بـــن غـاطي
BINGHATTI

BINGHATTI
MOONLIGHT

بـــن غـاطـي
BINGHATTI

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 30 billion, Binghatti is a leading privately held developer in the UAE.

The company's impressive track record, including the successful delivery of 20,000 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.

Consider
the interplay
The profound,
rhythmic pull
of its dominion.
Exquisite
in shape,
transformative
in grace.



Where the Unseen Speaks Volumes

This is Moonlight. A structure designed not merely to exist, but to reveal. It stands in Al Jaddaf, a unique community alive with tranquility and greenery.





An Ethereal Dialogue in Form

Moonlight's architectural presence offers profound reflection. Its silhouette, rising with elegant precision, is a modern aesthetic composed with meticulously articulated crystalline glass façades.

This is more than structure; it is a canvas, designed to absorb subtle glow and cast it back in a silent, captivating exchange.

Moonlight location in al Jaddaf

Moonlight is located in Al Jaddaf Waterfront, offering a breathtaking view of the Creek Harbour skyline from the balcony. It is conveniently situated near Dubai's top tourist destinations, including Dubai Mall and Burj Khalifa, and is just minutes away from Dubai International Airport.

- Al Jaddaf Walk — 2-3 MINUTES
- Burj Khalifa & Downtown Dubai — 3-5 MINUTES
- Dubai Opera — 3-5 MINUTES
- The Dubai Mall — 3-5 MINUTES
- Dubai Design District — 5-8 MINUTES
- Meydan Racecourse — 5-10 MINUTES
- Museum of the Future — 4-6 MINUTES
- Dubai Frame — 4-6 MINUTES
- Ras Al Khor Wildlife Sanctuary — 5-10 MINUTES





BINGHATTI

MOONLIGHT

PROJECT FACTS

PROPERTY TYPE

RESIDENTIAL + RETAIL + COMMERCIAL

PLOT AREA

2350.22 SQ.M / 25297.59 SQFT

DESCRIPTION

4B + G + 3P + 3 OFFICES + 1 OFFICES WITH RESIDENTIAL
+ 18 RESIDENTIAL FLOORS + ROOF

NUMBER OF UNITS

1 BED: 126

2 BEDROOM: 106

3 BEDROOM: 4

TOTAL UNITS

TOTAL RESIDENTIAL UNITS:	236
TOTAL OFFICES:	47
RETAIL SHOPS(GROUND FLOOR):	03

01

About Moonlight

Step inside and feel a gentle clarity. Moonlight features an exclusive collection of 236 residential units, comprising 126 one-bedroom, 106 two-bedroom, and 4 three-bedroom residences. Additionally, there are 47 meticulously designed office spaces and two ground-floor retail shops. Every element of Moonlight is carefully considered to create a space of quiet elegance and inspiration, reflecting Binghatti's dedication to crafting living that go beyond the ordinary.

02

Design Details

Rising with sophisticated precision, Moonlight's modern design is defined by its crystalline glass façades. These are not just surfaces, but canvases that constantly absorb and reflect the moon's subtle glow. Each feature, from the selection of sustainable, high-end materials to the seamless blend of indoor and outdoor living, reflects a pursuit if mastery and unwavering perfection. The distinctive open framework at the top Moonlight tower is subtly illuminated, serving as a beacon in the night.

03

Floor Plans

Discover residences where life unfolds with exquisite clarity. Expansive layouts and floor-to-ceiling windows bring breathtaking panoramic views of the Dubai skyline, including Burj Khalifa, Dubai Creek Harbour, Al Jaddaf Waterfront and Business Bay crossing, into the sophisticated interiors. Here, with unmatched materials and fine detail, you'll find a home where light and shadow play, creating a sense of boundless space that truly enhances everyday living.

ABOUT THE PROJECT

Binghatti Moonlight

Where light and intuition converge.
Each surface, each finish, a deliberate choice.
A discerning eye for design.





A Testament to Quiet Contemplation

Moonlight stands as a beacon of profound reflection, elevated above the city's pace. Step into a world where every detail is meant to ease the mind and soul. Feel the weight of the world dissolve as you appreciate every square inch, creating a sanctuary designed for quiet contemplation.

Rooted in Place, Boundless in Potential



Moonlight is set in the heart of Al Jaddaf, a unique meeting point of heritage and innovation. This strategic location offers unparalleled connectivity, positioned between historic Dubai Creek and and modern Business Bay. Enjoy effortless access, placing the entire city within easy reach. From cultural attractions to vibrant districts and tranquil sanctuaries, Al Jaddaf offers a lifestyle second to none. Its proximity to Dubai Healthcare City and Zabeel Palace further enhances its unique appeal.

