

BINGHATTI
LUXURIA

A VISION OF COMPOSED LIVING

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ARCHITECTURE IN PERFECT BALANCE

Luxuria is shaped by a modernist grid, an ordered rhythm that distills the city's motion into calm.

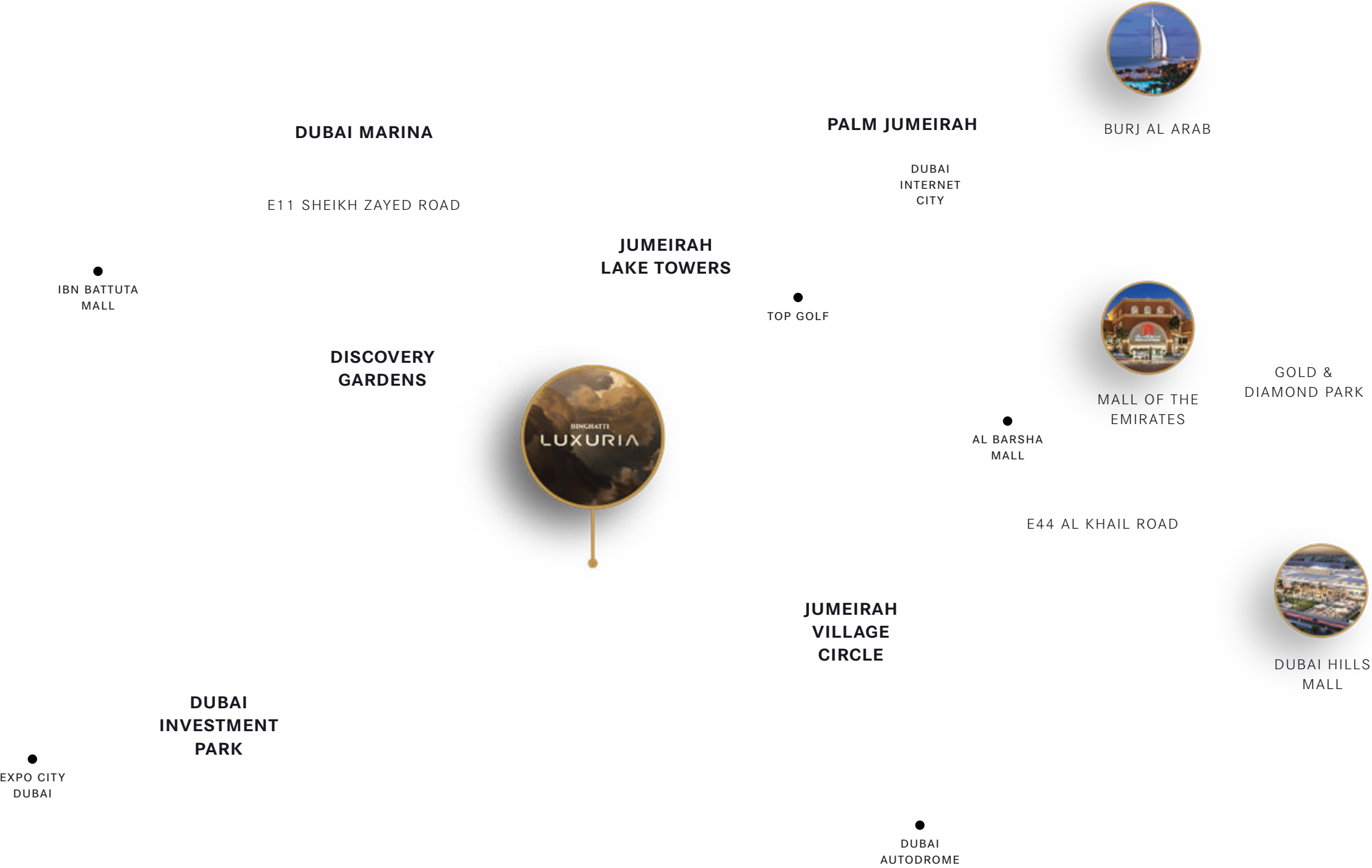
Its satin-chrome exoskeleton provides natural solar shading and elevated privacy, blending sleek glass with JVT's lush surroundings.

POSITIONED PEACEFULLY

Luxuria is located in **Jumeirah Village Triangle District 4**, a community consistently ranked for its high quality of life. It provides a peaceful, walkable environment with immediate access to schools, parks and retail.

The location ensures easy entry and exit from the **Sheikh Mohammed bin Zayed Road (E311)** Residents are perfectly connected to Dubai’s primary routes while remaining placid beside the city’s pace.

