

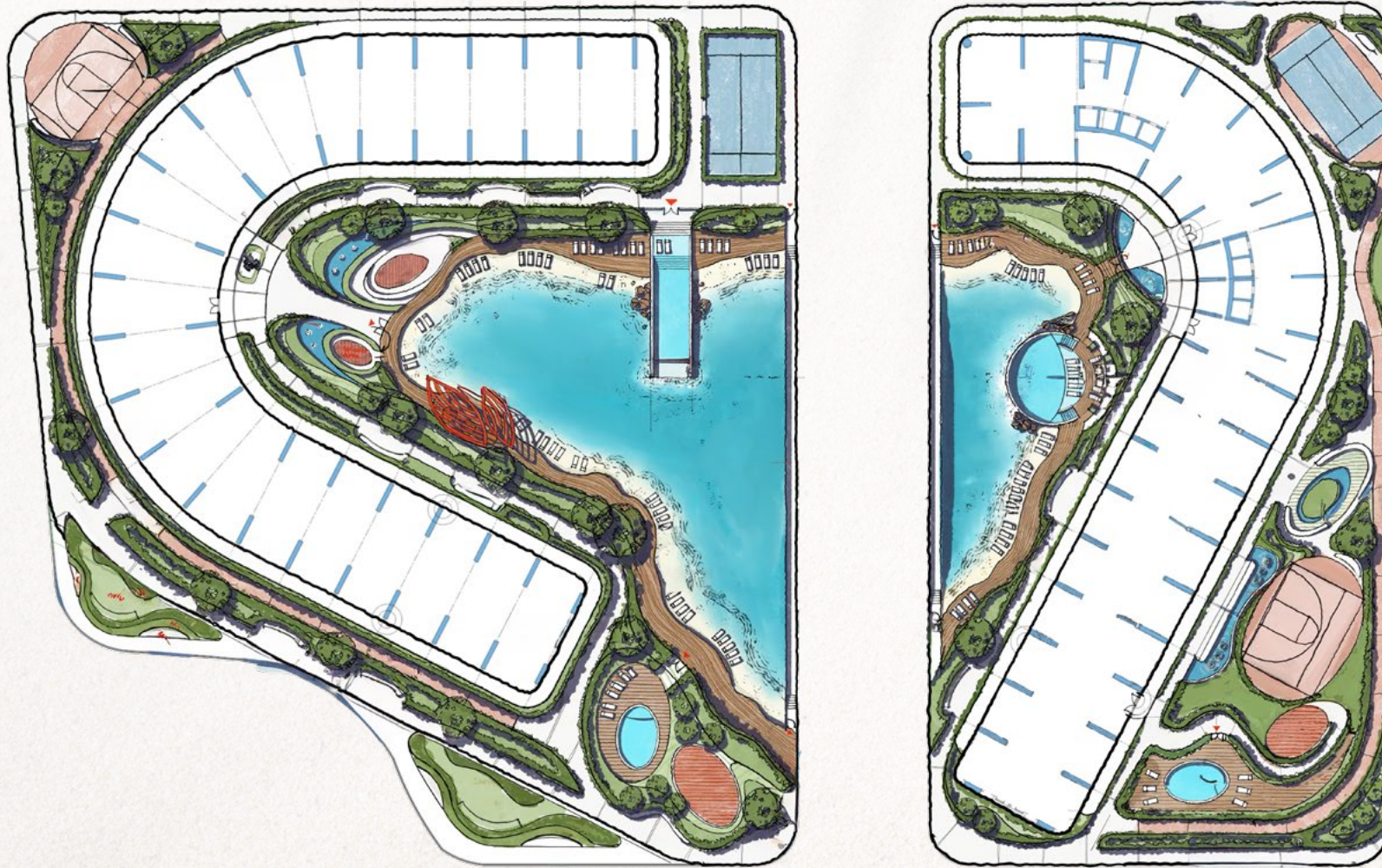
BINGHATTI
FLARE

FLOOR PLANS



FLOOR PLANS

Layouts Crafted *for* Comfort and Space



Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From studios to exceptional 4 bedroom residences, Flare offers a space for every discerning individual.

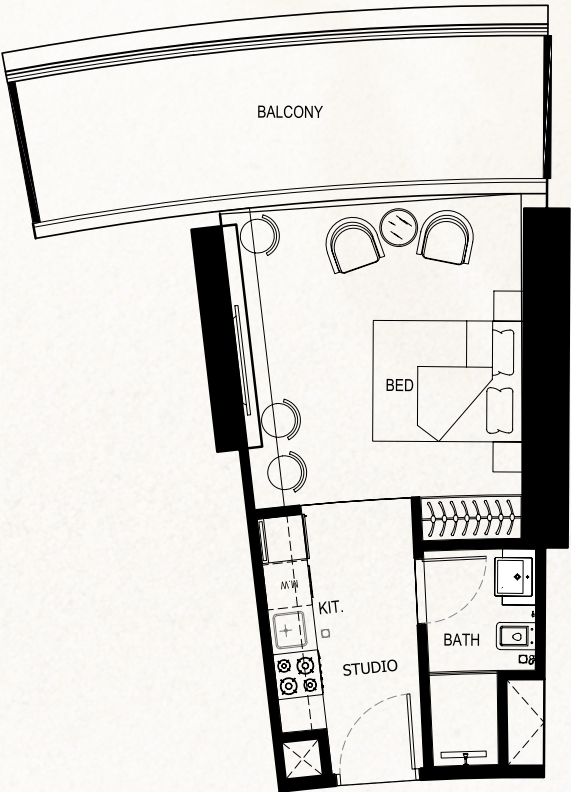




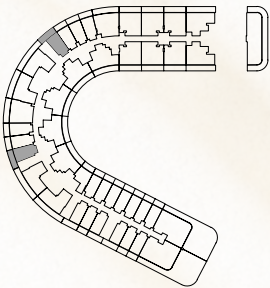
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UNIT TYPE - STUDIO

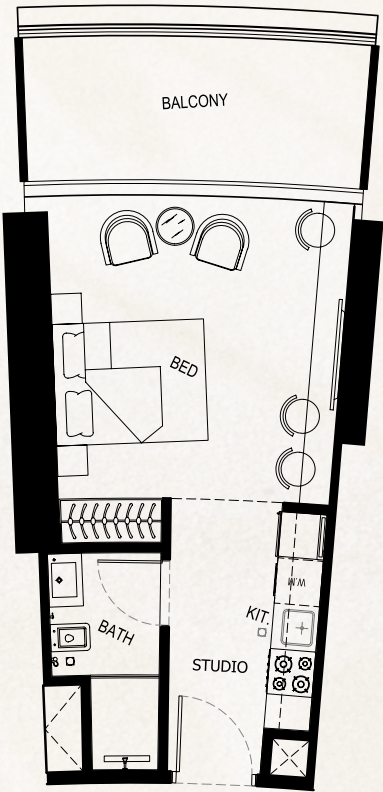
BINGHATTI FLARE 01



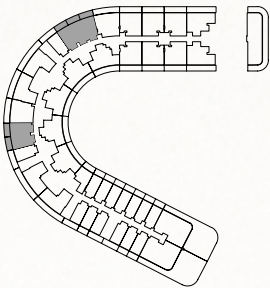
TYPE - 01



AREA	SQ. M	SQ. FT
SUITE AREA	30.00 m²	322.92 ft²
BALCONY AREA	13.00 m²	139.93 ft²
TOTAL UNIT AREA	43.00 m²	462.85 ft²
FLAT DESIGN COMPONENTS		
STUDIO	16 m²	
BATHROOM	4 m²	
KITCHEN	7 m²	



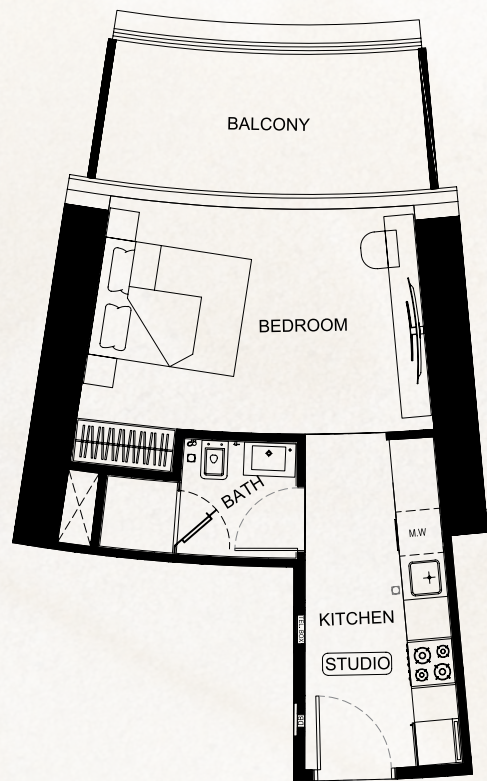
TYPE - 02



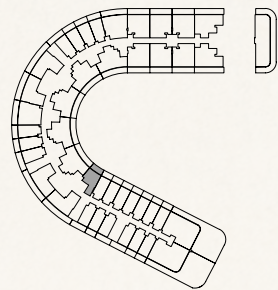
AREA	SQ. M	SQ. FT
SUITE AREA	30.00 m²	322.92 ft²
BALCONY AREA	9.50 m²	102.26 ft²
TOTAL UNIT AREA	39.50 m²	425.18 ft²
FLAT DESIGN COMPONENTS		
STUDIO	16 m²	
BATHROOM	4 m²	
KITCHEN	7 m²	

UNIT TYPE - STUDIO

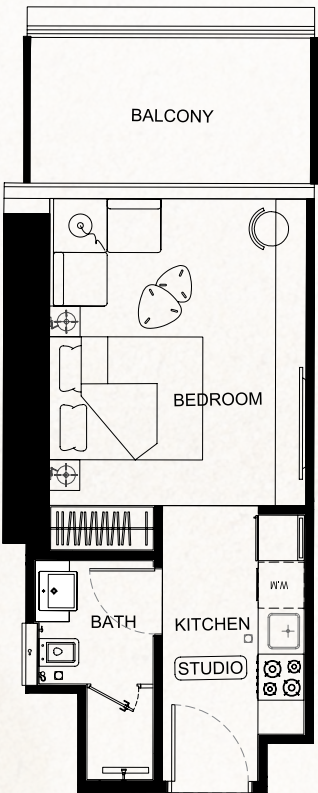
BINGHATTI FLARE 01



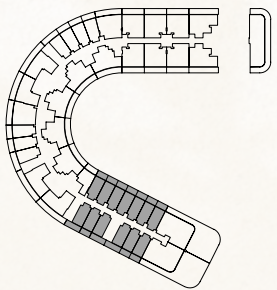
TYPE - 03



AREA	SQ. M	SQ. FT
SUITE AREA	31.15 m ²	335.30 ft ²
BALCONY AREA	9.10 m ²	97.95 ft ²
TOTAL UNIT AREA	40.25 m ²	433.25 ft ²
FLAT DESIGN COMPONENTS		
STUDIO	15 m ²	
BATHROOM	4 m ²	
KITCHEN	9 m ²	



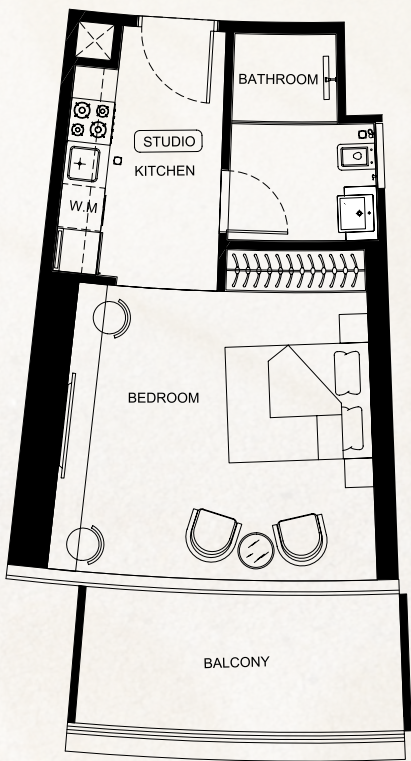
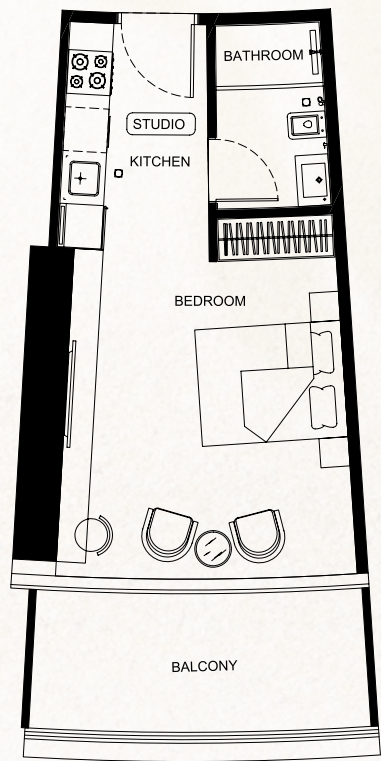
TYPE - 04



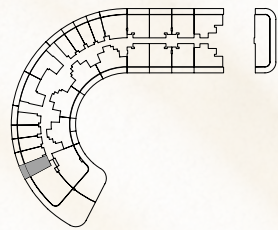
AREA	SQ. M	SQ. FT
SUITE AREA	27.82 m ²	299.45 ft ²
BALCONY AREA	7.68 m ²	82.67 ft ²
TOTAL UNIT AREA	35.50 m ²	382.12 ft ²
FLAT DESIGN COMPONENTS		
STUDIO	14 m ²	
BATHROOM	4 m ²	
KITCHEN	6 m ²	

