

# dawn.

BY BINGHATTI

Within its conceptual framework, dawn beckons as a conduit for transformative experiences  
inviting to embrace a burgeoning journey enriched with boundless opportunities and advancement.  
It epitomizes the first illumination of daybreak evoking notions of auspicious resurgence.



# The Ephemeral Elegance of Dawn

Inspired by the evocative nuances of daybreak, this avant-garde hyper-property unveils a symphony of design elements that mirror the resplendent transition from nocturnal slumber to the first light of day. It celebrates transient yet profound moments of radiance that punctuate the passage of time.





Where a Burgeoning  
Journey Unfolds





# The Path to Transcendence



BURJ  
AL ARAB

HESSA  
STREET

DOWNTOWN  
DUBAI

E44 DUBAI  
ALKHAIL ROAD

DAWN  
BY BINGHATTI

E311 SHEIKH  
MOHAMMAD BIN  
ZAYED ROAD



# Jumeirah Village Circle

Jumeirah Village Circle (JVC) stands as a demonstration of expansive growth in the real estate sector boasting a landscape that mirrors the city's rapid pace of development. With its strategic location and dynamic urban planning, JVC offers investors a promising landscape of opportunities for lucrative returns and sustainable development.

## NEARBY AMENITIES

### MALL

1. Circle Mall

### SUPERMARKET

1. Spinneys
2. Grandiose
3. Choithrams
4. Nesto Hypermarket
5. Viva Supermarket

### SCHOOL

1. JSS International School
2. Kids World Nursery
3. Ladybird Nursery

### HOSPITAL/CLINIC

1. Aster Medical Clinic
2. Life Medical Center
3. Magnum Family Medical Center
4. Dr. Joy Dental Clinic

### PARK

1. Halfa Park
2. RootsCamp
3. Community Park South
4. Community Park North

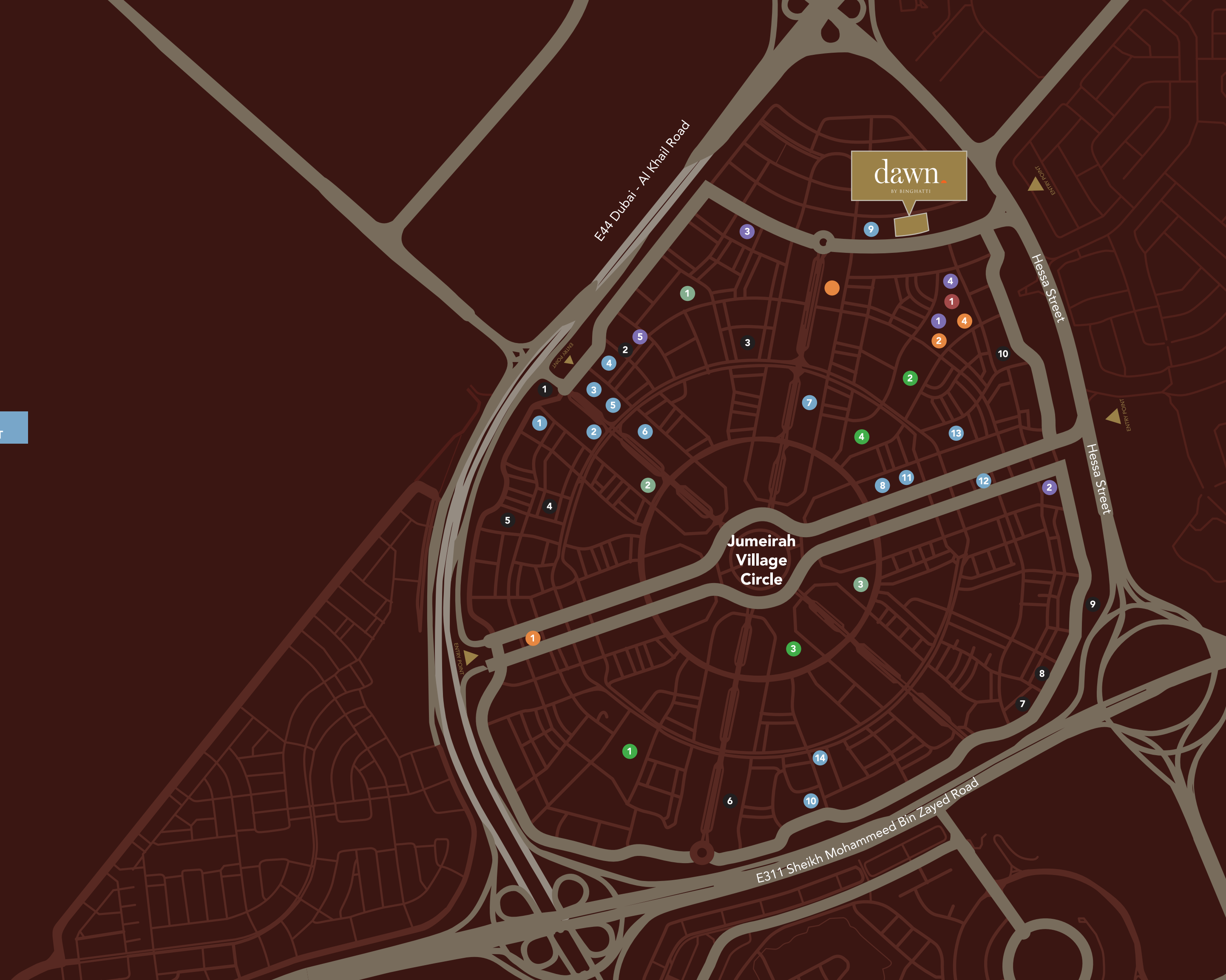
### COMPLETED PROJECTS

1. Binghatti Gate
2. Binghatti Heights
3. Binghatti Mirage
4. Binghatti Rose
5. Binghatti Jasmine
6. Binghatti Crest
7. Binghatti Luna
8. Binghatti Nova
9. Binghatti Gems
10. Binghatti Crescent
