

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



**DR. HUSSAIN  
BINGHATTI ALJBORI**  
CHAIRMAN - BINC



**MUHAMMAD  
BINGHATTI**  
CEO



**AHMED  
BINGHATTI**  
VICE CHAIRMAN



Binghatti is a leading real estate development company in the UAE, recognized by numerous international awards such as the International Property Awards, and Forbes Middle East's list of 'Top 100 real estate companies in the Arab world'. The company is headed by CEO and Head of Architecture, Muhammad Binghatti.

Being known as the trendsetter in the region, Binghatti continuously seeks to deliver world-class and unparalleled experience to their clients. They have collaborated with globally renowned brands from entirely different industries such as the exquisite watch and jewelry brand, Jacob & Co. and high-end auto brand, Bugatti. These innovative ventures have led Binghatti to introduce ground-breaking architectural projects that no developer has ever done before.

Binghatti is renowned for its major developments that embody a distinct modern architectural identity. The organization follows a design philosophy that puts brand character and quality at the forefront of its company ethos. Binghatti's developments are part of its project portfolio which carries an investment value exceeding AED 20 Billion.

The rapid delivery of projects has become a unique selling point for Binghatti. This comes as an even greater achievement as Binghatti often prides itself in being a developer that delivers projects rapidly, without compromising on quality. The company's vision often focuses on delivering intricately designed projects that offer its clients and owners a sense of pride in owning these Binghatti created assets.

60+

PROJECTS IN THE REGION

10,000+

UNITS HANDED OVER

VALUE OF

7 Billion

20,000+

UPCOMING PROJECT UNITS

VALUE OF

20 Billion

# Awards & Recognitions





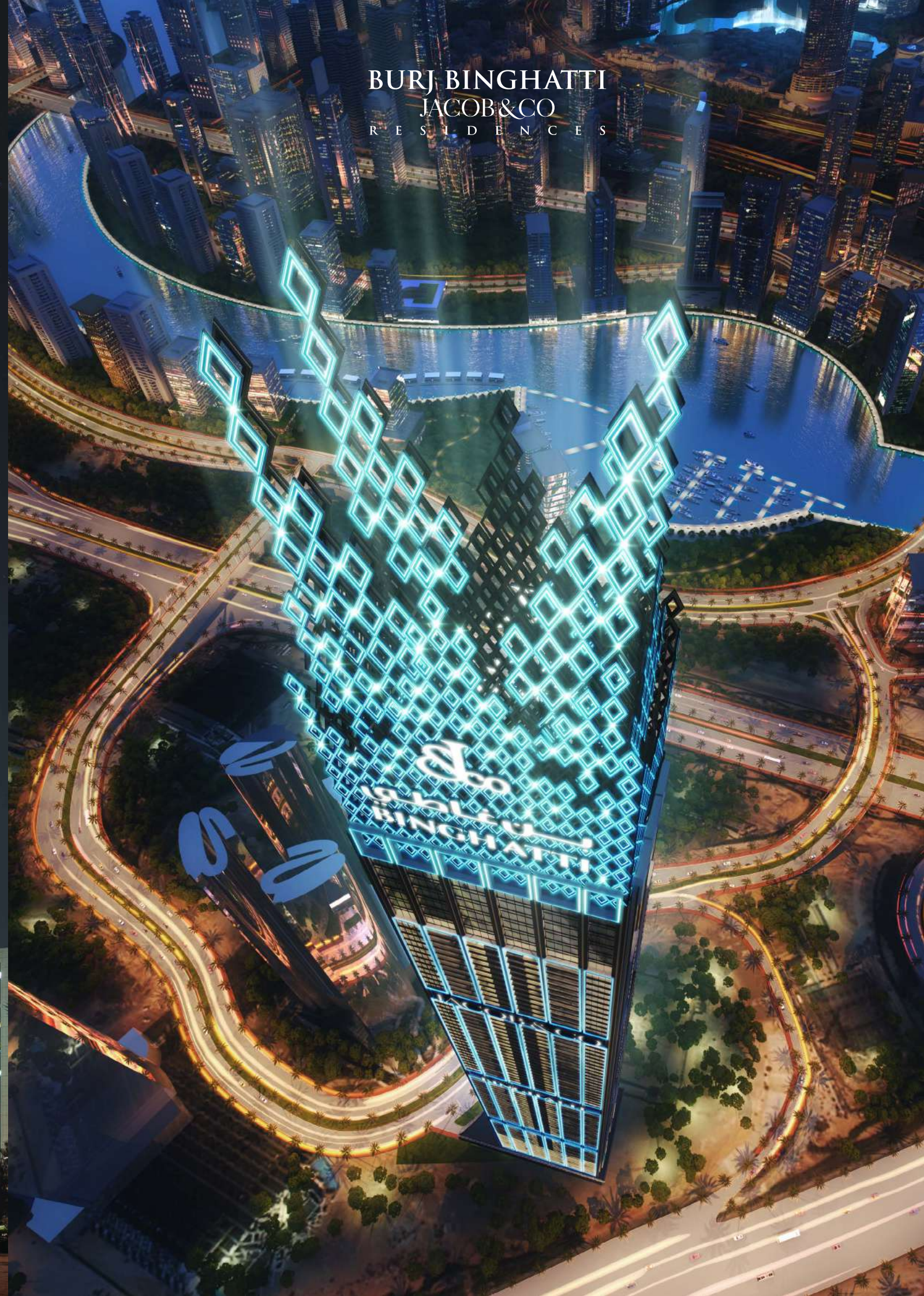


RESIDENCES

BY  
BINGHATTI



BURJ BINGHATTI  
JACOB & CO  
RESIDENCES







## Live Amidst the Clouds

Imagine living amidst the clouds at the peak of one of the tallest hypertowers in the world. Break boundaries, and challenge the unthinkable, Burj Binghatti Jacob & Co Residences utterly redefines the notion of a luxuriant contemporary lifestyle in the metropolis, offering impeccable, high-end bespoke living exclusively fashioned for the elite.

DESIGN CONCEPT

# The Clouds





## Horology and Watchmaking by High Jewelry Setting

The amalgamation of ingenuity and refinement are the hallmarks of this groundbreaking architectural masterpiece. Featuring stylized elements and dimensions found in Jacob & Co's scrupulous watchmaking process that are both highly aesthetic and constructive. The hypertower has gone beyond remarkable architectural and horological achievements, full of unparalleled pioneering technological solutions and adorned with incomparable finishing techniques inspired by Jacob & Co's horological and design philosophy.



## The Gems





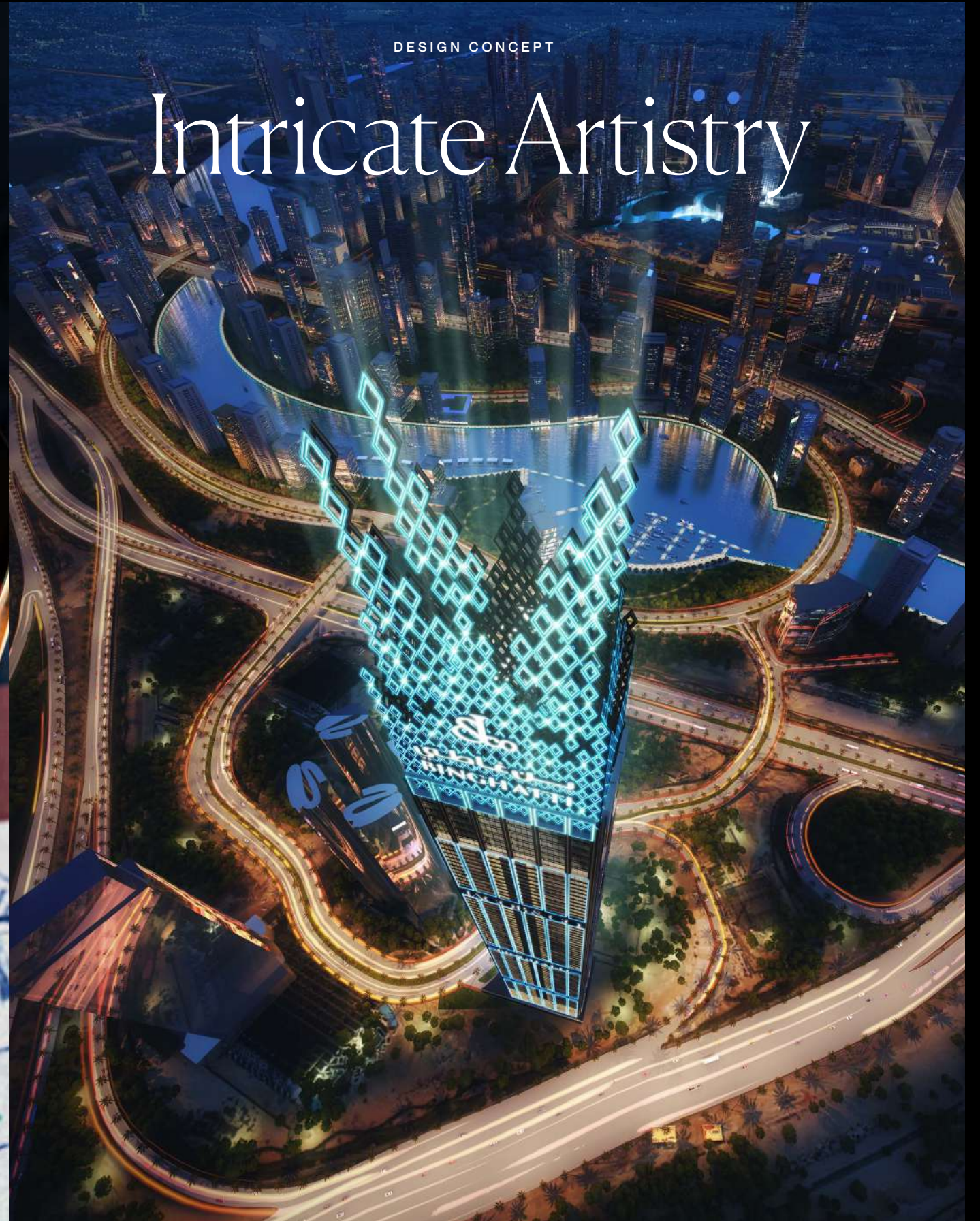
## Unrivalled Opulence

The crown stands as the culmination of the Binghatti and Jacob & Co signature architectural and horological code, the emblem and purest representation of the brands. The crown is found at the highest altitude of the hypertower illuminating unrivalled opulence with its voluptuous and fascinating constructive display of the iconic and signature Jacob diamonds.



DESIGN CONCEPT

## Intricate Artistry







## Inspired by the Impossible

Brimming with radical and profound ideas, breaking new ground in high-end architectural and horological spheres, Binghatti and Jacob & Co unite to transcend boundaries never believed possible - an astounding luxury design and architectural feat the world has never seen before.

DESIGN CONCEPT

# The Impossible





Exclusively Fashioned  
for the Elite





# Strategically Situated in Business Bay





# The Map



AL KHAIL  
ROAD

JUMEIRAH  
BEACH

DOWNTOWN  
DUBAI

BUSINESS BAY  
MARINA

BURJ  
KHALIFA

SHEIKH ZAYED  
ROAD

بن غاطي  
BINGHATTI

JACOB&CO

BINGHATTI







# FACTSHEET

Project Name:

Burj Binghatti Jacob&Co Residences

Developer Name:

Binghatti Developer

Ownership:

Freehold

Location:

Dubai, Business Bay

Building Height:

Approx. 555m

Building Configuration:

6 B + G + 5 P + 98 Floors + Roof

Total Number of Units:

299 Units

Unit Type

Exclusive Villas

Sapphire Villa (2.5 Bedroom)

Emerald Villa (2 Bedroom)

Ruby Villa (3 Bedroom)

Exclusive Villas

Diamond Sky Mansion (4 Bedroom)

Fleur De Jardin Sky Mansion (6 Bedroom)

Sky Penthouses

Astronomia Sky Penthouse (5 Bedroom)

The Billionaire Sky Penthouse (7 Bedroom)







بن غاطي  
BINGHATTI



# FACTSHEET

## Composition of Units:

Emerald Villa: 70  
Sapphire Villa: 70  
Ruby Villa: 132  
Diamond Sky Mansion: 12  
Fleur De Jardin Sky Mansion: 12  
Astronomia Sky Penthouse: 2  
The Billionaire Sky Penthouse: 1

Floor Plate: 18,700 Sq. Ft.  
Number of Units per Floor: 1 to 4 units

## Bedroom Types Sq. Ft.

Emerald Villa: 3,347 Sq. Ft.  
Sapphire Villa: 3,351 Sq. Ft.  
Ruby Villa: 3,314 Sq. Ft.  
Diamond Sky Mansion: 7,032 Sq. Ft.  
Fleur De Jardin Sky Mansion: 7,032 Sq. Ft.  
Astronomia Sky Penthouse: 14,195 Sq. Ft.  
The Billionaire Sky Penthouse: 27,800 Sq. Ft.

## Features & Amenities:

Gallery, Café Bar, Valet Parking, Outdoor Swimming Pool, Pool Bar, Gym, Games Room, Chef Table, Events Hall, Spa, Sky Gardens, Concierge Service.

