

BINGHATTI
FIARE



ABOUT THE PROJECT

Developer: Binghatti Developers

(79 completed projects)

Handover: Estimated for Q2 2027

Handover in just 2 years!

Studio Price: From AED 800,000 (433.25 Sqft)

1BR Price: From AED 1,200,000 (751.87 Sqft)

2BR Price: From AED 1,900,000 (1479.19 Sqft)

Down Payment: 10% only (AED 20,000)

Payment Plan: Flexible 70/30 or 60/40 options







PROJECT FACTS

Type: Residential & Retail

Description:

Flare 01: 40 residential floors + 2 technical levels + rooftop

Flare 02: 34 residential floors + 2 technical levels + rooftop

Apartment Types & Unit Count

Binghatti Flare 01

Binghatti Flare 02

Number of units:

Number of units:

- Studio: 285
 - 1 Bedroom: 396
 - 2 Bedroom: 114
 - 3 Bedroom: 5
 - 4 Bedroom: 2
- Studio: 252
 - 1 Bedroom: 265
 - 2 Bedroom: 54
 - 3 Bedroom: 4
 - 4 Bedroom: 1

Total units:

- Total Residential Units: 1,378
- Shops (Ground and Podium 1): 79

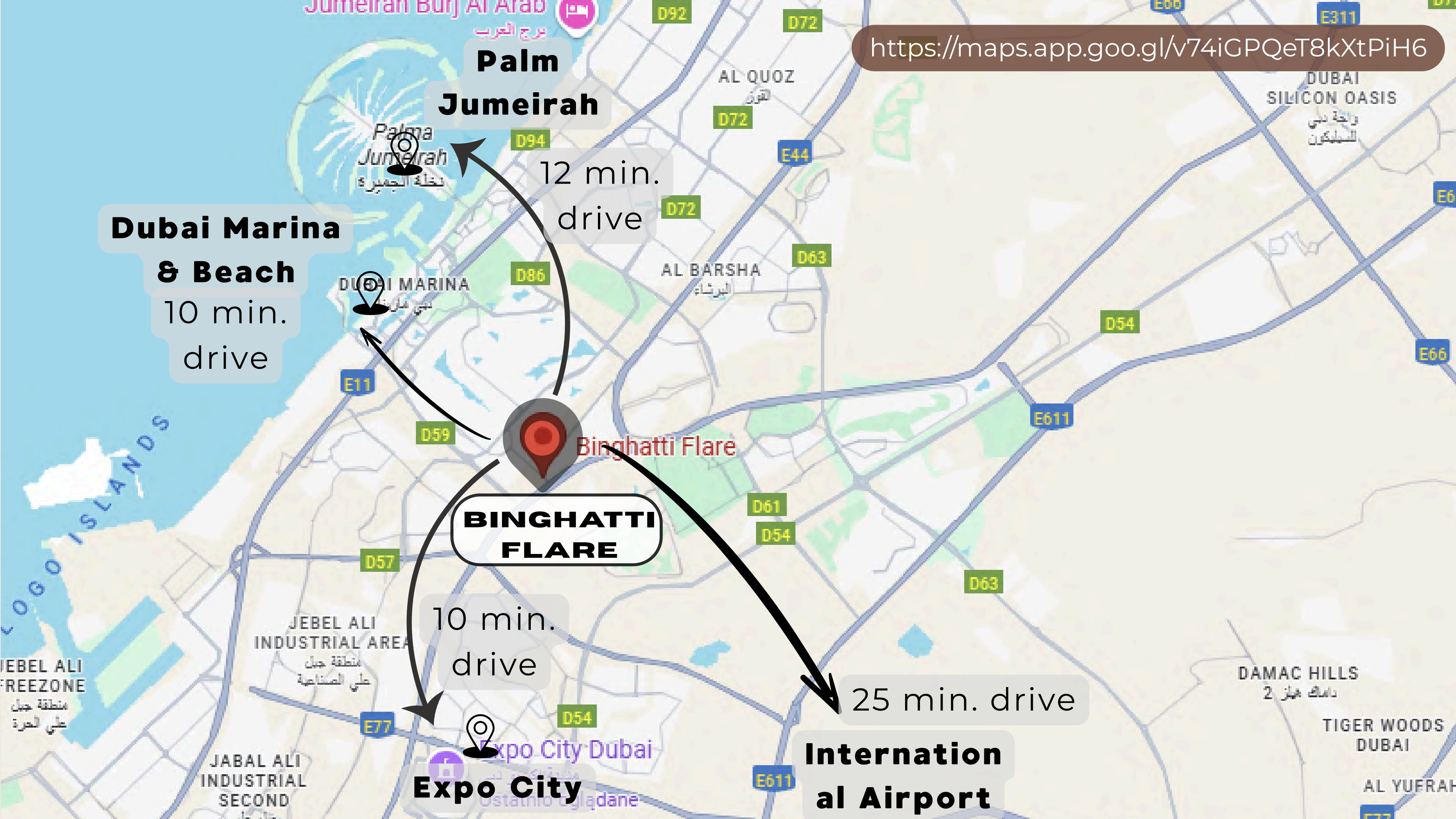




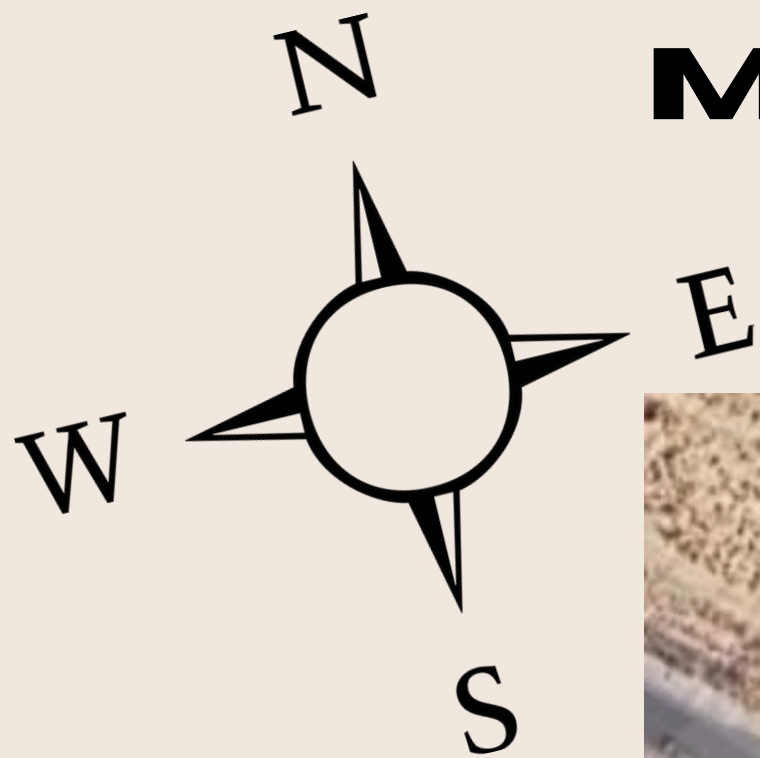








