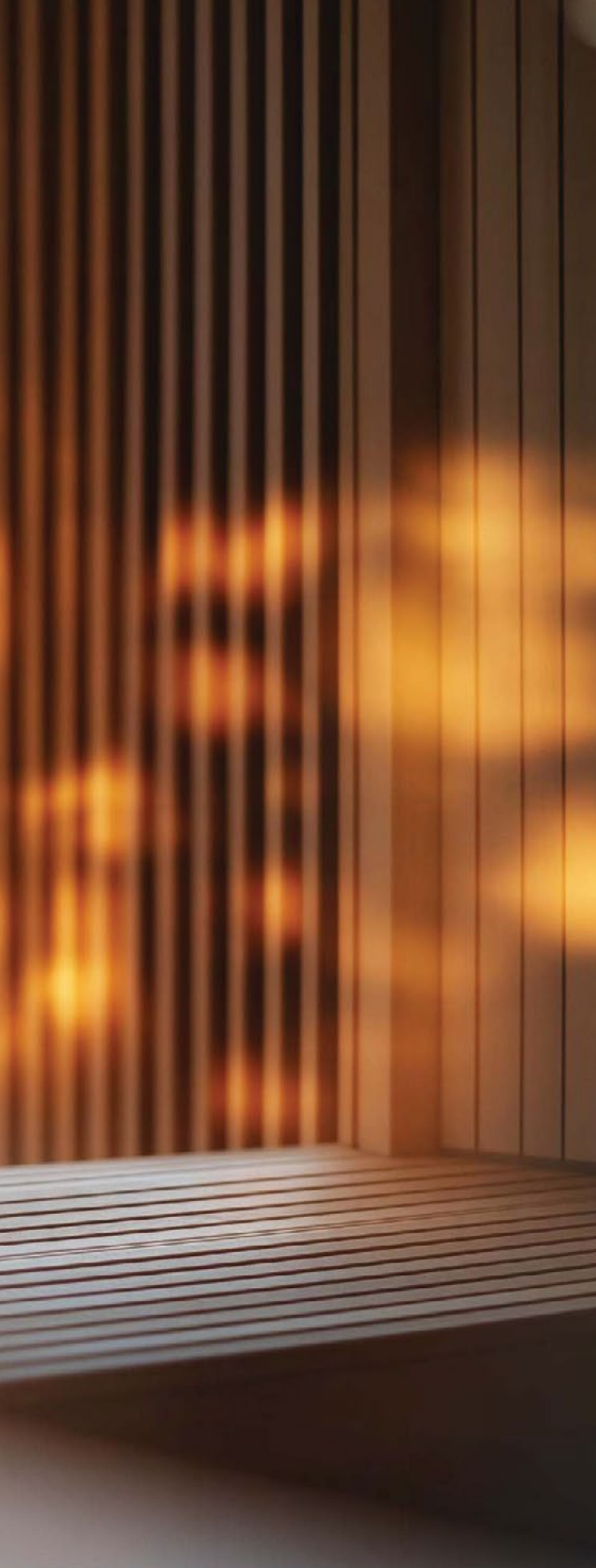


BINGHATTI
FIARE

DIGITAL BROCHURE



بن غاطي
BINGHATTI



A Vision Takes Form

Picture a vision that bursts from the grid. A gesture of **architectural brilliance**. Here, Flare takes shape — proof of the lasting power of sculpted light, a signal against the ordinary. Rising above the landscape, Flare is more than a residence; it is an iconic architectural statement, a testament to the enduring power of design to capture and shape the intangible, setting a new benchmark for the **future of luxury living**.



The Architecture of Feeling

Flare's design is a symphony of lines and light, a carefully orchestrated composition that evokes a sense of wonder and intrigue. It's an architecture that transcends mere functionality, capturing the very essence of human emotion, reflecting **Binghatti's artistic excellence**.



Its radial design
captivates
time and space.

Within these walls, symmetry and flow speak
the unspoken. A dialogue between the tangible
and the ethereal. Light, a powerful force, shapes
the moments in-between. A monument to the
enduring nature of form.

An outward energy
transformed
into internal quiet.



A Gateway to a Vibrant Life

Flare is strategically located in **Jumeirah Village Triangle (JVT)**, a thriving community known for its family-friendly atmosphere and **convenient access to Dubai's key destinations.**

 Dubai Marina & Harbour
10 minutes

 Ain Dubai
10 minutes

 Dubai Autodrome
10 minutes

 Ibn & Dubai Festival City
10 minutes

 Palm Jumeirah
12 minutes

 Expo City Dubai
15 minutes

 Burj Al Arab & Jumeirah Beach
20 minutes

 Al Maktoum Intl. Airport
22 minutes

 Palm Jebel Ali
25 minutes







A Luminous Vessel *of* Intangible Moments

A place where the **architecture of feeling** is made real. This visionary landmark development redefines contemporary living, offering an innovative blend of architectural brilliance and emotional resonance. Comprising **two iconic towers**, the development offers a diverse range of residences designed to cater to discerning individuals and families.