 Dubai Marina & Harbour 9 minutes	 Palm Jumeirah 12 minutes
 Ain Dubai 9 minutes	 Expo City Dubai 14 minutes
 Dubai Autodrome 9 minutes	 Burj Al Arab & Jumeirah Beach 18 minutes
 Ibn & Dubai Festival City 10 minutes	 Al Maktoum Intl. Airport 20 minutes





بن غاطي
BINGHATTI





PROJECT FACTS

A CURATED COLLECTION OF RESIDENCES

PROPERTY TYPE

Residential & Retail

PLOT AREA

3,131.72 SQM (33,709.52 SQFT)

DESCRIPTION

3B + G + 4P + 24 RESIDENTIAL
FLOORS+ 1MECH. + ROOF

NUMBER OF UNITS

Studio Apartment:	213
1Bedroom Apartment:	195
2Bedroom Apartment:	49

TOTAL UNITS

Total Residential Units:	457
Retail Shops: (Ground)	12

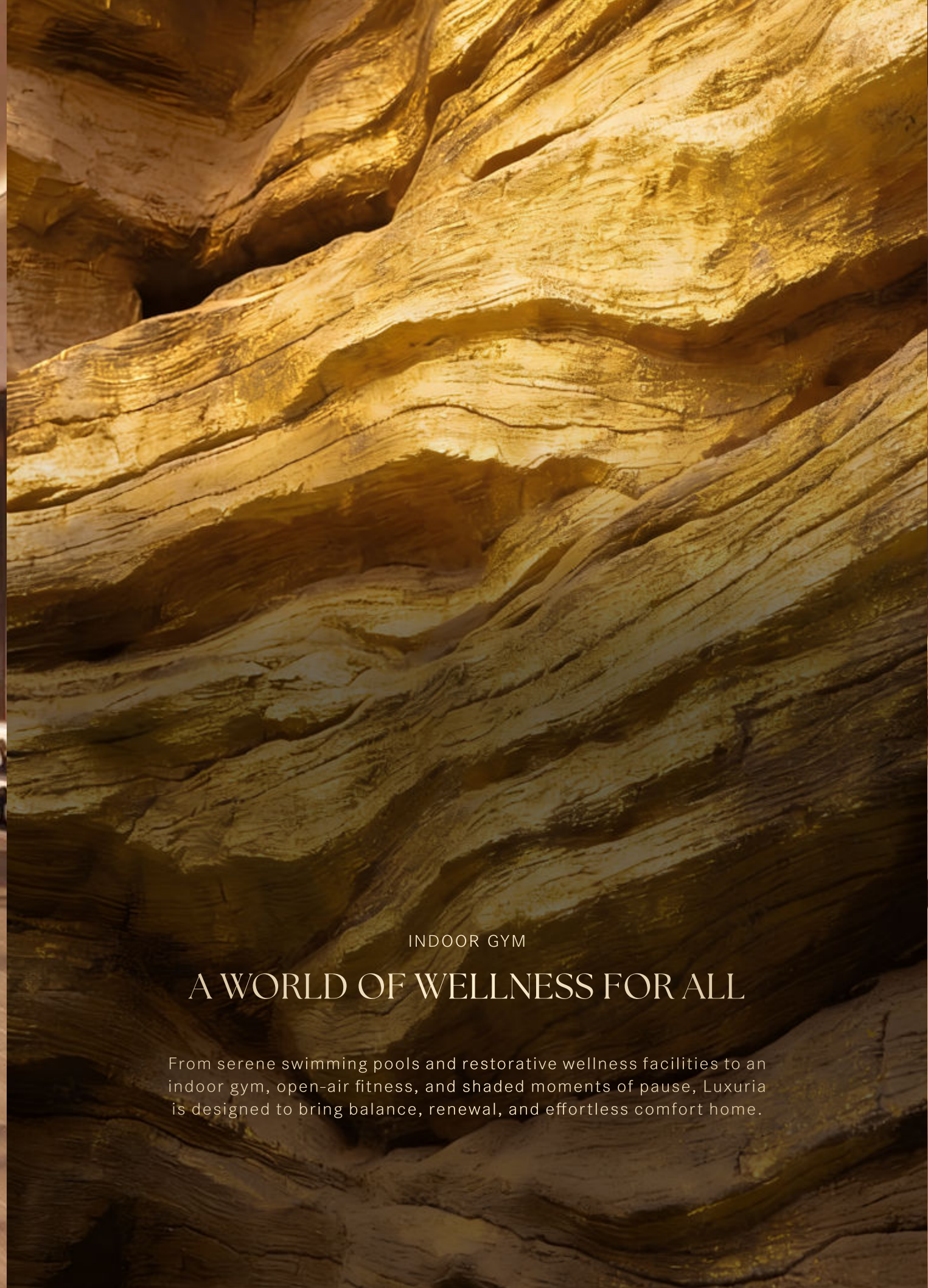
Each residence claims its own, suspended above the community. Through meticulous engineering, the tower’s orientation maximises natural light and provides unobstructed views.



