





## A Legacy of Architectural Excellence

As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over **79 projects** in the region valued at more than **AED 50 billion**, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of **20,000 units** prior to 2024, underscores its dedication to crafting exceptional living spaces.

Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI, Mercedes-Benz, and Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.





# PROJECT OVERVIEW

# THE APEX OF WHOLENESS

In the centre of Jumeirah Village Circle, a new icon ascends. Not merely a structure, but a profound statement reaching for the sky itself. This is Binhatti Circle, where the very essence of form finds its ultimate, luxurious expression.

It stands as a beacon for those who seek not just a home, but a complete world. A place where the hum of the city yields to a serene, contemplative cadence, enveloping all within its embrace.





## ANTHEMIC IN COMPOSITION

Circle is design made whole, a continuous line of architectural craft. Its commanding silhouette, an interplay of curves and elevations, seamlessly blends with the JVC skyline, yet stands distinct with its unique and captivating exterior.

Linger a moment longer, and witness how the concept of unity is sculpted in light and form.

## PROJECT FACTS

### PROPERTY TYPE:

*Residential, Retail & Commercial*

### PLOT AREA:

6421.58 SQ.M / 69121.24 SQFT

### DESCRIPTION:

2B + G + 4P + 58 FLOORS + 3 MECH. +  
3 STR. + ROOF

### NUMBER OF UNITS:

Studio: 250

1 Bedroom: 504

2 Bedroom: 16

3 Bedroom: 6

### TOTAL UNITS:

Residential Units: 776

Offices: 31

Shops (Ground Floor): 15





## *A LANDMARK THAT SURROUNDS*

Circle is more than a mere place to live; it's a soaring gesture. Step into a world where every detail is crafted to ease the mind and nurture the soul.

Feel the weight of the world dissolve as you lose yourself in every perfectly held detail, a sanctuary designed to envelop you in complete wholeness.



PRIME  
LOCATION



## *CONNECTED TO THE CITY, GROUNDED IN SHAPE*

Circle enjoys a unique sense of connectivity, where the city's possibilities are within your grasp. From its profound core, vibrant districts, unmatched retail destination and esteemed educational institutions unfold. Healthcare facilities are moments away, grounding every aspect of life in convenience.

Here, the iconic vista of Dubai and its cherished landmarks become not just sights, but an extension of your own world.







A WORLD OF RENEWAL,  
ENCIRCLED IN LUXURY



SWIMMING POOL



INDOOR GYM



JOGGING TRACK



PADDLE COURT



BASKETBALL  
COURT



KIDS PLAY  
AREA



CABANAS &  
LOUNGES



GREEN  
LANDSCAPING



SMART HOME  
FEATURES



***CRAFTED WITH PRECISION,  
DESIGNED TO INSPIRE***

Circle is a testament to Binghatti's unwavering commitment to quality and craftsmanship. Each residence is meticulously crafted within and throughout, a promise made real to lightness and elegance.

Embracing energy-efficient building practices and utilising sustainable high-end materials & finishing throughout, Circle reflects a deep dedication to harmony and perpetual value. This profound geometry, continuously unfolding, is designed to inspire a complete way of life.

## DESIGN DETAILS

Explore the design nuances that set Circle apart. From the fluid lines of its towering facade – a unique architectural interpretation of the circle – to the carefully curated interiors, every element is a testament to Binghatti's passion for creating spaces that inspire.

Feel the smooth coolness of polished surfaces against the warmth of bespoke finishes, a tactile hint that invites you to linger that little longer. The undulating form, symbolising perpetual motion, ensures a dynamic interplay of light and shadow at every hour.





FLOOR  
PLANS



## ***FLOOR PLANS***

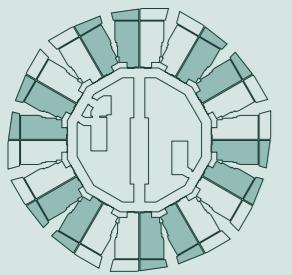
Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From cozy studio apartments to expansive three-bedroom residences, Circle offers a space for those who wish to take it all in.

Residential, retail and commercial spaces converge, ensuring a vibrant, self-contained environment designed to elevate.



