





## 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 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





## *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.

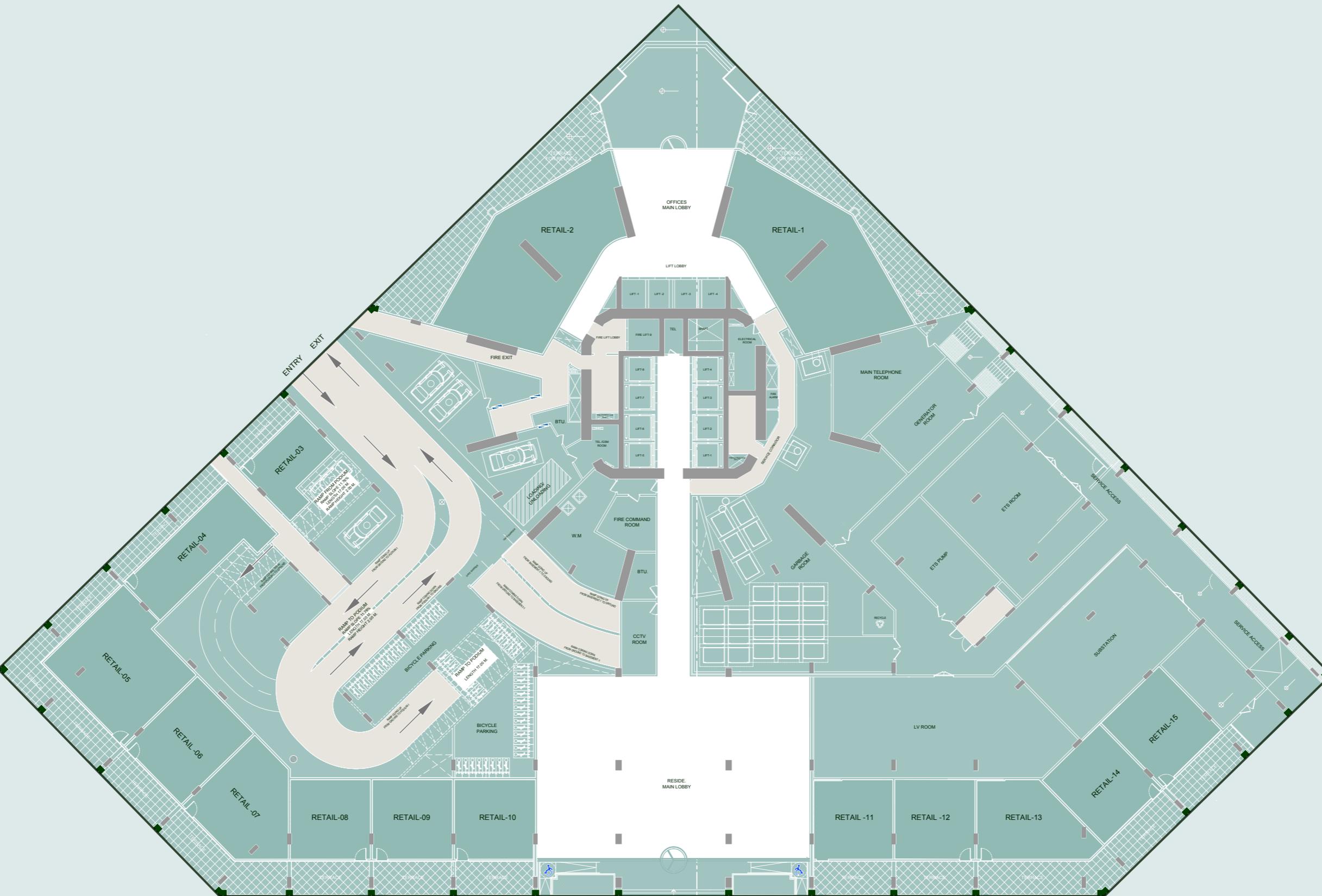
Here, the iconic vista of Dubai and its cherished landmarks become not just sights, but an extension of your own world.







