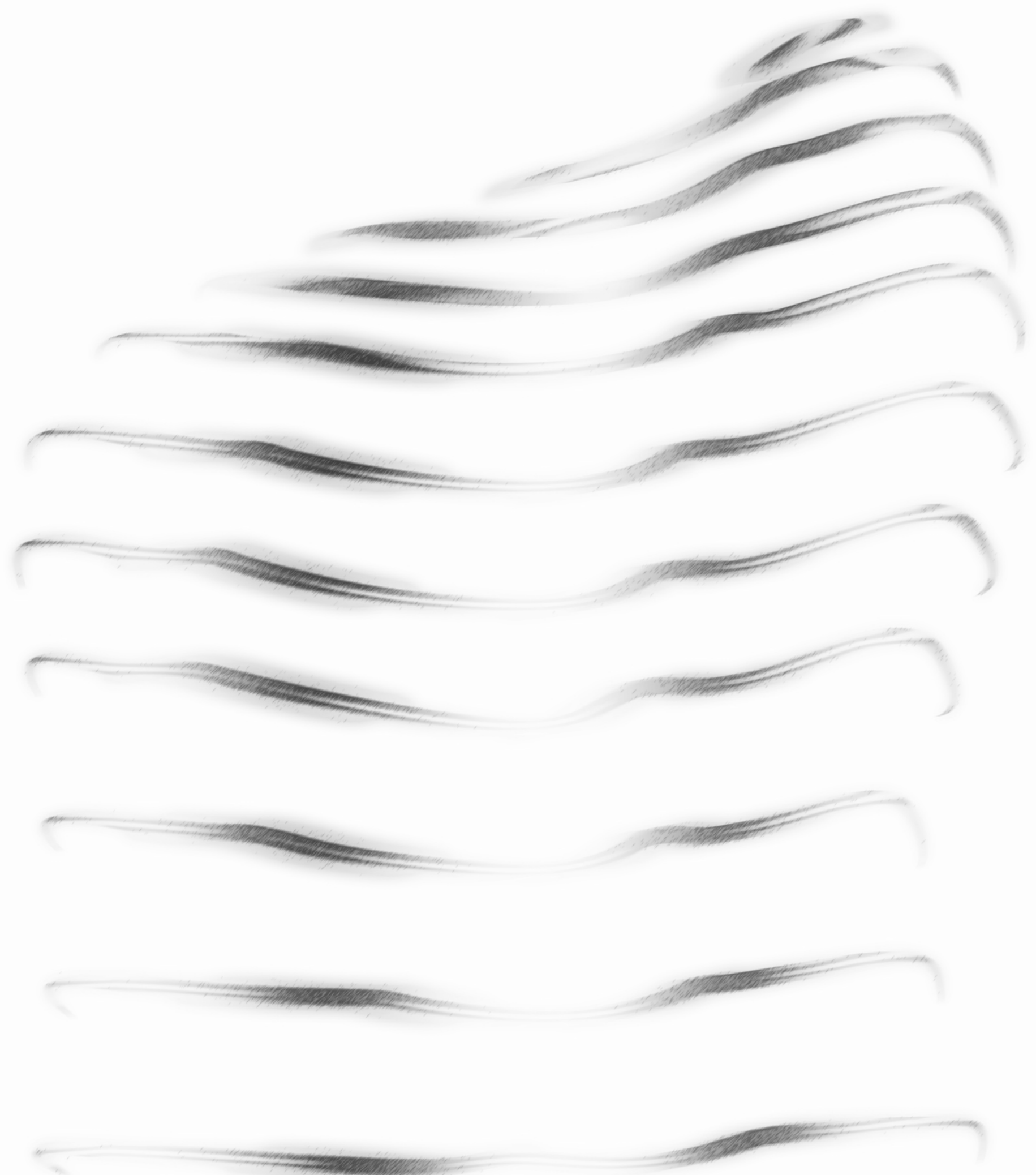
Imagine waking up to the sound of waves crashing on the shoreline and stepping out on to your terrace to soak in the enthralling views of your own private beach. The hyper form is inspired by the flair of the French Riviera, depicting L' Art de Vivre.



# BUGATTI DNA

Drawing inspiration from Bugatti's iconic super cars, the hyper form is designed to embody the essence of the brand's ingenious and visionary spirit, evoking the sense of exuberance and refinement found at Bugatti. The hyper form features high-end finishes, exquisite craftsmanship, and the latest state-of-the-art smart home system derived from the Bugatti DNA — always challenging the impossible.





