

بن غاطي سڪاي فليم
BINGHATTI SKYFLAME

THE FUTURE OF MAJAN

32%

RESIDENTIAL

44%

RETAIL ENTERTAINMENT

24%

COMMERCIAL

THE DOWNTOWN OF DUBAILAND

TOP BUYER NATIONALITIES IN MAJAN

1  UAE

5  SYRIA

2  INDIA

6  JORDAN

3  EGYPT

7  PAKISTAN

4  SAUDI ARABIA

8  UK

PROXIMITY



Global Village

GLOBAL VILLAGE

5 MIN



IMG WORLDS OF ADVENTURE

5 MIN

THE
DUBAI
MALL

DUBAI MALL / BURJ KHALIFA

15 MIN



DUBAI INTERNATIONAL AIRPORT

20 MIN



AL MAKTOUM INTERNATIONAL AIRPORT

20 MIN

BINGHATTI SKYFLAME



MAJAN

بن غاطي
BINGHATTI



PROJECT FACTS TOWER 1

PROPERTY TYPE

RESIDENTIAL & RETAILS

PLOT AREA = 16460.24 SQM. / 177176.56 SQFT

CONFIGURATION

G+5P +27 RESIDENTIAL FLOORS
+ MECH. + ROOF

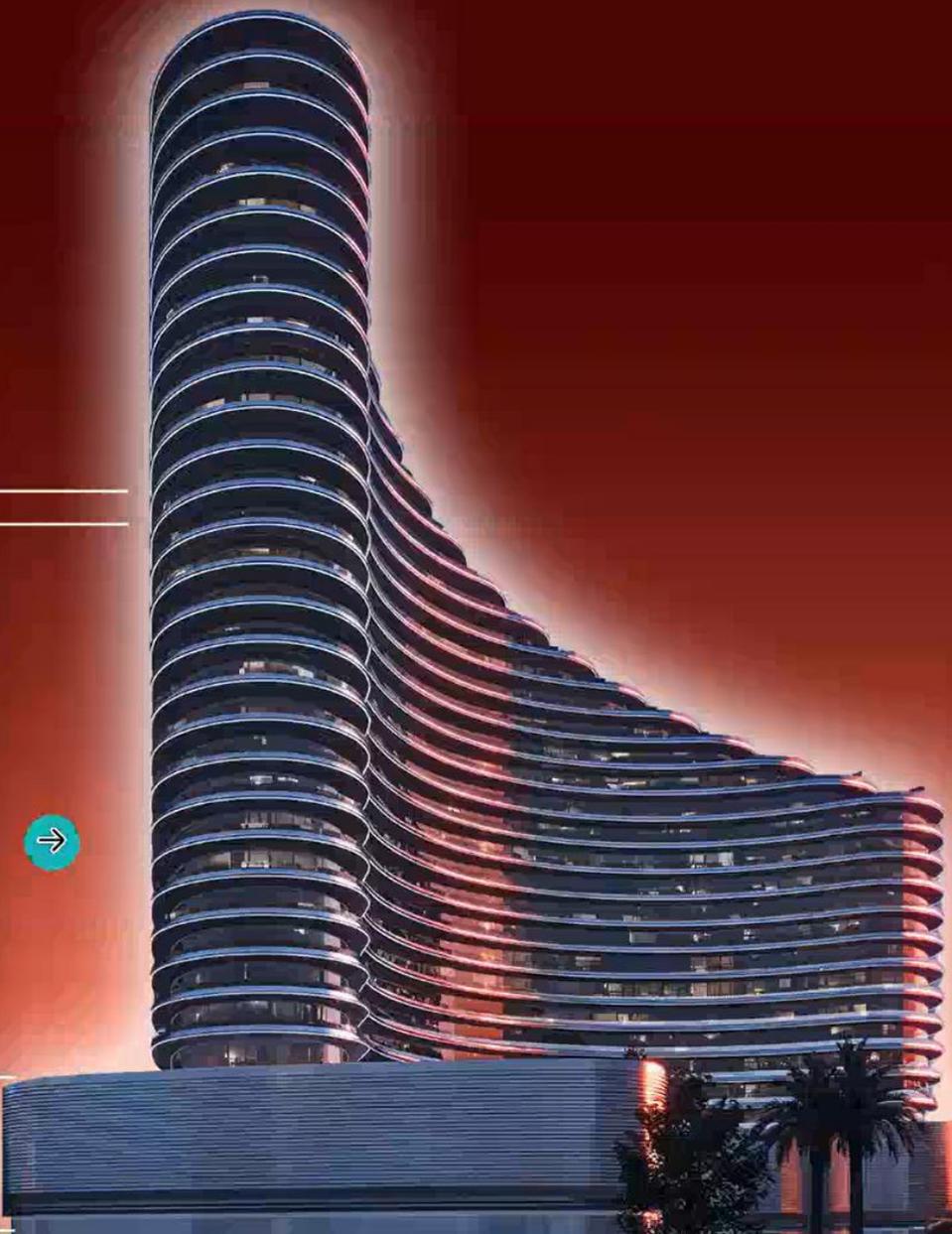
NUMBER OF UNITS

| | |
|--------------------------|------|
| STUDIO | 741 |
| 1 BEDROOM | 584 |
| 2 BEDROOM | 52 |
| 4 BEDROOM | 1 |
| TOTAL RESIDENTIAL UNITS: | 1378 |

| | |
|-------------------------|----|
| RETAILS | 29 |
| TOTAL RESIDENTIAL LIFTS | 12 |
| FIRE LIFT | 1 |

FLOOR
TO CEILING
HEIGHT
3.25M

LOBBY
HEIGHT
5.45M



PROPERTY TYPE

RESIDENTIAL & RETAILS

PLOT AREA = 9251.95 SQM. / 99587.13 SQFT

CONFIGURATION

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

NUMBER OF UNITS

| | |
|--------------------------|-----|
| STUDIO | 406 |
| 1 BEDROOM | 332 |
| 2 BEDROOM | 44 |
| TOTAL RESIDENTIAL UNITS: | 782 |

