

An aerial photograph of terraced agricultural fields, showing a series of curved, overlapping ridges and valleys. The colors range from light, pale green to deep, dark forest green, creating a rhythmic, wave-like pattern across the landscape. The perspective is from a high angle, looking down at the terrain.

**BINGHATTI**  
**SKYTERRACES**

THE UNIQUE SHAPE OF LASTING MEMORIES

A PALETTE FOR A  
DIFFERENT PACE OF LIFE



TOWERING,  
TAILORED, TRANQUIL

Subtle hues and rich textures orchestrate  
extraordinary living spaces where light is a  
key material.





## THE ASCENT OF FORM AND VIEW

The design is crafted to maximise light, enhancing the skyline views and panoramic scenery from every floor.



## STATE OF THE ART

Dynamic structure creates the signature deep, staggered SkyTerraces on every floor.





بن غاطي  
BINGHATTI



FOR THOSE WHO SEEK  
UNHURRIED CONNECTION

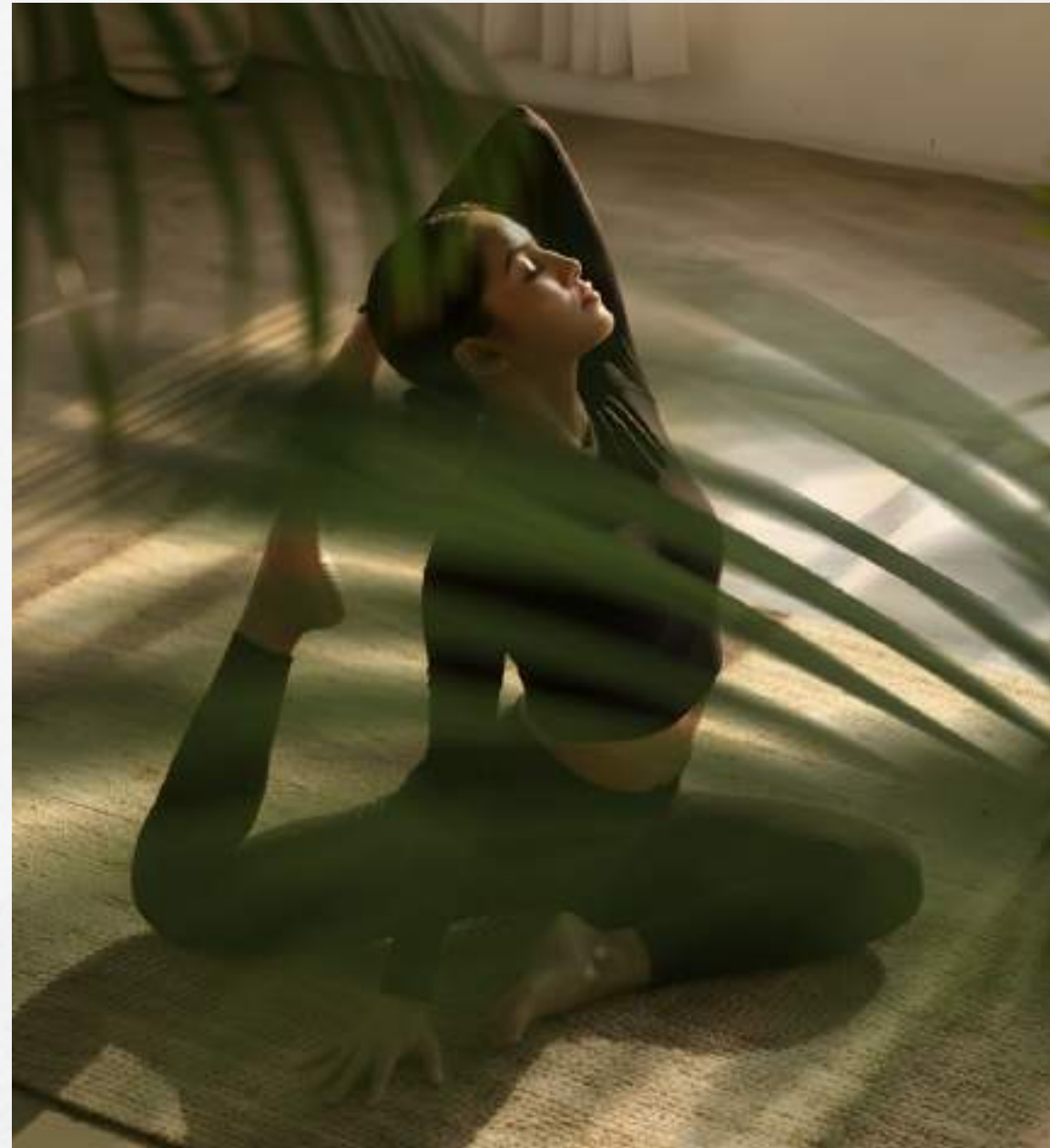


FLUID IN PRECISION

Its community-oriented and is built for those who value balance and safety, promising spacious layouts, green terraces and a true sense of belonging.

