

بـــن غـاطـي سيركل

BINGHATTI CIRCLE

بن غاطي
BINGHATTI

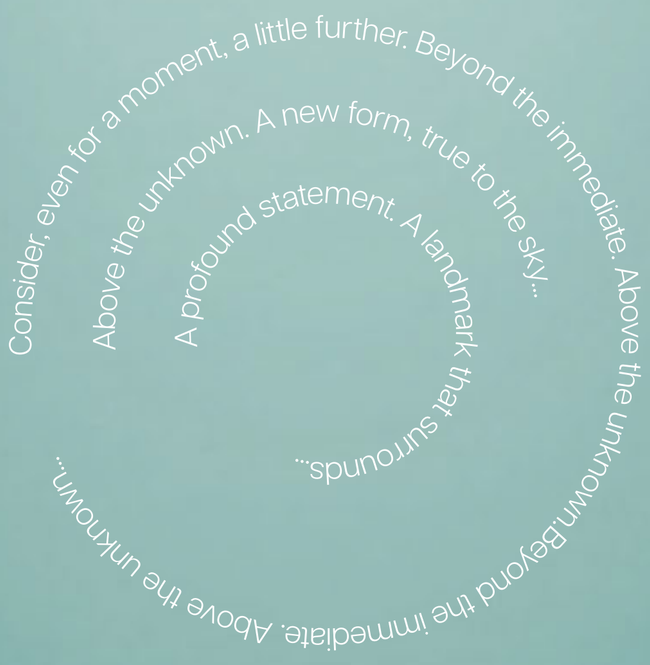
A Legacy of Architectural Excellence

As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over **79 projects** in the region valued at more than **AED 50 billio**n, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of **20,000** units prior to 2024, underscores its dedication to crafting exceptional living spaces.

Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI, Mercedes-Benz, and Jacob & C**o., Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.


Consider, even for a moment, a little further. Beyond the immediate. Above the unknown. Beyond the immediate. Above the unknown...
Above the unknown. A new form, true to the sky...
A profound statement. A landmark that surrounds...



01

PROJECT OVERVIEW

THE APEX OF WHOLENESS

In the centre of Jumeirah Village Circle, a new icon ascends. Not merely a structure, but a profound statement reaching for the sky itself. This is Binghatti Circle, where the very essence of form finds its ultimate, luxurious expression.

It stands as a beacon for those who seek not just a home, but a complete world. A place where the hum of the city yields to a serene, contemplative cadence, enveloping all within its embrace.





ANTHEMIC IN COMPOSITION

Circle is design made whole, a continuous line of architectural craft. Its commanding silhouette, an interplay of curves and elevations, seamlessly blends with the JVC skyline, yet stands distinct with its unique and captivating exterior.

Linger a moment longer, and witness how the concept of unity is sculpted in light and form.

PROJECT FACTS

PROPERTY TYPE:
Residential, Retail & Commercial

PLOT AREA:
6421.58 SQ.M / 69121.24 SQFT

DESCRIPTION:
2B + G + 4P + 58 FLOORS + 3 MECH. + 3 STR. + ROOF

NUMBER OF UNITS:
Studio: 250
1 Bedroom: 504
2 Bedroom: 16
3 Bedroom: 6

TOTAL UNITS:
Residential Units: 776
Offices: 31
Shops (Ground Floor): 15





A LANDMARK THAT SURROUNDS

Circle is more than a mere place to live; it's a soaring gesture. Step into a world where every detail is crafted to ease the mind and nurture the soul.

Feel the weight of the world dissolve as you lose yourself in every perfectly held detail, a sanctuary designed to envelop you in complete wholeness.



