



RESIDENCES

BY

BINGHATTI

*L'Art de Vivre*

*In the heart of the metropolis*

# ARCHITECTURAL FORM

The hyper form is characterized by subtle contours and fluid lines. From every angle, the facade offers a new perspective, creating a visual mystique — an exquisite sculptural work forming a spirited sense of flow and movement.



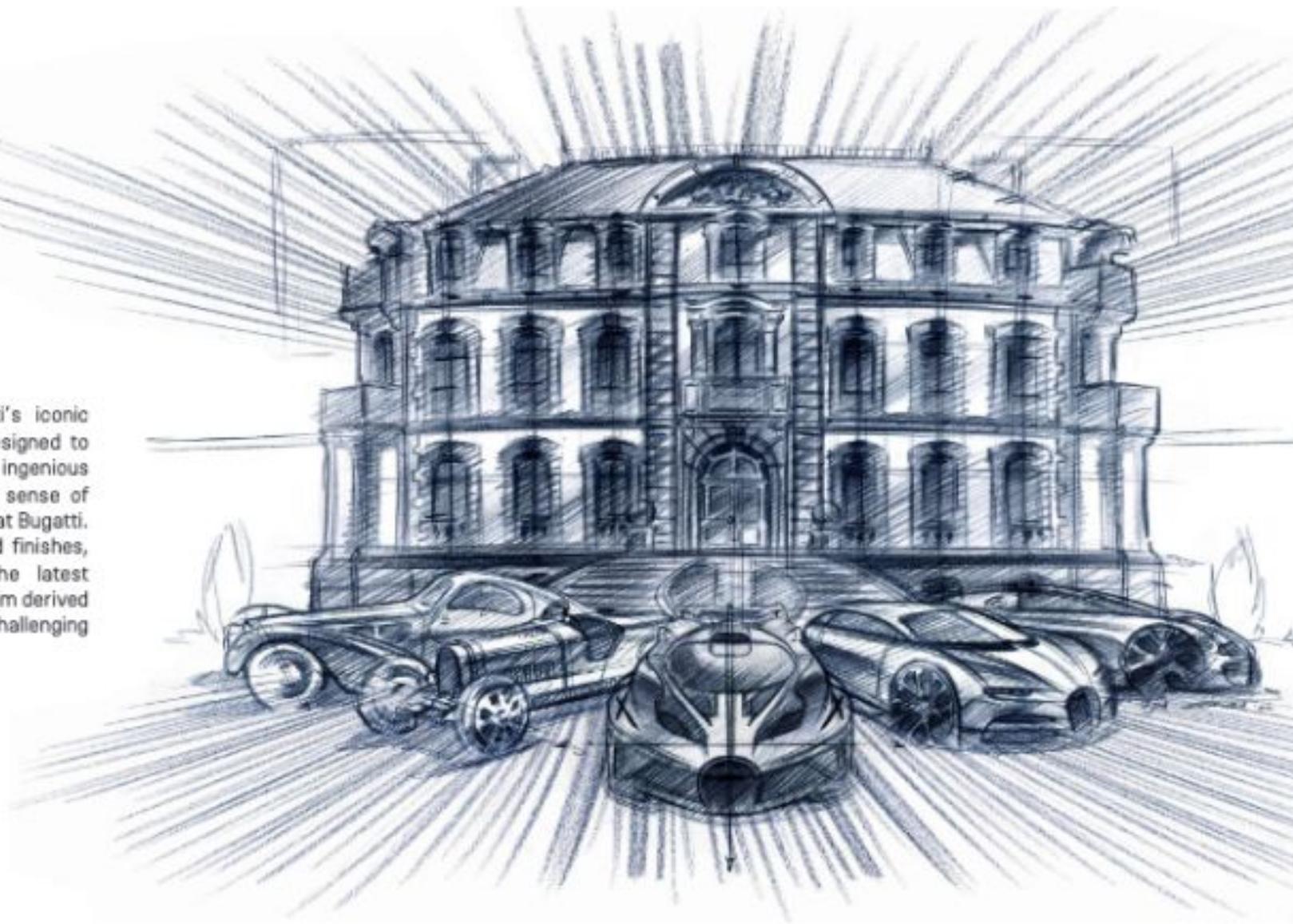
# ENTHUSED BY THE FRENCH RIVIERA

An aerial photograph of a coastal city, likely Monaco, showing a dense urban landscape built on a hillside overlooking the sea. In the foreground, a large, multi-story hotel complex with a red-tiled roof sits on a small peninsula. The city is filled with various buildings, including several tall, modern skyscrapers. The sea is a deep blue, and the sky is clear and bright.

Imagine waking up to the sound of waves crashing on the shoreline and stepping out on to your terrace to soak in the enthralling views of your own private beach. The hyper form is inspired by the flair of the French Riviera, depicting L' Art de Vivre.

# BUGATTI DNA

Drawing inspiration from Bugatti's iconic super cars, the hyper form is designed to embody the essence of the brand's ingenious and visionary spirit, evoking the sense of exuberance and refinement found at Bugatti. The hyper form features high-end finishes, exquisite craftsmanship, and the latest state-of-the-art smart home system derived from the Bugatti DNA — always challenging the impossible.



