



**MAJARA**  
LUXURY REAL ESTATE L.L.C

**بن غاطي جوست**  
**BINGHÄTTI GHOST**

[www.majara-realestate.com](http://www.majara-realestate.com)



Binghatti is a renowned Emirati property brand in Dubai, United Arab Emirates. The brand stands as an emblem of excellence within the global real estate sector. Prominent for its distinguished portfolio comprising some of the world's most iconic architectural marvels, Binghatti caters to diverse market segments offering a spectrum ranging from accessible to ultra high-end projects. Its signature architectural ethos is a manifestation of the brand's unique design DNA meticulously woven into its expansive array of developments. With an astounding real estate portfolio boasting over 60 projects valued at an excess of AED 40 billion, Binghatti commands a notable position as one of the UAE's foremost privately held developers. The company successfully delivered 25,000 units prior to 2024, further solidifying its stature in Dubai's dynamic real estate landscape. Distinguished for its pioneering approach, Binghatti has formed unprecedented collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob & Co. to craft unique branded real estate ventures - a distinction unmatched on a global scale.

# Step into an Ethereal *Awakening*

A journey beyond the tangible.

A realm where the spirit soars, and senses ignite.

Embrace the enigmatic.

Transcend the ordinary.

Embrace infinite possibilities.



# Existence Revealed

Boundaries blur.  
Essence of belonging.



# 01 Unveiling the Essence:

The design philosophy.  
Its conceptual origins.

# 02 The Art of Details:

Meticulous attention.  
Impeccable craftsmanship.

# 03 Spatial Symphony:

Functionality and flow  
in perfect harmony.

# بن غاطي جوست BINGHÄTTI GHOST

Harmony in architecture. Each element whispers unity, symmetry. sleek and modern, stand in mirrored elegance. The façade, a tapestry of materials and forms, weaves the unconventional with the contemporary. Metallic accents trace rhythmic patterns, catching sunlight, casting shadows. A dance of light and dark.





# 01

## Unveiling the Essence:

The design philosophy.  
Its conceptual origins.

# An Undaunted Inspiration

An impulse to explore, to create. An architectural vision,  
defying expectations. One tower curves gently,  
a testament to fluidity and dynamism.  
Each apartment, a sanctuary with a private balcony,  
frames panoramic views. The city unfolds at your feet.



# Where the City Whispers

In the heart of Dubai, where Business Bay pulses and Downtown Dubai beckons, Ghost resides. Not just a location, but a convergence. Commerce and serenity intertwine. Amidst sleek high-rises and tranquil promenades, a new narrative emerges. The tangible and the imagined. The ordinary, transformed.



Burj Khalifa & Downtown Dubai  
3-5 MINUTES



Dubai Opera  
3-5 MINUTES



The Dubai Mall  
3-5 MINUTES



Dubai Design District  
3-5 MINUTES



Meydan Racecourse  
3-10 MINUTES



Ras Al Khor Wildlife Sanctuary  
5-10 MINUTES



Museum of the Future  
4-6 MINUTES



Dubai Frame  
4-6 MINUTES



Al Jaddaf Walk  
2-3 MINUTES





## For Those Who Seek to Transcend

Defy conformity. Embrace the extraordinary. A life of audacity, ingenuity, authenticity.

# Project Facts

## PROPERTY TYPE

Residential & Retail

## PLOT AREA

6507.66 SQ. M./ 70047.80 SQFT

## DESCRIPTION

2B + G + 3P +20 Residential Floors + Roof

## NUMBER OF UNITS

Studio Apartment:	438
1 Bedroom Apartment:	232
2 Bedroom Apartment:	40
3 Bedroom Apartment:	60

