



THE BINGHATTI GROVE

A sophisticated Landmark in Dubai Skyline

INTRODUCING THE BINGHATTI GROVE

Nestled in the heart of Jumeirah Village Circle (JVC), The Binghatti Grove is more than a residence—it's a lifestyle. Developed by the award-winning Binghatti Group, this architectural masterpiece blends modern design with practical luxury, redefining urban living in Dubai.

With its bold, contemporary facade and distinctive style, The Binghatti Grove adds sophistication to the Dubai skyline, making it a true landmark in JVC.

KEY FEATURES



Private Pool on Your Balcony

Experience unmatched luxury with your own private plunge pool offering exclusivity and relaxation.



Contemporary Architectural Design

A striking design that elevates the skyline and sets a new benchmark for modern living.



Prime Location

Situated in JVC, offering seamless access to Downtown Dubai, Dubai Marina, and major highways.




Smart & Functional Interiors

Thoughtfully crafted layouts to maximize comfort, style, and efficiency.



Renowned Developer

Delivered by the Binghatti Group, trusted for excellence and innovation across Dubai.

An aerial photograph of a modern residential development. The central feature is a tall, slender tower with a unique, undulating facade and a circular rooftop terrace. It is surrounded by several other multi-story apartment buildings of varying heights. The complex is integrated with lush greenery, including palm trees and manicured lawns. A swimming pool and landscaped grounds are visible at the base of the central tower. The lighting suggests a late afternoon or early morning setting, with long shadows and warm tones.

HANDOVER DATE:

APRIL
2026



WHY CHOOSE THE BINGHATTI GROVE?

- 👉 A statement of prestige and exclusivity in Dubai.
- 👉 Combines elegance, convenience, and lifestyle in one address.
- 👉 Perfect for families, professionals, and global citizens seeking security and premium living.

WHY INVEST IN DUBAI REAL ESTATE?

- 👉 Strong Property Appreciation – Average capital gains of 10%.
- 👉 High Rental Yields – Returns of 7%–9% annually.
- 👉 Long Lease Rental – Returns up to 7.5% annually.
- 👉 Short Let Rental Returns of 9% annually.
- 👉 Reliable Rental Income – Near-zero default rate for steady cash flow.
- 👉 Tax-Free Incentives – No income or capital gains tax.
- 👉 Ease of Transactions – Transparent, digitized processes with high liquidity.
- 👉 Zero Fraud Assurance – Advanced digital security & strict oversight.
- 👉 Government Incentives – Long-term UAE residence visas (2-year or 10-year Golden Visa).
- 👉 World-Class Infrastructure – Exceptional lifestyle, connectivity, and convenience.

INVESTMENT ADVANTAGE

Flexible Payment Plan

Pay with ease in four structured instalments – 20% > 30% > 20% > 30% spread from project launch to completion, designed to suit investor cash flow.

Off-Plan Advantage

Secure your unit at today's off-plan price and enjoy higher capital appreciation by the time of handover. Buyers benefit from value growth as demand rises post-completion.

Maximized Returns

Early investors often realize significant gains when reselling upon completion or enjoy premium rental yields thanks to the unique features like private pools and JVC's high rental demand.

Proven Market

JVC continues to deliver 7% – 9% annual rental yields, making Binghatti Grove an attractive option for steady income and long-term capital growth.

