

**BINGHATTI TULIP**  
JUMEIRAH VILLAGE CIRCLE



## Leading the Renaissance of Property in the Region

Each hypertower is a commissioned architectural masterpiece, a magnum opus unto itself, reflective of Binghatti's vision to lead the renaissance of property in the region.







# Table of Contents

01.

Project  
Introduction

02.

Awards &  
Recognitions

03.

Binghatti  
Milestones

04.

Binghatti  
Tulip

05.

Floor  
Plans

06.

Project  
Details





**BINGHATTI TULIP**

DUBAI  
MARINA

E44  
DUBAI HATTA  
HIGHWAY

BURJ  
AL ARAB

E311 SHEIKH  
MOHAMMAD BIN  
ZAYED ROAD

DOWNTOWN  
DUBAI



# 02.

Awards &  
Recognitions



# An award winning developer

بن غاطي للتطوير هي شركة تطوير عقاري لديها العديد من المشاريع العقارية حول دولة الإمارات العربية المتحدة بقيمة استثمارية تفوق العشرين مليار درهم اماراتي من خلال محافظة عقارية تضم اكثر من خمسين مشروع في جميع انحاء دبي تتضمن منطقة الخليج التجاري، قرية جميرا الدائرية، ليوان، دبي لاند السكنية وواحة دبي للسيلكون و الجداف.

تمتلك بن غاطي خطط شاسعة للتوسع في السنوات القادمة مع التركيز بشكل خاص في نمو محافظتها العقارية في دبي. بصفتها احد اكبر شركات التطوير بالامارات، بن غاطي للتطوير حازت على جوائز عديدة وان تتمركز كشركة اماراتية رائدة في كل من قطاع التطوير العقاري والهندسة المعمارية. نالت بن غاطي العديد من الجوائز منها أفضل شركة عقارية ضمن أعلى 100 شركة عقارية في الشرق الأوسط حسب لائحة فوربس الشرق الاوسط. وحصلت على جائزة أفضل مشروع قيد الإنشاء من دائرة الاراضي والأماك في دبي وجائزة الشرق الأوسط للمباني الخضراء لعامي 2017 و 2018 بالإضافة لجائزة اسرع تطوير لمشروع عقاري من دائرة الاراضي والأماك في دبي والعديد من الجوائز من معرض سيتي سكيب والعقارات الخليجية. وجائزة تايفون لاحسن شركة عقارية من قبل حكومة دبي. وتطمح الشركة لترسيخ مكانتها كاحدى أفضل واكبر الشركات العقارية الرائدة في دولة الإمارات العربية المتحدة.

Binghatti Developers is a real estate development company which is active throughout the UAE with an investment value in excess of AED 20 Billion across a portfolio of more than 40 projects and currently operates in several areas throughout Dubai including Business Bay, Dubai Silicon Oasis, Al Jaddaf, Dubai Marina, Jumeirah Village Circle, Liwan, and Dubai Land Residence Complex. The company possesses bold plans for expansion in the coming years, specifically focusing on the growth of its real-estate portfolio in Dubai.

As an award-winning developer with a proven track record, Binghatti Developers has established itself as a pioneer in both real estate development and architecture. Binghatti Developers' has acclaimed a respected status within the Real Estate Sector and is amongst Forbes Top 100 Real Estate companies in the Middle East. With an accolade of awards under its belt, Gulf Real Estate – Best Real Estate Off Plan Project, MENA Green Building Awards 2018 & 2017, Cityscape Awards 2018, Arabian Property Awards 2018 & 2017, and Government of Dubai- Best Real Estate Tycoon Awards, these are just a few of the accomplishments Binghatti Developers have received over the few years.

## Milestones

# 60+

Projects in the region

# 10,000+

Apartments planned for completion by the next 18 months

Value of

# 7 Billion

# 20,000+

Upcoming project units

Value of

# 20 Billion





# Awards & Recognitions



03.

Binghatti  
Milestones

# Recent Launches



BURJ BINGHATTI JACOB & CO RESIDENCES



BUGATTI RESIDENCES BY BINGHATTI

Milestones

إنجازات بن غاطي للتطوير



TRILLIONAIRE RESIDENCES BY BINGHATTI



BINGHATTI CREST



BINGHATTI CORNER



BINGHATTI NOVA



BINGHATTI HEIGHTS



BINGHATTI EMERALD



BINGHATTI CRESCENT



BINGHATTI CANAL

Milestones

إنجازات بن غاطي للتطوير



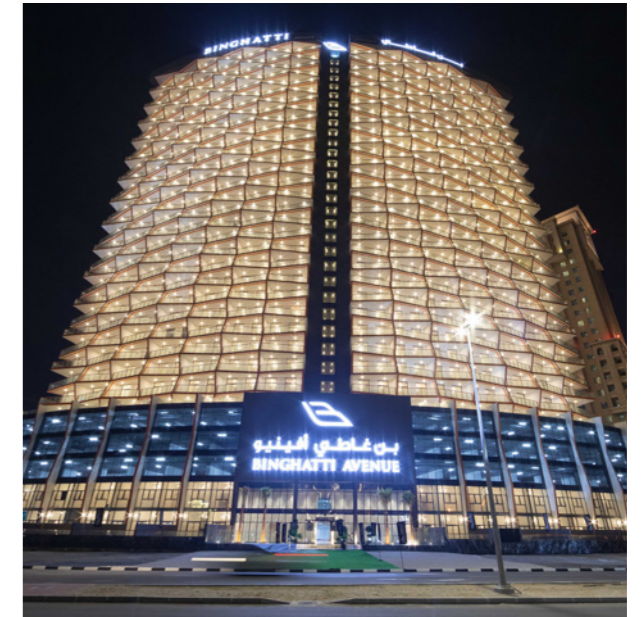
BINGHATTI ORCHID



BINGHATTI LUNA



BINGHATTI POINT



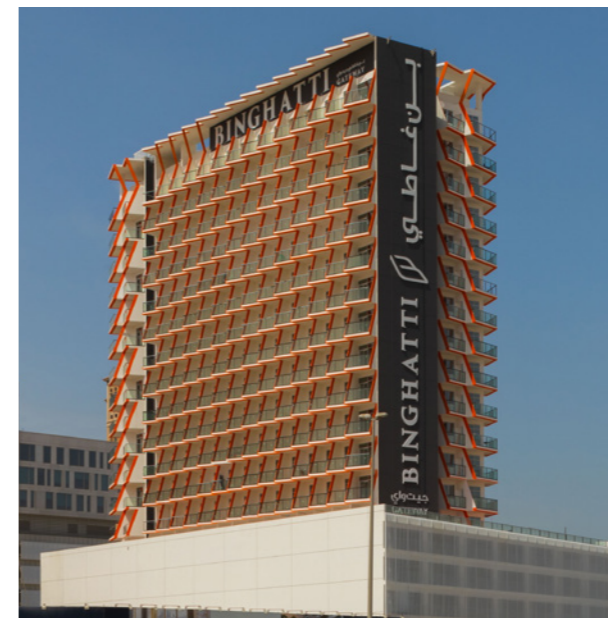
BINGHATTI AVENUE



BINGHATTI AMBER



BINGHATTI ONYX



BINGHATTI GATEWAY



BINGHATTI CREEK

Milestones

إنجازات بن غاطي للتطوير



BINGHATTI MIRAGE



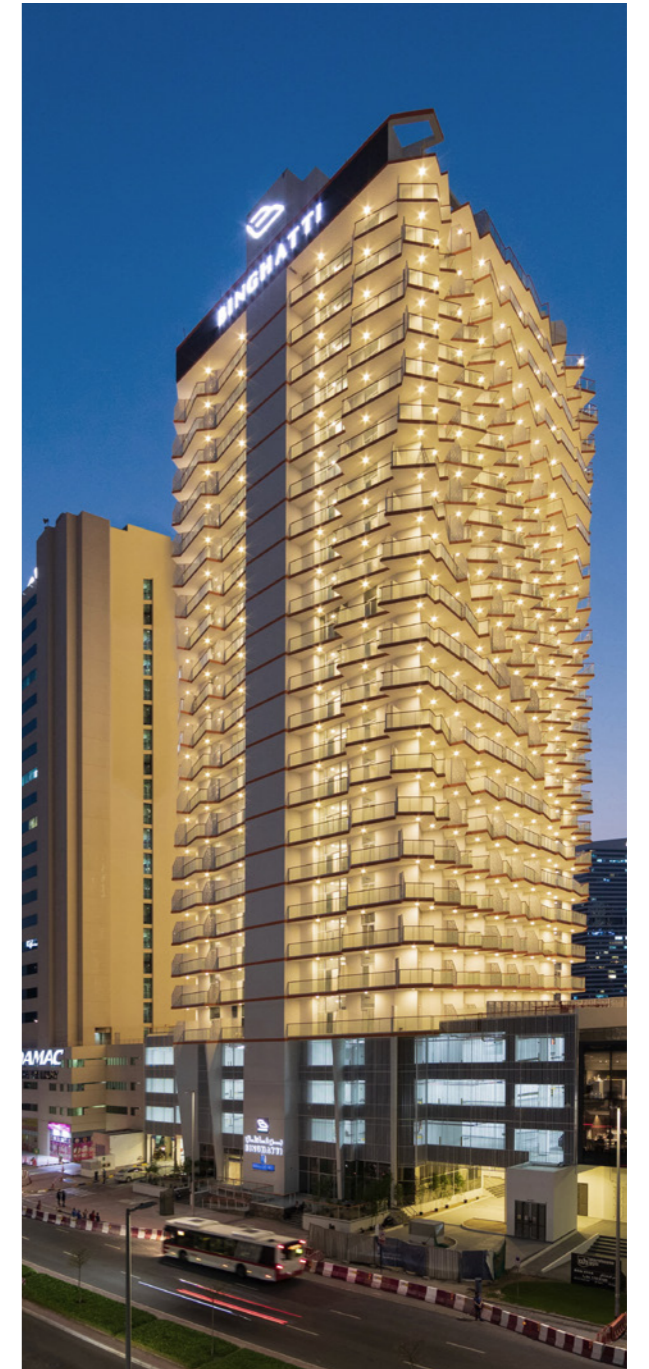
BINGHATTI GATE



BINGHATTI JASMINE



BINGHATTI GEMS



MILLENIUM BINGHATTI RESIDENCES





04.

Binghatti  
Tulip

# Binghatti Tulip

Welcome to Binghatti Tulip, a testament to cutting-edge architectural ingenuity and design excellence. At Binghatti Tulip, every element tells a story of innovation, creativity, and sustainability. Each detail has been carefully curated to offer outdoor spaces that respect your privacy.