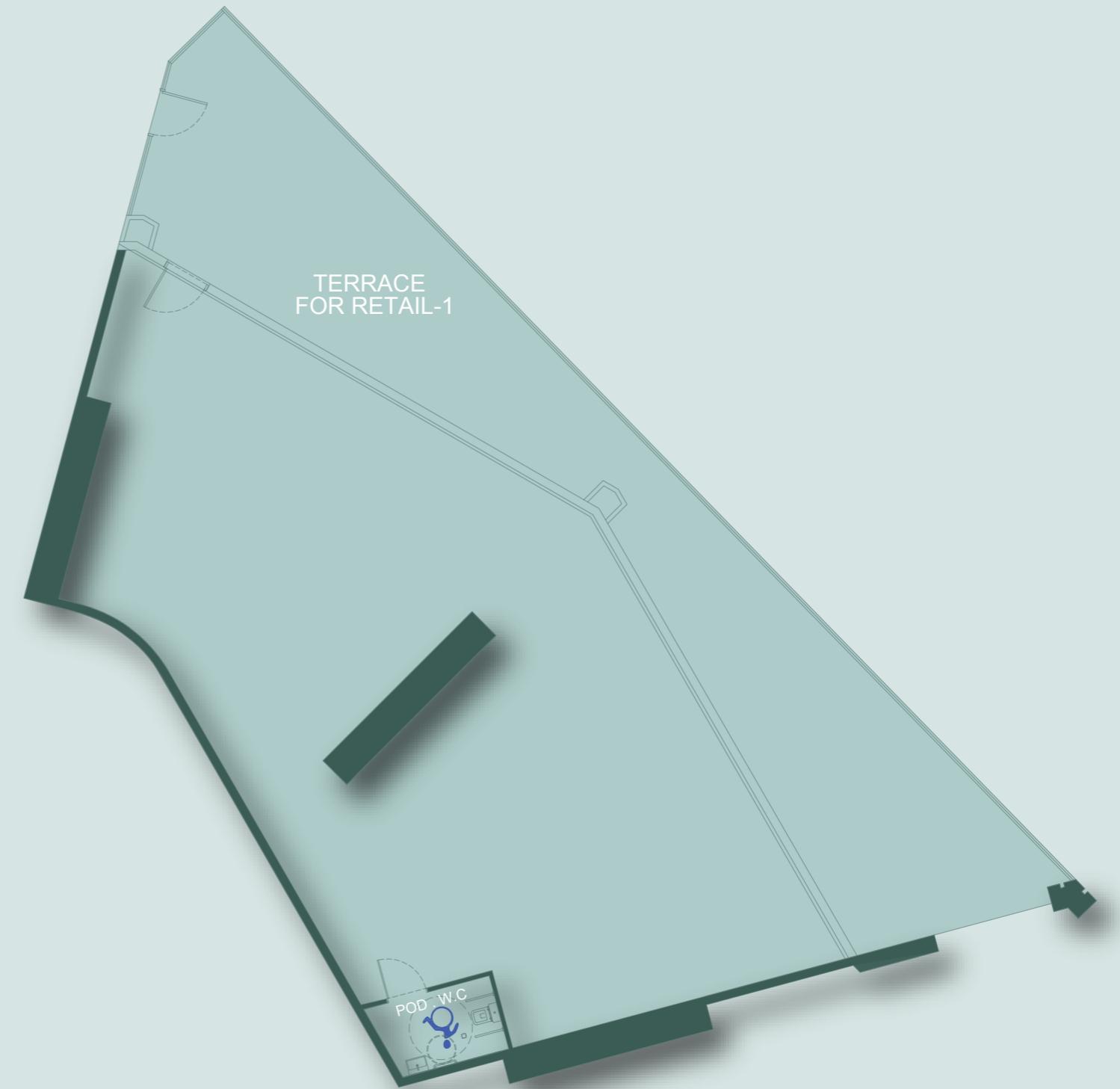
# *Retail Ground Floorplan*



## Retail 01

| ARCHITECTURAL DETAILS |        |
|-----------------------|--------|
| AREA(ft2)             | 2127   |
| SIZE CAT              | Medium |
| BUSINESS CATEGORY     | F&B    |

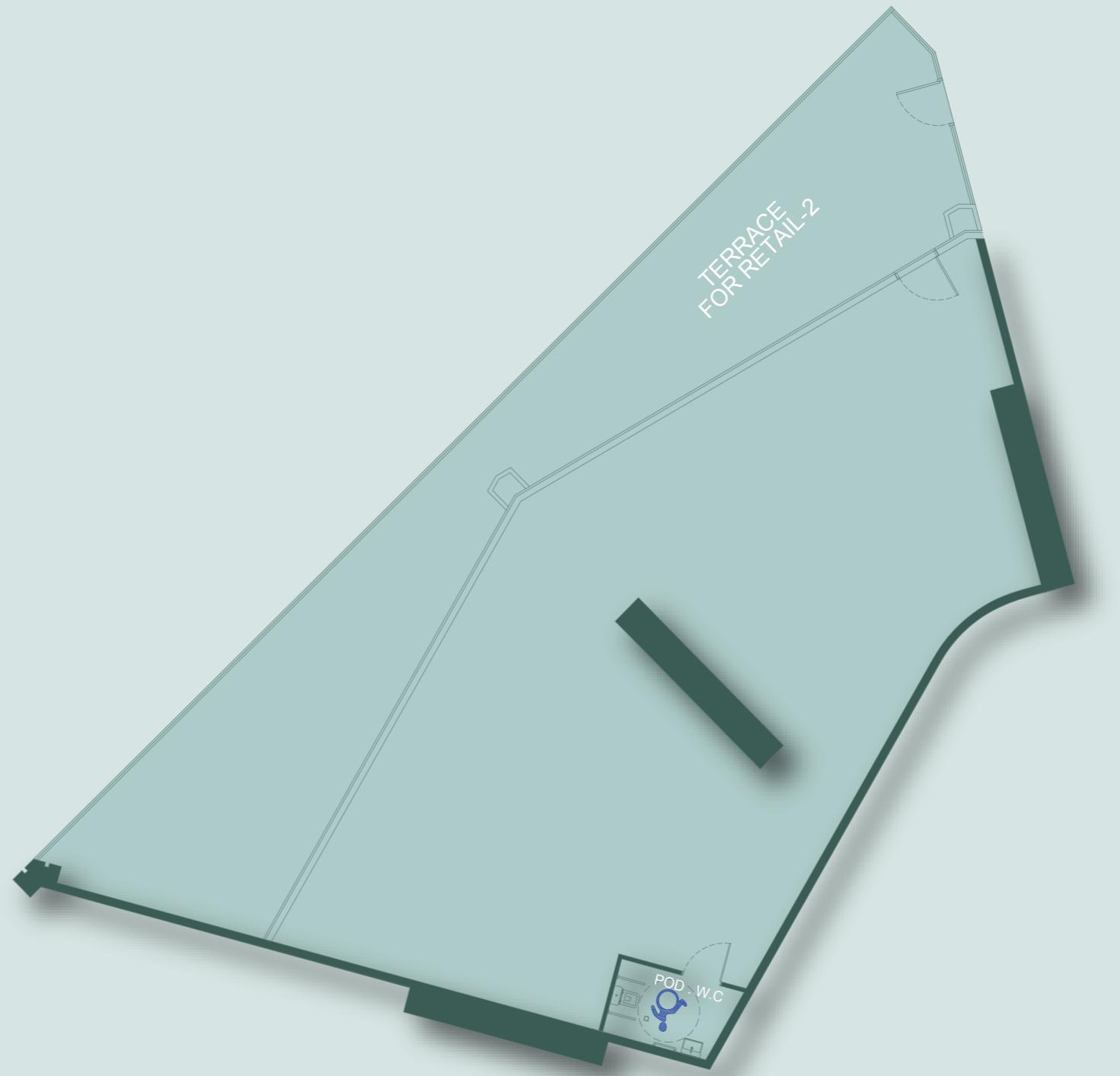
| MEP DETAILS          |           |
|----------------------|-----------|
| DR                   | Available |
| WS                   | Available |
| KITCHEN EXTRACT DUCT | Available |
| GAS                  | Available |
| FAD for kitchen      | Available |
| TCL                  | 50 KW     |



