

# بن غاطي سيركل BINGHÄTTI CIRCLE

**AFS**  
REAL ESTATE  
STAY AHEAD, INVEST SMART

**db**  
DUBRICKS  
POSSIBILITIES ARE LIMITLESS



# 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 billion**, 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 & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.





# *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.

An aerial photograph of a boat moving through dark teal water, leaving a bright, circular wake. The boat is a small white vessel with a dark cabin, positioned at the center of the circular wake. The water's surface is textured with small waves and ripples. The overall color palette is dominated by various shades of teal and blue, with a bright white wake. The image is framed by a thin border of green and blue squares on the left and right sides.

*PRIME  
LOCATION*



## *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.



An aerial photograph of a basketball game in progress on a red court. Several players are visible, including one in a black jersey holding the ball. The court is surrounded by a green area, and the entire scene is framed by a dark green background with faint, overlapping circular patterns. The text 'LIFESTYLE & ARCHITECTURE' is overlaid on the right side in a white, serif font.

# *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*

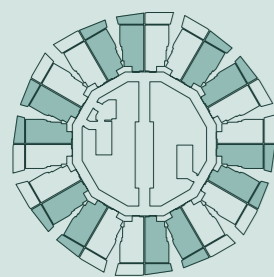
Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From cozy studio apartments to expansive three-bedroom residences, Circle offers a space for those who wish to take it all in.

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



UNIT TYPE: STUDIO

STUDIO TYPE 01



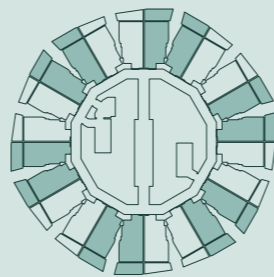
AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m²	307.63 ft²
BALCONY AREA	7.12 m²	76.64 ft²
TOTAL UNIT AREA	35.70 m²	384.27 ft²

