

dawn.

BY BINGHATTI

# dawn.

BY BINGHATTI

Within its conceptual framework, dawn beckons as a conduit for transformative experiences inviting to embrace a burgeoning journey enriched with boundless opportunities and advancement. It epitomizes the first illumination of daybreak evoking notions of auspicious resurgence.



**Binghatti** is a renowned Emirati real estate 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 the global scale.

# The Ephemeral Elegance of Dawn

Inspired by the evocative nuances of daybreak, this avant-garde hyper-property unveils a symphony of design elements that mirror the resplendent transition from nocturnal slumber to the first light of day. It celebrates transient yet profound moments of radiance that punctuate the passage of time.



# Dawn's Ethereal Awakening

In an ever-evolving landscape of real estate, a new dawn emerges—a transformative era marked by unparalleled innovation and sophistication. As the sun rises on this enthusing chapter, a vision takes shape to redefine the very essence of modern living and set new standards of excellence in the industry.



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بن قاطي  
BINGHATTI

01

*About the Project*

ABOUT THE PROJECT

# Where a Burgeoning Journey Unfolds





ABOUT THE PROJECT

# The Path to Transcendence



BURJ  
AL ARAB

HESSA  
STREET

DOWNTOWN  
DUBAI

E44 DUBAI  
ALKHAIL ROAD

DAWN  
BY BINGHATTI

E311 SHEIKH  
MOHAMMAD BIN  
ZAYED ROAD

ABOUT THE PROJECT

# Jumeirah Village Circle

Jumeirah Village Circle (JVC) stands as a demonstration of expansive growth in the real estate sector boasting a landscape that mirrors the city's rapid pace of development. With its strategic location and dynamic urban planning, JVC offers investors a promising landscape of 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

