

BINGHATTI
SKYFLAME
2

PROPERTY TYPE

RESIDENTIAL & RETAILS

PLOT AREA

9,251.95 SQM./ 99,587.16 SQFT

DESCRIPTION

G + 5P + 22 RESIDENTIAL FLOORS + MECH. + ROOF

406
STUDIO APARTMENT

782
TOTAL RESIDENTIAL UNITS

332
1-BEDROOM APARTMENT

19
SHOPS (GROUND FLOOR)

44
2-BEDROOM APARTMENT

Defined by Excellence

Secured by Craft










Perfectly Connected to the World's Pace

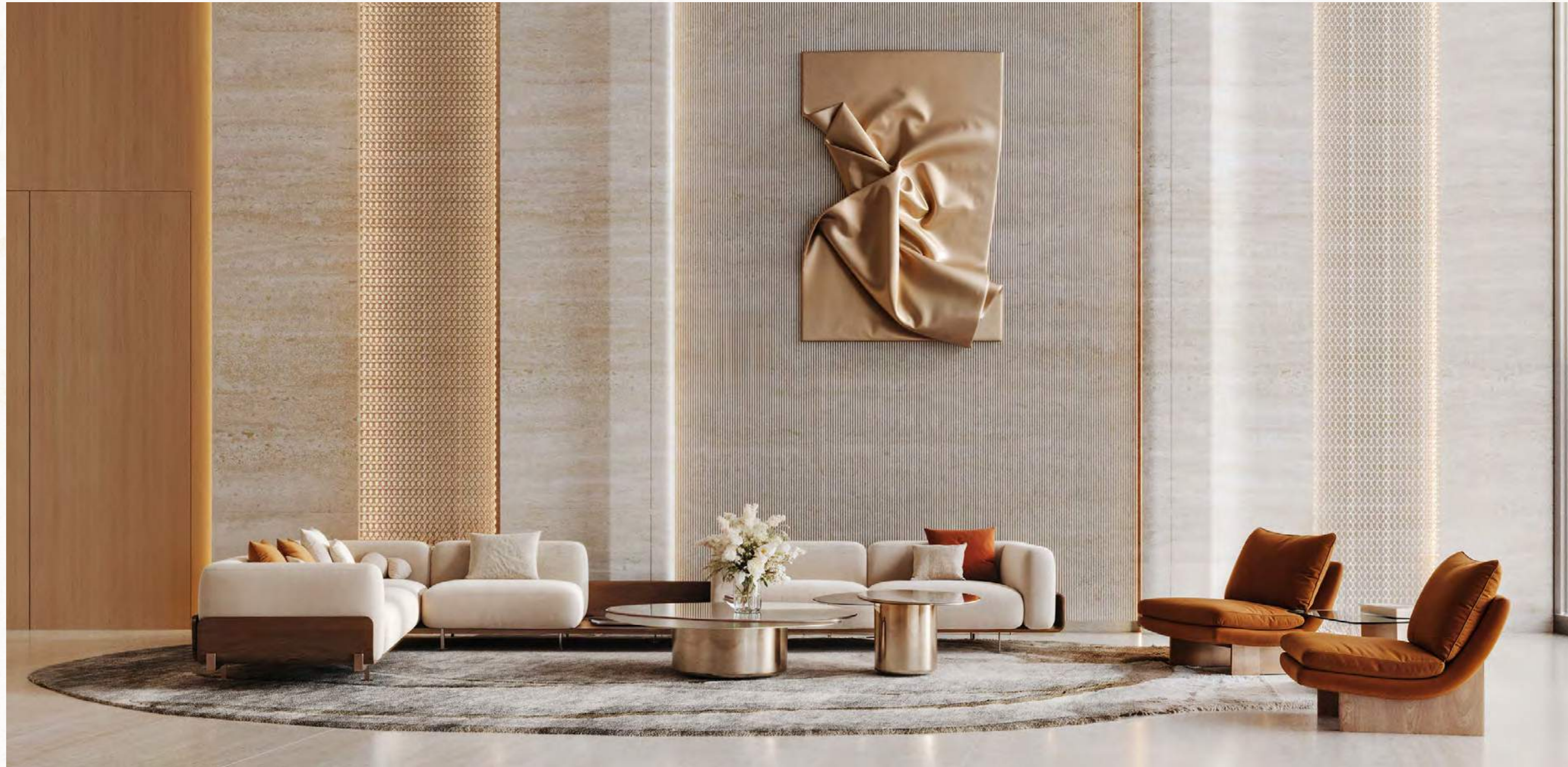
Binghatti Skyflame enjoys a prime strategic location, offering seamless and efficient road connectivity to Dubai's key destinations. Situated close to major highways such as Sheikh Mohammed Bin Zayed Road and Dubai—Al Ain Road, residents benefit from effortless access across the city.