## TOTAL UNITS

Residential Units:	770
Shops ( Ground Floor ):	06





## Stating Features



SWIMMING  
POOL



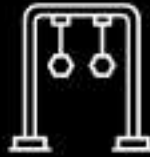
VIEWING DECK



TERRACE /  
SEATING AREA



KID'S SWIMMING  
POOL



CHILDREN'S  
PLAY AREA



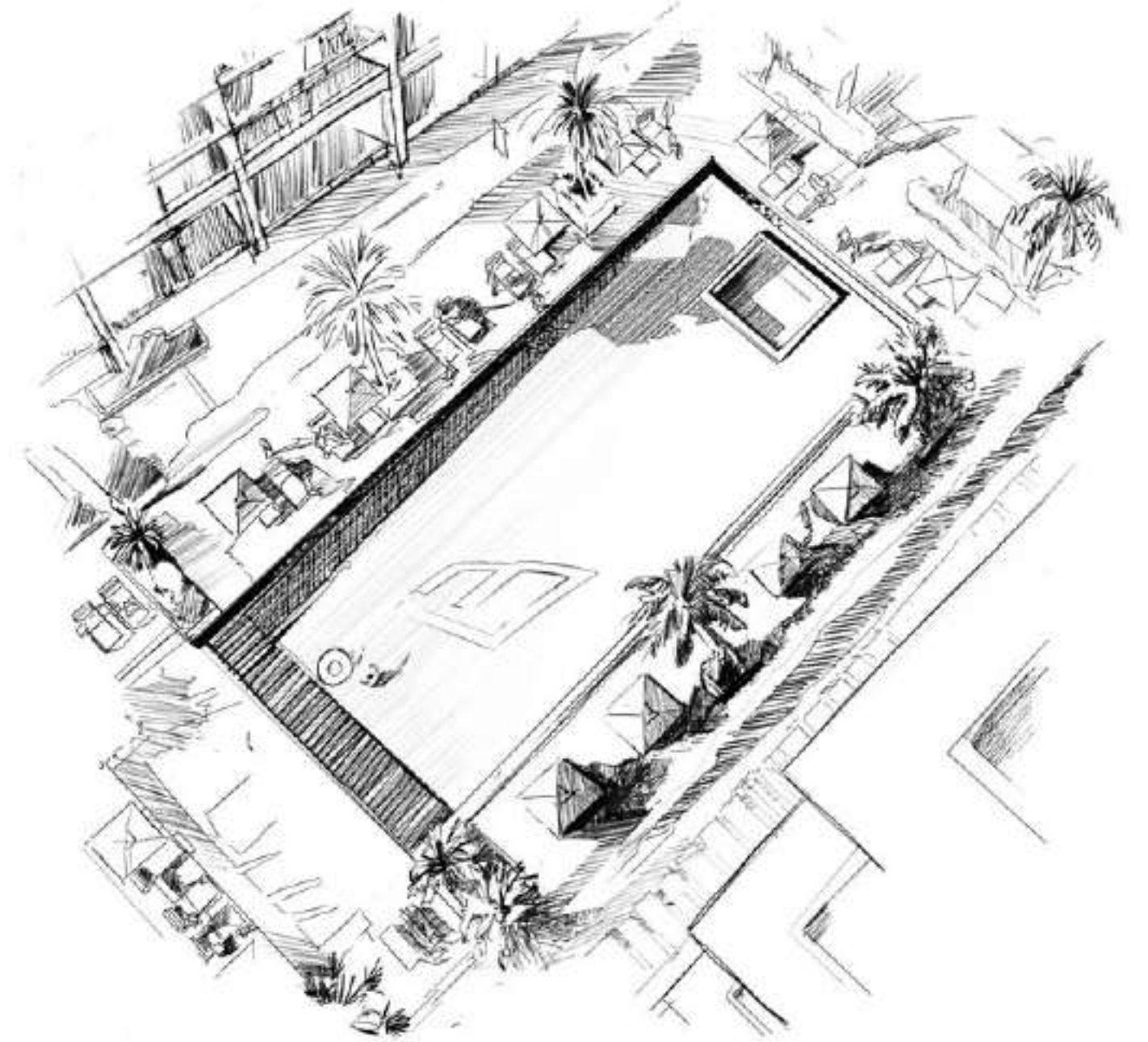
JOGGING / WALKING  
LANE



MULTIPURPOSE  
LAWN



GYM



## Unveiled, Unrivalled

Exclusivity redefined. The amenity deck, a sanctuary of comfort and leisure. World-class facilities amidst the vibrant cityscape. A refuge beyond compare. Bask in the sun. An oasis amidst the towers. Lush greenery. Manicured lawns. Tranquility within the urban embrace.

Mystery Brought  
Into Full View

Cosmopolitan living.  
Every moment, exquisite.  
An ultra-high-end waterfront lifestyle.  
Opulence knows no bounds.





## The Essence of Being

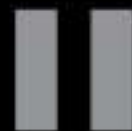
Authenticity reigns. Spaces echo individuality.  
Materials whisper of craftsmanship. Nature's raw beauty  
meets the artisan's touch. Every element speaks volumes.



# 02

## The Art of Details

Meticulous attention.  
Impeccable craftsmanship.



# Material List

## Main Entrance Lobby

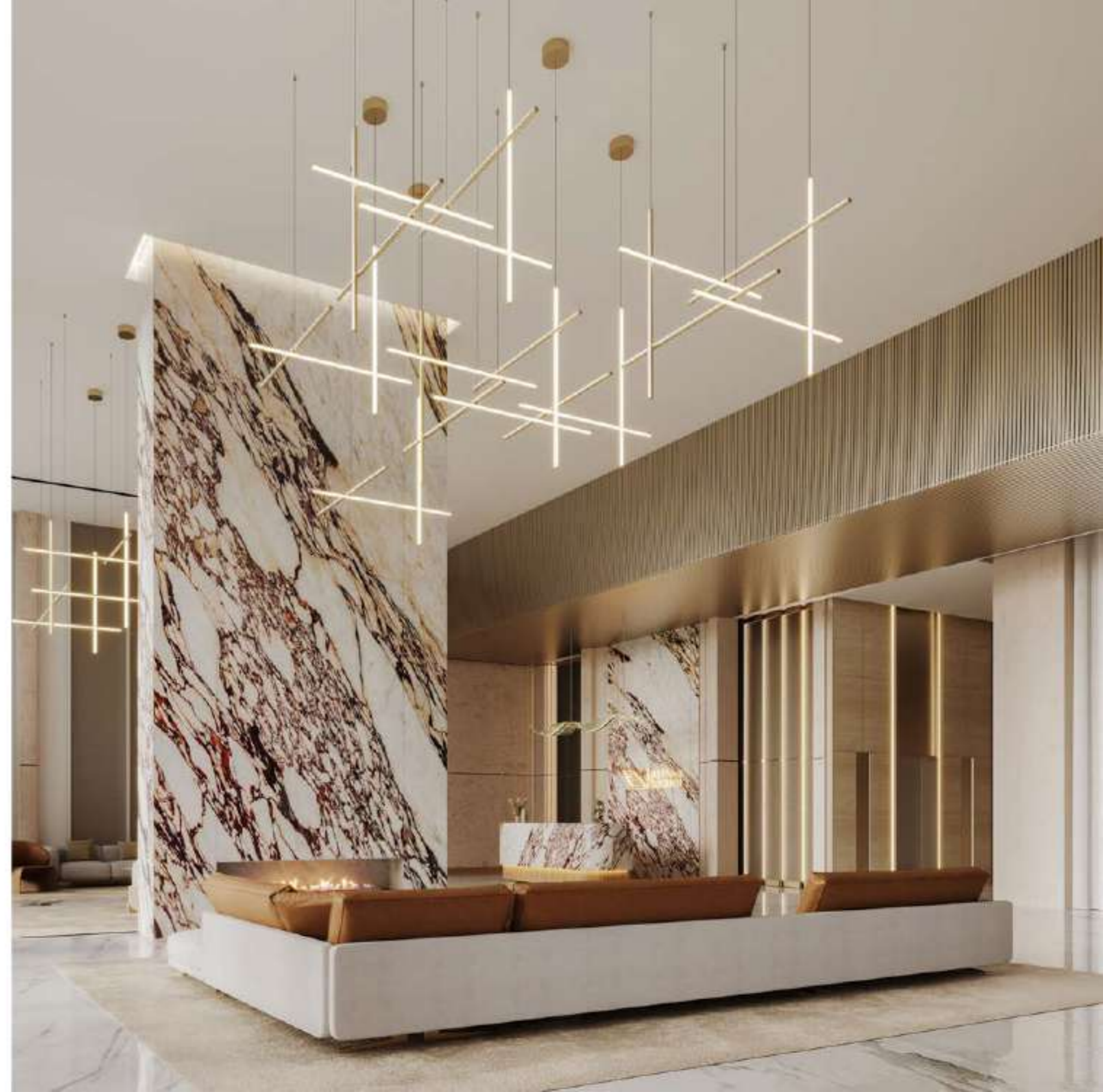


## Apartment



## Bathroom





# Life, Redefined

Waterfront living, reimagined. Ghost transcends.  
Boundaries dissolve. The extraordinary becomes reality.