MASTERPLAN OF BINGHATTI FLARE





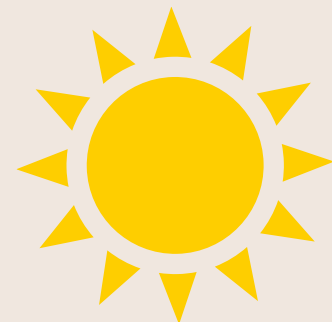
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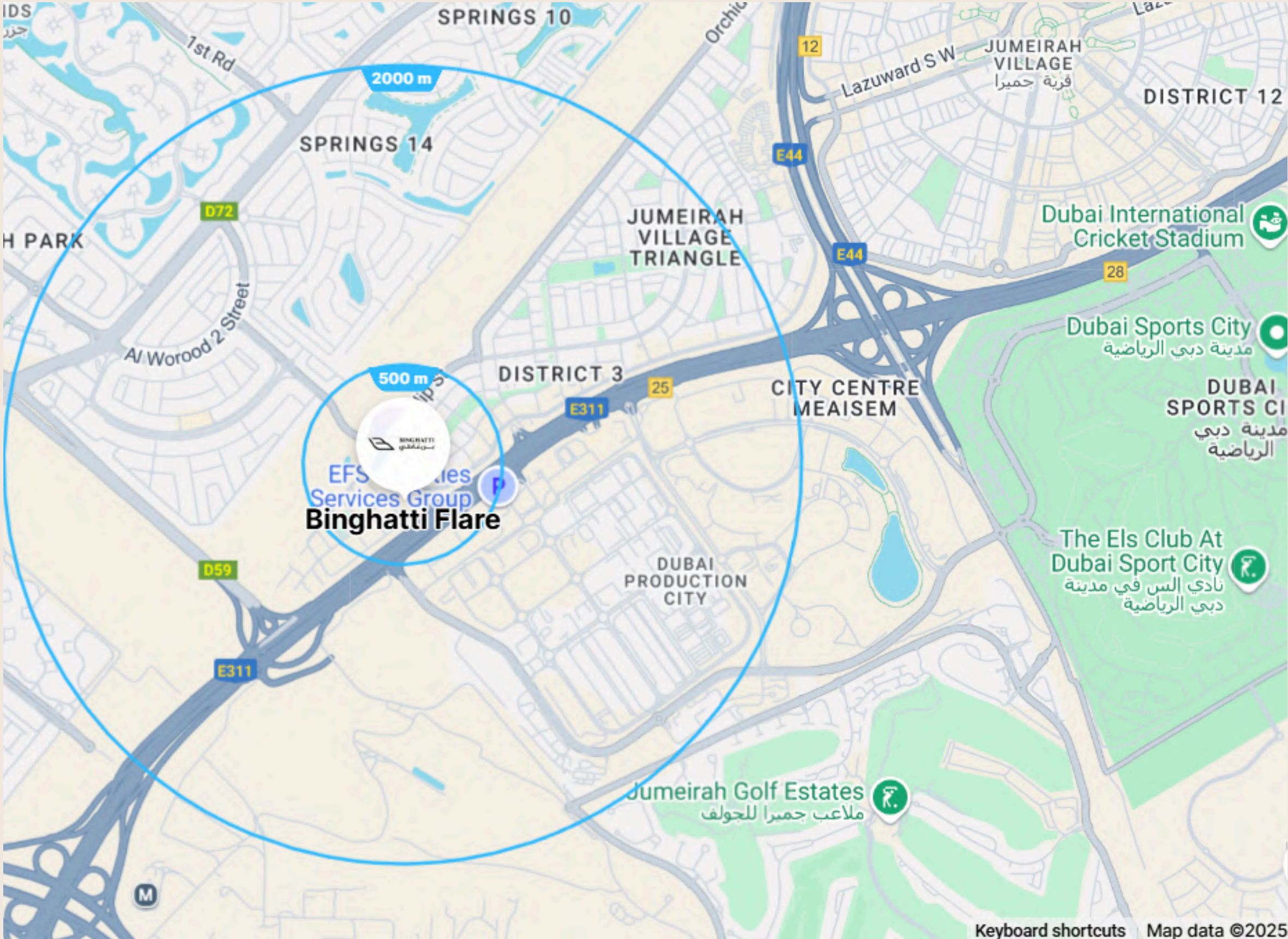
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KEY DESTINATIONS NEARBY



Dubai Marina & Harbour

10 minutes

Ain Dubai

10 minutes

Dubai Autodrome

10 minutes

Ibn & Dubai Festival City

10 minutes

Palm Jumeirah

12 minutes

Expo City Dubai

15 minutes

Burj Al Arab & Jumeirah Beach

20 minutes

Al Maktoum Intl. Airport

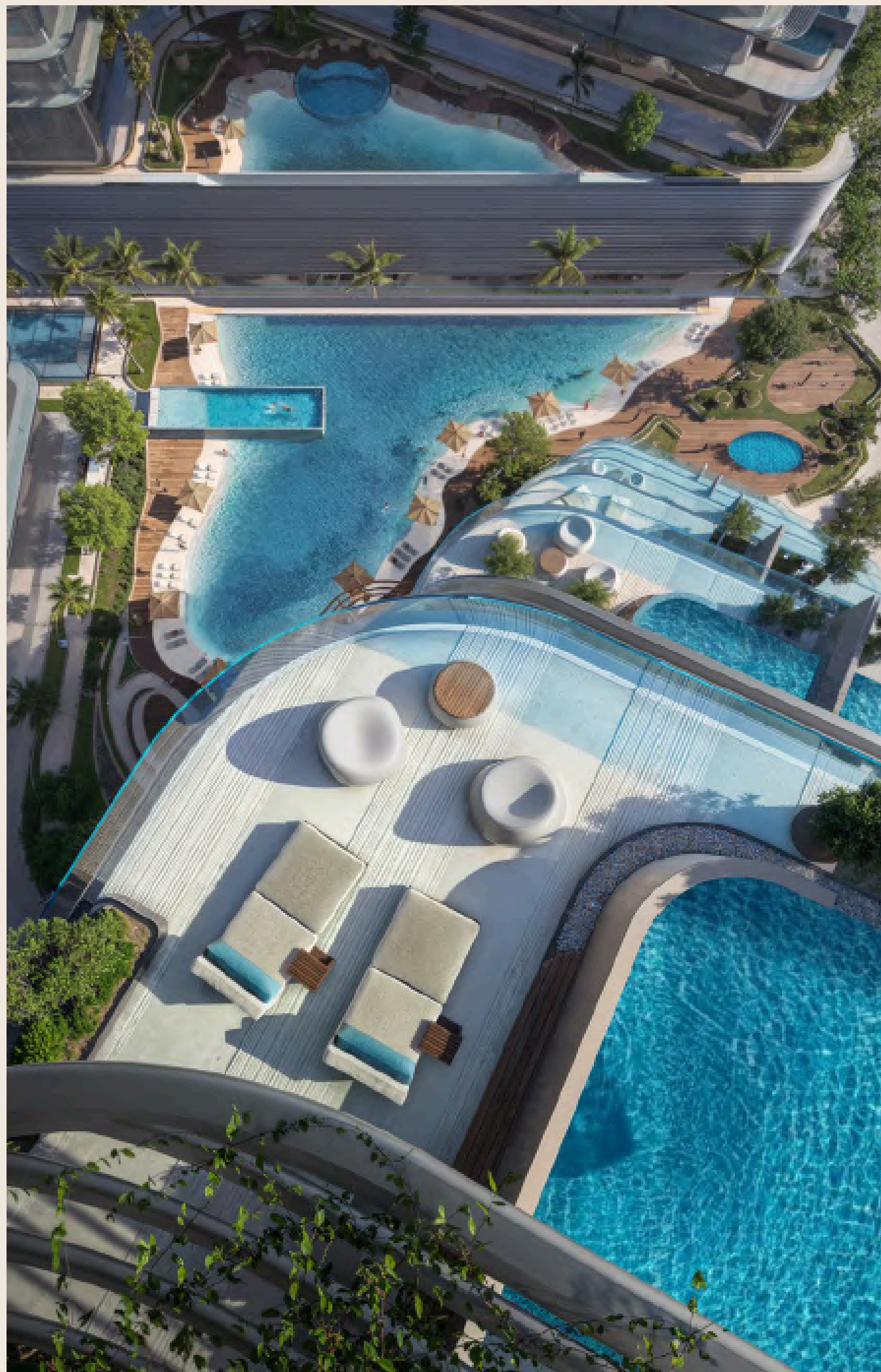
22 minutes

Palm Jebel Ali

25 minutes

FIRST MAN-MADE BEACH IN JVT WITH PRIVATE SAND





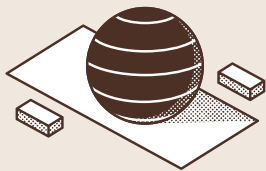
PROJECT AMENITIES



Pool deck



Private pools for some apartments



Gym & fitness



Running track



Paddle court



Skyline views



Retail and shopping



Children's wet and dry play area



Luxury lobby

ABOUT THE DEVELOPER

With over 79 projects in the region valued at more than AED 50 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.