---

## TABLE OF CONTENTS

# 01

THE CONCEPT

# 02

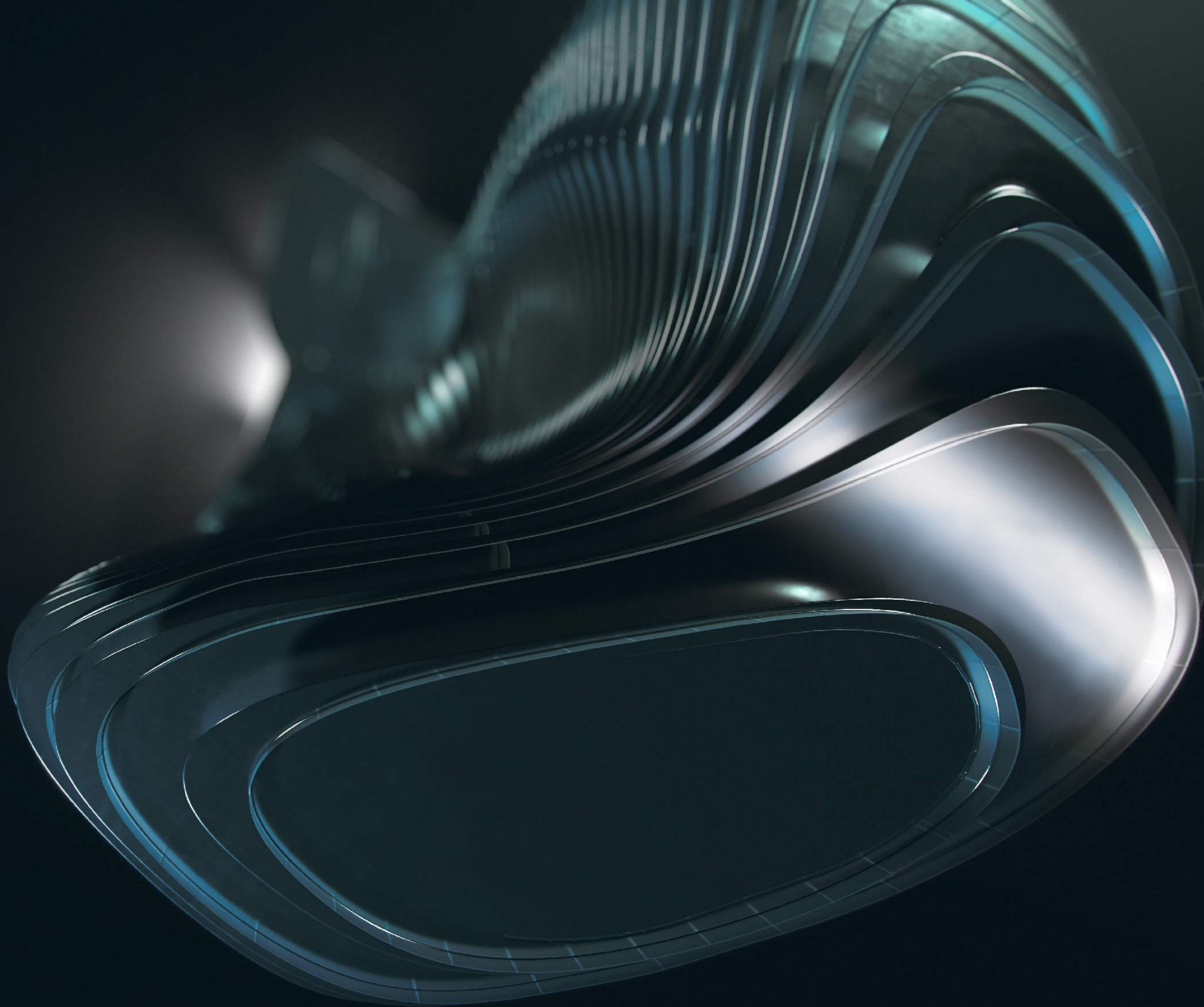
ABOUT THE PROJECT

# 03

DESIGN DETAILS

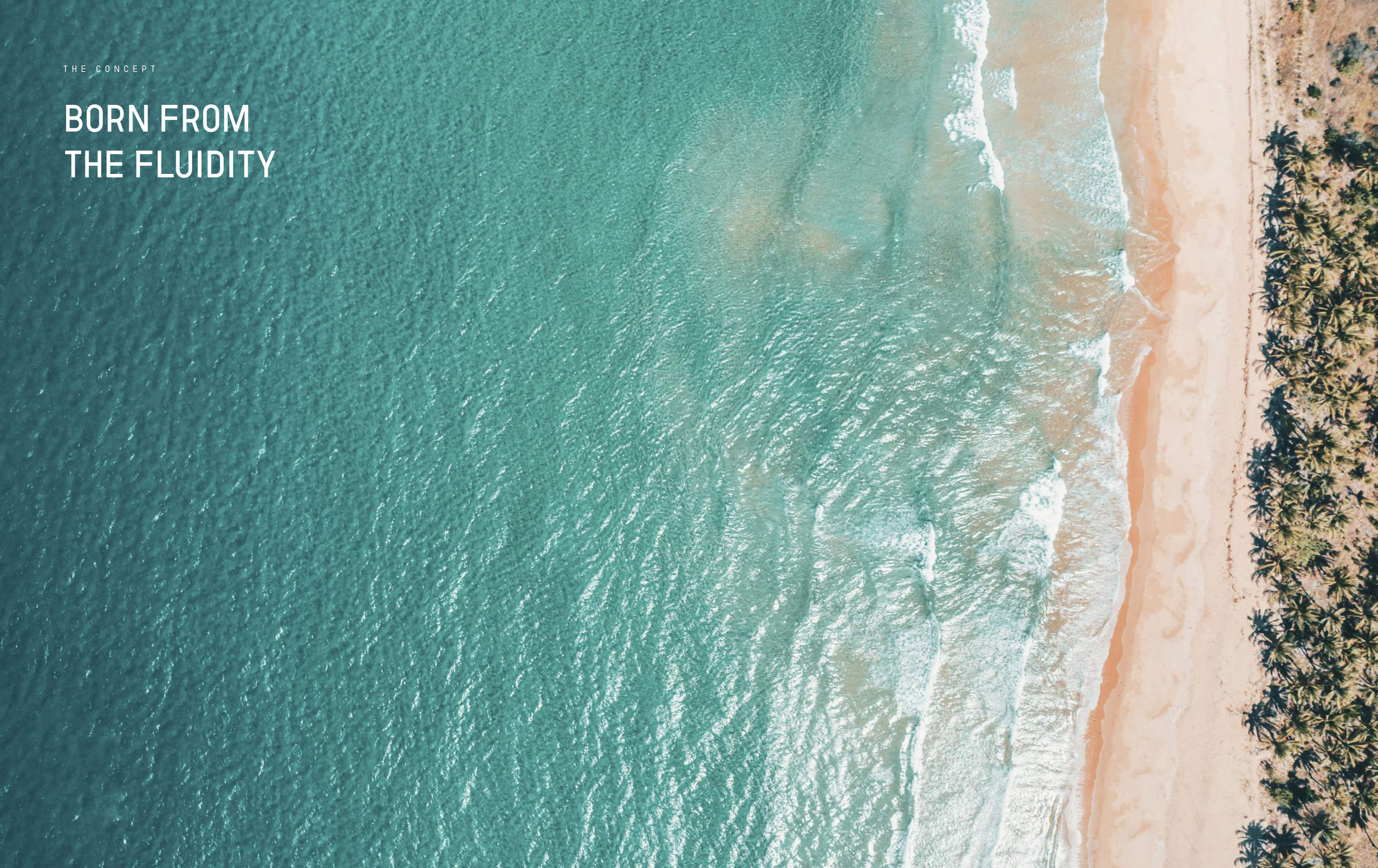
# 01

THE CONCEPT



THE CONCEPT

# BORN FROM THE FLUIDITY



THE CONCEPT

# CULTIVATING L'ART DE VIVRE, INSPIRED BY THE FRENCH RIVIERA



THE CONCEPT

INSPIRED BY  
INDIGENOUS  
NATURE

THE CONCEPT

# A NEW ICON IN THE CITY

The birth of an icon - the hyper tower is poised to become a landmark of architectural prowess, derived from the Bugatti and Binghatti DNA. Inspired by the world's most eminent structural masterpieces, Bugatti Residences by Binghatti is not a mere addition to city's skyline but a new icon that will stand the test of time.



