

W H Y I N V E S T I N

DUBAI



WHY INVEST IN DUBAI?

Dubai is a fast-growing cosmopolitan city with a thriving economy. It is a prominent tourist destination and a major hub for international investors. These make Dubai an attractive investment destination particularly for real estate.



WHY INVEST IN DUBAI?



DUBAI HAS BEEN A CENTRE FOR
REGIONAL AND INTERNATIONAL
TRADES



MOST PEOPLE CAN REACH DUBAI WITHIN **8 HOURS**
WHILE 1/3 OF THE WORLD CAN REACH IT IN **4 HOURS**

WHY INVEST IN DUBAI?



STRONG RENTAL MARKET

WITH HIGH OCCUPANCY RATES AND RENTAL YIELDS



WORLD CLASS INFRASTRUCTURE

INCLUDING AIRPORTS, ROADS, AND PUBLIC
TRANSPORTATION



TAX HAVEN

DUBAI HAS NO INCOME TAX



SAFE & STABLE CITY

EVEN AFTER THE GLOBAL HEALTH CRISIS IN 2020



PROPERTY ROI

HIGH RETURN OF INVESTMENT



ECONOMY GROWING

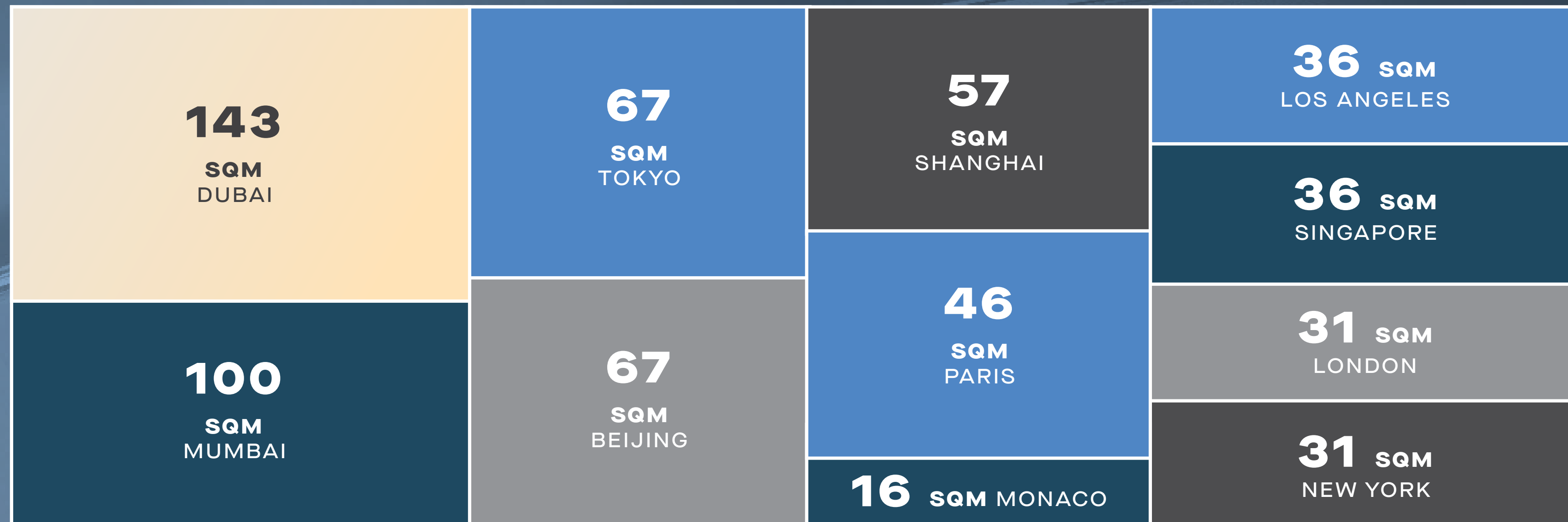
DRIVEN BY TOURISM, TRADE AND FINANCE



INVESTOR VISA ADVANTAGE

GOLDEN VISA IS GIVEN TO PROPERTY
OWNER / INVESTORS

WHAT CAN **USD 1,000,000** BUY YOU IN DUBAI?



