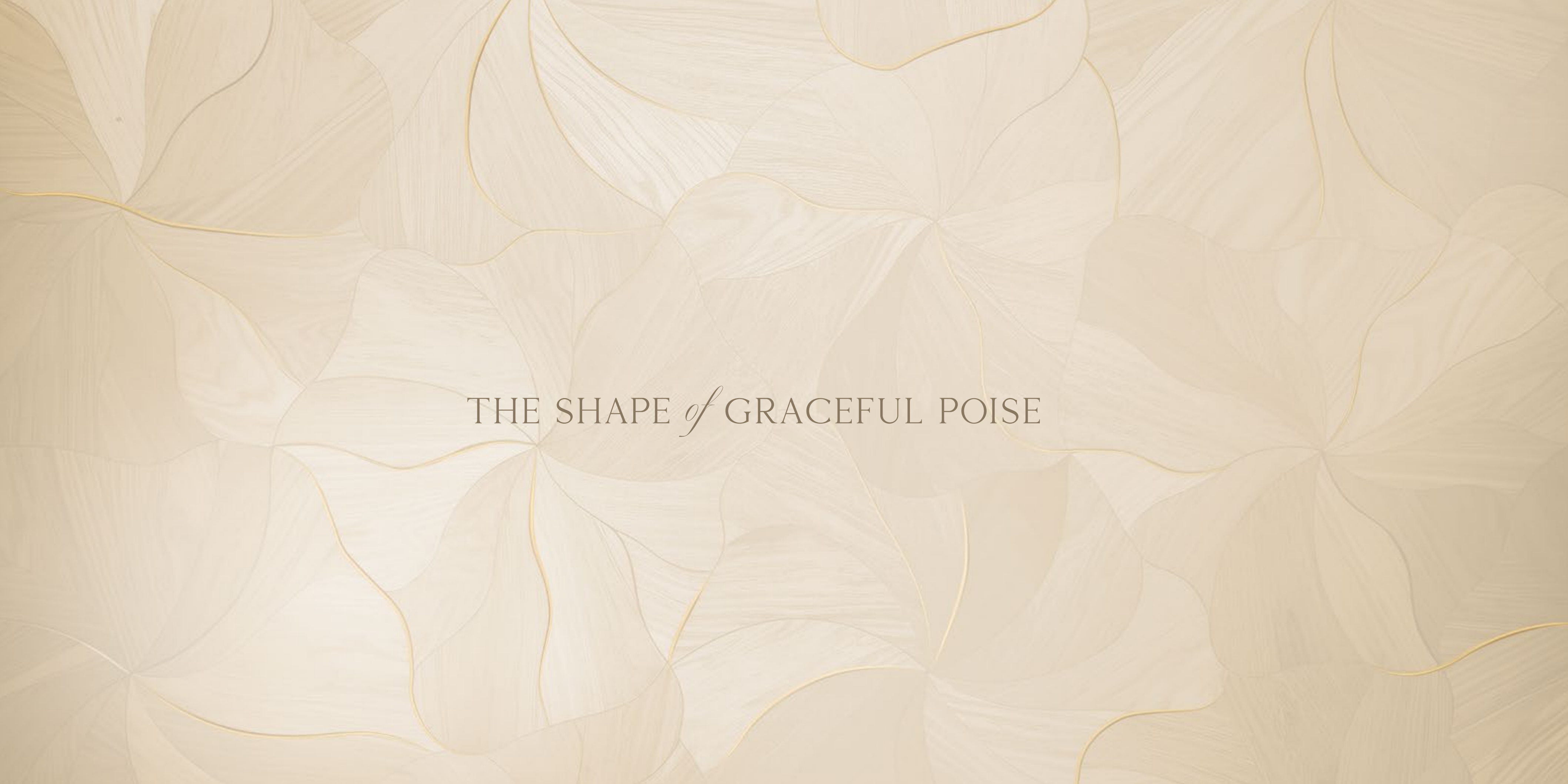


BINGHATTI

TITANIA



THE SHAPE *of* GRACEFUL POISE

A silhouette of a man holding a young child in a modern living room at sunset. The man is standing on the right, holding the child in front of him. The child's arm is extended towards a large window in the background. The room is dimly lit, with the primary light source being the warm, golden light from the window, which creates a strong silhouette effect. To the left, a sofa is visible, and on the wall above it, a series of framed pictures or artwork are displayed. The overall atmosphere is peaceful and intimate.

