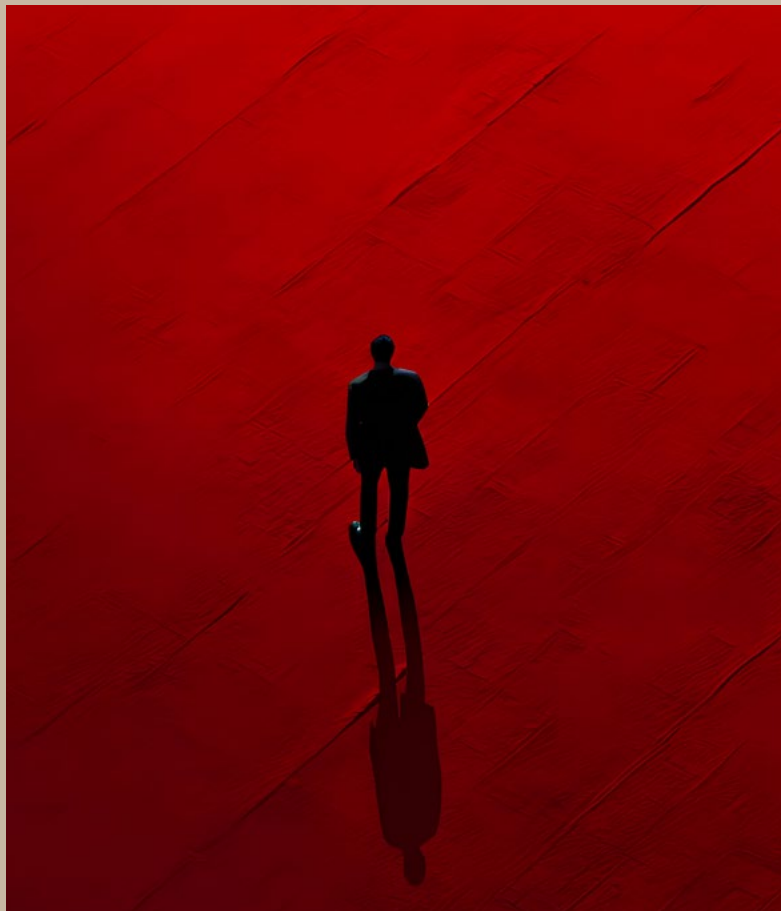


BINGHATTI

# SKYBLADE

DIGITAL BROCHURE



## CROWNED IN THE CITY

Look up. Toward the sky, unyielding in every direction.  
It casts itself over this space; the city within the city.

*Where ambition seeks  
its own horizon.*



An aerial photograph of the Dubai skyline at sunset. The sky is a mix of orange, yellow, and blue. The Burj Khalifa is visible in the background, and the Skyblade tower is prominently featured in the foreground, illuminated with lights. The city's lights are visible in the foreground and background.

## THE ASCENDENCE OF FORM

Skyblade stands at the heart of Downtown Dubai. This is the city within the city. Located directly on the Boulevard, it is minutes from the iconic Burj Khalifa and Dubai Mall. It offers strategic access to Dubai's main tourist and business areas. This unmistakable location caters to those who appreciate the unparalleled, offering world-class landmarks, entertainment and glamour,

*all within a place of refinement.*









## A VISTA REMADE

Skyblade's design shows the power of light and form. Its sheer line transforms the horizon, remaking the skyline. It represents a minimalist modern design with crystalline glass façades. Satin chrome accents and a striking, iconic blade-like silhouette.









## FOR THOSE WHO CLAIM THEIR HORIZON

Skyblade invites you into a space for discerning individuals; those who dare, who lead, who know. Find a home that reflects your aspirations, crafted with the understanding that true luxury lies not just in what you own. But in how you live.







## A WORLD OF ELEVATED EXPERIENCE

Explore the design philosophy behind Skyblade. Where every element is carefully considered and every residence crafted. With exquisite materials, from crystalline glass to meticulously chosen finishes. Each detail reflects an unwavering belief in the exceptional.

*Defined by light  
and crowned in the sky*





## THE APEX OF ENDEAVOUR

More than a place to live, Skyblade is a testament to bold ambition. Step into a world where every detail raises and inspires. Feel the world's weight dissolve. Here, within Dubai and all its shine, you are seen,

*felt and truly present.*





## LIGHT AND ALTITUDE

Skyblade's peak is a structural crown element. This, combined with the rest of its design philosophy, enhance every curve. Balconies are sculpted for elegance and to reflect motion, with the majority featuring private pools and an extra touch of discretion. Crafted with Precision, Designed to inspire







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





## 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.

*STYLISH*



## SHIMMERING AGAINST THE CITY'S REFLECTION

From its sleek crystalline glass façades, shimmering against the city's reflection, to the meticulously sculpted balconies with private pools, every element showcases architectural excellence. Strategic use of satin chrome and the crowning feature highlight Skyblade's modernity