W H A T T O L O O K F O R W A R D I N
D U B A I F O R T H E N E X T

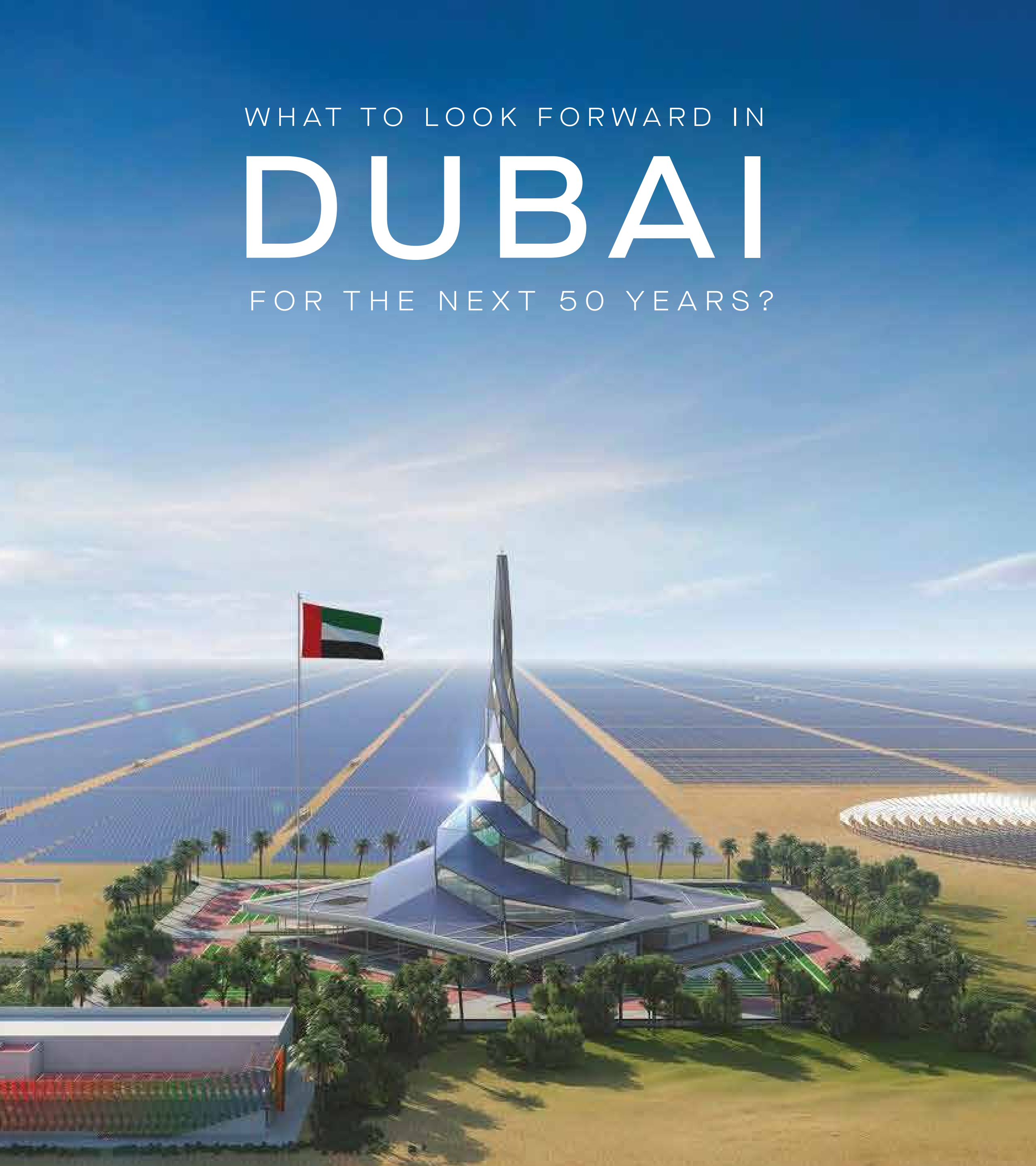
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Y E A R S ?

