



بن غاطي

CONFIDENTIAL

*Tital*

**BINGHATTI**

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# A Life Meant to Feel Complete

Living was never meant to feel rushed.  
It was meant to feel steady, open, and complete

# Unique Selling Points

## PROJECT OVERVIEW

- TILAL BINGHATTI IS BINGHATTI'S FIRST-EVER VILLA AND MANSION COMMUNITY.
- LOCATED IN AL ROWAIYAH, DUBAI.
- SPANS APPROXIMATELY 10 MILLION SQ. FT.
- DESIGNED AS A FAMILY-ORIENTED RESIDENTIAL DESTINATION.
- CLOSED & PRIVATE GATED COMMUNITY.

## LOCATION & CONNECTIVITY

CONNECTED TO:  
SHEIKH MOHAMMED BIN ZAYED ROAD (E311)

EMIRATES ROAD APPROXIMATELY  
15 - 18 MINUTES FROM DOWNTOWN DUBAI.

CLOSE TO:  
MIRDIF  
AL KHAWANEEJ  
DUBAI SILICON OASIS

POSITIONED IN A QUIET, EMERGING RESIDENTIAL  
ZONE WITH STRONG FUTURE VALUE.



# Unique Selling Points

## CONCEPT & LIFESTYLE

- BUILT AROUND A NATURE-LED LIVING CONCEPT.
- FOCUS ON OPEN SPACES, GREENERY, AND WATER ELEMENTS.
- RETAIL BOULEVARDS & SHOPPING FACILITIES
- POSITIONED AS AN URBAN RETREAT WITHIN DUBAI.
- COMBINES PEACEFUL LIVING WITH CITY CONNECTIVITY.
- DESIGNED FOR LONG-TERM FAMILY LIVING, NOT JUST SHORT-TERM INVESTMENT.

## COMMUNITY FEATURES & AMENITIES

- COMMUNITY CLUB HOUSE
- COMMUNITY MAN MADE BEACH
- SWIMMABLE LAGOONS
- WATER PROMENADES
- PARKS & GREEN SPACES
- WALKING & JOGGING TRACKS
- CYCLING PATHS
- KIDS PLAY AREAS
- KIDS & ADULT SWIMMING POOLS
- FAMILY SEATING AREAS
- SPORTS FACILITIES
- FITNESS AREAS
- RETAIL & COMMUNITY SPACES
- SCHOOL WITHIN THE COMMUNITY
- COMMUNITY MOSQUE
- GATED COMMUNITY WITH 24/7 SECURITY
- LANDSCAPE GARDEN PARK





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# Spaces That Makes Sense

You imagine a place where space is not an afterthought. Where greenery is part of everyday life and Where movement feels natural.



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# Everyone Here Stays Connected.

A place where you and your children move freely. Where mornings begin with light instead of traffic. Where evenings are spent outdoors, together.



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# Designed as One Community

Homes close to Schools & Universities. Wellness within reach. Daily needs woven into the neighbourhood. Everything Here flows as one....

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## Reimagining Our Signature Living

So we created something new. From our signature design language in vertical living, we shaped a masterplanned community on the ground



## Grounded in The Same Design Philosophy

The same distinctive design language that shaped our signature towers now unfolds across a masterplanned landscape, bringing that attention to detail into villas, open spaces, and walkable streets.



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This is your new life, opening to the sky  
and unfolding within green horizons

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**BINGHATTI**

**COMING SOON**

**4 BEDROOM VILLA**

STARTING FROM:

**₹ 4.2M**

# A Green Escape for Every Generation



CLASSIFIED INTERNAL DOCUMENT FOR VIEWER'S EYES ONLY