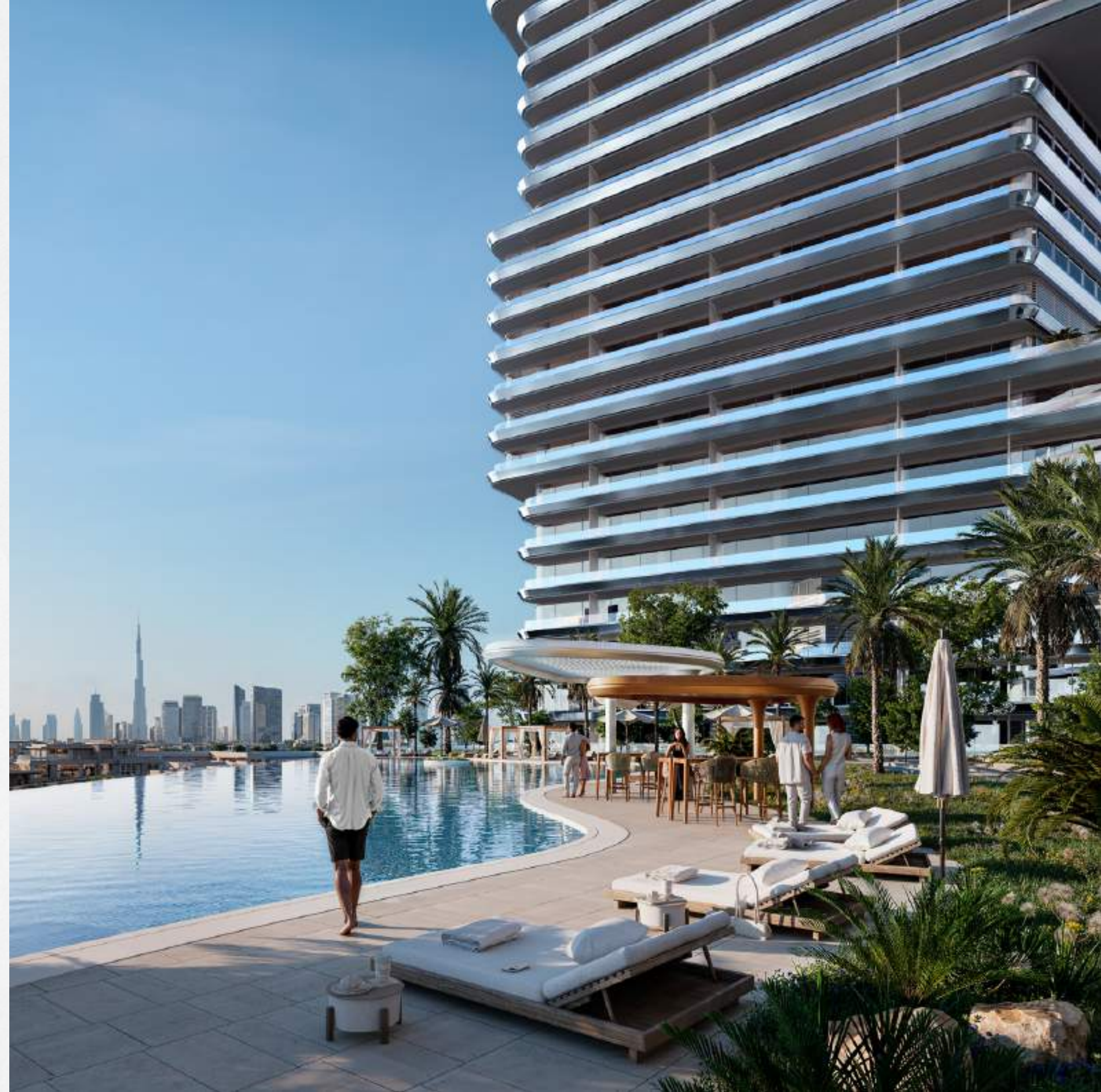


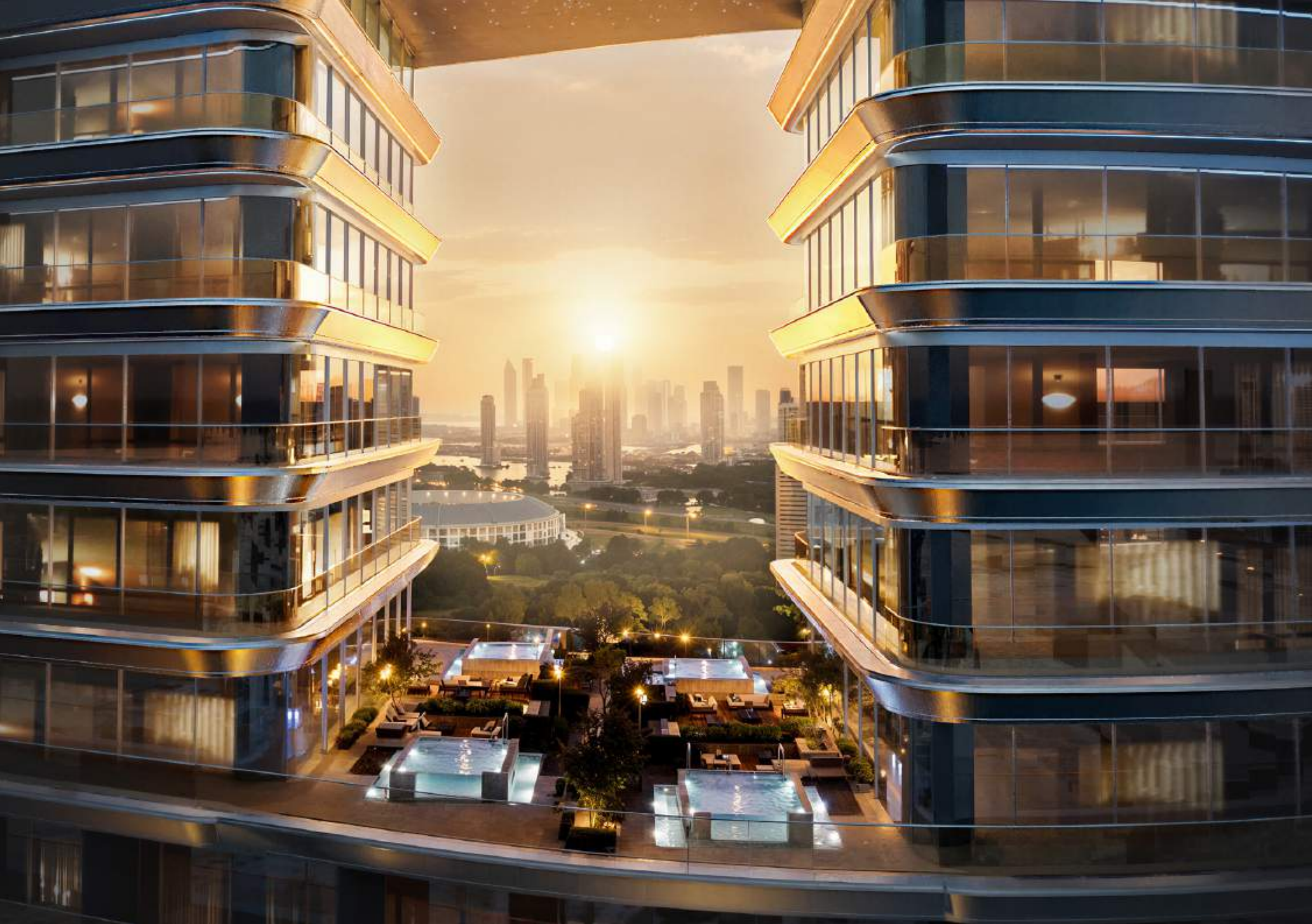
بن غاطي  
BINGHATTI



## A RESORT-STYLE SANCTUARY

This is where inner peace is found through thoughtful design and exclusive amenities, all while enjoying panoramic views of the Dubai Skyline from your sanctuary.





COMPREHENSIVE RANGE OF  
MODERN AMENITIES DESIGNED



## WELLNESS AND SOCIAL

Family spaces include the kids play area and family sitting zone. Fitness amenities include an indoor gym, dedicated jogging track, a paddle court, pool and yoga area.









