

The background is a close-up of a wood grain, showing natural, wavy patterns in shades of brown and tan. A large, stylized letter 'B' is overlaid on the wood, rendered in a dark, almost black color with a subtle wood grain texture. The 'B' is positioned in the upper right quadrant of the image.

**BINGHATTI**  
**SKYHALL**

DIGITAL BROCHURE

**BINGHATTI**  
**SKYHALL**

On the cusp of tomorrow.  
Where the air meets cadence.  
*A form ascends.*

Rising above the dynamic pulse of Business Bay, Skyhall emerges as a testament to architectural innovation and Binghatti's unwavering pursuit of excellence. More than just a residence, it's an embodiment of curated luxury, seamless technology, and a life lived at the forefront.

# A Legacy of Architectural Artistry

In the heart of Dubai's vibrant real estate landscape, Binghatti stands as a testament to architectural ingenuity and unwavering commitment to excellence.

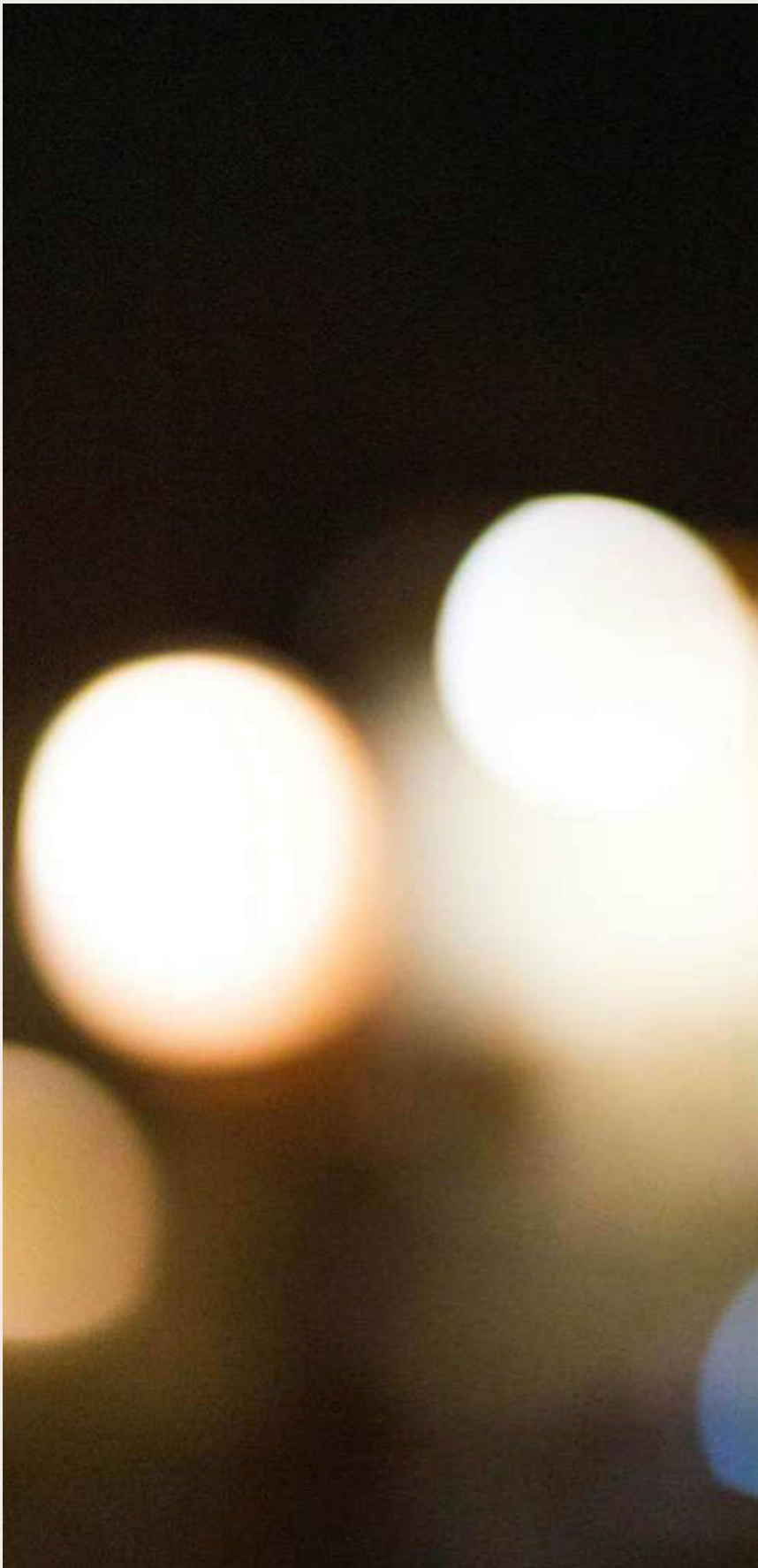
As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over **79 projects** in the region valued at more than **AED 45 billion**, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of **20,000 units** prior to 2024, underscores its dedication to crafting exceptional living spaces.

Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI, Mercedes-Benz**, and **Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.





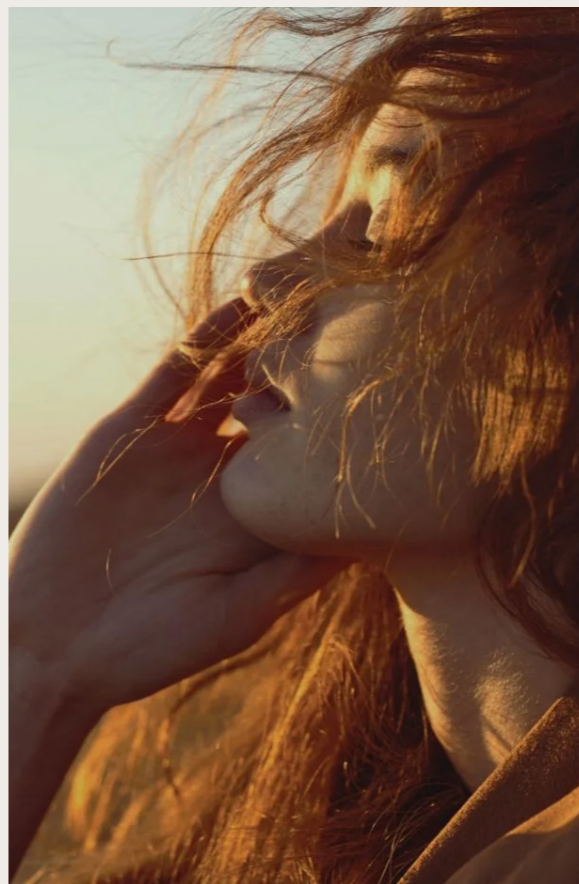
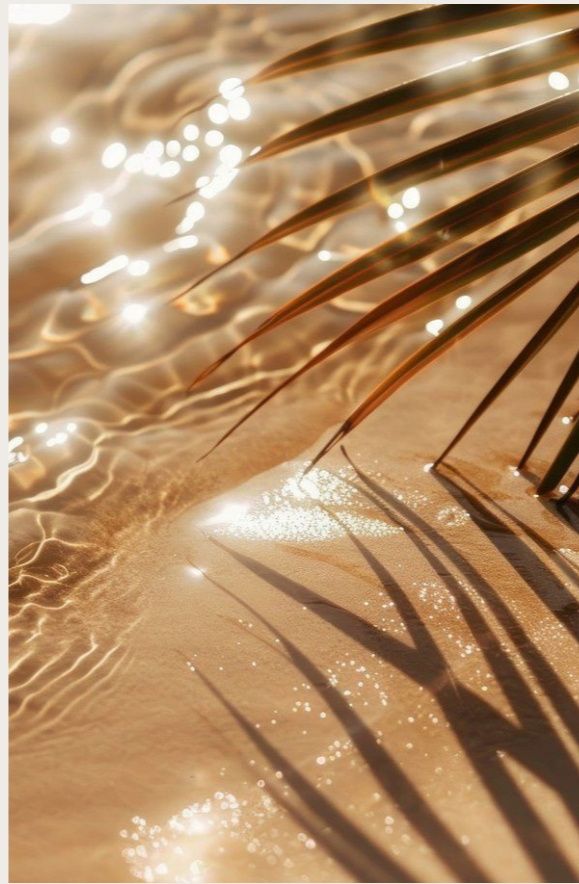
## A Haven Above the Horizon

Skyhall offers a sanctuary amidst the city's vibrant energy. Each residence is a haven of tranquility, designed to inspire and rejuvenate.

