



THE POWER OF THE PRECISE

Etherea is a modernist landmark in Jumeirah Village Circle defined by grid and glow. It is a structure of balance and integration, where a grand lineage meets a focused soul.

In narrowing the frame, the light is magnified to create a concentrated residential experience.





A SOPHISTICATED DISPLAY OF MODERNITY

The tower is characterised by a unique exoskeleton and satin chrome finishes that provide natural shading.

This structure maintains a glowing, iconic footprint at night, culminating in a structural crown. It is a form that breathes, blending sleek glass with the precision of a master-crafted grid.

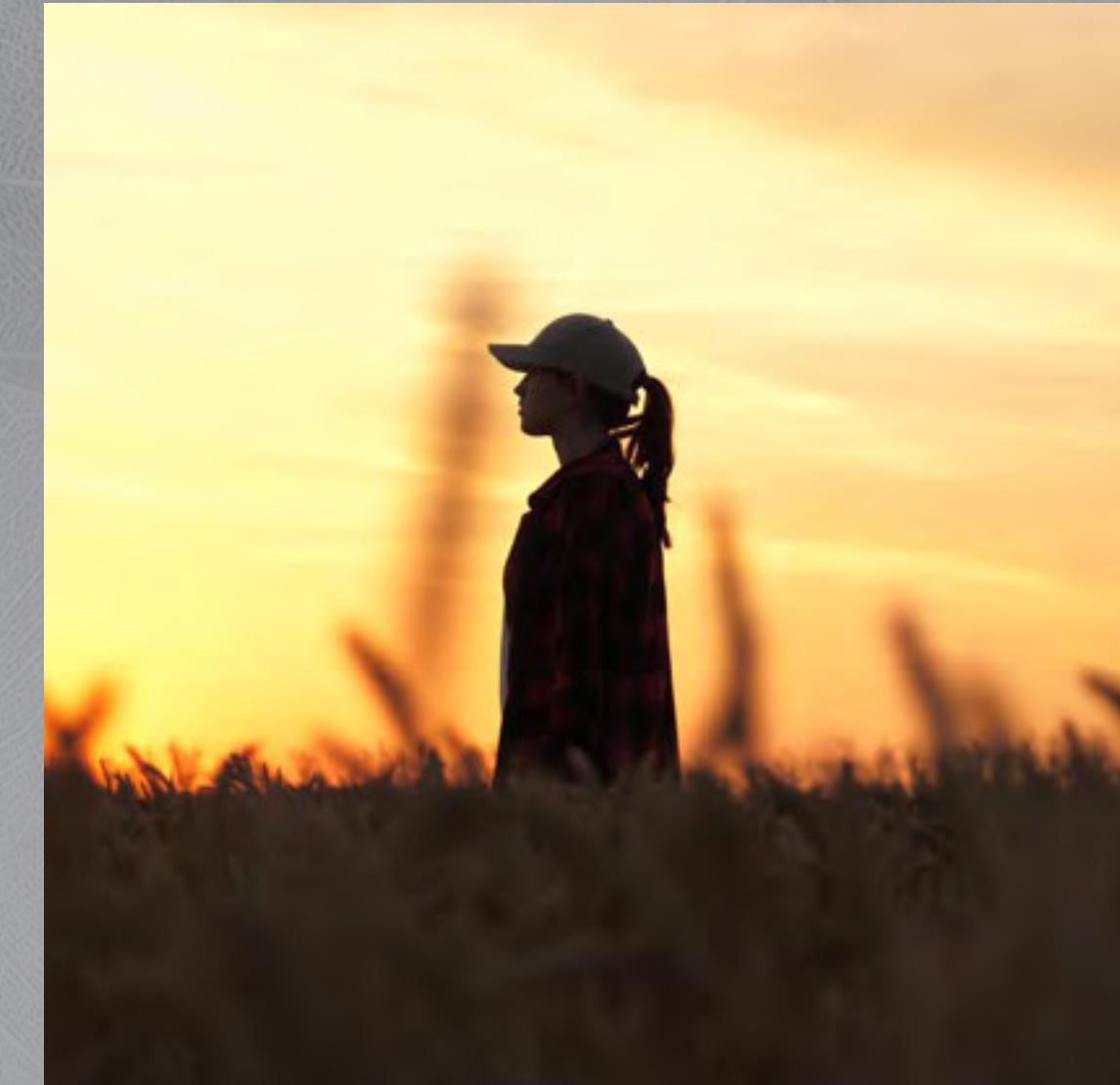




A SANCTUARY NOT DEFINED BY SIZE

Etherea is for individuals who seek a grounded escape that never compromises on connectivity. It is a residence that understands true prestige is found in the ability to choose your own pace.

Here, luxury is found in the ease of life provided by a well-sited home.



PRECISELY CRAFTED

Etherea is exemplar of Binhatti's uncompromising standards. We embrace energy-efficient building practices and utilise sustainable materials throughout the structure.

This commitment ensures enduring value that will define your home for years to come.