World-renowned landmarks including Downtown Dubai, Burj Khalifa, and Dubai Mall are just minutes away. Major leisure attractions such as Global Village and Dubai Miracle Garden are also within easy reach, while Dubai International Airport is only a 20 minute drive away.

-  **Global Village**
4 minutes
-  **The Meydan Hotel & Race Course**
9 minutes
-  **Miracle & Butterfly Garden**
12 minutes
-  **Ras Al Khor Wildlife Sanctuary**
15 minutes
-  **Museum of the Future**
20 minutes
-  **Dubai Frame**
20 minutes
-  **Dubai International Airport (DXB)**
23 minutes

-  **Deep Dive Dubai**
6 minutes
-  **Dubai Autodrome**
9 minutes
-  **Burj Khalifa & Dubai Mall**
15 minutes
-  **Burj Al Arab & Jumeirah Beach**
18 minutes
-  **Topgolf Dubai**
20 minutes
-  **Dubai Safari Park**
20 minutes
-  **Expo City Dubai**
30 minutes







*For Those Who
Discern the Sanctuary*

Skyflame is for discerning individuals and families who seek a grounded sanctuary that never compromises on access. True luxury lies in the personalised ease of life.

All residences are built with smart home features and AI-driven technologies for modern efficiency. This is complemented by signature Binghatti Bespoke services, which elevate your living experience with personalised, luxury after-sales care. Whether that means property management, holiday home rentals, interior design consultation or maintenance.





Resort Living. Balanced to Perfection

Experience a lifestyle defined by exceptional comfort, renewal, and effortless convenience. Every detail is thoughtfully anticipated through our bespoke concierge services. Unwind in expansive, beautifully designed amenity spaces, or retreat to the serenity of your own private plunge pool, where true relaxation begins.



Adult Pool +
Shallow Water Pool



Kids Pool



Kids Play Area



Green Area



Walkways



Family Sitting
Zones



Basketball Court



Gym



Shaded Area



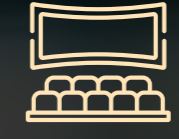
Benches Sitting



Padel Court



Plaza



Outdoor Cinema



Jogging Track



Water Features



Placid Beside Pace

Skyflame offers an exceptional range of thoughtfully curated amenities designed to balance active living with moments of relaxation. Residents can enjoy premium sports facilities, including basketball courts and a dedicated padel court, alongside a variety of aquatic and leisure spaces featuring multiple swimming pools and a children's pool with splash features.

The development also includes dedicated jogging tracks, fully equipped gyms, and beautifully shaded seating areas creating a well rounded environment where an elevated lifestyle is within easy reach for all.







Designed for Smart Comfort

Residences feature sophisticated interiors and high-end finishes. Meticulous design ensures that every space promotes a sense of clarity and ease. Stone, glass and bespoke materials are used to create an atmosphere of flow and flourish.

Every home is equipped with the latest smart home features and AI-driven tech for seamless comfort and maximum efficiency. This intelligent design is secured by 24/7 monitoring and dedicated security services.





An Immersive Sensory Palette

Skyflame's interiors are a study in sensory immersion. They reflect the fluidity of the exterior, achieved through refined material palettes and finishes chosen for their tactile quality and subtle hues. Every line and surface is intentional.

- | | |
|---------------------|--------------------|
| 1. Feature Marble | 8. White Paint |
| 2. Travertine Stone | 9. Feature Marble |
| 3. General Wood | 10. Subway Tiles |
| 4. Mirror | 11. Corian |
| 5. Mesh Glass | 12. Wallpaper |
| 6. Bronze Metal | 13. Painted Wood |
| 7. Leather Padding | 14. Porcelain Tile |





Design Details

Skyflame is a testament to Binghatti's uncompromising standards of quality. We embrace energy-efficient building practices and utilise sustainable, high-end materials throughout.