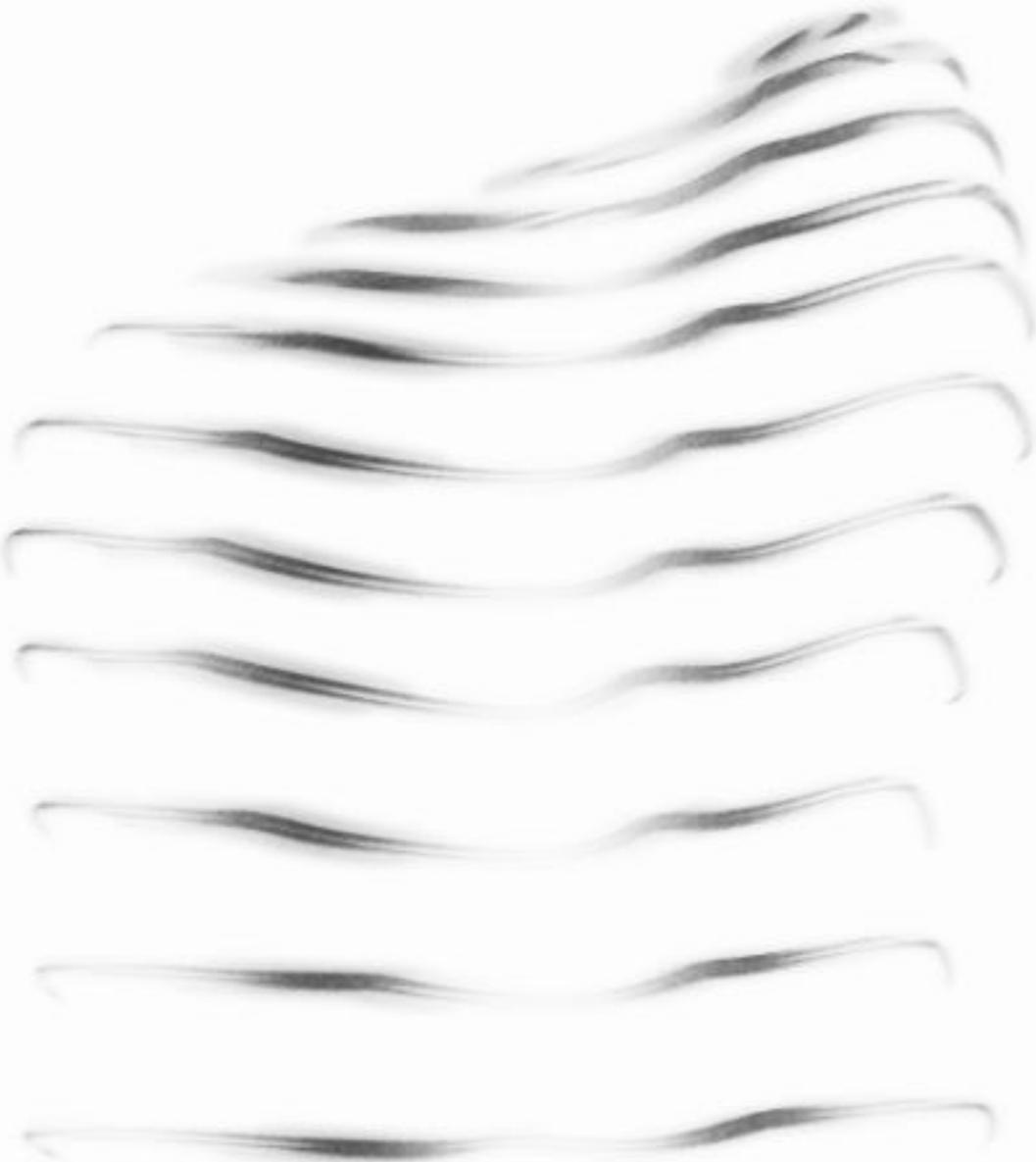


TABLE OF CONTENTS

**01**

THE CONCEPT

**02**

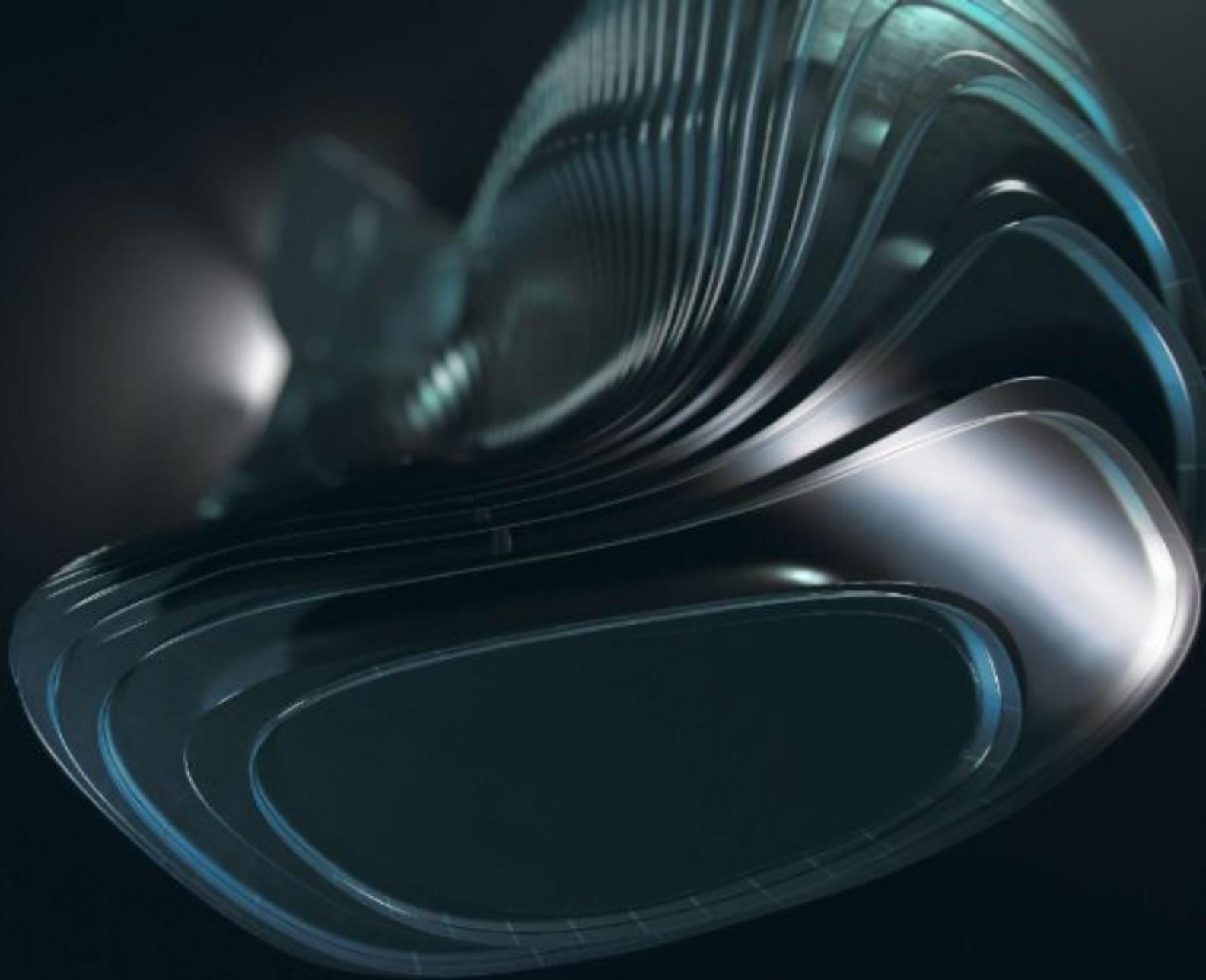
ABOUT THE PROJECT

**03**

DESIGN DETAILS

# 01

THE CONCEPT



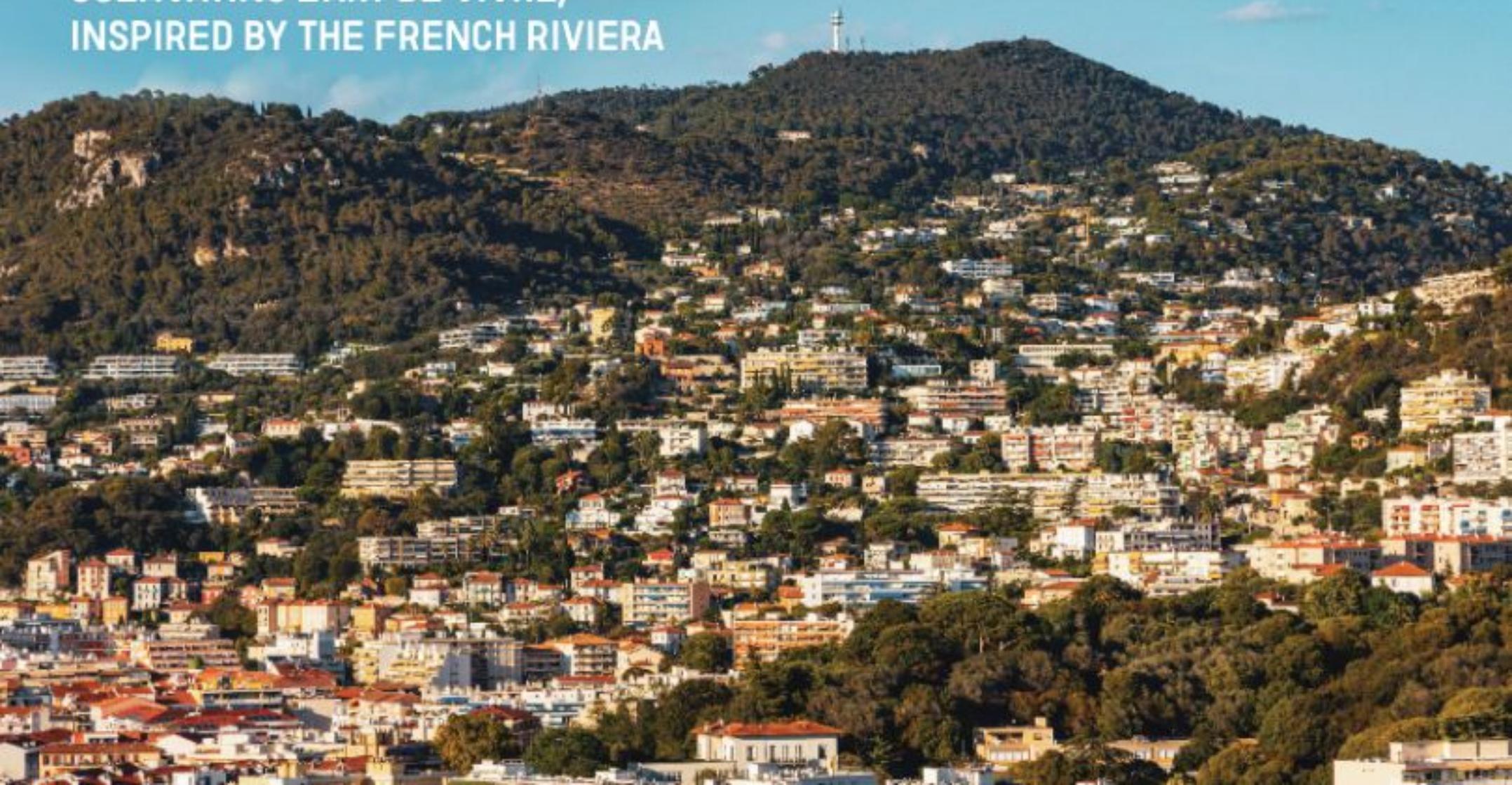
THE CONCEPT

# BORN FROM THE FLUIDITY



THE CONCEPT

# CULTIVATING L'ART DE VIVRE, INSPIRED BY THE FRENCH RIVIERA



THE CONCEPT

INSPIRED BY  
INDIGENOUS  
NATURE

THE CONCEPT

# A NEW ICON IN THE CITY

The birth of an icon - the hyper tower is poised to become a landmark of architectural prowess, derived from the Bugatti and Binghatti DNA. Inspired by the world's most eminent structural masterpieces, Bugatti Residences by Binghatti is not a mere addition to city's skyline but a new icon that will stand the test of time.



