BINGHATTI

SKYFLAME

Private Residences That Meet the Sky

Venture

INTO A LUXURIOUS WORLD
WHERE DREAMS ARE MASTERED AND
ELEVATED.

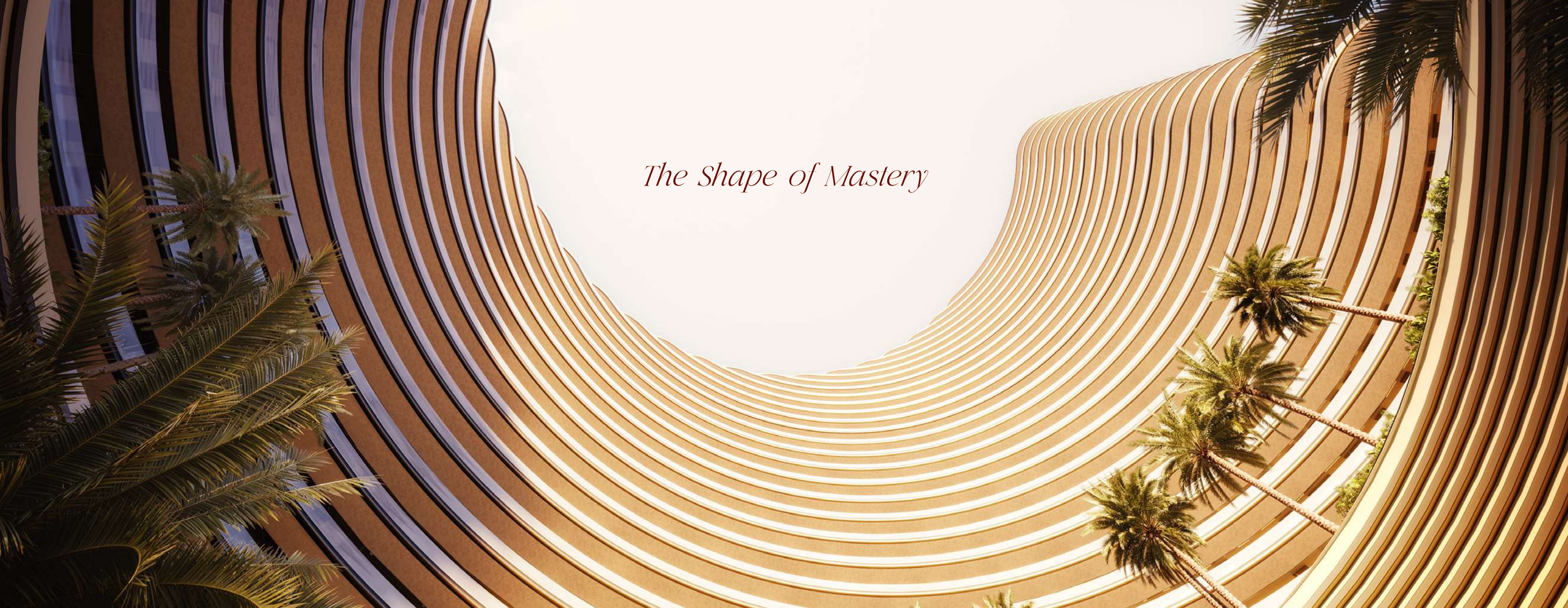
SKY



A lifestyle created to flow and flourish



The greatest amenity is the luxury
of your own, perfectly contained horizon.


The Shape of Mastery

This is Skyflame.

It captures the true spirit of the resort, thoughtfully redesigned into a striking high-rise. At its heart is a philosophy of immersive, sensory living. The bold architecture blends the comfort of a villa with the presence of a tower, creating a seamless connection between nature and skyline. This distinctive design brings the earth upward, offering a grounded sanctuary in the sky and setting a new benchmark in Majan.



SKYFLAME INTRODUCES SUPERLATIVE, DUAL-TOWER LIVING TO THE MAJAN COMMUNITY.



IT IS DESIGNED AROUND THE LUXURY OF HAVING YOUR OWN PERFECTLY CONTAINED HORIZON.





