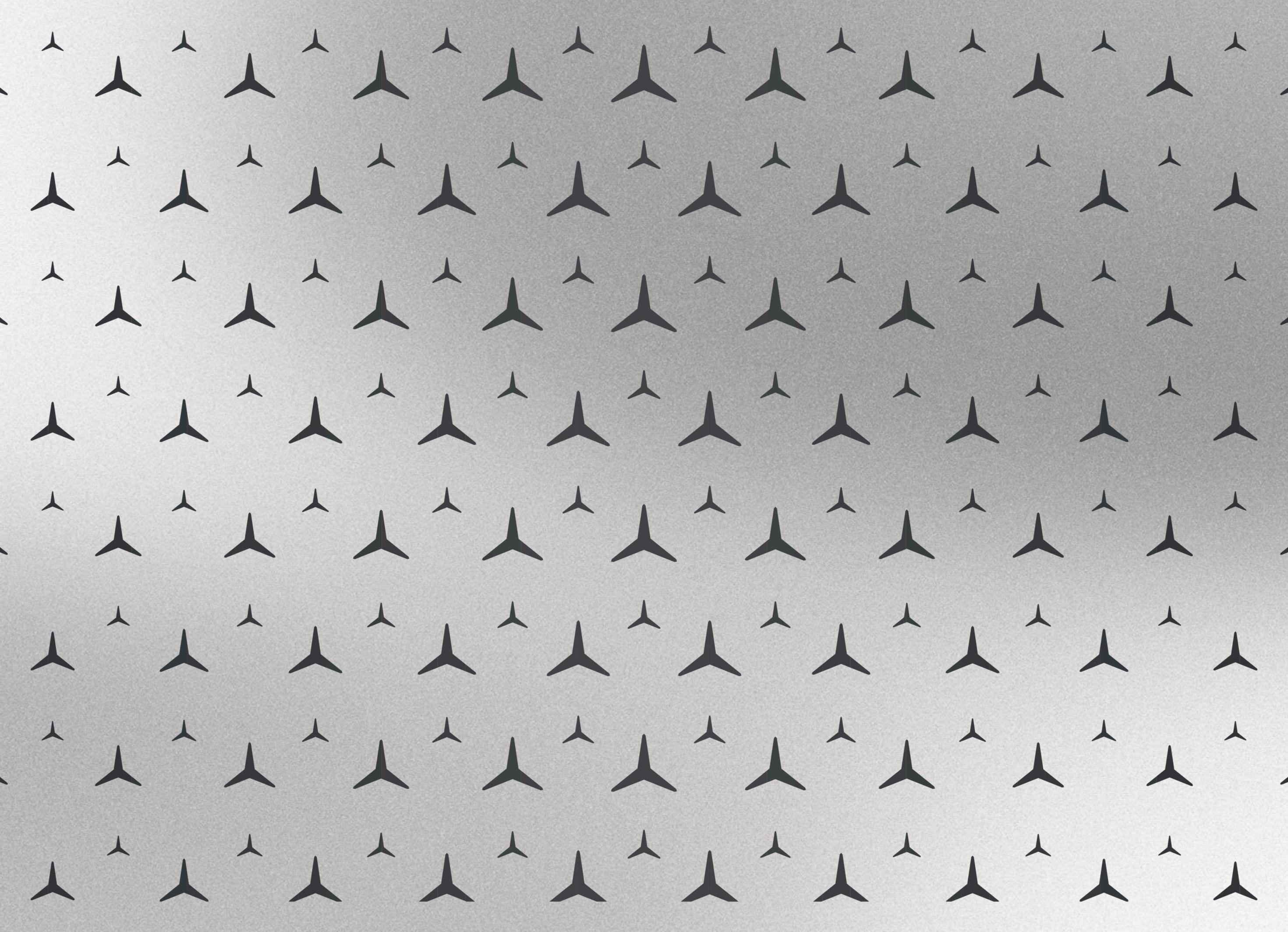




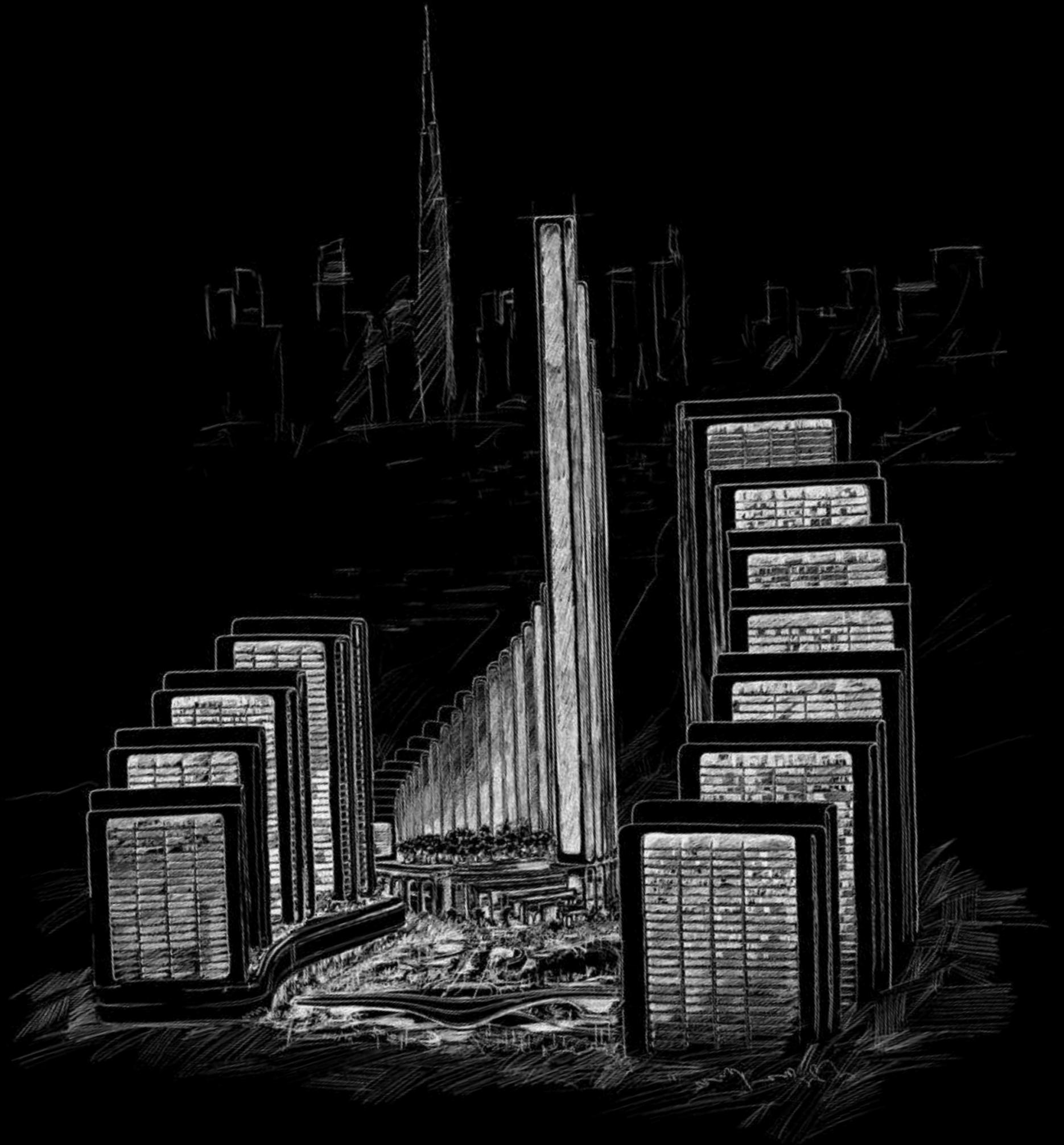
Mercedes-Benz Places

BINGHATTI CITY



A World Built Beyond Tomorrow

Feel absolute clarity. A vertical field of dreams,
perfectly held in detail.





Feel the trajectory.
Not a direction. But a future
already realised.
The momentum is onward.



The Vision of a Masterplanned City

Mercedes-BenzPlaces | BinghattiCity is a landmark residential community that redefines the concept of urban living. This is not merely a collection of structures, but a masterplanned city-scale vision where global brand prestige becomes a personal, lived-in experience.



Mercedes-Benz evolves its design language from the automobile to the cityscape

Every element of the realm carries the design intelligence and emotional appeal





Experience what defines iconic.
Clarity, without compromise.