| | |
|-------------------------|----|
| RETAILS | 19 |
| TOTAL RESIDENTIAL LIFTS | 10 |
| FIRE LIFT | 1 |

FLOOR
TO CEILING
HEIGHT
3.25M

LOBBY
HEIGHT
5.45M

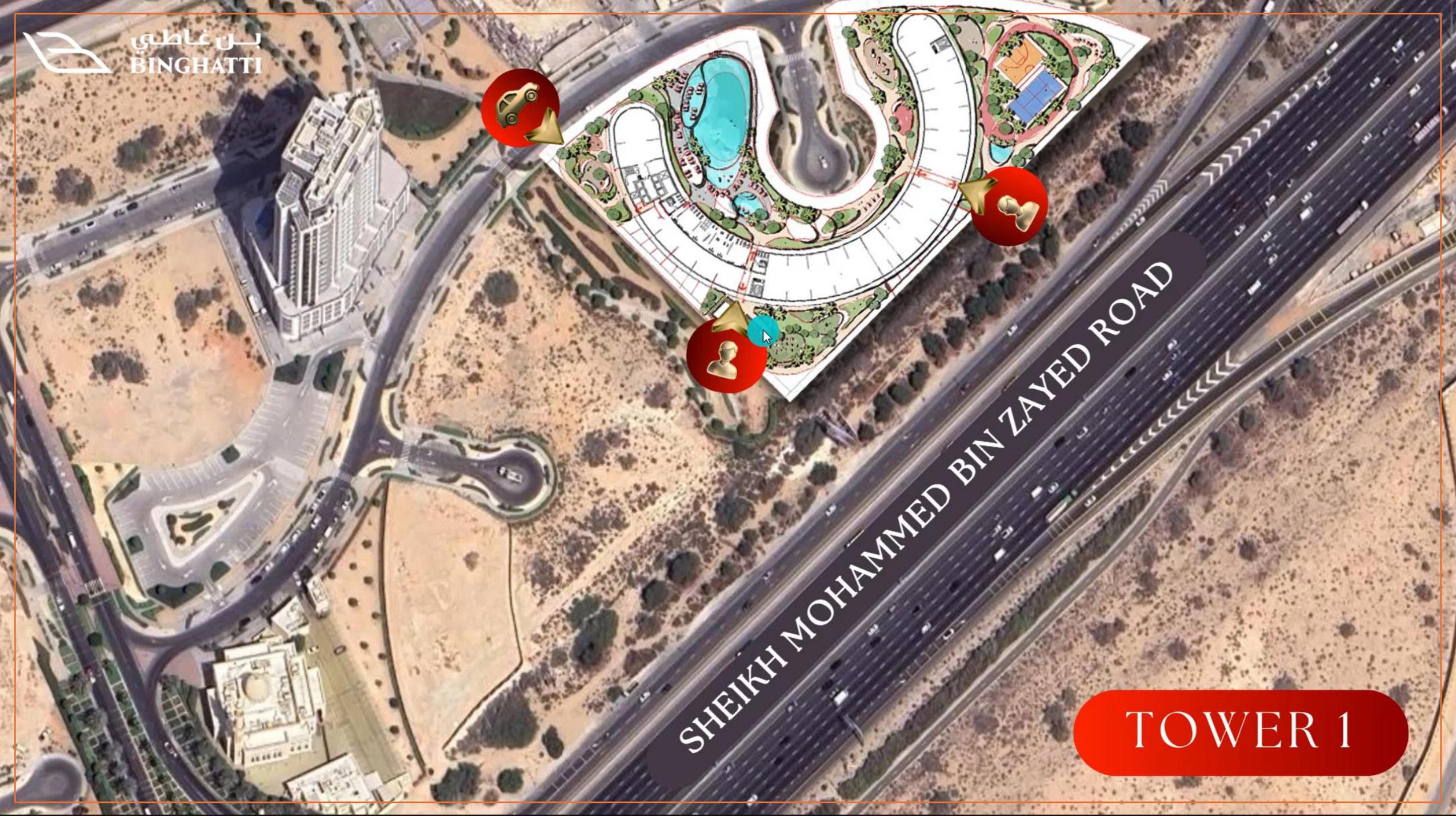


TOWER 1

| FLOORS | Studio | 1 Bedroom | 2 Bedroom | 4 Bedroom | TOTAL |
|------------------|------------|------------|-----------|-----------|-------------|
| 1st Floor | 32 | 21 | 2 | 0 | 55 |
| 2nd Floor | 37 | 25 | 2 | 0 | 64 |
| 3rd Floor | 37 | 29 | 2 | 0 | 68 |
| 4th Floor | 37 | 29 | 2 | 0 | 68 |
| 5th Floor | 37 | 29 | 2 | 0 | 68 |
| 6th Floor | 37 | 29 | 2 | 0 | 68 |
| 7th Floor | 37 | 29 | 2 | 0 | 68 |
| 8th Floor | 37 | 29 | 2 | 0 | 68 |
| 9th Floor | 37 | 29 | 2 | 0 | 68 |
| Mechanical Floor | 0 | 0 | 0 | 0 | 0 |
| Structural Slab | 0 | 0 | 0 | 0 | 0 |
| 10th Floor | 35 | 29 | 2 | 0 | 66 |
| 11th Floor | 35 | 28 | 2 | 0 | 65 |
| 12th Floor | 29 | 27 | 2 | 0 | 58 |
| 13th Floor | 31 | 26 | 2 | 0 | 59 |
| 14th Floor | 27 | 24 | 2 | 0 | 53 |
| 15th Floor | 29 | 23 | 2 | 0 | 54 |
| 16th Floor | 27 | 22 | 2 | 0 | 51 |
| 17th Floor | 28 | 20 | 0 | 1 | 49 |
| 18th Floor | 22 | 19 | 2 | 0 | 43 |
| 19th Floor | 24 | 18 | 2 | 0 | 44 |
| 20th Floor | 18 | 17 | 2 | 0 | 37 |
| 21st Floor | 20 | 16 | 2 | 0 | 38 |
| 22nd Floor | 15 | 14 | 2 | 0 | 31 |
| 23rd Floor | 17 | 13 | 2 | 0 | 32 |
| 24th Floor | 15 | 12 | 2 | 0 | 29 |
| 25th Floor | 17 | 10 | 2 | 0 | 29 |
| 26th Floor | 11 | 9 | 2 | 0 | 22 |
| 27th Floor | 13 | 8 | 2 | 0 | 23 |
| TOTAL | 741 | 584 | 52 | 1 | 1378 |

TOWER 2

| FLOORS | Studio | 1 Bedroom | 2 Bedroom | TOTAL |
|------------------|------------|------------|-----------|------------|
| 1st Floor | 19 | 11 | 2 | 32 |
| 2nd Floor | 21 | 14 | 2 | 37 |
| 3rd Floor | 21 | 18 | 2 | 41 |
| 4th Floor | 21 | 18 | 2 | 41 |
| 5th Floor | 21 | 18 | 2 | 41 |
| 6th Floor | 21 | 18 | 2 | 41 |
| 7th Floor | 21 | 18 | 2 | 41 |
| 8th Floor | 21 | 18 | 2 | 41 |
| 9th Floor | 21 | 18 | 2 | 41 |
| Mechanical Floor | 0 | 0 | 0 | 0 |
| Structural Slab | 0 | 0 | 0 | 0 |
| 10th Floor | 21 | 18 | 2 | 41 |
| 11th Floor | 21 | 18 | 2 | 41 |
| 12th Floor | 21 | 18 | 2 | 41 |
| 13th Floor | 21 | 18 | 2 | 41 |
| 14th Floor | 17 | 18 | 2 | 37 |
| 15th Floor | 19 | 17 | 2 | 38 |
| 16th Floor | 15 | 15 | 2 | 32 |
| 17th Floor | 17 | 14 | 2 | 33 |
| 18th Floor | 15 | 11 | 2 | 28 |
| 19th Floor | 17 | 10 | 2 | 29 |
| 20th Floor | 11 | 9 | 2 | 22 |
| 21st Floor | 13 | 8 | 2 | 23 |
| 22nd Floor | 11 | 7 | 2 | 20 |
| TOTAL | 406 | 332 | 44 | 782 |



