



SKYBLADE

**Skyblade Residences: An Icon of Elegance in Dubai**

# MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

**Majara Presents Skyblade Residences: Where Luxury Meets the Skyline of  
Downtown Dubai**



# THE ASCENDENCE OF FORM

Skyblade rises at the very heart of Downtown Dubai, where the city within a city comes alive. Situated on the iconic Boulevard, just moments from the Burj Khalifa and Dubai Mall, it offers seamless access to Dubai's premier business, cultural, and entertainment hubs. This unparalleled location is for those who seek the extraordinary, surrounded by world-class landmarks and the glamour of the city's finest offerings.







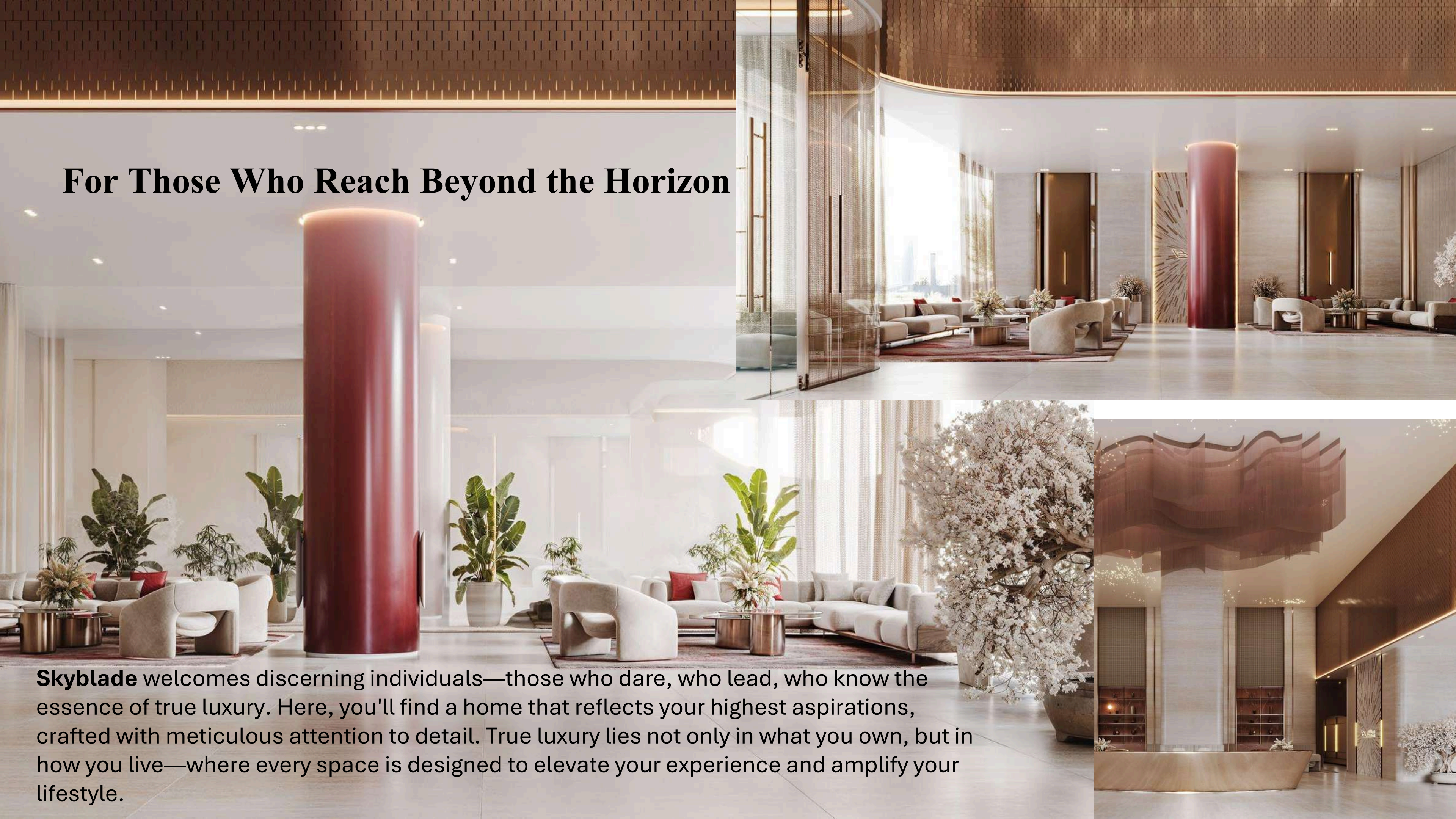
# A VISTA REMADE

Skyblade's design harnesses the power of light and form, with its sleek lines reshaping the horizon and redefining the skyline. A minimalist marvel, its crystalline glass façades are complemented by satin chrome accents, culminating in a bold, iconic blade-like silhouette that commands attention and embodies modern elegance.





## For Those Who Reach Beyond the Horizon



**Skyblade** welcomes discerning individuals—those who dare, who lead, who know the essence of true luxury. Here, you'll find a home that reflects your highest aspirations, crafted with meticulous attention to detail. True luxury lies not only in what you own, but in how you live—where every space is designed to elevate your experience and amplify your lifestyle.





## A Sphere of Distinctive Luxury

Explore the design philosophy behind **Skyblade**, where every element is thoughtfully curated and each residence meticulously crafted. From the elegance of crystalline glass to the careful selection of luxurious finishes, every detail reflects an unwavering commitment to excellence and a belief in the exceptional.



# The Zenith of Aspiration

More than just a place to live, **Skyblade** is a testament to bold ambition and visionary design. Step into a world where every detail elevates and inspires, where the weight of the world fades away. In the heart of Dubai's brilliance, here, you are truly seen.