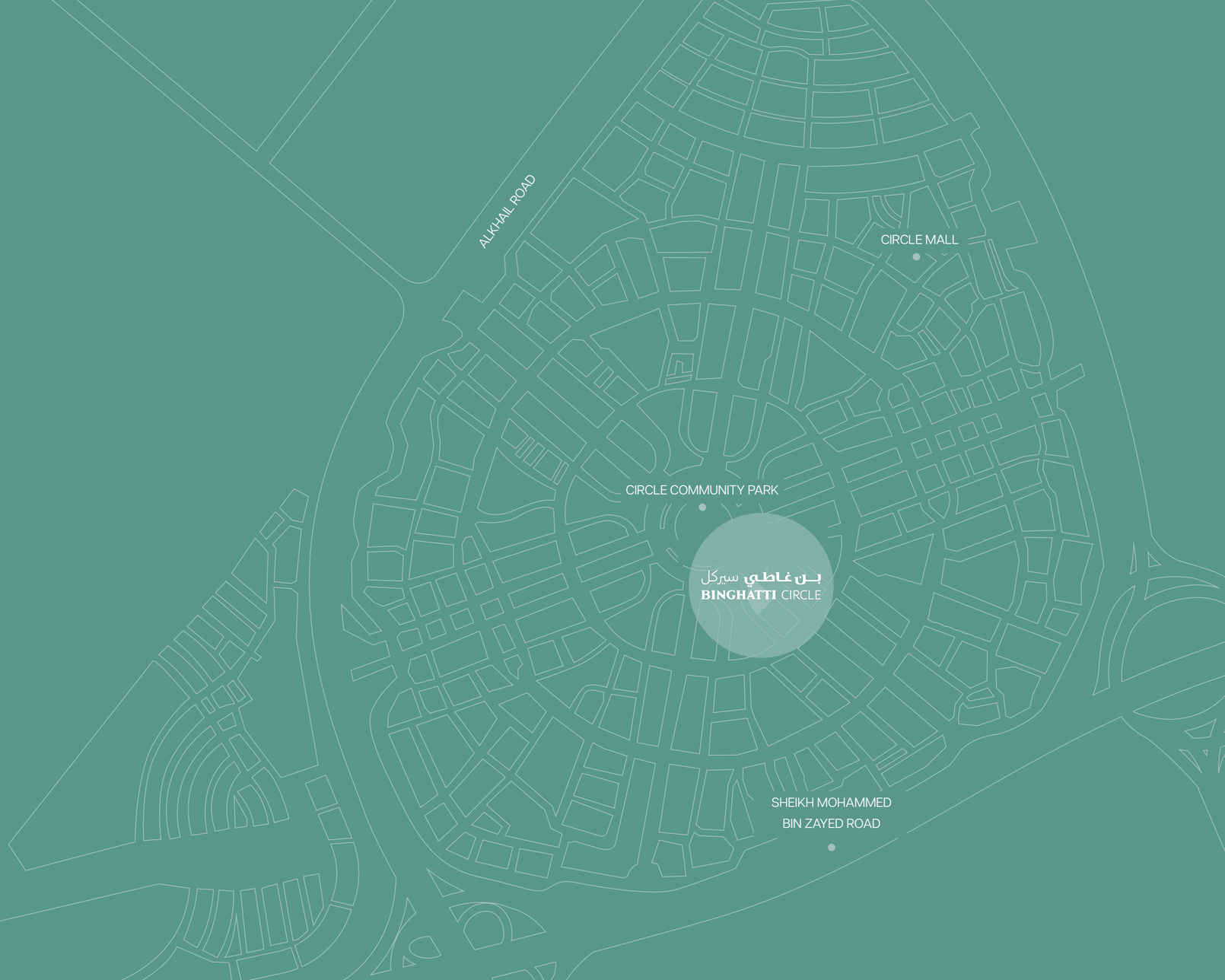
02

PRIME LOCATION

A SIGNATURE TOWER IN THE HEART OF IT ALL

Situated at the vibrant heart of Jumeirah Village Circle, Binghatti Circle offers unparalleled connectivity. Its strategic location places residents within minutes of key landmarks such as Circle Mall, Jumeirah Five Hotel, Dubai International Cricket Stadium, Dubai Marina and Palm Jumeirah, along with a plethora of local high-class restaurants.

Enjoy effortless access and seamless exits to major roads like Al Khail Road, to Shaikh Mohamed Bin Zayed Road. This is a community renowned for being family and pet-friendly, with access to abundant parks and recreational areas. Return to the refuge of Circle, where a central point of connection and connectedness awaits.



CONNECTED TO THE CITY, GROUNDED IN SHAPE

Circle enjoys a unique sense of connectivity, where the city's possibilities are within your grasp. From its profound core, vibrant districts, unmatched retail destination and esteemed educational institutions unfold. Healthcare facilities are moments away, grounding every aspect of life in convenience.

Here, the iconic vista of Dubai and its cherished landmarks become not just sights, but an extension of your own world.





