

R E S I D E N C E S



*L'Art de Vivre*

*In the heart of the metropolis*

# ARCHITECTURAL FORM

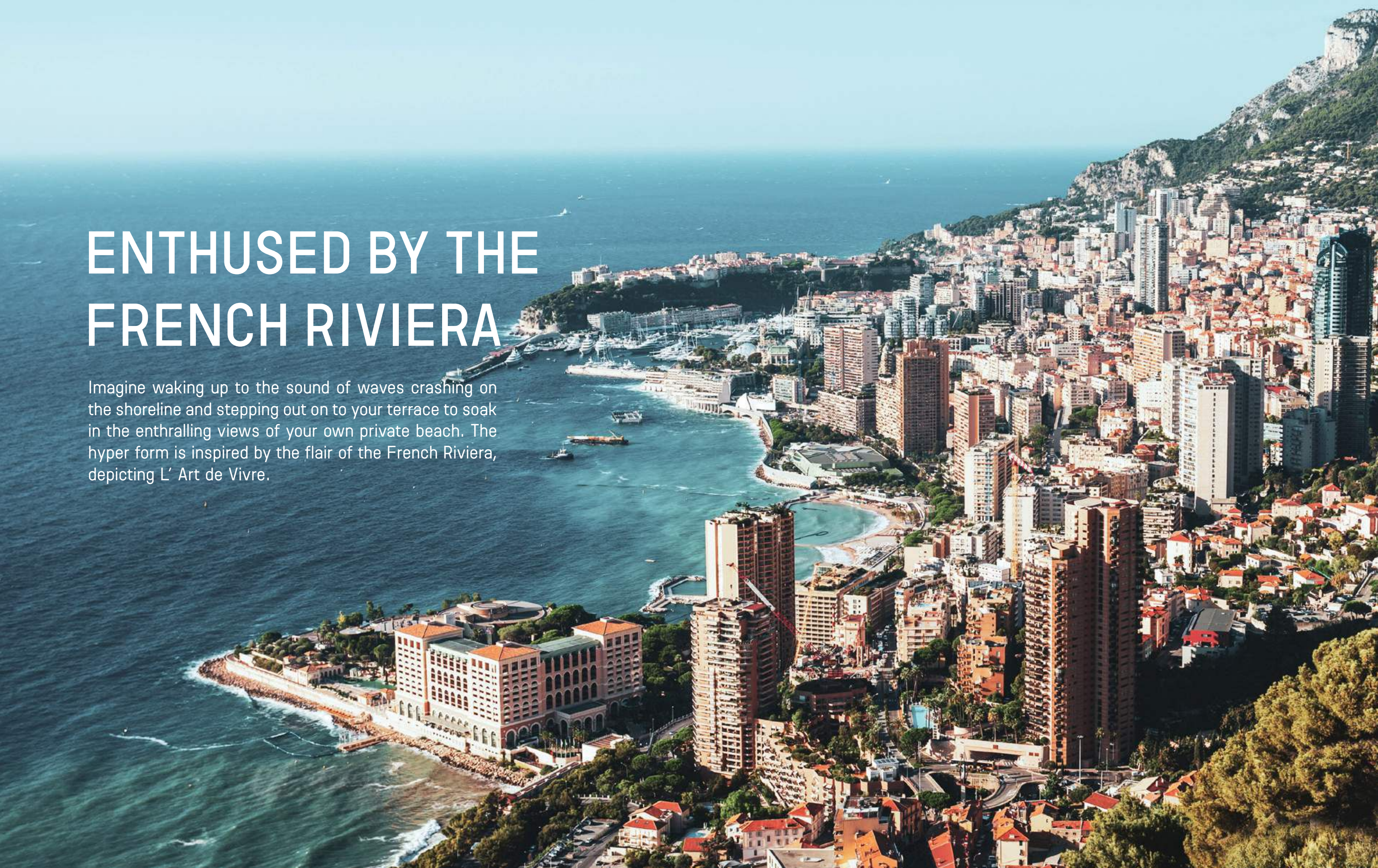
The hyper form is characterized by subtle contours and fluid lines. From every angle, the facade offers a new perspective, creating a visual mystique — an exquisite sculptural work forming a spirited sense of flow and movement.





