

DUSK
— BY —
BINGHATTI

Dusk [duhsk] *noun.*

Evoking the enigmatic transition between day and night, dusk is a metaphor for transitions, endings, and the ephemeral nature of life itself captivating the heart and mind with its fascinating allure.





Binghatti is a renowned Emirati property brand in Dubai, United Arab Emirates. The brand stands as an emblem of excellence within the global real estate sector. Prominent for its distinguished portfolio comprising some of the world's most iconic architectural marvels, Binghatti caters to diverse market segments offering a spectrum ranging from accessible to ultra high-end projects. Its signature architectural ethos is a manifestation of the brand's unique design DNA meticulously woven into its expansive array of developments. With an astounding real estate portfolio boasting over 60 projects valued at an excess of AED 30 billion, Binghatti commands a notable position as one of the UAE's foremost privately held developers. The company successfully delivered 20,000 units prior to 2024, further solidifying its stature in Dubai's dynamic real estate landscape. Distinguished for its pioneering approach, Binghatti has formed unprecedented collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob&Co. to craft unique branded real estate ventures - a distinction unmatched on a global scale.

A monochromatic blue-toned photograph of the Dubai skyline, featuring the Burj Khalifa as the central focal point. The skyline is framed by a large, dark, circular archway that appears to be part of a modern architectural structure. The foreground shows a body of water with gentle ripples. The overall mood is futuristic and sophisticated.

**DUBAI'S
RAPIDLY EVOLVING
REAL ESTATE SCENE**

The city epitomizes real estate advancement and speed with its futuristic skyline and relentless commitment to innovation. It stands as the global hub of tourism and trade due its strategic location and favourable regulations that attract investors seeking unparalleled opportunities.

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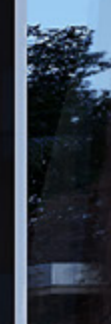
03

FLOOR PLANS



ABOUT THE
PROJECT

ENDINGS FADE INTO
NASCENT BEGINNINGS



PROJECT LOCATION

THE EPITOME OF SPEED AND ADVANCEMENT



E44 DUBAI
ALKHAIL ROAD

BURJ
AL ARAB

BINGHATTI
DUSK

HESSA
STREET

E311 SHEIKH
MOHAMMAD BIN
ZAYED ROAD

DOWNTOWN
DUBAI

ABOUT THE PROJECT

JUMEIRAH VILLAGE CIRCLE

Boasting a landscape that mirrors the city's relentless pace of advancement, Jumeirah Village Circle (JVC) stands as a testament to rapid growth in the real estate sector. With its strategic location and dynamic urban planning, JVC offers investors a promising landscape ripe with opportunities for lucrative returns and sustainable development.

NEARBY AMENITIES

MALL

- 1. Circle Mall

SUPERMARKET

- 1. Spinneys
- 2. Grandiose
- 3. Choithrams
- 4. Nesto Hypermarket
- 5. Viva Supermarket

SCHOOL

- 1. JSS International School
- 2. Kids World Nursery
- 3. Ladybird Nursery

ENTRY POINT

HOSPITAL/CLINIC

- 1. Aster Medical Clinic
- 2. Life Medical Center
- 3. Magnum Family Medical Center
- 4. Dr. Joy Dental Clinic

BINGHATTI PROJECTS

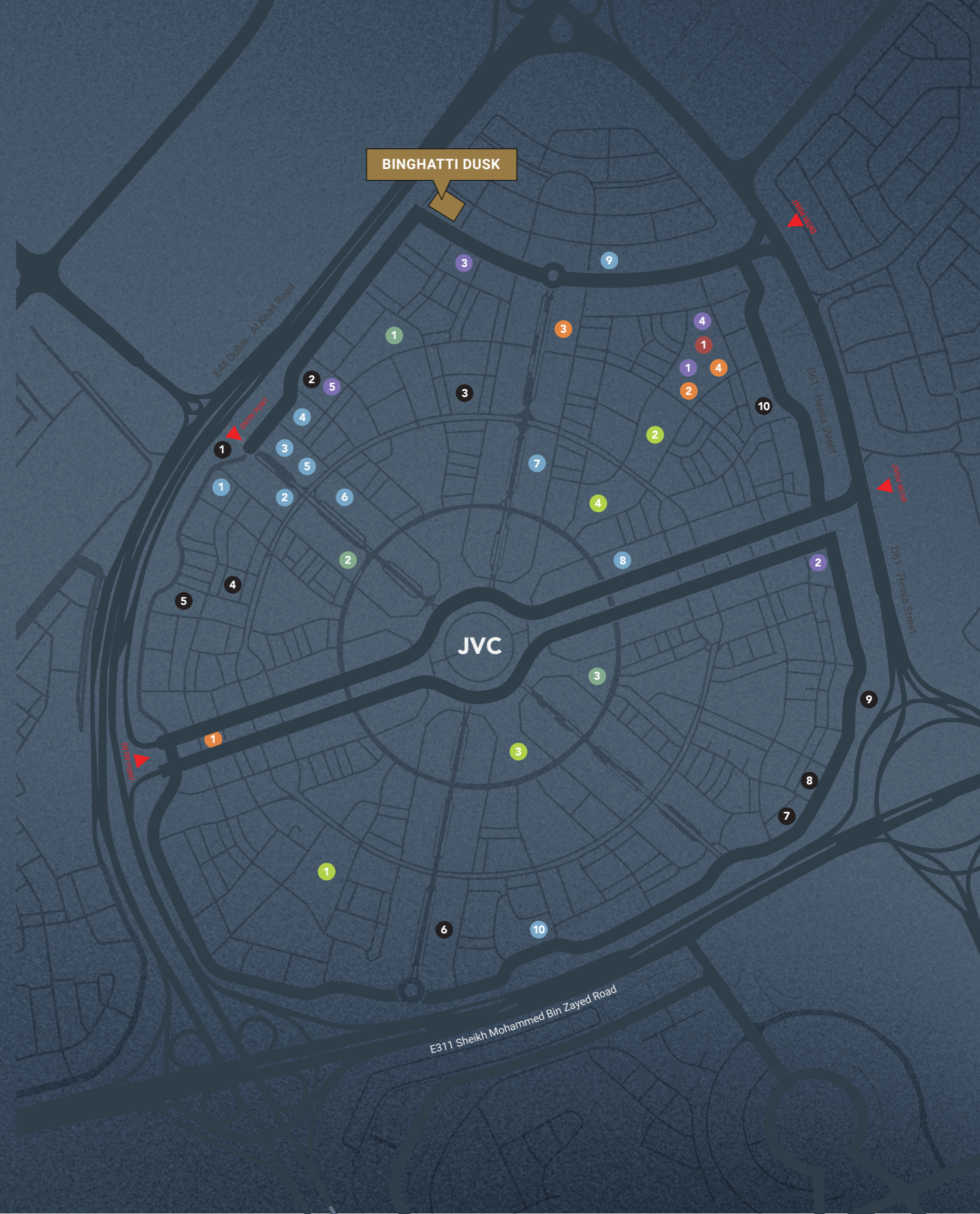
- 1. Binghatti Onyx
- 2. Binghatti Emerald
- 3. Binghatti House
- 4. Binghatti Corner
- 5. Binghatti Lavender
- 6. Binghatti Orchid
- 7. Binghatti Amber
- 8. Binghatti Gardenia
- 9. Binghatti Azure
- 10. Binghatti Venus

PARK

- 1. Halfa Park
- 2. RootsCamp
- 3. Community Park South
- 4. Community Park North

BINGHATTI COMPLETED PROJECT

- 1. Binghatti Gate
- 2. Binghatti Heights
- 3. Binghatti Mirage
- 4. Binghatti Rose
- 5. Binghatti Jasmine
- 6. Binghatti Crest
- 7. Binghatti Luna
- 8. Binghatti Nova
- 9. Binghatti Gems
- 10. Binghatti Crescent





ABOUT THE PROJECT

PROJECT FACTS

PROPERTY TYPE

RESIDENTIAL & RETAIL

PLOT AREA

2593.16 SQM / 27912.51 SQFT

DESCRIPTION

2B + G + 4 RESIDENTIAL FLOORS
+ ROOF

NUMBER OF UNITS

STUDIO APARTMENT - 52
1 BEDROOM APARTMENT - 53

TOTAL UNITS

RESIDENTIAL UNITS - 105
SHOP (GROUND FLOOR) - 02



DESIGN
DETAILS

MATERIAL LIST

MAIN LOBBY



Light Grey Honed Concrete Paint



Statuario Marble



Travertine



Brushed Brass



Tinted Glass



Oak Wood



Fluted Oak Wood



Wallpaper

All finishes are subject to change without notice at our sole discretion for any reason including aesthetic purposes.



CREATING A SENSE OF FLOW
AND MOVEMENT



MATERIAL LIST

APARTMENT



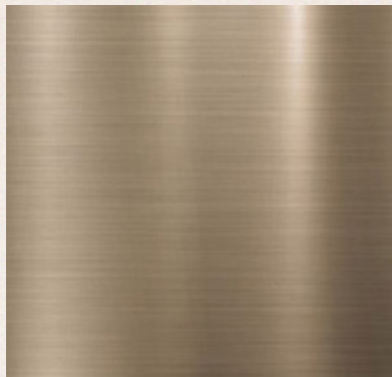
Oak Wood



Wood Porcelain



Travertine



Brushed Brass



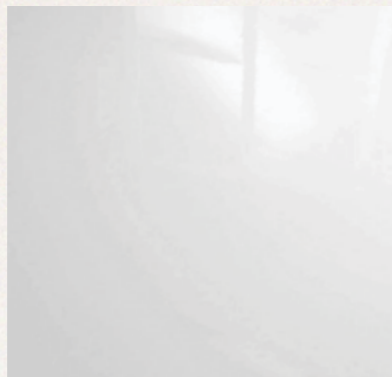
Mirror



Glossy Beige Wood



Fluted Oak Wood



Glossy White Wood

All finishes are subject to change without notice at our sole discretion for any reason including aesthetic purposes.



FLUIDITY TRANSCENDS
FUNCTIONALITY





FLOOR
PLANS

GROUND FLOOR



1ST FLOOR



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

تنويه: 1. أبعاد الغرف يتم قياسها طبق المعايير الهيكلية مع استبعاد تشطيبات الجدران وواجهة تعميل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الحزام الفعلي عن المساحة المذكورة. 5. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحقوق في إجراء التغييرات. 6. يتم قياس حساب منطقة الحزام كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، وواجهة الجدران الخارجية، وواجهة الحزام المحيطة بالوحدة المجاورة. 7. ونعتمد حساب منطقة الحزام الفعلي على أبعاد المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى وواجهة الأبنية للحارس المرفق وواجهة الجدران للشرفة المجاورة. 8. يتم قياس الوحدات في الطابق النموذجي في المبني. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 9. قد تكون أبعاد الوحدات وتفاصيلها مختلفة عما هو موضح وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

2ND FLOOR



3RD FLOOR

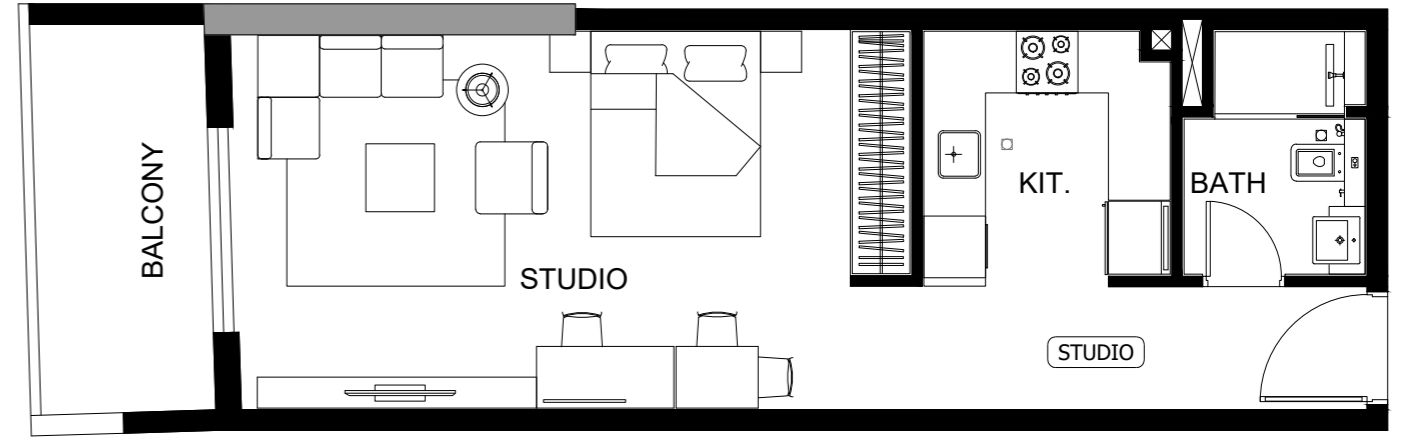
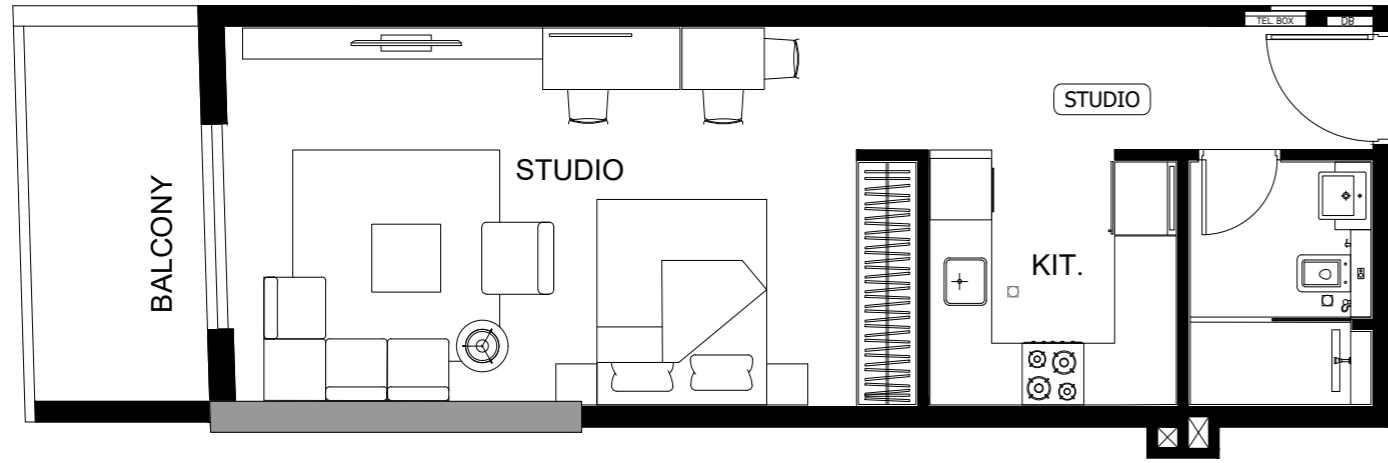