06

LIFESTYLE & ARCHITECTURE



A WORLD OF RENEWAL, ENCIRCLED IN LUXURY

SWIMMING POOL

INDOOR GYM

JOGGING TRACK

PADDLE COURT

BASKETBALL COURT

KIDS PLAY AREA

CABANAS & LOUNGES

GREEN LANDSCAPING

SMART HOME FEATURES



CRAFTED WITH PRECISION, DESIGNED TO INSPIRE

Circle is a testament to Binghatti's unwavering commitment to quality and craftsmanship. Each residence is meticulously crafted within and throughout, a promise made real to lightness and elegance.

Embracing energy-efficient building practices and utilising sustainable high-end materials & finishing throughout, Circle reflects a deep dedication to harmony and perpetual value. This profound geometry, continuously unfolding, is designed to inspire a complete way of life.

DESIGN DETAILS

Explore the design nuances that set Circle apart. From the fluid lines of its towering facade – a unique architectural interpretation of the circle – to the carefully curated interiors, every element is a testament to Binghatti's passion for creating spaces that inspire.

Feel the smooth coolness of polished surfaces against the warmth of bespoke finishes, a tactile hint that invites you to linger that little longer. The undulating form, symbolising perpetual motion, ensures a dynamic interplay of light and shadow at every hour.





04

FLOOR PLANS



FLOOR PLANS

Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From cozy studio apartments to expansive three-bedroom residences, Circle offers a space for those who wish to take it all in.

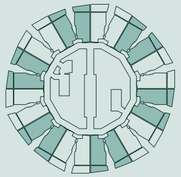
Residential, retail and commercial spaces converge, ensuring a vibrant, self-contained environment designed to elevate.



UNIT TYPE: STUDIO

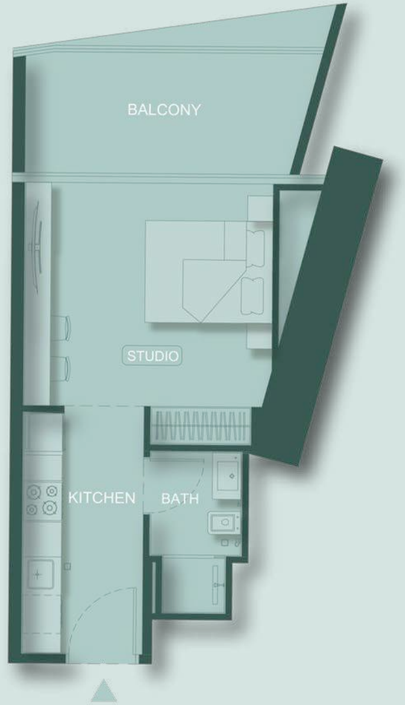


STUDIO TYPE 01

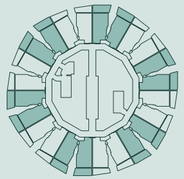


AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m²	307.63 ft²
BALCONY AREA	7.12 m²	76.64 ft²
TOTAL UNIT AREA	35.70 m²	384.27 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	15 m²
KITCHEN	8 m²



STUDIO TYPE 02



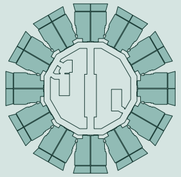
AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m²	307.63 ft²
BALCONY AREA	9.03 m²	97.20 ft²
TOTAL UNIT AREA	37.61 m²	404.83 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	15 m²
KITCHEN	8 m²