BUGATTI RESIDENCES  
BY BINGHATTI  
BUSINESS BAY



BURJ AL ARAB  
JUMEIRAH



DUBAI FRAME  
ZABEEL PARK



MUSEUM OF THE FUTURE  
TRADE CENTRE 2



BURJ KHALIFA  
BUSINESS BAY



JUMEIRAH  
EMIRATES TOWERS  
SHEIKH ZAYED ROAD



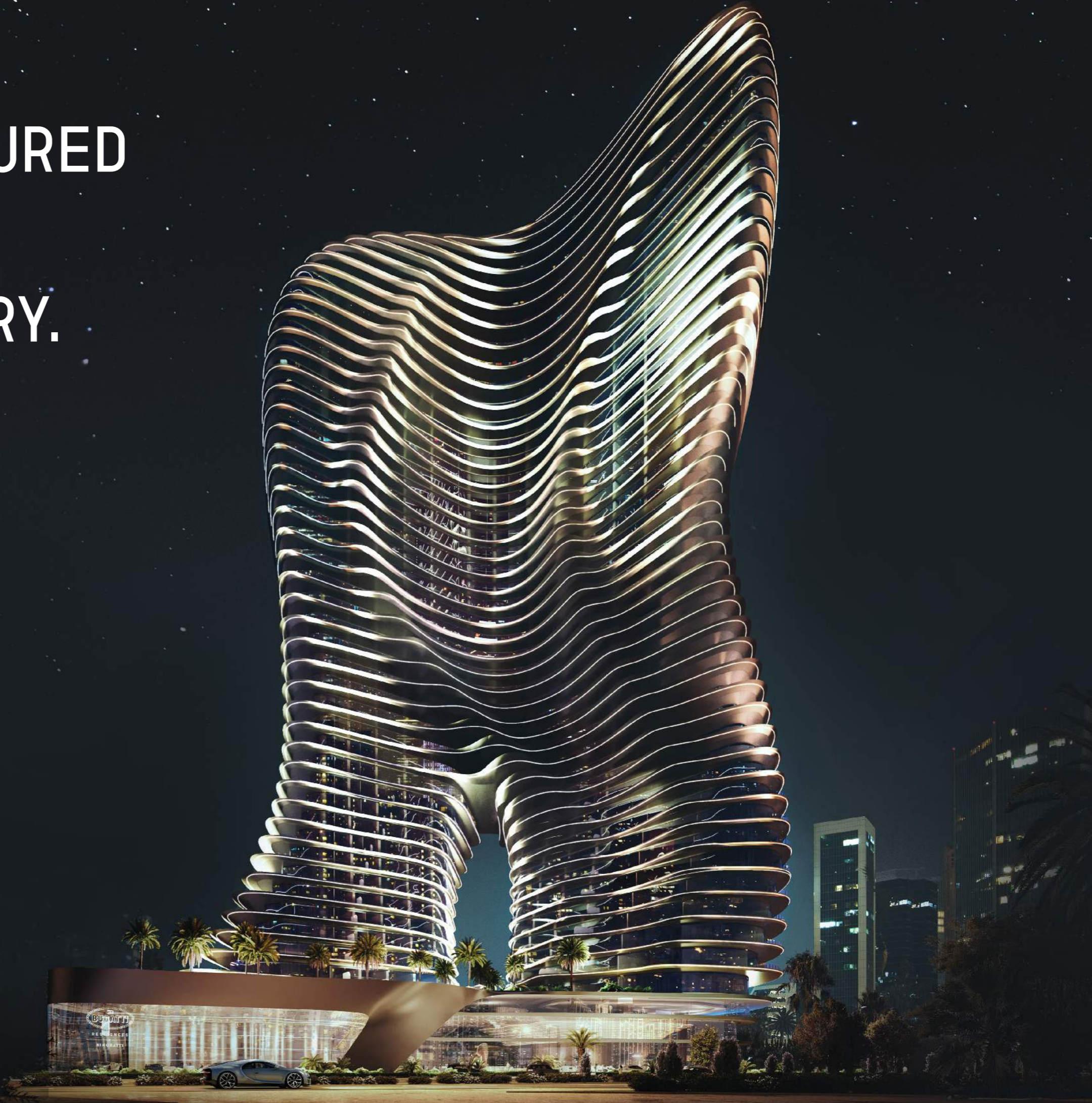
CAYAN TOWER  
DUBAI MARINA



ATLANTIS THE PALM  
THE PALM JUMEIRAH

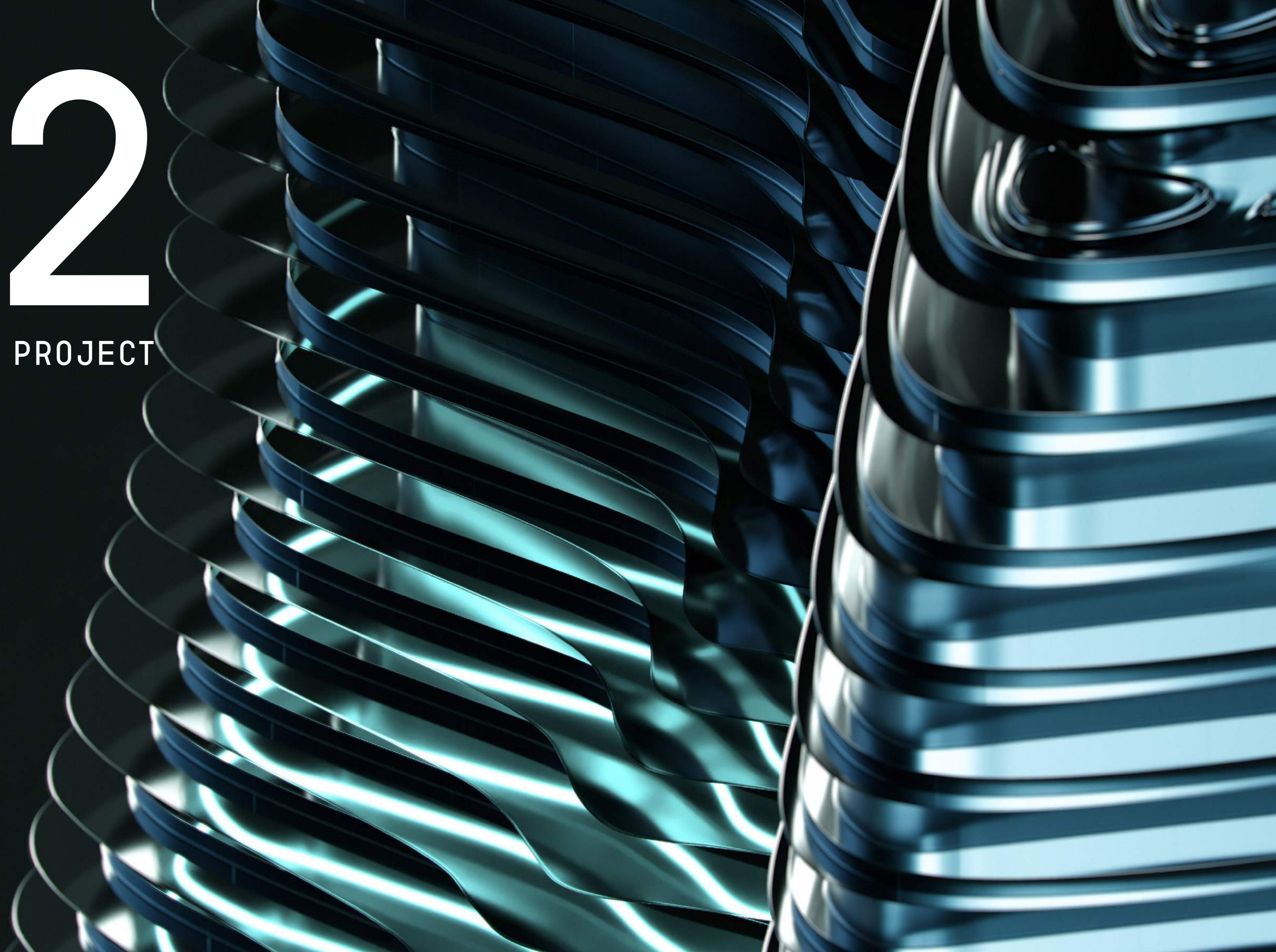
THE CONCEPT

A TOUR-DE-FORCE, NURTURED  
BY BUGATTI'S PROWESS  
AND BINGHATTI'S MASTERY.