PROJECT FACTS

A CURATED COLLECTION OF CONCENTRATED LUXURY

PROPERTY TYPE

Residential & Retail

PLOT AREA

2321.56 SQM./ 24989.04 SQFT

DESCRIPTION

B + G + 5P + 22 RESIDENTIAL FLOORS
+ 1MECH. + ROOF

NUMBER OF UNITS

Studio Apartment: 64
1Bedroom Apartment: 134
2Bedroom Apartment: 84

TOTAL UNITS

Total Residential Units: 282
Retail Shops: (Ground) 05

Each residence claims its own, suspended above the community. Through meticulous engineering, the tower's orientation maximises natural light and provides unobstructed views.





UNIQUELY INTIMATE AMENITIES

Etherea offers an intentionally zoned amenity deck on the 5th floor, designed on a personal scale. This highly efficient space provides a boutique urban club experience that blends wellness, aquatic recreation, and family-focused social zones.



Outdoor Shower



Sun Bath Area



Adult & Children's Swimming Pool



Jacuzzi Area



Children's Play Area



Bicycle Path & Walking Path



Aerobics Platform



Sitting Area



THE ESSENCE OF RESTORATIVE GRACE

The amenity deck elevates daily life through a linear layout featuring an adult swimming pool, jacuzzi, and children's pool. Wellness is integrated into your routine via a dedicated yoga platform and water fountain features.

Symmetrical paths and sunken sitting areas create intimate social nooks amidst a lush, tree-lined perimeter, ensuring every moment is perfectly structured for restoration.



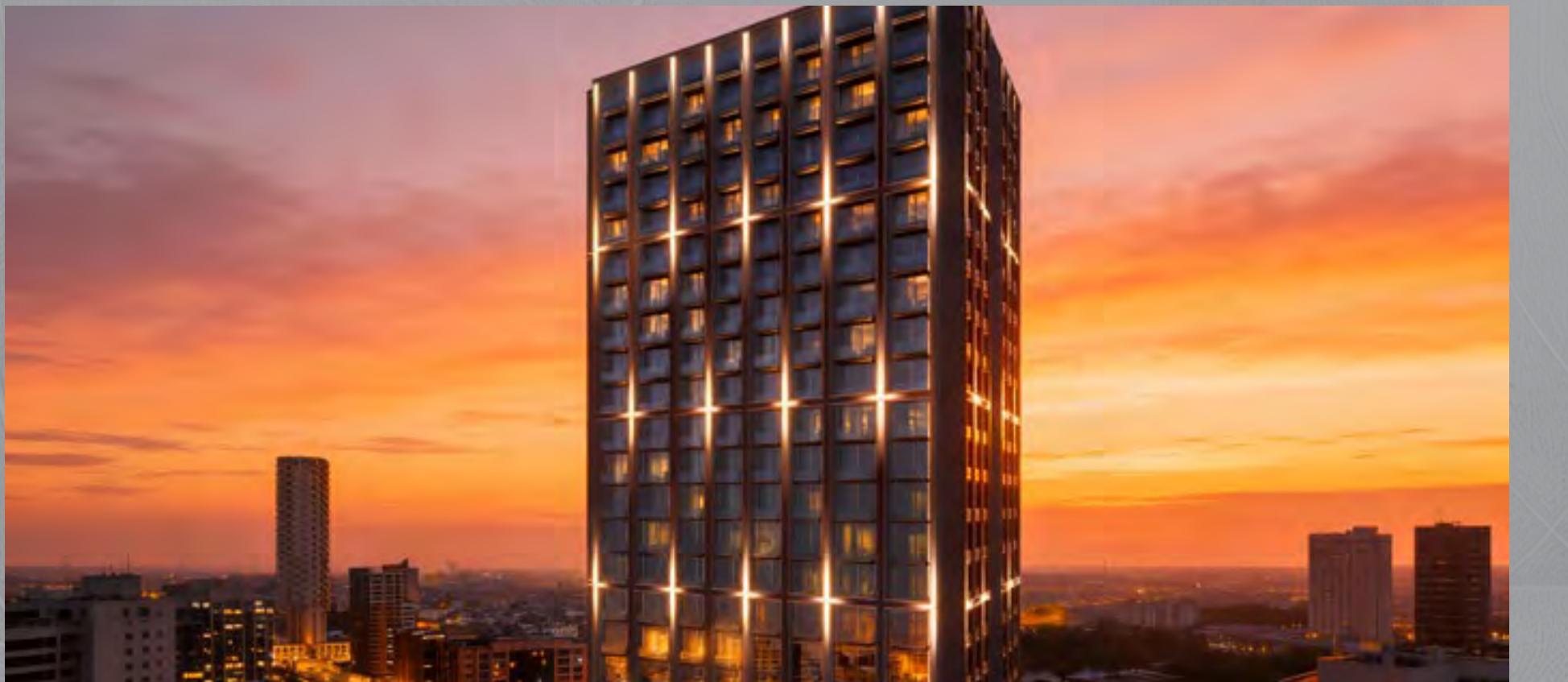


FOCUSED WELLNESS AWAITS

A world of wellness designed to help you restore balance in a single breath.