UNIT TYPE: STUDIO

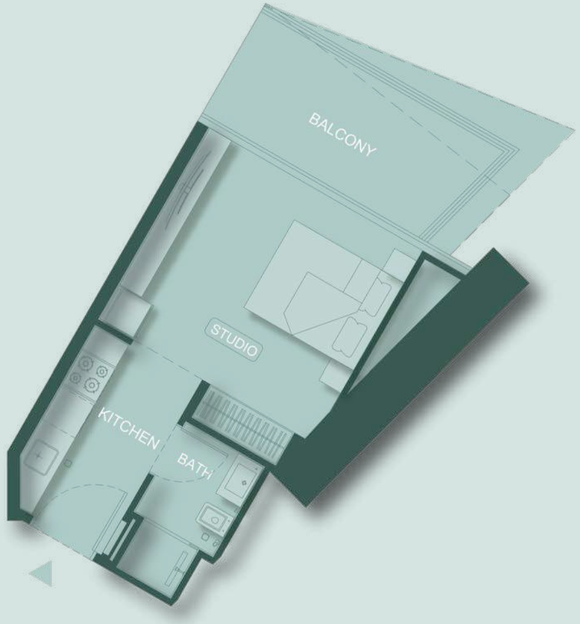


STUDIO TYPE 03

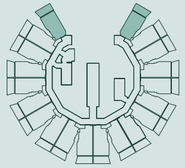


AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m²	307.63 ft²
BALCONY AREA	7.98 m²	85.90 ft²
TOTAL UNIT AREA	36.56 m²	393.53 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	15 m²
KITCHEN	8 m²



STUDIO TYPE 04



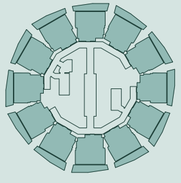
AREA	SQ. M	SQ. FT
SUITE AREA	26.72 m²	287.61 ft²
BALCONY AREA	7.98 m²	85.90 ft²
TOTAL UNIT AREA	34.70 m²	373.50 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m²
STUDIO	15 m²
KITCHEN	8 m²

UNIT TYPE: 1 BEDROOM

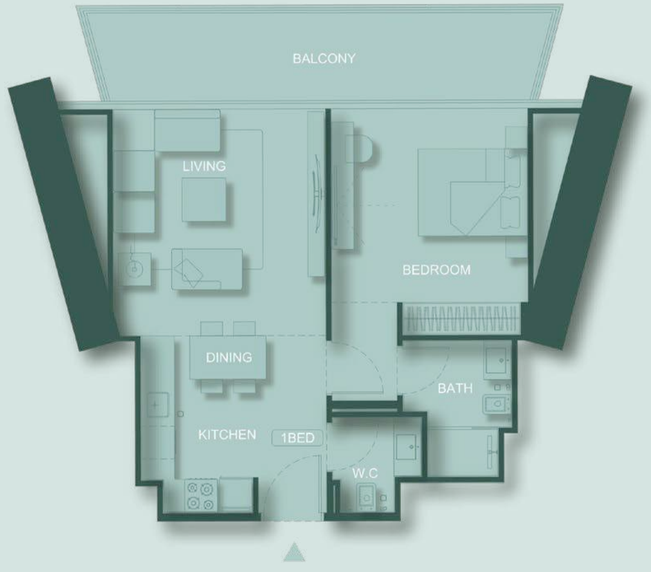


1 BEDROOM TYPE 01

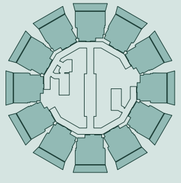


AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m²	590.51 ft²
BALCONY AREA	16.25 m²	174.9 ft²
TOTAL UNIT AREA	71.11 m²	765.42 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING	16 m²
KITCHEN & DINING	7 m²
CORRIDOR	4 m²
WC	3 m²



1 BEDROOM TYPE 02



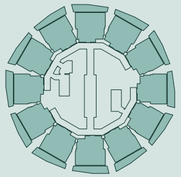
AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m²	590.51 ft²
BALCONY AREA	15.95 m²	171.68 ft²
TOTAL UNIT AREA	70.81 m²	762.19 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING	16 m²
KITCHEN & DINING	7 m²
CORRIDOR	4 m²
WC	3 m²

UNIT TYPE: 1 BEDROOM



1 BEDROOM TYPE 03



AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m²	590.51 ft²
BALCONY AREA	16.26 m²	175.02 ft²
TOTAL UNIT AREA	71.12 m²	765.53 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING	16 m²
KITCHEN & DINING	7 m²
CORRIDOR	4 m²
WC	3 m²

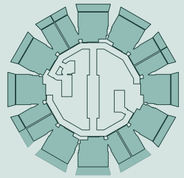
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تنويه: ١.إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى ، والوجه الخارجي لجميع الجدران الخارجية ، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



