

BINGHATTI
TWILIGHT



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 79 projects valued at more than AED 50 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
precise moment.
Not stark day, nor
complete night. A
delicate, magical
interlude }

Where Form Holds Feeling

The beauty of existence's cycles. Twilight. A structure designed not merely to exist, but to feel. Form holding emotion. The intangible, iconic. A beacon of profound reflection, standing tall in Al Jaddaf, where the hum of the city softens into a quiet, contemplative cadence.



A Signature in Light

Twilight's architectural presence is a testament to the enduring power of form. Its singular silhouette, rising with sculpted precision, is a modern aesthetic composed of a meticulously articulated grid.

This is more than structure; it is a canvas for light, designed to capture, refract and evolve with every passing hour.

01

About Twilight

Step inside and feel the refined energy. Twilight is an exclusive collection of 228 residential units, comprising 104 one-bedroom, 118 two-bedroom, and 6 three-bedroom residences. Alongside, 47 meticulously designed office spaces and two ground-floor retail shops complete this distinctive offering. This is a structure where every element is carefully considered to create a realm of quiet elegance and inspiration, reflecting Bingham's dedication to crafting spaces that transcend the ordinary.

02

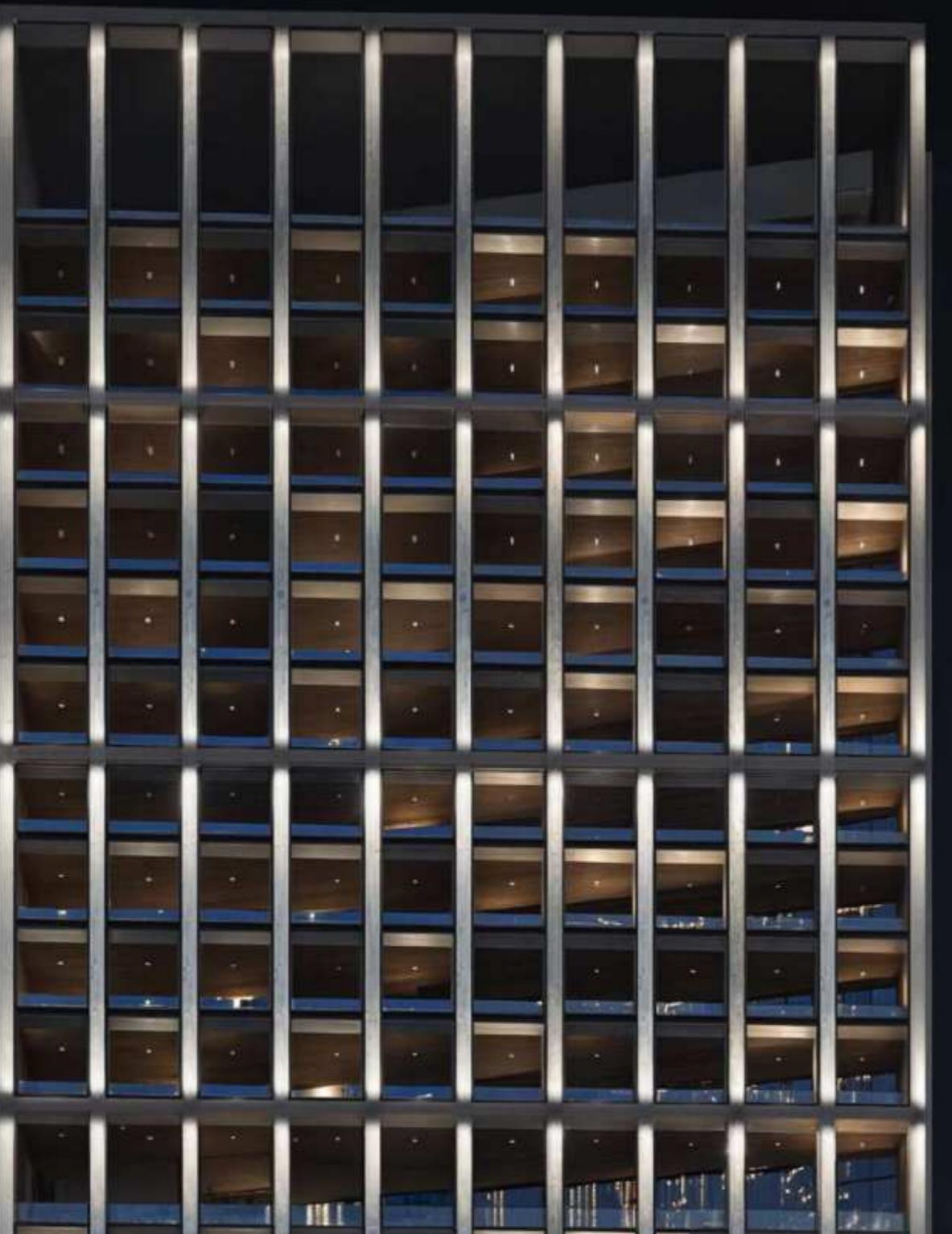
Design Details

Rising with sophisticated precision, Twilight's modern design is articulated through crystalline glass façades. These are not mere surfaces, but dynamic canvases for light, constantly capturing, refracting and evolving with the sun's journey. Each element, from the deliberate choice of sustainable, high-end materials to the seamless blend of indoor and outdoor living, whispers of mastery and an unwavering pursuit of perfection.

03

Floor Plans

Discover residences where life unfolds with exquisite clarity. Expansive layouts and floor-to-ceiling windows invite breathtaking panoramic views of the Dubai skyline, including Burj Khalifa, Dubai Creek Harbour, and Business Bay crossing, into consummate interiors. Here, amidst unmatched materiality and meticulous detail, you'll find a home where light and shadow play, creating a sense of boundless space that truly elevates everyday.



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





A Testament to Quiet Wonder

Twilight stands as a beacon of profound reflection, high above the city's pace. Step into a world where every detail is crafted to ease the mind and soul. Feel the weight of the world dissolve as you lose yourself in every perfectly held detail, a sanctuary designed to nurture quiet wonder.

Rooted in place, Boundless in Potential

Twilight is set in the spirited heart of Al Jaddaf, a unique junction of heritage and innovation. This strategic location offers unparalleled connectivity, poised between the historic pulse of Dubai Creek and the visionary gleam of the modern skyline. Enjoy effortless access, placing the entire city within seamless reach. From cultural attractions, to the vibrant districts and sanctuaries, Al Jaddaf provides a lifestyle second to none.





For Those Who Discern the Exceptional

Twilight 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, allowing it to guide introspection and inspire renewal.



01

About Twilight

Delve deeper into the design philosophy behind Twilight, where every element is carefully considered to create a poised way of life. Discover residences crafted with exquisite materials, each a testament to Bingham's pursuit of perfection. This building, standing singular, captures the very essence of its namesake, a moment of transition where light and shadow blend.

Connected to the City, Grounded in Composure

Twilight enjoys a unique sense of connectivity within Al Jaddaf, placing the city's unyielding promise within effortless reach. Strategically located, it 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, solidifying Twilight's position as a hub of convenience.





PROJECT FACTS

A Curated Collection of Residences

Property type

Residential + Retail + Commercial

Plot area

2239.35 Sq.M / 24104.00 Sqft

Building description

4B + G + 3P + 3 offices + 1 office & res. + 18 Residential floors + Mech. +

Roof (4B + G + 3P + 22 floors + Mech.+ Roof)

Number of units

1 Bed:	104
2 Bedroom:	118
3 Bedroom:	6
Total residential units:	228
Total offices:	47
Retail shops (ground floor):	02

Amenities :

common GYM male and female
Swimming pool (infinity pool)
Seating area







A World of Renewal at Your Doorstep

Twilight holds within it a curated selection of amenities designed to enhance everyday life and promote a sense of renewal. On the first floor, dedicated office spaces provide seating areas amidst softscapes. The rooftop level offers a active, dedicated gym, an inviting infinity sparkling pool with stunning views and ample seating areas.

This is your world to escape to, a place to unravel, revive 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



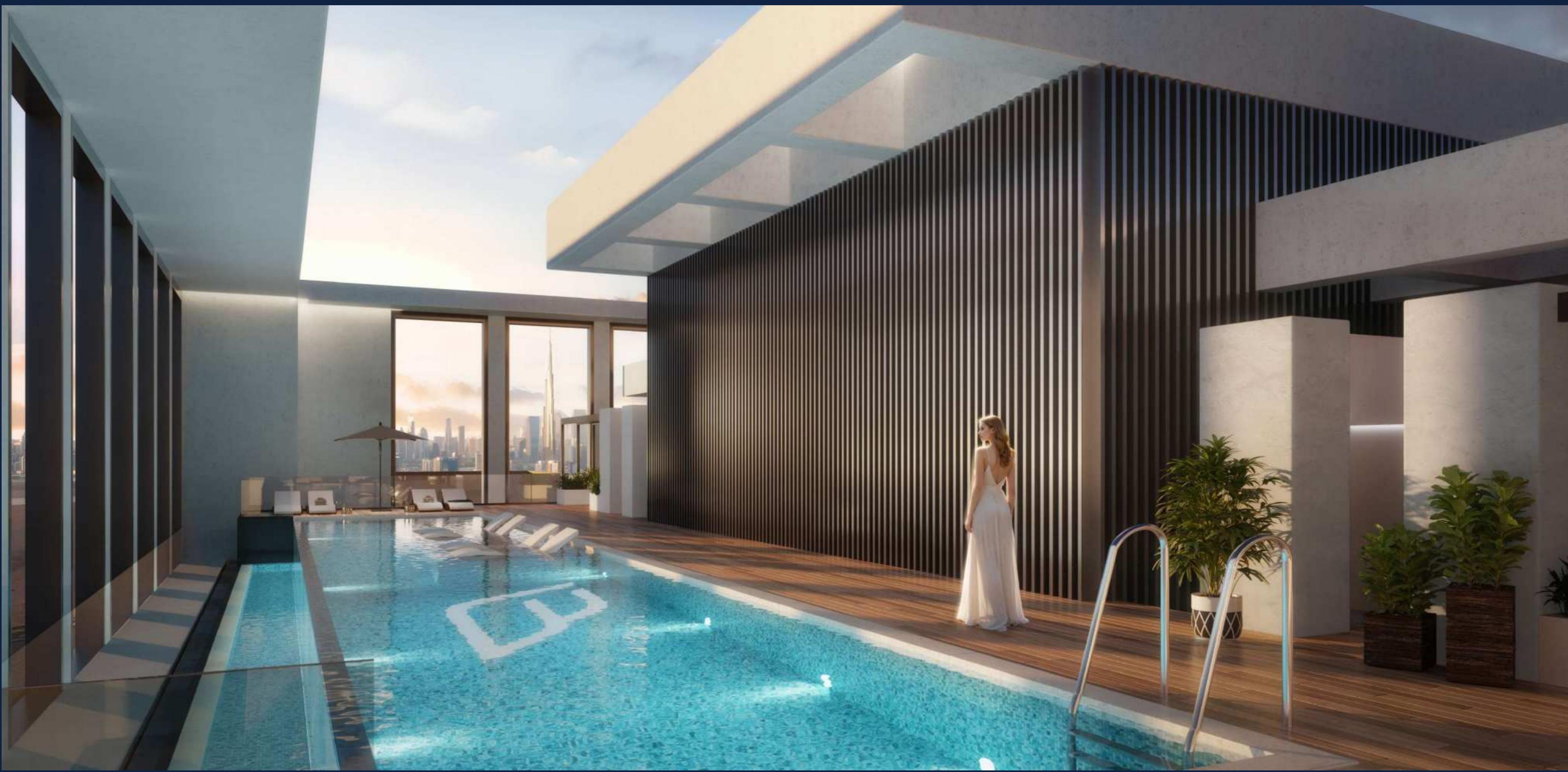
Parking Space



Pet Friendly



Smart Home



Twilight location in al Jaddaf

Twilight 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.