PROJECT FACTS

A Curated Collection of Residences

PROPERTY TYPE:
Residential & Retails

PLOT AREA:
Binghatti Flare 01: 10805.57 SQ.M / 116310.07 SQFT
Binghatti Flare 02: 7778.00 SQ.M / 83721.61 SQFT

DESCRIPTION:
Binghatti Flare 01:
1B + G + 4P + H.C + 40 Residential Floors
+ 2 Mechanical Room + Roof

Binghatti Flare 02:
2B + G + 4P + 34 Residential Floors
+ 2 Mechanical Room + Roof

Binghatti Flare 01:

NUMBER OF UNITS:

Studio:	285	3 Bedroom:	5
1 Bedroom:	396	4 Bedroom:	2
2 Bedroom:	114		

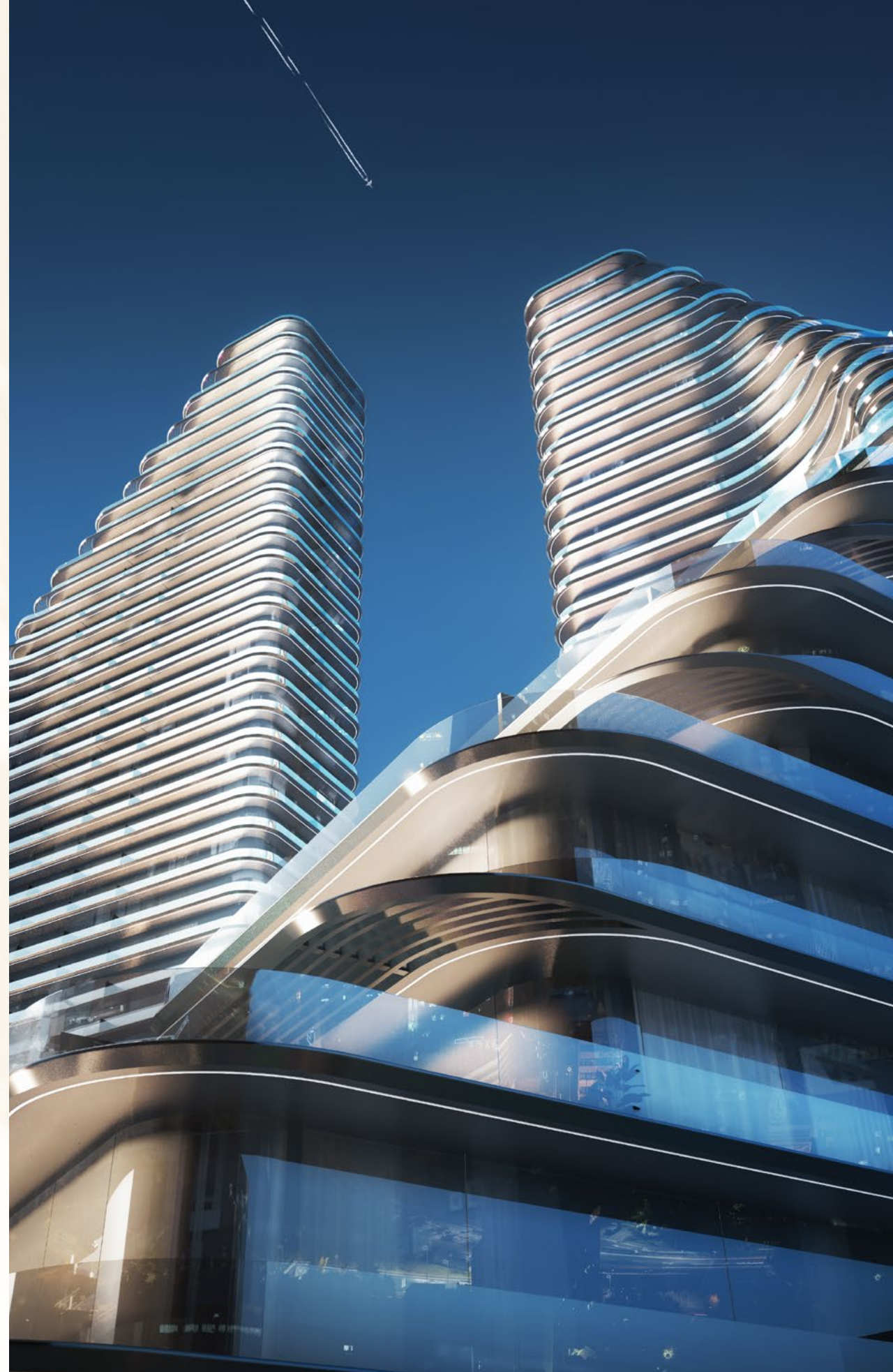
Binghatti Flare 02:

NUMBER OF UNITS:

Studio:	252	3 Bedroom:	4
1 Bedroom:	265	4 Bedroom:	1
2 Bedroom:	54		

TOTAL UNITS:

Total Residential Units:	1378
Shops (Ground and Podium 1):	79





Here, where
sophistication
meets serenity

The city's hum softens gently. A luminous vessel
of intangible moments. A place where the
architecture of feeling is made real. Step into
a world where design transcends the ordinary,
creating a sanctuary

Where emotions are
nurtured and experiences
are *elevated*.





