



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

BURJ BINGHATTI
JACOB & CO
R E S I D E N C E S

Inspired by the Impossible

THE WORLD'S HIGHEST RESIDENTIAL TOWER



BINGHATTI

|

JACOB&CO

INSPIRED BY THE CRAFTSMANSHIP OF

Ruby Sky Villa

The Ruby Sky Villa – an exceptional residence named after the iconic Ruby watch by Jacob and Co. This magnificent villa offers a truly luxurious living experience in the heart of Dubai.

Boasting six spacious and opulent bedrooms, the Ruby Sky Villa occupies a full half-floor space spanning from levels 83 to 96, offering breathtaking 180-degree panoramic views of the city from every angle.

Within this premium collection, there are two types of sky villas, each designed to cater to your unique preferences. The first type treats you to an awe-inspiring view of the world-famous Burj Khalifa, while the second type offers a panoramic vista of the waters of the Creek Harbor and the vibrant Dubai skyline.

Luxurious amenities and exquisite attention to detail are the hallmarks of the Ruby Sky Villa, making it the ultimate choice for those who demand the very best. From the finest materials and finishes, every aspect of this magnificent residence has been meticulously crafted to exceed your expectations.

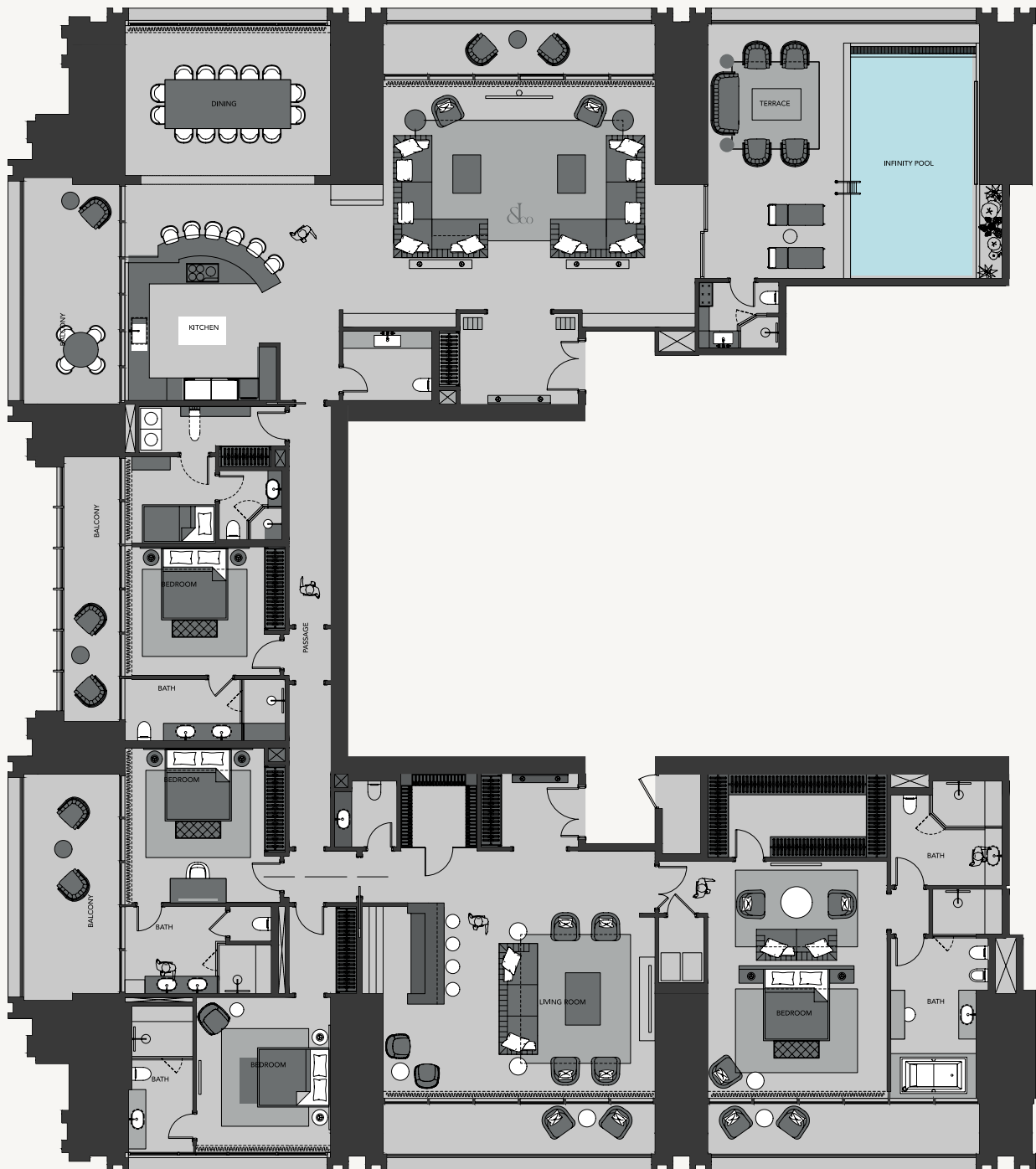


Ruby Sky Villa

Level 85 (Floor level 96)
4 Bedroom | 4 Bathroom | Infinity Pool

Suite Area: 5,176 (SQ.FT)
Balcony Area: 1,800 (SQ.FT)

Total Area: 6,976 (SQ.FT)
Parking No: 4



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.

3D Floor Plan





RUBY SKY VILLA

Selection Description

Type	View	Level	Count	Story	Unit Area	Terrace & pool Area	Total Area SQFT