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



Ras Al Khor
Wildlife Sanctuary

5-10 MINUTES



Museum of
the Future

4-6 MINUTES



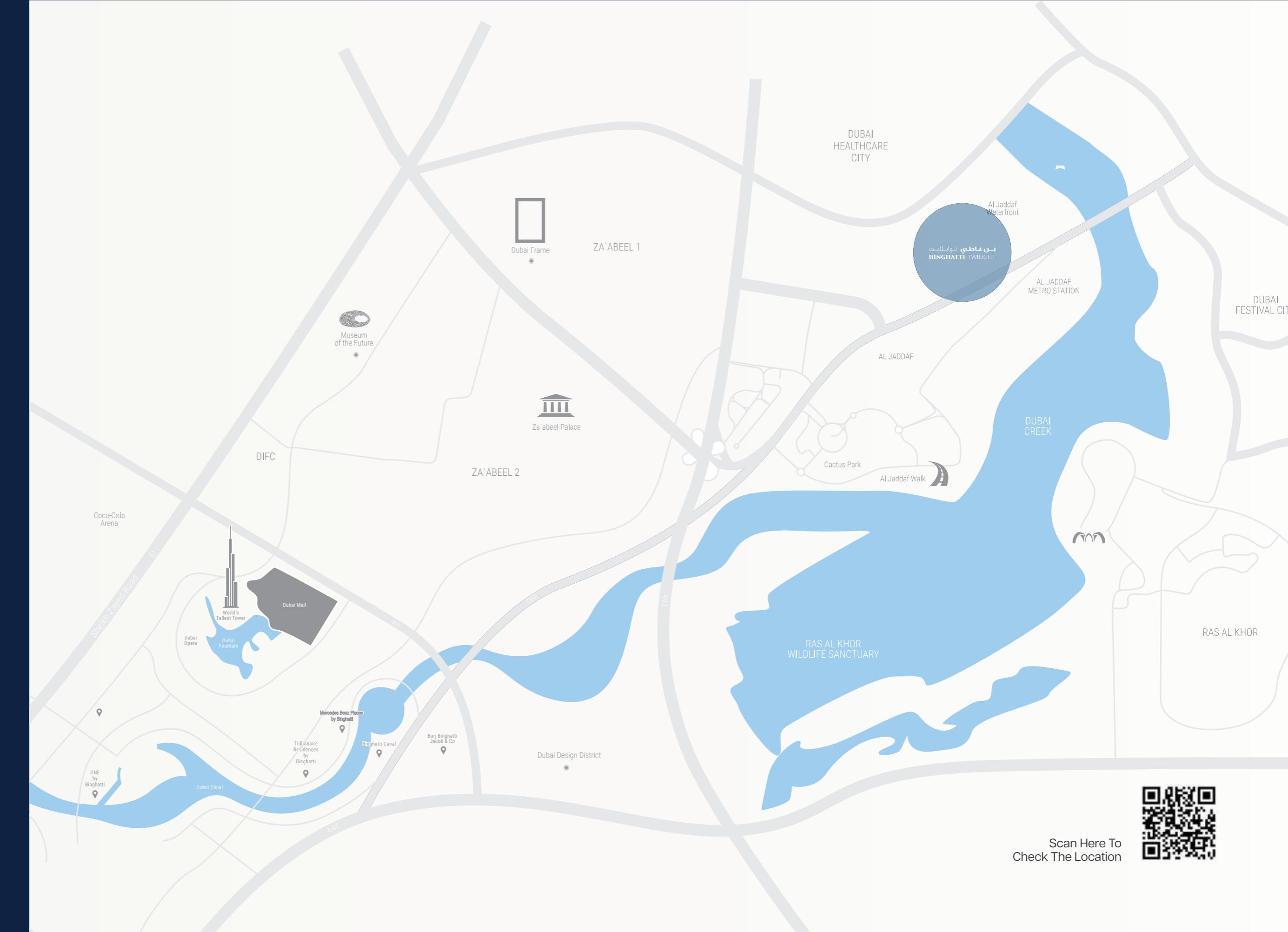
Dubai Frame

4-6 MINUTES



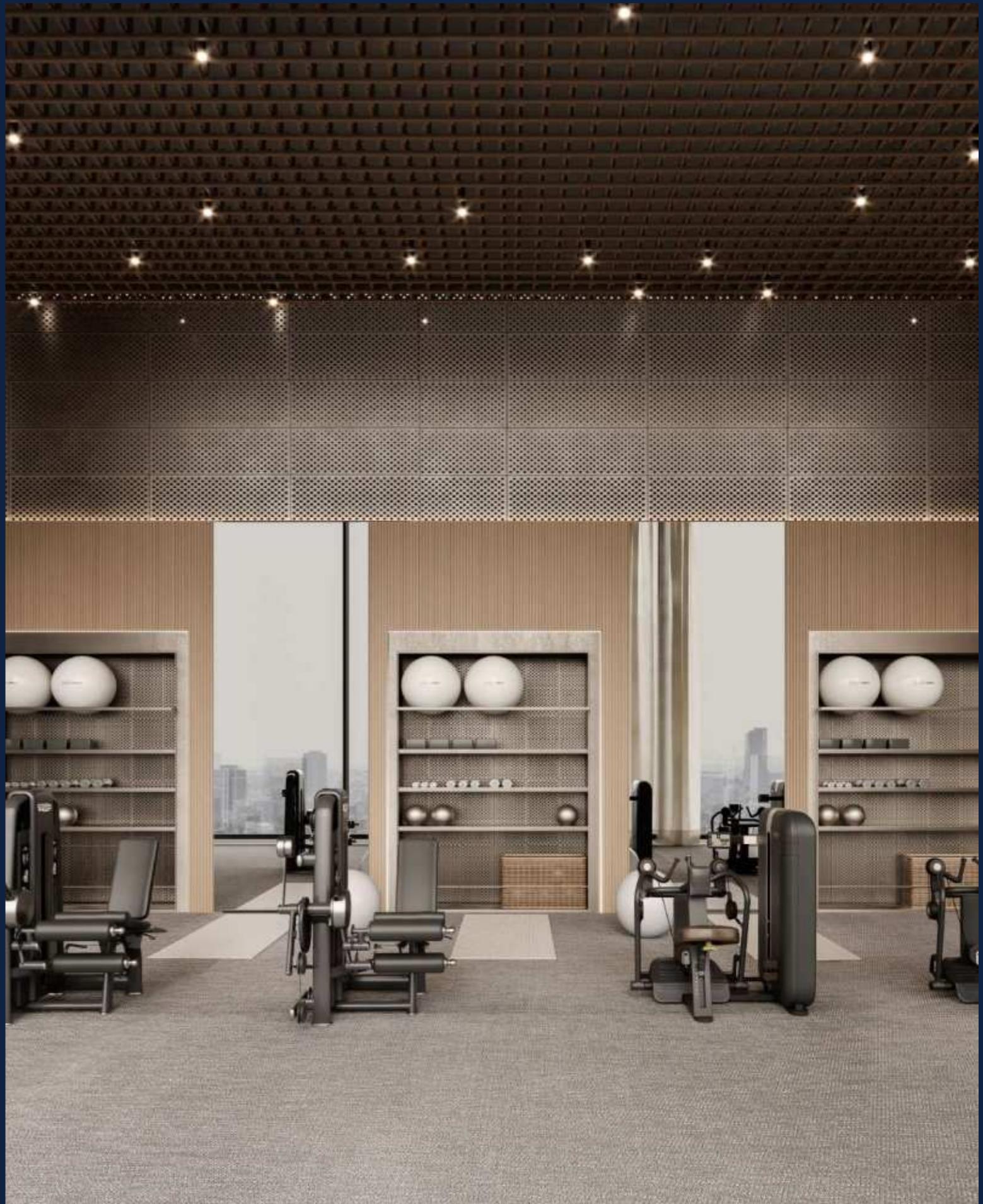
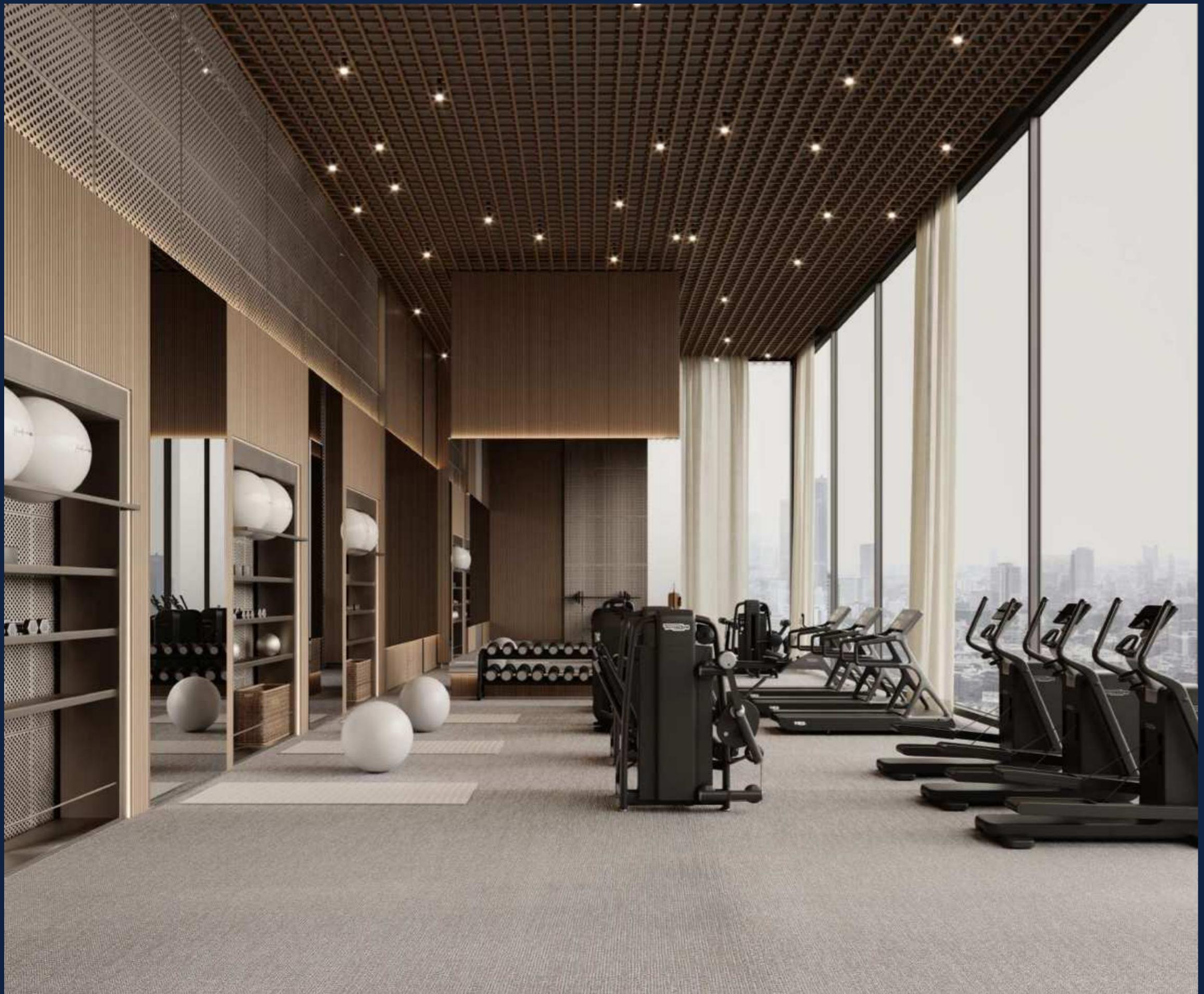
Al Jaddaf
Walk

2-3 MINUTES



Scan Here To
Check The Location







Unmatched Materiality, Unparalleled Comfort

Step into residences that redefine higher living. Expansive windows frame astonishing views of the Dubai skyline, while masterfully curated interiors, featuring the finest materials and finishes, culminate in a realm for the senses.

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

Crafted with Precision, Designed to Inspire

Twilight is a testament to Binghatti's unwavering commitment to quality and craftsmanship. Each residence is meticulously crafted, a promise made real to lightness and elegance. Energy-efficient building practices and sustainable, high-end materials are embraced throughout, reflecting a commitment to natural harmony and enduring value.





02

Design Details

Explore the design nuances that set Twilight apart. From the sleek lines of its crystalline façade, shimmering against the Dubai skyline, to the carefully curated interiors. The strategic placement of brass accents throughout adds a touch of warmth and a sense of discovery, inviting exploration within the sanctity of home.

A Palette of Poise

Twilight's interiors are a reflection of untamed spirit, yet they whisper rather than shout. Subtle hues and rich textures orchestrate an extraordinary living space, while the interplay of light and shadow adds a touch of drama, mirroring the beauty of the twilight hour.