# ENTHUSED BY THE FRENCH RIVIERA

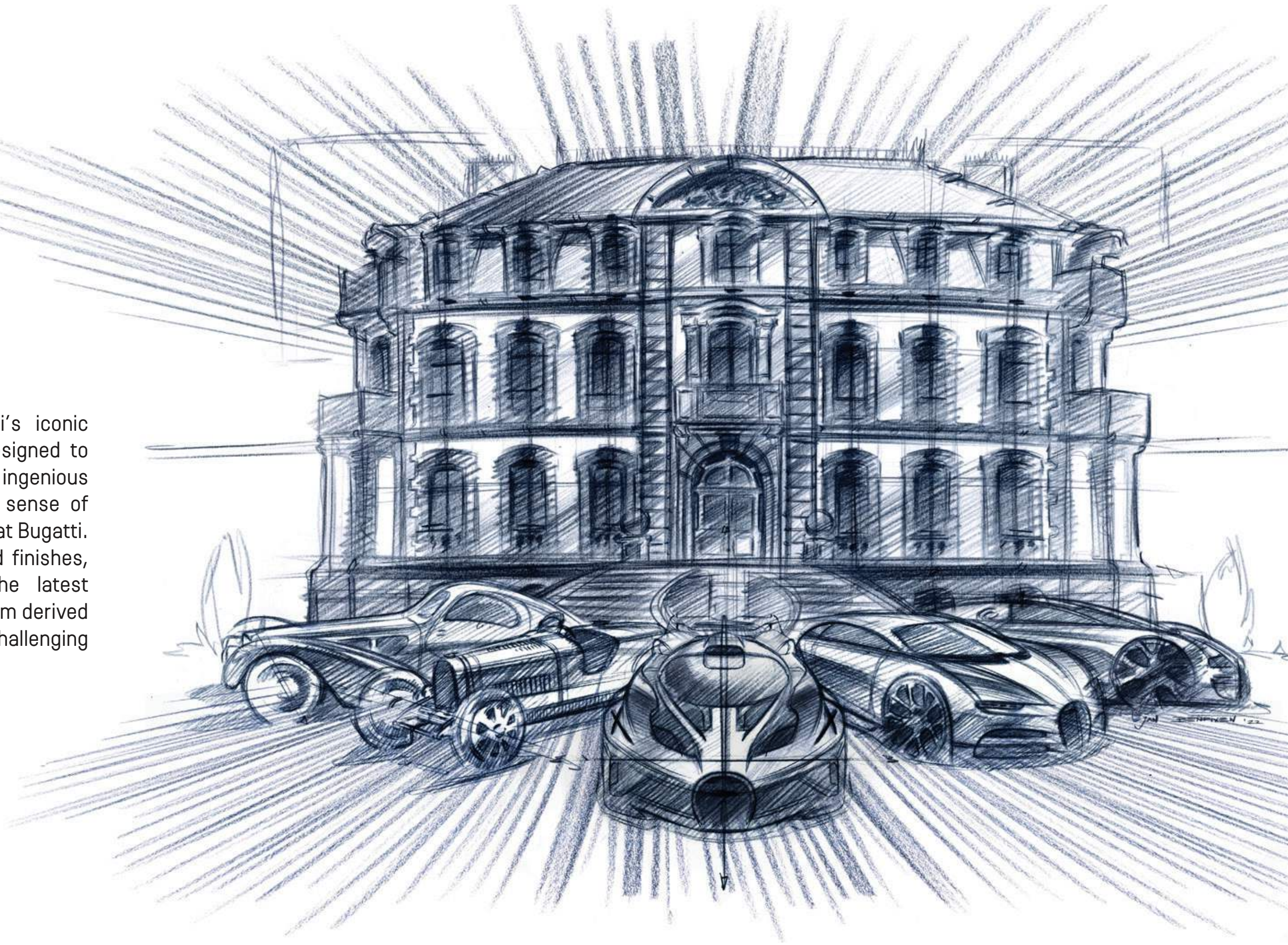
Imagine waking up to the sound of waves crashing on the shoreline and stepping out on to your terrace to soak in the enthralling views of your own private beach. The hyper form is inspired by the flair of the French Riviera, depicting L' Art de Vivre.





# BUGATTI DNA

Drawing inspiration from Bugatti's iconic super cars, the hyper form is designed to embody the essence of the brand's ingenious and visionary spirit, evoking the sense of exuberance and refinement found at Bugatti. The hyper form features high-end finishes, exquisite craftsmanship, and the latest state-of-the-art smart home system derived from the Bugatti DNA — always challenging the impossible.