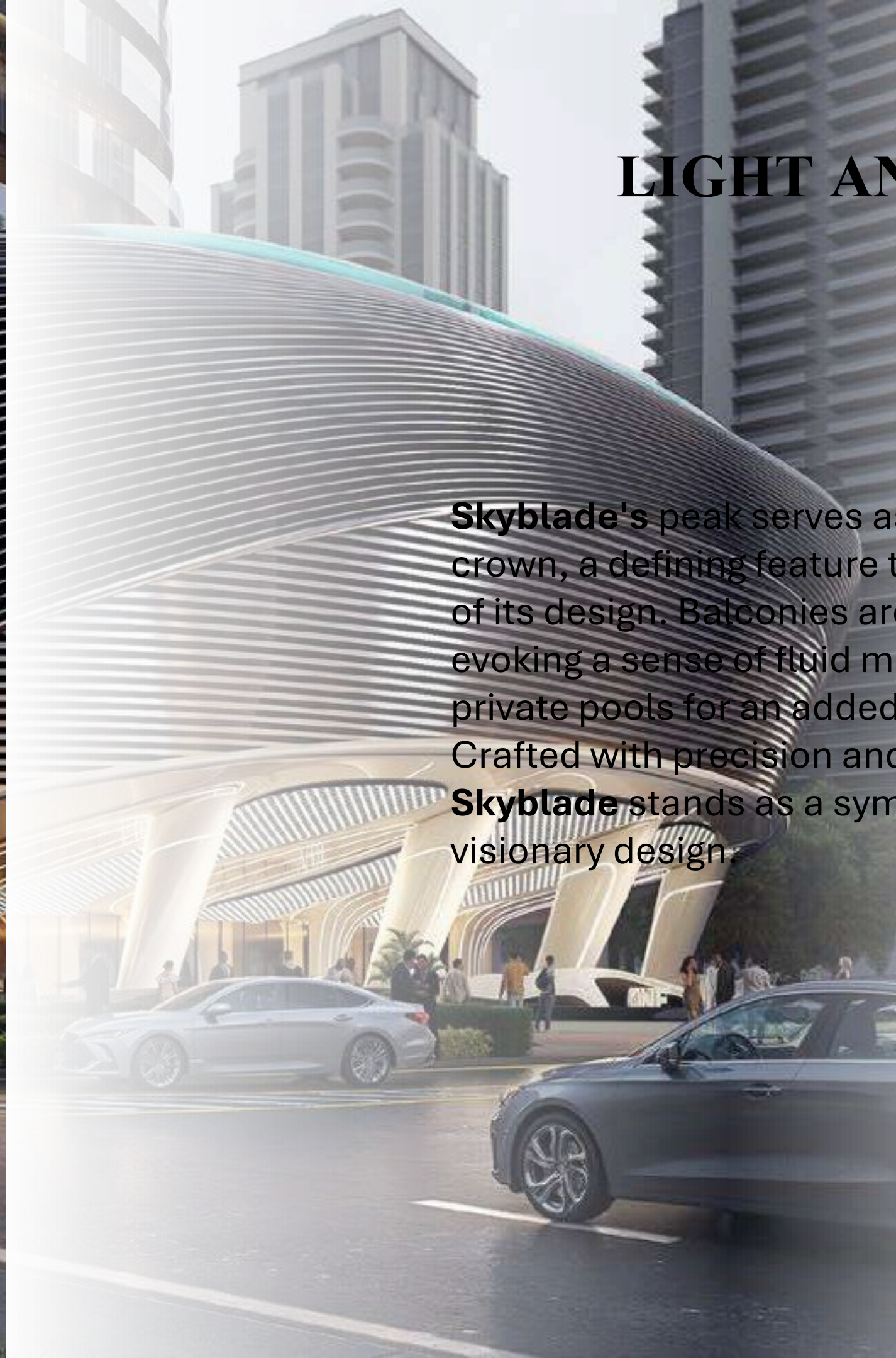






## LIGHT AND ALTITUDE

**Skyblade's** peak serves as a striking structural crown, a defining feature that enhances every curve of its design. Balconies are sculpted for elegance, evoking a sense of fluid motion, with many offering private pools for an added touch of exclusivity. Crafted with precision and designed to inspire, **Skyblade** stands as a symbol of refined luxury and visionary design.





# Sparkling Against the Urban Horizon

From its sleek crystalline glass façades, shimmering against the city's reflection, to the meticulously sculpted balconies with private pools, **Skyblade** exemplifies architectural brilliance at every turn. Strategic accents of satin chrome and a striking crowning feature underscore its modernity, creating a stunning symbol of refined luxury and innovation.





















# THE ASCENDANCE



PROJECT FACTS

## A CURATED COLLECTION OF RESIDENCES

**PROPERTY TYPE:**  
Residential & Retails

**PLOT AREA:**  
5125.06 SQ. M./ 55166.00 SQFT

**DESCRIPTION:**  
4B + G + 3P + 1<sup>ST</sup> Amenity + 55 Residential + 5 Mech Floors  
+ Roof (4B + G + 3P + 61 + R)

NUMBER OF UNITS:			
Studio Apartment:	188	2 Bedroom Apartment:	110
Premium Studio:	208	2 Bedroom Burj Royal Suite:	10
1 Bedroom Royal Suite:	100	3 Bedroom Burj Royal Wing:	03