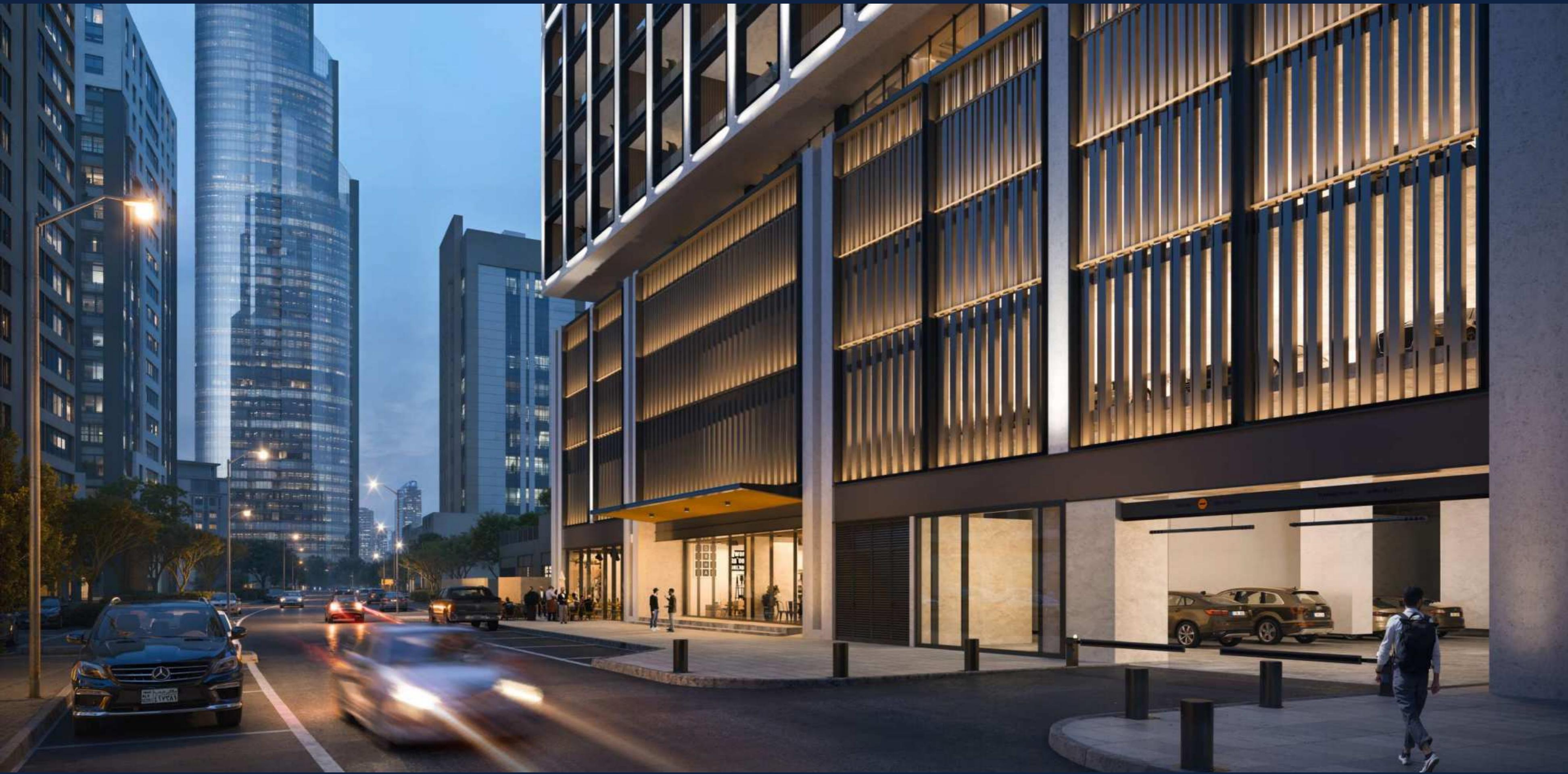
This is a space where personal taste finds its towering expression, designed for clarity and purity.





Elevated Living, Elevated Existence

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

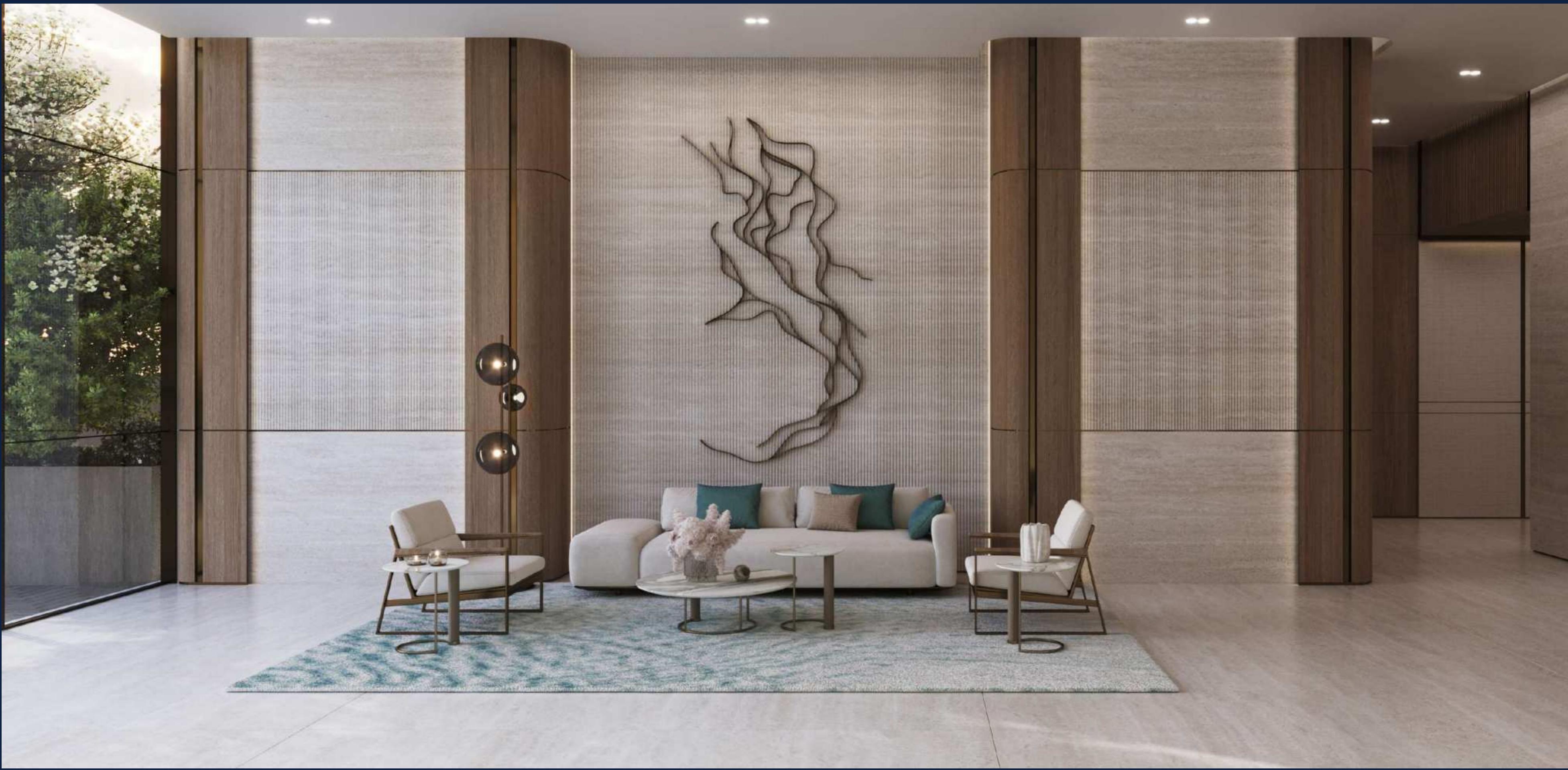




Tangible Beauty

Linger. Trace the sweeping curves, the shimmer and reflection, the precisely placed details that whisper of mastery. In this quiet in-between, beauty is tangible.

Twilight. Endless vistas melt into consummate interiors. Unmatched materiality invites touch. A vertical field of dreams, perfectly held in detail.



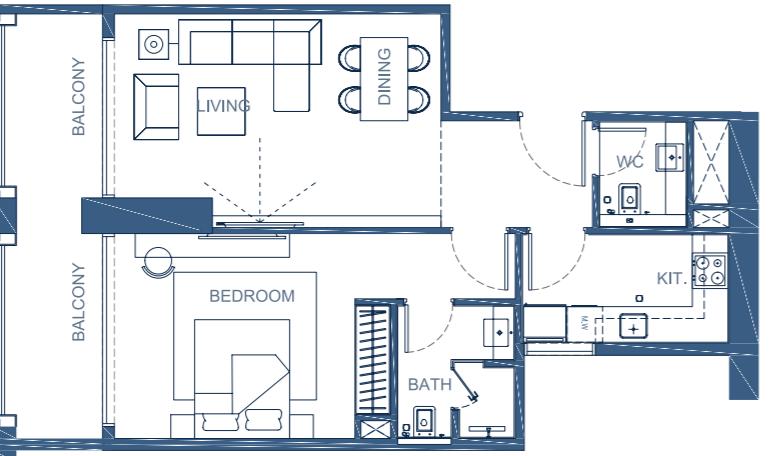


03

Floor Plans

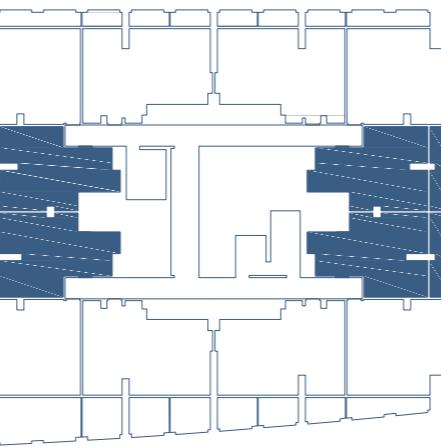
Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From sophisticated one-bedroom apartments to expansive three-bedroom residences, Twilight offers a space for those who wish to take it all in, designed for both long-term residents and short-term rental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

1 BEDROOM TYPE 01

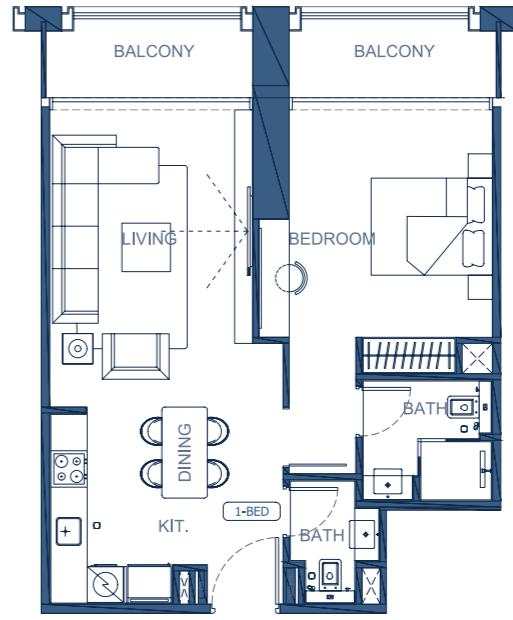


AREA	SQ. M	SQ. FT
SUITE AREA	61.32 m ²	660.04 ft ²
BALCONY AREA	13.27 m ²	142.84 ft ²
TOTAL UNIT AREA	74.59 m ²	802.88 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	1.8 m ²
LIVING & DINING	1.9 m ²
KITCHEN	7 m ²
CORRIDOR	5 m ²
WC	3 m ²

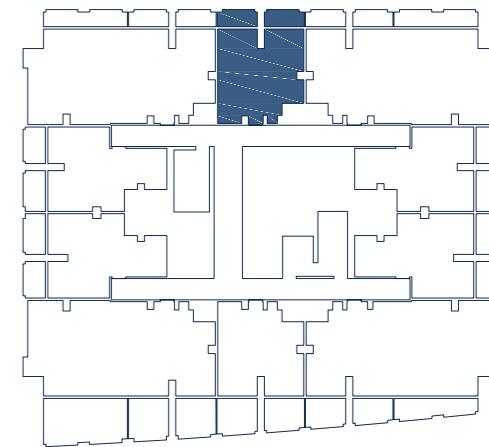


1 BEDROOM TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	58.10 m ²	625.38 ft ²
BALCONY AREA	10.83 m ²	116.57 ft ²
TOTAL UNIT AREA	68.93 m ²	741.96 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	1.7 m ²
LIVING	1.7 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	4 m ²
WC	3 m ²

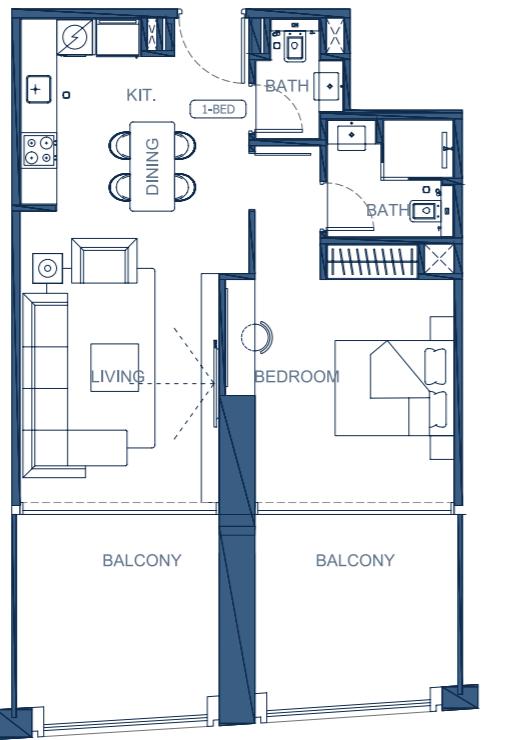


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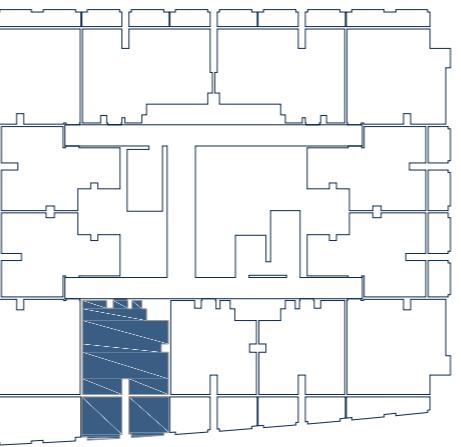
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1 BEDROOM

