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OFF PLAN

Project Maybach

Location: Meydan, Dubai

Starting From: AED 1,350,000

Permit No: 2

Project Maybach

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Binghatti	**Apartments**	**—**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Project Maybach is a luxury branded residential development by **Binghatti Developers**, forming part of the ambitious **Mercedes-Benz Places | Binghatti City** master development in **Nad Al Sheba 1, Meydan**. The project brings the sophistication associated with Mercedes-Maybach into a residential environment, combining contemporary architecture, premium interiors and a carefully curated lifestyle concept. Its position within a larger Mercedes-Benz-branded destination distinguishes it from standalone branded towers, offering buyers exposure to an entire master community shaped around automotive-inspired design and luxury living.

The residential collection ranges from **studios to 1, 2 and 3-bedroom apartments**, with published sizes beginning at approximately **362 sq. ft. and extending to around 1,568 sq. ft.** Residences are planned with contemporary layouts and refined material selections, translating the precision and understated luxury associated with Mercedes-Maybach into the interiors. Current listings describe the homes as semi-furnished, while larger residences provide more generous living spaces suitable for couples and families.

Project Maybach is planned with a lifestyle-focused amenity programme that complements the broader branded-city concept. Facilities include **swimming pools, landscaped gardens, fitness facilities, outdoor exercise areas, yoga spaces and children's recreational areas**. The wider Mercedes-Benz Places | Binghatti City concept further strengthens the lifestyle proposition by bringing together multiple residential buildings, retail spaces, landscaped public areas and shared amenities within one master-planned destination.

The project's **Nad Al Sheba 1** location places residents within the wider Meydan growth corridor, offering convenient connectivity to **Meydan Racecourse, Downtown Dubai, Business Bay, Dubai Design District, Dubai Mall, Burj Khalifa and Dubai International Airport**. The location also benefits from access to major road networks, allowing residents to reach Dubai's central commercial and lifestyle districts while living within a lower-density emerging neighbourhood.

From an investment perspective, Project Maybach combines three significant elements: a globally recognised luxury automotive identity, Binghatti's increasingly prominent branded-residence strategy and the long-term development of the Meydan/Nad Al Sheba corridor. The project's entry point of around **AED 1.3 million** provides a comparatively accessible route into a Mercedes-Maybach-associated residential development, although investors should consider the substantial future supply planned within the wider branded city when assessing rental and resale prospects.

Unit selection will therefore be particularly important. Higher floors, stronger skyline orientations, efficient layouts and units with more distinctive views may command greater differentiation as additional inventory is delivered across the master development. Investors should compare purchase price per square foot, payment structure, view, floor and competing supply rather than evaluating the branded positioning alone.

Why Buy Project Maybach Through A1 Properties?
Purchasing **Project Maybach** through **A1 Properties** provides access to experienced Dubai real estate advisors with detailed knowledge of Meydan, branded residences and Binghatti's rapidly expanding portfolio. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare available studios and 1, 2 and 3-bedroom residences according to floor, orientation, layout efficiency, views, price per square foot and payment structure.

For investors, our advisors can benchmark Project Maybach against other opportunities within **Mercedes-Benz Places | Binghatti City**, as well as competing developments across **Meydan, Sobha Hartland, Mohammed Bin Rashid City and Downtown Dubai**. This enables buyers to assess not only the strength of the Mercedes-Maybach positioning but also future supply, rental demand, resale competition and potential exit strategies.

For end-users, A1 Properties can focus the selection process on usable living space, views, accessibility, community amenities and the advantages of living within a large-scale branded master development. From reservation and documentation to financing, ownership transfer, leasing and future resale, our team provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

20%	**50%**	**30%**
Down Payment	During Construction	On Handover

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