BUGATTI RESIDENCES  
BY BINGHATTI  
BUSINESS BAY



BURJ AL ARAB  
JUMEIRAH



DUBAI FRAME  
JEBEL FURKAN



MUSEUM OF THE FUTURE  
TRADE CENTRE 2



BURJ KHALIFA  
BUSINESS BAY



JUMEIRAH  
EMIRATES TOWERS  
DUBAI TRADE CENTRE



CAYAN TOWER  
DUBAI MARRAKESH



ATLANTIS THE PALM  
THE PALM JUMEIRAH

THE CONCEPT

**A TOUR-DE-FORCE, NURTURED  
BY BUGATTI'S PROWESS  
AND BINGHATTI'S MASTERY.**



# 02

ABOUT THE PROJECT



# THE MAP

BUSINESS BAY  
WATER CANAL

WAY TO  
AL KHAIL ROAD

WAY TO SHEIKH  
ZAYED ROAD

BURJ KHALIFA  
BOULEVARD





ABOUT THE PROJECT

# PROJECT FACTS



PROPERTY TYPE

**RESIDENTIAL MASTERPIECE**

Exclusive Penthouses

**RIVIERA MANSION COLLECTION**

171 MANSIONS

2 BR - CANNES

3 BR - ST TROPEZ

4 BR - MONACO

**SKY MANSION PENTHOUSE COLLECTION**

11 SKY MANSION PENTHOUSES

**TOTAL NO. OF FLOORS**

4B + G + 1P + HC + 45 + ROOF

**TOTAL NO. OF RESIDENTIAL FLOORS**

43

**TOTAL NO. OF UNITS**

182

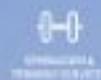
ABOUT THE PROJECT

STATING

# FEATURES



SWIMMING POOL



GYMNASIUM  
TRAINING CENTER



HOT TUB



HAMMOCK  
Lounge



GARAGE



CALENDAR



WALLET



SECURITY  
SERVICE



RESTAURANT  
SERVICE



BAR &  
CAFE SERVICE



CONCIERGE  
SERVICE



CONCIERGE  
SERVICE



Valet  
SERVICE



HOUSEKEEPING  
SERVICE



SPA  
SERVICE



SECURITY  
SERVICE



CONCIERGE  
SERVICE

ABOUT THE PROJECT



INDULGE IN A SENSUAL JOURNEY OF REFINED BLISS

# 03

DESIGN DETAILS



DESIGN DETAILS

# AN OASIS WITHIN THE METROPOLIS



DESIGN DETAILS

INSPIRED BY THE  
EXQUISITENESS OF  
NATURE



DESIGN DETAILS

A PRIVATE RETREAT  
IN THE HEART OF  
THE METROPOLIS



DESIGN DETAILS

CAPTURING THE ESSENCE  
OF COTE D'AZUR



DESIGN DETAILS

# TRANSFORMING METROPOLITAN CULTURE INTO A NEW ART OF LIVING



ARTIST'S IMPRESSION

STEP INTO THE GRANDEUR  
OF THE FRENCH RIVIERA



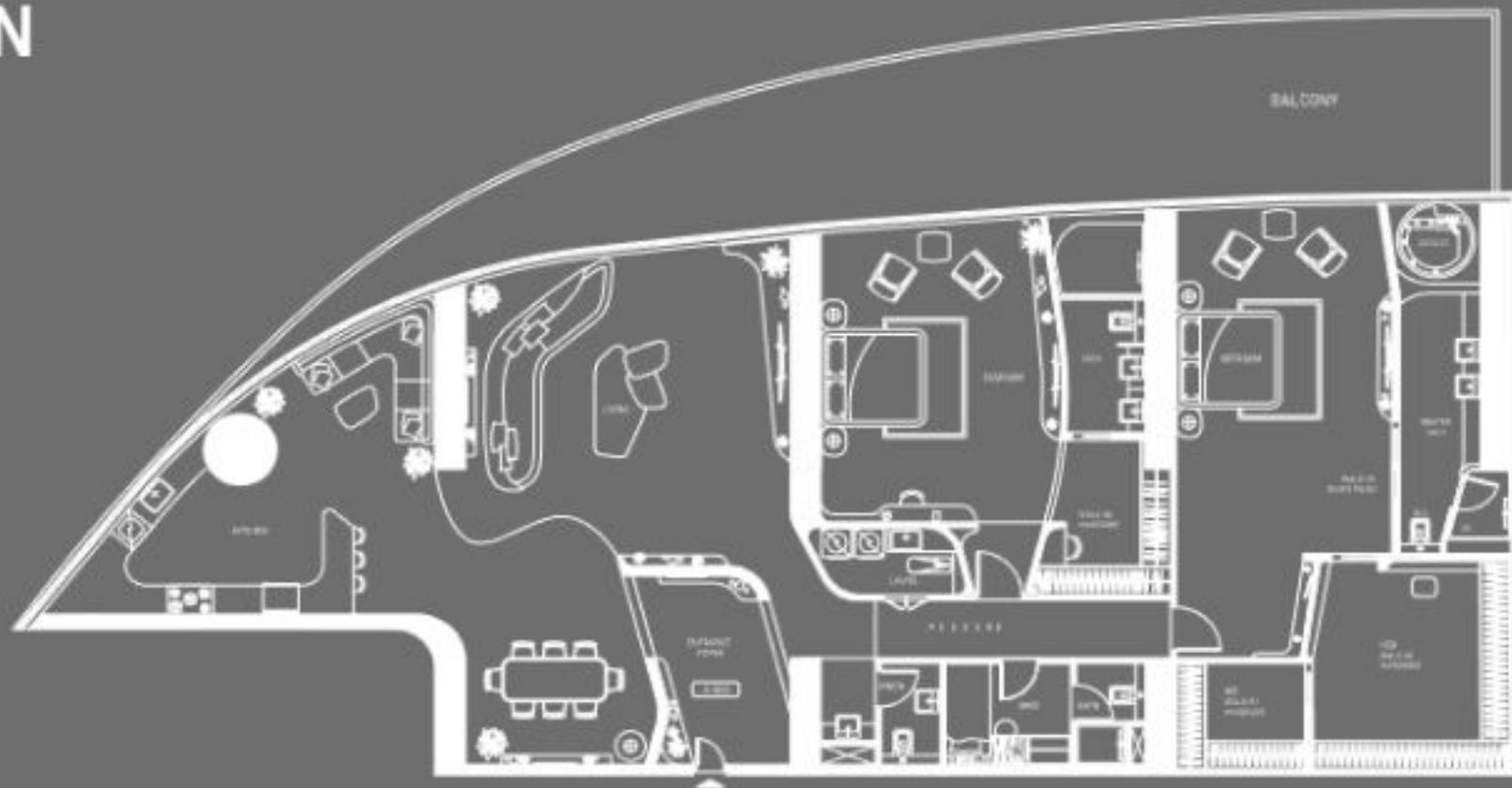
DESIGN DETAILS

# RIVIERA MANSION COLLECTION

2 BR - CANNES



LOWER LEVEL



Disclaimer: 1. All spatial dimensions and surface elevations in this building contract plan are individual units are subject to government and local authority approvals. Final dimensions and positions will be subject to final approvals. 2. All room dimensions are measured to the nearest millimeter and include wall thickness and construction tolerances. 3. All dimensions to wall face unless otherwise specified. 4. All materials, dimensions and finishes are approximate. Alterations is subject to change without notice. 5. Actual site showing may vary from the latest sales. Drawings are not to scale. The Developer reserves the right to make any necessary alterations including for practical purposes.

6. Calculation of saleable area is measured on the area bounded by the external wall of perimeter walls separating one unit from another unit, the outer face of all exterior walls, and the center line of the mainline service ducts along the adjoining unit. 7. Calculations of balcony area is measured on the area bounded by the center line of structure in perimeter walls separating one unit from another unit. The center line of the enclosing wall and the external face of the adjoining balcony. 8. This unit are measured as typical floor in the building. Column to may occur on site depending on the floor level. 9. For each unit type, unit size and floor height the differential per unit and position, developer will cover the total size of each specific unit.