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ABOUT THE PROJECT

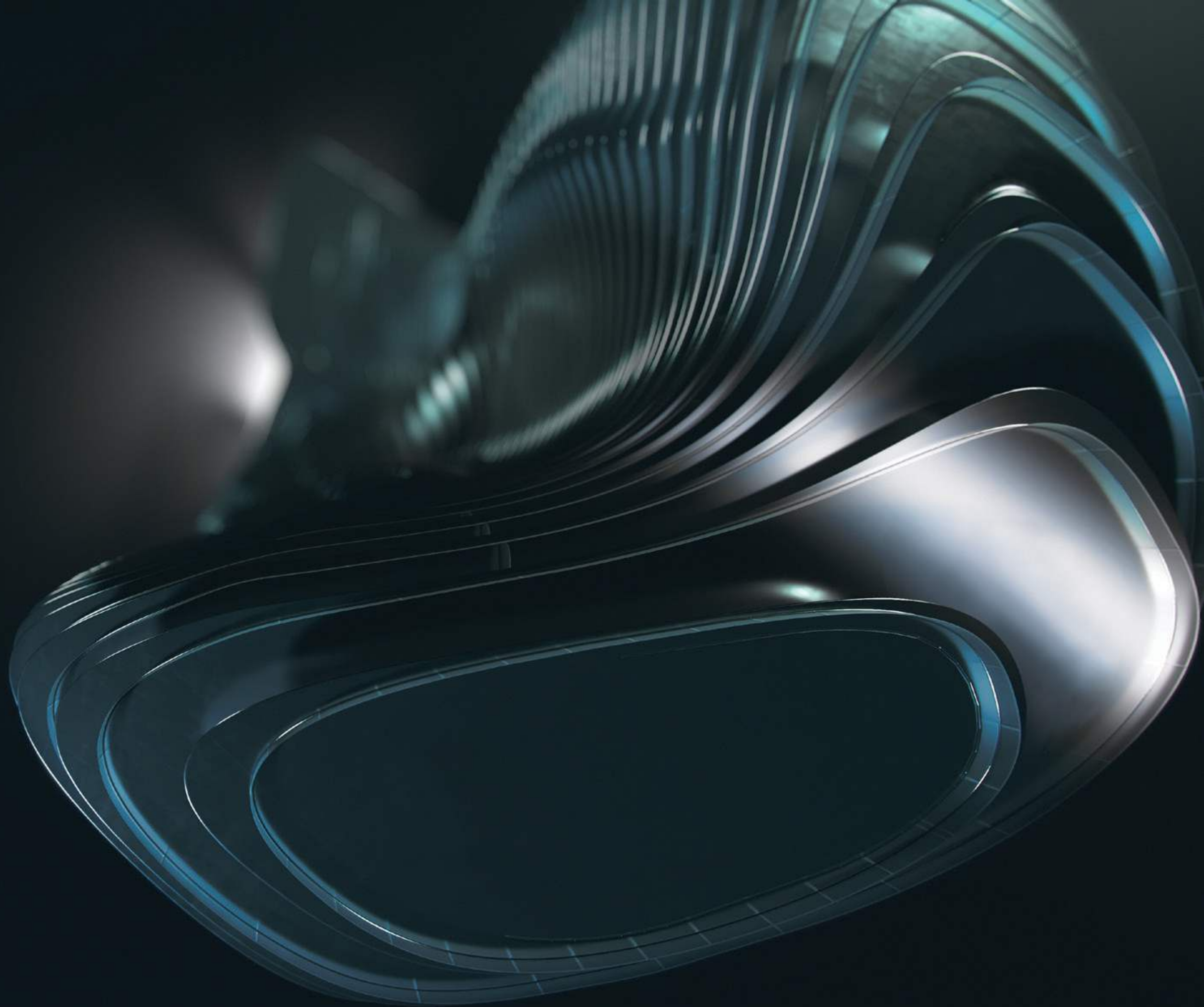
# 03

DESIGN DETAILS



# 01

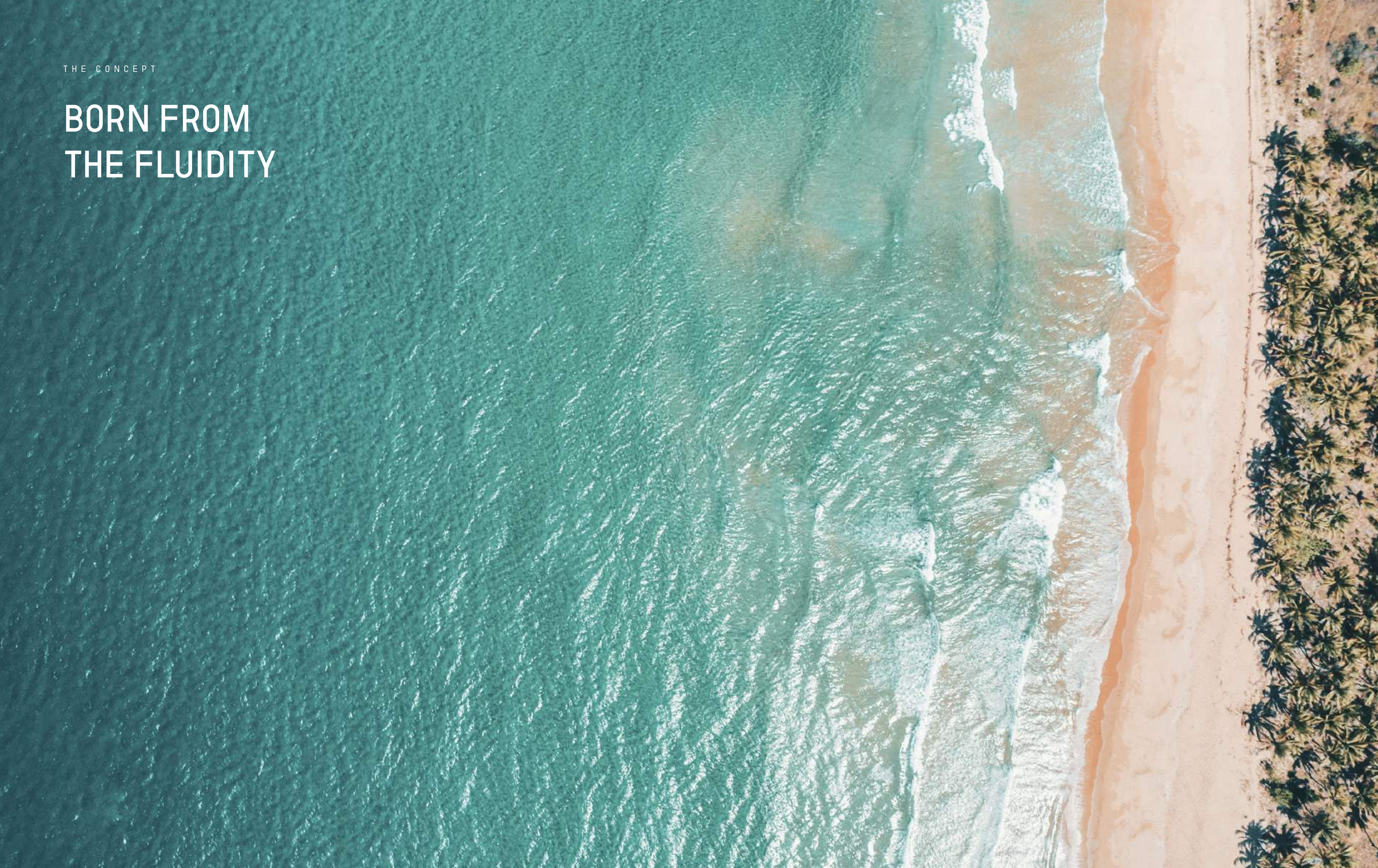
THE CONCEPT





THE CONCEPT

# BORN FROM THE FLUIDITY





THE CONCEPT

# CULTIVATING L'ART DE VIVRE, INSPIRED BY THE FRENCH RIVIERA





THE CONCEPT

# INSPIRED BY INDIGENOUS NATURE



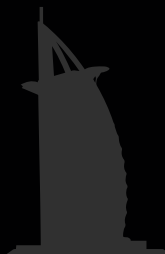
THE CONCEPT

# A NEW ICON IN THE CITY

The birth of an icon - the hyper tower is poised to become a landmark of architectural prowess, derived from the Bugatti and Binghatti DNA. Inspired by the world’s most eminent structural masterpieces, Bugatti Residences by Binghatti is not a mere addition to city’s skyline but a new icon that will stand the test of time.