# 02

ABOUT THE PROJECT



# THE MAP

BUSINESS BAY  
WATER CANAL

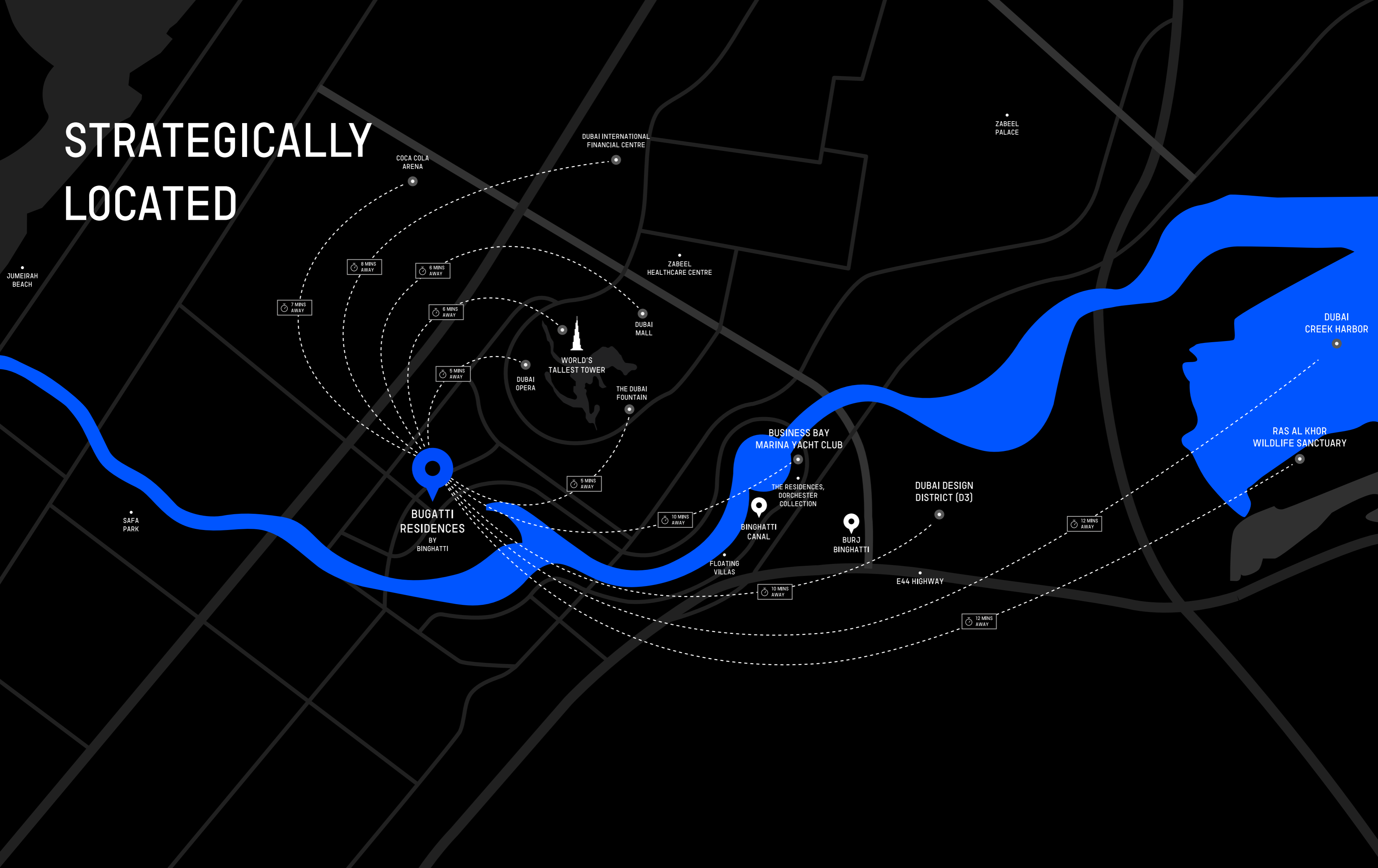
WAY TO  
AL KHAIL ROAD

WAY TO SHEIKH  
ZAYED ROAD

BURJ KHALIFA  
BOULEVARD



# STRATEGICALLY LOCATED



ABOUT THE PROJECT

# PROJECT FACTS

PROPERTY TYPE

**RESIDENTIAL MASTERPIECE**

Exclusive Penthouses

**RIVIERA MANSION COLLECTION**

171 MANSIONS

**2 BR - CANNES**

**3 BR - ST TROPEZ**

**4 BR - MONACO**

**SKY MANSION PENTHOUSE COLLECTION**

11 SKY MANSION PENTHOUSES

**TOTAL NO. OF FLOORS**

4B + G + 1P + HC + 45 + ROOF

**TOTAL NO. OF RESIDENTIAL FLOORS**

43

**TOTAL NO. OF UNITS**

182