UNIT TYPE: 2 BEDROOM

2 BEDROOM TYPE 01

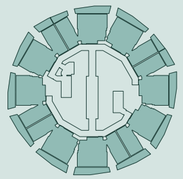


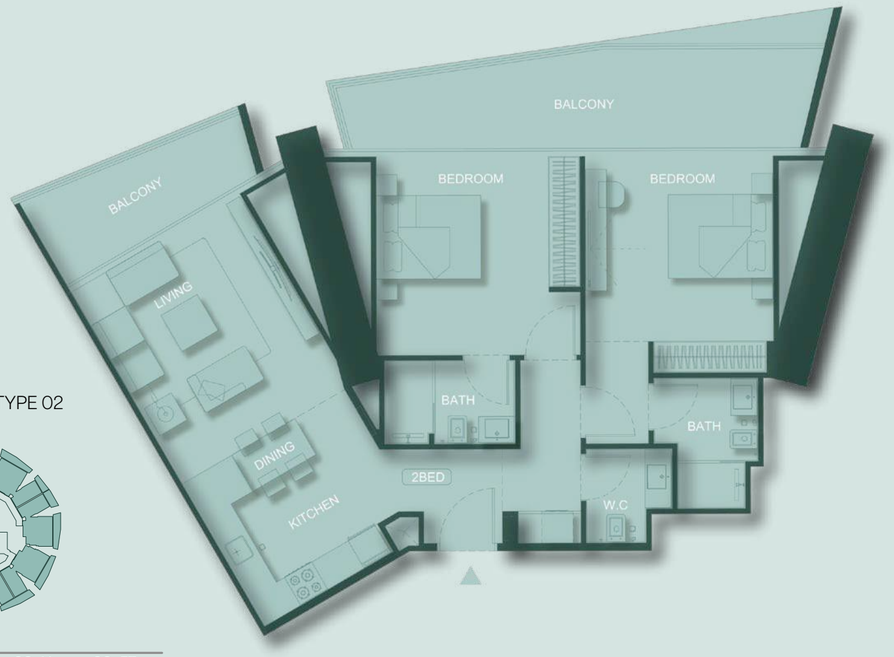


AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m²	906.11 ft²
BALCONY AREA	23.93 m²	257.58 ft²
TOTAL UNIT AREA	108.11 m²	1163.69 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	17 m²
LIVING	15 m²
KITCHEN & DINING	9 m²
CORRIDOR	9 m²
BATH	4 m²
BEDROOM	15 m²
LAUNDRY	1 m²
WC	3 m²

2 BEDROOM TYPE 02





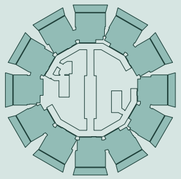
AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m²	906.11 ft²
BALCONY AREA	25.35 m²	272.87 ft²
TOTAL UNIT AREA	109.53 m²	1178.97 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	17 m²
LIVING	15 m²
KITCHEN & DINING	9 m²
CORRIDOR	9 m²
BATH	4 m²
BEDROOM	15 m²
LAUNDRY	1 m²
WC	3 m²

UNIT TYPE: 3 BEDROOM



3 BEDROOM TYPE 01



AREA	SQ. M	SQ. FT
SUITE AREA	112.31 m²	1208.89 ft²
BALCONY AREA	31,91 m²	343,48 ft²
TOTAL UNIT AREA	144,22 m²	1552.37 ft²

FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	17 m²
LIVING	16 m²
KITCHEN & DINING	10 m²
CORRIDOR	13 m²
BATH	5 m²
BEDROOM	16 m²
BEDROOM	15 m²
STORE	4 m²
WC	3 m²

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AN INVESTMENT IN DEFINITIVE PRESENCE

An Investment in Definitive Presence

Circle represents a compelling investment opportunity, rooted in freehold ownership in designated areas within one of the safest cities in the world. As the tallest building in JVC, it offers strong historical appreciation in property values and high rental yield potential.

JVC's fast-paced growth, supported by ongoing infrastructure and ambitious development plans, is expected to drive both property value increases and enhanced rental yields. Its strong demand as a sought-after residential area ensures reliable rental income from professionals, families and young couples alike.

Advantages for foreign investors include no property tax and -10year Golden Visa eligibility, solidifying Circle as a truly brilliant investment in a definitive presence.

BINGHATTI

BESPOKE

BESPOKE LIVING
BINGHATTI STYLE

PROPERTY MANAGEMENT

UNIT RESALE

PARKING SALE

HOLIDAY HOMES

ANNUAL MAINTENANCE

FURNITURE PACKAGES

One Scan All Solution



Live Above.
Stand Apart.