



BINGHATTI
SKYBLADE



AREA ANALYSIS

AREA ANALYSIS

LOCATION



CONFIGURATION

VALUE

BINGHATTI
BINGHATTI
SKYBLADE
SKYBLADE

100

READY

22

UNDER
DEVELOPMENT

6

PLANNED

READY UNITS

26,408

APARTMENT

21,206

RETAIL

1,323

UNDER CONSTRUCTION UNITS

3,969

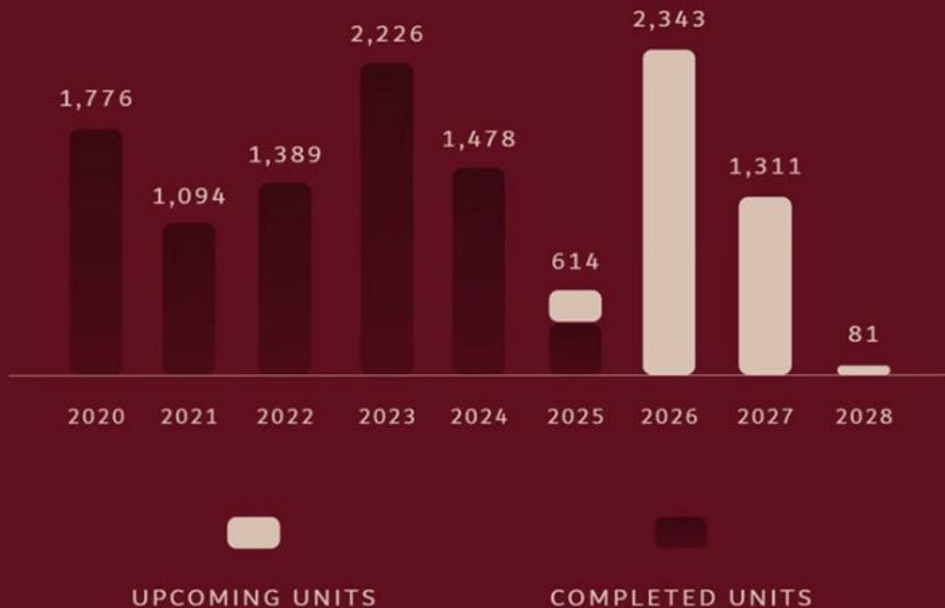
APARTMENT

3,944

RETAIL

25

UNITS SUPPLY TRACKER





UNDER DEVELOPMENT

- 1.SRG TOWER
- 2.25H Heimat
- 3.One Residence
- 4.Al Hikma Tower
- 5.Elegance Tower
- 6.Volta by Damac
- 7.The Society House
- 8.Rove Home Residences
- 9.St. Regis the Residences
- 10.Elite Downtown Residences
- 11.Rixos Financial Center Road
- 12.Sofitel Residences Downtown
- 13.W residences Dubai Downtown
- 14.Fairmont Residences Solara Tower
- 15.Mercedes-Benz Places
- 16.Baccarat Hotel & Residences Dubai
- 17.St. Regis Residences Financial Center Road
- 18.Address Grand Downtown