TOTAL UNITS:	
Total Residential Units:	619
Retail (Ground Floor):	02

at Farm





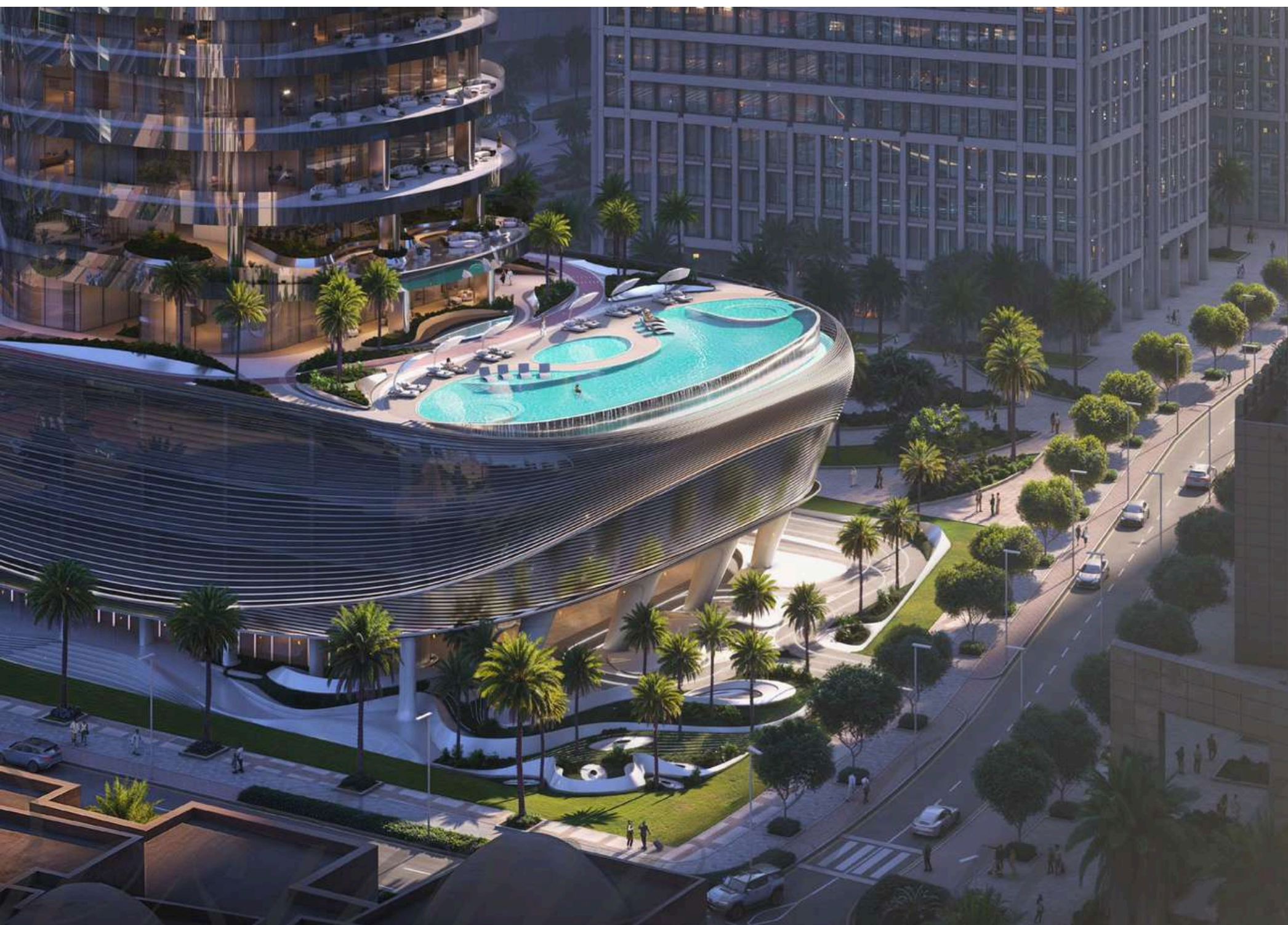
# TRANSFORMED *by Perspective*

Explore Dubai's promise, from the Worlds Tallest Tower, Dubai Opera and Art Galleries to the tranquil Dubai Water Canal. All are within mere minutes.

-  Burj Khalifa & Dubai Mall  
3 minutes
-  Dubai Opera  
3 minutes
-  Dubai International Financial Centre (DIFC)  
10 minutes
-  Museum of the Future  
12 minutes
-  The Meydan Hotel & Racecourse  
12 minutes
-  Burj Al Arab & Jumeirah Beach  
15 minutes
-  Dubai International Airport (DXB)  
16 minutes
-  Dubai Harbour  
16 minutes
-  Dubai Creek Golf & Yacht Club  
16 minutes
-  Palm Jumeirah  
18 minutes







PROJECT AMENITIES

*Designed to Inspire*

Skyblade is an exercise in craft, delivering enduring luxury and elegance. Energy-efficient building practices and sustainable, high-end materials are used throughout.