# Sculpted by Light, Defined by Vision

Skyhall's striking silhouette graces the Dubai skyline with its curvilinear form and captivating interplay of light and shadow. A beacon of bold design, it invites you to step inside and discover a world of infinite potential.





## For Those Who Seek More

Skyhall is an invitation to those who dare to live above the horizon, within a vision of their own making. It's a place where ambition finds its address, and the future unfolds with every breathtaking sunrise.





# Project Overview

PROPERTY TYPE

Residential & Retail

PLOT AREA

5,704.66 SQ. M. (61,404.45 SQ.FT)

DESCRIPTION

3B + G + 3P + 29 Residential Floors  
+ 1 Mechanical Floor + Roof

NUMBER OF UNITS

Studio: 489  
1 Bedroom: 228

TOTAL UNITS

Residential: 717  
Shops: 11



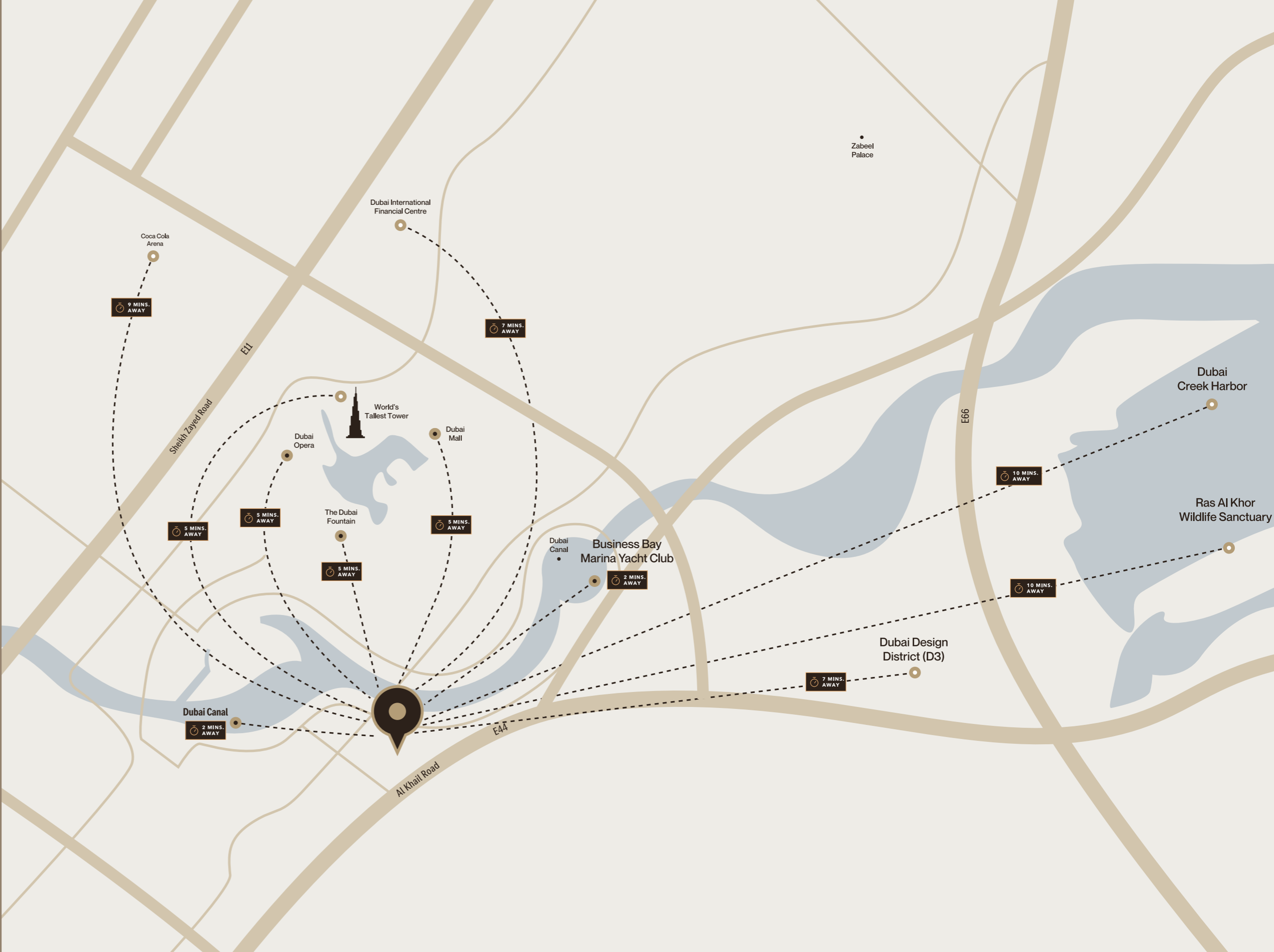


## Where Community Is Lifted

Skyhall fosters a sense of belonging, with spaces designed for connection and shared moments. Gather in the Skyhall's embrace, where laughter mingles with the city lights, and friendships blossom under starlight.

# Connected to the City, Elevated Above It

Skyhall sits absolute in Business Bay, with direct access to the city's central business districts, cultural attractions, and transportation network. Explore the city's pulse, then retreat to the tranquility of your home above the horizon.





# Amenities Designed to Elevate



ADULT POOL



KID'S POOL



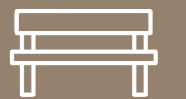
KID'S PLAY AREA



JOGGING PATH



RESORT-STYLE LIVING



SEATING AREA

Skyhall promises a carefully selected array of amenities designed to enhance your every day. Take a refreshing dip in the adult or children's pool, unwind in the landscaped seating areas, or find your rhythm on the jogging track. Skyhall provides the perfect balance of relaxation and reinvention.



بنين غاطي  
BINCHATTI



Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to one-bedroom apartments, Skyhall offers a space for every discerning individual.