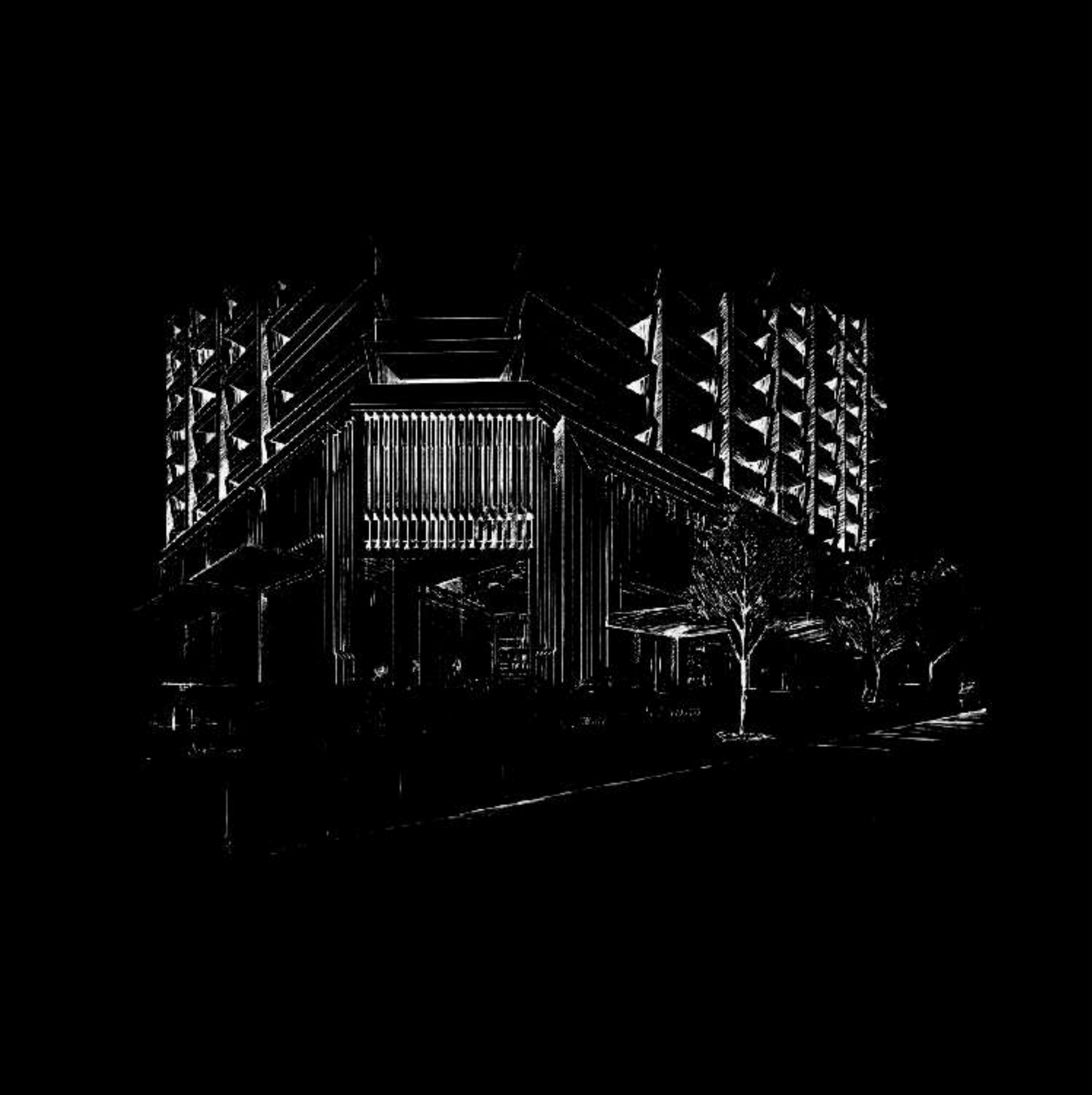




## Passage to Transcendence

An immersive odyssey. Each step, a shift in perspective.  
Flow through curated spaces, a symphony of harmony  
and impact. Not a journey, but a transformation.

Enter the grand lobby. Double-height ceilings. Bathed in  
natural light. Expansive glass panels. A sense of  
openness, of arrival.



03

## Spatial Symphony

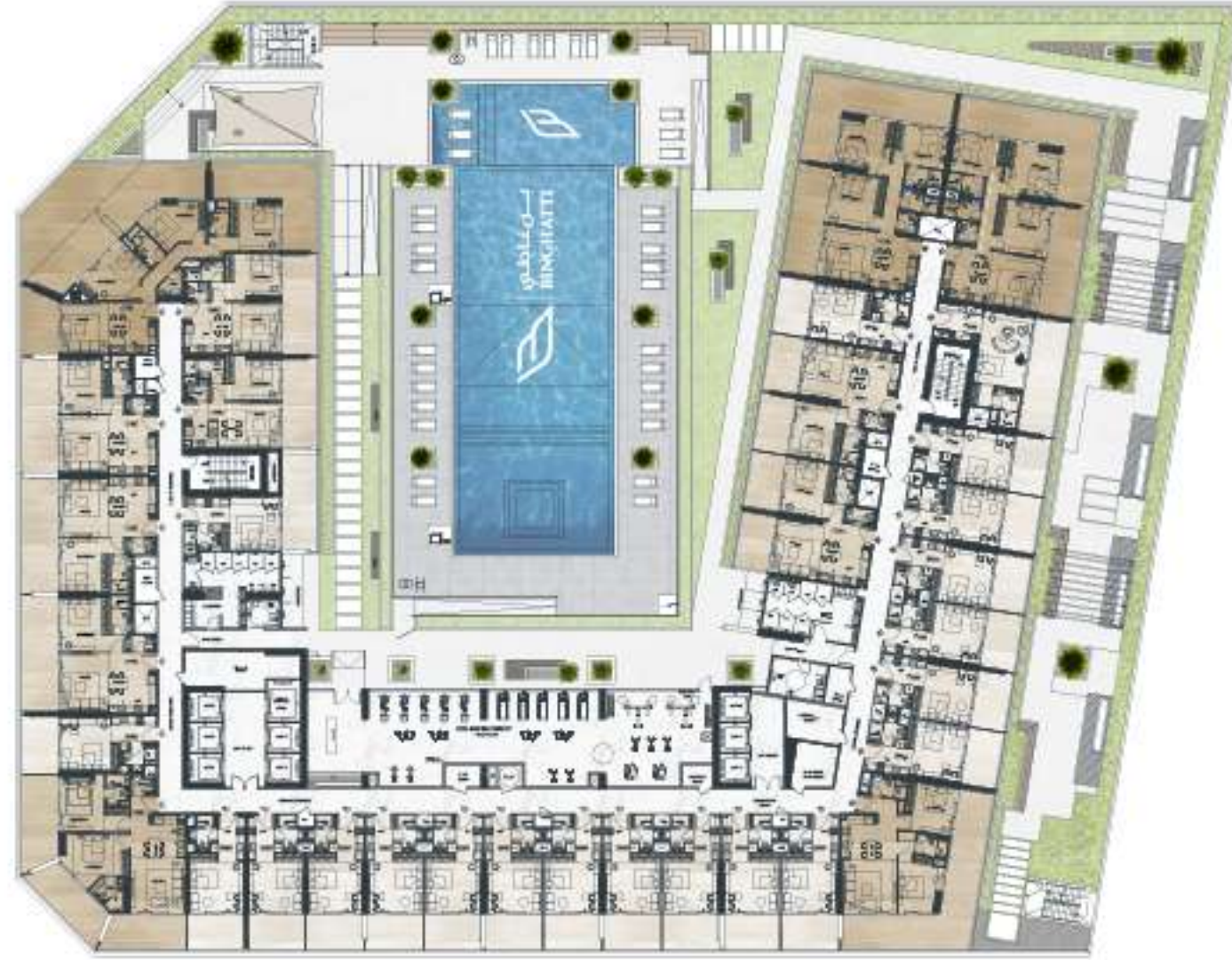
Functionality and flow  
in perfect harmony.