Binghatti Tulip is not just a home; it's an investment in a prime location that promises enduring value. Discover the future of living.



# High - end Finishes



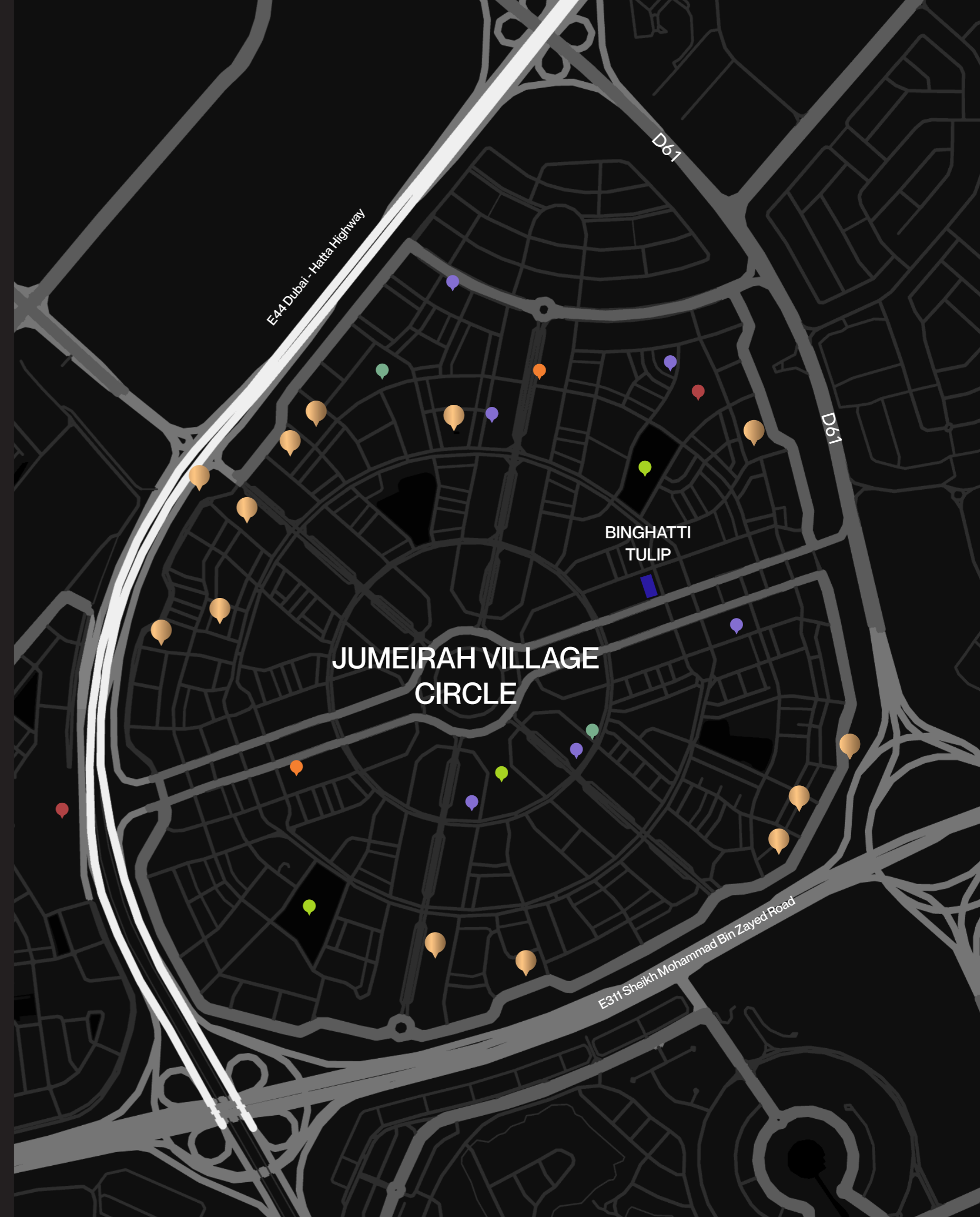
# Jumeirah Village Circle

## COMMUNITY FEATURES

- Schools
  - Kids World Nursery
  - Ladybird Nursery
- Supermarket
  - Spinneys
  - Choithrams
  - West Zone Fresh
  - Aswaaq Mart
  - All Day Minimart
  - Holiday Minimart
- Mall
  - Circle Mall
- Supermarket
  - Halfa Park
  - Roots Camp
  - Community Park North
  - Community Park South
- Hospital/Clinic
  - Magnum Family Medical Center
  - Right Health Karama Medical Center

## OTHER NEAR BY AMENITIES

- Schools
  - Gems United – Dubai Sports City – 5 Minutes
  - Nord Anglia – Al Barsha South – 5 Minutes
  - Gems World Academy – Al Barsha South – 5 Minutes
  - Dubai British School – Emirate Hills – 7 Minutes
  - Dubai International Academy – Emirate Hills – 7 Minutes
- Mall
  - Al Khail Avenue Mall at Jumeirah Village Triangle – 2 Minutes
  - Mall of the Emirates – Al Barsha 1 – 7 Minutes
  - Al Barsha Mall – Al Barsha 2 – 7 Minutes
  - City Center Al Barsha – Al Barsha South – 5 Minutes
- Hospital/Clinic
  - Emirates Hospital Day Surgery – Motor City – 5 Minutes
  - Mediclinic Park View Hospital – Al Barsha South – 5 Minutes
- Binghatti Completed Projects