GREATER THAN 1,500 SQFT

NO OF
TRANSACTIONS **487**
BUILT-UP
AREA MIX **31.4%**

1000 - 1,500 SQFT

NO OF
TRANSACTIONS **442**
BUILT-UP
AREA MIX **28.5%**

0-500 SQFT

NO OF
TRANSACTIONS **118**
BUILT-UP
AREA MIX **7.6%**

500 - 1,000 SQFT

NO OF
TRANSACTIONS **504**
BUILT-UP
AREA MIX **32.5%**

BUILT-UP AREA

10M+

NO OF
TRANSACTIONS **191**
BUILT-UP
AREA MIX **12.5%**

5M - 10M

NO OF
TRANSACTIONS **203**
BUILT-UP
AREA MIX **13.3%**

3M - 5M

NO OF
TRANSACTIONS **474**
BUILT-UP
AREA MIX **31%**

1M - 1.5M

NO OF
TRANSACTIONS **133**
BUILT-UP
AREA MIX **8.7%**

1.5M - 2M

NO OF
TRANSACTIONS **88**
BUILT-UP
AREA MIX **5.7%**

2M - 3M

NO OF
TRANSACTIONS **439**
BUILT-UP
AREA MIX **28.7%**


3 BED

NO OF
TRANSACTIONS **182**
BUILT-UP
AREA MIX **11.7%**

2 BED

NO OF
TRANSACTIONS **507**
BUILT-UP
AREA MIX **32.7%**

4 BED

NO OF
TRANSACTIONS **75**
BUILT-UP
AREA MIX **4.8%**

STUDIO

NO OF
TRANSACTIONS **217**
BUILT-UP
AREA MIX **14%**

1 BED

NO OF
TRANSACTIONS **552**
BUILT-UP
AREA MIX **35.6%**

BEDROOMS

SALES PRICE/SQFT
GREATER THAN 3,500 AED

NO OF
TRANSACTIONS **334**
BUILT-UP
AREA MIX **21.5%**

3,000 - 3,500 AED

NO OF
TRANSACTIONS **356**
BUILT-UP
AREA MIX **23%**

1,500 - 1,800 AED

NO OF
TRANSACTIONS **24**
BUILT-UP
AREA MIX **1.5%**

1,800 - 2,500 AED

NO OF
TRANSACTIONS **194**
BUILT-UP
AREA MIX **12.5%**

2,500 - 3,000 AED

NO OF
TRANSACTIONS **628**
BUILT-UP
AREA MIX **40.5%**



ALL TRANSACTIONS IN DOWNTOWN

TOTAL VOLUME	AVERAGE SALES PRICE	AVERAGE BUILT-UP AREA SQFT	AVERAGE PRICE AED/SQFT
OVERALL	6,170,635	1,646	3,360
APARTMENT	6,170,635	1,646	3,360