# Floor Plans

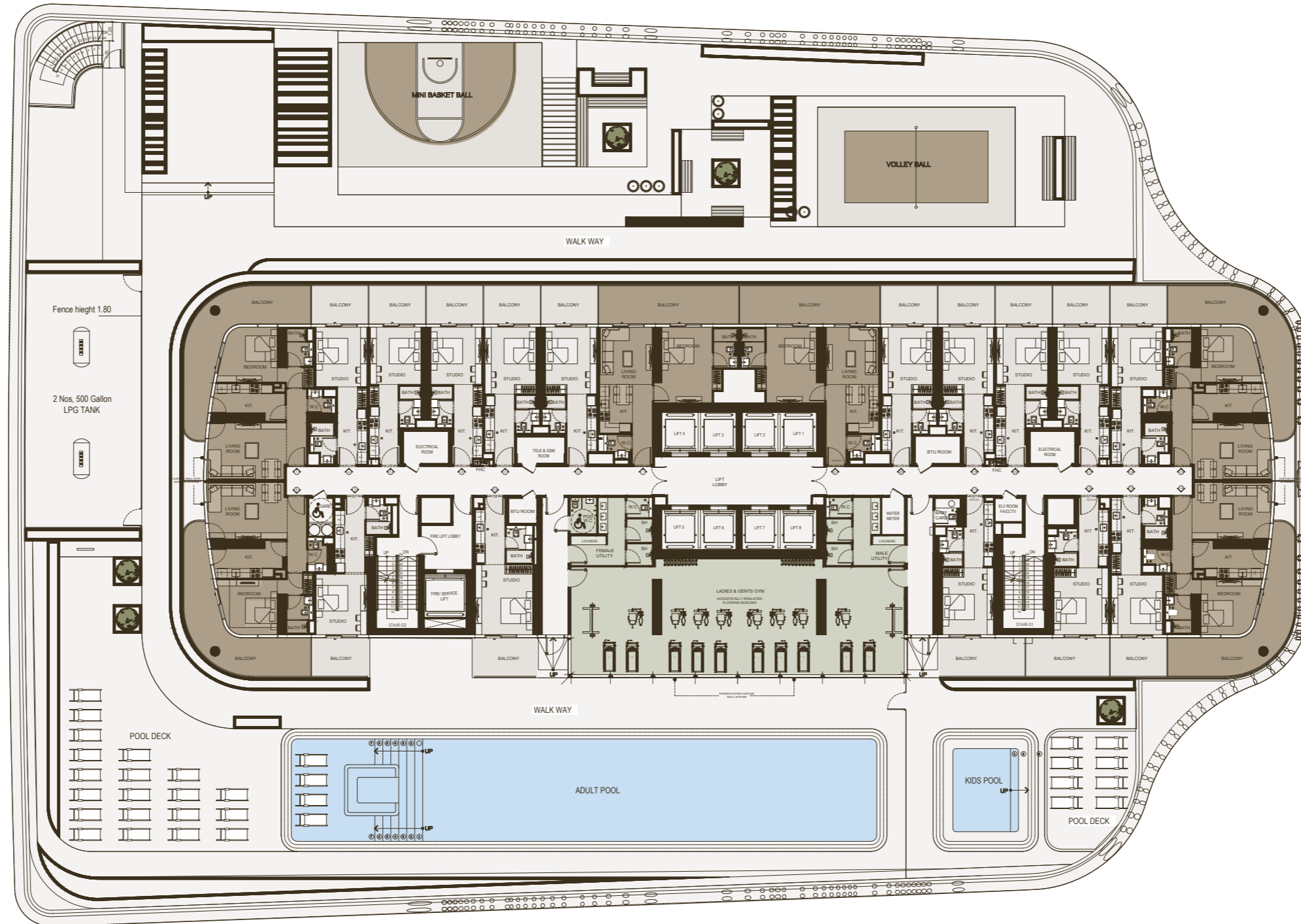




## Where Vision Becomes Reality

Step into residences that redefine the living you aspire to. Expansive windows frame breathtaking views of the Dubai skyline, while meticulously curated interiors offer a sanctuary of refined elegance.

# 1<sup>ST</sup> FLOOR TYPICAL FLOOR PLAN

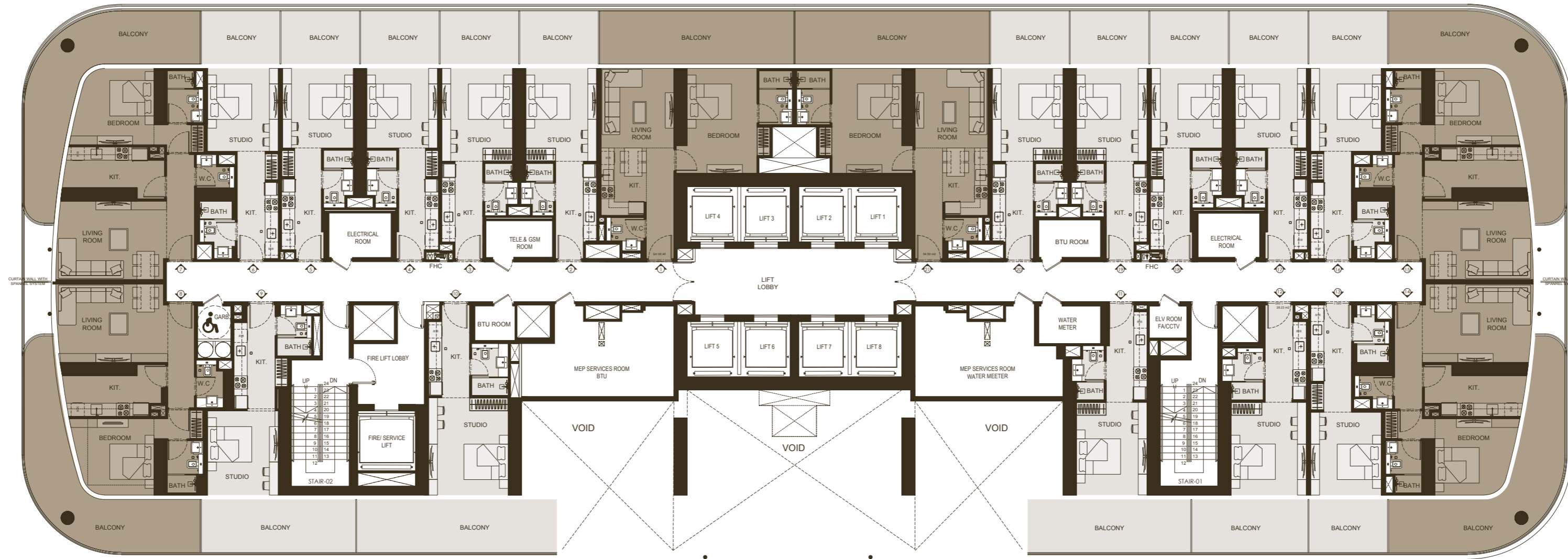


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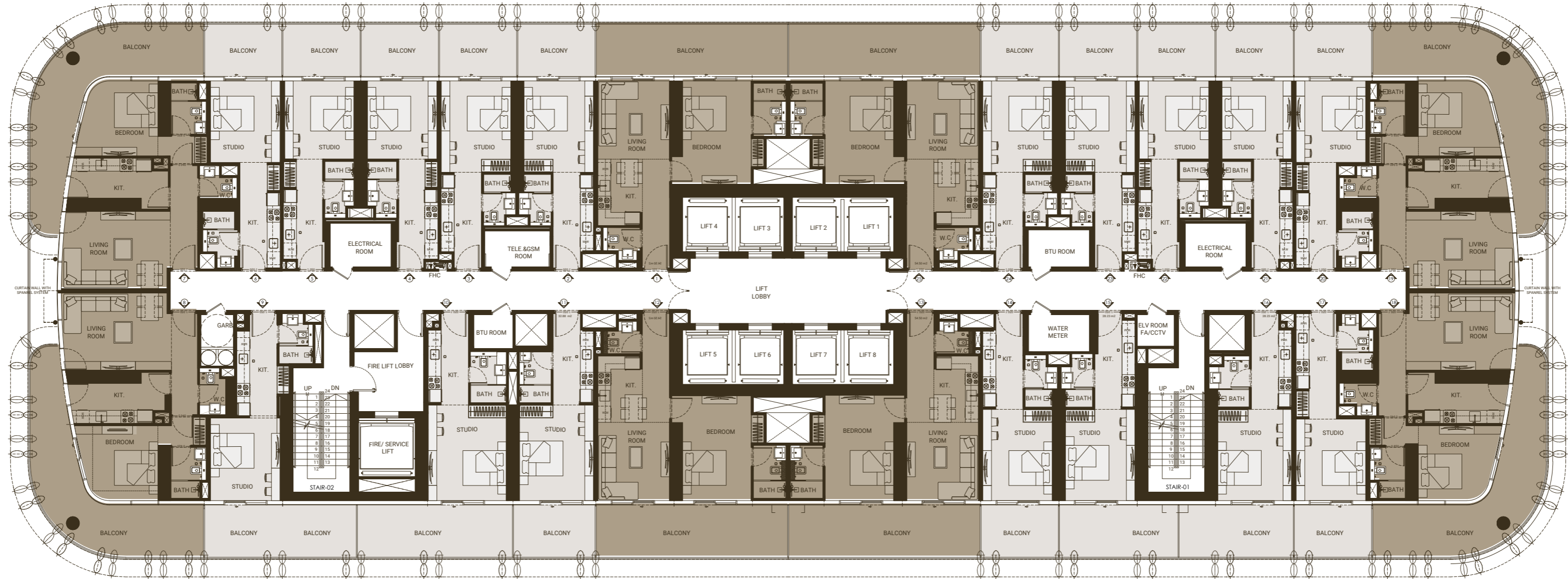
# 2<sup>ND</sup> FLOOR TYPICAL FLOOR PLAN