SHEIKH MOHAMMED BIN ZAYED ROAD

TOWER 1

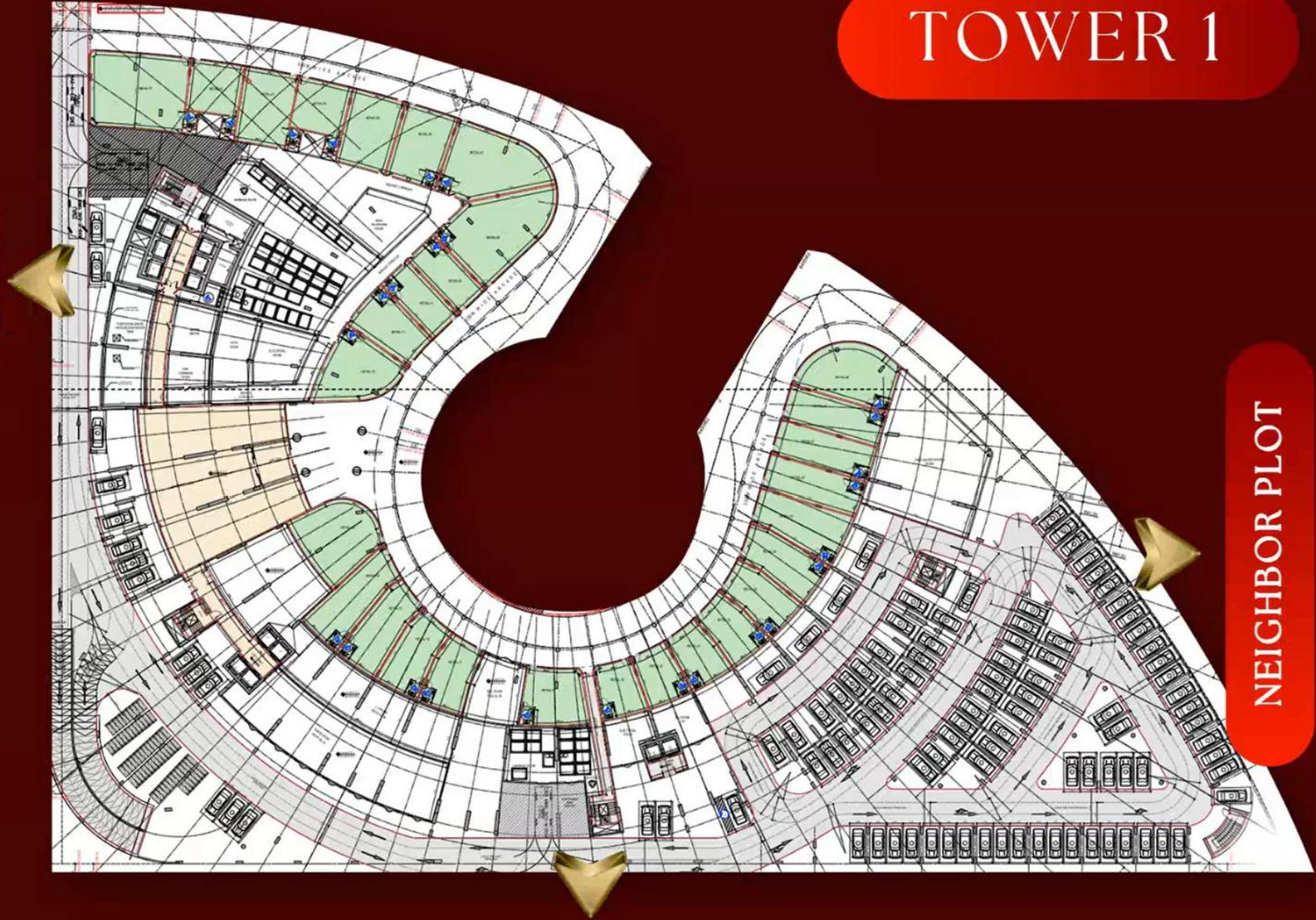
TOWER 1

PARK

GROUND FLOOR

RETAILS

29



NEIGHBOR PLOT

SHEIKH MOHAMMED BIN ZAYED ROAD

PARK

1ST FLOOR

GYM



STUDIO

32



1 BEDROOM

21



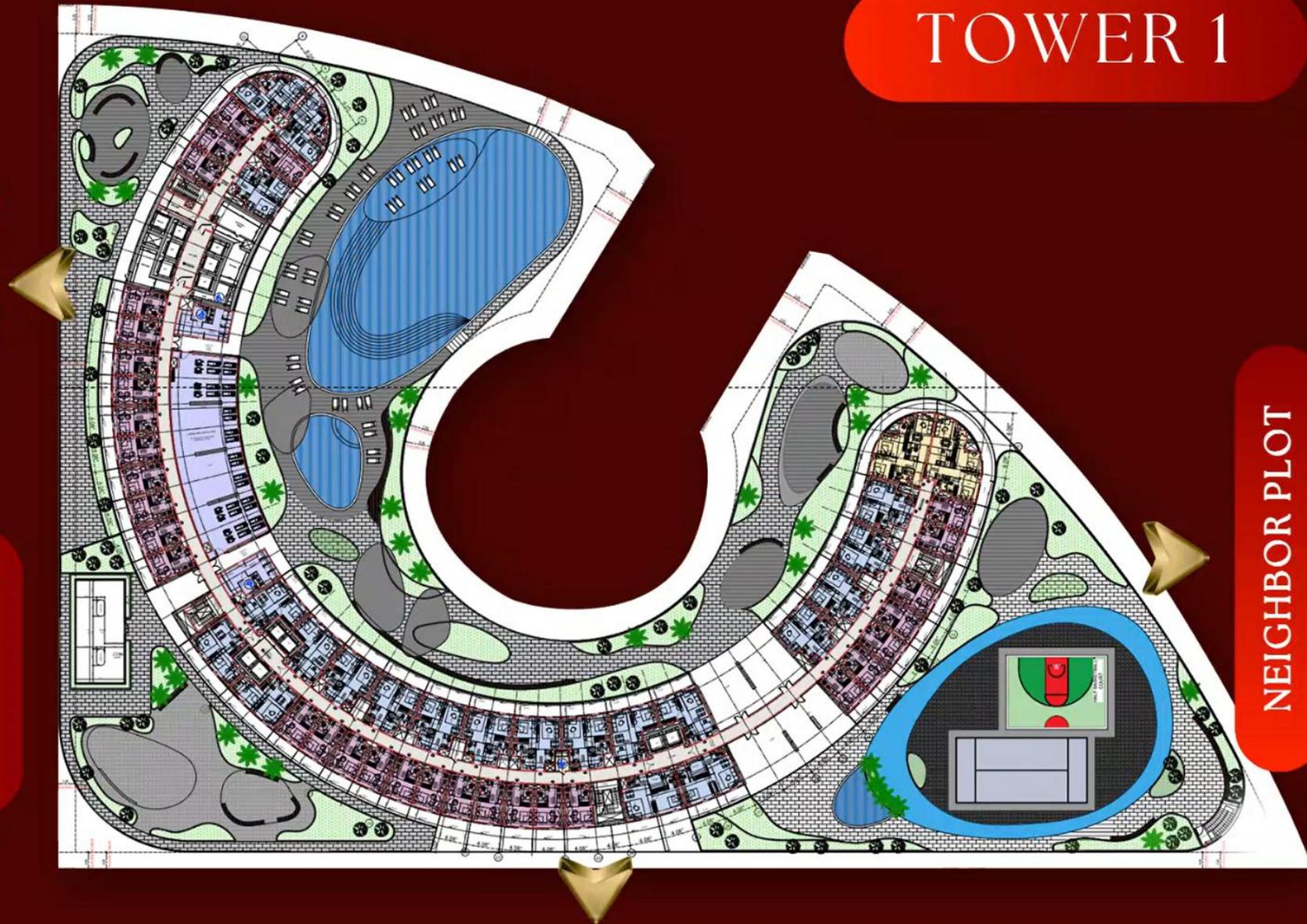
2 BEDROOM

2



TOTAL

55



NEIGHBOR PLOT

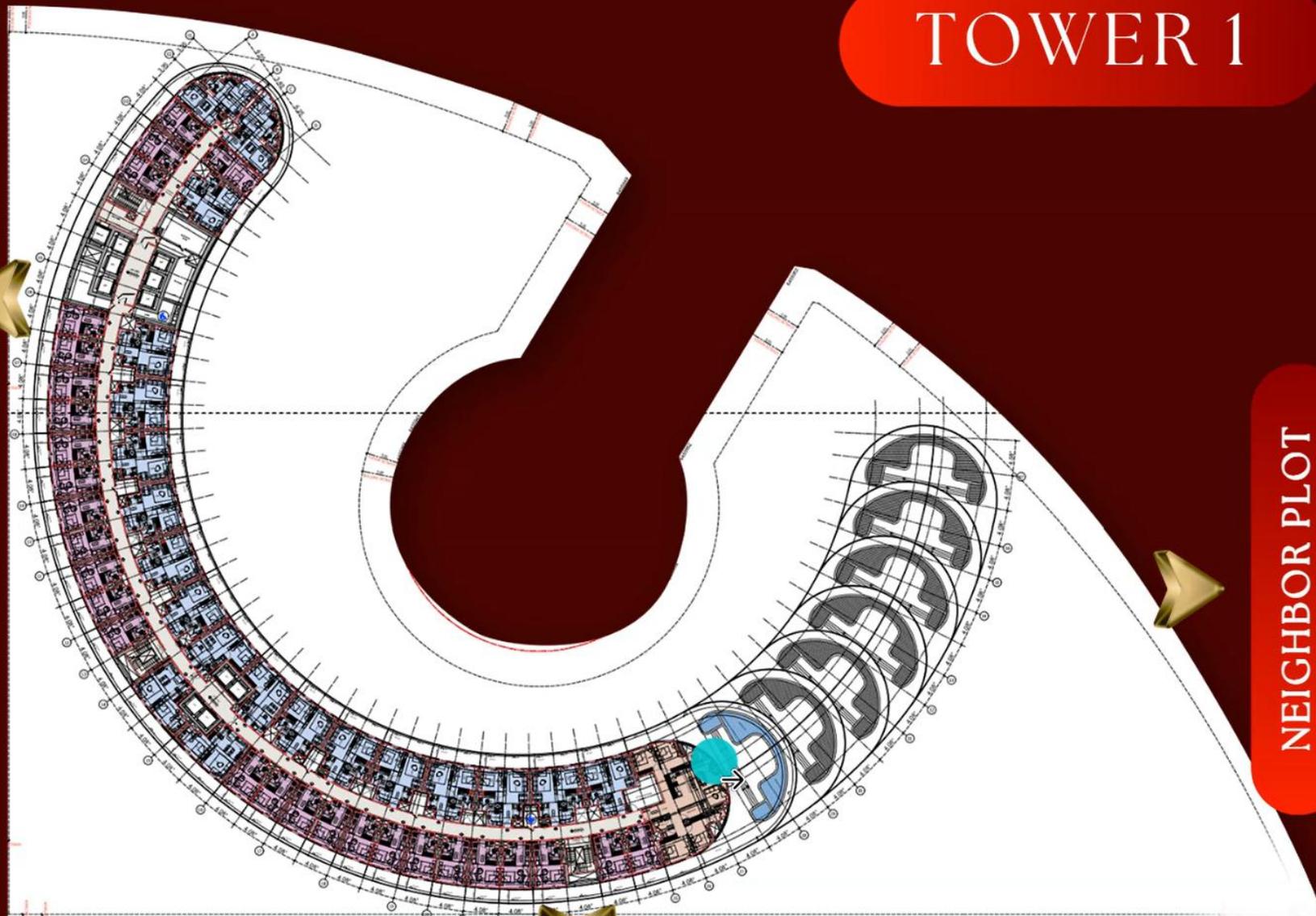
SHEIKH MOHAMMED BIN ZAYED ROAD