6.3



VOLUME OF PROPERTY SALES IN DOWNTOWN DUBAI



2024



2025



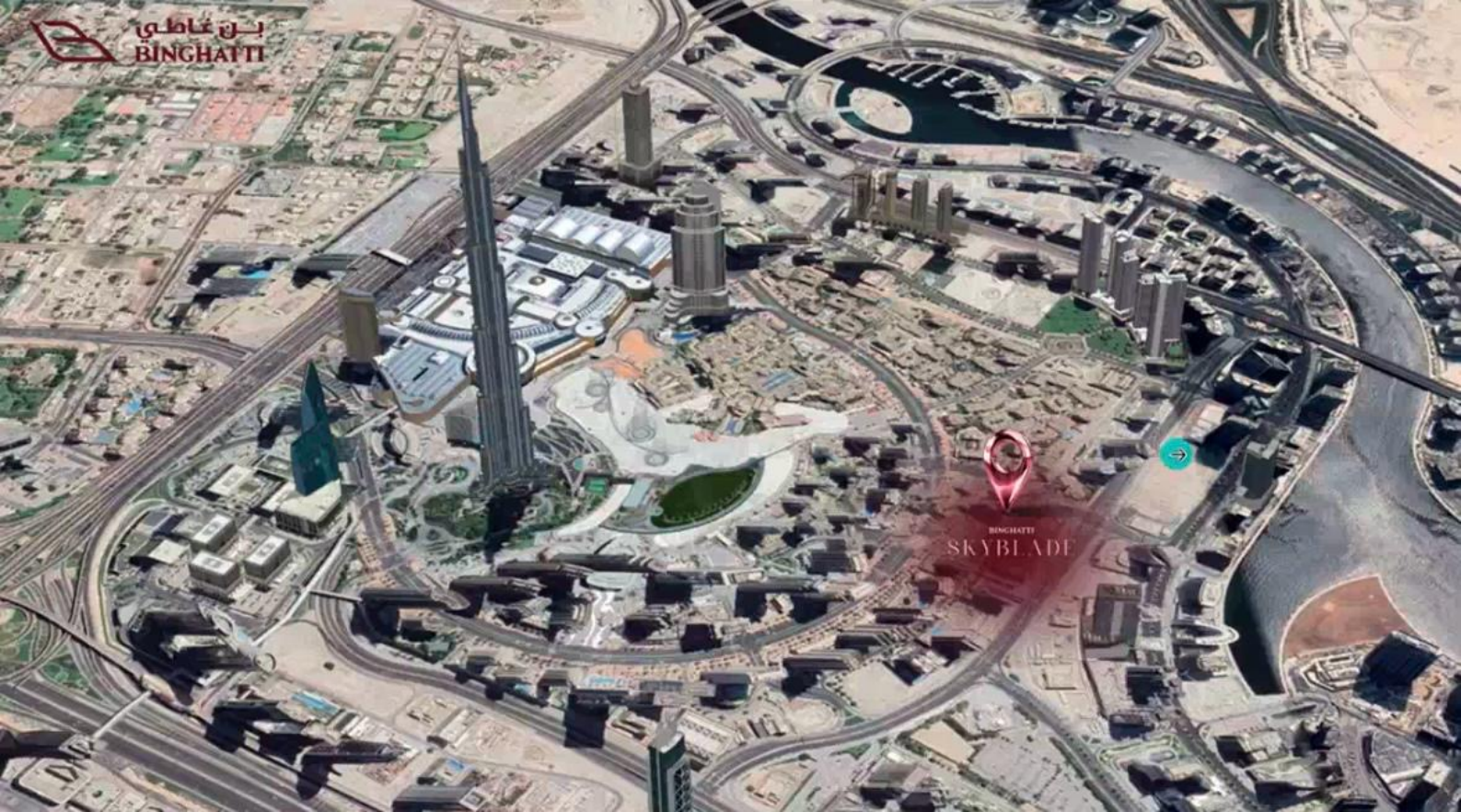
1ST SALE VS. RESALE PROPERTY PRICE PER SQFT IN DOWNTOWN DUBAI



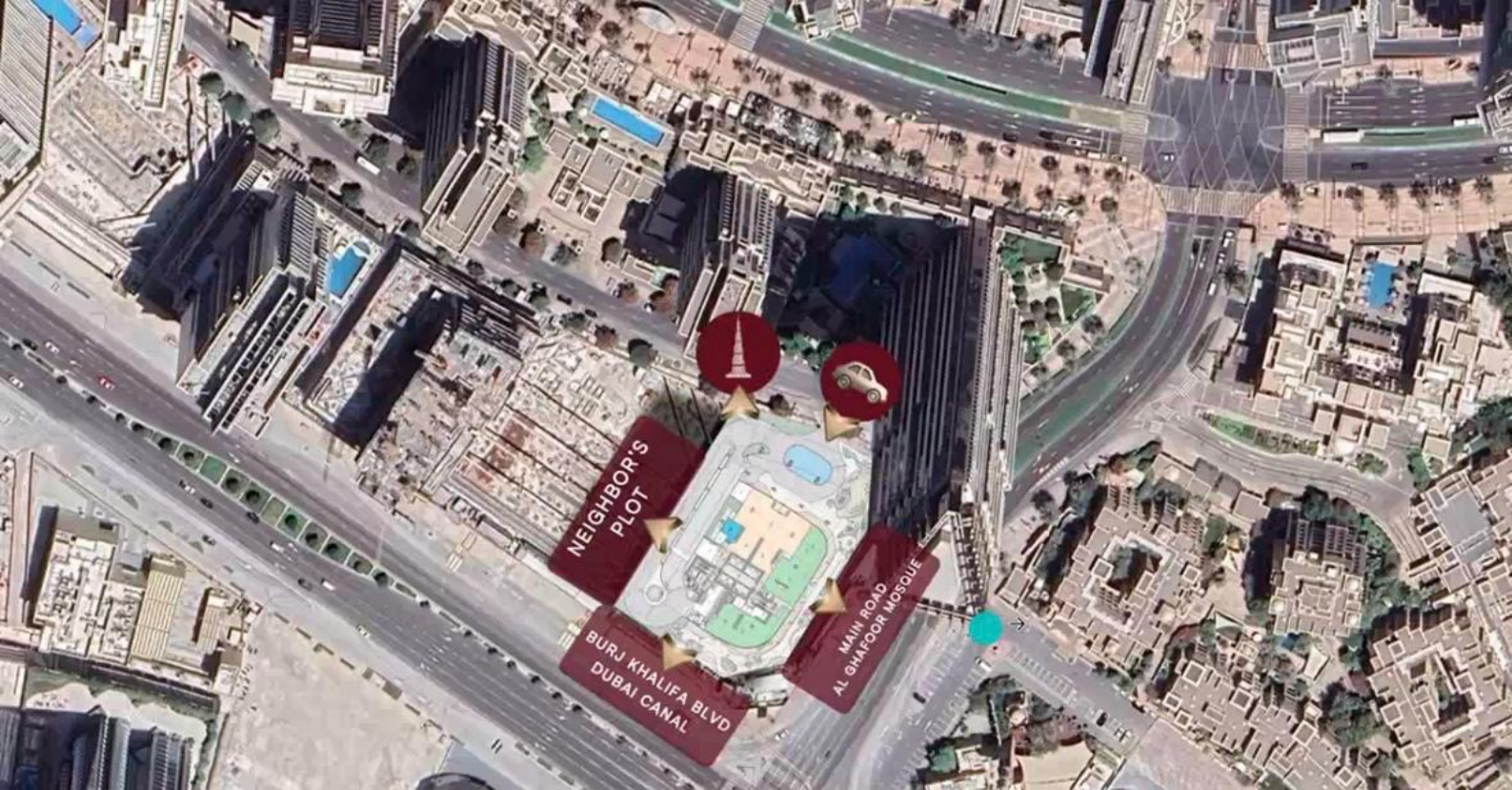
LOCATION



BINGHATTI
SKYBLADE



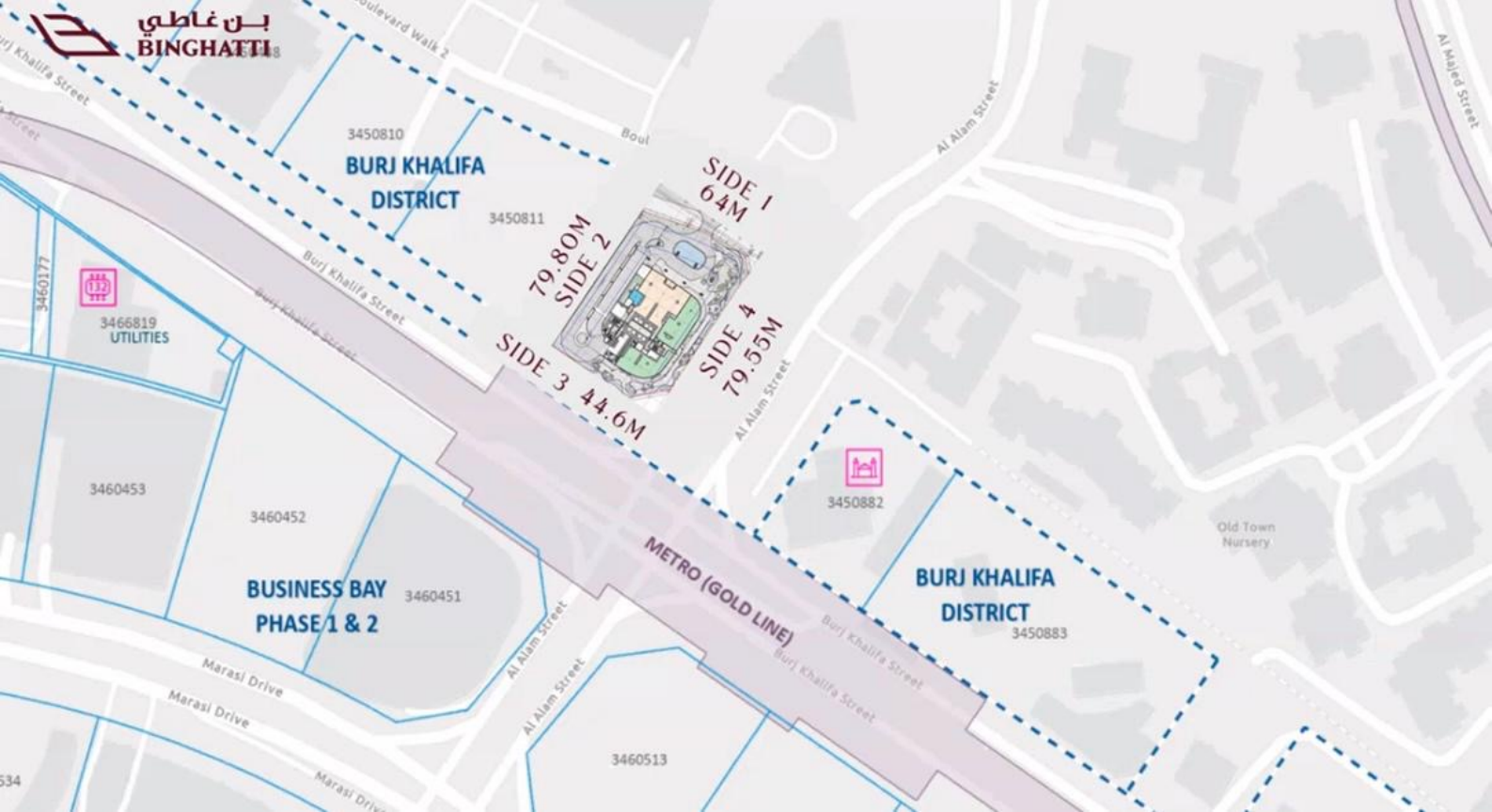
BINGHATTI
SKYBLADE



NEIGHBOR'S
PLOT

BURJ KHALIFA BLVD
DUBAI CANAL

MAIN ROAD
AL GHAFOR MOSQUE



CONFIGURATION



BINGHATTI
SKYBLADE

PROPERTY TYPE

MIXED USED: RESIDENTIAL & RETAIL
PLOT AREA: 5,125 SQM (55,165.66 SQFT)

CONFIGURATION

4B + G + 3P + AMENITIES FLOOR
+ 55 RESIDENTIAL FLOORS + 5 MECH+ ROOF

NUMBER OF UNITS

STUDIO APARTMENTS	188
PREMIUM STUDIO	208
1-BED ROYAL SUITE	100
2-BED APARTMENTS	110
2-BED BURJ ROYAL SUITE	10
3-BED BURJ ROYAL WING	03
TOTAL RESIDENTIAL UNITS	619
RETAILS	02

