Mercedes-Benz Places

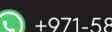
BINGHATTI

WANT DISCUSS PRICES AND FLOORPLANS FOR THIS PROJECT?

Have peace of mind knowing you are in good hands and discover a wealth of investment options in Dubai with the help of a seasoned American Investor with 13 years of Real Estate Experience with In-Depth Experience in the United Arab Emirates.

Contact me Anytime

Breana Hubbard



+971-58-537-7913

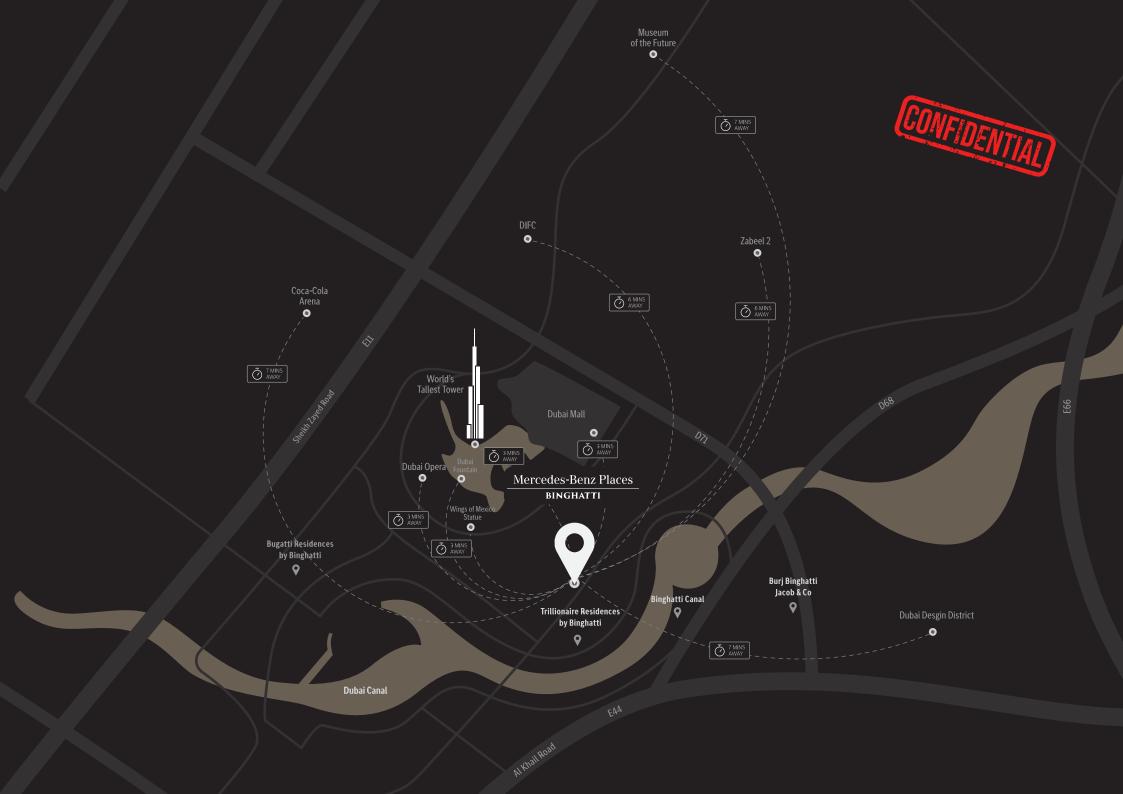


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Discover Living in Sensual Purity



UNIQUE SELLING POINT

- One of the last plots in downtown
- The first Mercedes-Benz Residences Brand in the world
- 5-minute walk to Dubai Mall and Burj Khalifa
- Unobstructed view of Burj Khalifa
- Private pool with each apartment
- 2 Bedroom is starting from a quarter of floor
- 3 Bedroom is starting from 1/3 of a floor

VIEW FROM THE SITE

330 meters above sea level



2 BEDROOM

TYPICAL FLOOR PLAN - TYPE 1



COMMON SPECIFICATIONS

CORRIDOR FLOORING: Travertine Stone or equivalent

CORRIDOR SKIRTING: Travertine Stone or equivalent

CORRIDOR WALLS: Travertine Stone or equivalent/ Stucco

Paint/ Walnut Wood/ Chrome trims

CORRIDOR CEILINGS

TERRACE: Composite Decking

NO. OF PASSENGER LIFT: 07 LIFTS

NO. OF SERVICE LIFTS: 01LIFT

NO. OF FIREMAN LIFTS: 01LIFT

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- 1. Voice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voiceactivated controls across the house - from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures
- 2. Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- 3. Energy Management: Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- 4. Automated Blinds and Curtains
- 5. Smart Kitchen Appliances