## Retail 02

| ARCHITECTURAL DETAILS |        |
|-----------------------|--------|
| AREA(ft2)             | 2127   |
| SIZE CAT              | Medium |
| BUSINESS CATEGORY     | F&B    |

| MEP DETAILS          |           |
|----------------------|-----------|
| DR                   | Available |
| WS                   | Available |
| KITCHEN EXTRACT DUCT | Available |
| GAS                  | Available |
| FAD for kitchen      | Available |
| TCL                  | 50 KW     |



## Retail 03

| ARCHITECTURAL DETAILS |                   |
|-----------------------|-------------------|
| AREA(ft2)             | 508.5             |
| SIZE CAT              | Small             |
| BUSINESS CATEGORY     | Convience/service |

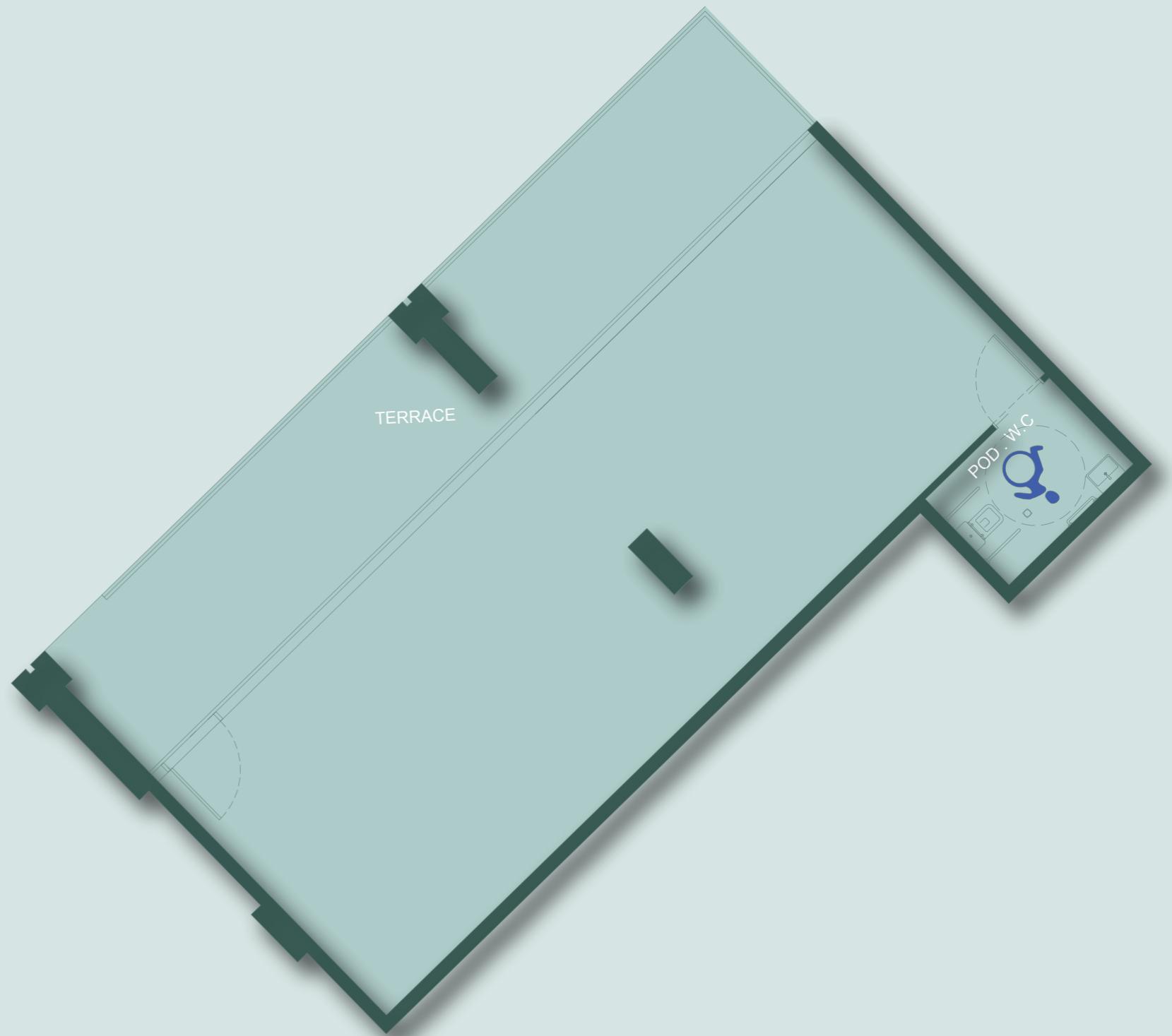
| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 16 KW       |