Ruby Sky Villa	Dubai Skyline - Burj Khalifa, Water Canal, Dubai Creek Harbour, Dubai Design District, Al Khail Road	83 - 96	12	Half floor luxury 6 bedroom sky Villa. Consist of two types, one with Burj Khalifa v180 degree view and the other with 180 degree view of Dubai skyline and water creek	5,176	1,800	6,976
	Dubai Skyline, Dubai Creek Harbour, Dubai Design District, Tower Garden		12		5,176	1,800	6,976



RUBY SKY VILLA

Selection Description

Floor Level	Floor	Unit Number	Unit Type	Floor Plate	No. Of Rooms	Suite Area	Terrace & Pool Area	Total Area
96	85	8501	Ruby Sky Villa	Half Floor	4 Bedroom	5,176	1,800	6,976

View	Price \$ USD	Price AED
Dubai Skyline - Dubai Creek Harbour, Dubai Design District, Tower Garden	9,823,129	36,100,000

Date	Installment	Installment %	Cummulative	Amount AED
May-23	1	30%	30%	9,630,000.00
Jun-23	2	5%	35%	1,605,000.00
Jul-23	3	1%	36%	321,000.00
Aug-23	4	1%	37%	321,000.00
Sep-23	5	1%	38%	321,000.00
Oct-23	6	1%	39%	321,000.00
Nov-23	7	1%	40%	321,000.00
Dec-23	8	1%	41%	321,000.00
Jan-24	9	1%	42%	321,000.00
Feb-24	10	1%	43%	321,000.00
Mar-24	11	1%	44%	321,000.00
Apr-24	12	1%	45%	321,000.00
May-24	13	1%	46%	321,000.00
Jun-24	14	1%	47%	321,000.00
Jul-24	15	1%	48%	321,000.00
Aug-24	16	1%	49%	321,000.00
Sep-24	17	1%	50%	321,000.00
Oct-24	18	1%	51%	321,000.00
Nov-24	19	1%	52%	321,000.00
Dec-24	20	1%	53%	321,000.00
Jan-25	21	1%	54%	321,000.00
Feb-25	22	1%	55%	321,000.00
Mar-25	23	1%	56%	321,000.00
Apr-25	24	1%	57%	321,000.00
May-25	25	1%	58%	321,000.00
Jun-25	26	1%	59%	321,000.00
Jul-25	27	1%	60%	321,000.00
Aug-25	28	1%	61%	321,000.00
Sep-25	29	1%	62%	321,000.00
Oct-25	30	1%	63%	321,000.00
Nov-25	31	1%	64%	321,000.00
Dec-25	32	1%	65%	321,000.00
Jan-26	33	1%	66%	321,000.00
Feb-26	34	1%	67%	321,000.00
Mar-26	35	1%	68%	321,000.00
Apr-26	36	1%	69%	321,000.00
May-26	37	1%	70%	321,000.00
Handing Over	Final	30%	100%	9,630,000.00