POISE AND GRACE IN EQUAL MEASURE

Interiors reflect a light hand and quiet design choices to create extraordinary living spaces. Muted tones and rich textures work in harmony with open-plan layouts to maximise natural light and ensure a quiet, unhurried rhythm.

The material philosophy centres on the discipline of clarity and modern efficiency. Fine materials and bespoke finishes are meticulously selected to mirror the fluidity and lightness of the building's architecture.



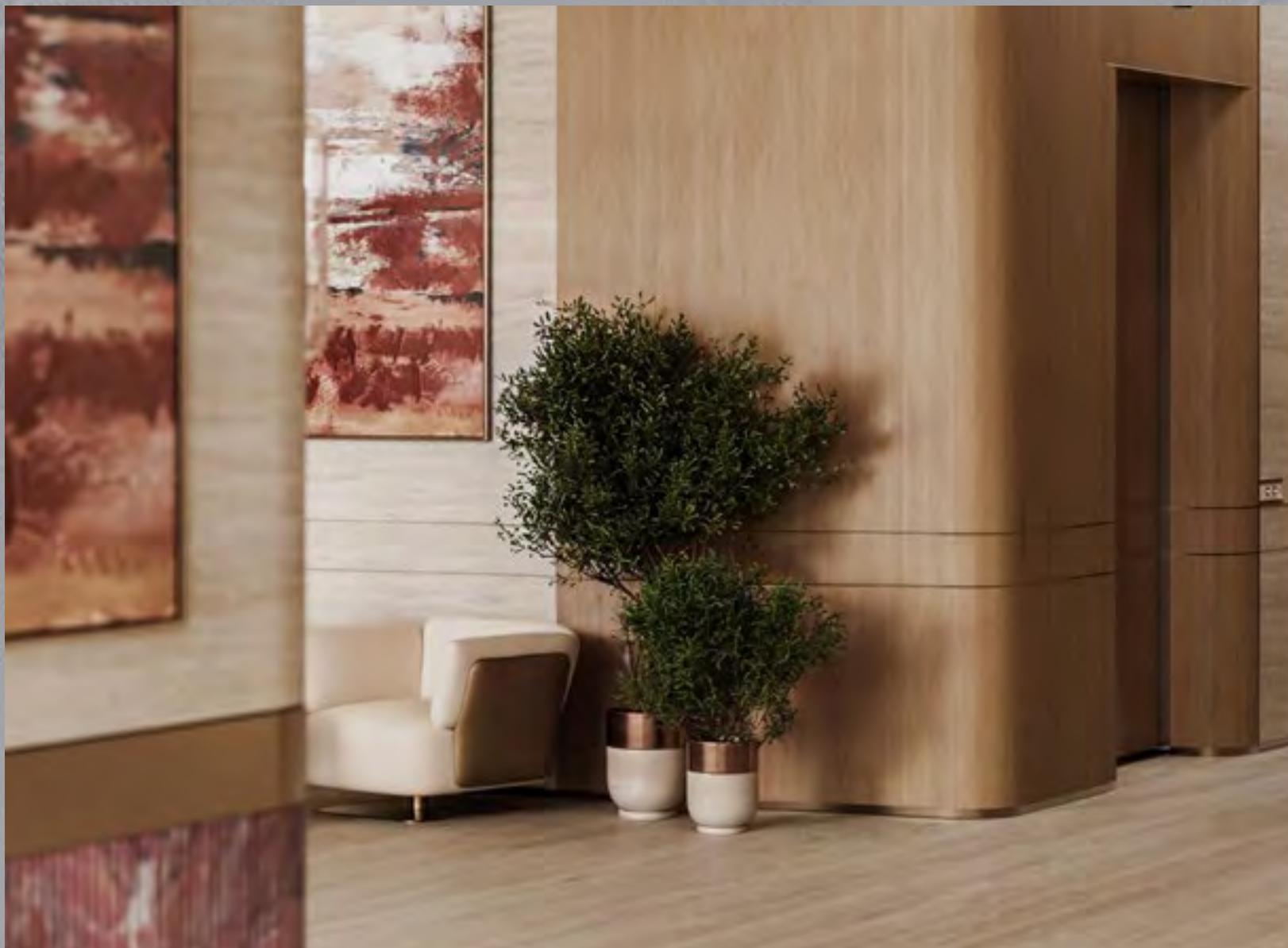






UNMATCHED MATERIALITY