# Project Facts

## PROPERTY TYPE

RESIDENTIAL & RETAIL

## PLOT AREA

2255.63 SQ. M./ 24279.60 SQFT

## PLOT NUMBER

JVC10WHRA003

## DESCRIPTION

UG + G + 5P + 30 FLOORS  
+ ROOF FLOOR

## NUMBER OF UNITS

STUDIO - 58

1 BEDROOM - 160

2 BEDROOM - 46

3 BEDROOM - 12

## TOTAL UNITS

RESIDENTIAL - 276

SHOP - 3



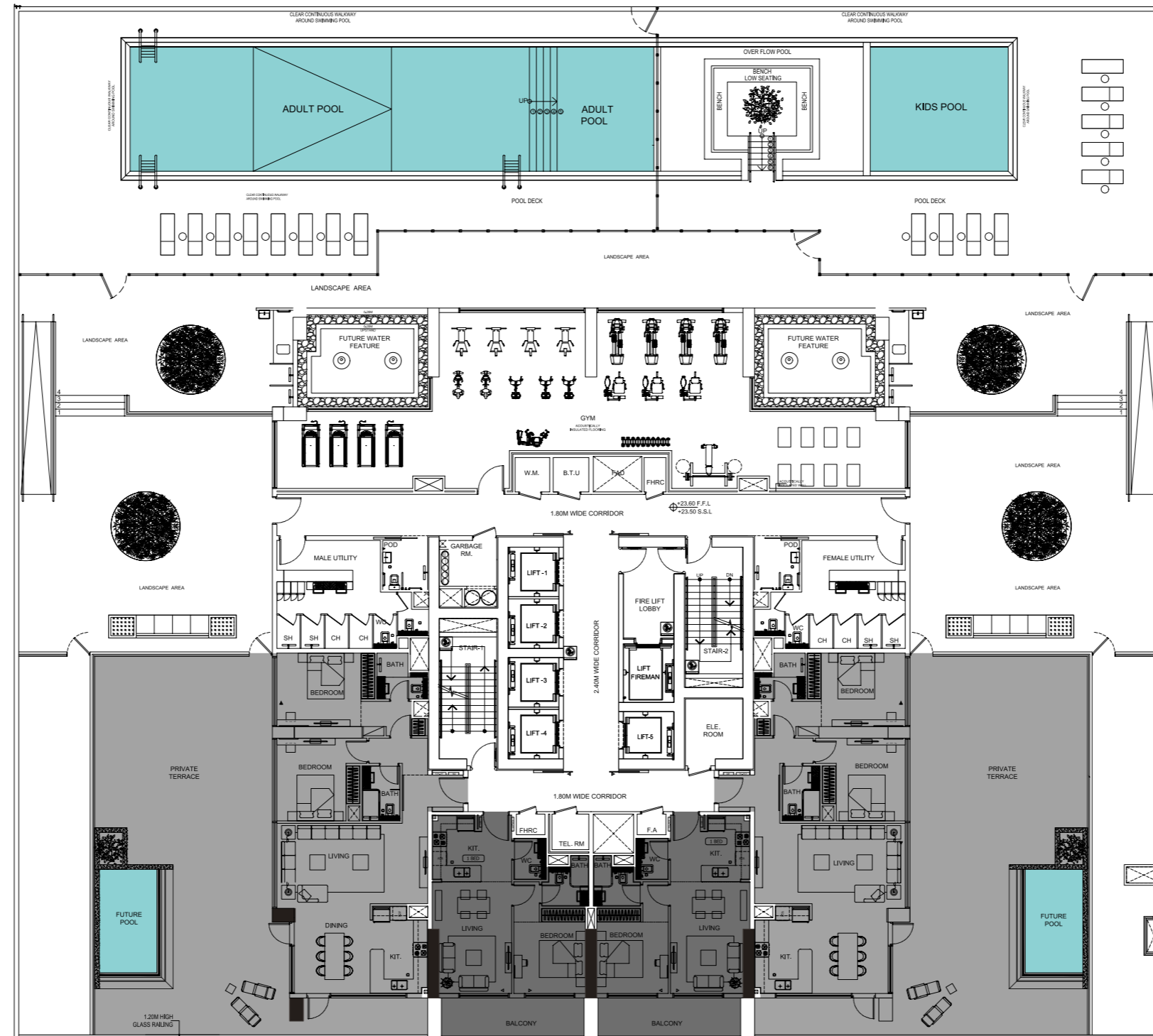


# 05.

Floor  
Plans

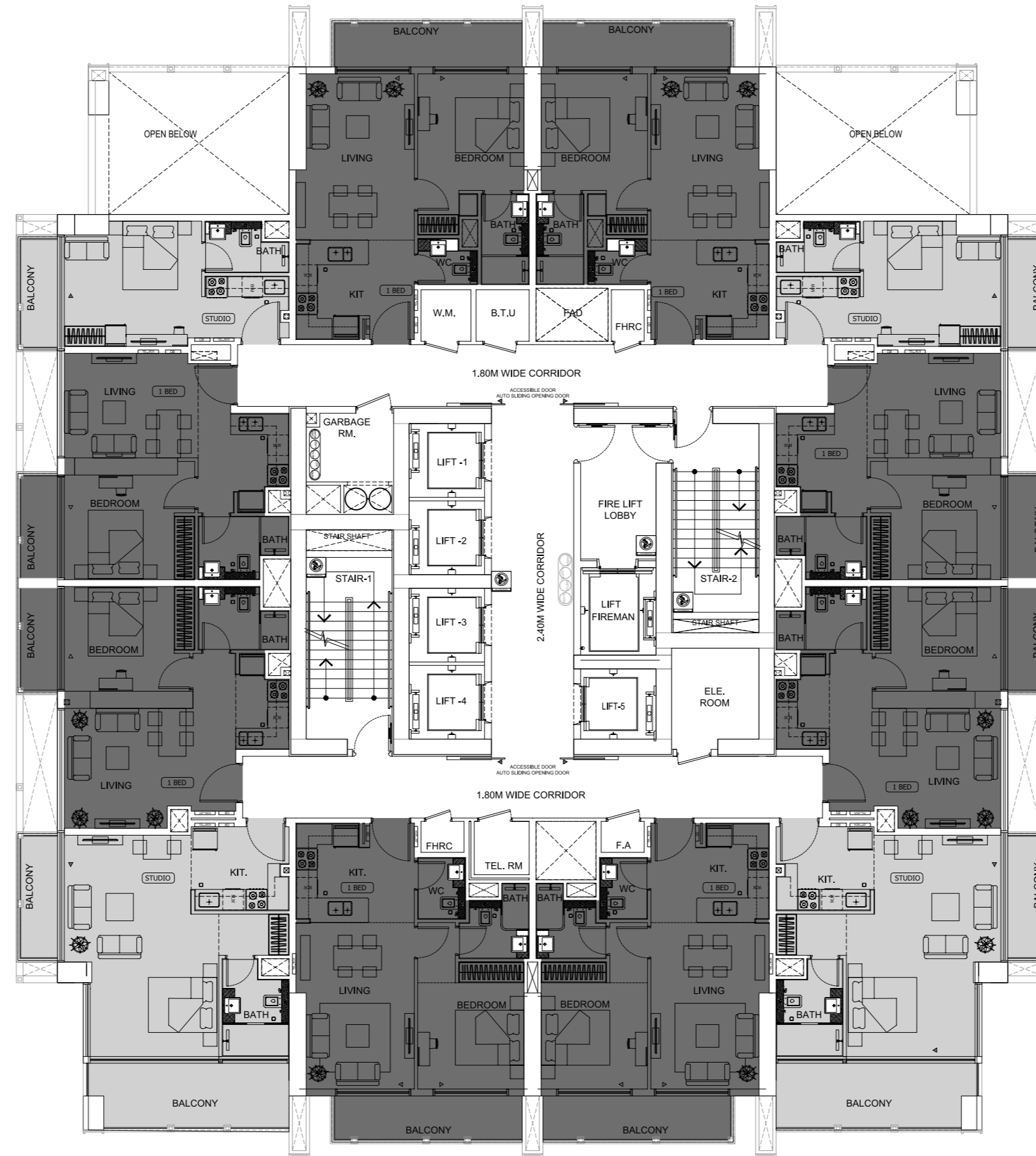
# Typical Floor Plan

# 1st Floor



# Typical Floor Plan

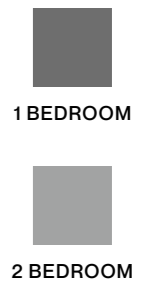
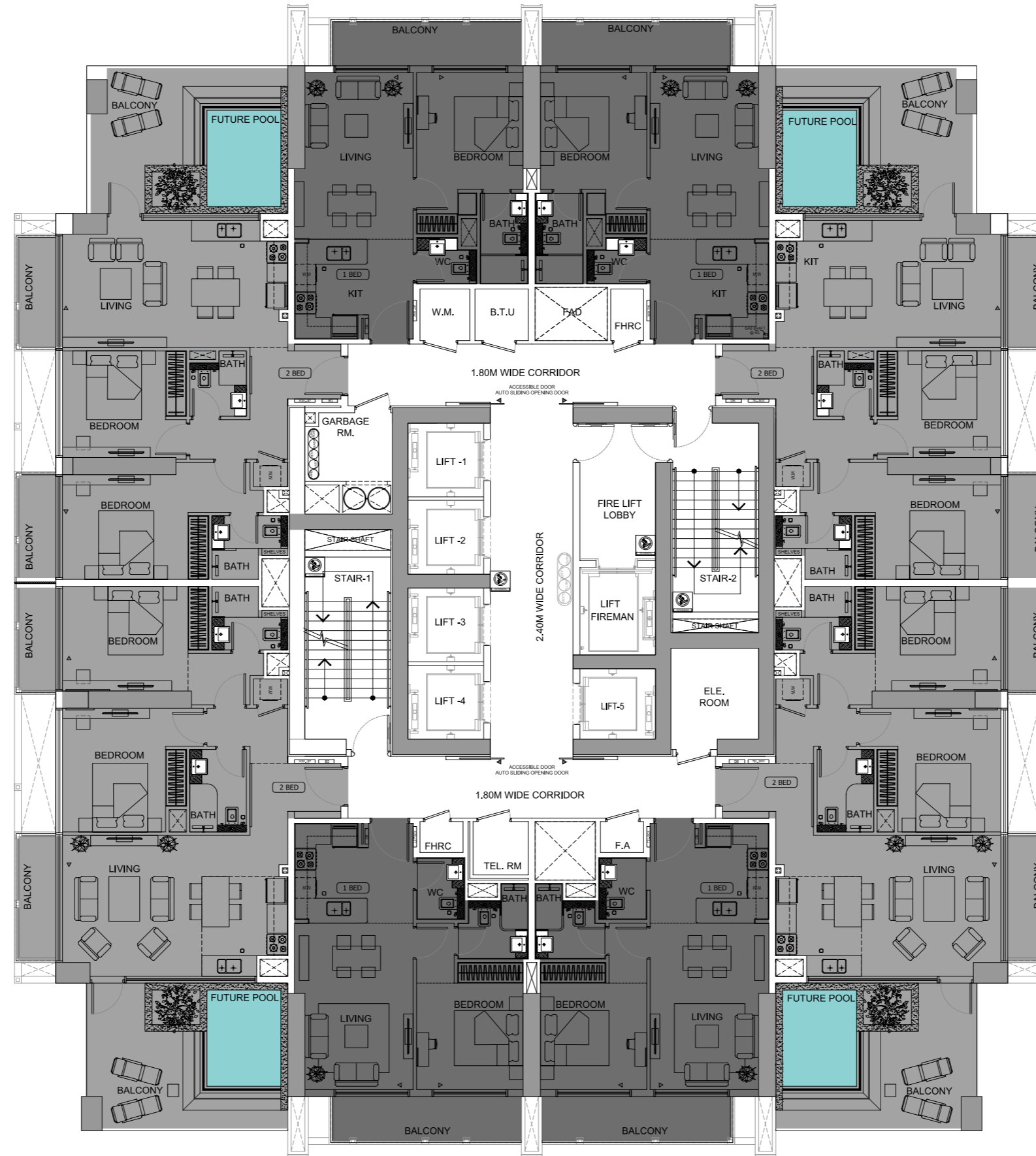
# 2<sup>nd</sup> Floor





