



BINGHATTI CREEK

📍 LOCATION: AL JADDAF 📅 COMPLETED: MARCH 2023

The Binghatti Creek building houses 1-3BR apartments and features individual balconies that are interwoven together to form a unified community. The complex is a 21-storey mixed-use building with 1 retail unit on the ground floor, with an overall land plot of 34,007 sq.ft. Residents will have gorgeous views overlooking the Dubai Creek, either from their balconies or the rooftop.

FACILITIES



SWIMMING POOL



GYM



KID'S PLAY AREA



RETAIL



PARKING

SIZES & PRICES

1 BR - FROM 745 SQFT	FROM AED 742,000
2 BR - FROM 1108 SQFT	FROM AED 1,150,000
3 BR - FROM 1,509 SQFT	FROM AED 1,388,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: MS FM Supermarket, Choice Supermarket, West Zone Supermarket-Al Jadaf, QuickPick Supermarket LLC

PUBLIC TRANSPORT: BUS – Cricket Stadium 1, Cricket Stadium 2

SCHOOLS/NURSERIES: Swiss International Scientific School, Grammar School, DESS Dubai English Speaking School, Dazzle Kids Nursery, Dubai GEMS Private School

MEDICAL FACILITIES: Clemenceau Medical Center DHCC, German Medical Center, Heart First Medical Centre, Cambridge Medical Centre

RETAIL/F&B: Sheikh Ahmed Square Mall, The Dubai Mall, Design District, Festival City

PETROL STATION: ENOC-1073

LANDMARKS: Zaabeel, Dubai Creek, Dubai Frame

LOCATION FACTORS

- ALL AMENITIES WITHIN WALKING DISTANCE, INCLUDING SUPERMARKETS, MEDICAL CENTERS AND SPORTS FACILITIES
- CLOSE TO DOWNTOWN DUBAI AND THE CENTER OF THE CITY
- SITUATED BETWEEN ZAABEEL AND DUBAI CREEK
- EXCELLENT ROAD CONNECTIVITY TO AL AIN ROAD, RAS AL KHOR ROAD, FINANCIAL CENTER STREET
- VERY CLOSE TO ALWASL SPORTS CLUB AND ZAABEEL STADIUM
- 25 MINUTES TO DUBAI MARINA
- 10 MINUTES TO FESTIVAL CITY
- 15 MINUTES TO DXB AND THE DUBAI MALL
- LESS THAN 10 MINUTES TO DIFC AND DUBAI DESIGN DISTRICT



+7 969 179 97 79



The plush interiors offer a perfect balance of pragmatic design and modern form. All the fittings and fixtures within the apartments are hand-picked to perfectly compliment the interior design. The sliding glass doors and windows create a perfect balance between interior and exterior spaces while maintaining the highest level of environmental control and functionality.

PITCH POINTS / WHY BUY?

- THIS COMPLEX IS A FREEHOLD DEVELOPMENT, ALL NATIONALITIES CAN INVEST HERE
- EXCELLENT LOCATION BETWEEN ZAABEEL/DOWNTOWN DUBAI AND DUBAI CREEK
- GOOD ROI POTENTIAL
- STUNNING VIEWS ACROSS DOWNTOWN DUBAI AND DUBAI CREEK
- GOOD RESIDENTIAL ON-SITE AMENITIES
- LESS THAN 20 MINUTES AWAY FROM ALL MAJOR LANDMARKS IN THE CITY
- MANY OF THE SURROUNDING AMENITIES ARE WITHIN WALKING DISTANCE OF THE DEVELOPMENT

PAYMENT PLAN: 60/40

ROI: 5% (IBR units in Al Jaddaf area)

DEVELOPER OVERVIEW

Binghatti Developers is an award-winning real estate development company that is active throughout the UAE with an investment value of AED 3.5 billion across a portfolio of more than 40 projects. Their residential projects are in several areas throughout Dubai including Business Bay, Dubai Silicon Oasis, Al Jaddaf, Dubai Marina and Jumeirah Village Circle, just to name a few. The company also has a mega commercial project in Abu Dhabi covering an area of 1 million sq.ft and a value exceeding AED 500 million.

THINGS TO KNOW

SERVICE CHARGE:	AED 14 PER SQFT (INTERIOR)
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 69m SUPERMARKET
- 170m HOSPITAL
- 1km AL AIN ROAD
- 2.4km PETROL STATION
- 2.7km BUS STOP- CRICKET STADIUM 1 & 2
- 3.2km NURSERY
- 4km DESS SCHOOL
- 11km THE DUBAI MALL



KEY FEATURES

- FLOOR-TO-CEILING WINDOWS
- STUNNING VIEWS OF DOWNTOWN DUBAI
- GORGEOUS SWIMMING POOL TERRACE WITH SUN LOUNGER AREA
- SMART HOME SYSTEM IN EACH UNIT
- SWIMMING POOL TERRACE WITH SUN LOUNGER AREA