SKYLINE &  
BURJ KHALIFA VIEW



LUXURY LOBBY



LANDSCAPE  
RECREATIONAL AREA



SKYLINE GYM



PRIVATE POOLS  
FOR SKY TERRACE  
APARTMENTS



RUNNING TRACK



KIDS PLAY  
AREA



ROOFTOP  
INFINITY POOL



RETAIL FACILITIES



LUXURY SPA  
& WELLNESS

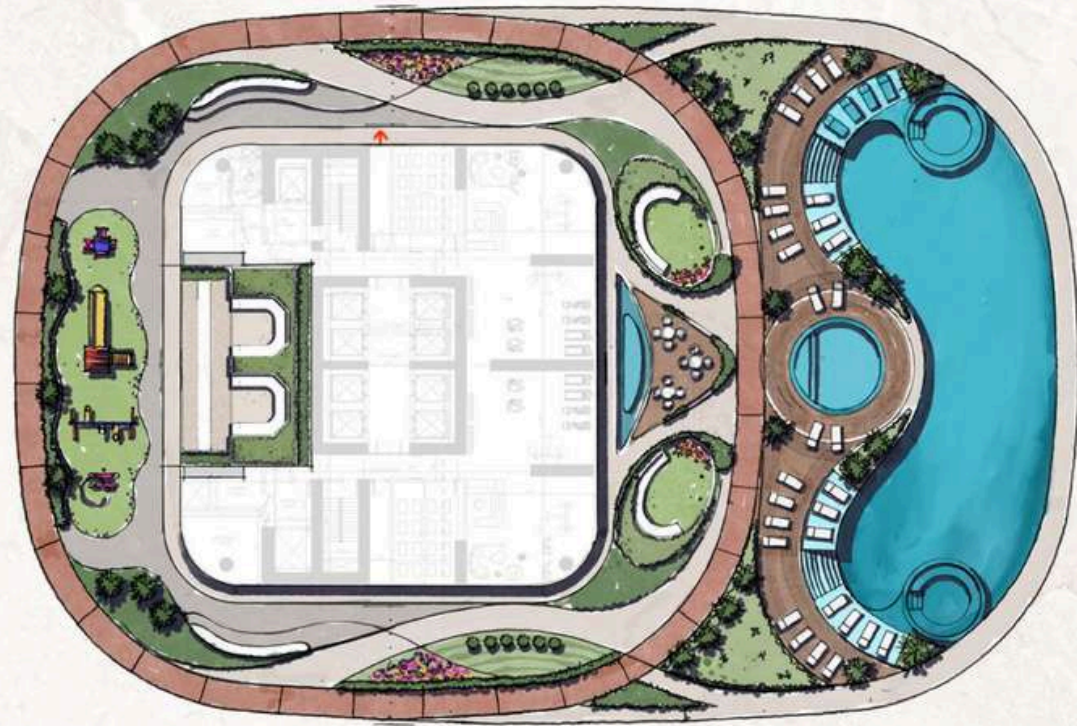
This reflects a dedication to environmental harmony and lasting value. Pet-friendly policies and access to parks enhance community features, promoting a balanced life.

*precision*



FLOOR PLANS

## LAYOUTS CRAFTED FOR COMFORT AND SPACE



Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From luxury studios to expansive 3-bedroom apartments, Skyblade offers a space for those who wish to take it all in. Designed for an unparalleled life within Downtown Dubai.

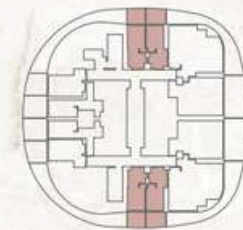






BINGHATTI SKYBLADE • TYPE 1

BINGHATTI SKYBLADE • TYPE 1

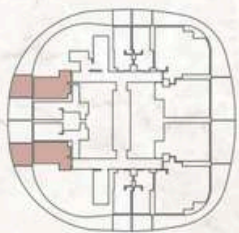


AREA	SQ. M	SQ. FT
SUITE AREA	26.80 m <sup>2</sup>	288.47 ft <sup>2</sup>
BALCONY AREA	9.02 m <sup>2</sup>	97.09 ft <sup>2</sup>
TOTAL UNIT AREA	35.82 m <sup>2</sup>	385.56 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
STUDIO	13 m <sup>2</sup>
BATHROOM	3 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>



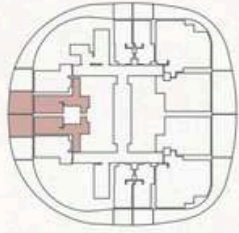
UNIT TYPE - STUDIO  
BINGHATTI SKYBLADE • TYPE 2



AREA	SQ. M	SQ. FT
SUITE AREA	28.74 m <sup>2</sup>	309.35 ft <sup>2</sup>
BALCONY AREA	14.16 m <sup>2</sup>	152.42 ft <sup>2</sup>
TOTAL UNIT AREA	42.90 m <sup>2</sup>	461.77 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
STUDIO	16 m <sup>2</sup>
BATHROOM	3 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
LAUNDRY	1 m <sup>2</sup>

UNIT TYPE - STUDIO  
BINGHATTI SKYBLADE • TYPE 3



AREA	SQ. M	SQ. FT
SUITE AREA	33.54 m <sup>2</sup>	361.02 ft <sup>2</sup>
BALCONY AREA	15.97 m <sup>2</sup>	171.90 ft <sup>2</sup>
TOTAL UNIT AREA	49.51 m <sup>2</sup>	532.92 ft <sup>2</sup>

FLAT DESIGN COMPONENTS	
STUDIO	15 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
KITCHEN	5 m <sup>2</sup>
CORRIDOR	4 m <sup>2</sup>





## UNMATCHED MATERIALITY, UNPARALLELED PRESENCE

The Floor-to-ceiling windows open up to uninterrupted views of the Dubai skyline, from the iconic Burj Khalifa to the vibrant heart of Downtown and the tranquil Dubai Water Canal. Within, the interiors reflect a refined sense of craftsmanship, where materials, textures, and finishes are thoughtfully composed to create balance and harmony.





UNIT TYPE - 1 BEDROOM  
FLOOR PLAN - ISOMETRIC VIEW



UNIT TYPE - 1 BEDROOM  
BINGHATTI SKYBLADE • TYPE 1

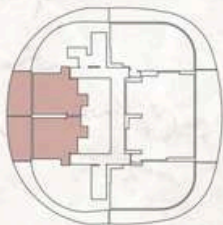


AREA	SQ. M	SQ. FT
SUITE AREA	60.73 m²	653.69 ft²
BALCONY AREA	29.09 m²	313.12 ft²
TOTAL UNIT AREA	89.82 m²	966.81 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	3 m²	KITCHEN	6 m²
M. BEDROOM	13 m²	CORRIDOR	6 m²
LIVING & DINING	20 m²	WC	2 m²



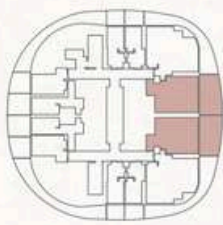
UNIT TYPE - 1 BEDROOM  
BINGHATTI SKYBLADE • TYPE 2



AREA	SQ. M	SQ. FT
SUITE AREA	64.93 m <sup>2</sup>	698.90 ft <sup>2</sup>
BALCONY AREA	30.76 m <sup>2</sup>	331.10 ft <sup>2</sup>
TOTAL UNIT AREA	95.69 m <sup>2</sup>	1030.00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
M. BEDROOM	20 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	21 m <sup>2</sup>	WC	3 m <sup>2</sup>