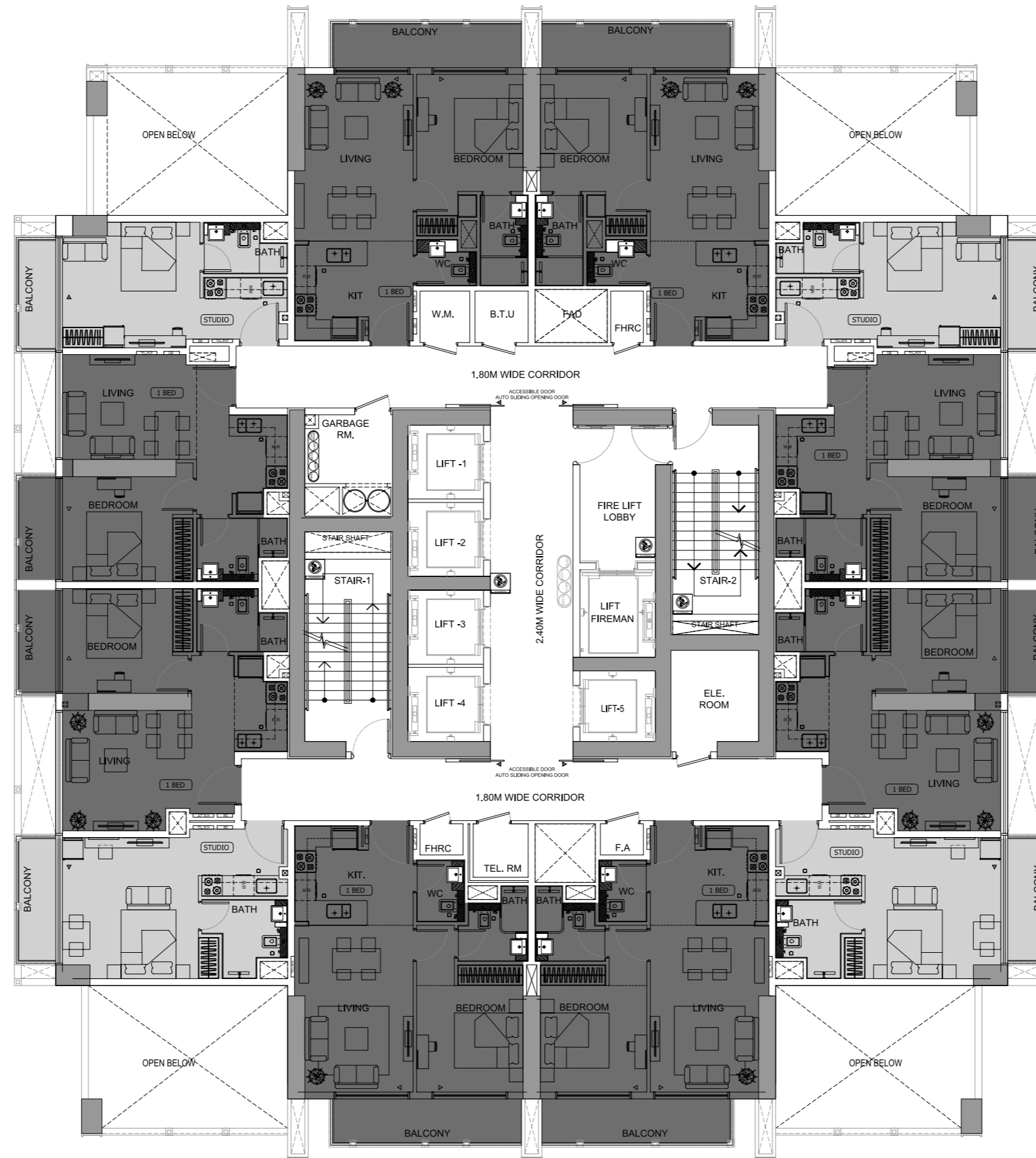
# Typical Floor Plan

3<sup>rd</sup> - 17<sup>th</sup> Floor



# Typical Floor Plan

4<sup>th</sup> - 30<sup>th</sup> Floor



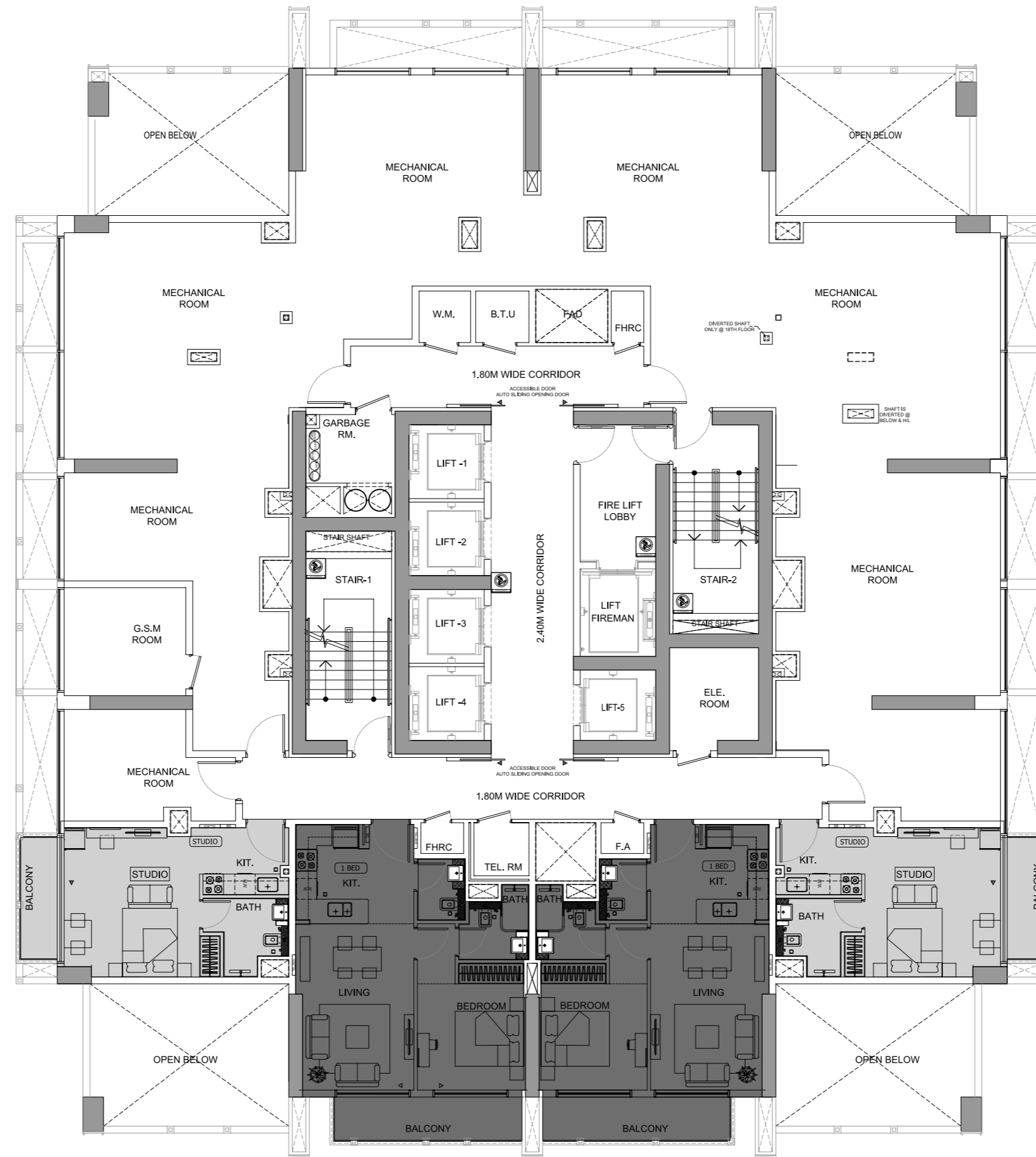
STUDIO



1 BEDROOM

# Typical Floor Plan

# 18<sup>th</sup> Floor



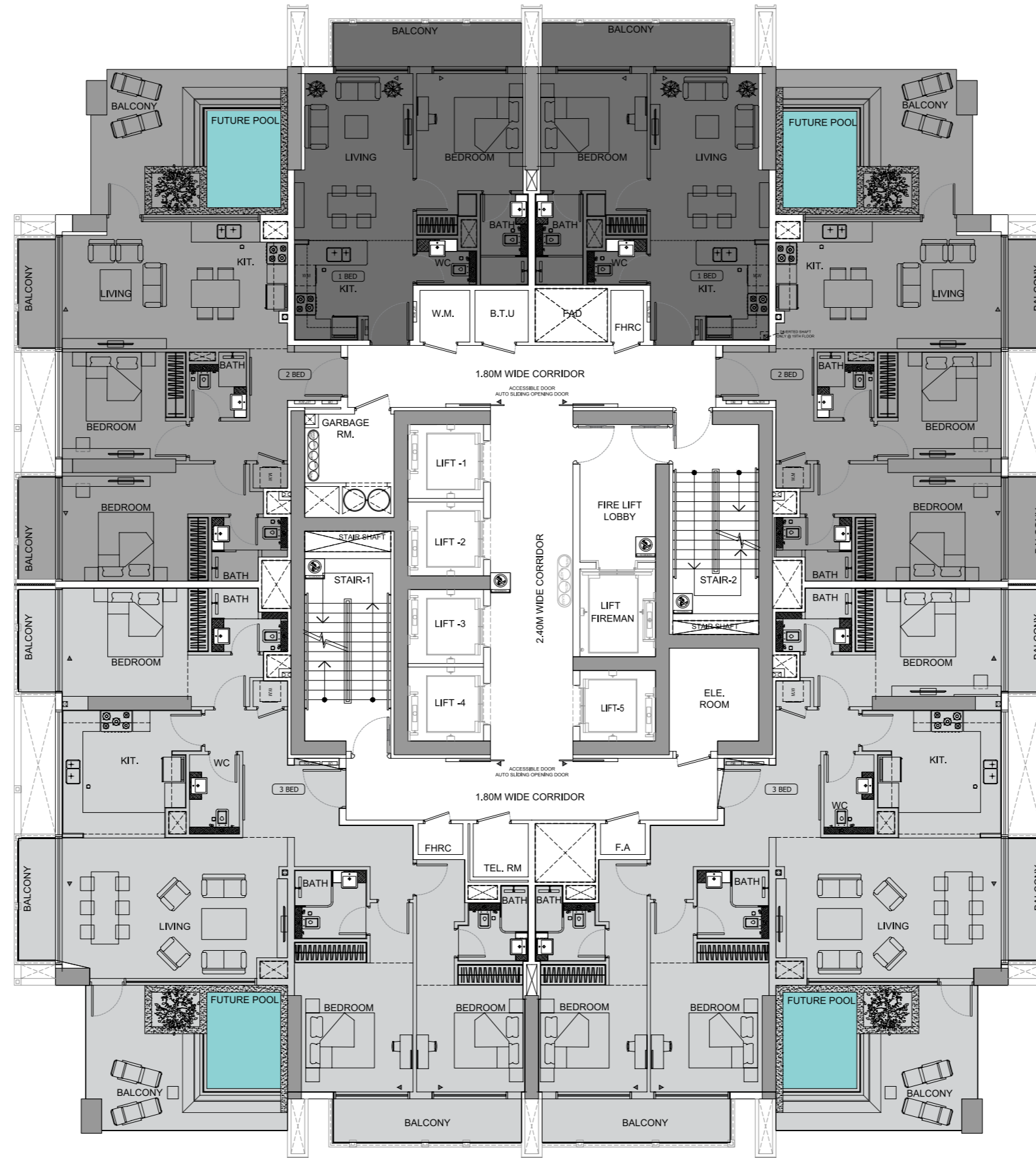
STUDIO



1 BEDROOM

# Typical Floor Plan

19<sup>th</sup> - 29<sup>th</sup> Floor