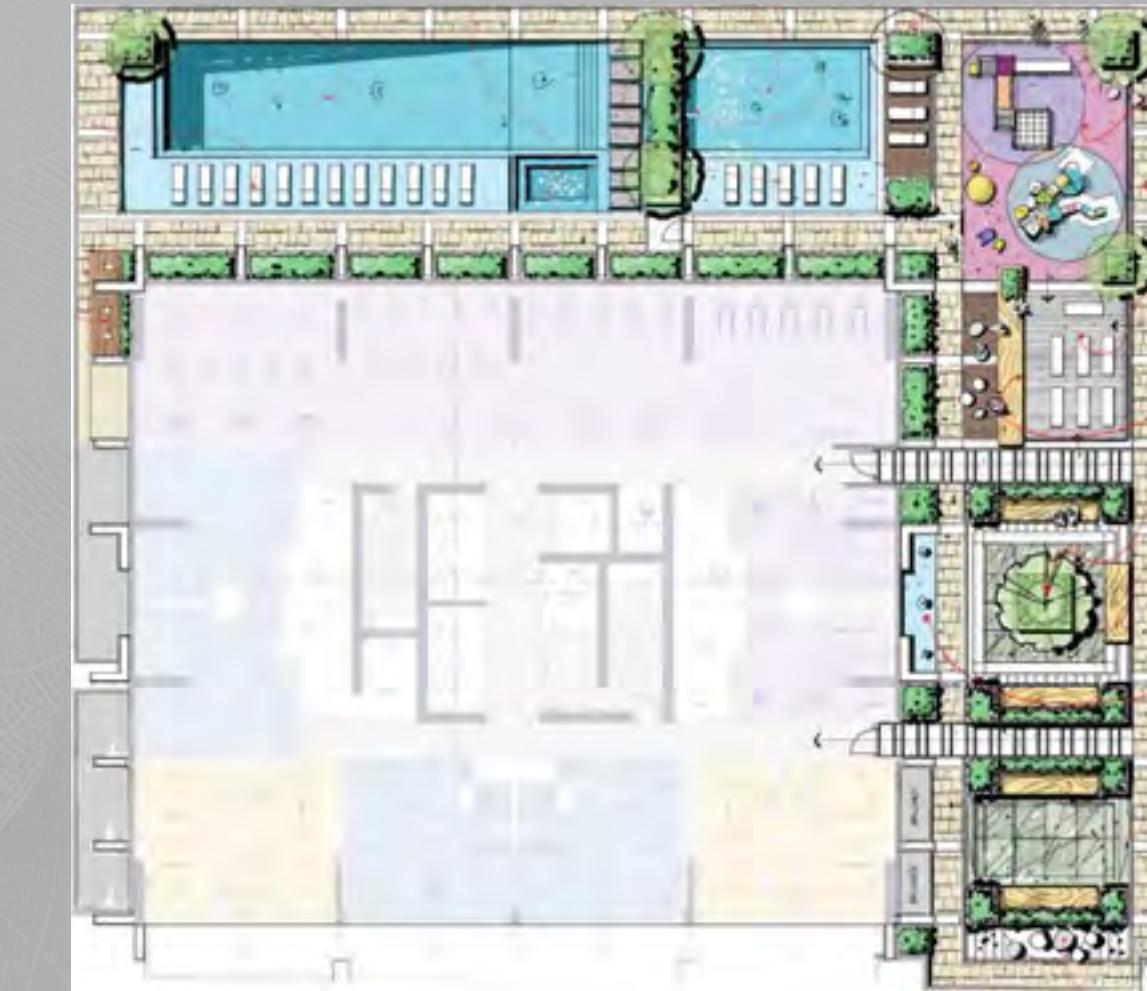
A premium palette featuring satin chrome finishes, high-end stone, and crystalline glass to ensure the project's longevity and striking silhouette.





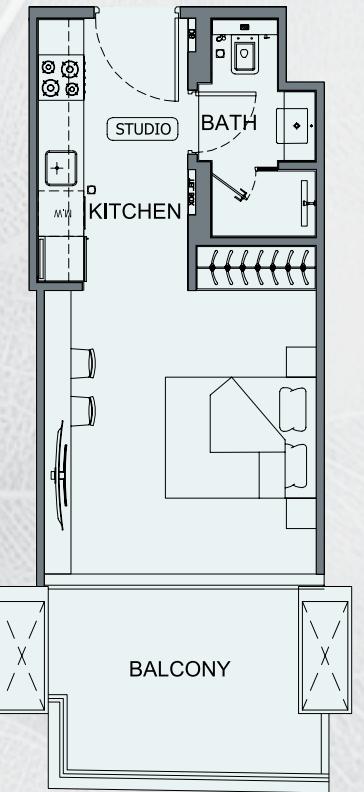
DESIGNED FOR OPTIMAL FLOW

Residences are tailored to ambitious professionals and growing families, with layouts that maximize light through floor-to-ceiling windows. These spaces integrate the elegance of the modernist grid into personal living areas to suit a deliberate and refined lifestyle.