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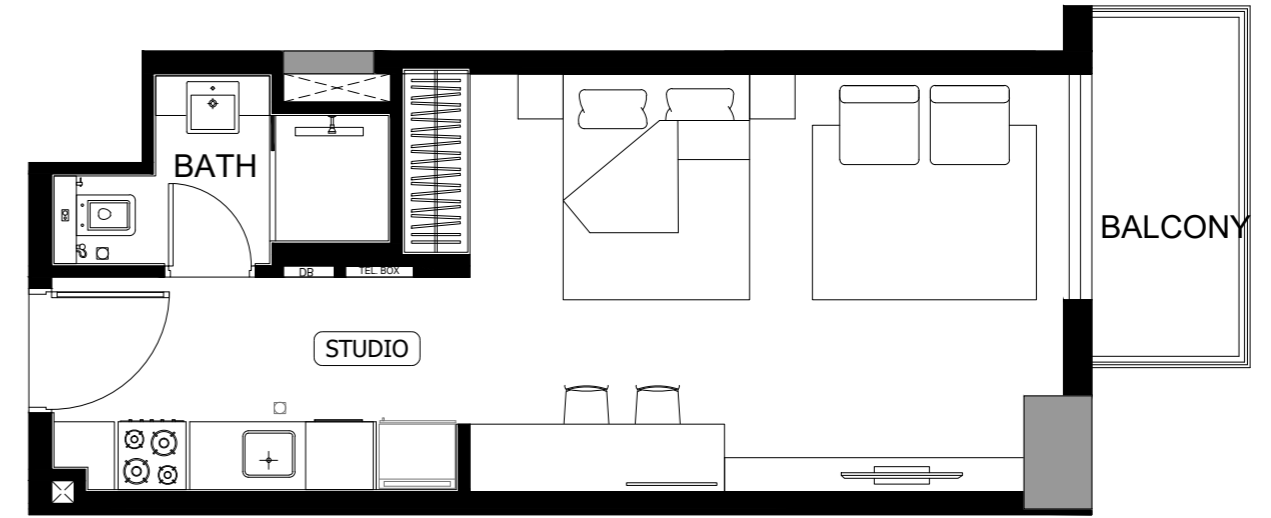
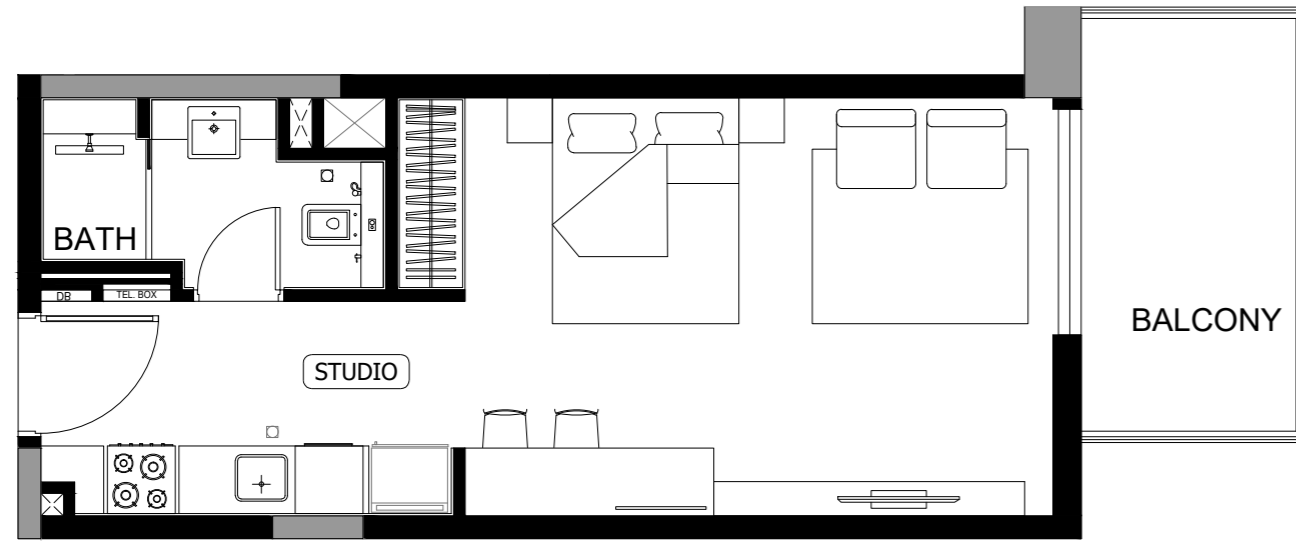




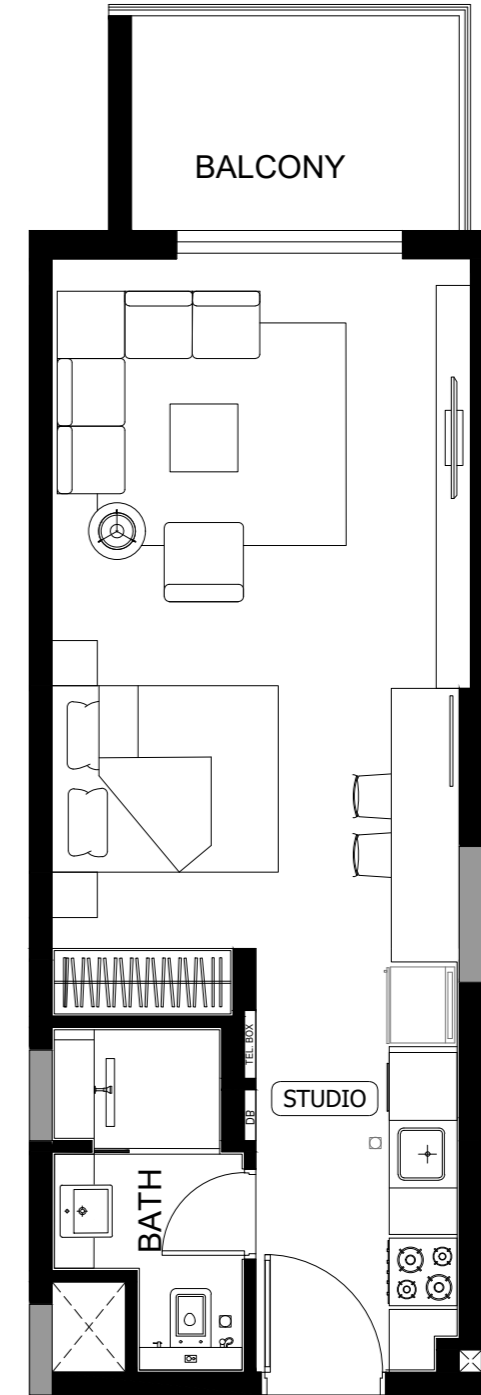
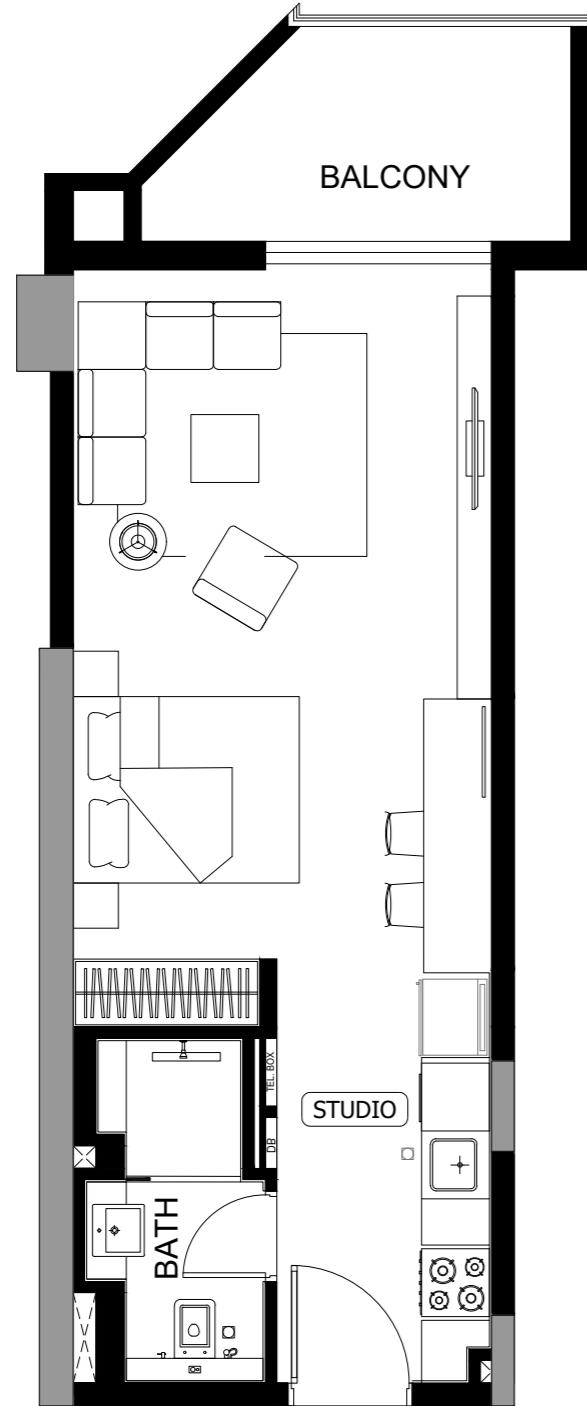
STUDIO