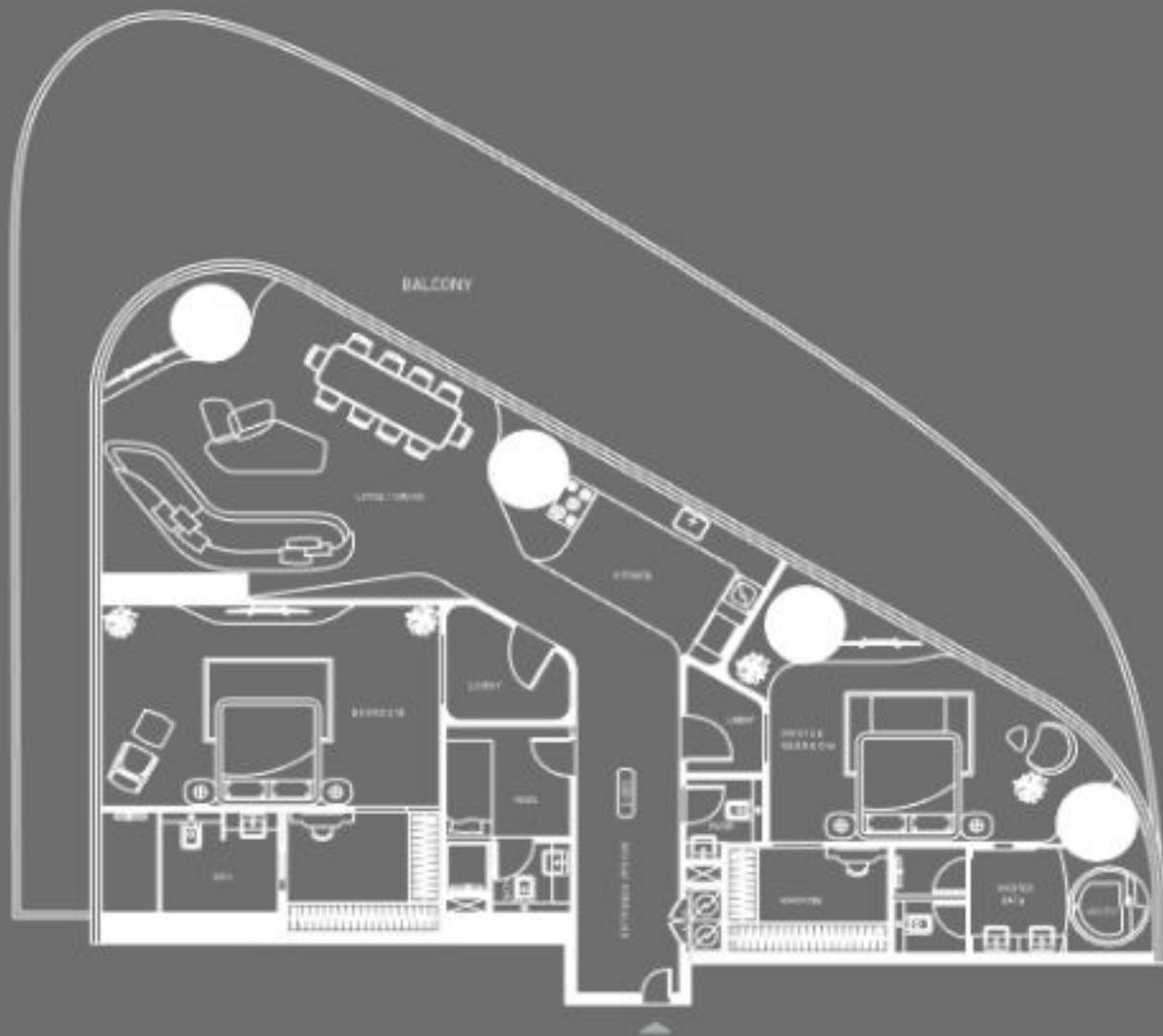
DESIGN DETAILS

# RIVIERA MANSION COLLECTION

2 BR - CANNES



MID-LEVEL



Disclaimer: 1. All stated dimensions and square footages include building common areas to which individual units are subject to government and local authority regulations. Final dimensions and area(s) will be subject to final plans and drawings. 2. All stated dimensions are measured to exterior surfaces and include wall thickness and construction tolerances. 3. All dimensions to face floor unless otherwise indicated and recorded on plans. 4. All materials, dimensions and floorings are approximate. Measurement is subject to change without notice. 5. Actual area may vary from the stated area. Drawing is not to scale. The Developer reserves the right to make any necessary alterations including for aesthetic purposes.

6. Calculation of sale area is measured on the area bounded by the exterior wall opening or partition walls separating one unit from another unit, the outer face of all exterior walls, and the exterior face of the main floor walls closing the adjoining unit. 7. Calculation of balcony area is measured on the outer face of structure in concrete block separating one unit from another unit. The common face of the adjoining unit and the exterior face of the adjoining balcony. 8. This area is measured on typical floor in the building. Column may occur on floor depending on the floor level. 9. For each unit type, unit size and floor height the differential purchase and purchase agreement will cover the total area of each specific unit.

DESIGN DETAILS



IN A CITY OF CONTRASTS AND SKYCRAPERS