BUGATTI RESIDENCES  
BY BINGHATTI  
BUSINESS BAY



BURJ AL ARAB  
JUMEIRAH



DUBAI FRAME  
ZABEEL PARK



MUSEUM OF THE FUTURE  
TRADE CENTRE 2



BURJ KHALIFA  
BUSINESS BAY



JUMEIRAH  
EMIRATES TOWERS  
SHEIKH ZAYED ROAD



CAYAN TOWER  
DUBAI MARINA

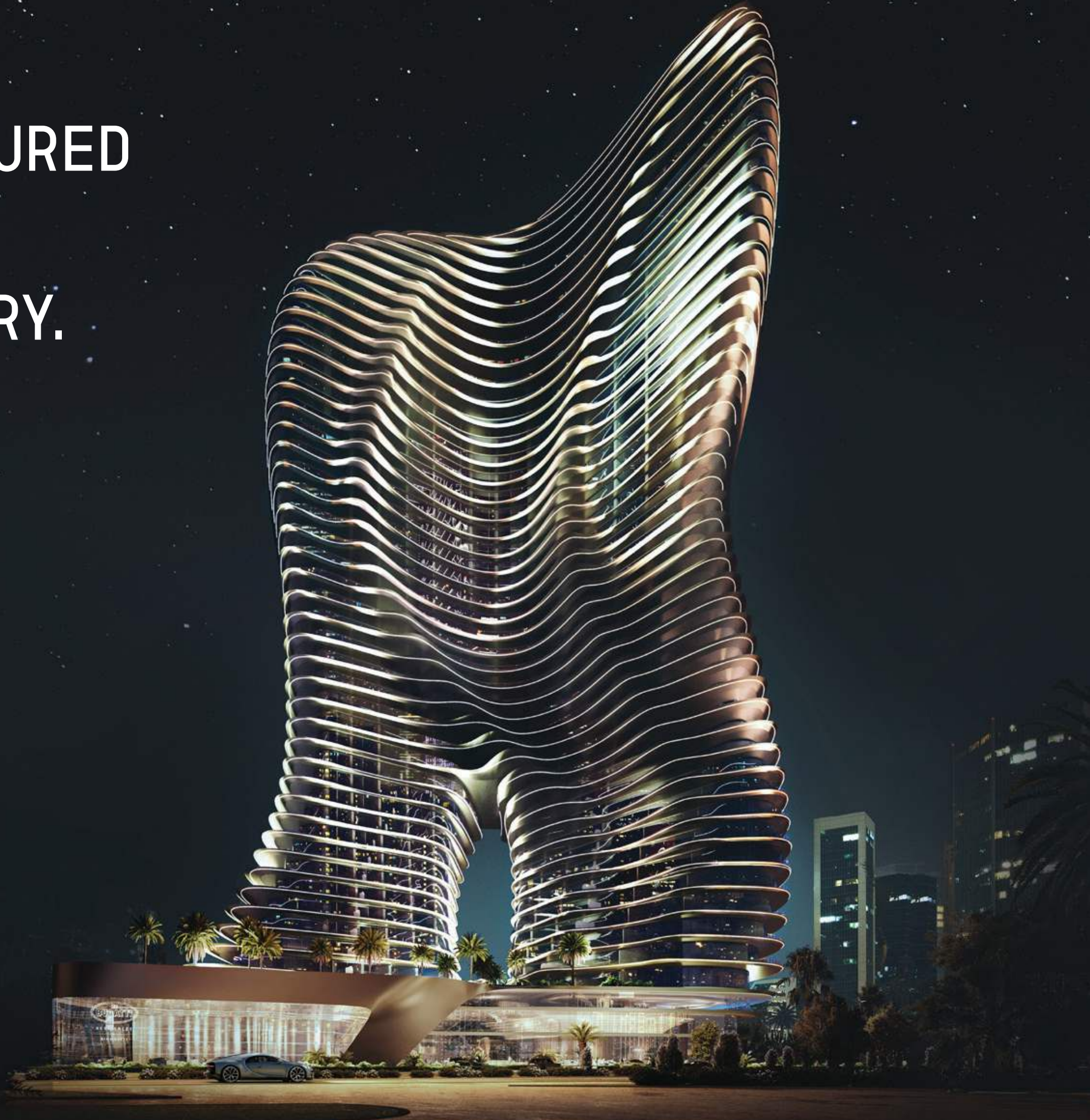


ATLANTIS THE PALM  
THE PALM JUMEIRAH



THE CONCEPT

A TOUR-DE-FORCE, NURTURED  
BY BUGATTI'S PROWESS  
AND BINGHATTI'S MASTERY.





# 02

ABOUT THE PROJECT





# THE MAP

BUSINESS BAY  
WATER CANAL

WAY TO  
AL KHAIL ROAD

WAY TO SHEIKH  
ZAYED ROAD

BURJ KHALIFA  
BOULEVARD





# STRATEGICALLY LOCATED





ABOUT THE PROJECT

# PROJECT FACTS

DEVELOPER NAME

**BINGHATTI DEVELOPERS**

PROJECT NAME

**BUGATTI RESIDENCES BY  
BINGHATTI**

LOCATION

**DUBAI - BUSINESS BAY**

OWNERSHIP

**FREEHOLD**

PROPERTY TYPE

**RESIDENTIAL MASTERPIECE**

Exclusive Penthouses

**RIVIERA MANSION COLLECTION**

171 MANSIONS

**2 BR - CANNES**

**3 BR - ST TROPEZ**

**4 BR - MONACO**



## SKY MANSION PENTHOUSE COLLECTION

11 SKY MANSION PENTHOUSES

**TOTAL NO. OF FLOORS**

4B + G + 1P + HC+ 45 + ROOF

**TOTAL NO. OF RESIDENTIAL FLOORS**

43

**DATE OF COMPLETION**

Q4 2026

**ANTICIPATED SERVICE CHARGE**

30-40 AED PER SQUARE FOOT

**WHITE GOODS/ APPLIANCES**

FULLY EQUIPPED WITH APPLIANCES

**PLOT SIZE**

3466814

**CEILING HEIGHT**

4.25M (SLAB TO SLAB)

**TOTAL NO. OF UNITS**

182

**BUILDING HEIGHT**

200 M

**NUMBER OF UNITS PER FLOOR:**

1 TO 7 UNITS


**UNIT TYPE:**


FURNISHED / UNFURNISHED





STATING


# FEATURES


- 


RIVIERA INSPIRED  
BEACH
- 


GYMNASIUM &  
TRAINING SERVICES
- 


PRIVATE  
GARAGE
- 


CHAUFFEUR  
SERVICE
- 


SMART  
SYSTEM
- 


VIP OWNER  
LOUNGE
- 


CAR LIFT
- 


PRIVATE  
POOL
- 


VALET  
SERVICE
- 


FIRE FIGHTING  
SYSTEM
- 


PARKING  
ACCESS CARD
- 


BUTLER  
SERVICE
- 


PRIVATE  
CHEF SERVICE
- 


BODYGUARD  
SERVICE
- 

ACOUSTIC  
SYSTEM
- 

CONCIERGE  
SERVICE
- 

TITANIUM  
ACCESS CARD
- 

FOOD &  
BEVERAGE
- 

HOUSE  
KEEPING
- 

SPA  
SERVICE

\*Some of the above features are à la carte services.