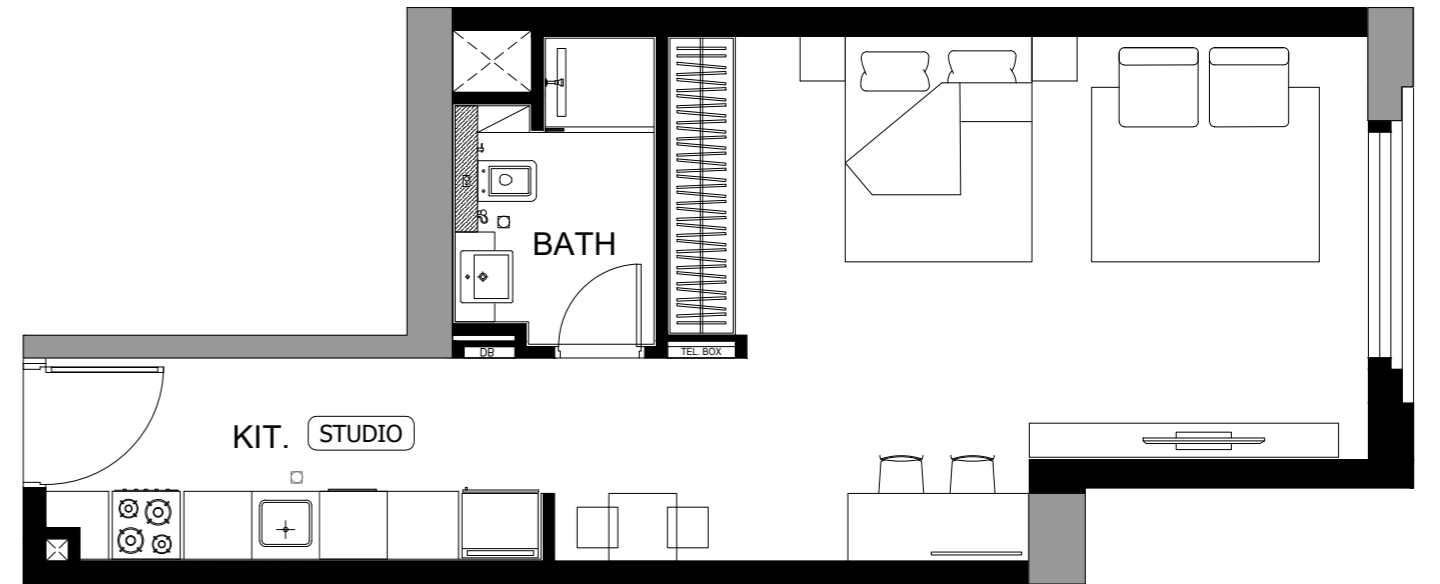
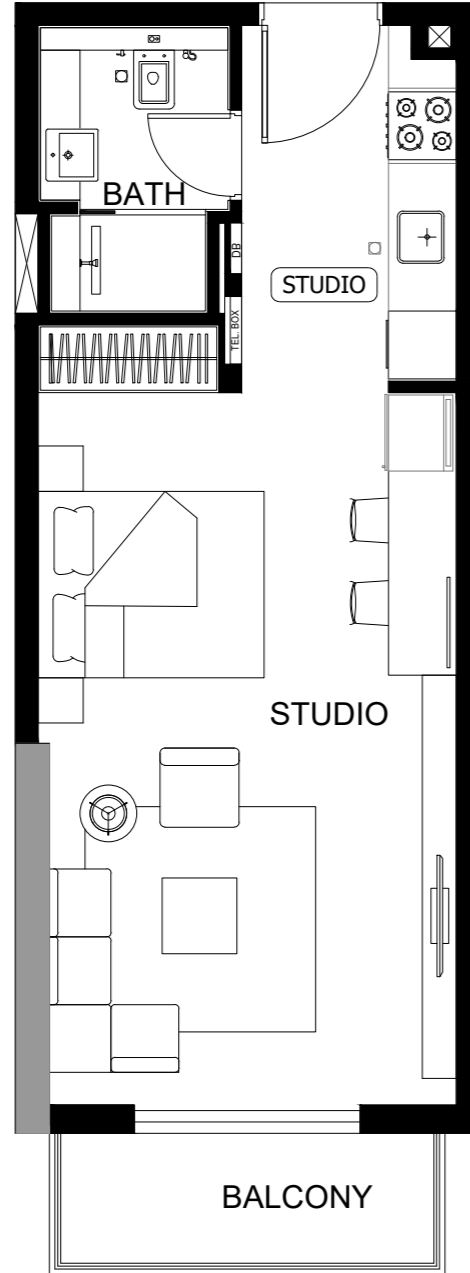
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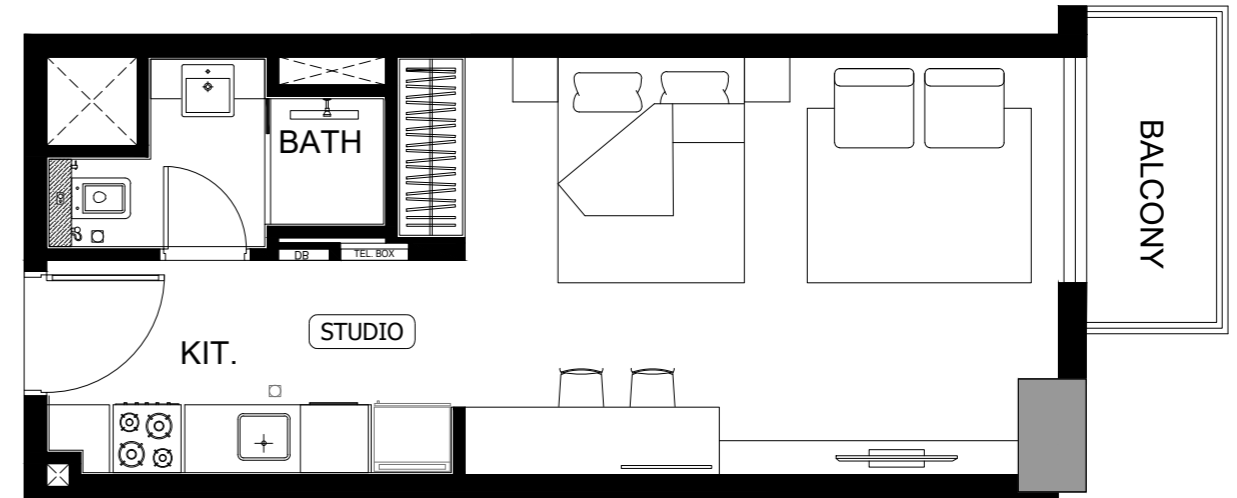
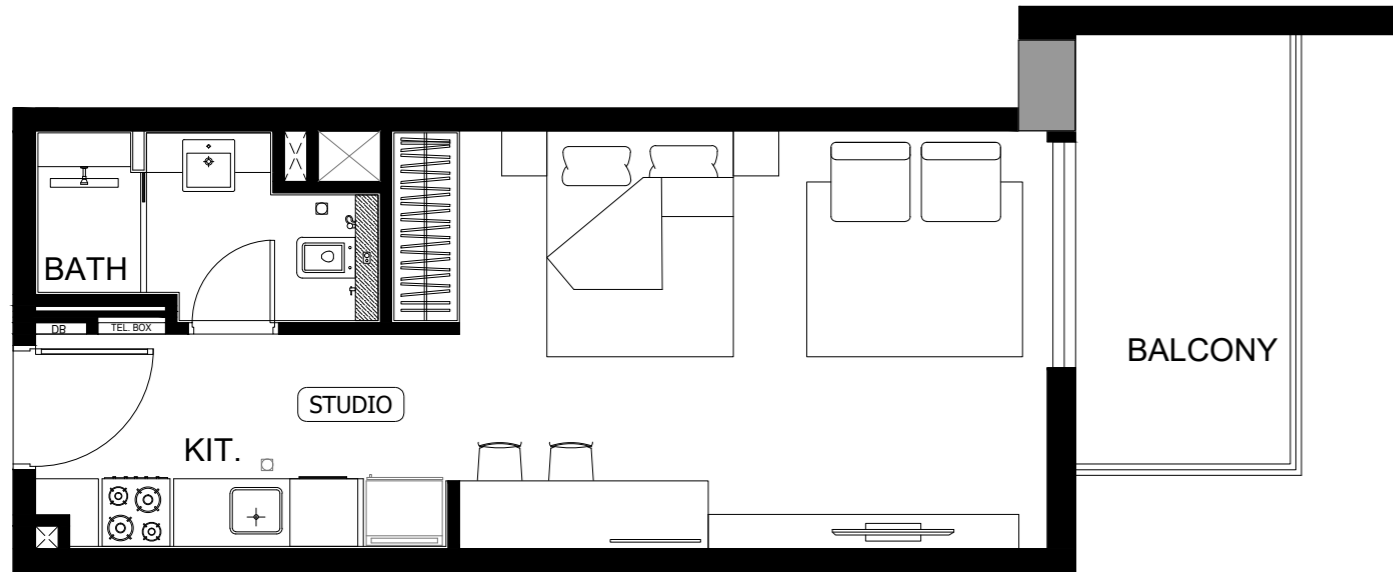
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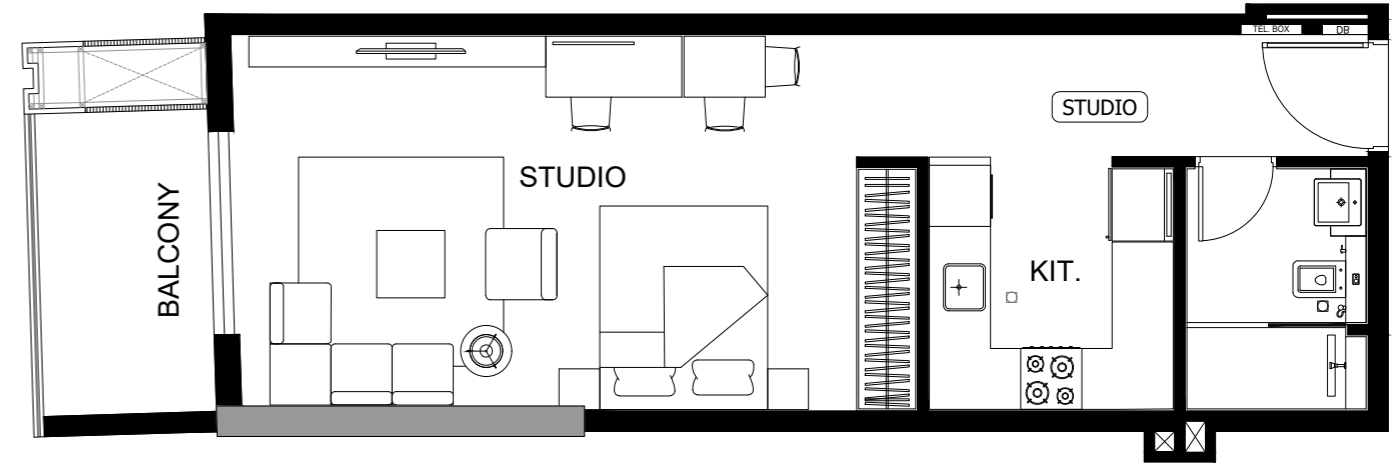
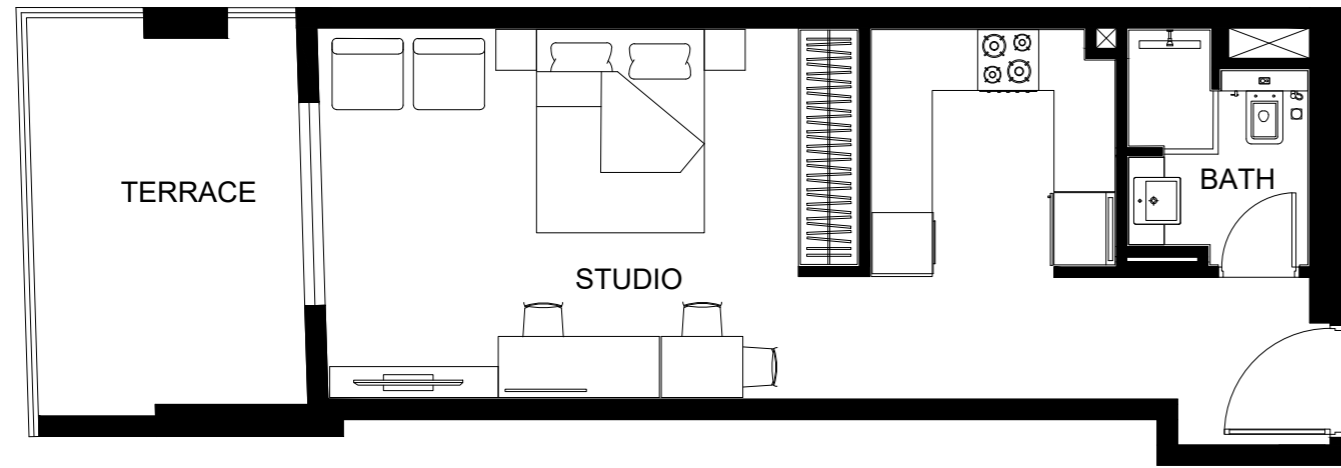
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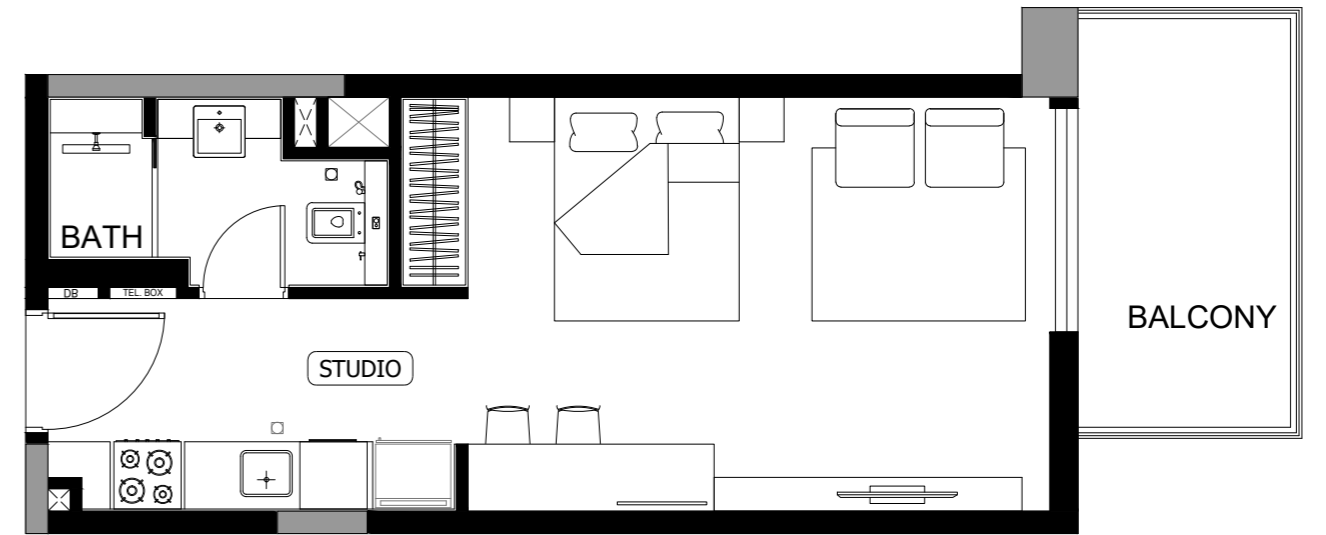
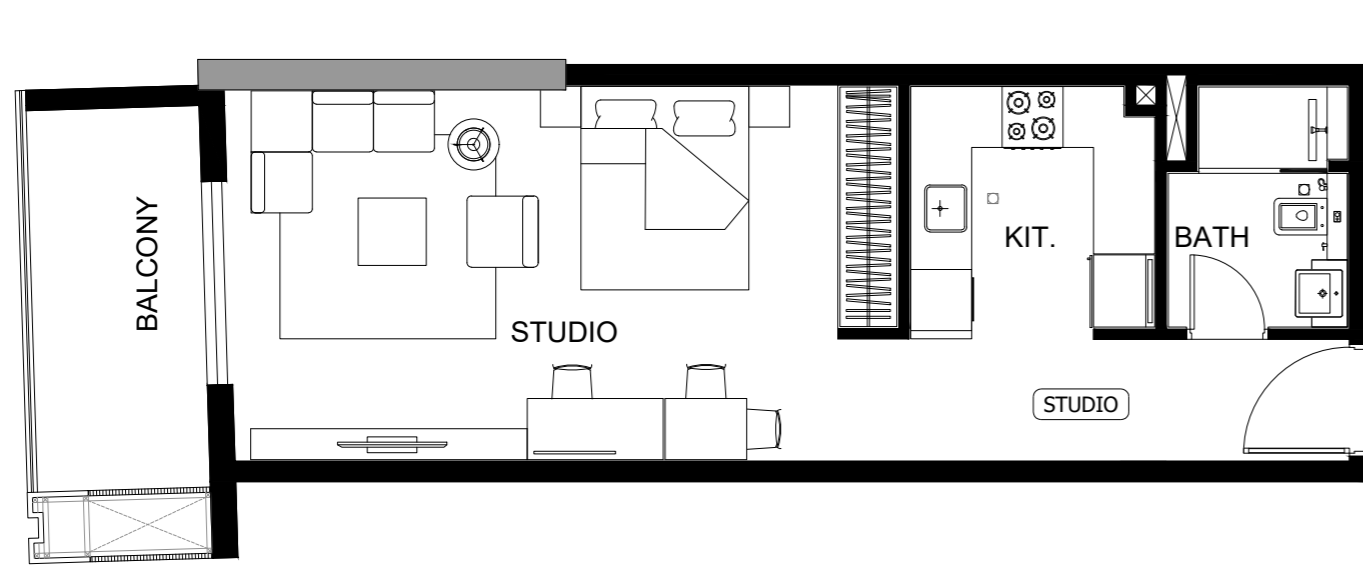