A Symphony of Space

Step into residences that redefine
contemporary elegance.

Expansive layouts, floor-to-ceiling windows, and meticulous attention to detail create a living experience that is both luxurious and inviting. Each residence is designed to be a haven of tranquility, a place where residents can escape the city's energy and reconnect with themselves.



Curated interplay *of light and form*

Where every detail is designed to enhance the living experience. A sophisticated palette of colours and textures creates an atmosphere of **refined elegance** that radiates.

A lifestyle of unparalleled comfort, convenience, and sophistication. It's a place where residents can escape the ordinary and embrace a **life of elevated experiences**.



An aerial photograph of a city skyline at dusk. The Burj Khalifa stands prominently in the center, its spire reaching into a hazy, orange-tinted sky. The surrounding city is a dense collection of skyscrapers and lower buildings, their lights beginning to glow. The foreground shows a vast, dark expanse of land with some scattered trees and structures, suggesting a suburban or undeveloped area adjacent to the city.

A Legacy *of* Lasting Brilliance

Picture a vision that bursts from the grid. A gesture of brilliance. Proof of the lasting power of sculpted light, a signal against the ordinary. Flare is more than a residence; it's a legacy, a lasting structure of brilliance that will endure for generations. It's an investment in a lifestyle of unparalleled quality and timeless elegance.





PROJECT AMENITIES

An Oasis of Lifestyle

Flare offers a curated selection of world-class amenities designed to enhance your well-being and create a vibrant community atmosphere,