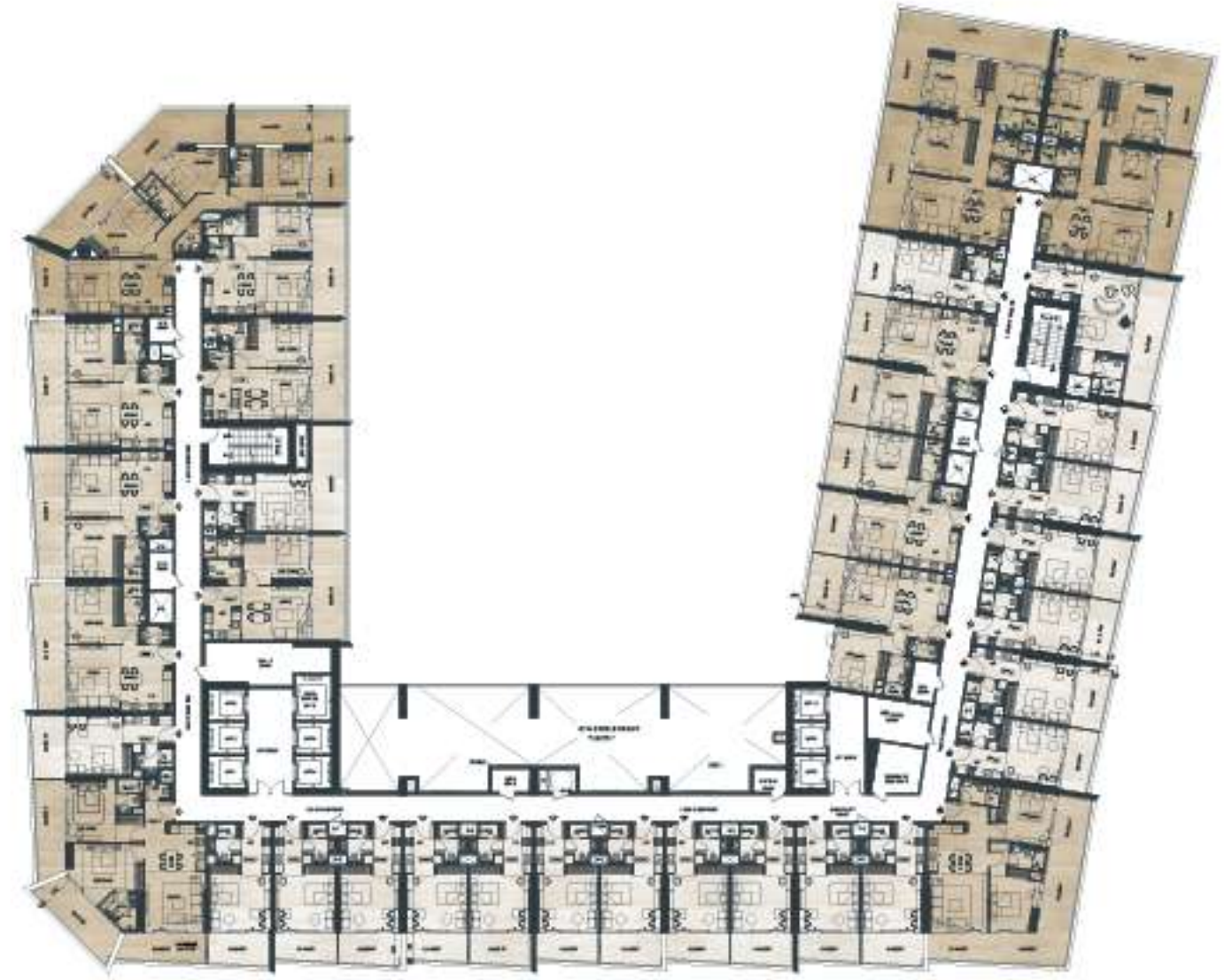
# 1st Floor Amenities

## TYPICAL FLOOR PLAN



# 2nd Floor

## TYPICAL FLOOR PLAN

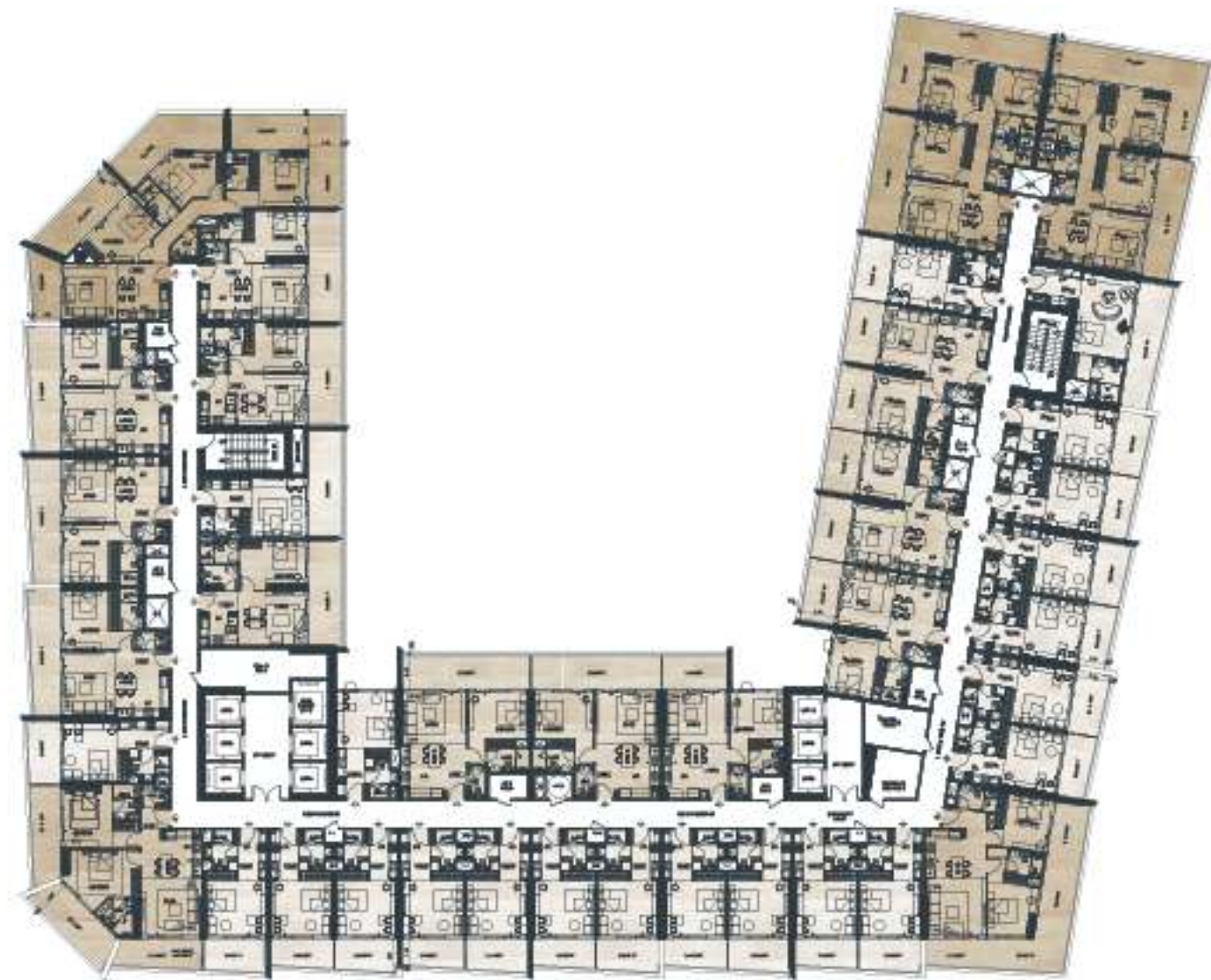


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التوجه: 1. إن أبعاد الغرف يتم قياسها طبقاً للقواعد المعمول بها لقياس المساحة المخصصة للغرفة، وتتضمن المساحة مائدة للتأجير دون إلتفات للمساحة. 2. جميع الأبعاد والمواد والرسومات تقريباً. المعلومات قابلة للتغيير دون إشعار مسبق. 3. قد تختلف مساحة المنطقة المخصصة للغرفة عن المساحة المذكورة. الرسومات التقديرية هي للإشارة فقط. 4. احتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس مساحة المنطقة المخصصة للغرفة كخط الوسط