

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 photograph of the Dubai skyline, featuring the Burj Khalifa as the central focus, viewed through a large, dark, circular frame. The scene is set against a blue sky and a body of water in the foreground. The frame is made of a dark, reflective material, possibly metal, with a bright light reflecting off its top edge.

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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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

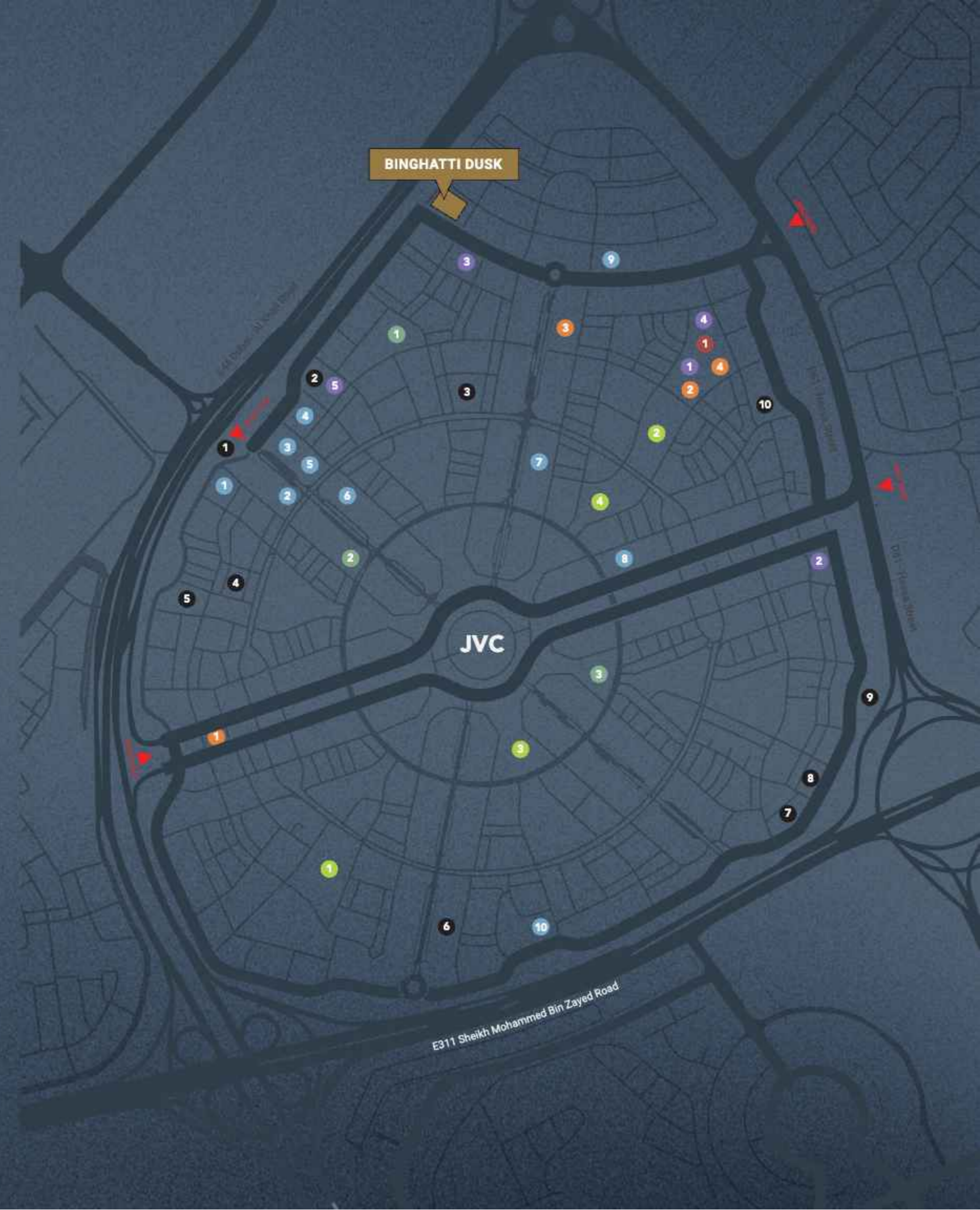
- 1. Binghatti Onyx
- 2. Binghatti Emerald
- 3. Binghatti House
- 4. Binghatti Corner
- 5. Binghatti Lavender
- 6. Binghatti Orchid
- 7. Binghatti Amber
- 8. Binghatti Gardenia
- 9. Binghatti Azure
- 10. Binghatti Venus

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

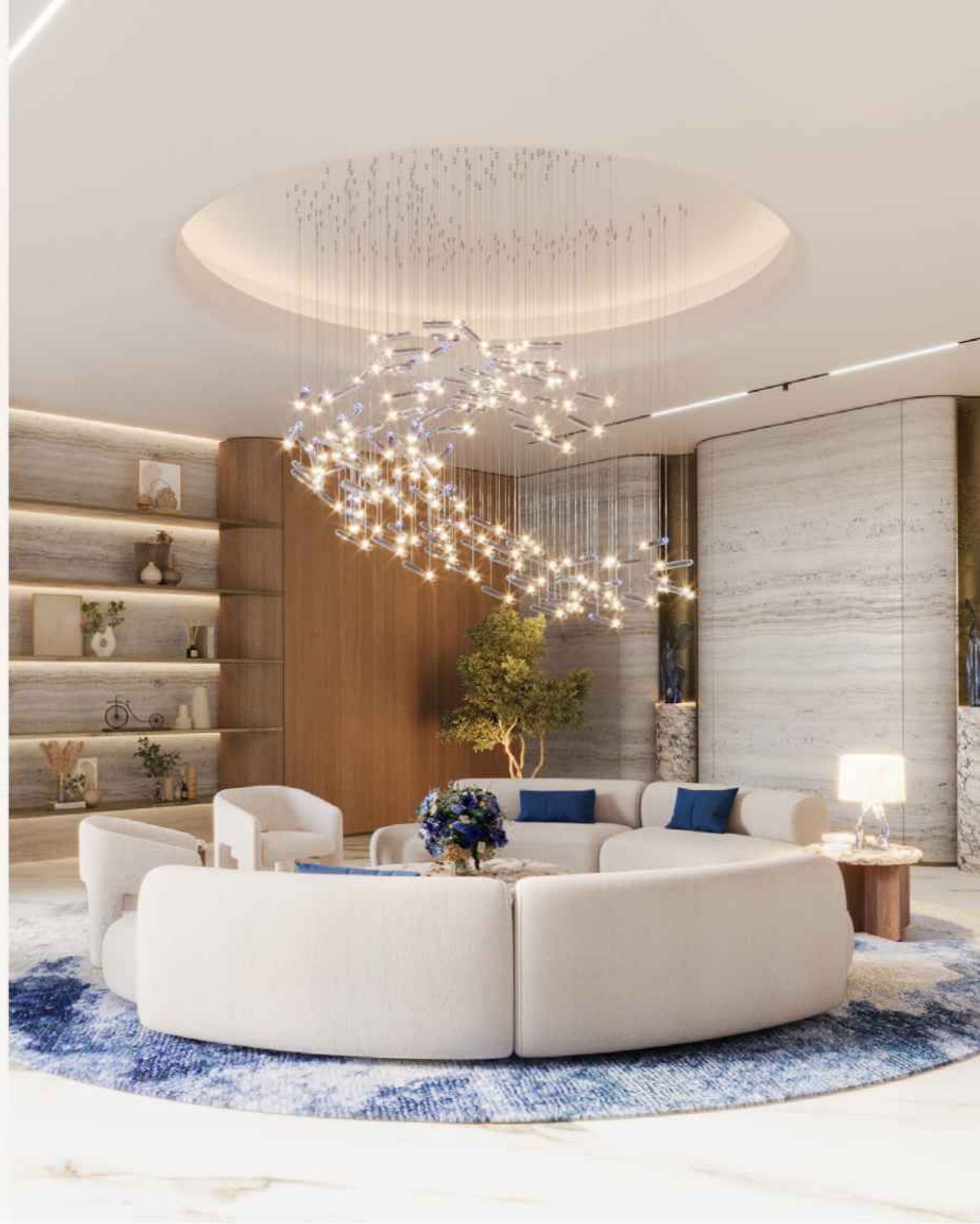


Fluted Oak Wood

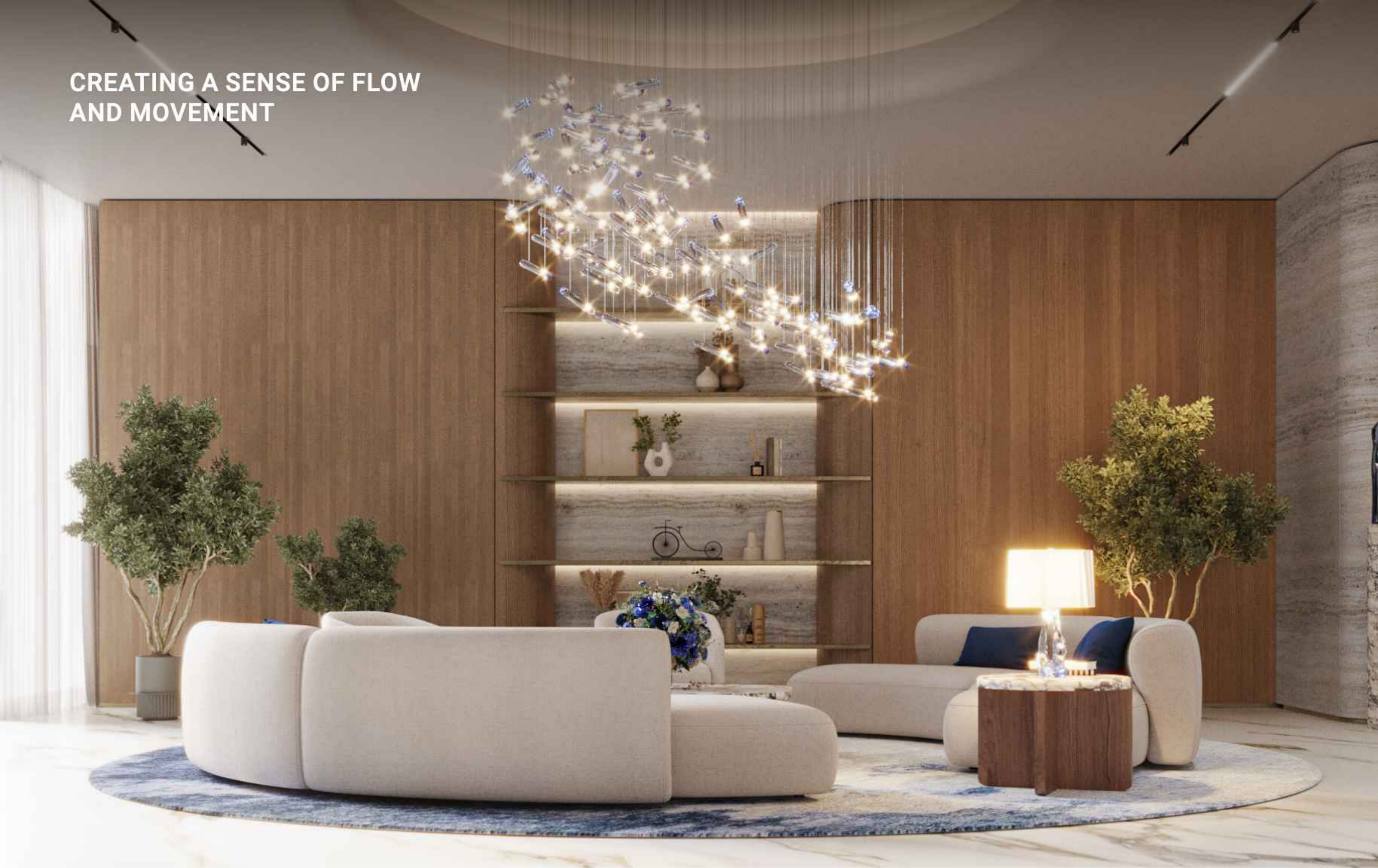


Wallpaper

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



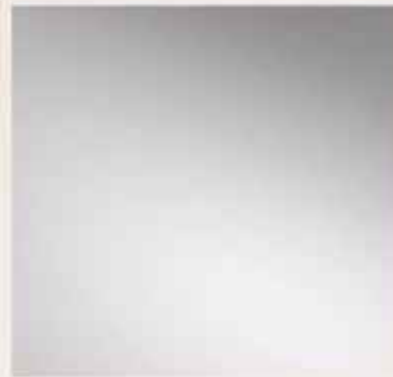
Wood Porcelain



Travertine



Brushed Brass



Mirror



Glossy Beige Wood



Fluted Oak Wood



Glossy White Wood

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FLUIDITY TRANSCENDS
FUNCTIONALITY



