EXCLUSIVE SKY VILLA RESALE · BUSINESS BAY, DUBAI

10% COMMISSION · 30-DAY OFFER



BURJ BINGHATTI JACOB & CO RESIDENCES

Sapphire Sky Villa 104

A 2-bedroom + study Sky Villa with its own private infinity pool and sweeping terraces, in the most luxurious hyper-tower in all of Dubai. The 04 corner villa of its floor, with open City & Creek views. Made for collectors of luxury watches and lovers of branded residences.

3,302	2 BR	4.5	Private
SQ FT TOTAL	+ STUDY + MAID'S	BATHROOMS	INFINITY POOL

- Branded residence by Binghatti × Jacob & Co, the luxury watch and jewellery house
- Jacob & Co gallery, large sky pool, gym and sky-level amenities
- 04 corner with City & Creek views toward Dubai Creek Harbour and Dubai Design District
- Private 4.0 × 6.9 m infinity pool with 5.3 × 7.1 m pool deck and full pool-side bath
- Approx. 1,600 sq ft of terraces, balconies and pool deck
- Smart-home system, marble finishes, Miele appliances, 2 parking spaces

ASKING PRICE

AED 9,016,800

10% broker commission = AED 901,680 · 30-day offer, until 28 Nov 2026 · Direct buyers: preferential price

Melissa Wu 胡錦濃

+971 50 979 2888 (WhatsApp)

melissawurealty@gmail.com

Trakheesi Permit: [PERMIT NO.]

INTERIORS & LIFESTYLE

Sky Villa living in Dubai's most luxurious hyper-tower







Recent comparable sales

FLOOR	DATE	AED	SQ FT
27	6 Jul 2026	10,420,800	3,287
2	1 May 2026	9,016,800	3,302
10	17 Mar 2026	9,183,200	3,287
9	17 Mar 2026	9,110,400	3,287

All 2-bedroom units in the tower.

In the sky

- Jacob & Co gallery
- Large sky pool
- State-of-the-art gym
- Sky-level lounges and amenities
- Private infinity pool in the unit

Agents are welcome to collaborate. Direct buyers are welcome to contact us.

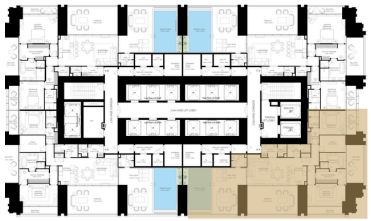
Melissa Wu · +971 50 979 2888 · melissawurealty@gmail.com

Images are developer CGI for illustration; finishes and furniture may vary.

THE 04 CORNER · VIEWS

Open Creek Harbour & canal views





KEY PLAN · 04 CORNER

Sapphire Sky Villa 104 sits on the lower-right 04 corner of its floor, facing east toward Dubai Creek Harbour and the canal, with the Dubai Design District skyline beyond.