It spans three basements, a ground-floor retail hub and four podium levels. This base supports the 24 residential floors that tower upward, creating a definitive symbol of refined stature.



SWIMMING POOLS
& JACUZZI



INDOOR GYM

A WORLD OF WELLNESS FOR ALL

From serene swimming pools and restorative wellness facilities to an indoor gym, open-air fitness, and shaded moments of pause, Luxuria is designed to bring balance, renewal, and effortless comfort home.







INTERIORS

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INTERIOR DESIGN
UNMATCHED MATERIALITY

Interiors reflect a light hand and deliberately quiet design choices. Hand-aged stone, glass and bespoke finishes create an atmosphere of meticulous grace. Every home is a testament to the discipline of clarity.

Safety is paramount, with 24/7 monitoring and state-of-the-art surveillance systems providing peace of mind in one of the safest cities in the world.









TEXTURES OF TRANQUILITY

Luxuria’s materials echo the composure of its exterior, with a refined palette chosen for tactile depth and softly restrained tones.



Marble
Stone

Antique Mirror

General Wood - Oak

Feature
Marble
Covering

Coutertop
Stone

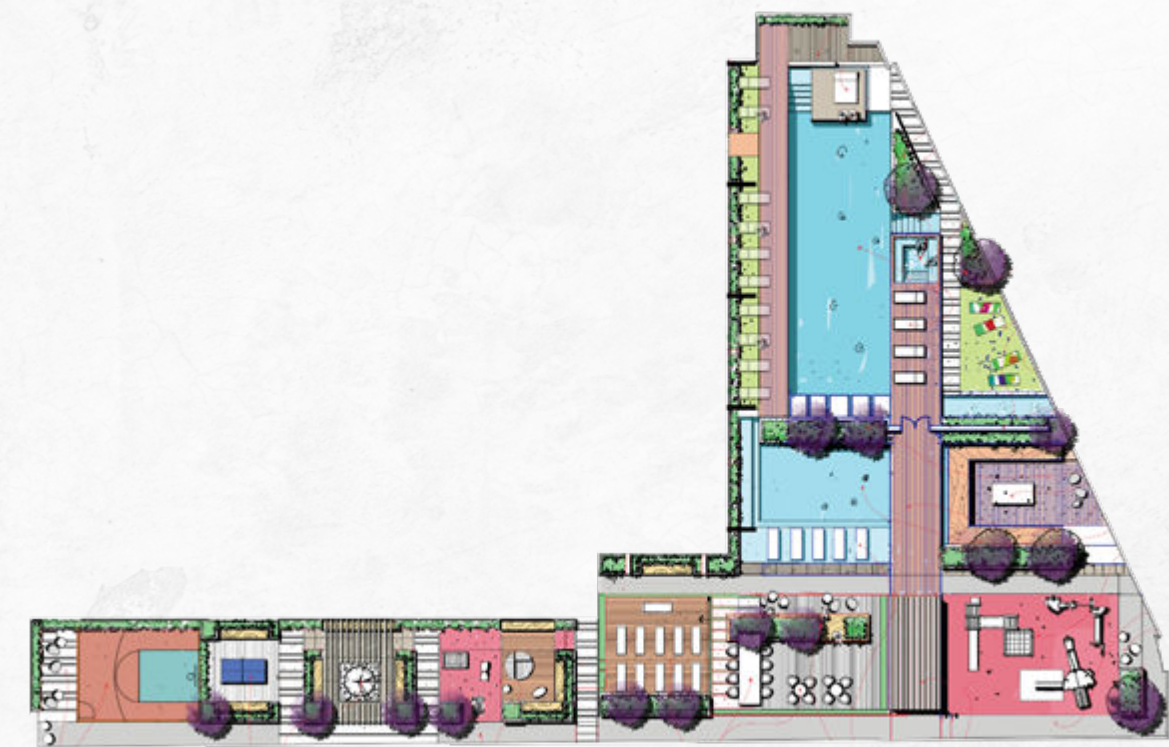




FLOOR PLANS

RESIDENCES ARE DESIGNED FOR OPTIMAL FLOW

The unit mix caters to strong demand from professionals and small families.



The core design philosophy is rooted in quiet luxury. The building features a state-of-the-art satin chrome exterior and a stepped design that creates deep, shaded terraces.



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