PARK

17TH FLOOR

| STUDIO | 1 BEDROOM | 4 BEDROOM |
|---|---|---|
| 28 | 20 | 1 |
|  |  |  |

TOTAL 49



NEIGHBOR PLOT

SHEIKH MOHAMMED BIN ZAYED ROAD

TOWER 1

ADULT POOL
710 SQM

SHALLOW WATER POOL
290 SQM

KIDS POOL MIXED WITH
WATER SPLASH
160 SQM

TOWER 2

PARK

1ST FLOOR

GYM



STUDIO

19



1 BEDROOM

11



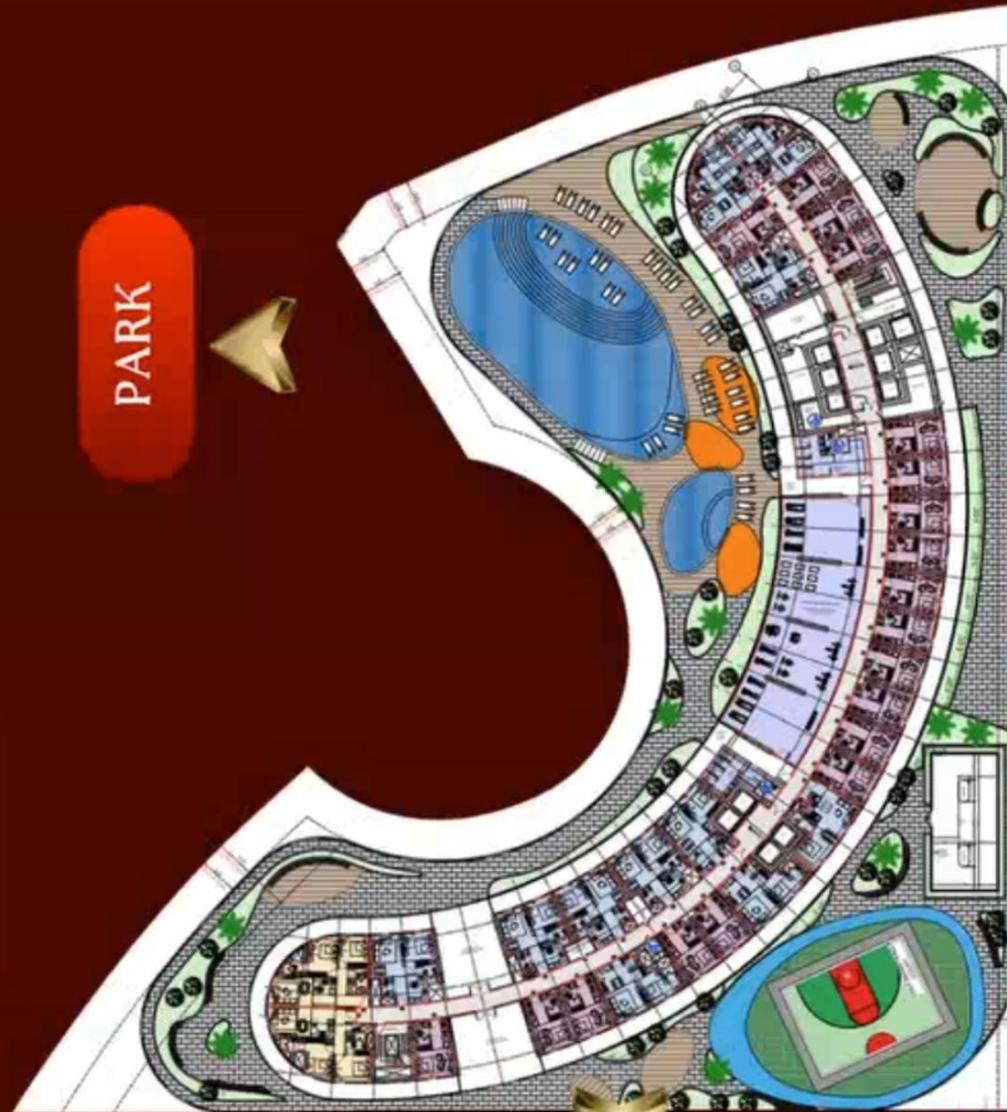
2 BEDROOM

2



TOTAL

32