## Retail 04

| ARCHITECTURAL DETAILS |                   |
|-----------------------|-------------------|
| AREA(ft2)             | 838               |
| SIZE CAT              | Small             |
| BUSINESS CATEGORY     | Convience/service |

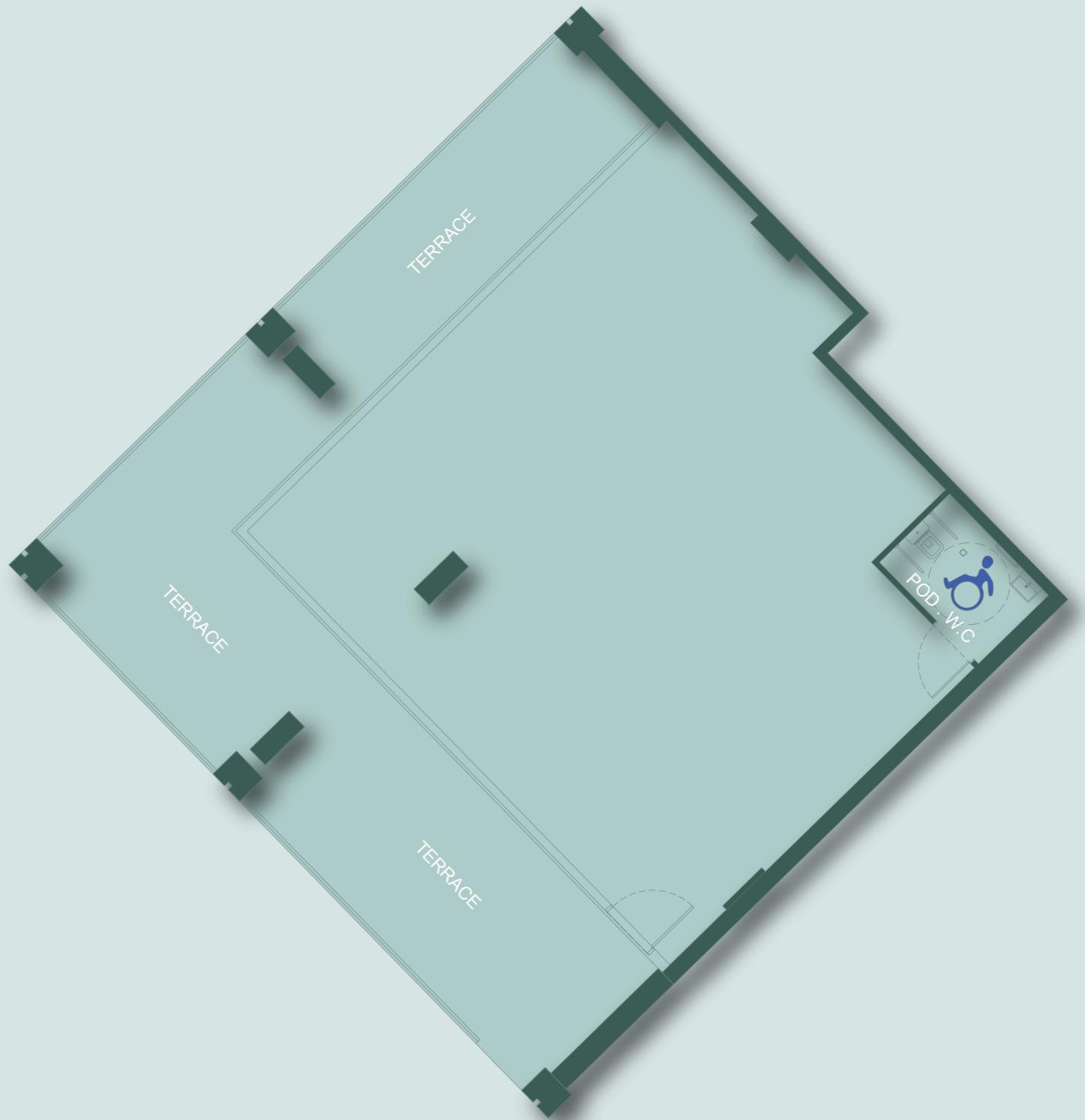
| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 20 KW       |



## Retail 05

| ARCHITECTURAL DETAILS |        |
|-----------------------|--------|
| AREA(ft2)             | 1278.5 |
| SIZE CAT              | Medium |
| BUSINESS CATEGORY     | F&B    |