بين الجدران الفاصلة بين الوحدات، والخط الوسط للجدران الخارجية، والخط الوسط للجدران الفاصلة بين الوحدات المجاورة. 6. يتم قياس مساحة المنطقة المخصصة للغرفة كخط الوسط بين الجدران الفاصلة بين الوحدات المجاورة، والخط الوسط للجدران الفاصلة بين الوحدات المجاورة، والخط الوسط للجدران الفاصلة بين الوحدات المجاورة. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. 8. قد تختلف الأبعاد في الوحدات المجاورة. 9. قد تختلف الأبعاد في الوحدات المجاورة. 10. قد تختلف الأبعاد في الوحدات المجاورة.

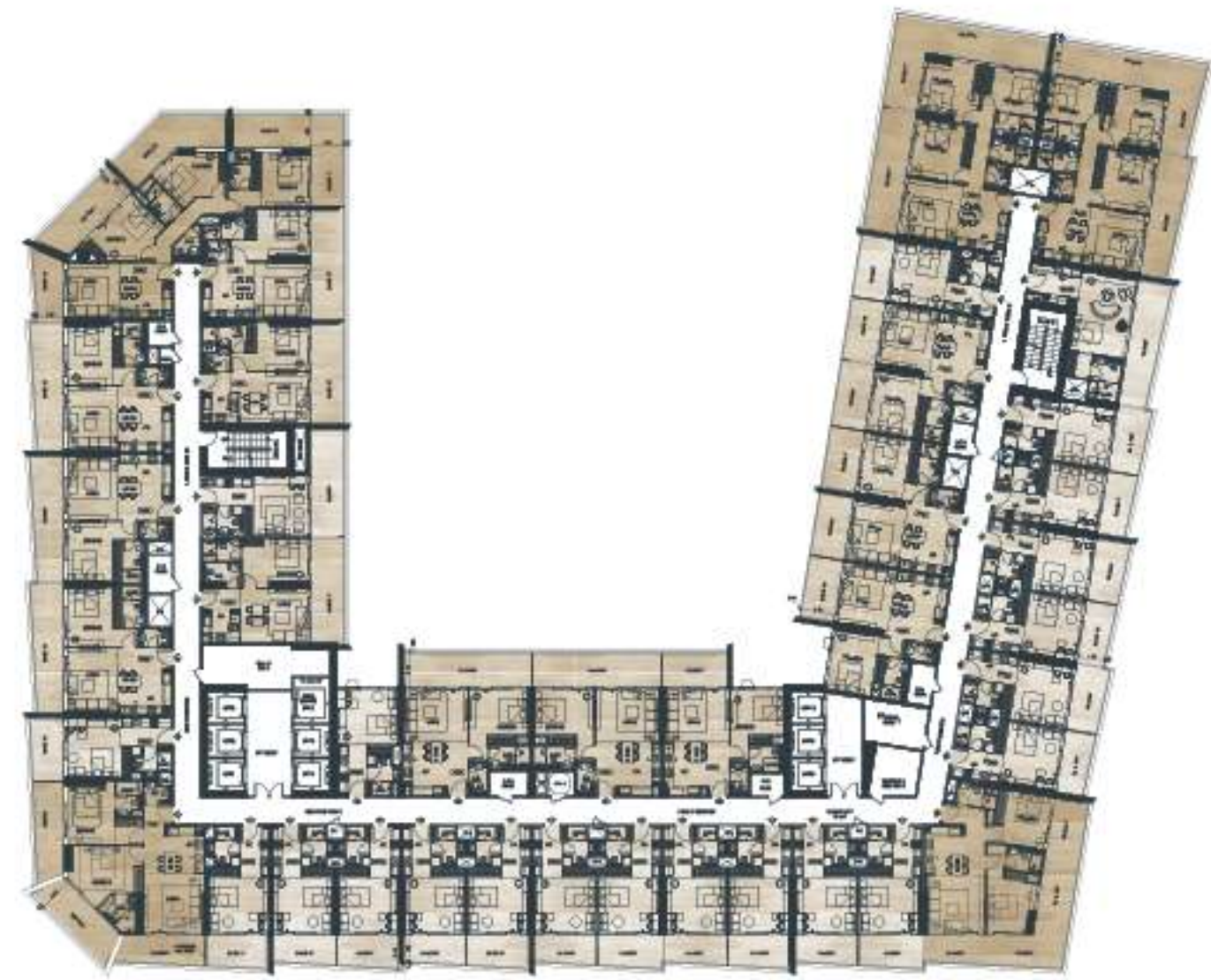
# Typical 3<sup>rd</sup>-6<sup>th</sup>, 9<sup>th</sup>-13<sup>th</sup> & 16<sup>th</sup>-19<sup>th</sup> Floor