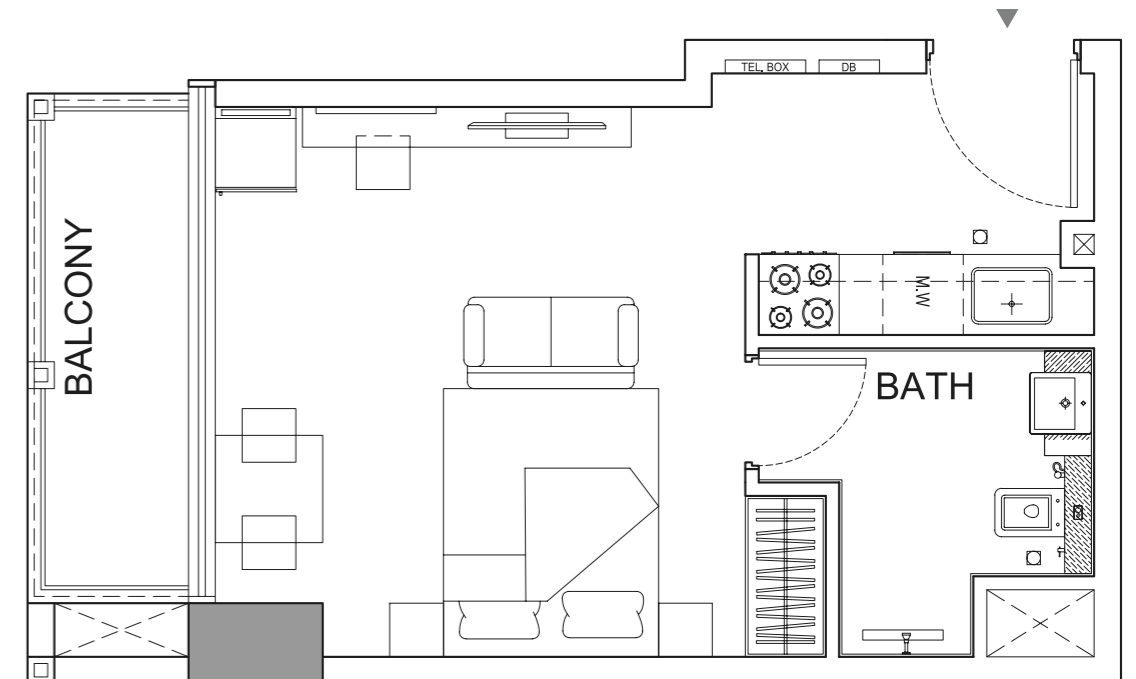
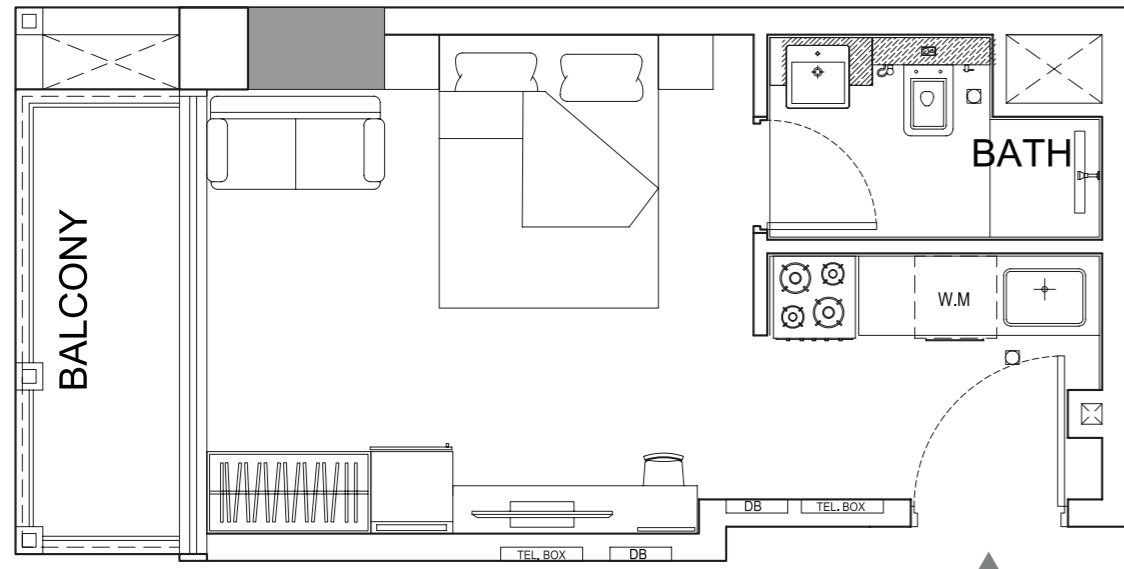


-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM

# Studio

A

B

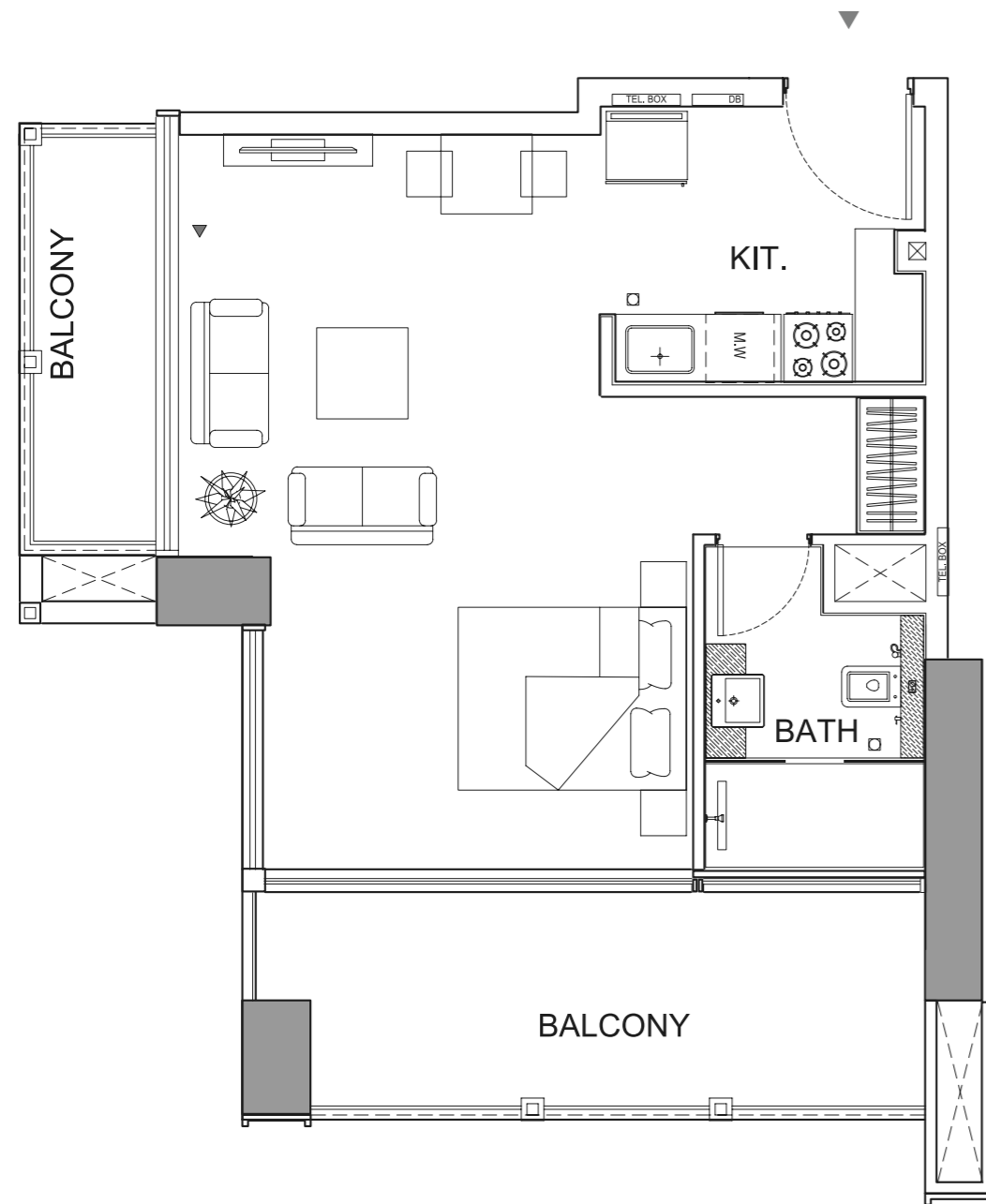


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تنويه: ١. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

# Studio

©

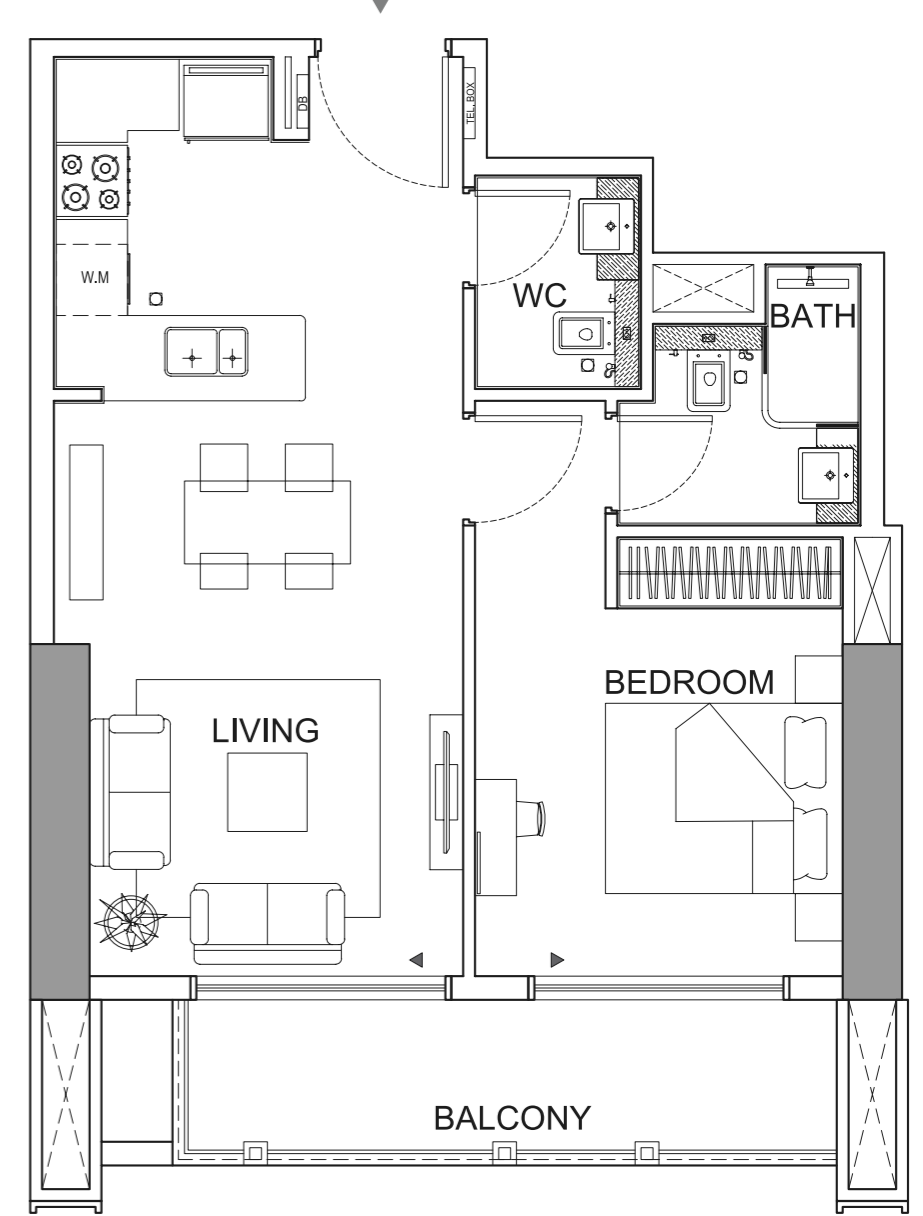
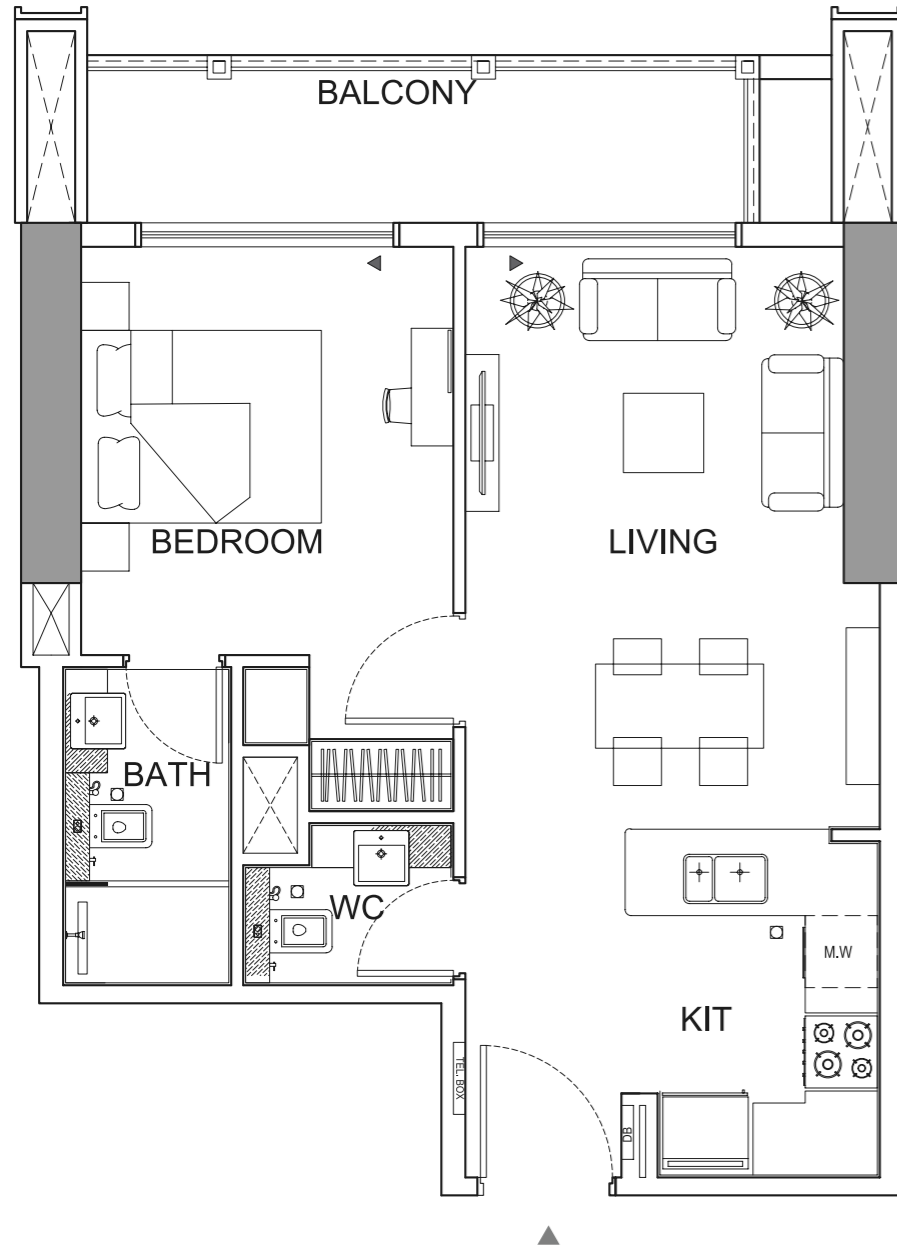