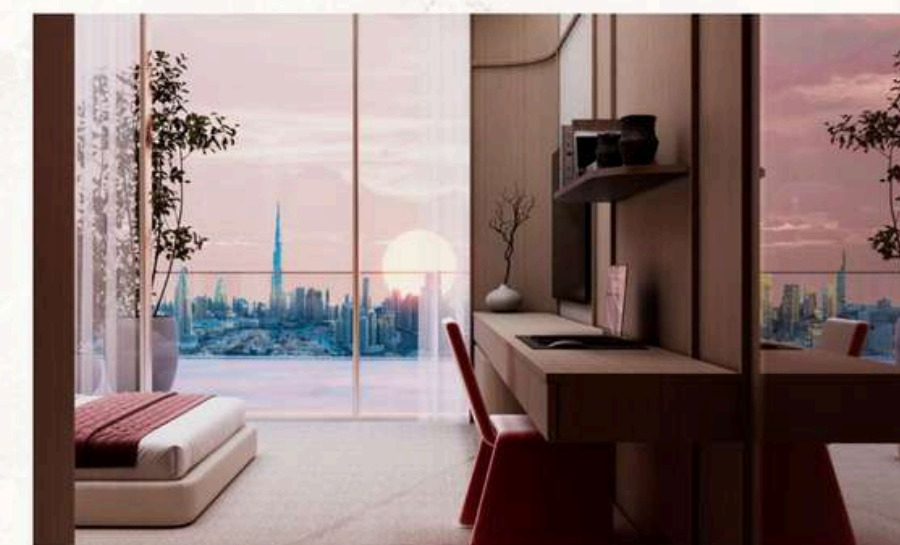
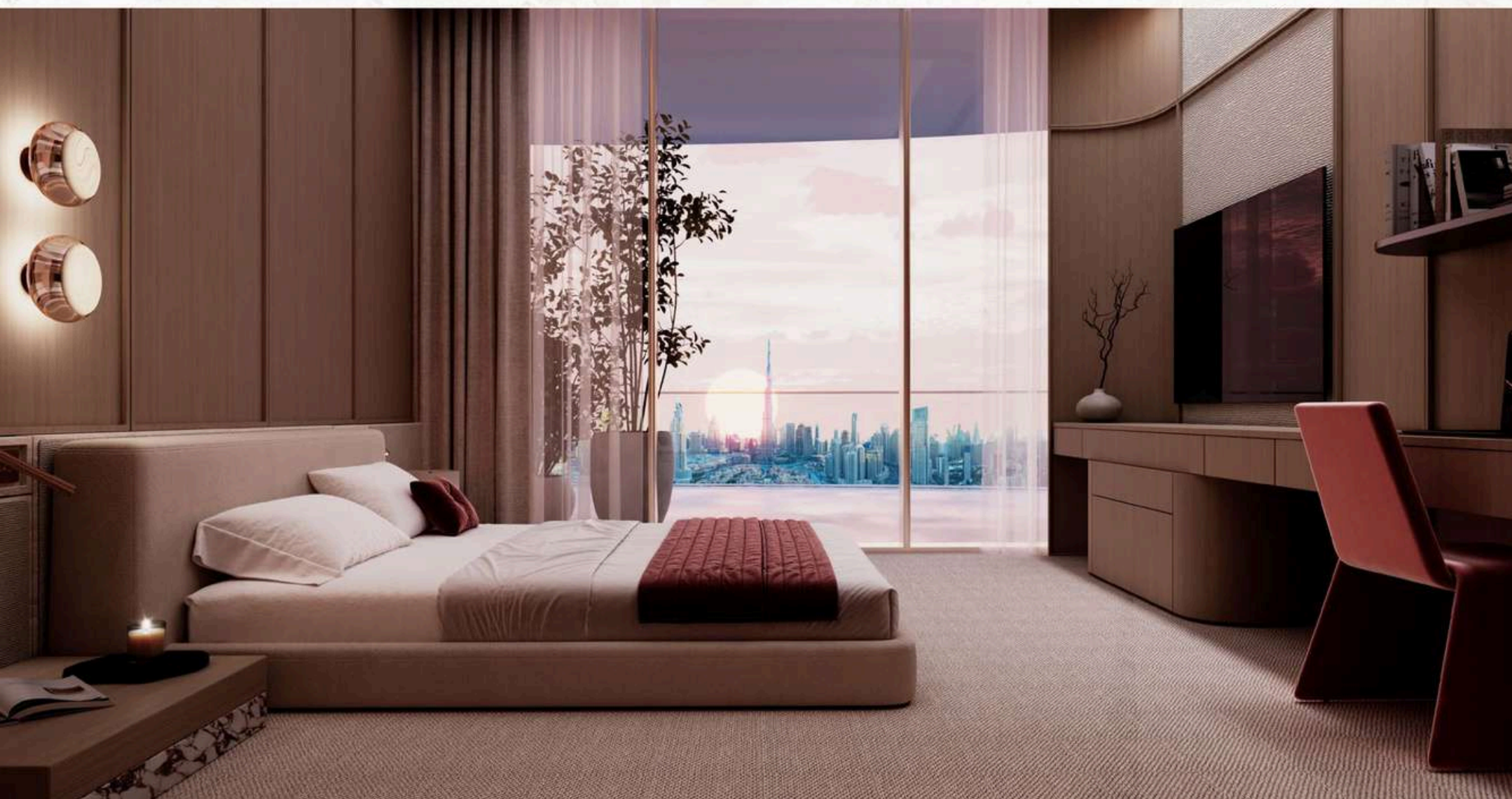
UNIT TYPE - 1 BEDROOM  
BINGHATTI SKYBLADE • TYPE 3



AREA	SQ. M	SQ. FT
SUITE AREA	60.73 m <sup>2</sup>	653.69 ft <sup>2</sup>
BALCONY AREA	29.09 m <sup>2</sup>	313.12 ft <sup>2</sup>
TOTAL UNIT AREA	89.82 m <sup>2</sup>	966.81 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
M. BATHROOM	3 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
M. BEDROOM	13 m <sup>2</sup>	CORRIDOR	6 m <sup>2</sup>
LIVING & DINING	20 m <sup>2</sup>	WC	2 m <sup>2</sup>





## EMBRACE UNPARALLELED COMFORT

Where every need is anticipated, and every desire is within reach through exclusive concierge services. Find calm in quiet moments and contemplative spaces designed for restoration.