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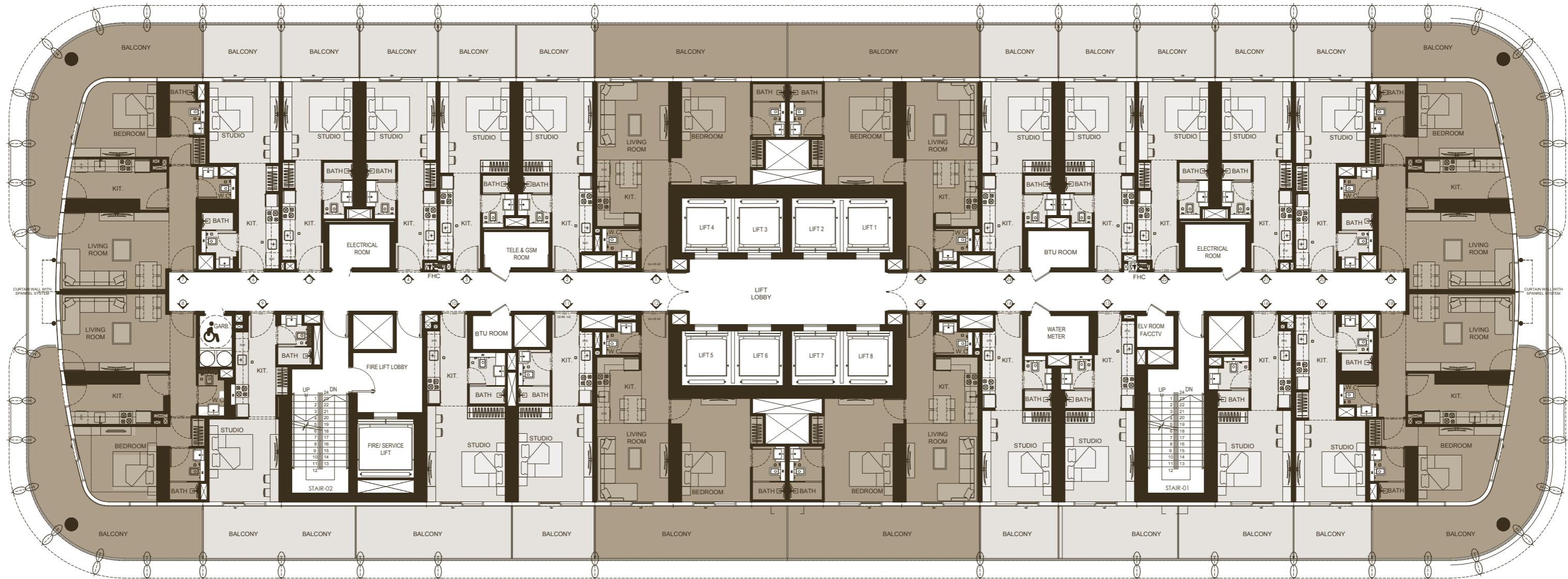
# 3<sup>RD</sup> - 29<sup>TH</sup> FLOOR TYPICAL FLOOR PLAN



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# 30<sup>TH</sup> FLOOR TYPICAL FLOOR PLAN



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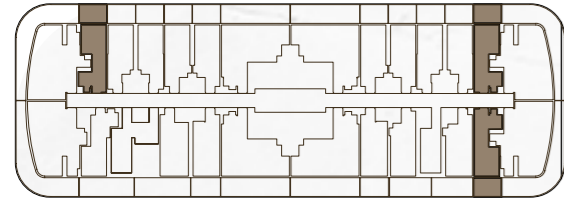
# Crafted for a Life at the Forefront

Skyhall is a testament to Binghatti's unwavering commitment to quality and craftsmanship. Each residence is designed to inspire and empower, providing the perfect foundation for a life lived at the forefront.



# STUDIO

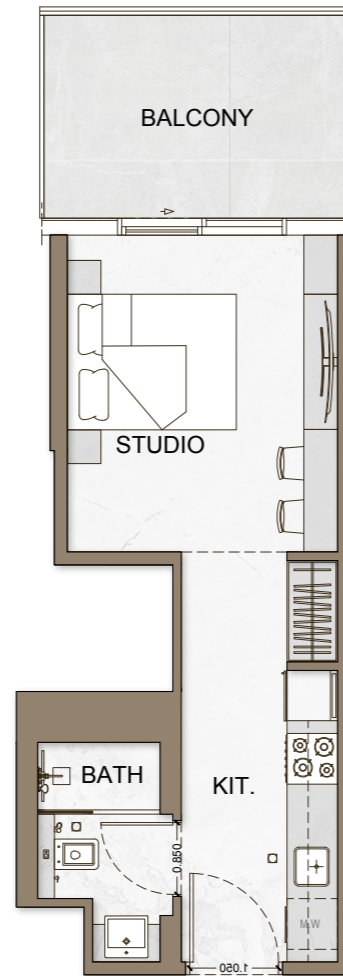
TYPE - 1



AREA	SQ.M	SQ.FT
SUITE AREA	27.79 m <sup>2</sup>	299 ft <sup>2</sup>
BALCONY AREA	9.00 m <sup>2</sup>	97 ft <sup>2</sup>
TOTAL UNIT AREA	36.79 m <sup>2</sup>	396 ft <sup>2</sup>

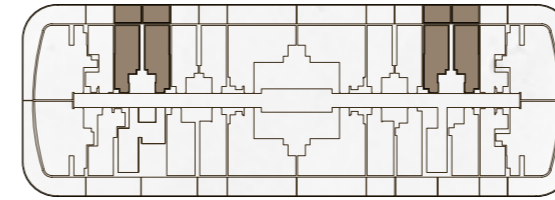
### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	14 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



# STUDIO

TYPE - 2



AREA	SQ.M	SQ.FT
SUITE AREA	27.71 m <sup>2</sup>	298 ft <sup>2</sup>
BALCONY AREA	9.01 m <sup>2</sup>	97 ft <sup>2</sup>
TOTAL UNIT AREA	36.72 m <sup>2</sup>	395 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

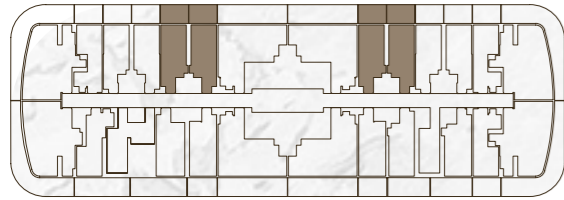
MASTER BATH	3 m <sup>2</sup>
MASTER BEDROOM	14 m <sup>2</sup>
LIVING & DINING	7 m <sup>2</sup>



FLOOR PLAN

# STUDIO

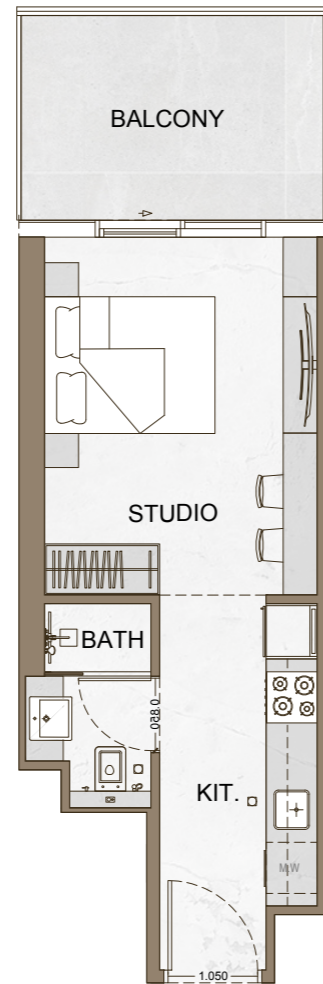
TYPE - 3



AREA	SQ.M	SQ.FT
SUITE AREA	27.92 m <sup>2</sup>	301 ft <sup>2</sup>
BALCONY AREA	9.00 m <sup>2</sup>	97 ft <sup>2</sup>
TOTAL UNIT AREA	36.92 m <sup>2</sup>	397 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

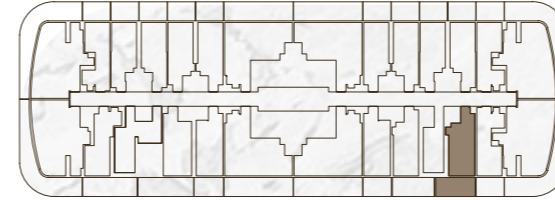
BATH	3 m <sup>2</sup>
STUDIO	13 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>



