



THE FUTURE OF MAJAN

32%

RESIDENTIAL

44%

RETAIL ENTERTAINMENT

24%

COMMERCIAL

THE DOWNTOWN OF DUBAILAND

TOP BUYER NATIONALITIES IN MAJAN



1

UAE



2

INDIA



3

EGYPT



4

SAUDI ARABIA



5

SYRIA



6

JORDAN



7

PAKISTAN



8

UK

PROXIMITY



Global Village

GLOBAL VILLAGE

5 MIN



IMG WORLDS OF ADVENTURE

5 MIN

THE
DUBAI
MALL

DUBAI MALL / BURJ KHALIFA

15 MIN



DUBAI INTERNATIONAL AIRPORT

20 MIN



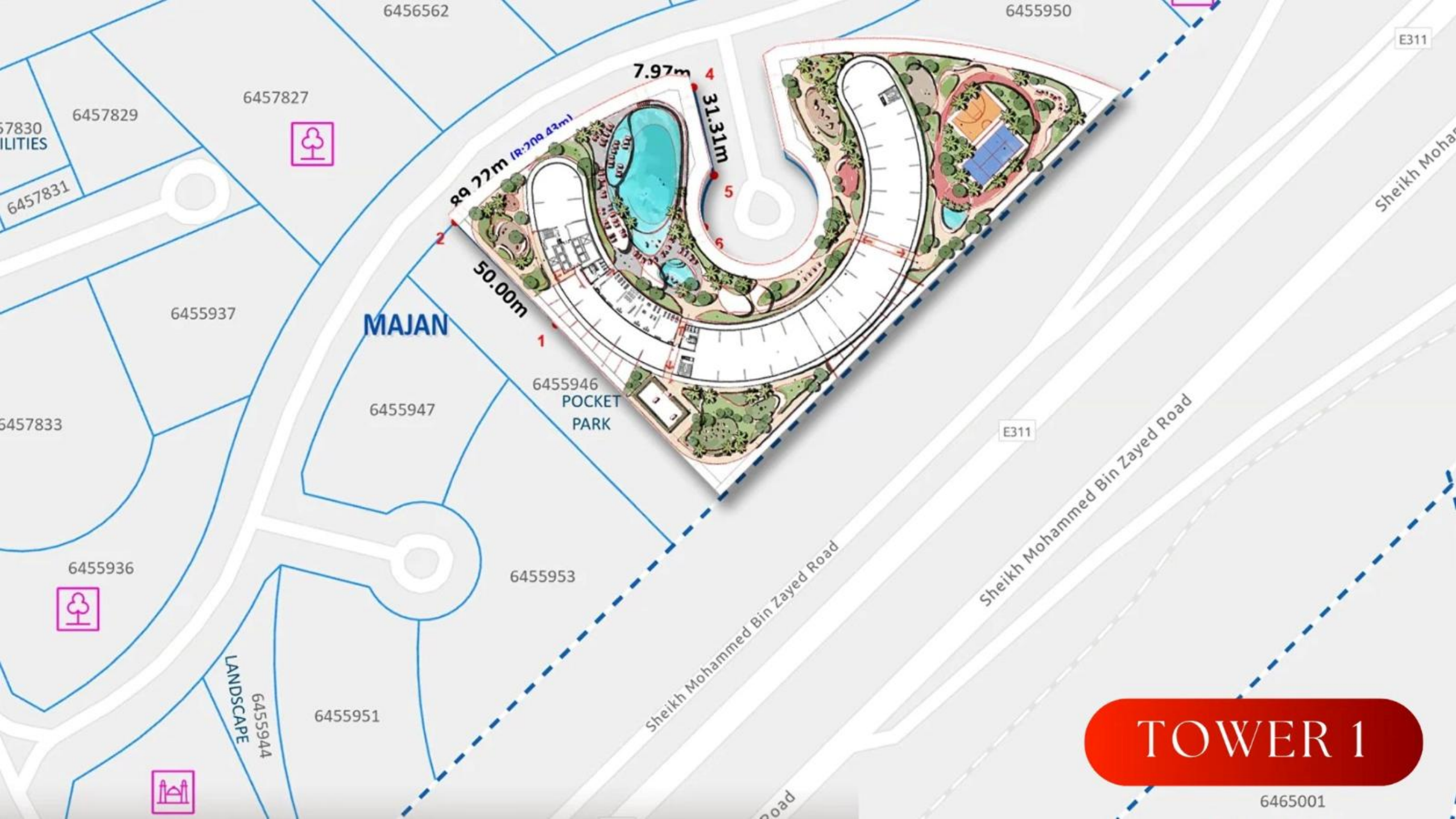
AL MAKTOUM INTERNATIONAL AIRPORT

20 MIN

BINGHATTI SKYFLAME



MAJAN



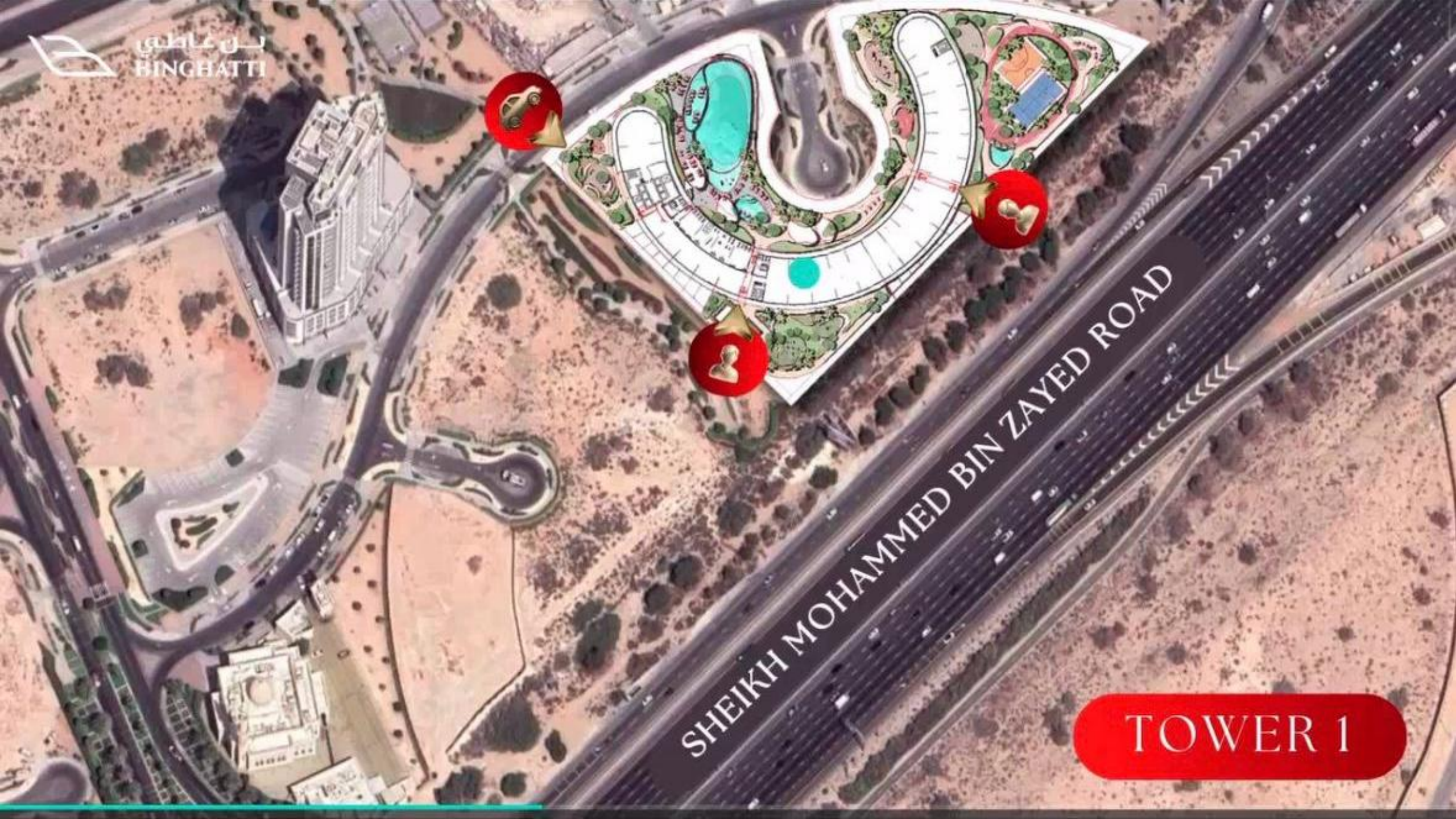
MAJAN

6455946
POCKET
PARK

6455944
LANDSCAPE

TOWER 1

6465001



SHEIKH MOHAMMED BIN ZAYED ROAD

TOWER 1

PROJECT FACTS TOWER 1

PROPERTY TYPE

RESIDENTIAL & RETAILS

PLOT AREA = 16460.24 SQM. / 177176.56 SQFT

CONFIGURATION

G+5P +27 RESIDENTIAL FLOORS
+ MECH. + ROOF

NUMBER OF UNITS

STUDIO	741
1 BEDROOM	584
2 BEDROOM	52
4 BEDROOM	1
TOTAL RESIDENTIAL UNITS:	1378