UNIT TYPE - STUDIO

BINGHATTI FLARE 01

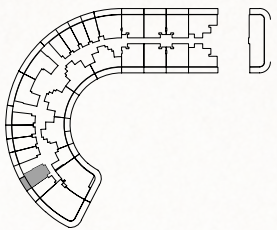


TYPE - 05



AREA	SQ. M	SQ. FT
SUITE AREA	31.10 m ²	334.76 ft ²
BALCONY AREA	9.15 m ²	98.49 ft ²
TOTAL UNIT AREA	40.25 m ²	433.25 ft ²
FLAT DESIGN COMPONENTS		
STUDIO	18 m ²	
BATHROOM	4 m ²	
KITCHEN	6 m ²	

TYPE - 06

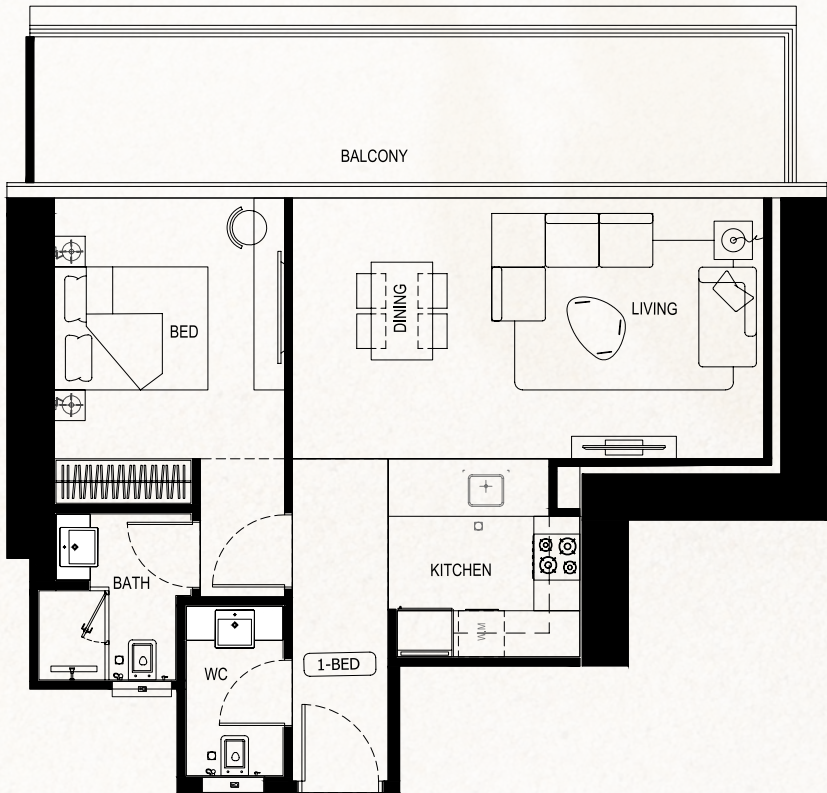


AREA	SQ. M	SQ. FT
SUITE AREA	35.60 m ²	383.20 ft ²
BALCONY AREA	14.00 m ²	150.70 ft ²
TOTAL UNIT AREA	49.60 m ²	533.89 ft ²
FLAT DESIGN COMPONENTS		
STUDIO	18 m ²	
BATHROOM	5 m ²	
KITCHEN	8 m ²	

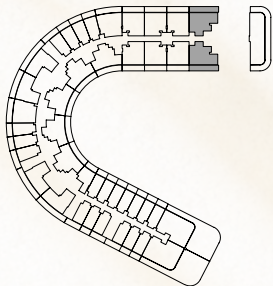


UNIT TYPE - 1 BEDROOM

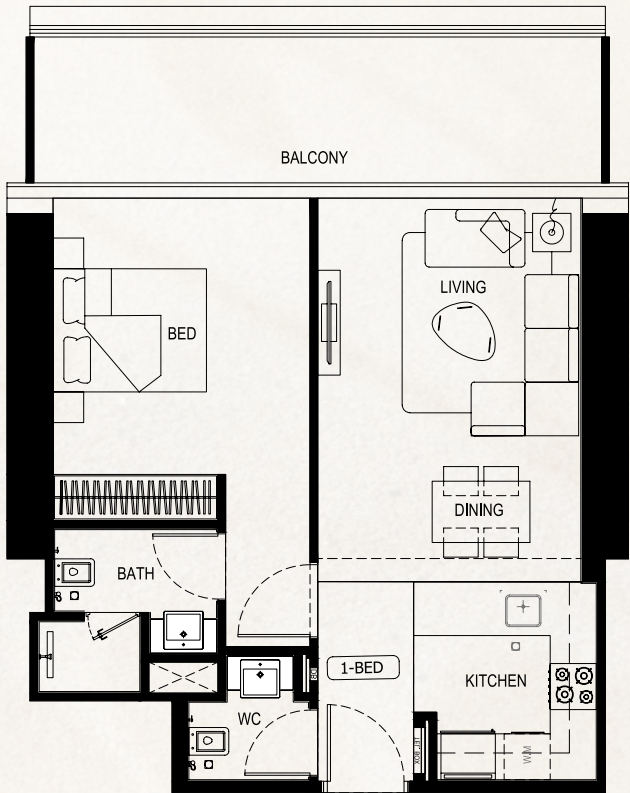
BINGHATTI FLARE 01



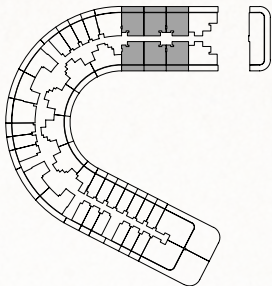
TYPE - 01



AREA	SQ. M	SQ. FT	
SUITE AREA	58.40 m ²	628.62 ft ²	
BALCONY AREA	19.28 m ²	207.53 ft ²	
TOTAL UNIT AREA	77.68 m ²	836.15 ft ²	
FLAT DESIGN COMPONENTS			
M. BEDROOM	13 m ²	CORRIDOR	5 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	21 m ²	W.C	3 m ²



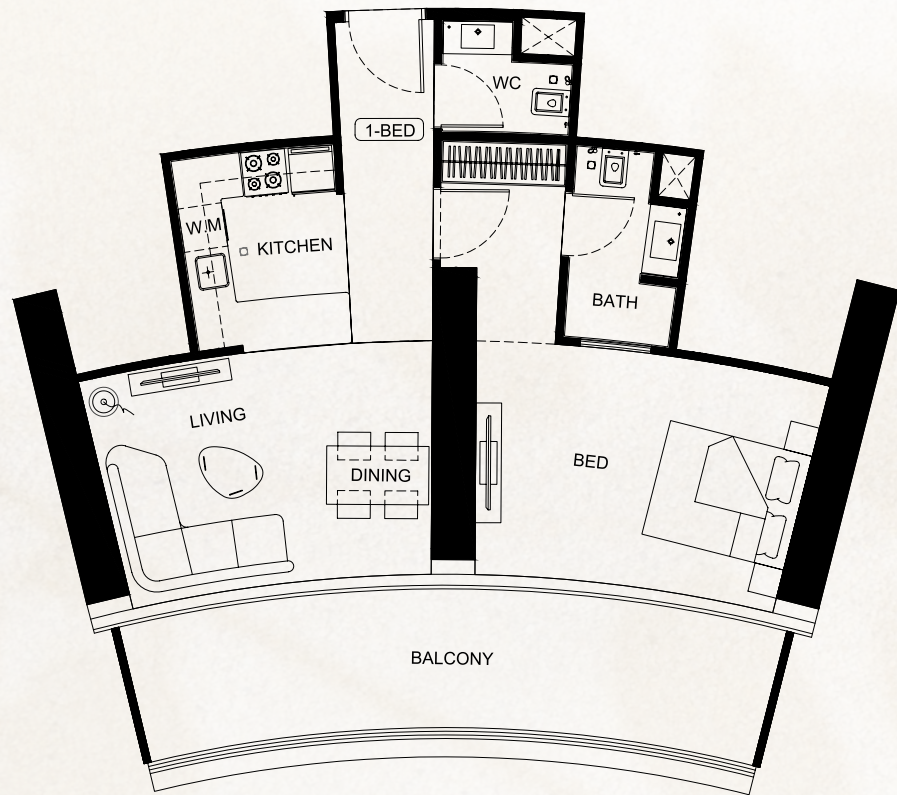
TYPE - 02



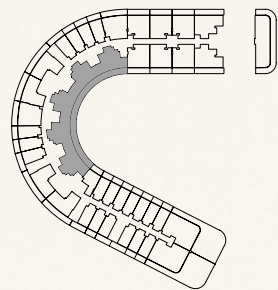
AREA	SQ. M	SQ. FT	
SUITE AREA	55.35 m ²	595.79 ft ²	
BALCONY AREA	14.50 m ²	156.08 ft ²	
TOTAL UNIT AREA	69.85 m ²	751.87 ft ²	
FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m ²	CORRIDOR	3 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	17 m ²	W.C	2 m ²

UNIT TYPE - 1 BEDROOM

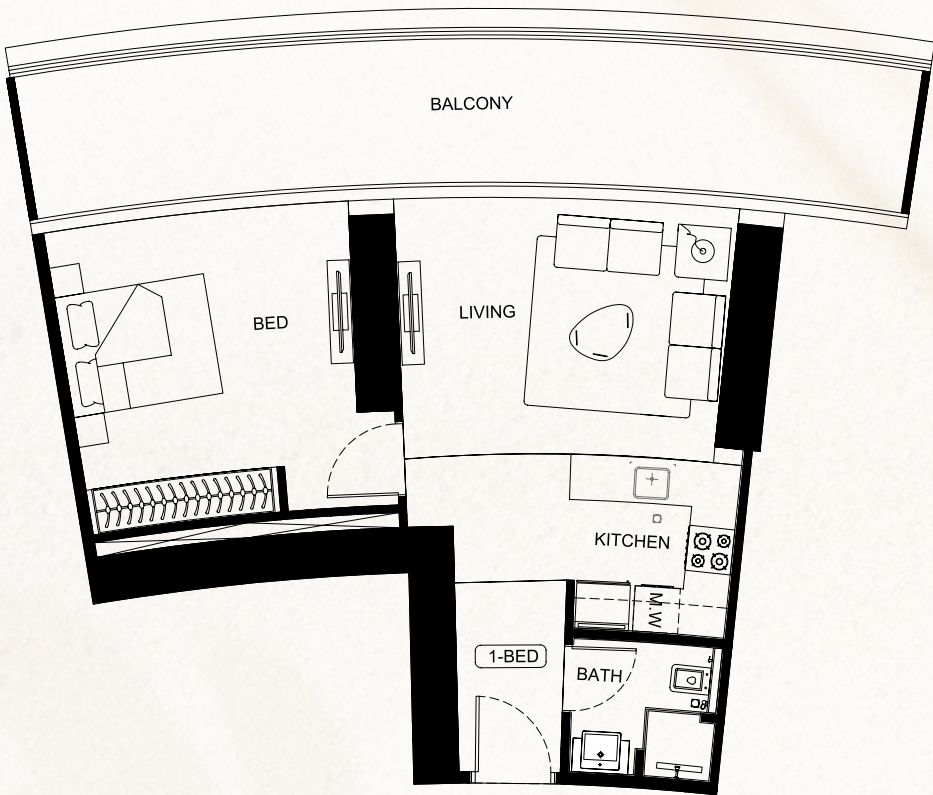
BINGHATTI FLARE 01



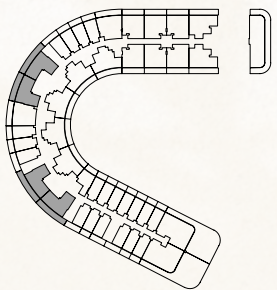
TYPE - 03



AREA	SQ. M	SQ. FT	
SUITE AREA	58.90 m ²	634.00 ft ²	
BALCONY AREA	17.00 m ²	182.99 ft ²	
TOTAL UNIT AREA	75.90 m ²	816.99 ft ²	
FLAT DESIGN COMPONENTS			
M. BEDROOM	19 m ²	CORRIDOR	6 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	14 m ²	W.C	2 m ²



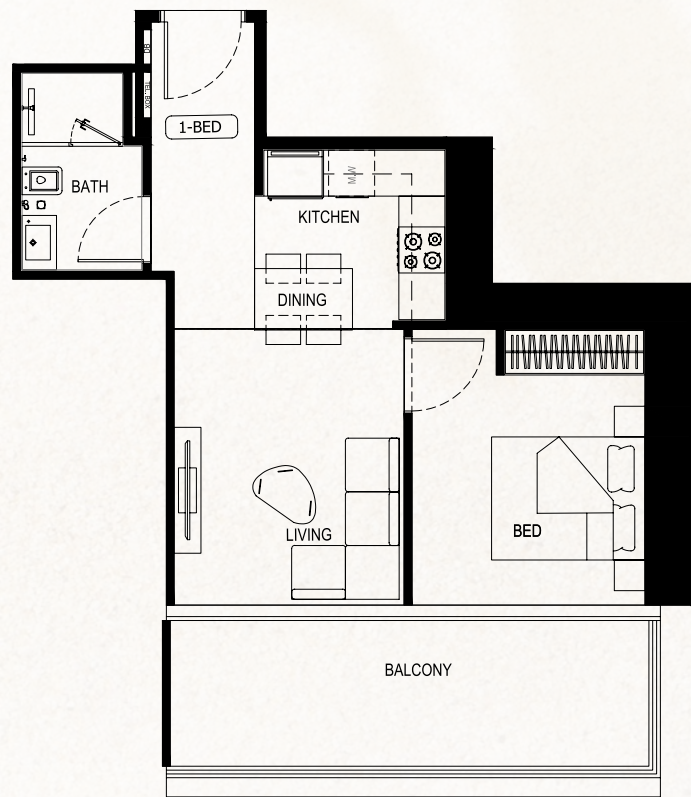
TYPE - 04



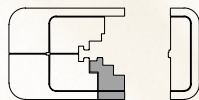
AREA	SQ. M	SQ. FT	
SUITE AREA	52.80 m ²	568.34 ft ²	
BALCONY AREA	23.55 m ²	253.49 ft ²	
TOTAL UNIT AREA	76.35 m ²	821.83 ft ²	
FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m ²	CORRIDOR	3 m ²
M. BATHROOM	4 m ²	KITCHEN	8 m ²
LIVING & DINING	15 m ²		

UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE 01

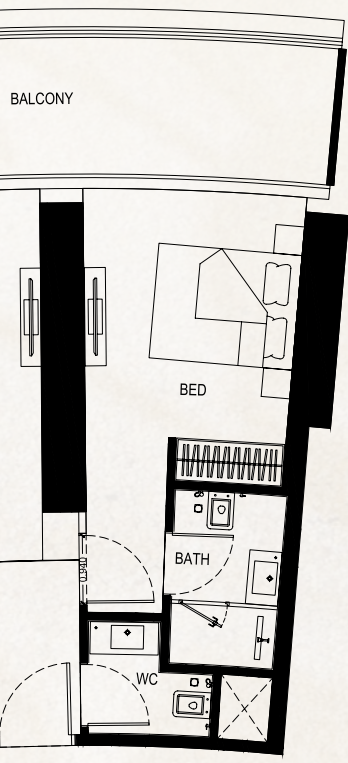
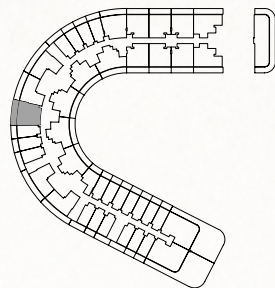


TYPE - 05



AREA		SQ. M	SQ. FT
SUITE AREA		39.58 m ²	426.04 ft ²
BALCONY AREA		12.35 m ²	132.94 ft ²
TOTAL UNIT AREA		51.93 m ²	558.97 ft ²
FLAT DESIGN COMPONENTS			
M. BEDROOM	11 m ²	CORRIDOR	5 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	6 m ²
LIVING	11 m ²		

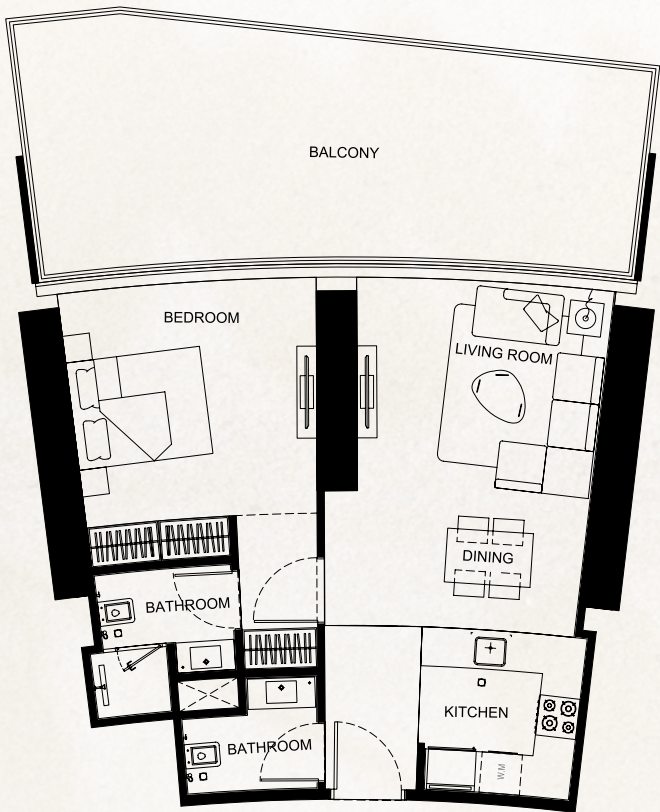
TYPE - 06



AREA		SQ. M	SQ. FT
SUITE AREA		55.50 m ²	597.40 ft ²
BALCONY AREA		17.20 m ²	185.14 ft ²
TOTAL UNIT AREA		72.70 m ²	782.54 ft ²
FLAT DESIGN COMPONENTS			
M. BEDROOM	14 m ²	CORRIDOR	4 m ²
M. BATHROOM	4 m ²	KITCHEN	6 m ²
LIVING & DINING	19 m ²	W.C	2 m ²

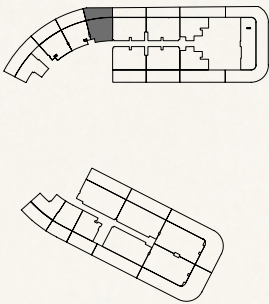
UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE 01



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

TYPE - 07



AREA	SQ. M	SQ. FT
SUITE AREA	59.80 m²	643.69 ft²
BALCONY AREA	30.00 m²	322.92 ft²
TOTAL UNIT AREA	89.80 m²	966.60 ft²

FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m²	CORRIDOR	4 m²
M. BATHROOM	4 m²	KITCHEN	6 m²
LIVING & DINING	19 m²	W.C	3 m²

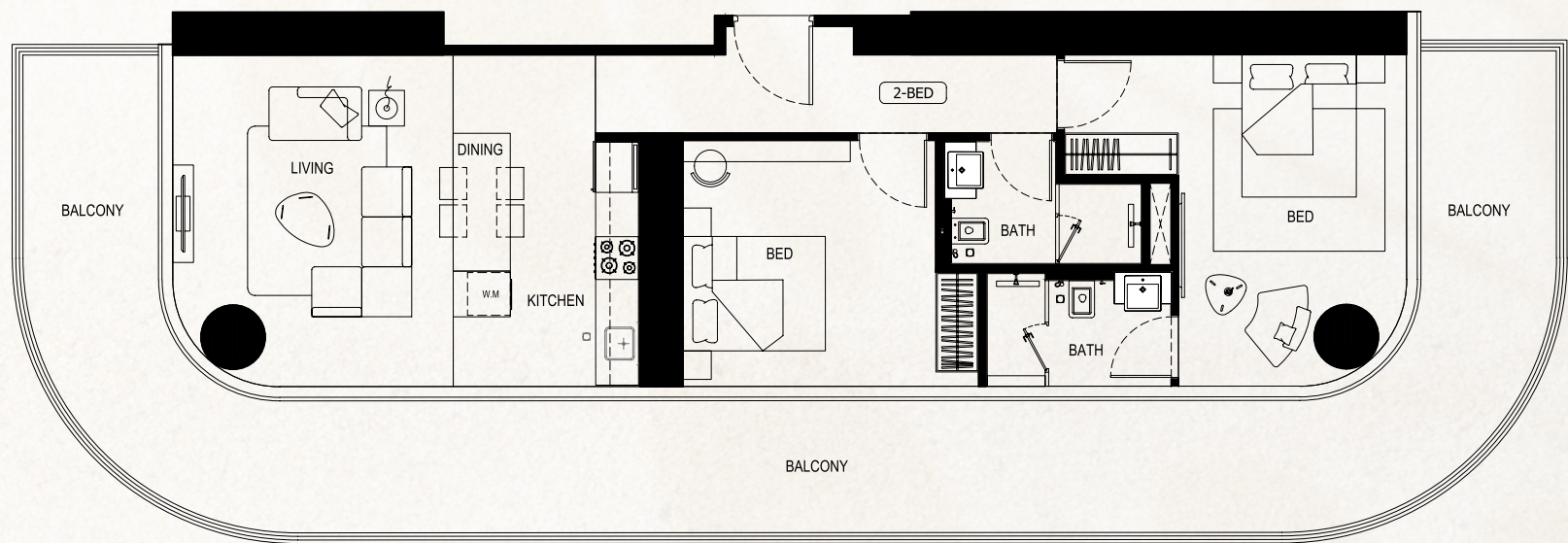
تنويه: ١. إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كم منطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لحدار الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



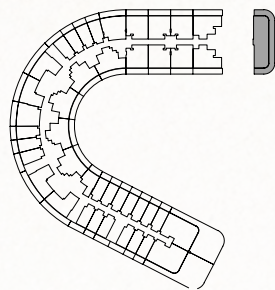


UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01



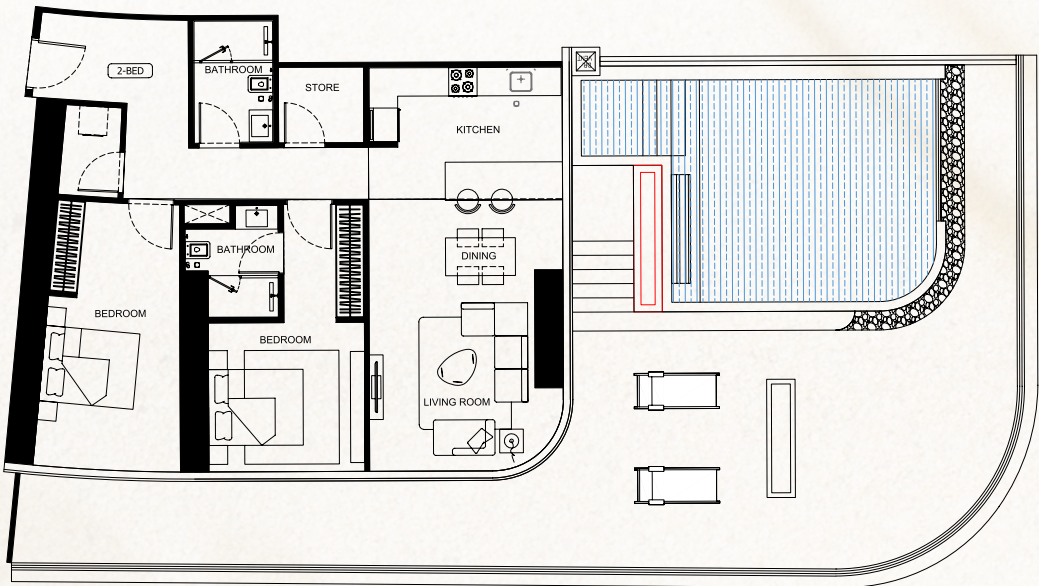
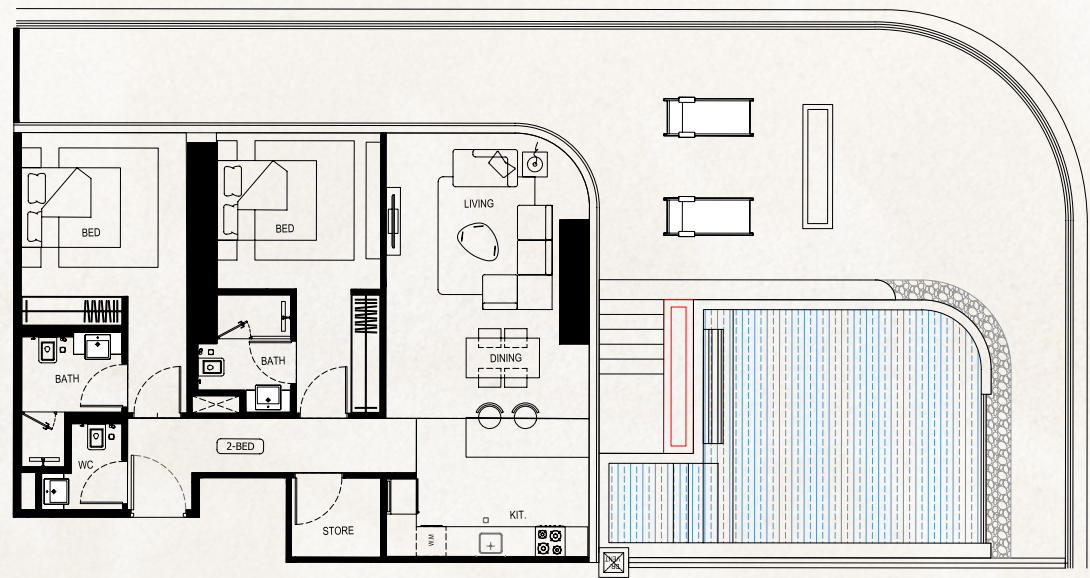
TYPE - 01



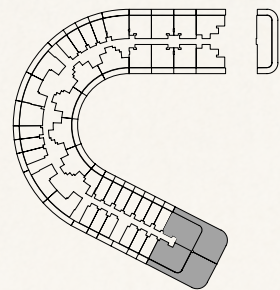
AREA	SQ. M	SQ. FT	
SUITE AREA	86.40 m ²	930.01 ft ²	
BALCONY AREA	68.50 m ²	737.33 ft ²	
TOTAL UNIT AREA	154.90 m ²	1667.34 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING	18 m ²
M. BEDROOM	17 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	11 m ²
M. BEDROOM	13 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01

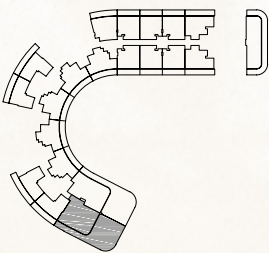


TYPE - 02



AREA		SQ. M	SQ. FT
SUITE AREA		94.17 m ²	1013.65 ft ²
BALCONY AREA		121.40 m ²	1306.75 ft ²
TOTAL UNIT AREA		215.57 m ²	2320.40 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	23 m ²
M. BEDROOM	15 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	W.C	2 m ²
		STORE	3 m ²