FLOOR PLAN

# STUDIO

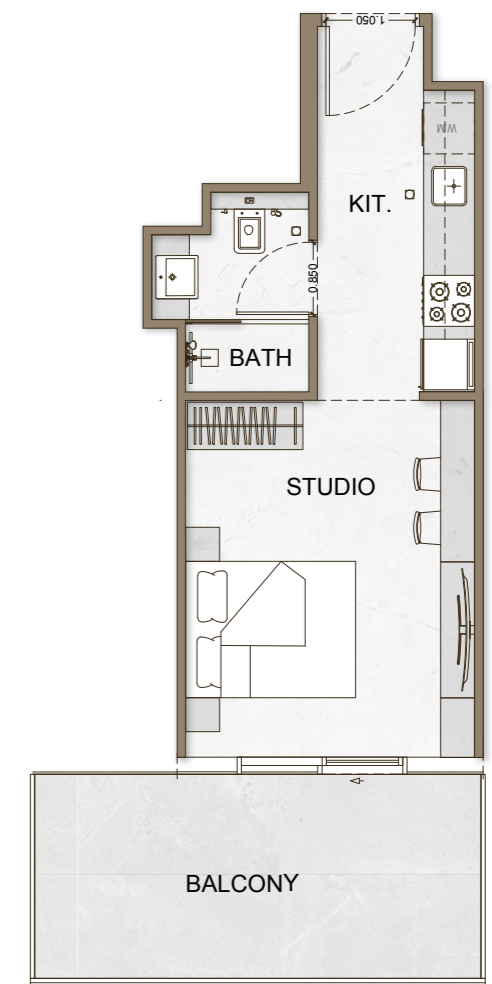
TYPE - 4



AREA	SQ.M	SQ.FT
SUITE AREA	29.69 m <sup>2</sup>	320 ft <sup>2</sup>
BALCONY AREA	13.78 m <sup>2</sup>	148 ft <sup>2</sup>
TOTAL UNIT AREA	43.47 m <sup>2</sup>	468 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

MASTER BATH	4 m <sup>2</sup>
MASTER BEDROOM	14 m <sup>2</sup>
LIVING & DINING	8 m <sup>2</sup>

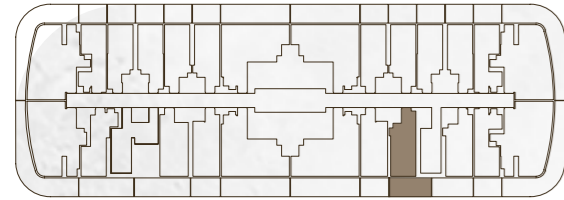


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# STUDIO

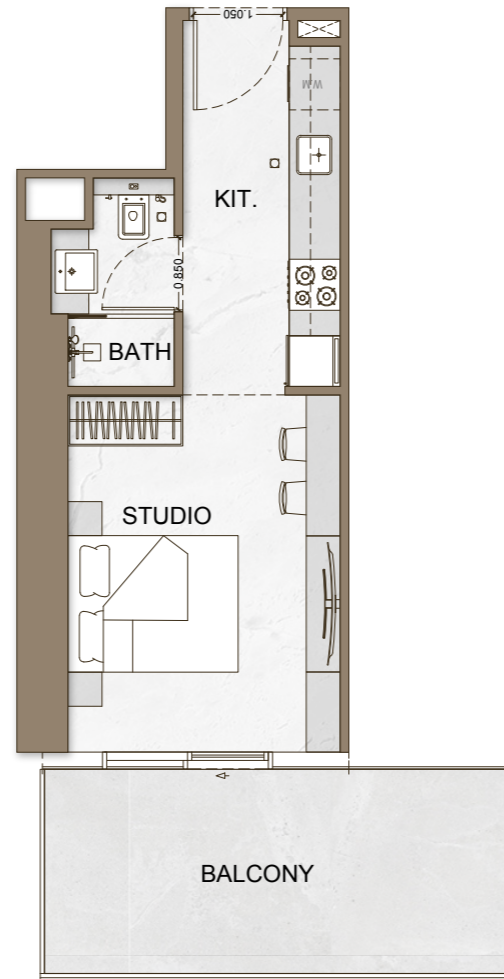
TYPE - 5



AREA	SQ.M	SQ.FT
SUITE AREA	29.64 m <sup>2</sup>	319 ft <sup>2</sup>
BALCONY AREA	14.24 m <sup>2</sup>	153 ft <sup>2</sup>
TOTAL UNIT AREA	43.88 m <sup>2</sup>	472 ft <sup>2</sup>

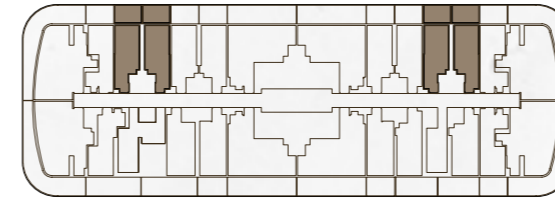
### FLAT DESIGN COMPONENTS

BATH	3 m <sup>2</sup>
STUDIO	13 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>



# STUDIO

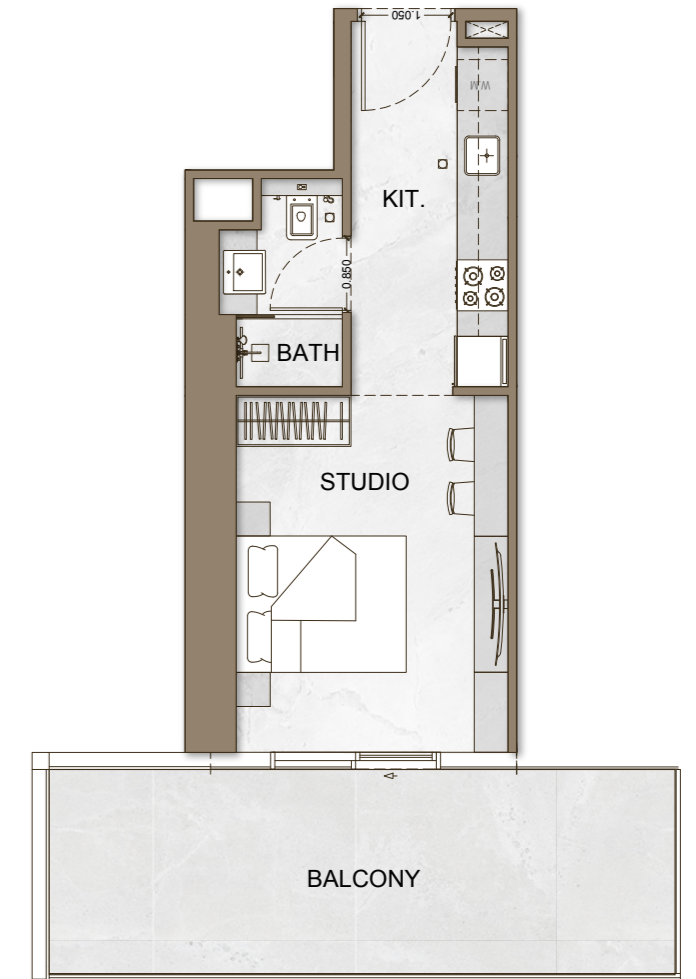
TYPE - 6



AREA	SQ.M	SQ.FT
SUITE AREA	27.71 m <sup>2</sup>	298 ft <sup>2</sup>
BALCONY AREA	9.01 m <sup>2</sup>	97 ft <sup>2</sup>
TOTAL UNIT AREA	36.72 m <sup>2</sup>	395 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

MASTER BATH	4 m <sup>2</sup>
MASTER BEDROOM	14 m <sup>2</sup>
LIVING & DINING	7 m <sup>2</sup>



# A Canvas of Possibilities

Skyhall's interiors are a composite of refined elegance. A carefully curated palette of subtle hues and rich textures creates an atmosphere of understated luxury, allowing your personal style to shine.

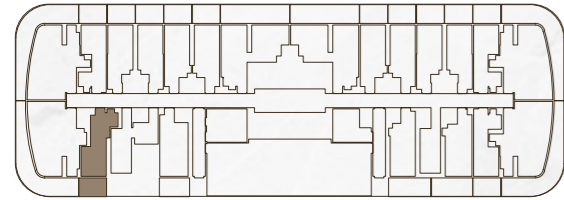




FLOOR PLAN

# STUDIO

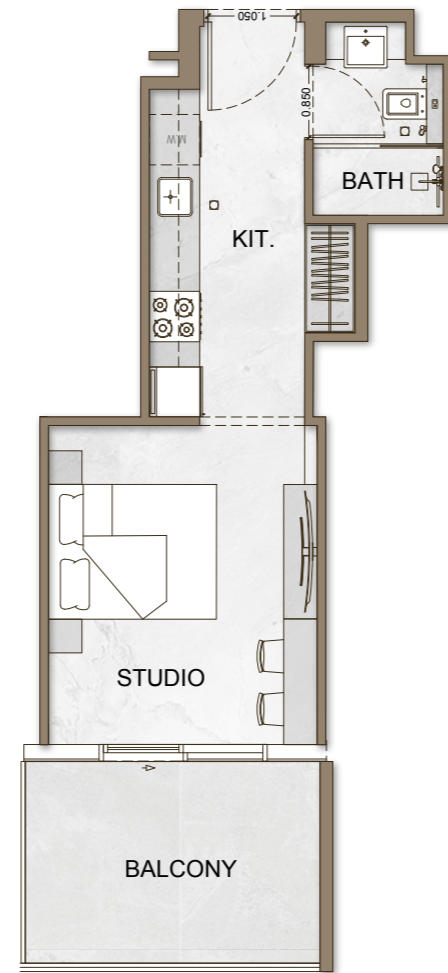
TYPE - 7



AREA	SQ.M	SQ.FT
SUITE AREA	28.88 m <sup>2</sup>	311 ft <sup>2</sup>
BALCONY AREA	9.04 m <sup>2</sup>	97 ft <sup>2</sup>
TOTAL UNIT AREA	37.92 m <sup>2</sup>	408 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