RETAILS	29
TOTAL RESIDENTIAL LIFTS	12
FIRE LIFT	1

FLOOR
TO CEILING
HEIGHT
3.25M

LOBBY
HEIGHT
5.45M



PROPERTY TYPE

RESIDENTIAL & RETAILS

PLOT AREA = 9251.95 SQM. / 99587.13 SQFT

CONFIGURATION

G+5P +22 RESIDENTIAL FLOORS
+ MECH. + ROOF

NUMBER OF UNITS

STUDIO	406
1 BEDROOM	332
2 BEDROOM	44
TOTAL RESIDENTIAL UNITS:	782

RETAILS	19
TOTAL RESIDENTIAL LIFTS	10
FIRE LIFT	1

FLOOR
TO CEILING
HEIGHT
3.25M

LOBBY
HEIGHT
5.45M



BUILDING HEIGHT 115.6M



بن غاطي
BINGHATTI

TOWER 1

PARK

1ST FLOOR

GYM	STUDIO	1 BEDROOM	2 BEDROOM
	32	21	2
	TOTAL		55



NEIGHBOR PLOT

SHEIKH MOHAMMED BIN ZAYED ROAD

TOWER 1



Adult Pool
+ Shallow Water Pool



Kids Pool mixed
with Water Splash



kids Play
Area



Padel
Court



Basketball
Court



Family Sitting
Zones



Shaded
Area



Green
Area



Gym



Benches Sitting



Walk Ways



Plaza



Water
Features



Outdoor
Cinema



Jogging
Track





بن غاطي
BINGHATTI

TOWER 1

ADULT POOL
710 SQM