TYPE 03

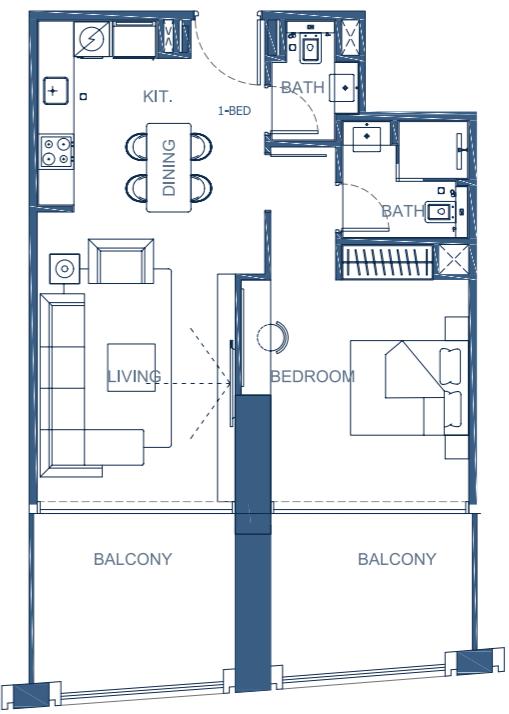


AREA	SQ. M	SQ. FT
SUITE AREA	58.15 m ²	625.92 ft ²
BALCONY AREA	25.99 m ²	279.75 ft ²
TOTAL UNIT AREA	84.14 m ²	905.68 ft ²
FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	17 m ²	
LIVING	16 m ²	
KITCHEN & DINING	8 m ²	
CORRIDOR	4 m ²	
WC	3 m ²	

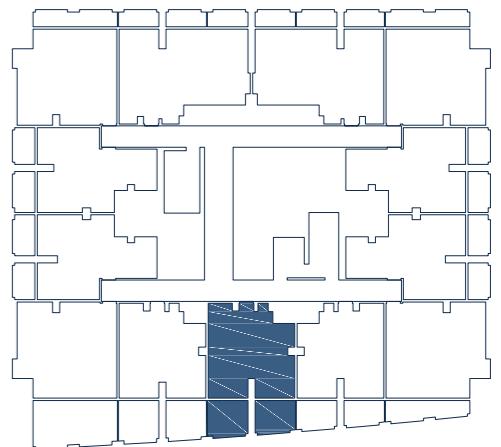


1 BEDROOM

TYPE 04



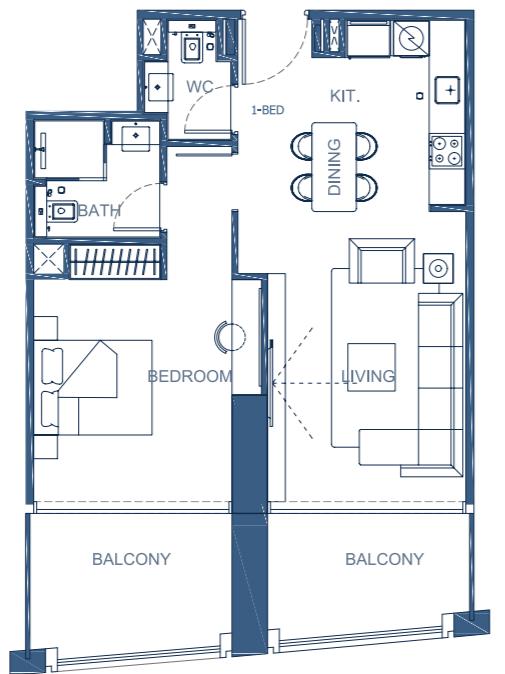
AREA	SQ. M	SQ. FT
SUITE AREA	58.10 m ²	625.38 ft ²
BALCONY AREA	22.10 m ²	237.88 ft ²
TOTAL UNIT AREA	80.20 m ²	863.27 ft ²
FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	17 m ²	
LIVING	16 m ²	
KITCHEN & DINING	8 m ²	
CORRIDOR	4 m ²	
WC	3 m ²	



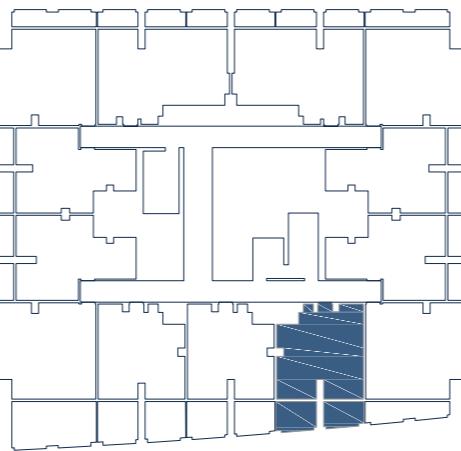
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نحوة: 1. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الميكانيكية مع استبعاد تشكيلات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريرية. تفاصيل المعلومات التفصيلية دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة في الرسومات لأن توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس مساحة الجناح كمنطقة بعدها الخط المركزي للجدران الفاصلية أو الفاصلية التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. 6. ويقاس مساحة منطقة الشرفة على أنها المنطقة التي يحدوها الخط المركزي للمجدران الفاصلية أو الفاصلية التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي للشرفة المجاورة. 7. يتم قياس الوحدات في الطابق المذكوب في المبني، قد تختلف الأبعاد في الحجم حسب مستوى الطابق. 8. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

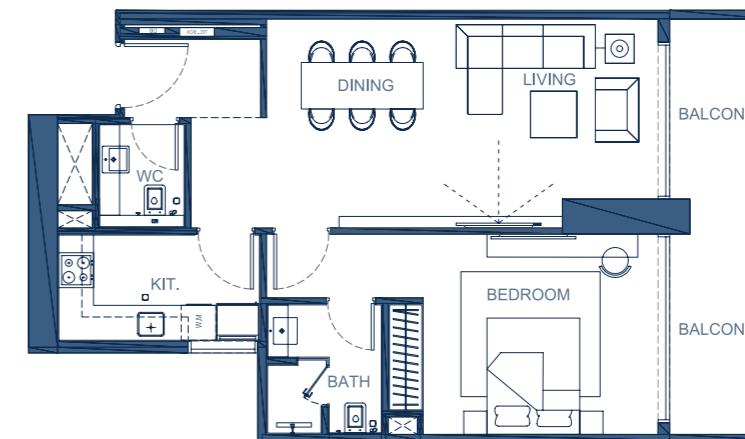
1 BEDROOM TYPE 05



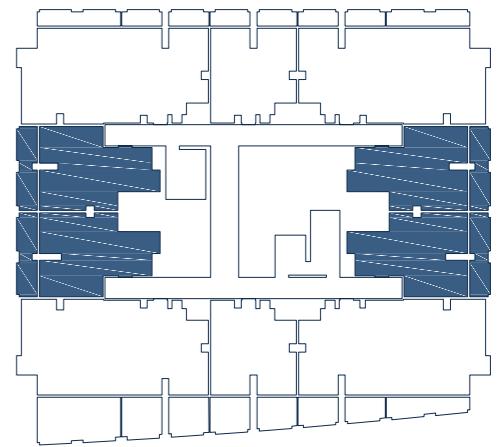
AREA	SQ. M	SQ. FT
SUITE AREA	58.15 m ²	625.92 ft ²
BALCONY AREA	17.52 m ²	188.58 ft ²
TOTAL UNIT AREA	75.67 m ²	814.51 ft ²
FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	1.7 m ²	
LIVING	1.6 m ²	
KITCHEN & DINING	8 m ²	
CORRIDOR	4 m ²	
WC	3 m ²	



1 BEDROOM TYPE 06

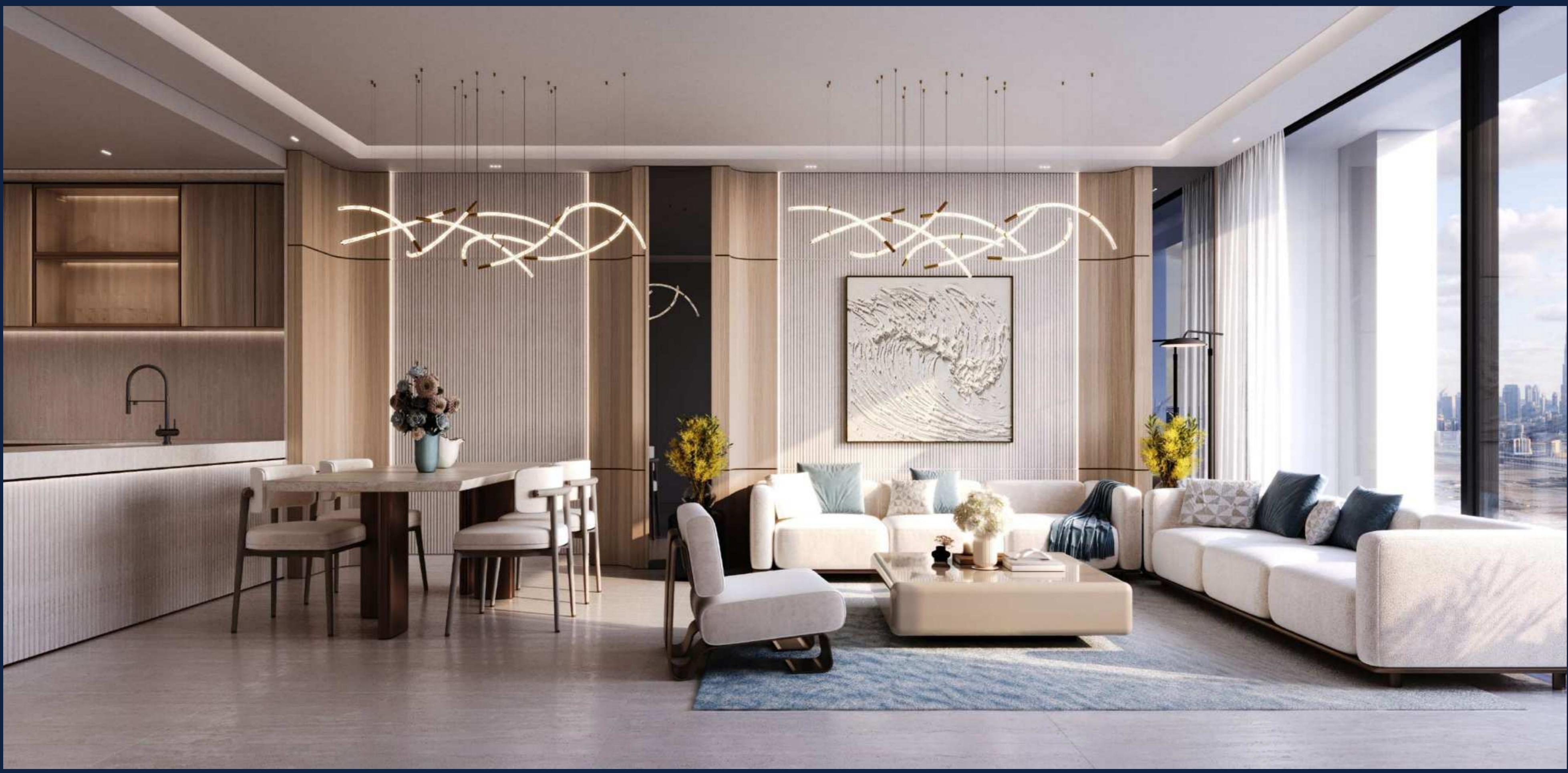


AREA	SQ. M	SQ. FT
SUITE AREA	61.32 m ²	660.04 ft ²
BALCONY AREA	13.27 m ²	142.84 ft ²
TOTAL UNIT AREA	74.59 m ²	802.88 ft ²
FLAT DESIGN COMPONENTS		
M.BATH	5 m ²	
M.BEDROOM	1.8 m ²	
LIVING & DINING	2.6 m ²	
KITCHEN	7 m ²	
CORRIDOR	3 m ²	
WC	3 m ²	