ABOUT THE PROJECT

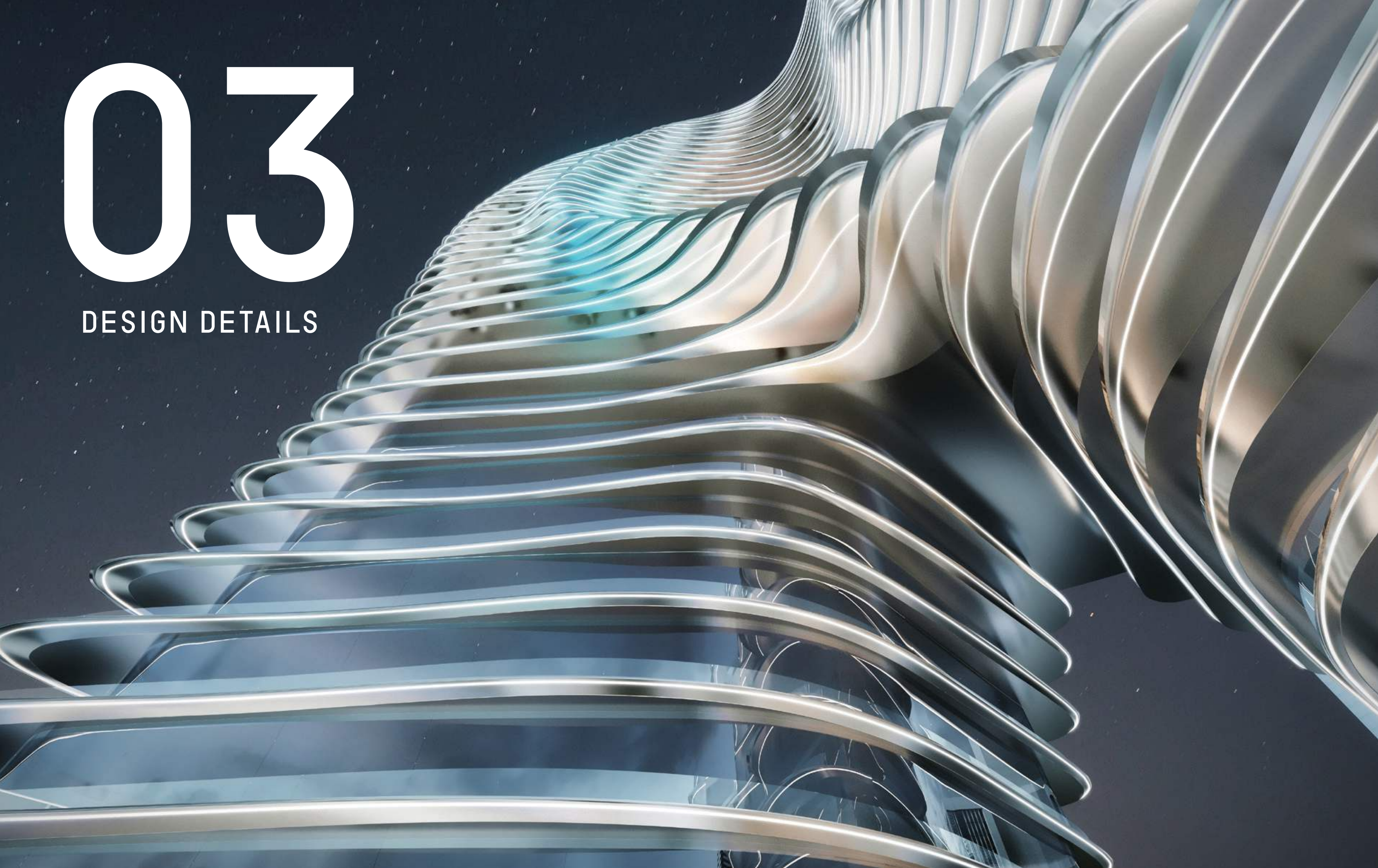


INDULGE IN A SENSUAL JOURNEY OF REFINED BLISS



# 03

DESIGN DETAILS





DESIGN DETAILS

# AN OASIS WITHIN THE METROPOLIS





DESIGN DETAILS

INSPIRED BY THE  
EXQUISITENESS OF  
NATURE





DESIGN DETAILS

# A PRIVATE RETREAT IN THE HEART OF THE METROPOLIS





DESIGN DETAILS

# CAPTURING THE ESSENCE OF COTE D'AZUR





DESIGN DETAILS

# TRANSFORMING METROPOLITAN CULTURE INTO A NEW ART OF LIVING





DESIGN DETAILS

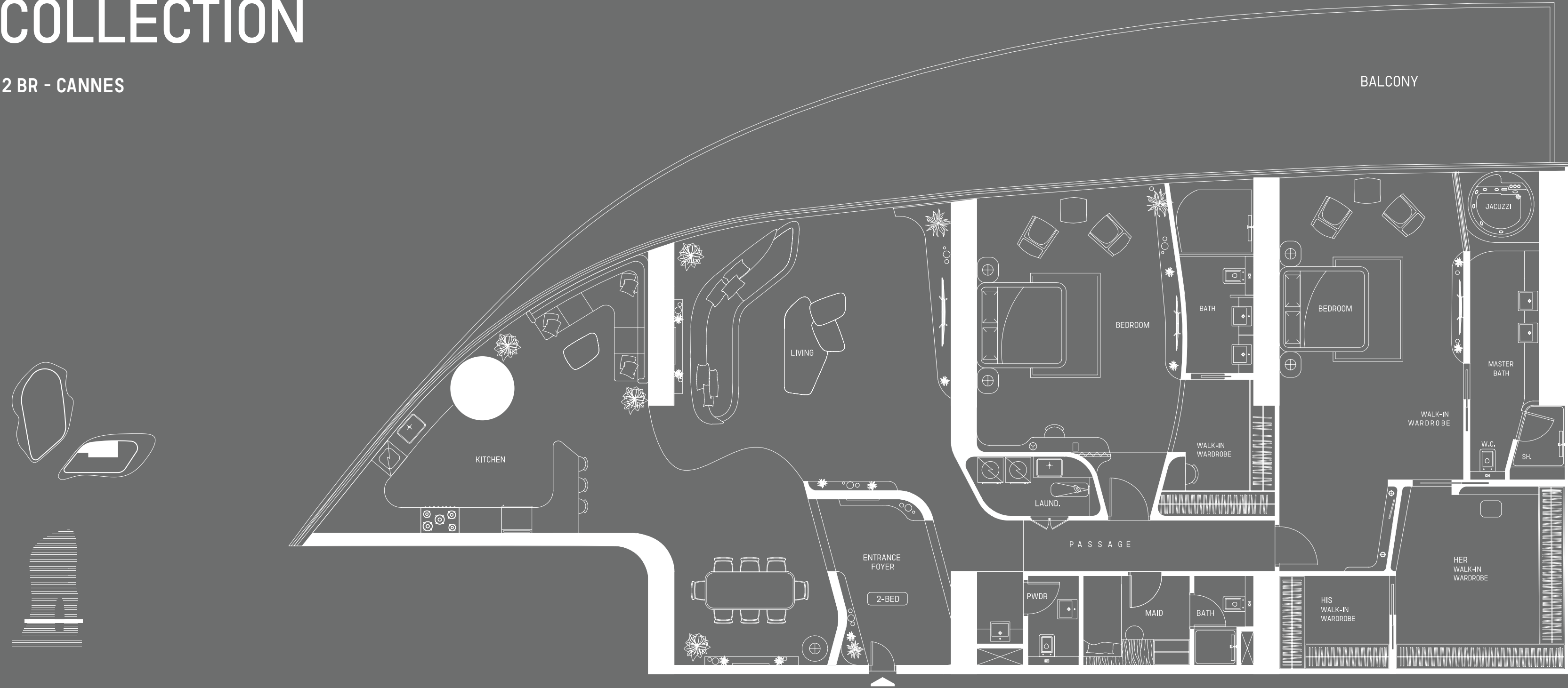
# STEP INTO THE GRANDEUR OF THE FRENCH RIVIERA





# RIVIERA MANSION COLLECTION

2 BR - CANNES



LOWER LEVEL

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.