SHALLOW WATER POOL
290 SQM

KIDS POOL MIXED WITH
WATER SPLASH
160 SQM

TOWER 2

PARK

1ST FLOOR

GYM

STUDIO

1 BEDROOM

2 BEDROOM



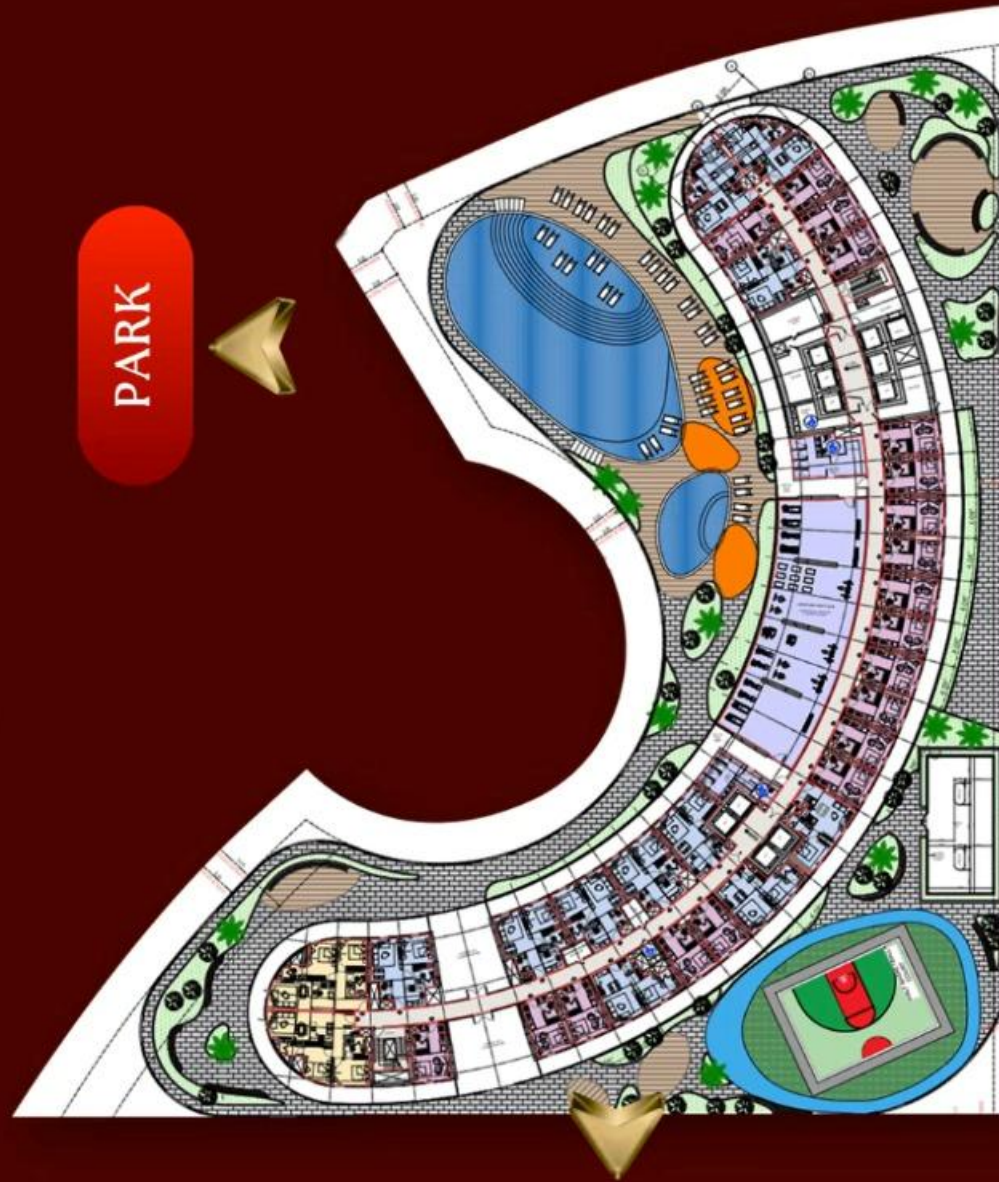
19

11

2

TOTAL

32



NEIGHBOR PLOT

SHEIKH MOHAMMED BIN ZAYED ROAD

TOWER 2

ADULT POOL
375 SQM

SHALLOW WATER POOL
117 SQM

KIDS POOL MIXED WITH
WATER SPLASH
103 SQM

TOWER 2



Adult Pool
+ Shallow Water Pool



Kids Pool



kids Play
Area



Basketball
Court



Family Sitting
Zones



Shaded
Area



Green
Area



Gym



Benches Sitting



Wake Ways



TOWER 1

FLOORS	Studio	1 Bedroom	2 Bedroom	4 Bedroom	TOTAL
1st Floor	32	21	2	0	55
2nd Floor	37	25	2	0	64
3rd Floor	37	29	2	0	68
4th Floor	37	29	2	0	68
5th Floor	37	29	2	0	68
6th Floor	37	29	2	0	68
7th Floor	37	29	2	0	68
8th Floor	37	29	2	0	68
9th Floor	37	29	2	0	68
Mechanical Floor	0	0	0	0	0
Structural Slab	0	0	0	0	0
10th Floor	35	29	2	0	66
11th Floor	35	28	2	0	65
12th Floor	29	27	2	0	58
13th Floor	31	26	2	0	59