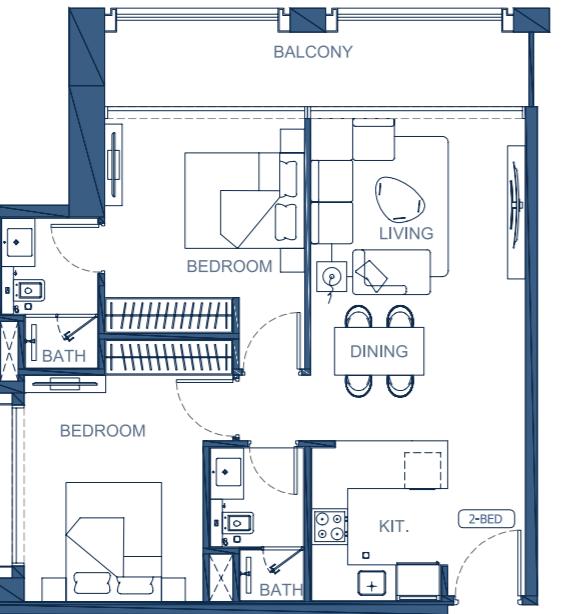


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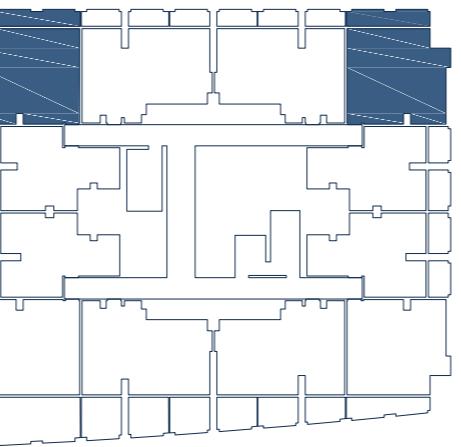


2 BEDROOM TYPE 01

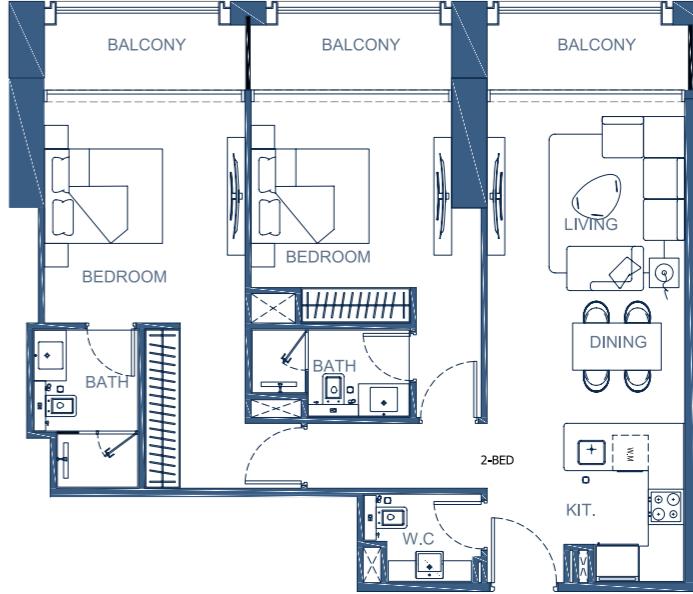


AREA	SQ. M	SQ. FT
SUITE AREA	70.48 m ²	758.64 ft ²
BALCONY AREA	10.77 m ²	115.93 ft ²
TOTAL UNIT AREA	81.25 m ²	874.57 ft ²

FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	13 m ²	
M.BATH	4 m ²	
M.BEDROOM	13 m ²	
LIVING & DINING	16 m ²	
KITCHEN	6 m ²	
CORRIDOR	5 m ²	
FOYER	4 m ²	

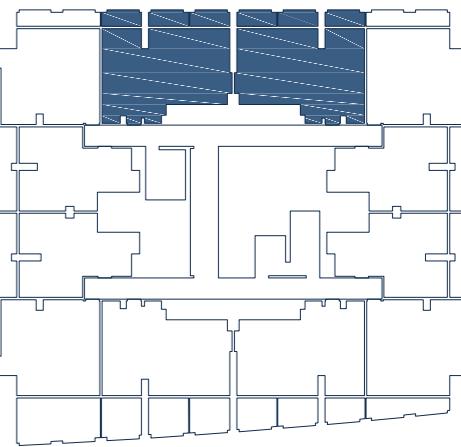


2 BEDROOM TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	81.90 m ²	881.56 ft ²
BALCONY AREA	16.25 m ²	174.91 ft ²
TOTAL UNIT AREA	98.15 m ²	1056.48 ft ²

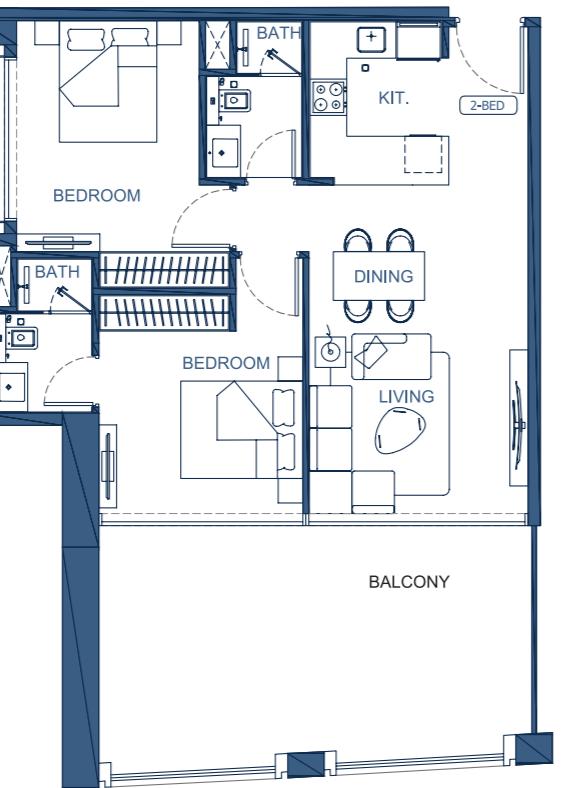
FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	15 m ²	
M.BATH	5 m ²	
M.BEDROOM	19 m ²	
LIVING & DINING	18 m ²	
KITCHEN	5 m ²	
CORRIDOR	5 m ²	
WC	3 m ²	
FOYER	2 m ²	



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Notes: 1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

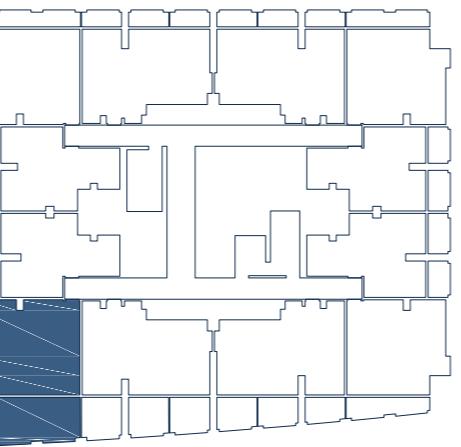
2 BEDROOM TYPE 03



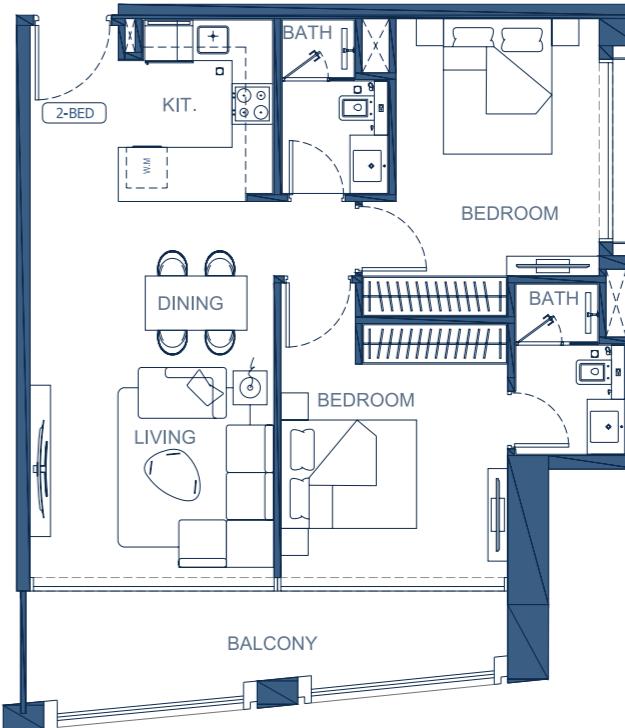
AREA	SQ. M	SQ. FT
SUITE AREA	70.48 m ²	758.64 ft ²
BALCONY AREA	29.17 m ²	313.98 ft ²
TOTAL UNIT AREA	99.65 m ²	1072.62 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	13 m ²
M.BATH	4 m ²
M.BEDROOM	13 m ²
LIVING & DINING	16 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
FOYER	4 m ²



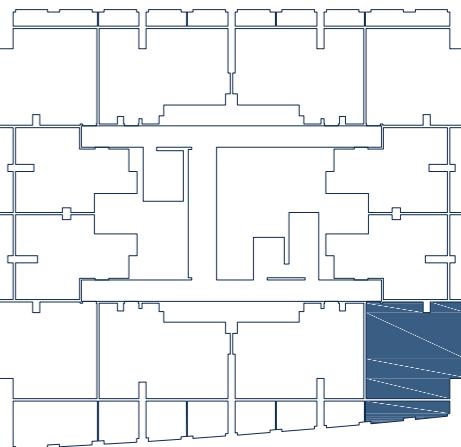
2 BEDROOM TYPE 04



AREA	SQ. M	SQ. FT
SUITE AREA	70.48 m ²	758.64 ft ²
BALCONY AREA	12.25 m ²	131.86 ft ²
TOTAL UNIT AREA	82.73 m ²	890.50 ft ²

FLAT DESIGN COMPONENTS

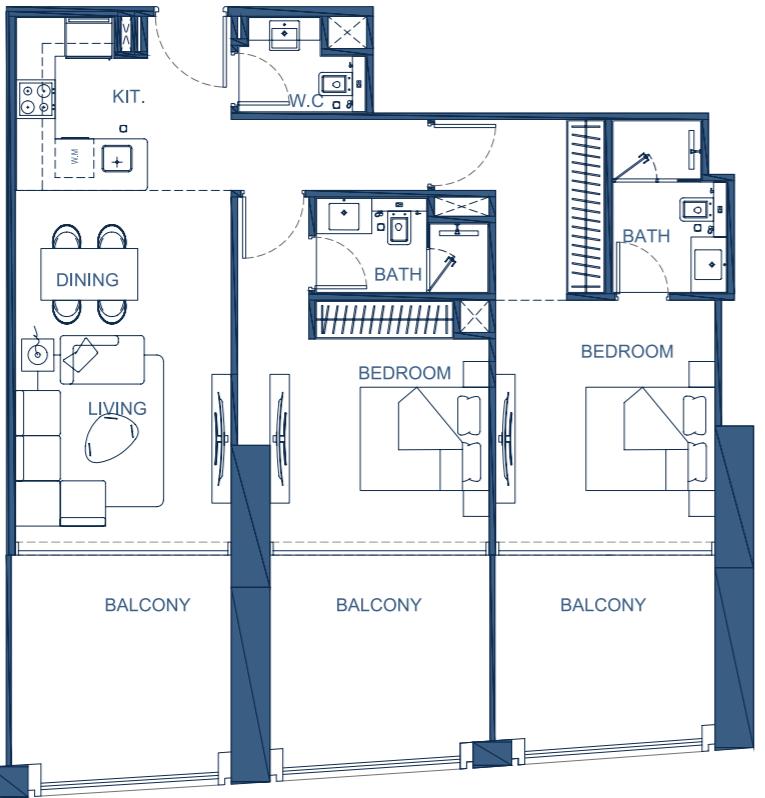
M.BATH	4 m ²
M.BEDROOM	13 m ²
M.BATH	4 m ²
M.BEDROOM	13 m ²
LIVING & DINING	16 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
FOYER	4 m ²



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

نحوة: 1. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الميكانيكية مع استبعاد تثبيطات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تفاصيل المعلومات المقدمة في العقد لا تشمل مساحة المنشآة المذكورة في الرسومات. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة في الرسومات. 5. يتم تقييم المطور بالحق في إجراء التغييرات. 6. يتم حساب مساحة الجناح كمنطقة بعدها الخط المركب للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. 6. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدوها الخط المركب للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي للشرفة المجاورة. 7. يتم قياس الوحدات في الطابق المذكوب في العقد، قد تختلف الأبعاد في الحجم حسب مستوى الطابق. 8. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