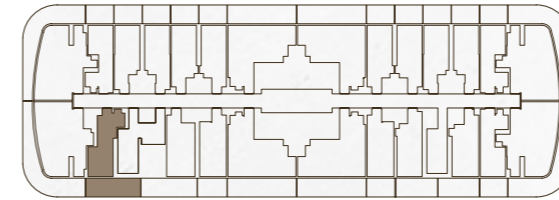
BATH	3 m <sup>2</sup>
STUDIO	12 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>



FLOOR PLAN

# STUDIO

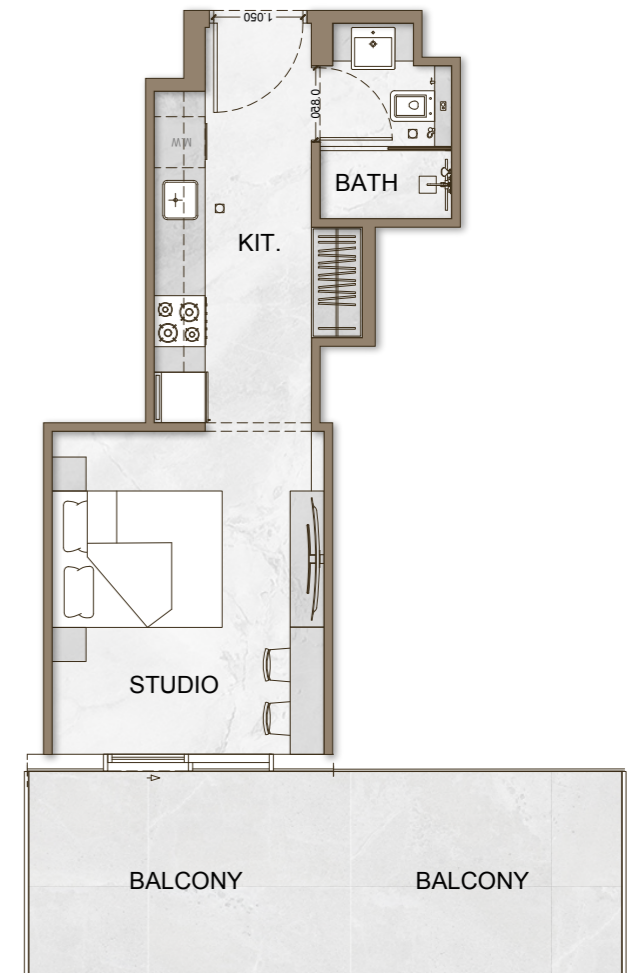
TYPE - 8



AREA	SQ.M	SQ.FT
SUITE AREA	28.88 m <sup>2</sup>	311 ft <sup>2</sup>
BALCONY AREA	17.46 m <sup>2</sup>	188 ft <sup>2</sup>
TOTAL UNIT AREA	46.34 m <sup>2</sup>	499 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

MASTER BATH	3 m <sup>2</sup>
MASTER BEDROOM	12 m <sup>2</sup>
LIVING & DINING	9 m <sup>2</sup>

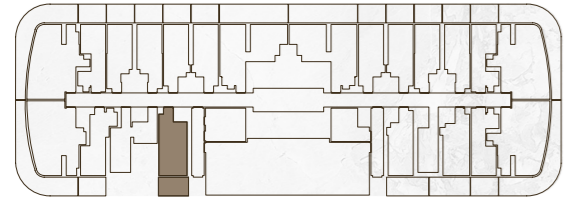


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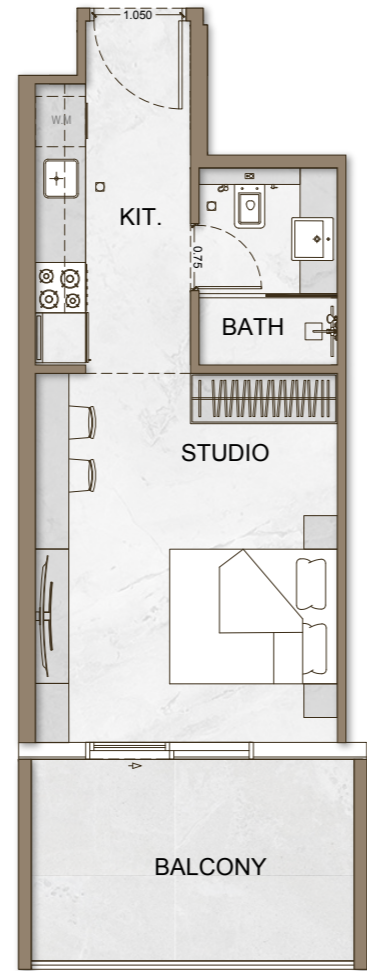
TYPE - 9



AREA	SQ.M	SQ.FT
SUITE AREA	31.61 m <sup>2</sup>	340 ft <sup>2</sup>
BALCONY AREA	10.00 m <sup>2</sup>	108 ft <sup>2</sup>
TOTAL UNIT AREA	41.61 m <sup>2</sup>	448 ft <sup>2</sup>

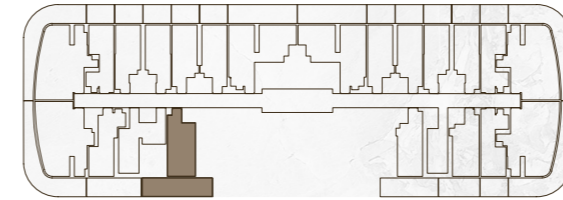
### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	16 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



# STUDIO

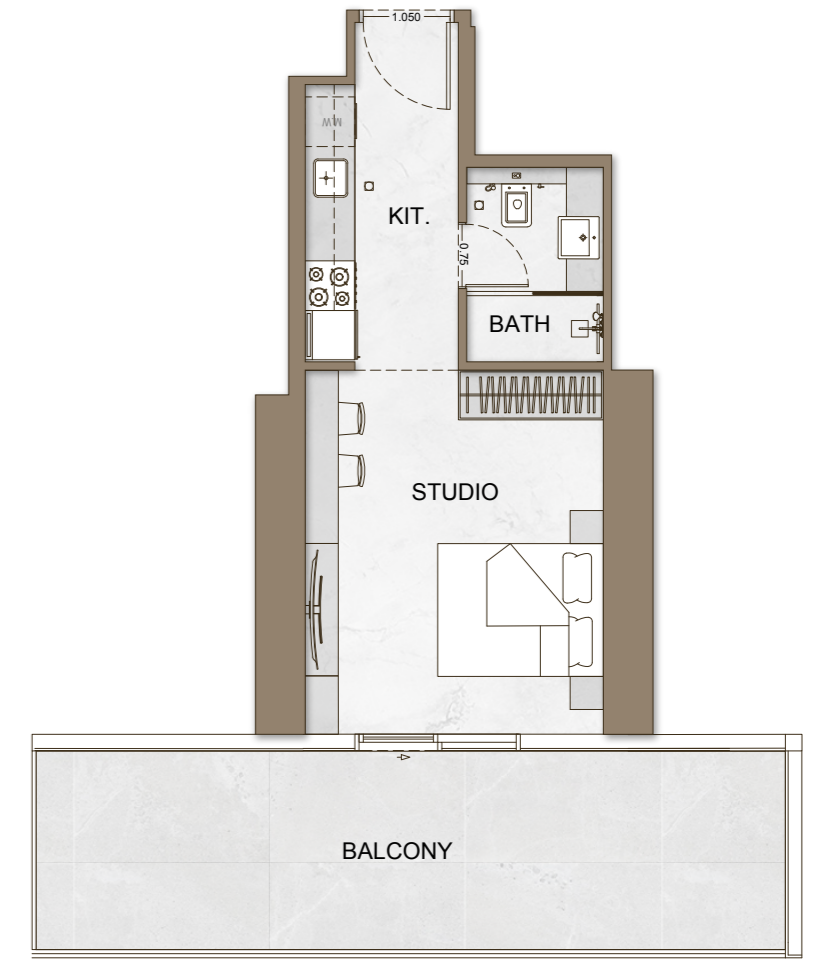
TYPE - 10



AREA	SQ.M	SQ.FT
SUITE AREA	31.61 m <sup>2</sup>	340 ft <sup>2</sup>
BALCONY AREA	22.55 m <sup>2</sup>	243 ft <sup>2</sup>
TOTAL UNIT AREA	54.16 m <sup>2</sup>	583 ft <sup>2</sup>