Private Residences



That Meet the Sky



PROPERTY TYPE

RESIDENTIAL & RETAILS

PLOT AREA

16,460.26 SQM./ 177,176.76 SQFT

DESCRIPTION

G + 5P + 27 RESIDENTIAL FLOORS + MECH. + ROOF

741
STUDIO APARTMENT

1
4-BEDROOM APARTMENT

584
1-BEDROOM APARTMENT

1378
TOTAL RESIDENTIAL UNITS

52
2-BEDROOM APARTMENT

29
SHOPS (GROUND FLOOR)

BINGHATTI

SKYFLAME 1





BINGHATTI

SKYFLAME 2

PROPERTY TYPE

RESIDENTIAL & RETAILS

PLOT AREA

9,251.95 SQM./ 99,587.16 SQFT

DESCRIPTION

G + 5P + 22 RESIDENTIAL FLOORS + MECH. + ROOF

406
STUDIO APARTMENT

782
TOTAL RESIDENTIAL UNITS

332
1-BEDROOM APARTMENT

19
SHOPS (GROUND FLOOR)

44
2-BEDROOM APARTMENT

Defined by Excellence

Secured by Craft



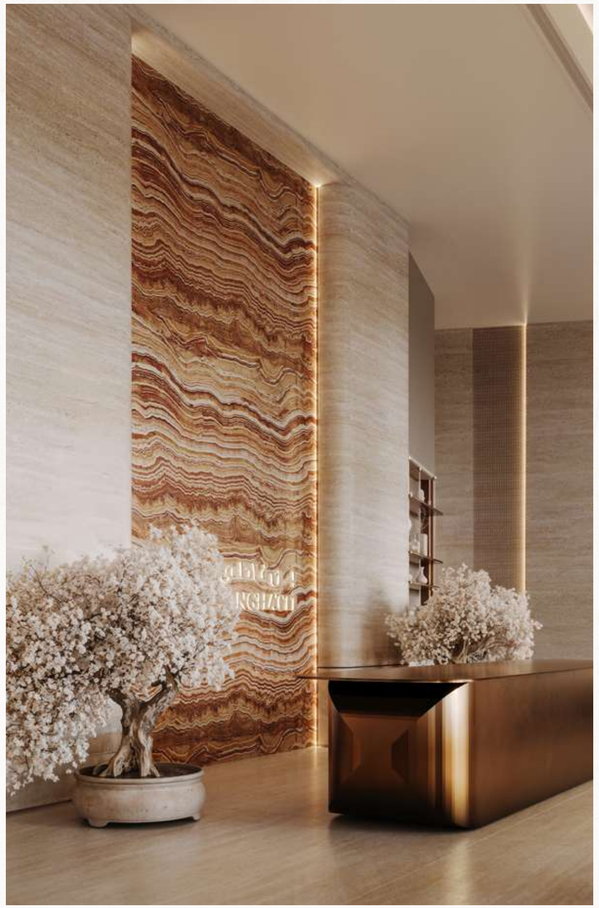
Perfectly Connected to the World's Pace

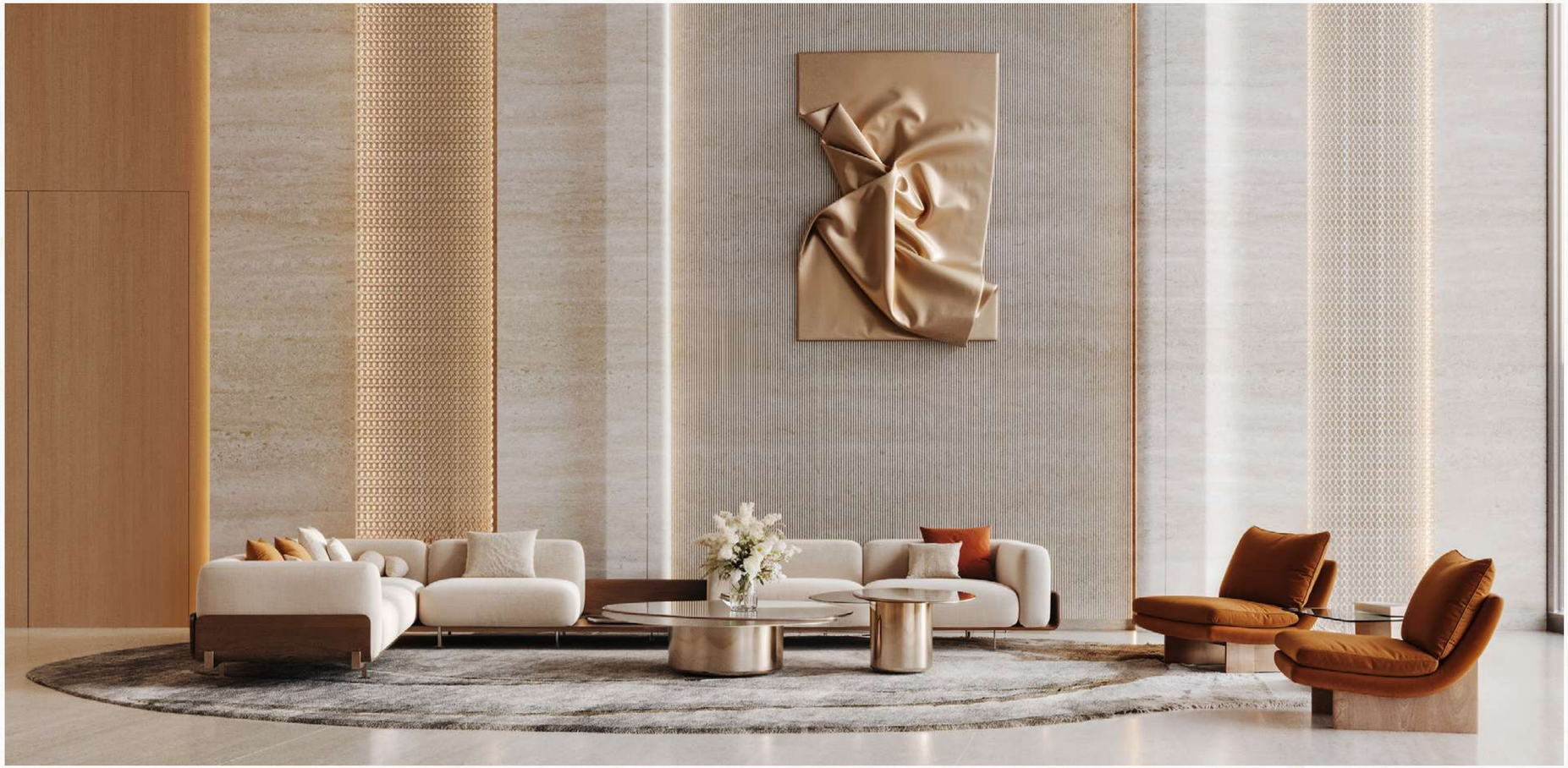
Binghatti Skyflame enjoys a prime strategic location, offering seamless and efficient road connectivity to Dubai's key destinations. Situated close to major highways such as **Sheikh Mohammed Bin Zayed Road and Dubai—Al Ain Road**, residents benefit from effortless access across the city.