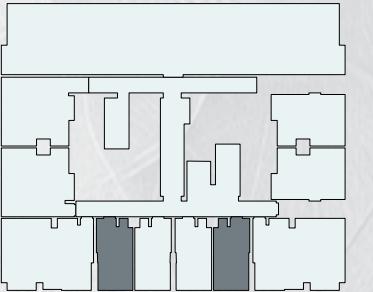


STUDIO TYPE 01

Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	28.36 m ²	305.26 ft ²
BALCONY AREA	9.64 m ²	103.76 ft ²
TOTAL UNIT AREA	38.00 m ²	409.03 ft ²

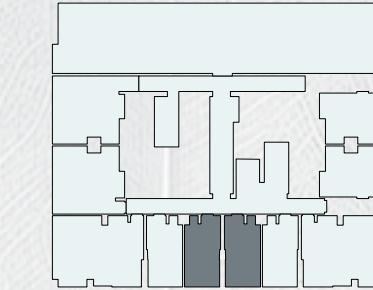


STUDIO TYPE 02

Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	29.13 m ²	313.55 ft ²
BALCONY AREA	9.46 m ²	101.83 ft ²
TOTAL UNIT AREA	38.59 m ²	415.38 ft ²



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تنويه:إن أبعاد الغرف يتم قياسها طبقاً للعناصر الميكانية مع ابتعاد تشطيبات الجدران ودرجة تحصل الماء.٣ .جميع القبابات تم تزويدها من قبل المهندسين المعماريين المستشارين لدينا.٤ .جميع المواد والأبعاد والرسومات تقريرية تخضع للمعلومات للتغيير دون إشعار مسبق.٤ .قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة في الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات.٥ .يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصل التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة.٦ .ويقاس حساب منطقة الشرفة على أنها المنطقة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي للشرفة المجاورة.٧ .يتم قياس الوحدات في الطابق التسويجي في المبني. قد تختلف الأعمدة في الحجم حسب مستوى الطابق.٨ .قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة لجدار الممر المحيط بالوحدة المجاورة.٩ .ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصل التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة.١٠ .يتم قياس الوحدات في الطابق التسويجي في المبني.



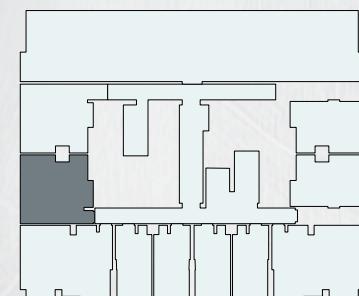
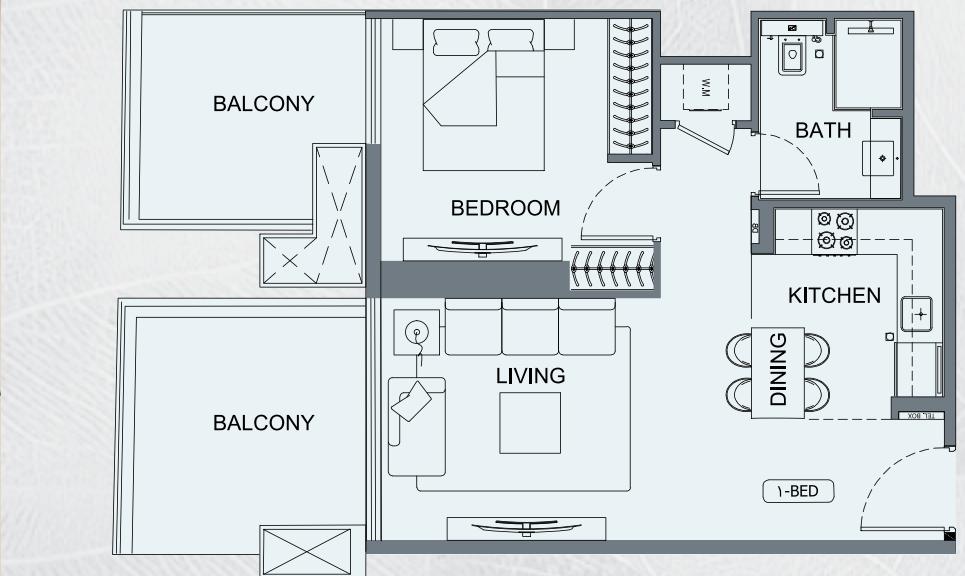