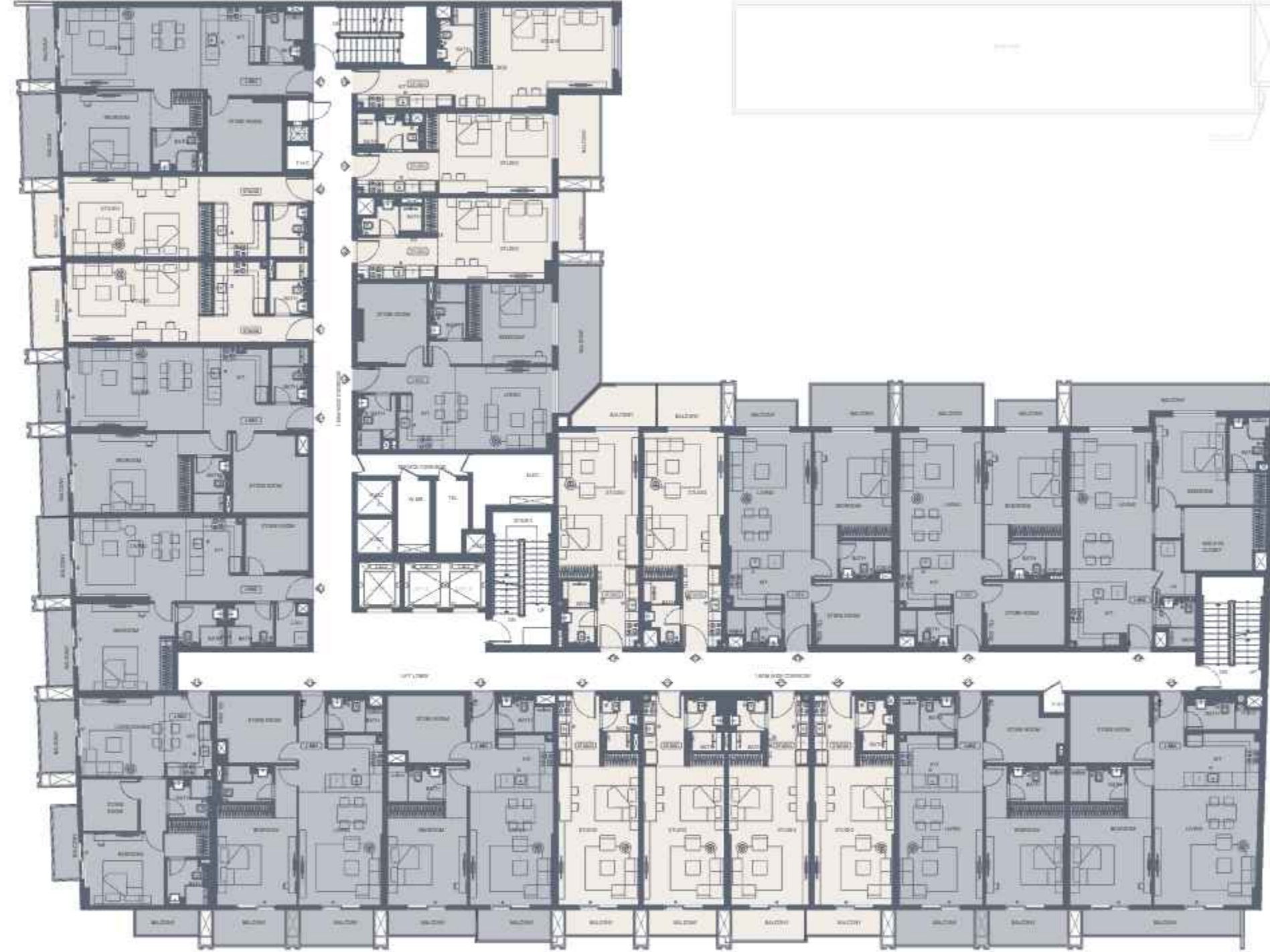


FLOOR
PLANS

GROUND FLOOR



1ST FLOOR

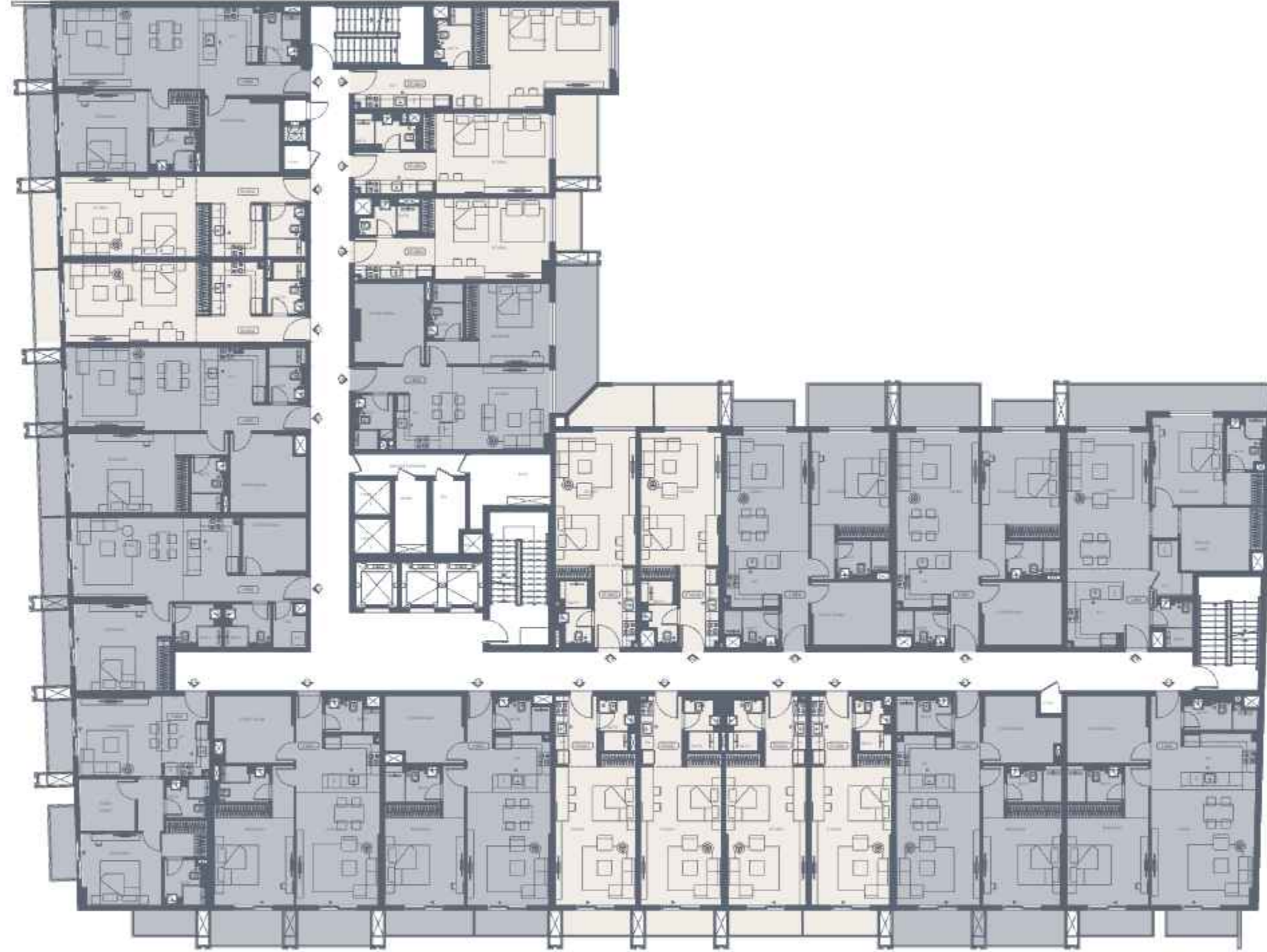


Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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 outdoor 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.

تذكرة: 1. جميع الأبعاد المقاسة هي مقاسة إلى العناصر الإنشائية وتتجاهل التشطيبات المعمارية وسمك الحوائط والفتحات. 2. جميع الأبعاد قد تم توفيرها من قبل معماريي الاستشارة. 3. جميع المواد والأبعاد والرسومات هي تقريبية. المعلومات هي عرضة للتغيير دون إشعار مسبق. 4. الأبعاد الفعلية للمساحة المخصصة لكل وحدة قد تختلف عن المساحة الموضحة في الرسومات المعمارية. 5. حساب مساحة المسكن يتم قياسه على خط الوسط للدران أو الجدران الفاصلة بين وحدتين سكنيتين، وجوه الجدران الخارجية، وجوه الجدران المحيطة بالمرکز المرفق، والوجه الخارجي للجدران المحيطة بالمرکز المرفق. 6. حساب مساحة التراسس يتم قياسه على خط الوسط للدران أو الجدران الفاصلة بين وحدتين سكنيتين، وجوه الجدران الخارجية، وجوه الجدران المحيطة بالمرکز المرفق، والوجه الخارجي للجدران المحيطة بالمرکز المرفق. 7. الوحدات المقاسة هي الوحدات النموذجية في المبنى. أعمدة الخرسون قد تختلف في الحجم اعتماداً على مستوى الطابق. 8. لكل نوع وحدة سكنية، الأبعاد والتفاصيل قد تختلف قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