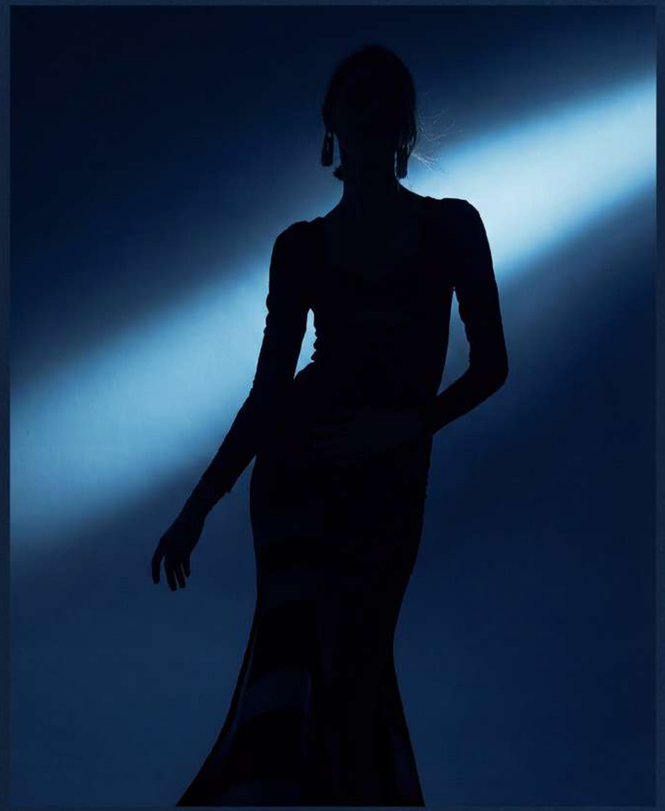
World-renowned landmarks including **Downtown Dubai, Burj Khalifa, and Dubai Mall** are just minutes away. Major leisure attractions such as **Global Village and Dubai Miracle Garden** are also within easy reach, while **Dubai International Airport** is only a 20 minute drive away.

- Global Village — 4 minutes
- The Meydan Hotel & Race Course — 9 minutes
- Miracle & Butterfly Garden — 12 minutes
- Ras Al Khor Wildlife Sanctuary — 15 minutes
- Museum of the Future — 20 minutes
- Dubai Frame — 20 minutes
- Dubai International Airport (DXB) — 23 minutes
- Deep Dive Dubai — 6 minutes
- Dubai Autodrome — 9 minutes
- Burj Khalifa & Dubai Mall — 15 minutes
- Burj Al Arab & Jumeirah Beach — 18 minutes
- Topgolf Dubai — 20 minutes
- Dubai Safari Park — 20 minutes
- Expo City Dubai — 30 minutes









For Those Who Discern the Sanctuary

Skyflame is for discerning individuals and families who seek a grounded sanctuary that never compromises on access. True luxury lies in the personalised ease of life.

All residences are built with smart home features and AI-driven technologies for modern efficiency. This is complemented by signature Binghatti Bespoke services, which elevate your living experience with personalised, luxury after-sales care. Whether that means property management, holiday home rentals, interior design consultation or maintenance.



Resort Living, Balanced to Perfection

Experience a lifestyle defined by exceptional comfort, renewal, and effortless convenience. Every detail is thoughtfully anticipated through our bespoke concierge services. Unwind in expansive, beautifully designed amenity spaces, or retreat to the serenity of your own private plunge pool, where true relaxation begins.

- Adult Pool + Shallow Water Pool
- Kids Pool
- Kids Play Area
- Green Area
- Walkways
- Family Sitting Zones
- Basketball Court
- Gym
- Shaded Area
- Benches Sitting
- Padel Court
- Plaza
- Outdoor Cinema
- Jogging Track
- Water Features





Placid Beside Pace

Skyflame offers an exceptional range of thoughtfully curated amenities designed to balance active living with moments of relaxation. Residents can enjoy premium sports facilities, including basketball courts and a dedicated padel court, alongside a variety of aquatic and leisure spaces featuring multiple swimming pools and a children's pool with splash features.

The development also includes dedicated jogging tracks, fully equipped gyms, and beautifully shaded seating areas creating a well rounded environment where an elevated lifestyle is within easy reach for all.

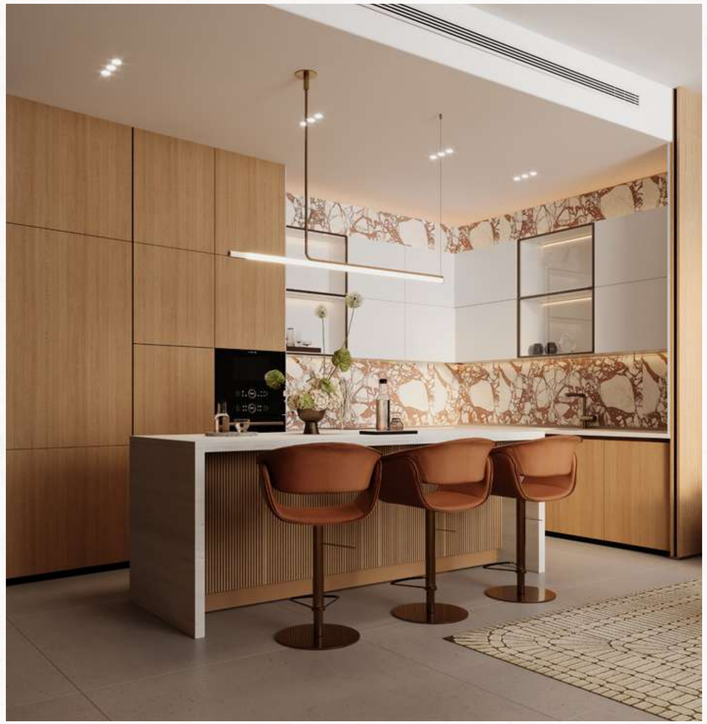












Designed for Smart Comfort

Residences feature sophisticated interiors and high-end finishes. Meticulous design ensures that every space promotes a sense of clarity and ease. Stone, glass and bespoke materials are used to create an atmosphere of flow and flourish.

Every home is equipped with the latest smart home features and AI-driven tech for seamless comfort and maximum efficiency. This intelligent design is secured by 24/7 monitoring and dedicated security services.