# STATING

# FEATURES



RIVIERA INSPIRED  
BEACH



GYMNASIUM &  
TRAINING SERVICES



PRIVATE  
GARAGE



VIP OWNER  
LOUNGE



CAR LIFT



PRIVATE  
POOL



PARKING  
ACCESS CARD



BUTLER  
SERVICE



PRIVATE  
CHEF SERVICE



FOOD &  
BEVERAGE



CONCIERGE  
SERVICE



TITANIUM  
ACCESS CARD



VALET  
SERVICE



HOUSE  
KEEPING



SPA  
SERVICE



BODYGUARD  
SERVICE



CHAUFFEUR  
SERVICE

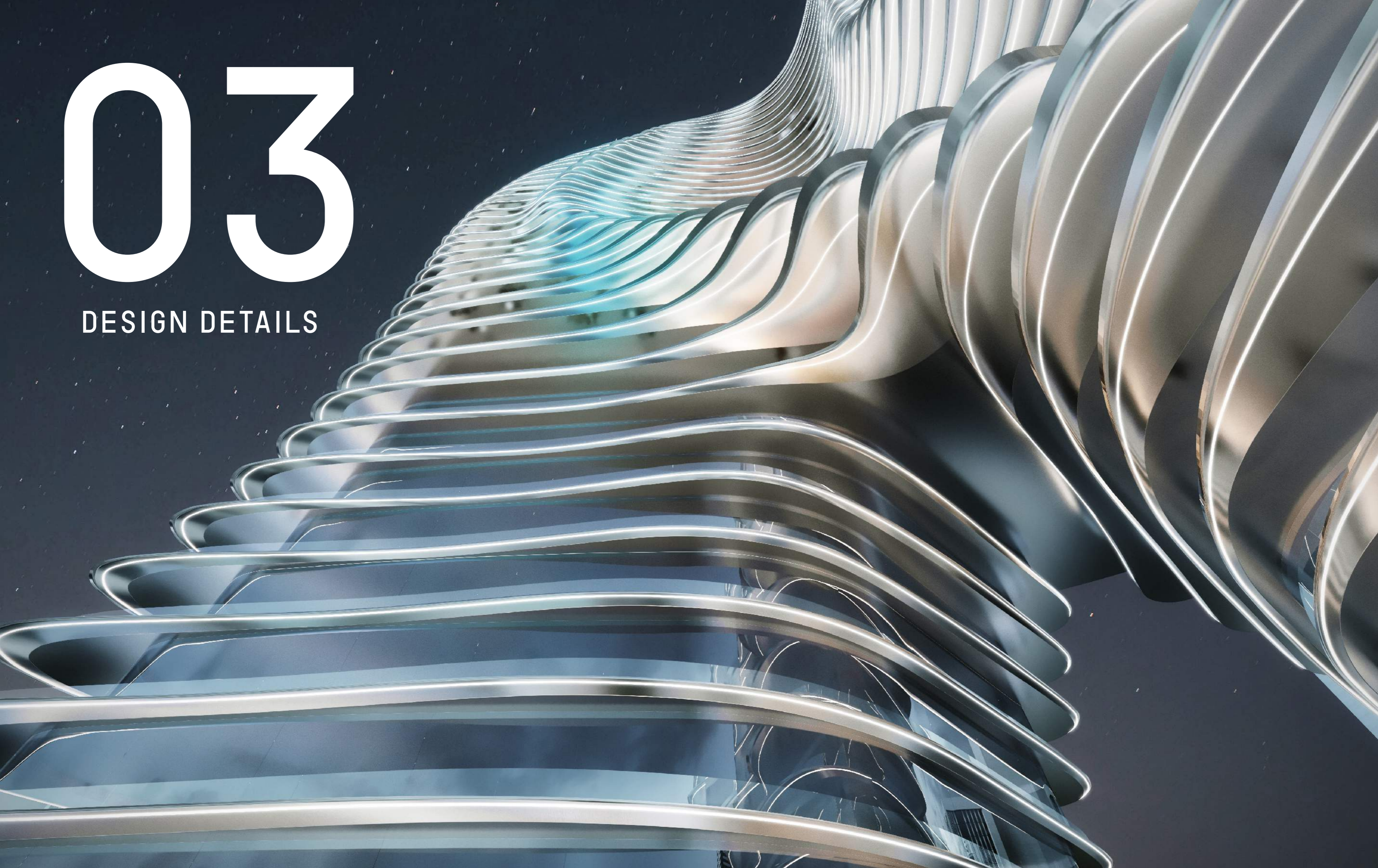
ABOUT THE PROJECT



INDULGE IN A SENSUAL JOURNEY OF REFINED BLISS

# 03

DESIGN DETAILS



DESIGN DETAILS

# AN OASIS WITHIN THE METROPOLIS



DESIGN DETAILS

INSPIRED BY THE  