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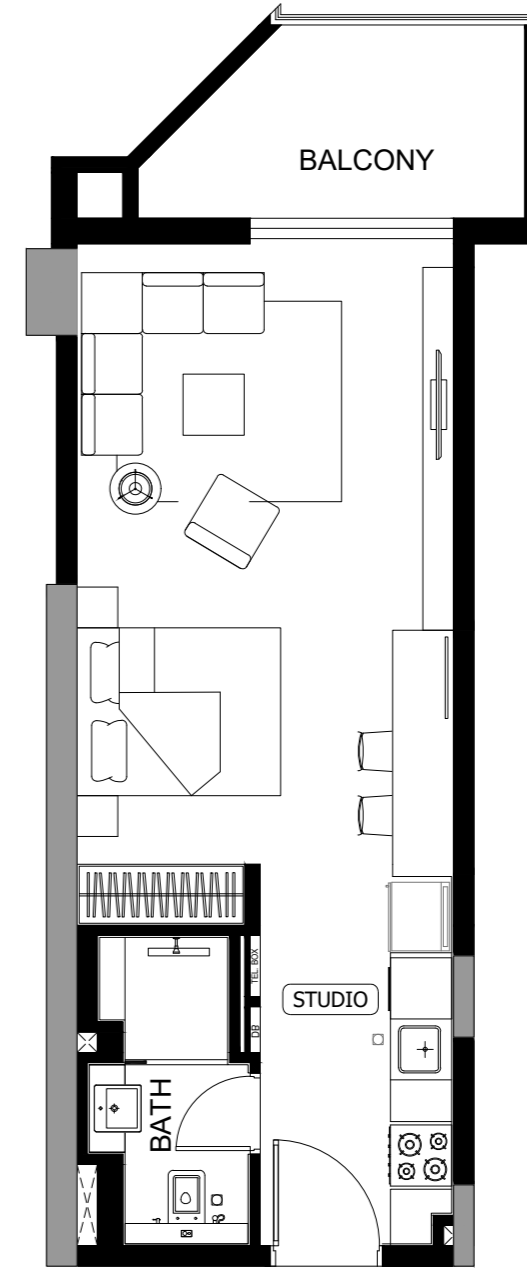
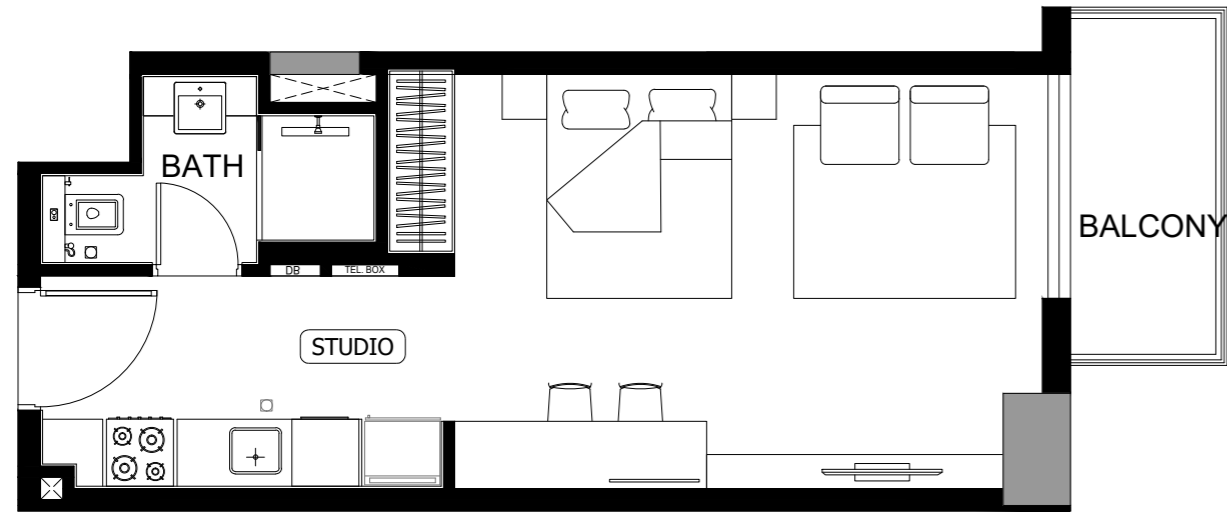
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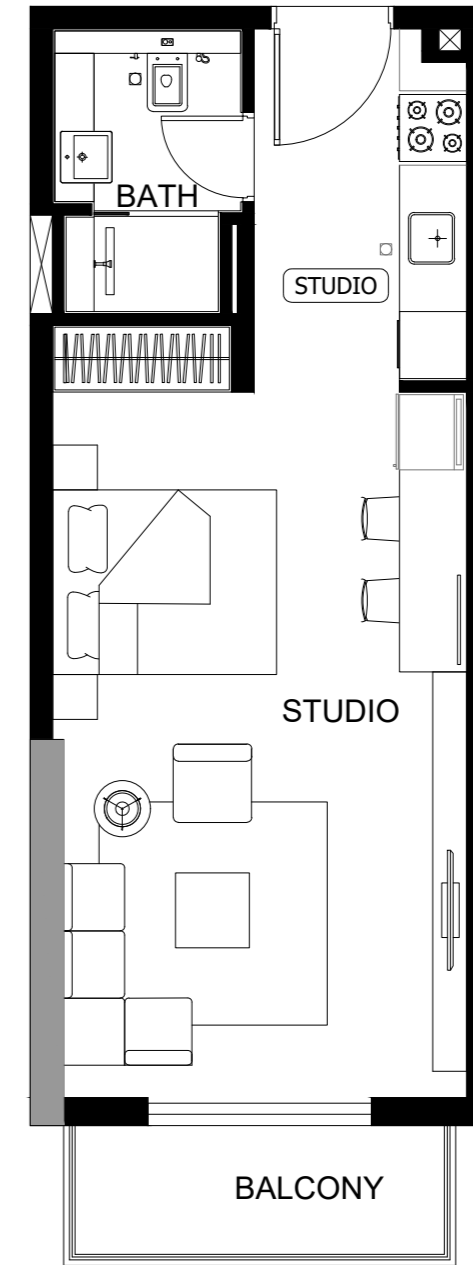
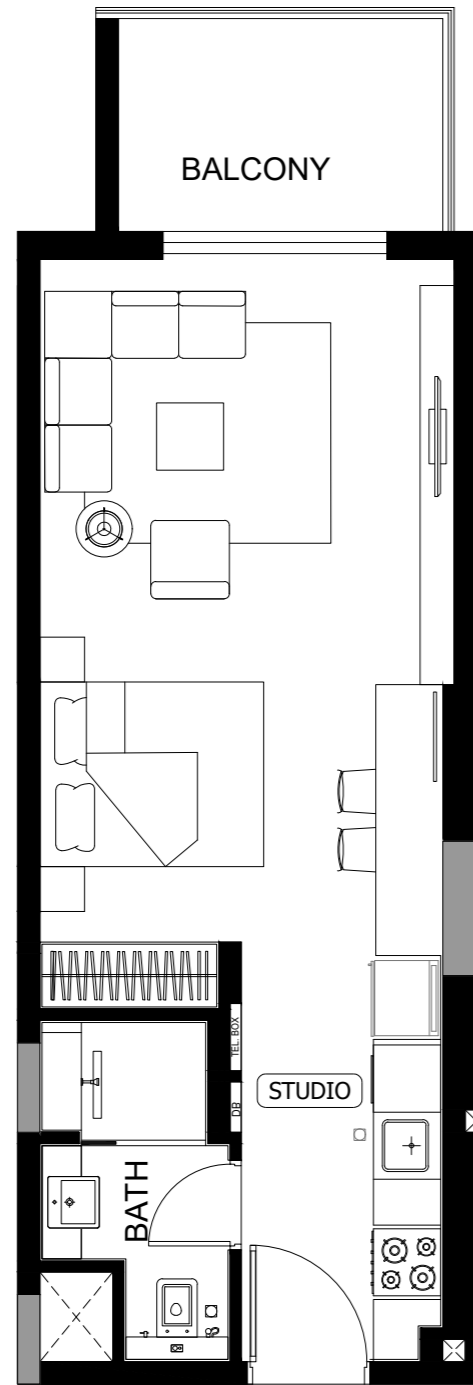
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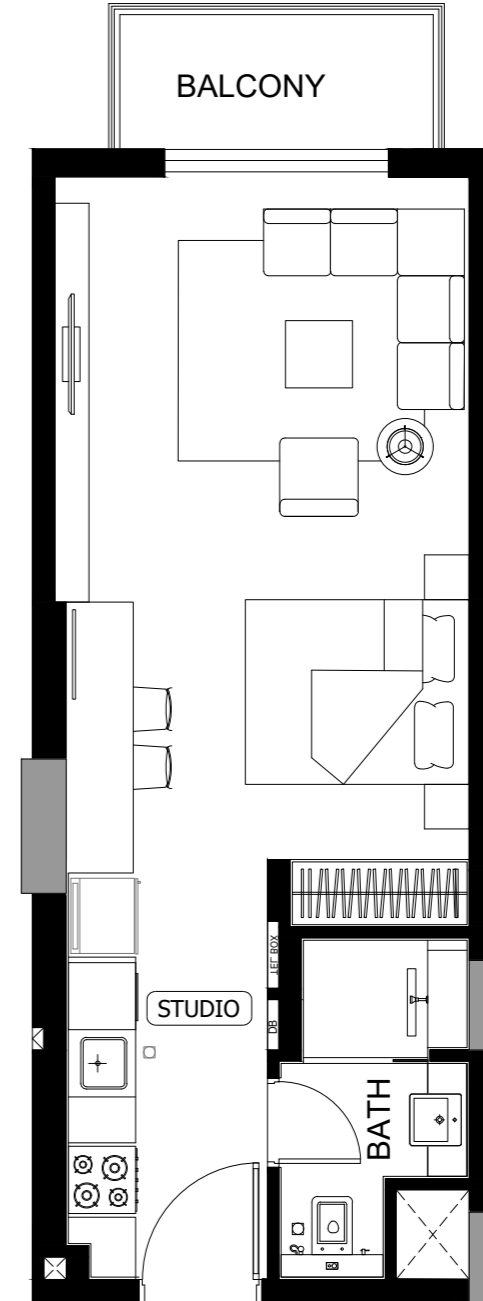
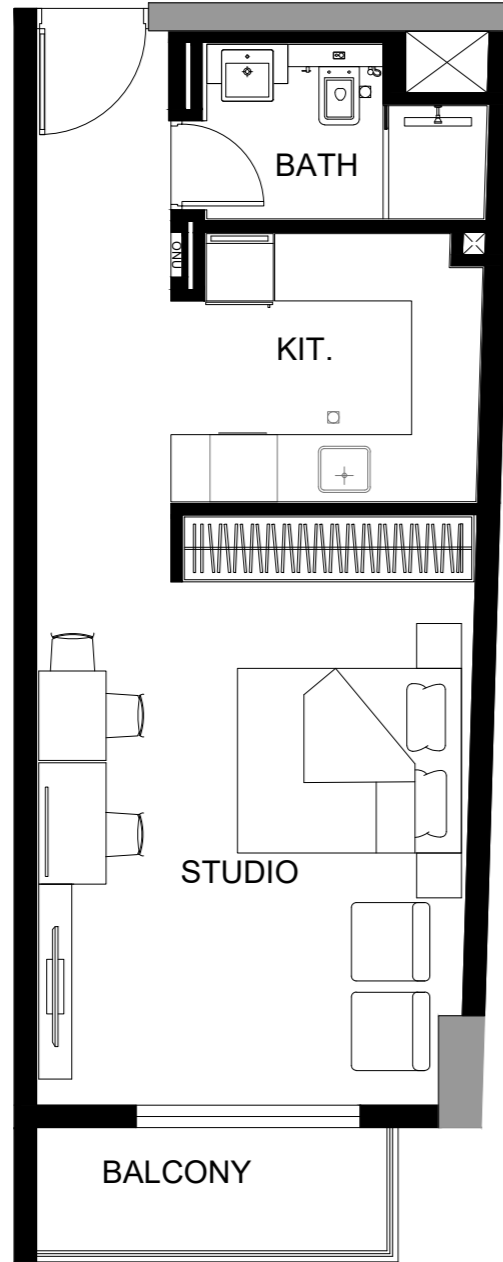
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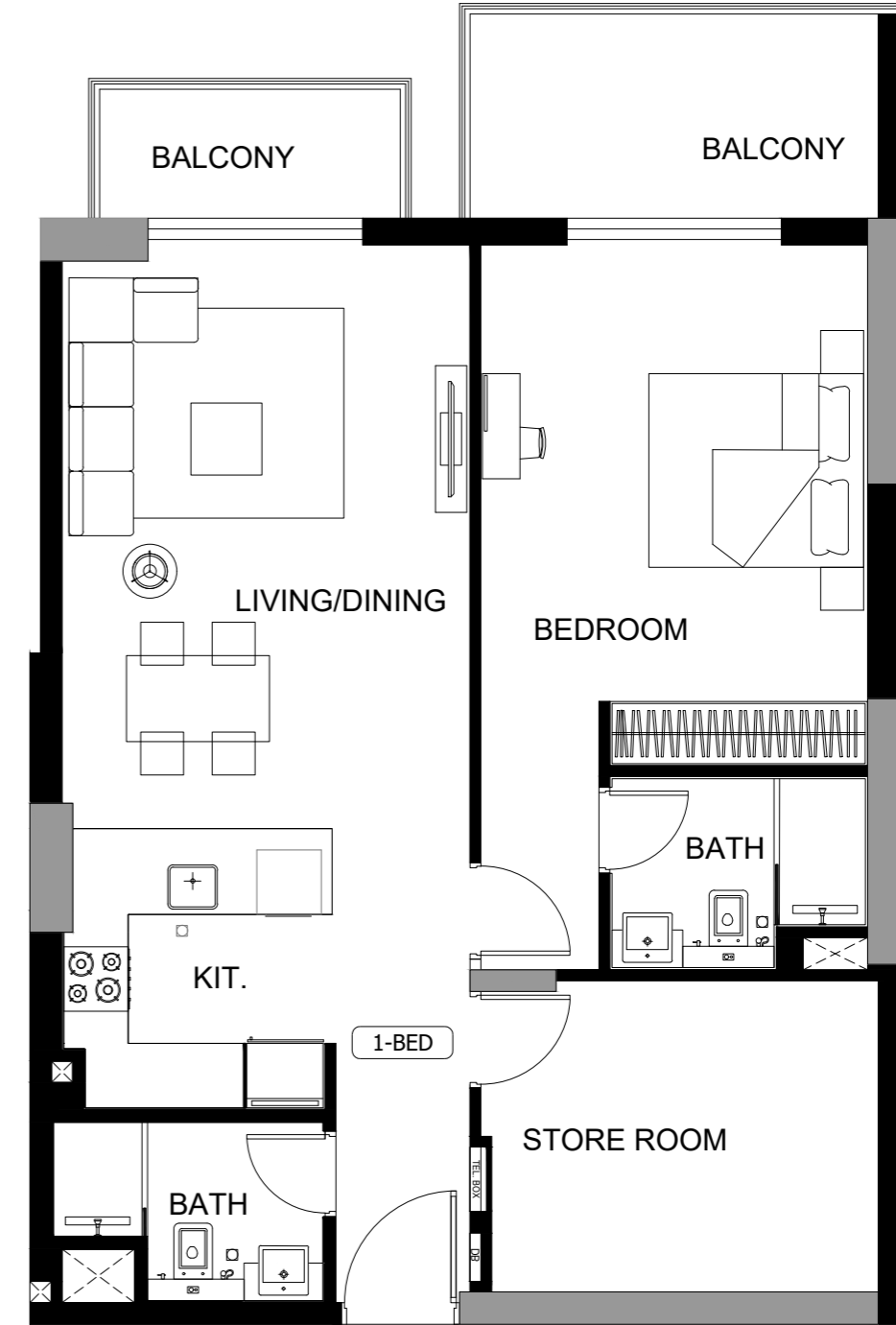
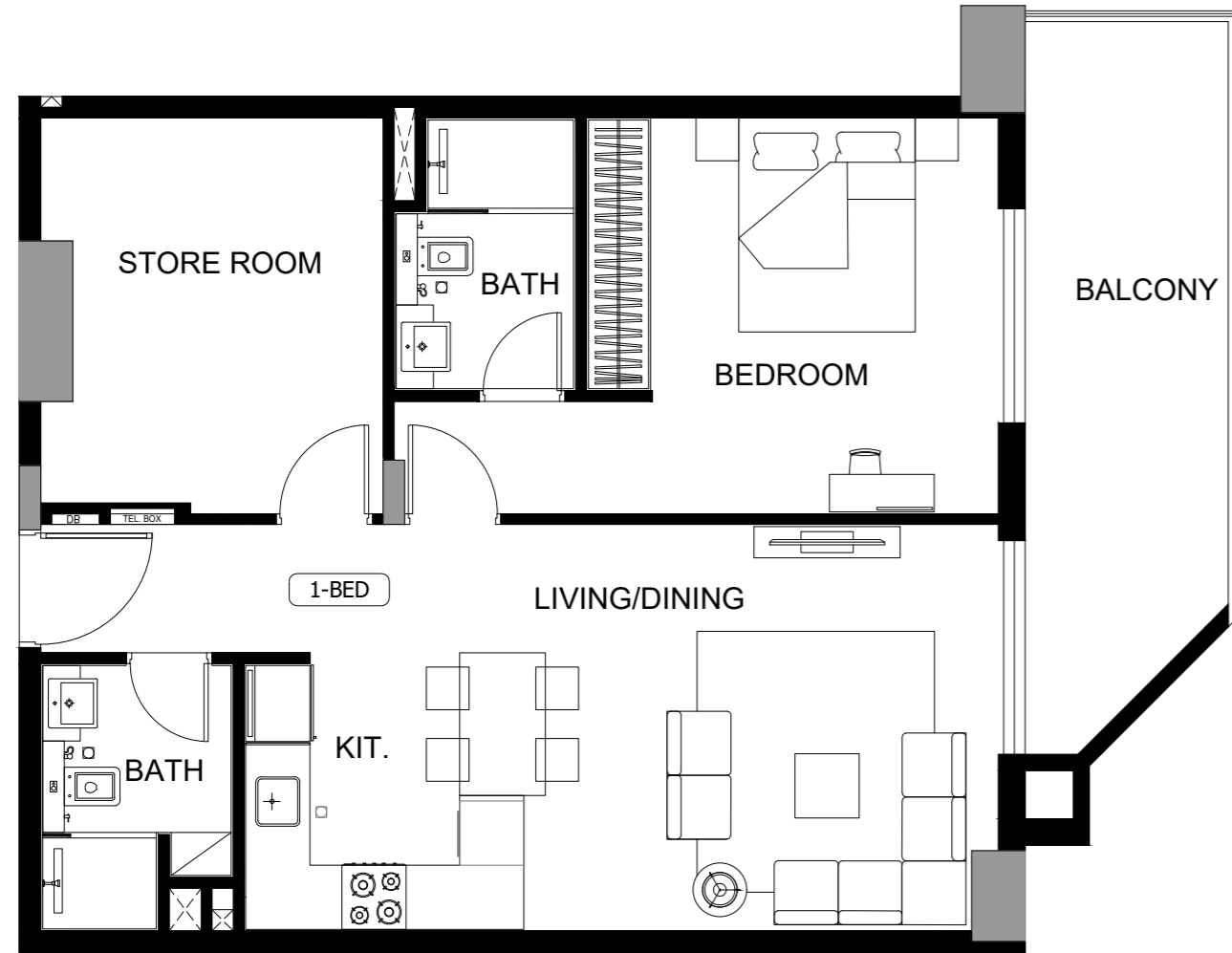