*truly iconic structure.*







# CRAFTED WITH PRECISION

COMMITMENT TO QUALITY AND CRAFTSMANSHIP



Premium materials and meticulous details create a home where light is present, designed to integrate into your daily life

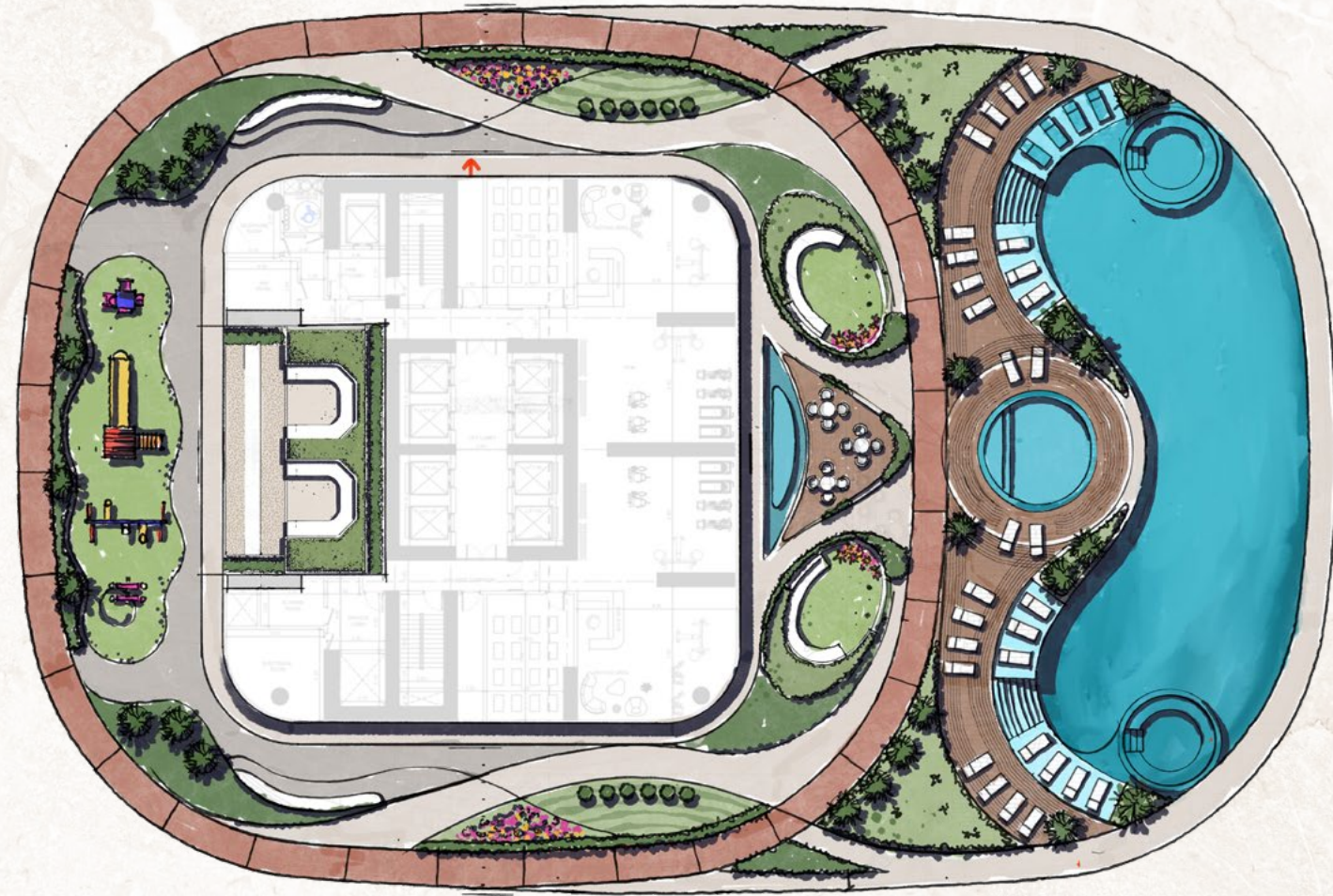






FLOOR PLANS

## 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.











## 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.







## 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.*









## 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.







## 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.*









BESPOKE LIVING  
BINGHATTI STYLE

EXPERT PROPERTY SERVICES  
ALL UNDER ONE ROOF



PROPERTY  
MANAGEMENT



UNIT RESALE



PARKING  
SALE



HOLIDAY  
HOMES



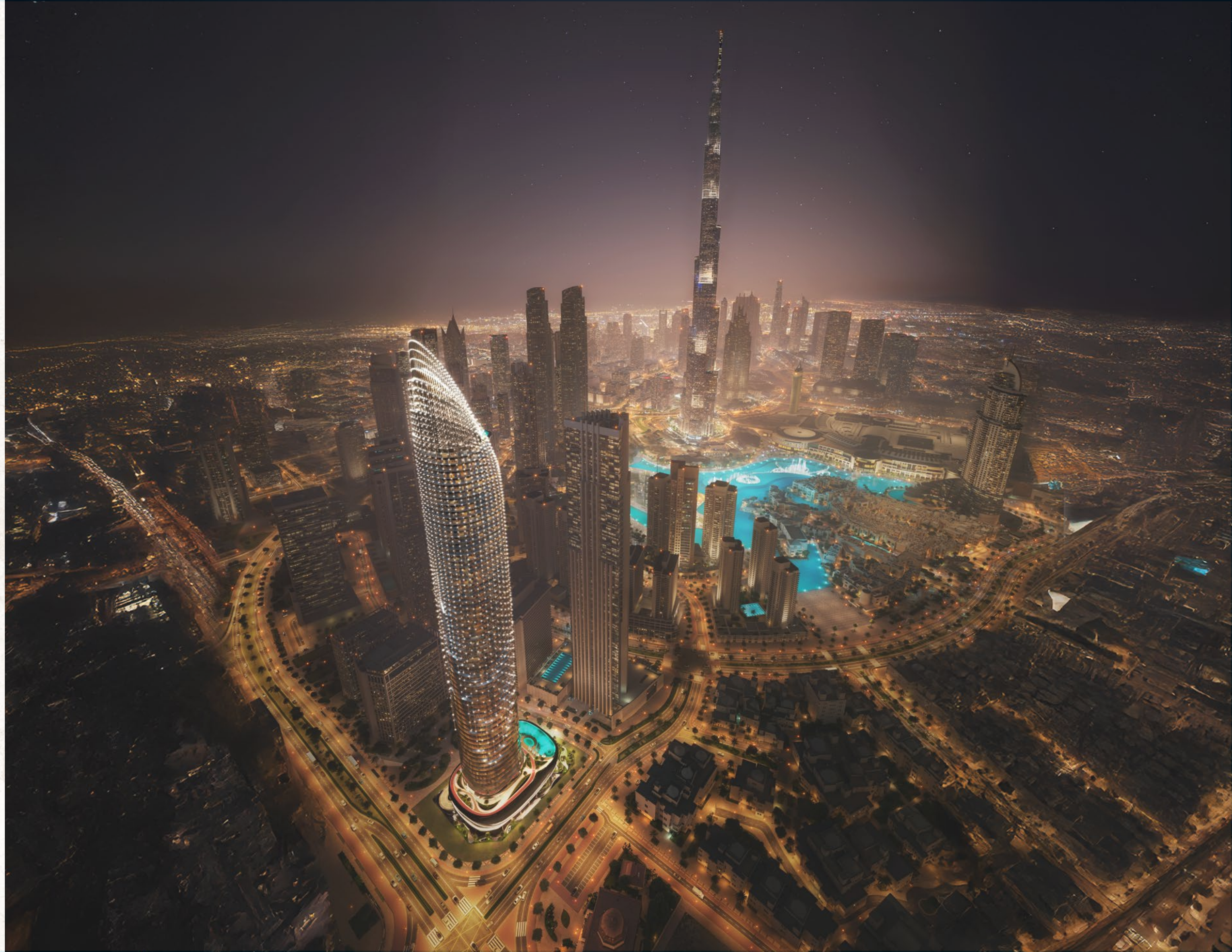
ANNUAL  
MAINTENANCE



FURNITURE  
PACKAGES



ONE SCAN  
ALL SOLUTION







ABOUT THE BRAND

## A LEGACY OF ARCHITECTURAL ARTISTRY

Binghatti Holding Limited is a leading UAE-based real estate developer with a portfolio **exceeding 80 projects** valued at over **AED70 Billion**. The company is rated BB- by Fitch and Ba3 by Moody's, reflecting its solid credit profile, prudent financial management, and disciplined approach to growth.

Led by Chairman Muhammad BinGhatti, Binghatti combines visionary leadership with a proven track record of execution, having successfully delivered more than **12,000 residential units** to date. The company has established strategic alliances with globally recognized luxury brands—including **Bugatti**, **Mercedes-Benz**, and **Jacob & Co.**—to create differentiated, high-value assets in the ultra-premium segment.

Binghatti's development strategy is underpinned by a multi-tiered approach that targets both the mainstream and luxury residential markets. This enables the company to capture a broad spectrum of demand while maintaining strong margins and asset quality across its portfolio.

With a focus on innovation, brand equity, and long-term value creation, Binghatti continues to expand its footprint in Dubai's dynamic real estate sector, positioning itself as a compelling partner for institutional capital and strategic investment.

A stylized, handwritten signature of Muhammad BinGhatti in black ink.





# *The Ascendence of Form*