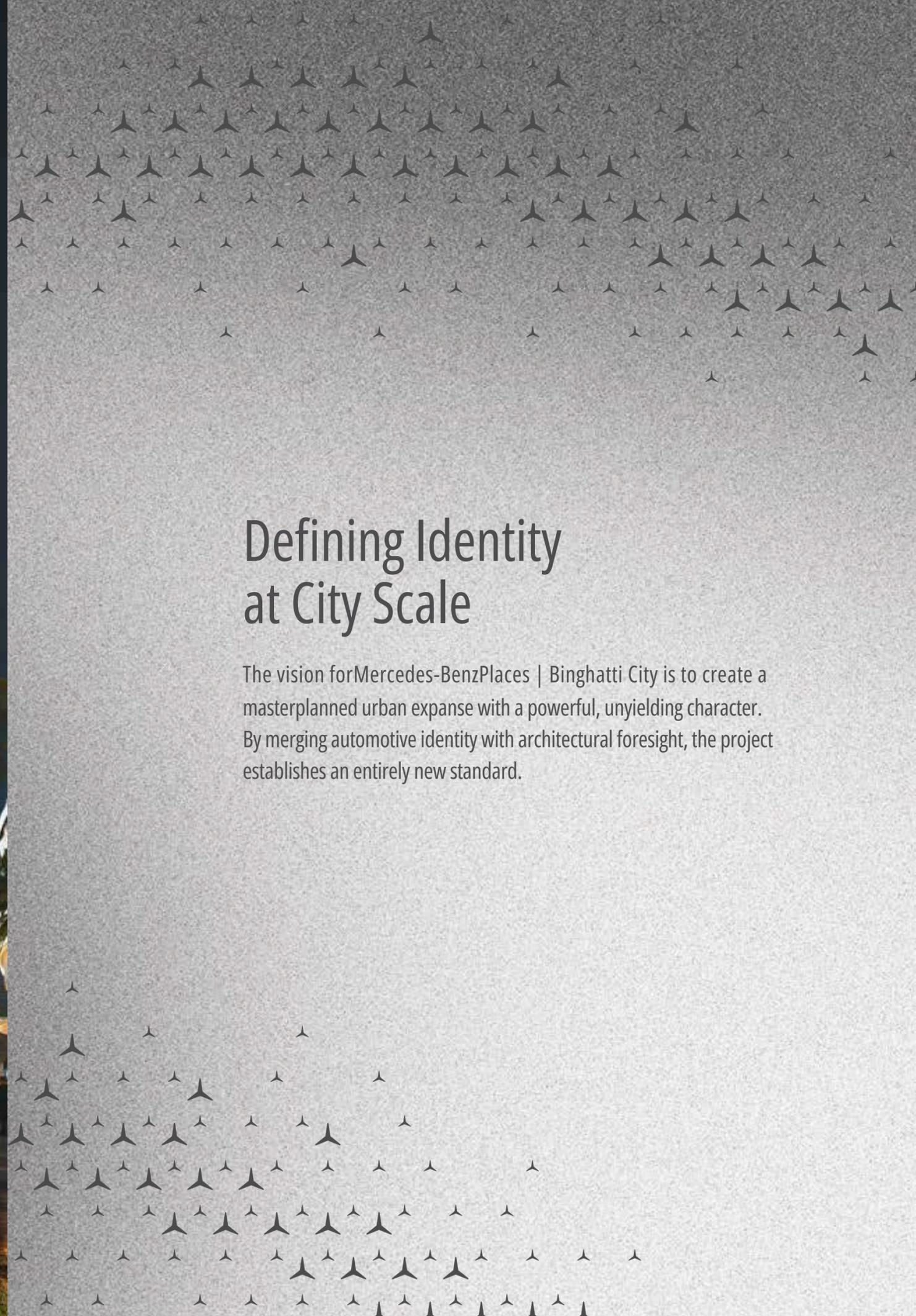
This is sensual purity, expressed in an enduring form.





Defining Identity at City Scale

The vision for Mercedes-BenzPlaces | Binghatti City is to create a masterplanned urban expanse with a powerful, unyielding character. By merging automotive identity with architectural foresight, the project establishes an entirely new standard.





Monumental Scale and the Star Beacon

Witness architecture at a monumental scale. Composed of 12 towers of stunning proportion, the city establishes an undeniable presence visible from a distance and unforgettable at first sight. These structures are an exercise in precision engineering, where flowing, sculpted surfaces embody kinetic energy and motion, drawing direct inspiration from the dynamism of Mercedes-Benz performance design.



An architectural expression of automotive design philosophy

A harmony of sculpted fluidity and precise, high-value craftsmanship.
balancing sculpted, flowing lines with crisp, high-value detailing.







A Design Philosophy of Emotion and Intelligence

An urban community committed to purity in form. Buildings are developed along a rational, functional grid that delivers visual calm, balance and clarity.



Next In The City of Now

Located in the affluent Nad Al Sheba district, Mercedes-BenzPlaces | BinghamCity sits at the junction of Dubai's drive and unique artistry. The area is globally renowned for equestrian excellence and the iconic Meydan Racecourse.



3 MINUTES
The Meydan Hotel and Race Course



8 MINUTES
The Dubai Mall



8 MINUTES
Burj Khalifa



8 MINUTES
Dubai Opera



9 MINUTES
Emirates Towers



9 MINUTES
Museum of the Future



10 MINUTES
Dubai World Trade Centre



10 MINUTES
Dubai Harbour and Festival City



12 MINUTES
Dubai Frame



12 MINUTES
Mall of the Emirates



15 MINUTES
Burj Al Arab



15 MINUTES
Dubai Hills Mall



15 MINUTES
Dubai International Airport



20 MINUTES
Palm Jumeirah



A Grand Arrival, A Ceremonial Transition

Entering BinghattiCity is a ceremonial yet effortless experience, designed to signal arrival in every sense and belonging in every way. It's a moment of transition, from the energy out there to the calm in here.



Exclusive Features and Services



SOLAR PHOTOVOLTAIC TECHNOLOGY



LEED CERTIFICATION*



SKYLINE JOGGING PATH



ACOUSTIC SYSTEM



SMART SYSTEM



SPA SERVICE



SKY INFINITY POOL



PRIVATE POOL



PODIUM POOL



GYM



CONCIERGE SERVICE



YOGA & WELLNESS OUTDOOR AREA



ENTERTAINMENT STUDIOS



FOOD & BEVERAGE



VALET SERVICE

*The Mercedes-Benz Places | Bingshatti City is aiming to hold a LEED Qualification.