ACOUSTIC SPECIFICATIONS

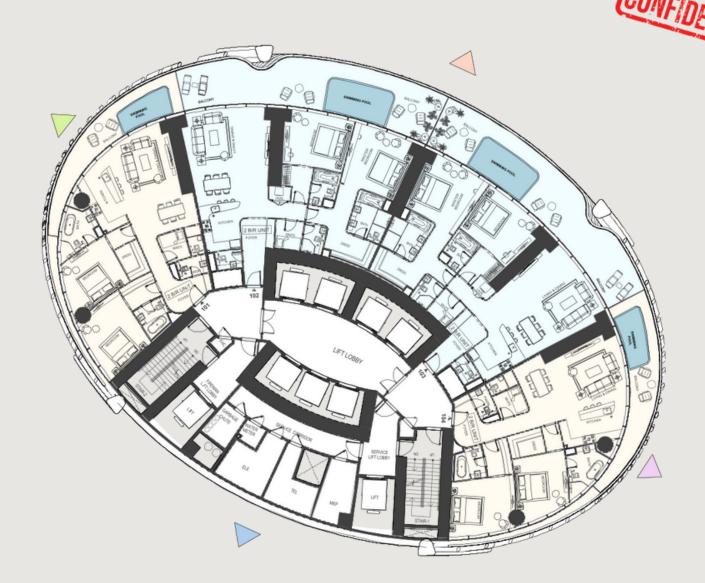
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- . The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and
- ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metapolic
- heart of the metropolis.

EXTRA FEATURES

Lap pool

VIEW ANALYSIS

- BURJ KHALIFA BURJ KHALIFA
- O DISTRICT BURJ KHALIFA DISTRICT
- WATER CANAL AL ASAYEL STREET
- WATER CANAL BUSINESS BAY





2

GENERAL FINISHES

FLOORING: Travertine Stone or equivalent / Walnut Wood / Gaya Marble or equivalent / High Grade Marble / Black Glass/Black Steel

SKIRTING: Travertine Stone or equivalent / Walnut Wood

WALL: Travertine Stone cladding / Walnut wood panel / Fluted Walnut Wood Panel / Fluted Travertine Stone or equivalent / Chrome + Trim / Stucco Decorative Paint or equivalent / Glosys Black Mirror / Fabric + Leather covering or equivalent / Gaya Marble / High Grade Marble / Screen

CFILING: Suspended Gypsum hoard in emulsion paint finish / Stainless steel patterns /Chrome / Screen / Black Glass

TERRACE: Composite decking

KITCHEN & APPLIANCES

CABINETS: Walnut wood cabinets, chrome trims, sandwich glass cabinets, Fluted walnut wood cabinet

COUNTERTOPS: Black Glass / Travertine Stone or equivalent

BACK SPLASH: Travertine Stone or equivalent

SINK: Miele, Gaggenau, Bosche, Viking or equivalent

FRIDGE: Miele, Gaggenau, Bosche, Viking or equivalent

MICROWAVE: Miele, Gaggenau, Bosche, Viking or equivalent

OVEN: Miele, Gaggenau, Bosche, Viking or equivalent.

ICE MAKER: Miele, Gaggenau, Bosche, Viking or equivalent.