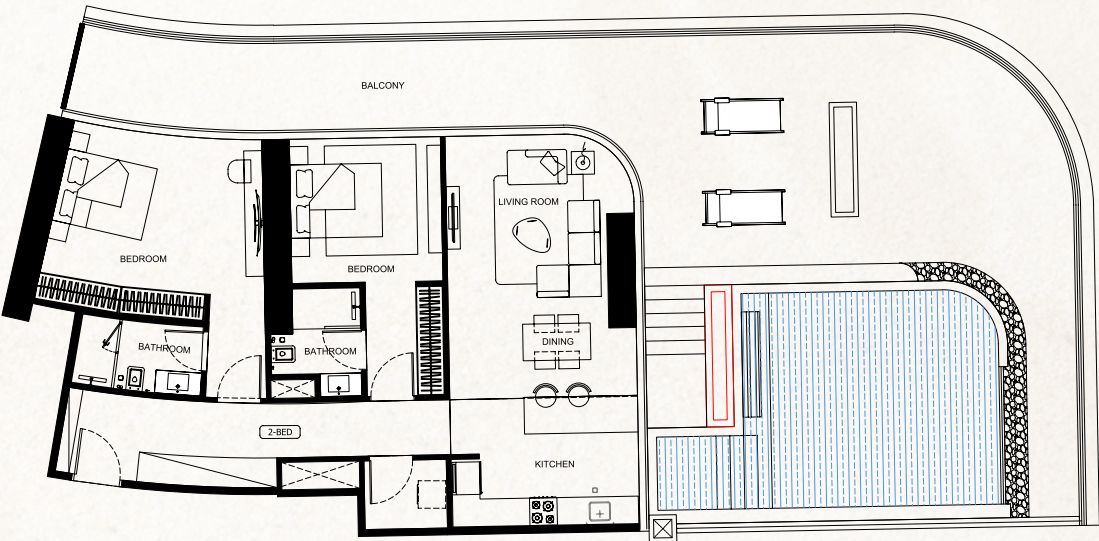
TYPE - 03



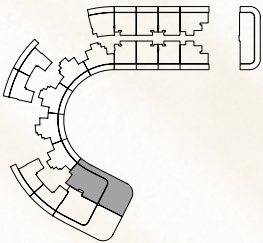
AREA		SQ. M	SQ. FT
SUITE AREA		100.85 m ²	1085.55 ft ²
BALCONY AREA		122.23 m ²	1315.68 ft ²
TOTAL UNIT AREA		223.08 m ²	2401.23 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	23 m ²
M. BEDROOM	15 m ²	CORRIDOR	13 m ²
M. BATHROOM	4 m ²	KITCHEN	12 m ²
M. BEDROOM	16 m ²	LAUNDRY	3 m ²
		STORE	3 m ²

UNIT TYPE - 2 BEDROOM

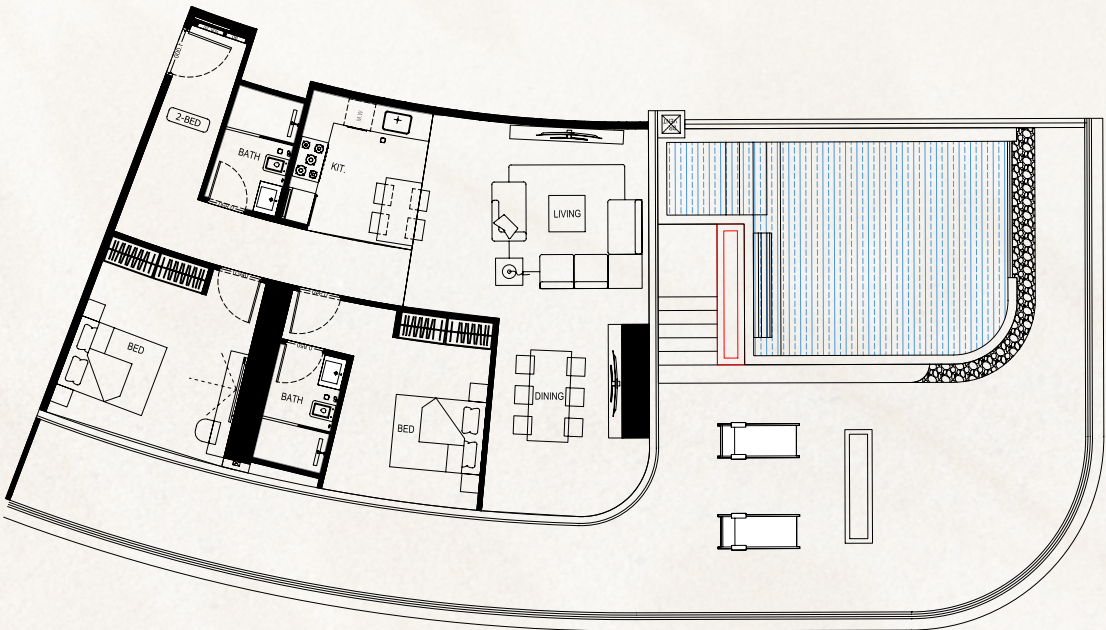
BINGHATTI FLARE 01



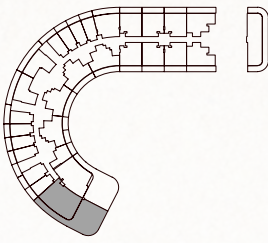
TYPE - 04



AREA		SQ. M	SQ. FT
SUITE AREA		103.80 m ²	1117.30 ft ²
BALCONY AREA		123.48 m ²	1329.14 ft ²
TOTAL UNIT AREA		227.28 m ²	2446.44 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	23 m ²
M. BEDROOM	21 m ²	CORRIDOR	13 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	LAUNDRY	3 m ²



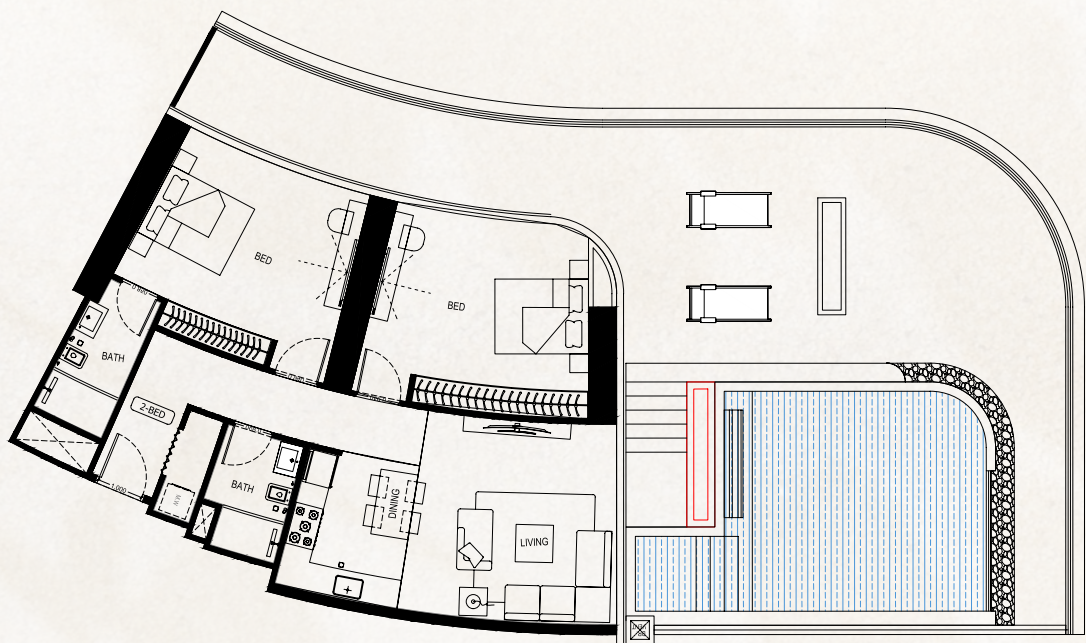
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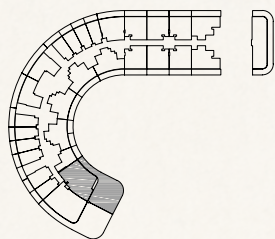
AREA		SQ. M	SQ. FT
SUITE AREA		106.50 m ²	1146.37 ft ²
BALCONY AREA		127.60 m ²	1373.49 ft ²
TOTAL UNIT AREA		234.10 m ²	2519.85 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	37 m ²
M. BEDROOM	15 m ²	CORRIDOR	13 m ²
M. BATHROOM	4 m ²	KITCHEN	9 m ²
M. BEDROOM	16 m ²		

UNIT TYPE - 2 BEDROOM

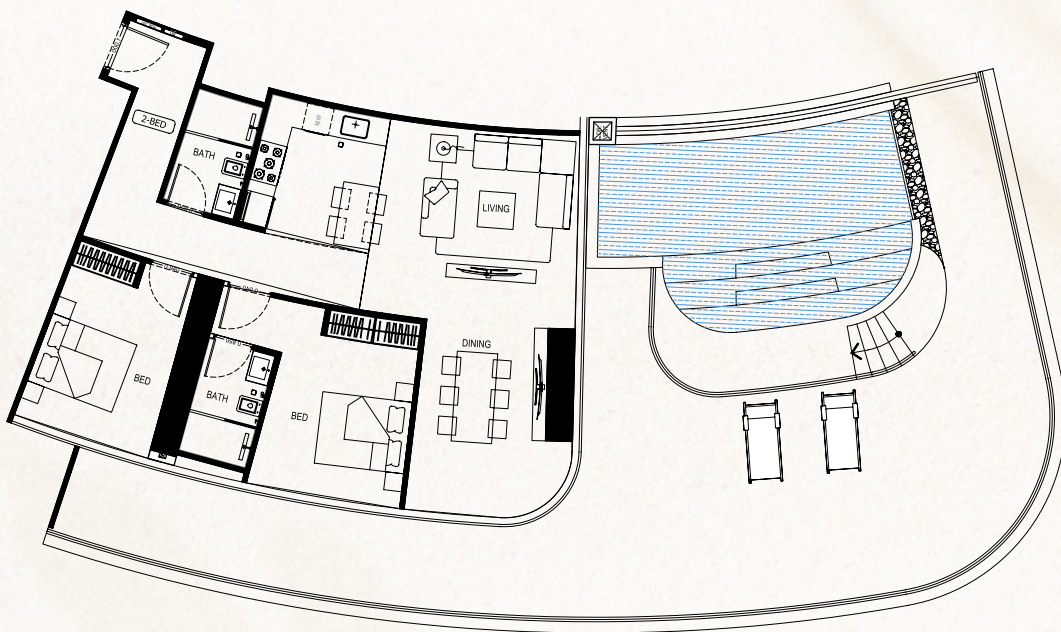
BINGHATTI FLARE 01



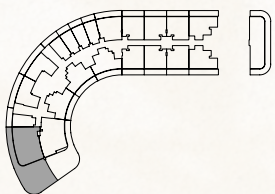
TYPE - 06



AREA		SQ. M	SQ. FT
SUITE AREA		95.64 m ²	1029.47 ft ²
BALCONY AREA		117.64 m ²	1266.28 ft ²
TOTAL UNIT AREA		213.28 m ²	2295.75 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m ²	LIVING	19 m ²
M. BEDROOM	18 m ²	CORRIDOR	11 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	8 m ²
M. BEDROOM	19 m ²	LAUNDRY	2 m ²



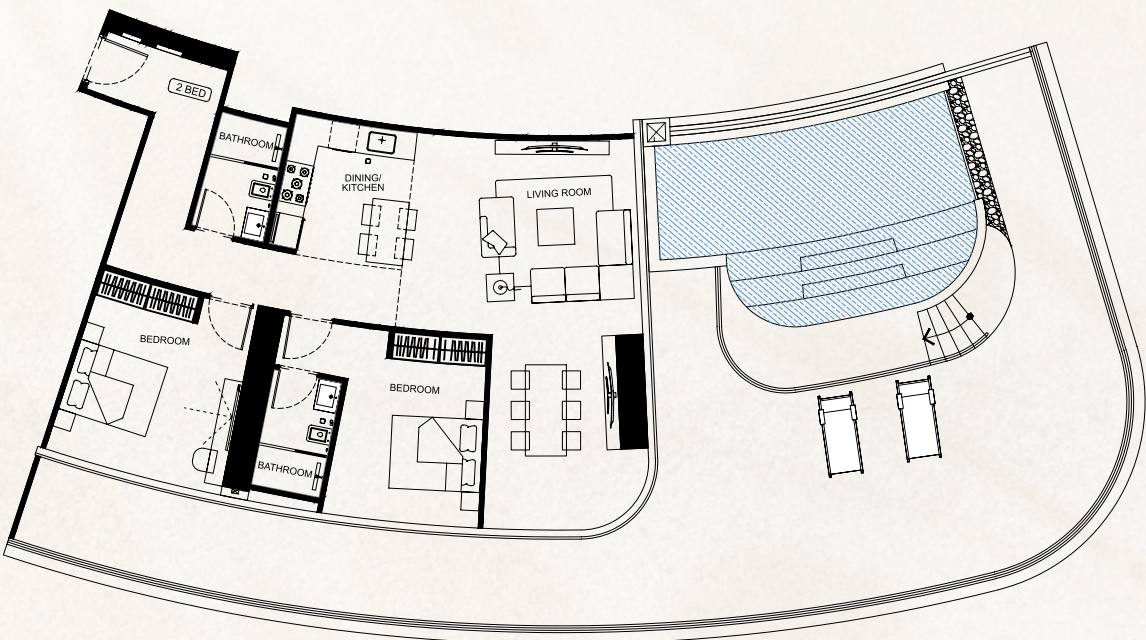
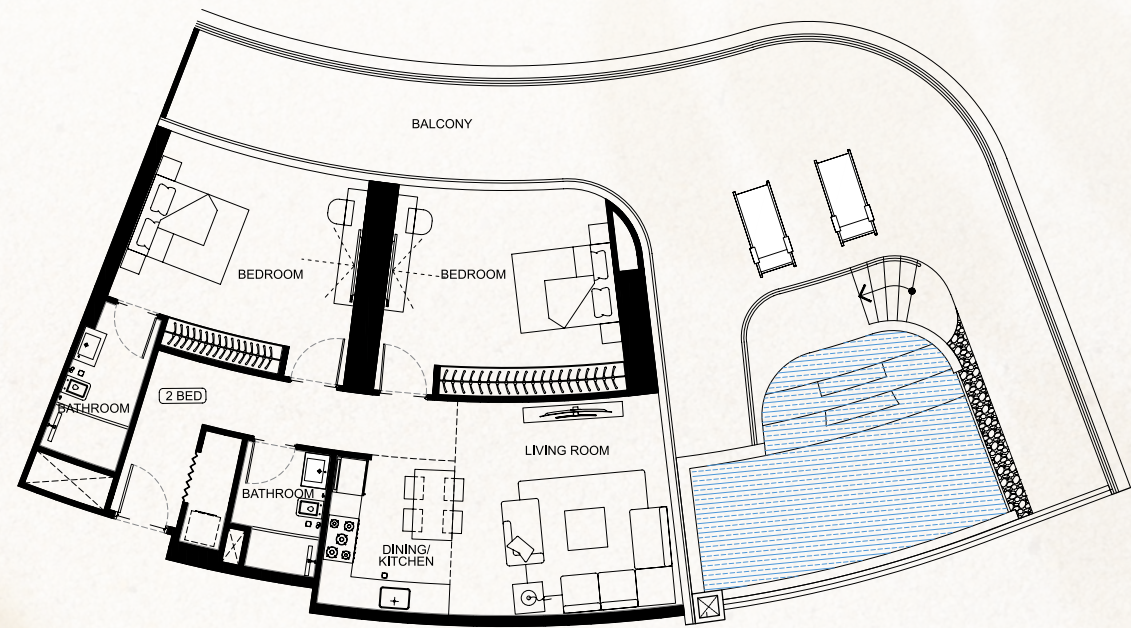
TYPE - 07