A Place of Heart

The Grand Promenade is the emotional and social heart of Mercedes-Benz Places | Binghatti City. An activated space that brings to life both moments and vibrance. Podium edges are punctuated with retail, cafés and lifestyle uses that blur the boundary between indoor and outdoor space. The park delivers 12 distinct lifestyle experiences, carefully curated for discovery.



Project Layouts

Mercedes-Benz Places Binghatti City

1. Project Maybach

2 - 3. Vision Mercedes-Maybach

Ultimate Luxury

4 - 5. Vision Mercedes-Maybach 6

6. Vision Iconic

7. Vision One-Eleven

8 - 9. Mercedes-Benz AMG Vision

10. VISION AVTR

11 - 12. Vision Simplex





Life at the Soul of the City

The city's iconic tower stands as both a landmark and anchor,
a constant presence that defines the city's soul.



Project Facts

Vision Iconic

Property Type:

Residential & Retails

Plot area:

22282.20 SQM./ 239,846 SQFT

Description:

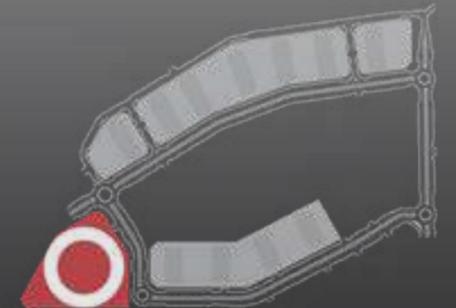
Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
66 Residential Floors +
9 Mechanical Floors + Roof

Number of Units:

| | |
|-----------|------|
| 1 Bedroom | |
| 2 Bedroom | |
| 3 Bedroom | |
| 4 Bedroom | 1001 |
| 5 Bedroom | 277 |
| | 108 |
| | 9 |
| | 9 |

Total Residential Units: 1404

Shop (Ground Floor): 21



Vision Iconic

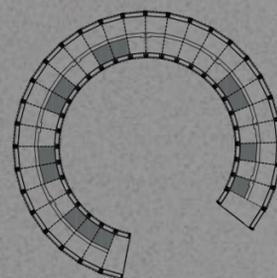
TOWER 6

1 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 57.90 m ² | 623.22 m ² |
| Balcony Area | 19.86 m ² | 213.77 m ² |
| Total Unit Area | 77.76 m ² | 836.99 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 17 m ² |
| KITCHEN | 8 m ² |
| CORRIDOR | 7 m ² |
| M. BATHROOM | 5 m ² |
| WC | 3 m ² |
| LAUNDRY | 1 m ² |



Vision Iconic

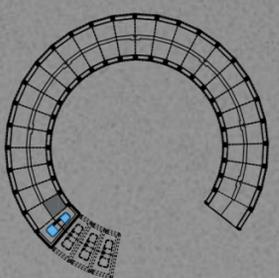
TOWER 6

2 Bedroom Unit - Type - 2



| AREA | SQ.M | SQ.FT |
|-----------------|--------|---------|
| Suite Area | 57.42 | 618.06 |
| Balcony Area | 12.00 | 129.17 |
| Terrace Area | 109.64 | 1180.14 |
| Total Unit Area | 179.06 | 1927.37 |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 18 m ² |
| MASTER BEDROOM | 16 m ² |
| BEDROOM 01 | 15 m ² |
| KITCHEN | 8 m ² |
| CORRIDOR | 7 m ² |
| M. BATHROOM | 5 m ² |
| M. WALK IN CLOSET | 5 m ² |
| BATHROOM / WC | 4 m ² |
| LAUNDRY | 1 m ² |



Project Layouts

Vision Iconic

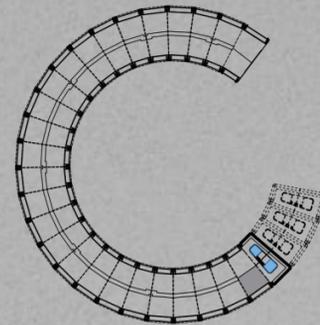
TOWER 6

3BedroomUnit-Type-1



| AREA | SQ.M | SQ.FT |
|-----------------|--------|---------|
| Suite Area | 76.37 | 822.03 |
| Balcony Area | 19.86 | 213.77 |
| Terrace Area | 135.38 | 1457.20 |
| Total Unit Area | 231.61 | 2493.00 |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------|
| LIVING & DINING | 19 m2 |
| MASTER BEDROOM | 16 m2 |
| BEDROOM 02 | 14 m2 |
| BEDROOM 01 | 13 m2 |
| KITCHEN | 8 m2 |
| CORRIDOR | 8 m2 |
| M.BATHROOM | 5 m2 |
| M. WALK IN CLOSET | 5 m2 |
| BATHROOM / WC | 4 m2 |
| LAUNDRY | 2 m2 |



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.

