



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



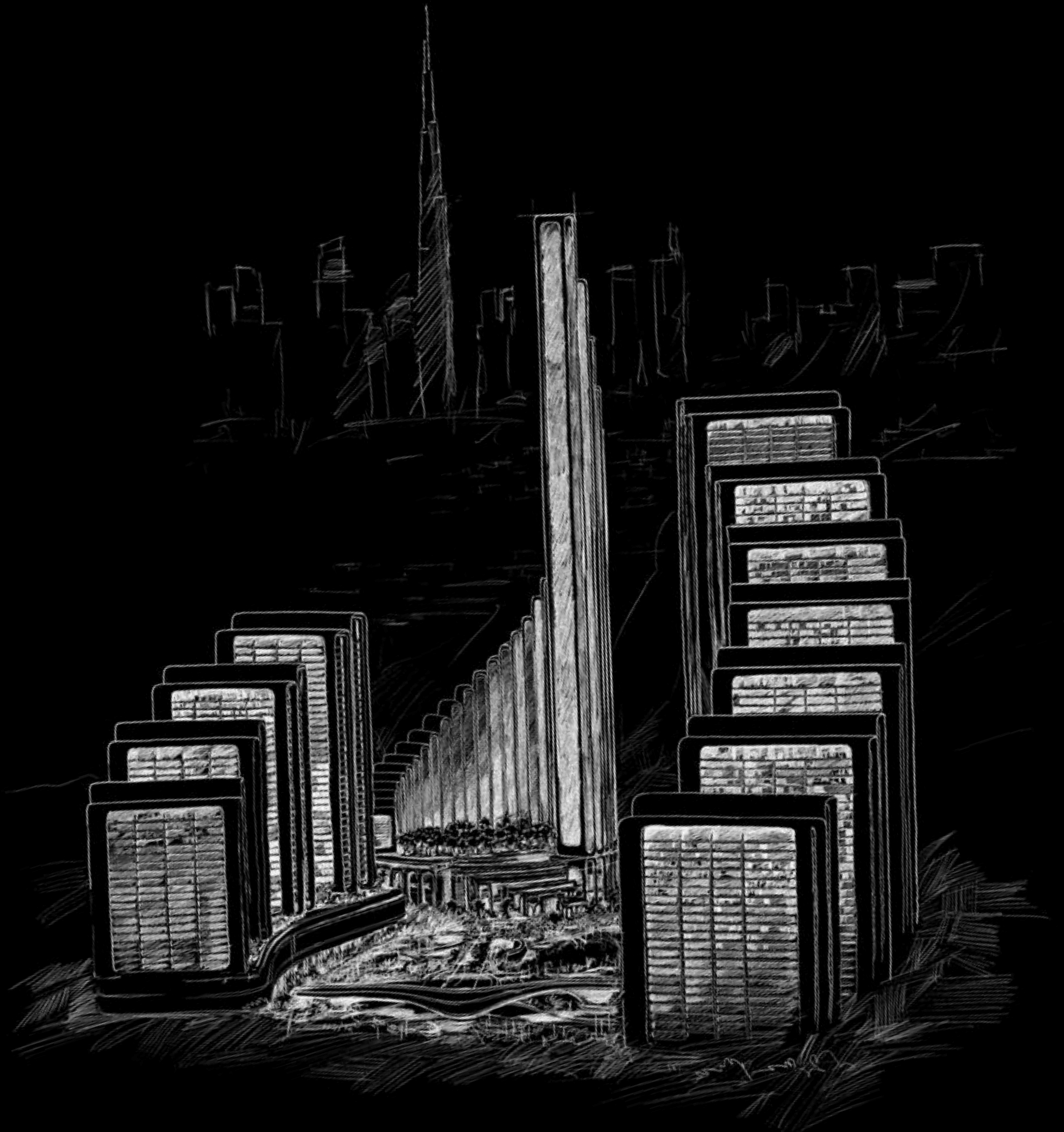
Mercedes-Benz Places  

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BINGHATTI CITY

# A World Built Beyond Tomorrow

Feel absolute clarity. A vertical field of dreams,  
perfectly held in detail.



Project Facts & Floor Plans

# Project Maybach

Property Type:

Residential & Retails

Plot area:

8763.69 SQM./ 94332 SQFT

Description:

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
24 Residential Floors +  
Mechanical Floors + Roof

Number of Units:

Studio

1 Bedroom

2 Bedroom

3 Bedroom

608

76

92

40

Total Residential Units: 816

Shop (Ground Floor): 15

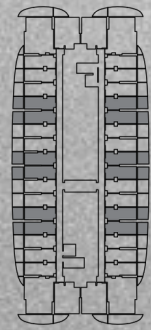




# Project Maybach

Studio Unit - Type - 1

TOWER 1

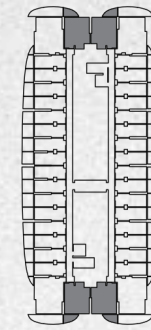


AREA	SQ.M	SQ.FT
Suite Area	27.24 m <sup>2</sup>	293.21 m <sup>2</sup>
Balcony Area	8.53 m <sup>2</sup>	91.82 m <sup>2</sup>
Total Unit Area	35.77 m <sup>2</sup>	385.03 m <sup>2</sup>

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement. 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

# Project Maybach

1 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	52.18 m <sup>2</sup>	561.66 m <sup>2</sup>
Balcony Area	6.55 m <sup>2</sup>	70.50 m <sup>2</sup>
Total Unit Area	58.73 m <sup>2</sup>	632.16 m <sup>2</sup>

FLATDESIGN COMPONENTS	
LIVING & DINING	16 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>
CORRIDOR	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

# Project Maybach

## 2 Bedroom Unit - Type - 1

TOWER 1



AREA	SQ.M	SQ.FT
Suite Area	70.82 m <sup>2</sup>	762.30 m <sup>2</sup>
Balcony Area	21.34 m <sup>2</sup>	229.70 m <sup>2</sup>
Total Unit Area	92.16 m <sup>2</sup>	992.00 m <sup>2</sup>

FLATDESIGN COMPONENTS	
LIVING & DINING	17 m <sup>2</sup>
MASTER BEDROOM	13 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
CORRIDOR	6 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	4 m <sup>2</sup>

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# Project Maybach

## 3 Bedroom Unit - Type - 1



AREA	SQ.M	SQ.FT
Suite Area	109.67 m <sup>2</sup>	1180.48 m <sup>2</sup>
Balcony Area	13.09 m <sup>2</sup>	140.90 m <sup>2</sup>
Total Unit Area	122.76 m <sup>2</sup>	1321.38 m <sup>2</sup>

FLATDESIGN COMPONENTS	
MASTER BEDROOM	19 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>
CORRIDOR	12 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
STORE	5 m <sup>2</sup>
BATHROOM 1	4 m <sup>2</sup>
BATHROOM 2	3 m <sup>2</sup>
LAUNDRY	3 m <sup>2</sup>
WC	2 m <sup>2</sup>

6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.





## 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 80 projects valued at over AED 80 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.

Founded on contractor roots and built around a vertically integrated model, 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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**The World's First  
Mercedes-Benz Branded City**