DESIGN DETAILS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



MID-LEVEL

Disclaimer: 1. All overall dimensions and square footages included in this building contract plan are subject to government and local authority approvals. Final dimensions and area(s) will be subject to final government approval. 2. All room dimensions are measured to the exterior surfaces of the walls and columns unless otherwise indicated. 3. All dimensions are in feet unless otherwise indicated. 4. All materials, dimensions and finishes are approximate. Measurement is subject to change without notice. 5. Actual area may vary from the stated area. Changes are not to scale. The Developer reserves the right to make any necessary alterations including for public purposes.

6. Calculation of sale area is measured on the area bounded by the exterior wall opening into one from another unit, the outer face of all exterior walls, and the exterior face of the main floor surface along the adjoining unit. 7. Calculation of terrace area is measured on the area bounded by the outer face of columns in perimeter walls separating one unit from another unit. The exterior face of the enclosing wall and the exterior face of the adjoining balcony. 8. This area is measured as typical floor in the building. Column to wall area may vary from floor to floor. 9. For each unit type, unit size and floor height the differential purchase and purchase agreement will contain the actual size of each specific unit.



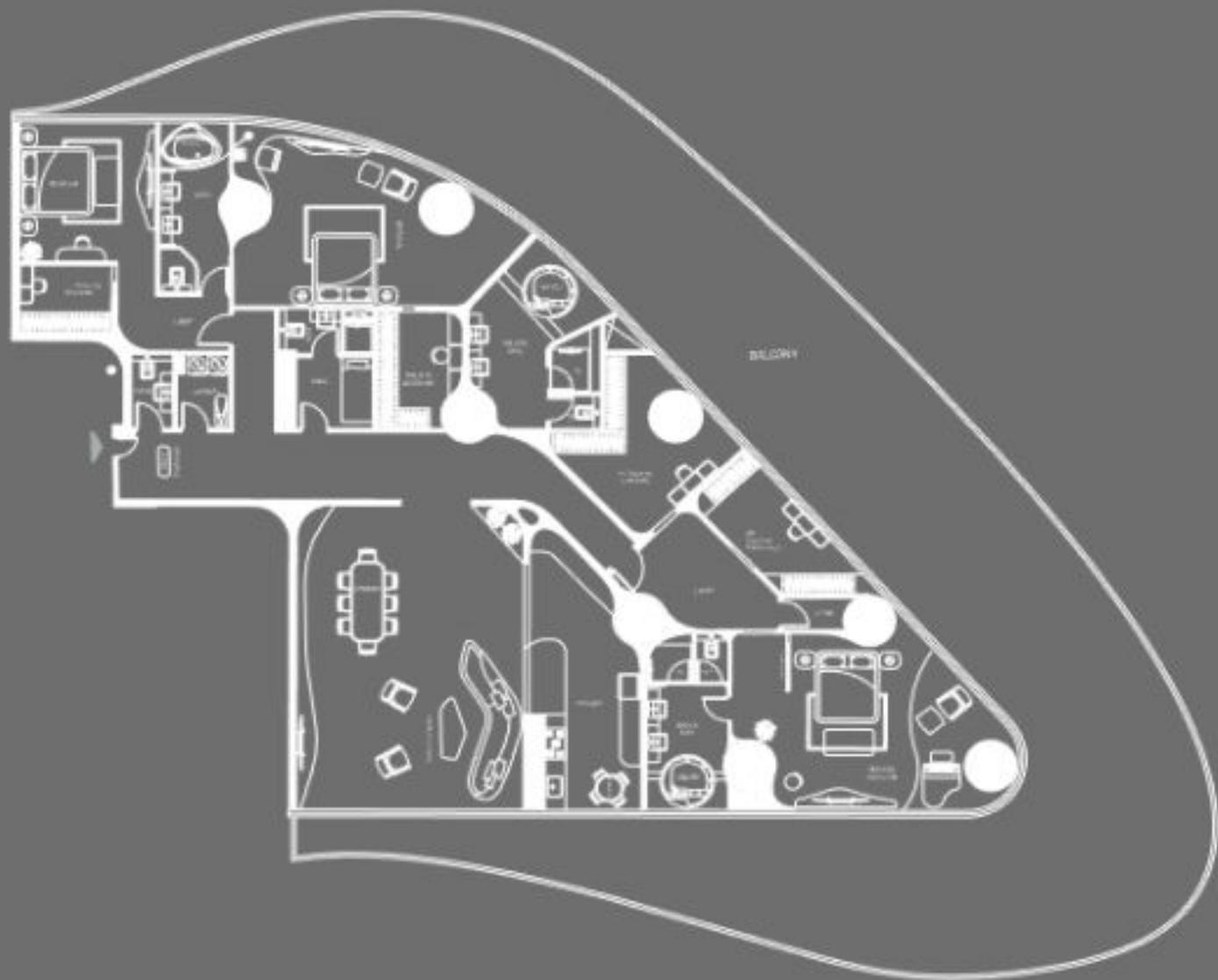
DESIGN DETAILS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