Vision Iconic

TOWER 6

4 Bedroom Unit - Type - 1



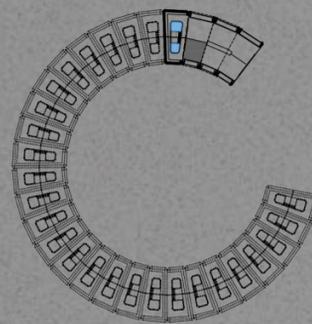
4 Bedroom Duplex (Lower Floor)



4 Bedroom Duplex (Upper Floor)

| AREA | SQ.M | SQ.FT |
|-----------------|--------|---------|
| Suite Area | 147.13 | 1583.68 |
| Balcony Area | 24 | 258.33 |
| Terrace Area | 109.64 | 1180.14 |
| Total Unit Area | 280.77 | 3022.15 |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| LEVEL 01 | |
| LIVING & DINING | 27 m ² |
| MASTER BEDROOM-01 | 15 m ² |
| KITCHEN | 11 m ² |
| M1.BATHROOM | 5 m ² |
| CORRIDOR/STAIR | 17 m ² |
| WC | 3 m ² |
| LEVEL 02 | |
| MASTER BEDROOM-02 | 14 m ² |
| BEDROOM-03 | 15 m ² |
| BEDROOM-04 | 16 m ² |
| M2/BATHROOM | 5 m ² |
| M2.WALK IN CLOSET | 3 m ² |
| CORRIDOR/STAIR | 7 m ² |
| BATHROOM | 4 m ² |
| LAUNDRY | 4 m ² |



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

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

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.

Vision Iconic

TOWER 6

5 Bedroom Unit - Type - 1

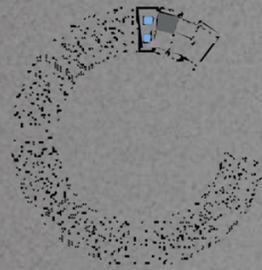


5 Bedroom Duplex (Lower Floor)

5 Bedroom Duplex (Upper Floor)

| AREA | SQ.M | SQ.FT |
|-----------------|--------|---------|
| Suite Area | 175.71 | 1891.31 |
| Balcony Area | 39.72 | 427.54 |
| Terrace Area | 135.38 | 1457.20 |
| Total Unit Area | 350.81 | 3776.05 |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------|
| LEVEL 01 | |
| LIVING & DINING | 34 m2 |
| MASTER BEDROOM-01 | 19 m2 |
| KITCHEN | 11 m2 |
| M1.BATHROOM | 5 m2 |
| CORRIDOR/STAIR | 18 m2 |
| WC | 3 m2 |
| LEVEL 02 | |
| MASTER BEDROOM-02 | 14 m2 |
| BEDROOM-03 | 13 m2 |
| BEDROOM-04 | 15 m2 |
| BEDROOM-05 | 5 m2 |
| M2.BATHROOM | 3 m2 |
| M2.WALK IN CLOSET | 11 m2 |
| CORRIDOR/STAIR | 4 m2 |
| BATHROOM | 3 m2 |
| LAUNDRY | |





Project Facts

Project Maybach

Property Type:

Residential & Retails

Plot area:

8763.69 SQM./ 94332 SQFT

Description:

Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
24 Residential Floors +
Mechanical Floors + Roof

Number of Units:

Studio

1 Bedroom

2 Bedroom

3 Bedroom

608

76

92

40

Total Residential Units: 816

Shop (Ground Floor): 15

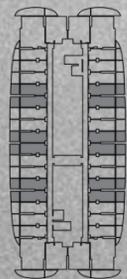




Project Maybach

TOWER 1

Studio Unit - Type - 1



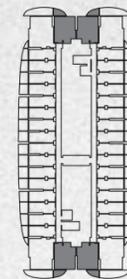
| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 27.24 m ² | 293.21 m ² |
| Balcony Area | 8.53 m ² | 91.82 m ² |
| Total Unit Area | 35.77 m ² | 385.03 m ² |

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.

Project Maybach

TOWER 1

1 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 52.18 m ² | 561.66 m ² |
| Balcony Area | 6.55 m ² | 70.50 m ² |
| Total Unit Area | 58.73 m ² | 632.16 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 16 m ² |
| MASTER BEDROOM | 13 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |
| CORRIDOR | 3 m ² |
| WC | 2 m ² |

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.

Project Maybach

TOWER 1

2 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 70.82 m ² | 762.30 m ² |
| Balcony Area | 21.34 m ² | 229.70 m ² |
| Total Unit Area | 92.16 m ² | 992.00 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 13 m ² |
| BEDROOM | 12 m ² |
| KITCHEN | 6 m ² |
| CORRIDOR | 6 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 4 m ² |

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Project Maybach

TOWER 1

3 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|-----------------------|------------------------|
| Suite Area | 109.67 m ² | 1180.48 m ² |
| Balcony Area | 13.09 m ² | 140.90 m ² |
| Total Unit Area | 122.76 m ² | 1321.38 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| MASTER BEDROOM | 19 m ² |
| LIVING & DINING | 17 m ² |
| BEDROOM | 13 m ² |
| BEDROOM | 13 m ² |
| CORRIDOR | 12 m ² |
| KITCHEN | 7 m ² |
| STORE | 5 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 3 m ² |
| LAUNDRY | 3 m ² |
| WC | 2 m ² |

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.