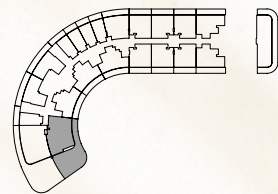
AREA		SQ. M	SQ. FT
SUITE AREA		106.50 m ²	1146.37 ft ²
BALCONY AREA		133.12 m ²	1432.90 ft ²
TOTAL UNIT AREA		239.62 m ²	2579.27 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	34 m ²
M. BEDROOM	15 m ²	CORRIDOR	13 m ²
M. BATHROOM	4 m ²	KITCHEN	9 m ²
M. BEDROOM	12 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01

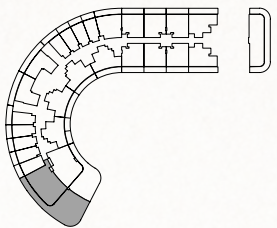


TYPE - 08



AREA	SQ. M	SQ. FT	
SUITE AREA	95.64 m ²	1029.47 ft ²	
BALCONY AREA	96.60 m ²	1039.80 ft ²	
TOTAL UNIT AREA	192.24 m ²	2069.27 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m ²	LIVING	19 m ²
M. BEDROOM	18 m ²	CORRIDOR	11 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	8 m ²
M. BEDROOM	19 m ²	LAUNDRY	2 m ²

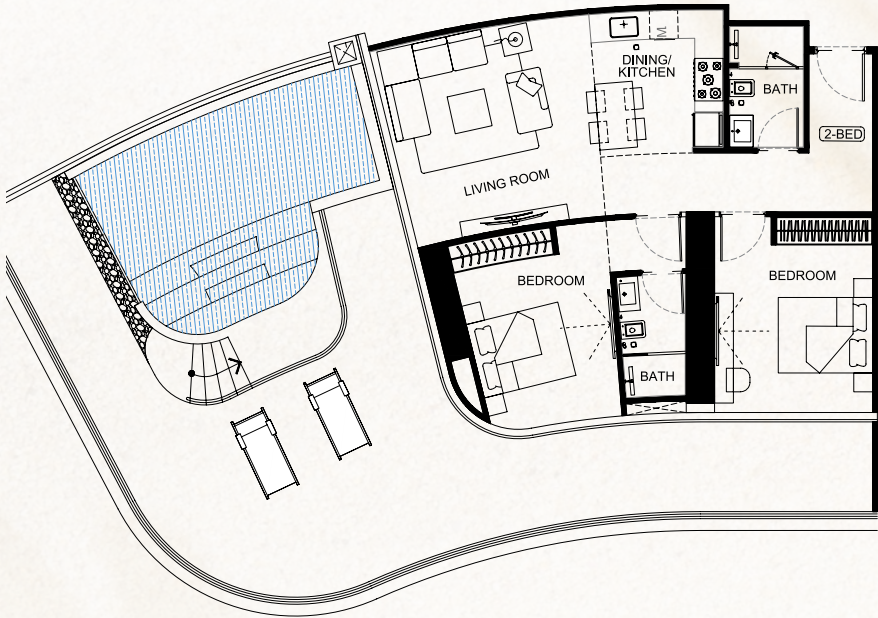
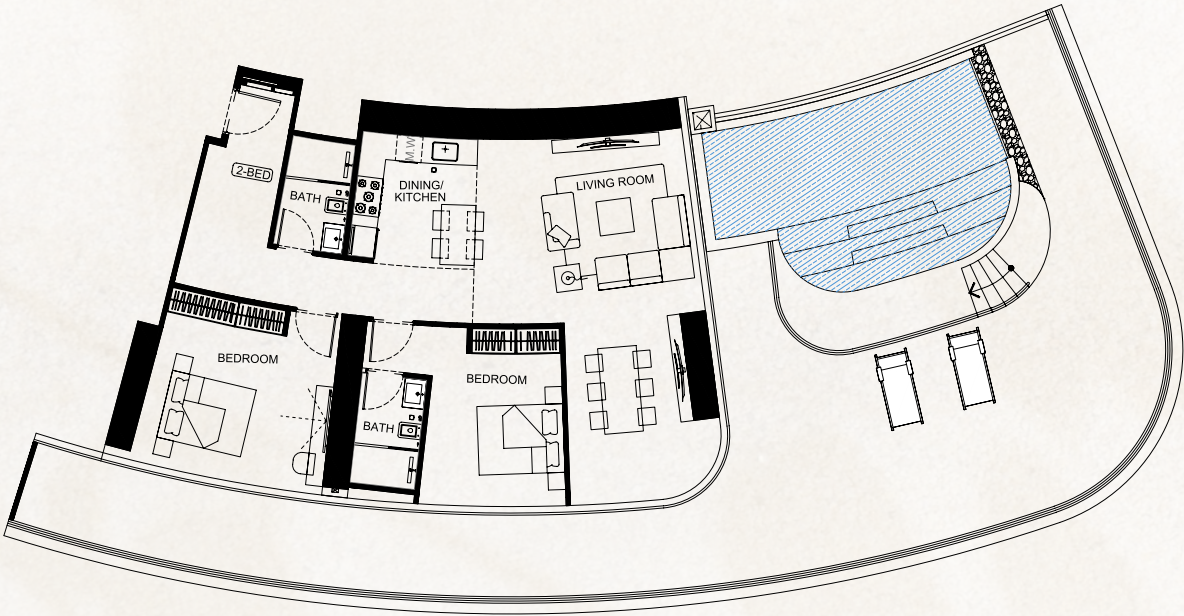
TYPE - 09



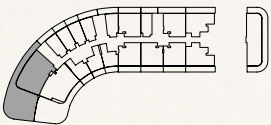
AREA	SQ. M	SQ. FT	
SUITE AREA	107.73 m ²	1159.61 ft ²	
BALCONY AREA	133.70 m ²	1439.15 ft ²	
TOTAL UNIT AREA	241.43 m ²	2598.75 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	34 m ²
M. BEDROOM	15 m ²	CORRIDOR	13 m ²
M. BATHROOM	4 m ²	KITCHEN	9 m ²
M. BEDROOM	12 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01

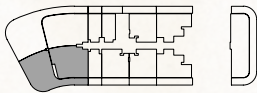


TYPE - 10



AREA		SQ. M	SQ. FT
SUITE AREA		109.50 m ²	1178.66 ft ²
BALCONY AREA		138.85 m ²	1494.58 ft ²
TOTAL UNIT AREA		248.35 m ²	2673.24 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	34 m ²
M. BEDROOM	15 m ²	CORRIDOR	14 m ²
M. BATHROOM	4 m ²	KITCHEN	9 m ²
M. BEDROOM	12 m ²		

TYPE - 11

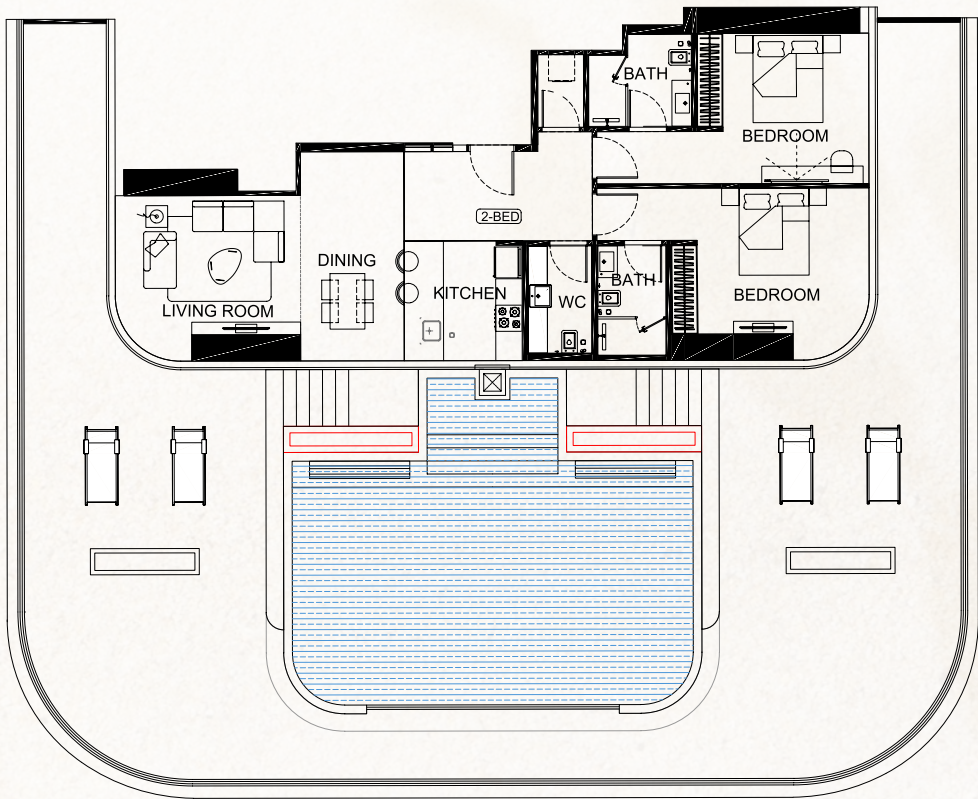


AREA		SQ. M	SQ. FT
SUITE AREA		81.10 m ²	872.96 ft ²
BALCONY AREA		93.80 m ²	1009.66 ft ²
TOTAL UNIT AREA		174.90 m ²	1882.62 ft ²

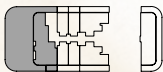
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	37 m ²
M. BEDROOM	15 m ²	CORRIDOR	11 m ²
M. BATHROOM	4 m ²	KITCHEN	9 m ²
M. BEDROOM	14 m ²		

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE 01



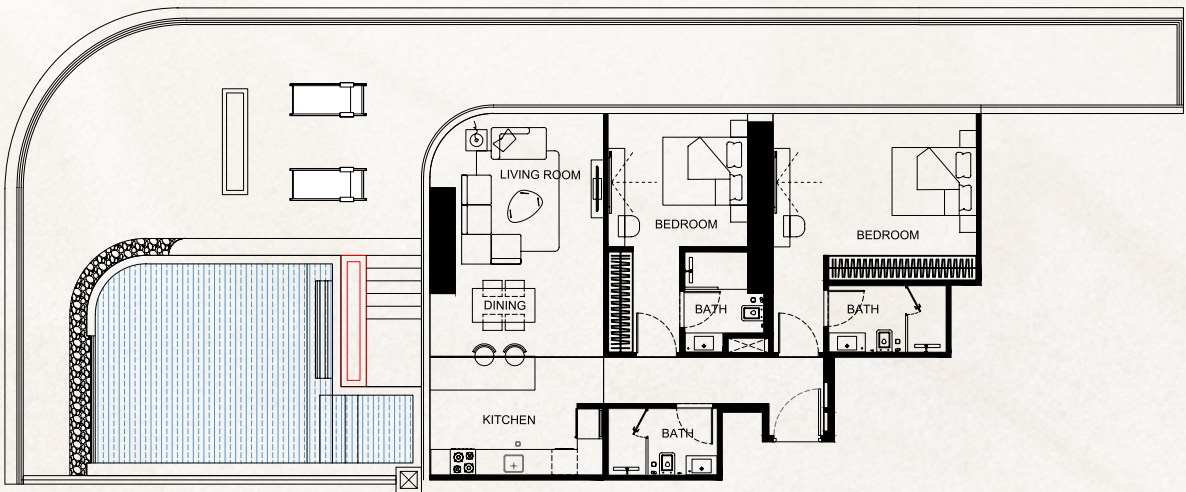
TYPE - 12



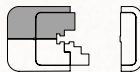
AREA	SQ. M	SQ. FT
SUITE AREA	99.40 m ²	1069.94 ft ²
BALCONY AREA	227.70 m ²	2450.96 ft ²
TOTAL UNIT AREA	327.10 m ²	2520.90 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	LIVING & DINING	26 m ²
M. BEDROOM	16 m ²	CORRIDOR	10 m ²
M. BATHROOM	4 m ²	KITCHEN	7 m ²
M. BEDROOM	18 m ²	LAUNDRY	2 m ²