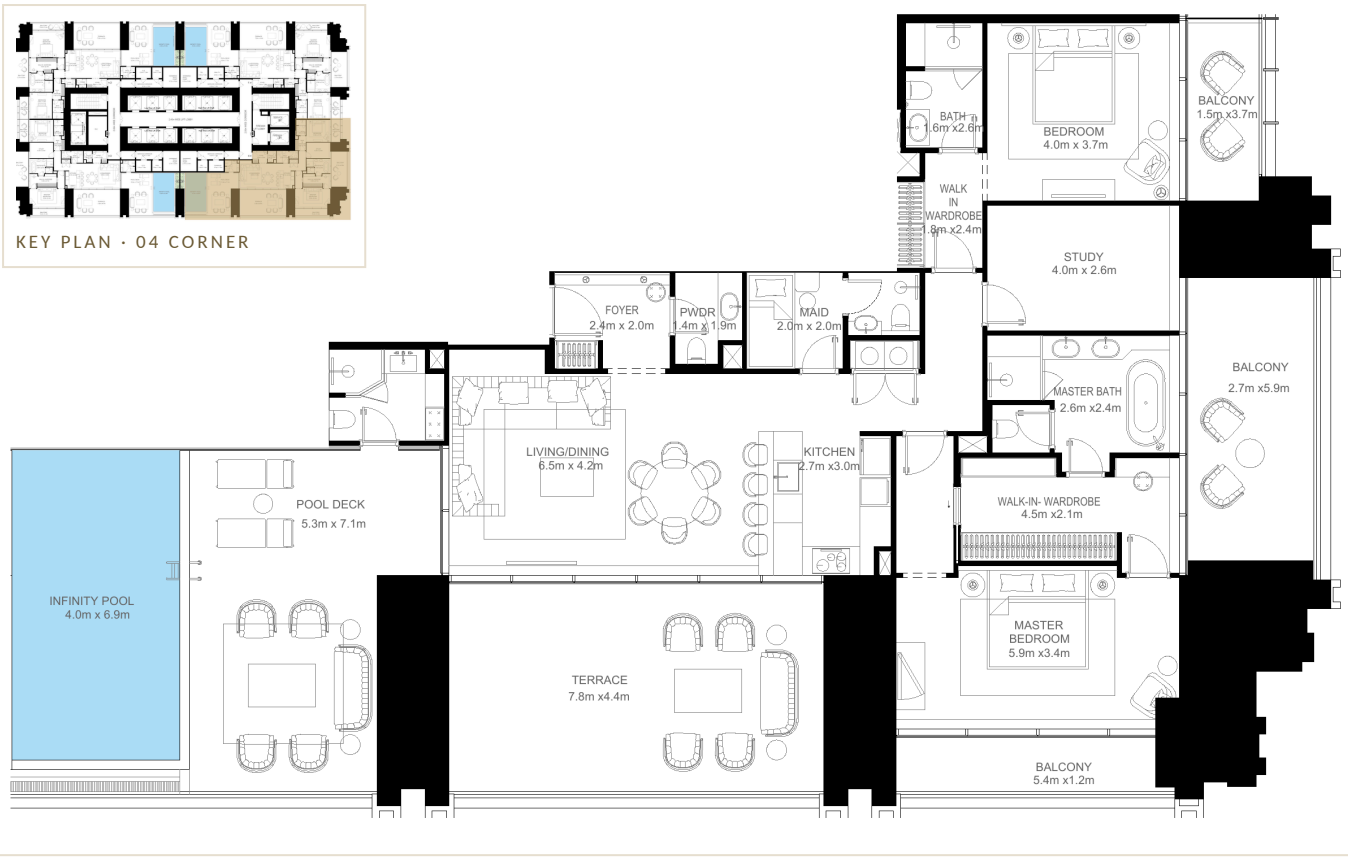
- Wide, open outlook from the living room, terrace and private pool deck
- Bedrooms and study along the corner, with three private balconies
- View map from the developer's view analysis, Jan 2024

Melissa Wu · +971 50 979 2888

SAPPHIRE SKY VILLA 104 · 2 BEDROOMS + STUDY + MAID'S ROOM

Sky Villa Floor Plan

04 corner · City & Creek views
Developer plan, Jan 2024 · Registered unit: BURJ-104 (originally booked as 1204)



AREAS

Total area (registered)	306.81 m² · 3,302 sq ft
Interior suite	158.77 m² · 1,709 sq ft
Terraces, balconies & pool deck	148.04 m² · 1,593 sq ft
Living & dining	6.5 × 4.2 m
Master bedroom + walk-in	5.9 × 3.4 m
Second bedroom + walk-in	4.0 × 3.7 m
Study · Maid's room	4.0 × 2.6 · 2.0 × 2.0 m
Terrace · Pool deck	7.8 × 4.4 · 5.3 × 7.1 m
Private infinity pool	4.0 × 6.9 m

BATHROOMS & FEATURES

- Master en-suite bath with freestanding tub
- Second en-suite bath
- Pool-side full bath with shower
- Maid's room with own bathroom
- Guest powder room
- Separate laundry · two walk-in wardrobes
- Marble & natural stone, Miele kitchen
- 2 parking spaces

FOR AGENTS

10% commission

= AED 901,680 at the asking price. Open to all RERA-registered agents; paid by the seller at transfer. 30-day offer, until 28 Nov 2026.

PAYMENT STRUCTURE

AED 7,216,800 to seller at transfer (incl. AED 40k deposit within 48 h of signing)
AED 1,800,000 to developer at handover
Total AED 9,016,800

DIRECT BUYERS

Preferential price for buyers who contact the owner directly.

Melissa Wu · +971 50 979 2888

Off-plan resale, subject to developer NOC and DLD transfer. Areas per DLD initial contract of sale and developer plans; dimensions approximate. Tower image is developer CGI for illustration. DLD 4% registration fee and transfer costs allocated per the sale agreement. Trakheesi Permit: [PERMIT NO.]