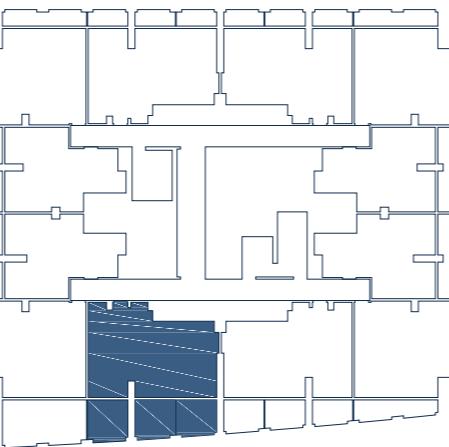
2 BEDROOM TYPE 05



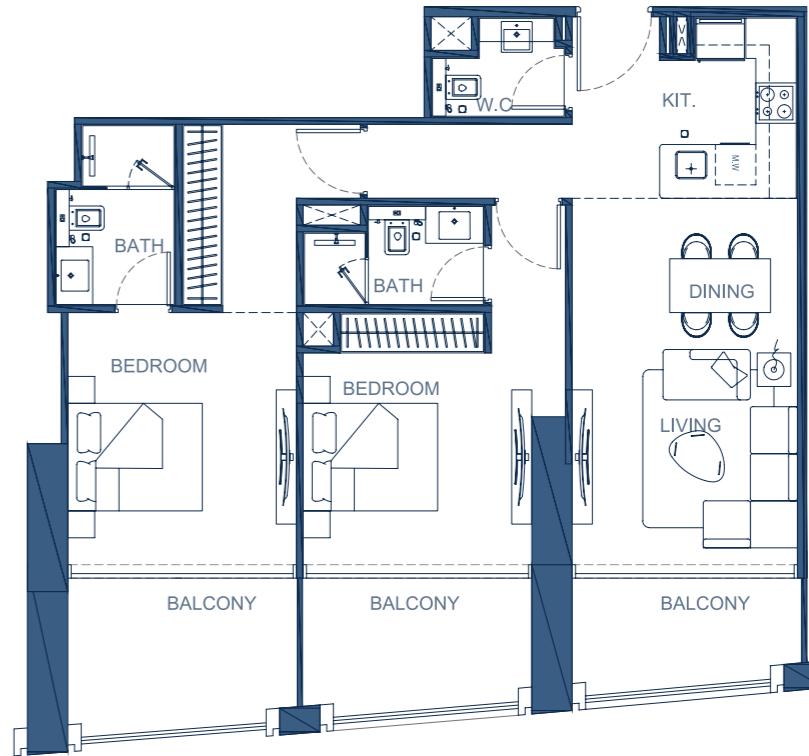
AREA	SQ. M	SQ. FT
SUITE AREA	81.90 m ²	881.56 ft ²
BALCONY AREA	37.57 m ²	404.40 ft ²
TOTAL UNIT AREA	119.47 m ²	1285.96 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
M.BATH	5 m ²
M.BEDROOM	19 m ²
LIVING & DINING	18 m ²
KITCHEN	5 m ²
CORRIDOR	5 m ²
WC	3 m ²
FOYER	2 m ²



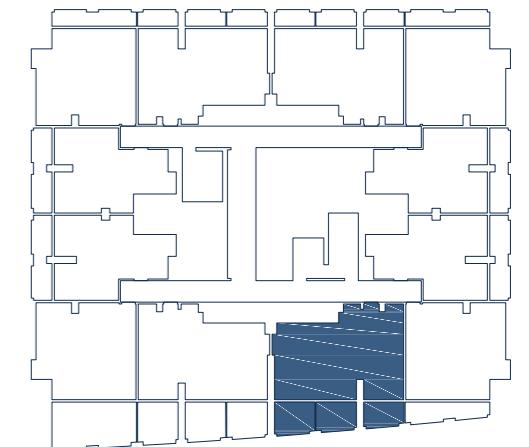
2 BEDROOM TYPE 06



AREA	SQ. M	SQ. FT
SUITE AREA	81.90 m ²	881.56 ft ²
BALCONY AREA	28.03 m ²	301.71 ft ²
TOTAL UNIT AREA	109.93 m ²	1183.28 ft ²

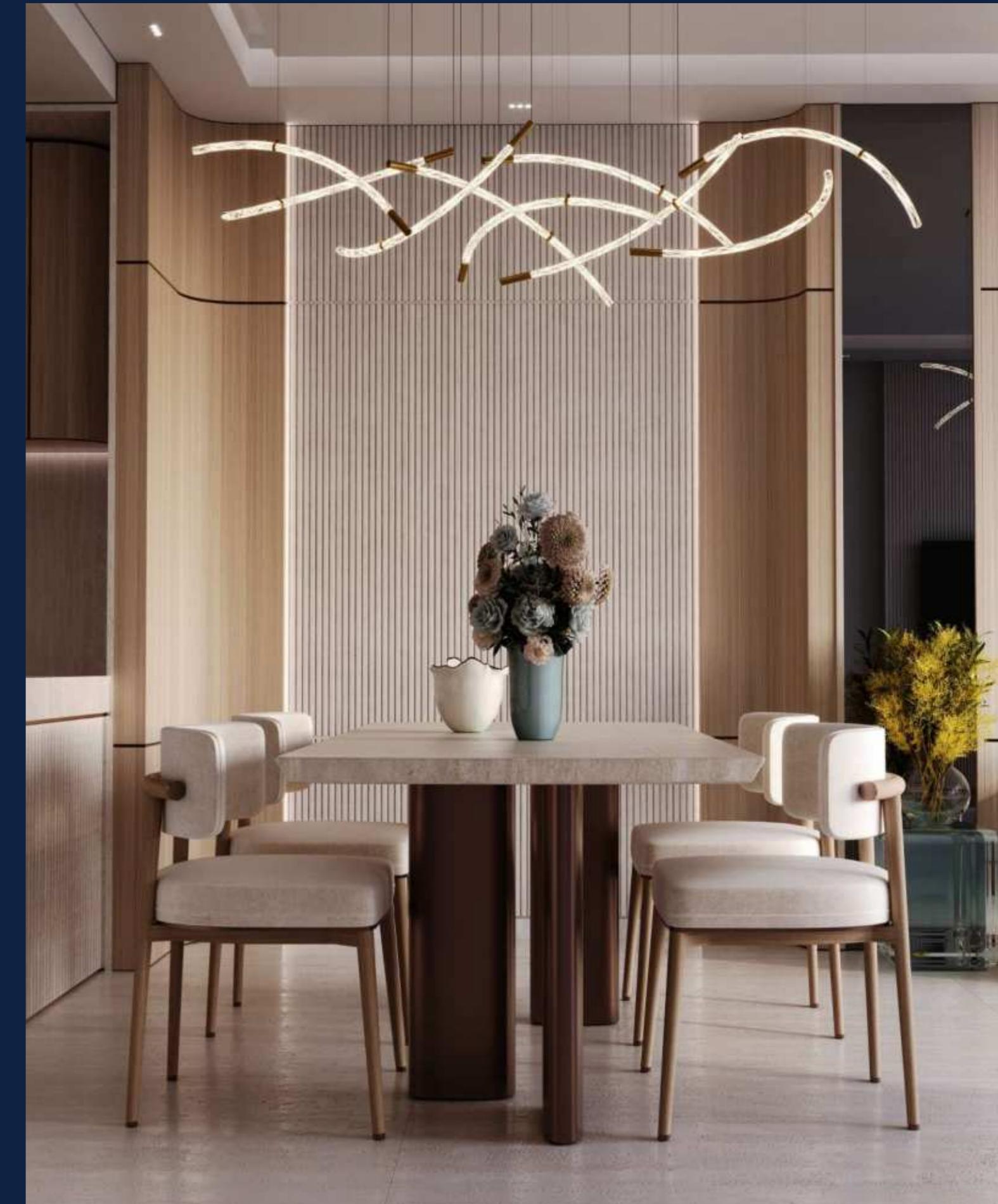
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
M.BATH	5 m ²
M.BEDROOM	19 m ²
LIVING & DINING	18 m ²
KITCHEN	5 m ²
CORRIDOR	5 m ²
WC	3 m ²
FOYER	2 m ²

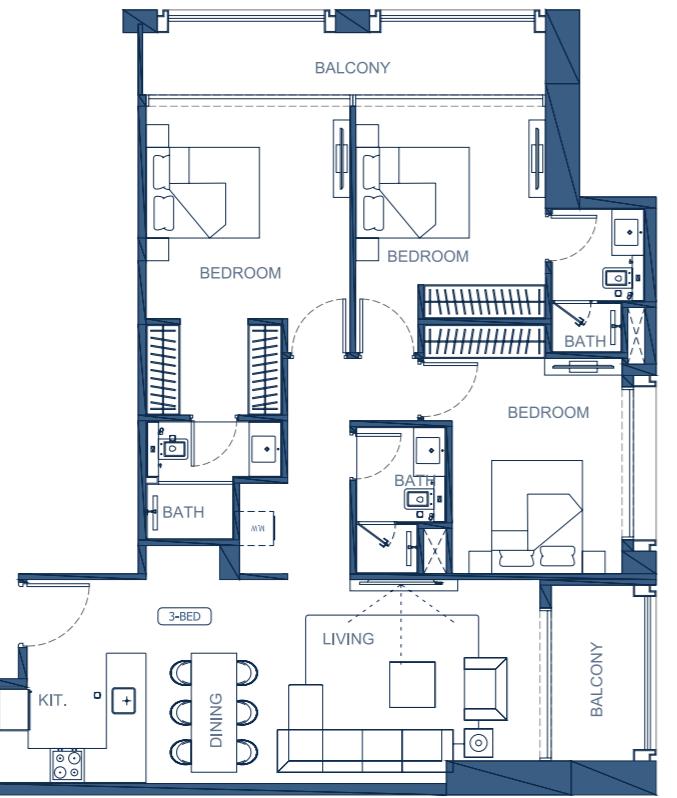


Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

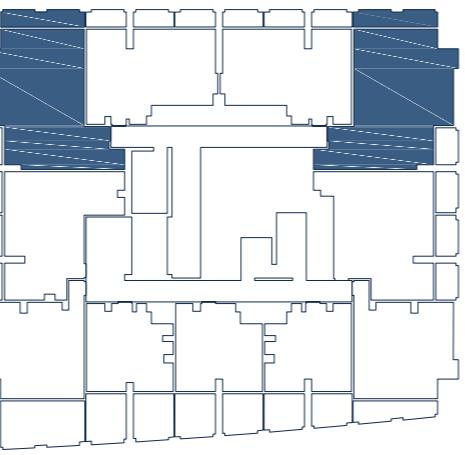
Notes: 1. The dimensions of the rooms are measured from structural elements and do not include wall finishes or construction tolerances. 2. All dimensions are provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may differ from the stated area. Drawings are not to scale. The developer reserves the right to make revisions. 5. Suite area is calculated as the area bounded by the center 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. 6. Balcony area is calculated as the area bounded by the center line of demising or partition walls separating one unit from another unit, the outermost face of the enclosing guard and the exterior face of the adjoining balcony. 7. Units are measured at the typical floor level in the building. Column sizes may vary depending on the floor level. 8. For each unit type, unit sizes and details may differ slightly. Please refer to the sales and purchase agreement for the actual size of each specific unit.



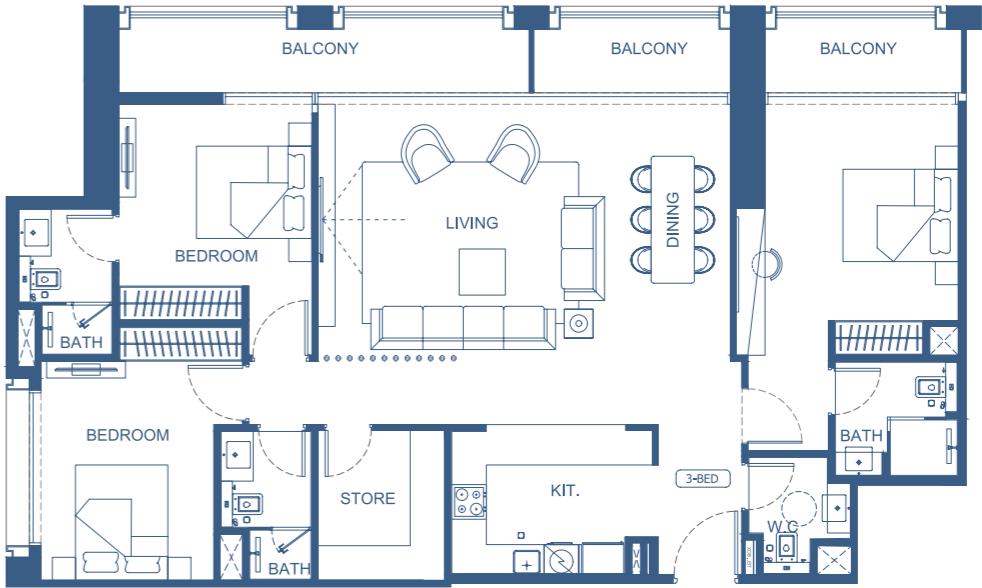
3 BEDROOM TYPE 01



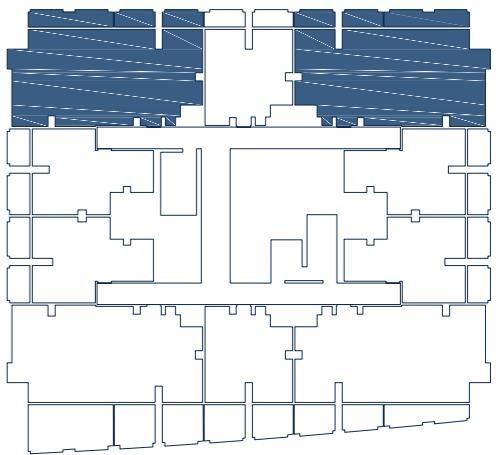
AREA	SQ. M	SQ. FT
SUITE AREA	105.61 m ²	1136.78 ft ²
BALCONY AREA	17.09 m ²	183.96 ft ²
TOTAL UNIT AREA	122.70 m ²	1320.73 ft ²
FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	18 m ²	
M.BATH	4 m ²	
M.BEDROOM	13 m ²	
BATH	4 m ²	
BEDROOM	13 m ²	
CORRIDOR	6 m ²	
LIVING & DINING	25 m ²	
KITCHEN	6 m ²	
LUNDRY	1 m ²	
FOYER	3 m ²	