FLAT DESIGN COMPONENTS

BATH	3 m²
STUDIO	15 m²
KITCHEN	8 m²



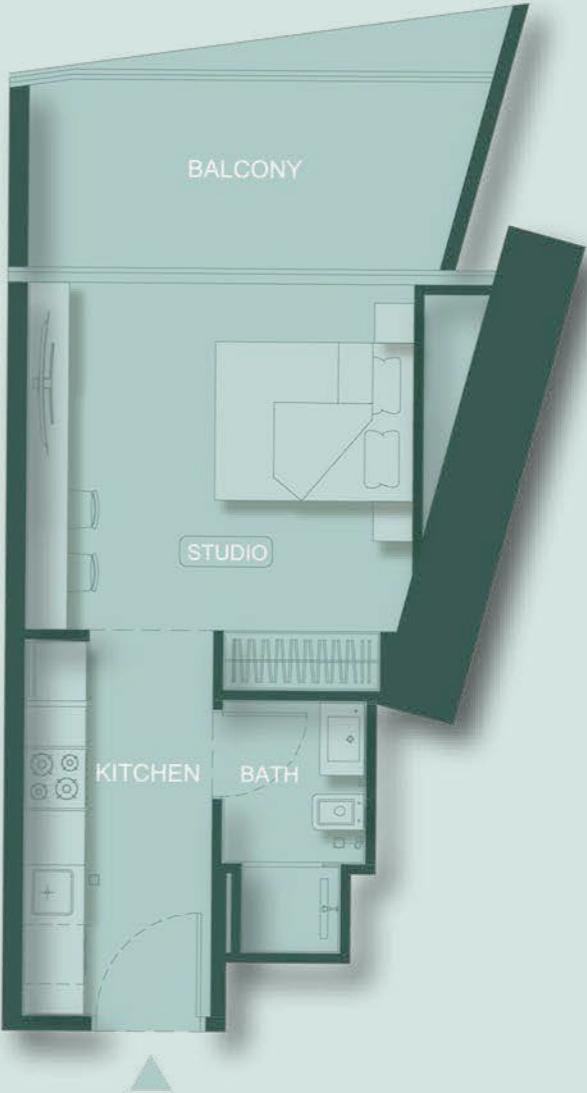
STUDIO TYPE 02



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

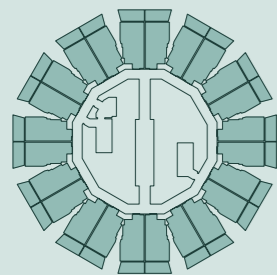
FLAT DESIGN COMPONENTS

BATH	3 m²
STUDIO	15 m²
KITCHEN	8 m²



UNIT TYPE: STUDIO

STUDIO TYPE 03



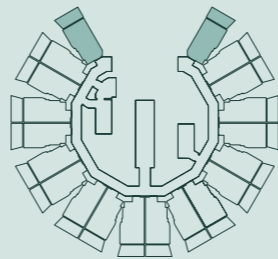
AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m²	307.63 ft²
BALCONY AREA	7.98 m²	85.90 ft²
TOTAL UNIT AREA	36.56 m²	393.53 ft²

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

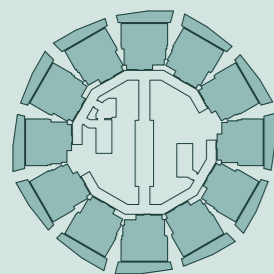
FLAT DESIGN COMPONENTS

BATH	3 m²
STUDIO	15 m²
KITCHEN	8 m²



UNIT TYPE: 1 BEDROOM

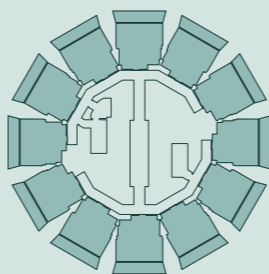
1 BEDROOM TYPE 01



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

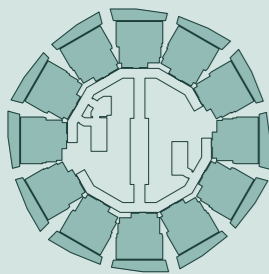


AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m²	590.51 ft²
BALCONY AREA	15.95 m²	171.68 ft²
TOTAL UNIT AREA	70.81 m²	762.19 ft²