ELEVATORS

RESIDENTIAL LIFTS	8
FIRE LIFTS	1

FLOOR
TO CEILING
HEIGHT
3.92M

LOBBY
HEIGHT
9.30M



BUILDING HEIGHT

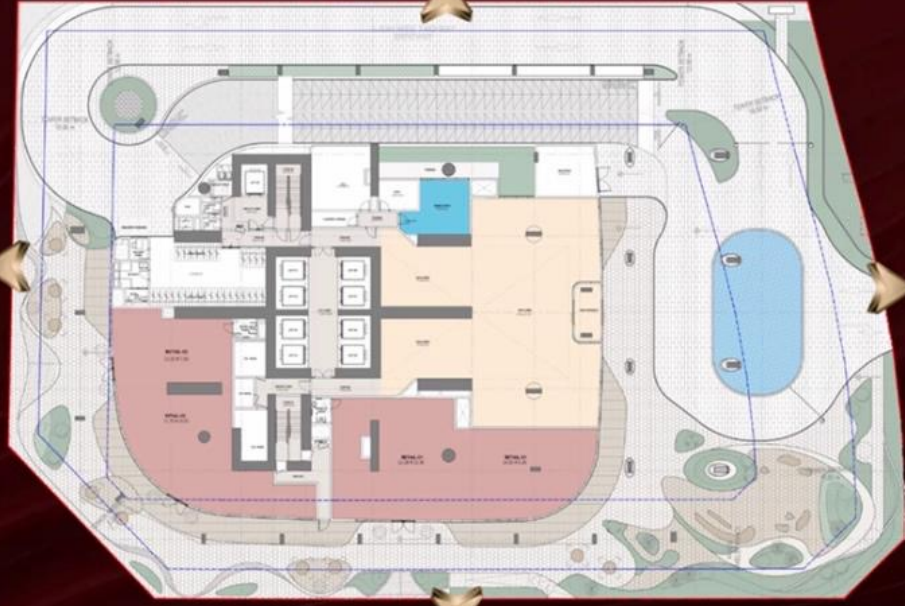
357.65M

RETAILS

NEIGHBOR'S PLOT

BURJ KHALIFA BLVD
DUBAI CANAL

BURJ KHALIFA VIEW



●
AVAILABLE
RETAIL UNIT

MAIN ROAD

RETAILS

UNIT	AREA FT2	SIZE CAT	LOCATION	BUSINESS CAT.	DR	WS	KED	FAD FOR KITCHEN	GAS	TOTAL AVAILABLE LOAD
RETAIL 01	3070	MEDIUM	CORNER	F&B	✓	✓	✓	✓	✓	75KW
RETAIL 02	2836	MEDIUM	CORNER	F&B	✓	✓	✓	✓	✓	75KW

AMENITIES FLOOR
ADULT POOL DIMENSIONS
490SQM



490SQM

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.