WORK DIRECTLY WITH THE OWNER

Melissa Wu 胡錦濃

A real estate professional for over 20 years, with more than 1,000 homes sold and nine years in the Top 1% of REALTORS® at the Real Estate Board of Greater Vancouver. Melissa works with agents and buyers in English and Chinese, and makes every step quick and clear.

01

Register your buyer

WhatsApp Melissa with the buyer's name to secure your commission.

02

Review the unit

Floor plan, unit documents and payment details shared on request.

03

Sign & deposit

Form F signed; AED 40,000 deposit within 48 hours.

04

Transfer & get paid

DLD transfer; 10% commission paid at transfer.

SAPPHIRE SKY VILLA 104 · ASKING AED 9,016,800

Earn AED 901,680

10% broker commission · 30-day offer, until 28 Nov 2026

+971 50 979 2888

WhatsApp / call

melissawurealty@gmail.com

BURJ BINGHATTI

JACOB & CO

RESIDENCES

Project Facts

Project Name:
Burj Binghatti Jacob&Co Residences

Developer Name:
Binghatti Developer

Ownership:
Freehold

Location:
Dubai, Business Bay

Building Height:
Approx. 555m

Building Configuration:
6 B + G + 5 P + 98 Floors + Roof

Total Number of Units:
299 Units

Unit Type

Exclusive Villas
Sapphire Villa (2.5 Bedroom)
Emerald Villa (2 Bedroom)
Ruby Villa (3 Bedroom)

Exclusive Villas
Diamond Sky Mansion (4 Bedroom)
Fleur De Jardin Sky Mansion (6 Bedroom)

Sky Penthouses
Astronomia Sky Penthouse (5 Bedroom)
The Billionaire Sky Penthouse (7 Bedroom)



Project Facts

Composition of Units:

Emerald Villa: 70
Sapphire Villa: 70
Ruby Villa: 132
Diamond Sky Mansion: 24
Fleur De Jardin Sky Mansion: 24
Astronomia Sky Penthouse: 2
The Billionaire Sky Penthouse: 1

Floor Plate: 18,700 Sq. Ft.
Number of Units per Floor: 1 to 4 units

Bedroom Types Sq. Ft.

Emerald Villa: 3,347 Sq. Ft.
Sapphire Villa: 3,351 Sq. Ft.
Ruby Villa: 3,314 Sq. Ft.
Diamond Sky Mansion: 7,032 Sq. Ft.
Fleur De Jardin Sky Mansion: 7,032 Sq. Ft.
Astronomia Sky Penthouse: 14,195 Sq. Ft.
The Billionaire Sky Penthouse: 27,800 Sq. Ft.

Features & Amenities:

Gallery, Café Bar, Valet Parking, Outdoor Swimming Pool, Pool Bar, Gym, Games Room, Chef Table, Events Hall, Spa, Sky Gardens, Concierge Service.

Floor to Floor Height: 4.2m Total Height
Floor to Ceiling Height: Clear Height to be as per STR/MEP Design
Private Pools: 299 (All Unites)
Sky Gardens: 4
GYM: 1

Parking Bays for Each Unit:

2BHK: 2
2.5BHK: 2
3BHK: 2
Penthouse 6BHK: 4
Full Floor Penthouse 5BHK: 6
Duplex Penthouse 7BHK: 12

Elevators:

Number of Residential Elevators: 12
Number of Private Elevators: 2
Number of Service Elevator: 2
Total Number: 16



Stating Features

- CONCIERGE SERVICE
- CHAUFFEUR SERVICE
- BODYGUARD SERVICE
- BUTLER SERVICE
- TITANIUM ACCESS CARD
- PARKING ACCESS CARD
- LOBBY LOUNGE
- PRIVATE CHEF SERVICE
- INFINITY POOL
- FOOD & BEVERAGE
- SPA SERVICE
- DAYCARE SERVICE
- HOUSEKEEPING / CLEANING SERVICE
- GYMNASIUM & TRAINING SERVICES

About the project

The crown stands as the culmination of the Binghatti and Jacob & Co signature architectural and horological code, the emblem and purest representation of the brands. The crown is found at the highest altitude of the hypertower illuminating unrivaled opulence with its voluptuous and fascinating constructive display of the iconic
and signature Jacob diamonds.



Sapphire Villa

High-end dual bedroom suites on a quarter floor
(with exclusive study and storage room)

The Sapphire Villa is an exceptional collection of two-bedroom luxury units that have been thoughtfully designed to meet every need. With spacious interiors that include a study/maid room and an additional storage area, the Sapphire Wing offers a truly premium living experience.