Floor to Floor Height: 4.2m Total Height  
Floor to Ceiling Height: Clear Height to be as per STR/MEP Design  
Private Pools: 299 (All Units)  
Sky Gardens: 4  
GYM: 1

## Parking Bays for Each Unit:

2BHK: 2  
2.5BHK: 2  
3BHK: 2  
Penthouse 6BHK: 4  
Full Floor Penthouse 5BHK: 6  
Duplex Penthouse 7BHK: 12

## Elevators:

Number of Residential Elevators: 12  
Number of Private Elevators: 2  
Number of Service Elevator: 2  
Total Number: 16









STATING

# FEATURES



Concierge  
Service



Chauffeur  
Service



Bodyguard  
Service



Titanium  
Access



Parking  
Access



Lobby  
Lounge



Infinity  
Pool



Food &  
Beverage



Spa  
Service



Private  
Chef



Daycare  
Service



Butler  
Service



Housekeeping /  
Cleaning Services



Gymnasium &  
Training Services

All stated services whether in relation to the building, common areas or individual units are subject to government and local authority approvals.







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# MATERIAL



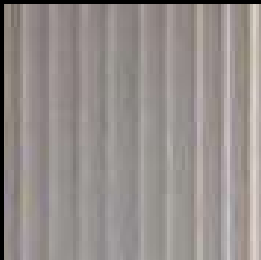
Velvet Fabric  
Dusky Blue



Velvet Fabric  
Royal Blue



Velvet Fabric  
Sapphire Blue



White Fluted  
Wood Panel



White Scalloped  
Flute Wood Panel



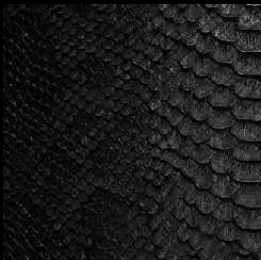
Tinted Brown  
Glass



Mirror  
Glass



Tinted Violet  
Glass



Leather Black  
Snake skin Texture





# MATERIAL



Nero Marquina  
Black Marble



Black River  
Marble



Asian St. Laurent  
Marble



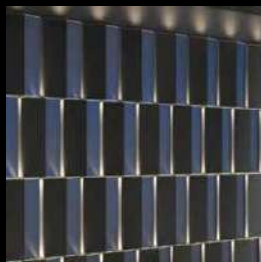
Brass Metal  
Glossy



Glossy Black  
Panel



Calacatta Borghini  
Porcelain Slab-Polished



Stainless Matte  
Black Panel



Calacatta Borghini  
Marble



Brushed Stainless  
Steel Ripple Finish

































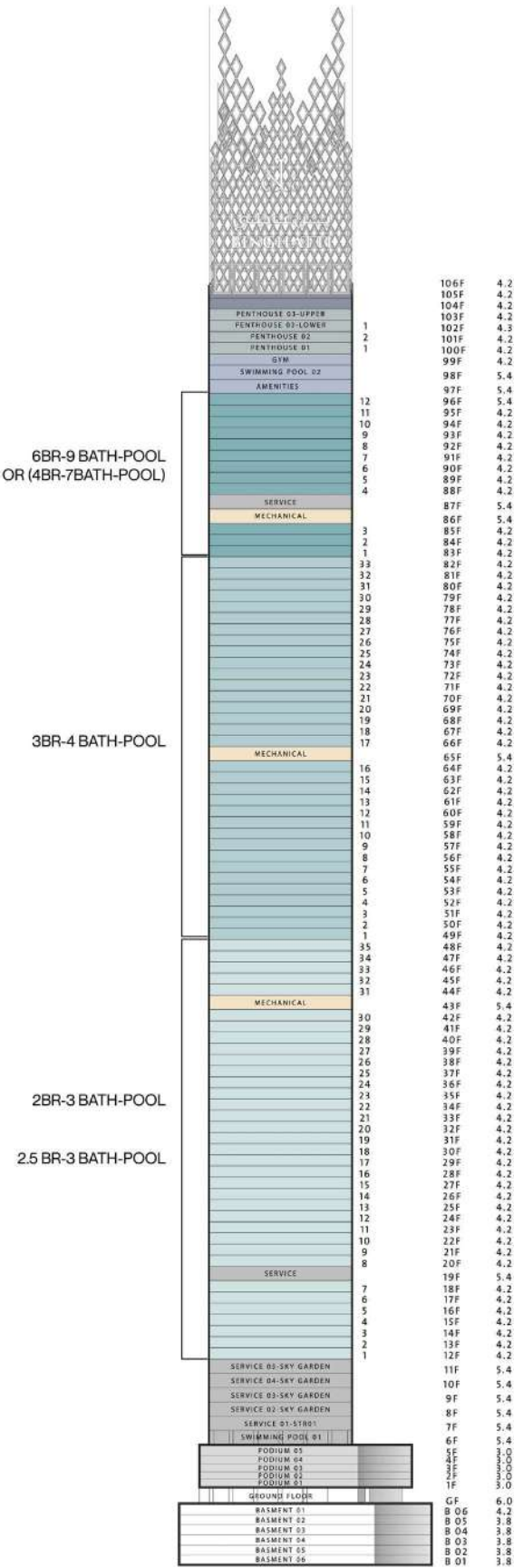
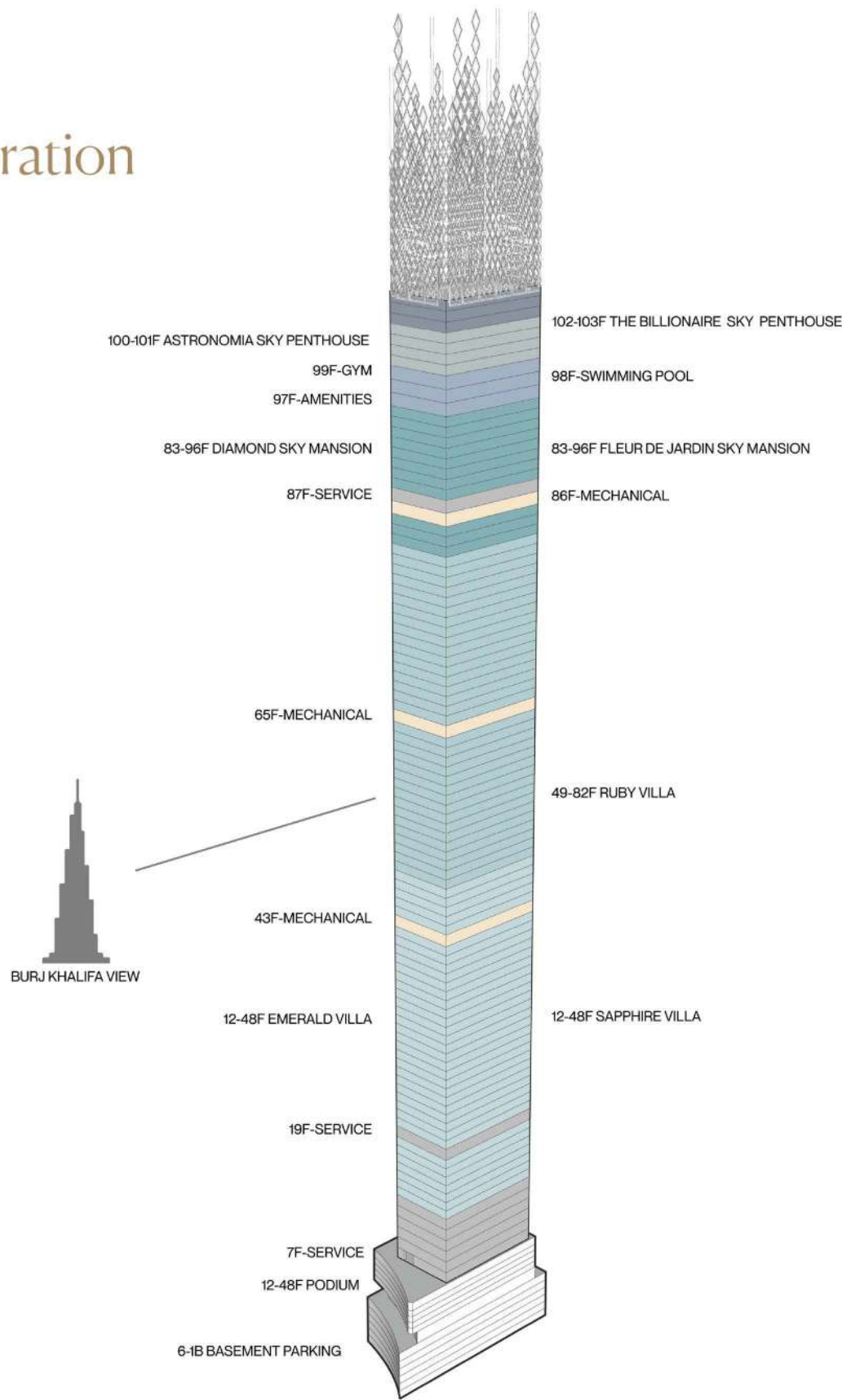








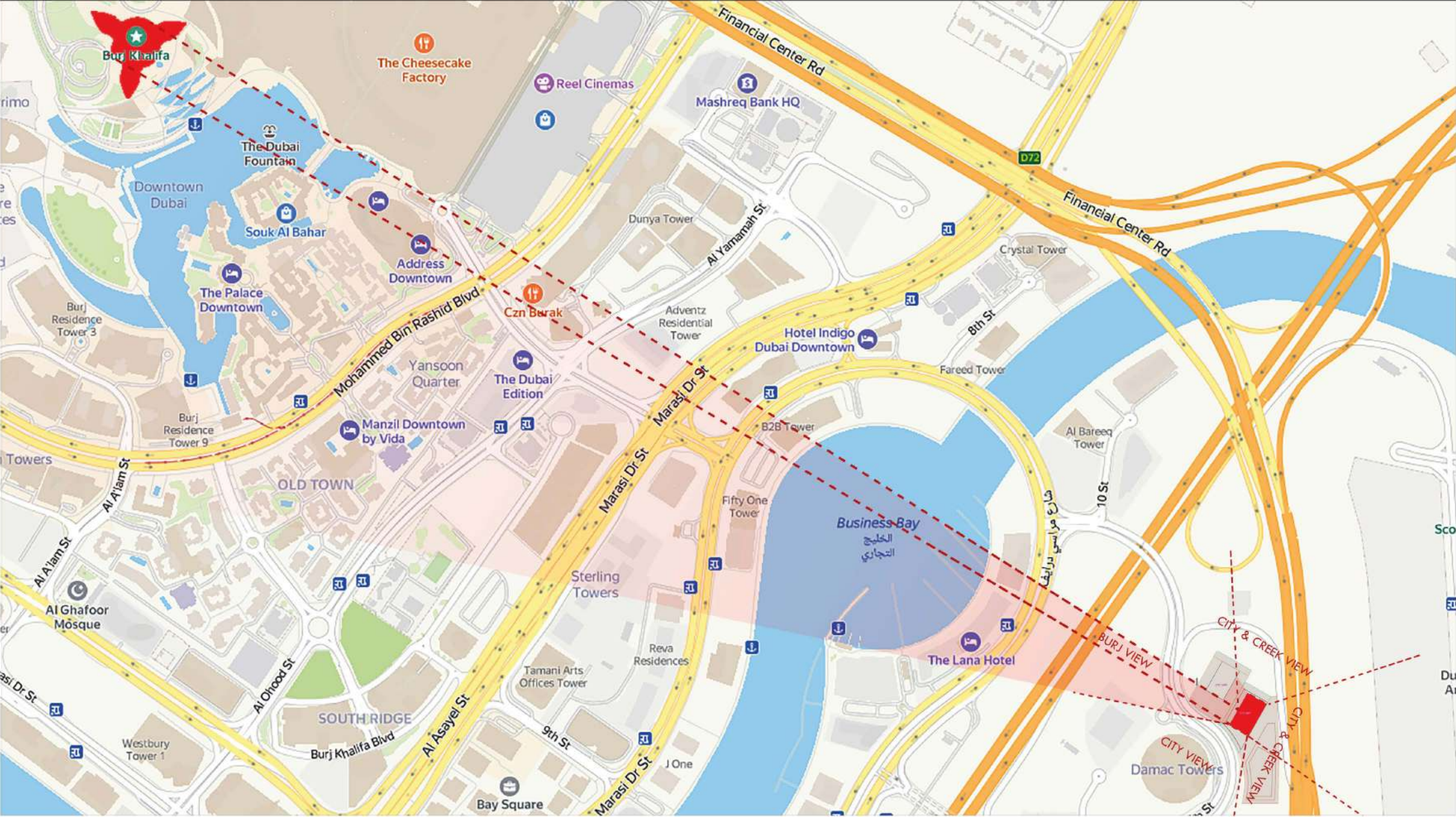
# Project Configuration





FACTS & FIGURES

UNIT	SUITE AREA sq.m	BALCONY AREA sq.m	TOTAL UNIT AREA sq.m	TOTAL UNIT AREA sq.ft	VIEW ANALYSIS	FLAT / FLOOR	FLOOR COUNT	FLATS COUNT	PARKING/FLAT	TOTAL PARKINGS COUNT
2BR - EMERALD VILLA	161	148	309	3326	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	2	35	70	2	140
2.5 BR - SAPPHIRE VILLA	161	148	309	3326	CITY & CREEK VIEW	2	35	70	2	140
3BR - RUBY VILLA	194	112	306	3294	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	4	33	132	2	264
6 BR - FLEUR DE JARDIN SKY MANSION OR 4 BR - DIAMOND SKY MANSION	194	112	306	3294	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	2	12	24	4	96
5 BR - ASTRONOMIA SKY MANSION PENTHOUSE	956	141	1097	11808	BURJ KHALIFA , CITY & CREEK VIEW	1	2	2	6	12
7 BR - BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)	1844	156	2000	21528	BURJ KHALIFA , CITY & CREEK VIEW	1	2	1	12	12
								299		664



COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS  
NO. OF PENTHOUSE LIFT 2 LIFTS  
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

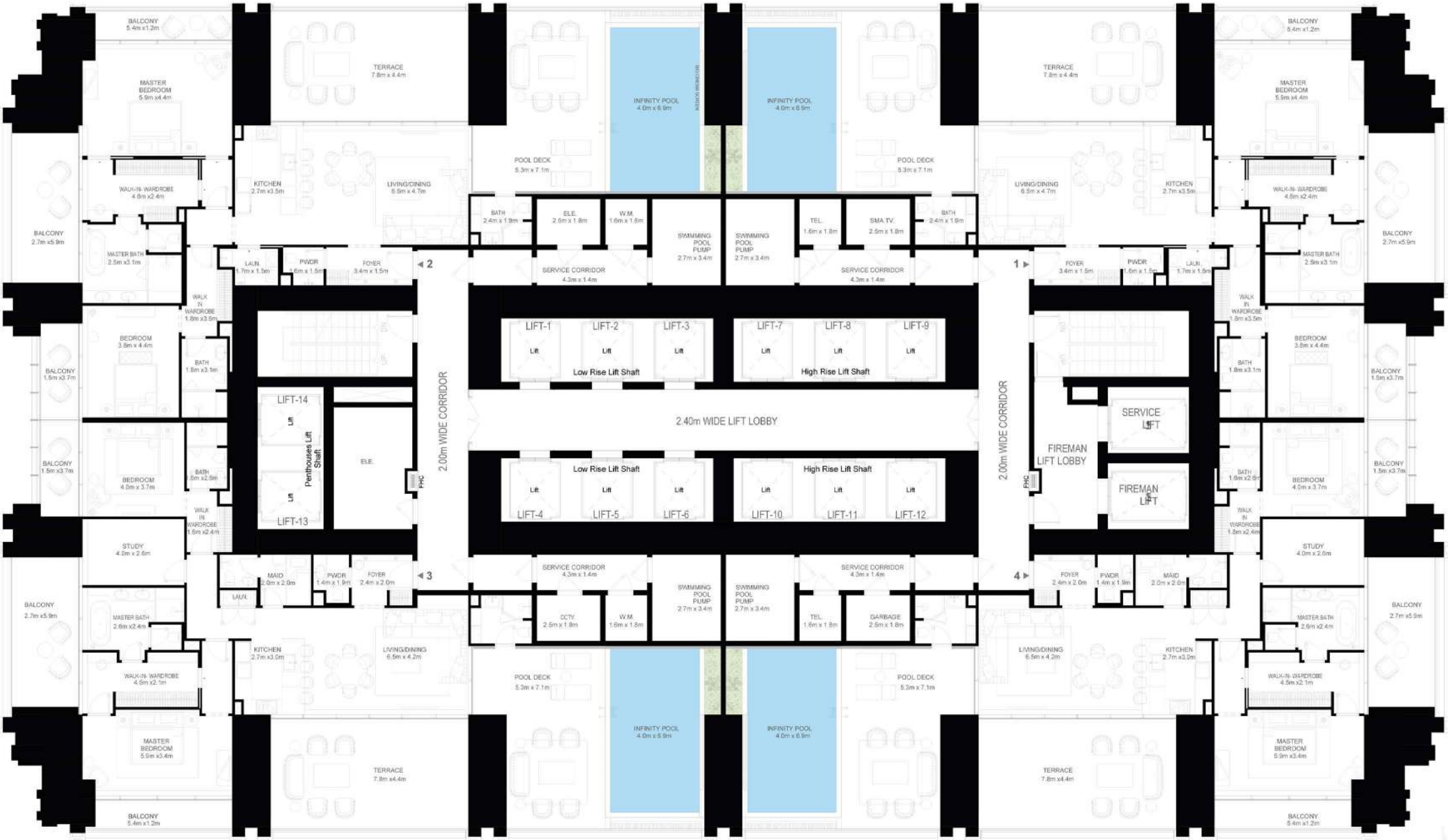
EXTRA FEATURES

PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE) : 12 PARKINGS

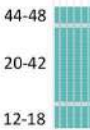


EMERALD VILLA and SAPPHIRE VILLA  
2 BEDROOMS and 2.5 BEDROOMS MANSIONS

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
  - CITY & CREEK VIEW
  - CITY VIEW



COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS  
NO. OF PENTHOUSE LIFT 2 LIFTS  
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

- SMART SYSTEM SPECIFICATIONS
- Voice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
  - Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
  - Energy Management: Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
  - Automated Blinds and Curtains: Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
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  - The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
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  - Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES	
PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION(POOLUX PENTHOUSE): 12 PARKINGS



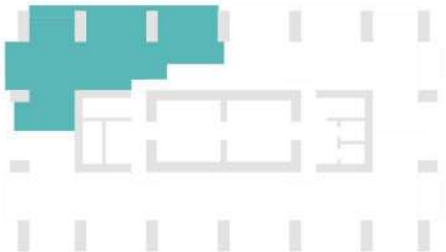
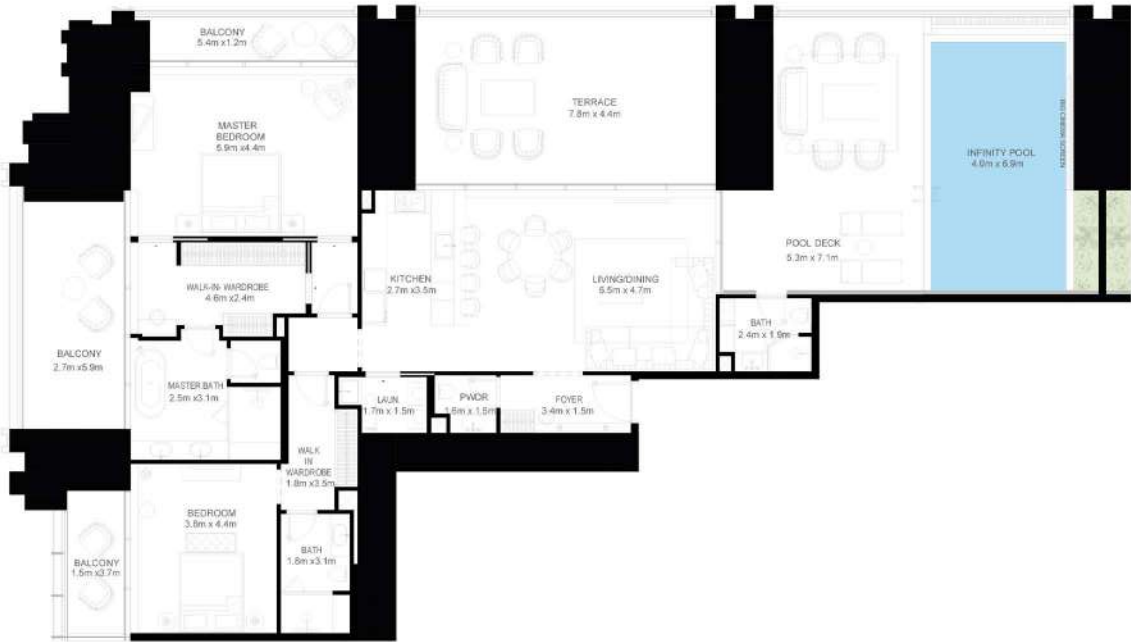
EMERALD VILLA

2 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

EMERALD MANSION DESIGN COMPONENTS	
FOYER	5 m²
PWDR	2 m²
LAUN.	3 m²
LIVING & DINNING	31m²
KITCHEN	13 m²
MASTER BEDROOM	26 m²
BEDROOM	17m²
WALK-IN WARDROBE	10 m²
MASTER BATH	12 m²
BATH	6 m²
POOL DECK	31 m²
BATH	4 m²
INFINITY POOL	28 m²
TERRACE	34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



**Disclaimer:**

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.



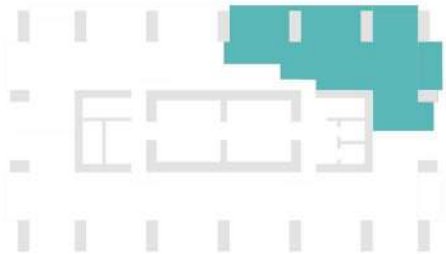
EMERALD VILLA

2 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

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EMERALD MANSION DESIGN COMPONENTS	
FOYER	5 m²
PWDR	2 m²
LAUN.	3 m²
LIVING & DINNING	31m²
KITCHEN	13 m²
MASTER BEDROOM	26 m²
BEDROOM	17m²
WALK-IN WARDROBE	10 m²
MASTER BATH	12 m²
BATH	6 m²
POOL DECK	31 m²
BATH	4 m²
INFINITY POOL	28 m²
TERRACE	34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



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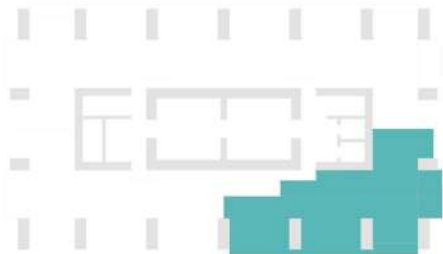
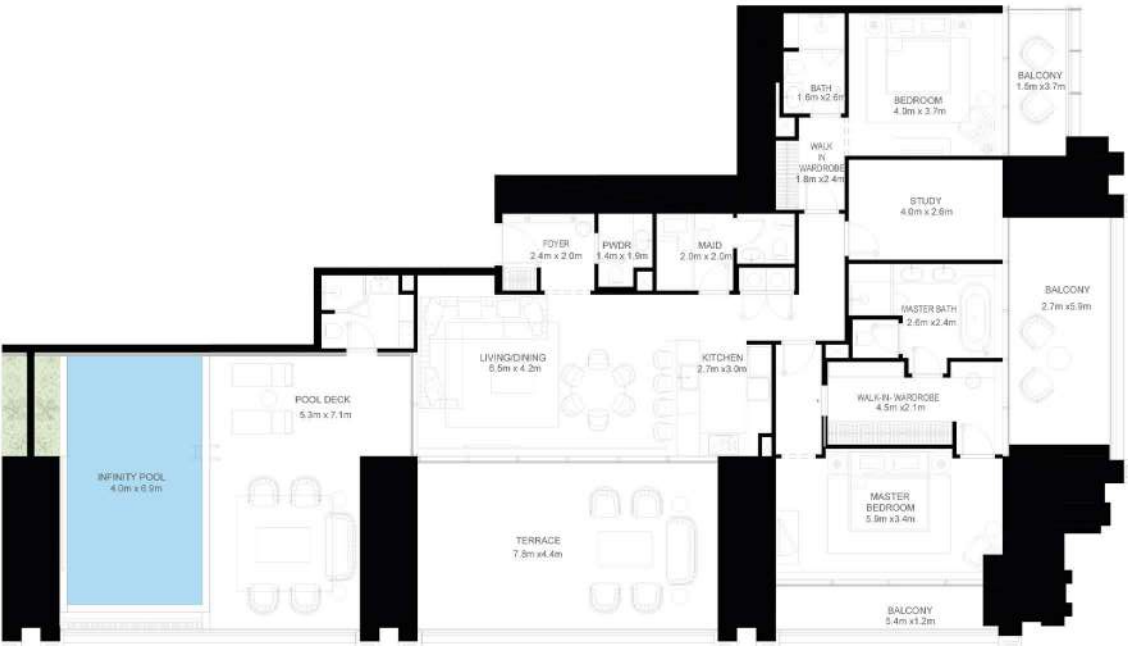
SAPPHIRE VILLA

2.5 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

SAPPHIRE MANSION DESIGN COMPONENTS	
FOYER	5 m²
PWDR	2 m²
LAUN.	1 m²
LIVING & DINNING	28 m²
KITCHEN	11 m²
MASTER BEDROOM	20m²
BEDROOM	15 m²
WALK-IN WARDROBE	10 m²
MASTER BATH	10 m²
BATH	4 m²
MAID	6 m²
POOL DECK	31 m²
BATH	4 m²
STUDY	10 m²
INFINITY POOL	28 m²
TERRACE	34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