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# 1 Bedroom

A

B

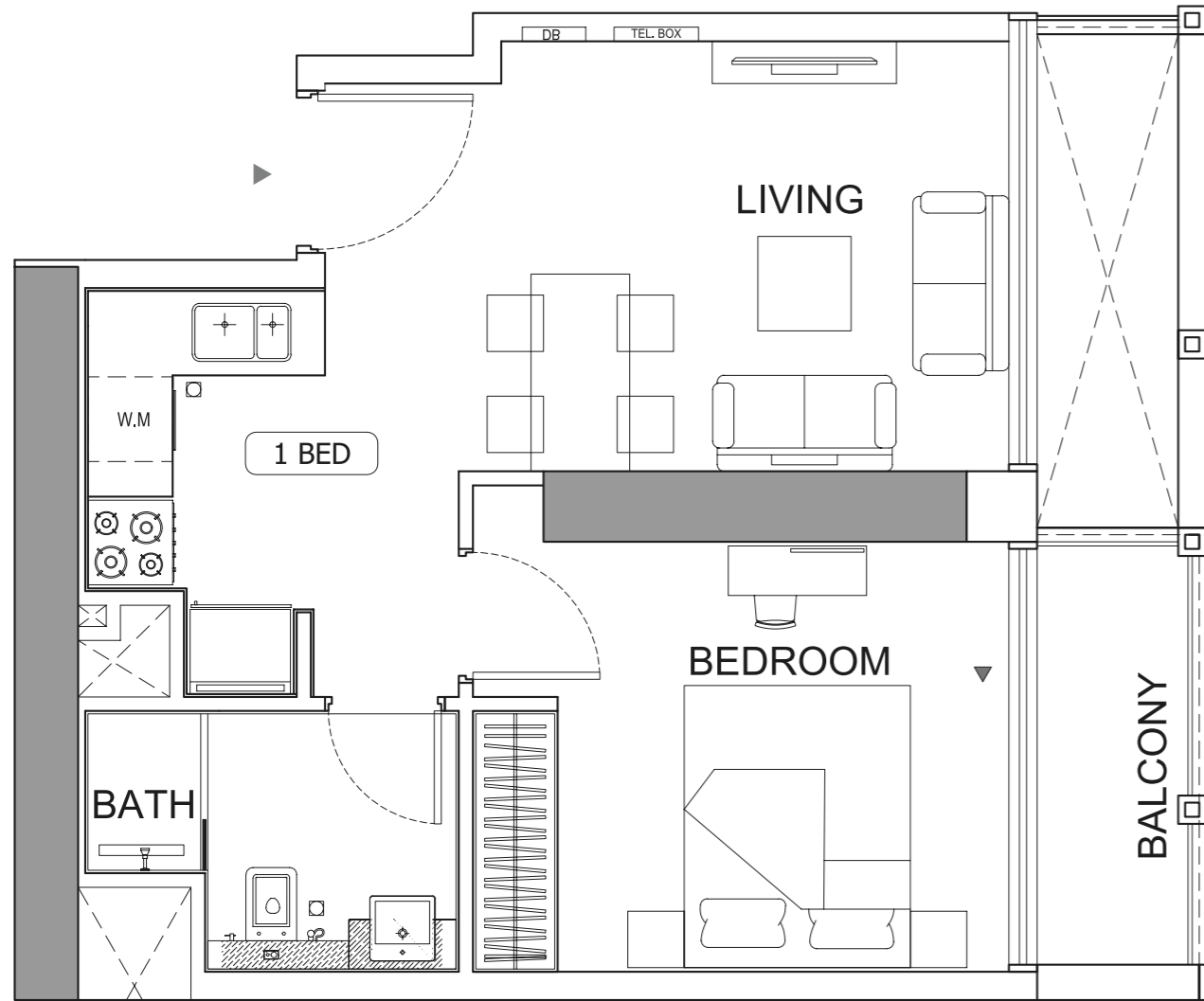


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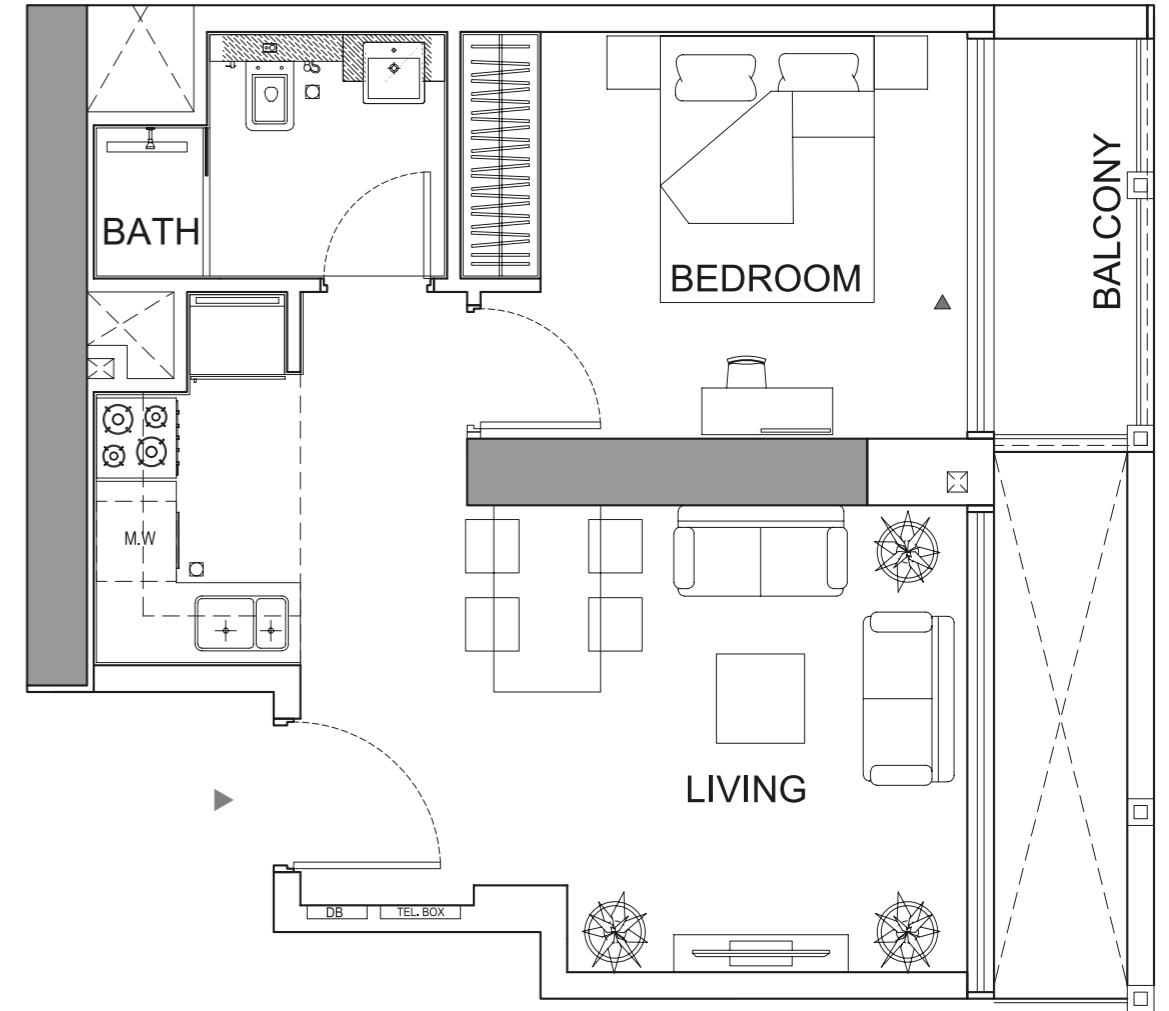
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# 1 Bedroom