Project Facts

Vision Mercedes-Maybach Ultimate Luxury

Property Type:

Residential & Retails

Plot area:

14220.38 SQM./ 153067 SQFT

Description:

Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
19 Residential Floors +
24 Residential Floors +
Mechanical Floors + Roof

Number of Units:

Studio:

1 Bedroom:

2 Bedroom:

3 Bedroom:

864

140

140

60

Total Residential Units: 1204

Shop (Ground Floor): 28



Project Layouts

Vision Mercedes-Maybach Ultimate Luxury

TOWER 2 & 3

Studio Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 27.17 m ² | 292.46 m ² |
| Balcony Area | 6.38 m ² | 68.67 m ² |
| Total Unit Area | 33.55 m ² | 361.13 m ² |

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.

Vision Mercedes-Maybach Ultimate Luxury

TOWER 2 & 3

1 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 51.08 m ² | 549.82 m ² |
| Balcony Area | 6.27 m ² | 67.49 m ² |
| Total Unit Area | 57.35 m ² | 617.31 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 16 m ² |
| MASTER BEDROOM | 13 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |
| CORRIDOR | 3 m ² |
| WC | 2 m ² |

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.

Project Layouts

Vision Mercedes-Maybach Ultimate Luxury

TOWER 2 & 3

2 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 71.70 m ² | 771.77 m ² |
| Balcony Area | 19.36 m ² | 208.39 m ² |
| Total Unit Area | 91.06 m ² | 980.16 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 13 m ² |
| BEDROOM | 12 m ² |
| KITCHEN | 6 m ² |
| CORRIDOR | 6 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 4 m ² |

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Vision Mercedes-Maybach Ultimate Luxury

TOWER 2 & 3

3 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|-----------------------|------------------------|
| Suite Area | 106.79 m ² | 1149.48 m ² |
| Balcony Area | 12.53 m ² | 134.87 m ² |
| Total Unit Area | 119.32 m ² | 1284.35 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| MASTER BEDROOM | 22 m ² |
| LIVING & DINING | 17 m ² |
| BEDROOM | 13 m ² |
| BEDROOM | 13 m ² |
| CORRIDOR | 10 m ² |
| KITCHEN | 9 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 3 m ² |
| WC | 2 m ² |
| STORE | 2 m ² |

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.

Project Facts

Vision Mercedes-Maybach 6

Property Type:

Residential & Retails

Plot area:

14325.92 SQM./ 154203 SQFT

Description:

Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
29 Residential Floors +
34 Residential Floors +
2 Mechanical Floors + Roof

Number of Units:

Studio

1 Bedroom

2 Bedroom

3 Bedroom 1344

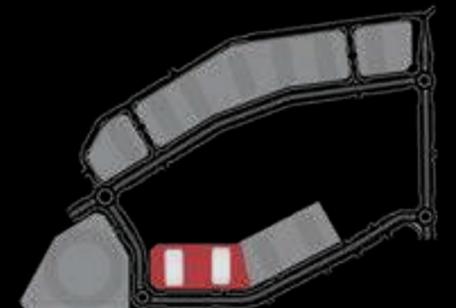
220

220

60

Total Residential Units: 1844

Shop (Ground Floor): 34





Project Layouts

Vision Mercedes-Maybach 6

TOWER 4 & 5

Studio Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 27.17 m ² | 292.46 m ² |
| Balcony Area | 6.38 m ² | 68.67 m ² |
| Total Unit Area | 33.55 m ² | 361.13 m ² |

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Vision Mercedes-Maybach 6

TOWER 4 & 5

1 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 51.08 m ² | 549.82 m ² |
| Balcony Area | 6.27 m ² | 67.49 m ² |
| Total Unit Area | 57.35 m ² | 617.31 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 16 m ² |
| MASTER BEDROOM | 13 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |
| CORRIDOR | 3 m ² |
| WC | 2 m ² |

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.

Project Layouts

Vision Mercedes-Maybach 6

TOWER 4&5

2 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 71.70 m ² | 771.77 m ² |
| Balcony Area | 19.36 m ² | 208.39 m ² |
| Total Unit Area | 91.06 m ² | 980.16 m ² |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 13 m ² |
| BEDROOM | 12 m ² |
| KITCHEN | 6 m ² |
| CORRIDOR | 6 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 4 m ² |

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.

Vision Mercedes-Maybach 6

TOWER 4 & 5

3 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|-----------------------|------------------------|
| Suite Area | 106.79 m ² | 1149.48 m ² |
| Balcony Area | 12.53 m ² | 134.87 m ² |
| Total Unit Area | 119.32 m ² | 1284.35 m ² |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| MASTER BEDROOM | 22 m ² |
| LIVING & DINING | 17 m ² |
| BEDROOM | 13 m ² |
| BEDROOM | 13 m ² |
| CORRIDOR | 10 m ² |
| KITCHEN | 9 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 3 m ² |
| WC | 2 m ² |
| STORE | 2 m ² |

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.