TYPE - 13



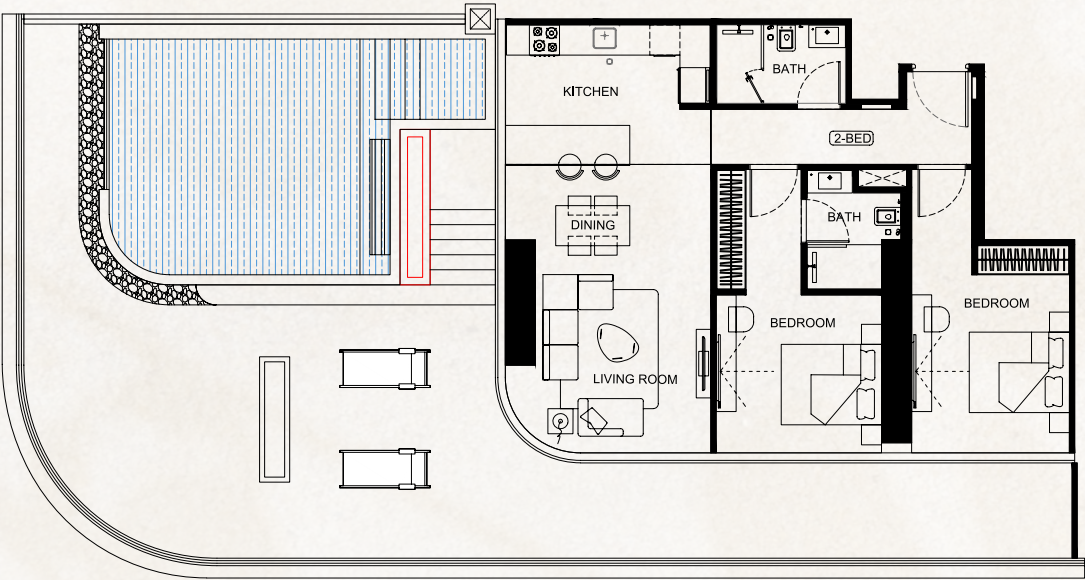
AREA	SQ. M	SQ. FT
SUITE AREA	98.45 m ²	1059.72 ft ²
BALCONY AREA	133.00 m ²	1431.61 ft ²
TOTAL UNIT AREA	231.45 m ²	2491.33 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	LIVING & DINING	23 m ²
M. BEDROOM	21 m ²	CORRIDOR	7 m ²
M. BATHROOM	4 m ²	KITCHEN	12 m ²
M. BEDROOM	15 m ²	BATH	4 m ²

UNIT TYPE - 2 BEDROOM

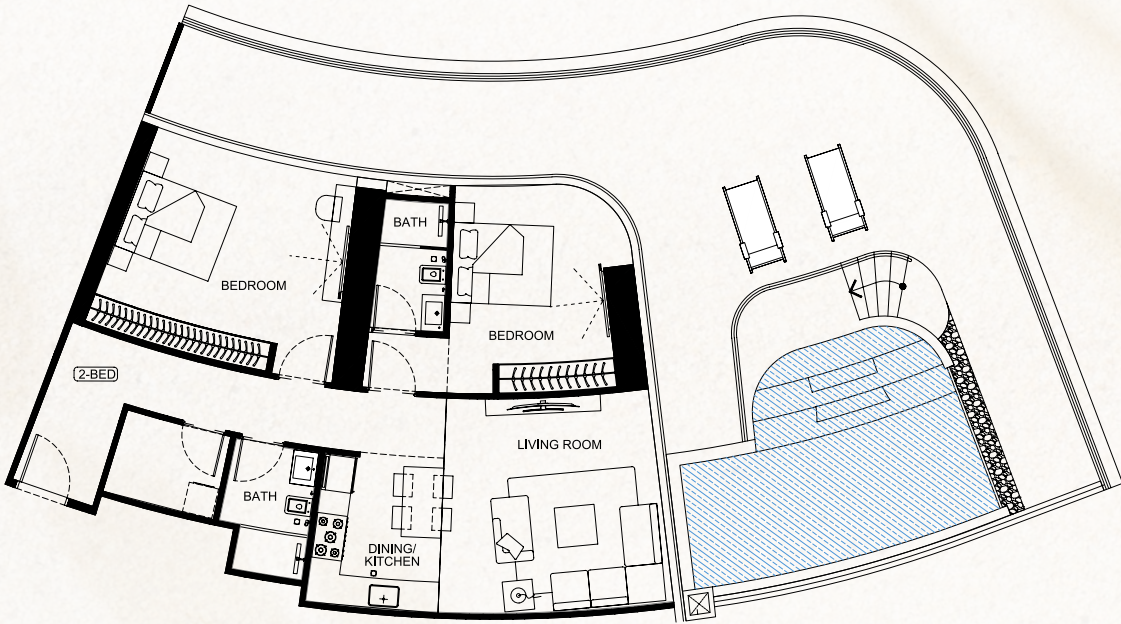
BINGHATTI FLARE 01



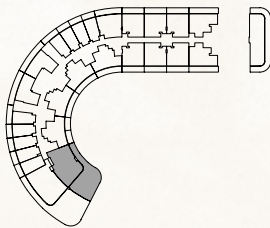
TYPE - 14



AREA		SQ. M	SQ. FT
SUITE AREA		87.50 m ²	941.85 ft ²
BALCONY AREA		120.63 m ²	1298.46 ft ²
TOTAL UNIT AREA		208.13 m ²	2240.31 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	23 m ²
M. BEDROOM	15 m ²	CORRIDOR	7 m ²
M. BATHROOM	4 m ²	KITCHEN	12 m ²
M. BEDROOM	15 m ²		



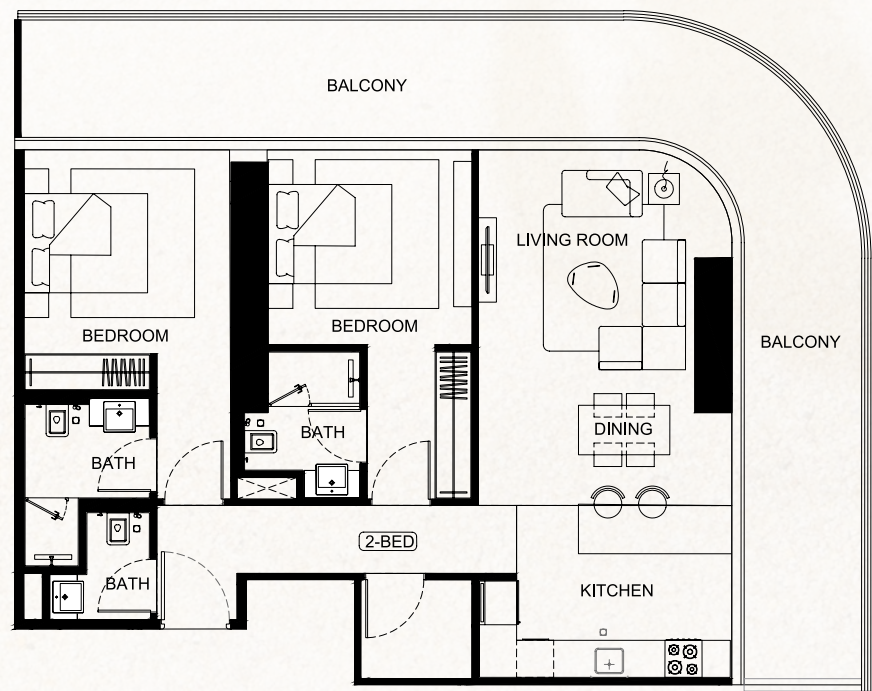
TYPE - 15



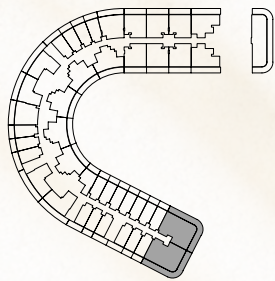
AREA		SQ. M	SQ. FT
SUITE AREA		95.00 m ²	1022.58 ft ²
BALCONY AREA		96.50 m ²	1038.73 ft ²
TOTAL UNIT AREA		191.50 m ²	2061.31 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING	19 m ²
M. BEDROOM	15 m ²	CORRIDOR	14 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	8 m ²
M. BEDROOM	19 m ²	LAUNDRY	4 m ²

UNIT TYPE - 2 BEDROOM

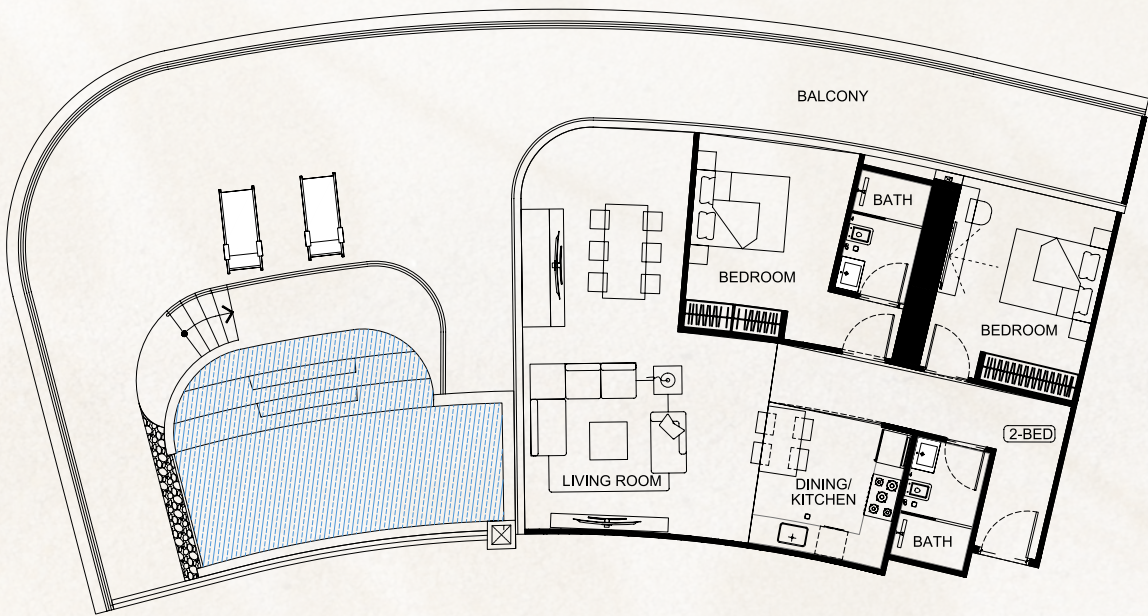
BINGHATTI FLARE 01



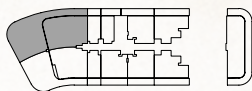
TYPE - 16



AREA		SQ. M	SQ. FT
SUITE AREA		94.17 m ²	1013.65 ft ²
BALCONY AREA		43.25 m ²	465.54 ft ²
TOTAL UNIT AREA		137.42 m ²	1479.19 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	23 m ²
M. BEDROOM	15 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	W.C	2 m ²
		STORE	3 m ²



TYPE - 17

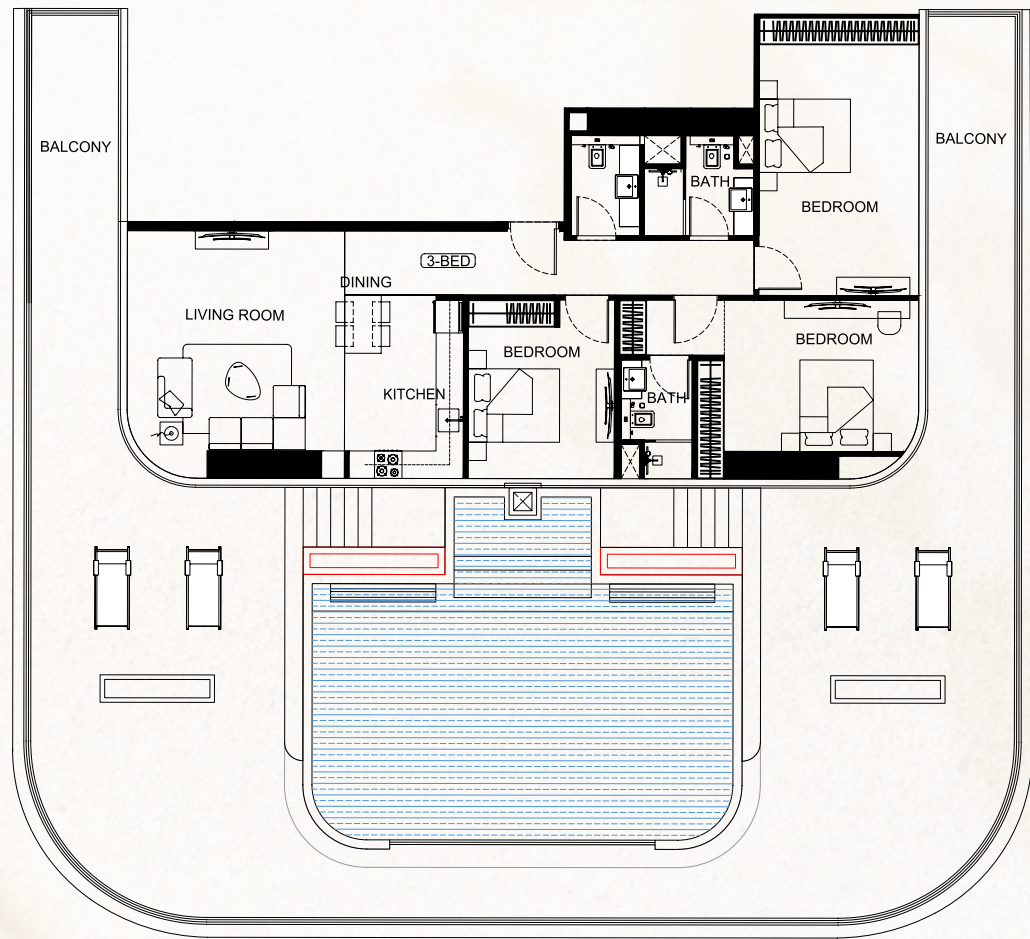


AREA		SQ. M	SQ. FT
SUITE AREA		102.17 m ²	1099.76 ft ²
BALCONY AREA		132.35 m ²	1424.62 ft ²
TOTAL UNIT AREA		234.52 m ²	2524.37 ft ²
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	37 m ²
M. BEDROOM	15 m ²	CORRIDOR	11 m ²
M. BATHROOM	4 m ²	KITCHEN	9 m ²
M. BEDROOM	14 m ²		