BATH ROOM SPECIFICATION

FLOORING: Travertine Stone or equivalent

SKIRTING: Travertine Stone or equivalent

WALL: Travertine Stone or equivalent / Mirror / Chrome Trim

CEILING: Suspended Gypsum board in emulsion paint finish

WASHBASIN: Built in Travertine stone sink or equivalent

WC: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

SHOWERBOX: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

BATHTUB: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

JACUZZI: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

GENERAL SPECIFICATION

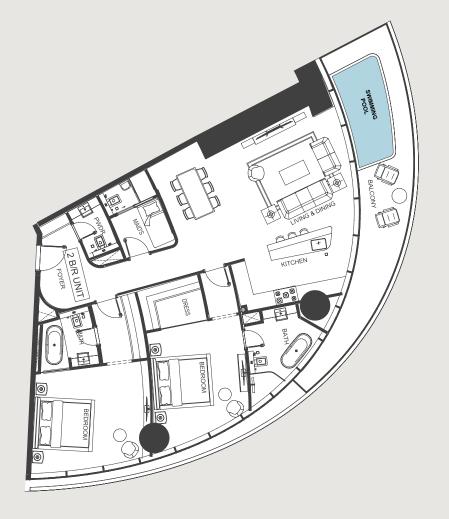
DOOR MATERIALS: Wood

DOORS: Steel / Chrome

WARDROBES: Walnut wood/ clear glass/ black

glass WARDROBES: Steel / Chrome

PRIVATE POOL



AREA	SQ.M	SQ.FT
SUITE AREA	142 m2	1,529 ft2
BALCONY AREA	29 m2	308 ft2
TOTAL UNIT AREA	171 m2	1,837 ft2





FLAT DESIGN COMPONENTS

IVING & DINING	37
EDROOM	m2
EDROOM	19
OY ER	m2
ITCHEN	17
ATH	m2
ATH	11
RESS	m2
RESS	11
IAID	m2 8
WDR	m2
ATH	5 m2
OBBY	5 m2
	4 mm 1

4 m2 3 m2 2 m2

2

GENERAL FINISHES

FLOORING: Travertine Stone or equivalent / Walnut Wood / Gaya Marble or equivalent / High Grade Marble / Black Glass/Black Steel

SKIRTING: Travertine Stone or equivalent / Walnut Wood

WALL: Travertine Stone cladding / Walnut wood panel / Fluted Walnut Wood Panel / Fluted Travertine Stone or equivalent / Chrome + Trim / Stucco Decorative Paint or equivalent / Glosys Black Mirror / Fabric + Leather covering or equivalent / Gaya Marble / High Grade Marble / Screen

CFILING: Suspended Gypsum hoard in emulsion paint finish / Stainless steel patterns /Chrome / Screen / Black Glass

TERRACE: Composite decking

KITCHEN & APPLIANCES

CABINETS: Walnut wood cabinets, chrome trims, sandwich glass cabinets, Fluted walnut wood cabinet

COUNTERTOPS: Black Glass / Travertine Stone or equivalent

BACK SPLASH: Travertine Stone or equivalent

SINK: Miele, Gaggenau, Bosche, Viking or equivalent

FRIDGE: Miele, Gaggenau, Bosche, Viking or equivalent

MICROWAVE: Miele, Gaggenau, Bosche, Viking or equivalent

OVEN: Miele, Gaggenau, Bosche, Viking or equivalent.

ICE MAKER: Miele, Gaggenau, Bosche, Viking or equivalent.

BATH ROOM SPECIFICATION

FLOORING: Travertine Stone or equivalent

SKIRTING: Travertine Stone or equivalent

WALL: Travertine Stone or equivalent / Mirror / Chrome Trim

CEILING: Suspended Gypsum board in emulsion paint finish

WASHBASIN: Built in Travertine stone sink or equivalent

WC: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

SHOWERBOX: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

BATHTUB: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

JACUZZI: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

GENERAL SPECIFICATION

DOOR MATERIALS: Wood

DOORS: Steel / Chrome

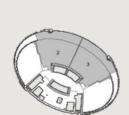
WARDROBES: Walnut wood/ clear glass/ black

glass WARDROBES: Steel / Chrome

PRIVATE POOL



AREA	SQ.M	SQ.FT
SUITE AREA	169 m2	1,814 ft2
BALCONY AREA	67 m2	720 ft2
TOTAL UNIT AREA	235 m2	2,534 ft2



FLAT DESIGN COMPONENTS

	-
LIVING & DINING	42
MASTER BEDROOM	m2
BEDROOM	20
KITCHEN	m2
FOY ER	19
BATH	m2
DRESS	10
LOBBY	m2 9
DRESS	m2
BATH	8 m2
MAID	7 m2
BATH	6 m2
TORRA	5 m2
LAUNDRY	4 m2
PWDR.	4 m2
	3 m /

3 m2

2 m2

2 m2

3 BEDROOM

TYPICAL FLOOR PLAN - TYPE 2



COMMON SPECIFICATIONS

CORRIDOR FLOORING: Travertine Stone or equivalent

CORRIDOR SKIRTING: Travertine Stone or equivalent

CORRIDOR WALLS: Travertine Stone or equivalent/ Stucco

Paint/ Walnut Wood/ Chrome trims

CORRIDOR CEILINGS

TERRACE: Composite Decking

NO. OF PASSENGER LIFT: 07 LIFTS

NO. OF SERVICE LIFTS: 01LIFT

NO. OF FIREMAN LIFTS: 01LIFT

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Noice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voiceactivated controls across the house - from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures
- 2. Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- 3. Energy Management: Smart thermostats and energyefficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- 4. Automated Blinds and Curtains
- 5. Smart Kitchen Appliances