## UNIT TYPE: STUDIO

STUDIO TYPE 01



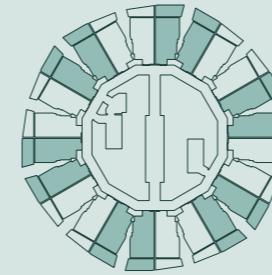
AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m <sup>2</sup>	307.63 ft <sup>2</sup>
BALCONY AREA	7.12 m <sup>2</sup>	76.64 ft <sup>2</sup>
TOTAL UNIT AREA	35.70 m <sup>2</sup>	384.27 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATH	3 m <sup>2</sup>
STUDIO	15 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>



STUDIO TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m <sup>2</sup>	307.63 ft <sup>2</sup>
BALCONY AREA	9.03 m <sup>2</sup>	97.20 ft <sup>2</sup>
TOTAL UNIT AREA	37.61 m <sup>2</sup>	404.83 ft <sup>2</sup>

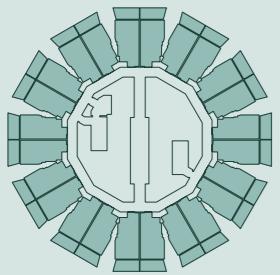
### FLAT DESIGN COMPONENTS

BATH	3 m <sup>2</sup>
STUDIO	15 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>



## UNIT TYPE: STUDIO

STUDIO TYPE 03



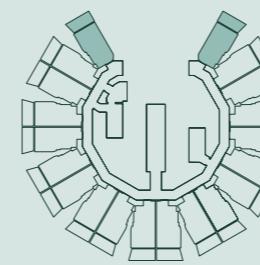
AREA	SQ. M	SQ. FT
SUITE AREA	28.58 m <sup>2</sup>	307.63 ft <sup>2</sup>
BALCONY AREA	7.98 m <sup>2</sup>	85.90 ft <sup>2</sup>
TOTAL UNIT AREA	36.56 m <sup>2</sup>	393.53 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATH	3 m <sup>2</sup>
STUDIO	15 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>



STUDIO TYPE 04



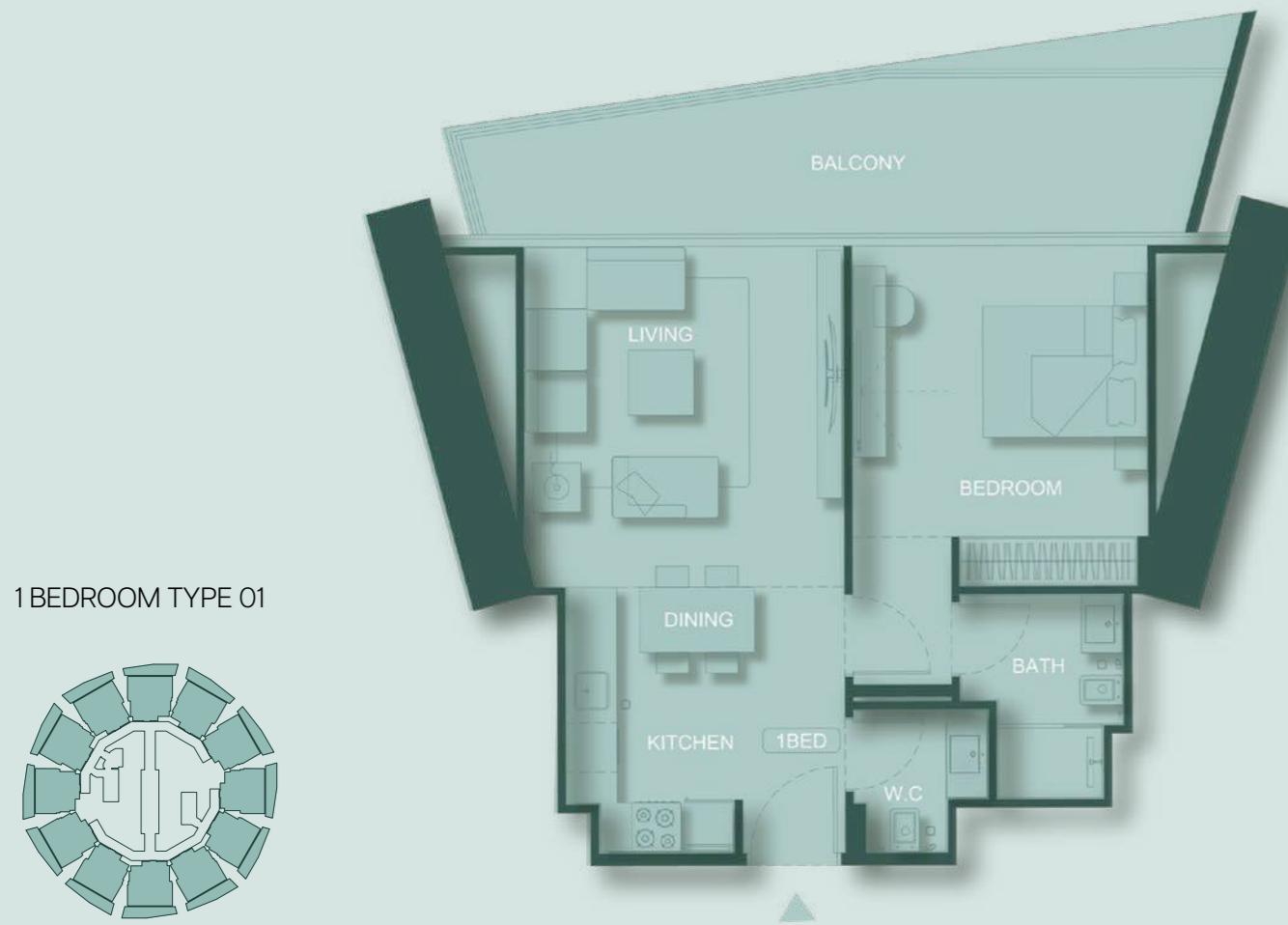
AREA	SQ. M	SQ. FT
SUITE AREA	26.72 m <sup>2</sup>	287.61 ft <sup>2</sup>
BALCONY AREA	7.98 m <sup>2</sup>	85.90 ft <sup>2</sup>
TOTAL UNIT AREA	34.70 m <sup>2</sup>	373.50 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATH	3 m <sup>2</sup>
STUDIO	15 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>