Within this exclusive collection, you'll find two-unit types, each offering a unique perspective on the magnificent cityscape of Dubai. The first unit type boasts a stunning side view of downtown Dubai and the iconic Burj Khalifa, while the second type treats you to the Creek Harbor and the Dubai Design District.

Number of Units

70

Average Price

AED 9,690,000

Maximum Price

AED 10,980,000


BINGHAM
JACOB&CO

Emerald Villa

Exclusive two-bedroom residences on a quarter floor.

The Emerald Villa is an exquisite collection of two luxuriant bedroom units, each offering a unique perspective on the stunning cityscape of Dubai. Nestled within this premium collection, you'll find two-unit types, each boasting its own breathtaking views. The first unit type treats you to the awe inspiring sight of downtown Dubai and the iconic Burj Khalifa, while the second type provides a panoramic vista of the mesmerizing Dubai skyline and the waters of the Creek Harbor. With spacious interiors and luxurious amenities, Emerald Villa offers an unparalleled living experience in the heart of one of the world's most vibrant cities.

Number of Units

70

Average Price

AED 9,975,000

Maximum Price

AED 11,920,000


JACOB & CO

Ruby Villa

Deluxe quarter-floor three-bedroom residences.

The Ruby Villa is a truly exceptional collection of three-bedroom luxury units that offer an unrivaled living experience in the heart of Dubai. With spacious interiors and premium amenities, the Ruby Villa is designed to meet the needs of the most discerning individuals.

This exclusive collection comprises four unique unit types, each offering its own breathtaking views of the stunning cityscape. The first unit type provides a mesmerizing view of downtown Dubai and the iconic Burj Khalifa, while the second unit type offers panoramic vistas of the serene waters of the Creek Harbor and the vibrant Dubai Design District.

For those seeking a more varied perspective, the Ruby Villa also offers two additional unit types. The third unit type treats you to a stunning side view of downtown Dubai and the iconic Burj Khalifa, while the fourth unit type provides a perfect blend of the serene Creek Harbor and the vibrant Dubai Design District.

Number of Units

132

Minimum Price

AED 13,999,999

Average Price

AED 15,494,999

Maximum Price

AED 17,239,999


بن غاطي
BINGHATTI

Diamond Sky Mansion

SKY mansion on half floor with 4 luxury bedrooms.

The Diamond Sky Mansion – a high-end residence named after the illustrious Diamond Wing watch by Jacob and Co. This opulent mansion offers a truly luxurious living experience in the heart of Dubai.

Boasting four spacious and exquisite bedrooms, the Diamond Sky Mansion occupies a full half-floor space spanning from levels 83 to 96, offering breathtaking 180-degree panoramic views of the city from every angle.

There are two types of sky mansions in this collection, each designed to cater to varied preferences. The first type treats you to an awe-inspiring view of the world-famous Burj Khalifa, while the second type offers a panoramic vista of the waters of the Creek Harbor and the vibrant Dubai skyline.

Luxurious amenities and exquisite attention to detail are the hallmarks of the Diamond Sky Mansion , making it the ultimate choice for those who demand the exceptional. From the finest materials and finishes, every aspect of this fascinating residence has been meticulously crafted to exceed your expectations.

Number of Units

24

Minimum Price

AED 31,000,000

Average Price

AED 33,550,000

Maximum Price

AED 36,100,000


BINGHATTI
JACOB&CO
BINGHATTI

Fleur DE Jardin Sky Mansion

SKY mansion on half floor with 6 luxury bedrooms.

The Fleur DE Jardin Sky Mansion - an exceptional residence named after the iconic Fleur DE Jardin watch by Jacob and Co. This magnificent mansion offers a truly luxurious living experience in the heart of Dubai.

Boasting six spacious and opulent bedrooms, the Fleur DE Jardin Sky Mansion occupies a full half-floor space spanning from levels 83 - 96, offering breathtaking 180- degree panoramic views of the city from every angle.

Within this premium collection, there are two types of sky mansions, each designed to cater to your unique preferences. The first type treats you to an awe-inspiring view of the world famous Burj Khalifa, while the second type offers a panoramic vista of the waters of the Creek Harbor and the vibrant Dubai skyline.