WHAT TO LOOK FORWARD IN

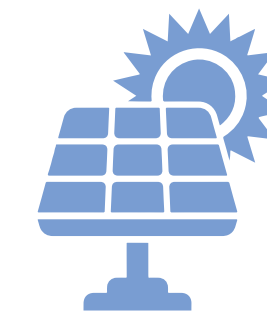
DUBAI

FOR THE NEXT 50 YEARS?

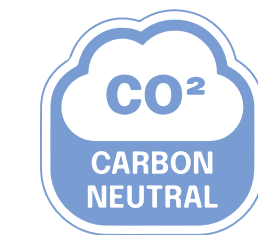


CENTENNIAL PLAN 2071

BLUEPRINT FOR DEVELOPMENT SET FOR NEXT 50 YEARS



- Mohammed Bin Rashid Al Maktoum Solar Park
- Largest single-site solar park in the world
- Capacity to produce 5,000 MW by 2030



To be city with the least **carbon footprint** in the world by **2050**



25% of building in Dubai to be based on **3D printing technology by 2030**



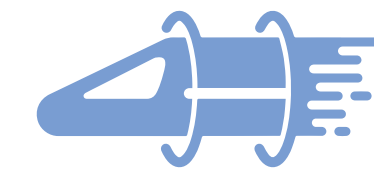
To have self-sustained economy -
not relying mainly on oil but through
diversified sources of revenue

WHAT TO LOOK FORWARD IN DUBAI FOR THE NEXT 50 YEARS?

25% OF THE TOTAL TRANSPORTATION IN DUBAI
TO BE AUTONOMOUS MODE BY 2030



Mobility - Driver-less public transports,
self-driving cars



Hyperloop - Dubai-Abu Dhabi in **12 mins**
Speed over **1,000 km/hr**, Total coverage plan
150 kms Entire Project Cost - **AED 22 B (\$)**



Airport - Al Maktoum International Airport
to handle **220 M Passengers /yr i.e. 2**
times higher than worlds's busiest airport



Metro - tracks to extend by **311 km by 2030**

WHAT TO LOOK FORWARD IN DUBAI FOR THE NEXT 50 YEARS?

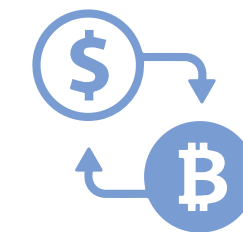
OTHER NOTABLE PROJECTS



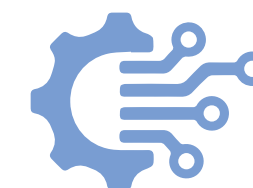
China to invest **\$3.4 B** to build **60 M sq.ft.** operation to host Chinese products for shipping around the world



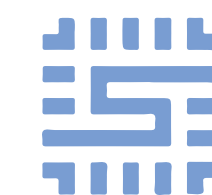
Healthcare - Highly developed healthcare infrastructure



Blockchain - Dubai would be the first Government to have all its **transactions via Blockchain**



Technology Innovation - Artificial Intelligence to reduce accidents, minimize chronic diseases and reduce cost of education



Smart Dubai Initiative - **100 smart** initiatives and more than 1000 smart services

A photograph of two men shaking hands in a modern, brightly lit interior space. The man on the left is wearing a white thobe and a black ghutra, while the man on the right is wearing a dark blue suit. They are standing in front of a large glass wall that reflects the interior structure.

WHAT TO LOOK FORWARD IN **DUBAI** FOR THE NEXT 50 YEARS?

INVEST IN DUBAI. GROW WITH DUBAI.