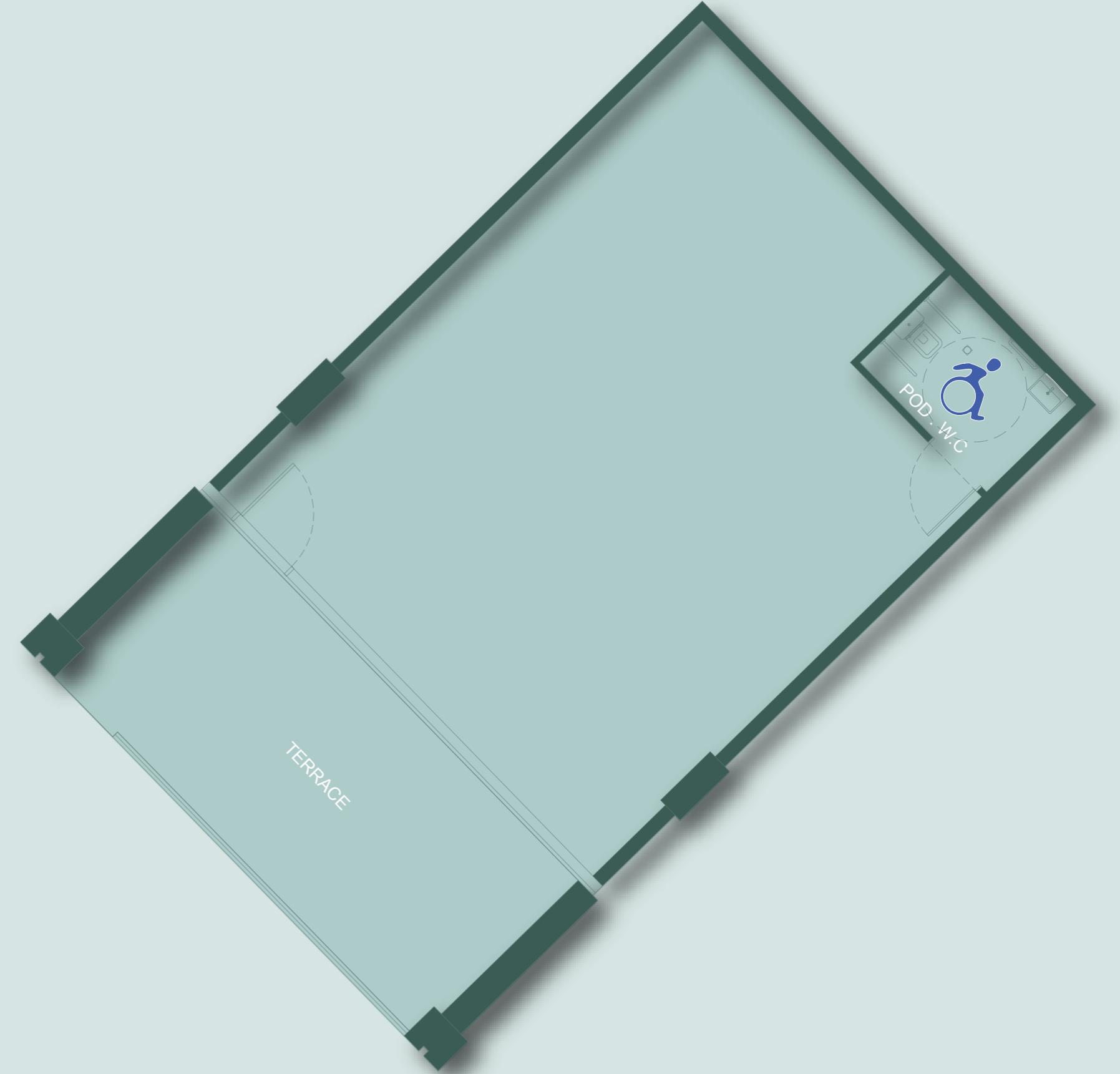
| MEP DETAILS          |           |
|----------------------|-----------|
| DR                   | Available |
| WS                   | Available |
| KITCHEN EXTRACT DUCT | Available |
| GAS                  | Available |
| FAD for kitchen      | Available |
| TCL                  | 40 KW     |



## *Retail 06*

| ARCHITECTURAL DETAILS |                   |
|-----------------------|-------------------|
| AREA(ft2)             | 848               |
| SIZE CAT              | Small             |
| BUSINESS CATEGORY     | Convience/service |

| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 20 KW       |



## Retail 07

| ARCHITECTURAL DETAILS |                   |
|-----------------------|-------------------|
| AREA(ft2)             | 904               |
| SIZE CAT              | Small             |
| BUSINESS CATEGORY     | Convience/service |

| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 20 KW       |



## Retail 08

| ARCHITECTURAL DETAILS |       |
|-----------------------|-------|
| AREA(ft2)             | 673.9 |
| SIZE CAT              | Small |
| BUSINESS CATEGORY     | F&B   |