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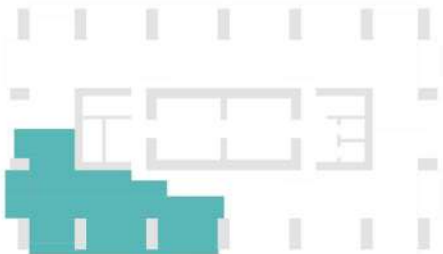
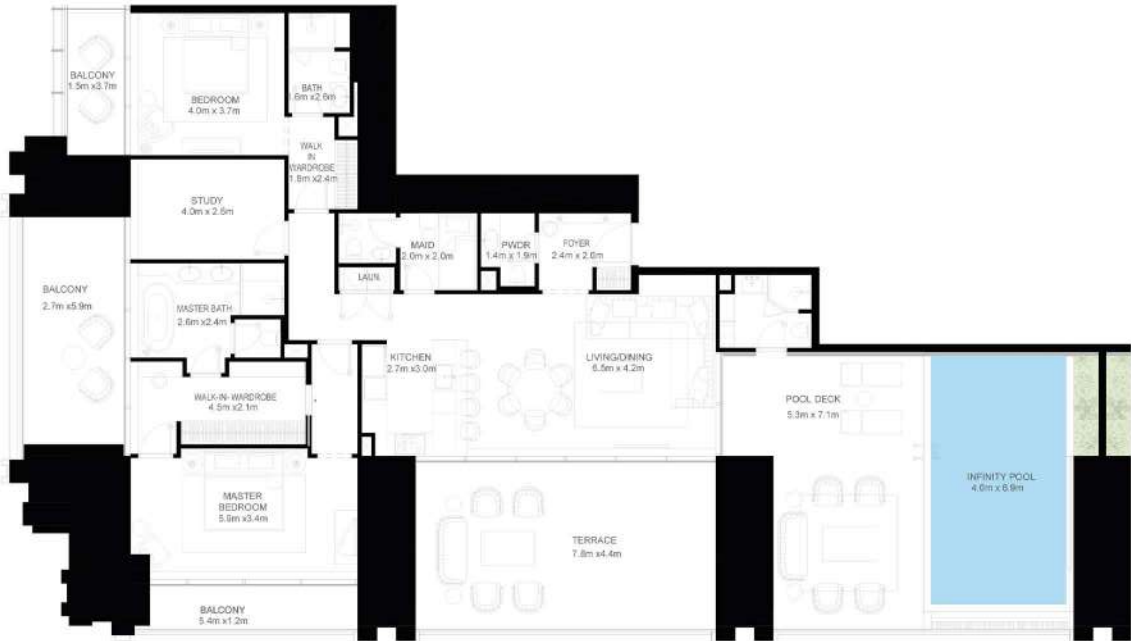
SAPPHIRE VILLA

2.5 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

SAPPHIRE MANSION DESIGN COMPONENTS	
FOYER	5 m²
PWDR	2 m²
LAUN.	1 m²
LIVING & DINNING	28 m²
KITCHEN	11 m²
MASTER BEDROOM	20m²
BEDROOM	15 m²
WALK-IN WARDROBE	10 m²
MASTER BATH	10 m²
BATH	4 m²
MAID	6 m²
POOL DECK	31 m²
BATH	4 m²
STUDY	10 m²
INFINITY POOL	28 m²
TERRACE	34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



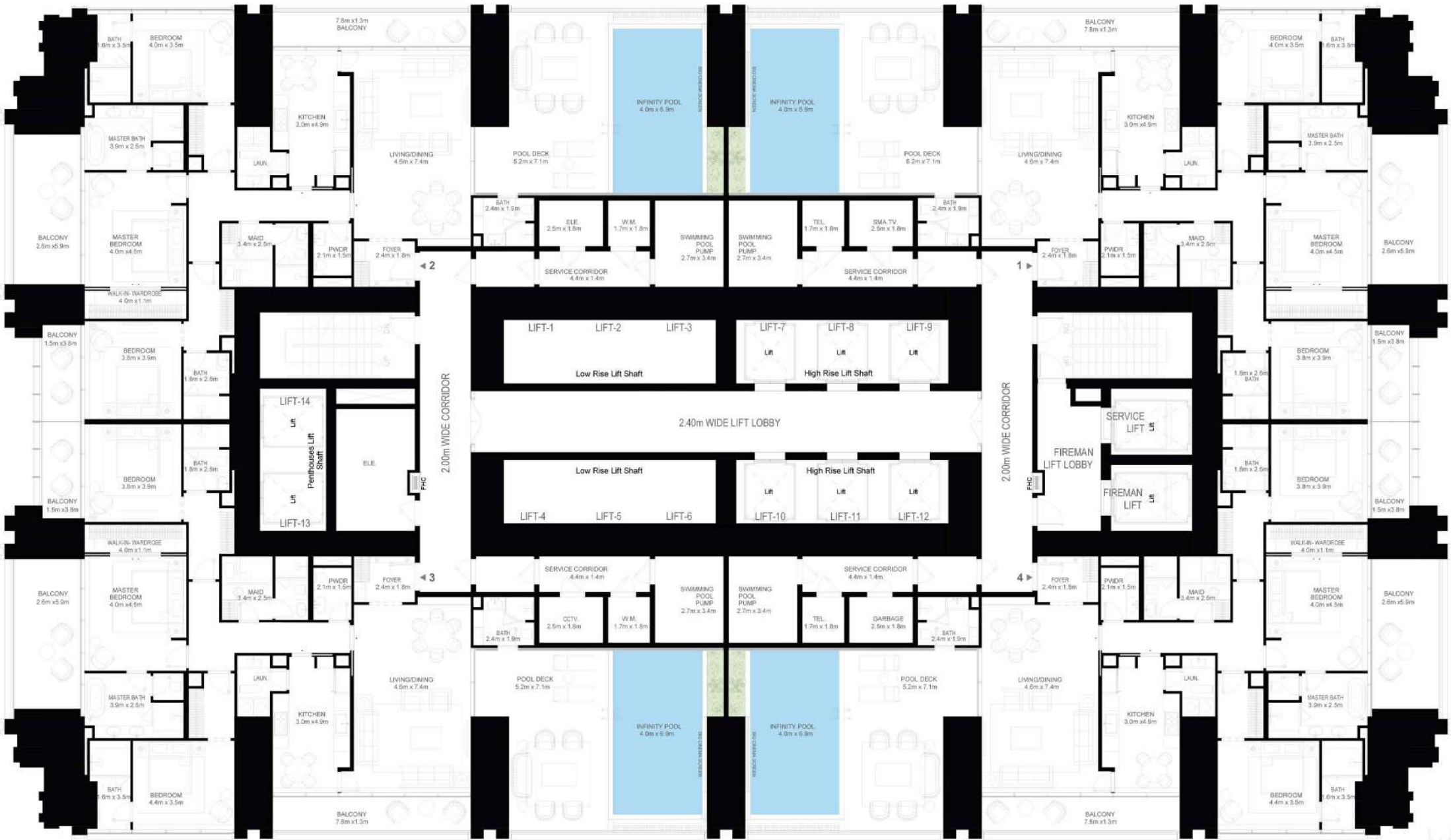
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RUBY VILLA  
3 BEDROOMS MANSIONS

L49th to L82 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
  - CITY & CREEK VIEW
  - CITY VIEW

63-82  
49-62

COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS  
NO. OF PENTHOUSE LIFT 2 LIFTS  
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

- SMART SYSTEM SPECIFICATIONS
- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
  - Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
  - Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
  - Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
  - Smart Kitchen Appliances.**

- ACOUSTIC SPECIFICATIONS
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
  - The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
  - The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
  - The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
  - The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
  - The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
  - Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES	
PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2 PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (DOUBLES PENTHOUSE) : 12 PARKINGS

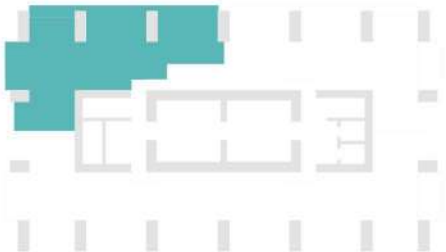


RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

Table with 3 columns: AREA, SQ. M, SQ. FT. Rows include SUITE AREA (194 m², 2087ft²), BALCONY AREA (112 m², 1201 ft²), and TOTAL UNIT AREA (306 m², 3288 ft²).

0303 MANSION DESIGN COMPONENTS table listing room areas in m² and ft²: FOYER (4 m²), PWDR (3 m²), LAUN. (9 m²), LIVING & DINNING (35 m²), KITCHEN (15 m²), MASTER BEDROOM (18 m²), BEDROOM (15 m²), BEDROOM (14 m²), WALK-IN WARDROBE (4 m²), MASTER BATH (10 m²), BATH (5 m²), BATH (6 m²), POOL DECK (31 m²), BATH (4 m²), MAID (8 m²), INFINITY POOL (28 m²).



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



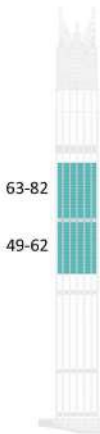
GENERAL FINISHES table: FLOORING (NATURAL STONE), SKIRTING (MARBLE + MDF), WALL (PAINT + PANELS + MARBLE + PORCELAIN), CEILING (PAINT), TERRACE (MARBLE).

KITCHEN & APPLIANCES table: CABINETS (MDF + GLASS + BRASS), COUNTER TOP (NATURAL STONE), BACK SPLASH (NATURAL STONE), COOKING RANGE (MIELIE OR EQUIVALENT), SINK (OMOIKIRI OR EQUIVALENT), FRIDGE (MIELIE OR EQUIVALENT), DISH WASHER (MIELIE OR EQUIVALENT), WASHING MACHINE (MIELIE OR EQUIVALENT), MICROWAVE (MIELIE OR EQUIVALENT), OVEN (MIELIE OR EQUIVALENT), ICE MAKER (MIELIE OR EQUIVALENT).

BATHROOM SPECIFICATIONS table: FLOORING (MARBLE), SKIRTING (MARBLE), WALL (MARBLE), CEILING (PAINT), WASHBASIN (ANZZI MENO SERIES DECO-GLASS VESSEL SINK), WC (VILLEROY & BOCH OR EQUIVALENT), BATHTUB (BATHTUB ANTONIO LUPI DESIGN REFLEX).

GENERAL SPECIFICATIONS table: DOORS MATERIALS (HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS), DOORS IRONMONGERY (ZAHA HADID DESIGN), CURTAIN WALLS, WARDROBES PANELS (HIGH GLOSS LACQUERED MDF).

PRIVATE POOL : 4.00 X 7.00 X 1.00



Disclaimer: The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services. The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

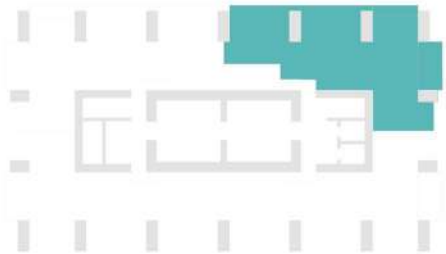


RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

Table with 3 columns: AREA, SQ. M, SQ. FT. Rows include SUITE AREA (194 m², 2087ft²), BALCONY AREA (112 m², 1201 ft²), and TOTAL UNIT AREA (306 m², 3288 ft²).

0303 MANSION DESIGN COMPONENTS table listing room areas: FOYER (4 m²), PWDR (3 m²), LAUN. (9 m²), LIVING & DINNING (35 m²), KITCHEN (15 m²), MASTER BEDROOM (18 m²), BEDROOM (15 m²), BEDROOM (14 m²), WALK-IN WARDROBE (4 m²), MASTER BATH (10 m²), BATH (5 m²), BATH (6 m²), POOL DECK (31 m²), BATH (4 m²), MAID (8 m²), INFINITY POOL (28 m²).



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



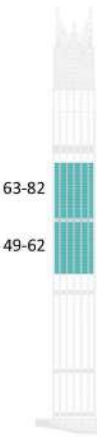
GENERAL FINISHES table: FLOORING (NATURAL STONE), SKIRTING (MARBLE + MDF), WALL (PAINT + PANELS + MARBLE + PORCELAIN), CEILING (PAINT), TERRACE (MARBLE).

KITCHEN & APPLIANCES table: CABINETS (MDF + GLASS + BRASS), COUNTER TOP (NATURAL STONE), BACK SPLASH (NATURAL STONE), COOKING RANGE (MIELIE OR EQUIVALENT), SINK (OMOIKIRI OR EQUIVALENT), FRIDGE (MIELIE OR EQUIVALENT), DISH WASHER (MIELIE OR EQUIVALENT), WASHING MACHINE (MIELIE OR EQUIVALENT), MICROWAVE (MIELIE OR EQUIVALENT), OVEN (MIELIE OR EQUIVALENT), ICE MAKER (MIELIE OR EQUIVALENT).

BATHROOM SPECIFICATIONS table: FLOORING (MARBLE), SKIRTING (MARBLE), WALL (MARBLE), CEILING (PAINT), WASHBASIN (ANZZI MENO SERIES DECO-GLASS VESSEL SINK), WC (VILLEROY & BOCH OR EQUIVALENT), BATHTUB (BATHTUB ANTONIO LUPI DESIGN REFLEX).

GENERAL SPECIFICATIONS table: DOORS MATERIALS (HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS), DOORS IRONMONGERY (ZAHA HADID DESIGN), CURTAIN WALLS, WARDROBES PANELS (HIGH GLOSS LACQUERED MDF).

PRIVATE POOL : 4.00 X 7.00 X 1.00



Disclaimer: The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services. The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.



RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

Table with 3 columns: AREA, SQ. M, SQ. FT. Rows include SUITE AREA (194 m², 2087ft²), BALCONY AREA (112 m², 1201 ft²), and TOTAL UNIT AREA (306 m², 3288 ft²).

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VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



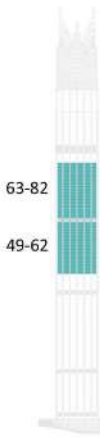
GENERAL FINISHES table: FLOORING (NATURAL STONE), SKIRTING (MARBLE + MDF), WALL (PAINT + PANELS + MARBLE + PORCELAIN), CEILING (PAINT), TERRACE (MARBLE).