Ⓒ



Ⓓ



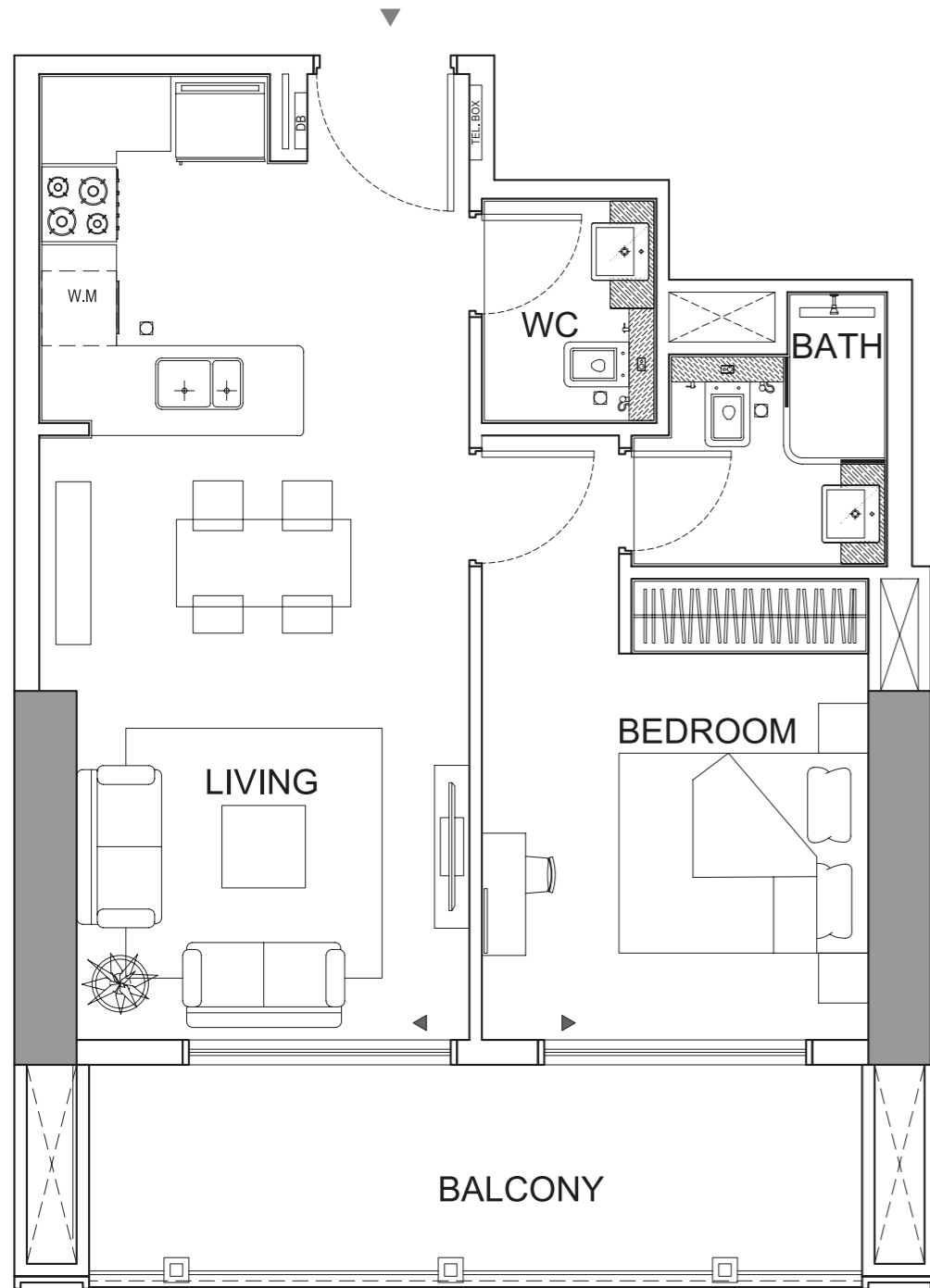
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# 1 Bedroom

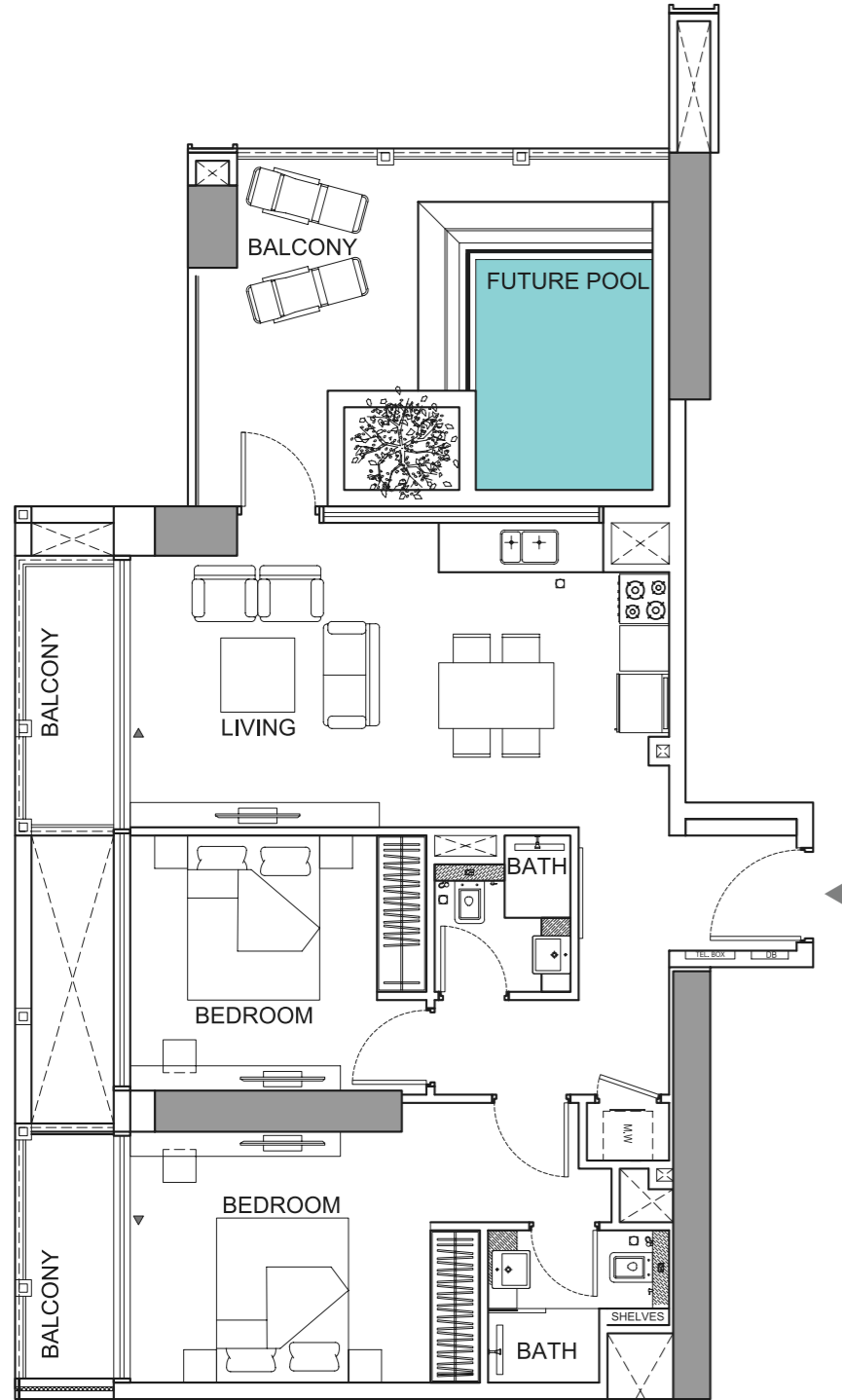
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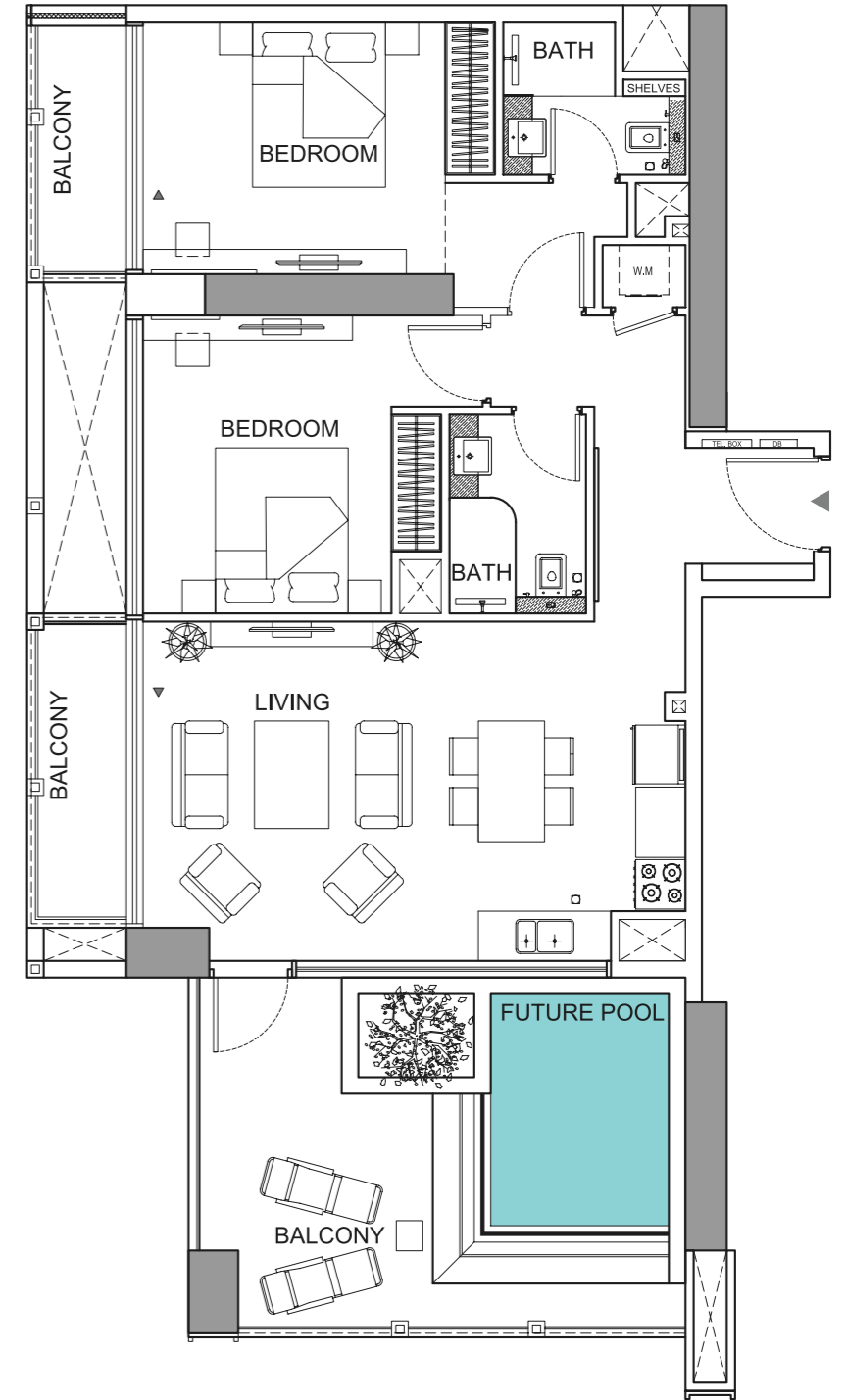
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# 2 Bedroom