AN INTERPLAY OF
DEPTHS & TEXTURES

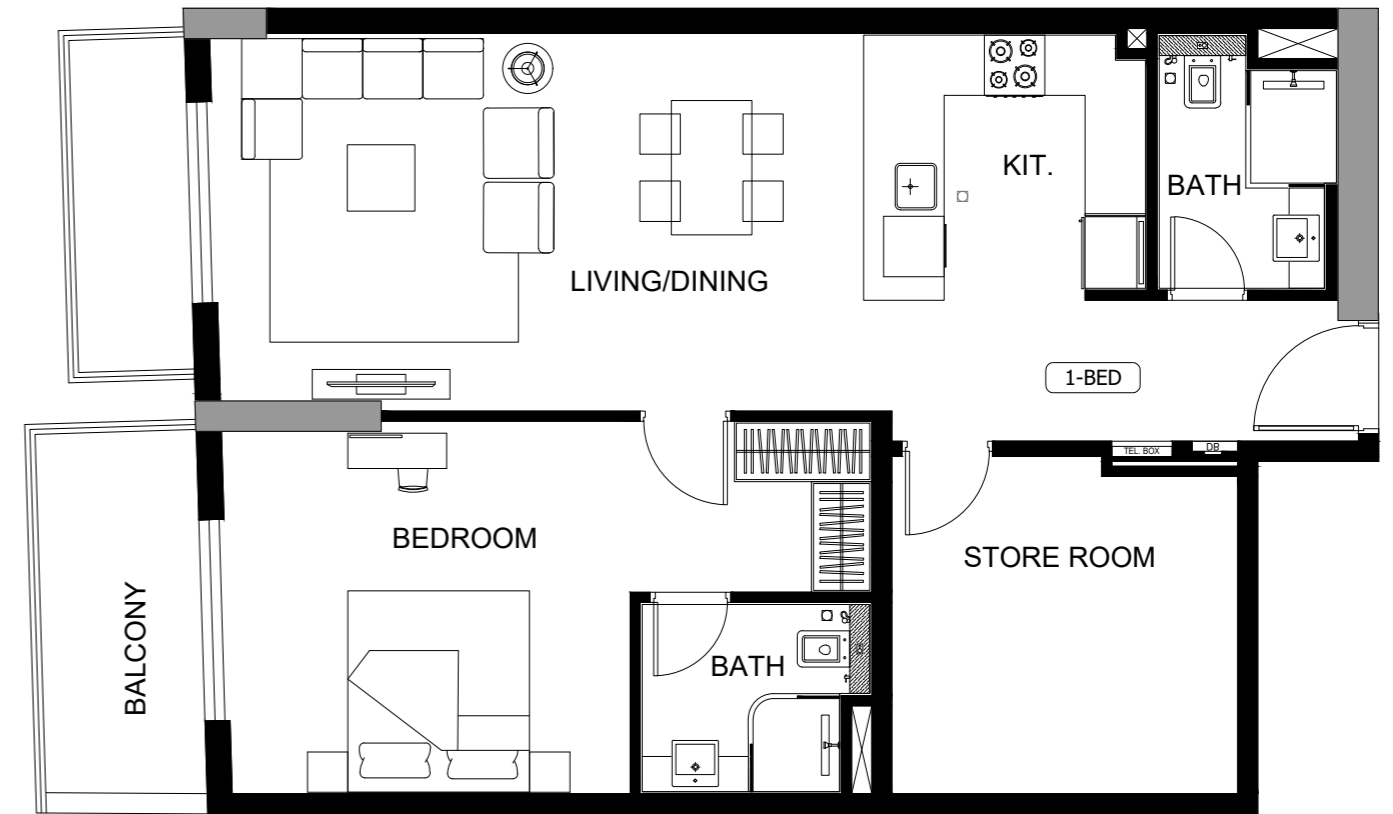
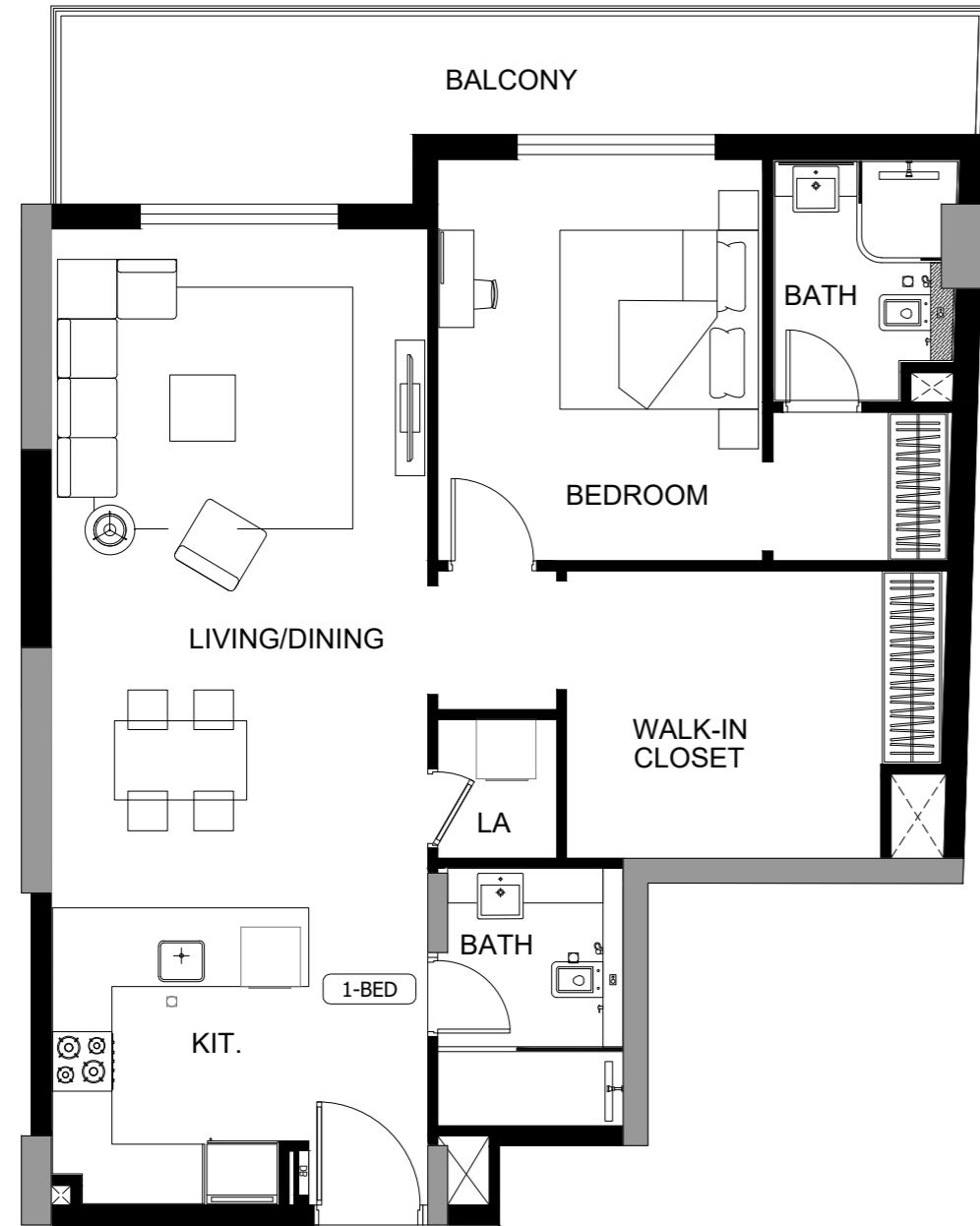