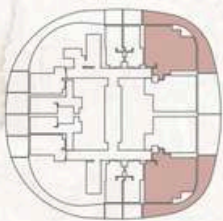
*every detail perfectly tailored.*



UNIT TYPE - 2 BEDROOM  
FLOOR PLAN - ISOMETRIC VIEW



UNIT TYPE - 2 BEDROOM  
BINGHATTI SKYBLADE • TYPE 1



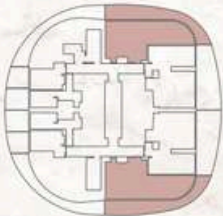
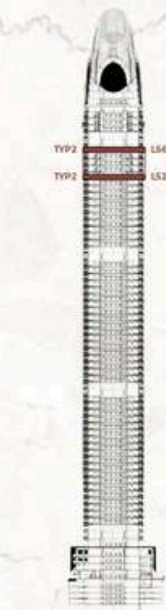
AREA	SQ. M	SQ. FT
SUITE AREA	78.15 m <sup>2</sup>	841.20 ft <sup>2</sup>
BALCONY AREA	38.98 m <sup>2</sup>	419.58 ft <sup>2</sup>
TOTAL UNIT AREA	117.13 m <sup>2</sup>	1260.78 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	16 m <sup>2</sup>
M. BEDROOM	17 m <sup>2</sup>	KITCHEN	5 m <sup>2</sup>
BATHROOM	3 m <sup>2</sup>	CORRIDOR	9 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>		



UNIT TYPE - 2 BEDROOM

BINGHATTI SKYBLADE • TYPE 2

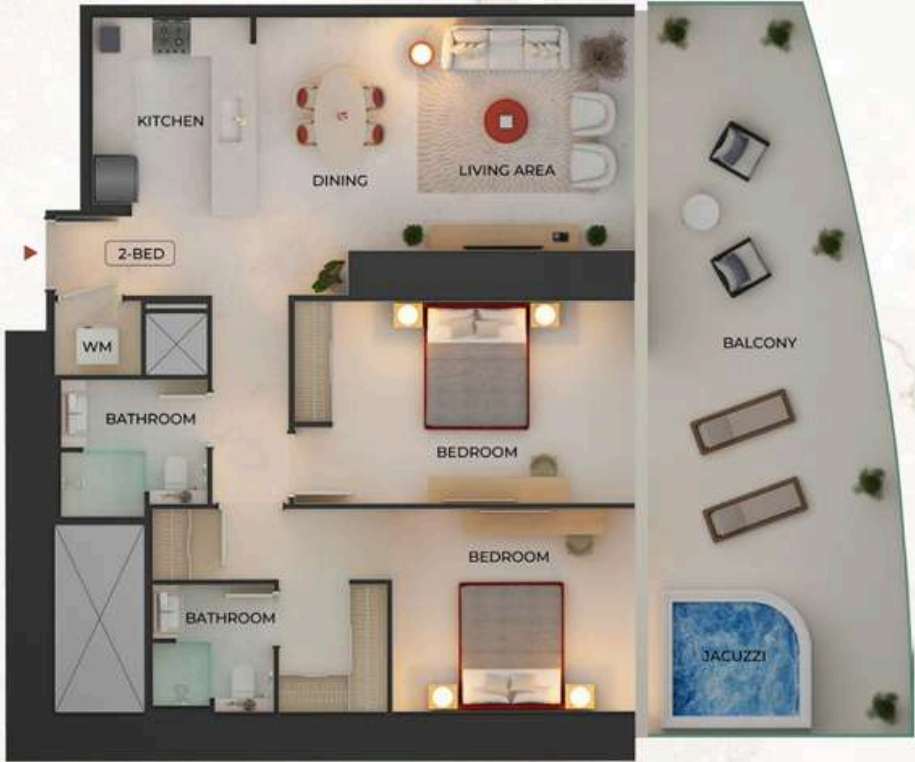
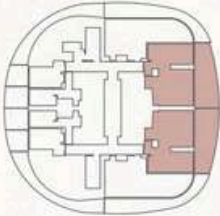
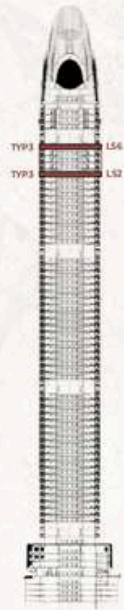


AREA	SQ. M	SQ. FT
SUITE AREA	92.06 m <sup>2</sup>	990.93 ft <sup>2</sup>
BALCONY AREA	44.65 m <sup>2</sup>	480.61 ft <sup>2</sup>
TOTAL UNIT AREA	136.71 m <sup>2</sup>	1471.53 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m <sup>2</sup>	LIVING	19 m <sup>2</sup>
M. BEDROOM	16 m <sup>2</sup>	KITCHEN & DINING	15 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	9 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	LAUNDRY	1 m <sup>2</sup>