KITCHEN & APPLIANCES table: CABINETS (MDF + GLASS + BRASS), COUNTER TOP (NATURAL STONE), BACK SPLASH (NATURAL STONE), COOKING RANGE (MIELIE OR EQUIVALENT), SINK (OMOIKIRI OR EQUIVALENT), FRIDGE (MIELIE OR EQUIVALENT), DISH WASHER (MIELIE OR EQUIVALENT), WASHING MACHINE (MIELIE OR EQUIVALENT), MICROWAVE (MIELIE OR EQUIVALENT), OVEN (MIELIE OR EQUIVALENT), ICE MAKER (MIELIE OR EQUIVALENT).

BATHROOM SPECIFICATIONS table: FLOORING (MARBLE), SKIRTING (MARBLE), WALL (MARBLE), CEILING (PAINT), WASHBASIN (ANZZI MENO SERIES DECO-GLASS VESSEL SINK), WC (VILLEROY & BOCH OR EQUIVALENT), BATHTUB (BATHTUB ANTONIO LUPI DESIGN REFLEX).

GENERAL SPECIFICATIONS table: DOORS MATERIALS (HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS), DOORS IRONMONGERY (ZAHA HADID DESIGN), CURTAIN WALLS, WARDROBES PANELS (HIGH GLOSS LACQUERED MDF).

PRIVATE POOL : 4.00 X 7.00 X 1.00



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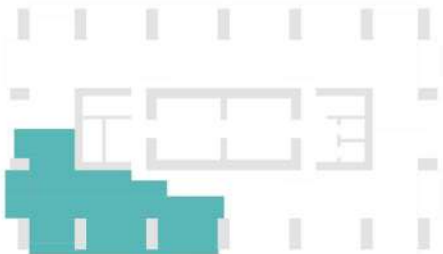


RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

Table with 3 columns: AREA, SQ. M, SQ. FT. Rows include SUITE AREA (194 m², 2087ft²), BALCONY AREA (112 m², 1201 ft²), and TOTAL UNIT AREA (306 m², 3288 ft²).

0303 MANSION DESIGN COMPONENTS table listing room areas: FOYER (4 m²), PWDR (3 m²), LAUN. (9 m²), LIVING & DINNING (35 m²), KITCHEN (15 m²), MASTER BEDROOM (18 m²), BEDROOM (15 m²), BEDROOM (14 m²), WALK-IN WARDROBE (4 m²), MASTER BATH (10 m²), BATH (5 m²), BATH (6 m²), POOL DECK (31 m²), BATH (4 m²), MAID (8 m²), INFINITY POOL (28 m²).



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



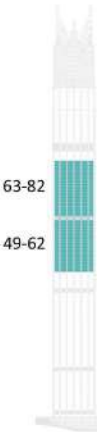
GENERAL FINISHES table: FLOORING (NATURAL STONE), SKIRTING (MARBLE + MDF), WALL (PAINT + PANELS + MARBLE + PORCELAIN), CEILING (PAINT), TERRACE (MARBLE).

KITCHEN & APPLIANCES table: CABINETS (MDF + GLASS + BRASS), COUNTER TOP (NATURAL STONE), BACK SPLASH (NATURAL STONE), COOKING RANGE (MIELIE OR EQUIVALENT), SINK (OMOIKIRI OR EQUIVALENT), FRIDGE (MIELIE OR EQUIVALENT), DISH WASHER (MIELIE OR EQUIVALENT), WASHING MACHINE (MIELIE OR EQUIVALENT), MICROWAVE (MIELIE OR EQUIVALENT), OVEN (MIELIE OR EQUIVALENT), ICE MAKER (MIELIE OR EQUIVALENT).

BATHROOM SPECIFICATIONS table: FLOORING (MARBLE), SKIRTING (MARBLE), WALL (MARBLE), CEILING (PAINT), WASHBASIN (ANZZI MENO SERIES DECO-GLASS VESSEL SINK), WC (VILLEROY & BOCH OR EQUIVALENT), BATHTUB (BATHTUB ANTONIO LUPI DESIGN REFLEX).

GENERAL SPECIFICATIONS table: DOORS MATERIALS (HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS), DOORS IRONMONGERY (ZAHA HADID DESIGN), CURTAIN WALLS, WARDROBES PANELS (HIGH GLOSS LACQUERED MDF).

PRIVATE POOL : 4.00 X 7.00 X 1.00

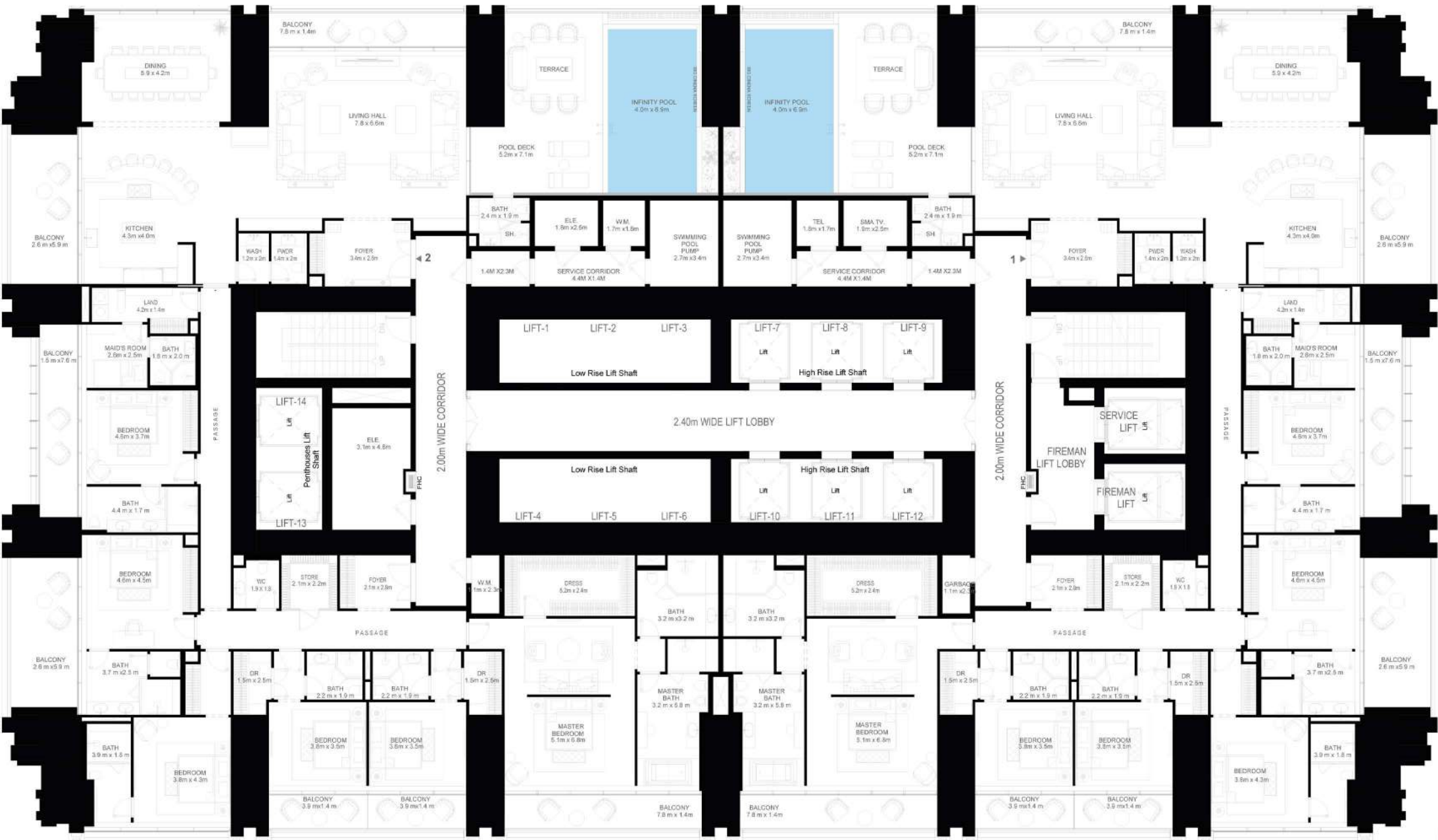


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FLEUR DE JARDIN SKY MANSION  
6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
  - CITY & CREEK VIEW
  - CITY VIEW



COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS  
NO. OF PENTHOUSE LIFT 2 LIFTS  
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

- SMART SYSTEM SPECIFICATIONS
- Voice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
  - Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
  - Energy Management: Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
  - Automated Blinds and Curtains: Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
  - Smart Kitchen Appliances.

- ACOUSTIC SPECIFICATIONS
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
  - The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
  - The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
  - The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
  - The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
  - The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
  - Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES	
PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2 PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (DOUBLE PENTHOUSE) : 12 PARKINGS



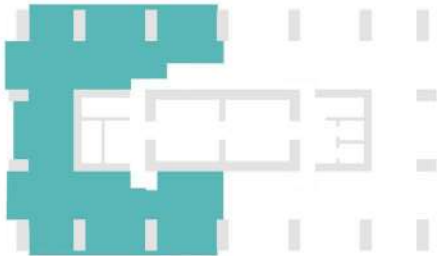
FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

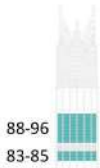
AREA	SQ. M	SQ. FT
SUITE AREA	480 m <sup>2</sup>	5170 ft <sup>2</sup>
BALCONY AREA	166 m <sup>2</sup>	1786 ft <sup>2</sup>
TOTAL UNIT AREA	646 m <sup>2</sup>	6956 ft <sup>2</sup>

0303 MANSION DESIGN COMPONENTS		
FOYER		10 m <sup>2</sup>
FOYER		5 m <sup>2</sup>
PWDR		3 m <sup>2</sup>
WASH		2 m <sup>2</sup>
DINNING		25 m <sup>2</sup>
LIVING		58 m <sup>2</sup>
KITCHEN		35 m <sup>2</sup>
MASTER BEDROOM		35 m <sup>2</sup>
BEDROOM		17 m <sup>2</sup>
BEDROOM		19 m <sup>2</sup>
BEDROOM		17 m <sup>2</sup>
BEDROOM		13 m <sup>2</sup>
BEDROOM		13 m <sup>2</sup>
MASTER BATH		25 m <sup>2</sup>
BATH		9 m <sup>2</sup>
BATH		7 m <sup>2</sup>
BATH		4 m <sup>2</sup>
BATH		4 m <sup>2</sup>
BATH		8 m <sup>2</sup>
DRESS		12 m <sup>2</sup>
WALK-IN WARDROBE		4 m <sup>2</sup>
WALK-IN WARDROBE		4 m <sup>2</sup>
WALK-IN WARDROBE		4 m <sup>2</sup>
POOL DECK		31 m <sup>2</sup>
BATH		4 m <sup>2</sup>
MAID		7 m <sup>2</sup>
LAUN		6 m <sup>2</sup>
BATH		3 m <sup>2</sup>
INFINITY POOL		28 m <sup>2</sup>
WC		3 m <sup>2</sup>
STONE		5 m <sup>2</sup>



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

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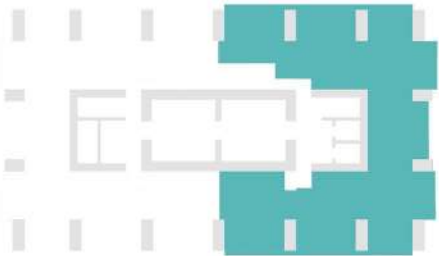
FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m <sup>2</sup>	5170 ft <sup>2</sup>
BALCONY AREA	166 m <sup>2</sup>	1786 ft <sup>2</sup>
TOTAL UNIT AREA	646 m <sup>2</sup>	6956 ft <sup>2</sup>

0303 MANSION DESIGN COMPONENTS		
FOYER		10 m <sup>2</sup>
FOYER		5 m <sup>2</sup>
PWDR		3 m <sup>2</sup>
WASH		2 m <sup>2</sup>
DINNING		25 m <sup>2</sup>
LIVING		58 m <sup>2</sup>
KITCHEN		35 m <sup>2</sup>
MASTER BEDROOM		35 m <sup>2</sup>
BEDROOM		17 m <sup>2</sup>
BEDROOM		19 m <sup>2</sup>
BEDROOM		17 m <sup>2</sup>
BEDROOM		13 m <sup>2</sup>
BEDROOM		13 m <sup>2</sup>
MASTER BATH		25 m <sup>2</sup>
BATH		9 m <sup>2</sup>
BATH		7 m <sup>2</sup>
BATH		4 m <sup>2</sup>
BATH		4 m <sup>2</sup>
BATH		8 m <sup>2</sup>
DRESS		12 m <sup>2</sup>
WALK-IN WARDROBE		4 m <sup>2</sup>
WALK-IN WARDROBE		4 m <sup>2</sup>
WALK-IN WARDROBE		4 m <sup>2</sup>
POOL DECK		31 m <sup>2</sup>
BATH		4 m <sup>2</sup>
MAID		7 m <sup>2</sup>
LAUN		6 m <sup>2</sup>
BATH		3 m <sup>2</sup>
INFINITY POOL		28 m <sup>2</sup>
WC		3 m <sup>2</sup>
STONE		5 m <sup>2</sup>