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy
- The layout of the units optimizes noise reduction

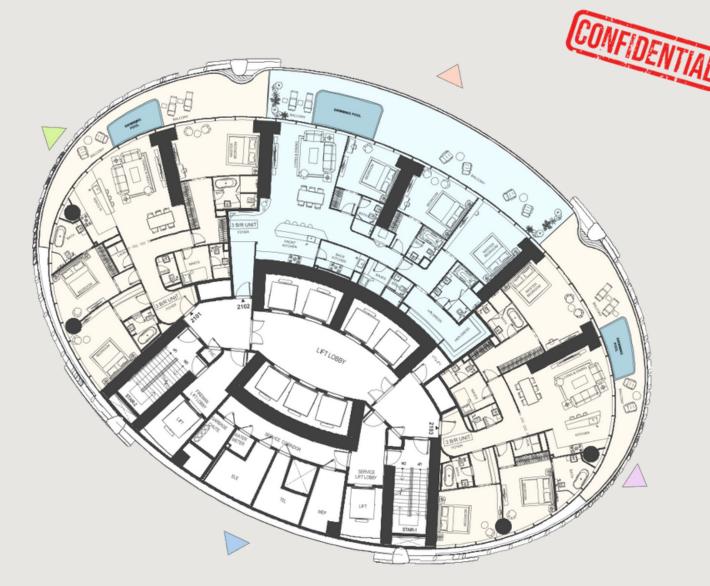
 between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly,
 designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

Lap pool

VIEW ANALYSIS

- O BURJ KHALIFA BURJ KHALIFA
- O DISTRICT BURJ KHALIFA DISTRICT
- WATER CANAL AL ASAYEL STREET
- WATER CANAL BUSINESS BAY





GENERAL FINISHES

FLOORING: Travertine Stone or equivalent / Walnut Wood / Gaya Marble or equivalent / High Grade Marble / Black Glass/Black Steel

SKIRTING: Travertine Stone or equivalent / Walnut Wood

WALL: Travertine Stone cladding / Walnut wood panel / Fluted Walnut Wood Panel / Fluted Travertine Stone or equivalent / Chrome + Trim / Stucco Decorative Paint or equivalent / Glosys Black Mirror / Fabric + Leather covering or equivalent / Gaya Marble / High Grade Marble / Screen

CEILING: Suspended Gypsum hoard in emulsion paint finish / Stainless steel patterns /Chrome / Screen / Black Glass

TERRACE: Composite decking

KITCHEN & APPLIANCES

CABINETS: Walnut wood cabinets, chrome trims, sandwich glass cabinets, Fluted walnut wood cabinet

COUNTERTOPS: Black Glass / Travertine Stone or equivalent

BACK SPLASH: Travertine Stone or equivalent

SINK: Miele, Gaggenau, Bosche, Viking or equivalent

FRIDGE: Miele, Gaggenau, Bosche, Viking or equivalent

MICROWAVE: Miele, Gaggenau, Bosche, Viking or equivalent

OVEN: Miele, Gaggenau, Bosche, Viking or equivalent.

ICE MAKER: Miele, Gaggenau, Bosche, Viking or equivalent.

BATH ROOM SPECIFICATION

FLOORING: Travertine Stone or equivalent

SKIRTING: Travertine Stone or equivalent

WALL: Travertine Stone or equivalent / Mirror / Chrome Trim

CEILING: Suspended Gypsum board in emulsion paint finish

WASHBASIN: Built in Travertine stone sink or equivalent

WC: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

SHOWERBOX: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

BATHTUB: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

JACUZZI: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

GENERAL SPECIFICATION

DOOR MATERIALS: Wood

DOORS: Steel / Chrome

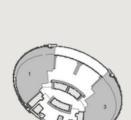
WARDROBES: Walnut wood/ clear glass/ black

glass WARDROBES: Steel / Chrome

PRIVATE POOL



AREA	SQ.M	SQ.FT
SUITE AREA	201 m2	2,166 ft2
BALCONY AREA	50 m2	720 ft2
TOTAL UNIT AREA	252 m2	2,709 ft2



FLAT DESIGN COMPONENTS

LIVING & DINING	35
MASTER BEDROOM	m2
BEDROOM	26
BEDROOM	m2
FOY ER	19
DRESS	m2
KITCHEN	19
BATH	m2
BATH	16
MAID	m2
BATH	11
DRESS	m2
BATH	11
PWDR.	m2 8
LAUN	m2
LOBBY	7 m2
	6 m2

