

BINGHATTI CRESCENT

AED 856 000 - 1 512 500

PARAMETERS

City	Dubai
Type	Development
To sea	11500 m
To city center	22000 m
Completion date	IV quarter, 2023

BINGHATTI CRESCENT IN JUMEIRAH VILLAGE CIRCLE, DUBAI

Binghatti Crescent is a promising residential project that will be completed by the end of this year. The construction of the 6-storey apartment building is implemented by Binghatti Holding, a diversified Emirati company with a customer-oriented approach and a long track record. The high-end apartments located in the building are in demand due to their elegant design, modern amenities and access to the well-developed infrastructure of Jumeirah Village Circle. This area is located in the heart of New Dubai and features numerous social facilities such as kindergartens, schools, hospitals, pharmacies, shops and parks.

ABOUT BINGHATTI CRESCENT

A wide range of amenities necessary for health, leisure and recreation will be located in the Binghatti Crescent community enabling owners and tenants of local apartments able to meet most of their daily needs without leaving the community. Shops and restaurants will be opened on the building’s ground floor together with a reception desk offering 24/7 concierge service, ready to help residents with a variety of needs at any time.

Binghatti Crescent will include public facilities in the outdoor adjacent area including swimming pools for adults and children, walking and jogging paths, a playground, a landscaped garden, sports fields and a barbecue area. Inside the building, there will be a gym with cutting-edge sports equipment, a studio for yoga and Pilates, a sauna and a steam room.

APARTMENTS IN BINGHATTI CRESCENT

People purchasing property in Binghatti Crescent in Jumeirah Village Circle can choose from the following housing unit options:

- 62-square-metre 1-bedroom apartments;
- 92-square-metre 2-bedroom apartments; and
- 135-square-metre 3-bedroom apartments

Each apartment will be equipped with a Smart Home system enabling residents to control household appliances via their smartphones. 1-bedroom apartments will have 1 large balcony, 2-bedroom apartments will have 3 small balconies and 3-bedroom apartments will have 2 large balconies. The 2-bedroom residences will have an additional storage room while the 3-bedroom apartments will have a storage room and a laundry room.

The price for a 1-bedroom residence currently starts at AED 614,500 ($167,000). It is possible to purchase apartments with 2- or 3- bedrooms for AED 1,250,000 or AED 1,510,000 ($340,500 and $411,000) respectively. The development company, Binghatti Holding, reserves the right to adjust prices, therefore, the current prices should be clarified immediately before the conclusion of the transaction.

MALLS AND SUPERMARKETS IN BINGHATTI CRESCENT

Jumeirah Village Circle is a well-developed area with numerous shops and supermarkets. The most popular among locals is Spinneys, West Zone Supermarket, Blue Mart Supermarket and Choithrams. Many of these shops offer high-quality foods and goods with home delivery options. There are also various convenience stores near the apartment buildings including, the All Day Minimart, Aswaaq Mart and Holiday Minimart.

Proximity to numerous shopping streets is another benefit of owning property in Jumeirah Village Circle. In addition to the many shops located on Al Khail Road, locals have quick access to the Circle Mall. The mall attracts shoppers with a wide range of boutiques featuring world-famous brands, as well as the city's best restaurants and leisure facilities, such as a trampoline park and an arcade.

Another popular mall nearby is the Mall of the Emirates. Residents of Jumeirah Village Circle can access it both by private vehicles and by bus route J01. In addition to shops and restaurants, the mall has plenty of entertainment options for adults and children. These include Dreamscape VR Park, VOX Cinemas and Ski Dubai.

PLACES OF INTEREST NEAR BINGHATTI CRESCENT

Dubai Miracle Garden is one of the most popular tourist attractions located near Binghatti Crescent showcasing more than 50,000,000 flowers organized in 2D and 3D exhibits. Not far from the flower garden is Dubai Butterfly Garden, home to many butterflies of various species, shapes, sizes and colours.

More active guests will love Wild Wadi Waterpark and Skydive Dubai, not forgetting The Address Montgomerie and The Els Golf Club nearby which offer spacious golf courses and a range of shops and restaurants.

INVESTMENT IN BINGHATTI CRESCENT

Apartments in Binghatti Crescent are investment-attractive assets that are great for portfolio diversification. With a wide range of amenities and a favourable location in one of Dubai's popular family neighbourhoods, they have a high level of moveability allowing property owners to be able to quickly find buyers for subsequent resale. They can also look forward to significant capital gains as real estate in Jumeirah Village Circle becomes more sought after and more expensive.

Jumeirah Village Circle real estate investment is also perfect for those looking for a recurring rental income. The annual cost of renting a 1-bedroom apartment in this area can reach AED 150,000 ($41,000), and 2- and 3-bedroom apartments rental price is AED 195,000 and AED 225,000 ($53,000 and $61,000) respectively.

PURCHASING REAL ESTATE IN BINGHATTI CRESCENT

Going to buy real estate in Dubai? Our English-speaking experts with many years of experience in the UAE real estate market are here to help. The service includes assistance in choosing a residential property per the customer’s wishes and budget, comprehensive advice on financial and legal issues of the transaction, support at all stages of the purchase as well as highest-level after-sales service.

PROPERTY FEATURES

LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to schools
- Close to the kindergarten
- Great location
- City view
- Park/garden view
- Beautiful view

FEATURES

- Panoramic windows
- Balcony
- Terrace
- Finished

- Good quality
- Premium class
- New project
- Tap water
- Electricity
- Driveway to the land plot

OUTDOOR FEATURES

- Barbecue area
- Security
- Landscaped garden
- Transport accessibility
- Social and commercial facilities
- Car park
- Well-developed facilities
- Swimming pool
- Common area with pool

PHOTO GALLERY