بن غاطي
BINGHATTI

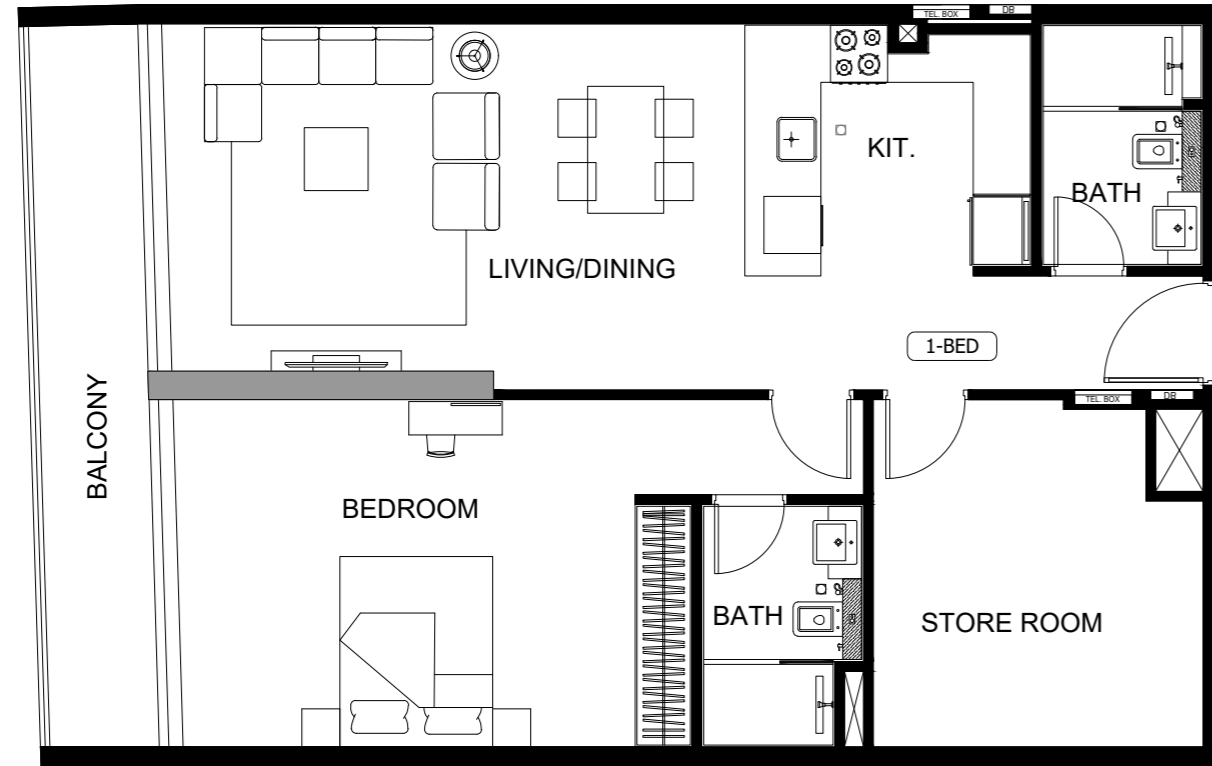
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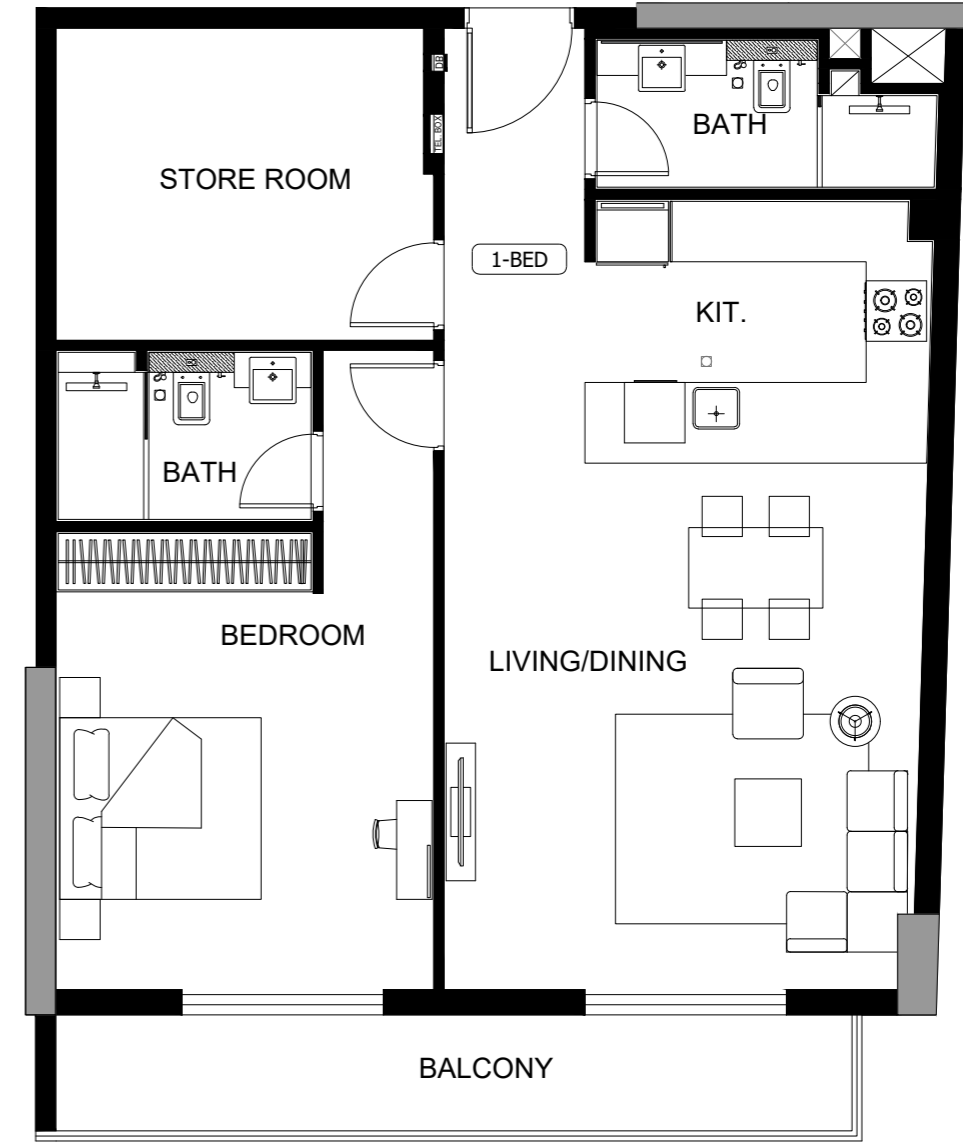
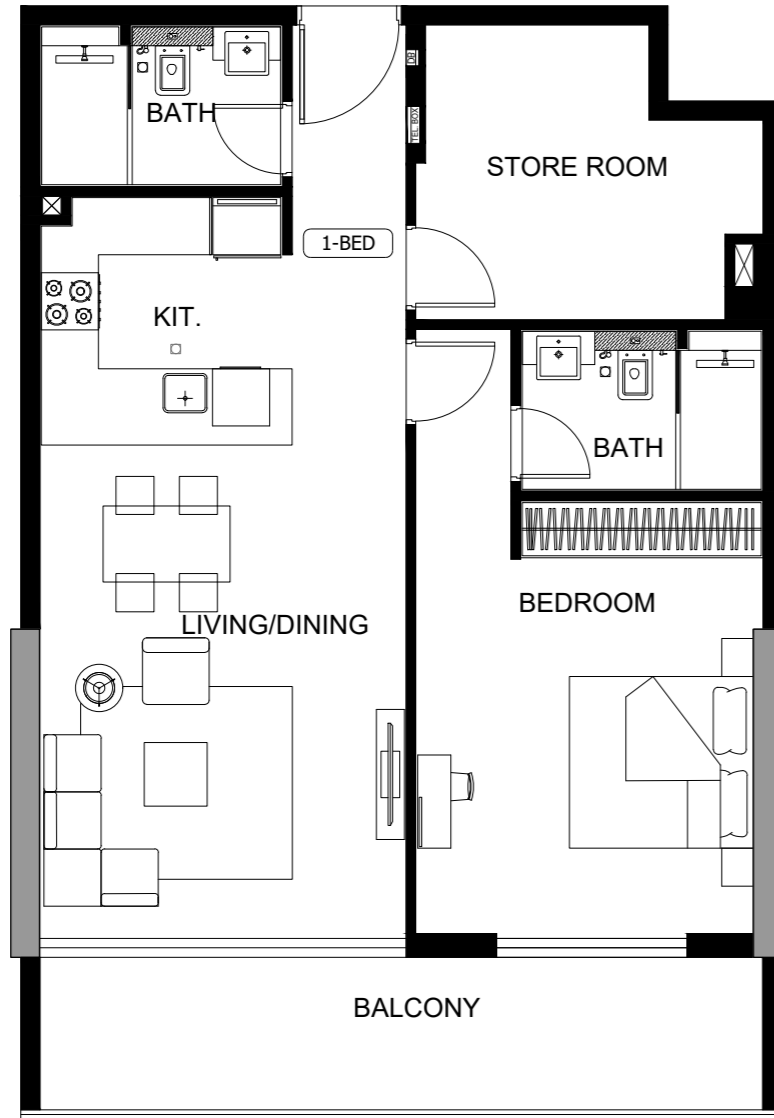
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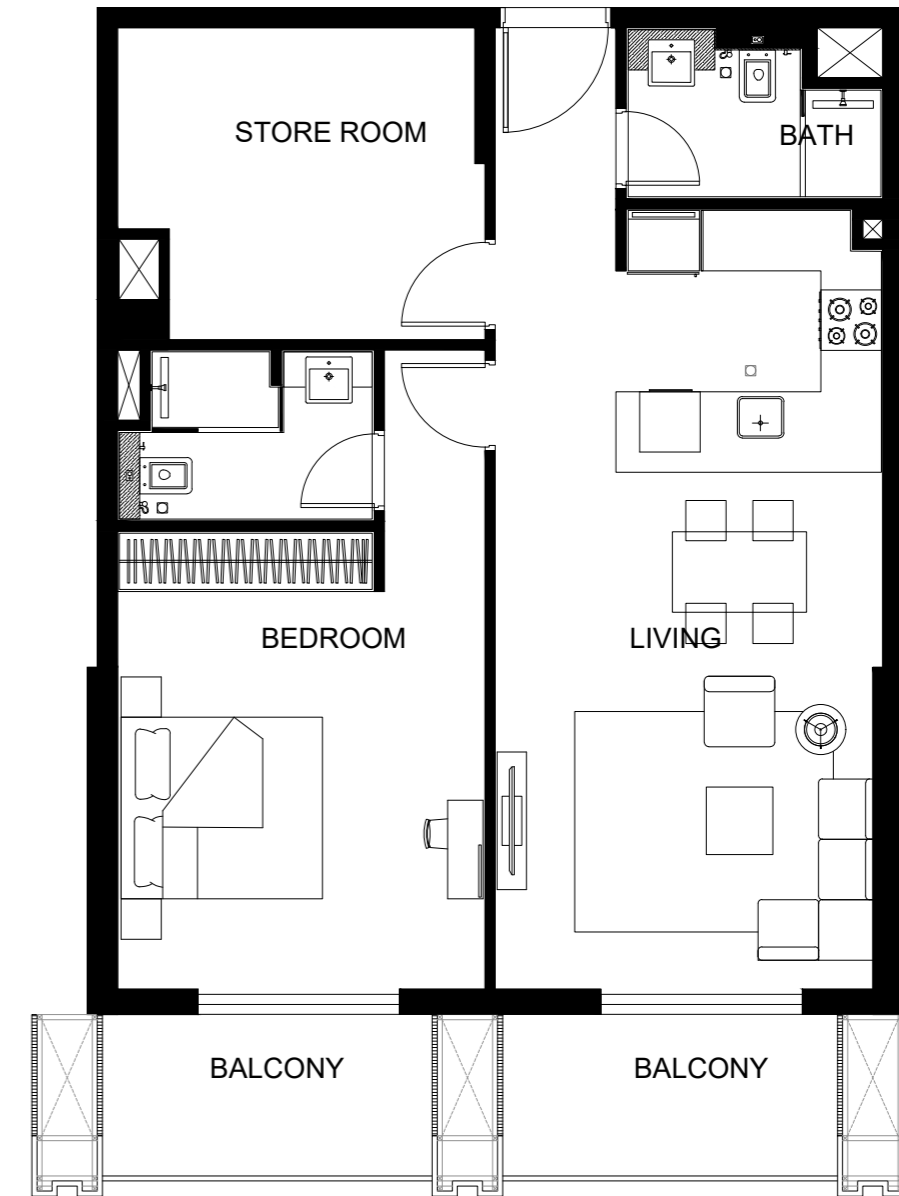
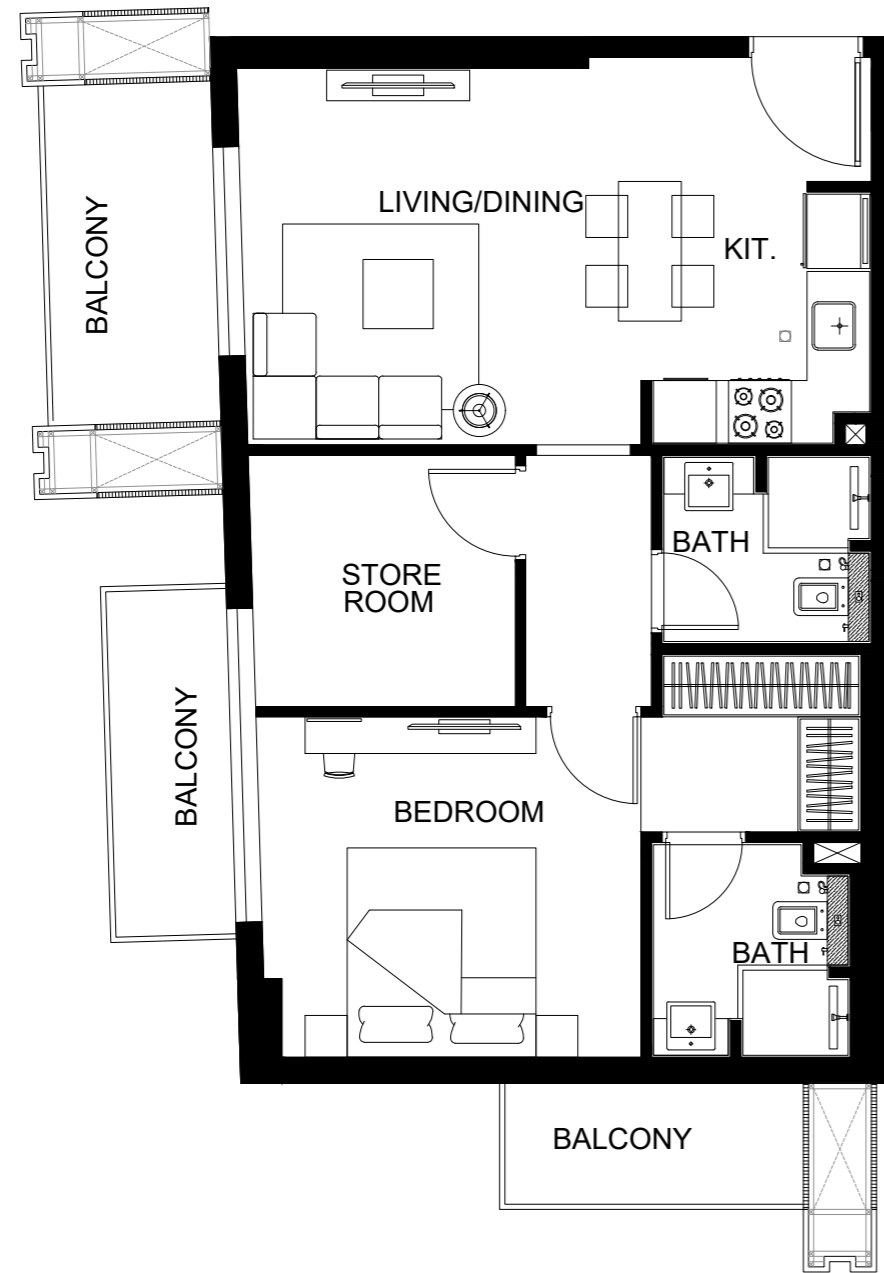
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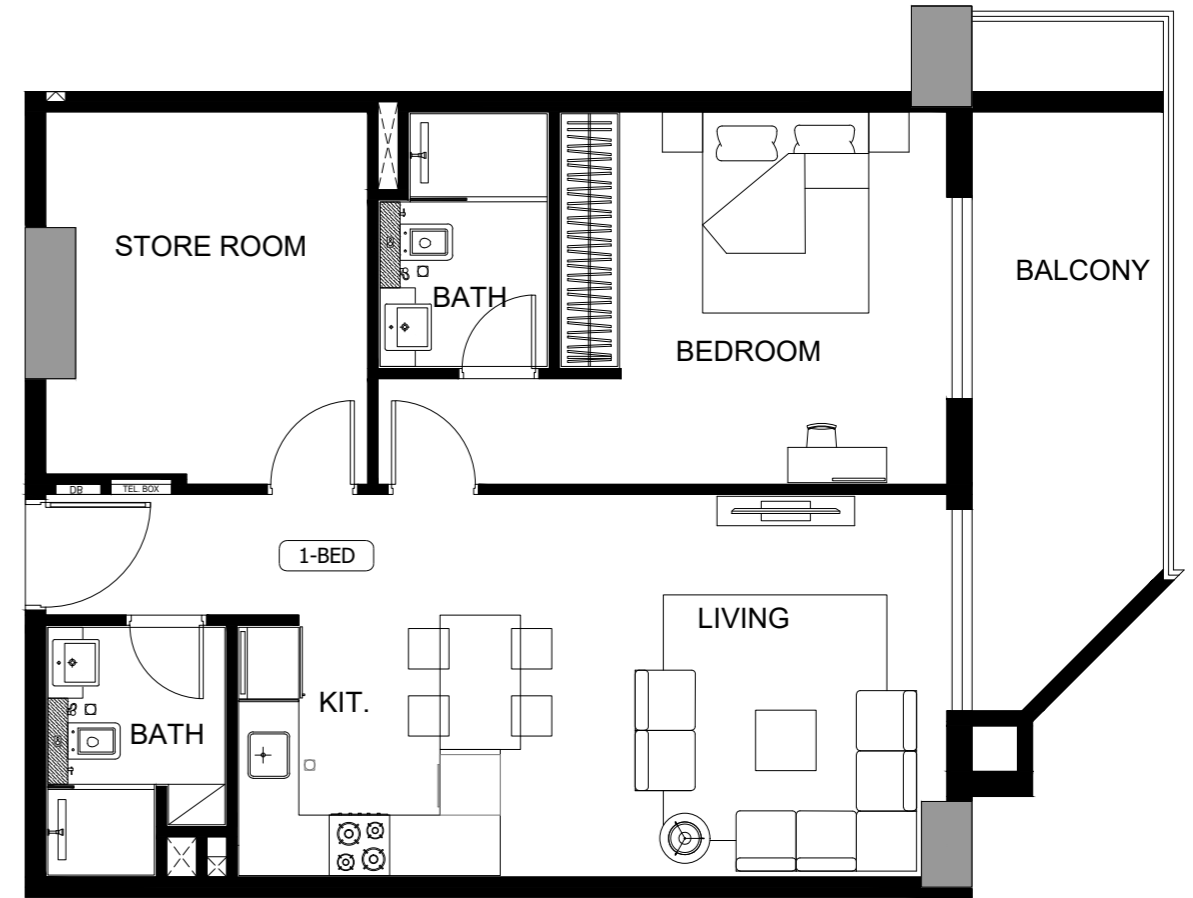
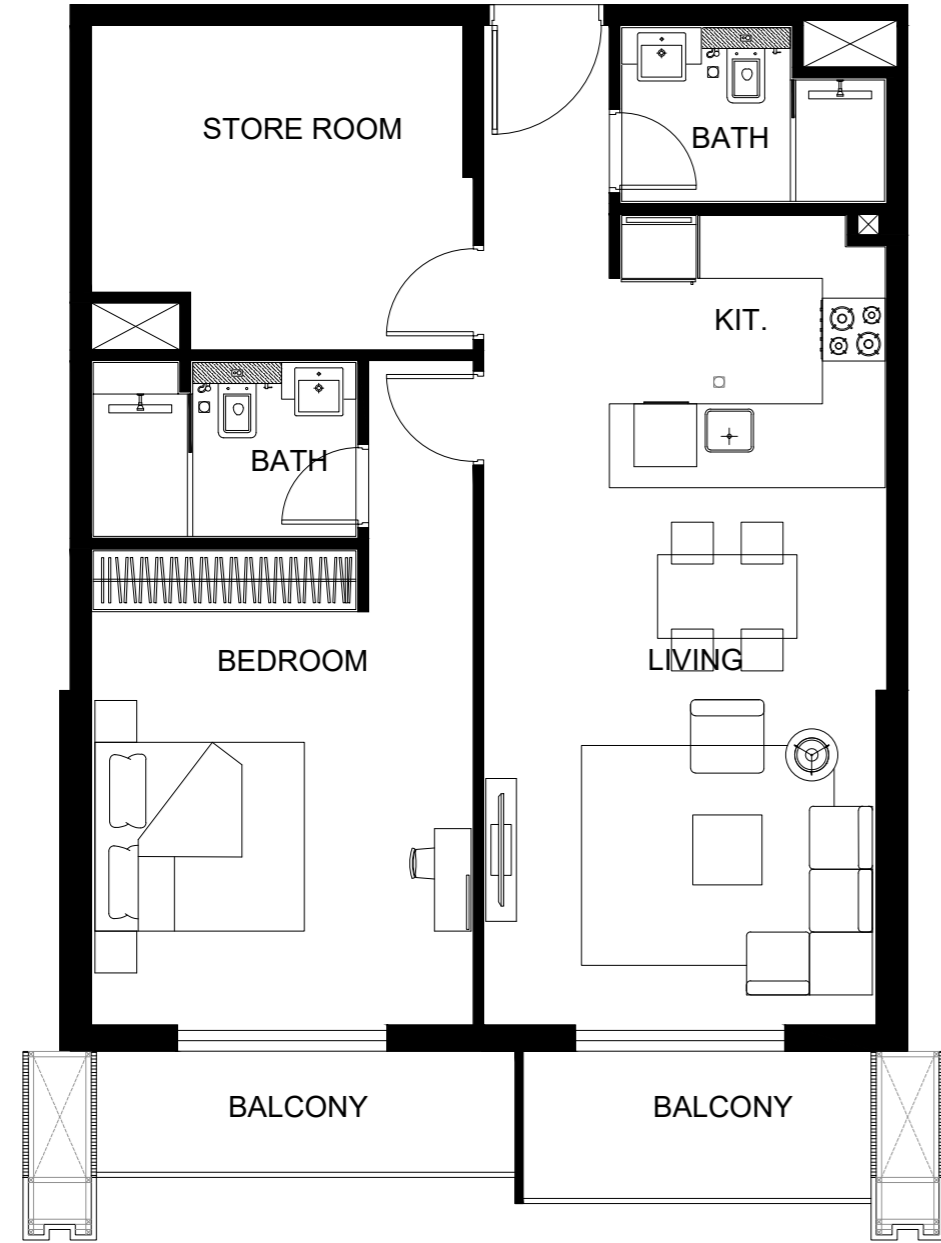