## TYPICAL FLOOR PLAN



# Typical 7<sup>th</sup>-14<sup>th</sup> & 20<sup>th</sup> Floor

## TYPICAL FLOOR PLAN

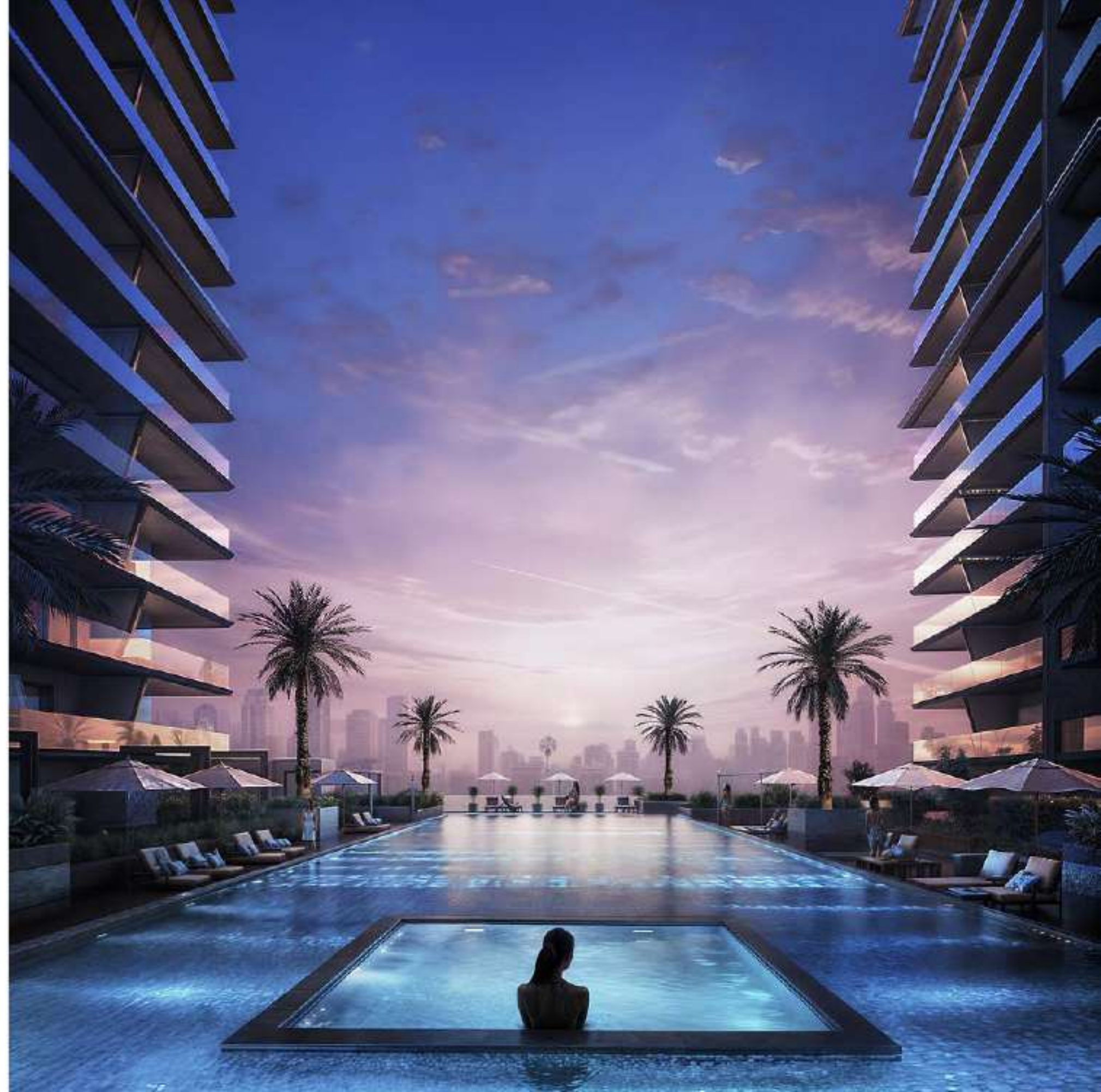
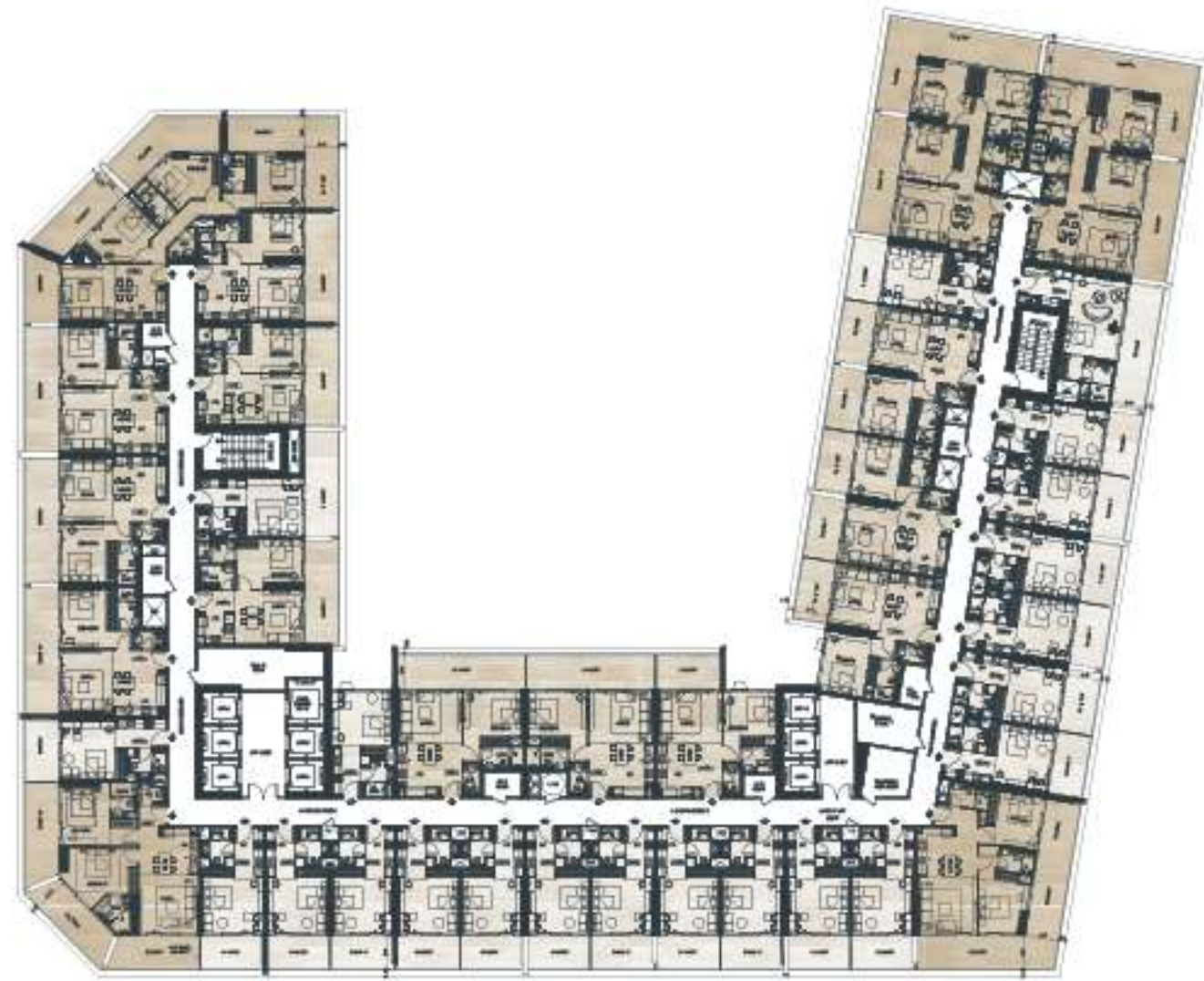