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

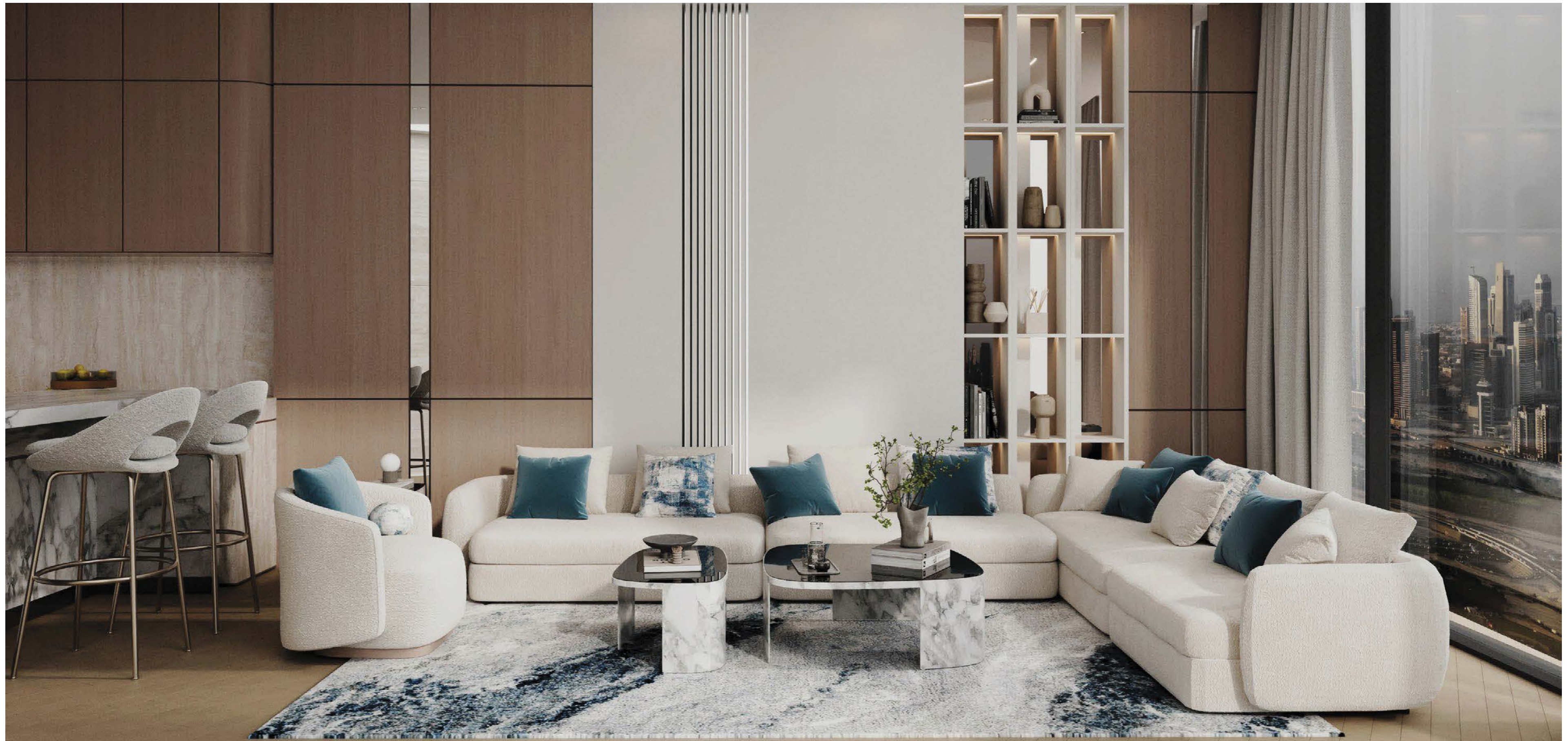


AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m²	590.51 ft²
BALCONY AREA	16.26 m²	175.02 ft²
TOTAL UNIT AREA	71.12 m²	765.53 ft²

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

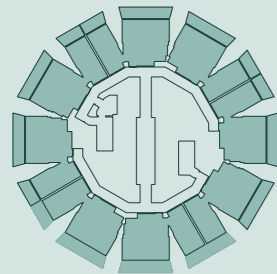
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تنويه: إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار 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 العمر 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

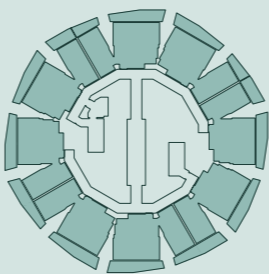


AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m²	906.11 ft²
BALCONY AREA	23.93 m²	257.58 ft²
TOTAL UNIT AREA	108.11 m²	1163.69 ft²