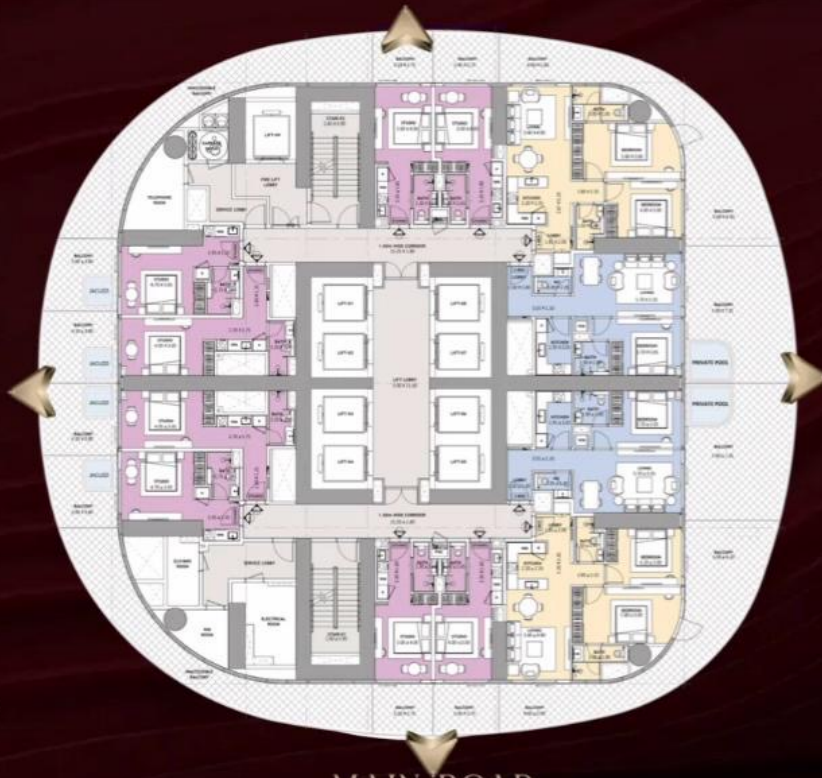
RESIDENTIAL FLOOR

1

TOTAL
UNITS PER FLOOR

12

BURJ KHALIFA BLVD
DUBAI CANAL



BURJ KHALIFA VIEW



MAIN ROAD



STUDIO



1BEDROOM



2BEDROOM

MAIN ROAD

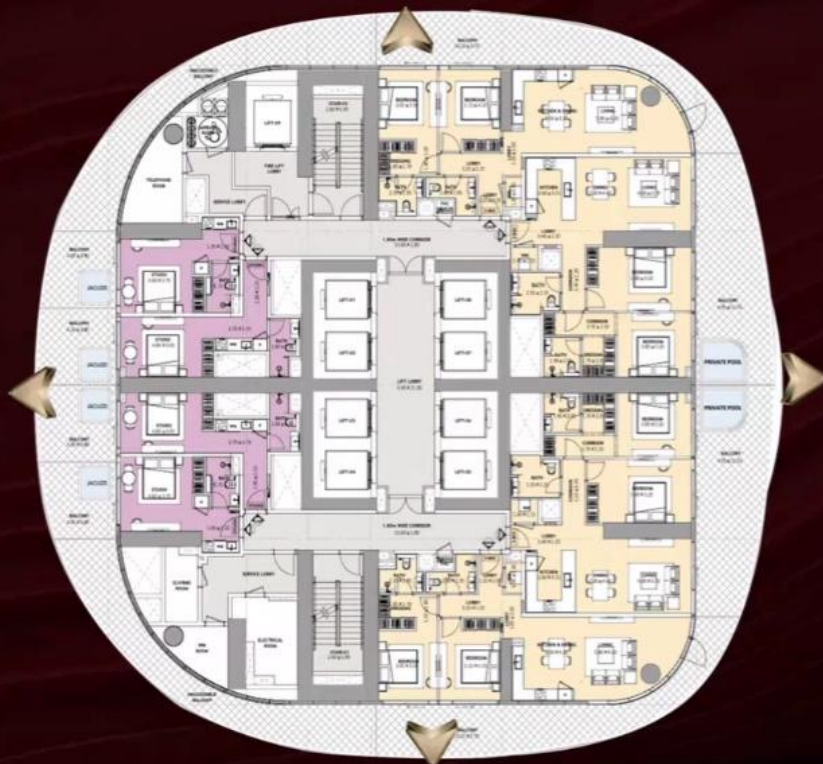
RESIDENTIAL FLOOR

48&49

TOTAL
UNITS PER FLOOR

8

BURJ KHALIFA BLVD
DUBAI CANAL



BURJ KHALIFA VIEW



STUDIO 2BEDROOM

MAIN ROAD

FLOORS L54-RES50

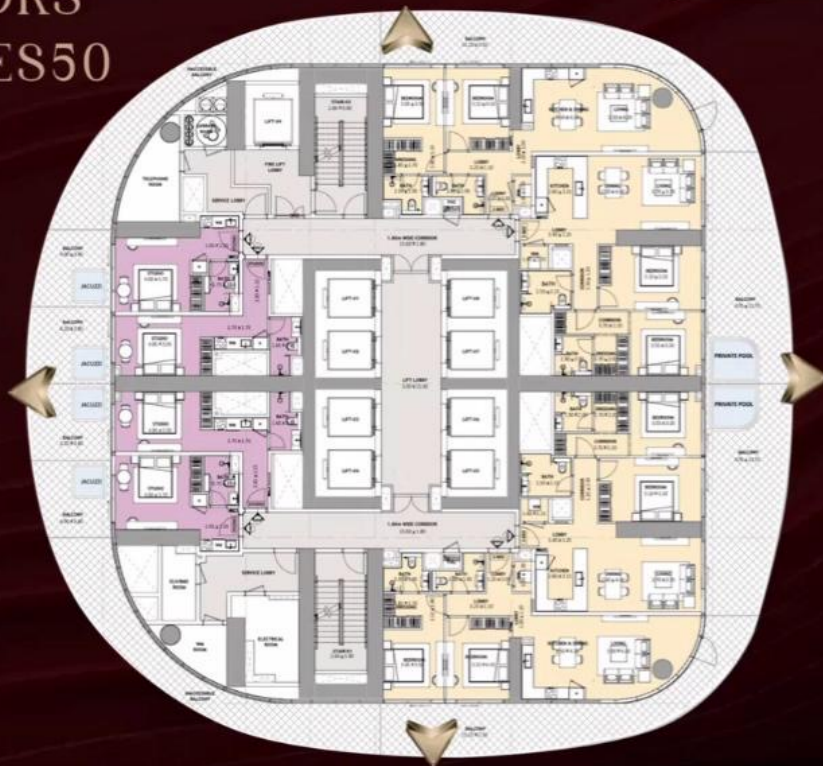
NEIGHBOR'S PLOT

"GoogleUpdater" added items that can run in the background. You can manage these in Login Items & Extensions.

