



MAJARA
LUXURY REAL ESTATE L.L.C

BINGHATTI
ETHEREA

Intention, Magnified

www.majara-realestate.com



THE POWER OF THE PRECISE

Etherea is a modernist landmark in Jumeirah Village Circle defined by grid and glow. It is a structure of balance and integration, where a grand lineage meets a focused soul.

In narrowing the frame, the light is magnified to create a concentrated residential experience.



A SOPHISTICATED DISPLAY OF MODERNITY

The tower is characterised by a unique exoskeleton and satin chrome finishes that provide natural shading.

This structure maintains a glowing, iconic footprint at night, culminating in a structural crown. It is a form that breathes, blending sleek glass with the precision of a master-crafted grid.

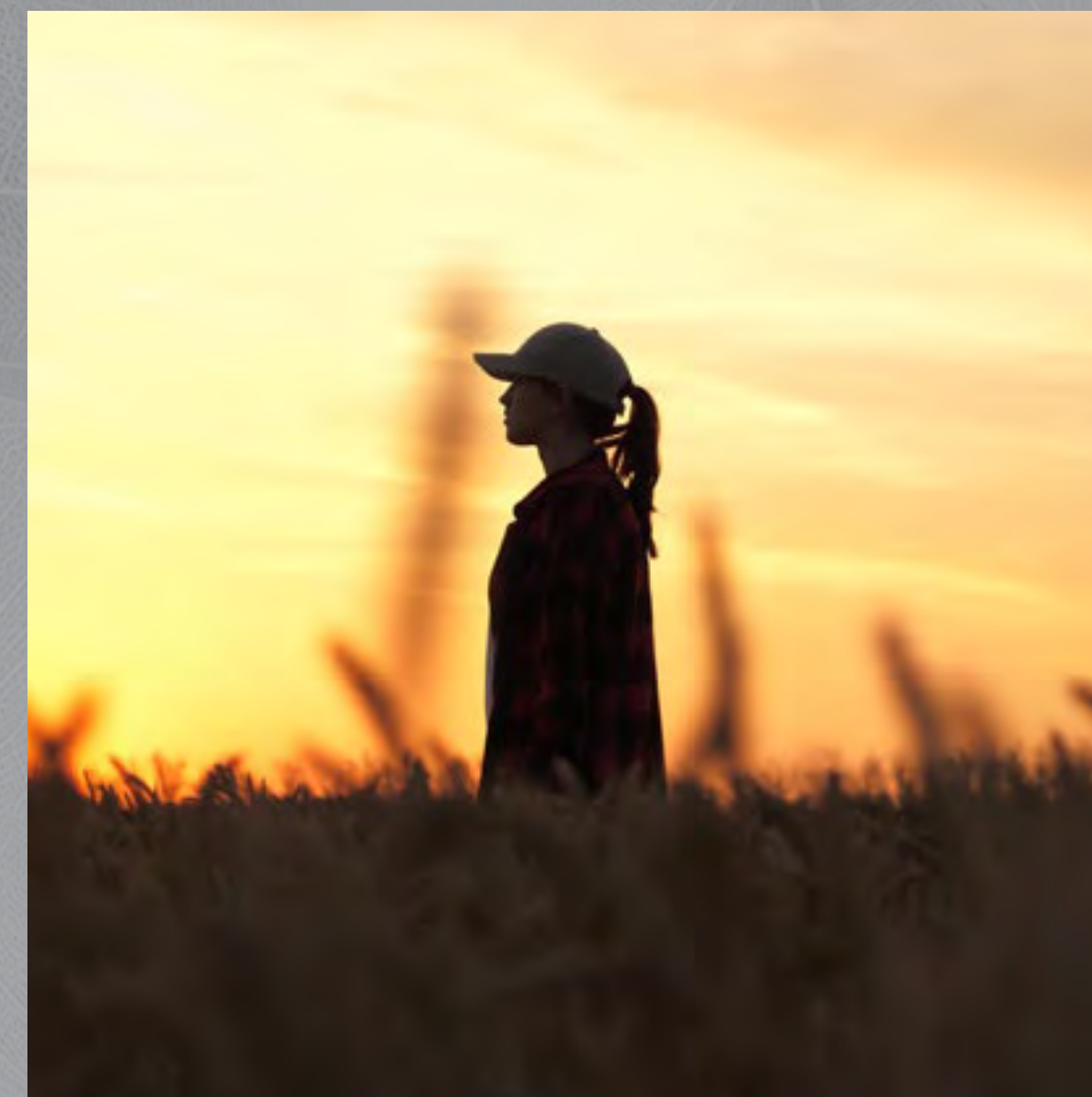




A SANCTUARY NOT DEFINED BY SIZE

Etherea is for individuals who seek a grounded escape that never compromises on connectivity. It is a residence that understands true prestige is found in the ability to choose your own pace.