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



88-96  
83-85



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

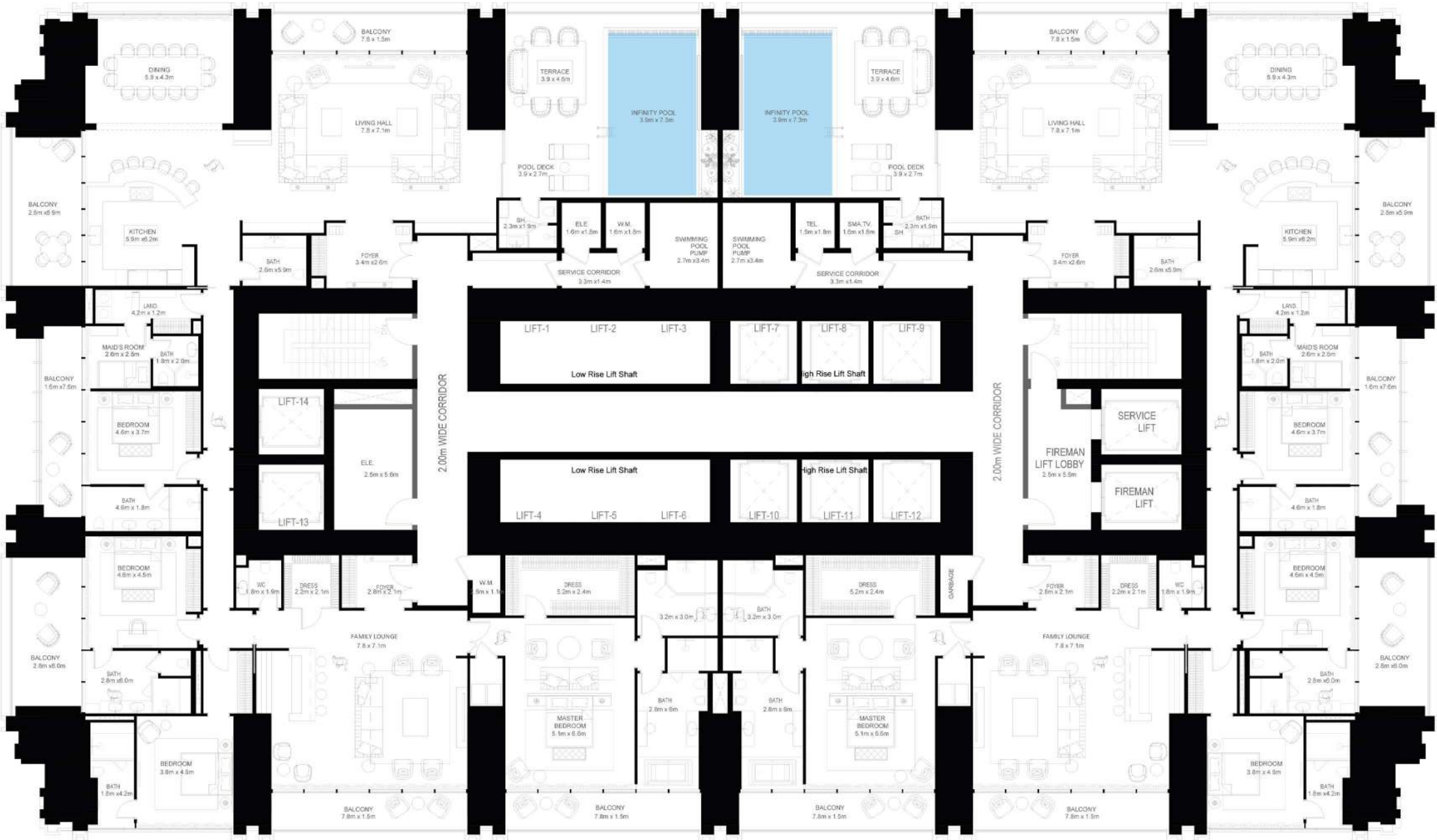
Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.



DIAMOND SKY MANSION  
4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
  - CITY & CREEK VIEW
  - CITY VIEW

88-96  
83-85

COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS  
NO. OF PENTHOUSE LIFT 2 LIFTS  
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

- SMART SYSTEM SPECIFICATIONS
- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
  - Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
  - Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
  - Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
  - Smart Kitchen Appliances.**

- ACOUSTIC SPECIFICATIONS
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
  - The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
  - The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
  - The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
  - The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
  - The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
  - Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES	
PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2 PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (PENTHOUSE) : 12 PARKINGS



DIAMOND SKY MANSION

4 BEDROOMS MANSION

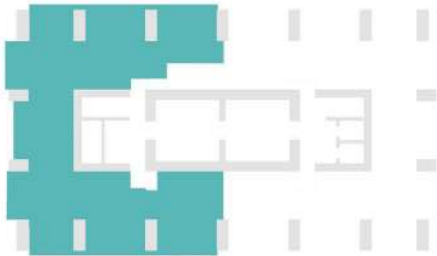
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m <sup>2</sup>	5170 ft <sup>2</sup>
BALCONY AREA	166 m <sup>2</sup>	1786 ft <sup>2</sup>
TOTAL UNIT AREA	646 m <sup>2</sup>	6956 ft <sup>2</sup>

0303 MANSION DESIGN COMPONENTS	
DINING	25 m <sup>2</sup>
LIVING HALL	59 m <sup>2</sup>
TERRACE& POOL DECK	29 m <sup>2</sup>
INFINITY POOL	28 m <sup>2</sup>
KITCHEN	37 m <sup>2</sup>
BATH	5 m <sup>2</sup>
FOYER	9 m <sup>2</sup>
SH.	4 m <sup>2</sup>
LAUN.	6 m <sup>2</sup>
MAID'S ROOM	6 m <sup>2</sup>
BATH	4 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>
BATH	8 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>
BATH	10 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>
BATH	8 m <sup>2</sup>
WC	3 m <sup>2</sup>
DRESS	5 m <sup>2</sup>
FOYER	6 m <sup>2</sup>
FAMILY LOUNGE	57 m <sup>2</sup>
MASTER BEDROOM	37 m <sup>2</sup>
BATH	24 m <sup>2</sup>

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



88-96  
83-85



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.



DIAMOND SKY MANSION

4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m <sup>2</sup>	5170 ft <sup>2</sup>
BALCONY AREA	166 m <sup>2</sup>	1786 ft <sup>2</sup>
TOTAL UNIT AREA	646 m <sup>2</sup>	6956 ft <sup>2</sup>

0303 MANSION DESIGN COMPONENTS		
DINING	25 m <sup>2</sup>	
LIVING HALL	59 m <sup>2</sup>	
TERRACE& POOL DECK	29 m <sup>2</sup>	
INFINITY POOL	28 m <sup>2</sup>	
KITCHEN	37 m <sup>2</sup>	
BATH	5 m <sup>2</sup>	
FOYER	9 m <sup>2</sup>	
SH.	4 m <sup>2</sup>	
LAUN.	6 m <sup>2</sup>	
MAID'S ROOM	6 m <sup>2</sup>	
BATH	4 m <sup>2</sup>	
BEDROOM	17 m <sup>2</sup>	
BATH	8 m <sup>2</sup>	
BEDROOM	17 m <sup>2</sup>	
BATH	10 m <sup>2</sup>	
BEDROOM	17 m <sup>2</sup>	
BATH	8 m <sup>2</sup>	
WC	3 m <sup>2</sup>	
DRESS	5 m <sup>2</sup>	
FOYER	6 m <sup>2</sup>	
FAMILY LOUNGE	57 m <sup>2</sup>	
MASTER BEDROOM	37 m <sup>2</sup>	
BATH	24 m <sup>2</sup>	

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPi CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	BATHTUB ANTONIO LUPi DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

88-96  
83-85

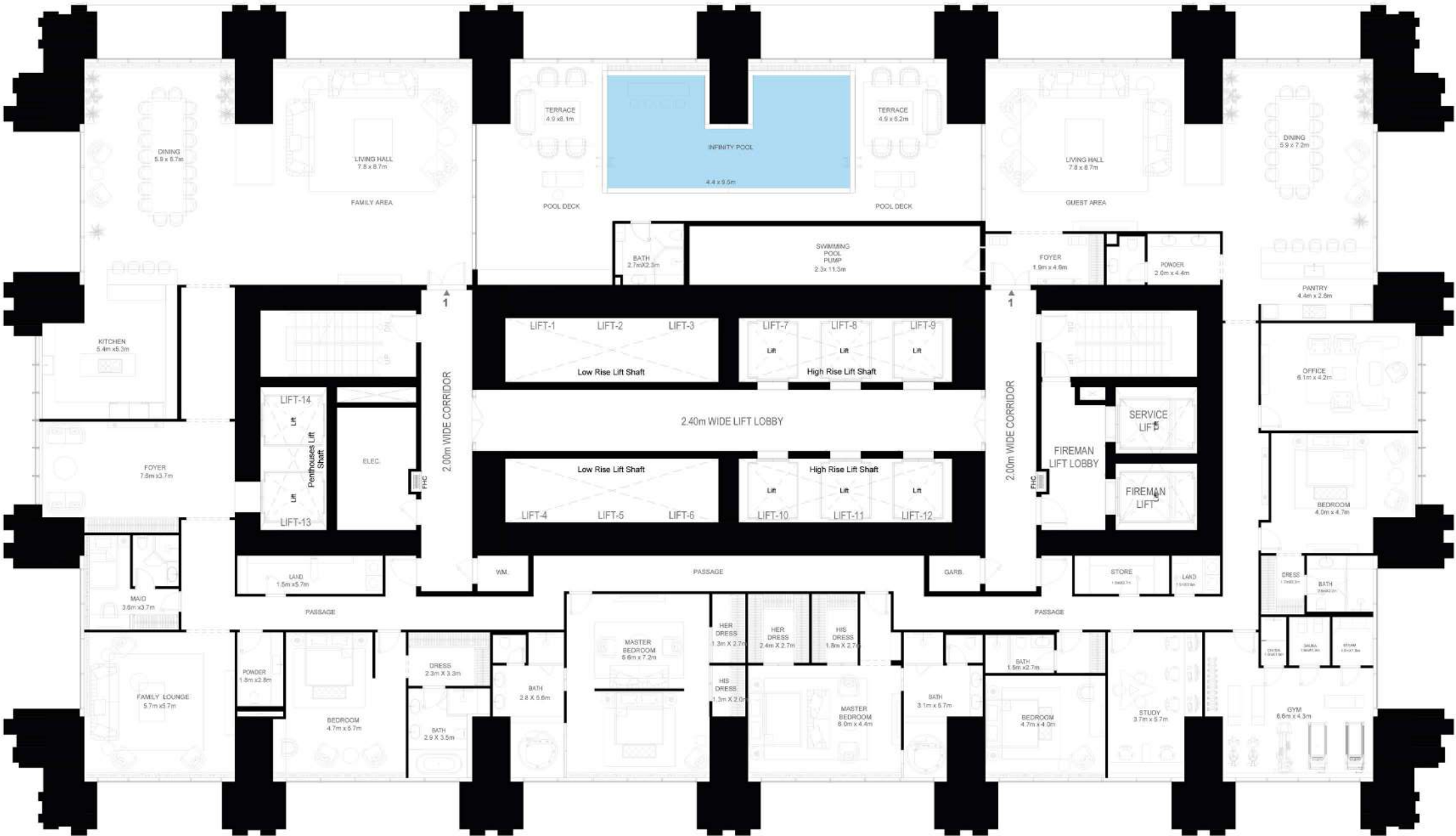
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ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
  - CITY & CREEK VIEW
  - CITY VIEW

COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS  
NO. OF PENTHOUSE LIFT 2 LIFTS  
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2 PARKINGS • 3 BR DIAMOND WING : 2 PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (PENTHOUSE) : 12 PARKINGS