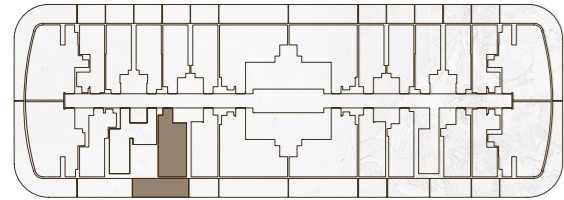
### FLAT DESIGN COMPONENTS

MASTER BATH	4 m <sup>2</sup>
MASTER BEDROOM	16 m <sup>2</sup>
LIVING & DINING	7 m <sup>2</sup>



# STUDIO

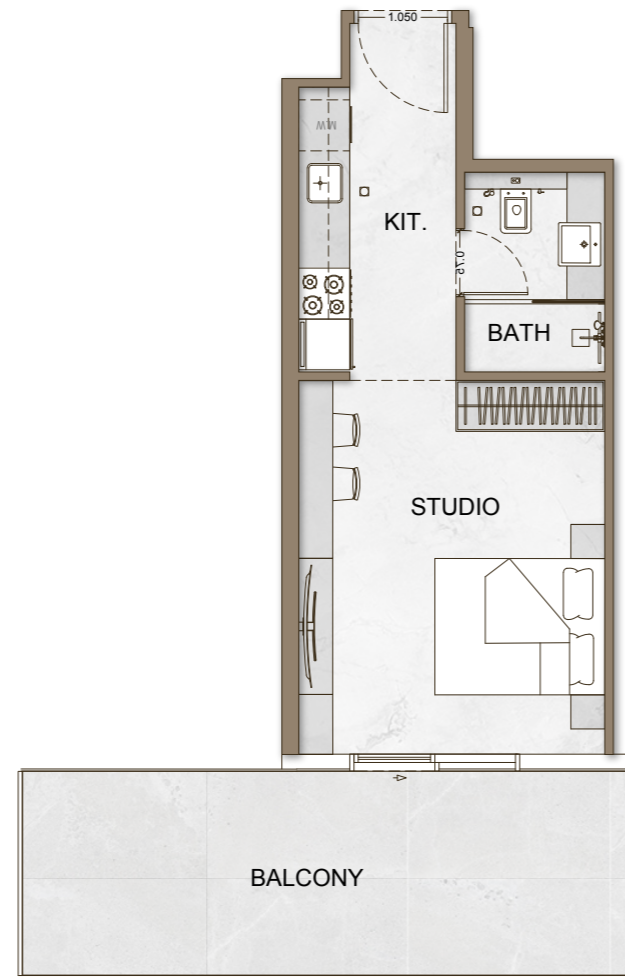
TYPE - 11



AREA	SQ.M	SQ.FT
SUITE AREA	31.61 m <sup>2</sup>	340 ft <sup>2</sup>
BALCONY AREA	18.97 m <sup>2</sup>	204 ft <sup>2</sup>
TOTAL UNIT AREA	50.58 m <sup>2</sup>	544 ft <sup>2</sup>

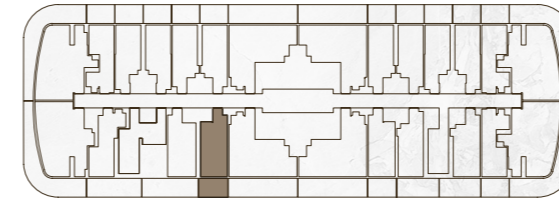
### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	16 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>



# STUDIO

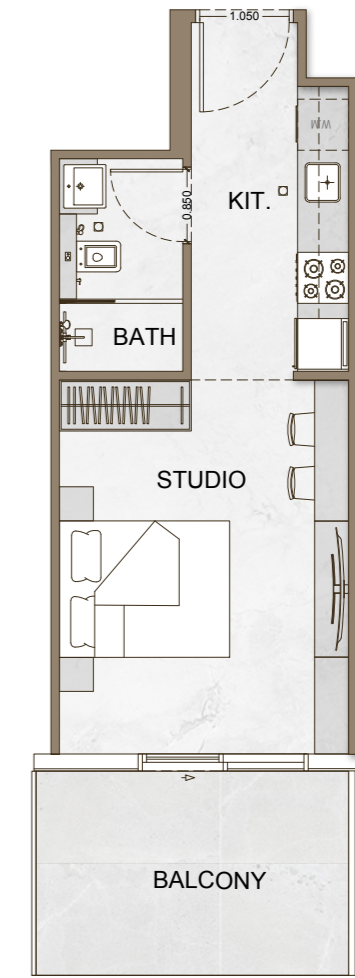
TYPE - 12



AREA	SQ.M	SQ.FT
SUITE AREA	29.49 m <sup>2</sup>	317 ft <sup>2</sup>
BALCONY AREA	9.50 m <sup>2</sup>	102 ft <sup>2</sup>
TOTAL UNIT AREA	38.99 m <sup>2</sup>	420 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

MASTER BATH	4 m <sup>2</sup>
MASTER BEDROOM	15 m <sup>2</sup>
LIVING & DINING	7 m <sup>2</sup>



# Live Within a Vision

Skyhall is more than just a place to live; it's a place to embody your aspirations. Embrace a life of unparalleled comfort and convenience, where every detail is designed to inspire and empower.



# Where Aspirations Meet Ascendantly

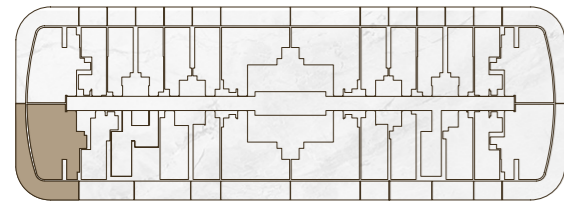
To those who seek more. To those who dare  
above and beyond. To all of them - exist  
within a vision.