ANY NATIONALITY CAN TAKE

100 % OWNERSHIP

WITHOUT HAVING A LOCAL PARTNER

10-YEAR VISA

INVESTORS IN PUBLIC INVESTMENTS OF AT LEAST
AED 2M

5-YEAR VISA

INVESTORS IN A PROPERTY WORTH
AED 1M OR MORE

ALL THESE VISA TYPES ARE RENEWABLE

DUBAI LAND DEPARTMENT

In the visionary spirit of HH Sheikh Rashid bin Saeed Al Maktoum, a pioneer revered for his strategic foresight, Dubai Land Department (DLD) was founded in the 1960s. What started as a humble initiative has evolved into the cornerstone of the Middle East's most vibrant and globally impactful real estate sector empowering it to document and audit certificates while examining and mapping properties.

Through its commitment to delivering exceptional services in both regional and international fronts, DLD not only shapes the necessary legislation but also fosters the growth of Dubai's real estate industry. Through the organization and promotion of real estate investment as well as the dissemination of industry knowledge, DLD actively seeks innovation in the global real estate landscape.

REAL ESTATE REGULATORY AUTHORITY

What is RERA Dubai?

RERA stands for the Real Estate Regulatory Authority. It was established in 2007 with the goal of safeguarding homebuyers' interests and encouraging investment in the real estate sector. Moreover, The RERA Act of 2007 has been adopted across various states to ensure a regulated and transparent real estate industry.

RERA's main responsibilities include:

- Registering and regulating real estate brokers, developers, and development projects, overseeing the sale and purchase of properties
- Ensuring compliance with laws and regulations
- Resolving disputes between parties in the real estate market.

ESCROW ACCOUNT LAW

- Strictly monitored by **RERA**
- DLP-Defect Liability Period - one year
- 5% of project value hold back during DLP to cover any defects arising post completion
- Transparency-Developer is required to furnish a progress certificate to withdraw funds.
Risk-mitigation ensure funds are used for construction and completion of your project only.
- Once the account has been opened, construction has to start within six months

INVESTOR PROTECTION



Transparency through the Real Estate Regulating Agency (RERA) and Dubai Land Department (DLD)



Payment plans linked to construction (off-plan)



Special court for disputes related to real estate



Construction progress update on DLD site

WHY?

WHY BINGHATTI





Binghatti is a leading Emirati property brand headquartered in Dubai. The company is distinguished by its iconic architectural style that represents the brand's distinct design DNA integrated across its wide array of real estate developments.

With a real-estate portfolio of over 60 projects and an exceeding value AED 30 billion, Binghatti is considered as one of the largest privately held property developers in the UAE. The company has successfully delivered 10,000 units in Dubai's real estate market preceding to 2024.

LEADING THE RENAISSANCE OF PROPERTY IN THE REGION

Each hyper-tower is a commissioned architectural masterpiece, a magnum opus unto itself, reflective of Binghatti's vision to lead the renaissance of property in the region.



60+

PROJECTS IN THE REGION

10,000+

UNITS HANDED OVER

VALUE OF

10 Billion

20,000+

UPCOMING PROJECT UNITS

VALUE OF

30 Billion



Consistent High Quality:

By handling all aspects of development, design, construction, and supply in-house, we manage the overall quality of the project.

Trust and Assurance:

We provide high-quality properties with excellent durability and functionality by undertaking real estate development and construction entirely in-house.

Global Perspective:

By partnering with international construction companies, we offer properties that meet global standards of quality.

Track Record:

We have completed all projects swiftly and on schedule without any complaints.

Expertise in Engineering and Design:

We leverage superior design and engineering expertise to deliver attractive and functional properties.

Binghatti Holding

**Binghatti
Developer**

**Binghatti
Hospitality**

**Binghatti
Industries**

**Granada
Europe
Construction**

**Silver Stone
Engineering
Consultants**

Sukuk Listing on London Stock Exchange

Binghatti rang the bell at the London Stock Exchange to mark the inauguration of trading for Binghatti's 200% oversubscribed Sukuk offering.