**HOSPITAL/CLINIC**

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

**PARK**

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

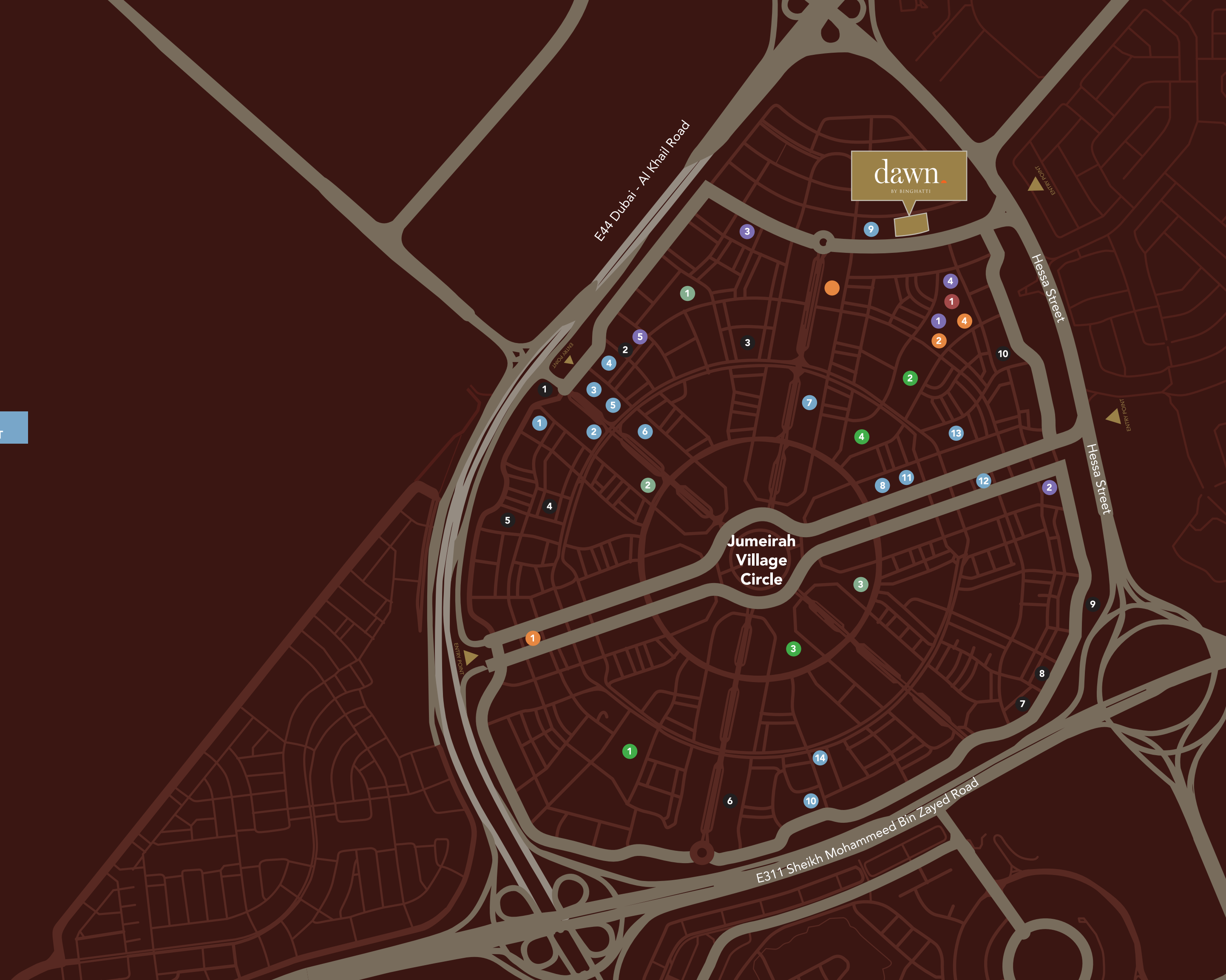
**COMPLETED PROJECTS**

- 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
- 11. Dawn by Binghatti

**PROJECTS UNDER DEVELOPMENT**

- 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
- 11. Binghatti Tulip
- 12. Binghatti Phantom
- 13. Binghatti Galaxy
- 14. Binghatti Phoenix

**JVC ENTRY POINT**





ABOUT THE PROJECT

# Project Facts

PROPERTY TYPE

**RESIDENTIAL AND RETAIL**

PLOT AREA

**2,203.54 SQ.M / 23,718.68 SQ.FT**

DESCRIPTION

**2B + G + 4 RESIDENTIAL FLOORS + ROOF**

NUMBER OF UNITS

STUDIO

**55 UNITS**

1 BEDROOM

**39 UNITS**

2 BEDROOM

**1 UNIT**

TOTAL UNITS

RESIDENTIAL

**95 UNITS**

SHOP

**2 UNITS**



# 02

*Design Details*

DESIGN DETAILS

# Finishes

MAIN LOBBY INTERIOR SAMPLE BOARD

The interiors exude an aura of understated luxury and impeccable craftsmanship. From a selection of high quality materials to bespoke finishes, the hyper-property transforms ordinary living spaces into veritable works of art that is unmistakably Binghatti.



STATUARIO MARBLE



STUCCO



TRAVERTINE



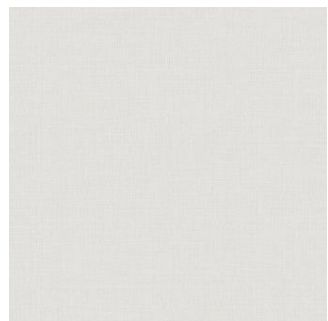
MIRROR



BRUSHED BRASS



WOOD



WALLPAPER



FLUTED WOOD



PATAGONIA

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







DESIGN DETAILS

# Finishes

APARTMENT INTERIOR SAMPLE BOARD

The interiors exude an aura of understated luxury and impeccable craftsmanship. From a selection of high quality materials to bespoke finishes, the hyper-property transforms ordinary living spaces into veritable works of art that is unmistakably Binghatti.



WOOD PORCELAIN



TAN OAK WOOD



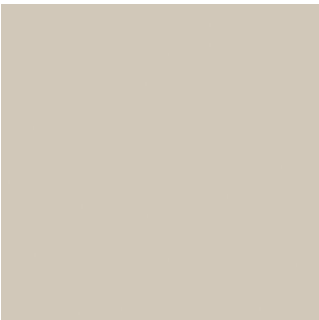
BRUSHED BRASS



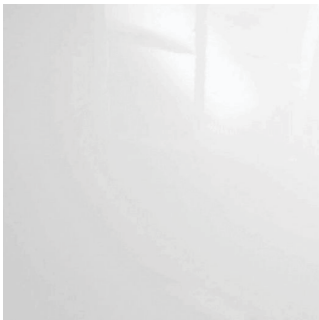
NANO STATUARIO



PATAGONIA



GLOSSY BEIGE WOOD



GLOSSY WHITE WOOD



FLUTED OAK WOOD



FLODSTENTARTIC



BT WHITE



FIOR DI BASCO

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

DESIGN DETAILS

# An Enclave of Refined Living







03

*Floor Plans*