RESIDENTIAL FLOOR
50

TOTAL
UNITS PER FLOOR
8

BURJ KHALIFA BLVD
DUBAI CANAL



BURJ KHALIFA VIEW



STUDIO 2BEDROOM

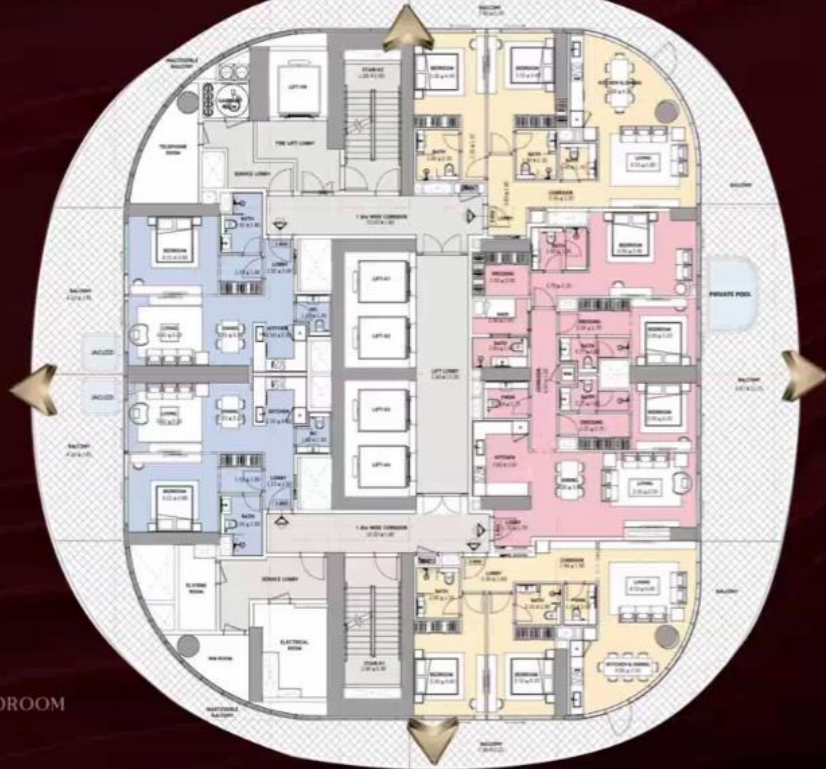
MAIN ROAD

RESIDENTIAL FLOOR
55

TOTAL
UNITS PER FLOOR
5

BURJ KHALIFA BLVD
DUBAI CANAL

1BEDROOM 2BEDROOM 3BEDROOM



MAIN ROAD

BURJ KHALIFA VIEW



NEIGHBOR'S PLOT

ROOF

BURJ KHALIFA BLVD
DUBAI CANAL

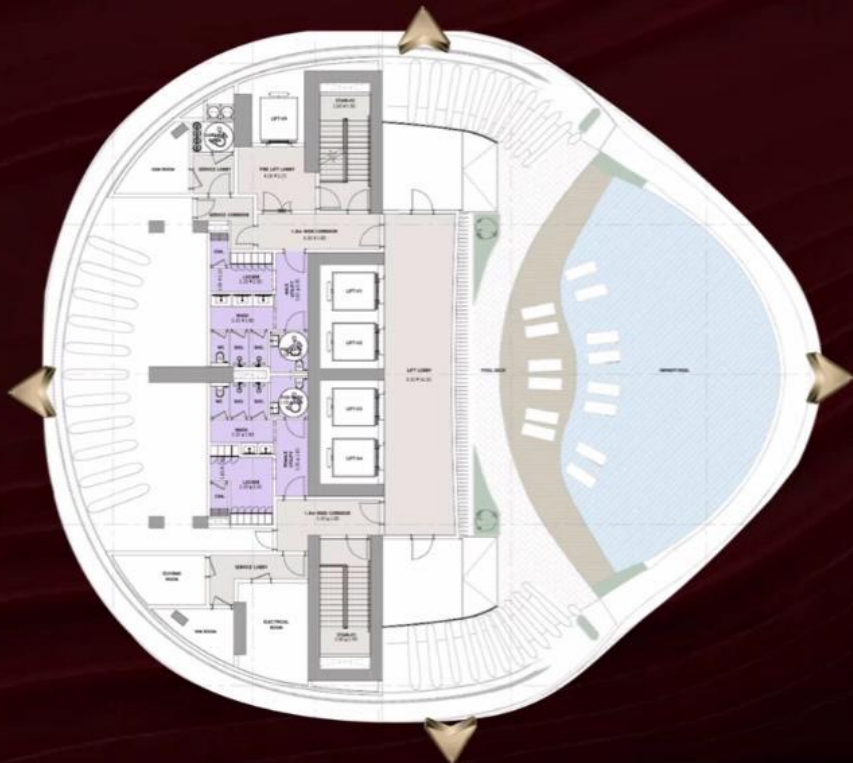
BURJ KHALIFA VIEW

MAIN ROAD

INFINITY POOL DIMENSIONS 2058SQM



GYM

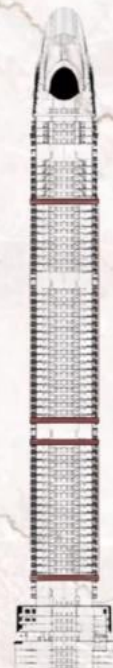
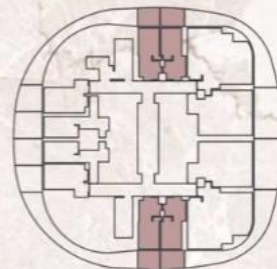




TYPE 1-3 UNIT TYPE STUDIO



AREA	SQ. M	SQ. FT
SUITE AREA	26.80 m ²	288.47 ft ²
BALCONY AREA	9.02 m ²	97.09 ft ²
TOTAL UNIT AREA	35.82 m ²	385.56 ft ²