POOL DECK



PRIVATE POOLS
FOR SKY TERRACE
APARTMENTS



ARTIFICIAL BEACH



LUXURY LOBBY



GYM & FITNESS



RUNNING LANE



SKYLINE VIEW



LANDSCAPE
RECREATIONAL AREA



PADDLE COURT

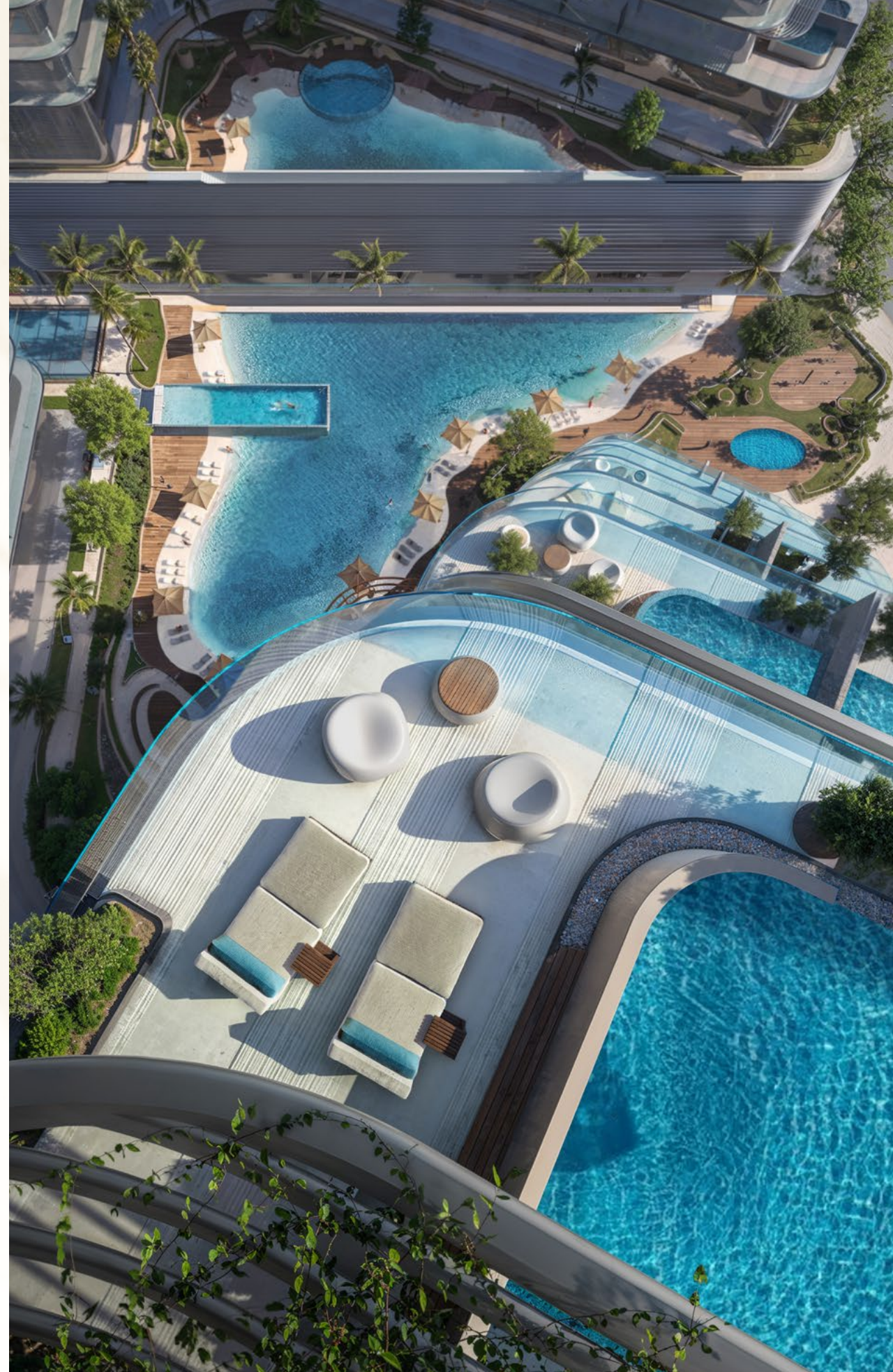


RETAIL AND
SHOPPING



CHILDREN'S WET
AND DRY PLAY AREA

These amenities provide residents with opportunities to relax, rejuvenate, socialise, and stay active, all within the comfort of their own community.



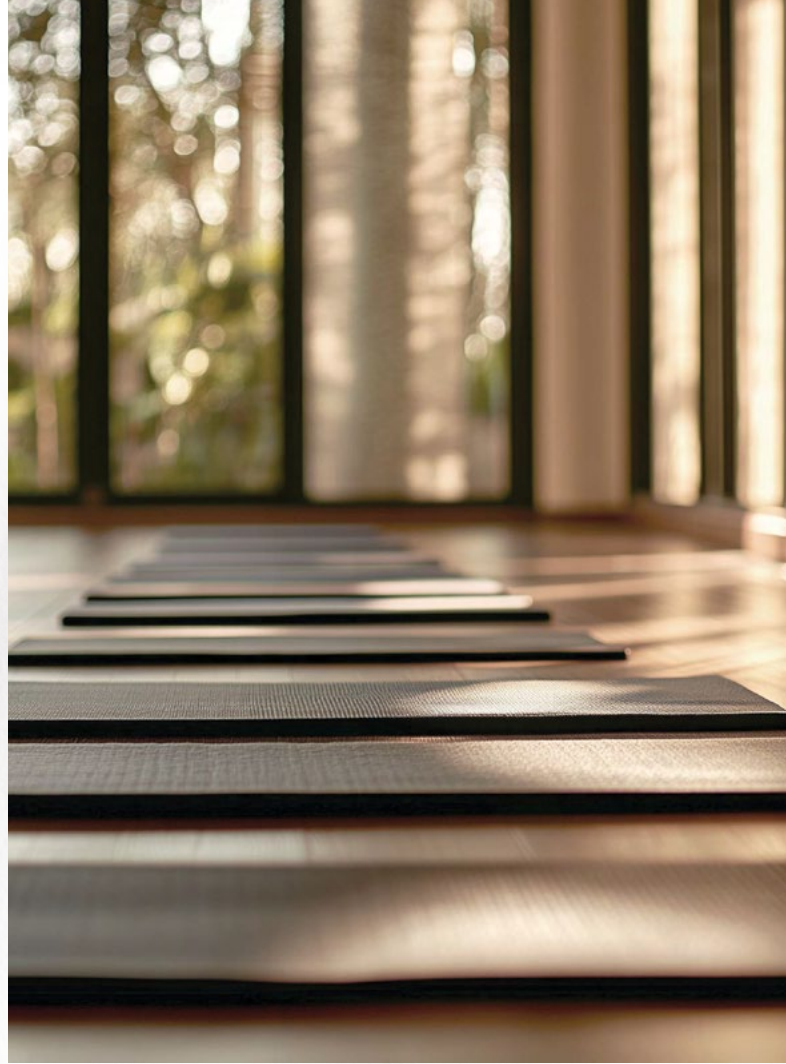
Crafted *with Vision*

COMMITMENT TO QUALITY AND CRAFTSMANSHIP



Every aspect and every detail, from the building's structure and innovative design to the interior finishes and sustainable building practices, is carefully considered and meticulously executed.