EXQUISITENESS OF  
NATURE



DESIGN DETAILS

# A PRIVATE RETREAT IN THE HEART OF THE METROPOLIS



DESIGN DETAILS

# CAPTURING THE ESSENCE OF COTE D'AZUR



DESIGN DETAILS

# TRANSFORMING METROPOLITAN CULTURE INTO A NEW ART OF LIVING



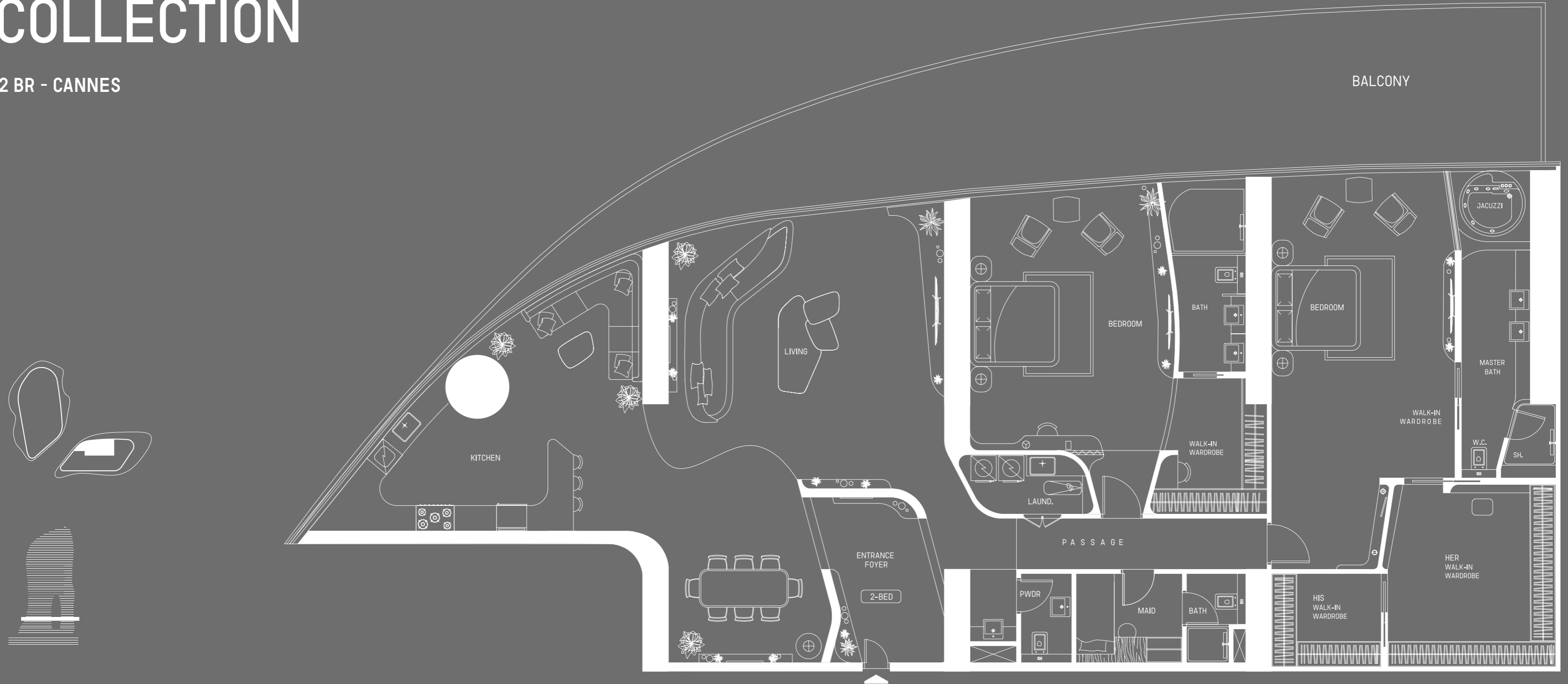
DESIGN DETAILS

# STEP INTO THE GRANDEUR OF THE FRENCH RIVIERA



# RIVIERA MANSION COLLECTION

2 BR - CANNES



LOWER LEVEL

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

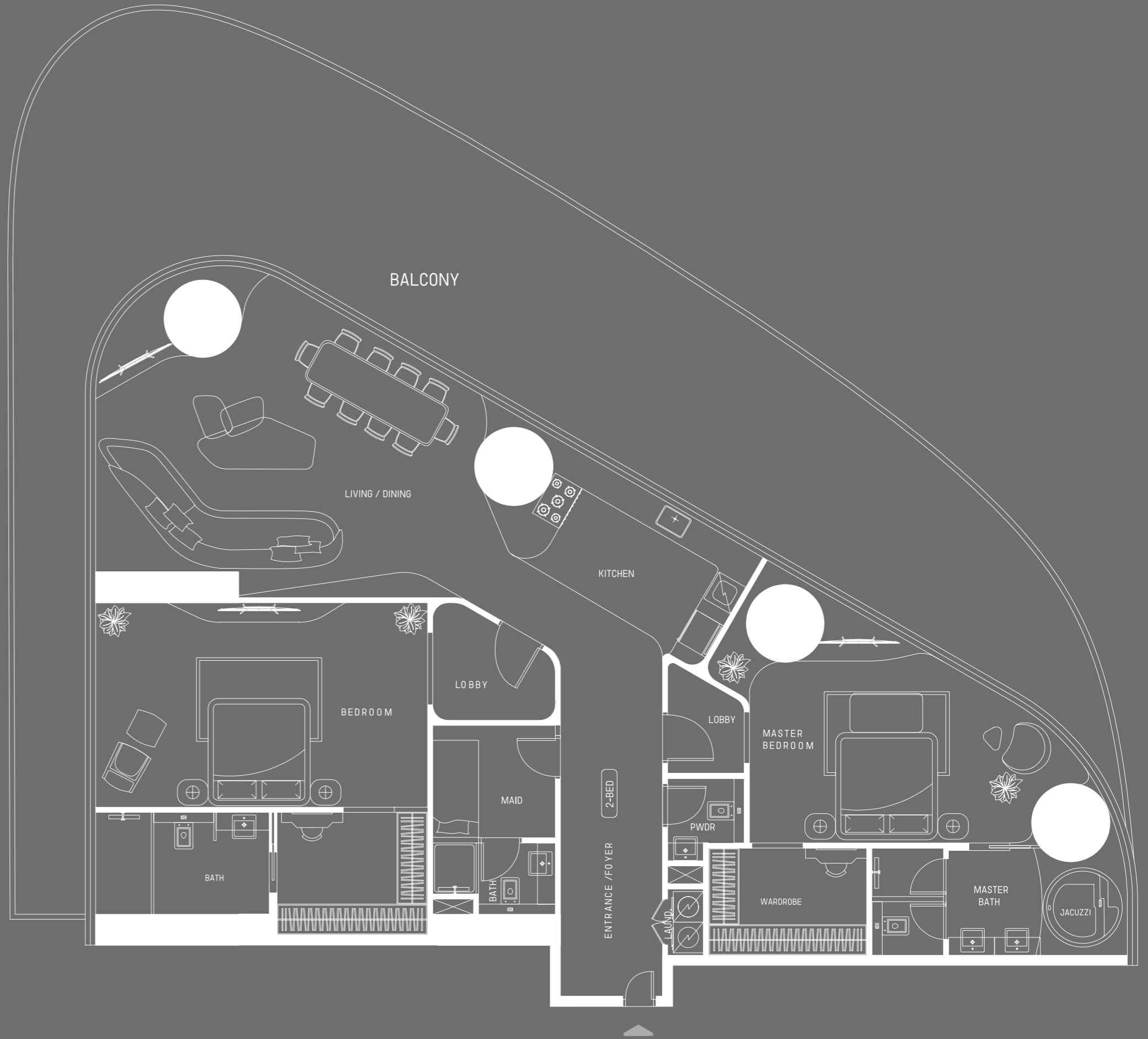


# RIVIERA MANSION COLLECTION

2 BR - CANNES



MID-LEVEL



Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