DESIGN DETAILS



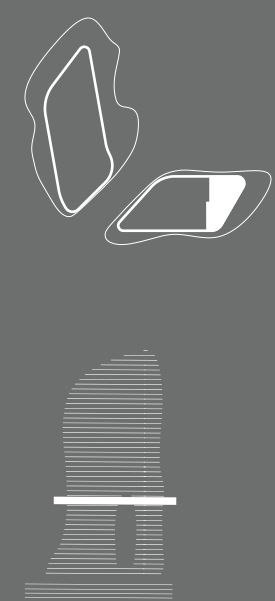
DESIGNED TO EXUDE SOPHISTICATION AND REFINEMENT



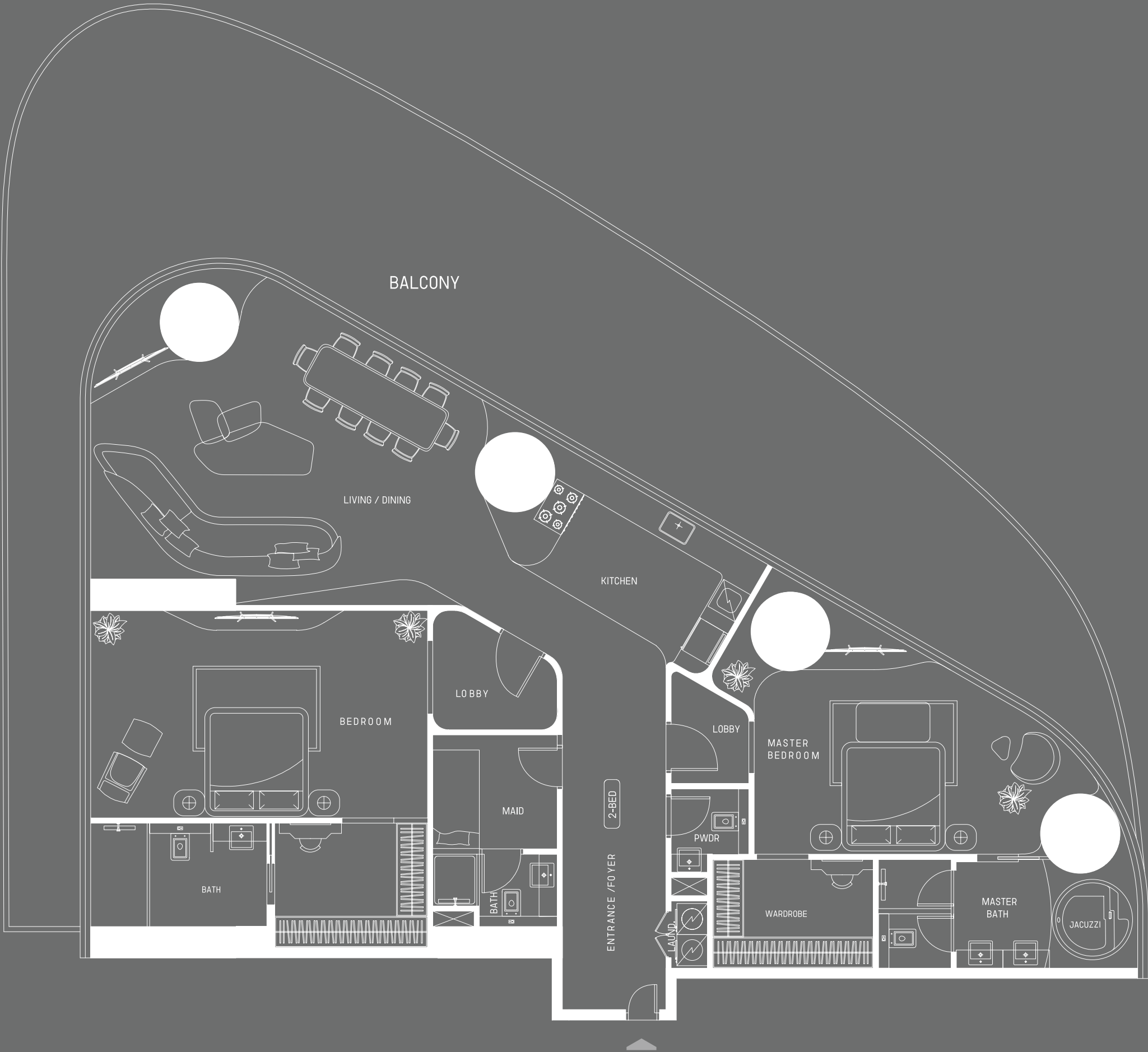
DESIGN DETAILS

# RIVIERA MANSION COLLECTION

2 BR - CANNES



MID-LEVEL



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DESIGN DETAILS



IN A CITY OF CONTRASTS AND SKYCRAPERS



# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



## MID-LEVEL

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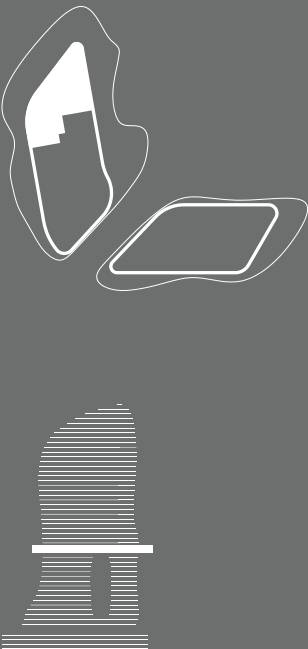




DESIGN DETAILS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



MID-LEVEL

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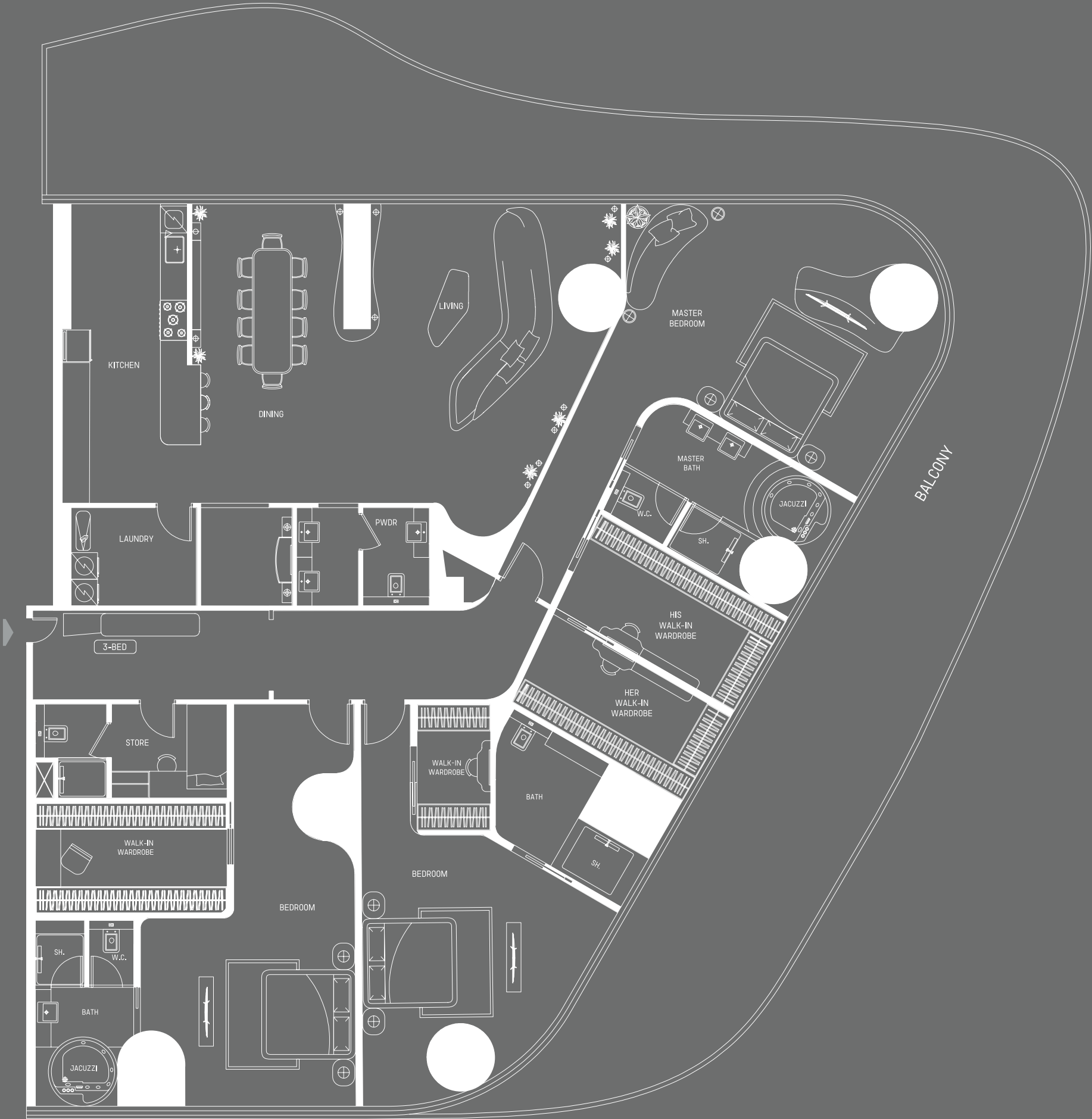
DESIGN DETAILS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



HIGHER-LEVEL



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DESIGN DETAILS

# A DEMONSTRATION OF EXCELLENCE









DESIGN DETAILS

# AN ENTHRALLING SCULPTURE IN THE MOST ICONIC CITY





DESIGN DETAILS



AN UNRIVALED HIGH-END LIVING



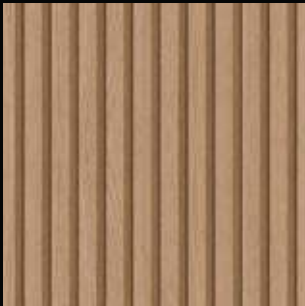
FINISHES



SODALITE BLUE MARBLE



CALACATTA ORO



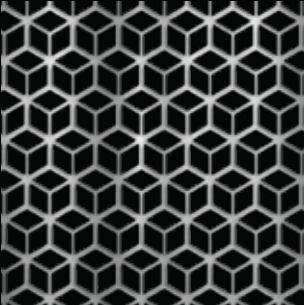
FLUTED TAN OAK WOOD



TAN OAK WOOD



CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME  
TEXTURE



FISH SCALE PARQUET  
FLOORING

All finishes are subject to change without notice at our sole discretion for any reason including for aesthetic purposes.