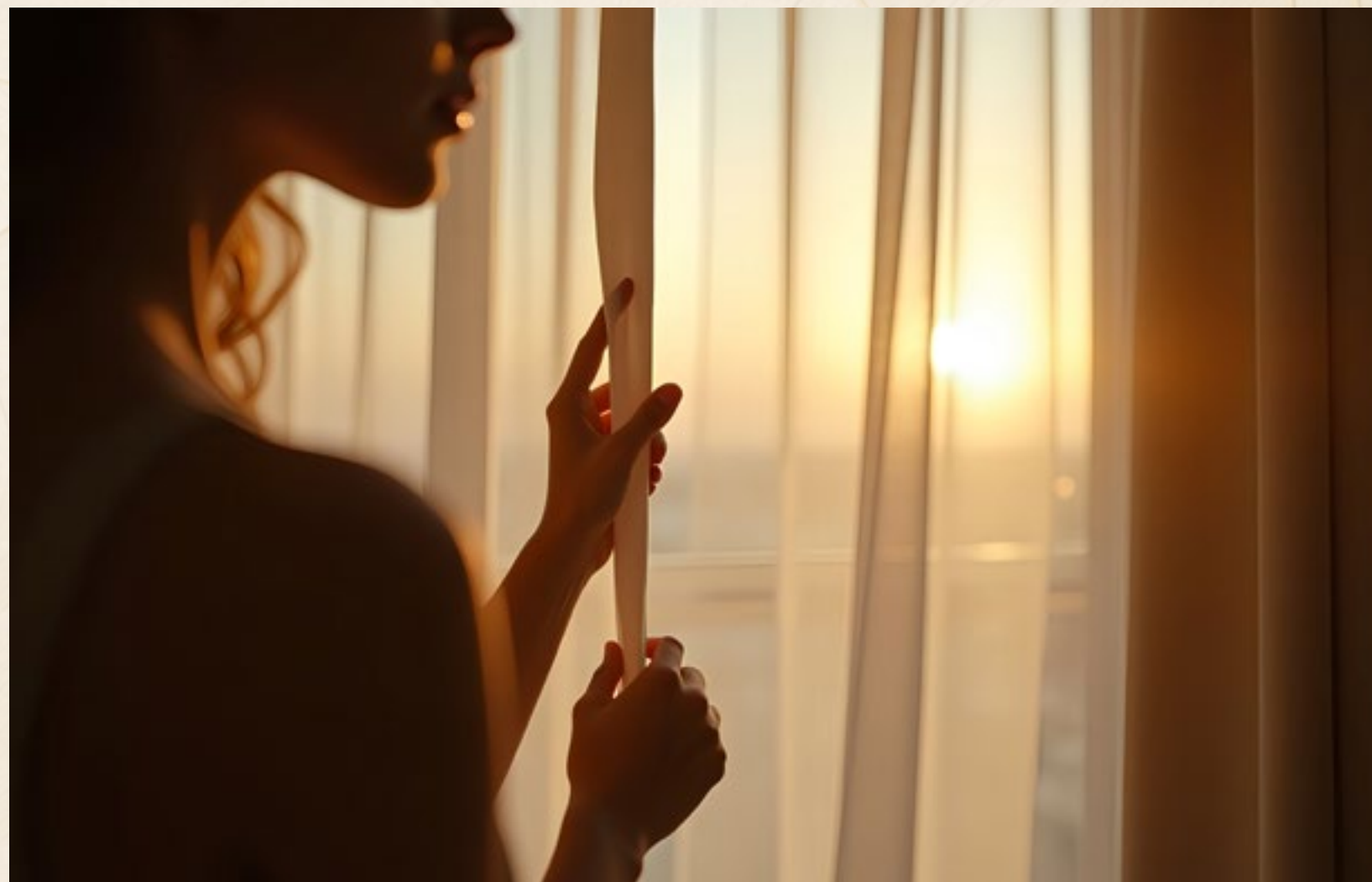
THE CITY WITHIN REACH,
A TRANQUIL PLACE FOR *Family* AT YOUR FEET.



بن غاطي
BINGHATTI

THE SHAPE *of* GRACEFUL POISE

Titania is Binghatti's first project in the promising community of Majan. It introduces a high-value, luxury residential experience to one of Dubai's most strategic growth corridors.



SOVEREIGN FORM *of* COMMAND

Observe the distinctive façade. A tower of a bold, geometric shapes. Its dark, metallic grid is a signature element that contrasts with the structure's use of glass. It's both a showpiece and striking statement.

Titania is designed for precision and presence. The result is a new landmark in Majan. Within its refined silhouette, every detail is engineered for optimal sunlight, enhanced privacy and a commanding view.



CLARITY & PURITY COMBINED

Titania's interiors reflect the same precision as its exterior. Subtle hues and rich textures create an extraordinary living space where light is the key material.

Its interplay with shadow, combined with spacious, open-plan layouts, maximises a sense of clarity and boundless space. This elegant design is intended to be a true "life's pause". Your place of peace and still.