NEIGHBOR PLOT

SHEIKH MOHAMMED BIN ZAYED ROAD

GROUND FLOOR

RETAILS

19



PARK

NEIGHBOR PLOT

SHEIKH MOHAMMED BIN ZAYED ROAD

3-13TH FLOOR

| | | |
|---|---|---|
| STUDIO 21 | 1 BEDROOM 18 | 2 BEDROOM 2 |
|  |  |  |
| TOTAL | | 41 |



PARK

NEIGHBOR PLOT

SHEIKH MOHAMMED BIN ZAYED ROAD

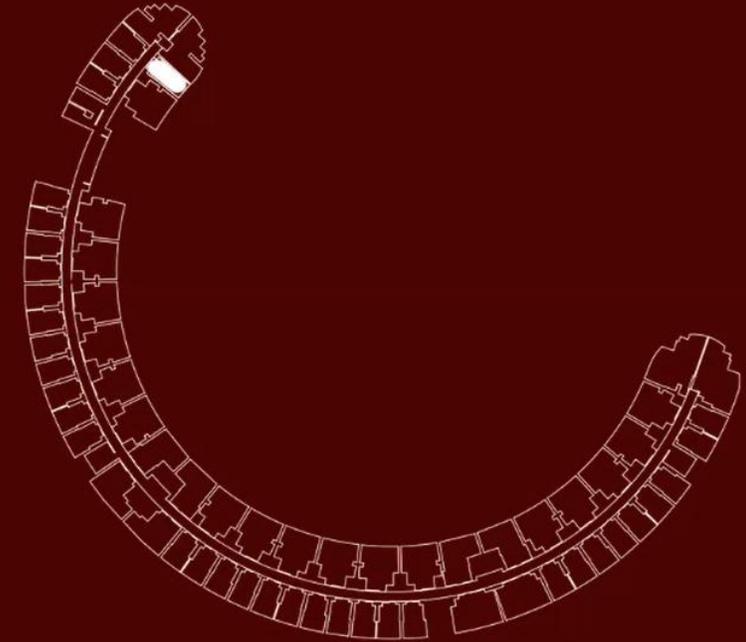
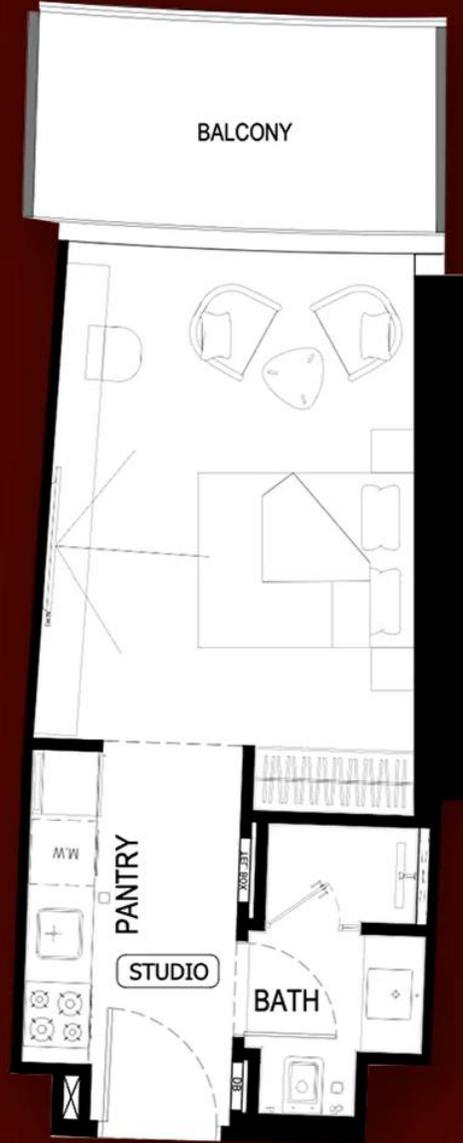
TOWER 2