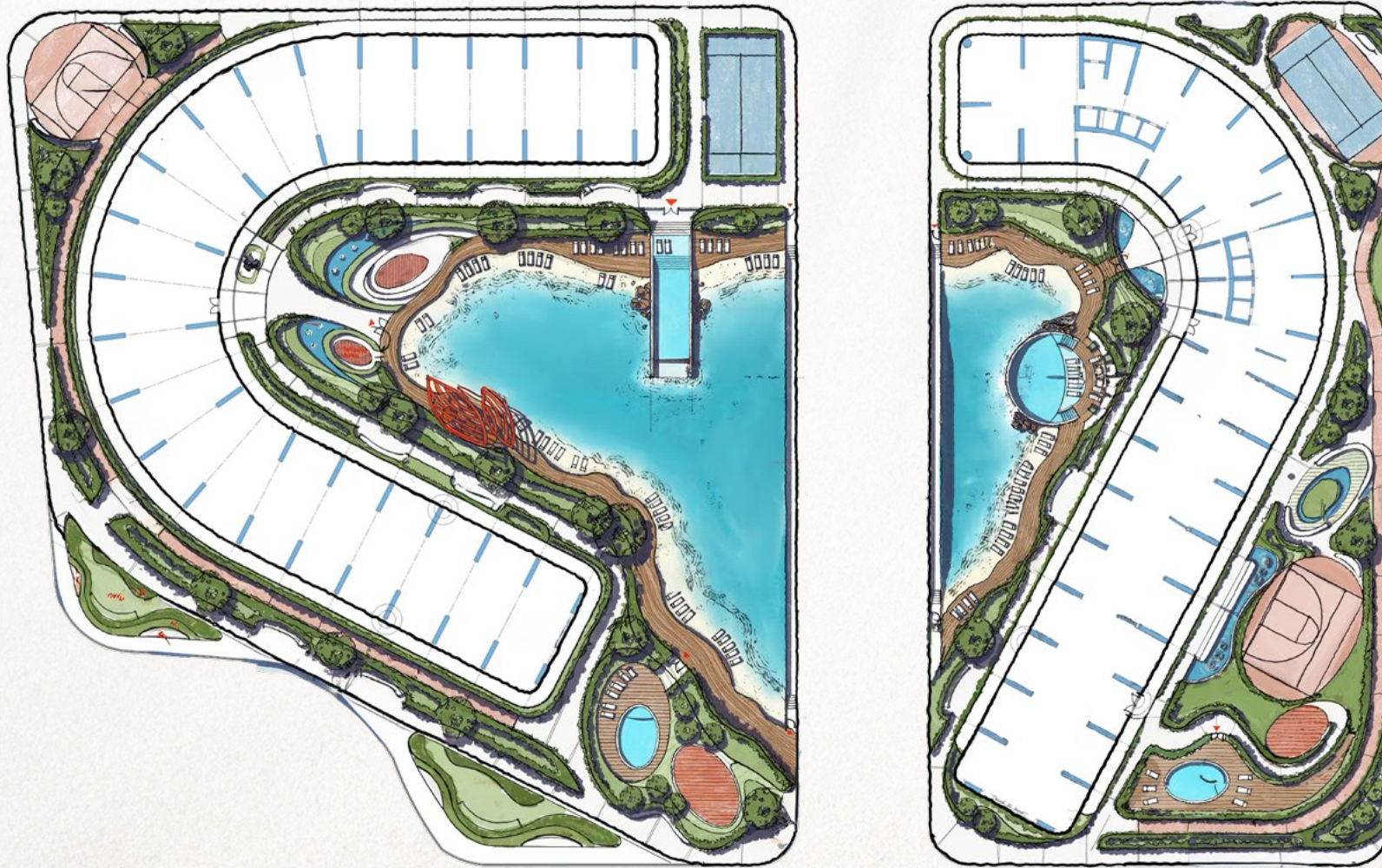
A Symphony *of lines and light*

a carefully orchestrated composition that evokes a sense of wonder and intrigue. It's an architecture that transcends mere functionality, capturing the very essence of human emotion.



FLOOR PLANS

Layouts Crafted *for* Comfort and Space

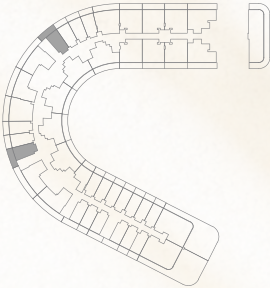
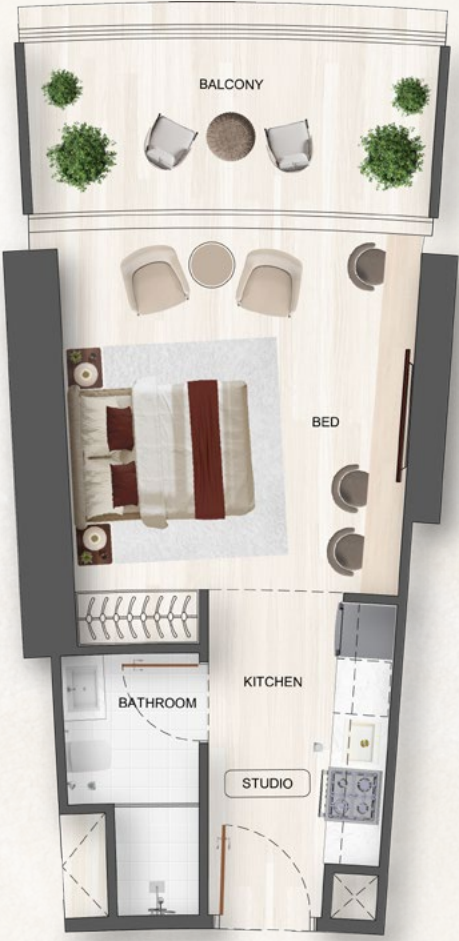


Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to exceptional 4 bedroom residences, Flare offers a space for every discerning individual.