For Those Who Discern the Exceptional

Moonlight is an invitation to a life less ordinary. It's a place where discerning individuals can find a home that reflects their aspirations, a space that inspires and elevates. Crafted for those who seek to embrace the magic of the hour, for those who truly know,





01 About Moonlight

Delve deeper into the design philosophy behind Moonlight, where every element is carefully considered to create a poised way of life. Discover residences crafted with exquisite materials, each showcasing Binghatti's pursuit of perfection. This building, standing in harmony with its sister development, captures the very essence of its name – a moment of natural beauty where light reveals.

Connected to the City, Grounded in Composure



Moonlight enjoys excellent connectivity within Al Jaddaf, putting the city's endless opportunities within reach. Its strategic location offers 5–10-minute access to schools, hospitals and malls, just 8 minutes to Business Bay and DXB Airport, and 10 minutes to iconic landmarks like Burj Khalifa, Dubai Mall and the Museum of the Future.

Future developments, including a potential Etihad Rail stop in Al Jaddaf and a future Metro connection nearby to Dubai Creek Harbour, promise even greater accessibility.



A World of Renewal at Your Doorstep

Moonlight offers a curated selection of amenities designed to enhance everyday life and promote a sense of renewal. On the first floor, dedicated office amenities provide ample seating areas. The rooftop level offers a common, active gym for male and female residents, an inviting infinity swimming pool with stunning views and equally ample seating areas.

This is your world to escape to, a place to unwind, rejuvenate and rediscover solace, all within a pet-friendly environment with access to parks and recreational areas.

- Common Gym
- Swimming Pool
- Seating Area
- Retail Shops
- Offices
- Parking Space
- Pet Friendly
- Smart Home

Unmatched Materiality, Unparalleled Comfort

Step into residences that redefine higher living. Expansive windows frame astonishing views of the Dubai skyline, while masterful interiors, featuring the finest materials and finishes, culminate in a home made with the senses in mind.

Every detail is designed to inspire, ensuring a quiet elegance defines each residence. Smart home features and AI-driven technologies provide seamless comfort, while 24/7 security services and state-of-the-art surveillance systems ensure peace of mind in one of the safest cities in the world.





02 Design Details

Immerse yourself in Moonlight's design, where every element showcases Binghatti's eye for architectural excellence. From the sleek lines of its crystalline façade that gleams against the skyline, to the considered interiors. Everywhere, a refined tone prevails. The open framework at the top of Moonlight tower adds a unique architectural detail: A striking visual landmark against the night sky.



A Palette of Poise

Moonlight's interiors reflect an untamed spirit, yet whisper rather than shout. Subtle tones and rich textures culminate in extraordinary living spaces, while the interplay of light and shadow adds a touch of drama.

This is a space where personal taste finds its a towering expression. A design fit for both clarity and purity.

Crafted with Precision, Designed to Inspire

Moonlight is a another example of Binghatti's unwavering commitment to quality and craft. Each residence is carefully considered to embody both lightness and elegance. Energy-efficient building practices and sustainable, high-end materials are used throughout, reflecting a commitment to natural harmony and enduring value.



Elevated Living,Elevated Existence





Embrace a life of unparalleled comfort and convenience within Moonlight, where every need is anticipated and every desire is within reach through exclusive concierge services. Find calm in quiet moments, with contemplative spaces designed to help you stop and restore. Binghatti bespoke services further elevate the living experience, ensuring every detail is perfectly tailored.



An Investment in Brilliance

Moonlight represents a compelling investment opportunity, built on freehold ownership with strong historical appreciation in property values within Al Jaddaf.

Its strategic location, world-class amenities and position as a cultural and technological hub contribute to its long-term value growth.

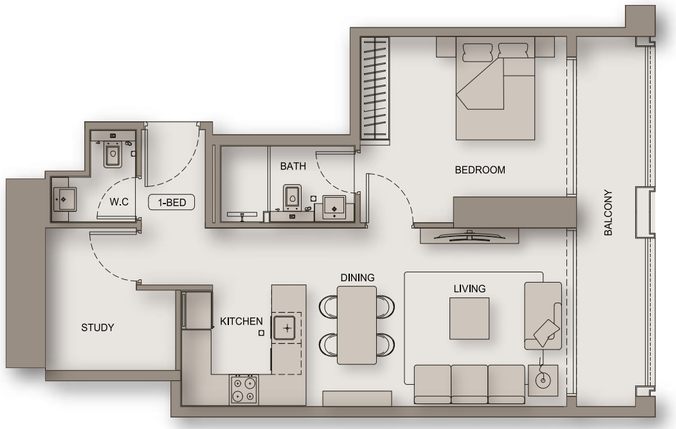
With high rental yield potential and attractive resale value, Moonlight is also a prime holiday home haven, offering 10-year Golden Visa eligibility and the distinct advantage of no property tax.



