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OFF PLAN

Binghatti Hills

Location: Al Barsha, Dubai

Starting From: AED 777,777

Permit No: 1511817760

Binghatti Hills

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Binghatti	**Apartments**	**Q2 2026**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Binghatti Hills is one of the largest and most distinctive residential developments by **Binghatti Developers**, strategically located in the heart of **Dubai Science Park**. Inspired by the flowing contours of rolling hills, the project's striking architectural design introduces a unique visual identity that blends nature-inspired forms with Binghatti's signature contemporary style. The landmark development is designed to create a tranquil urban sanctuary while offering residents seamless access to Dubai's major business districts, healthcare facilities, educational institutions, and leisure destinations. Combining innovative architecture with premium amenities, Binghatti Hills delivers a sophisticated lifestyle in one of Dubai's fastest-growing residential communities.

The development offers a thoughtfully curated selection of **studio, 1-bedroom, and 2-bedroom apartments**, with residences ranging from approximately **446 sq. ft. to 1,888 sq. ft.** Each home features spacious open-plan layouts, premium finishes, floor-to-ceiling windows, designer kitchens, elegant bathrooms, smart space planning, and private balconies that maximise natural light and provide panoramic views of Dubai Science Park and the surrounding skyline. The interiors are crafted to deliver both functionality and modern elegance, making the residences equally appealing to end-users and investors seeking premium-quality homes.

Residents benefit from an extensive collection of resort-inspired amenities designed to support wellness, recreation, and community living. Facilities include an infinity swimming pool, children's pool, paddle tennis court, basketball court, jogging track, yoga deck, fully equipped fitness centre, landscaped gardens, outdoor

seating areas, children's play zones, retail outlets, cafés, covered parking, concierge services, and 24-hour security. Beautifully landscaped communal spaces encourage relaxation and social interaction, creating an environment that balances luxury with everyday convenience.

Located within **Dubai Science Park**, Binghatti Hills enjoys exceptional connectivity via **Al Khail Road** and **Umm Suqeim Street**, placing residents within minutes of **Dubai Hills Mall**, **Dubai Hills Golf Club**, **Mall of the Emirates**, **Dubai Miracle Garden**, **Global Village**, **Dubai Marina**, **Downtown Dubai**, and **Dubai International Airport**. Dubai Science Park has rapidly evolved into one of Dubai's leading mixed-use districts, attracting multinational companies, healthcare institutions, research facilities, and residential developments. Supported by Binghatti Developers' proven reputation for delivering iconic projects, Binghatti Hills represents an outstanding investment opportunity offering strong rental demand, attractive yields, and excellent long-term capital appreciation.

Why Buy Binghatti Hills Through A1 Properties?
Purchasing **Binghatti Hills** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubai Science Park and the city's most sought-after off-plan developments. Our consultants provide personalised guidance to help you select the ideal residence based on your lifestyle requirements or investment objectives while ensuring access to the latest inventory, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai Science Park's continued growth and Binghatti Developers' award-winning portfolio, we help you secure a premium property that combines exceptional lifestyle value with outstanding long-term investment potential.

PAYMENT PLAN

20%	**50%**	**30%**
Down Payment	During Construction	On Handover

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