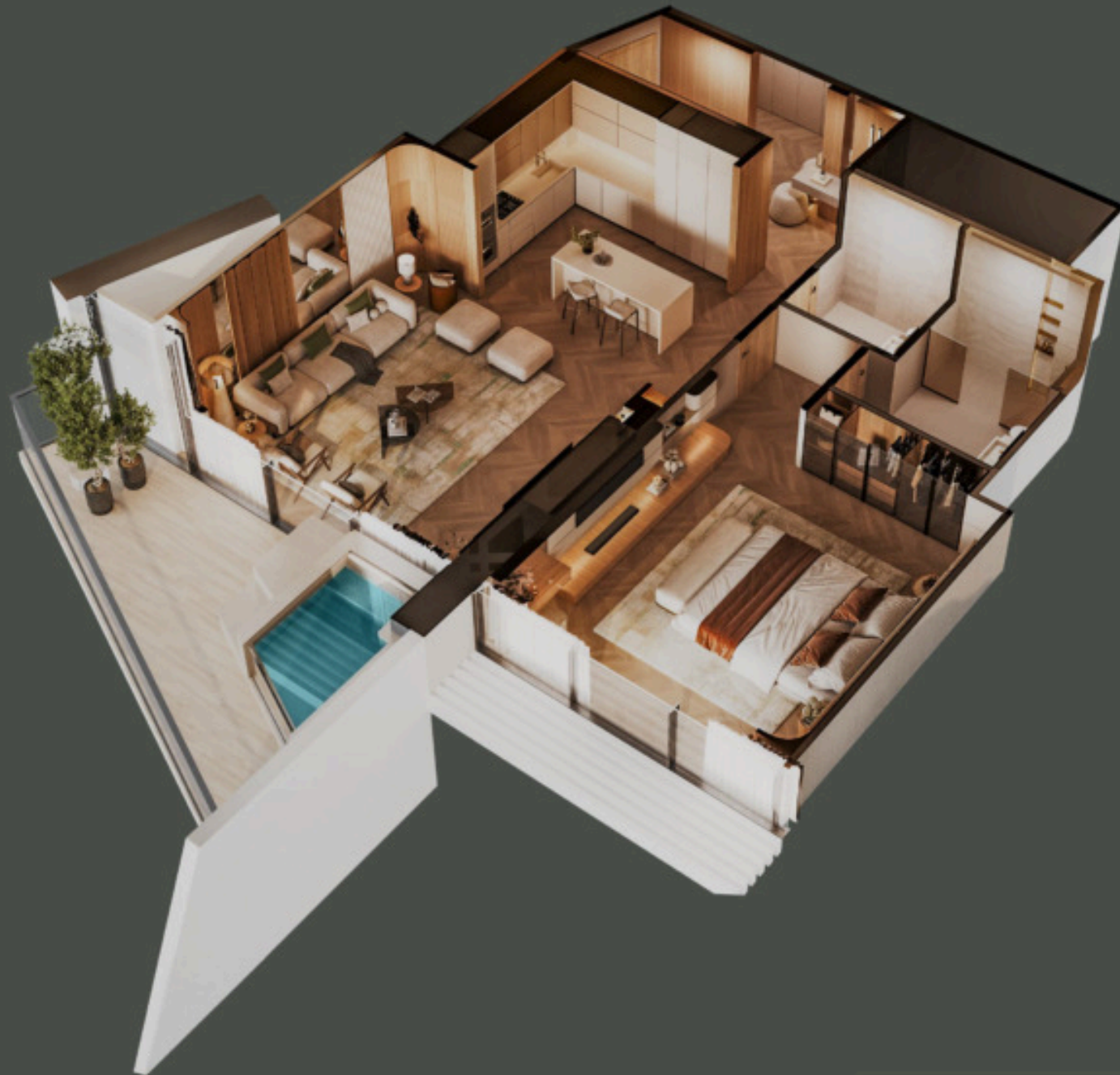


RETURN ON INVESTMENT (ROI)

APARTMENT	ENTRY PRICE	VALUE AT HANDOVER (APRIL 2026)	INVESTMENT YIELD (APRIL 2026)	ANNUAL RENT
1-Bedroom	AED 1,700,000 (USD 463,215.26)	AED 1,800,000 (USD 490,463.22)	5.9%	AED 130,000 (USD 35,422.34)
2-Bedroom	AED 2,700,000 (USD 735,694.82)	AED 3,000,000 (USD 817,438.70)	11.1%	AED 220,000 (USD 59,945.50)



ISOMETRIC VIEW



1-BEDROOM



FLAT DESIGN COMPONENTS

BATH, BEDROOM, FOYER, LIVING, W.C,
LAUNDRY, CORRIDOR, KITCHEN & DINING

AREA	SQ.M	SQ.FT
SUITE AREA	62.56 m ²	673.39 ft ²
BALCONY AREA	62.56 m ²	234.87 ft ²
TOTAL UNIT AREA	62.56 m ²	908.26 ft ²



1-BEDROOM PAYMENT PLAN

DESCRIPTION	DATE	PERCENTAGE	AMOUNT (AED)	AMOUNT (USD)
DLD Fees	Immediate	4%	AED 64,000.00	USD 17,438.69
Administration fees	Immediate	AED 5,000	AED 5,000.00	USD 1,362.40
Total			AED 69,000.00	USD 18,801.09

DLD fees are 4% of purchase price for each unit.

Administration fees are AED 5,000 for each unit.

DATE	INSTALLMENT	AMOUNT (AED)	AMOUNT (USD)
Immediate	20%	AED 320,000.00	USD 87,193.46
After 3 months	30%	AED 480,000.00	USD 130,790.19
After 6 months	20%	AED 320,000.00	USD 87,193.46
April 2026	30%	AED 480,000.00	USD 130,790.19
Total	100%	AED 1,700,000.00	USD 435,967.30



2-BEDROOM



FLAT DESIGN COMPONENTS

M.BATH, M.BEDROOM, BATH, BEDROOM, W.C,
LAUNDRY, CORRIDOR, KITCHEN, FOYER, LIVING
& DINING

AREA	SQ.M	SQ.FT
SUITE AREA	104.91 m ²	1129.24 ft ²
BALCONY AREA	43.45 m ²	467.69 ft ²
TOTAL UNIT AREA	148.36 m ²	1596.93 ft ²



2-BEDROOM PAYMENT PLAN

DESCRIPTION	DATE	PERCENTAGE	AMOUNT (AED)	AMOUNT (USD)
DLD Fees	Immediate	4%	AED 104,000.00	USD 28,337.87
Administration fees	Immediate	AED 5,000	AED 5,000.00	USD 1,362.40
Total			AED 109,000.00	USD 29,700.27

DLD fees are 4% of purchase price for each unit.

Administration fees are AED 5,000 for each unit.

DATE	INSTALLMENT	AMOUNT (AED)	AMOUNT (USD)
Immediate	20%	AED 520,000.00	USD 141,689.37
After 3 months	30%	AED 780,000.00	USD 212,534.06
After 6 months	20%	AED 520,000.00	USD 141,689.37
April 2026	30%	AED 780,000.00	USD 212,534.06
Total	100%	AED 2,700,000.00	USD 708,446.87



THE BINGHATTI GROVE

Where Prestige Meets Lifestyle

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