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

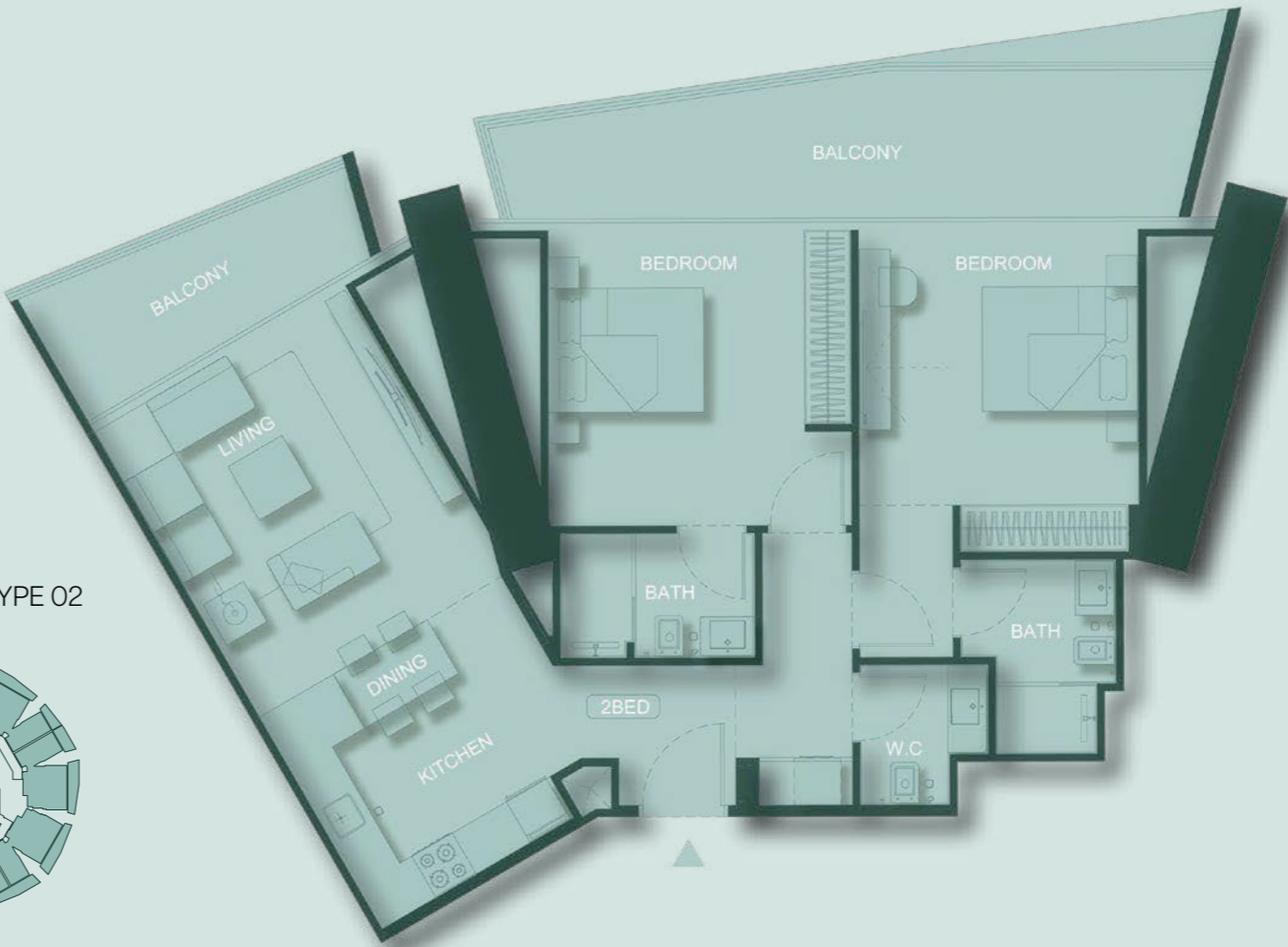


2 BEDROOM TYPE 02



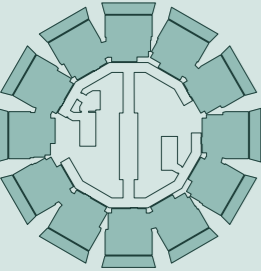
AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m²	906.11 ft²
BALCONY AREA	25.35 m²	272.87 ft²
TOTAL UNIT AREA	109.53 m²	1178.97 ft²

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.



# BESPOKE LIVING BINGHATTI STYLE



PROPERTY  
MANAGEMENT



UNIT RESALE



PARKING SALE



HOLIDAY  
HOMES



ANNUAL  
MAINTENANCE



FURNITURE  
PACKAGES



One Scan All Solution



Binghatti



Binghattiofficial



Binghatti



Binghatti

*Live Above.  
Stand Apart.*

# بن غاطي سيركل BINGHATTI CIRCLE

FOR MORE INFORMATION PLEASE CONTACT



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