03 Floor Plans

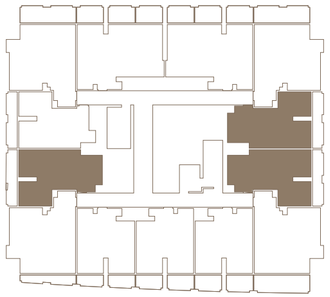
Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From sophisticated one-bedroom apartments to expansive three-bedroom residences, Moonlight offers a space for those who wish to take it all in. These units are designed for both long-term residents and short-term rental opportunities, appealing to a diverse appeal.

1-BED TYPE - 01



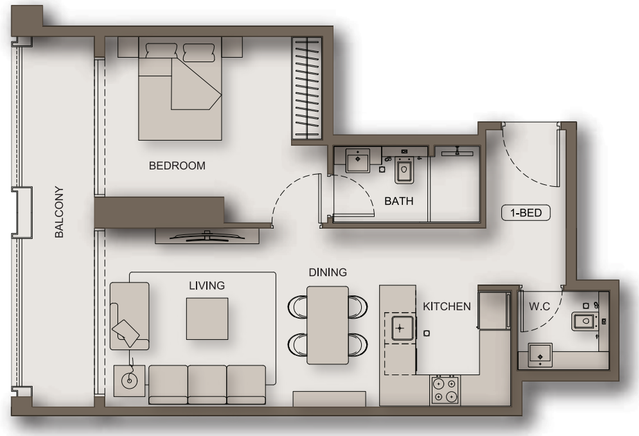
AREA	SQ.M	SQ.FT
SUITE AREA	65.14 m²	701.16 ft²
BALCONY AREA	10.66 m²	114.74 ft²
TOTAL UNIT AREA	75.80 m²	815.90 ft²

FLAT DESIGN COMPONENTS	
M. BATH	9 m²
M. BEDROOM	17 m²
LIVING & DINING	19 m²
KITCHEN	6 m²
CORRIDOR	4 m²
WC	3 m²
FOYER	3 m²
STUDY	6 m²



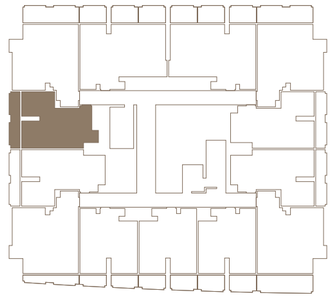
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1-BED TYPE - 02



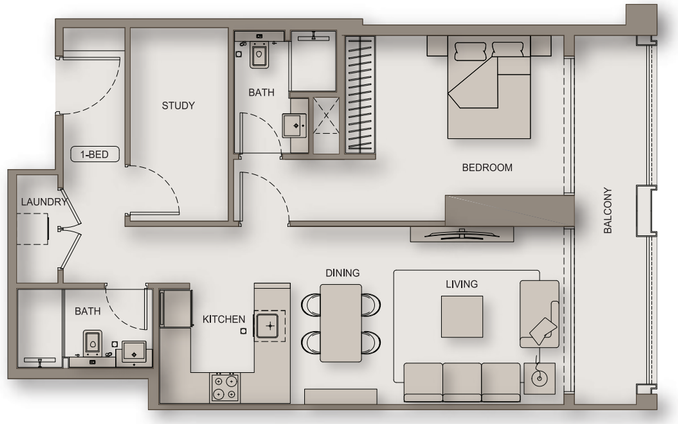
AREA	SQ.M	SQ.FT
SUITE AREA	58.69 m²	815.9 ft²
BALCONY AREA	10.66 m²	114.74 ft²
TOTAL UNIT AREA	69.35 m²	746.48 ft²

FLAT DESIGN COMPONENTS	
M. BATH	٤ m²
M. BEDROOM	١٥ m²
LIVING & DINING	19 m²
KITCHEN	6 m²
CORRIDOR	4 m²
WC	3 m²
FOYER	3 m²



تنويه: 1.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران وطرحة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار المرر المحيط بالوحدة المجاورة. 6. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 8. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

