

**DAWN BY BINGHATTI**

UNITED ARAB EMIRATES / DUBAI / JUMEIRAH VILLAGE CIR

**Project Status:**  
**Completed****Price Range:**  
**289,000 - 436,000 \$****Development Area:**  
**2,200 m<sup>2</sup>****Opportunity | New | For Investment |****Investment Properties | Luxury Property |**

## A New Horizon of Luxury Living and Investment

Dawn by Binghatti – A New Horizon of Luxury Living and Investment

Project Description Overview

Step into the elegance of *Dawn by Binghatti*, an architectural masterpiece that embodies the transformative beauty of daybreak. Situated in the heart of Dubai's thriving Jumeirah Village Circle (JVC), *Dawn* offers a sophisticated blend of commercial and residential spaces designed for those who seek an exquisite, high-return investment and a lifestyle of refined luxury.

### Location & Investment Potential: A Thriving Community at Your Doorstep

Located in JVC, *Dawn by Binghatti* grants you direct access to a vibrant urban landscape and ensures unparalleled connectivity to key Dubai landmarks. This strategic position fosters not only a seamless lifestyle but also significant investment value, promising high demand, steady appreciation, and strong rental yields.

### Living Spaces: An Elegant Reflection of Modern Luxury

*Dawn by Binghatti* redefines the residential experience with its luxurious, bespoke interiors. Each studio, one-bedroom, and two-bedroom unit is designed to enhance your lifestyle, providing functionality without compromising on style. High-quality finishes, such as brushed brass and Statuario marble, create an ambiance that is distinctively Binghatti.

- Studios: 55 units with an average area of 40-50 m<sup>2</sup>

- 1-Bedroom Units: 39 units with an average area of 70-80 m<sup>2</sup>

- 2-Bedroom Units: 1 exclusive unit with approximately 120 m<sup>2</sup>

### Amenities: The Epitome of Opulence and Convenience

Enjoy access to an exclusive range of amenities that cater to every aspect of sophisticated living:

- Rooftop swimming pool with an uninterrupted view of the Dubai skyline.

- State-of-the-art fitness center and dedicated wellness spaces.

- Proximity to prestigious schools, medical facilities, and retail options. This is where luxury meets convenience, ensuring every need is just moments away.

### Commercial Spaces: A Gateway to Business Success

Beyond residential elegance, *Dawn* offers commercial spaces that promise visibility and growth in a bustling neighborhood. Ideal for retail and office purposes, these spaces provide a valuable opportunity to tap into the thriving economy of Dubai's dynamic JVC.

*Discover the future of luxury living and lucrative investment at Dawn by Binghatti. Click now to learn more about securing your place in Dubai's most transformative property development!*

**Block Number : 1**

### LOCATION :

**By Street, Close to City Center,**

## **ENVIRONMENT :**

**Shopping Center, Bank, Gas Station, Drugstore / Medical, Entertainment Center, Hospital / Health facility, Firefighting, Nursery, Coiffure & Beauty Center, High School, School (Education facility), Patisserie & Bakery, Polyclinic, Police Station, Restaurant, Health Center, Veterinary, Dry-Cleaning, Aquapark, Movie Theater,**

## **INFRASTRUCTURE :**

**Earthquake Resistant,**

## **COMPOUND :**

**Solar Power, Security, Pressure Tank, Intercom, Generator-Power Unit, Doorman, Central Air Conditioning, Parking - Outdoor, Parking - Indoor, Meeting Room, Satellite Broadcast, Carry Lift/Elevator, Security System, Indoor Garage, Suitable for Disabled, Fire Alarm, Security Camera,**

## **CONSTRUCTION PROPERTIES :**

**Built-in White Goods Kitchen, Marble floors, High Entrance, Reinforced Concrete,**

## **SCENERY :**

**Sea View, City View,**

## **FACILITY ACTIVITIES :**

**Children Swimming Pool, Social Facility, Gym, Swimming Pool (Indoor),**

## **Product Documents**

**[Dawn\\_by\\_Binghatti\\_Digital\\_Brochure.pdf](#) | [Dawn\\_by\\_binghatti\\_Project\\_Facts.pdf](#) | [Dawn\\_by\\_Binghatti\\_Residential\\_Floor\\_Plan.pdf](#) |**

## ESTATE TYPES



**289,000 \$**

**42 m<sup>2</sup>**

**For Sale, Apartment (26)**



**436,000 \$**

**80 m<sup>2</sup>, 1 + 1**

**For Sale, Apartment (9)**