UNIT TYPE - 3 BEDROOM

BINGHATTI FLARE 01



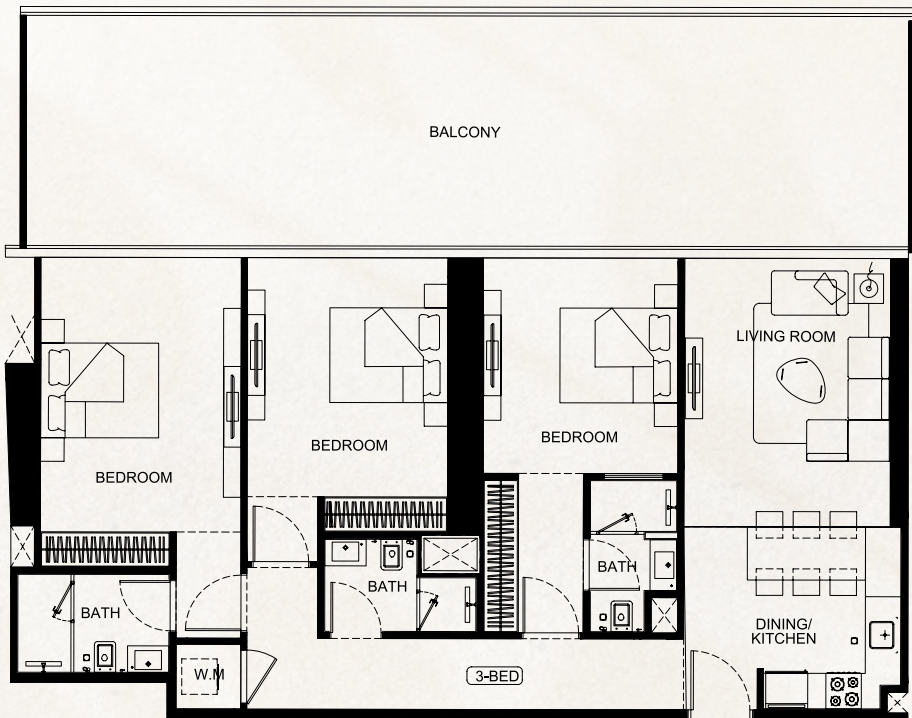
TYPE - 1



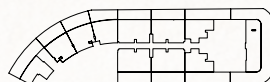
AREA	SQ. M	SQ. FT
SUITE AREA	115.80 m ²	1246.47 ft ²
BALCONY AREA	236.10 m ²	2541.38 ft ²
TOTAL UNIT AREA	351.90 m ²	3787.85 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	M. BEDROOM	12 m ²
M. BEDROOM	20 m ²	LIVING	25 m ²
M. BATHROOM	4 m ²	CORRIDOR	11 m ²
M. BEDROOM	21 m ²	KITCHEN & DINING	10 m ²
M. BATHROOM	4 m ²	W.C	3 m ²



TYPE - 2



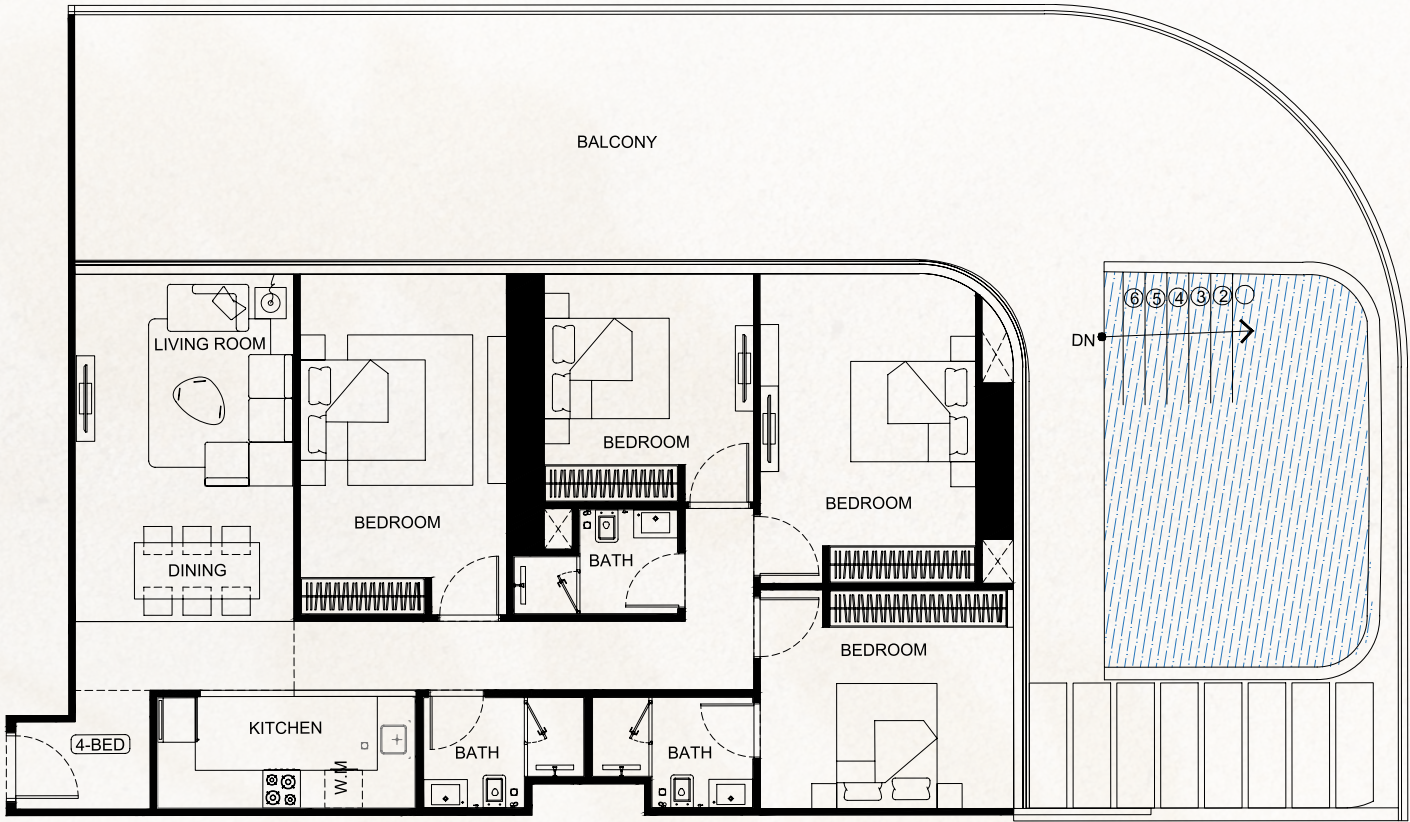
AREA	SQ. M	SQ. FT
SUITE AREA	115.09 m ²	1238.82 ft ²
BALCONY AREA	58.30 m ²	627.54 ft ²
TOTAL UNIT AREA	173.39 m ²	1866.35 ft ²

FLAT DESIGN COMPONENTS

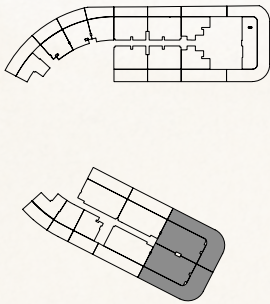
M. BATHROOM	4 m ²	M. BEDROOM	17 m ²
M. BEDROOM	19 m ²	LIVING	16 m ²
M. BATHROOM	4 m ²	CORRIDOR	11 m ²
M. BEDROOM	16 m ²	KITCHEN & DINING	11 m ²
M. BATHROOM	4 m ²	W.C	1 m ²

UNIT TYPE - 4 BEDROOM

BINGHATTI FLARE 01



TYPE - 1



AREA	SQ. M	SQ. FT
SUITE AREA	124.75 m ²	1158.97 ft ²
BALCONY AREA	128.57 m ²	1383.92 ft ²
TOTAL UNIT AREA	253.32 m ²	2726.71 ft ²

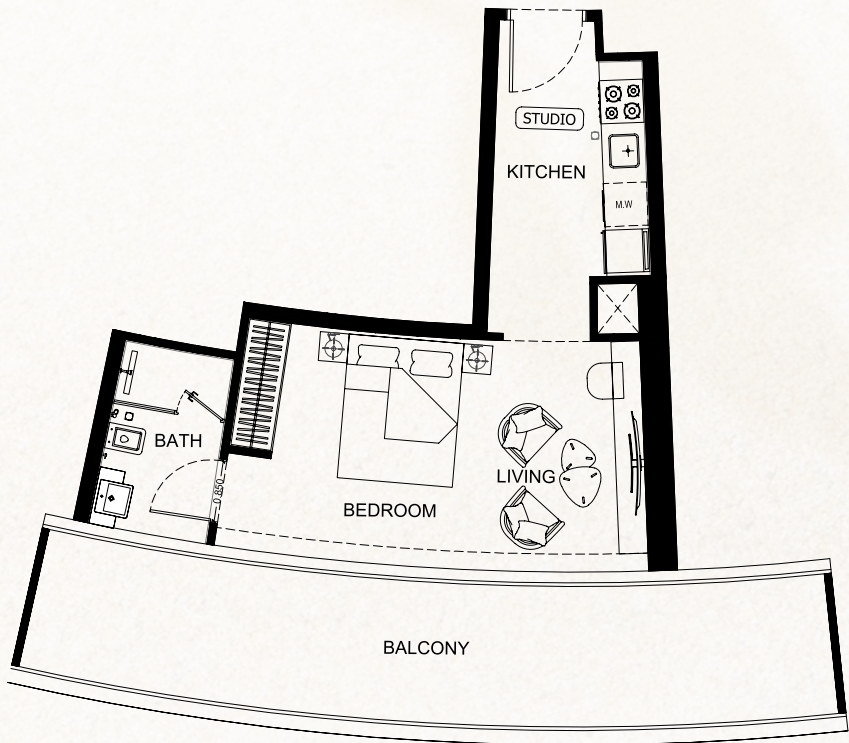
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	M. BEDROOM	12 m ²
M. BEDROOM	18 m ²	LIVING & DINING	20 m ²
M. BATHROOM	4 m ²	CORRIDOR	18 m ²
M. BEDROOM	17 m ²	KITCHEN	7 m ²
M. BATHROOM	4 m ²	M. BEDROOM	15 m ²



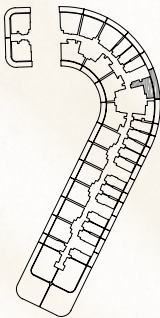


UNIT TYPE - STUDIO

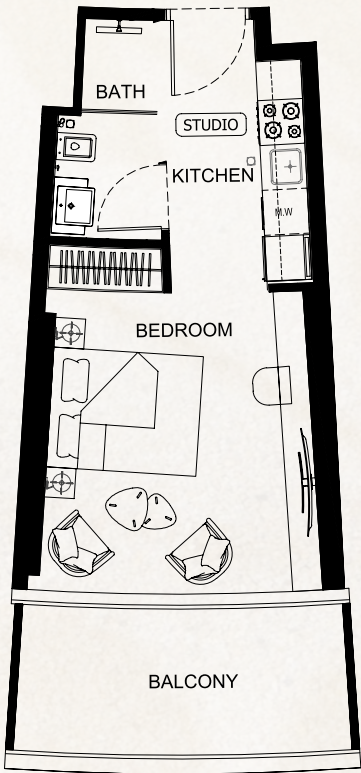
BINGHATTI FLARE O2



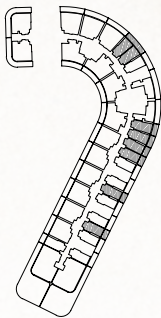
TYPE - 1



AREA	SQ. M	SQ. FT
SUITE AREA	34.15 m ²	367.59 ft ²
BALCONY AREA	21.71 m ²	233.68 ft ²
TOTAL UNIT AREA	55.86 m ²	601.27 ft ²
FLAT DESIGN COMPONENTS		
STUDIO	18 m ²	
BATHROOM	4 m ²	
KITCHEN	9 m ²	



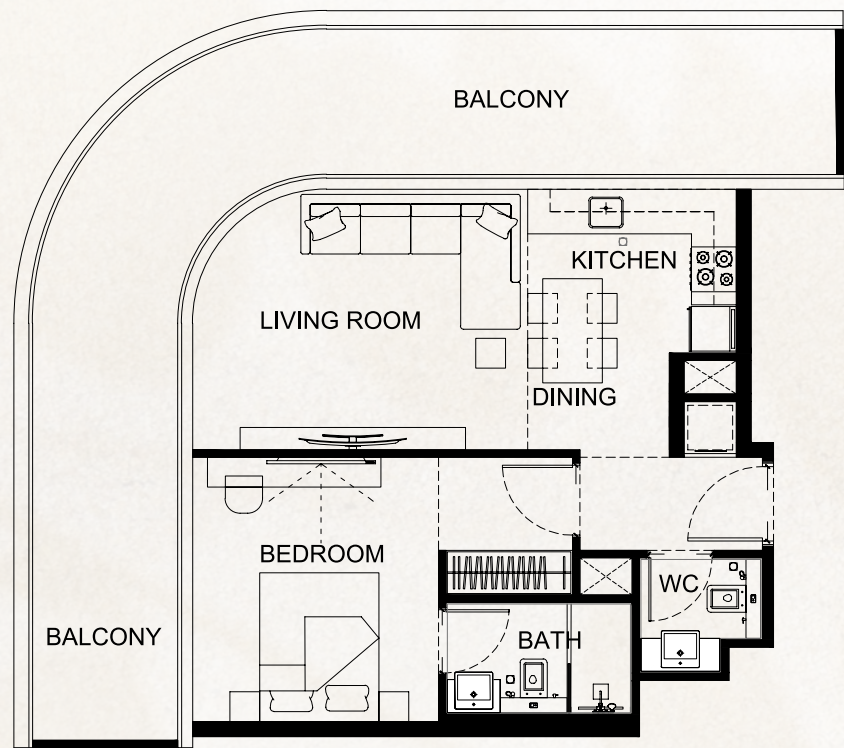
TYPE - 2



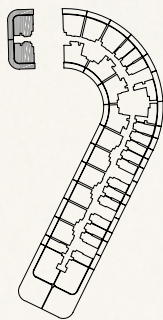
AREA	SQ. M	SQ. FT
SUITE AREA	28.22 m ²	303.76 ft ²
BALCONY AREA	8.56 m ²	92.13 ft ²
TOTAL UNIT AREA	36.78 m ²	395.90 ft ²
FLAT DESIGN COMPONENTS		
STUDIO	15 m ²	
BATHROOM	4 m ²	
KITCHEN	6 m ²	