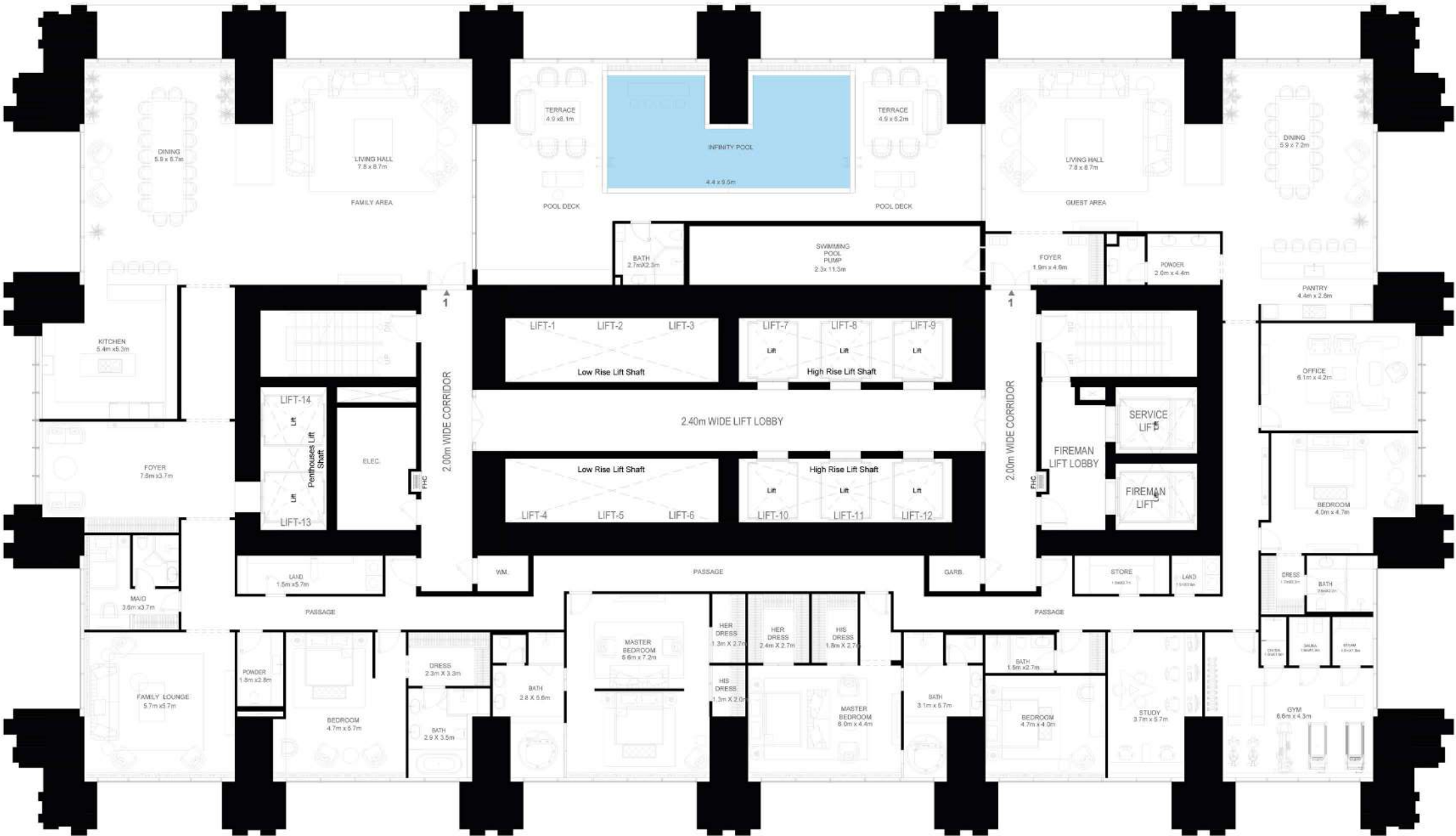
100-101





ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	956 m <sup>2</sup>	10290 ft <sup>2</sup>
BALCONY AREA	141 m <sup>2</sup>	1517 ft <sup>2</sup>
TOTAL UNIT AREA	1097 m <sup>2</sup>	11807 ft <sup>2</sup>

MANSION DESIGN COMPONENTS

DINING	61 m <sup>2</sup>	WALK-IN- WARDROBE	4 m <sup>2</sup>	BATH	14 m <sup>2</sup>
LIVING HALL	68 m <sup>2</sup>	BATH	6 m <sup>2</sup>	MASTER BEDROOM	40 m <sup>2</sup>
TERRACE& POOL DECK	40 m <sup>2</sup>	LAUN.	9 m <sup>2</sup>	HIS DRESS	3 m <sup>2</sup>
INFINITY POOL	58 m <sup>2</sup>	CH./SH.	2 m <sup>2</sup>	HER DRESS	4 m <sup>2</sup>
TERRACE& POOL DECK	27 m <sup>2</sup>	SAUNA	3 m <sup>2</sup>	BATH	14 m <sup>2</sup>
LIVING HALL & GUEST AREA	58 m <sup>2</sup>	STEAM	3 m <sup>2</sup>	BEDROOM	28 m <sup>2</sup>
SWIMMING POOL RUMP	26 m <sup>2</sup>	GYM	30 m <sup>2</sup>	BATH	10 m <sup>2</sup>
BATH	6 m <sup>2</sup>	STUDY	19 m <sup>2</sup>	DRESS	7 m <sup>2</sup>
FOYER	9 m <sup>2</sup>	BATH	4 m <sup>2</sup>	PWDR	5 m <sup>2</sup>
PWDR	9 m <sup>2</sup>	WALK-IN- WARDROBE	3 m <sup>2</sup>	FAMILY LOUNGE	34 m <sup>2</sup>
GUEST AREA	58 m <sup>2</sup>	BEDROOM	19 m <sup>2</sup>	STORE	14 m <sup>2</sup>
DINING	39 m <sup>2</sup>	BATH	14 m <sup>2</sup>	FOYER	28 m <sup>2</sup>
PANTRY	21 m <sup>2</sup>	MASTER BEDROOM	30 m <sup>2</sup>	KITCHEN	26 m <sup>2</sup>
office	26 m <sup>2</sup>	HIS DRESS	5 m <sup>2</sup>	PASSAGE	88 m <sup>2</sup>
BEDROOM	25 m <sup>2</sup>	HER DRESS	7 m <sup>2</sup>		

100-101

Disclaimer:

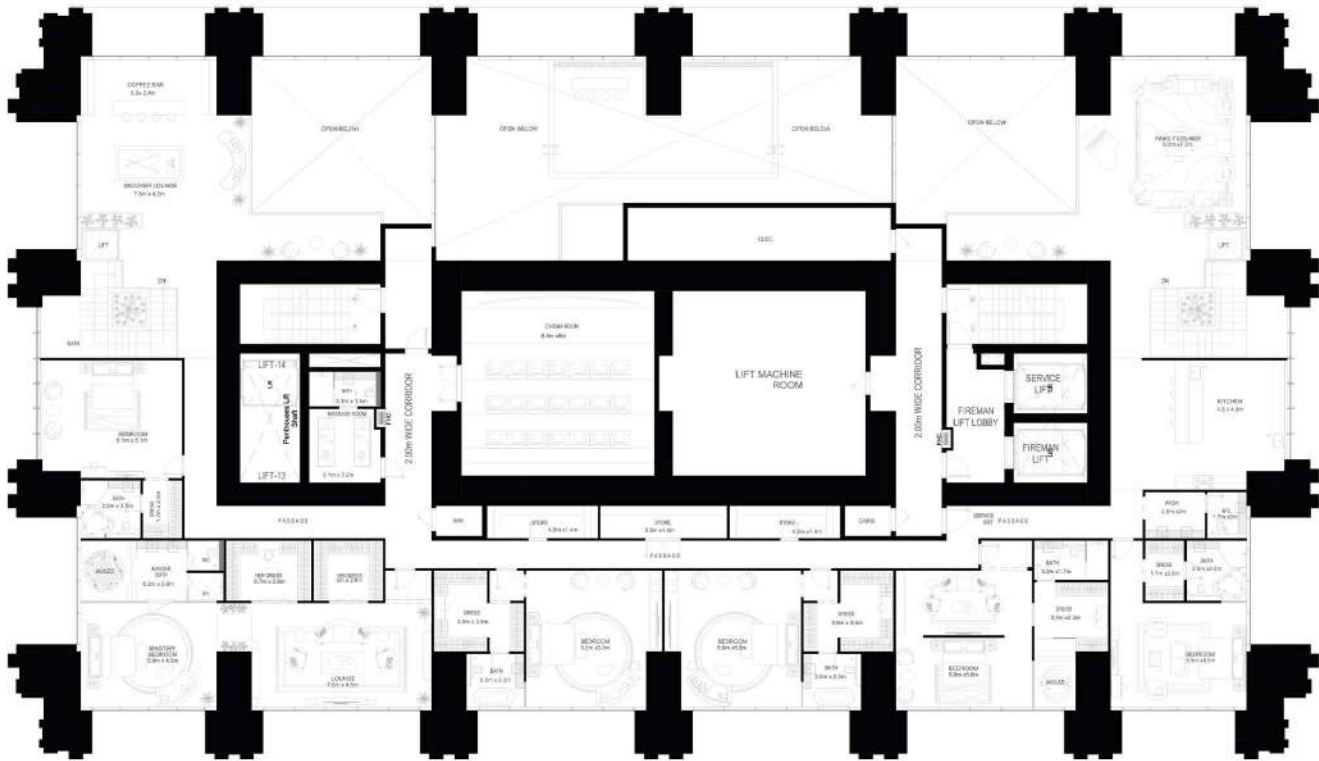
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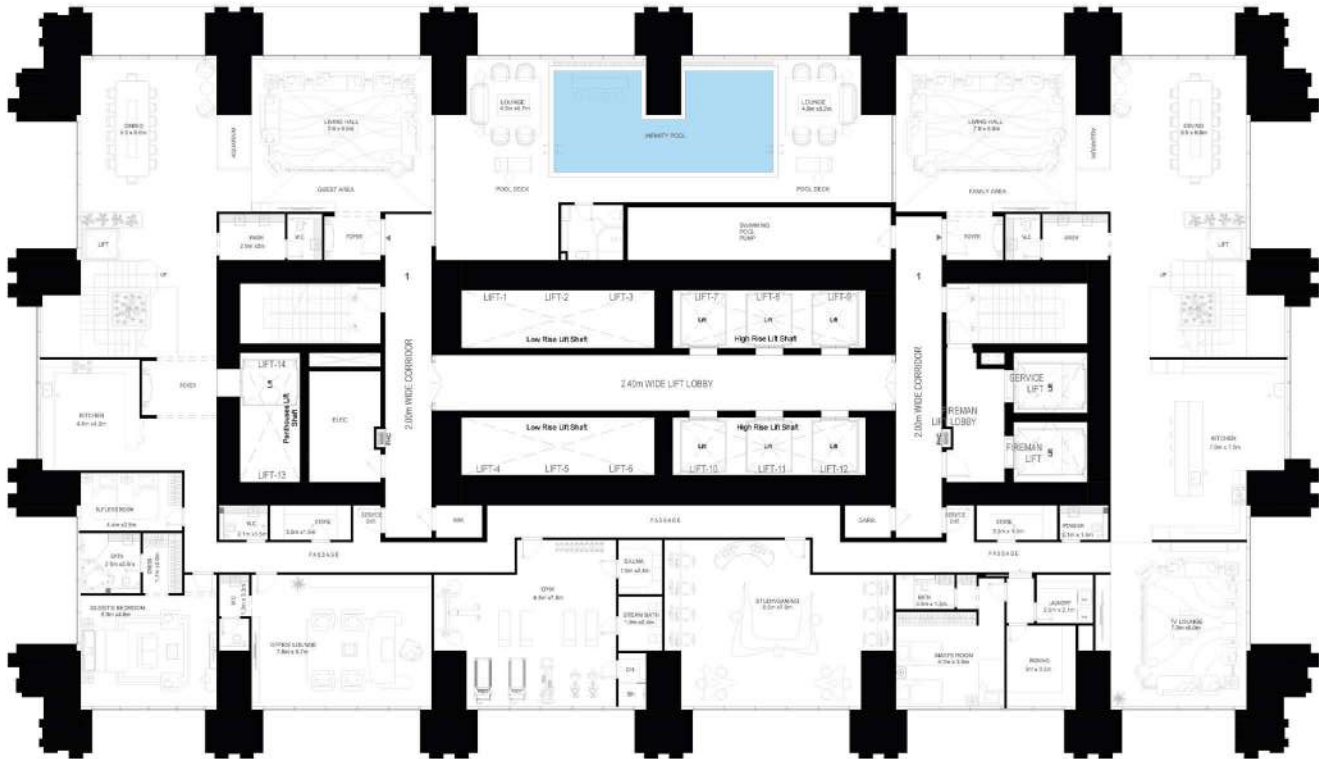
BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)  
L103 rd and L104 FLOOR PLAN



UPPER FLOOR



LOWER FLOOR



- VIEW ANALYSIS
- BURJ KHALIFA
  - CITY & CREEK VIEW
  - CITY VIEW

COMMON SPECIFICATIONS	
THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS	
GENERAL FINISHES	
FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