A



B

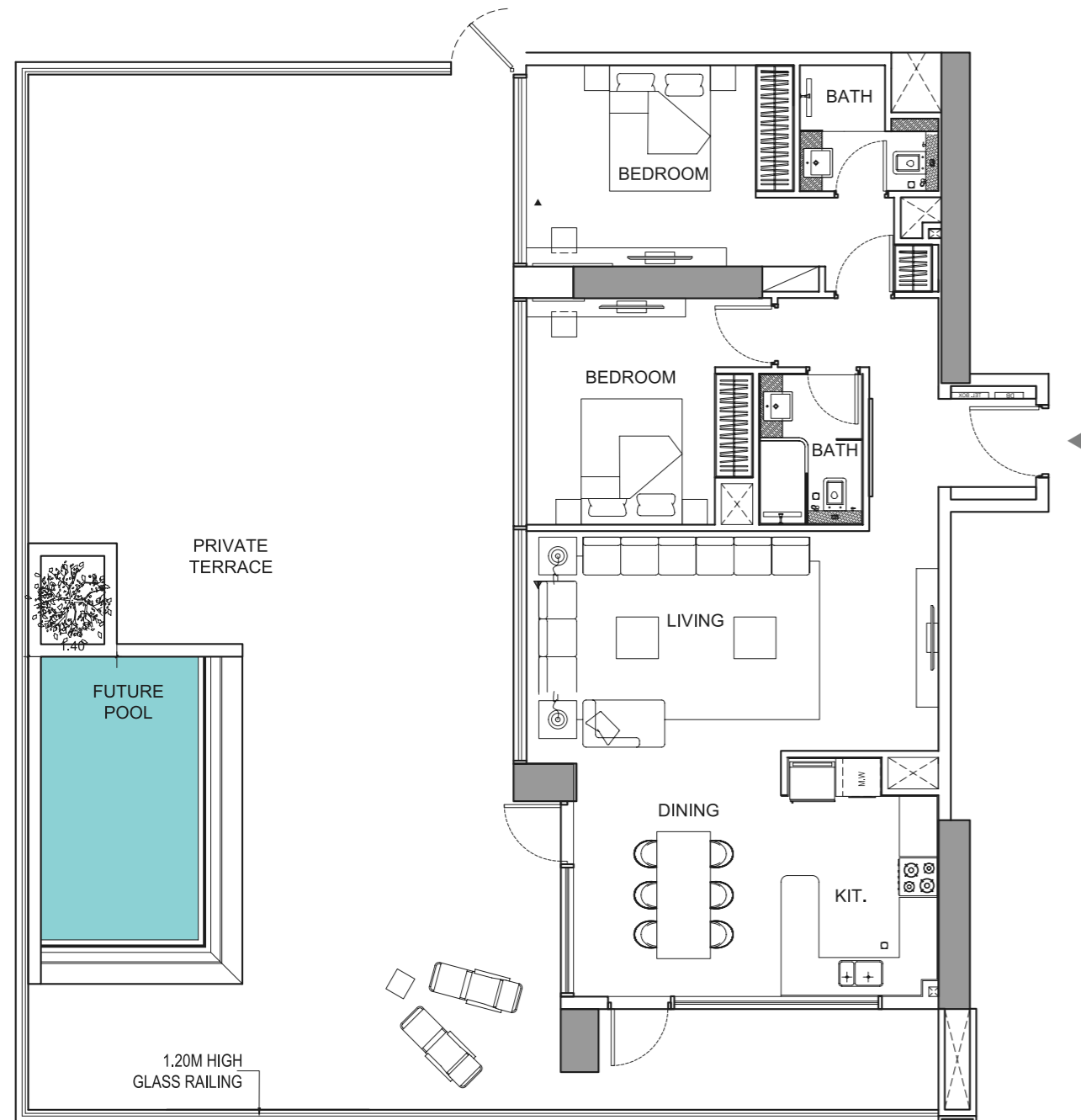


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تنويه: ١. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

# 2 Bedroom

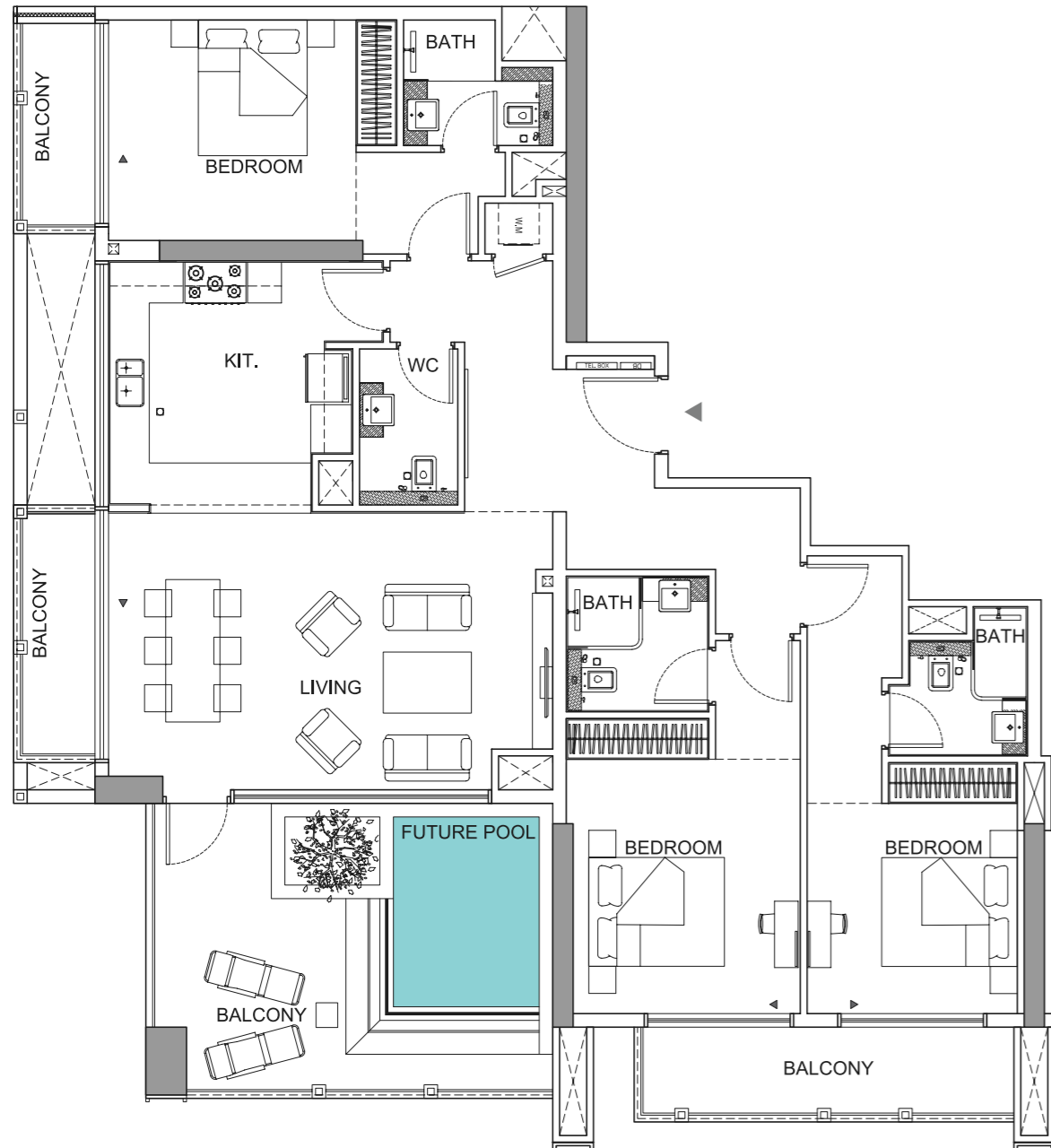
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# 3 Bedroom

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# 06.

Project  
Details



# Planned for Practicality

A variety of apartment types assure comfortable living spaces for every resident. Each apartment's distinctive design is implemented without compromising practicality. The interiors were meticulously planned to maximize convenience without compromising elegance.



# Spacious & Splendid

The two bedroom apartments in Binghatti Tulip are an abode of repose. The plush interiors offer a perfect balance of pragmatic design and modern form. Replete with modern fixtures and furnishings, these apartments are an ideal choice for families.







Upper wall cabinets in a white, flat-panel finish. Below the cabinets, a long, illuminated shelf holds stacks of white plates. Under-cabinet lighting is visible along the wall.

A vertical open shelving unit with a glass front and internal lighting. It contains several shelves: the top shelf has glass jars; the second shelf has stacks of white plates; the third shelf has a stack of blue plates; and the bottom shelf has more stacks of white plates.

The countertop area features a white marble backsplash. On the left, there are three clear glass jars filled with different types of grains or beans. In the center, there are more glass jars and a small white teapot. On the right, there is a black faucet over a sink, a small bowl of red fruit, and a stack of white plates.

Lower wall cabinets in a white, flat-panel finish. A built-in black oven is integrated into the cabinetry. The oven has a digital display showing '15:24' and the brand name 'TEKA' is visible at the bottom.

A central kitchen island with a white countertop and a glass-fronted base. The base contains several shelves with stacks of white plates. The island is illuminated from within, creating a warm glow.

A dining area featuring a dark blue upholstered chair with a black metal frame. The floor is made of light-colored tiles. A small rug is visible in the background.



# Impeccable Detail

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The lavish materials and uncompromised finishing throughout the building depict supreme quality and craftsmanship from only the most distinguished of international suppliers. All the fittings and fixtures within the apartments are hand-picked to perfectly compliment the interior design. The sliding glass doors and windows create a perfect balance between interior and exterior spaces while maintaining the highest level of environmental control and functionality.