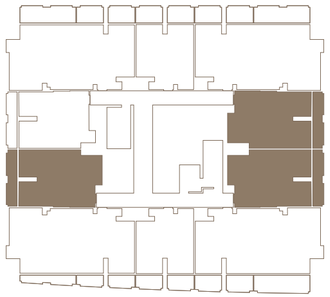
1-BED TYPE - 03



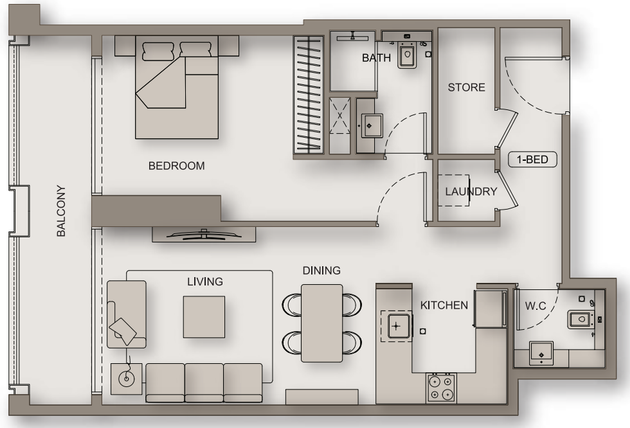
AREA	SQ.M	SQ.FT
SUITE AREA	75.36 m²	811.17 ft²
BALCONY AREA	10.66 m²	114.74 ft²
TOTAL UNIT AREA	86.02 m²	925.91 ft²

FLAT DESIGN COMPONENTS

M. BATH	4 m²
M. BEDROOM	18 m²
LIVING & DINING	19 m²
KITCHEN	6 m²
CORRIDOR	5 m²
BATH	4 m²
FOYER	4 m²
STUDY	7 m²
LAUNDRY	2 m²



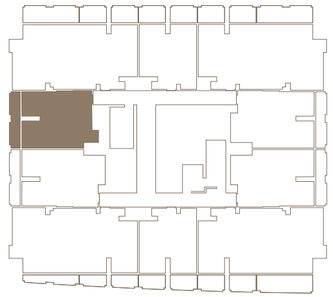
1-BED TYPE - 04



AREA	SQ.M	SQ.FT
SUITE AREA	67.97 m²	731.62 ft²
BALCONY AREA	10.66 m²	114.74 ft²
TOTAL UNIT AREA	78.63 m²	846.37 ft²

FLAT DESIGN COMPONENTS

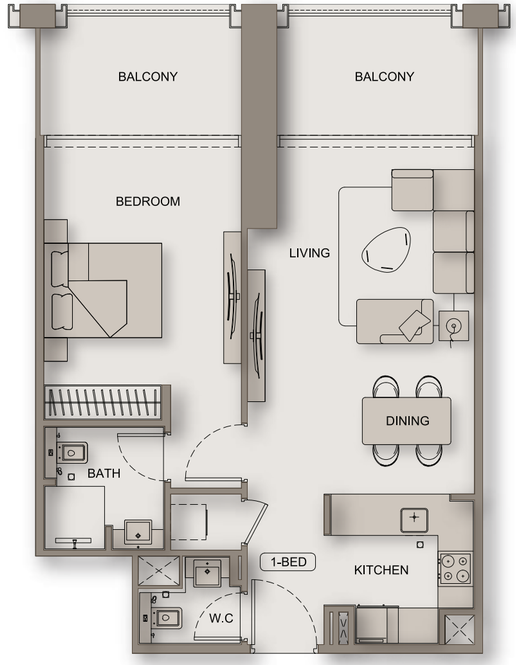
M. BATH	4 m²
M. BEDROOM	18 m²
LIVING & DINING	19 m²
KITCHEN	6 m²
CORRIDOR	4 m²
WC	3 m²
FOYER	5 m²
STORE	3 m²
LAUNDRY	1 m²



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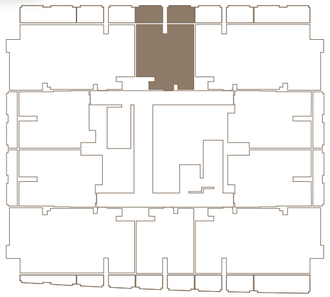
تنويه: 1.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران وتراعة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار المر المحيط بالوحدة المجاورة. 6. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه البعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 8. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

1-BED TYPE - 05

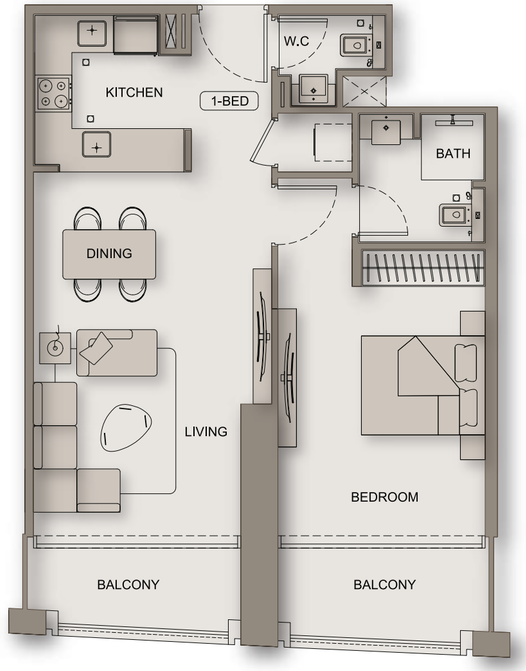


AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m²	658.32 ft²
BALCONY AREA	16.08 m²	173.08 ft²
TOTAL UNIT AREA	77.24 m²	831.40 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	17 m²
LIVING & DINING	22 m²
KITCHEN	6 m²
CORRIDOR	3 m²
WC	2 m²
LAUNDRY	1 m²