بن غاطي
BINGHATTI



DEVELOPER OVERVIEW – BINGHATTI



بن غاطي
BINGHATTI

- Founded in 2008 – 15+ years in market
- 79 projects incl. mid & luxury segments
- Collaborates with global brands like Bugatti, Mercedes, Jacob & Co.
- 7–8% rental yield – above market average
- Fast delivery – average 20 months per project



COMPLETED PROJECTS BY THE DEVELOPER

BINGHATTI

Project	Construction Start Date	Planned Completion Date	Completion Date	Comment
Binghatti Luna	2022	Q4-2023	Q4-2023	Delivered on schedule
Binghatti Nova	2022	Q4-2023	Q3-2023	Delivered early
Binghatti Jasmine	2022	Q1-2023	Q1-2023	Delivered on schedule
Binghatti Rose	2021	Q3-2022	Q2-2022	Delivered early
Binghatti Mirage	2021	Q3-2022	Q2-2022	Delivered early
Binghatti Gems	2021	Q2-2022	Q2-2022	Delivered on schedule
Binghatti Crescent	2022	Q4-2022	Q3-2022	Delivered early
Binghatti Gate	2020	Q1-2022	Q1-2022	Delivered on schedule
Binghatti Avenue	2019	Q2-2022	Q2-2022	Delivered on schedule
Millennium Binghatti Residences	2017	Q2-2021	Q2-2021	Delivered on schedule

BINGHATTI FLAGSHIP PROJECTS



Burj Binghatti Jacob & Co
Residences

Location: Business Bay,
Dubai

Record-breaking ultra-luxury
tower.



Bugatti Residences by
Binghatti

Location: Business Bay, Dubai
French Riviera-inspired curved
facade



Mercedes-Benz Places
by Binghatti

Location: Downtown Dubai
Mercedes-branded panoramic
Burj Khalifa views

JUMEIRAH VILLAGE TRIANGLE (JVT)

- Gated community
- 30+ parks, playgrounds, jogging and cycling paths
- Sports courts (tennis, basketball)
- Walkable access to infrastructure objects

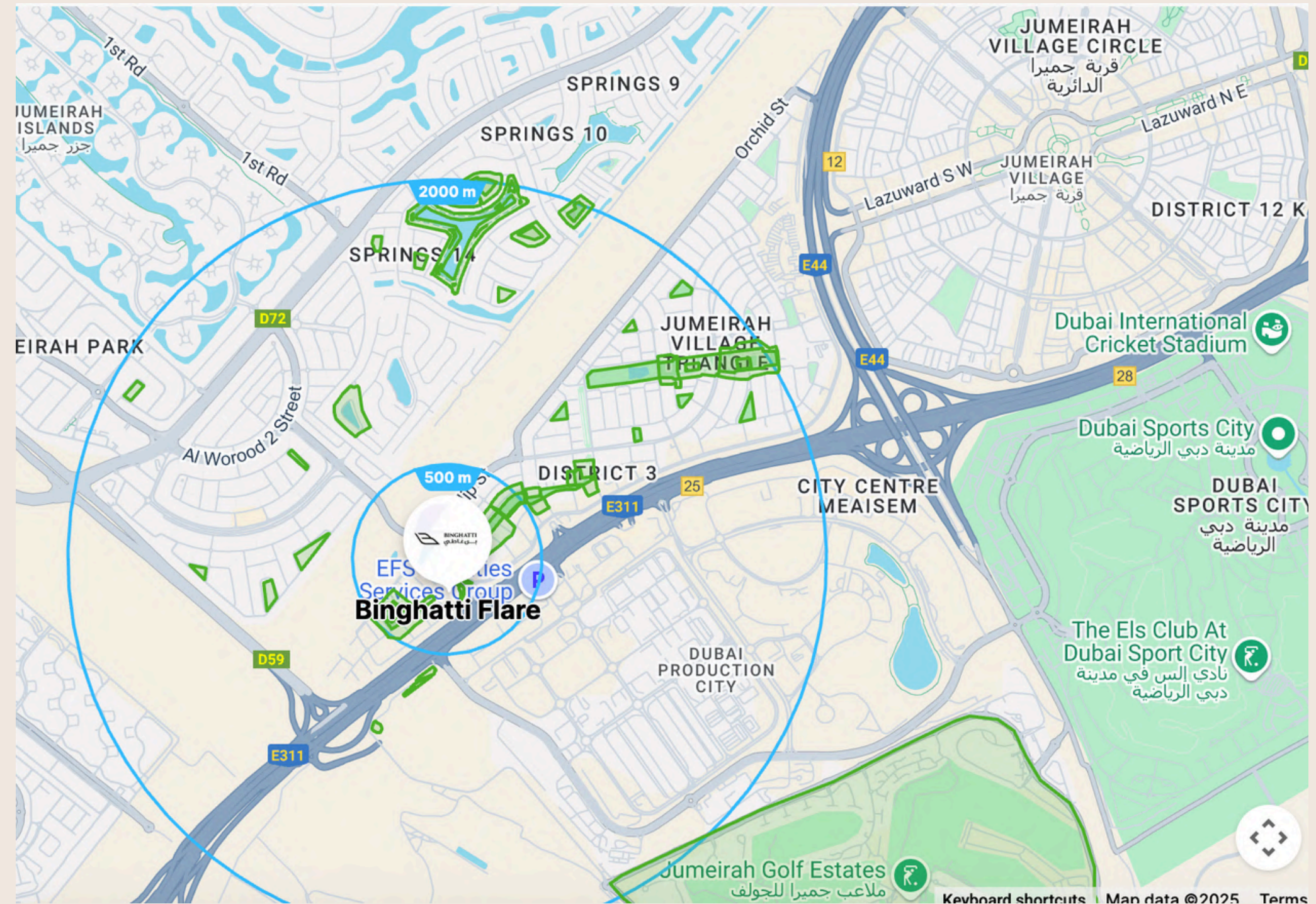






INFRASTRUCTURE AND SURROUNDINGS OF BINGHATTI FLARE

- 500 m radius – 3–4 community parks with playgrounds
- 2 km radius – major residential areas with well-developed infrastructure
- Nearby: Jumeirah Village Triangle, Dubai Sports City, City Centre Me'aisem
- 10 min. walk distance - Arcadia British School
- 5 min. drive - NMC Specialty Hospital



