



BINGHATTI
AMBERHALL



Binghatti: A Legacy of Architectural Artistry

In the heart of Dubai's vibrant real estate landscape, **Binghatti** stands as a testament to architectural ingenuity and unwavering commitment to excellence.

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 60 projects valued at more than AED 40 billion, **Binghatti** is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of 25,000 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.

Moments suspended
between sky and earth.

Walls that embrace.
Not confine.

Each step forward
grounded in grace.

A New Perspective on Living



At Amberhall, discover a new perspective on living, where the vibrant cityscape becomes an extension of your home. Imagine waking each morning to breathtaking views of Dubai, **the city unfolding before you like a canvas.** Here, life takes on a new dimension, where every moment is infused with a sense of possibility and wonder. Step onto your private terrace and feel the energy of the city pulse around you, while you remain cocooned in your own tranquil sanctuary.





A Canvas of Light, Where Lives Unfold

Sunlight streams through expansive windows, bathing interiors in a warm, inviting glow. Amberhall's design is a celebration of light and space, where every corner feels open and airy. The interplay of light and shadow creates a dynamic atmosphere, where your home transforms throughout the day, reflecting the rhythm of the sun and the city. This is a space where your life unfolds, where you can create, connect, and thrive.



Navigate through the Path of Dreams

EMIRATES
GOLF CLUB

BURJ
AL ARAB

DOWNTOWN
DUBAI

HESSA STREET

E44 DUBAI
ALKHAIL ROAD

بن غاطي أمبر هول
BINGHATTI AMBERHALL

E311 SHEIKH MOHAMMAD
BIN ZAYED ROAD

AL BARSHA SOUTH

Jumeirah Village Circle

NEARBY AMENITIES

MALL

- 1. Circle Mall

SUPERMARKET

- 1. Spinneys
- 2. Grandiose
- 3. Choithrams
- 4. Nesto Hypermarket
- 5. Viva Supermarket
- 6. Nine Star Supermarket
- 7. Starmart Supermarket
- 8. Best Home Supermarket
- 9. Almaya Supermarket

HOSPITAL/CLINIC

- 1. Aster Medical Clinic
- 2. Life Medical Center
- 3. Magnum Dental Clinic
- 4. Dr. Joy Dental Clinic
- 5. Carewell Clinic
- 6. The Branding Room Polyclinic
- 7. Life GP Clinic
- 8. Right Health Medical Center

PARK

- 1. Gadaf Park
- 2. Rihan Park
- 3. Dokhon Park
- 4. Eisbej North Park
- 5. Khansoor Park
- 6. Henna Park
- 7. Ghaf Park
- 8. Dhafar Park
- 9. Yas Community Park
- 10. Farfar Park
- 11. Halfa Park
- 12. Castle Park
- 13. Sgal Community Park
- 14. Sider Community Park
- 15. Qaret Park
- 16. Samer Park
- 17. Roolh Park
- 18. Sabar Community Park

SCHOOL

- 1. JSS International School
- 2. Kids World Nursery
- 3. Erudio Early Childhood Center
- 4. Chubby Cheeks Nursery
- 5. Stepping Stones Playschool
- 6. Ladybird Early Learning Centre
- 7. Little Wonders Nursery
- 8. Mannamkuzhi House

BINGHATTI PROJECTS

- 1. Binghatti Court
- 2. Binghatti Gate
- 3. Binghatti Mirage
- 4. Binghatti Gems
- 5. Binghatti Rose
- 6. Binghatti Jasmine
- 7. Binghatti Crescent
- 8. Binghatti Crest
- 9. Binghatti Luna
- 10. Binghatti Nova
- 11. Binghatti Heights
- 12. Binghatti Corner
- 13. Binghatti Emerald
- 14. Binghatti Venus
- 15. Binghatti House
- 16. Binghatti Onyx
- 17. Binghatti Orchid
- 18. Binghatti Gardenia
- 19. Binghatti Amber
- 20. Binghatti Tulip
- 21. Binghatti Azure
- 22. Binghatti Lavender
- 23. Binghatti Galaxy
- 24. Binghatti Phoenix
- 25. Binghatti Phantom
- 26. Binghatti Royale
- 27. Binghatti Apex
- 28. Dusk by Binghatti
- 29. Dawn by Binghatti
- 30. Binghatti Aurora
- 31. Binghatti Grove
- 32. Binghatti Ruby





بن غاطي أمبر هول
BINGHATTI AMBERHALL

PROJECT FACTS

PROPERTY TYPE

RESIDENTIAL, RETAIL & COMMERCIAL

PLOT AREA

5,813.95 SQ.M. / 62,580.83 SQ.FT.