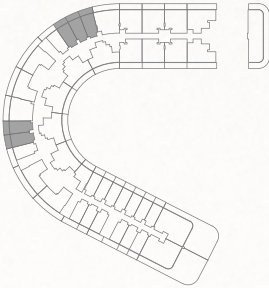


UNIT TYPE - STUDIO

BINGHATTI FLARE 01



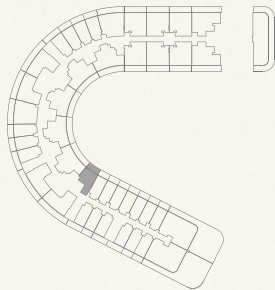
AREA	SQ. M	SQ. FT
SUITE AREA	30.00 m ²	322.92 ft ²
BALCONY AREA	13.00 m ²	139.93 ft ²
TOTAL UNIT AREA	43.00 m ²	462.85 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		16 m ²
BATHROOM		4 m ²
KITCHEN		7 m ²



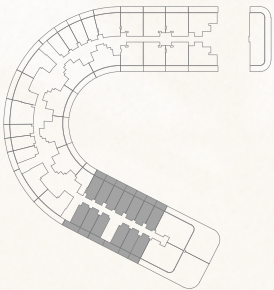
AREA	SQ. M	SQ. FT
SUITE AREA	30.00 m ²	322.92 ft ²
BALCONY AREA	9.50 m ²	102.26 ft ²
TOTAL UNIT AREA	39.50 m ²	425.18 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		16 m ²
BATHROOM		4 m ²
KITCHEN		7 m ²

UNIT TYPE - STUDIO

BINGHATTI FLARE 01



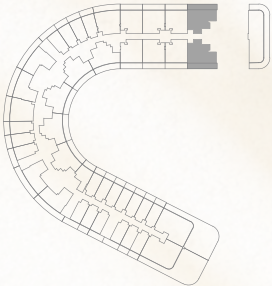
AREA	SQ. M	SQ. FT
SUITE AREA	31.15 m ²	335.30 ft ²
BALCONY AREA	9.10 m ²	97.95 ft ²
TOTAL UNIT AREA	40.25 m ²	433.25 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		15 m ²
BATHROOM		4 m ²
KITCHEN		9 m ²



AREA	SQ. M	SQ. FT
SUITE AREA	27.82 m ²	299.45 ft ²
BALCONY AREA	7.68 m ²	82.67 ft ²
TOTAL UNIT AREA	35.50 m ²	382.12 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		14 m ²
BATHROOM		4 m ²
KITCHEN		6 m ²

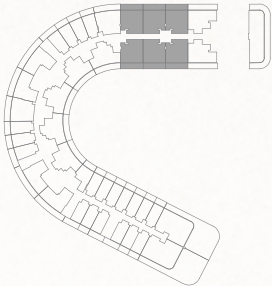
UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	58.40 m ²	628.62 ft ²
BALCONY AREA	19.28 m ²	207.53 ft ²
TOTAL UNIT AREA	77.68 m ²	836.15 ft ²

FLAT DESIGN COMPONENTS			
M. BEDROOM	13 m ²	CORRIDOR	5 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	21 m ²	W.C	3 m ²

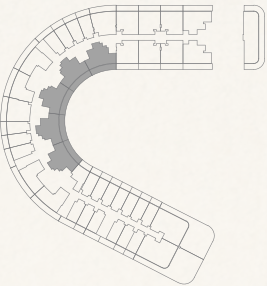


AREA	SQ. M	SQ. FT
SUITE AREA	55.35 m ²	595.79 ft ²
BALCONY AREA	14.50 m ²	156.08 ft ²
TOTAL UNIT AREA	69.85 m ²	751.87 ft ²

FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m ²	CORRIDOR	3 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	17 m ²	W.C	2 m ²

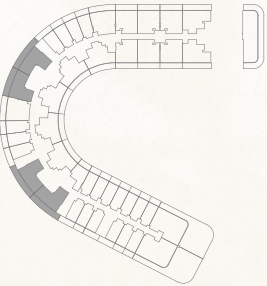
UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	58.90 m ²	634.00 ft ²
BALCONY AREA	17.00 m ²	182.99 ft ²
TOTAL UNIT AREA	75.90 m ²	816.99 ft ²

FLAT DESIGN COMPONENTS			
M. BEDROOM	19 m ²	CORRIDOR	6 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	14 m ²	W.C	2 m ²

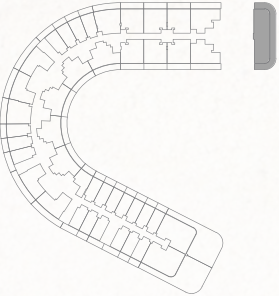


AREA	SQ. M	SQ. FT
SUITE AREA	52.80 m ²	568.34 ft ²
BALCONY AREA	23.55 m ²	253.49 ft ²
TOTAL UNIT AREA	76.35 m ²	821.83 ft ²

FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m ²	CORRIDOR	3 m ²
M. BATHROOM	4 m ²	KITCHEN	8 m ²
LIVING & DINING	15 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01



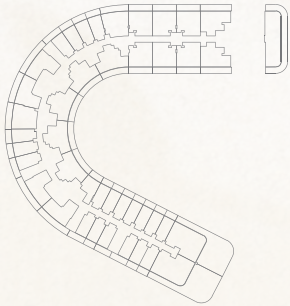
AREA	SQ. M	SQ. FT
SUITE AREA	86.40 m ²	930.01 ft ²
BALCONY AREA	68.50 m ²	737.33 ft ²
TOTAL UNIT AREA	154.90 m ²	1667.34 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING	18 m ²
M. BEDROOM	17 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	11 m ²
M. BEDROOM	13 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	94.17 m ²	1013.65 ft ²
BALCONY AREA	121.40 m ²	1306.75 ft ²
TOTAL UNIT AREA	215.57 m ²	2320.40 ft ²

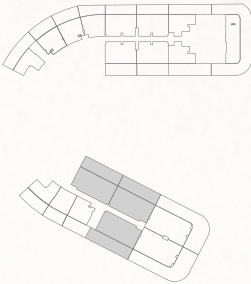
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	23 m ²
M. BEDROOM	15 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	W.C	2 m ²
		STORE	3 m ²

UNIT TYPE - 3 BEDROOM

BINGHATTI FLARE 01



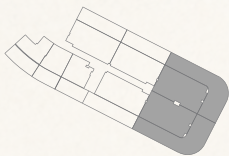
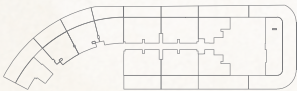
AREA	SQ. M	SQ. FT	
SUITE AREA	115.80 m ²	1246.47 ft ²	
BALCONY AREA	236.10 m ²	2541.38 ft ²	
TOTAL UNIT AREA	351.90 m ²	3787.85 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	M. BEDROOM	12 m ²
M. BEDROOM	20 m ²	LIVING	25 m ²
M. BATHROOM	4 m ²	CORRIDOR	11 m ²
M. BEDROOM	21 m ²	KITCHEN & DINING	10 m ²
M. BATHROOM	4 m ²	W. C	3 m ²



AREA	SQ. M	SQ. FT	
SUITE AREA	115.09 m ²	1238.82 ft ²	
BALCONY AREA	58.30 m ²	627.54 ft ²	
TOTAL UNIT AREA	179.39 m ²	1866.35 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	M. BEDROOM	17 m ²
M. BEDROOM	19 m ²	LIVING	16 m ²
M. BATHROOM	4 m ²	CORRIDOR	11 m ²
M. BEDROOM	16 m ²	KITCHEN & DINING	11 m ²
M. BATHROOM	4 m ²	W. C	1 m ²

UNIT TYPE - 4 BEDROOM

BINGHATTI FLARE 01



AREA	SQ. M	SQ. FT
SUITE AREA	124.75 m ²	1158.9 ft ²
BALCONY AREA	128.57 m ²	1383.92 ft ²
TOTAL UNIT AREA	253.32 m ²	2726.71 ft ²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	M. BEDROOM	12 m ²
M. BEDROOM	18 m ²	LIVING & DINING	20 m ²
M. BATHROOM	4 m ²	CORRIDOR	18 m ²
M. BEDROOM	17 m ²	KITCHEN	7 m ²
M. BATHROOM	4 m ²	M. BEDROOM	3 m ²

UNIT TYPE - STUDIO

BINGHATTI FLARE O2



AREA	SQ. M	SQ. FT
SUITE AREA	34.15 m ²	367.59 ft ²
BALCONY AREA	21.71 m ²	233.68 ft ²
TOTAL UNIT AREA	55.86 m ²	601.27 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		18 m ²
BATHROOM		4 m ²
KITCHEN		9 m ²



AREA	SQ. M	SQ. FT
SUITE AREA	28.22 m ²	303.76 ft ²
BALCONY AREA	8.56 m ²	92.13 ft ²
TOTAL UNIT AREA	36.78 m ²	395.90 ft ²
FLAT DESIGN COMPONENTS		
STUDIO		15 m ²
BATHROOM		4 m ²
KITCHEN		6 m ²

UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE O2



AREA	SQ. M	SQ. FT
SUITE AREA	54.10 m ²	582.33 ft ²
BALCONY AREA	33.34 m ²	358.87 ft ²
TOTAL UNIT AREA	87.44 m ²	941.20 ft ²