Here, luxury is found in the ease of life provided by a well-sited home.





AS COMPOSED AS IT IS CONNECTED

Etherea is perfectly situated in Jumeirah Village Circle, a community consistently ranked for its high quality of life.


The location offers immediate access to over 30 landscaped parks and seamless connectivity to Al Khail Road and Hessa Street.

 **Dubai Marina & Harbour**
30 minutes


 **Ain Dubai**
30 minutes

 **Dubai Autodrome**
20 minutes

 **Ibn & Dubai Festival City**
22 minutes

 **Palm Jumeirah**
35 minutes

 **Expo City Dubai**
25 minutes

 **Burj Al Arab & Jumeirah Beach**
25 minutes

 **Al Maktoum Intl. Airport**
30 minutes



PRECISELY CRAFTED

Etherea is exemplar of Binghatti's uncompromising standards. We embrace energy-efficient building practices and utilise sustainable materials throughout the structure.

This commitment ensures enduring value that will define your home for years to come.





PROJECT FACTS

A CURATED COLLECTION
OF CONCENTRATED LUXURY

PROPERTY TYPE

Residential & Retail

PLOT AREA

2321.56 SQM./ 24989.04 SQFT

DESCRIPTION

B + G + 5P + 22 RESIDENTIAL FLOORS
+ 1MECH. + ROOF

NUMBER OF UNITS

Studio Apartment:	64
1 Bedroom Apartment:	134
2 Bedroom Apartment:	84

TOTAL UNITS

Total Residential Units:	282
Retail Shops: (Ground)	05

Each residence claims its own, suspended above the community. Through meticulous engineering, the tower's orientation maximises natural light and provides unobstructed views.





UNIQUELY INTIMATE AMENITIES

Etherea offers an intentionally zoned amenity deck on the 5th floor, designed on a personal scale. This highly efficient space provides a boutique urban club experience that blends wellness, aquatic recreation, and family-focused social zones.



Outdoor Shower



Sun Bath Area



Adult & Children's
Swimming Pool



Jacuzzi
Area



Children's Play
Area



Bicycle Path
& Walking Path



Aerobics
Platform



Sitting Area



THE ESSENCE OF RESTORATIVE GRACE

The amenity deck elevates daily life through a linear layout featuring an adult swimming pool, jacuzzi, and children's pool. Wellness is integrated into your routine via a dedicated yoga platform and water fountain features.

Symmetrical paths and sunken sitting areas create intimate social nooks amidst a lush, tree-lined perimeter, ensuring every moment is perfectly structured for restoration.





FOCUSED WELLNESS AWAITS

A world of wellness designed to help you restore balance in a single breath.







POISE AND GRACE IN EQUAL MEASURE

Interiors reflect a light hand and quiet design choices to create extraordinary living spaces. Muted tones and rich textures work in harmony with open-plan layouts to maximise natural light and ensure a quiet, unhurried rhythm.

The material philosophy centres on the discipline of clarity and modern efficiency. Fine materials and bespoke finishes are meticulously selected to mirror the fluidity and lightness of the building's architecture.









UNMATCHED MATERIALITY

A premium palette featuring satin chrome finishes, high-end stone, and crystalline glass to ensure the project's longevity and striking silhouette.