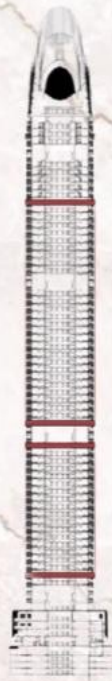
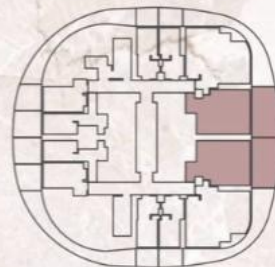
TYPE 1-3

UNIT TYPE 1BEDROOM



AREA	SQ. M	SQ. FT
SUITE AREA	60.73 m ²	653.69 ft ²
BALCONY AREA	29.09 m ²	313.12 ft ²
TOTAL UNIT AREA	89.82 m ²	966.81 ft ²

PRIVATE JACUZZI DIMESIONS
2.24 SQM / 1.5 X 1.5M

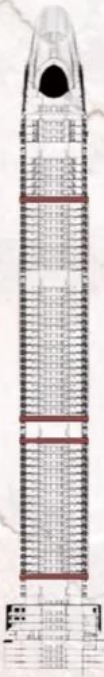
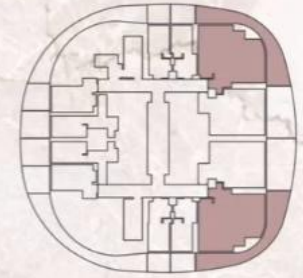




TYPE 1-9
UNIT TYPE 2BEDROOM

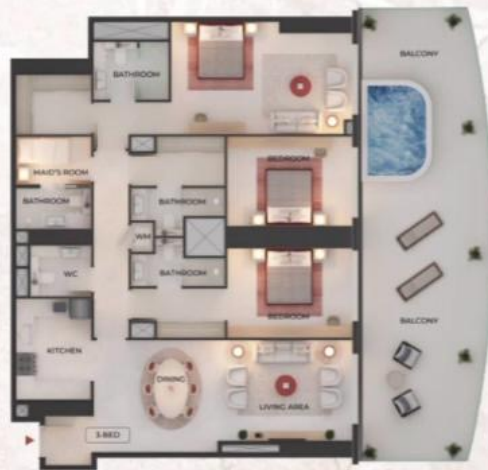


AREA	SQ. M	SQ. FT
SUITE AREA	78.15 m ²	841.20 ft ²
BALCONY AREA	38.98 m ²	419.58 ft ²
TOTAL UNIT AREA	117.13 m ²	1260.78 ft ²



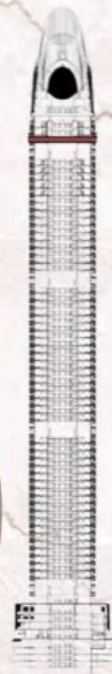
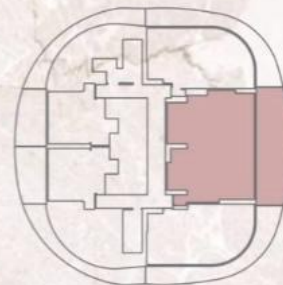


TYPE 1-3 UNIT TYPE 3BEDROOM



AREA	SQ. M	SQ. FT
SUITE AREA	170.50 m ²	1835.25 ft ²
BALCONY AREA	68.22 m ²	734.31 ft ²
TOTAL UNIT AREA	238.72 m ²	2569.56 ft ²

PRIVATE SWIMMING POOL
DIMENSIONS
3.83 SQM / 1.89 X 2.1M



VALUE



BINGHATTI
SKYBLADE

CRAFTED WITH PRECISION

COMMITMENT TO QUALITY AND CRAFTSMANSHIP



PRICES

UNIT TYPES	STARTING PRICE	AVERAGE PRICE	MAX PRICE
STUDIO	1,674,999	1,747,951	1,829,999
PREMIUM STUDIO	1,774,999	1,879,542	1,999,999
1 BEDROOM ROYAL SUITE	3,649,999	3,794,249	3,999,999
2 BEDROOM	4,699,999	5,026,181	6,299,999
2 BEDROOM ROYAL SUITE	9,499,999	9,719,999	9,999,999
3 BEDROOM ROYAL SUITE	14,499,999	14,766,666	14,999,999
RETAIL	20,054,999	20,882,499	21,709,999

SIZES

UNIT TYPES	MIN. AREA SQ.FT.	AVERAGE SIZE SQ.FT	MAX AREA SQ.FT.
STUDIO	378	382	386
PREMIUM STUDIO	462	497	533
1 BEDROOM ROYAL SUITE	965	970	1,030
2 BEDROOM	1,261	1,303	1,805
2 BEDROOM ROYAL SUITE	1,517	1,532	1,545
3 BEDROOM ROYAL SUITE	2,357	2,468	2,570
RETAIL	2,836	2,953	3,070

LAUNCH OFFER

PAYMENT PLAN

60/40

DOWN PAYMENT

10%

STANDARD PAYMENT PLAN

70/30

BINGHATTI
SKYBLADE

COMPLETION

Q4 2027

BINGHATTI
SKYBLADE