FLOOR PLAN

# 1 BEDROOM

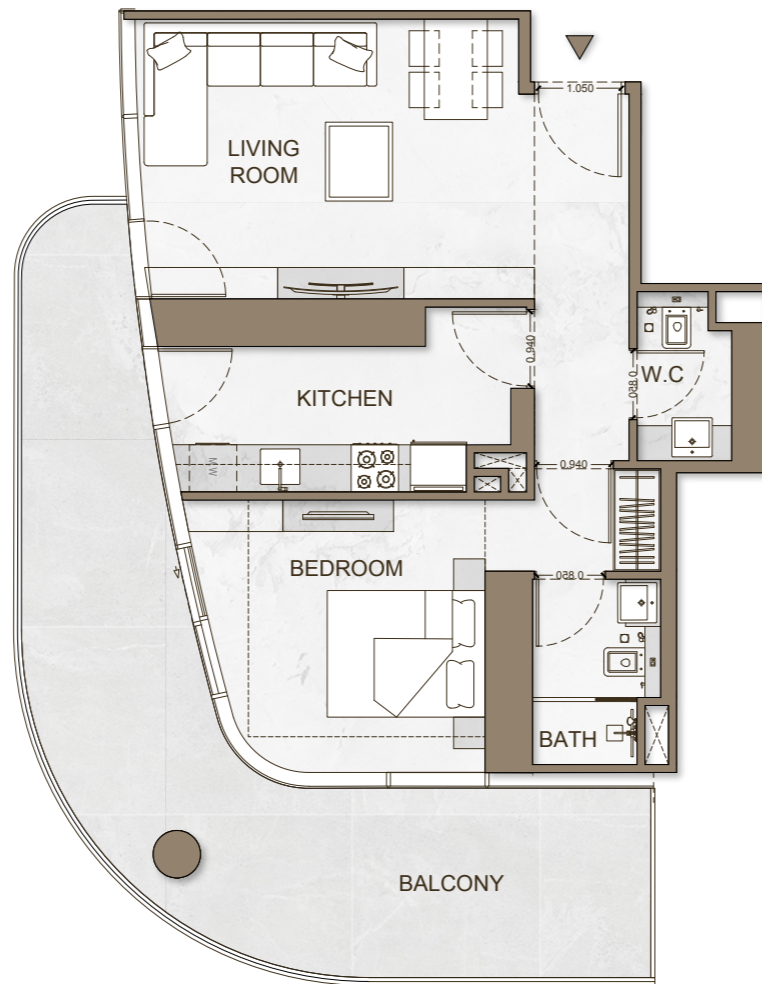
TYPE - 1



AREA	SQ.M	SQ.FT
SUITE AREA	60.98 m <sup>2</sup>	656 ft <sup>2</sup>
BALCONY AREA	31.41 m <sup>2</sup>	339 ft <sup>2</sup>
TOTAL UNIT AREA	92.30 m <sup>2</sup>	994 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

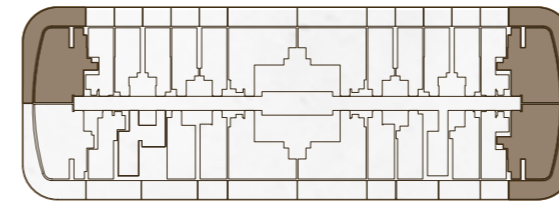
MASTER BATH	4 m <sup>2</sup>
MASTER BEDROOM	15 m <sup>2</sup>
LIVING & DINING	18 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>
W.C	3 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>



FLOOR PLAN

# 1 BEDROOM

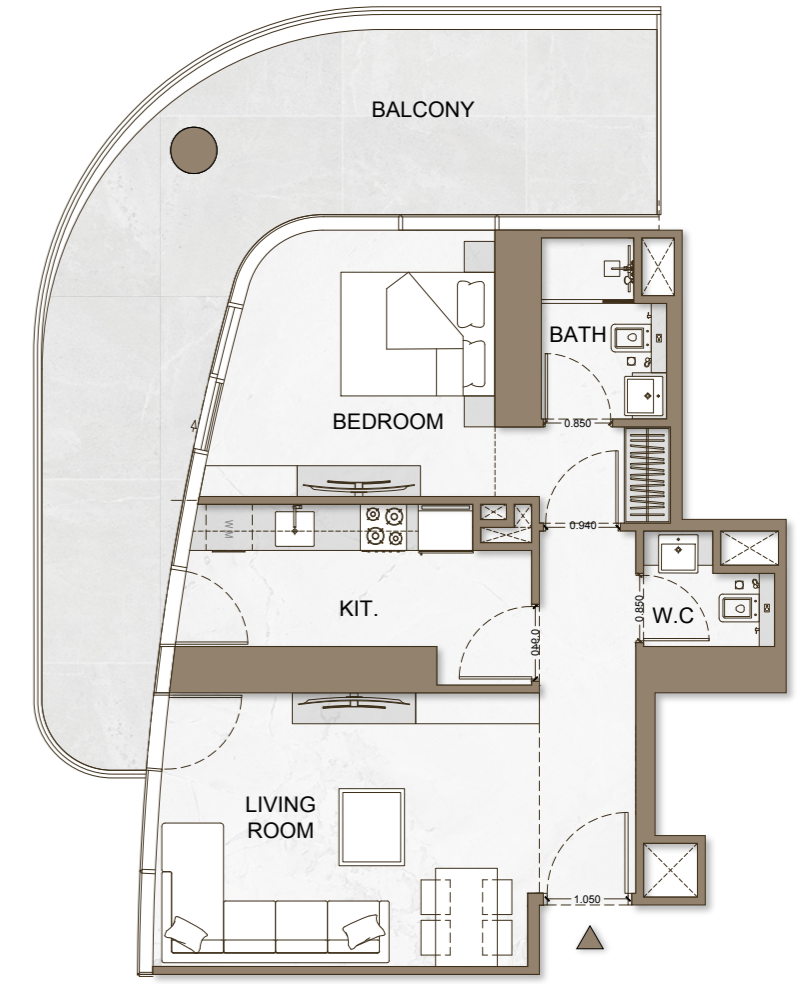
TYPE - 2



AREA	SQ.M	SQ.FT
SUITE AREA	60.78 m <sup>2</sup>	654 ft <sup>2</sup>
BALCONY AREA	31.41 m <sup>2</sup>	338 ft <sup>2</sup>
TOTAL UNIT AREA	92.19 m <sup>2</sup>	992 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

MASTER BATH	4 m <sup>2</sup>
MASTER BEDROOM	15 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
KITCHEN	9 m <sup>2</sup>
W.C	2 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>

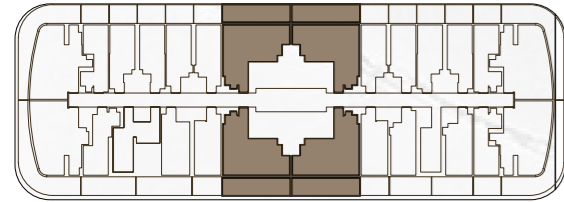


Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural 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.

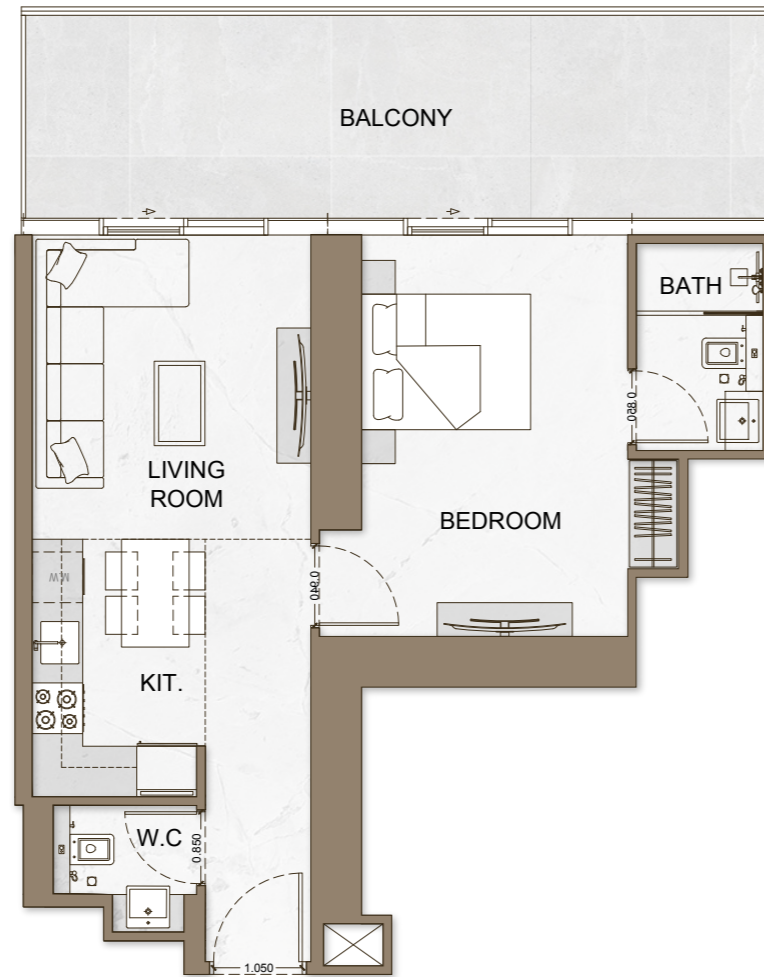
# 1 BEDROOM

TYPE - 3



AREA	SQ.M	SQ.FT
SUITE AREA	54.22 m <sup>2</sup>	584 ft <sup>2</sup>
BALCONY AREA	22.46 m <sup>2</sup>	242 ft <sup>2</sup>
TOTAL UNIT AREA	76.68 m <sup>2</sup>	825 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
MASTER BATH	4 m <sup>2</sup>
MASTER BEDROOM	16 m <sup>2</sup>
LIVING & DINING	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
W.C	2 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>



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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.