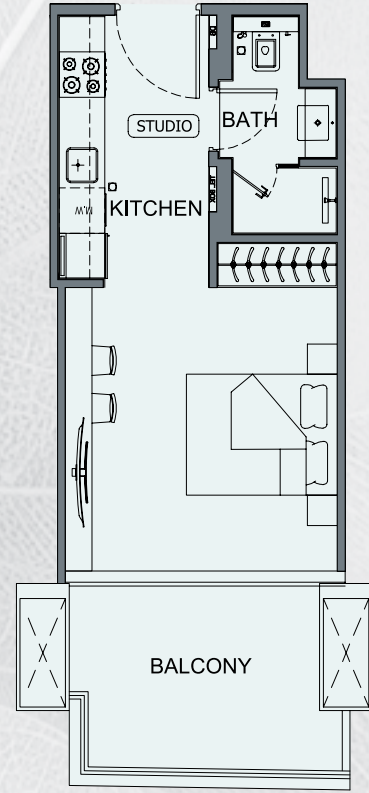
DESIGNED FOR OPTIMAL FLOW

Residences are tailored to ambitious professionals and growing families, with layouts that maximize light through floor-to-ceiling windows. These spaces integrate the elegance of the modernist grid into personal living areas to suit a deliberate and refined lifestyle.



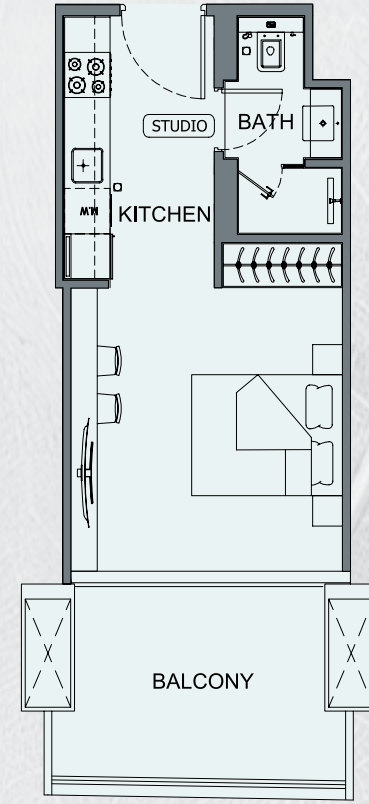
STUDIO TYPE 01

Binghatti Etherea

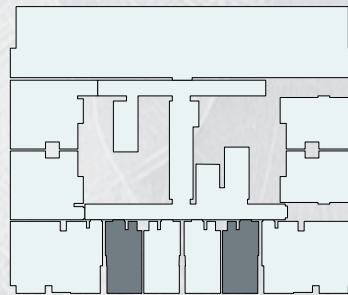


STUDIO TYPE 02

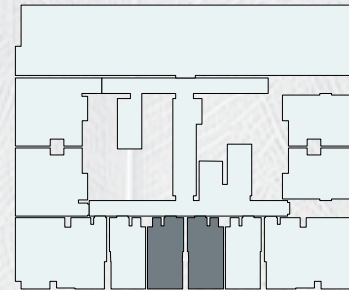
Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	28.36 m ²	305.26 ft ²
BALCONY AREA	9.64 m ²	103.76 ft ²
TOTAL UNIT AREA	38.00 m ²	409.03 ft ²



AREA	SQ.M	SQ.FT
SUITE AREA	29.13 m ²	313.55 ft ²
BALCONY AREA	9.46 m ²	101.83 ft ²
TOTAL UNIT AREA	38.59 m ²	415.38 ft ²



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For each unit type, unit sizes and details .8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level .7. one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony
.might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit

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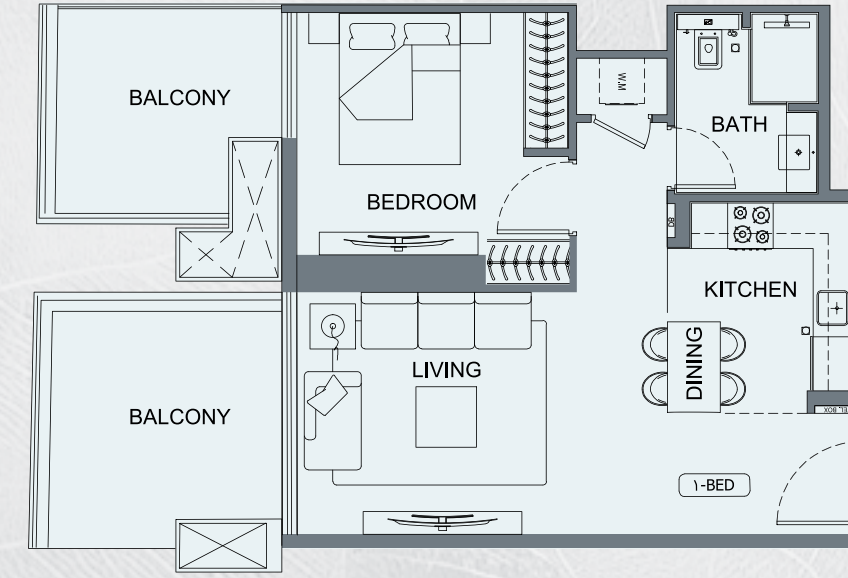