RERA honoured
Binghatti Developers
as the fastest real
estate developer in
Dubai

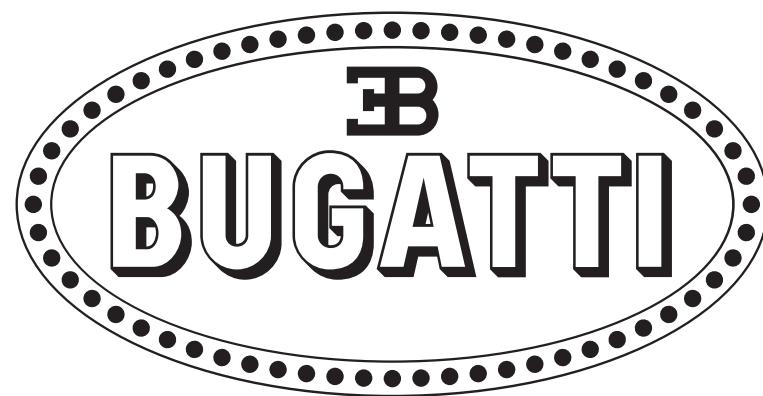


AN AWARD-WINNING DEVELOPER





BINGHATTI IS THE PIONEERING DEVELOPER IN THE WORLD THAT FORMED PARTNERSHIPS WITH GLOBALLY RENOWNED BRANDS SUCH AS **BUGATTI**, **MERCEDES BENZ** AND **JACOB&CO.** TO DEVELOP BRANDED RESIDENCES.



RESIDENCES

BY

BINGHATTI

Mercedes-Benz Places

BINGHATTI

BURJ BINGHATTI
JACOB&CO

R E S I D E N C E S



RESIDENCES

BY

BINGHATTI

L'ART DE VIVRE



In an unprecedented collaboration, Binghatti together with the automotive legend BUGATTI introduces an incomparable experience in the world of real estate. This avant-garde development aims to pay homage to the captivating flair of the French Riviera.







Mercedes-Benz Places

BINGHATTI

BORN FROM TOMORROW



Binghatti and Mercedes-Benz have joined forces in a revolutionary partnership to create an architectural icon. This visionary collaboration merges the expertise of two industry leaders to craft a hyper-tower derived from Mercedes Benz's ethos of sensual purity.







BURJ BINGHATTI JACOB & CO RESIDENCES

INSPIRED BY THE IMPOSSIBLE



In a ground-breaking partnership, the world of high-jewelry, horology and real estate converge to create a monumental skyscraper set to break a world record – an architectural marvel inspired by the impossible.







BUSINESS BAY

One by Binghatti

Nestled in a thriving cityscape, a new paradigm for ethereal waterfront living unfolds. At the heart of this sensational creation lies a design philosophy shaped by impeccable tones and inherent exquisiteness.

PROPERTY TYPE

Residential & Retail

PLOT AREA

10,061.41 SQ.M (108,300 SQ.FT)

NUMBER OF UNITS

Studio - 111
1 Bedroom - 496
2 Bedroom - 110
3 Bedroom - 01
Townhouse (3 Bedroom) - 10
4 Bedroom - 8