SPRINGS 14

SPRINGS 15

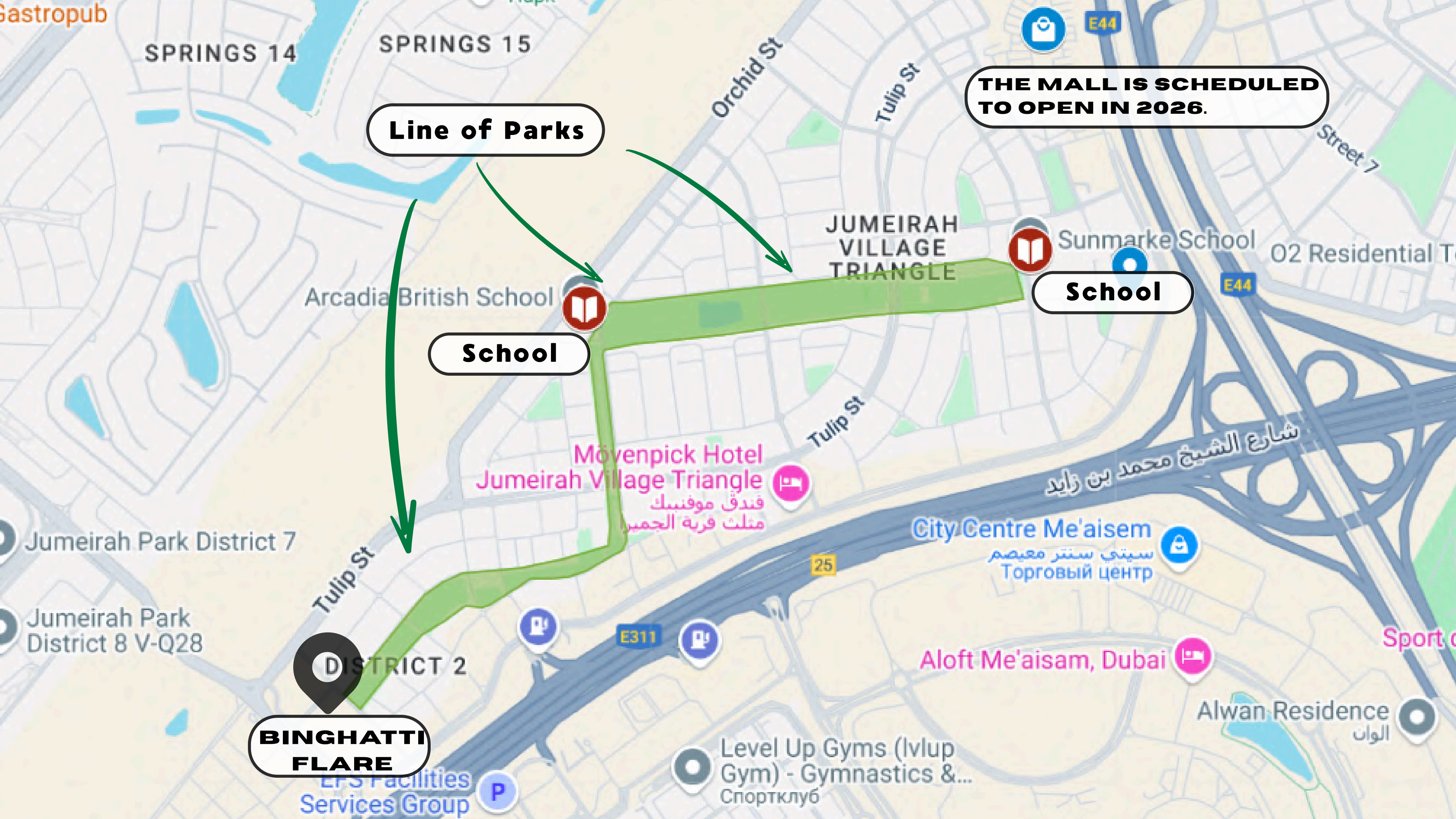
Line of Parks

THE MALL IS SCHEDULED TO OPEN IN 2026.

School

School

BINGHATTI FLARE



BINGHATTI FLARE - VS COMPETITORS

				
Project	Binghatti Flare - Binghatti (Approximate prices)	Silva Park Living - Object One	Ashwood Residences - Skyland Properties	Interstellar Tower - Mr.8 Development
Total Projects Delivered by the Developer	79 projects	No info	No info	2+ projects New market in the UAE
Class of the building	B+	C	C	C
Class of the Developer	8 of 10	6 of 10	5 of 10	5 of 10
Price for Studio (AED)	800 000 (433,25 Sqft)	844 912 (481 Sqft)	725 270 (371 Sqft)	✗
Price for 1bd (AED)	1 200 000 (751,87 Sqft)	1 619 391 (1053 Sqft)	1 195 010 (673 Sqft)	1 345 000 (841 Sqft)
Price for 2bd (AED)	1 900 000 (1479,19 Sqft)	2 124 347 (1564 Sqft)	✗	1 648 000 (1011 Sqft)

BINGHATTI FLARE - VS COMPETITORS



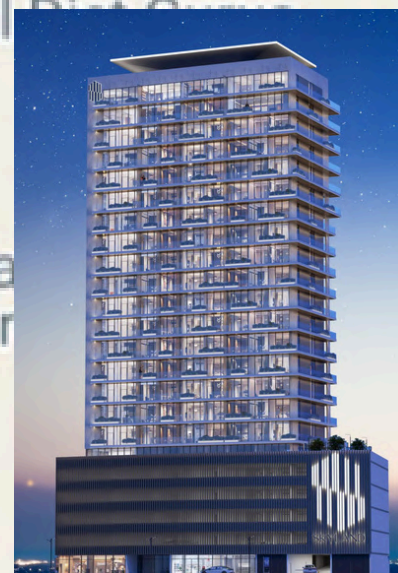
Binghatti Flare



Interstellar Tower



S1lva Park Living



Ashwood Residences

*Binghatti has delivered 79 projects — they operate at scale and focus on volume. This allows them to offer more competitive prices. Competitors have smaller portfolios and rely on higher margins, which results in higher prices for similar or even lower-grade buildings.