1 BEDROOM TYPE 01

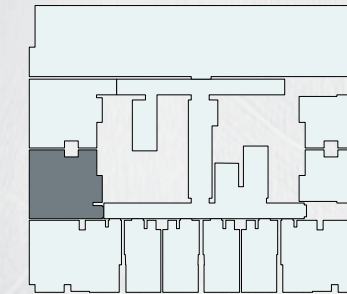
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AREA	SQ.M	SQ.FT
SUITE AREA	50.74 m ²	546.16 ft ²
BALCONY AREA	18.75 m ²	201.82 ft ²
TOTAL UNIT AREA	69.49 m ²	747.98 ft ²

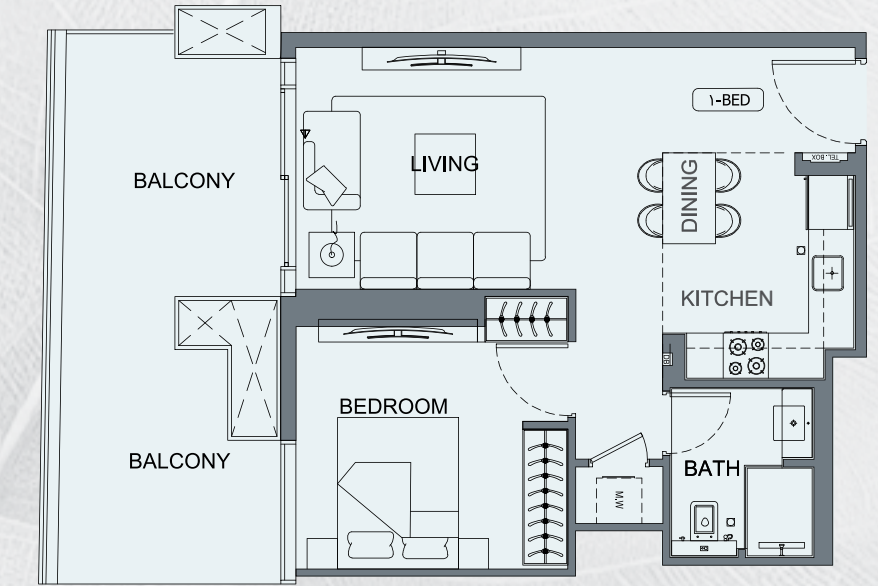
FLAT DESIGN COMPONENTS

BATH	5 m ²
BEDROOM	12 m ²
LIVING	15 m ²
KITCHEN & DINING	8 m ²
LAUNDRY	1 m ²
CORRIDOR	6 m ²



1 BEDROOM TYPE 02

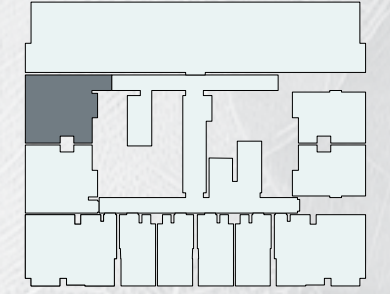
Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	51.47 m ²	554.02 ft ²
BALCONY AREA	20.45 m ²	220.12 ft ²
TOTAL UNIT AREA	71.92 m ²	774.14 ft ²