TYPICAL FLOOR PLAN

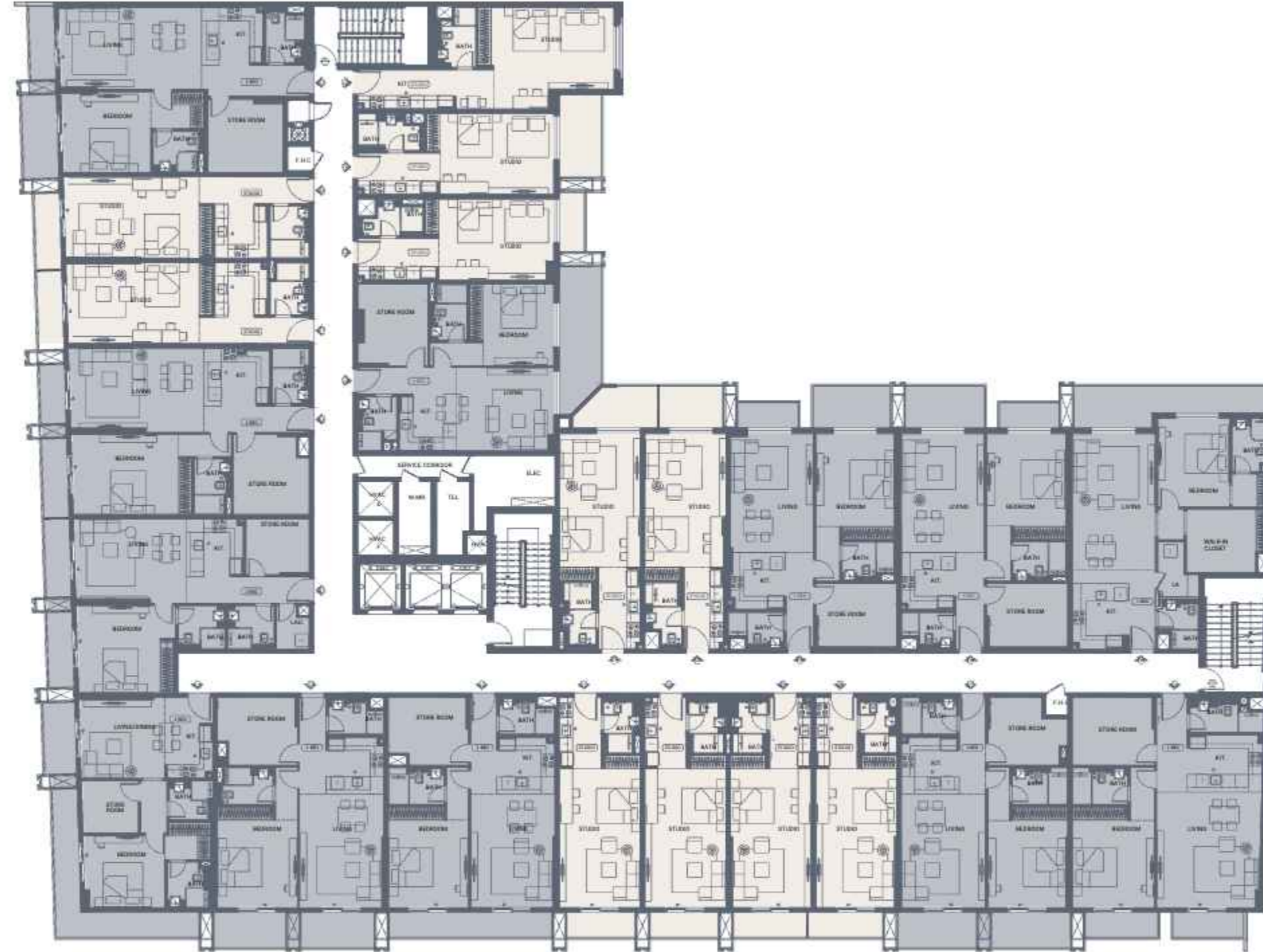
2ND FLOOR



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تذكرة: 1. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية وتتجاهل طلاءات الجدران والبلاط. 2. جميع الأبعاد قد تم توفيرها من قبل المهندسين المعماريين الاستشاريين. 3. جميع المواد والأبعاد والرسومات تقريبية. المعلومات هي تقريبية وتتغير بدون إشعار مسبق. 4. الأبعاد الفعلية قد تختلف عن الأبعاد المذكورة في الرسومات. 5. الأبعاد المقاسة للمساحة الداخلية للوحدة السكنية هي المساحة المحيطة بالوحدة السكنية المحيطة بها بما في ذلك الجدران الفاصلة بين الوحدات السكنية والحدود الخارجية للوحدة السكنية. 6. الأبعاد المقاسة للمساحة الخارجية للوحدة السكنية هي المساحة المحيطة بالوحدة السكنية المحيطة بها بما في ذلك الجدران الفاصلة بين الوحدات السكنية والحدود الخارجية للوحدة السكنية. 7. الوحدات السكنية المقاسة هي المقاسة على الطابق النموذجي في المبنى. الأعمدة قد تختلف في الحجم اعتماداً على مستوى الطابق. 8. لكل نوع وحدة سكنية، قد تختلف الأحجام والتفاصيل قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

3RD FLOOR

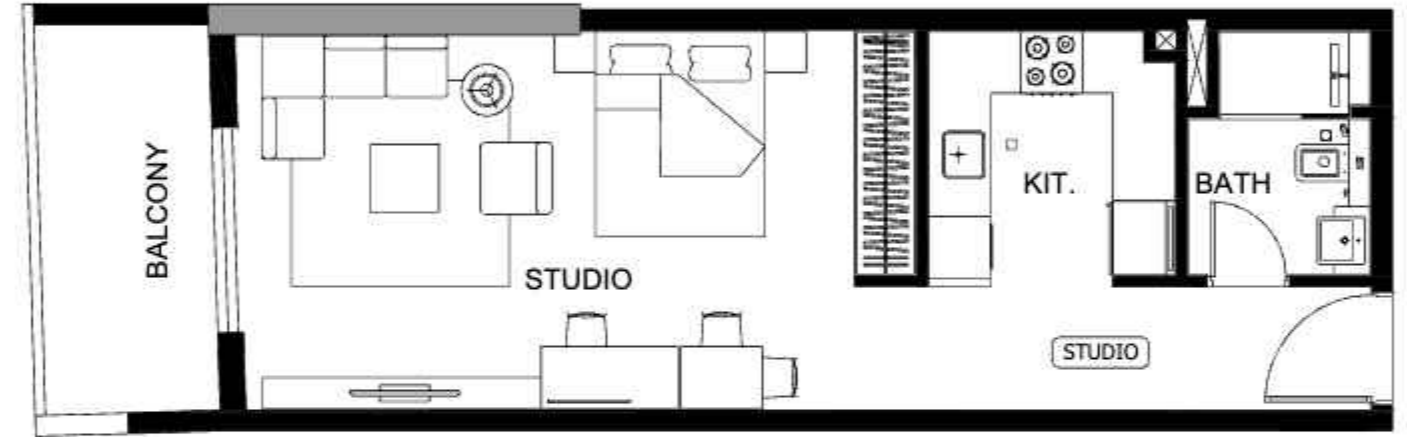
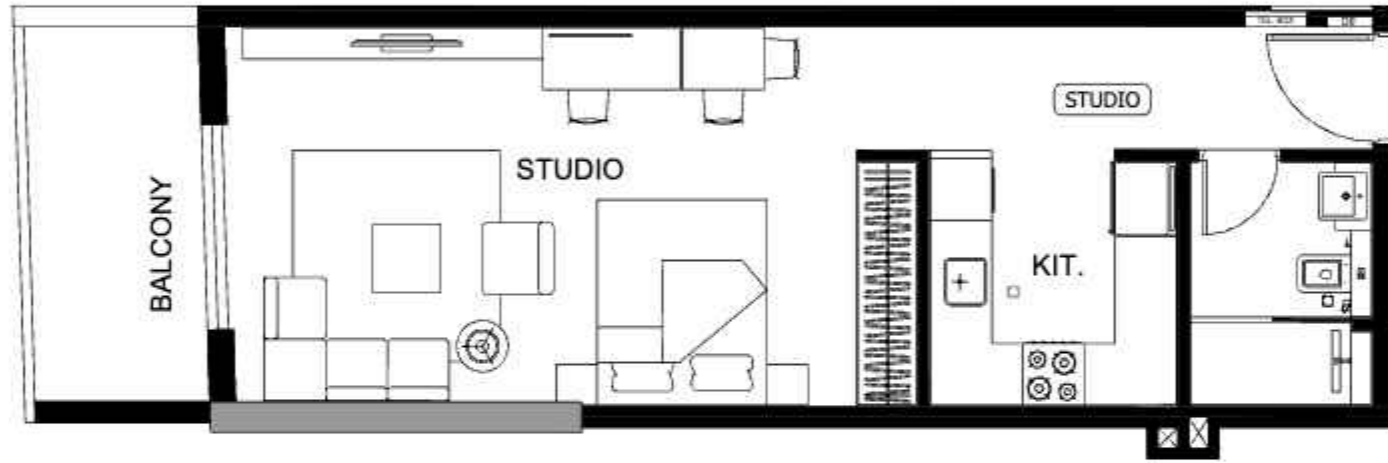


4TH FLOOR

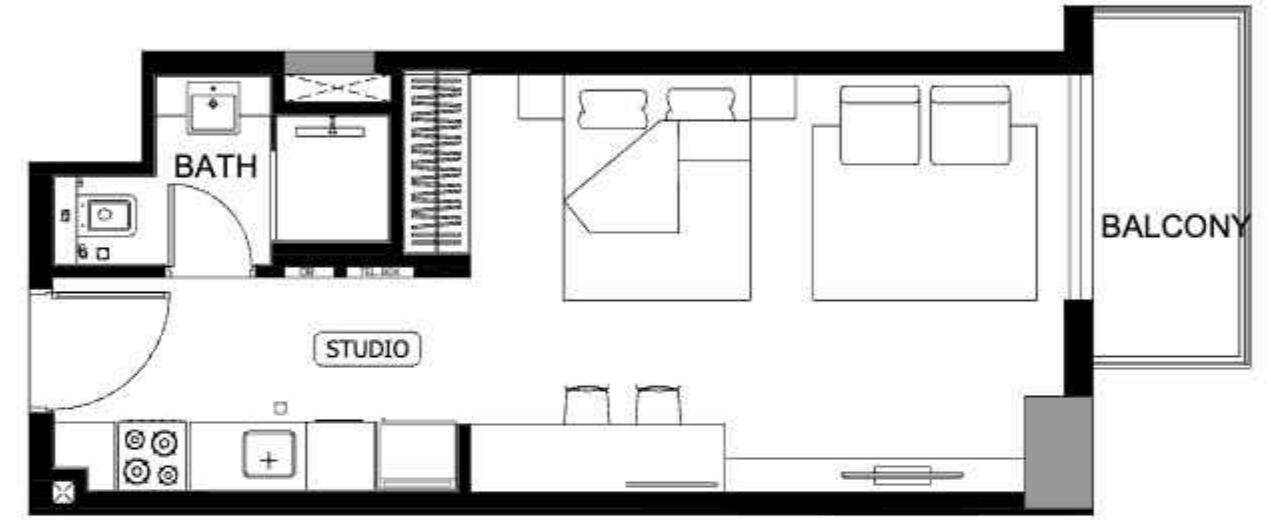
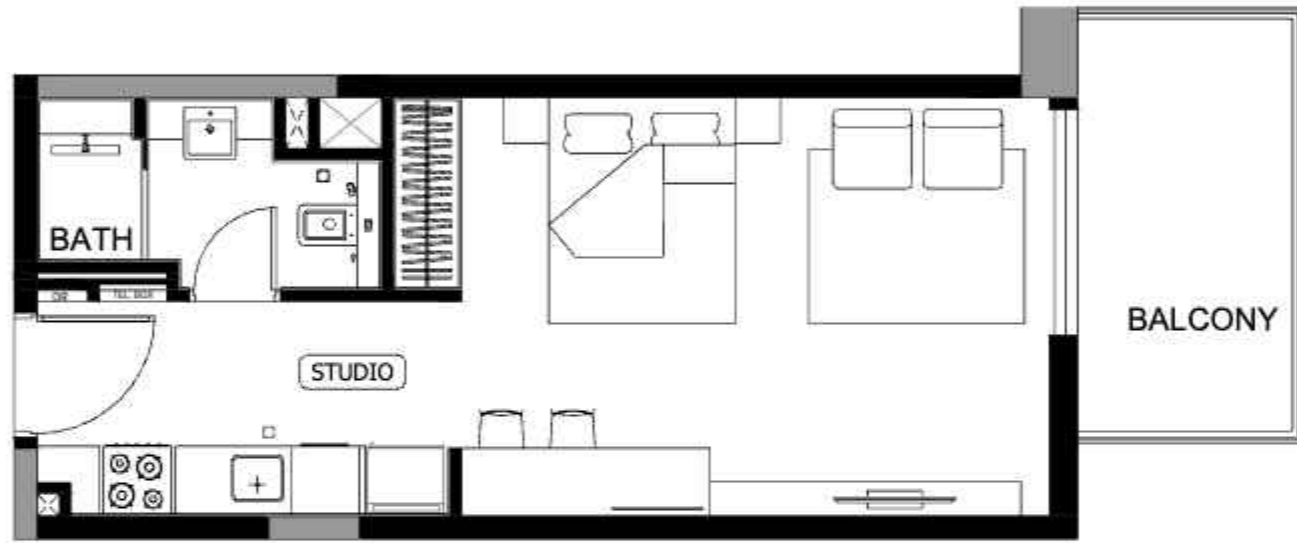




