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OFF PLAN

Binghatti Luxuria

Location: Jumeirah Village Triangle (JVT), Dubai

Starting From: AED 765,999

Permit No: 2

Binghatti Luxuria

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Binghatti	**Apartments**	**Q3 20227**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Binghatti Luxuria is a contemporary residential development by **Binghatti Developers**, positioned within **Jumeirah Village Triangle (JVT)**, one of Dubai's rapidly evolving residential communities. Designed to reflect Binghatti's distinctive architectural identity, the project combines bold contemporary aesthetics with practical residential layouts and lifestyle-oriented facilities. Its location within JVT places residents in a predominantly residential environment while maintaining convenient connections to Dubai Marina, JLT, Palm Jumeirah and the city's major commercial districts.

The development is expected to offer a diverse selection of **studios and 1, 2 and 3-bedroom apartments**, catering to both investors and end-users. Residences are designed around efficient contemporary layouts with expansive glazing, modern kitchens, refined bathrooms, built-in storage and private balconies in selected configurations. Binghatti's characteristic approach to façade design and architectural detailing gives the project a distinctive identity within JVT's growing high-rise residential landscape.

Interiors at Binghatti Luxuria are expected to emphasise modern materials, neutral colour palettes and functional space planning. Studios and one-bedroom residences are particularly relevant to investors and professionals seeking efficient homes, while larger two and three-bedroom configurations provide additional living space for couples and families. Floor-to-ceiling glazing and carefully positioned openings are intended to maximise natural light and connect the interiors with views across JVT and Dubai's surrounding skyline.

Residents are expected to benefit from a comprehensive range of leisure and wellness facilities, including swimming pools, a fully equipped fitness centre, landscaped relaxation areas, children's play facilities and communal social spaces. Secure parking, elegant arrival areas, high-speed elevators and 24-hour security further support a comfortable modern lifestyle. The amenity offering is designed to make the development competitive within Dubai's increasingly lifestyle-driven residential market.

Jumeirah Village Triangle has evolved considerably as new residential towers, hospitality projects and supporting infrastructure enter the community. Residents benefit from access to landscaped parks, schools, supermarkets and everyday services, while nearby destinations include **Dubai Marina, Jumeirah Lakes Towers, Dubai Harbour, Palm Jumeirah, Dubai Internet City, Dubai Media City and Mall of the Emirates**.

Connectivity is supported by nearby **Sheikh Mohammed Bin Zayed Road and Al Khail Road**, providing convenient routes toward Dubai's major employment and leisure districts. JVT's position between established communities such as Dubai Marina and newer growth corridors gives it strategic appeal to residents who want relatively central accessibility without the acquisition costs typically associated with prime waterfront districts.

From an investment perspective, Binghatti Luxuria combines **Binghatti's strong market visibility with JVT's ongoing transformation into a higher-density residential destination**. The community has attracted increasing developer activity, creating opportunities for capital growth while simultaneously increasing competition. Investors should therefore evaluate individual residences based on price per square foot, floor, orientation, layout efficiency, service charges and the volume of competing inventory scheduled for delivery.

Smaller apartments may appeal to investors targeting professionals and couples, while larger configurations can address demand from families seeking proximity to Dubai Marina and surrounding employment hubs. Stronger views, efficient floor plans and units positioned away from major road noise may achieve greater differentiation as JVT's residential stock expands.

Why Buy Binghatti Luxuria Through A1 Properties?
Purchasing **Binghatti Luxuria** through **A1 Properties** provides access to experienced Dubai real estate advisors with detailed knowledge of Binghatti developments, Jumeirah Village Triangle and the wider off-plan market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare available residences according to layout, floor, orientation, view, price per square foot and payment structure.

For investors, our advisors can benchmark Binghatti Luxuria against competing projects across **JVT, JVC, Dubai Production City and nearby residential communities**, assessing entry pricing, rental positioning, future supply and potential resale strategies. For end-users, our consultants can focus on practical considerations such as usable space, accessibility, community facilities and proximity to key employment and lifestyle destinations.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether**

you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

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

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