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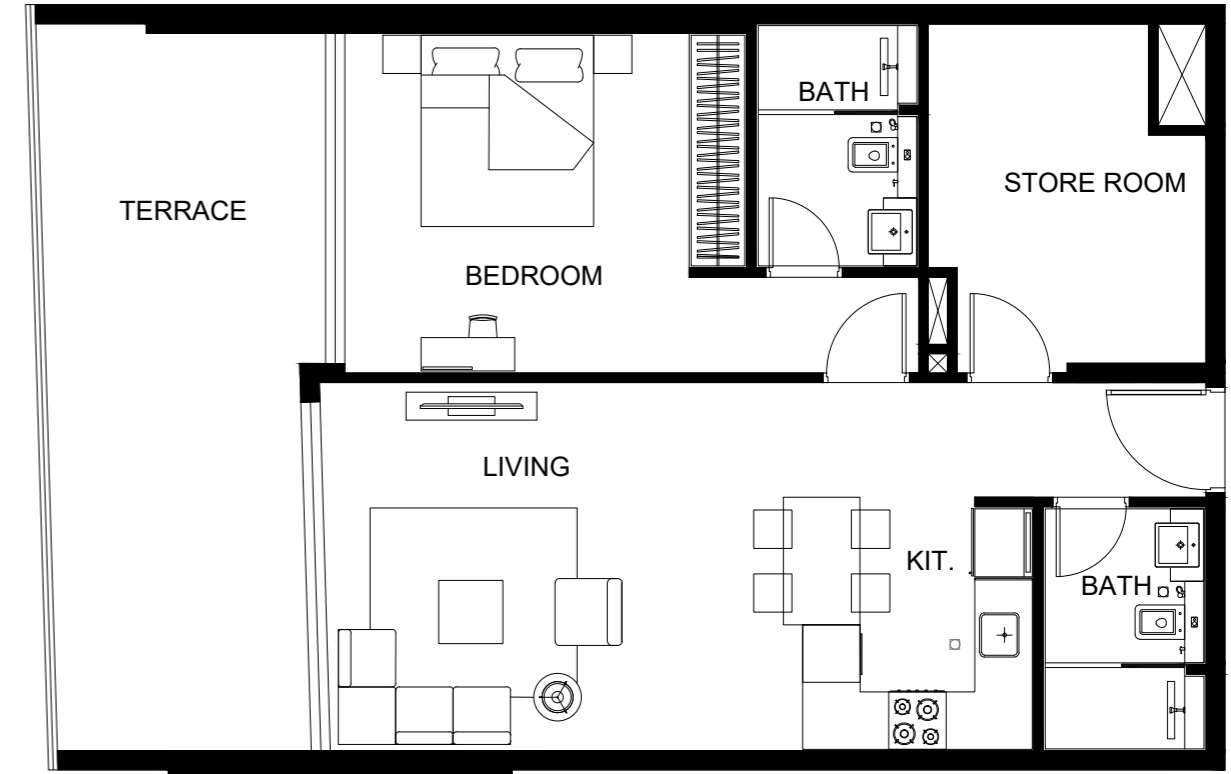
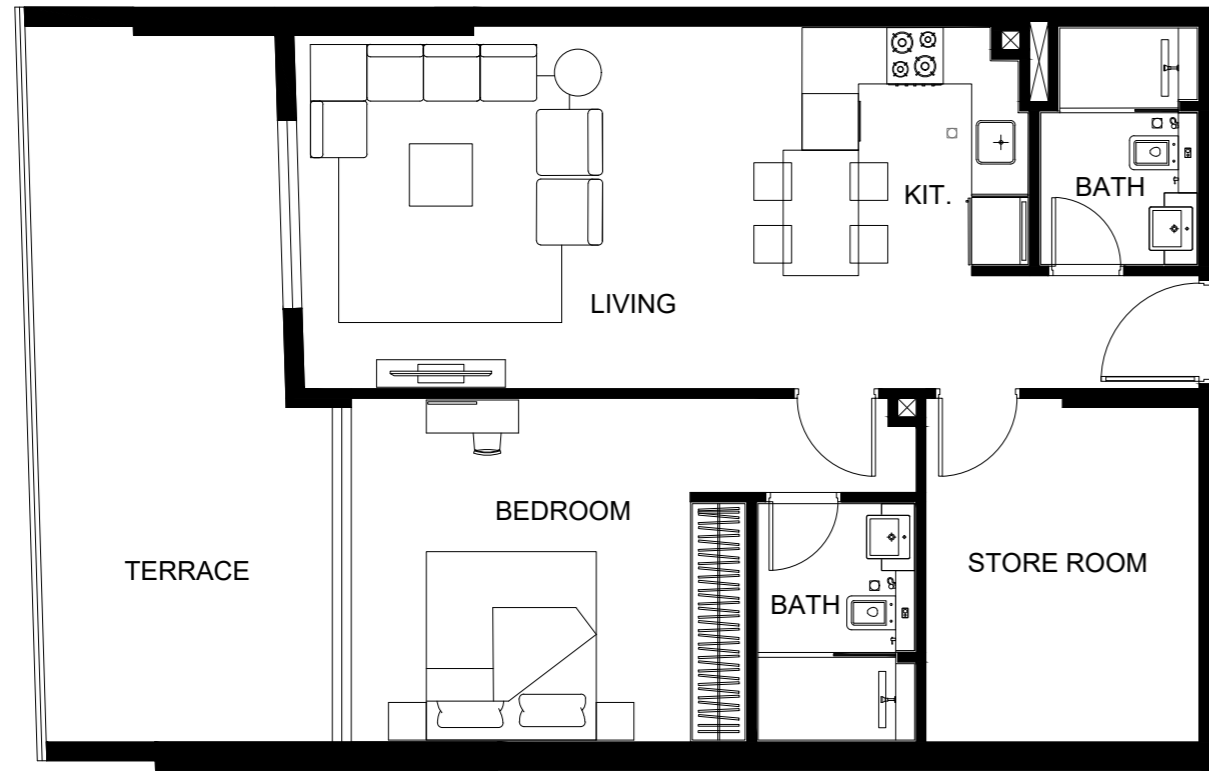
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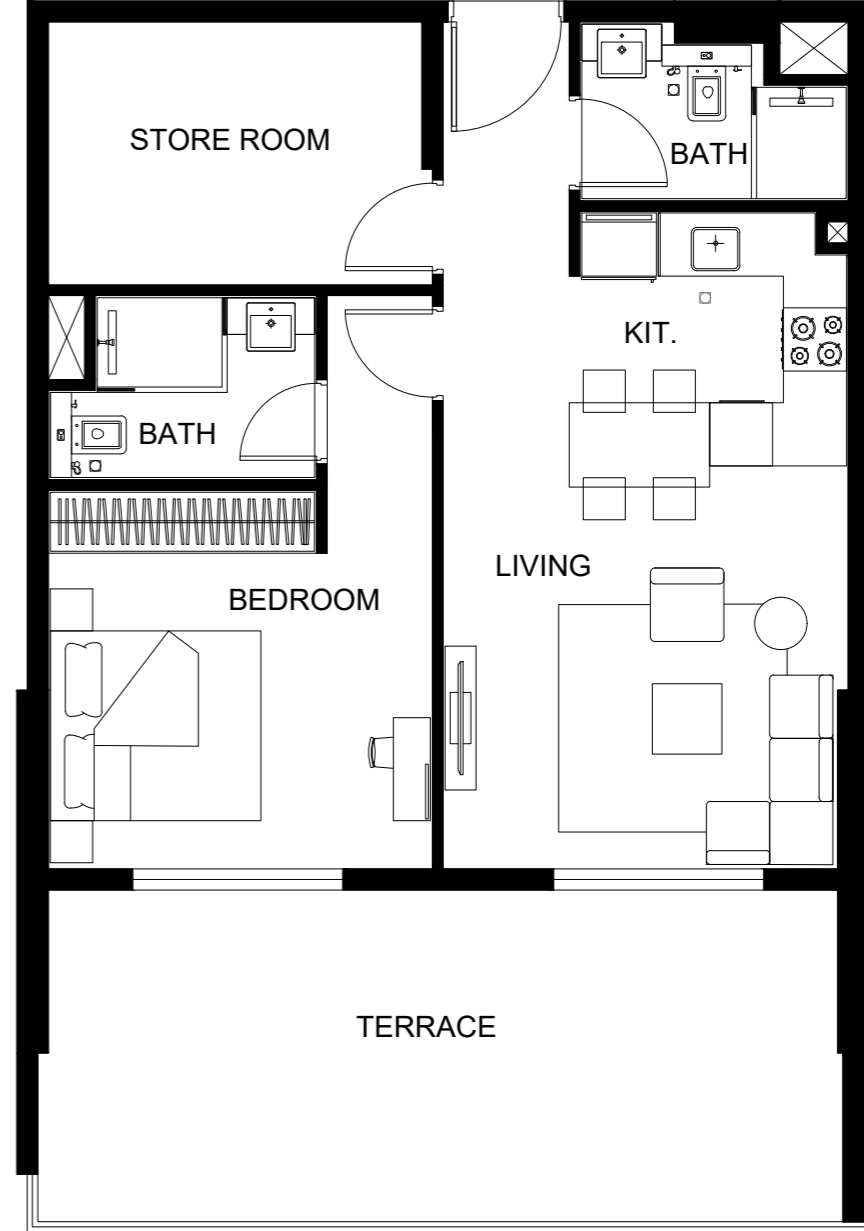
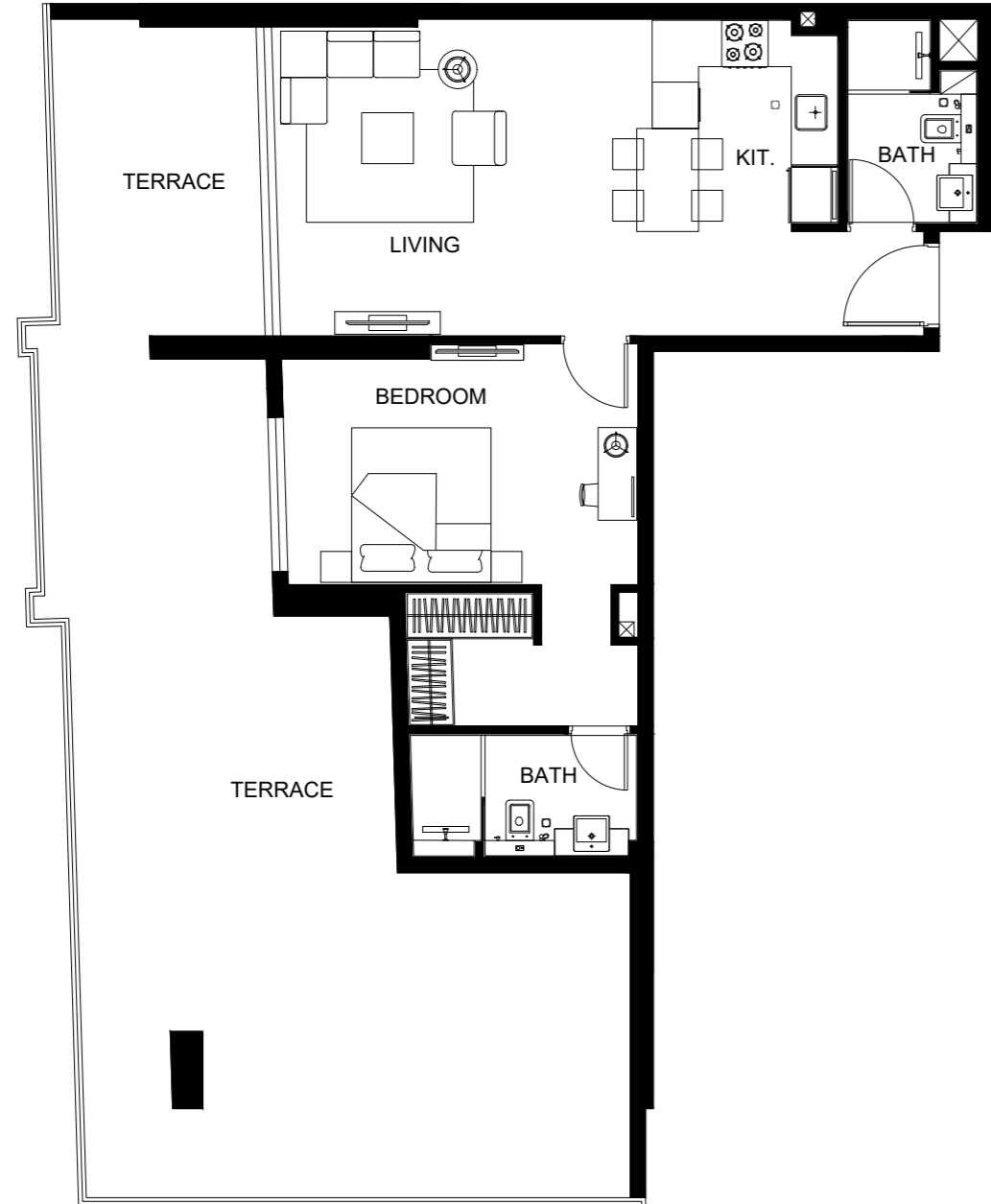
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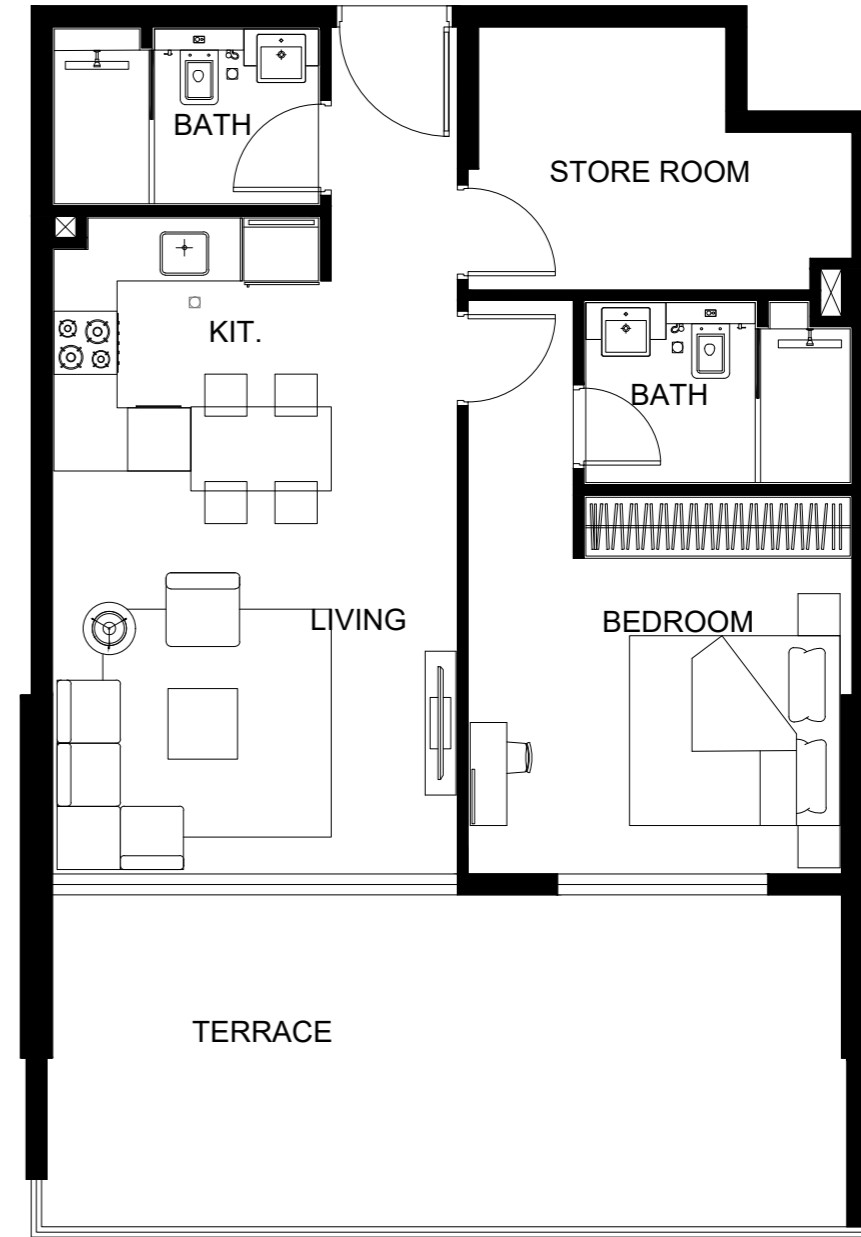
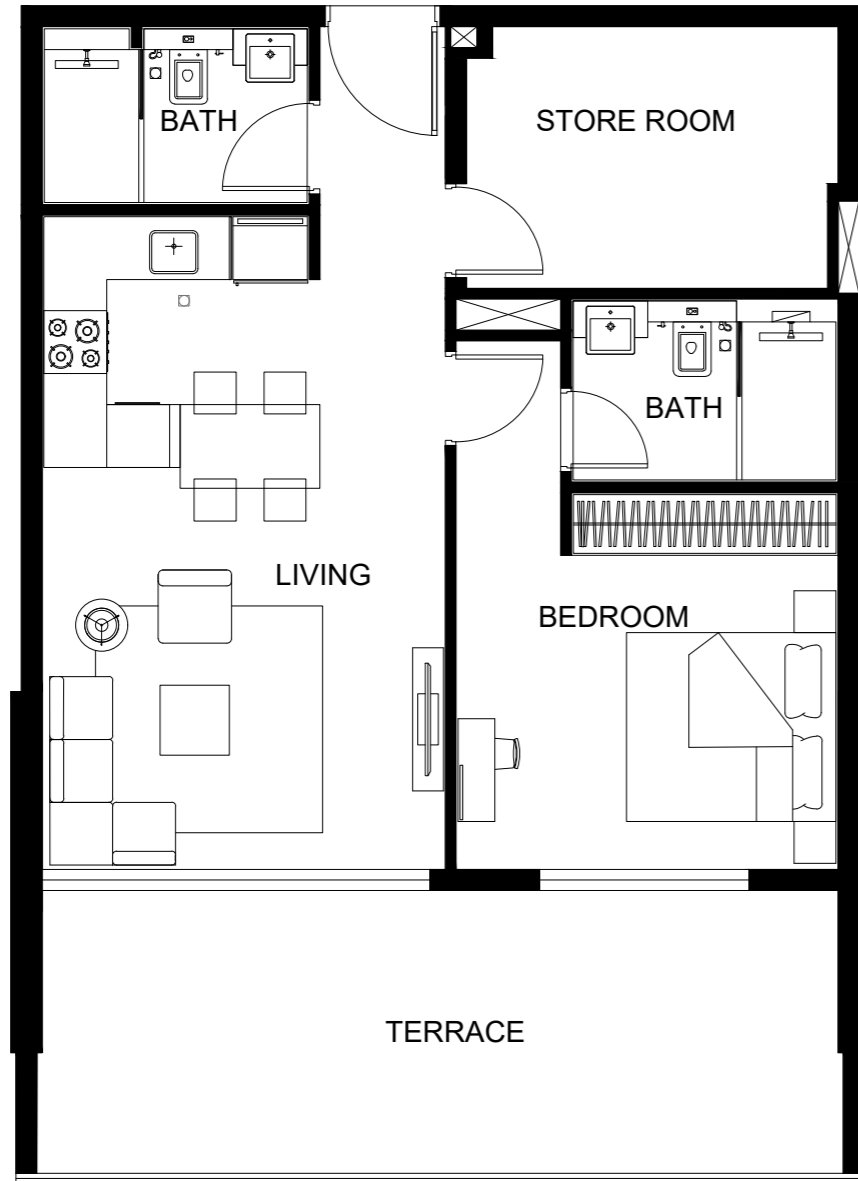