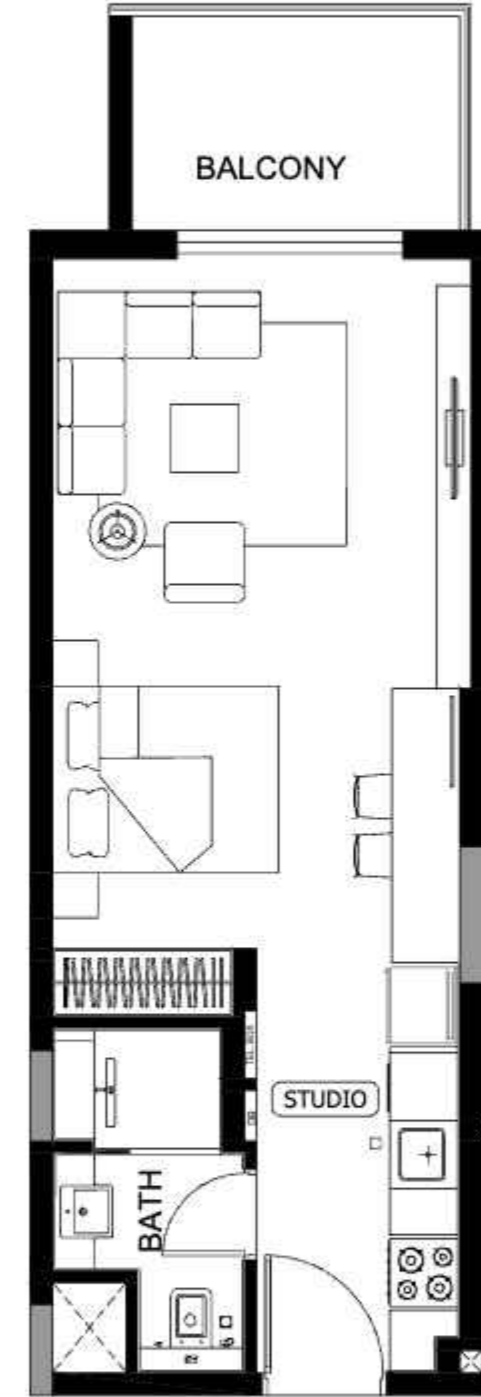
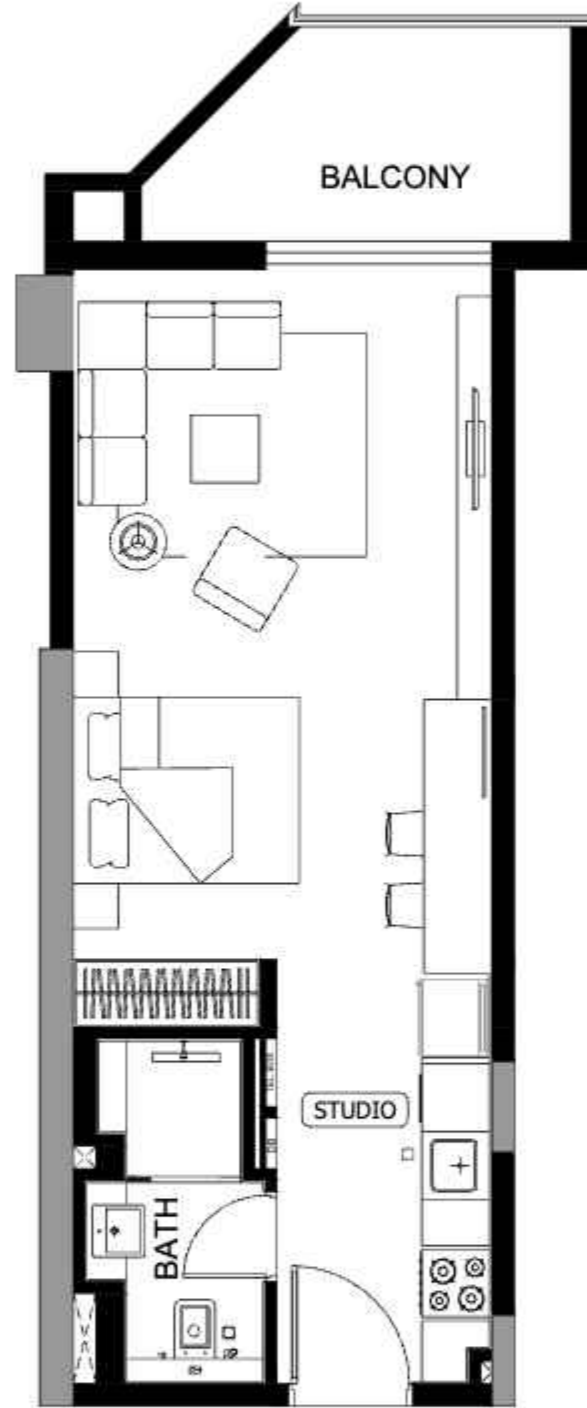
STUDIO