3 BEDROOM TYPE 02



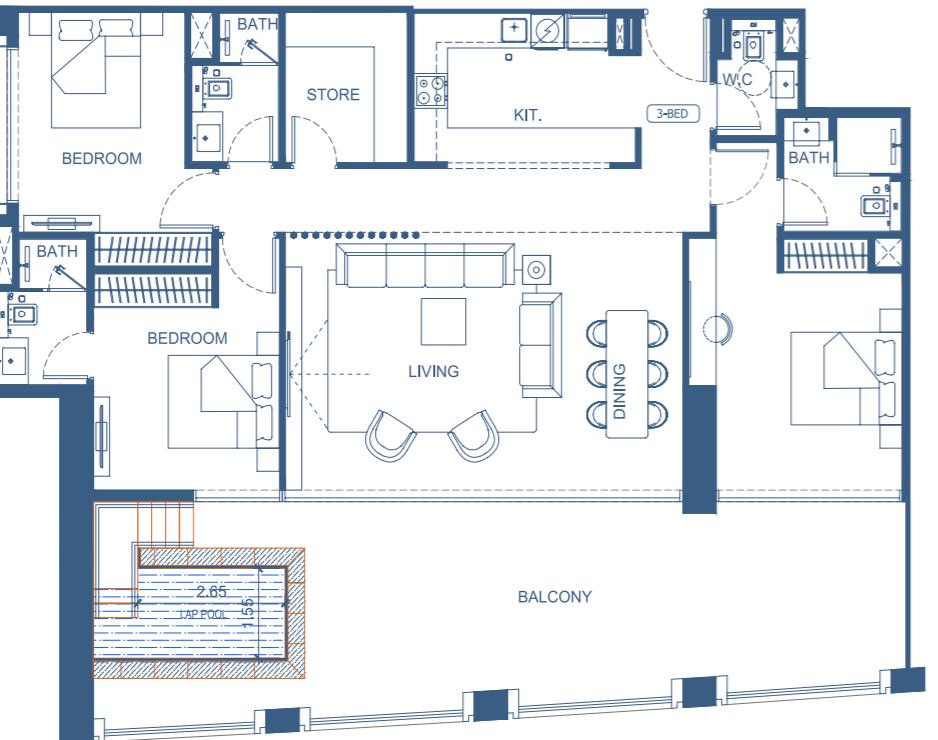
AREA	SQ. M	SQ. FT
SUITE AREA	128.79 m ²	1386.28 ft ²
BALCONY AREA	21.61 m ²	232.61 ft ²
TOTAL UNIT AREA	150.40 m ²	1618.89 ft ²
FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	18 m ²	
M.BATH	4 m ²	
M.BEDROOM	13 m ²	
BATH	4 m ²	
BEDROOM	13 m ²	
CORRIDOR	9 m ²	
LIVING & DINING	32 m ²	
KITCHEN	9 m ²	
STORE	6 m ²	
WC	3 m ²	
FOYER	4 m ²	



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

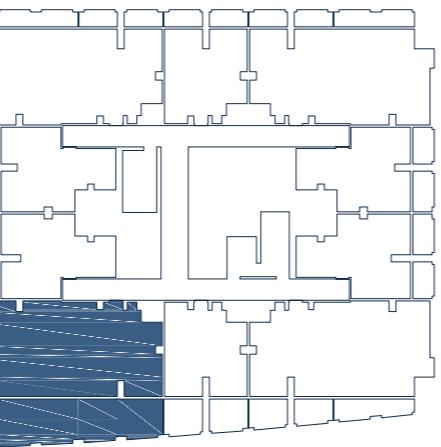
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3 BEDROOM TYPE 03



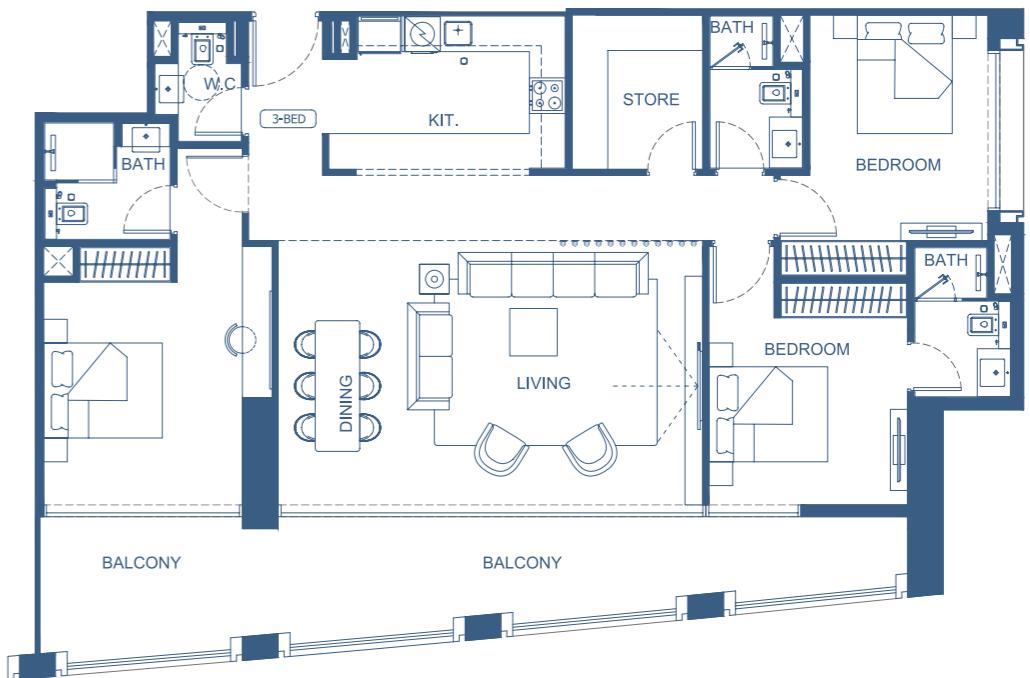
AREA	SQ. M	SQ. FT
SUITE AREA	128.74 m ²	1385.75 ft ²
BALCONY AREA	55.15 m ²	593.63 ft ²
TOTAL UNIT AREA	183.89 m ²	1979.38 ft ²

FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	18 m ²	
M.BATH	4 m ²	
M.BEDROOM	13 m ²	
BATH	4 m ²	
BEDROOM	13 m ²	
CORRIDOR	9 m ²	
LIVING & DINING	32 m ²	
KITCHEN	9 m ²	
STORE	6 m ²	
WC	3 m ²	
FOYER	4 m ²	



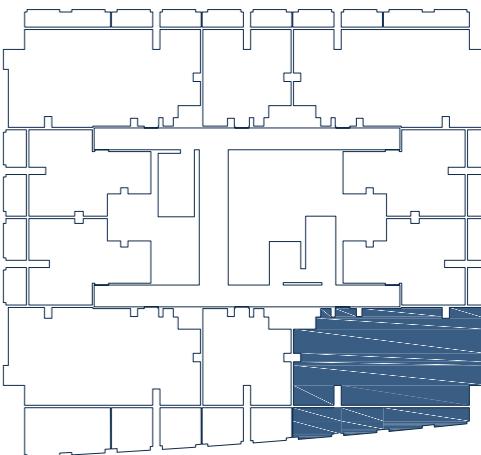
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

3 BEDROOM TYPE 04



AREA	SQ. M	SQ. FT
SUITE AREA	128.79 m ²	1386.28 ft ²
BALCONY AREA	29.77 m ²	320.44 ft ²
TOTAL UNIT AREA	158.56 m ²	1706.73 ft ²

FLAT DESIGN COMPONENTS		
M.BATH	4 m ²	
M.BEDROOM	18 m ²	
M.BATH	4 m ²	
M.BEDROOM	13 m ²	
BATH	4 m ²	
BEDROOM	13 m ²	
CORRIDOR	9 m ²	
LIVING & DINING	32 m ²	
KITCHEN	9 m ²	
STORE	6 m ²	
WC	3 m ²	
FOYER	4 m ²	



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1ST OFFICE FLOOR PLAN

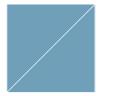


Unit Details Colored Schema

1 Bedroom



2 Bedroom



3 Bedroom

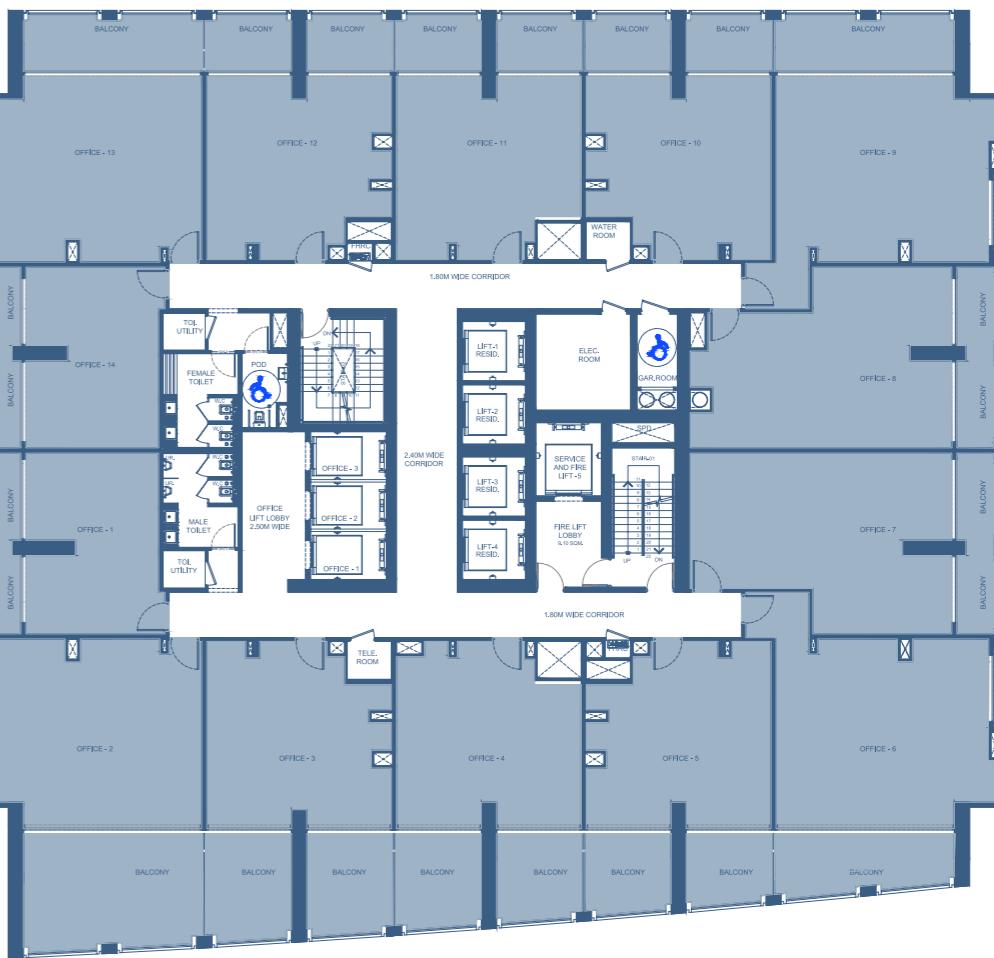


Offices



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2ND & 3RD FLOOR PLAN (2 OFFICE)



Unit Details Colored Schema

1 Bedroom



2 Bedroom



3 Bedroom



Offices

Disclaimer: 1. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الميدانية مع استبعاد تطبيقات الجدران ودرجة تحمل البناء. 2. جميع القیاسات تم تزویدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقریبیة. تفاصیل المعلومات التفصیلیة دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلی عن المساحة المذکورة في الرسومات لیتم توسيع نطاقها . 5. يتم تزویدها من قبل المهندسين المعماريين الاستشاريين لدينا. 6. ويقاس حساب منطقة الجناح الفعلی بخط المركب للجدران الفاصلية أو الفاصلية التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الفاصلية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. 7. يتم حساب منطقة الشرفة على أنها المنطقة التي يحددها خط المركب للجدران الفاصلية أو الفاصلية التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي للشرفة المجاورة. 8. قد تختلف الأبعاد في الحجم حسب مستوى الطابق. قد تكون الأبعاد في الطابق المنخفضة في المبنى، قد تختلف الأبعاد في الحجم حسب مستوى الطابق. قد تكون الأبعاد في الطابق المنخفضة في المبنى، قد تختلف الأبعاد في الحجم حسب مستوى الطابق. قد تكون الأبعاد في الطابق المنخفضة في المبنى، قد تختلف الأبعاد في الحجم حسب مستوى الطابق. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