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التوضيح: 1. إن أبعاد الغرف في هذا المخطط هي تقديرات مع استبعاد التشطيبات المحددة من هياكل التحميل الجدران. 2. جميع المقاييس والقياسات تم تقديرها من قبل المهندسين المعماريين الاستشاريين. 3. جميع المقاييس والقياسات والرسومات التقديرية. كل شيء معطى مائة لتقدير دون إلتفات مسبق. 4. قد تختلف منطقة الدراج الداخلي عن المساحة المحددة في الرسومات التقديرية وهو من المخطط. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس مساحة منطقة الدراج كمنطقة الخط المركزي للوحدة من الخط المركزي للمساحة التي تفصل وحدة عن وحدة أخرى. وتكون المساحة المحسوبة من الخط المركزي للوحدة من الخط المركزي للدراج. وتكون المساحة المحسوبة من الخط المركزي للوحدة من الخط المركزي للدراج. 6. يتم قياس المساحة المحسوبة من الخط المركزي للوحدة من الخط المركزي للدراج. 7. يتم قياس المساحة المحسوبة من الخط المركزي للوحدة من الخط المركزي للدراج. 8. قد تختلف الأبعاد في الحجم حسب مستوى الطابق. 9. قد تكون أبعاد الوحدات والتفاصيل المتعلق بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

# Typical 8<sup>th</sup>-15<sup>th</sup> Floor

## TYPICAL FLOOR PLAN

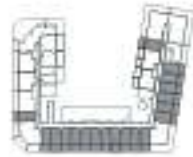


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# Studio

## UNIT FLOOR PLAN



### STUDIO TYPE 01

AREA	SQ. M	SQ. FT
SUITE AREA	31.69 m <sup>2</sup>	341.11 ft <sup>2</sup>
BALCONY AREA	10.54 m <sup>2</sup>	113.45 ft <sup>2</sup>
TOTAL UNIT AREA	42.23 m <sup>2</sup>	454.56 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>
LAUNDRY	0.4 m <sup>2</sup>



# Studio

## UNIT FLOOR PLAN



### STUDIO TYPE 02

AREA	SQ. M	SQ. FT
SUITE AREA	31.02 m <sup>2</sup>	333.90 ft <sup>2</sup>
BALCONY AREA	20.86 m <sup>2</sup>	224.54 ft <sup>2</sup>
TOTAL UNIT AREA	51.88 m <sup>2</sup>	558.43 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>
LAUNDRY	0.4 m <sup>2</sup>



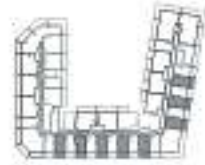
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التوضيح: 1. إن أبعاد الغرف في هذا المخطط هي تقديرات معتمدة على الحسابات الهندسية ولا تضمن الدقة المطلقة. 2. جميع الأبعاد والمواد والألوان والرسومات التوجيهية، كل شيء عرضي ولا يضمن الدقة المطلقة. 3. جميع المواد والأبعاد والرسومات التوجيهية، كل شيء عرضي ولا يضمن الدقة المطلقة. 4. جميع الأبعاد والرسومات التوجيهية هي تقديرات معتمدة على الحسابات الهندسية ولا تضمن الدقة المطلقة. 5. حساب مساحة الغرف يتم قياسها من خط الوسط لخط الجدران الفاصلة بين الوحدات، وجوه الجدران الخارجية، وجوه الجدران الخارجية للجدران الفاصلة بين الوحدات. 6. حساب مساحة الشرفة يتم قياسها من خط الوسط لخط الجدران الفاصلة بين الوحدات، وجوه الجدران الخارجية، وجوه الجدران الخارجية للجدران الفاصلة بين الوحدات. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. 8. قد تختلف الأبعاد في الوحدات حسب مستوى الطابق. 9. قد تكون أبعاد الوحدات والمواصفات فيها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



# Studio

## UNIT FLOOR PLAN



### STUDIO TYPE 05

AREA	SQ. M	SQ. FT
SUITE AREA	31.61 m <sup>2</sup>	340.25 ft <sup>2</sup>
BALCONY AREA	8.86 m <sup>2</sup>	95.37 ft <sup>2</sup>
TOTAL UNIT AREA	40.47 m <sup>2</sup>	435.62 ft <sup>2</sup>

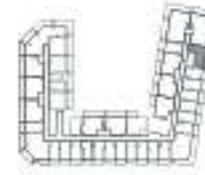
#### FLAT DESIGN COMPONENTS

BATH	4 m <sup>2</sup>
STUDIO	16 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
LAUNDRY	0.4 m <sup>2</sup>



# Studio

## UNIT FLOOR PLAN



### STUDIO TYPE 06

AREA	SQ. M	SQ. FT
SUITE AREA	42.60 m <sup>2</sup>	458.54 ft <sup>2</sup>
BALCONY AREA	19.15 m <sup>2</sup>	206.13 ft <sup>2</sup>
TOTAL UNIT AREA	61.75 m <sup>2</sup>	664.67 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

BATH	9 m <sup>2</sup>
STUDIO	23 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>

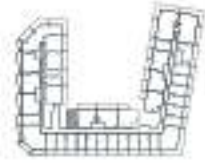


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# Studio

## UNIT FLOOR PLAN



### STUDIO TYPE 07

AREA	SQ. M	SQ. FT
SUITE AREA	33.26 m <sup>2</sup>	358.01 ft <sup>2</sup>
BALCONY AREA	0.00 m <sup>2</sup>	0.00 ft <sup>2</sup>
TOTAL UNIT AREA	33.26 m <sup>2</sup>	358.01 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>
LAUNDRY	0.4 m <sup>2</sup>

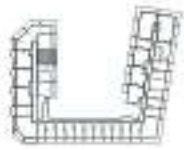


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# 1 Bedroom

## UNIT FLOOR PLAN



1 BHK TYPE 03

AREA	SQ. M	SQ. FT
SUITE AREA	50.70 m <sup>2</sup>	546.70 ft <sup>2</sup>
BALCONY AREA	16.88 m <sup>2</sup>	181.99 ft <sup>2</sup>
TOTAL UNIT AREA	67.57 m <sup>2</sup>	728.39 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	15 m <sup>2</sup>
W.C	3 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	16 m <sup>2</sup>



# 1 Bedroom

## UNIT FLOOR PLAN



1 BHK TYPE 04

AREA	SQ. M	SQ. FT
SUITE AREA	60.04 m <sup>2</sup>	646.27 ft <sup>2</sup>
BALCONY AREA	21.07 m <sup>2</sup>	226.80 ft <sup>2</sup>
TOTAL UNIT AREA	81.11 m <sup>2</sup>	873.06 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
W.C	3 m <sup>2</sup>
KITCHEN & DINING	10 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
LIVING	15 m <sup>2</sup>

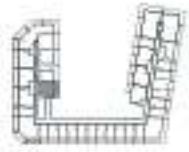


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التوضيح: 1. إن أبعاد الغرف يتم قياسها طبقاً لخط العرض لها ولا تأخذ في الاعتبار التسليطات الجدران ودرج التحميل الجدران. 2. جميع المقاييس والأبعاد هي تقريبية. كل المقاييس والأبعاد والرسومات التقديرية. كل المقاييس والأبعاد والرسومات التقديرية. 3. جميع المقاييس والأبعاد والرسومات التقديرية. كل المقاييس والأبعاد والرسومات التقديرية. 4. جميع المقاييس والأبعاد والرسومات التقديرية. كل المقاييس والأبعاد والرسومات التقديرية. 5. جميع المقاييس والأبعاد والرسومات التقديرية. كل المقاييس والأبعاد والرسومات التقديرية. 6. جميع المقاييس والأبعاد والرسومات التقديرية. كل المقاييس والأبعاد والرسومات التقديرية. 7. جميع المقاييس والأبعاد والرسومات التقديرية. كل المقاييس والأبعاد والرسومات التقديرية. 8. جميع المقاييس والأبعاد والرسومات التقديرية. كل المقاييس والأبعاد والرسومات التقديرية.