1 BEDROOM TYPE 01

Binghatti Ethereal

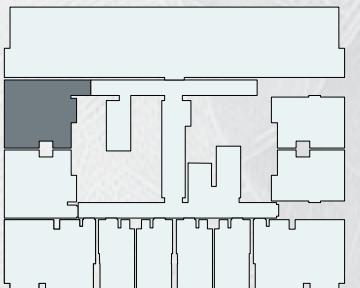
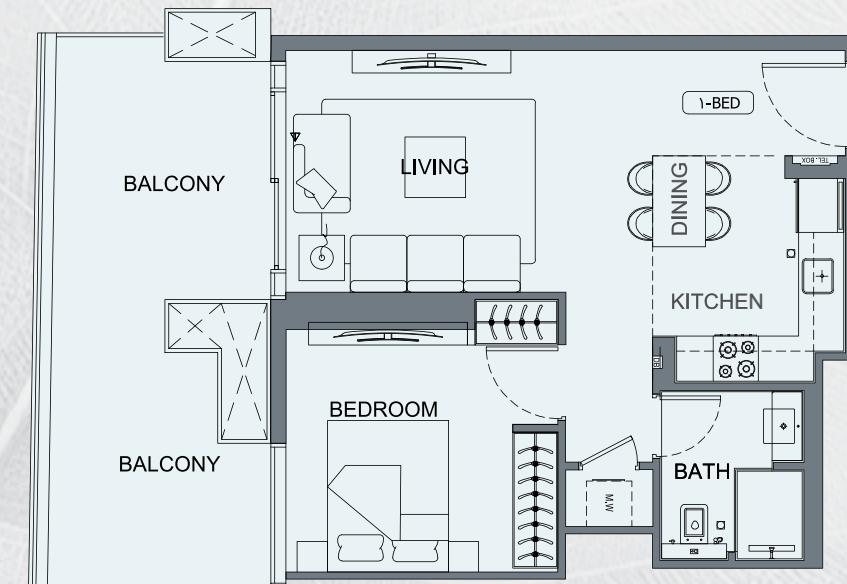
AREA	SQ.M	SQ.FT
SUITE AREA	50.74 m ²	546.16 ft ²
BALCONY AREA	18.75 m ²	201.82 ft ²
TOTAL UNIT AREA	69.49 m ²	747.98 ft ²
FLAT DESIGN COMPONENTS		
BATH	5 m ²	
BEDROOM	12 m ²	
LIVING	15 m ²	
KITCHEN & DINING	8 m ²	
LAUNDRY	1 m ²	
CORRIDOR	6 m ²	



1 BEDROOM TYPE 02

Binghatti Etherea

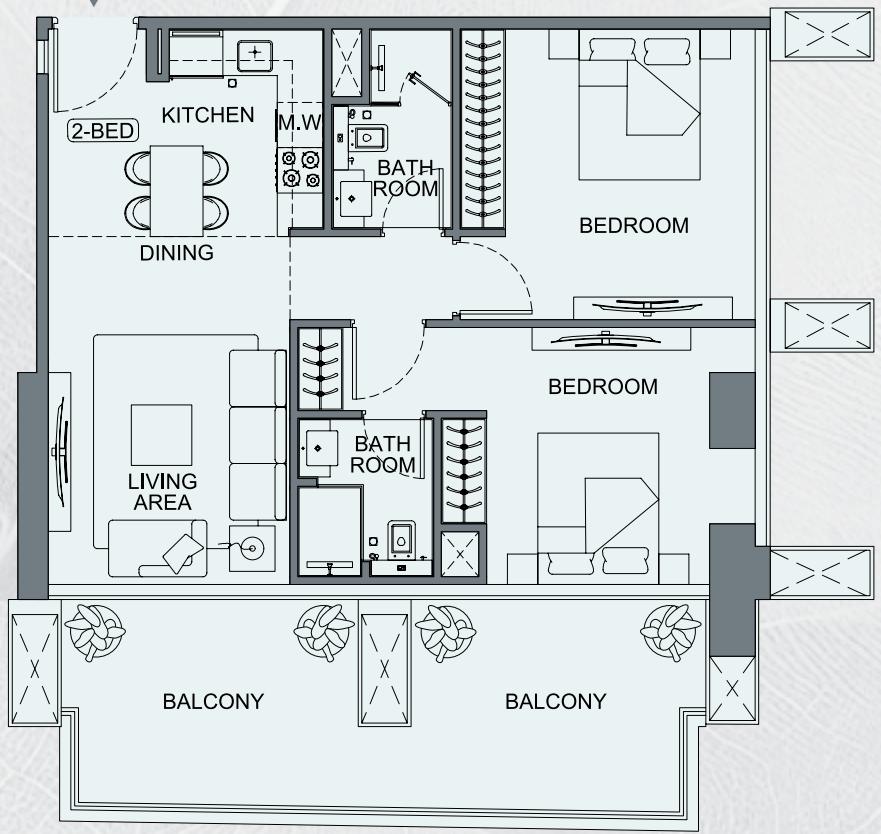
AREA	S.Q.M	S.Q.FT
SUITE AREA	51.47 m ²	554.02 ft ²
BALCONY AREA	20.45 m ²	220.12 ft ²
TOTAL UNIT AREA	71.92 m ²	774.14 ft ²
FLAT DESIGN COMPONENTS		
BATH		5 m ²
BEDROOM		12 m ²
LIVING		15 m ²
KITCHEN & DINING		8 m ²
LAUNDRY		1 m ²
CORRIDOR		6 m ²



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2 BEDROOM TYPE 01

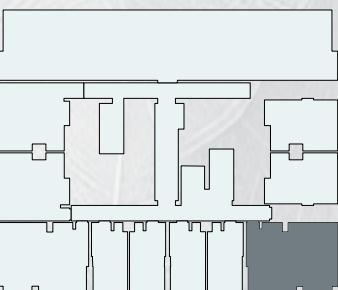
Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	68.88 m ²	741.42 ft ²
BALCONY AREA	25.45 m ²	273.45 ft ²
TOTAL UNIT AREA	94.33 m ²	1015.36 ft ²