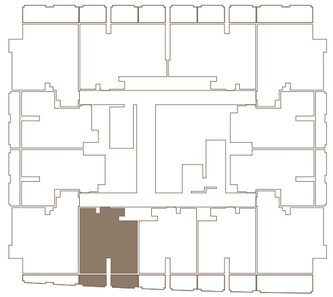


1-BED TYPE - 06



AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m²	658.32 ft²
BALCONY AREA	11.24 m²	120.99 ft²
TOTAL UNIT AREA	72.40 m²	779.31 ft²

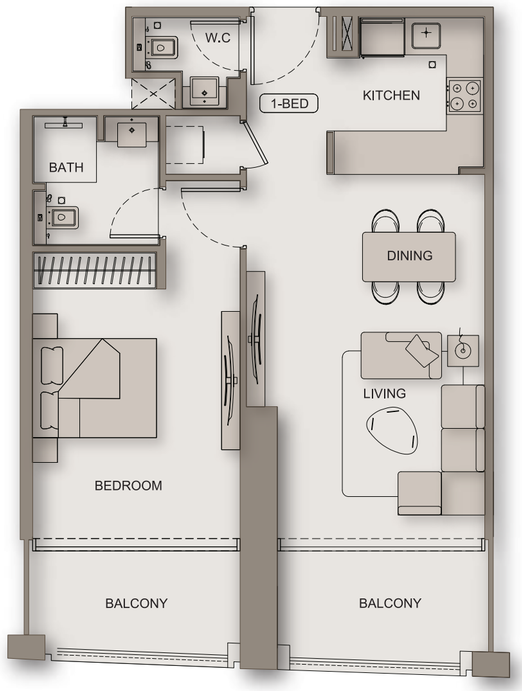
FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	17 m²
LIVING & DINING	22 m²
KITCHEN	6 m²
CORRIDOR	3 m²
WC	2 m²
LAUNDRY	1 m²



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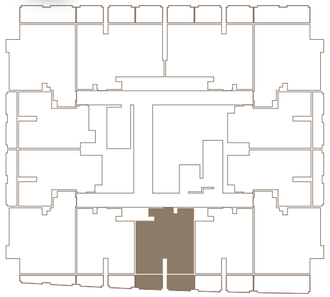
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1-BED TYPE - 07

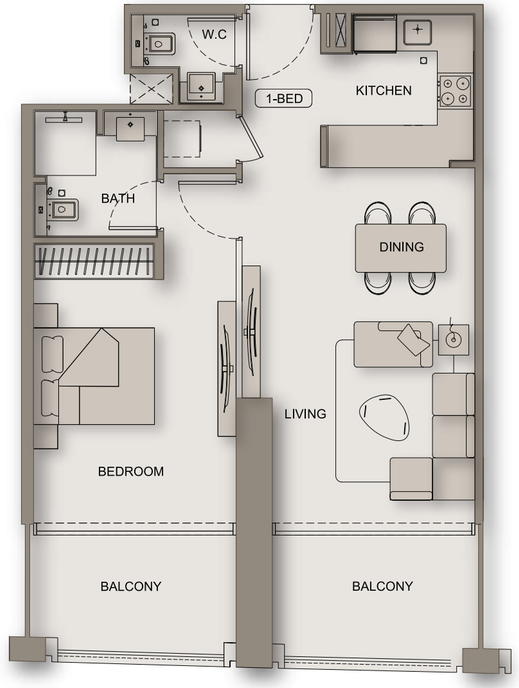


AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m²	658.32 ft²
BALCONY AREA	113.67 m²	147.14 ft²
TOTAL UNIT AREA	74.83 m²	805.46 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	17 m²
LIVING & DINING	22 m²
KITCHEN	6 m²
CORRIDOR	3 m²
WC	2 m²
LAUNDRY	1 m²

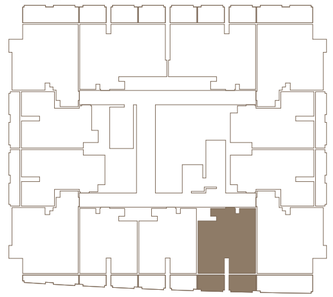


1-BED TYPE - 08



AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m²	658.32 ft²
BALCONY AREA	15.45 m²	166.30 ft²
TOTAL UNIT AREA	76.61 m²	824.62 ft²

FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	17 m²
LIVING & DINING	22 m²
KITCHEN	6 m²
CORRIDOR	3 m²
WC	2 m²
LAUNDRY	1 m²

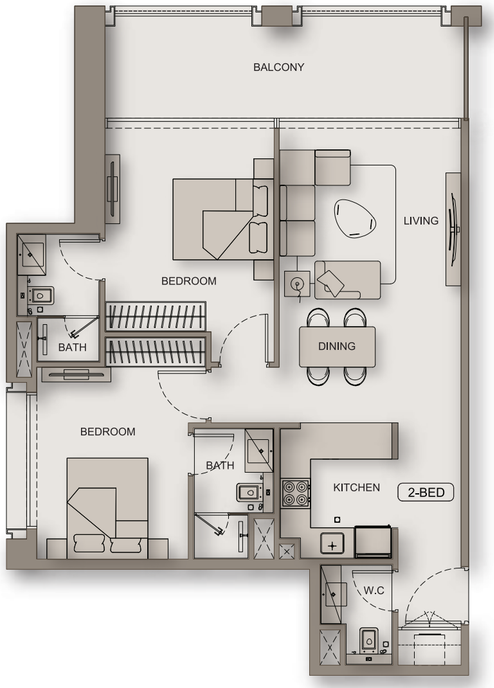


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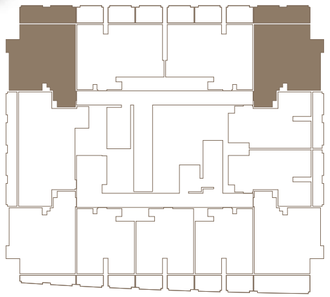
2-BED TYPE - 01



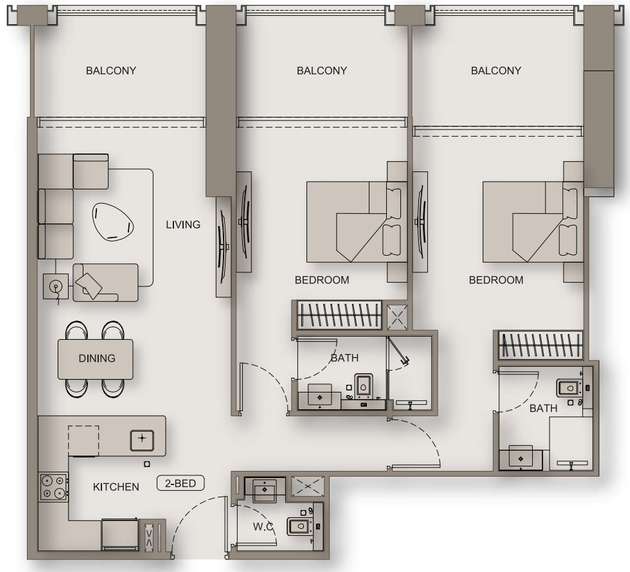
AREA	SQ.M	SQ.FT
SUITE AREA	78.64 m²	846.47 ft²
BALCONY AREA	15.98 m²	172.01 ft²
TOTAL UNIT AREA	94.62 m²	1018.148 ft²

FLAT DESIGN COMPONENTS

M. BATH	4 m²
M. BEDROOM	15 m²
M. BATH	4 m²
M. BEDROOM	14 m²
LIVING & DINING	17 m²
KITCHEN	6 m²
CORRIDOR	5 m²
WC	3 m²
LAUNDRY	1 m²
FOYER	5 m²