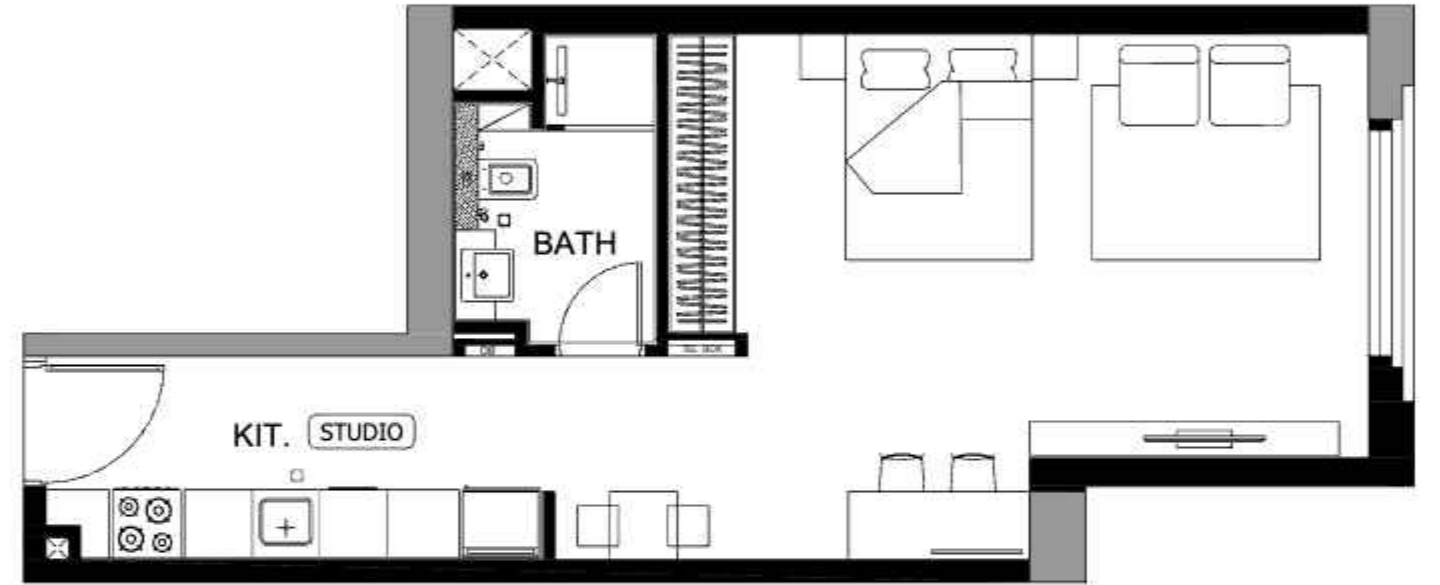
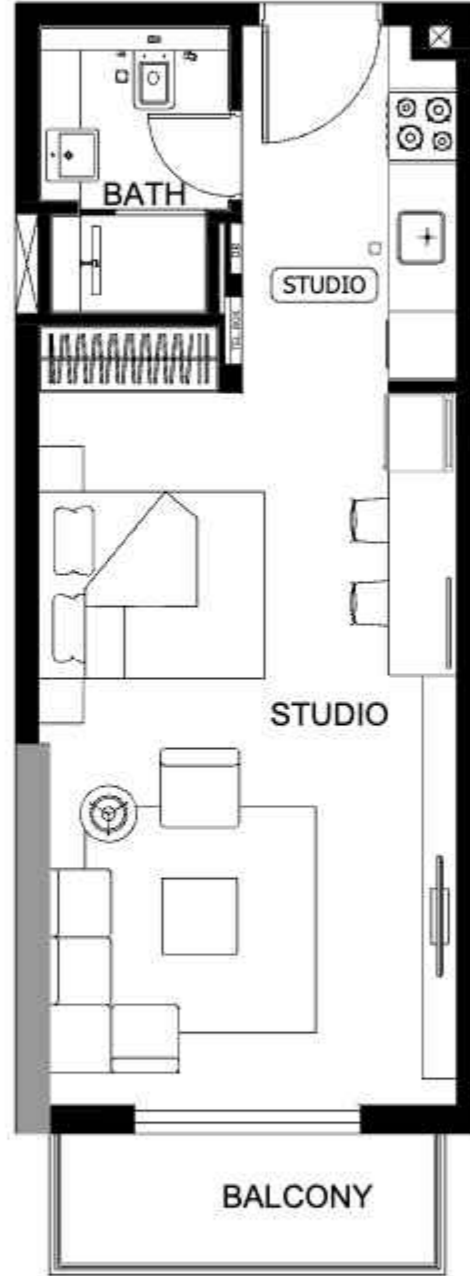
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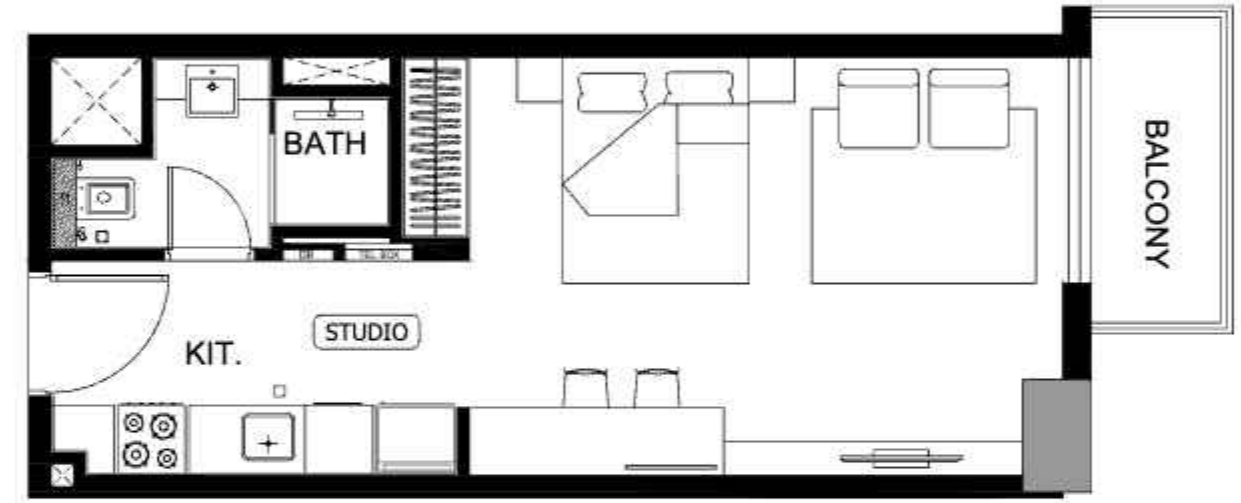
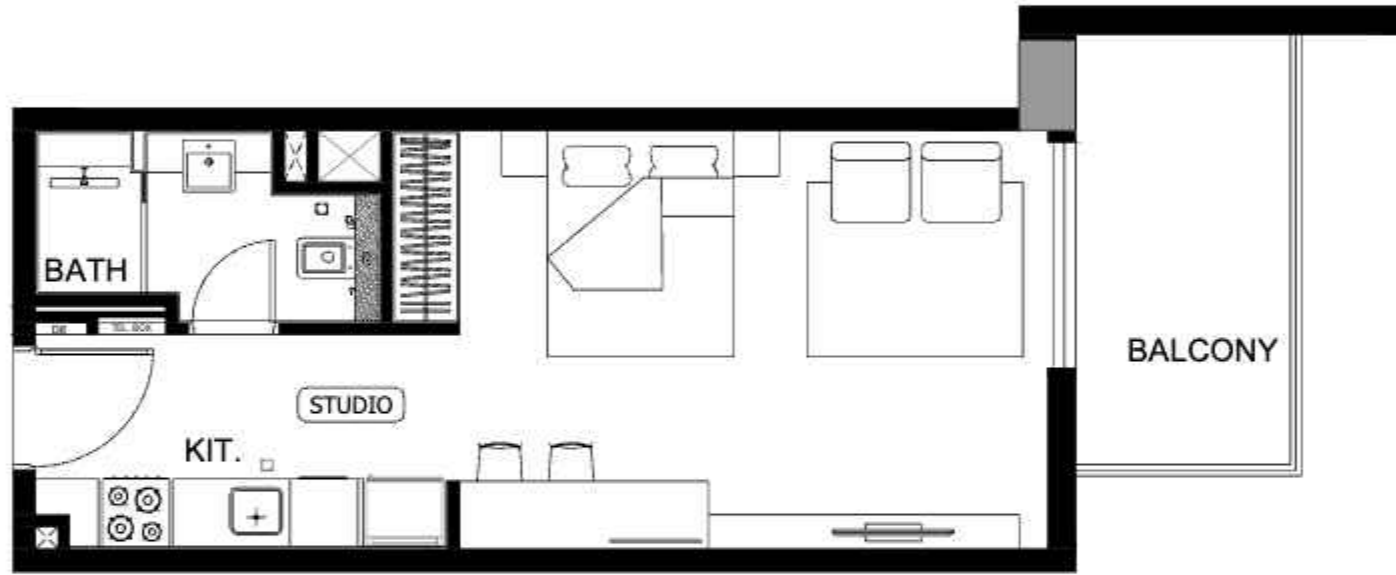
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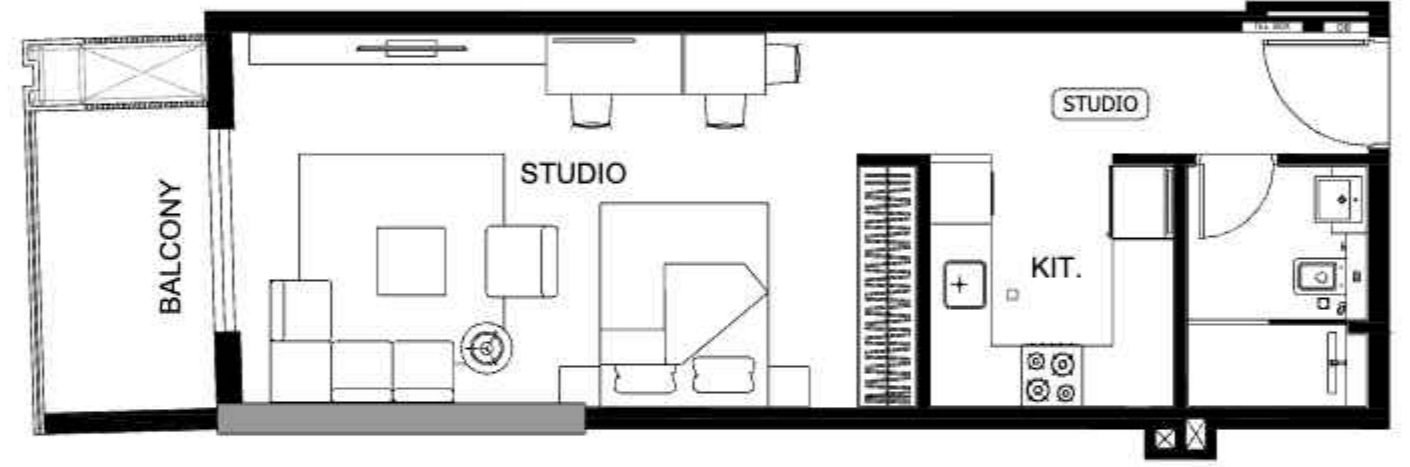
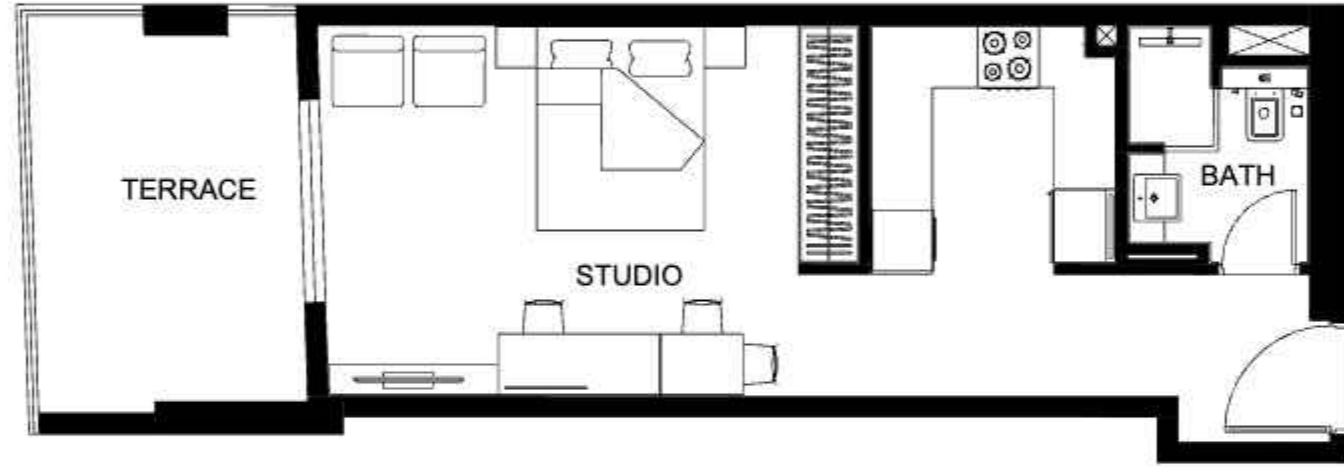
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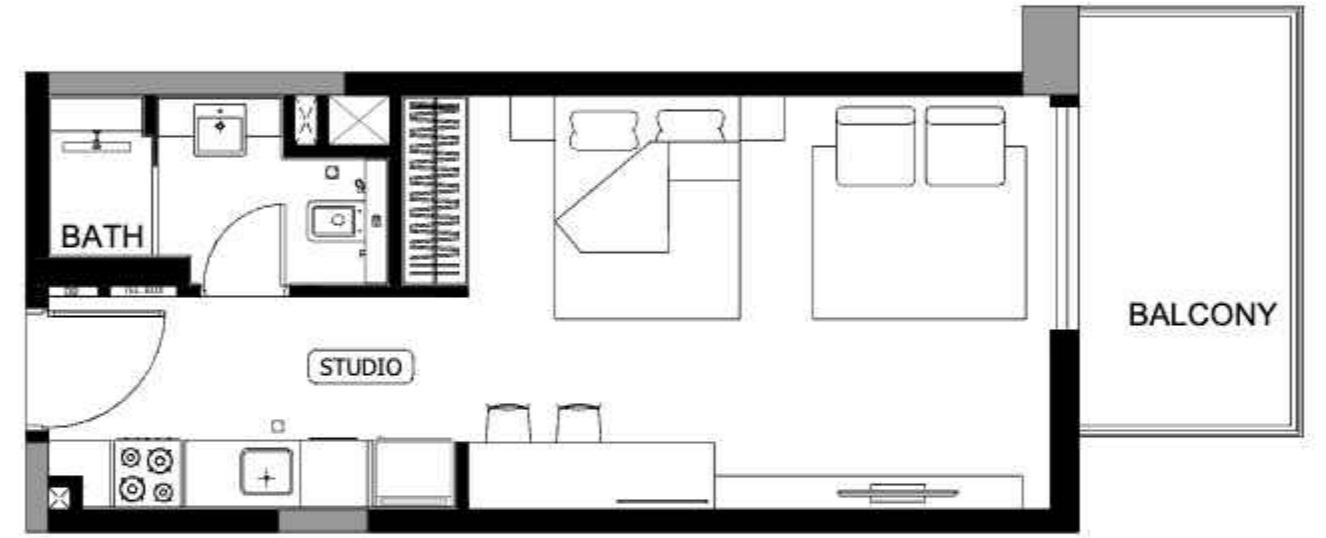
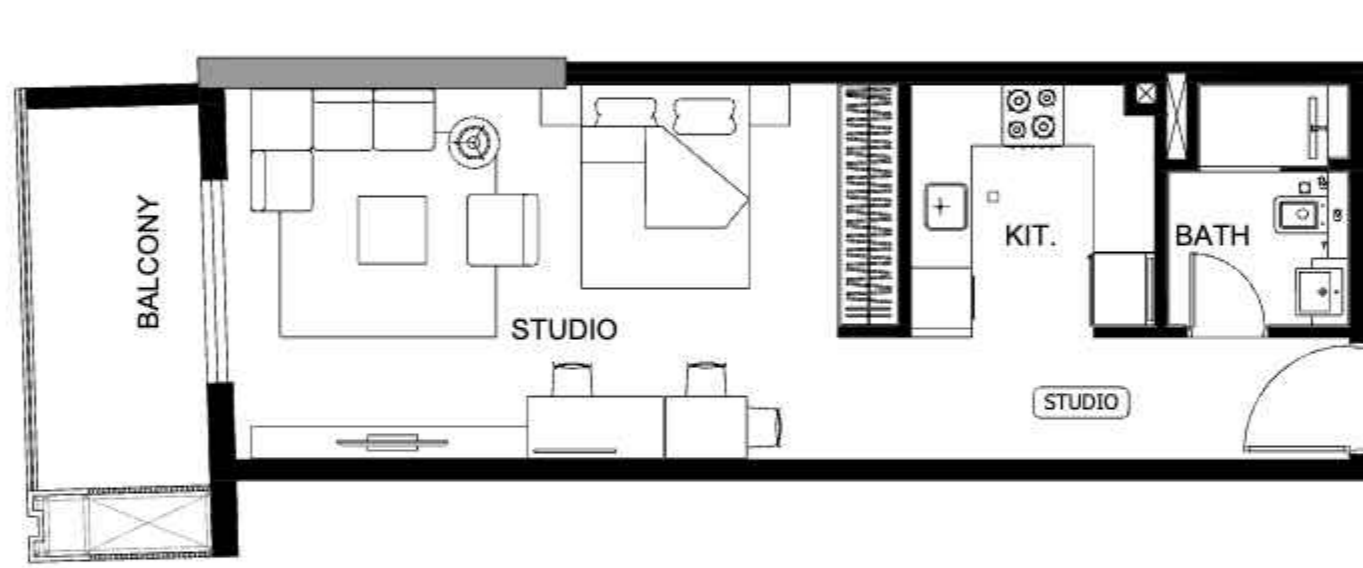
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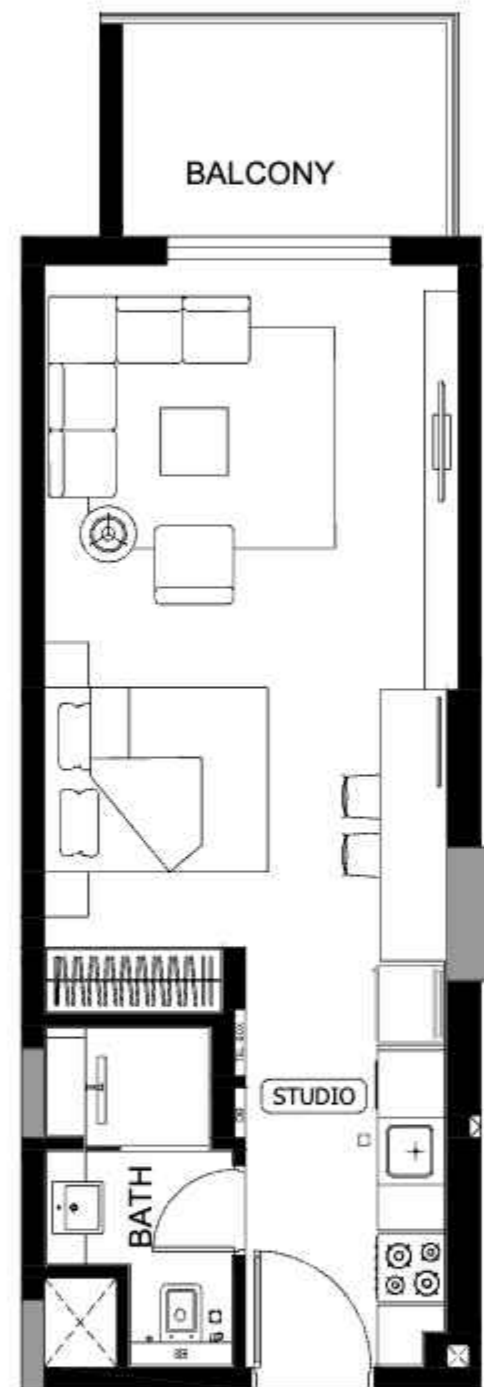
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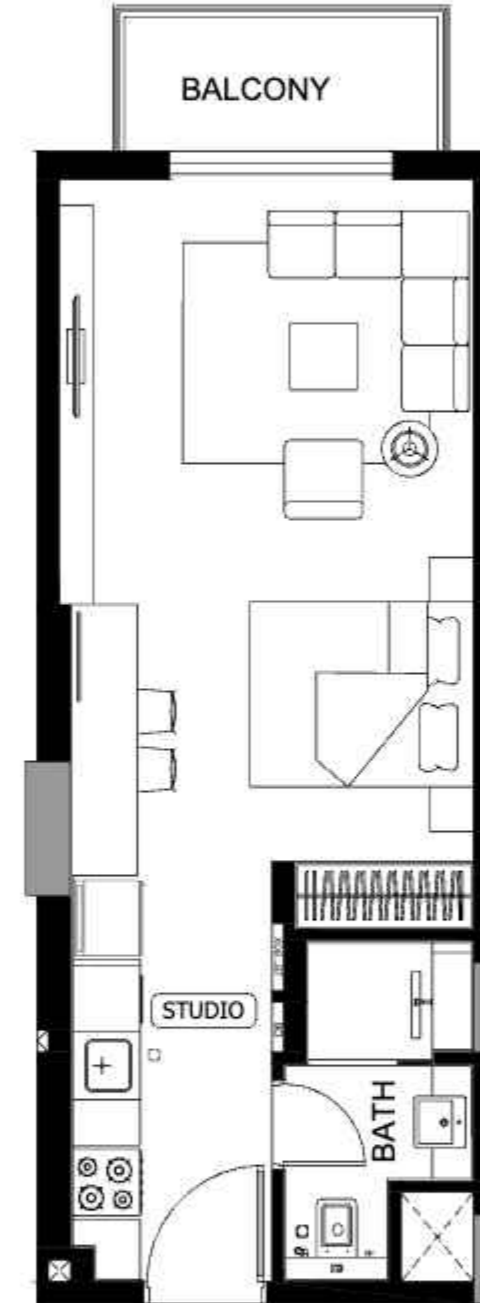
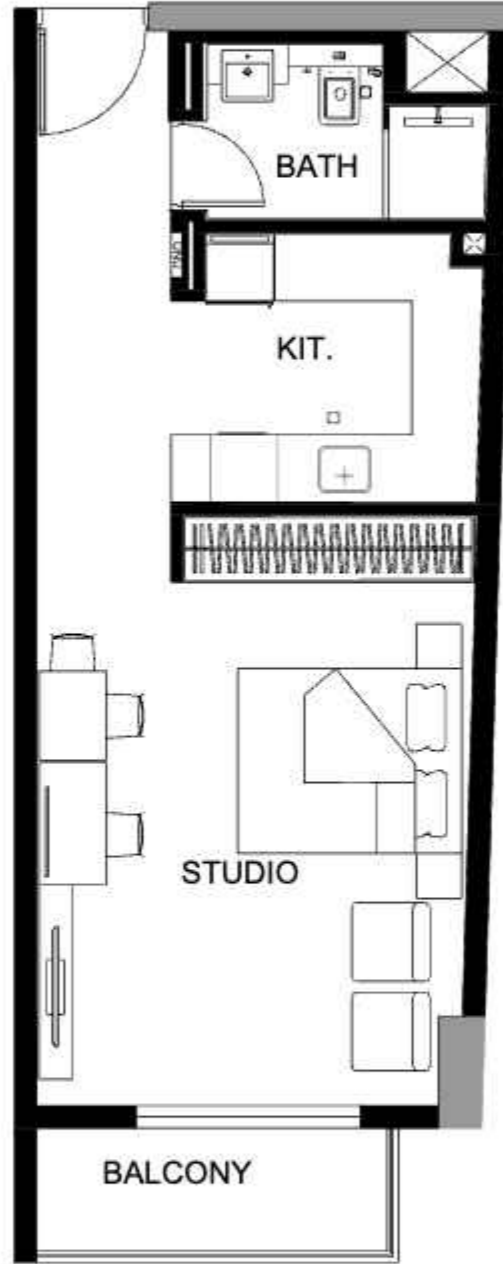
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STUDIO