DESIGN DETAILS



IN A CITY OF CONTRASTS AND SKYCRAPERS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



## MID-LEVEL

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

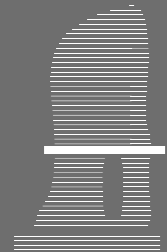
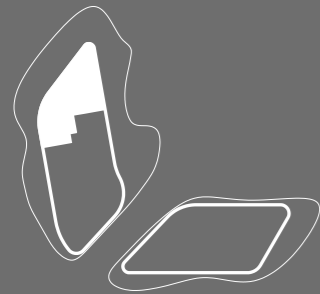
6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.



DESIGN DETAILS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



MID-LEVEL

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

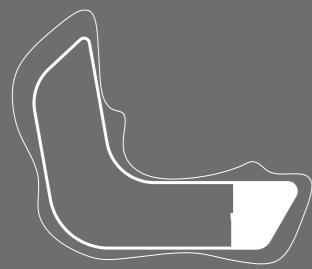
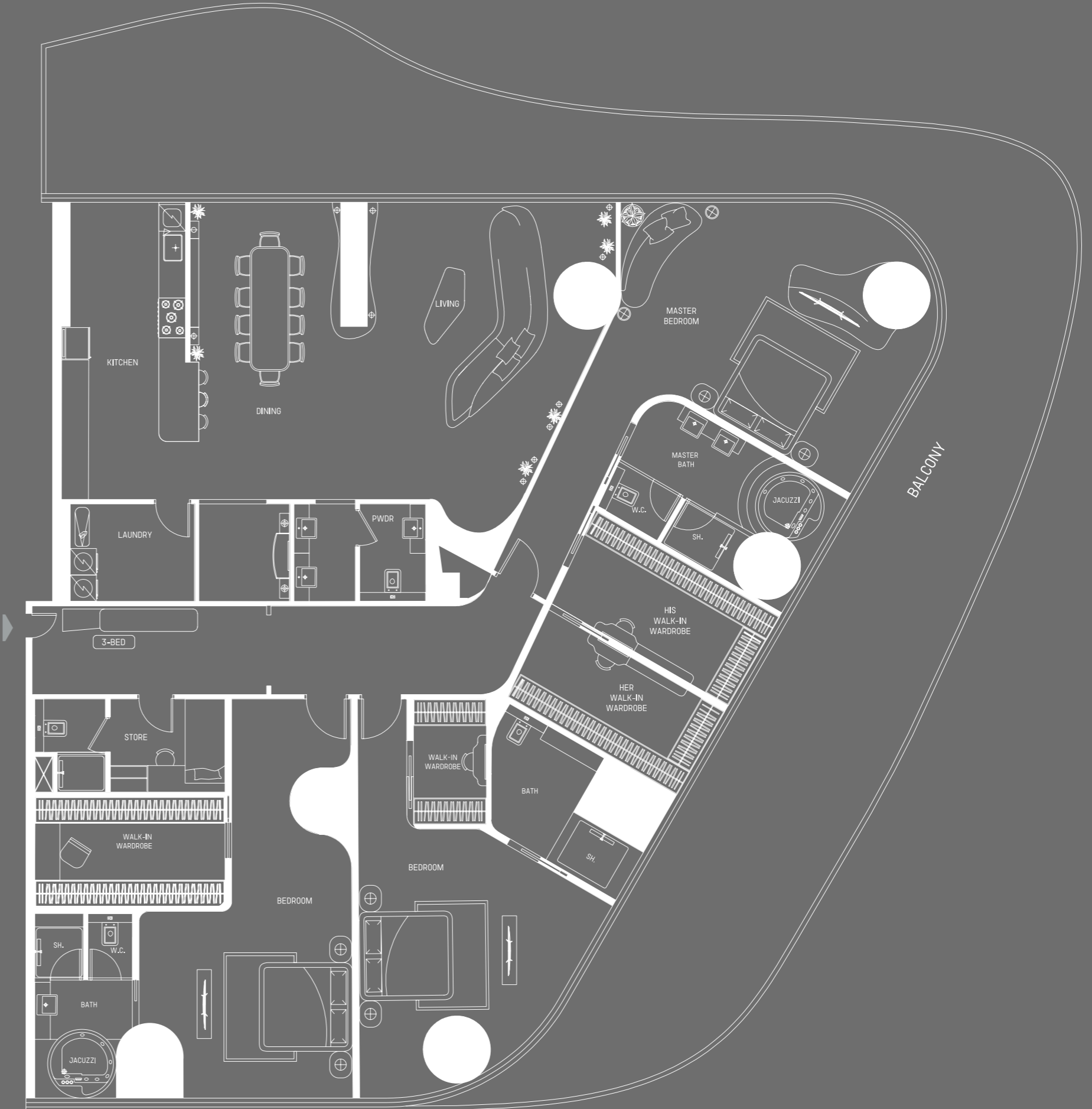
6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.