FLAT DESIGN COMPONENTS

BATH	5 m ²
BEDROOM	12 m ²
LIVING	15 m ²
KITCHEN & DINING	8 m ²
LAUNDRY	1 m ²
CORRIDOR	6 m ²



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2 BEDROOM TYPE 01

Binghatti Etherea

2 BEDROOM TYPE 02

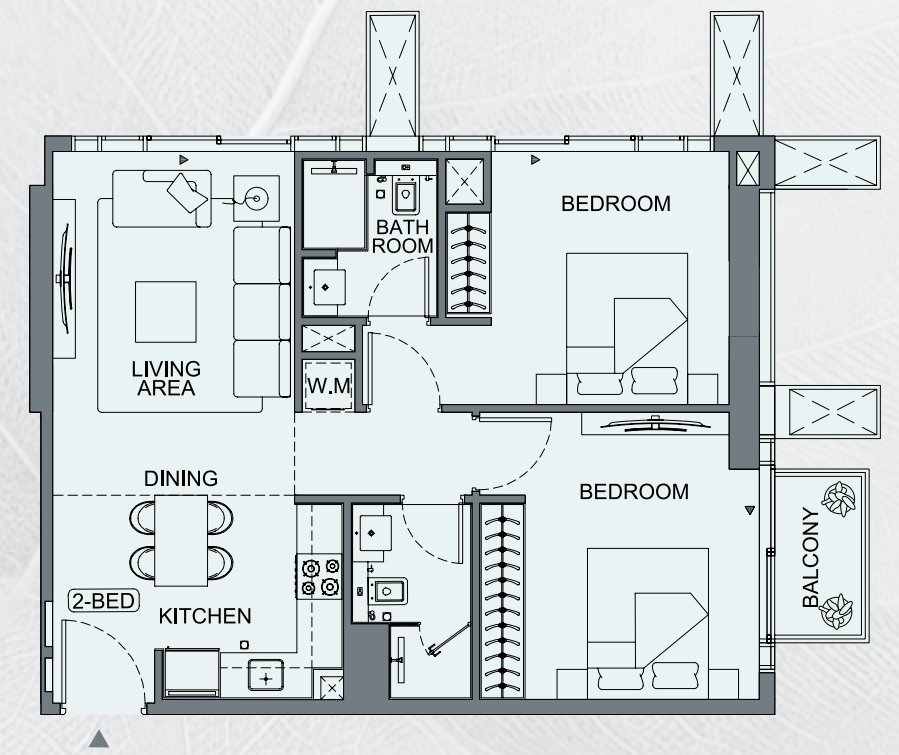
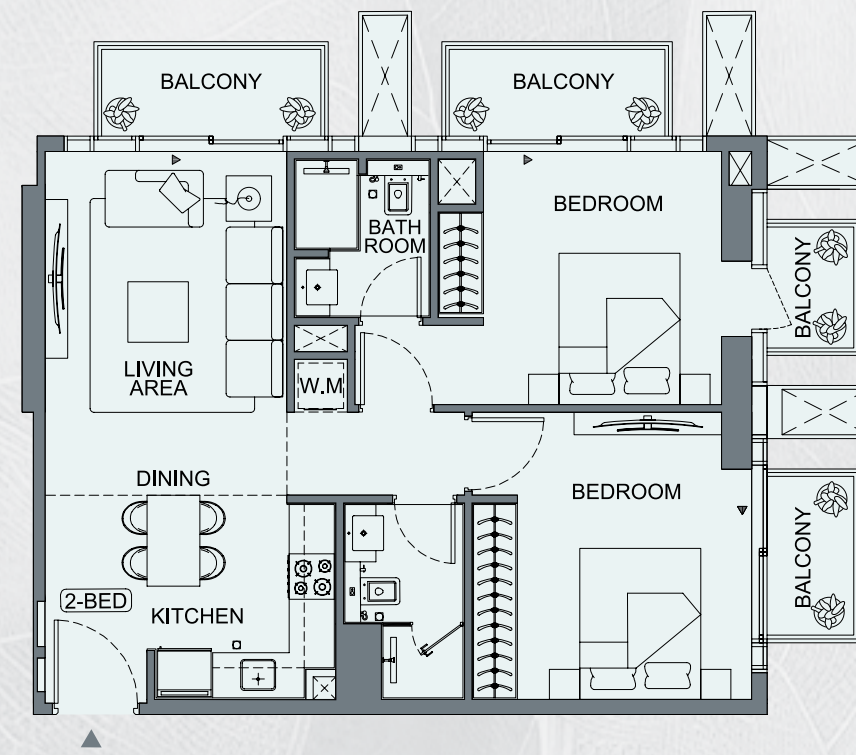
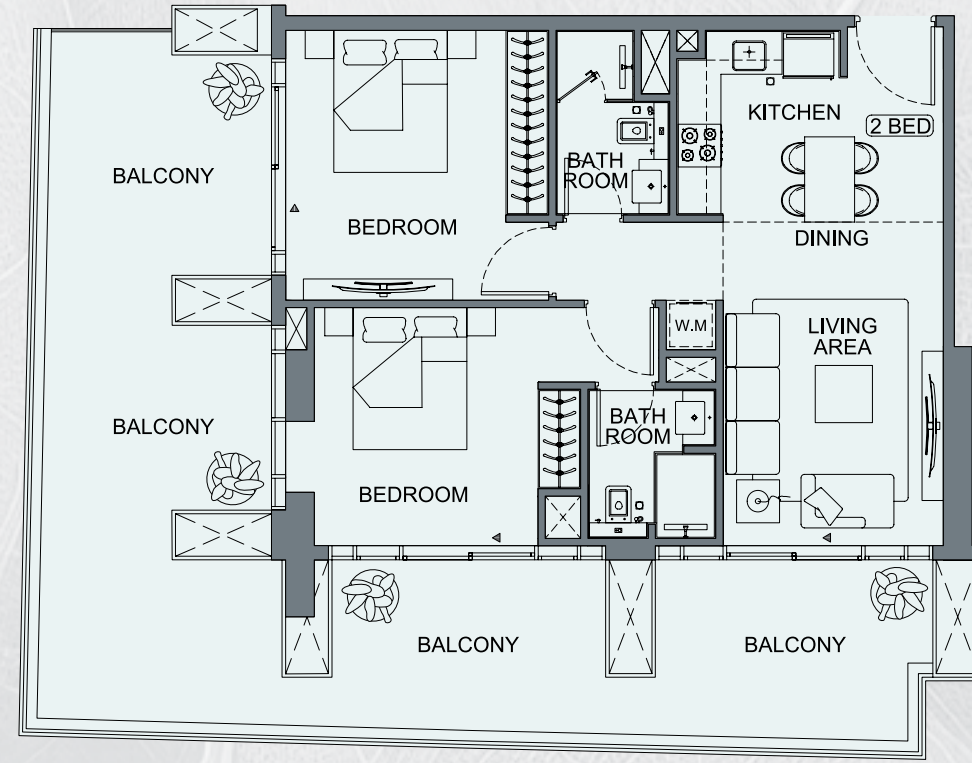
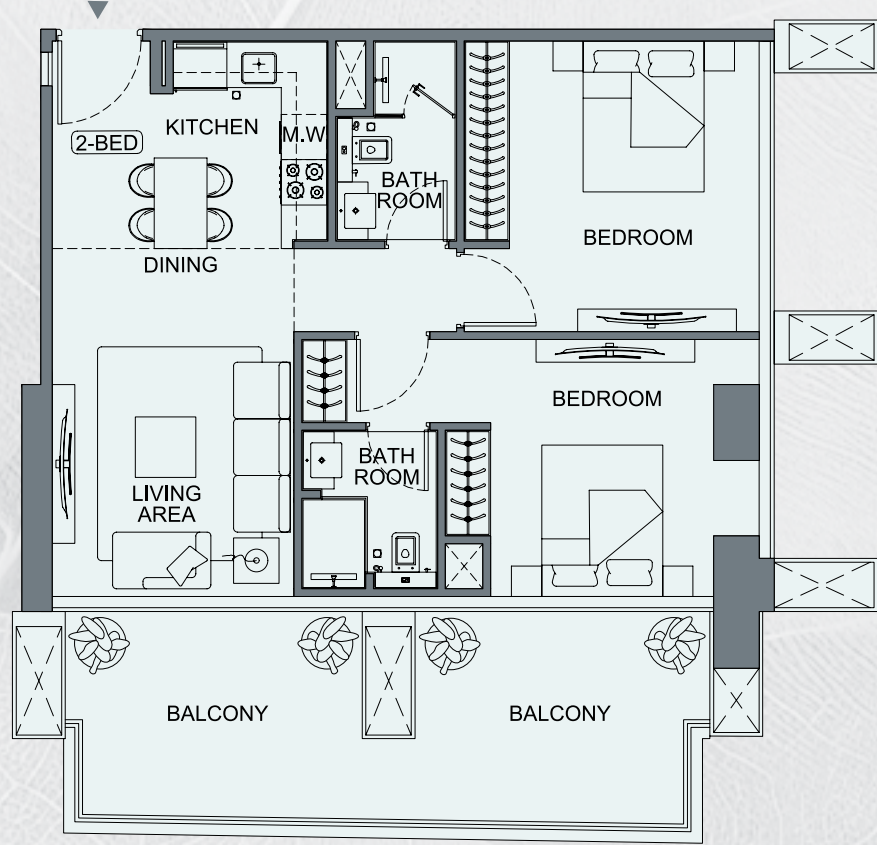
Binghatti Etherea

