



BINGHATTI LUNA

 LOCATION: JVC
  COMPLETED: Q3 2023

Binghatti Luna is a new residential project that sits in the heart of JVC in District 12. The total number of residences in the complex constitutes 212. Properties in the 20-story building are presented by modern, open-plan 1, 2 & 3-bedroom apartments. The building also has 5 retail units located on the GF and there are plenty of other amenities within walking distance. The building will have 4 levels of basement parking for residents.

FACILITIES

- | | | |
|--|---|---|
|  SWIMMING POOLS |  GARDENS & PARKS |  CAFES & RESTAURANTS |
|  KID'S PLAY AREA |  RETAIL SPACES |  GYMNASIUM |
|  SHOPPING MALL | | |

SIZES & PRICES

1 BR – FROM 616 SQFT FROM AED 718,750

PRICING AFTER MAX DISCOUNT (100% DP PAID) = AED 545,000

LOCATION FACTORS

- EXCELLENT ROAD CONNECTIVITY
- 15 MINUTES FROM THE EXPO 2020 SITE
- SELF-CONTAINED COMMUNITY WITH ALL AMENITIES WITHIN WALKING DISTANCE IN THE JVC COMMUNITY
- SCHOOLS ARE VERY CLOSE TO THE COMMUNITY
- MINUTES FROM SHEIKH MOHAMMED BIN ZAYED ROAD AND CLOSE TO AL KHAIL ROAD
- 7 MINUTES AWAY FROM SHEIKH ZAYED ROAD
- 10 MINUTES TO JBR
- 20 MINUTES FROM AL MAKTOUM INTERNATIONAL AIRPORT
- 25 MINUTES FROM DUBAI INTERNATIONAL AIRPORT

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: All Day, Choithrams Manhattan Tower, Eight Supermarket, All Day Minimarket, Sharooq Al Madina, Express Cart

PUBLIC TRANSPORT: METRO- Al Furjan, BUS – Shoba Daffodil Apartments

SCHOOLS/NURSERIES: JSS International School, Sunmarke School, Kids World Nursery JVC, Stepping Stones Playschool, Nord Anglia School

MEDICAL FACILITIES: Mediclinic Parkview Hospital, Right Health Karama Medical Center, La Familia Medical Center, HMC Medical Center

RETAIL/F&B: On-site, City Centre Me'aisiem, Circle Mall, Mall of the Emirates

PETROL STATION: ENOC –1055, JVC Petrol Station

LANDMARKS: Expo 2020 site, Dubai Butterfly Garden, Sports City, JVC Garden



+7 969 179 97 79



All the fittings and fixtures within the apartments in Binghatti Luna 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. The unique design of the balconies are in the signature style of all Binghatti developments

PITCH POINTS / WHY BUY?

- FREEHOLD AREA, SO ANY NATIONALITY CAN PURCHASE A UNIT HERE
- SELF-CONTAINED COMMUNITY WITH RETAIL, F&B AND SUPERMARKETS
- THIS IS AN ALREADY ESTABLISHED RESIDENTIAL AREA
- EXCELLENT PAYMENT PLAN OPTION
- GREAT ROAD CONNECTIVITY
- CLOSE TO ALL PARTS OF THE CITY
- WELL ESTABLISHED REGIONAL DEVELOPER
- EXCELLENT ROI POTENTIAL – ONE OF THE HIGHEST ROI RATES IN THE CITY
- RENTAL PRICE FOR 1BR UNIT IS AED 30K P/A

IN CLOSE PROXIMITY

- 700m ALL DAY SUPERMARKET
- 1km SHEIKH MOHAMMED BIN ZAYED
- RD
- 1.3km BUS – JVC SHOBA DAFFODIL
- APARTMENT STOP
- 3km JVC PETROL STATION
- 3.2km JSS INTERNATIONAL SCHOOL
- 3.9km RIGHT HEALTH KARAMA
- MEDICAL CENTER
- 4.9km CIRCLE MALL



PROMOTION: REFER TO DEVELOPER OPTIONS

PAYMENT PLAN: 60/40

ROI: 5-7%

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 10 PER SQFT INTERNAL & AED 2.5 PER SQFT FOR BALCONIES

ALLOCATED PARKING: YES

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

KEY FEATURES

- SLIDING GLASS DOORS AND WINDOWS
- OPEN PLAN LIVING
- AT LEAST 2 BALCONIES PER UNIT
- WARM COLOURED INTERIORS AND HANDPICKED FITTINGS AND FIXTURES
- 4 PARKING LEVELS
- 5 RETAIL UNITS LOCATED ON THE GROUND LEVEL
- BALCONY SIZES RANGING FROM 123 SQFT TO 1,228 SQFT