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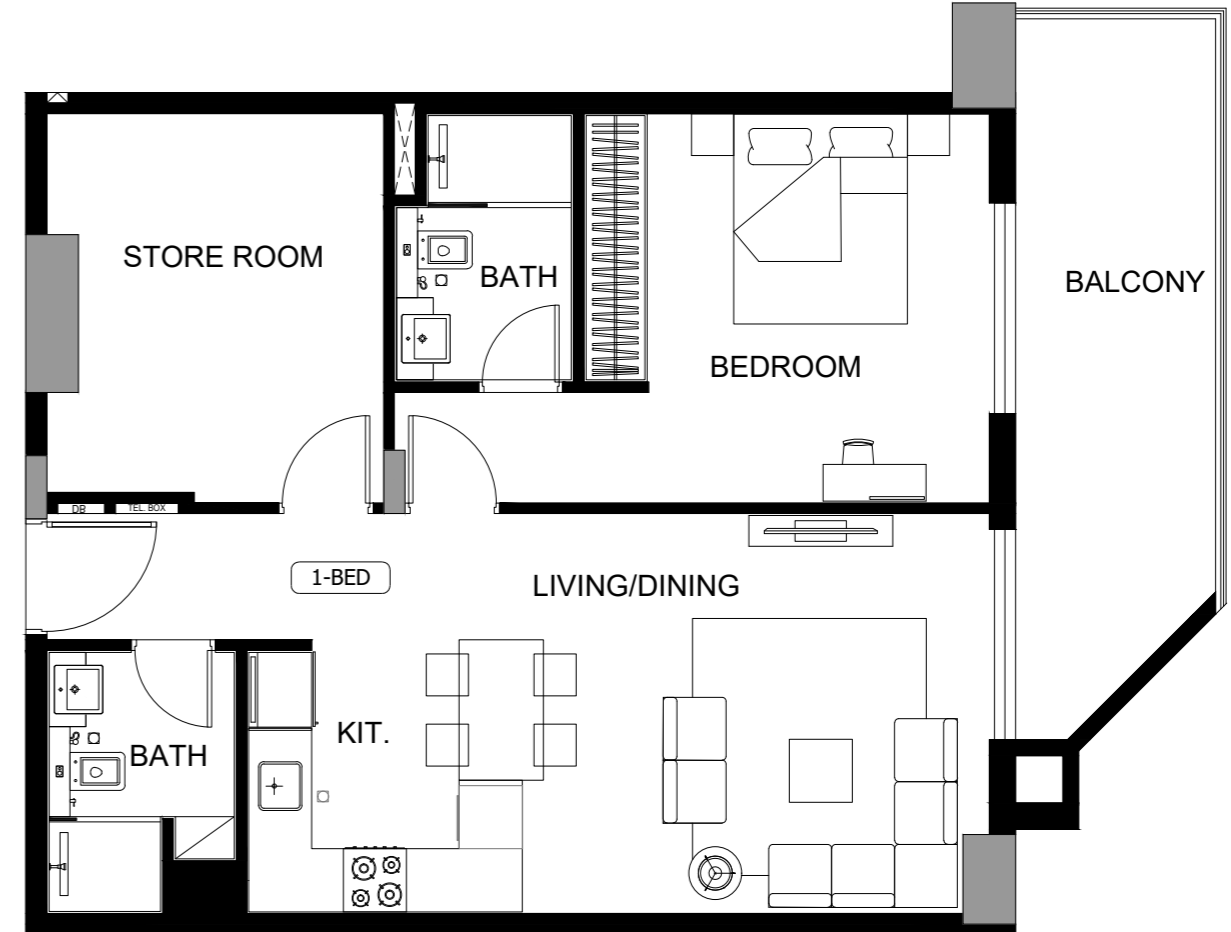
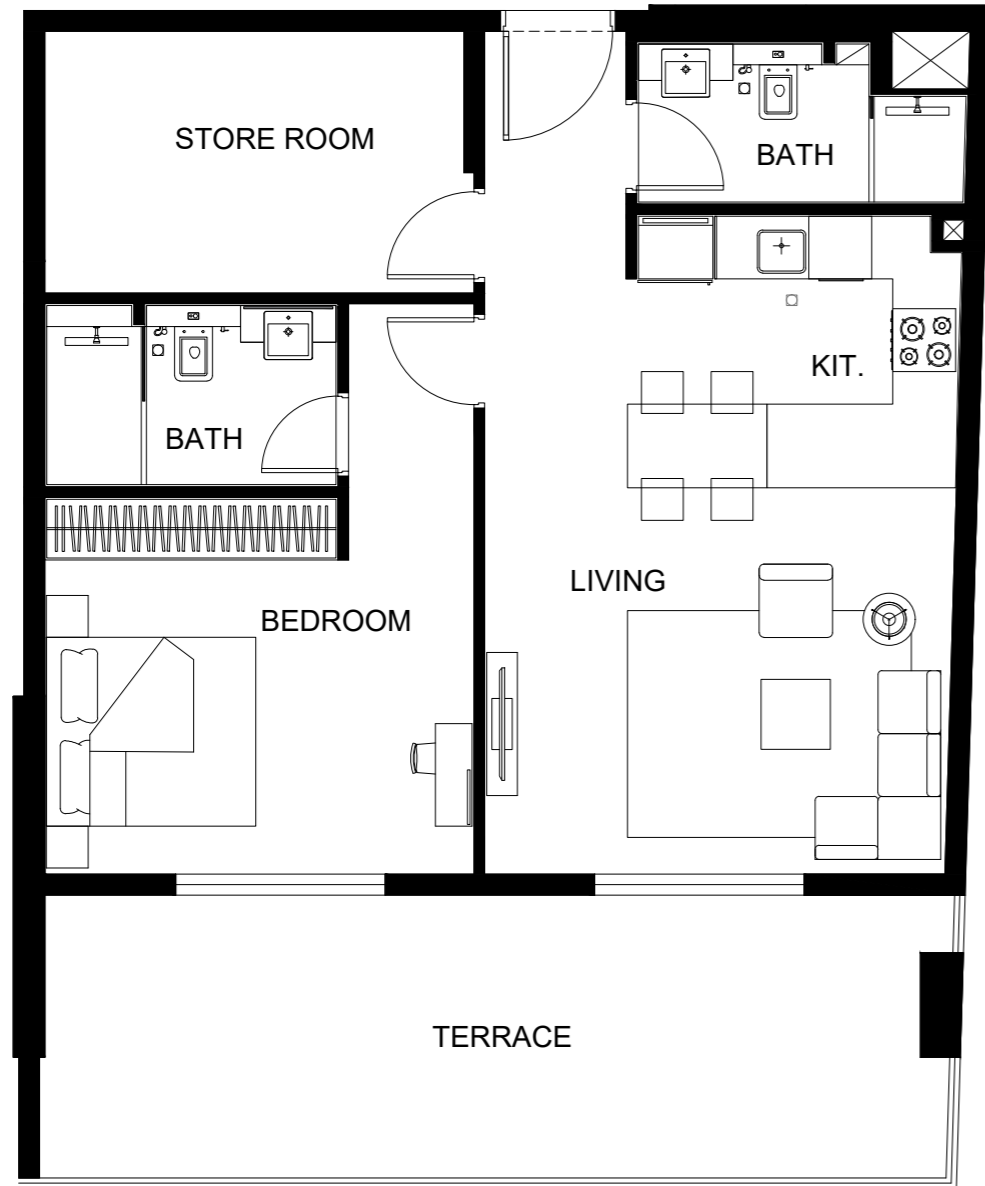
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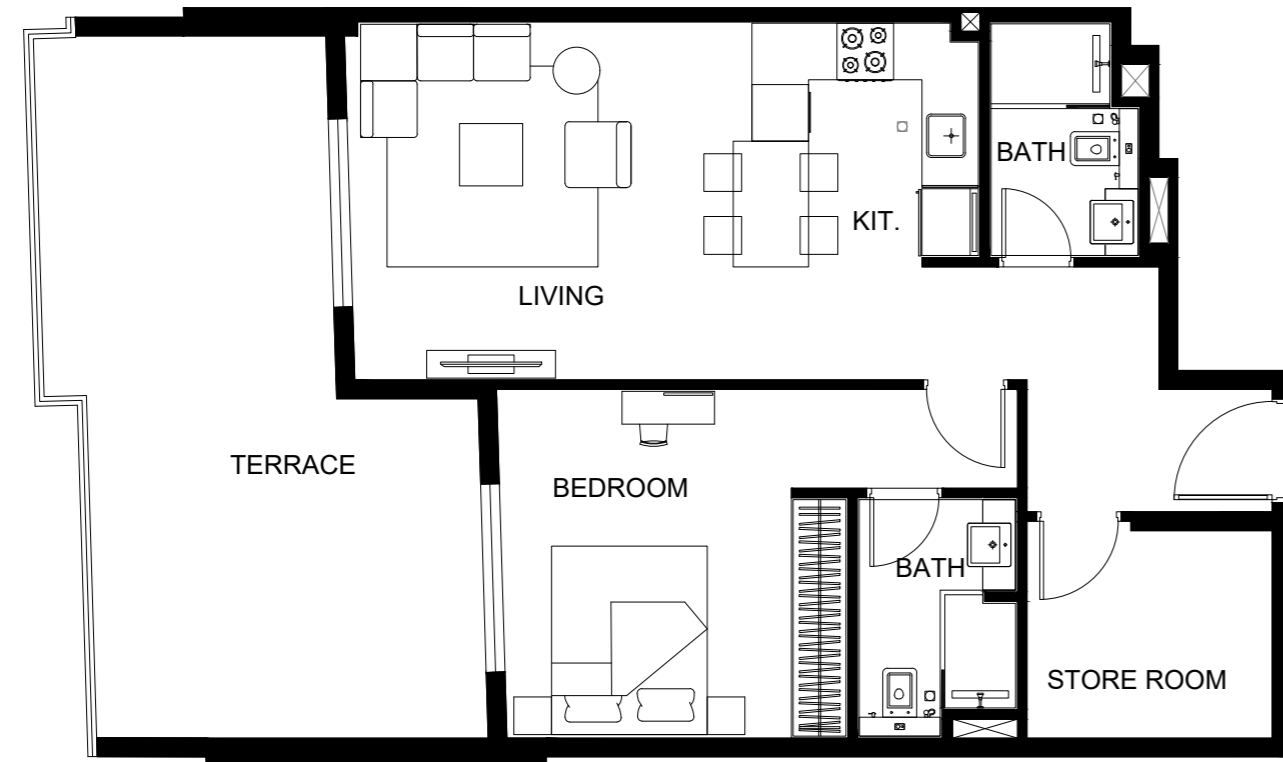
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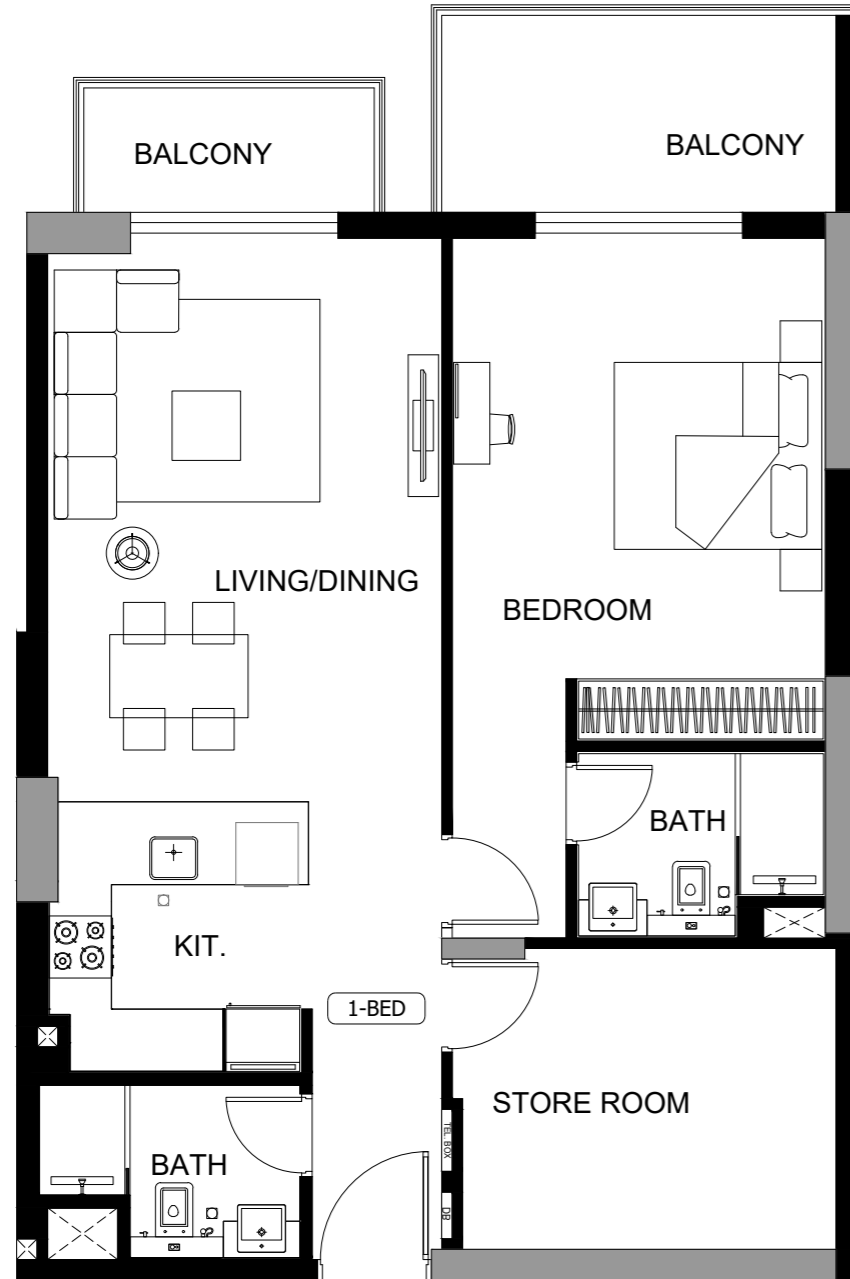
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1 BEDROOM



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A BEACON OF AUTHENTICITY
AND CRAFTSMANSHIP