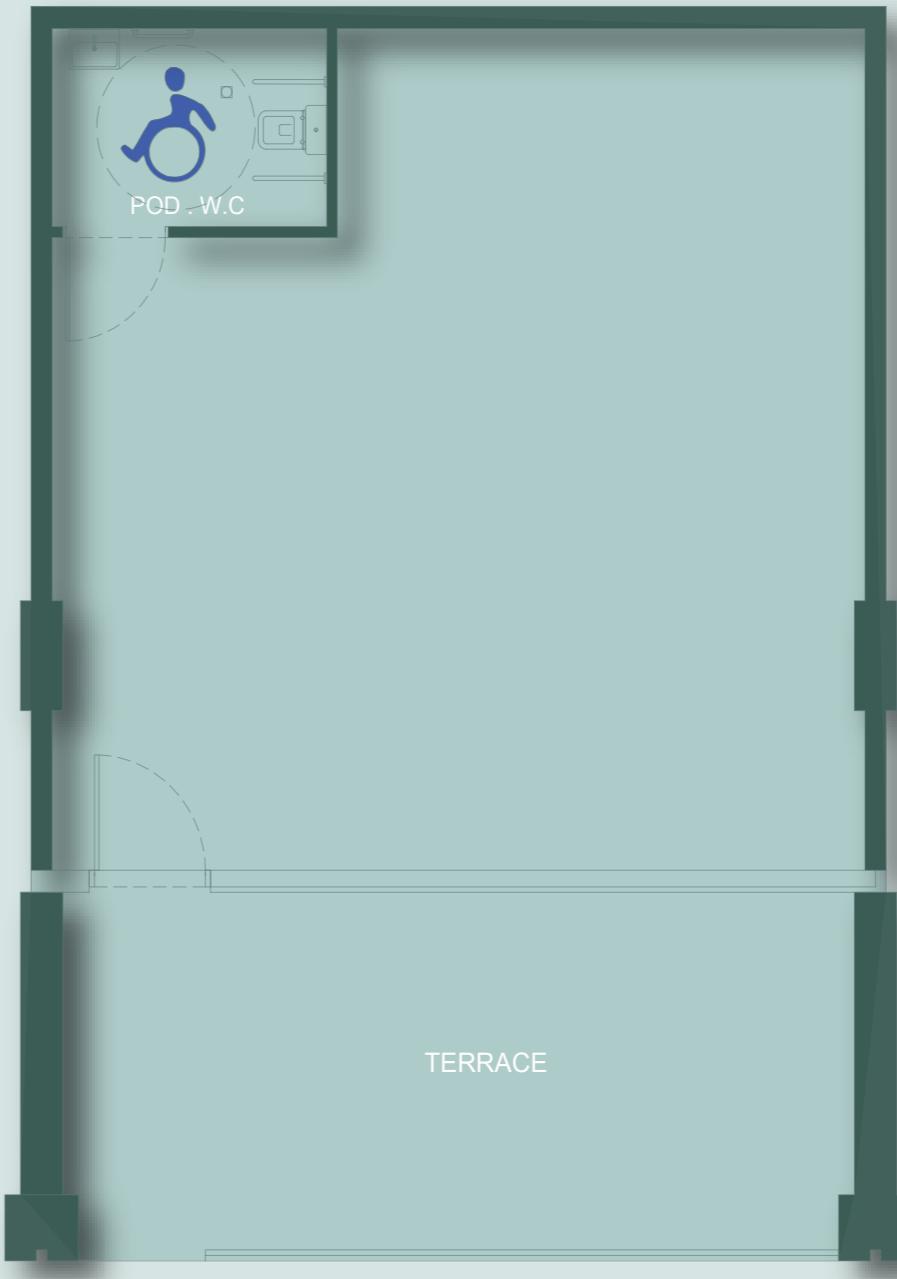
| MEP DETAILS          |           |
|----------------------|-----------|
| DR                   | Available |
| WS                   | Available |
| KITCHEN EXTRACT DUCT | Available |
| GAS                  | Available |
| FAD for kitchen      | Available |
| TCL                  | 30 KW     |



## Retail 09

| ARCHITECTURAL DETAILS |       |
|-----------------------|-------|
| AREA(ft2)             | 673.9 |
| SIZE CAT              | Small |
| BUSINESS CATEGORY     | F&B   |

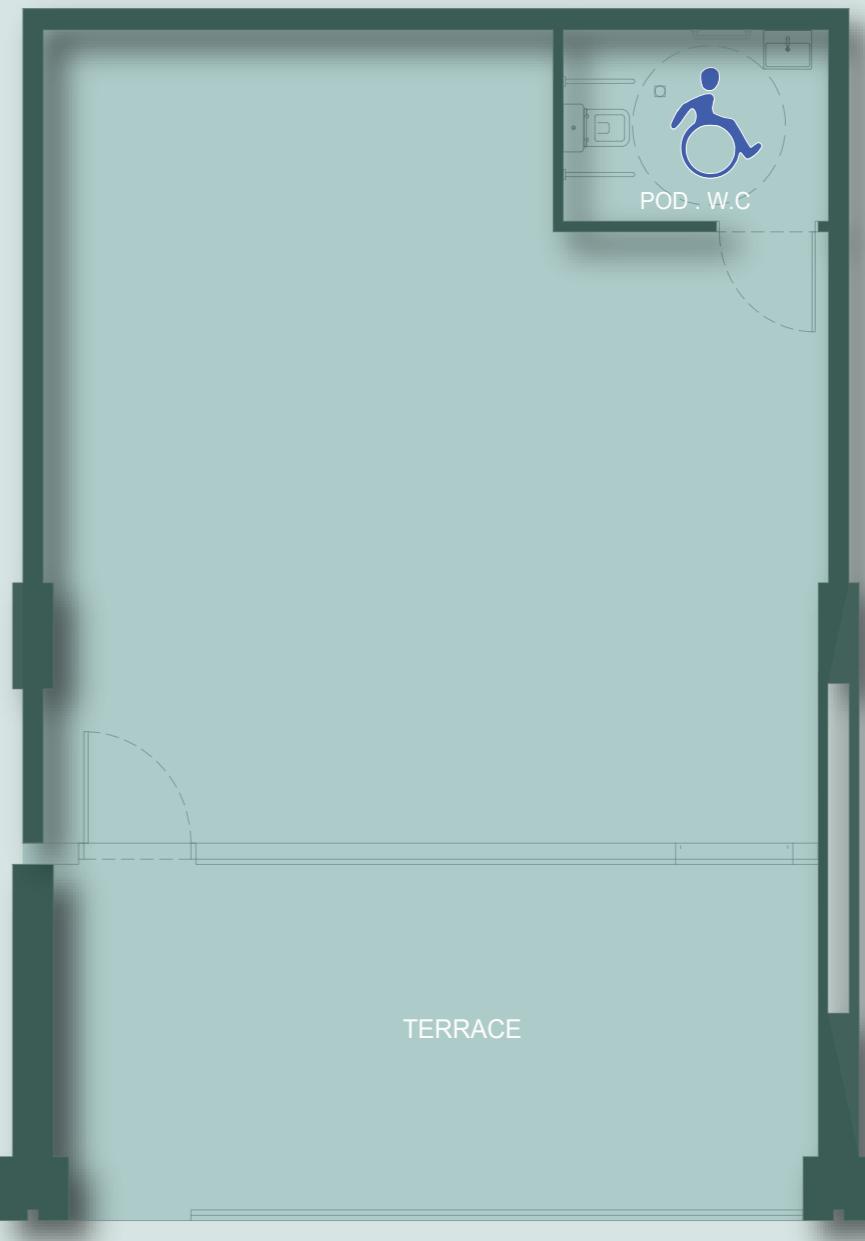
| MEP DETAILS          |           |
|----------------------|-----------|
| DR                   | Available |
| WS                   | Available |
| KITCHEN EXTRACT DUCT | Available |
| GAS                  | Available |
| FAD for kitchen      | Available |
| TCL                  | 30 KW     |



