



# BINGHATTI CREST

LOCATION: JVC

COMPLETED: OCT 2023

Binghatti Crest is a new residential project in the heart of JVC. The total number of residences in the complex constitutes 170. Properties in the 19-floor building are presented by modern 1, 2 & 3-bedroom apartments. The building has a retail unit located on the GF and there are plenty of other amenities within walking distance. The building will feature traditional elements with influences from Middle Eastern art and architecture.

## FACILITIES

- SWIMMING POOL
- KID'S PLAY AREA
- SHOPPING MALL
- GARDENS & PARKS
- CAFES & RESTAURANTS
- GYMNASIUM
- RETAIL SPACE

## SIZES & PRICES

(BEFORE % DISCOUNTS) - REFER TO DEVELOPER

1 BR - FROM 618 SQFT	FROM AED 694,000
2 BR - FROM 958 SQFT	FROM AED 1,037,500
3 BR - FROM 1,215 SQFT	FROM AED 1,312,500

## 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

## 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



+7 969 179 97 79





The interiors in Binghatti Crest were meticulously planned to maximize convenience without compromising elegance. 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?

- 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:

Limited time offer with 20% discounted options / discount options also available based on % amount DP paid

### PAYMENT PLAN:

60/40

### ROI:

4%

## 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 Liwan. 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 3 PER SQFT FOR BALCONIES

### ALLOCATED PARKING:

YES

### RESALE POLICY:

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

## KEY FEATURES

- SLIDING GLASS DOORS AND WINDOWS
- WARM COLOURED INTERIORS AND HANDPICKED FITTINGS AND FIXTURES
- 4 PARKING LEVELS
- RETAIL UNIT LOCATED ON THE GROUND LEVEL