## UNIT TYPE: 1 BEDROOM



### AREA

SUITE AREA 54.86 m<sup>2</sup> 590.51 ft<sup>2</sup>

BALCONY AREA 16.25 m<sup>2</sup> 174.9 ft<sup>2</sup>

TOTAL UNIT AREA 71.11 m<sup>2</sup> 765.42 ft<sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH 4 m<sup>2</sup>

M.BEDROOM 16 m<sup>2</sup>

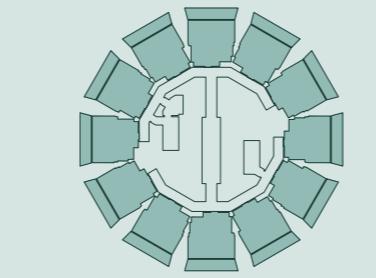
LIVING 16 m<sup>2</sup>

KITCHEN & DINING 7 m<sup>2</sup>

CORRIDOR 4 m<sup>2</sup>

WC 3 m<sup>2</sup>

## 1 BEDROOM TYPE 02



### AREA

SUITE AREA 54.86 m<sup>2</sup> 590.51 ft<sup>2</sup>

BALCONY AREA 15.95 m<sup>2</sup> 171.68 ft<sup>2</sup>

TOTAL UNIT AREA 70.81 m<sup>2</sup> 762.19 ft<sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH 4 m<sup>2</sup>

M.BEDROOM 16 m<sup>2</sup>

LIVING 16 m<sup>2</sup>

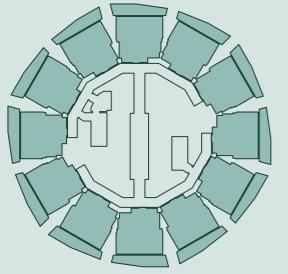
KITCHEN & DINING 7 m<sup>2</sup>

CORRIDOR 4 m<sup>2</sup>

WC 3 m<sup>2</sup>

# UNIT TYPE: 1 BEDROOM

## 1 BEDROOM TYPE 03



### FLAT DESIGN COMPONENTS

AREA	SQ. M	SQ. FT
SUITE AREA	54.86 m <sup>2</sup>	590.51 ft <sup>2</sup>
BALCONY AREA	16.26 m <sup>2</sup>	175.02 ft <sup>2</sup>
TOTAL UNIT AREA	71.12 m <sup>2</sup>	765.53 ft <sup>2</sup>
<b>FLAT DESIGN COMPONENTS</b>		
M.BATH	4 m <sup>2</sup>	
M.BEDROOM	16 m <sup>2</sup>	
LIVING	16 m <sup>2</sup>	
KITCHEN & DINING	7 m <sup>2</sup>	
CORRIDOR	4 m <sup>2</sup>	
WC	3 m <sup>2</sup>	

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 outmost 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.

