

BINGHATTI CORNER

JUMEIRAH VILLAGE CIRCLE



BINGHATTI CORNER

LOCATION: JVC COMPLETED: Q3 2023

Binghatti Corner is a new residential project that sits on the outskirts of JVC. The total number of residences in the complex constitutes 212. Properties in the 20-stoery building are presented by modern, open-plan 1, 2 & 3-bedroom apartments. The building also has 14 retail units located on the GF and 69 office spaces in the complex. The building will have 4 levels of basement parking for residents.

FACILITIES



SIZES & PRICES

1 BR - FROM 664 SQFT	FROM AED 550,000
2 BR - FROM 1,051 SQFT	FROM AED 820,000
2 BR PLUS POOL	FROM AED 2,000,000

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 MAKTUUM 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

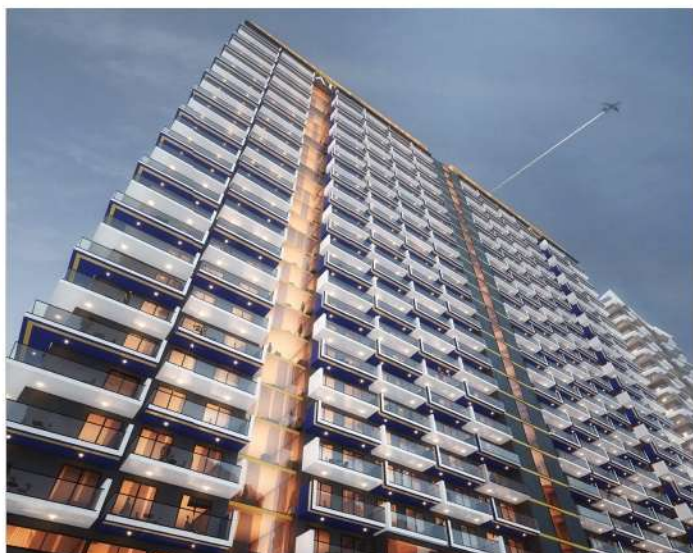
RETAIL/F&B: On-site, City Centre Me'aisiem, Circle Mall, Mall of the Emirates

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 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 colour palette and materials in each apartment will consist of slate, grey marble, and green and timber accents.

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

PAYMENT PLAN: 60/40 (20 BOOKING FEE)

ROI: 1BR 7.3%

DEVELOPER OVERVIEW

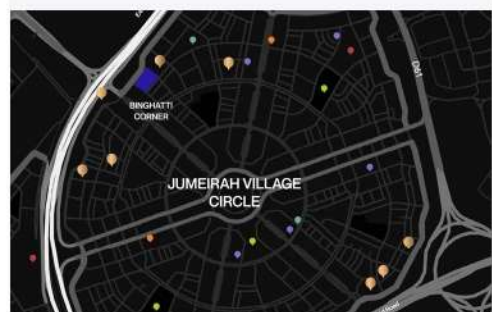
Binghatti Developers is an award-winning real estate development company that is active throughout the UAE with an investment value of AED 3.5 billion across a portfolio of more than 40 projects. Their residential projects are in several areas throughout Dubai including Business Bay, Dubai Silicon Oasis, 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.

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



KEY FEATURES

- SLIDING GLASS DOORS AND WINDOWS
- OPEN PLAN LIVING
- AT LEAST ONE BALCONY PER UNIT
- 2BR PENTHOUSES COME WITH PRIVATE LAP POOLS ON THE BALCONY AND A LOBBY
- ALL BEDROOMS INCLUDE BUILT-IN CLOSETS
- 4 LEVELS FOR PARKING