UNIT TYPE - 2 BEDROOM

BINGHATTI SKYBLADE • TYPE 3



AREA	SQ. M	SQ. FT
SUITE AREA	101.17 m <sup>2</sup>	1088.98 ft <sup>2</sup>
BALCONY AREA	42.41 m <sup>2</sup>	456.50 ft <sup>2</sup>
TOTAL UNIT AREA	143.58 m <sup>2</sup>	1545.48 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	23 m <sup>2</sup>
M. BEDROOM	20 m <sup>2</sup>	KITCHEN	8 m <sup>2</sup>
BATHROOM	5 m <sup>2</sup>	CORRIDOR	9 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>	LAUNDRY	2 m <sup>2</sup>

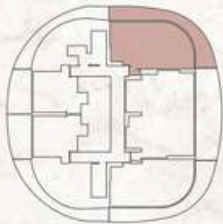






UNIT TYPE - 2 BEDROOM

BINGHATTI SKYBLADE • TYPE 4

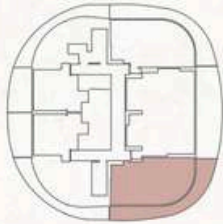
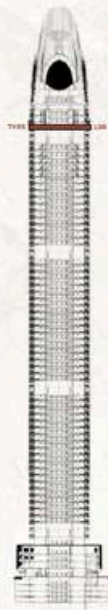


AREA	SQ. M	SQ. FT
SUITE AREA	114.90 m²	1236.77 ft²
BALCONY AREA	52.83 m²	568.66 ft²
TOTAL UNIT AREA	167.73 m²	1805.43 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	LIVING	20 m²
M. BEDROOM	17 m²	KITCHEN & DINING	24 m²
M. BATHROOM	4 m²	CORRIDOR	11 m²
M. BEDROOM	16 m²	LAUNDRY	2 m²
		W.C.	2 m²

UNIT TYPE - 2 BEDROOM

BINGHATTI SKYBLADE • TYPE 5

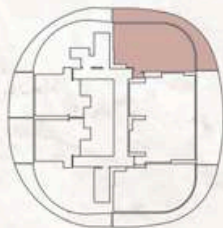
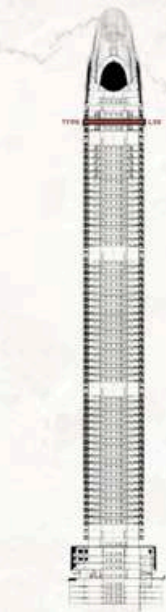


AREA	SQ. M	SQ. FT
SUITE AREA	110.06 m²	1184.68 ft²
BALCONY AREA	52.83 m²	568.66 ft²
TOTAL UNIT AREA	162.89 m²	1753.33 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	LIVING	20 m²
M. BEDROOM	16 m²	KITCHEN & DINING	22 m²
M. BATHROOM	4 m²	CORRIDOR	12 m²
M. BEDROOM	15 m²	W.C.	3 m²



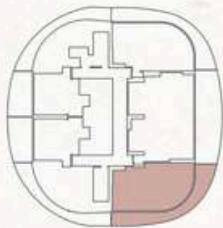
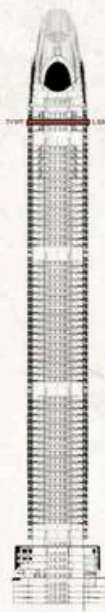
UNIT TYPE - 2 BEDROOM  
BINGHATTI SKYBLADE • TYPE 6



AREA	SQ. M	SQ. FT
SUITE AREA	109.33 m²	1176.82 ft²
BALCONY AREA	48.72 m²	524.42 ft²
TOTAL UNIT AREA	158.05 m²	1701.24 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	LIVING	17 m²
M. BEDROOM	17 m²	KITCHEN & DINING	22 m²
M. BATHROOM	4 m²	CORRIDOR	11 m²
M. BEDROOM	16 m²	LAUNDRY	2 m²
		W.C.	2 m²

UNIT TYPE - 2 BEDROOM  
BINGHATTI SKYBLADE • TYPE 7



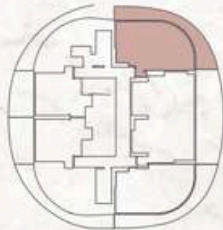
AREA	SQ. M	SQ. FT
SUITE AREA	104.46 m²	1124.40 ft²
BALCONY AREA	48.72 m²	524.42 ft²
TOTAL UNIT AREA	153.18 m²	1648.82 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	LIVING	18 m²
M. BEDROOM	16 m²	KITCHEN & DINING	19 m²
M. BATHROOM	4 m²	CORRIDOR	12 m²
M. BEDROOM	15 m²	W.C.	3 m²



UNIT TYPE - 2 BEDROOM

BINGHATTI SKYBLADE • TYPE 8

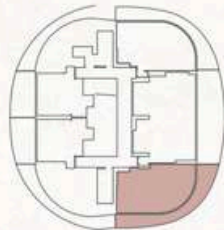
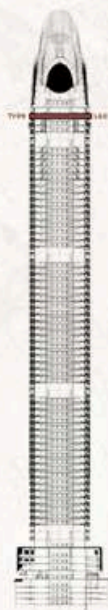


AREA	SQ. M	SQ. FT
SUITE AREA	103.22 m²	1111.05 ft²
BALCONY AREA	45.09 m²	485.34 ft²
TOTAL UNIT AREA	148.31 m²	1596.40 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	LIVING	17 m²
M. BEDROOM	17 m²	KITCHEN & DINING	18 m²
M. BATHROOM	4 m²	CORRIDOR	10 m²
M. BEDROOM	16 m²	LAUNDRY	1 m²
		W.C.	3 m²

UNIT TYPE - 2 BEDROOM

BINGHATTI SKYBLADE • TYPE 9



AREA	SQ. M	SQ. FT
SUITE AREA	99.21 m²	1067.89 ft²
BALCONY AREA	45.65 m²	491.37 ft²
TOTAL UNIT AREA	144.86 m²	1559.26 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	LIVING	18 m²
M. BEDROOM	16 m²	KITCHEN & DINING	19 m²
M. BATHROOM	4 m²	CORRIDOR	11 m²
M. BEDROOM	15 m²	W.C.	3 m²





## SUBTLE HUES AND RICH TEXTURES

Interiors reflect intentional design, with light as a key element. Subtle hues and rich textures create extraordinary living spaces. The interplay of light and shadow, combined with expansive views, add drama and grandeur. Each space allows for personal taste to find its expression, carefully considered to be both pure and calm.