FLAT DESIGN COMPONENTS

M. BEDROOM	15 m ²	KITCHEN & DINING	9 m ²
M. BATHROOM	4 m ²	W.C	2 m ²
LIVING & DINING	15 m ²	LAUNDRY	1 m ²
CORRIDOR	3 m ²		



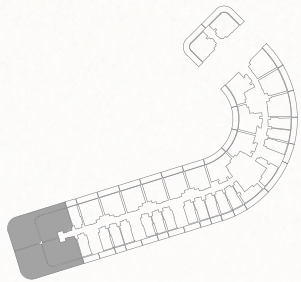
AREA	SQ. M	SQ. FT
SUITE AREA	59.11 m ²	636.25 ft ²
BALCONY AREA	15.05 m ²	162.00 ft ²
TOTAL UNIT AREA	74.16 m ²	798.25 ft ²

FLAT DESIGN COMPONENTS

M. BEDROOM	16 m ²	CORRIDOR	5 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	9 m ²
LIVING	15 m ²	W.C	2 m ²

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 02



AREA	SQ. M	SQ. FT
SUITE AREA	94.49 m ²	1017.08 ft ²
BALCONY AREA	121.78 m ²	1310.83 ft ²
TOTAL UNIT AREA	216.27 m ²	2327.91 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	22 m ²
M. BEDROOM	15 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	STORE	3 m ²
W.C	2 m ²		





B E S P O K E

Bespoke Living Binghatti Style

EXPERT PROPERTY SERVICES
ALL UNDER ONE ROOF



PROPERTY
MANAGEMENT



UNIT RESALE



PARKING
SALE



HOLIDAY
HOMES



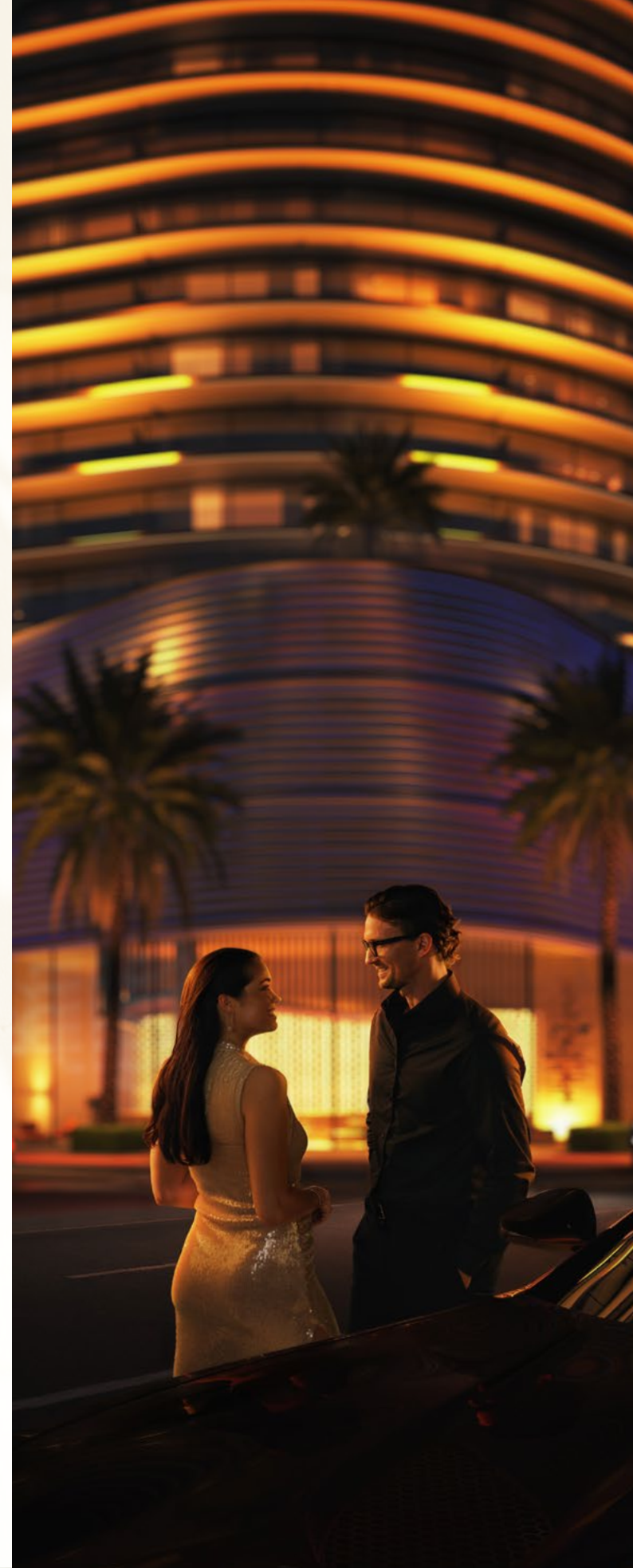
ANNUAL
MAINTENANCE



FURNITURE
PACKAGES



ONE SCAN
ALL SOLUTION







ABOUT THE BRAND

A Legacy of Architectural Artistry

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 50 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.

Muhammad Binghatti



A Blaze Born *of*
Vision and Soul