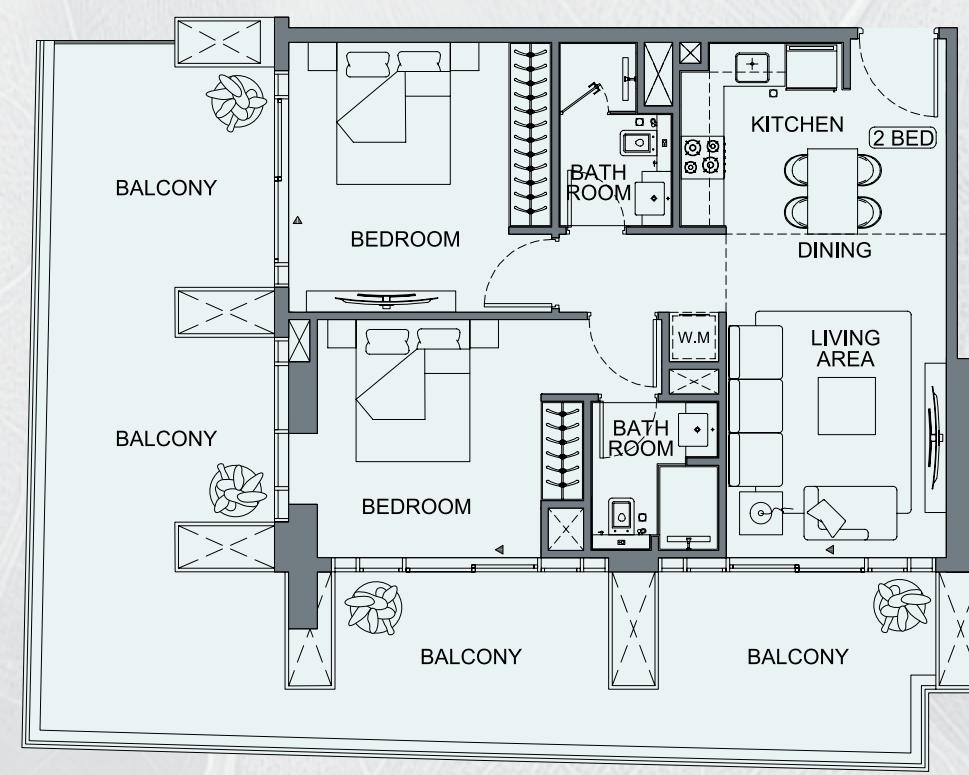
FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	16 m ²
BATH	4 m ²
BEDROOM	15 m ²
LIVING	15 m ²
KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



2 BEDROOM TYPE 02

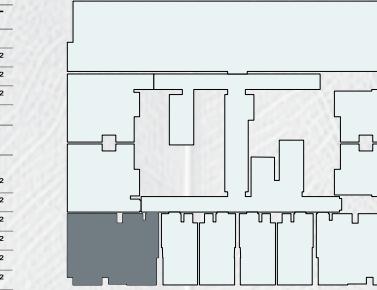
Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	68.88 m ²	741.42 ft ²
BALCONY AREA	54.64 m ²	588.14 ft ²
TOTAL UNIT AREA	123.52 m ²	1329.56 ft ²

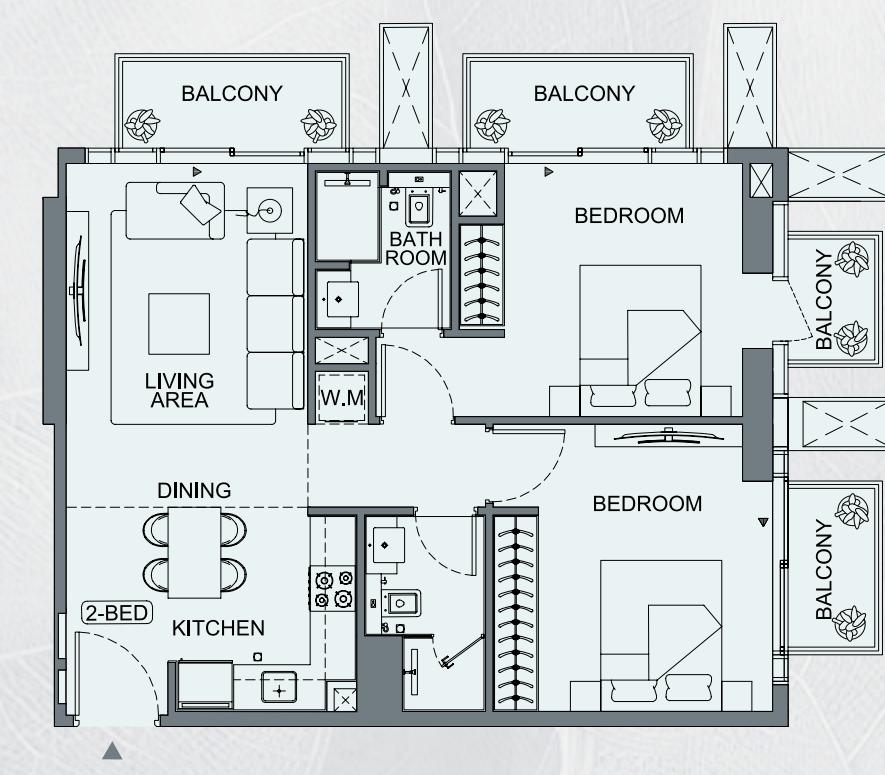
FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	16 m ²
BATH	4 m ²
BEDROOM	15 m ²
LIVING	15 m ²
KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