An Immersive Sensory Palette

Skyflame's interiors are a study in sensory immersion. They reflect the fluidity of the exterior, achieved through refined material palettes and finishes chosen for their tactile quality and subtle hues. Every line and surface is intentional.

1. Feature Marble
2. Travertine Stone
3. General Wood
4. Mirror
5. Mesh Glass
6. Bronze Metal
7. Leather Padding
8. White Paint
9. Feature Marble
10. Subway Tiles
11. Corian
12. Wallpaper
13. Painted Wood
14. Porcelain Tile





Design Details

Skyflame is a testament to Binghatti's uncompromising standards of quality. We embrace energy-efficient building practices and utilise sustainable, high-end materials throughout.

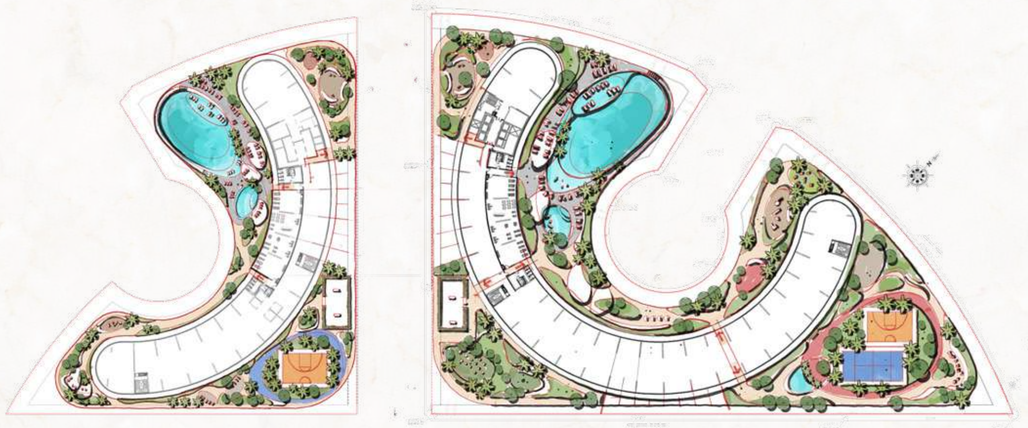
This commitment ensures the project's enduring value and secures the promise of a life well-crafted. The exclusive Binghatti Bespoke services further elevate your living experience through tailored detailing that is precisely to your choosing.





FLOOR PLANS

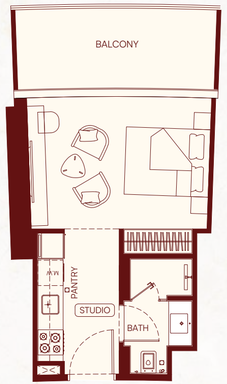
Private Residences That Meet the Sky

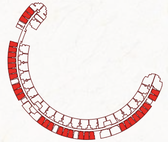


Discover a range of thoughtfully designed floor plans, with 2,174 total units. The residential mix is strongly focused on studio and 1-bedroom units. This high-volume mix is optimised for maximum efficiency and strong investor returns.

Unit Type - Studio

BINGHATTI SKYFLAME 1 | TYPE 01

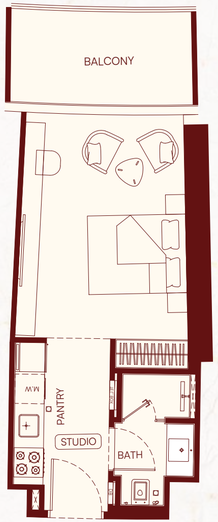


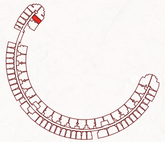


AREAS	SQ.M	SQ.FT
SUITE AREA	28.32	304.83
BALCONY AREA	9.52	102.47
TOTAL UNIT AREA	37.84	407.31

Unit Type - Studio

BINGHATTI SKYFLAME 1 | TYPE 02

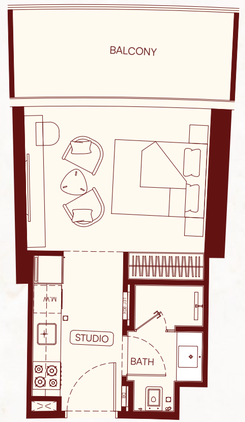


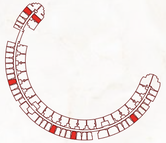


AREAS	SQ.M	SQ.FT
SUITE AREA	30.35	326.68
BALCONY AREA	7.36	79.22
TOTAL UNIT AREA	37.71	405.91

Unit Type - Studio

BINGHATTI SKYFLAME 1 | TYPE 03

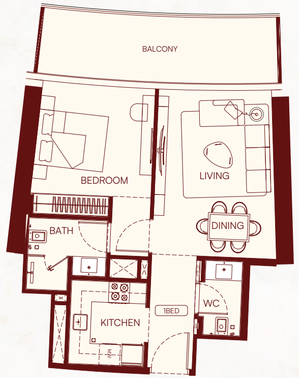




AREAS	SQ.M	SQ.FT
SUITE AREA	27.92	300.53
BALCONY AREA	9.36	100.75
TOTAL UNIT AREA	37.28	401.28

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 01





AREAS	SQ.M	SQ.FT
SUITE AREA	53.48	575.65
BALCONY AREA	13.77	148.22
TOTAL UNIT AREA	67.25	723.87

FLAT DESIGN COMPONENTS

M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
LIVING AND DINING	17.00 sq.m
KITCHEN	5.00 sq.m
W.C	2.00 sq.m
CORRIDOR	4.00 sq.m

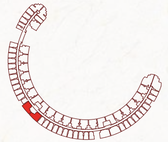
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

تنويه: 1. أبعاد الغرف تم قياسها طبقاً لكافة العناصر الهيكلية وما استدعاه تشطيبات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأثاثة والرسومات تقريبية لتعطي المعلومات للتعبير دون اشارة مسبقة. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الجناح كمنطقة يحدها الحافة المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية والوجه الخارجي لأحد الجدران المحيط بالوحدة المجاورة. 6. يقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الحافة المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي للشرفة المجاورة. 7. يتم قياس الوحدات النموذجية في المبنى. قد تختلف أبعاد الوحدات بالتفاصيل المختلفة بها، اعتماداً على ذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحد الفعلي لكل وحدة.