Luxurious amenities and exquisite attention to detail are the hallmarks of the Fleur DE Jardin Sky Mansion, making it the ultimate choice for those who demand the very best. From the finest materials and finishes, every aspect of this magnificent residence has been meticulously crafted to exceed your expectations.

Number of Units

24

Minimum Price

AED 31,000,000

Average Price

AED 33,550,000

Maximum Price

AED 36,100,000



Astronomia Sky Penthouse

An elite sky penthouse with five bedrooms on a private floor.

The Astronomia Sky Penthouse - an exclusive set of full-floor sky penthouse that offer an unparalleled living experience in Dubai. Named after the iconic and prestigious Astronomia watch by Jacob and Co., this collection boasts the finest in luxury living, with spacious and opulent interiors and breathtaking 360-degree views of the city.

Each sky penthouse in the Astronomia Collection features five luxurious bedrooms, ample living space, and the finest finishes and amenities. But it's the view that truly sets these residences apart, with a stunning panoramic vista of the entire cityscape. From the world-famous Burj Khalifa to the bustling downtown area, the serene waters of the Creek Harbour, and the vibrant Dubai Water Canal and Dubai Design District, you'll be able to take in the entire city from the comfort of your own home.

The Astronomia Sky Penthouse is the ultimate choice for those seeking the pinnacle of luxury living in Dubai. With its unrivaled location, opulent amenities, and breathtaking views, this exclusive collection offers an unparalleled living experience that is sure to take your breath away. Come and experience the finest that life has to offer in one of the most iconic and prestigious residences in the world.