UNIT TYPE - STUDIO



462,85 SQFT
43,0 SQM

from 800 000 AED



425,18 SQFT
39,5 SQM

UNIT TYPE - 1 BEDROOM



816,99 SQFT
75,9 SQM

from 1 200 000 AED



821,83 SQFT
76,35 SQM

UNIT TYPE - 1 BEDROOM



836,15 SQFT
77,68 SQM

from 1 200 000 AED



751,87 SQFT
69,85 SQM

UNIT TYPE - 2 BEDROOM

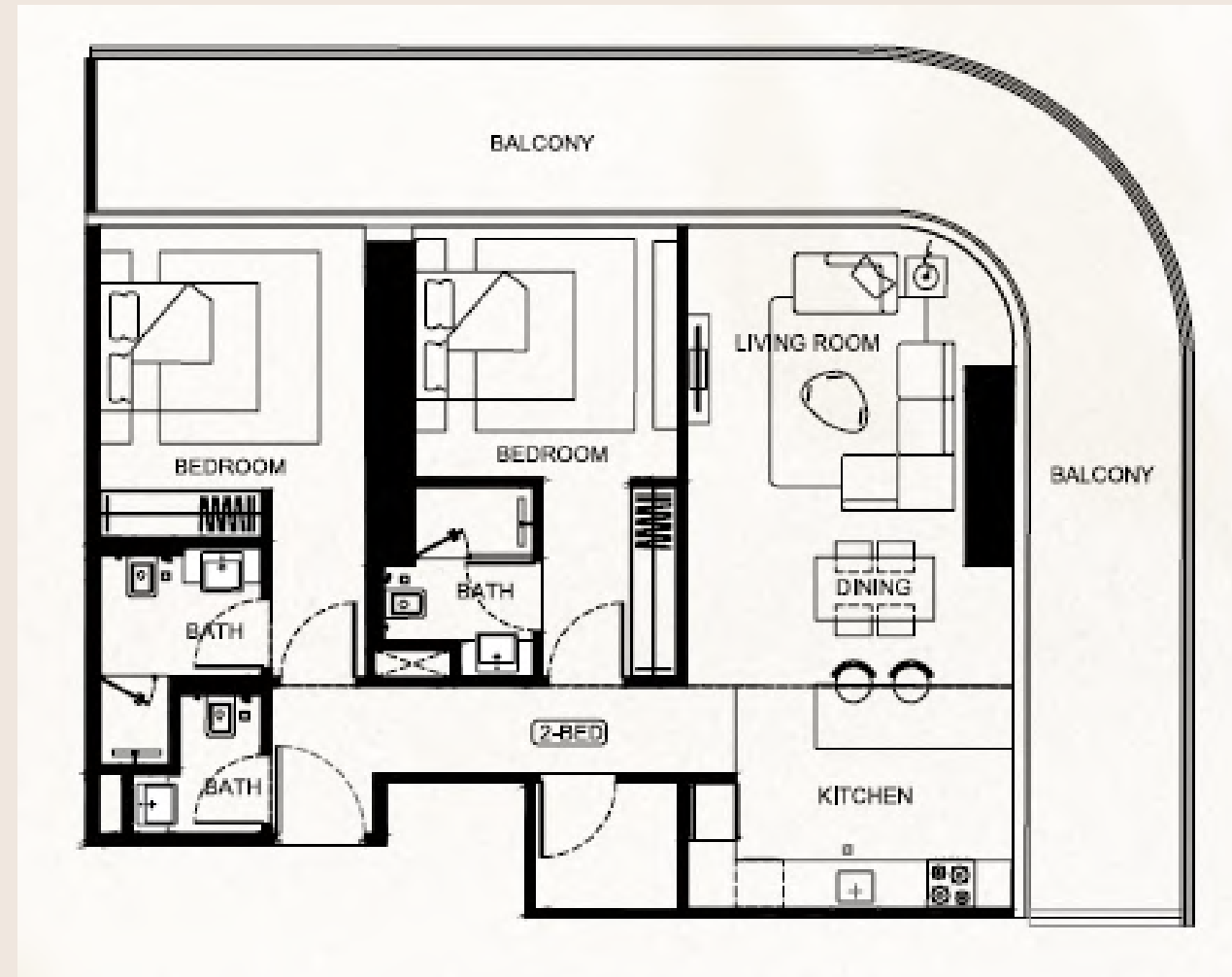


1667,34 SQFT

154,9 SQM

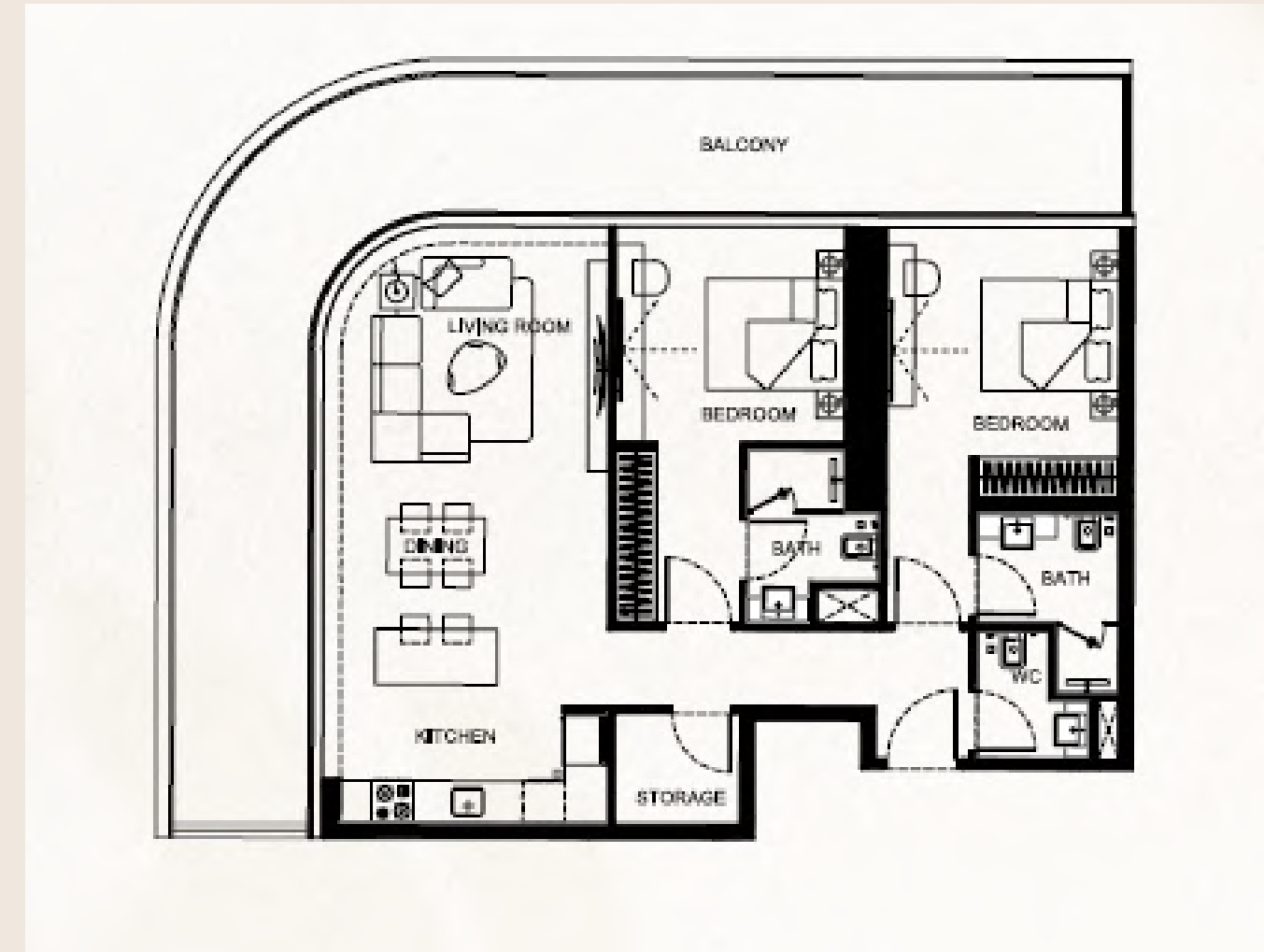
from 1 900 000 AED

UNIT TYPE - 2 BEDROOM



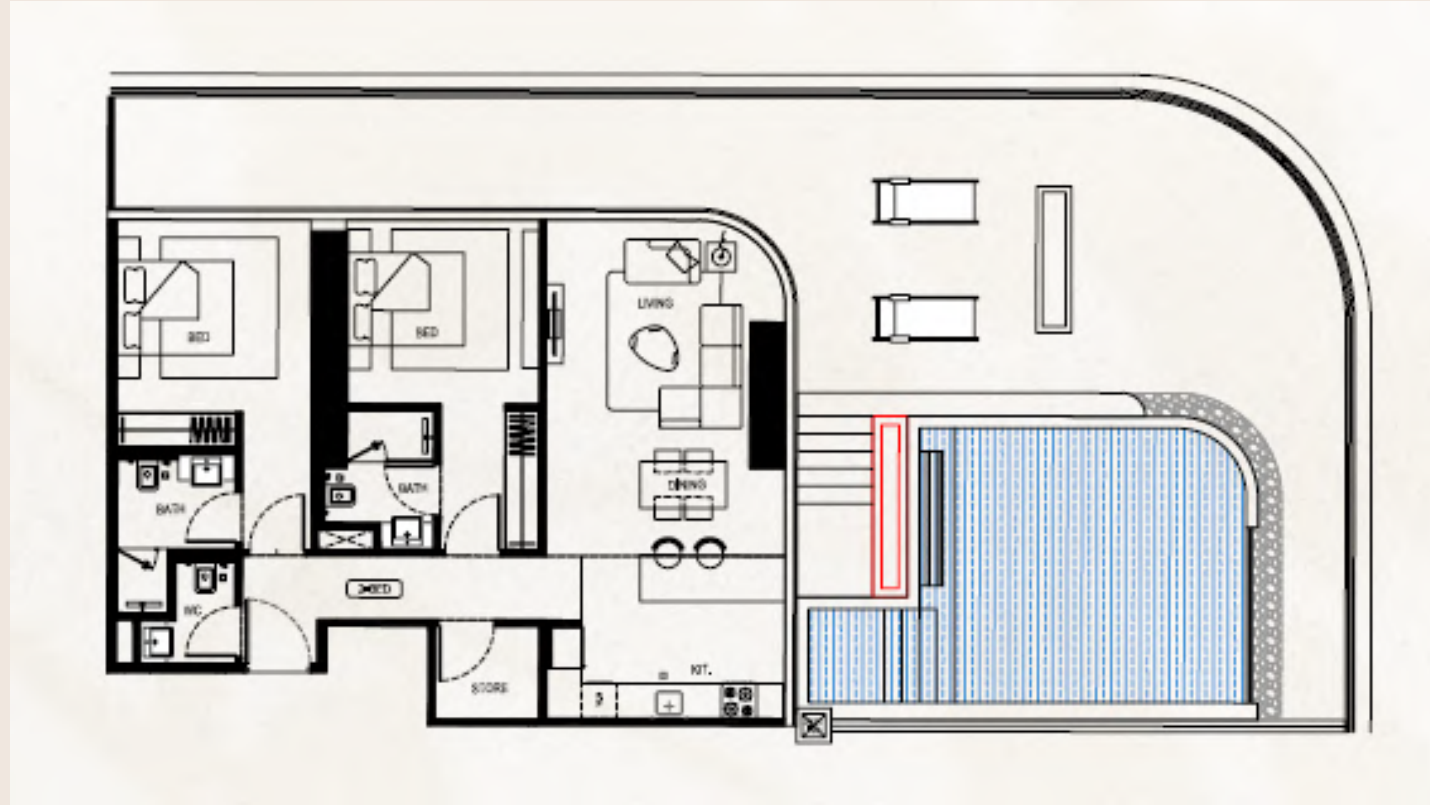
1479,19 SQFT
137,42 SQM

from 1 900 000 AED

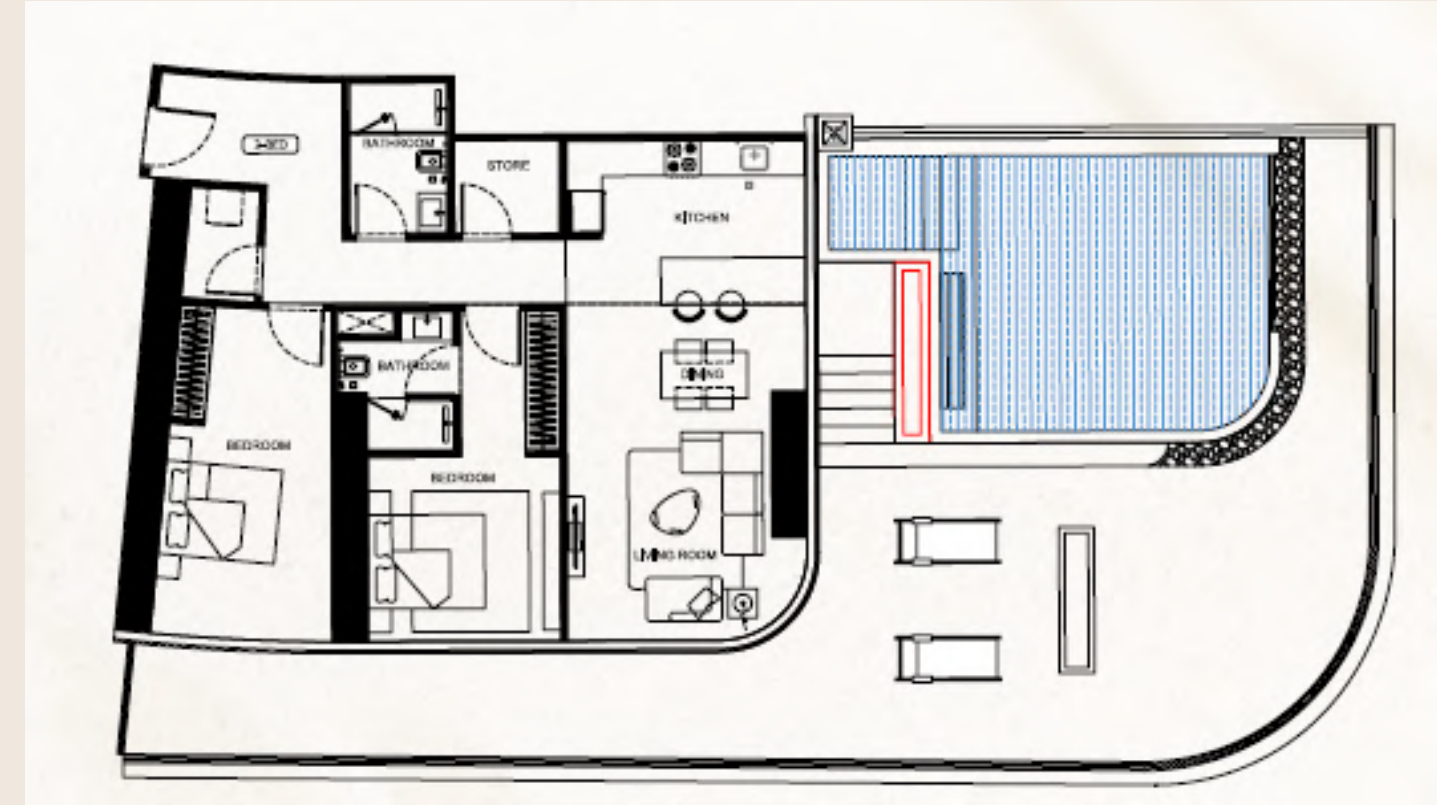