This commitment ensures the project's enduring value and secures the promise of a life well-crafted. The exclusive Binghatti Bespoke services further elevate your living experience through tailored detailing that is precisely to your choosing.

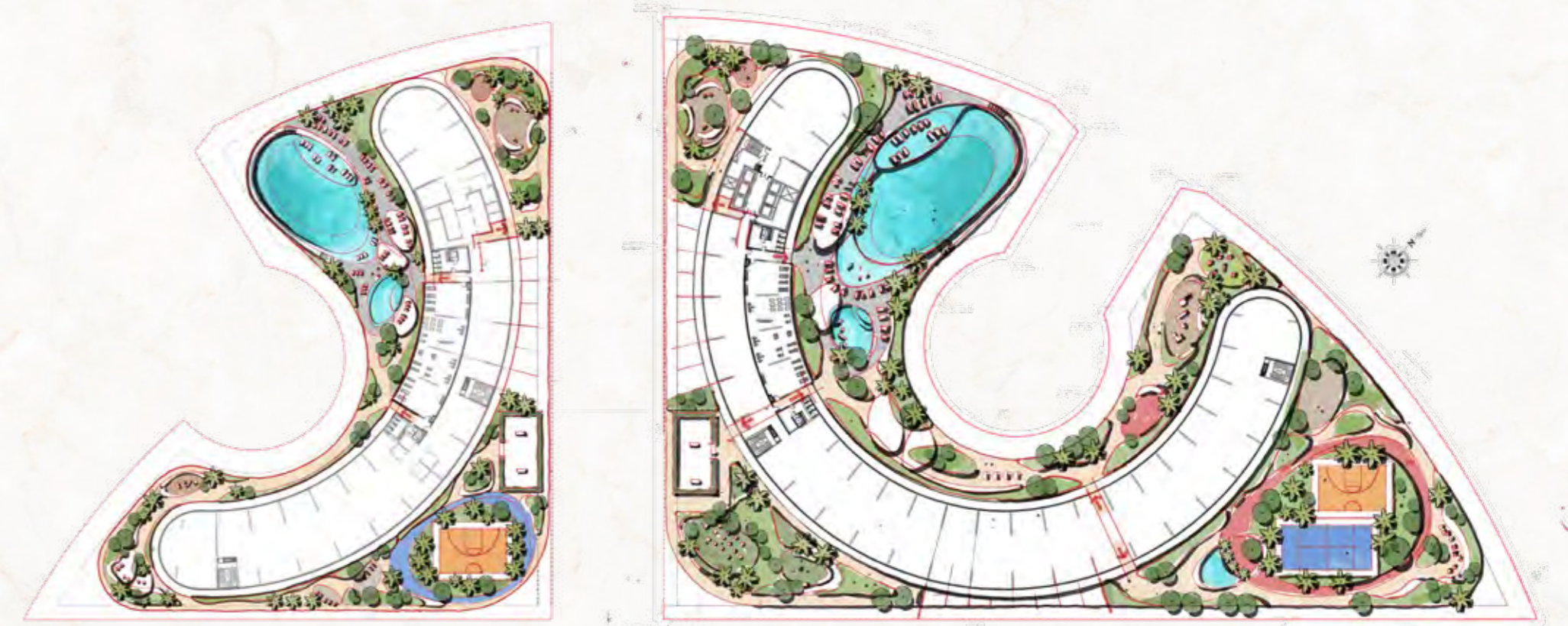






FLOOR PLANS

Private Residences That Meet the Sky



Discover a range of thoughtfully designed floor plans, with 2,174 total units. The residential mix is strongly focused on studio and 1-bedroom units. This high-volume mix is optimised for maximum efficiency and strong investor returns.







ABOUT THE BRAND

A Legacy of Architectural Artistry

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding **90 projects** valued at nearly **AED 100 billion**, Binghatti has delivered more than **50 projects** to date and maintains a robust pipeline of approximately **30 million** square footage of sellable area. Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents. Founded on contractor roots and built around a vertically integrated model, Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.

Muhammad Binghatti





 **BINGHATTI**

B E S P O K E

Binghatti Style Living Bespoke

EXPERT PROPERTY SERVICES ALL UNDER ONE ROOF



Property
Management



Unit
Resale



Parking
Sale



Holiday
Homes



Annual
Maintenance



Furniture
Packages