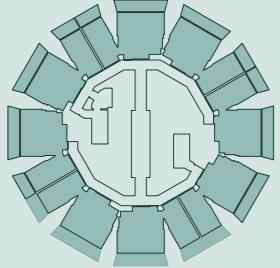
توبه: إن أبعاد الغرف يتم قياسها طبقاً للعناصر الويكيلية مع استبعاد تشكيليات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الاتصال الفعلي عن المساحة المذكورة في الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الاتصال المركزي للجدران الفاصلة أو الفاصلات التي تتصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الفاصلية، والوجه الخارجي لجدار الممر المحايط بوحدة المجاورة. 6. ويقاس حساب منطقة

الشقة على أنها المنطقة التي يحدوها الخط المركزي للجدران الفاصلية أو الفاصلات التي تتصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشقة المجاورة. 7. يتم قياس الوحدات في الطابق التسويقي في المبنى. قد تختلف المساحة في الأجنحة حسب مستوى الطابق. 8. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



## UNIT TYPE: 2 BEDROOM

2 BEDROOM TYPE 01



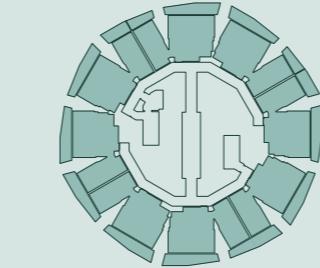
AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m <sup>2</sup>	906.11 ft <sup>2</sup>
BALCONY AREA	23.93 m <sup>2</sup>	257.58 ft <sup>2</sup>
TOTAL UNIT AREA	108.11 m <sup>2</sup>	1163.69 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	17 m <sup>2</sup>
LIVING	15 m <sup>2</sup>
KITCHEN & DINING	9 m <sup>2</sup>
CORRIDOR	9 m <sup>2</sup>
BATH	4 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>
LAUNDRY	1 m <sup>2</sup>
WC	3 m <sup>2</sup>



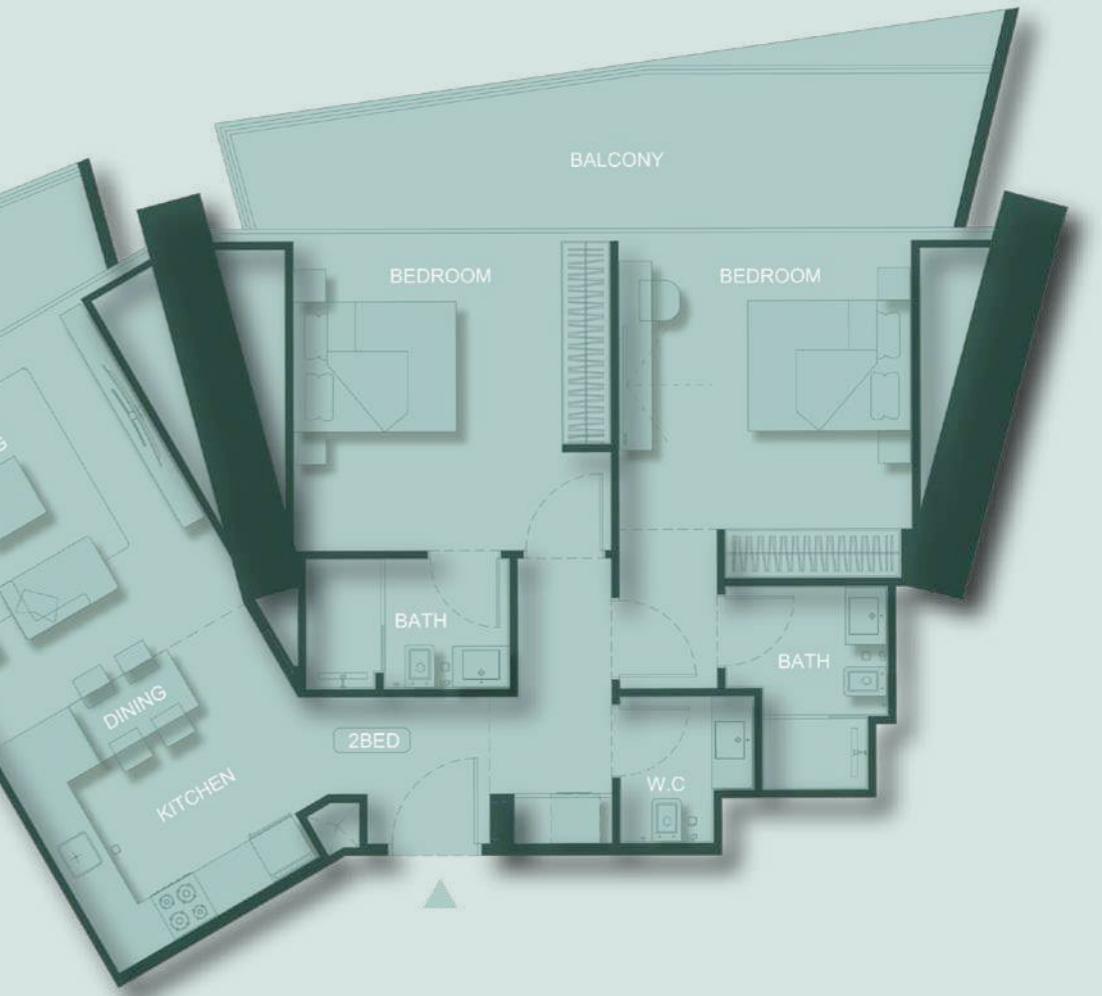
2 BEDROOM TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	84.18 m <sup>2</sup>	906.11 ft <sup>2</sup>
BALCONY AREA	25.35 m <sup>2</sup>	272.87 ft <sup>2</sup>
TOTAL UNIT AREA	109.53 m <sup>2</sup>	1178.97 ft <sup>2</sup>