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 02

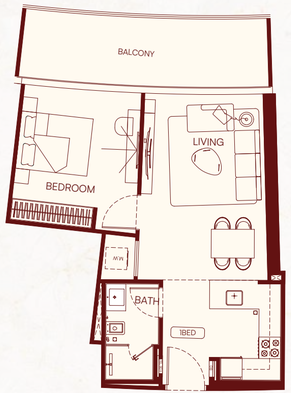


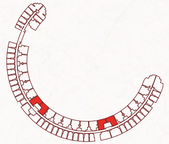


AREAS	SQ.M	SQ.FT
SUITE AREA	49.70	534.97
BALCONY AREA	19.04	204.94
TOTAL UNIT AREA	68.74	739.91
FLAT DESIGN COMPONENTS		
M.BATH		4.00 sq.m
M.BEDROOM		14.00 sq.m
LIVING		9.00 sq.m
KITCHEN AND DINING		7.00 sq.m
W.C		2.00 sq.m
CORRIDOR		4.00 sq.m

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 03

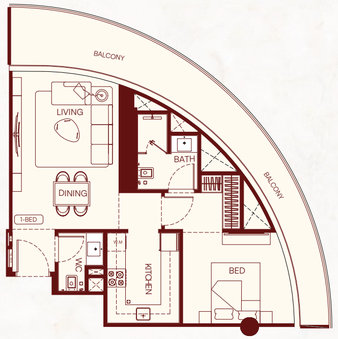




AREAS	SQ.M	SQ.FT
SUITE AREA	51.00	548.96
BALCONY AREA	13.77	148.22
TOTAL UNIT AREA	64.77	697.18
FLAT DESIGN COMPONENTS		
BATH		4.00 sq.m
BEDROOM		13.00 sq.m
LIVING AND DINING		16.00 sq.m
KITCHEN		6.00 sq.m
LAUNDRY		1.00 sq.m
CORRIDOR		4.00 sq.m

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 04



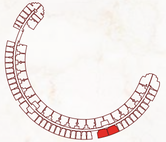


AREAS	SQ.M	SQ.FT
SUITE AREA	57.84	622.58
BALCONY AREA	22.77	245.09
TOTAL UNIT AREA	80.61	867.68
FLAT DESIGN COMPONENTS		
M.BATH		4.00 sq.m
M.BEDROOM		15.00 sq.m
LIVING AND DINING		18.00 sq.m
KITCHEN		7.00 sq.m
W.C		2.00 sq.m
CORRIDOR		4.00 sq.m

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 05





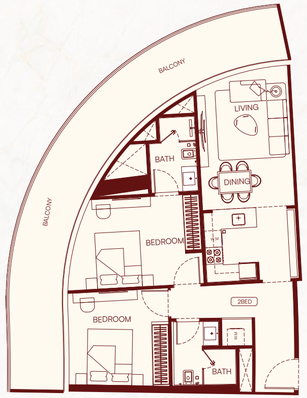
AREAS	SQ.M	SQ.FT
SUITE AREA	57.73	621.40
BALCONY AREA	19.04	204.94
TOTAL UNIT AREA	76.77	826.35
FLAT DESIGN COMPONENTS		
M.BATH		4.00 sq.m
M.BEDROOM		16.00 sq.m
LIVING AND DINING		19.00 sq.m
KITCHEN		7.00 sq.m
W.C		2.00 sq.m
CORRIDOR		2.00 sq.m

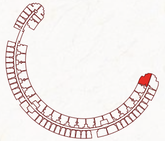
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تنويه: ١. أبعاد الغرف تم قياسها طبقاً لعناصر الهيكلية وهي أساسها طبقاً لتشطيبات الجدران ورجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأشكال والرسومات تقريبية لتتمشى المعلومات لتغيير دون إشعار مسبق. ٤. قد تختلف مساحة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الغلاف المركزي للجدران الفاصلة أو الفاصلة الى تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية والوجه الخارجي لدرابزين الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى والوجه الخارجي للشرفة المذكورة. ٦. يتم قياس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى والوجه الخارجي للشرفة المذكورة. ٧. يتم قياس الوحدات النموذجية في المبنى قد تختلف حجماً في الحجم حسب مستوى الطابق. ٨. قد تكون مواصفات الوحدات والتفاصيل المختلفة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 01





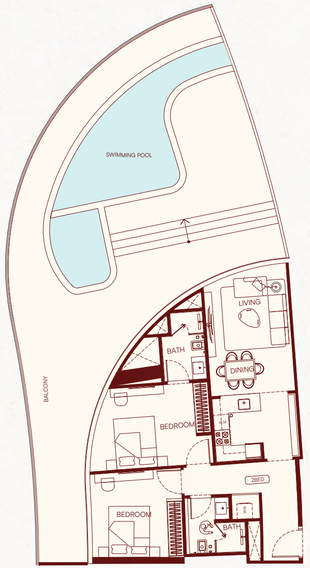
AREAS	SQ.M	SQ.FT
SUITE AREA	77.67	836.03
BALCONY AREA	35.44	381.47
TOTAL UNIT AREA	113.11	1217.51

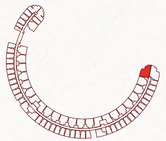
FLAT DESIGN COMPONENTS

M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
BATH	5.00 sq.m
BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
LAUNDRY	1.00 sq.m
CORRIDOR	8.00 sq.m

Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 02





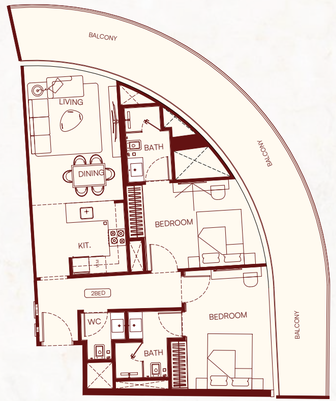
AREAS	SQ.M	SQ.FT
SUITE AREA	77.88	838.29
BALCONY AREA	119.36	1284.78
TOTAL UNIT AREA	197.24	2123.07

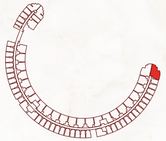
FLAT DESIGN COMPONENTS

M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
BATH	5.00 sq.m
BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
LAUNDRY	1.00 sq.m
CORRIDOR	8.00 sq.m

Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 03





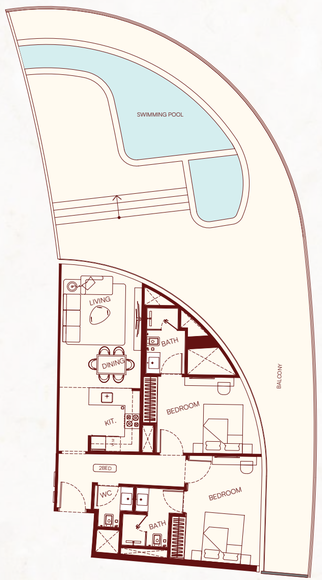
AREAS	SQ.M	SQ.FT
SUITE AREA	78.10	840.66
BALCONY AREA	38.66	416.03
TOTAL UNIT AREA	116.75	1256.69

FLAT DESIGN COMPONENTS

M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
M.BATH	4.00 sq.m
M.BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
W.C	2.00 sq.m
CORRIDOR	8.00 sq.m

Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 1 | TYPE 04





AREAS	SQ.M	SQ.FT
SUITE AREA	78.10	840.66
BALCONY AREA	129.49	1393.82
TOTAL UNIT AREA	207.59	2234.48

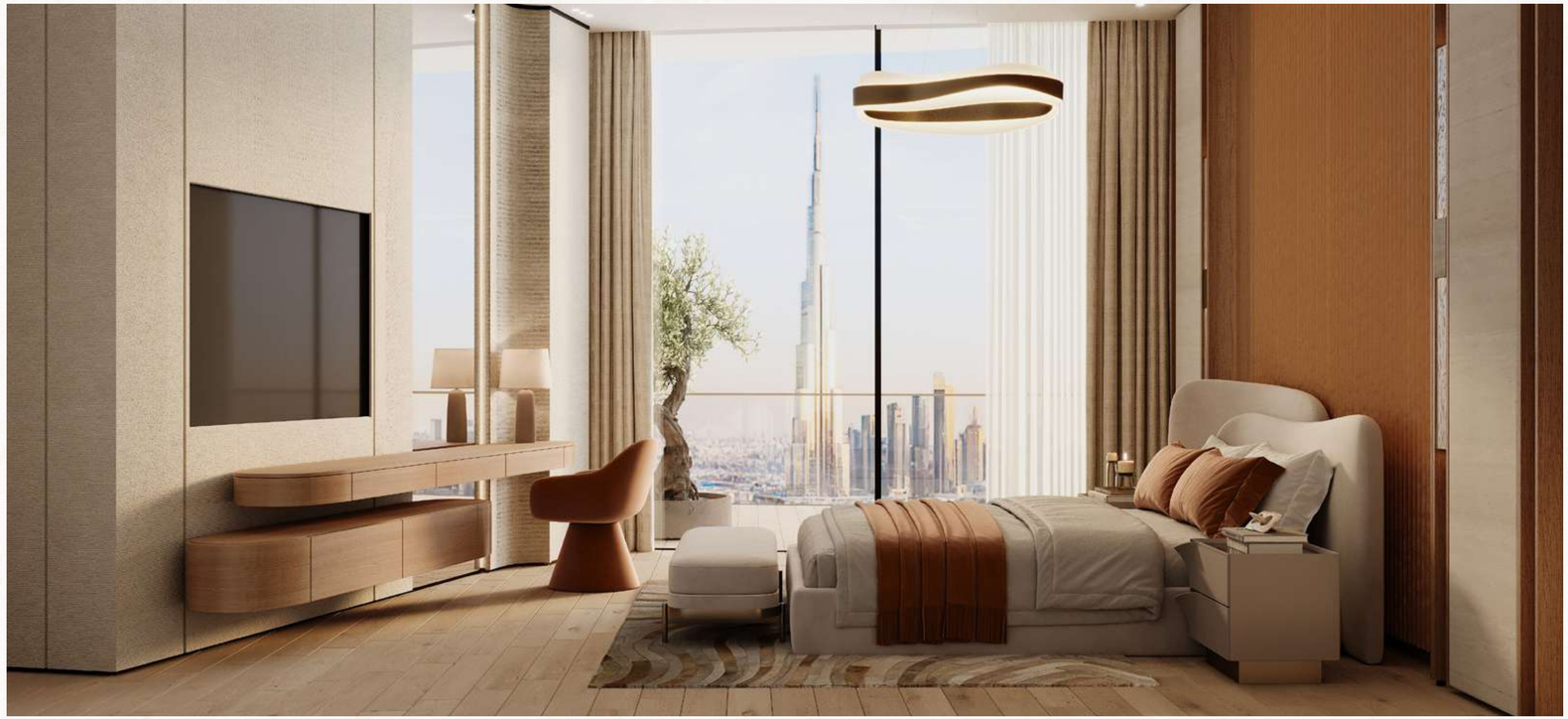
FLAT DESIGN COMPONENTS

M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
M.BATH	4.00 sq.m
M.BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
W.C	2.00 sq.m
CORRIDOR	8.00 sq.m