5 m2

5 m2 3 m2

3 m2



GENERAL FINISHES

FLOORING: Travertine Stone or equivalent / Walnut Wood / Gaya Marble or equivalent / High Grade Marble / Black Glass/Black Steel

SKIRTING: Travertine Stone or equivalent / Walnut Wood

WALL: Travertine Stone cladding / Walnut wood panel / Fluted Walnut Wood Panel / Fluted Travertine Stone or equivalent / Chrome + Trim / Stucco Decorative Paint or equivalent / Glosys Black Mirror / Fabric + Leather covering or equivalent / Gaya Marble / High Grade Marble / Screen

CFILING: Suspended Gypsum hoard in emulsion paint finish / Stainless steel patterns /Chrome / Screen / Black Glass

TERRACE: Composite decking

KITCHEN & APPLIANCES

CABINETS: Walnut wood cabinets, chrome trims, sandwich glass cabinets, Fluted walnut wood cabinet

COUNTERTOPS: Black Glass / Travertine Stone or equivalent

BACK SPLASH: Travertine Stone or equivalent

SINK: Miele, Gaggenau, Bosche, Viking or equivalent

FRIDGE: Miele, Gaggenau, Bosche, Viking or equivalent

MICROWAVE: Miele, Gaggenau, Bosche, Viking or equivalent

OVEN: Miele, Gaggenau, Bosche, Viking or equivalent.

ICE MAKER: Miele, Gaggenau, Bosche, Viking or equivalent.

BATH ROOM SPECIFICATION

FLOORING: Travertine Stone or equivalent

SKIRTING: Travertine Stone or equivalent

WALL: Travertine Stone or equivalent / Mirror / Chrome Trim

CEILING: Suspended Gypsum board in emulsion paint finish

WASHBASIN: Built in Travertine stone sink or equivalent

WC: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

SHOWERBOX: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

BATHTUB: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

JACUZZI: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

GENERAL SPECIFICATION

DOOR MATERIALS: Wood

DOORS: Steel / Chrome

WARDROBES: Walnut wood/ clear glass/ black

glass WARDROBES: Steel / Chrome

PRIVATE POOL



AREA	SQ.M	SQ.FT
SUITE AREA	215 m2	2,319 ft2
BALCONY AREA	90 m2	966 ft2
TOTAL UNIT AREA	305 m2	3,285 ft2

EI AT	DESIGN	COMPONENTS	2

LIVING & DINING	40
MASTER BEDROOM	m2
BEDROOM	22
BEDROOM	m2
FOY ER	18
FRONT KITCHEN	m2
BATH	16
LOBBY	m2
HIS DRESS	11
HER DRESS	m2
BACK KITCHEN	10
LOBBY	m2 9
DRESS	m2
BATH	9 m2
BATH	8 m2
MAID	7 m2
BATH	6 m2
DRESS	6 m2
L AUN.	5 m2
	4 m2

4 m2 4 m2 3 m2

3 m2

4 BEDROOM

TYPICAL FLOOR PLAN - TYPE 3A



COMMON SPECIFICATIONS

CORRIDOR FLOORING: Travertine Stone or equivalent

CORRIDOR SKIRTING: Travertine Stone or equivalent

CORRIDOR WALLS: Travertine Stone or equivalent/ Stucco

Paint/ Walnut Wood/ Chrome trims

CORRIDOR CEILINGS

TERRACE: Composite Decking

NO. OF PASSENGER LIFT: 07 LIFTS

NO. OF SERVICE LIFTS: 01LIFT

NO. OF FIREMAN LIFTS: 01LIFT FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Noice Controlled Systems: Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voiceactivated controls across the house - from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures
- 2. Security Systems: Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- 3. Energy Management: Smart thermostats and energyefficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- 4. Automated Blinds and Curtains
- 5. Smart Kitchen Appliances

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy
- The layout of the units optimizes noise reduction