DESCRIPTION

3B + G + 4P + 19 RESIDENTIAL FLOORS + ROOF

NUMBER OF UNITS

STUDIO APARTMENT :	230
1 BEDROOM APARTMENT :	322
2 BEDROOM APARTMENT :	78

TOTAL UNITS

TOTAL RESIDENTIAL UNITS:	630
TOTAL OFFICES:	38
RETAIL SHOPS(GROUND FLOOR):	39

ABOUT AMBERHALL

A curated collection of residences, designed for those who seek more than just a home. Studios that inspire, and 1 & 2 bedroom sanctuaries that envelope. Each space, a refuge of refined elegance, awaiting your personal touch.



DESIGN DETAILS

Crystalline glass façades, capturing the light, reflecting the sky. A shimmering beacon of modern design. Satin chrome finishes, whispering of understated luxury. Elegance in every touch. Terraces that extend your living space, blurring the lines between indoors and out. Where city views become an extension of your home.

FLOOR PLANS

Discover a space that resonates with your soul. Choose from a range of thoughtfully designed studios, 1 & 2 bedroom apartments, each offering a unique perspective on city living.

Binghatti Amberhall

Amberhall rises.
Not to reach the skyline **but to elevate the soul.**



Spaces that Breathe

Within the walls of Amberhall, discover **a sanctuary where you can breathe freely in balance.** Where the demands of the day fade away, replaced by a sense of calm. Imagine waking each morning to the soft glow of dawn, the city awakening beyond your windows. As you move through your day, feel a sense of openness, with spaces designed to enhance your well-being.