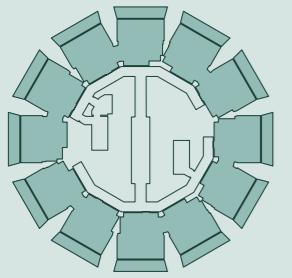
### FLAT DESIGN COMPONENTS

M.BATH	4 m <sup>2</sup>
M.BEDROOM	17 m <sup>2</sup>
LIVING	15 m <sup>2</sup>
KITCHEN & DINING	9 m <sup>2</sup>
CORRIDOR	9 m <sup>2</sup>
BATH	4 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>
LAUNDRY	1 m <sup>2</sup>
WC	3 m <sup>2</sup>



# UNIT TYPE: 3 BEDROOM

3 BEDROOM TYPE 01



AREA	SQ. M	SQ. FT
SUITE AREA	112.31 m <sup>2</sup>	1209.89 ft <sup>2</sup>
BALCONY AREA	31.91 m <sup>2</sup>	343.48 ft <sup>2</sup>
TOTAL UNIT AREA	144.22 m <sup>2</sup>	1552.37 ft <sup>2</sup>

## FLAT DESIGN COMPONENTS

M.BATH	5 m <sup>2</sup>
M.BEDROOM	17 m <sup>2</sup>
LIVING	16 m <sup>2</sup>
KITCHEN & DINING	10 m <sup>2</sup>
CORRIDOR	13 m <sup>2</sup>
BATH	5 m <sup>2</sup>
BEDROOM	16 m <sup>2</sup>
STORE	4 m <sup>2</sup>
WC	3 m <sup>2</sup>



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## ***AN INVESTMENT IN DEFINITIVE PRESENCE***

An Investment in Definitive Presence

Circle represents a compelling investment opportunity, rooted in freehold ownership in designated areas within one of the safest cities in the world. As the tallest building in JVC, it offers strong historical appreciation in property values and high rental yield potential.

JVC's fast-paced growth, supported by ongoing infrastructure and ambitious development plans, is expected to drive both property value increases and enhanced rental yields. Its strong demand as a sought-after residential area ensures reliable rental income from professionals, families and young couples alike.

Advantages for foreign investors include no property tax and -10year Golden Visa eligibility, solidifying Circle as a truly brilliant investment in a definitive presence.



B E S P O K E

## BESPOKE LIVING BINGHATTI STYLE



PROPERTY  
MANAGEMENT



UNIT RESALE



PARKING SALE



HOLIDAY  
HOMES



ANNUAL  
MAINTENANCE



FURNITURE  
PACKAGES



One Scan All Solution



Binghatti  
 Binghattiofficial  
 Binghatti  
 Binghatti