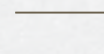


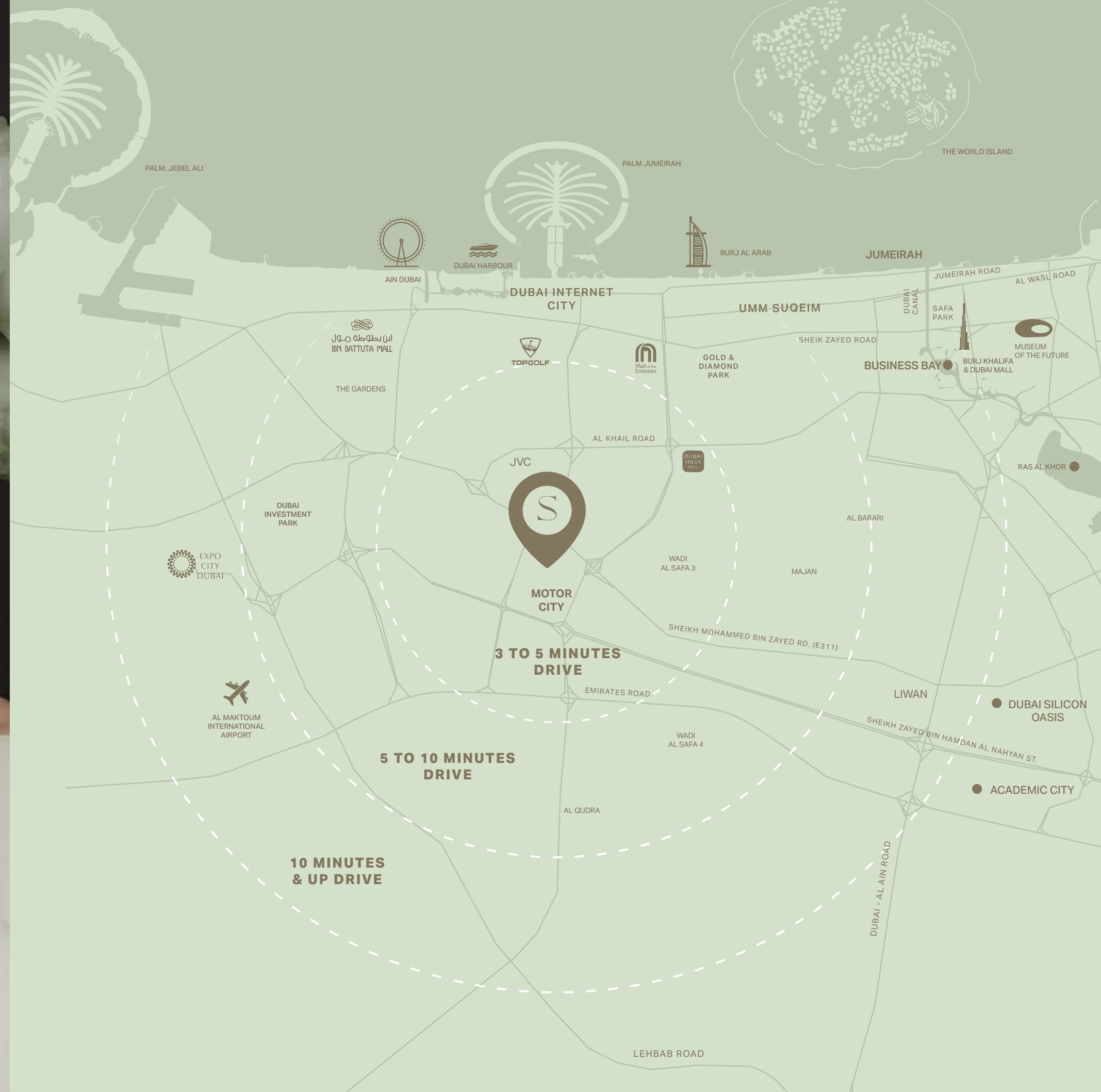


## NEARBY LANDMARKS

### A LOCATION ANCHORED IN CALM

SkyTerraces is located in Motor City, an area consistently ranked as one of Dubai's top residential communities for quality of life.

-  Dubai Autodrome  
5 minutes
-  Miracle & Butterfly Garden  
8 minutes
-  Global Village  
12 minutes
-  The Meydan Hotel & Race Course  
15 minutes
-  Expo City Dubai  
15 minutes
-  Dubai International Airport (DXB)  
18 minutes
-  Burj Al Arab & Jumeirah Beach  
18 minutes
-  Burj Khalifa & Dubai Mall  
20 minutes
-  Museum of the Future  
20 minutes





PROJECT AMENITIES

## WITNESS VERTICAL ASCENT IN MOTOR CITY

Live in the delight of 5-star, resort-style living. SkyTerraces is an immersive residence designed for community-oriented family life. Here, the city's pace softens.



Adult Pool &  
Shallow Water Pool



Kids Pool &  
Water Splash Game



Kids Play  
Area



Family Sitting  
Zone



Padel Court



Green  
Terraces



Indoor Gym



Jogging Track



Yoga Area

PROJECT FACTS

A CURATED COLLECTION  
OF RESIDENCES

PROPERTY TYPE:  
Residential & Retails

PLOT AREA:  
11,809.00 SQ.M / 127,110.90 SQ.FT

DESCRIPTION:  
2B + G + 6P + 40 Residential Floors +  
2 Mechanical Room + Roof

NUMBER OF UNITS:

Studio Apartment:	643
1 Bedroom Apartment:	1,035
2 Bedroom Apartment:	156
3 Bedroom Apartment:	6

TOTAL UNITS:

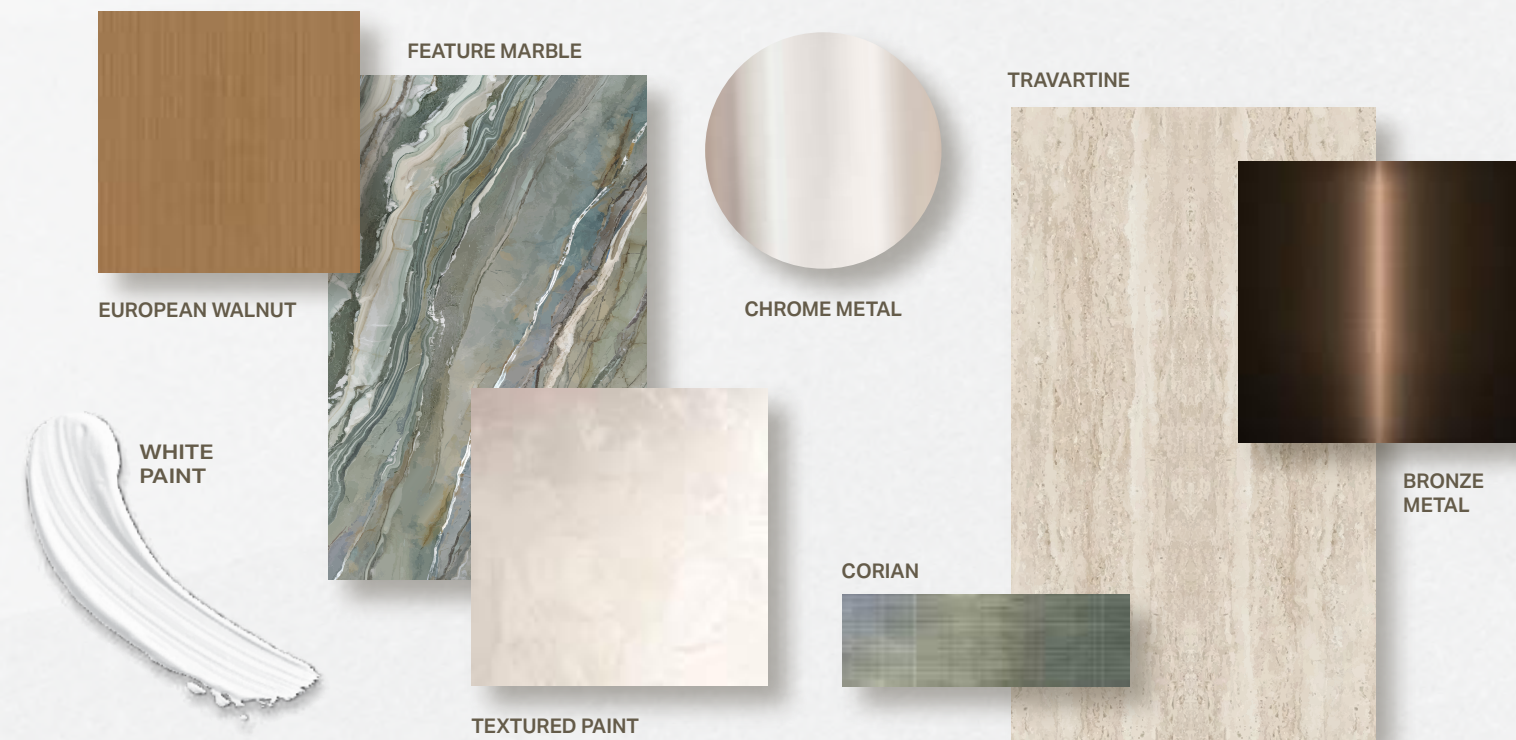
Residential Units:	1,840
Retails (Ground Floor):	26





## THE ARCHITECTURE OF LIFE'S FLOW

The design philosophy is rooted in fluid movement and outdoor living. The undulating facade is intentional, creating the signature deep, expansive terraces. This structure allows every resident to own an extraordinary outdoor space, blurring the line between lush interior and panoramic exteriors.



Residences feature sophisticated interiors with curated finishes. Stone, glass and bespoke materials set the stage for the great views and greater purpose within. Every home is equipped with the latest technology.





## FLOOR PLANS

# THE ARCHITECTURE OF LIFE'S FLOW

Discover a range of thoughtfully designed floor plans to suit your lifestyle



The residential mix of Studio, 1-Bedroom, 2-Bedroom and 3-Bedroom Units is focused on functionality, high efficiency and strong returns, catering to both future residents and investors seeking strong returns.