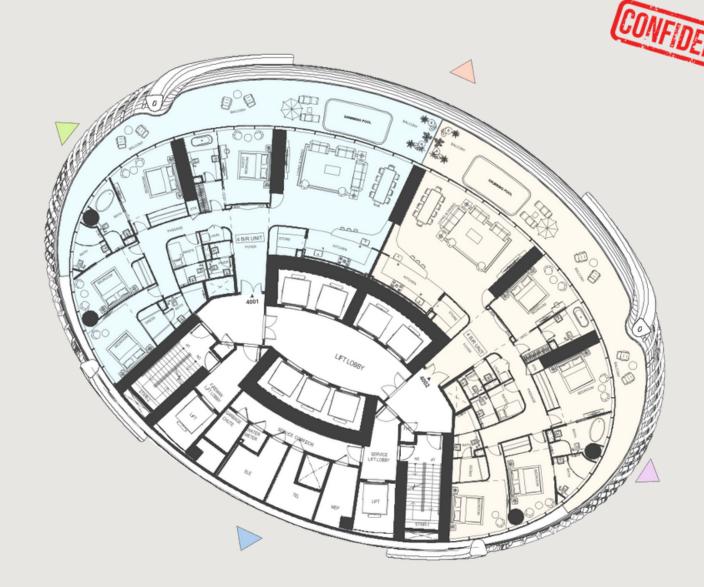
 between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly,
 designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

Lap pool

VIEW ANALYSIS

- O BURJ KHALIFA BURJ KHALIFA
- O DISTRICT BURJ KHALIFA DISTRICT
- WATER CANAL AL ASAYEL STREET
- WATER CANAL BUSINESS BAY



GENERAL FINISHES

FLOORING: Travertine Stone or equivalent / Walnut Wood / Gaya Marble or equivalent / High Grade Marble / Black Glass/Black Steel

SKIRTING: Travertine Stone or equivalent / Walnut Wood

WALL: Travertine Stone cladding / Walnut wood panel / Fluted Walnut Wood Panel / Fluted Travertine Stone or equivalent / Chrome + Trim / Stucco Decorative Paint or equivalent / Glosys Black Mirror / Fabric + Leather covering or equivalent / Gaya Marble / High Grade Marble / Screen

CEILING: Suspended Gypsum hoard in emulsion paint finish / Stainless steel patterns /Chrome / Screen / Black Glass

TERRACE: Composite decking

KITCHEN & APPLIANCES

CABINETS: Walnut wood cabinets, chrome trims, sandwich glass cabinets, Fluted walnut wood cabinet

COUNTERTOPS: Black Glass / Travertine Stone or equivalent

BACK SPLASH: Travertine Stone or equivalent

SINK: Miele, Gaggenau, Bosche, Viking or equivalent

FRIDGE: Miele, Gaggenau, Bosche, Viking or equivalent

MICROWAVE: Miele, Gaggenau, Bosche, Viking or equivalent

OVEN: Miele, Gaggenau, Bosche, Viking or equivalent.

ICE MAKER: Miele, Gaggenau, Bosche, Viking or equivalent.

BATH ROOM SPECIFICATION

FLOORING: Travertine Stone or equivalent

SKIRTING: Travertine Stone or equivalent

WALL: Travertine Stone or equivalent / Mirror / Chrome Trim

CEILING: Suspended Gypsum board in emulsion paint finish

WASHBASIN: Built in Travertine stone sink or equivalent

WC: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

SHOWERBOX: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

BATHTUB: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

JACUZZI: Duravit, Kohler, Hansgrohe, Grohe, Dorn Bracht or equivalent

GENERAL SPECIFICATION

DOOR MATERIALS: Wood

DOORS: Steel / Chrome

WARDROBES: Walnut wood/ clear glass/ black

glass WARDROBES: Steel / Chrome

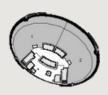
PRIVATE POOL



AREA	SQ.M	SQ.FT
SUITE AREA	278 m2	2,995 ft2
BALCONY AREA	94 m2	1,013 ft2
TOTAL UNIT AREA	372 m2	4,007 ft2







FLAT DESIGN COMPONENTS

LIVING & DINING	63
BEDROOM	m2
GUEST BEDROOM	22
BEDROOM	m2
BEDROOM	21
FOY ER	m2
PASSAGE	18
KITCHEN	m2
BATH	16
BATH	m2
BATH	16
BATH	m2
MAID	14
STORE	m2
DRESS	10
DRESS	m2 9
BATH	m2
DRESS	8 m2
LOBBY	7 m2
DRESS	6 m2
L AUN.	5 m2
PWDR.	5 m2
WASH	4 m2
LOBBY	4 m2
STORE	3 m2
	3 m2

2 m2 2 m2

2 m2 2 m2

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Contact me Anytime

Breana Hubbard







@soldbybree_usa2dxb