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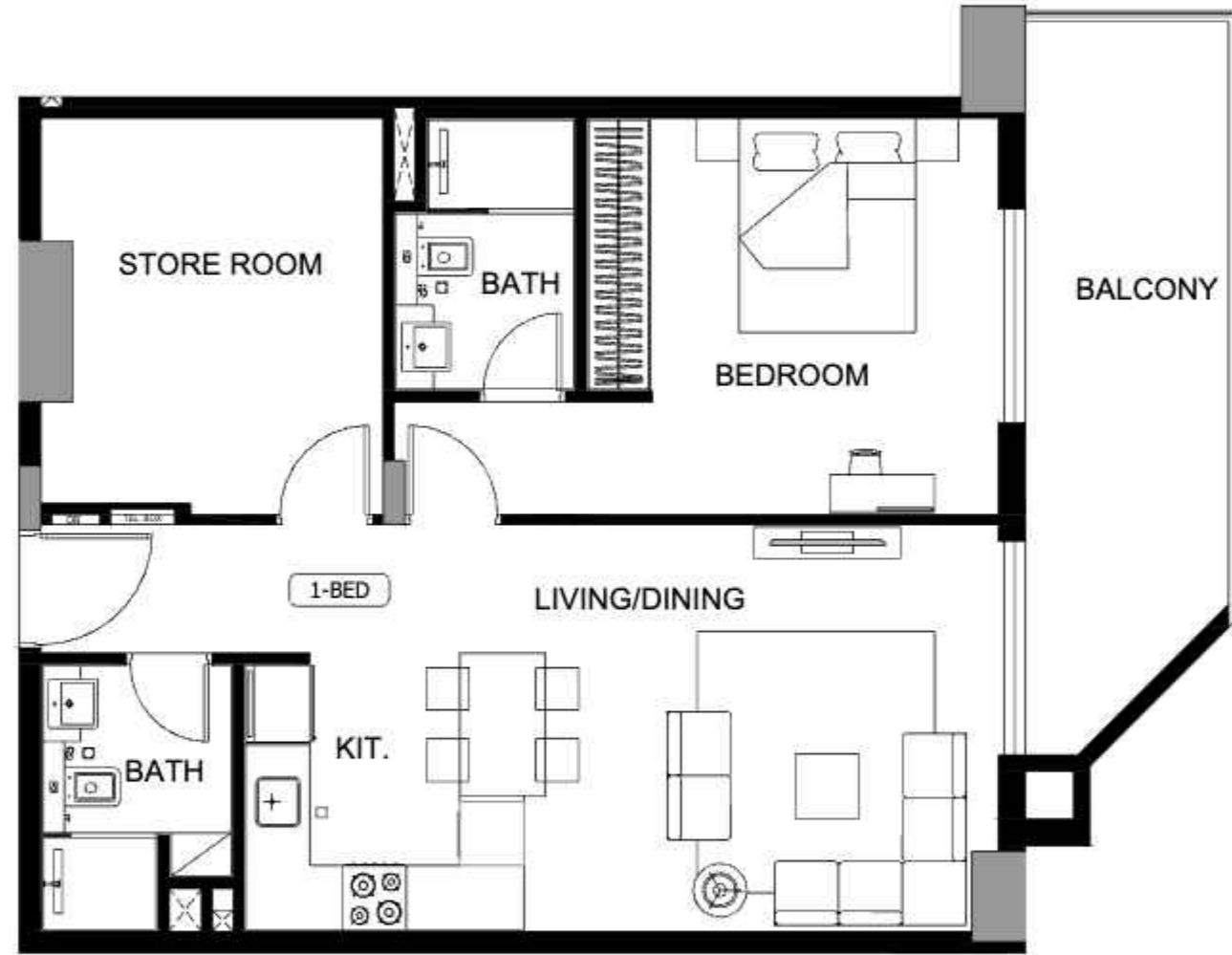