Project Facts

Vision Simplex

Property Type:

Residential & Retails

Plot area:

11359.06 SQM./ 122269 SQFT

Description:

Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
35 Residential Floors +
2 Mechanical Rooms + Roof
29 Residential Floors +
2 Mechanical Floors + Roof

Number of Units:

Studio

1 Bedroom

2 Bedroom

1440

520

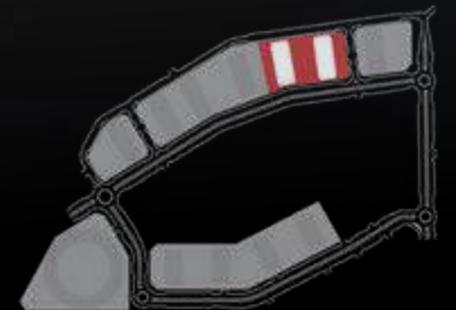
248

Total Residential Units:

2208

Shop (Ground Floor):

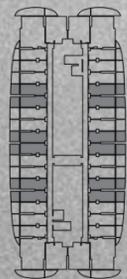
34



Vision Simplex

TOWER 11 & 12

Studio Unit - Type - 1



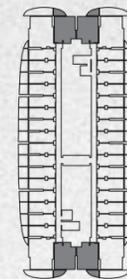
| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 27.24 m ² | 293.21 m ² |
| Balcony Area | 8.53 m ² | 91.82 m ² |
| Total Unit Area | 35.77 m ² | 385.03 m ² |

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.

Vision Simplex

TOWER 11 & 12

1 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 52.18 m ² | 561.66 m ² |
| Balcony Area | 6.55 m ² | 70.50 m ² |
| Total Unit Area | 58.73 m ² | 632.16 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 16 m ² |
| MASTER BEDROOM | 13 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |
| CORRIDOR | 3 m ² |
| WC | 2 m ² |

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.

Vision Simplex

TOWER 11 & 12

2 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 70.82 m ² | 762.30 m ² |
| Balcony Area | 21.34 m ² | 229.70 m ² |
| Total Unit Area | 92.16 m ² | 992.00 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 13 m ² |
| BEDROOM | 12 m ² |
| KITCHEN | 6 m ² |
| CORRIDOR | 6 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 4 m ² |

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.

Vision Simplex

TOWER 11 & 12

3 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|-----------------------|------------------------|
| Suite Area | 109.67 m ² | 1180.48 m ² |
| Balcony Area | 13.09 m ² | 140.90 m ² |
| Total Unit Area | 122.76 m ² | 1321.38 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| MASTER BEDROOM | 19 m ² |
| LIVING & DINING | 17 m ² |
| BEDROOM | 13 m ² |
| BEDROOM | 13 m ² |
| CORRIDOR | 12 m ² |
| KITCHEN | 7 m ² |
| STORE | 5 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 3 m ² |
| LAUNDRY | 3 m ² |
| WC | 2 m ² |

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.

Project Facts

VISION AVTR

Property Type:

Residential & Retails

Plot area:

12835.93 SQM./ 138,166 SQFT

Description:

Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
41 Residential Floors +
2 Mechanical Floors + Roof

Number of Units:

Studio

1 Bedroom

2 Bedroom

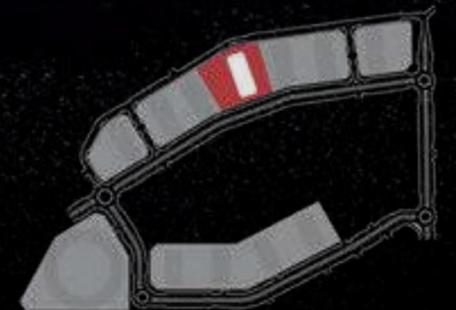
640

480

160

Total Residential Units: 1280

Shop (Ground Floor): 23

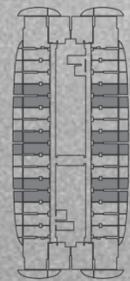




VISION AVTR

TOWER 10

Studio Unit - Type - 1

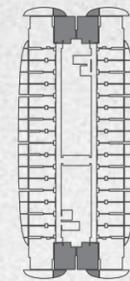


| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 27.24 m ² | 293.21 m ² |
| Balcony Area | 8.53 m ² | 91.82 m ² |
| Total Unit Area | 35.77 m ² | 385.03 m ² |

VISION AVTR

TOWER 10

1 Bedroom Unit - Type - 1



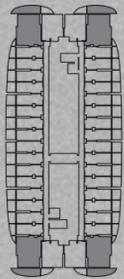
| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 52.18 m ² | 561.66 m ² |
| Balcony Area | 6.55 m ² | 70.50 m ² |
| Total Unit Area | 58.73 m ² | 632.16 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 16 m ² |
| MASTER BEDROOM | 13 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |
| CORRIDOR | 3 m ² |
| WC | 2 m ² |

VISION AVTR

TOWER 10

2BedroomUnit-Type -1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 70.82 m ² | 762.30 m ² |
| Balcony Area | 21.34 m ² | 229.70 m ² |
| Total Unit Area | 92.16 m ² | 992.00 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 13 m ² |
| BEDROOM | 12 m ² |
| KITCHEN | 6 m ² |
| CORRIDOR | 6 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 4 m ² |

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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.