MID-LEVEL



Disclaimer: 1. All stated dimensions and square footages in relation to this building's common areas or individual units are subject to government and local authority approvals. Final dimensions and area(s) will be subject to final plans and drawings. 2. All stated dimensions are measured to exterior surfaces and include wall thickness and construction tolerances. 3. All dimensions to face unless otherwise noted and indicated otherwise. 4. All materials, dimensions and drawings are approximate. Measurement is subject to change without notice. 5. Actual area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any necessary alterations including for public purposes.

6. Calculation of sale area is measured on the area bounded by the exterior wall separating one unit from another unit, the outer face of all exterior walls, and the exterior face of the window frames along the adjoining unit. 7. Calculation of balcony area is measured on the area bounded by the outer face of structure in one direction, walls separating one unit from another unit, the exterior face of the railing in one end and the exterior face of the adjoining balcony. 8. This area is measured as typical floor in the building. Common to many units in one direction on the floor level. 9. For each unit type, unit size and floor height the differential per unit and per floor, developer will cover the total cost of each specific unit.



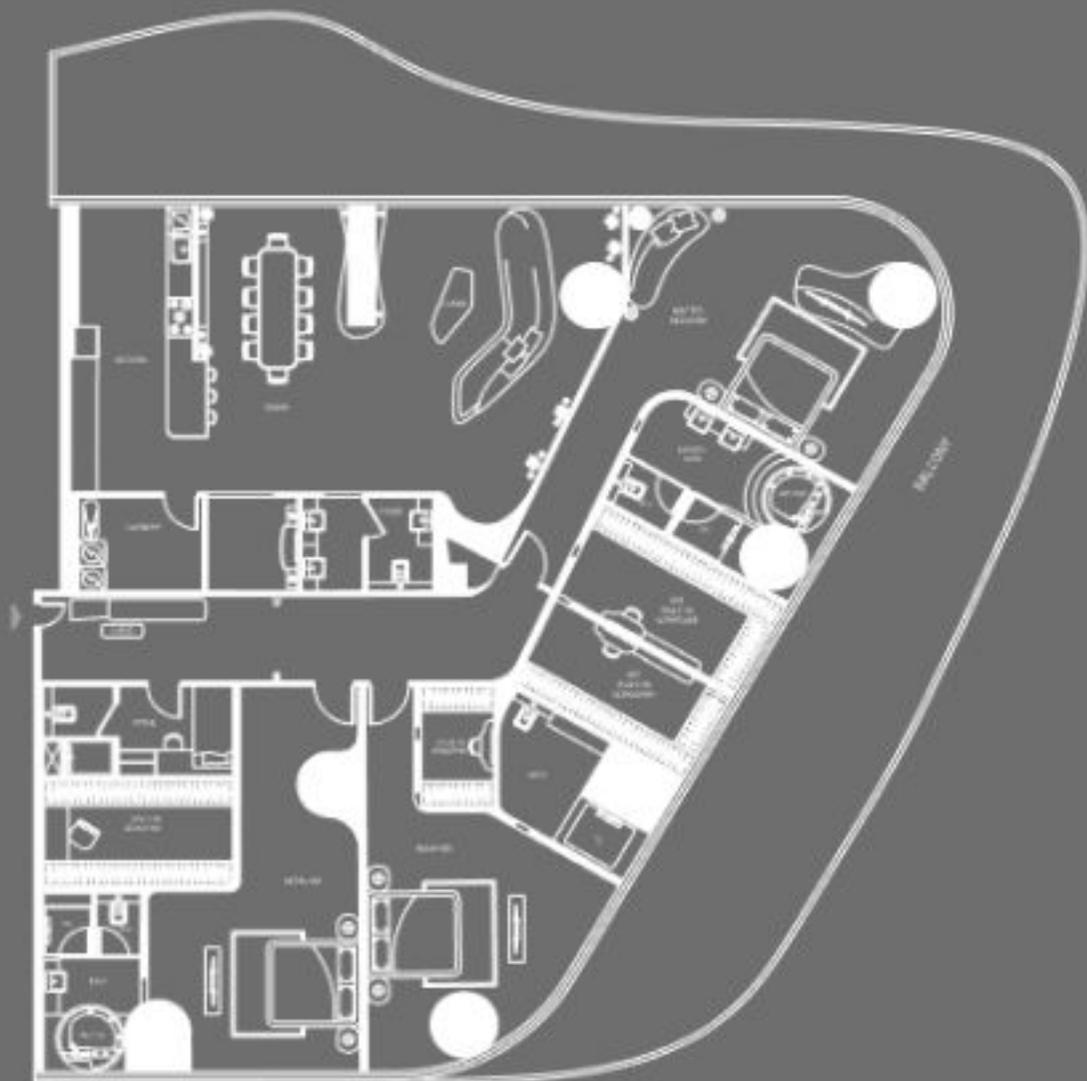
DESIGN DETAILS

# RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



HIGHER-LEVEL



Disclaimer: 1. All sizes/dimensions and square footages included in this building contract plan or individual units are subject to government and local authority approvals. Final dimensions and area(s) will be subject to site and planning approval. 2. All areas shown herein are measured to external elevations and include wall thickness and construction tolerances. 3. All dimensions from face to face unless otherwise indicated and measured outwards. 4. All materials, dimensions and fittings are approximate. Measurement is subject to change without notice. 5. Actual site showing may vary from the stated area. Drawings do not include. The Developer reserves the right to make any necessary alterations including for practical purposes.