AN INTERPLAY OF
DEPTHS & TEXTURES

بن غاطي
BINGHATTI



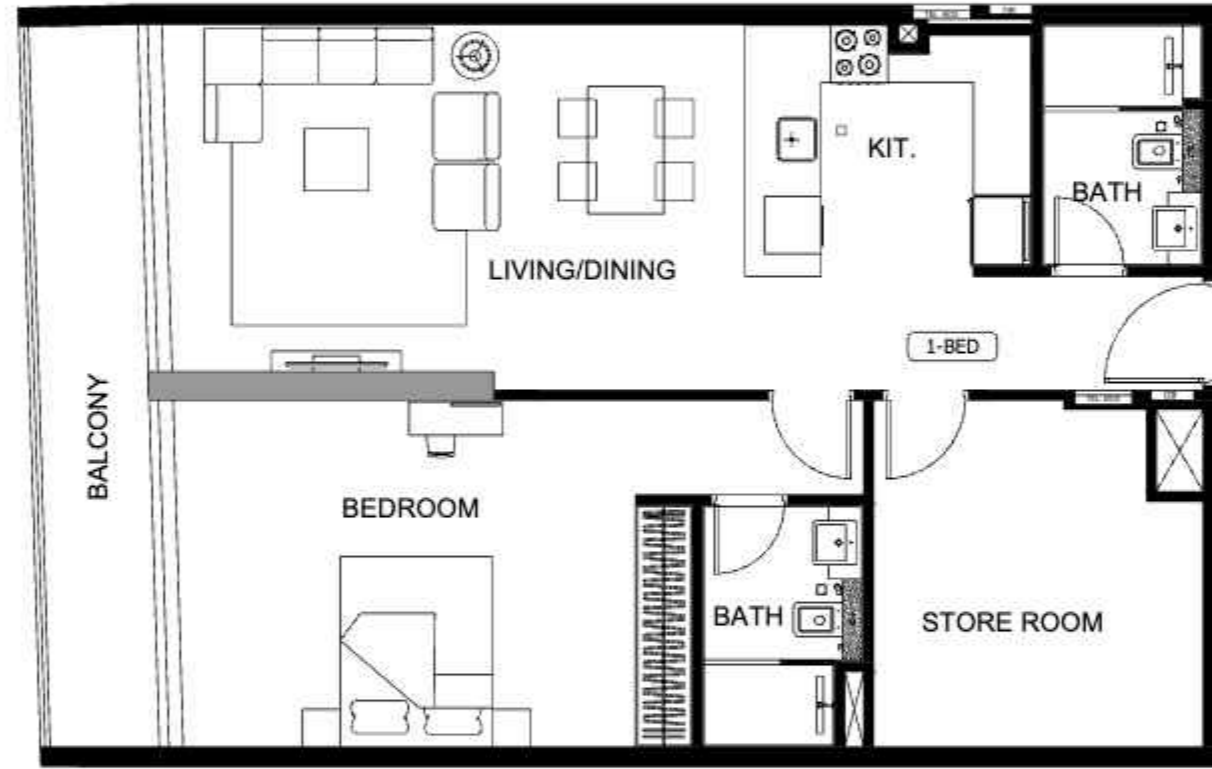
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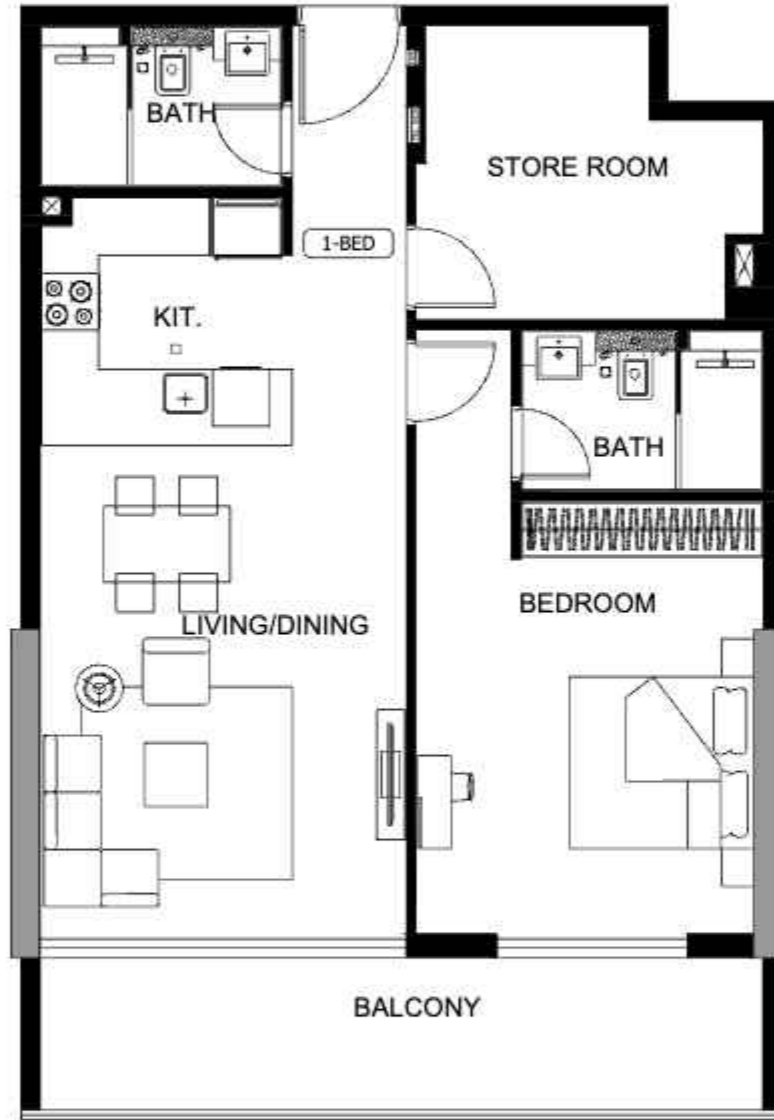
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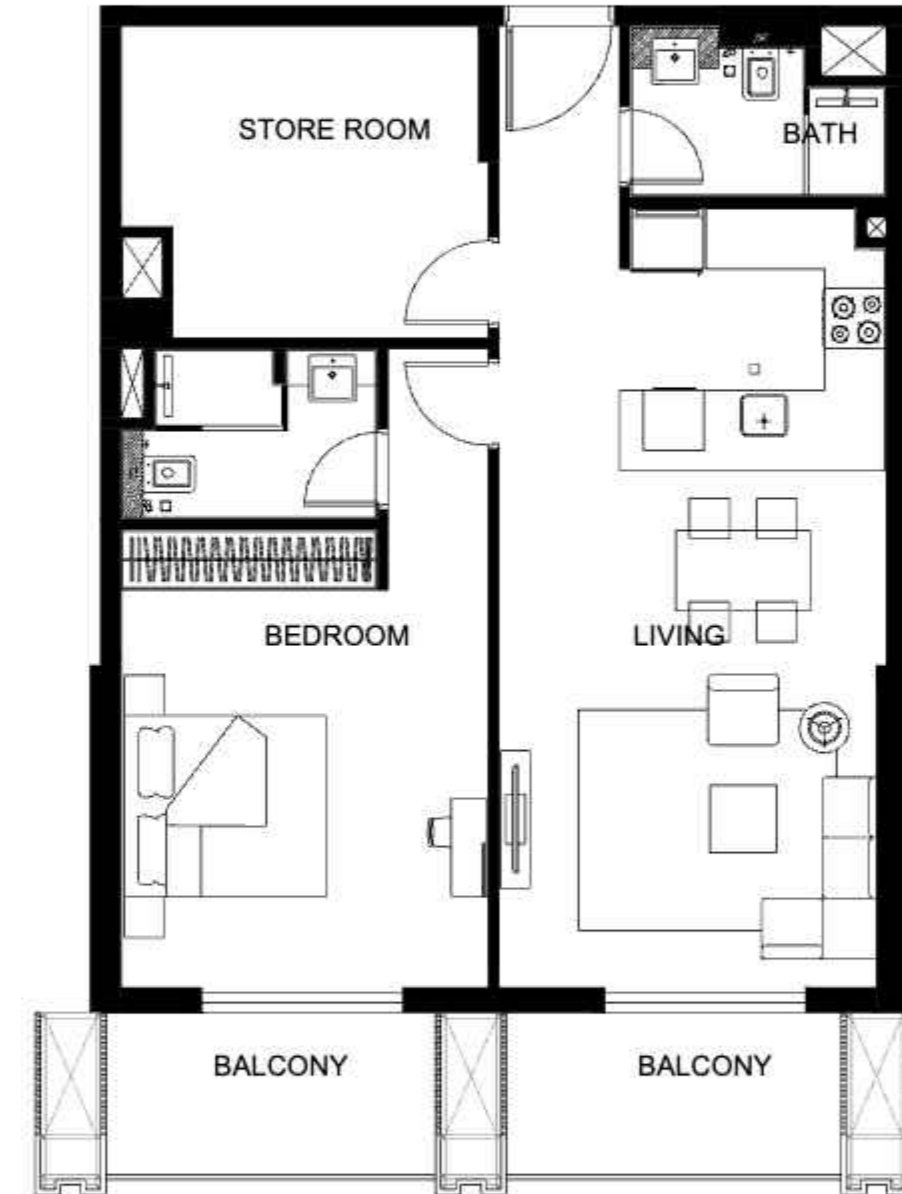
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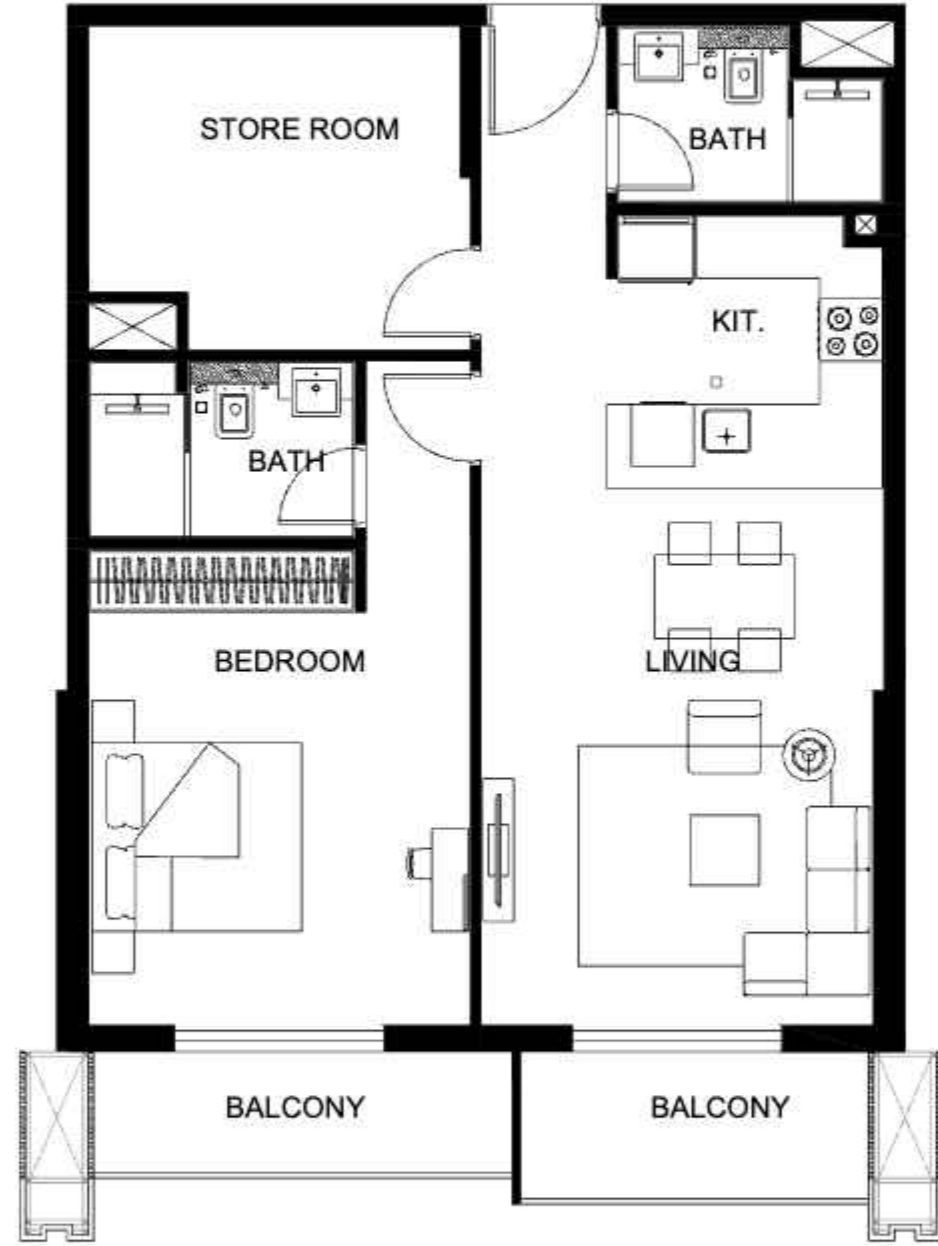
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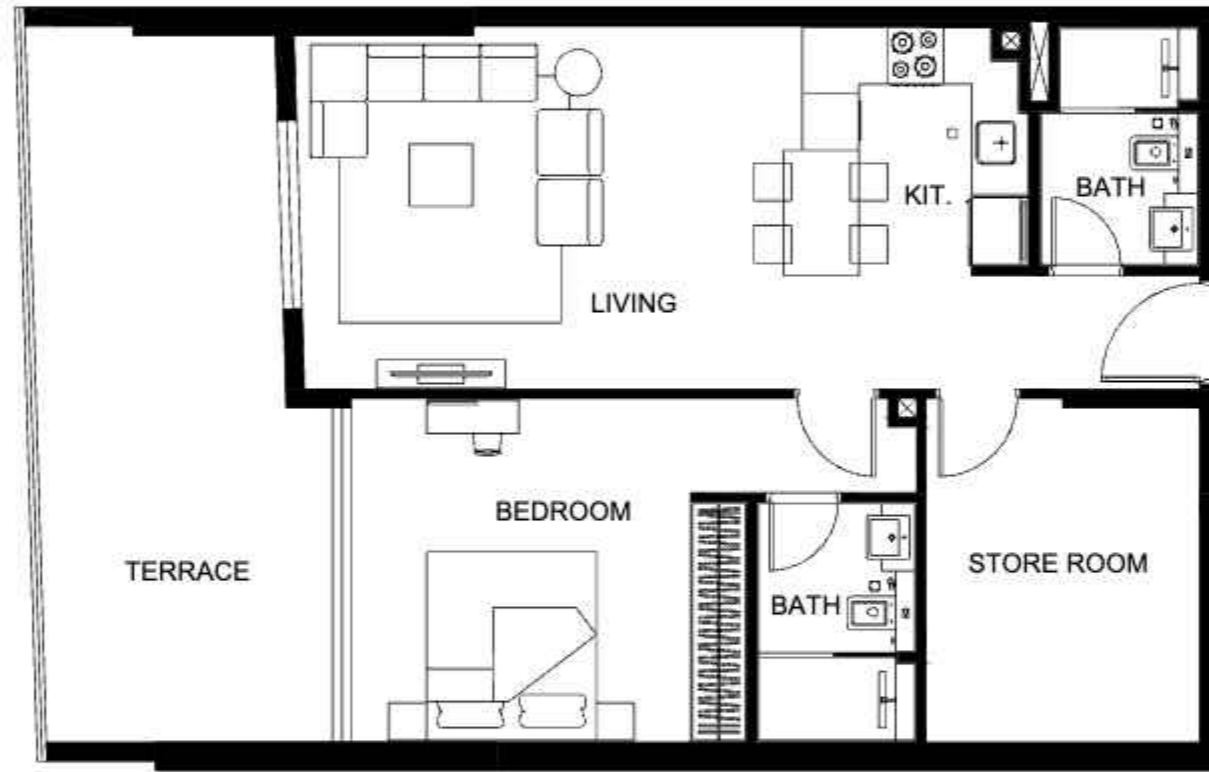