4TH FLOORS PLAN (OFFICE+RESIDENTIAL)



Unit Details Colored Schema

1 Bedroom



2 Bedroom



3 Bedroom



Offices



5TH - 11TH FLOOR PLANS (7 RESIDENTIAL)



Unit Details Colored Schema

1 Bedroom



2 Bedroom



3 Bedroom

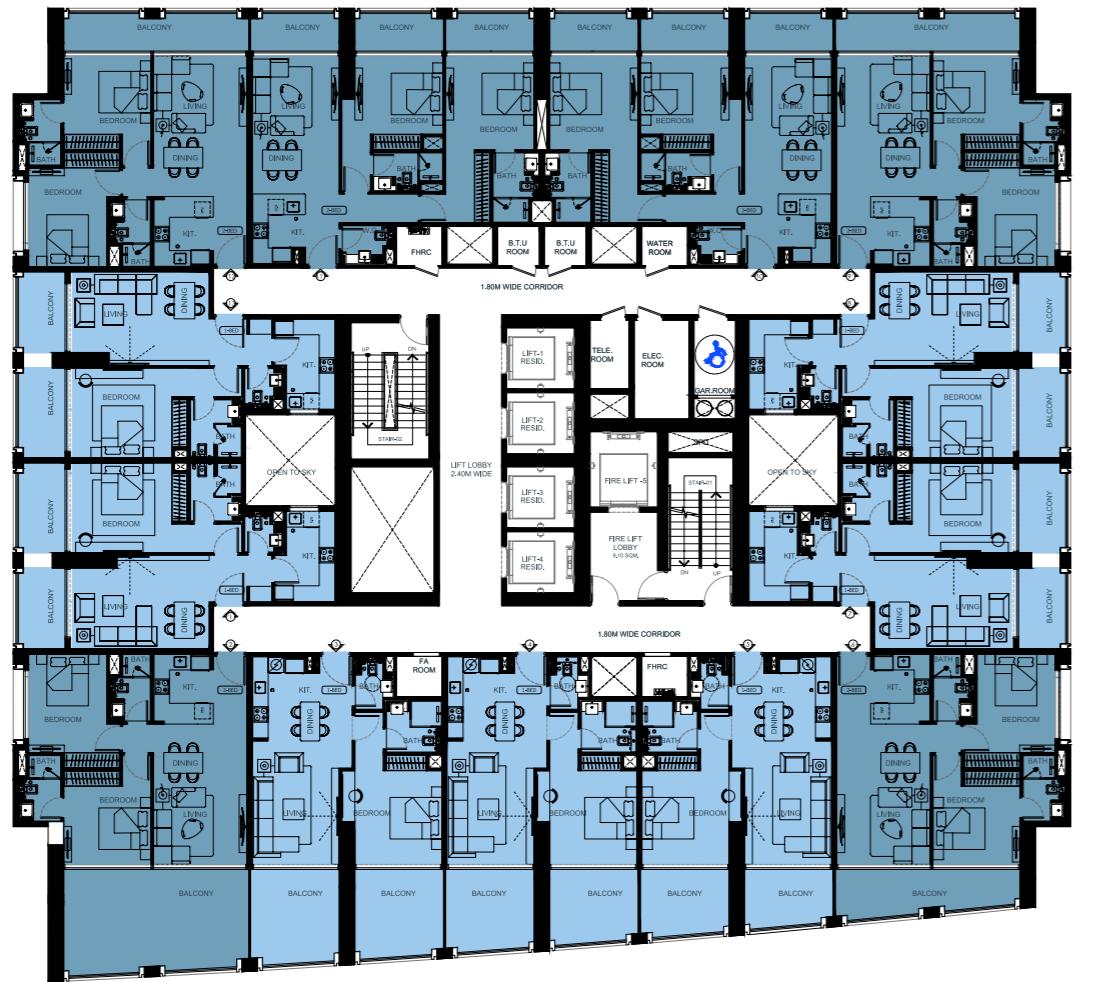


Offices

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Notes: 1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

12TH - 21ST FLOOR PLANS (RESIDENTIAL)



Unit Details Colored Schema

1 Bedroom



2 Bedroom



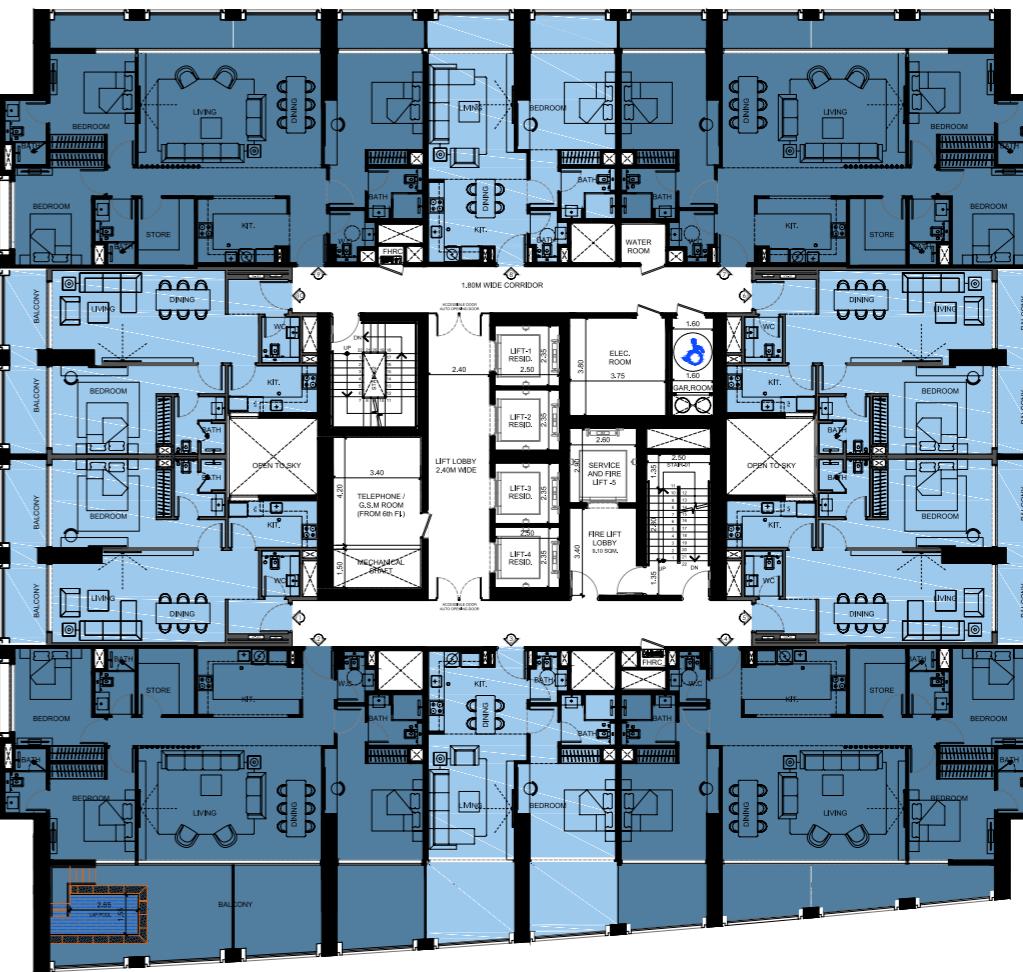
3 Bedroom



Offices



22ND FLOOR PLAN (RESIDENTIAL)



Unit Details Colored Schema

1 Bedroom



2 Bedroom



3 Bedroom



Offices



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. 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. 6. 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. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

نبوغ: 1. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الميكانيكية مع استبعاد تثبيطيات الجدران ودرجة تحمل البناء. 2. جميع القیاسات تم تزویدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقریبیة. تفاصیل المعلومات التفصیلیة دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذکورة في الرسومات لـ يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس مساحة الجناح كمنطقة يحدوها الخط المركب للجدران الخارجية، والوجه الخارجي للجدران المحيطة بالوحدة المجاورة، وبقياس مساحة منطقة الشرفة على أنها المنطقة التي يحدوها الخط المركب للجدران الفاصلة أو الفاصل التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي للجدران الخارجية، والوجه الخارجي للجدران المحيطة بالوحدة المجاورة. 6. وبقياس حساب منطقة الشرفة على أنها المنطقة التي يحدوها الخط المركب للجدران الفاصلة أو الفاصل التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي للجدران الخارجية، والوجه الخارجي للجدران المحيطة بالوحدة المجاورة. 7. يتم قياس الوحدات في الطابق المذكوب في المبني، قد تختلف الأبعاد في الحجم حسب مستوى الطابق. 8. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

An Investment in Brilliance

Twilight represents a compelling investment opportunity, rooted in 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, Twilight is also a prime holiday home haven, offering 10-year Golden Visa eligibility and the distinct advantage of no property tax.



UAE Golden Visa
up to 10 years Citizenship

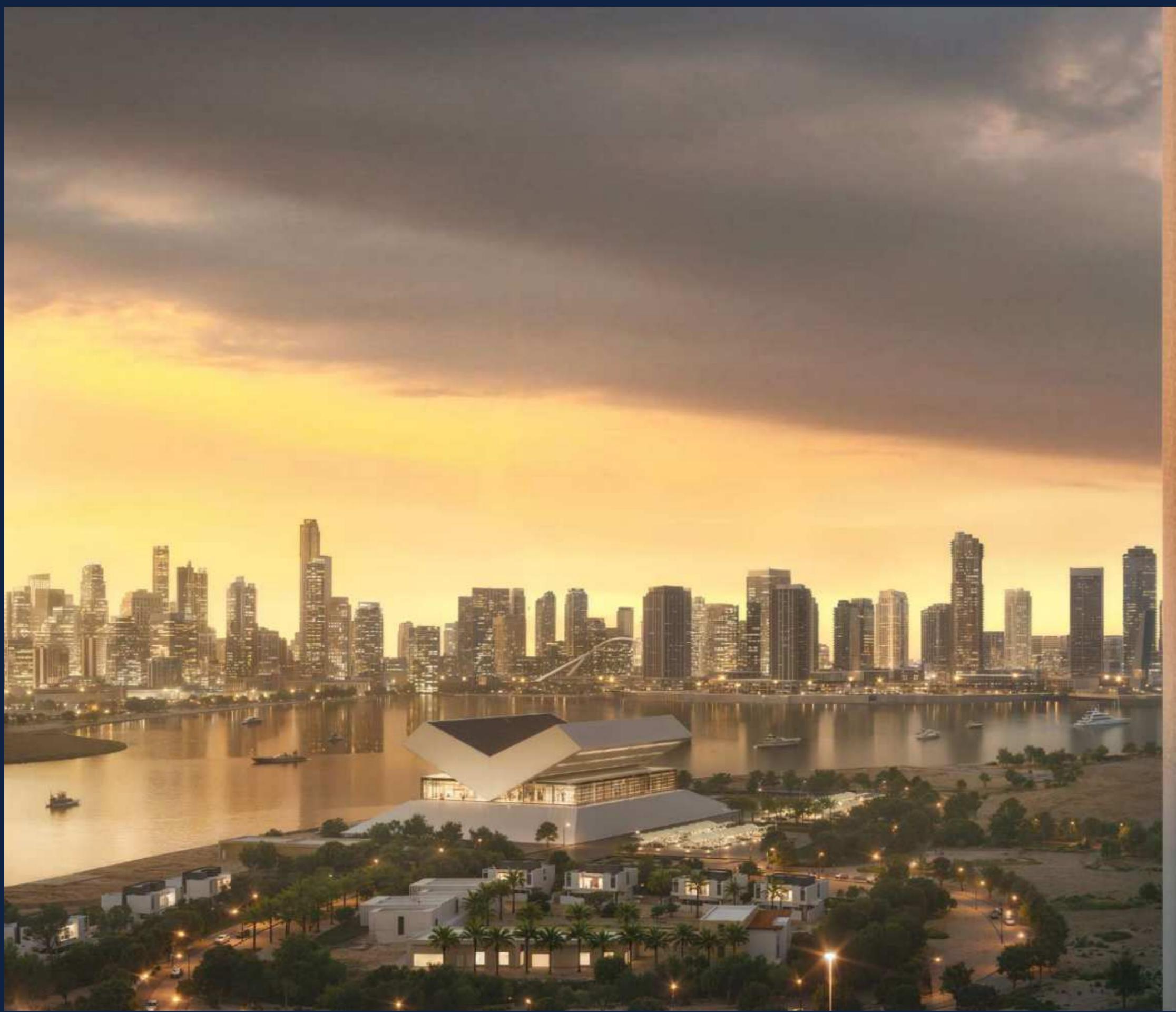


Prime Location



Appreciation in
property values







Bespoke Living Binghatti Style

EXPERT PROPERTY SERVICES
ALL UNDER ONE ROOF



Property
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Unit Resale



Parking
Sale



Holiday Homes



Annual
Maintenance



Furniture
Packages



ONE SCAN
ALL SOLUTION



بن غاطي توایلایت
BINGHATTI TWILIGHT