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



BINGHATTI  
LUXURIA

A VISION OF COMPOSED LIVING



## THE QUIET SIDE OF LUXURY IN JUMEIRAH VILLAGE TRIANGLE

Luxuria is a sanctuary designed for stillness,  
privacy, and refined living.

A calm architectural presence that lets light, space,  
and silence do the talking.

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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.



PALM  
JEBEL ALI

WORLD ISLANDS

AIN DUBAI DUBAI HARBOUR

DUBAI MARINA

PALM JUMEIRAH

BURJ AL ARAB

E11 SHEIKH ZAYED ROAD

JUMEIRAH  
LAKE TOWERS

TOP GOLF

DISCOVERY  
GARDENS

IBN BATTUTA  
MALL

DUBAI  
INTERNET  
CITY



MALL OF THE  
EMIRATES

GOLD &  
DIAMOND PARK

AL BARSHA  
MALL

E44 AL KHAIL ROAD



DUBAI HILLS  
MALL

JUMEIRAH  
VILLAGE  
CIRCLE

DUBAI  
AUTODROME

DUBAI  
INVESTMENT  
PARK

EXPO CITY  
DUBAI

## 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



## A CALM, CRAFTED INTERIOR

From hand-selected textures to understated hues, every material choice is deliberate and refined.

Spacious layouts invite light to move freely, setting a quiet tempo across your home.





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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.

## THE DESTINATION OF THE CITY'S EXHALE

Luxuria offers a masterfully zoned amenity deck located on the 5th floor. This resort-style space is designed to help residents move from the city's energy to a weighted lull in a single breath.



Adult & Children's  
Swimming Pool



Aerobics  
Platform



Children's Play  
Area



Multi-Purpose  
Play Area



Multi-Purpose  
Shaded Pavilion



Grass Sunbath  
Area



Outdoor &  
Indoor Gym



Jacuzzi  
Area

Positioned strategically, Luxuria offers serene, peaceful views over the JVT parks and the lush horizon of The Springs and Jumeirah Islands. It's an environment designed for those who seek the highest amenity - tranquility



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



Luxuria is a testament to Bingham's uncompromising standards of quality and craftsmanship.

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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.



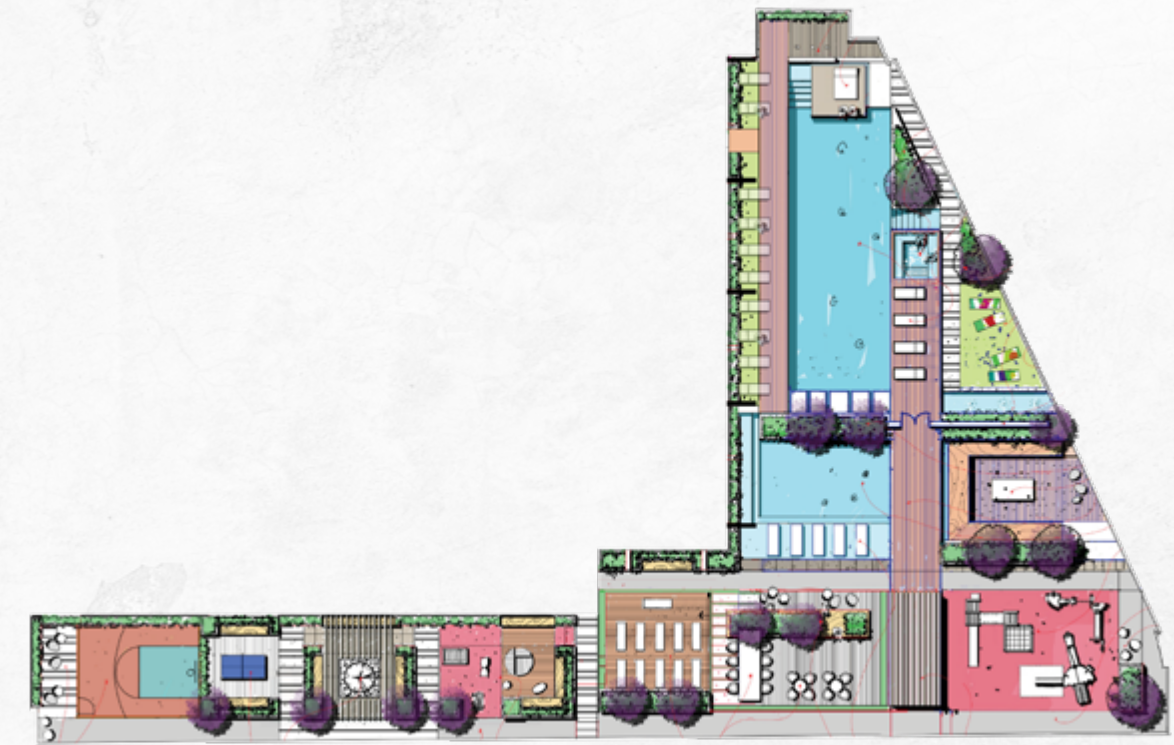




FLOOR PLANS

## 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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