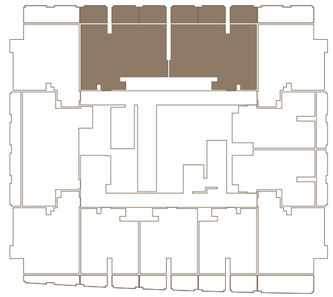
2-BED TYPE - 02



AREA	SQ.M	SQ.FT
SUITE AREA	86.16 m²	927.42 ft²
BALCONY AREA	24.11 m²	259.52 ft²
TOTAL UNIT AREA	110.27 m²	1186.94 ft²

FLAT DESIGN COMPONENTS

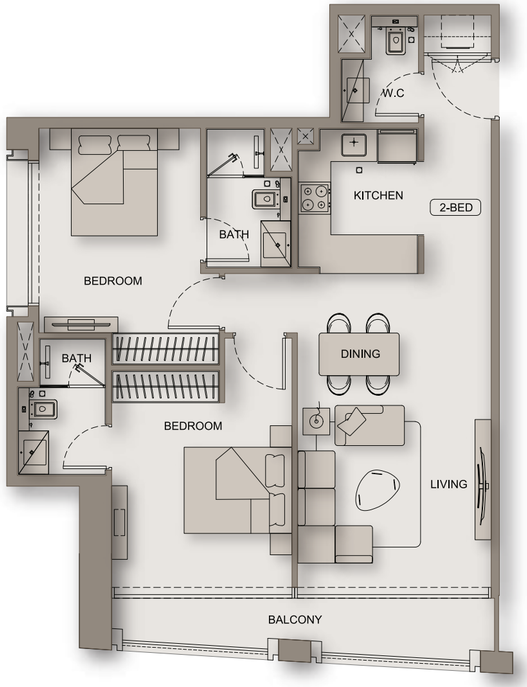
M. BATH	4 m²
M. BEDROOM	19 m²
M. BATH	4 m²
M. BEDROOM	16 m²
LIVING & DINING	22 m²
KITCHEN	7 m²
CORRIDOR	5 m²
WC	2 m²
FOYER	2 m²



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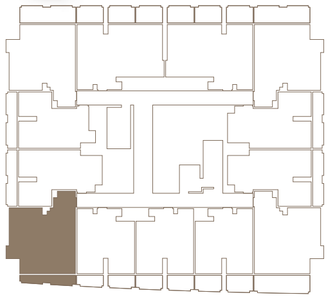
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2-BED TYPE - 03



AREA	SQ.M	SQ.FT
SUITE AREA	78.64 m²	846.47 ft²
BALCONY AREA	8.17 m²	87.94 ft²
TOTAL UNIT AREA	86.61 m²	932.26 ft²

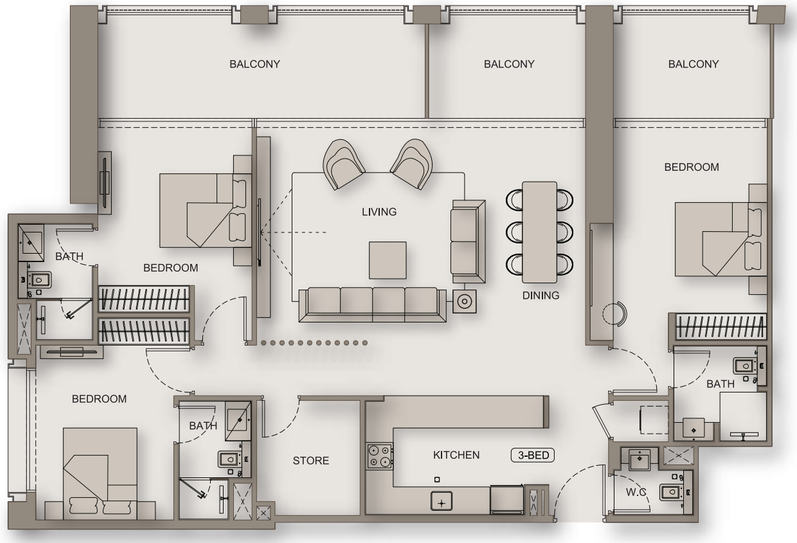
FLAT DESIGN COMPONENTS	
M. BATH	4 m²
M. BEDROOM	15 m²
M. BATH	4 m²
M. BEDROOM	14 m²
LIVING & DINING	17 m²
KITCHEN	6 m²
CORRIDOR	5 m²
WC	3 m²
LAUNDRY	1 m²
FOYER	5 m²





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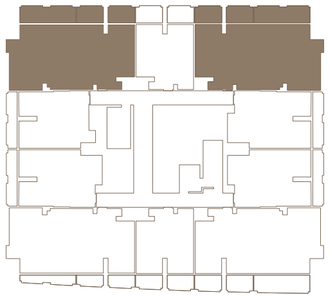
3-BED TYPE - 01



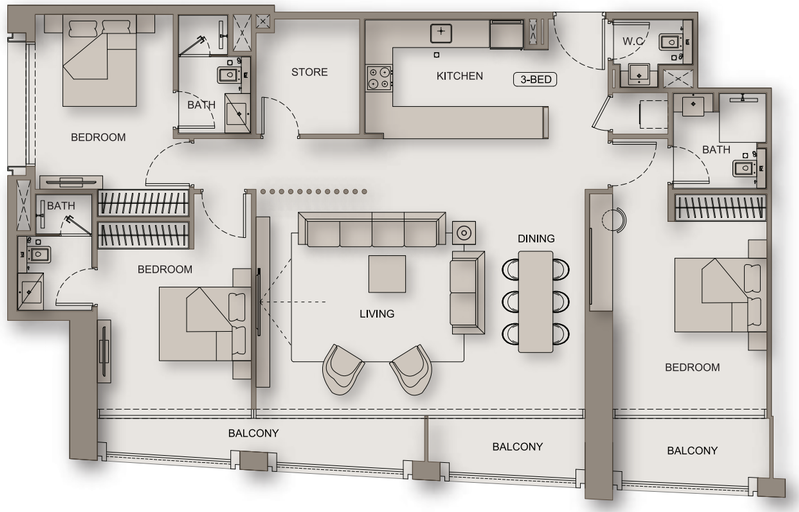
	SQ.M	SQ.FT
SUITE AREA	132.94 m²	1430.95 ft²
BALCONY AREA	32.80 m²	353.06 ft²
TOTAL UNIT AREA	165.74 m²	1784.01 ft²