1459,48 SQFT
135,59 SQM

UNIT TYPE - 2 BEDROOM



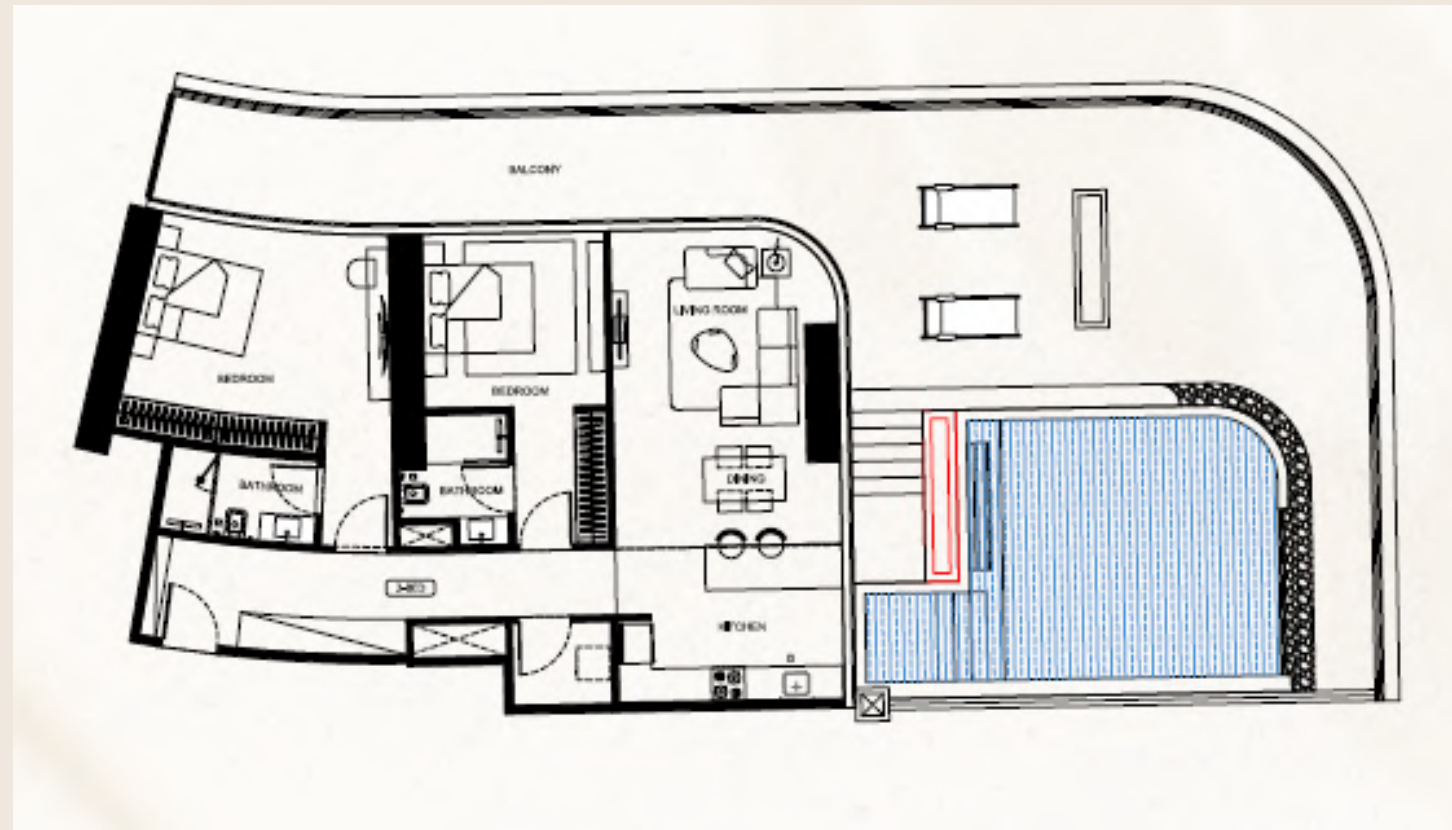
2320,40 SQFT
215,57 SQM



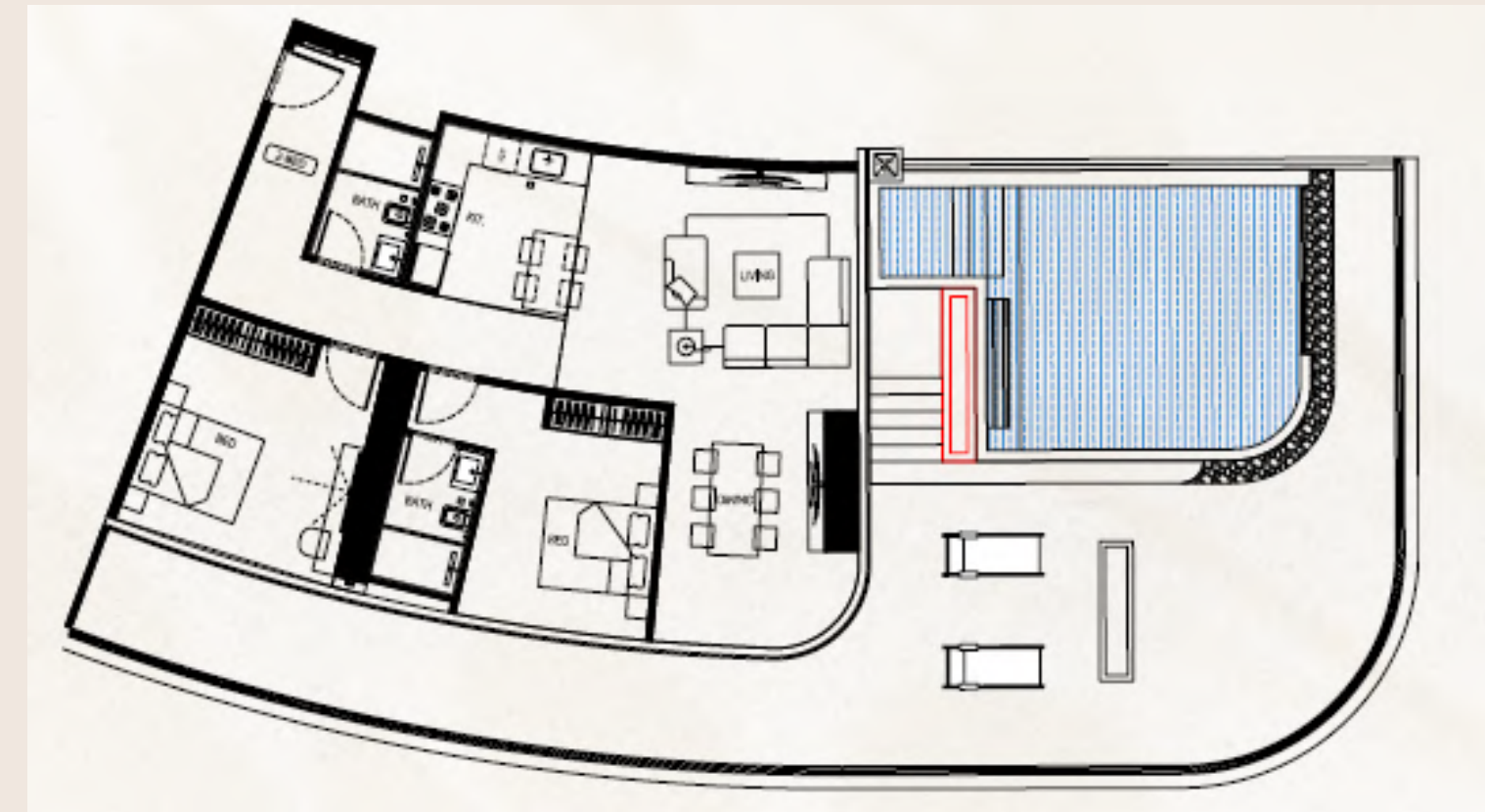
2401,23 SQFT
223,08 SQM

from 2 300 000 AED

UNIT TYPE - 2 BEDROOM



2446,44 SQFT
227,28 SQM



2519,85 SQFT
234,10 SQM

from 2 300 000 AED

UNIT TYPE - 2 BEDROOM

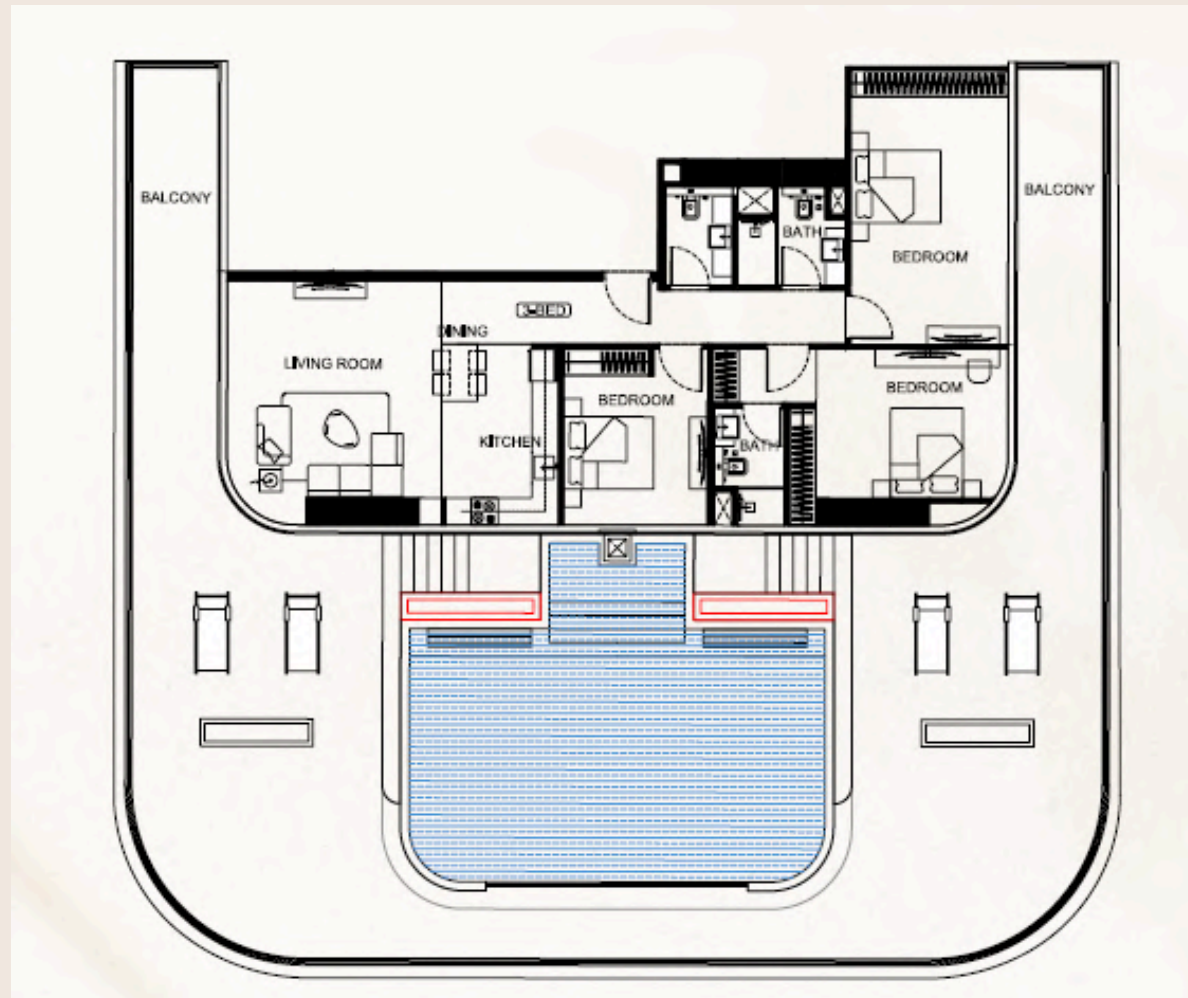


2320,40 SQFT

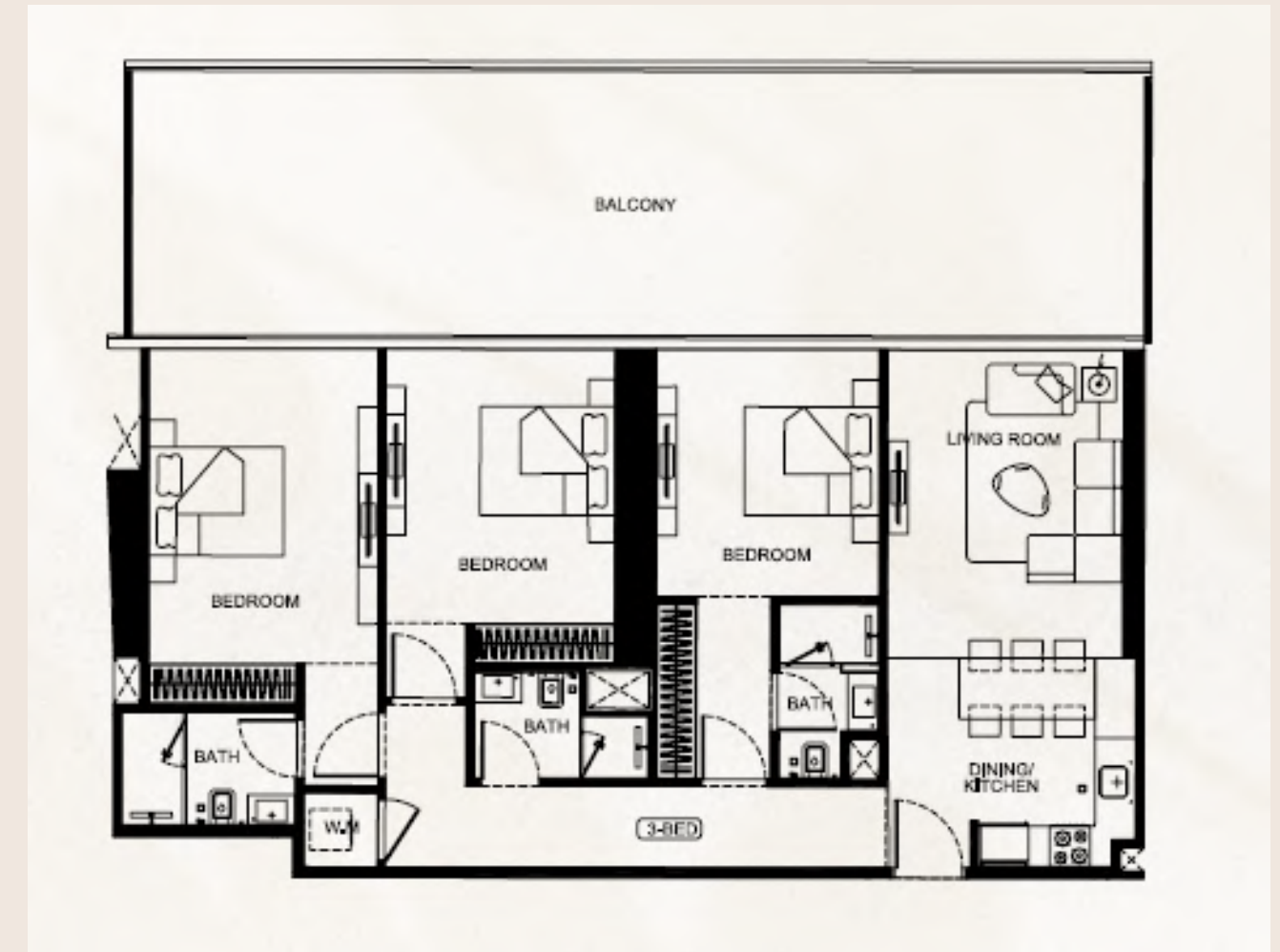
215,57 SQM

from 2 300 000 AED

UNIT TYPE - 3 BEDROOM



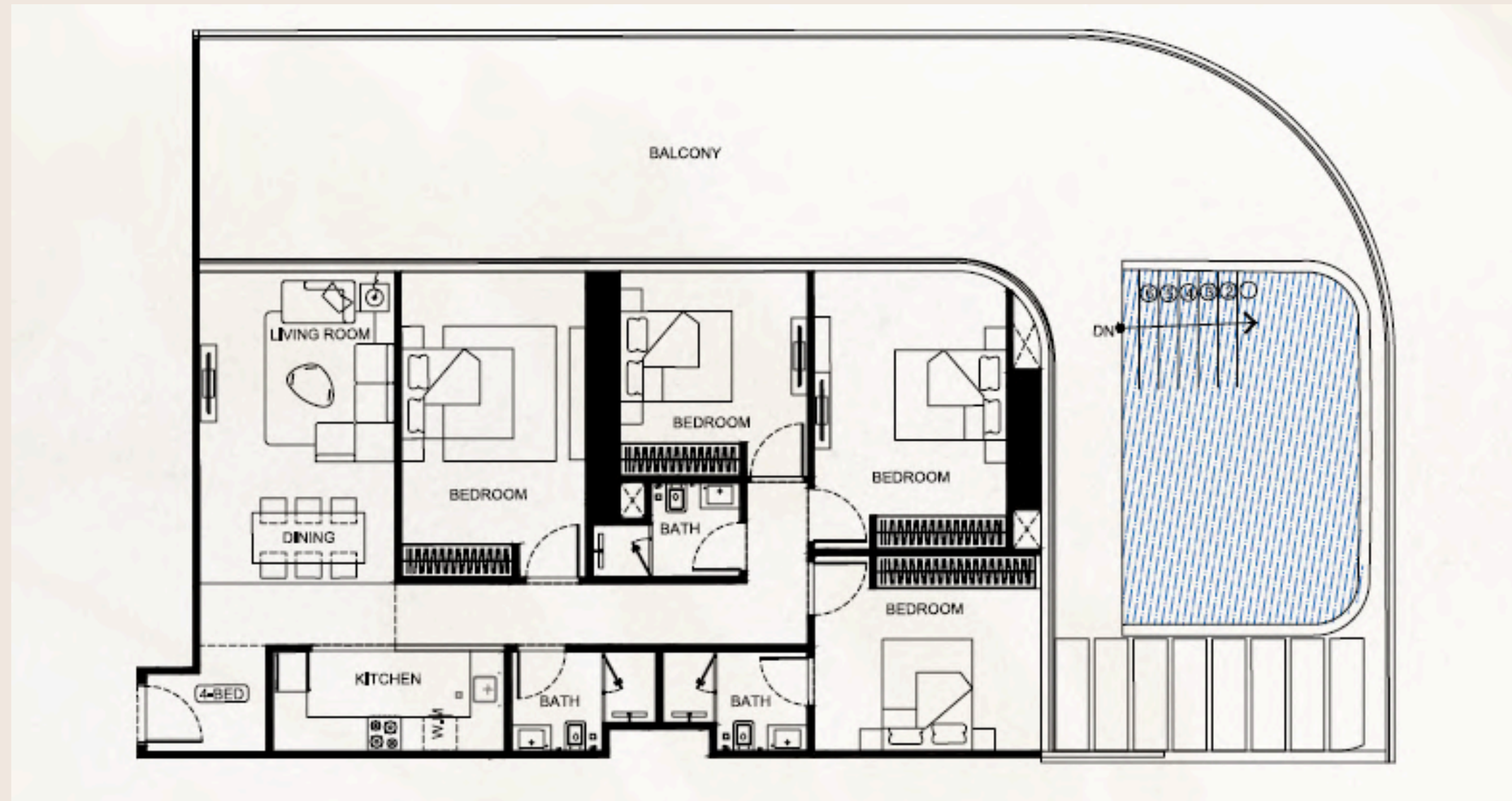
3787,85 SQFT
351,9 SQM



1866,35 SQFT
173,39 SQM