TOTAL NUMBER OF FLOORS

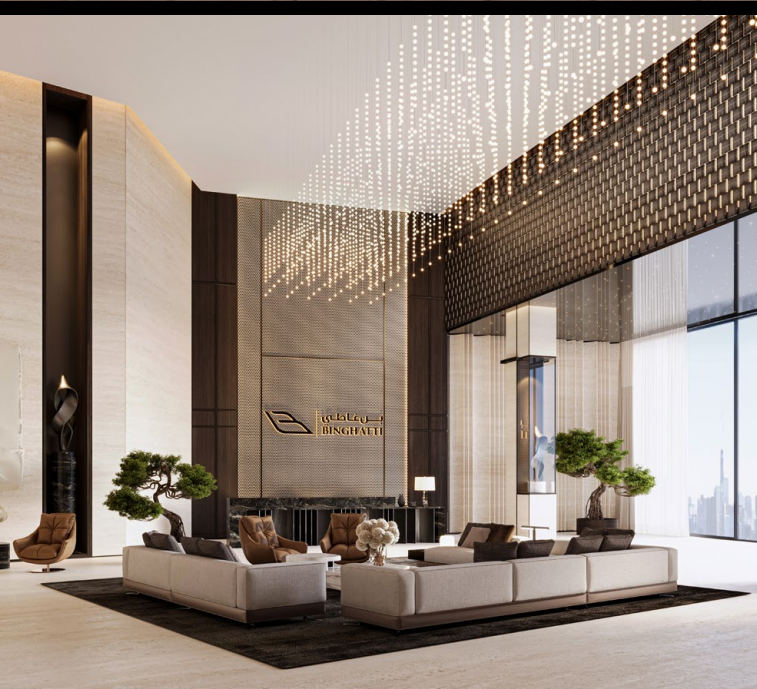
**3B + G + 2P + 1st Floor (Amenity) +
62 Residential Floor + 2 Mechanical Room
+Roof Floor**