ADULT POOL
375 SQM

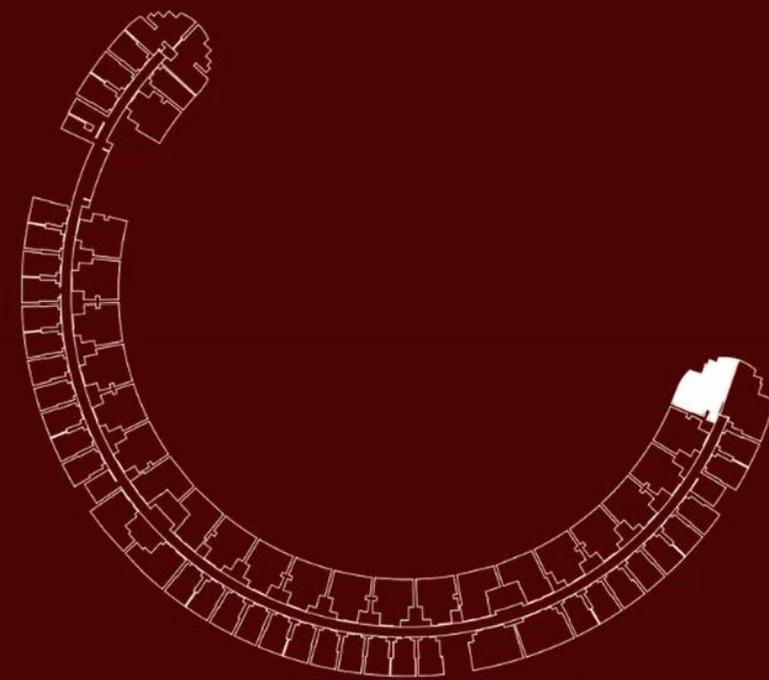
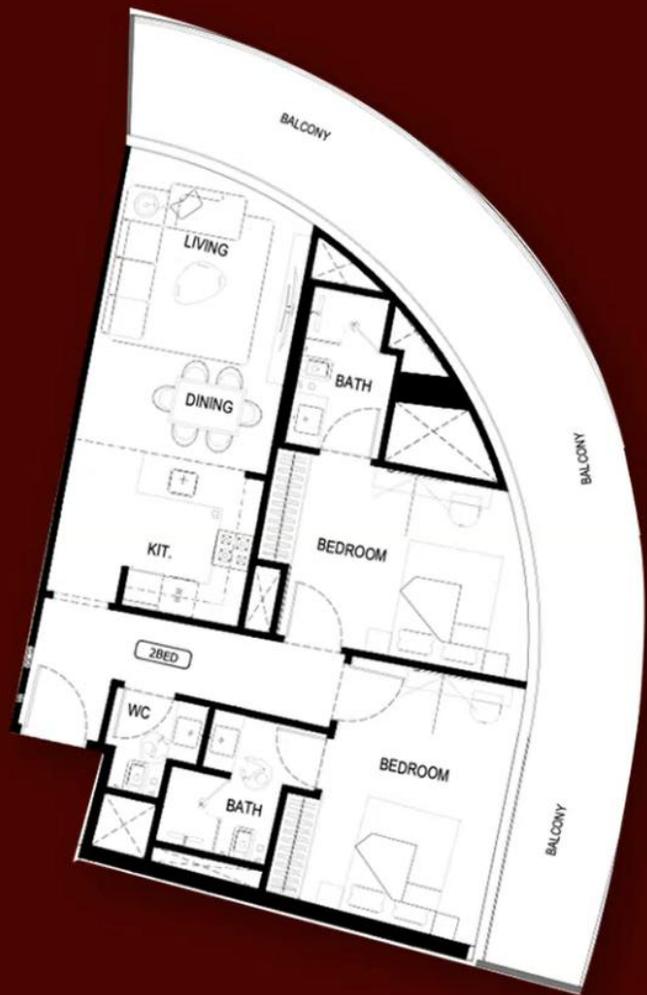
SHALLOW WATER POOL
117 SQM

→
KIDS POOL MIXED WITH
WATER SPLASH
103 SQM

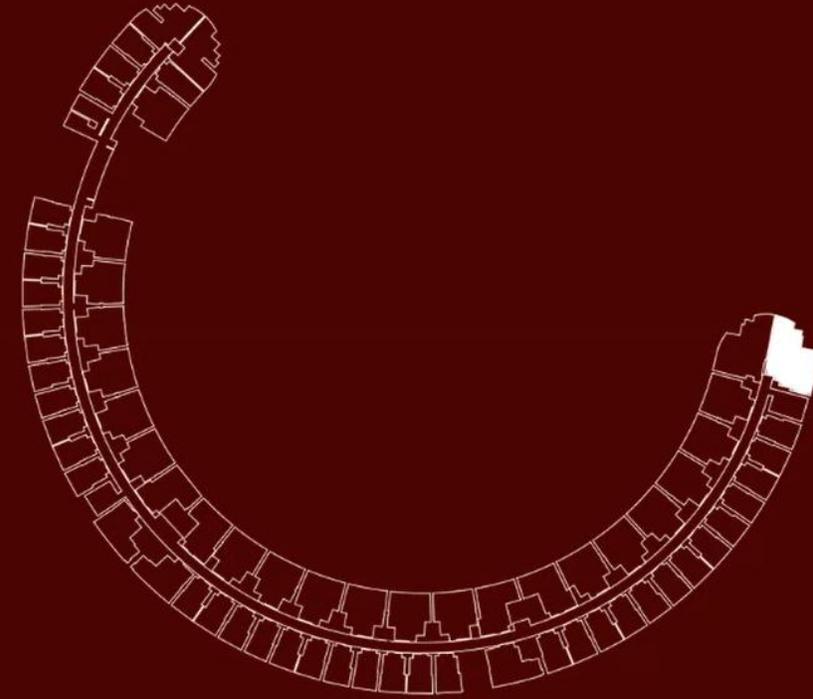
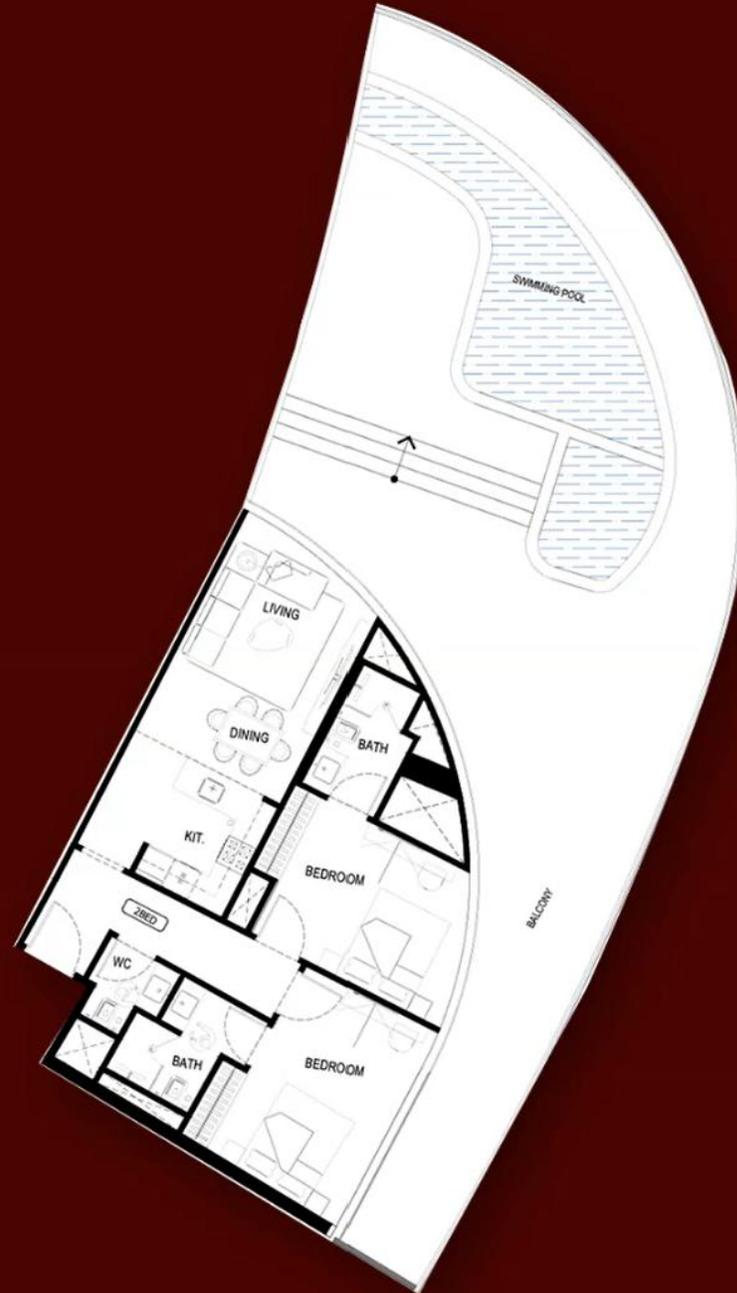
STUDIO LAYOUT
TYPE 1-3