2 BEDROOM TYPE 03

Binghatti Etherea

2 BEDROOM TYPE 04

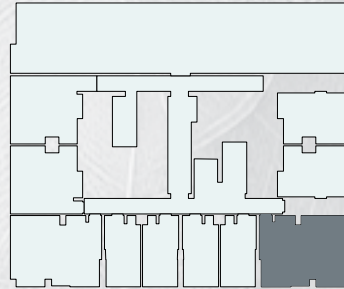
Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	68.88 m ²	741.42 ft ²
BALCONY AREA	25.45 m ²	273.45 ft ²
TOTAL UNIT AREA	94.33 m ²	1015.36 ft ²

FLAT DESIGN COMPONENTS

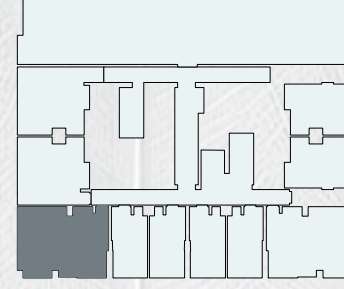
M. BATH	4 m ²
M. BEDROOM	16 m ²
BATH	4 m ²
BEDROOM	15 m ²
LIVING	15 m ²
KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	68.88 m ²	741.42 ft ²
BALCONY AREA	54.64 m ²	586.14 ft ²
TOTAL UNIT AREA	123.52 m ²	1329.56 ft ²

FLAT DESIGN COMPONENTS

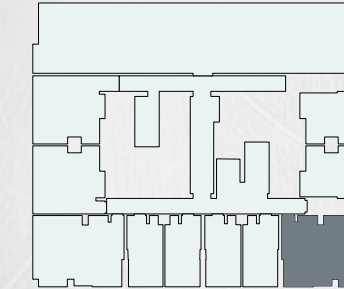
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KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	68.88 m ²	741.42 ft ²
BALCONY AREA	12.26 m ²	131.97 ft ²
TOTAL UNIT AREA	81.14 m ²	873.38 ft ²

FLAT DESIGN COMPONENTS

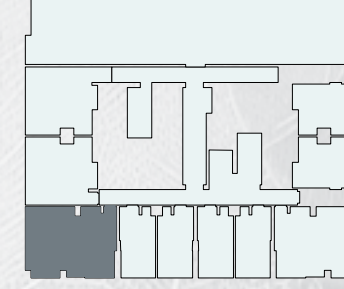
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BEDROOM	15 m ²
LIVING	15 m ²
KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	67.56 m ²	727.21 ft ²
BALCONY AREA	2.63 m ²	28.31 ft ²
TOTAL UNIT AREA	70.19 m ²	755.52 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	16 m ²
BATH	4 m ²
BEDROOM	15 m ²
LIVING	15 m ²
KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



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BINGLAPTI
ETHEREA



ABOUT THE BRAND

 BINGHATTI

B E S P O K E

BESPOKE LIVING BINGHATTI STYLE



Property
Management



Unit
Resale



Parking
Sale



Holiday
Homes



Annual
Maintenance



Furniture
Packages



One Scan
All Solution

A LEGACY OF ARCHITECTURAL ARTISTRY

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding 90 projects valued at nearly AED 100 billion, Binghatti has delivered more than 50 projects to date and maintains a robust pipeline of approximately 30 million square footage of sellable area.

Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents.

Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.

Muhammad Binghatti



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