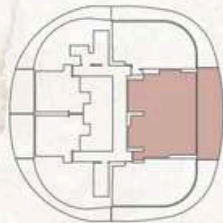
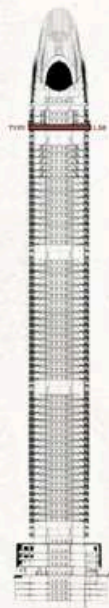




UNIT TYPE - 3 BEDROOM  
FLOOR PLAN - ISOMETRIC VIEW



UNIT TYPE - 3 BEDROOM  
BINGHATTI SKYBLADE • TYPE 1



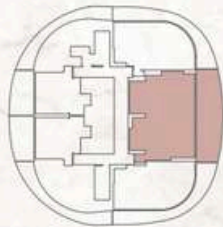
AREA	SQ. M	SQ. FT
SUITE AREA	170.50 m <sup>2</sup>	1835.25 ft <sup>2</sup>
BALCONY AREA	68.22 m <sup>2</sup>	734.31 ft <sup>2</sup>
TOTAL UNIT AREA	238.72 m <sup>2</sup>	2569.56 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m <sup>2</sup>	MAID'S ROOM	4 m <sup>2</sup>
M. BEDROOM	33 m <sup>2</sup>	MAID'S BATHROOM	4 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	33 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	KITCHEN	9 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	LAUNDRY	1 m <sup>2</sup>
FOYER	3 m <sup>2</sup>	W.C.	4 m <sup>2</sup>



UNIT TYPE - 3 BEDROOM

BINGHATTI SKYBLADE • TYPE 2

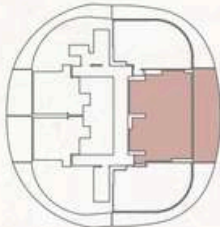
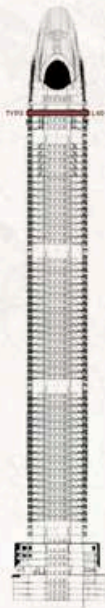


AREA	SQ. M	SQ. FT
SUITE AREA	160.86 m²	1731.48 ft²
BALCONY AREA	69.23 m²	745.19 ft²
TOTAL UNIT AREA	230.09 m²	2476.67 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	MAID'S ROOM	4 m²
M. BEDROOM	30 m²	MAID'S BATHROOM	4 m²
M. BATHROOM	4 m²	LIVING & DINING	31 m²
M. BEDROOM	17 m²	KITCHEN	9 m²
M. BATHROOM	4 m²	CORRIDOR	8 m²
M. BEDROOM	17 m²	LAUNDRY	1 m²
FOYER	3 m²	W.C.	4 m²

UNIT TYPE - 3 BEDROOM

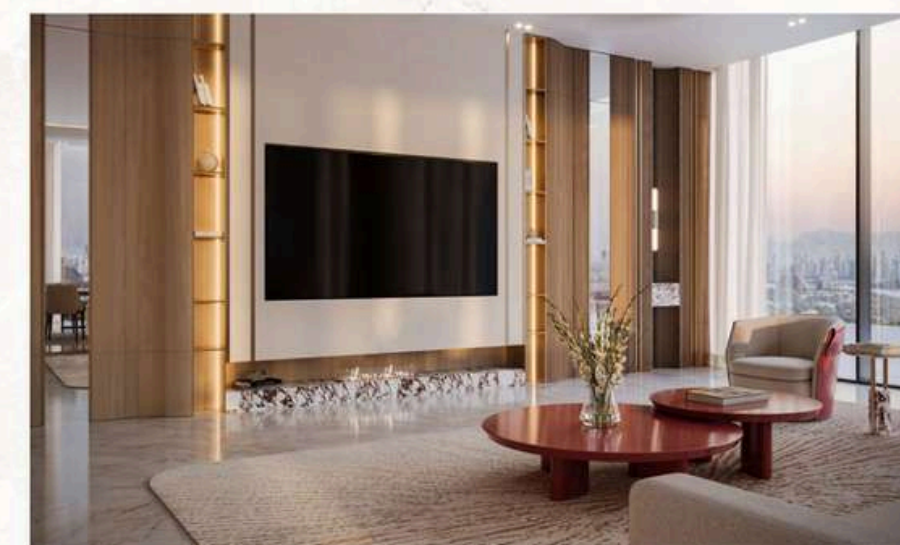
BINGHATTI SKYBLADE • TYPE 3



AREA	SQ. M	SQ. FT
SUITE AREA	150.56 m²	1620.61 ft²
BALCONY AREA	68.43 m²	736.57 ft²
TOTAL UNIT AREA	218.99 m²	2357.19 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m²	MAID'S ROOM	4 m²
M. BEDROOM	28 m²	MAID'S BATHROOM	4 m²
M. BATHROOM	4 m²	LIVING & DINING	28 m²
M. BEDROOM	15 m²	KITCHEN	9 m²
M. BATHROOM	4 m²	CORRIDOR	8 m²
M. BEDROOM	15 m²	LAUNDRY	1 m²
FOYER	3 m²	W.C.	4 m²





## TANGIBLE BRILLIANCE

Expansive layouts and floor-to-ceiling windows offer endless views. Interiors are designed for boundless space and light. Relish in open-plan living spaces, premium finishes and expansive balconies.

*Space reveals the human spirit.  
Uniquely elevated.*









## Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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