from 3 100 000 AED

UNIT TYPE - 4 BEDROOM

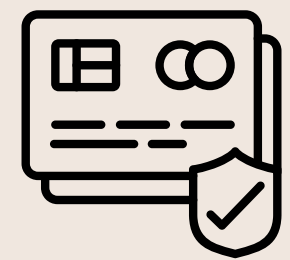


2726,71 SQFT

253,32 SQM

from 3 600 000 AED

PAYMENT PLAN SUMMARY



Completion Date: 2027

Step	Payment Details
Reservation	AED 20,000 to reserve your unit
Contract Signing	10% down payment
During Construction	60% instalments
On Handover	Remaining 30%



RENTAL INCOME AND NET CAP RATE COMPARISON

	NETCAPRATE, % (1 Year) calculation is based on a one-year period, accounting for deductions that include a 20% management company fee		NETCAPRATE, % (1 Day) calculation is based on a one-year period, accounting for deductions that include a 25% management company fee and a 10% vacancy loss		The projected NETCAPRATE, % (1 Year) for 2028 is based on historical growth trends and estimated future appreciation. The calculation includes deductions such as a 20% property management fee.	
Rentals (Similar buildings)	INCOME (AED)	NETCAPRATE,%	INCOME (AED)	NETCAPRATE,%	INCOME (AED)	NETCAPRATE,%
Price in rent for Studio	50 000	4,7	220	6,4	65 000	6,2
Price in rent for 1Bd	80 000	4,9	330	6,3	110 000	6,9
Price in rent for 2 Bd	110 000	4,6	480	6,2	150 000	6,5