Number of Units

2

Minimum Price

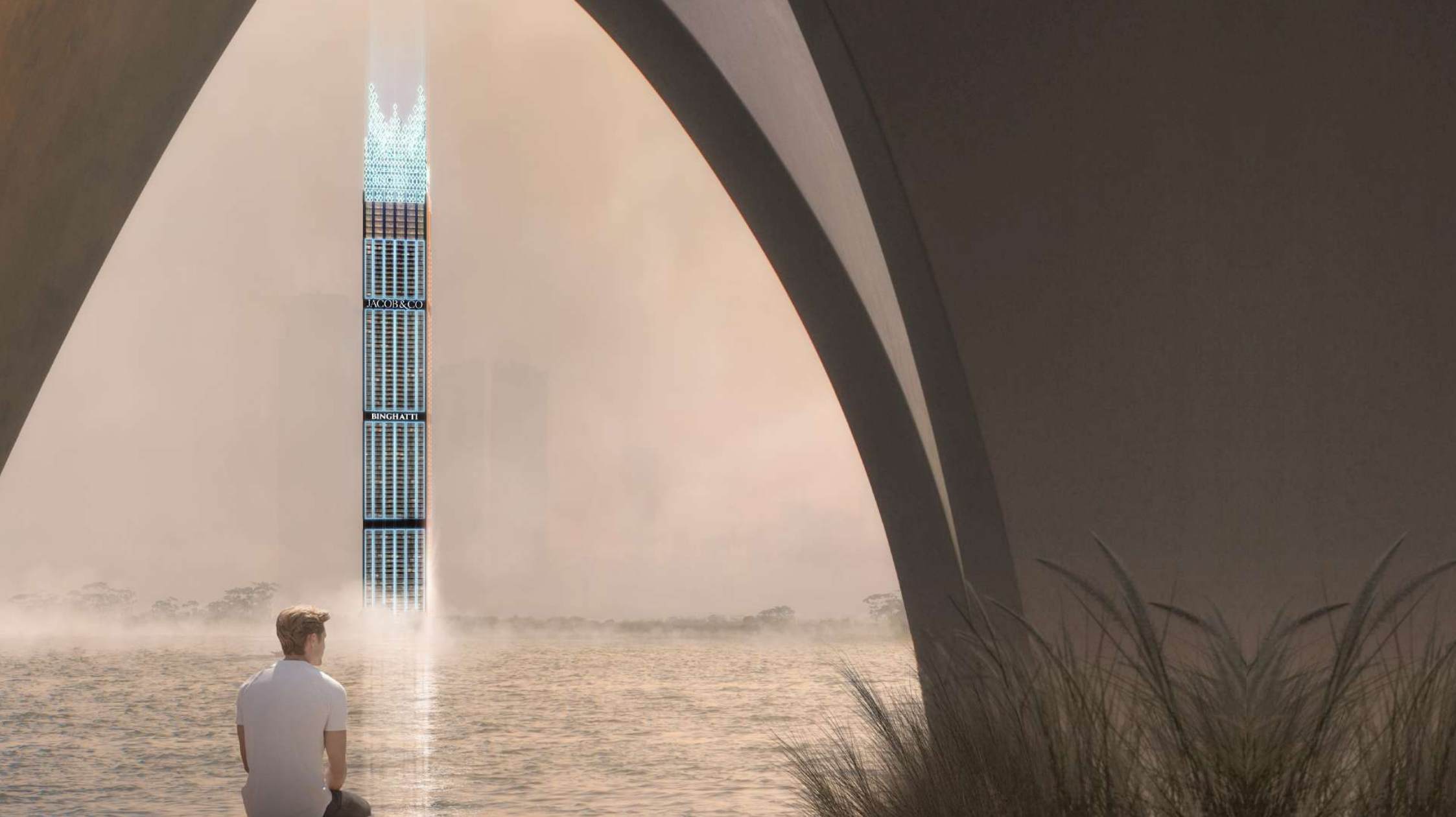
AED 175,000,000

Average Price

AED 175,000,000

Maximum Price

AED 175,000,000


JACOB&CO
BINGHATTI


BINGHATTI

Billionaire Sky Penthouse

An elite sky mansion with 7 Bedrooms on two private full floors at the top of the tallest Residential Tower in the world.

The Billionaire Sky Penthouse - a truly one-of-a-kind residence that embodies luxury and opulence at every turn. This magnificent penthouse is named after the iconic Billionaire watch by Jacob and Co. and is the epitome of exclusivity and sophistication.

Located at the top two floors of the Burj Binghatti Jacob and Co. Tower, the Billionaire Sky Penthouse boasts seven spacious and luxurious bedrooms, along with ample living space that is designed to cater to your every need. From the finest materials to the most unique lifestyle and design elements, the Billionaire Sky Mansion is the ultimate expression of luxury living.

Not only does the Billionaire Sky Penthouse offer the finest amenities and luxurious living space, it also boasts an unparalleled 360-degree view of the magnificent city of Dubai. From the iconic Burj Khalifa to the bustling downtown area, the vibrant Business Bay, and the tranquil waters of the Creek Harbor, the panoramic view from the Billionaire Sky Mansion Penthouse is simply breathtaking.

In addition to these iconic landmarks, you'll also enjoy a stunning view of the serene waters of the Dubai Water Canal and the vibrant Dubai Design District, all framed by the glittering skyline of Dubai. The Billionaire Sky Penthouse offers an unparalleled living experience, where every moment is one of pure luxury and indulgence.

Number of Units

1

Minimum Price

AED 750,000,000

Average Price

AED 750,000,000

Maximum Price

AED 750,000,000



Strategically Situated in Business Bay



Materials



Velvet Fabric
Dusky Blue



Velvet Fabric
Royal Blue



Velvet Fabric
Sapphire Blue



White Fluted
Wood Panel



White Scalloped
Flute Wood Panel



Tinted Brown
Glass



Mirror
Glass



Tinted Violet
Glass



Leather Black
Snake skin Texture

All finishes are subject to change without notice at out sole discretion for any reason including for aesthetic purposes.



Materials



Nero Marquina Black Marble



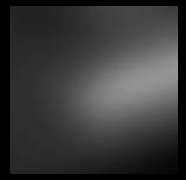
Black River Marble



Asian St. Laurent Marble



Brass Metal Glossy



Glossy Black Panel



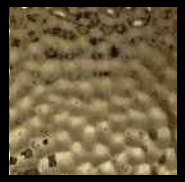
Calacatta Borghini Porcelain Slab-Polished



Stainless Matte Black Panel



Calacatta Borghini Marble



Brushed Stainless Steel Ripple Finish

All finishes are subject to change without notice at out sole discretion for any reason including for aesthetic purposes.
















DAMAC

BINGHATTI | JACOB&CO

BURJ BINGHATTI JACOB & CO RESIDENCES · SAPPHIRE SKY VILLA 104

Contact us

Agents — let's collaborate

10% broker commission (AED 901,680 at the asking price of AED 9,016,800), paid at transfer. Register your buyer with us to secure your commission.

Direct buyers — welcome

Contact the owner directly for preferential pricing, full unit details and a private presentation.

AGENTS & DIRECT BUYERS — BOTH WELCOME

Melissa Wu 胡錦濃

+971 50 979 2888 · WhatsApp / call

melissawurealty@gmail.com

Trakheesi Permit: [PERMIT NO.]