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OFF PLAN

Binghatti Ruby

Location: Jumeirah Village Circle, Dubai

Starting From: AED 700,000

Permit No: 2

Binghatti Ruby

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Binghatti	**Apartments**	**Q3 2026**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Binghatti Ruby is a residential development by **Binghatti Developers** in **Jumeirah Village Circle (JVC)**. Inspired by the visual character of the ruby gemstone, the project features striking red architectural accents and Binghatti's recognisable geometric design language. The development combines a distinctive exterior identity with contemporary residential interiors, positioning it as a visually prominent addition to JVC's rapidly developing skyline. Binghatti describes the project as combining artistic expression with functional modern design.

The residential collection comprises **studios and 1, 2 and 3-bedroom apartments**, providing options for individual buyers, couples, families and property investors. Binghatti's current inventory shows studios starting from approximately **362 sq. ft.**, one-bedroom residences from **623 sq. ft.**, two-bedroom residences from **1,225 sq. ft.**, and three-bedroom configurations from approximately **1,960 sq. ft.**

One point buyers should understand is the difference between **launch pricing and current inventory pricing**. Older Binghatti material marketed Ruby from around **AED 700,000**, while Binghatti's current live studio page displays remaining/recent inventory from **AED 868,749**. Therefore, AED 700,000 is better treated as an original launch reference rather than today's guaranteed entry price.

The development provides a lifestyle-focused amenity programme including **adult and children's swimming pools, indoor and outdoor fitness areas, jogging facilities, children's play areas and yoga spaces**. These facilities complement JVC's broader network of community parks, shops, restaurants and everyday services.

Binghatti Ruby's location in **District 16 of JVC** provides convenient road connectivity through nearby **Al Khail Road**, with access toward Dubai Marina, JLT, Dubai Internet City, Dubai Media City, Dubai Hills Estate, Mall of the Emirates and other key destinations. Circle Mall and JVC's expanding retail and service infrastructure further support the project's appeal to residents.

The project's payment structure is widely documented as **70/30**, consisting of **20% on booking, 50% during construction and 30% upon handover**.

From an investment perspective, Binghatti Ruby benefits from JVC's established popularity among tenants and investors, combined with Binghatti's significant presence in the area. However, JVC also has substantial new residential supply. Investors should therefore focus on individual unit fundamentals—including purchase price per square foot, layout efficiency, floor, view, balcony or terrace configuration and competing inventory—rather than relying solely on the developer or community name.

Why Buy Binghatti Ruby Through A1 Properties?
Purchasing **Binghatti Ruby** through **A1 Properties** provides access to experienced Dubai real estate advisors with detailed knowledge of JVC, Binghatti developments and Dubai's off-plan and resale markets. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare available studios and 1, 2 and 3-bedroom residences according to current asking price, original purchase price, payment status, floor, layout, view and price per square foot.

For investors, our advisors can benchmark Binghatti Ruby against competing developments throughout **JVC, JVT and nearby residential communities**, assessing rental positioning, competing supply and potential resale opportunities. For end-users, the selection process can focus on usable living space, orientation, amenities and accessibility.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive assistance throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

20%	50%	30%
Down Payment	During Construction	On Handover