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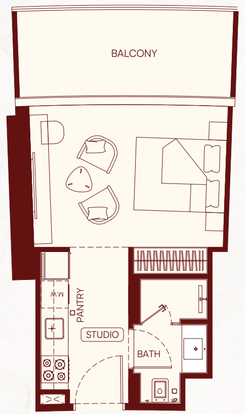
تنويه: 1. أبعاد الغرف بما في ذلك العناصر الهيكلية هي المستندة لتصميمات المخططين المعتمدين ورخصة العمل الخاصة بالمشروع. 2. جميع القياسات تجاورها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأثاثة والرسومات تقريبية تخضع للمعلومات المتغيرة دون إشعار مسبق. 4. قد تختلف مساحة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب مساحة الجناح كمساحة يحدها الجزء المركزي للقاطعة أو الأغلفة التي تفصل وحدة عن وحدة أخرى، والواجهة الخارجية لجميع الجدران الخارجية أو أغلفة القاطعة التي تفصل وحدة عن الممر المحيط بالوحدة المجاورة. 6. يتم قياس حساب مساحة الشرفة على أنها المساحة المحاطة بالجزء المركزي للجدران القاطعة أو الأغلفة التي تفصل وحدة عن وحدة أخرى، والواجهة الخارجية للشرفة المجاورة. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف أبعاد الوحدات والتفاصيل المختلفة بها اختلافًا طفيفًا وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.





Unit Type - Studio

BINGHATTI SKYFLAME 2 | TYPE 01

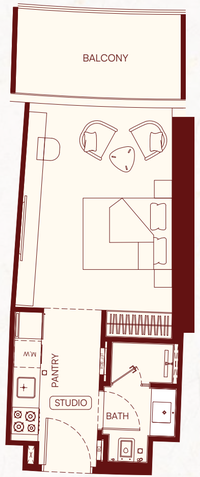


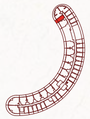


AREAS	SQ.M	SQ.FT
SUITE AREA	28.33	304.94
BALCONY AREA	9.54	102.69
TOTAL UNIT AREA	37.87	407.63

Unit Type - Studio

BINGHATTI SKYFLAME 2 | TYPE 02

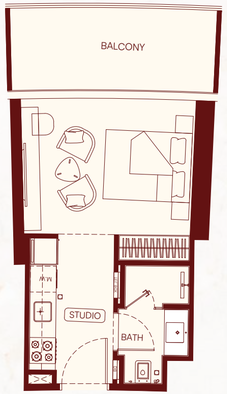




AREAS	SQ.M	SQ.FT
SUITE AREA	30.41	327.33
BALCONY AREA	6.96	74.92
TOTAL UNIT AREA	37.37	402.25

Unit Type - Studio

BINGHATTI SKYFLAME 2 | TYPE 03





AREAS	SQ.M	SQ.FT
SUITE AREA	27.75	298.70
BALCONY AREA	9.52	102.47
TOTAL UNIT AREA	37.27	401.17

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 01





AREAS	SQ.M	SQ.FT
SUITE AREA	53.24	573.07
BALCONY AREA	13.77	148.22
TOTAL UNIT AREA	67.01	721.29
FLAT DESIGN COMPONENTS		
M.BATH		4.00 sq.m
M.BEDROOM		14.00 sq.m
LIVING AND DINING		17.00 sq.m
KITCHEN		5.00 sq.m
W.C		2.00 sq.m
CORRIDOR		4.00 sq.m

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تنويه: ١. أبعاد الغرف تم قياسها طبقاً لكافة عناصر الهيكلية وهي أساسها طبقاً لتشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأثاثة والرسومات تقريبية لتتمشى مع المعلومات المتغيرة لتصميم الداخلي. ٤. قد تختلف مساحة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب مساحة الجناح كمساحة يحدها الحافة الخارجي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. يتم قياس حساب مساحة الشرفة على أنها المساحة التي يحدها الحافة الخارجي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف حجماً في الحجم حسب مستوى الطابق. ٨. قد تكون الوحدات والتفاصيل المختلفة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 02





AREAS	SQ.M	SQ.FT
SUITE AREA	49.70	534.97
BALCONY AREA	19.04	204.94
TOTAL UNIT AREA	68.74	739.91
FLAT DESIGN COMPONENTS		
M.BATH		4.00 sq.m
M.BEDROOM		14.00 sq.m
LIVING		9.00 sq.m
KITCHEN AND DINING		7.00 sq.m
W.C		2.00 sq.m
CORRIDOR		4.00 sq.m

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 03

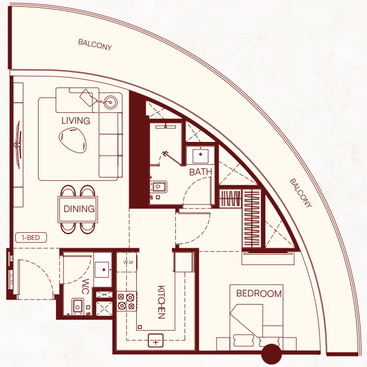




AREAS	SQ.M	SQ.FT
SUITE AREA	51.62	554.56
BALCONY AREA	13.77	148.22
TOTAL UNIT AREA	65.29	702.78
FLAT DESIGN COMPONENTS		
BATH		4.00 sq.m
BEDROOM		13.00 sq.m
LIVING AND DINING		16.00 sq.m
KITCHEN		6.00 sq.m
LAUNDRY		1.00 sq.m
CORRIDOR		4.00 sq.m