UNIT TYPE - 1 BEDROOM

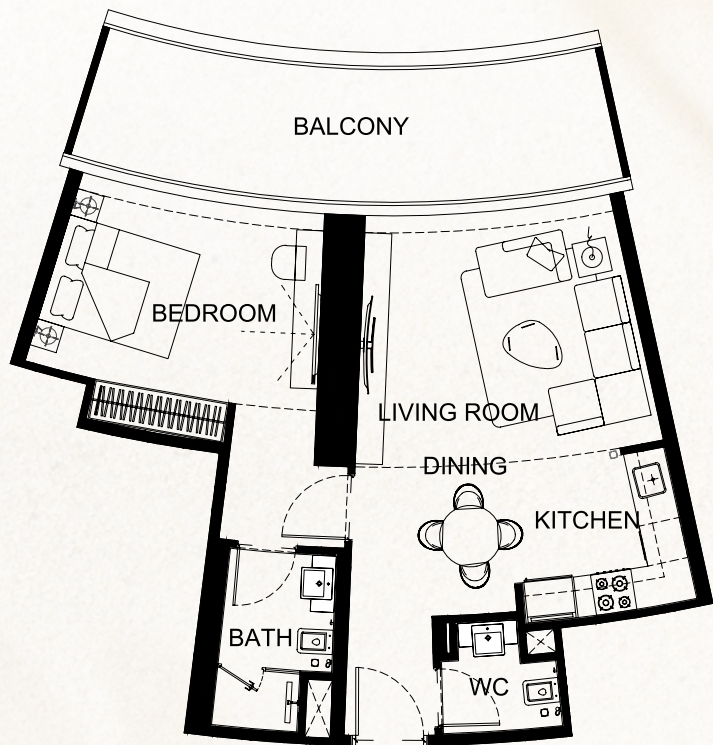
BINGHATTI FLARE O2



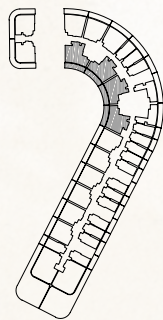
TYPE - 1



AREA		SQ. M	SQ. FT
SUITE AREA		54.10 m ²	582.33 ft ²
BALCONY AREA		33.34 m ²	358.87 ft ²
TOTAL UNIT AREA		87.44 m ²	941.20 ft ²
FLAT DESIGN COMPONENTS			
M. BEDROOM	15 m ²	KITCHEN & DINING	9 m ²
M. BATHROOM	4 m ²	W.C	2 m ²
LIVING & DINING	15 m ²	LAUNDRY	1 m ²
CORRIDOR	3 m ²		



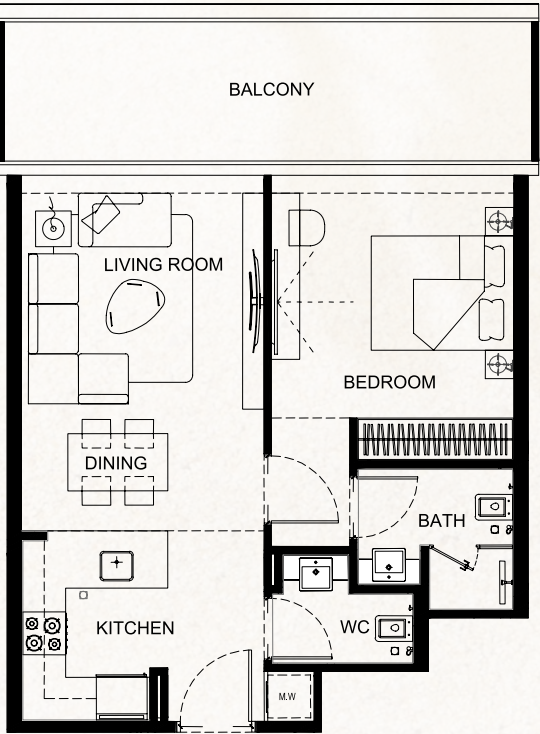
TYPE - 2



AREA		SQ. M	SQ. FT
SUITE AREA		59.11 m ²	636.25 ft ²
BALCONY AREA		15.05 m ²	162.00 ft ²
TOTAL UNIT AREA		74.16 m ²	798.25 ft ²
FLAT DESIGN COMPONENTS			
M. BEDROOM	16 m ²	CORRIDOR	5 m ²
M. BATHROOM	4 m ²	KITCHEN & DINING	9 m ²
LIVING	15 m ²	W.C	2 m ²

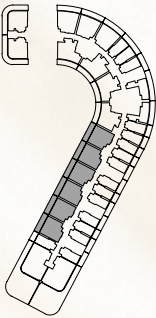
UNIT TYPE - 1 BEDROOM

BINGHATTI FLARE O2



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

TYPE - 3

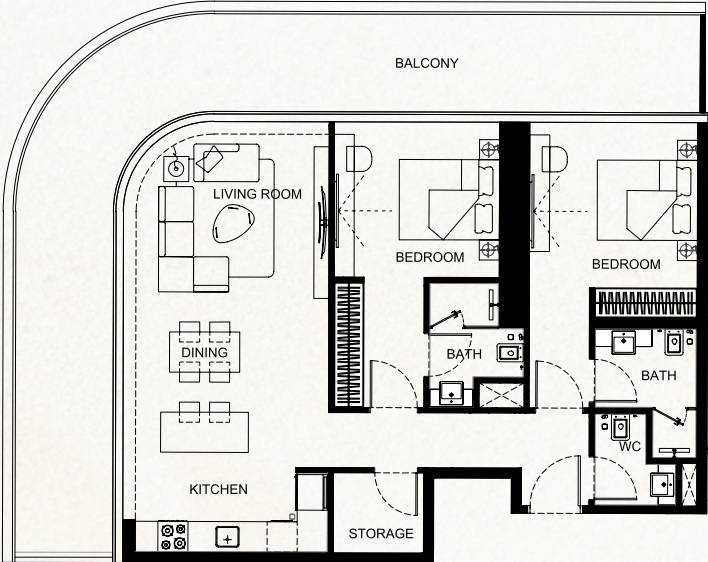
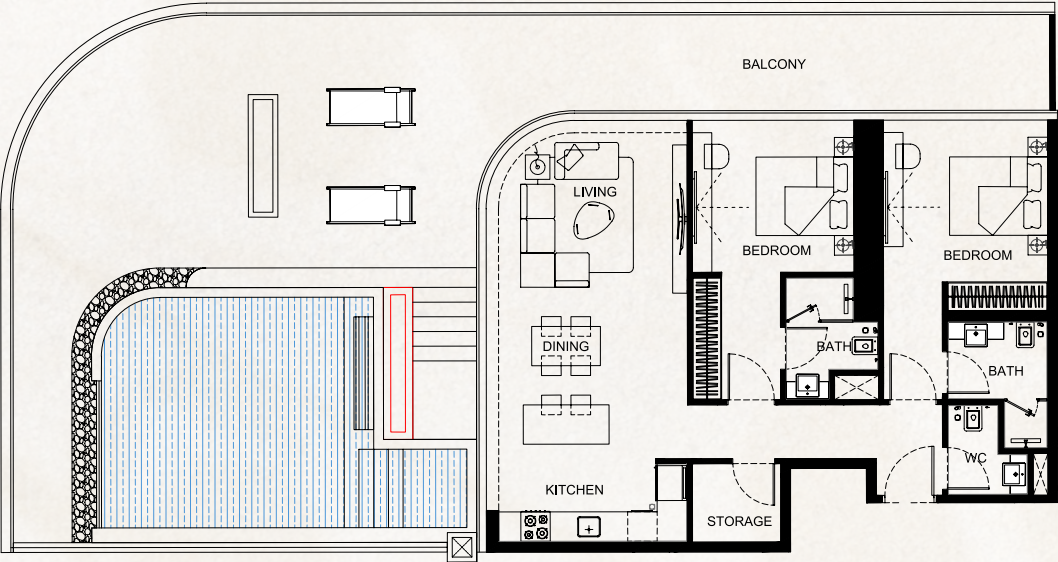


AREA	SQ. M	SQ. FT	
SUITE AREA	53.13 m²	571.89 ft²	
BALCONY AREA	14.44 m²	155.43 ft²	
TOTAL UNIT AREA	67.57 m²	727.32 ft²	
FLAT DESIGN COMPONENTS			
M. BEDROOM	15 m²	KITCHEN	5 m²
M. BATHROOM	4 m²	W.C	3 m²
LIVING & DINING	17 m²	LAUNDRY	1 m²
CORRIDOR	4 m²		

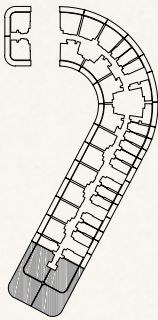
تنويه: ١. إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كم منطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لحدار الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

UNIT TYPE - 2 BEDROOM

BINGHATTI FLARE O2

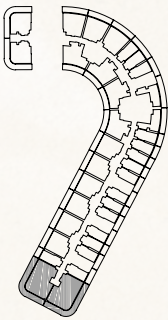


TYPE - 1



AREA	SQ. M	SQ. FT	
SUITE AREA	94.49 m ²	1017.08 ft ²	
BALCONY AREA	121.78 m ²	1310.83 ft ²	
TOTAL UNIT AREA	216.27 m ²	2327.91 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	22 m ²
M. BEDROOM	15 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	STORE	3 m ²
		W.C	2 m ²

TYPE - 2



AREA	SQ. M	SQ. FT	
SUITE AREA	94.49 m ²	1017.08 ft ²	
BALCONY AREA	41.10 m ²	442.40 ft ²	
TOTAL UNIT AREA	135.59 m ²	1459.48 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	22 m ²
M. BEDROOM	15 m ²	CORRIDOR	8 m ²
M. BATHROOM	4 m ²	KITCHEN	11 m ²
M. BEDROOM	15 m ²	STORE	3 m ²
		W.C	2 m ²





B E S P O K E

Bespoke Living Binghatti Style

EXPERT PROPERTY SERVICES
ALL UNDER ONE ROOF



PROPERTY
MANAGEMENT



UNIT RESALE



PARKING
SALE



HOLIDAY
HOMES



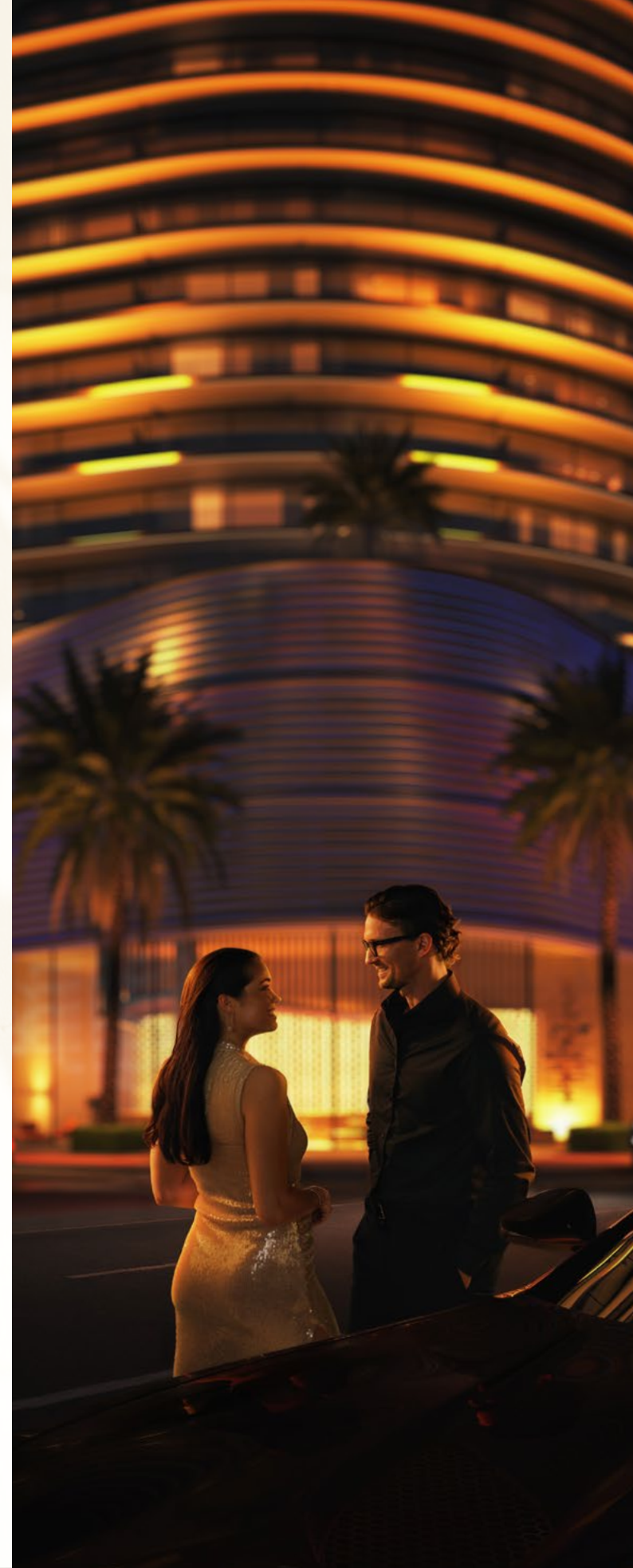
ANNUAL
MAINTENANCE



FURNITURE
PACKAGES



ONE SCAN
ALL SOLUTION







ABOUT THE BRAND

A Legacy of Architectural Artistry

As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over **79 projects** in the region valued at more than **AED 50 billion**, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of **20,000 units** prior to 2024, underscores its dedication to crafting exceptional living spaces.

Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI**, **Mercedes-Benz**, and **Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.

Muhammad Binghatti



A Blaze Born *of*
Vision and Soul