## Retail 10

| ARCHITECTURAL DETAILS |       |
|-----------------------|-------|
| AREA(ft2)             | 679.6 |
| SIZE CAT              | Small |
| BUSINESS CATEGORY     | F&B   |

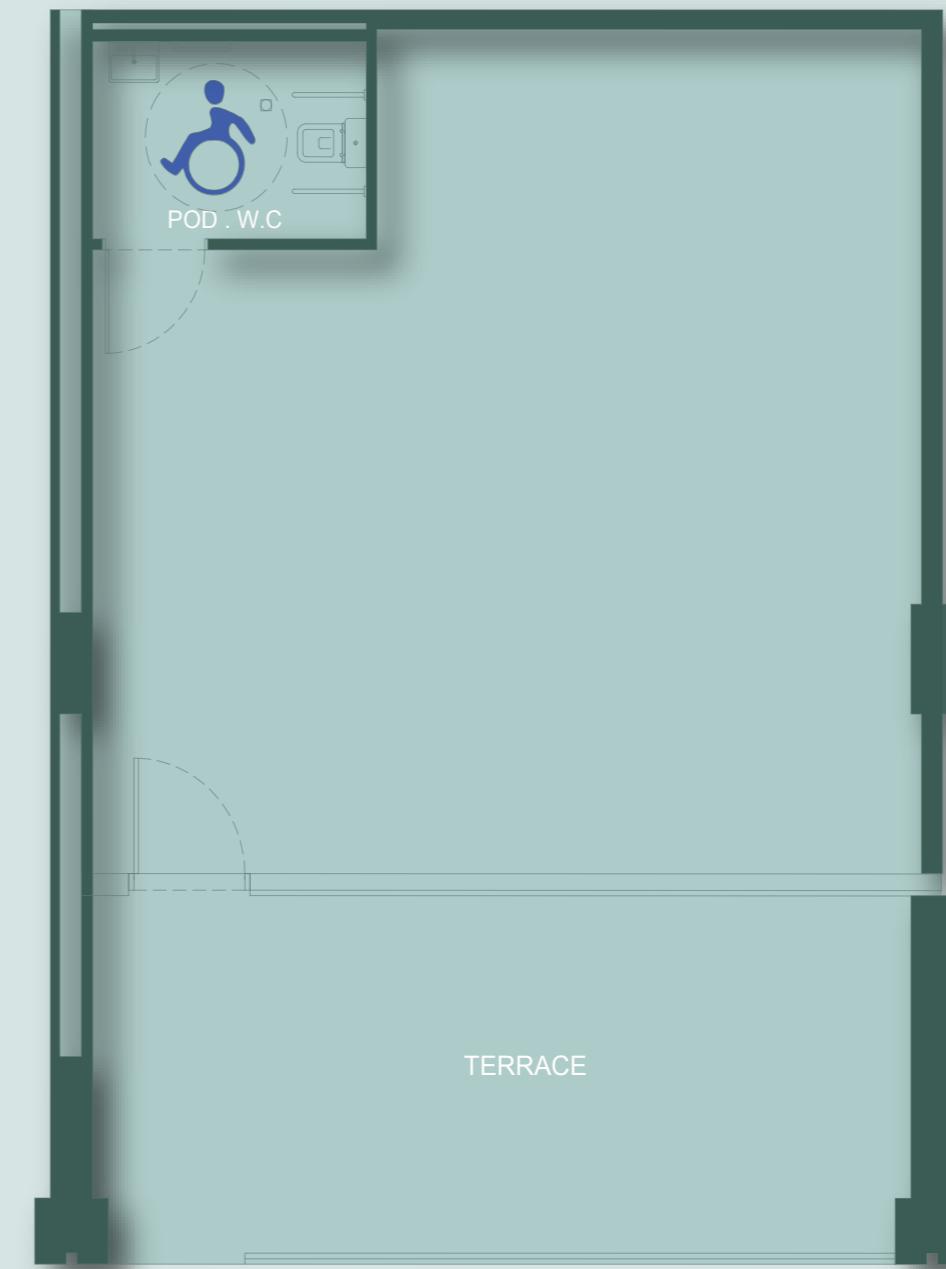
| MEP DETAILS          |           |
|----------------------|-----------|
| DR                   | Available |
| WS                   | Available |
| KITCHEN EXTRACT DUCT | Available |
| GAS                  | Available |
| FAD for kitchen      | Available |
| TCL                  | 30 KW     |