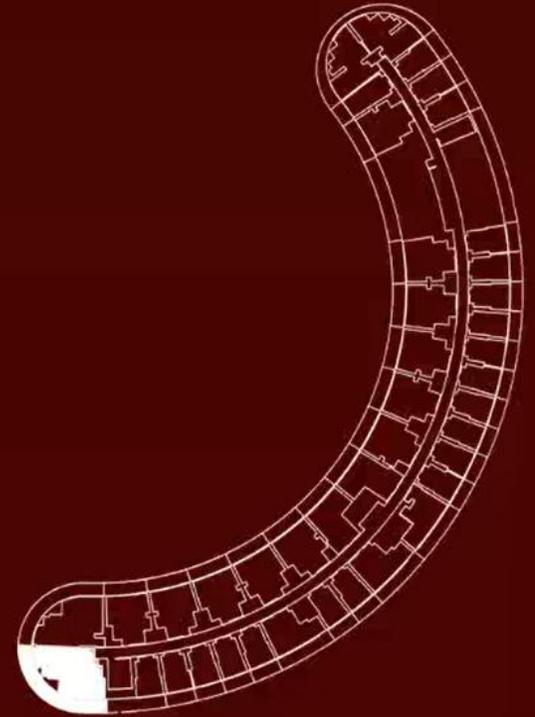
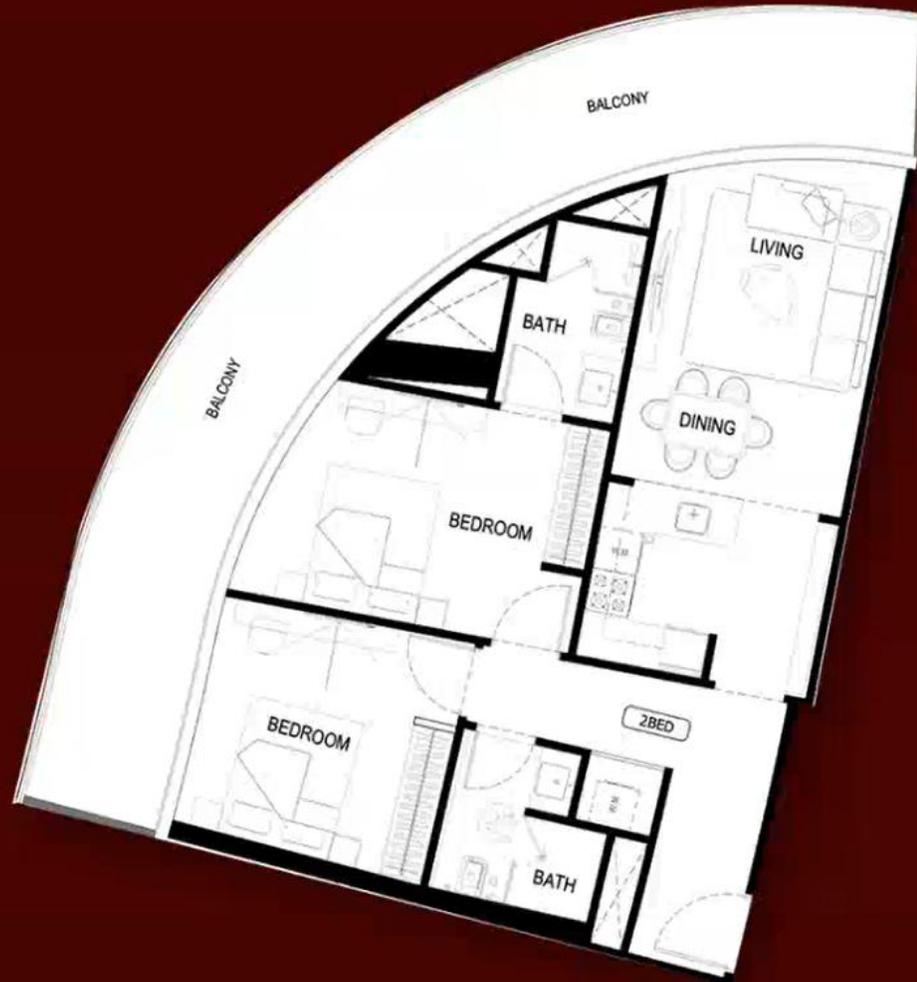
2 BEDROOM
TYPE 1-4



2 BEDROOM
WITH SWIMMING POOL
TYPE 1-4



2 BEDROOM
TYPE 1-4



Retail →

TOWER 1

| UNITS | AREA | BUSINESS CATEGORY | TCL |
|-----------|---------|-----------------------|------|
| RETAIL 01 | 1835.57 | F&B | 50KW |
| RETAIL 02 | 741.63 | Convenience / Service | 20KW |
| RETAIL 03 | 1030.21 | Convenience / Service | 25KW |
| RETAIL 04 | 741.63 | Convenience / Service | 20KW |
| RETAIL 05 | 976.82 | F&B | 33KW |
| RETAIL 06 | 977.26 | F&B | 33KW |
| RETAIL 07 | 1532.24 | F&B | 45KW |
| RETAIL 08 | 1743.32 | F&B | 50KW |
| RETAIL 09 | 661.23 | F&B | 30KW |
| RETAIL 10 | 661.23 | F&B | 30KW |
| RETAIL 11 | 817.52 | F&B | 30KW |
| RETAIL 12 | 1119.88 | F&B | 40KW |
| RETAIL 13 | 1308.03 | Convenience / Service | 26KW |
| RETAIL 14 | 1034.09 | F&B | 35KW |
| RETAIL 15 | 937.54 | F&B | 32KW |
| RETAIL 16 | 839.48 | Convenience / Service | 20KW |
| RETAIL 17 | 749.81 | Convenience / Service | 20KW |
| RETAIL 18 | 882.43 | Convenience / Service | 25KW |
| RETAIL 19 | 594.28 | Convenience / Service | 20KW |
| RETAIL 20 | 589.86 | Convenience / Service | 20KW |
| RETAIL 21 | 633.89 | F&B | 30KW |
| RETAIL 22 | 697.39 | F&B | 30KW |
| RETAIL 23 | 778.02 | F&B | 30KW |
| RETAIL 24 | 872.2 | Convenience / Service | 20KW |
| RETAIL 25 | 1003.84 | Convenience / Service | 25KW |
| RETAIL 26 | 868.54 | F&B | 40KW |
| RETAIL 27 | 875 | F&B | 32KW |
| RETAIL 28 | 875 | F&B | 32KW |

TOWER 2

| UNITS | AREA | BUSINESS CATEGORY | TCL |
|-----------|---------|-----------------------|------|
| RETAIL 01 | 901.15 | F&B | 40KW |
| RETAIL 02 | 664.67 | Convenience / Service | 18KW |
| RETAIL 03 | 720.32 | Convenience / Service | 18KW |
| RETAIL 04 | 541.75 | Convenience / Service | 18KW |
| RETAIL 05 | 664.67 | Convenience / Service | 18KW |
| RETAIL 06 | 664.67 | F&B | 30KW |
| RETAIL 07 | 1364.97 | F&B | 40KW |
| RETAIL 08 | 446.06 | F&B | 30KW |
| RETAIL 09 | 446.06 | F&B | 30KW |
| RETAIL 10 | 446.16 | F&B | 30KW |
| RETAIL 11 | 764.13 | F&B | 32KW |
| RETAIL 12 | 850.67 | F&B | 35KW |
| RETAIL 13 | 732.48 | F&B | 30KW |
| RETAIL 14 | 630.33 | F&B | 30KW |
| RETAIL 15 | 541.32 | F&B | 30KW |
| RETAIL 16 | 529.05 | Convenience / Service | 18KW |
| RETAIL 17 | 628.07 | Convenience / Service | 18KW |
| RETAIL 18 | 733.35 | Convenience / Service | 18KW |
| RETAIL 19 | 1649.68 | F&B | 50KW |