# 1 Bedroom

## UNIT FLOOR PLAN



1 BHK TYPE 05

AREA	SQ. M	SQ. FT
SUITE AREA	54.94 m <sup>2</sup>	591.37 ft <sup>2</sup>
BALCONY AREA	18.21 m <sup>2</sup>	196.01 ft <sup>2</sup>
TOTAL UNIT AREA	73.15 m <sup>2</sup>	787.38 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
W.C	3 m <sup>2</sup>
KITCHEN & DINING	10 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
LIVING	10 m <sup>2</sup>



# 1 Bedroom

## UNIT FLOOR PLAN



1 BHK TYPE 06

AREA	SQ. M	SQ. FT
SUITE AREA	59.61 m <sup>2</sup>	641.64 ft <sup>2</sup>
BALCONY AREA	21.07 m <sup>2</sup>	226.80 ft <sup>2</sup>
TOTAL UNIT AREA	80.68 m <sup>2</sup>	868.43 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
W.C	3 m <sup>2</sup>
KITCHEN & DINING	10 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
LIVING	15 m <sup>2</sup>



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التوضيح: 1. إن أبعاد الغرف يتم قياسها طبقاً لخط العنصر لها مباشرة مع استبعاد التسقيفات الجدران ودرج التحميل الجدار. 2. جميع المقاييس والكميات تم تزويدها من قبل المهندسين المعماريين الاستشاريين. 3. جميع المواد والأبعاد والرسومات التقريبية. كل شيء لمعلومات عامة للتقدير دون إلتفات مسبق. 4. قد تختلف منطقة الدراج الداخلي عن الأبعاد المذكورة. الرسومات التقديرية هي ونمطها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس مساحة منطقة الدراج كمنطقة لها حدها الخط المركزي للوحدة من الأضلاع التي تشكلها الحوائط الحامية للوحدة عن وحدة أخرى. ولوحده الخارجي للوحدة من الجدران الخارجية، وجوه الأضلاع التي تشكلها الحوائط الحامية للوحدة عن وحدة أخرى. 6. حساب مساحة الدراج يتم قياسها كمنطقة لها حدها الخط المركزي للوحدة من الأضلاع التي تشكلها الحوائط الحامية للوحدة عن وحدة أخرى، وجوه الأضلاع التي تشكلها الحوائط الحامية للوحدة عن وحدة أخرى. 7. الوحدات المقاس في الطابق النموذجي في المبنى. 8. قد تختلف في الحجم حسب مستوى الطابق. 9. قد تكون أحجام الوحدات والمقاسات المتعلق بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

# 1 Bedroom

## UNIT FLOOR PLAN



### 1 BHK TYPE 07

AREA	SQ. M	SQ. FT
SUITE AREA	60.78 m <sup>2</sup>	640.78 ft <sup>2</sup>
BALCONY AREA	10.54 m <sup>2</sup>	113.45 ft <sup>2</sup>
TOTAL UNIT AREA	70.07 m <sup>2</sup>	754.23 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
W.C	3 m <sup>2</sup>
KITCHEN & DINING	11 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
LIVING	14 m <sup>2</sup>



# 1 Bedroom

## UNIT FLOOR PLAN



### 1 BHK TYPE 08

AREA	SQ. M	SQ. FT
SUITE AREA	60.84 m <sup>2</sup>	654.88 ft <sup>2</sup>
BALCONY AREA	21.09 m <sup>2</sup>	227.01 ft <sup>2</sup>
TOTAL UNIT AREA	81.98 m <sup>2</sup>	881.89 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	16 m <sup>2</sup>
W.C	3 m <sup>2</sup>
KITCHEN & DINING	10 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
LIVING	16 m <sup>2</sup>



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التوضيح: 1. إن أبعاد الغرف يتم قياسها طبقاً لقواعد القياس المعمول بها في دولة الإمارات العربية المتحدة مع استبعاد التشطيبات الجدران ودرج التحميل الجدران. 2. جميع المقاييس والرسومات تم إعدادها من قبل فريق المهندسين المعماريين الاستشاريين. 3. جميع المواد، الأبعاد والرسومات تقريبية. المعلومات هي تخمينية وقد تتغير دون إشعار مسبق. 4. قد تختلف منطقة الدراجة السكنية عن الأبعاد المذكورة. الرسومات ليست بحجم حقيقي. 5. احتساب مساحة الدراجة يتم قياسها بحسب منطقة التناضح كخط الحد الذي يحدد بين الشقة والشقة المجاورة أو الشقة والشقة المجاورة. 6. احتساب مساحة الدراجة يتم قياسها بحسب خط الحد الذي يحدد بين الشقة والشقة المجاورة أو الشقة والشقة المجاورة. 7. الوحدات يتم قياسها على الطابق النموذجي في المبنى. 8. قد تختلف الأبعاد في الحجم حسب عدد طابق المبنى. 9. قد تكون أحجام الوحدات والتشطيبات المتعلق بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

# 1 Bedroom

## UNIT FLOOR PLAN



### 1 BHK TYPE 09

AREA	SQ. M	SQ. FT
SUITE AREA	60.78 m <sup>2</sup>	640.78 ft <sup>2</sup>
BALCONY AREA	10.54 m <sup>2</sup>	113.45 ft <sup>2</sup>
TOTAL UNIT AREA	70.07 m <sup>2</sup>	754.23 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	14 m <sup>2</sup>
W.C	4 m <sup>2</sup>
KITCHEN & DINING	11 m <sup>2</sup>
CORRIDOR	5 m <sup>2</sup>
LIVING	14 m <sup>2</sup>



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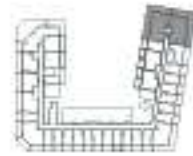






# 3 Bedroom

## UNIT FLOOR PLAN



### 3 BHK TYPE 05

AREA	SQ. M	SQ. FT
SUITE AREA	97.34 m <sup>2</sup>	1047.76 ft <sup>2</sup>
BALCONY AREA	55.75 m <sup>2</sup>	600.09 ft <sup>2</sup>
TOTAL UNIT AREA	153.09 m <sup>2</sup>	1647.85 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	12 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>
BATH	4 m <sup>2</sup>
W.C	3 m <sup>2</sup>
KITCHEN & DINING	8 m <sup>2</sup>
LIVING	15 m <sup>2</sup>
FOYER	4 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>



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