## Retail 11

| ARCHITECTURAL DETAILS |                   |
|-----------------------|-------------------|
| AREA(ft2)             | 671.6             |
| SIZE CAT              | Small             |
| BUSINESS CATEGORY     | Convience/service |

| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 20 KW       |



## Retail 12

| ARCHITECTURAL DETAILS |                   |
|-----------------------|-------------------|
| AREA(ft2)             | 671.7             |
| SIZE CAT              | Small             |
| BUSINESS CATEGORY     | Convience/service |

| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 20 KW       |



## Retail 13

| ARCHITECTURAL DETAILS |       |
|-----------------------|-------|
| AREA(ft2)             | 827   |
| SIZE CAT              | Small |
| BUSINESS CATEGORY     | F&B   |

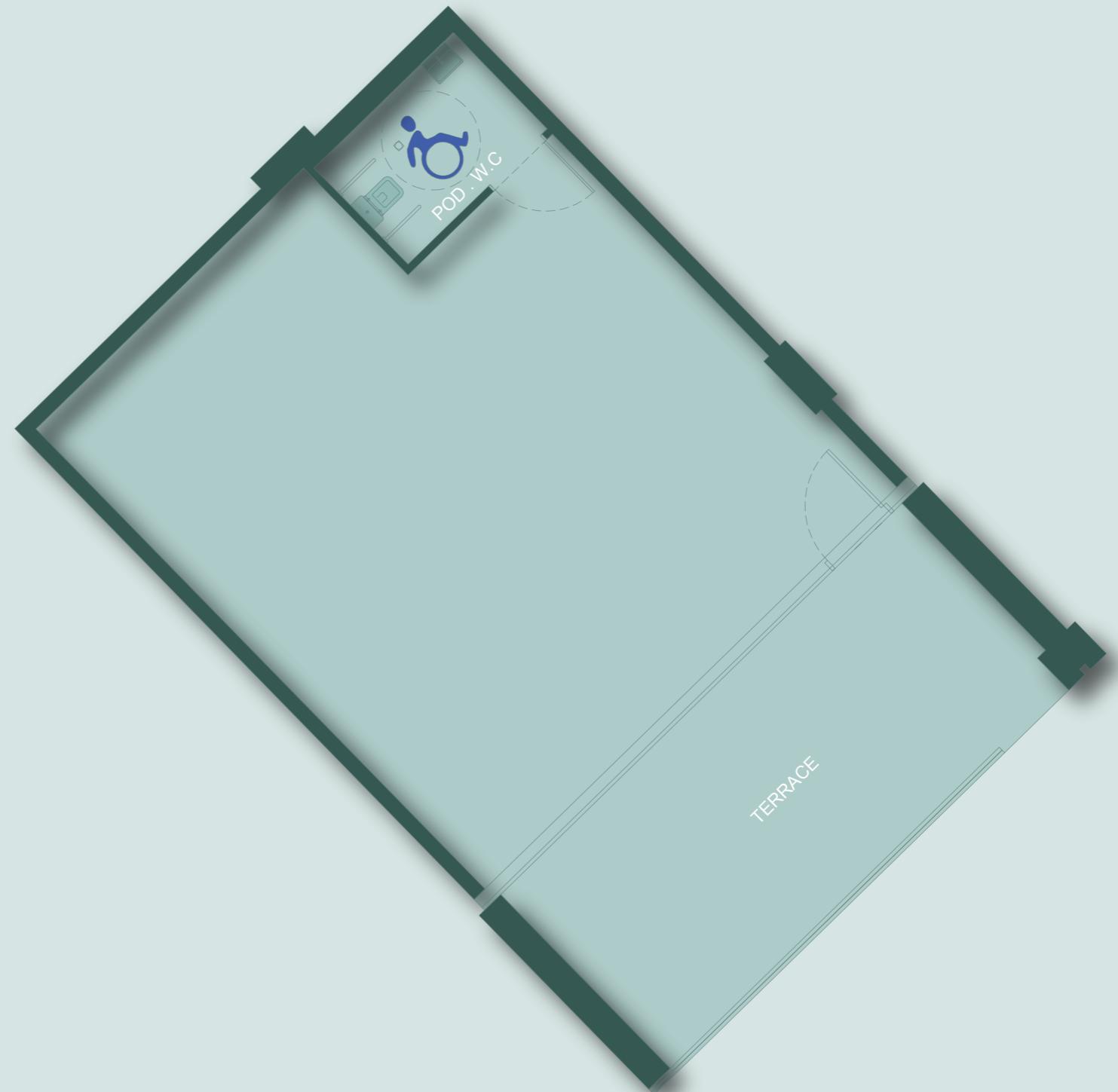
| MEP DETAILS          |           |
|----------------------|-----------|
| DR                   | Available |
| WS                   | Available |
| KITCHEN EXTRACT DUCT | Available |
| GAS                  | Available |
| FAD for kitchen      | Available |
| TCL                  | 32 KW     |



## Retail 14

| ARCHITECTURAL DETAILS |                   |
|-----------------------|-------------------|
| AREA(ft2)             | 753.8             |
| SIZE CAT              | Small             |
| BUSINESS CATEGORY     | Convience/service |

| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 20 KW       |



## Retail 15

| ARCHITECTURAL DETAILS |        |
|-----------------------|--------|
| AREA(ft2)             | 762    |
| SIZE CAT              | Large  |
| LOCATION              | Corner |
| BUSINESS CATEGORY     | F&B    |

| MEP DETAILS          |             |
|----------------------|-------------|
| DR                   | Available   |
| WS                   | Available   |
| KITCHEN EXTRACT DUCT | Unavailable |
| GAS                  | Unavailable |
| FAD for kitchen      | Unavailable |
| TCL                  | 20 KW       |