ACTIVITY & BALANCE ABOVE IT ALL

The amenity deck at Titania is focused on family-friendly activity and restoration. From the energy of the splash park to the serenity of the yoga area, every space serves a purpose.

Leisure and wellness are integral to life both within Titania and surrounding it. Residents enjoy immediate access to Al Barari, Majan Park and Majan Active Park, as well as Dubai Polo & Equestrian Club.





THRIVING COMMUNITY THRIVING *Family*

The curated facilities include ample aquatic areas with kids water splash, fitness and wellness area with dedicated zones, as well as social, leisure (pergola deck) and abundant green spaces and landscaped grounds for all ages, including a little marvels play area.



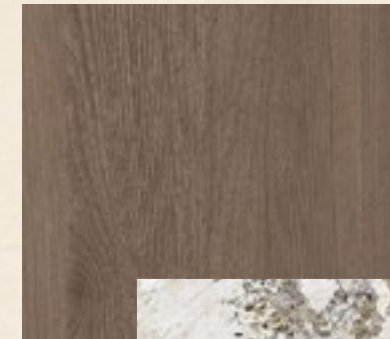
A PEACEFUL *Sanctuary*
ABOVE THE CITY





BUILT ON A FOUNDATION *of*
QUALITY *&* CRAFTSMANSHIP

OAKWOOD



PATAGONIA MARBLE



BRONZE TRIMS



PATAGONIA MARBLE



GREEN BRUSHED STEEL





PROJECT FACTS

PROPERTY TYPE
Residential

PLOT AREA
5812.33 SQM. / 62563.36 SQFT

DESCRIPTION
3B + G + 4P + 32 RESIDENTIAL FLOORS + MECH. + ROOF FLOOR

NUMBER OF UNITS	
Studio Apartment	473
1-Bedroom Apartment	284
2-Bedroom Apartment	032

TOTAL UNITS	
TOTAL RESIDENTIAL UNITS	789





CONSIDERED
& UNEQUALLED

Titania is a testament to Binghatti's uncompromising standards of quality and craftsmanship. We embrace energy-efficient building practices and utilise sustainable, high-end materials throughout the 38-floor structure.



THE VALUE *of* ACCESS

Titania is built for discerning individuals and families who seek superior value without forfeiting connection. It is for those who understand that true luxury lies in the ease of life and being strategically well-placed.





PERFECTLY LOCATED *in* MAJAN

The tower’s strategic location ensures direct and efficient road access to core areas of Dubai. It sits near major highways such as Sheikh Mohammed Bin Zayed Road (E311), E11 SZR, Um Suqeim, and Dubai - Al Ain Road.







PROJECT AMENITIES

Activity & Balance

The amenity deck at Titania is focused on family-friendly activity and restoration. From the energy of the splash park to the serenity of the yoga area, every space serves a purpose.



ADULT POOL & SHALLOW
WATER POOL



KID'S SWIMMING POOL
& KID'S WATER SPLASH
(AQUA JOY)



PERGOLA DECK
FLOATING



KID'S PLAY AREA
(LITTLE MARVELS)



YOGA ZONE



GYM AREA



OUTDOOR SEATINGS



OUTDOOR WALKWAYS



GREEN SPACES



SAFE, SMART, SERENE

Residences feature sophisticated interiors with curated finishes. Stone, glass and bespoke materials set the stage for quiet, modern living. Interiors are defined by sophisticated, clear design that welcomes natural light.



FOR OPTIMAL FLOW & FUNCTIONALITY

Every unit is designed to maximise the views and integrate the sophistication and elegance of the Titania design into the personal living space.

Its interplay with shadow, combined with spacious, open-plan layouts, maximises a sense of clarity and boundless space. This elegant design is intended to be a true “life’s pause”. Your place of peace and still.



PROJECT FLOOR PLANS

Discover a range of thoughtfully designed floor plans to suit your lifestyle. The residential mix of Studio, 1-Bedroom and 2-Bedroom units are focused on functionality, high efficiency and strong rental demand.





TITAN

VENTURE *of* A LITTLE FURTHER

TO A PLACE WHERE THE CITY'S PACE YIELDS.

FIND THE PROFOUND QUIET, IN-BETWEEN.

A PAUSE ON THE RISE.

NIA



ABOUT THE BRAND

A Legacy of Architectural Artistry

As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over **80+ projects** in the region valued at more than **AED 70 billion**, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of **20,000 units** prior to 2024, underscores its dedication to crafting exceptional living spaces.

Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI**, **Mercedes-Benz**, and **Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.

Muhammad Binghatti





Bespoke Living
Binghatti *Style*

EXPERT PROPERTY SERVICES
ALL UNDER ONE ROOF