 **BINGHATTI**

B E S P O K E

## BESPOKE LIVING BINGHATTI STYLE

Expert Property Services  
All Under One Roof



Property  
Management



Unit  
Resale



Parking  
Sale



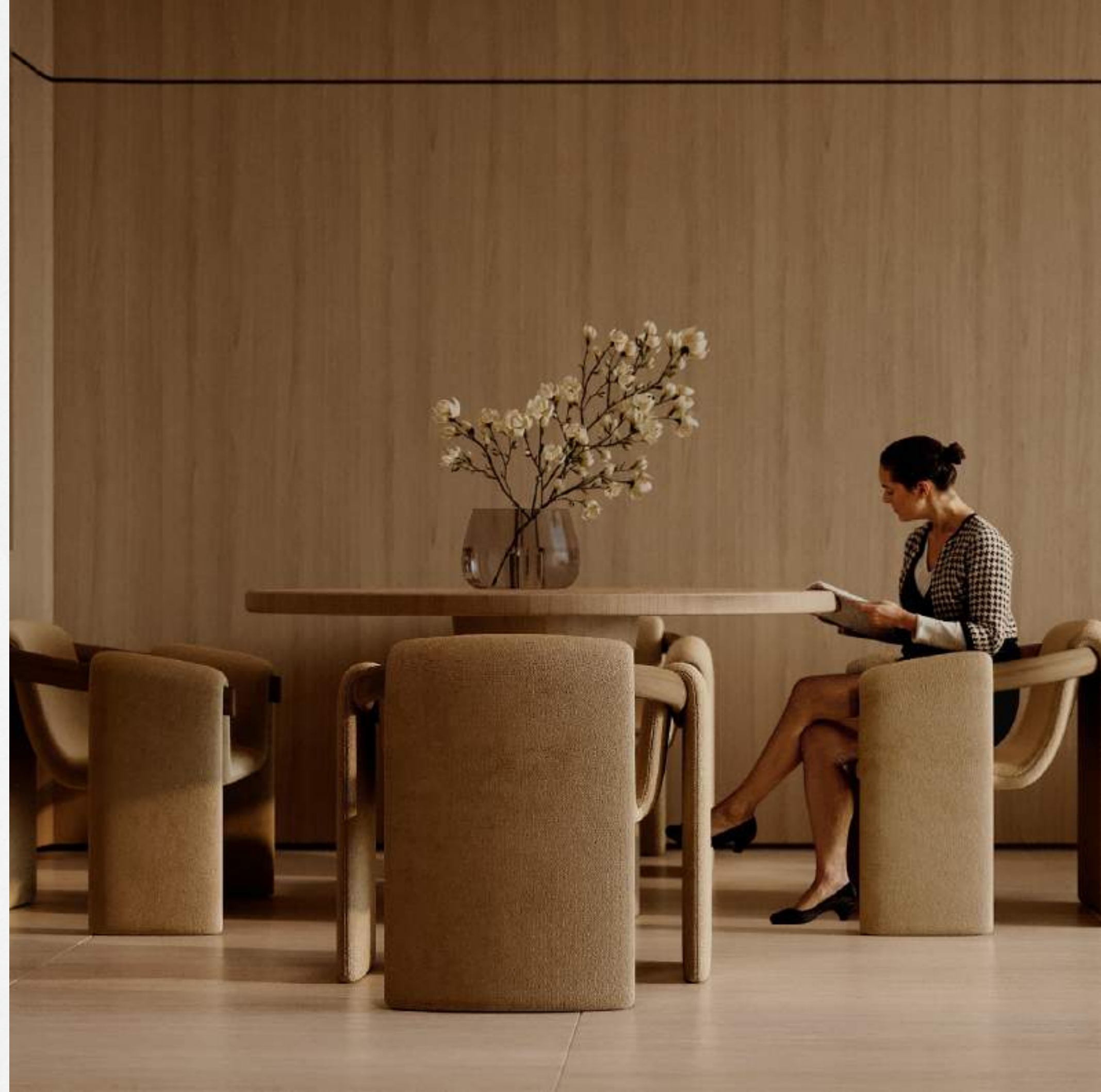
Holiday  
Homes



Annual  
Maintenance



Furniture  
Packages





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 80 projects valued at over AED 80 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*