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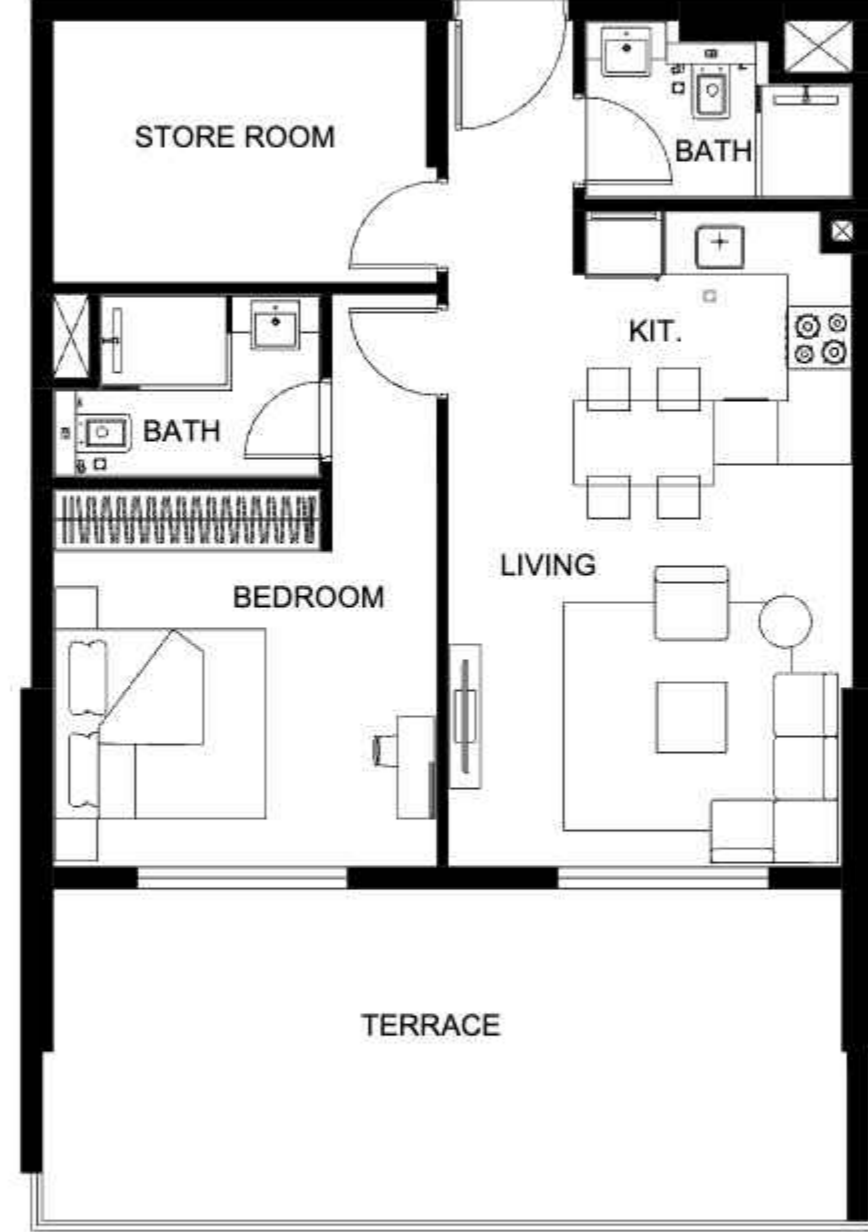
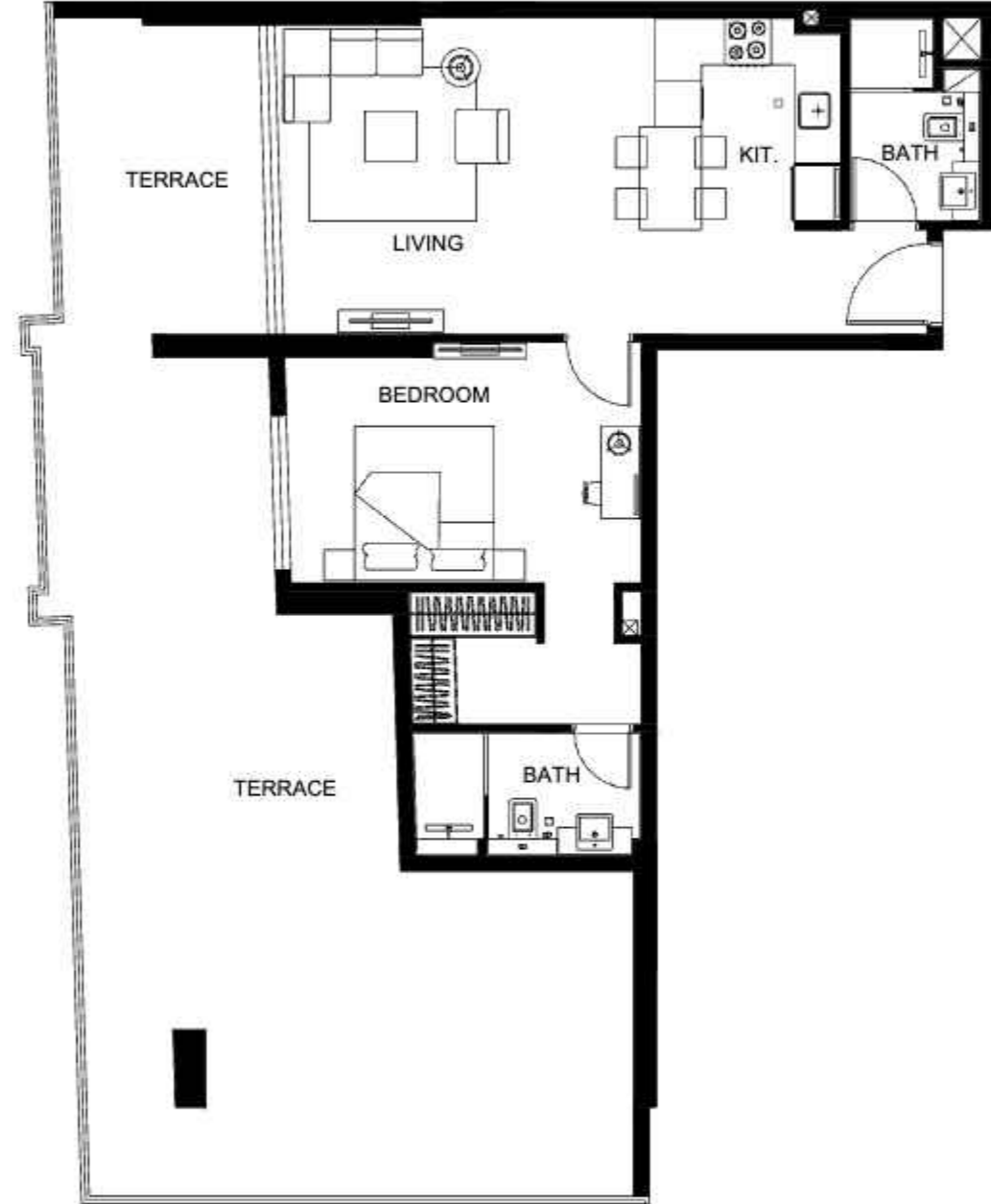
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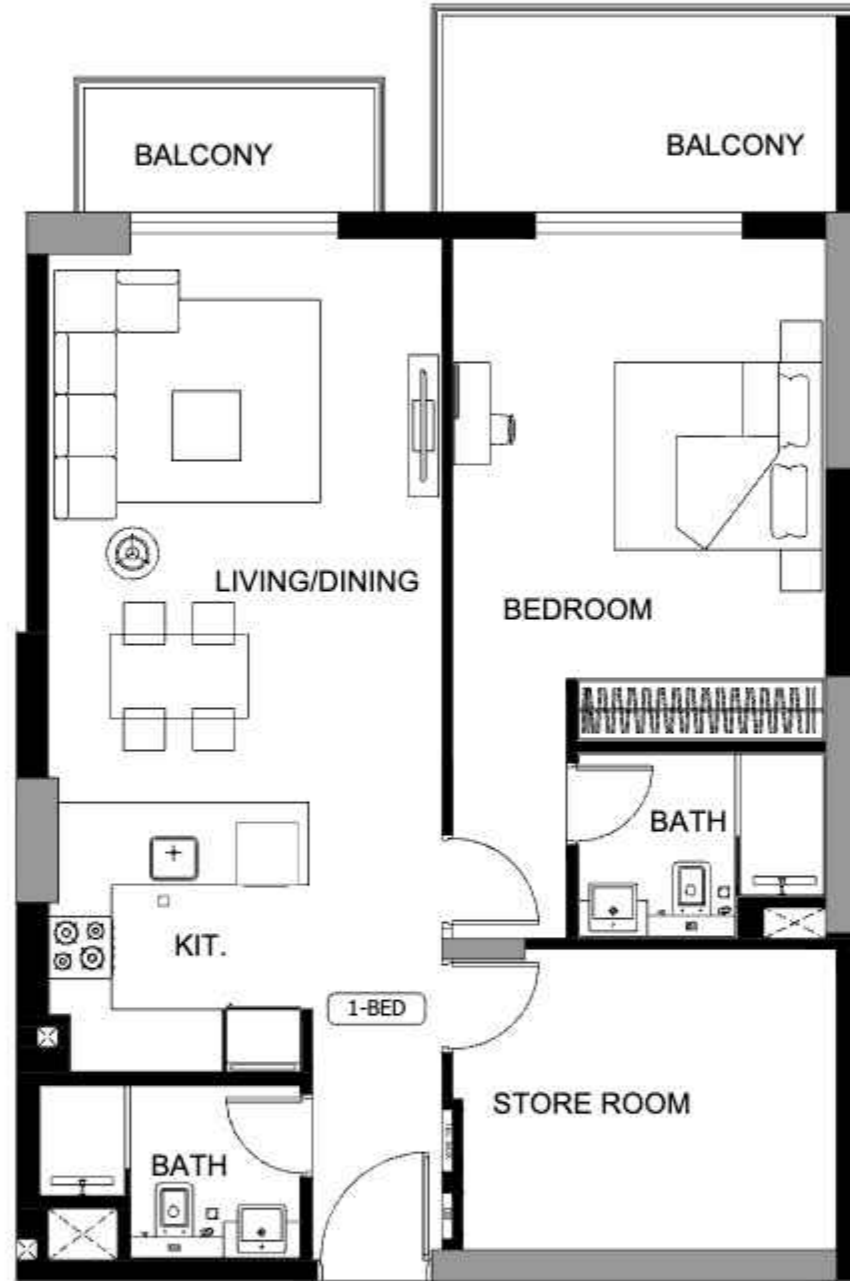
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1 BEDROOM



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A BEACON OF AUTHENTICITY
AND CRAFTSMANSHIP