11. Dawn by Binghatti

### PROJECTS UNDER DEVELOPMENT

1. Binghatti Onyx
2. Binghatti Emerald
3. Binghatti House
4. Binghatti Corner
5. Binghatti Lavender
6. Binghatti Orchid
7. Binghatti Amber
8. Binghatti Gardenia
9. Binghatti Azure
10. Binghatti Venus
11. Binghatti Tulip
12. Binghatti Phantom
13. Binghatti Galaxy
14. Binghatti Phoenix

 JVC ENTRY POINT







# Project Facts

PROPERTY TYPE

**RESIDENTIAL AND RETAIL**

PLOT AREA

**2,203.54 SQ.M / 23,718.68 SQ.FT**

DESCRIPTION

**2B + G + 4 RESIDENTIAL FLOORS + ROOF**

NUMBER OF UNITS

STUDIO

**55 UNITS**

1 BEDROOM

**39 UNITS**

2 BEDROOM

**1 UNIT**

TOTAL UNITS

RESIDENTIAL

**95 UNITS**

SHOP

**2 UNITS**







DESIGN DETAILS

# Finishes

MAIN LOBBY INTERIOR SAMPLE BOARD

The interiors exude an aura of understated luxury and impeccable craftsmanship. From a selection of high quality materials to bespoke finishes, the hyper-property transforms ordinary living spaces into veritable works of art that is unmistakably Binghatti.



STATUARIO MARBLE



STUCCO



TRAVERTINE



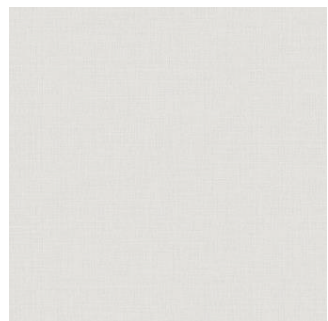
MIRROR



BRUSHED BRASS



WOOD



WALLPAPER



FLUTED WOOD



PATAGONIA

All finishes are subject to change without notice at our sole discretion for any reason including aesthetic purposes.











DESIGN DETAILS

# Finishes

APARTMENT INTERIOR SAMPLE BOARD

The interiors exude an aura of understated luxury and impeccable craftsmanship. From a selection of high quality materials to bespoke finishes, the hyper-property transforms ordinary living spaces into veritable works of art that is unmistakably Binghatti.



WOOD PORCELAIN



TAN OAK WOOD



BRUSHED BRASS



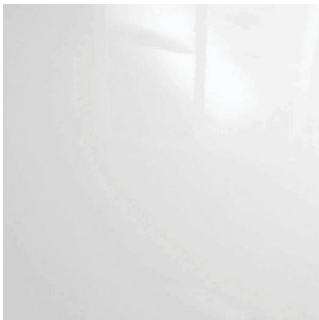
NANO STATUARIO



PATAGONIA



GLOSSY BEIGE WOOD



GLOSSY WHITE WOOD



FLUTED OAK WOOD



FLODSTENTARTIC



BT WHITE



FIOR DI BASCO

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DESIGN DETAILS

# An Enclave of Refined Living