NO. OF PASSENGER LIFT 12 LIFTS  
NO. OF PENTHOUSE LIFT 2 LIFTS  
NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

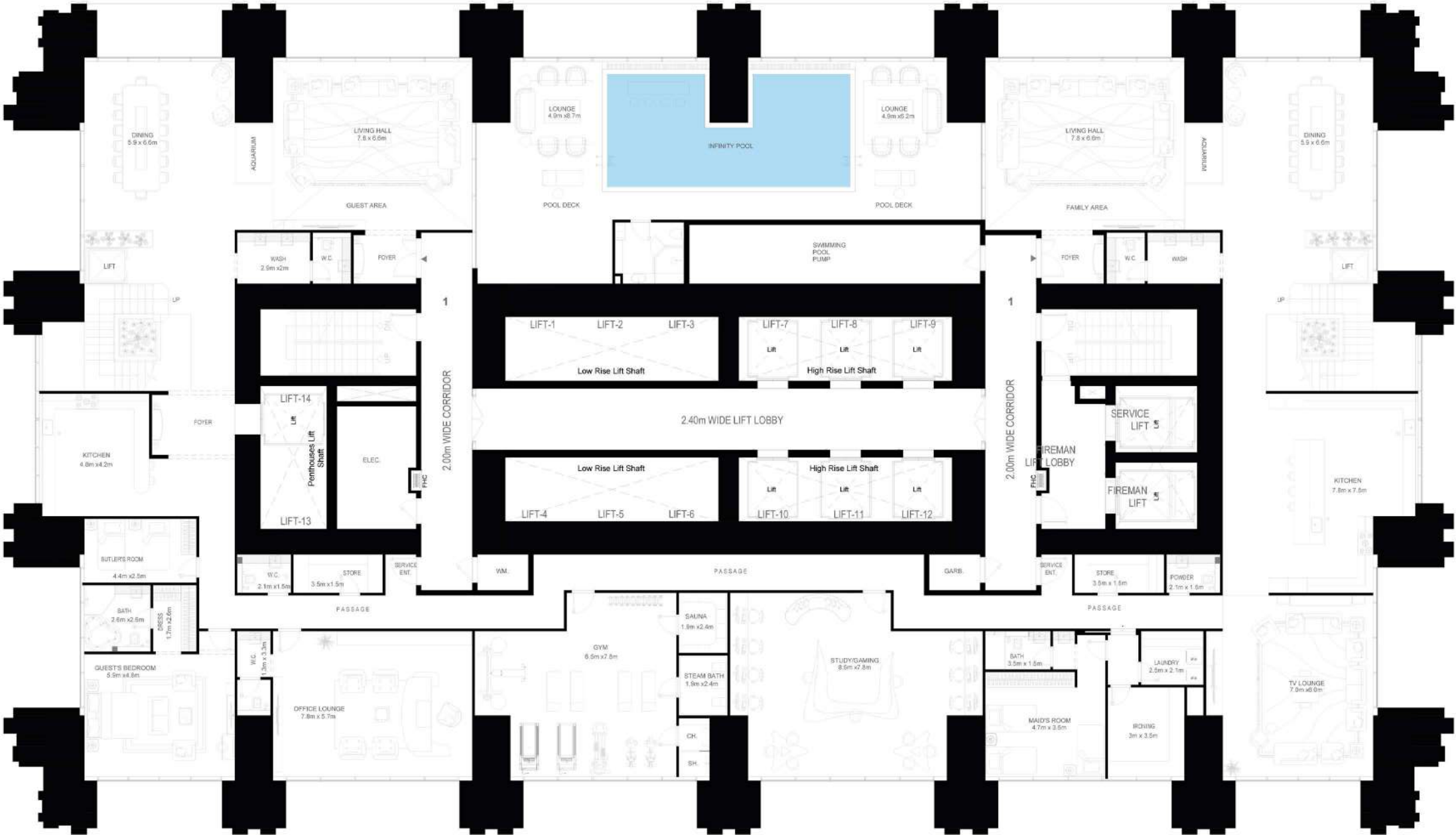
EXTRA FEATURES

PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00
	• 5.00 X 10.0 X 1.00
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS
	• 2.5 BR SAPPHIRE WING : 2 PARKINGS
	• 3 BR DIAMOND WING : 2 PARKINGS
	• 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
	• 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
	• 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE) : 12 PARKINGS





BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)  
L103 rd FLOOR PLAN (LOWER FLOOR PLAN)



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

- VIEW ANALYSIS
- BURJ KHALIFA
  - CITY & CREEK VIEW
  - CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m <sup>2</sup>	19853 ft <sup>2</sup>
BALCONY AREA	156 m <sup>2</sup>	1681 ft <sup>2</sup>
TOTAL UNIT AREA	2000 m <sup>2</sup>	21534 ft <sup>2</sup>

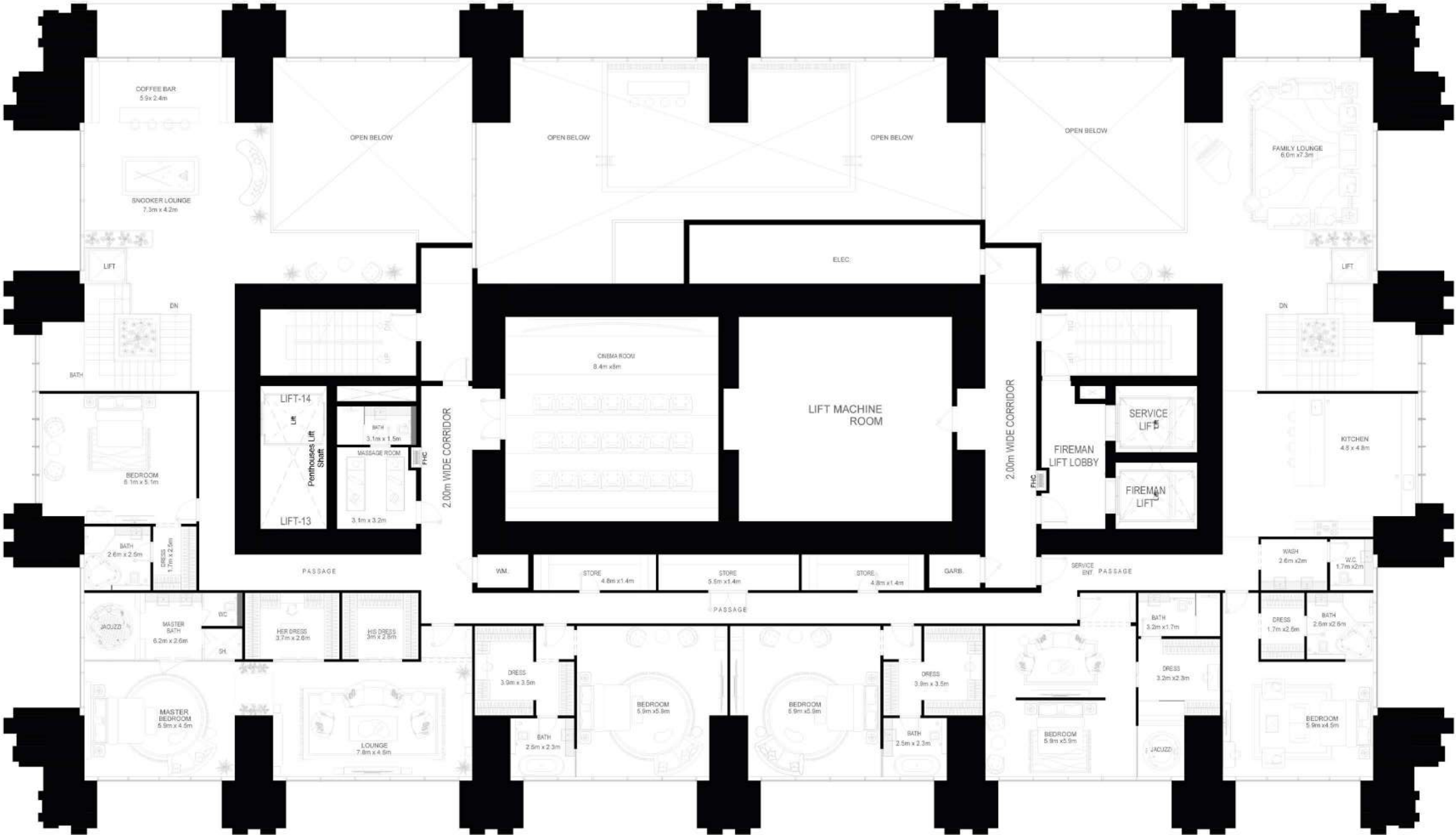
MANSION DESIGN COMPONENTS					
LIVING HALL	58 m <sup>2</sup>	BATH	5 m <sup>2</sup>	PWDR.	3 m <sup>2</sup>
DINING	49 m <sup>2</sup>	MAID'S ROOM	21 m <sup>2</sup>	STORE	5 m <sup>2</sup>
STAIRS	29 m <sup>2</sup>	IRONING	11 m <sup>2</sup>	PWDR.	3 m <sup>2</sup>
FOYER	8 m <sup>2</sup>	LAUN.	7 m <sup>2</sup>	STORE	5 m <sup>2</sup>
KITCHEN	22 m <sup>2</sup>	TV. LOUNGE	44 m <sup>2</sup>		
PASSAGE	67 m <sup>2</sup>	KITCHEN	54 m <sup>2</sup>		
BUTLER'S ROOM	11 m <sup>2</sup>	STAIRS	29 m <sup>2</sup>		
PWDR.	4 m <sup>2</sup>	DINING	47 m <sup>2</sup>		
OFFICE LOUNGE	45 m <sup>2</sup>	LIVING HALL	58 m <sup>2</sup>		
GYM	48 m <sup>2</sup>	SWIMMING POOL AREA	162 m <sup>2</sup>		
SAUNA	4 m <sup>2</sup>	PWDR.	9 m <sup>2</sup>		
STEAM BATH	5 m <sup>2</sup>	FOYER	5 m <sup>2</sup>		
BATH	3 m <sup>2</sup>	PWDR.	9 m <sup>2</sup>		
STUDY/GAMING	61 m <sup>2</sup>	FOYER	5 m <sup>2</sup>		

**Disclaimer:**

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.



BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)  
L103 rd FLOOR PLAN (UPPER FLOOR PLAN)



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
BATHTUB	

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m <sup>2</sup>	19853 ft <sup>2</sup>
BALCONY AREA	156 m <sup>2</sup>	1681 ft <sup>2</sup>
TOTAL UNIT AREA	2000 m <sup>2</sup>	21534 ft <sup>2</sup>

MANSION DESIGN COMPONENTS

COFFEE PAR	14 m <sup>2</sup>	DRESS	11 m <sup>2</sup>	BEDROOM	30 m <sup>2</sup>
SNOOKER LOUNGE	49 m <sup>2</sup>	BATH	10 m <sup>2</sup>	DRESS	4m <sup>2</sup>
STAIRS&LIFT	38 m <sup>2</sup>	BEDROOM	35 m <sup>2</sup>	BATH	7 m <sup>2</sup>
BEDROOM	31 m <sup>2</sup>	DRESS	11 m <sup>2</sup>	WASH	5 m <sup>2</sup>
BATH	18 m <sup>2</sup>	BATH	10 m <sup>2</sup>	W.C	3m <sup>2</sup>
WALK-IN WARDROBE	8 m <sup>2</sup>	BEDROOM	38 m <sup>2</sup>	PASSAGE	72 m <sup>2</sup>
MASTE RBEDROOM	30 m <sup>2</sup>	DRESS	8 m <sup>2</sup>	KITCHEN	41 m <sup>2</sup>
LOUNGE	38 m <sup>2</sup>	BATH	11 m <sup>2</sup>	STAIRS&LIFT	38 m <sup>2</sup>
HIS DRESS	8 m <sup>2</sup>	STORE	8 m <sup>2</sup>	FAMILY LOUNG	62 m <sup>2</sup>
HER DRESS	10 m <sup>2</sup>	STORE	7 m <sup>2</sup>	MESSAGE ROOM	10 m <sup>2</sup>
BATH	5 m <sup>2</sup>			W.M	3 m <sup>2</sup>
STORE	7 m <sup>2</sup>				
MASTER BATH	18 m <sup>2</sup>				
BEDROOM	35 m <sup>2</sup>				

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# Channel Partners and Brokers Incentives

5%

COMMISSION

BROKERAGE COMPANY

On any Unit in BBJR/BRB

6%

COMMISSION

BROKERAGE COMPANY

3 or more Units or 100% payment in BBJR/BRB

AED 25K

BROKER

Any Deal for Burj Binghatti

AED 50K

BROKER

Any Deal for Bugatti Residences

## JACOB & CO WATCH EPIC X OR BRILLIANT MYSTERY PAVE

BROKER

Cumulative sale of over AED 100M during the Offer Period in BBJR/BRB

## JACOB & CO WATCH

Chosen by Binghatti from below models

GODFATHER | BUGATTI | ASTRONOMIA | FLEUR DE JARDIN

BROKER

- The sale of Fleur de Jardin or Diamond Sky Mansions in BBJR at listed price on 100% payment realization
- The sale of Astronomia Sky Penthouses in BBJR at listed price on 100% payment realization
- The sale of Sky Mansion Penthouses in BBR at list price on 100% payment realization

AED 1 MILLION

BROKER

- The sale of Billionaire Sky Penthouse in BBJR at listed price on 100% payment realization
- The sale of top Sky Mansion Penthouse in BRB at listed price on 100% payment realization

AED 2 MILLION

BROKERAGE COMPANY

- The sale of Billionaire Sky Penthouse in BBJR at listed price on 100% payment realization
- The sale of top Sky Mansion Penthouse in BRB at listed price on 100% payment realization

### \* TERMS & CONDITIONS

- Unless stated otherwise, the down payment in the project standard payment plan must be collected and cleared in our bank account unless stated otherwise) • 4% DLD Fees are paid • SPA signed by the client • All PDCs for payment during construction and handover are collected (where applicable) • Offer is for limited period and after which it will revert back to the commercials in our Standard Broker Agreement
- Offer may be withdrawn at any time without notice and without liability

UNIT TYPE	COUNT	MIN PRICE	AVERAGE PRICE	MAX PRICE
EMERALD VILLA	70	AED 8,200,000	AED 9,975,000	AED 11,920,000
SAPPHIRE VILLA	70	AED 8,400,000	AED 9,690,000	AED 10,980,000
RUBY VILLA	132	AED 13,999,999	AED 15,494,999	AED 17,239,999
FLEUR DE JARDIN SKY MANSION DIAMOND SKY MANSION	24	AED 31,000,000	AED 33,550,000	AED 36,100,000
ASTRONOMIA SKY PENTHOUSE	2	AED 175,000,000	AED 175,000,000	AED 175,000,000
BILLIONAIRE SKY PENTHOUSE	1	AED 750,000,000	AED 750,000,000	AED 750,000,000

\*\* All incentives mentioned in this limited time offer are at the sole discretion of the developer. The developer reserves the right to at any point of time revoke this offer or make adjustments to such incentive.