2 BEDROOM TYPE 03

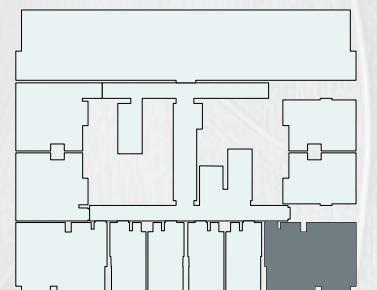
Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	68.88 m ²	741.42 ft ²
BALCONY AREA	12.26 m ²	131.97 ft ²
TOTAL UNIT AREA	81.14 m ²	873.38 ft ²

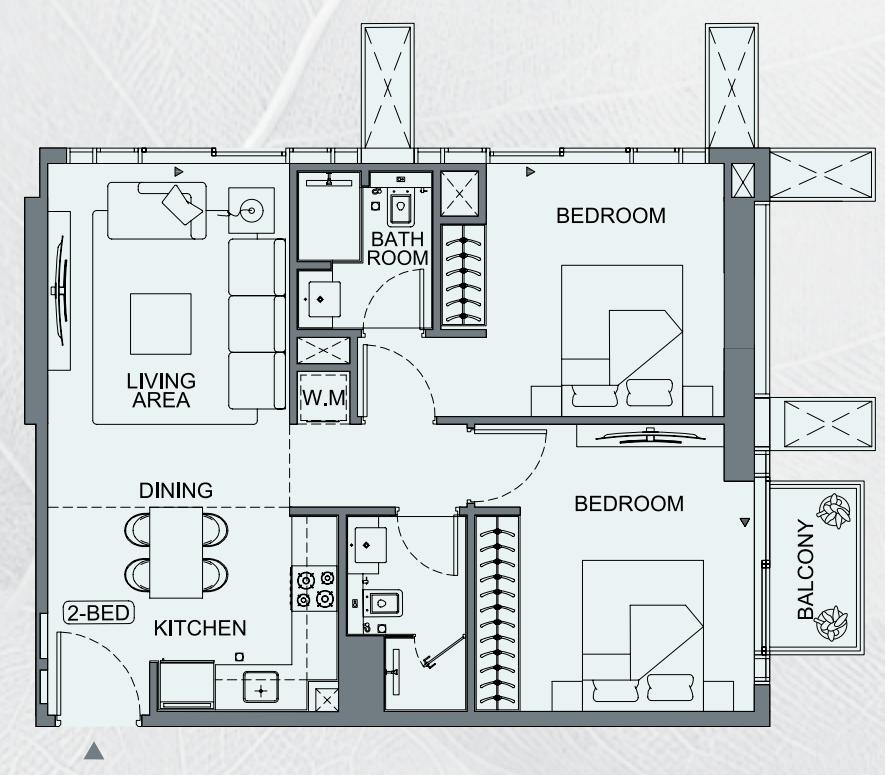
FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	16 m ²
BATH	4 m ²
BEDROOM	15 m ²
LIVING	15 m ²
KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



2 BEDROOM TYPE 04

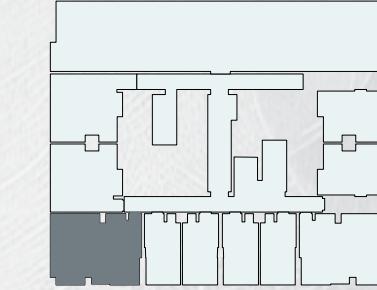
Binghatti Etherea



AREA	SQ.M	SQ.FT
SUITE AREA	67.56 m ²	727.21 ft ²
BALCONY AREA	2.63 m ²	28.31 ft ²
TOTAL UNIT AREA	70.19 m ²	755.52 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	16 m ²
BATH	4 m ²
BEDROOM	15 m ²
LIVING	15 m ²
KITCHEN & DINING	6 m ²
CORRIDOR	6 m ²



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BENGALI
ETHEREA



BESPOKE LIVING BINGHATTI STYLE



Property Management



Unit Resale



Parking Sale



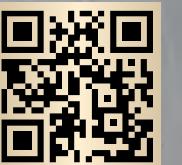
Holiday Homes



Annual Maintenance



Furniture Packages



One Scan
All Solution



ABOUT THE BRAND

A LEGACY OF ARCHITECTURAL ARTISTRY

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding 90 projects valued at nearly AED 100 billion, Binghatti has delivered more than 50 projects to date and maintains a robust pipeline of approximately 30 million square footage of sellable area.

Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents.

Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.

Muhammad Binghatti