14th Floor	27	24	2	0	53
15th Floor	29	23	2	0	54
16th Floor	27	22	2	0	51
17th Floor	28	20	0	1	49
18th Floor	22	19	2	0	43
19th Floor	24	18	2	0	44
20th Floor	18	17	2	0	37
21st Floor	20	16	2	0	38
22nd Floor	15	14	2	0	31
23rd Floor	17	13	2	0	32
24th Floor	15	12	2	0	29
25th Floor	17	10	2	0	29
26th Floor	11	9	2	0	22
27th Floor	13	8	2	0	23
TOTAL	741	584	52	1	1378

TOWER 2

FLOORS	Studio	1 Bedroom	2 Bedroom	TOTAL
1st Floor	19	11	2	32
2nd Floor	21	14	2	37
3rd Floor	21	18	2	41
4th Floor	21	18	2	41
5th Floor	21	18	2	41
6th Floor	21	18	2	41
7th Floor	21	18	2	41
8th Floor	21	18	2	41
9th Floor	21	18	2	41
Mechanical Floor	0	0	0	0
Structural Slab	0	0	0	0
10th Floor	21	18	2	41
11th Floor	21	18	2	41
12th Floor	21	18	2	41
13th Floor	21	18	2	41
14th Floor	17	18	2	37
15th Floor	19	17	2	38
16th Floor	15	15	2	32
17th Floor	17	14	2	33
18th Floor	15	11	2	28
19th Floor	17	10	2	29
20th Floor	11	9	2	22
21st Floor	13	8	2	23
22nd Floor	11	7	2	20
TOTAL	406	332	44	782