DESIGN DETAILS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



HIGHER-LEVEL

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

DESIGN DETAILS

# A DEMONSTRATION OF EXCELLENCE



DESIGN DETAILS

# AN ENTHRALLING SCULPTURE IN THE MOST ICONIC CITY





FINISHES



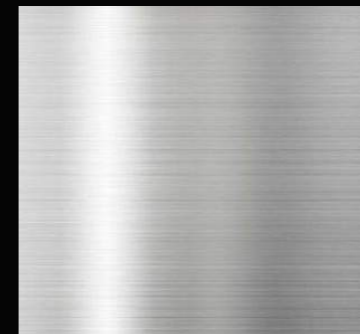
SOLALITE BLUE MARBLE



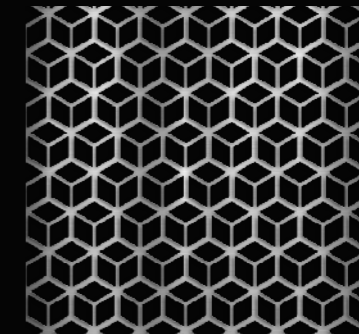
CALACATTA GOLD



FLUTED TAN WOOD



BRUSHED CHROME



BRUSHED MESH



GLOSSY CHROME

All finishes are subject to change without notice at our sole discretion for any reason including for aesthetic purposes.



# CONCLUSIVE DEXTERITY



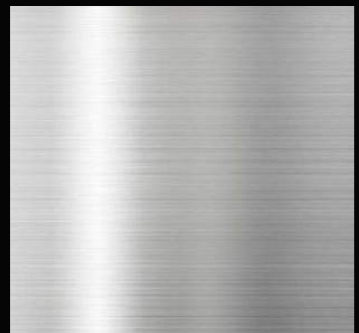
SODALITE BLUE MARBLE



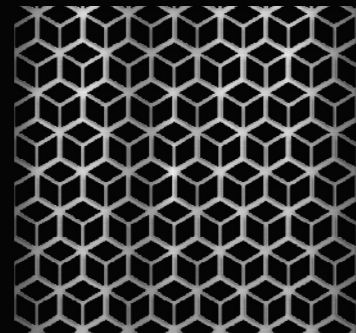
CALACATTA GOLD



FLUTED TAN WOOD



BRUSHED CHROME



BRUSHED MESH



GLOSSY CHROME





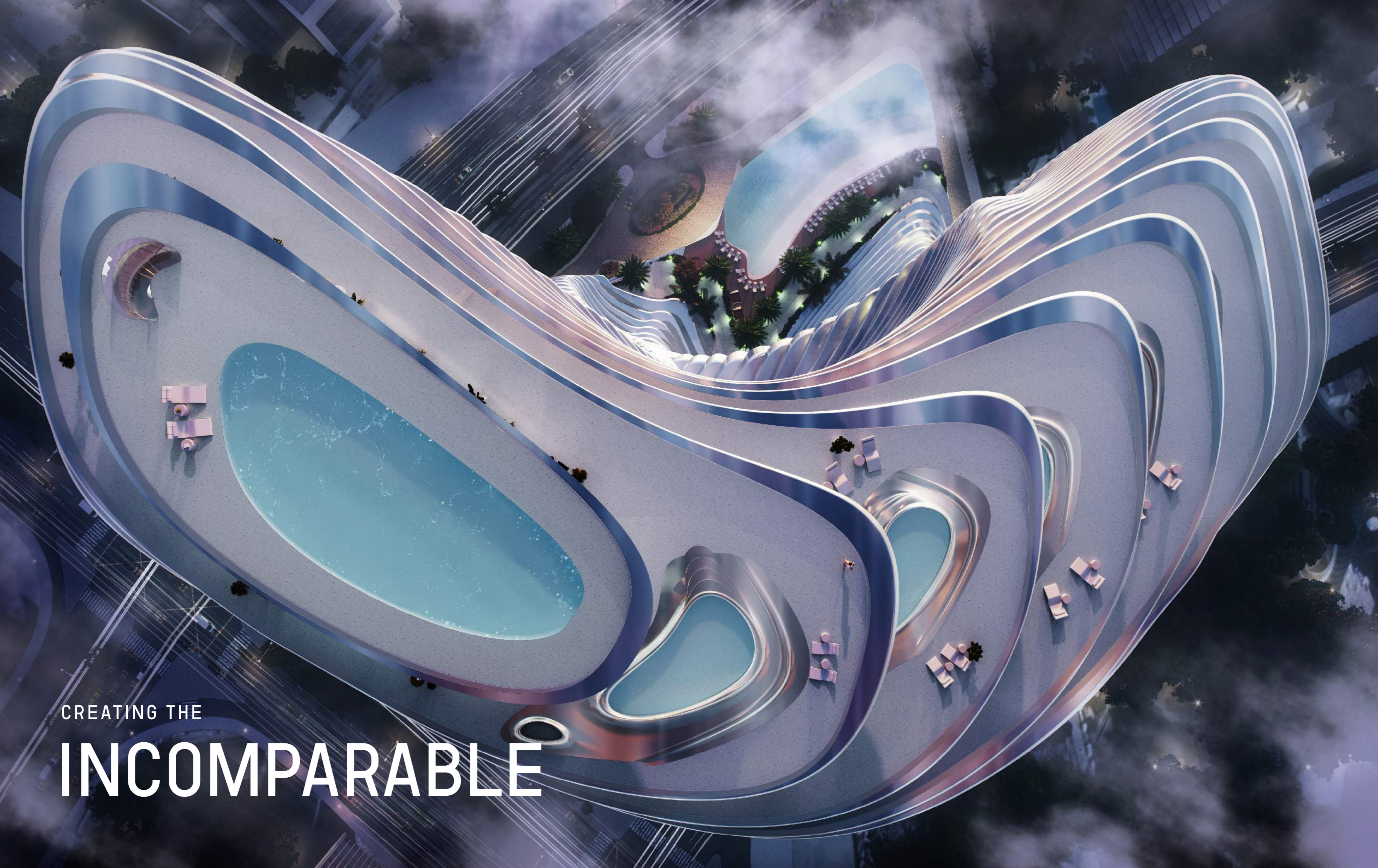
A TRIBUTE TO THE

# RIVIERA'S FLAIR



THE EPITOME OF

REFINEMENT



CREATING THE

# INCOMPARABLE



بن غاطي  
BINGHATTI