TOWER 1



Adult Pool
+ Shallow Water Pool



Kids Pool mixed
with Water Splash



kids Play
Area



Padel
Court



Basketball
Court



Family Sitting
Zones



Shaded
Area



Green
Area



Gym



Benches Sitting



Walk Ways



Plaza



Water
Features



Outdoor
Cinema



Jogging
Track



TOWER 2



Adult Pool
+ Shallow Water Pool



Kids Pool



kids Play
Area



Basketball
Court



Family Sitting
Zones



Shaded
Area



Green
Area



Gym



Benches Sitting



Wake Ways

Size Range

| UNIT TYPE | MIN AREA SQFT | AVERAGE SIZE SQFT | MAX AREA SQFT |
|--------------------------|---------------|-------------------|---------------|
| STUDIO | 401 | 416 | 608 |
| 1 BEDROOM | 689 | 739 | 1,343 |
| 2 BEDROOM | 1,210 | 1,233 | 1,257 |
| 2 BEDROOM ROYAL SUITE | 2,112 | 2,174 | 2,235 |
| RETAIL | 590 | 952 | 1,836 |

Price Range

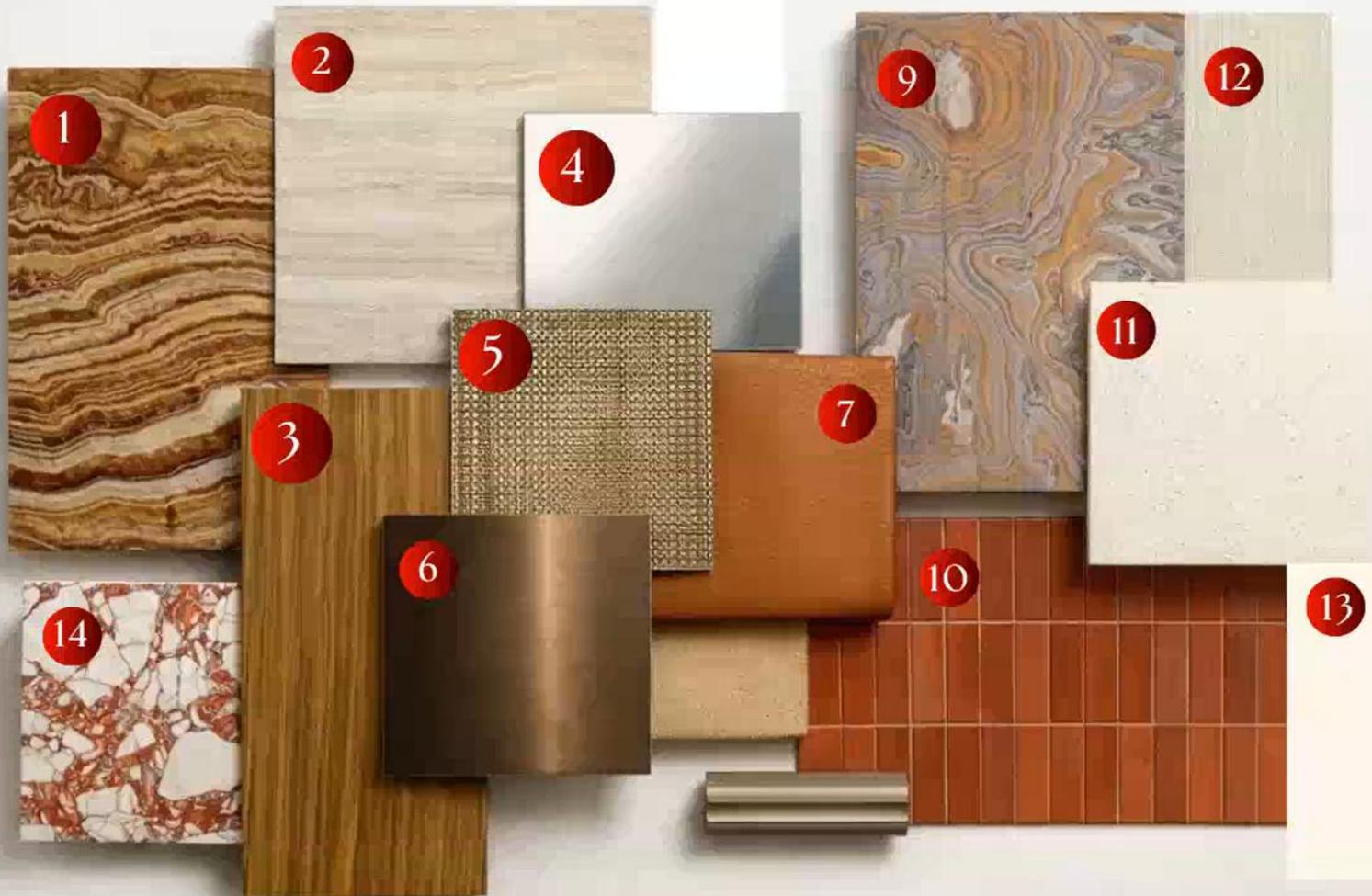
| UNIT TYPE | MIN PRICE SQFT | AVERAGE PRICE SQFT | MAX PRICE SQFT |
|--------------------------|----------------|--------------------|----------------|
| STUDIO | 1,317 | 1,759 | 1,932 |
| 1 BEDROOM | 987 | 1,580 | 1,637 |
| 2 BEDROOM | 1,346 | 1,361 | 1,377 |
| 2 BEDROOM ROYAL SUITE | 799 | 826 | 853 |
| RETAIL | 4,250 | 4,311 | 4,500 |

| UNIT TYPE | NUMBER OF UNITS | STARTING PRICE |
|-----------------------|-----------------|----------------|
| STUDIO | 741 | 699,999 AED |
| 1 BEDROOM | 584 | 1,099,999 AED |
| 2 BEDROOM | 20 | 1,649,999 AED |
| 2 BEDROOM ROYAL SUITE | 32 | 1,774,999 AED |
| RETAIL | 29 | 2,506,999 AED |



MATERIAL LIST

- 1 Feature Marble at Lobby
- 2 Travertine Stone / Porcelain Flooring
- 3 General Wood - European Walnut
- 4 Mirror
- 5 Mesh Glass
- 6 Bronze Metal Finish
- 7 Leather Padding
- 8 White Paint
- 9 Feature Marble for Apartments
- 10 Subway Tiles for Apartments
- 11 Corian for Countertops
- 12 Wallpaper
- 13 Painted Wood for Kitchen Cabinets
- 14 Porcelain Tile for Kitchen Backsplash





PAYMENT PLAN

70-30



COMPLETION DATE

31 DECEMBER 2027