A Place Where the Skyline Becomes Your Muse

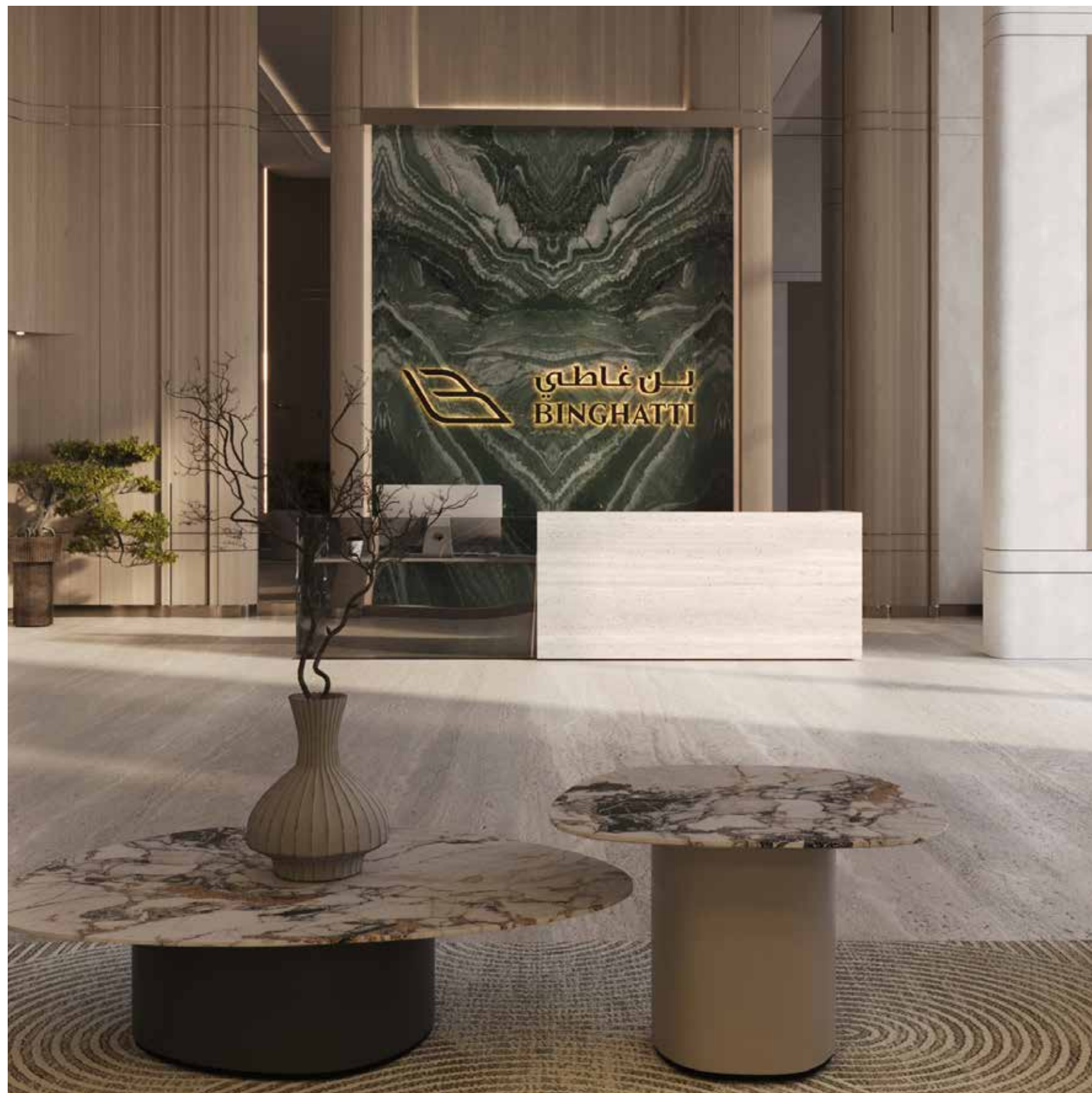


Amberhall, nestled in the heart of **Jumeirah Village Circle**. A vibrant community, offering a trove of experiences just moments from your doorstep. Explore the fine mix of shops and restaurants, or find inspiration in the nearby parks and green spaces. At Amberhall, **the city is yours**.

Every Horizon Invites You Forward

A residence for those who seek a life of purpose and passion. For those who are drawn to the energy and excitement of Dubai. **Amberhall. A place of dreams.** A place to connect with a community, to unearth new paths and embrace new possibilities.





ABOUT AMBERHALL

Delve deeper into the heart of Amberhall, where every element is a testament to Binghatti's pursuit of harmonious living. Residences are crafted with exquisite materials, inviting touch and inspiring calm. Feel the cool embrace of polished marble underfoot, the warmth of natural wood against your skin, the subtle textures that whisper of refinement.

ABOUT THE PROJECT

The Quiet Hum of Life in Perfect Rhythm



Al Khail Road, at your doorstep. The pulse of the city, within easy reach. Yet, within **Amberhall**, a sense of quiet hum prevails. A place where you can **effortlessly navigate the city**, then retreat. Here, you'll find the **perfect balance** between both worlds - the one out there and the one within.



ABOUT THE PROJECT

Where Laughter Echoes by the Water

Amberhall offers a curated collection of amenities, each designed to replenish and inspire. Immerse yourself in the adult pool, its shimmering surface reflecting the azure sky. Unwind in the soothing embrace of the seating area, letting the cares of the day melt away. Find your rhythm on the jogging track, where every step brings you closer to centre. Amberhall is your personal fortitude, a place to reconnect with your essence and embrace the moment. A place to create memories that will last a lifetime.



Outdoor
Fitness Area



Indoor
Fitness Area



Jogging
Track



Adult Pool



Kids Pool



Kids Play
Area



Yoga Area



Outdoor
Seating



Pool Deck

Time Slows, Just Enough to Savor

Interiors that whisper of elegance. Premium materials, meticulously chosen. Spaces designed for comfort, for serenity, for savouring life's precious moments. Imagine evenings spent on your private terrace, the city lights twinkling below, a glass in hand. Or perhaps a quiet morning with a book, sunlight streaming through your windows. At Amberhall, time slows down, allowing you to appreciate the beauty of these finite moments.

