



Mercedes-Benz Places

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BINGHATTI CITY

# A World Built Beyond Tomorrow

Feel absolute clarity. A vertical field of dreams,  
perfectly held in detail.



# The Vision of a Masterplanned City

**Mercedes-Benz Places | Binghatti City** is a landmark residential community that redefines the concept of urban living. This is not merely a collection of structures, but a masterplanned city-scale vision where global brand prestige becomes a personal, lived-in experience.











# Next In The City of Now

Located in the affluent Nad Al Sheba district, **Mercedes-Benz Places | Binghatti City** sits at the junction of Dubai's drive and unique artistry. The area is globally renowned for equestrian excellence and the iconic Meydan Racecourse.

-  **3 MINUTES**  
The Meydan Hotel and Race Course
-  **8 MINUTES**  
The Dubai Mall
-  **8 MINUTES**  
Burj Khalifa
-  **8 MINUTES**  
Dubai Opera
-  **9 MINUTES**  
Emirates Towers
-  **9 MINUTES**  
Museum of the Future
-  **10 MINUTES**  
Dubai World Trade Centre
-  **10 MINUTES**  
Dubai Harbour and Festival City
-  **12 MINUTES**  
Dubai Frame
-  **12 MINUTES**  
Mall of the Emirates
-  **15 MINUTES**  
Burj Al Arab
-  **15 MINUTES**  
Dubai Hills Mall
-  **15 MINUTES**  
Dubai International Airport
-  **20 MINUTES**  
Palm Jumeirah

Project Layouts

# Mercedes-Benz Places Binghatti City

1. Project Maybach

2 - 3. Vision Mercedes-Maybach

Ultimate Luxury

4 - 5. Vision Mercedes-Maybach 6

6. Vision Iconic

7. Vision One-Eleven

8 - 9. Mercedes-Benz AMG Vision

10. VISION AVTR

11 - 12. Vision Simplex











Project Facts

# Vision Simplex

## Property Type:

Residential & Retails

## Plot area:

11359.06 SQM./ 122269 SQFT

## Description:

Basement + Ground Floor +  
Mezzanine + 5 Parking Floors +  
35 Residential Floors +  
2 Mechanical Rooms + Roof  
29 Residential Floors +  
2 Mechanical Floors + Roof

## Number of Units:

|           |      |
|-----------|------|
| Studio    | 1440 |
| 1 Bedroom | 520  |
| 2 Bedroom | 248  |

|                                 |      |
|---------------------------------|------|
| <b>Total Residential Units:</b> | 2208 |
| <b>Shop (Ground Floor):</b>     | 34   |



# Vision Simplex

## TOWER 11 & 12

### Studio Unit - Type - 1



| AREA            | SQ.M                 | SQ.FT                 |
|-----------------|----------------------|-----------------------|
| Suite Area      | 27.24 m <sup>2</sup> | 293.21 m <sup>2</sup> |
| Balcony Area    | 8.53 m <sup>2</sup>  | 91.82 m <sup>2</sup>  |
| Total Unit Area | 35.77 m <sup>2</sup> | 385.03 m <sup>2</sup> |

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

# Vision Simplex

## TOWER 11 & 12

### 1 Bedroom Unit - Type - 1



| AREA            | SQ.M                 | SQ.FT                 |
|-----------------|----------------------|-----------------------|
| Suite Area      | 52.18 m <sup>2</sup> | 561.66 m <sup>2</sup> |
| Balcony Area    | 6.55 m <sup>2</sup>  | 70.50 m <sup>2</sup>  |
| Total Unit Area | 58.73 m <sup>2</sup> | 632.16 m <sup>2</sup> |

| FLAT DESIGN COMPONENTS |                   |
|------------------------|-------------------|
| LIVING & DINING        | 16 m <sup>2</sup> |
| MASTER BEDROOM         | 13 m <sup>2</sup> |
| KITCHEN                | 6 m <sup>2</sup>  |
| BATHROOM               | 4 m <sup>2</sup>  |
| CORRIDOR               | 3 m <sup>2</sup>  |
| WC                     | 2 m <sup>2</sup>  |

6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

# Vision Simplex

## TOWER 11 & 12

### 2 Bedroom Unit - Type - 1



| AREA            | SQ.M                 | SQ.FT                 |
|-----------------|----------------------|-----------------------|
| Suite Area      | 70.82 m <sup>2</sup> | 762.30 m <sup>2</sup> |
| Balcony Area    | 21.34 m <sup>2</sup> | 229.70 m <sup>2</sup> |
| Total Unit Area | 92.16 m <sup>2</sup> | 992.00 m <sup>2</sup> |

| FLAT DESIGN COMPONENTS |                   |
|------------------------|-------------------|
| LIVING & DINING        | 17 m <sup>2</sup> |
| MASTER BEDROOM         | 13 m <sup>2</sup> |
| BEDROOM                | 12 m <sup>2</sup> |
| KITCHEN                | 6 m <sup>2</sup>  |
| CORRIDOR               | 6 m <sup>2</sup>  |
| BATHROOM 1             | 4 m <sup>2</sup>  |
| BATHROOM 2             | 4 m <sup>2</sup>  |

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# Vision Simplex

## TOWER 11 & 12

### 3 Bedroom Unit - Type - 1



| AREA            | SQ.M                  | SQ.FT                  |
|-----------------|-----------------------|------------------------|
| Suite Area      | 109.67 m <sup>2</sup> | 1180.48 m <sup>2</sup> |
| Balcony Area    | 13.09 m <sup>2</sup>  | 140.90 m <sup>2</sup>  |
| Total Unit Area | 122.76 m <sup>2</sup> | 1321.38 m <sup>2</sup> |

| FLAT DESIGN COMPONENTS |                   |
|------------------------|-------------------|
| MASTER BEDROOM         | 19 m <sup>2</sup> |
| LIVING & DINING        | 17 m <sup>2</sup> |
| BEDROOM                | 13 m <sup>2</sup> |
| BEDROOM                | 13 m <sup>2</sup> |
| CORRIDOR               | 12 m <sup>2</sup> |
| KITCHEN                | 7 m <sup>2</sup>  |
| STORE                  | 5 m <sup>2</sup>  |
| BATHROOM 1             | 4 m <sup>2</sup>  |
| BATHROOM 2             | 3 m <sup>2</sup>  |
| LAUNDRY                | 3 m <sup>2</sup>  |
| WC                     | 2 m <sup>2</sup>  |

6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.