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 04





AREAS	SQ.M	SQ.FT
SUITE AREA	57.81	622.26
BALCONY AREA	22.75	244.88
TOTAL UNIT AREA	80.56	867.14
FLAT DESIGN COMPONENTS		
M.BATH		4.00 sq.m
M.BEDROOM		15.00 sq.m
LIVING AND DINING		18.00 sq.m
KITCHEN		7.00 sq.m
W.C		2.00 sq.m
CORRIDOR		4.00 sq.m

Unit Type - 1 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 05





AREAS	SQ.M	SQ.FT
SUITE AREA	47.94	516.02
BALCONY AREA	19.04	204.94
TOTAL UNIT AREA	66.98	720.97
FLAT DESIGN COMPONENTS		
M.BATH		4.00 sq.m
M.BEDROOM		14.00 sq.m
LIVING		9.00 sq.m
KITCHEN AND DINING		7.00 sq.m
W.C		2.00 sq.m
CORRIDOR		4.00 sq.m

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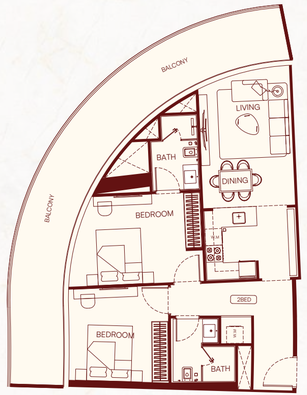
تنويه: ١. أبعاد الغرف تم قياسها طبقاً لعناصر الهيكلية وهي أساسها تشطيبات الجدران وردة الحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأثاثة والرسومات تقريبية تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور الحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الجناح كمنطقة يحدها الحد الخارجي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. يقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الحافة المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي للدرابزين والوجه الخارجي للجدار الخارجي المجاور. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف بعدة في الحجم حسب مستوى الطابق. ٨. قد تكون الوحدات والتفاصيل المختلفة لها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.





Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 01

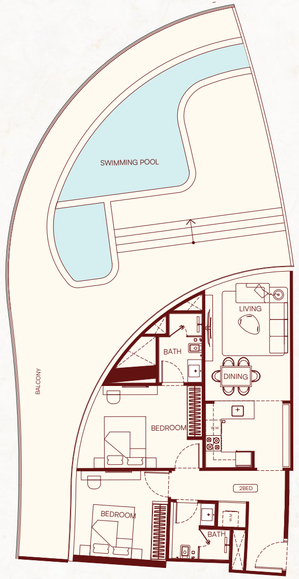


AREAS	SQ.M	SQ.FT
SUITE AREA	77.67	836.03
BALCONY AREA	35.44	381.47
TOTAL UNIT AREA	113.11	1217.51

FLAT DESIGN COMPONENTS	
M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
BATH	5.00 sq.m
BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
LAUNDRY	1.00 sq.m
CORRIDOR	8.00 sq.m

Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 02

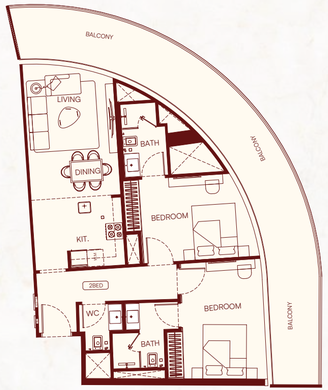


AREAS	SQ.M	SQ.FT
SUITE AREA	77.88	838.29
BALCONY AREA	119.36	1284.78
TOTAL UNIT AREA	197.24	2123.07

FLAT DESIGN COMPONENTS	
M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
BATH	5.00 sq.m
BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
LAUNDRY	1.00 sq.m
CORRIDOR	8.00 sq.m

Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 03

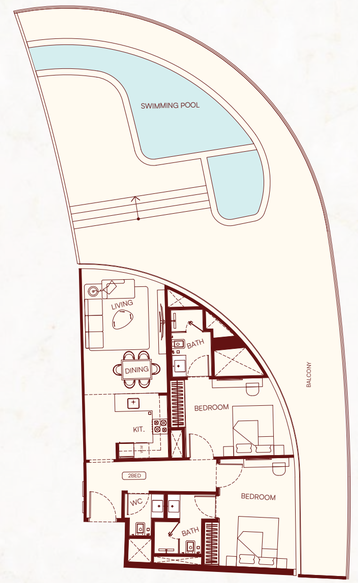


AREAS	SQ.M	SQ.FT
SUITE AREA	78.10	840.66
BALCONY AREA	38.65	416.03
TOTAL UNIT AREA	116.75	1256.69

FLAT DESIGN COMPONENTS	
M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
M.BATH	4.00 sq.m
M.BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
W.C	2.00 sq.m
CORRIDOR	8.00 sq.m

Unit Type - 2 Bedroom

BINGHATTI SKYFLAME 2 | TYPE 04



AREAS	SQ.M	SQ.FT
SUITE AREA	78.10	840.66
BALCONY AREA	129.49	1393.82
TOTAL UNIT AREA	207.59	2234.48

FLAT DESIGN COMPONENTS	
M.BATH	4.00 sq.m
M.BEDROOM	14.00 sq.m
M.BATH	4.00 sq.m
M.BEDROOM	12.00 sq.m
LIVING AND DINING	16.00 sq.m
KITCHEN	8.00 sq.m
W.C	2.00 sq.m
CORRIDOR	8.00 sq.m

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ABOUT THE BRAND

A Legacy of Architectural Artistry

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding **90 projects** valued at nearly **AED 100 billion**, Binghatti has delivered more than **50 projects** to date and maintains a robust pipeline of approximately **30 million** square footage of sellable area. Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents. Founded on contractor roots and built around a vertically integrated model, Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.







BINGHATTI

BESPOKE

Binghatti Style Living Bespoke

EXPERT PROPERTY SERVICES ALL UNDER ONE ROOF

- Property Management
- Unit Resale
- Parking Sale
- Holiday Homes
- Annual Maintenance
- Furniture Packages

One Scan All Solution

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