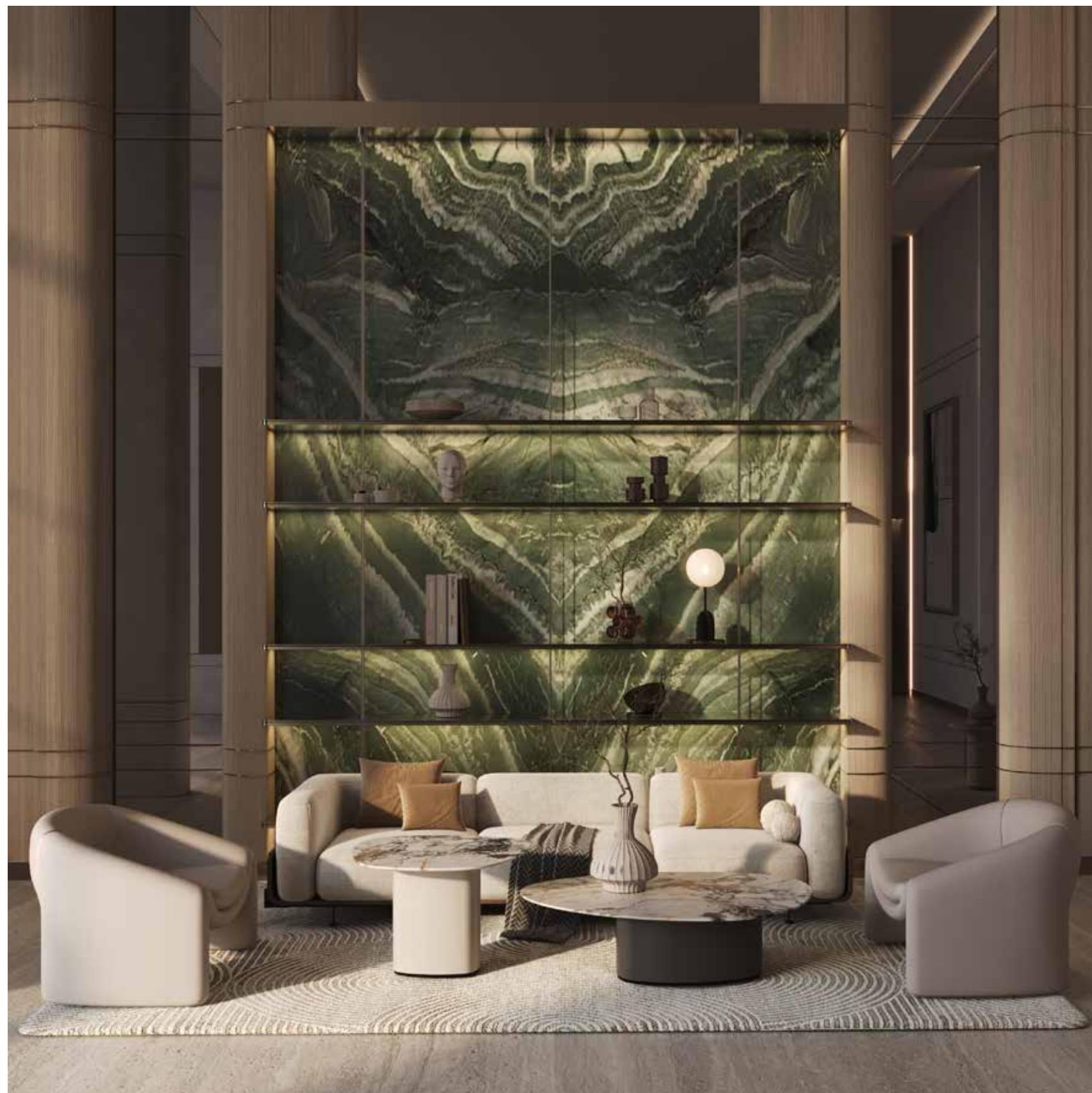


Built to endure

ABOUT THE PROJECT

Binghatti's commitment to excellence, evident in every detail. Sustainable materials, energy-efficient structures. A vision for the future, built on a foundation of quality and craftsmanship. Amberhall, a testament to a legacy of creating spaces that are both effortless and responsible. A home built to stand the test of time, both in its design and its construction.





DESIGN DETAILS

The slender structure, an architectural feat. Reflective façades, capturing the dynamism of the city. Terraces that extend your living space, blurring the lines between indoors and out. Amberhall, a building that embodies the very essence of balance. A place where you can feel both connected to the city and cocooned away from it.



Vibrant Yet Serene, Timeless Yet Bold

Subtle hues, inspired by the desert landscape. Rich textures, inviting touch. A palette of elegance, where sophistication reigns. Interiors designed to ease and inspire. A space that reflects who you are, while offering a sense of timeless elegance.

Where Beauty and Ambition Collide

Amberhall. A place and an embrace. With concierge and Masaken luxury services. Where every need is anticipated, **every desire is within reach.** A life of true effortless— one where you can fully embrace the here and now. A place where you can pursue your life's pursuits, all while reclined in the comforts of an unparalleled way of life.



DESIGN DETAILS

A Retreat. A Promise.



Amidst the city's pulse, a retreat emerges. Amberhall. A promise. A dream in glass and steel, waiting to be discovered. Crafted to inspire and built to endure. **A life of purpose awaits.**







بن غاطي أمبر هول
BINGHATTI AMBERHALL