FLAT DESIGN COMPONENTS

M. BATH	4 m²
M. BEDROOM	14 m²
M. BATH	4 m²
M. BEDROOM	15 m²
M. BATH	4 m²
M. BEDROOM	19 m²
CORRIDOR	10 m²
LIVING & DINING	33 m²
KITCHEN	10 m²
STORE	6 m²
WC	2 m²
LAUNDRY	1 m²
FOYER	4 m²



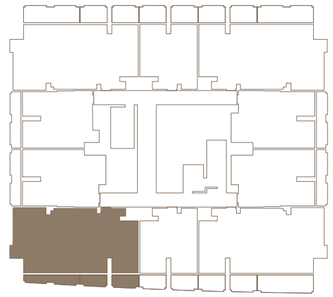
3-BED TYPE - 02



AREA	SQ.M	SQ.FT
SUITE AREA	133.69 m²	1439.03 ft²
BALCONY AREA	19.41 m²	208.93 ft²
TOTAL UNIT AREA	153.10 m²	1647.95 ft²

FLAT DESIGN COMPONENTS

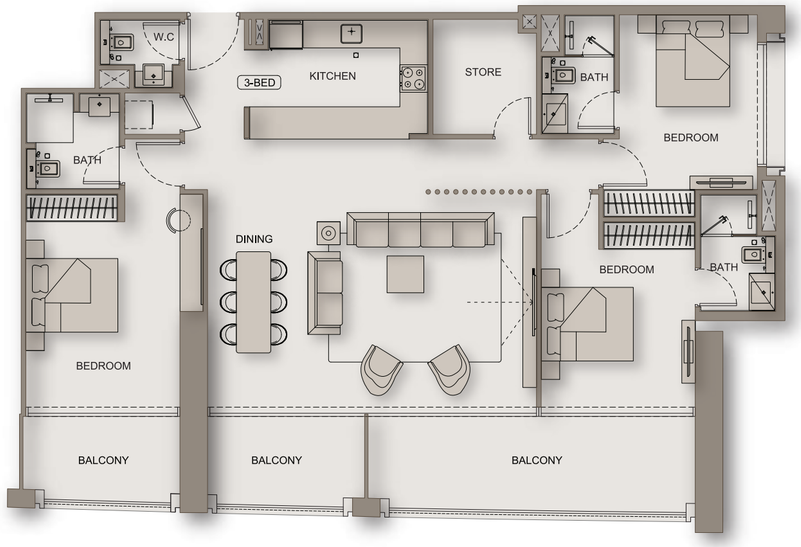
M. BATH	4 m²
M. BEDROOM	14 m²
M. BATH	4 m²
M. BEDROOM	15 m²
M. BATH	4 m²
M. BEDROOM	19 m²
CORRIDOR	10 m²
LIVING & DINING	33 m²
KITCHEN	10 m²
STORE	6 m²
WC	2 m²
LAUNDRY	1 m²
FOYER	4 m²



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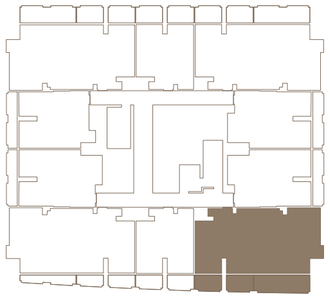
3-BED TYPE - 03



AREA	SQ.M	SQ.FT
SUITE AREA	133.69 m²	1439.03 ft²
BALCONY AREA	32.04 m²	344.88 ft²
TOTAL UNIT AREA	165.73 m²	1783.9 ft²

FLAT DESIGN COMPONENTS

M. BATH	4 m²
M. BEDROOM	14 m²
M. BATH	4 m²
M. BEDROOM	15 m²
M. BATH	4 m²
M. BEDROOM	19 m²
CORRIDOR	10 m²
LIVING & DINING	33 m²
KITCHEN	10 m²
STORE	6 m²
WC	2 m²
LAUNDRY	1 m²
FOYER	4 m²





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