Size Range

UNIT TYPE	MIN AREA SQFT	AVERAGE SIZE SQFT	MAX AREA SQFT
STUDIO	401	416	608
1 BEDROOM	689	739	1,343
2 BEDROOM	1,210	1,233	1,257
2 BEDROOM ROYAL SUITE	2,112	2,174	2,235
RETAIL	590	952	1,836

Price Range

UNIT TYPE	MIN PRICE SQFT	AVERAGE PRICE SQFT	MAX PRICE SQFT
STUDIO	→ 1,317	1,759	1,932
1 BEDROOM	987	1,580	1,637
2 BEDROOM	1,346	1,361	1,377
2 BEDROOM ROYAL SUITE	799	826	853
RETAIL	4,250	4,311	4,500

UNIT TYPE	NUMBER OF UNITS	STARTING PRICE
STUDIO	741	699,999 AED
1 BEDROOM	584	1,099,999 AED
2 BEDROOM	20	1,649,999 AED
2 BEDROOM ROYAL SUITE	32	1,774,999 AED
RETAIL	29	2,506,999 AED



Retail

TOWER 1

UNITS	AREA	BUSINESS CATEGORY	TCL
RETAIL 01	1835.57	F&B	50KW
RETAIL 02	741.63	Convenience / Service	20KW
RETAIL 03	1030.21	Convenience / Service	25KW
RETAIL 04	741.63	Convenience / Service	20KW
RETAIL 05	976.82	F&B	33KW
RETAIL 06	977.26	F&B	33KW
RETAIL 07	1532.24	F&B	45KW
RETAIL 08	1743.32	F&B	50KW
RETAIL 09	661.23	F&B	30KW
RETAIL 10	661.23	F&B	30KW
RETAIL 11	817.52	F&B	30KW
RETAIL 12	1119.88	F&B	40KW
RETAIL 13	1308.03	Convenience / Service	26KW
RETAIL 14	1034.09	F&B	35KW
RETAIL 15	937.54	F&B	32KW
RETAIL 16	839.48	Convenience / Service	20KW
RETAIL 17	749.81	Convenience / Service	20KW
RETAIL 18	882.43	Convenience / Service	25KW
RETAIL 19	594.28	Convenience / Service	20KW
RETAIL 20	589.86	Convenience / Service	20KW
RETAIL 21	633.89	F&B	30KW
RETAIL 22	697.39	F&B	30KW
RETAIL 23	778.02	F&B	30KW
RETAIL 24	872.2	Convenience / Service	20KW
RETAIL 25	1003.84	Convenience / Service	25KW
RETAIL 26	868.54	F&B	40KW
RETAIL 27	875	F&B	32KW
RETAIL 28	875	F&B	32KW
RETAIL 29	1234.73	F&B	45KW

TOWER 2

UNITS	AREA	BUSINESS CATEGORY	TCL
RETAIL 01	901.15	F&B	40KW
RETAIL 02	664.67	Convenience / Service	18KW
RETAIL 03	720.32	Convenience / Service	18KW
RETAIL 04	541.75	Convenience / Service	18KW
RETAIL 05	664.67	Convenience / Service	18KW
RETAIL 06	664.67	F&B	30KW
RETAIL 07	1364.97	F&B	40KW
RETAIL 08	446.06	F&B	30KW
RETAIL 09	446.06	F&B	30KW
RETAIL 10	446.16	F&B	30KW
RETAIL 11	764.13	F&B	32KW
RETAIL 12	850.67	F&B	35KW
RETAIL 13	732.48	F&B	30KW
RETAIL 14	630.33	F&B	30KW
RETAIL 15	541.32	F&B	30KW
RETAIL 16	529.05	Convenience / Service	18KW
RETAIL 17	628.07	Convenience / Service	18KW
RETAIL 18	733.95	Convenience / Service	18KW
RETAIL 19	1649.68	F&B	50KW



MATERIAL LIST

- 1 Feature Marble at Lobby
- 2 Travertine Stone / Porcelain Flooring
- 3 General Wood - European Walnut
- 4 Mirror
- 5 Mesh Glass
- 6 Bronze Metal Finish
- 7 Leather Padding
- 8 White Paint
- 9 Feature Marble for Apartments
- 10 Subway Tiles for Apartments
- 11 Corian for Countertops
- 12 Wallpaper
- 13 Painted Wood for Kitchen Cabinets
- 14 Porcelain Tile for Kitchen Backsplash



PAYMENT PLAN

70-30



COMPLETION DATE

31 DECEMBER 2027