Project Facts

Mercedes-Benz AMG Vision

Property Type:

Residential & Retails

Plot area:

11626.97 SQM./ 125,153 SQFT

Description:

Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
52 Residential Floors +
4 Mechanical Room + Roof
47 Residential Floors +
2 Mechanical Floors + Roof

Number of Units:

Studio

1 Bedroom

2 Bedroom

1112

1344

236

Total Residential Units: 2692

Shop (Ground Floor): 35



Mercedes-Benz AMG Vision

TOWER 8 & 9

Studio Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 27.24 m ² | 293.21 m ² |
| Balcony Area | 8.53 m ² | 91.82 m ² |
| Total Unit Area | 35.77 m ² | 385.03 m ² |

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.

Mercedes-Benz AMG Vision

TOWER 8 & 9

1 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 52.18 m ² | 561.66 m ² |
| Balcony Area | 6.55 m ² | 70.50 m ² |
| Total Unit Area | 58.73 m ² | 632.16 m ² |

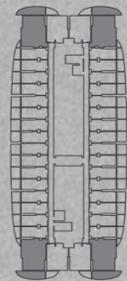
| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 16 m ² |
| MASTER BEDROOM | 13 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |
| CORRIDOR | 3 m ² |
| WC | 2 m ² |

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.

Mercedes-Benz AMG Vision

TOWER 8 & 9

2 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 70.82 m ² | 762.30 m ² |
| Balcony Area | 21.34 m ² | 229.70 m ² |
| Total Unit Area | 92.16 m ² | 992.00 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 13 m ² |
| BEDROOM | 12 m ² |
| KITCHEN | 6 m ² |
| CORRIDOR | 6 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 4 m ² |

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.

Project Facts

Vision One-Eleven

Property Type:

Residential & Retails

Plot area:

7901.03 SQM./ 85,047 SQFT

Description:

Basement + Ground Floor +
Mezzanine + 5 Parking Floors +
60 Residential Floors +
4 Mechanical Floors + Roof

Number of Units:

1 Bedroom

2 Bedroom

3 Bedroom

1080

236

50

Total Residential Units: 1366

Shop (Ground Floor): 18





Vision One-Eleven

TOWER 7

1 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 52.18 m ² | 561.66 m ² |
| Balcony Area | 6.55 m ² | 70.50 m ² |
| Total Unit Area | 58.73 m ² | 632.16 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 16 m ² |
| MASTER BEDROOM | 13 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |
| CORRIDOR | 3 m ² |
| WC | 2 m ² |

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Vision One-Eleven

TOWER 7

2 Bedroom Unit - Type - 1



| AREA | SQ.M | SQ.FT |
|-----------------|----------------------|-----------------------|
| Suite Area | 70.82 m ² | 762.30 m ² |
| Balcony Area | 21.34 m ² | 229.70 m ² |
| Total Unit Area | 92.16 m ² | 992.00 m ² |

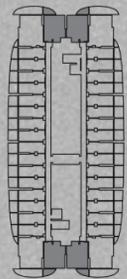
| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| LIVING & DINING | 17 m ² |
| MASTER BEDROOM | 13 m ² |
| BEDROOM | 12 m ² |
| KITCHEN | 6 m ² |
| CORRIDOR | 6 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 4 m ² |

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.

Vision One-Eleven

TOWER 7

3 Bedroom Unit - Type- 1



| AREA | SQ.M | SQ.FT |
|-----------------|-----------------------|------------------------|
| Suite Area | 109.67 m ² | 1180.48 m ² |
| Balcony Area | 13.09 m ² | 140.90 m ² |
| Total Unit Area | 122.76 m ² | 1321.38 m ² |

| FLATDESIGN COMPONENTS | |
|-----------------------|-------------------|
| MASTER BEDROOM | 19 m ² |
| LIVING & DINING | 17 m ² |
| BEDROOM | 13 m ² |
| BEDROOM | 13 m ² |
| CORRIDOR | 12 m ² |
| KITCHEN | 7 m ² |
| STORE | 5 m ² |
| BATHROOM 1 | 4 m ² |
| BATHROOM 2 | 3 m ² |
| LAUNDRY | 3 m ² |
| WC | 2 m ² |

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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



The World's First
Mercedes-Benz Branded City





BUCKINGHAM
REAL ESTATE



Buckinghamrealestate



Buckinghamrealestate



Buckinghamrealestatedubai



Buckinghamrealestatedubai



Buckinghamrealestatedubai



Buckinghamrealestate



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