6. Calculation of saleable area is measured on the area bounded by the external wall of dwelling or portion walls separating one unit from another unit, the outer face of all external walls, and the external face of the main floor slabs during the adjoining unit. 7. Construction of balcony area is measured on the outer face of structure in concrete block separating one unit from another unit. The external face of the enclosing wall and the external face of the adjoining balcony. 8. This area is measured on typical floor in the building. Column may occur on floor depending on the floor level. 9. For each unit type, unit size and floor height the differential purchase and purchase agreement will cover the actual size of each specific unit.

DESIGN DETAILS

# A DEMONSTRATION OF EXCELLENCE



DESIGN DETAILS

AN ENTHRALLING SCULPTURE  
IN THE MOST ICONIC CITY







SOLALITE BLUE MARBLE



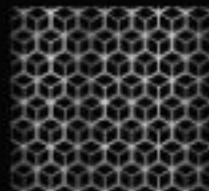
CALACATTA GOLD



FLUTED TAN WOOD



BRUSHED CHROME



BRUSHED MESH



GLOSSY CHROME



# CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



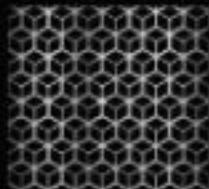
CALACATTA GOLD



FLUTED TAN WOOD



BRUSHED CHROME



BRUSHED MESH



GLOSSY CHROME



An aerial photograph of a coastal city at sunset. The sky is filled with dramatic, colorful clouds in shades of orange, red, and blue. The city is illuminated with warm lights, and the bay is filled with numerous boats. The foreground shows dark, silhouetted trees.

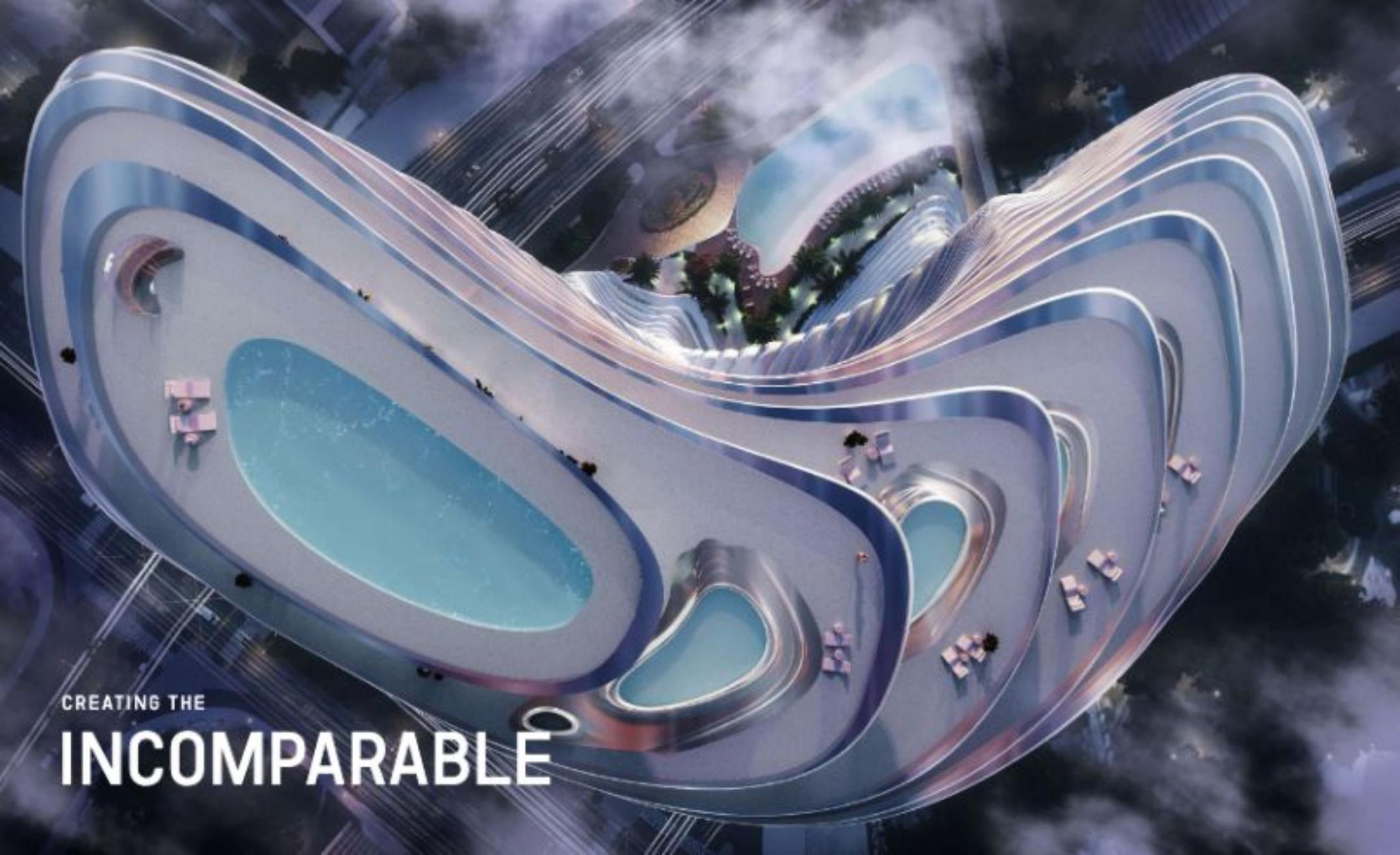
A TRIBUTE TO THE

# RIVIERA'S FLAIR



THE EPITOME OF

**REFINEMENT**



CREATING THE

**INCOMPARABLE**



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P R O P E R T I E S

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