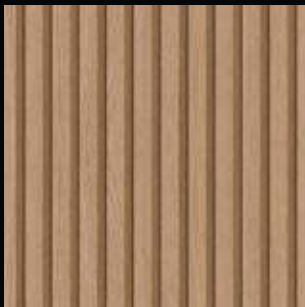
# CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



CALACATTA ORO



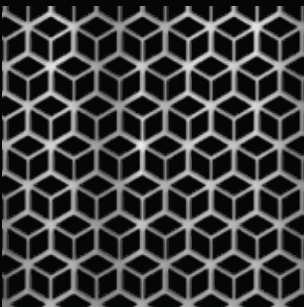
FLUTED TAN OAK WOOD



TAN OAK WOOD



CHROME TEXTURE



CHROME MESH



RIPPLED CEILING CHROME  
TEXTURE



FISH SCALE PARQUET  
FLOORING

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An aerial photograph of Monaco, France, taken at sunset. The city is built into a steep hillside on the right, with numerous high-rise buildings and residential structures illuminated by warm interior lights. The sea occupies the left and center of the frame, filled with many yachts and boats. The sky is a dramatic mix of orange, pink, and blue, with scattered clouds. The overall mood is serene and luxurious.

A TRIBUTE TO THE

# RIVIERA'S FLAIR

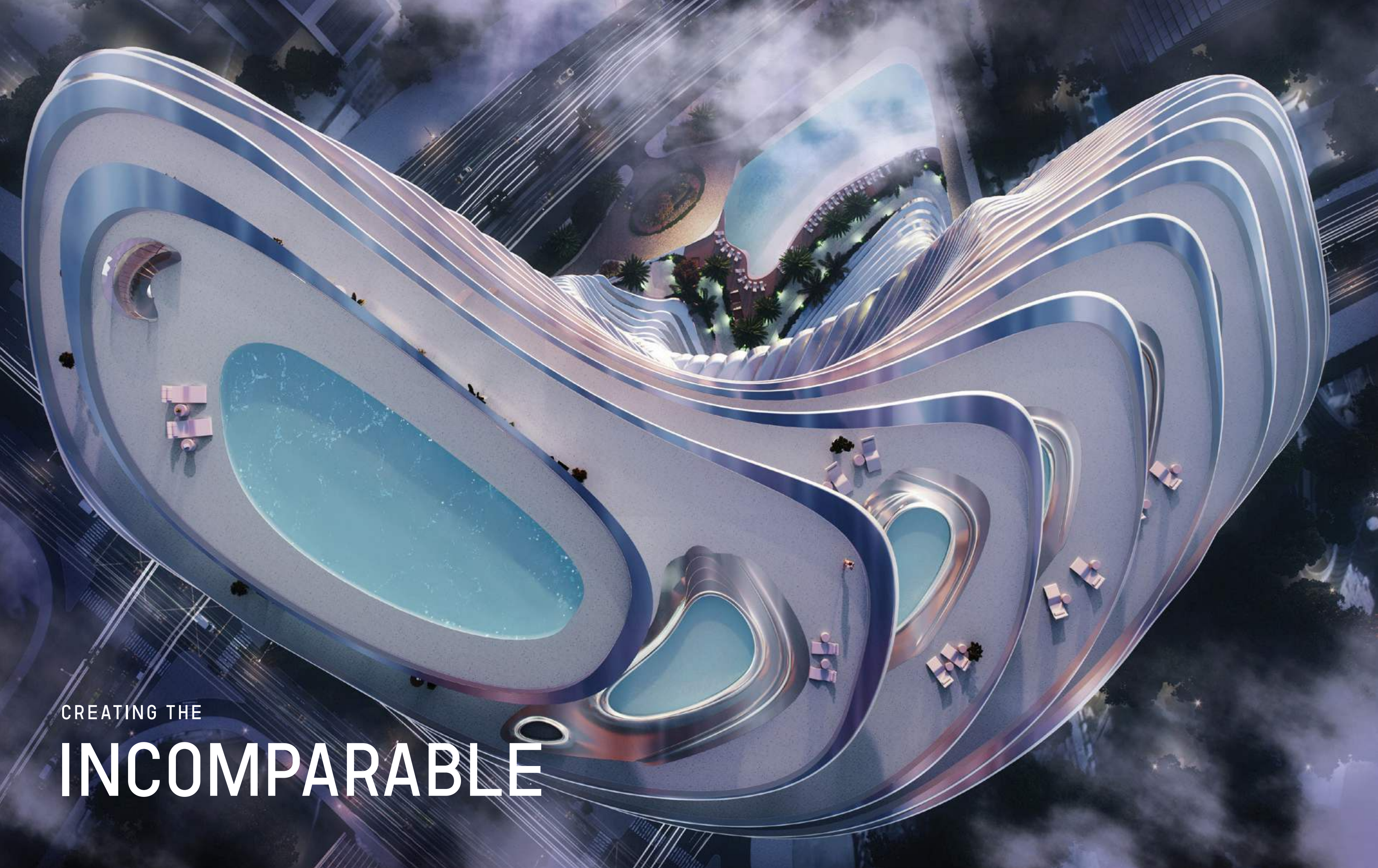




THE EPITOME OF

REFINEMENT





CREATING THE

INCOMPARABLE