TOTAL UNITS

Residential Units - 736
Shop - 10

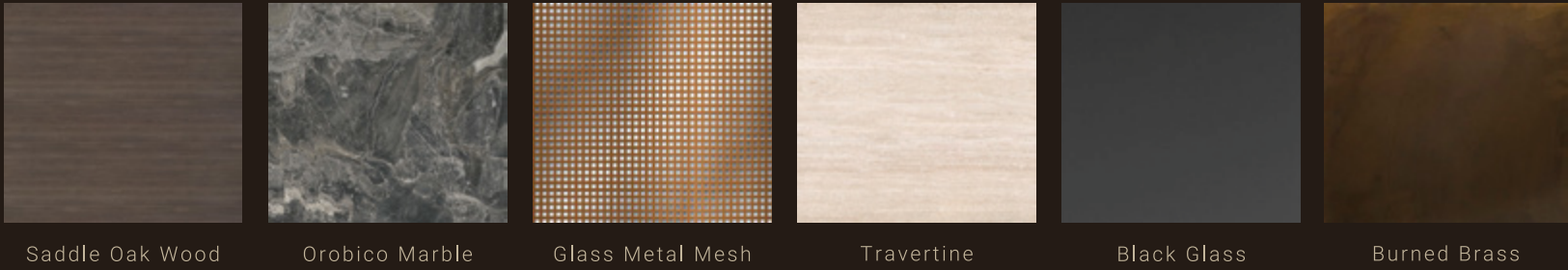




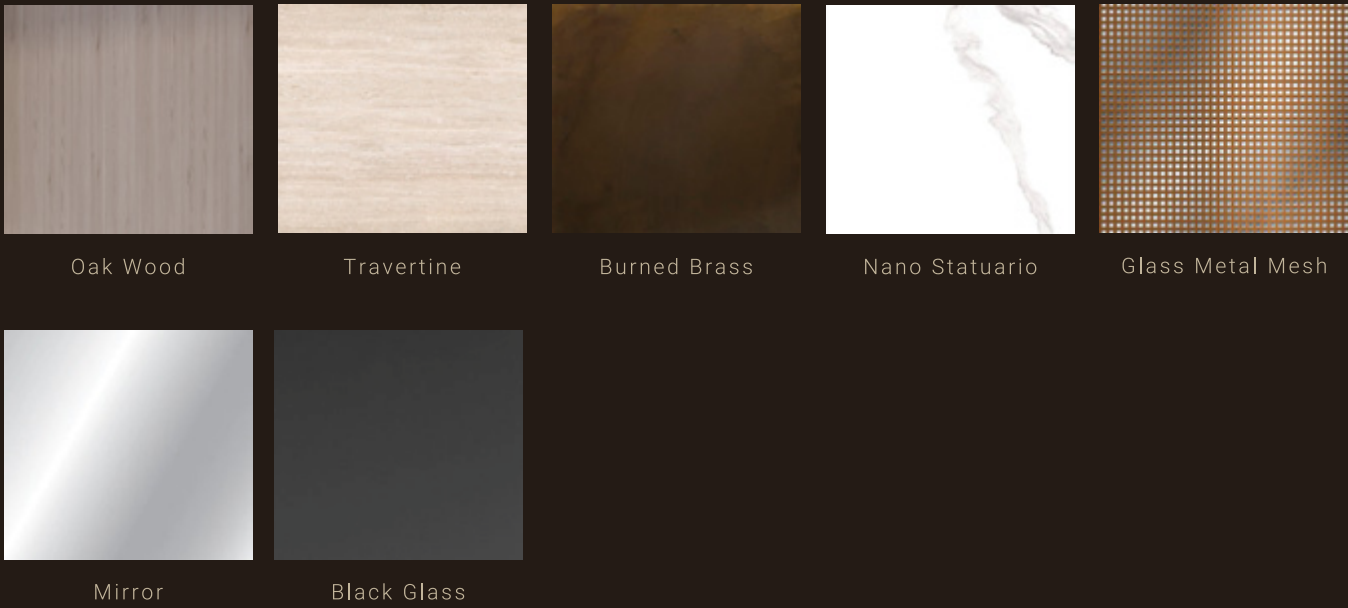


Material List

Main Entrance Lobby



Apartment



Bathroom



DUBAI SCIENCE PARK

Binghatti Hills

Inspired by the natural contours of terrain, Binghatti Hills aims to capture the serene ambiance of rolling hillsides and translate it into an architectural masterpiece that embodies the spirit of tranquillity to offer respite from the bustle of urban life.

PROPERTY TYPE

Residential & Retail

PLOT AREA

13,938.46 SQ.M (150,032.00 SQ.FT.)

NUMBER OF UNITS

Studio - 852

1 Bedroom - 528

2 Bedroom - 286

TOTAL UNITS

Residential Units - 1666

Shop - 21

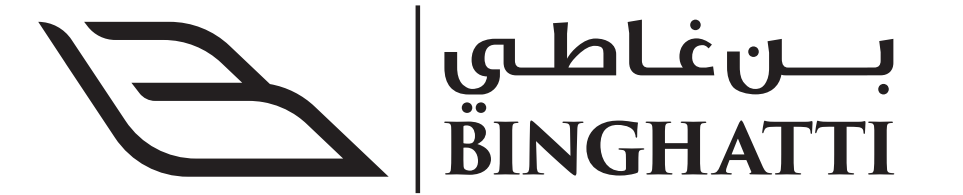






DIVERSE PORTFOLIO AND PROVEN TRACK RECORD

OF QUALITY AND DELIVERY **EVEN AHEAD OF THE PROJECT SCHEDULE**



60+ Projects in the region: Downtown Dubai, Business Bay, Jumeirah Village Circle (JVC), Dubai Silicon Oasis (DSO), Al Jadaff and Arjaan

AN EXCLUSIVE BRAND EXPERIENCE

Binghatti's client experience transcends the conventional realm: it reflects the brand's ethos mirroring the meticulous attention to detail found in the world of high-end fashion and automotive industries. Tailored to discerning tastes, its bespoke services seamlessly guide its clients through the entire property development journey. From the moment they step into its sales boutique, clients are transcended into a different realm where scrupulous attention to detail and custom-crafted assistance define every interaction. Through its vertically integrated approach, the brand ensures comprehensive support encompassing bespoke interior design, tailored property handover and persistent quality upkeep.

In essence, Binghatti's client experience is synonymous with superb opulence where each interaction embodies the same dedication and refinement as the finest couture creation.





WWW.BINGHATTI.COM