

TILAL BINGHATTI

The Arts District

By Binghatti | Al Rowaiyah First, Dubai

Studio from
AED 525,000

Expected handover
TBA

Freehold homes | Studios to two bedrooms

Prepared 22 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

The Arts District by Binghatti offers Freehold studio, one-bedroom and two-bedroom apartments within Tilal Binghatti in Al Rowaiyah First, Dubai. Starting prices are AED 525,000, AED 850,000 and AED 1,300,000, with a separate full-cash price schedule. EOI opens Monday, 23 November 2026, by apartment type without specific unit allocation. Allocation, reservation agreements and sale and purchase agreements begin from 8 December 2026. Official unveiling: January 2027. Handover: TBA.

From AED 525,000	Expected handover TBA
Ownership Freehold	Status Pre-Launch

Pre-Launch | Al Rowaiyah First, Dubai

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Explore the project online

PROJECT AT A GLANCE

Project at a glance

Schools and family commutes around Tilal Binghatti

Vernus International School, Lycée Georges Pompidou and German International School Dubai offer different curricula and age ranges for families considering The Arts District. These have the shortest driving distances among the seven school routes checked from the project pin.

Vernus International School

Vernus follows an American curriculum from pre-primary through Grade 5. Its 2023–24 KHDA rating was Acceptable. The driving route from the project pin is 6.3 km, with an estimated journey of 10 minutes. For other options, compare highly rated Dubai schools in our KHDA guide. Driving directions.

Lycée Français International Georges Pompidou

The Academic City branch follows a French curriculum from Grade 1 through Grade 12. Its 2023–24 KHDA rating was Very Good. The driving route to the Academic City secondary campus is 7.9 km, with an estimated journey of 12 minutes. The primary campus entrance is to be confirmed. For other options, compare highly rated Dubai schools in our KHDA guide. Driving directions.

German International School Dubai

The school follows a German curriculum from pre-primary through Grade 12. Its 2023–24 KHDA rating was Very Good. The driving route from the project pin is 8.0 km, with an estimated journey of 13 minutes. For other options, compare highly rated Dubai schools in our KHDA guide. Driving directions.

Driving estimates checked on 21 November 2026, 23:20–23:27 Dubai time, outside school hours. Traffic, tolls and route availability should be checked for the intended school run. Present-day routes may differ from road access at handover.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Studio	Area TBA	From AED 525,000
One-bedroom apartment	Area TBA	From AED 850,000
Two-bedroom apartment	Area TBA	From AED 1,300,000

Request a current unit shortlist

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation.

HOMES, SIZES & PRICES

Homes, sizes & prices

Apartment prices and booking amounts

The 20% down payment is split over two months: 10% at booking and a further 10% one month later.

The fixed EOI/booking amounts include the first 10% down payment, the 4% Dubai Land Department fee and the Oqood fee. The further 10% figures above are calculated from the starting prices; the confirmed apartment price determines the payment due. We'll confirm the itemised booking charges, refund terms and the dates and duration of monthly instalments before payment.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	Initial down payment	At booking
10%	Second down payment	One month after booking
40%	Construction instalments	During construction
40%	Final balance	On handover

Expected handover

TBA

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Entry prices from AED 525,000 and a choice of studio, one-bedroom and two-bedroom apartments provide several budget options within Tilal Binghatti. Freehold ownership and planned community retail, education and outdoor spaces support consideration for both personal use and investment. The 10/10/40/40 plan leaves 40% payable on handover. A full-cash purchase has its own price schedule; the 7% early EOI offer needs its written eligibility and discount basis confirmed before a comparison can be made. We'll compare unit prices, saleable areas, floors, orientations and the full payment schedule when allocations open, and explain the EOI and reservation terms before you commit. Handover timing, service charges and layouts remain to be announced.

LOCATION & COMMUNITY

Connected to Tilal Binghatti.

Indicative driving times. Actual journeys depend on traffic and route.

Tilal Binghatti, Dubai

The Arts District brings apartments to Tilal Binghatti in Al Rowaiyah First. The wider master community is planned with a shopping mall, a school, landscaped parks, walking and cycling routes, and sports and leisure spaces. School and retail operators, opening dates and residents' access arrangements are to be announced. The Arts District is within Tilal Binghatti in Al Rowaiyah First, Dubai. Use

Open the project location

View the location

LOCATION & CONNECTIVITY

Location & connectivity

Expressions of interest and allocation

Expressions of interest (EOIs) open on Monday, 23 November 2026. Register by apartment type, without specific unit allocation at this stage. Eligible submissions qualify for a 7% early EOI discount. We'll confirm how the discount applies to your preferred apartment and whether it can be combined with the full-cash price.

Unit allocation, reservation agreements and sale and purchase agreements are scheduled to begin on 8 December 2026. The official unveiling is planned for January 2027.

the project map pin below to review its setting and your everyday routes.

ABOUT THE DEVELOPER

The team behind the project.

Binghatti

Established in 2008

Binghatti Holding Limited is a vertically integrated real-estate developer founded in 2008. Its in-house work spans design, development, construction and delivery. The Remington Properties pages below cover standard apartments, a villa-led community and branded residences; these are different project types, so compare each project’s own price, plan and contract. Binghatti corporate profile.

Selected projects

- Bugatti Residences by Binghatti
- Mercedes-Benz Places by Binghatti
- Burj Binghatti Jacob & Co Residences

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Where is The Arts District by Binghatti?

The apartments are within Tilal Binghatti in Al Rowaiyah First, Dubai.

What types of homes are available at The Arts District by Binghatti, and are they freehold?

The project offers freehold studios, one-bedroom apartments and two-bedroom apartments.

What is the starting price at The Arts District by Binghatti?

Studios start from AED 525,000, one-bedroom apartments from AED 850,000 and two-bedroom apartments from AED 1,300,000. Full-cash pricing is available for each home type.

When can I submit an expression of interest for The Arts District by Binghatti?

Expressions of interest open on Monday, 23 November 2026. Tell us your preferred home type and we'll help you confirm the steps and terms.

How does the 7% early EOI discount at The Arts District by Binghatti work?

A 7% early EOI discount is available for eligible submissions. We'll confirm which price the discount applies to and whether it can be combined with full-cash pricing.

How much is the EOI/booking amount at The Arts District by Binghatti?

The fixed EOI/booking amounts are AED 75,000 for a studio, AED 125,000 for one bedroom and AED 200,000 for two bedrooms. They include the first 10% down payment, the 4% Dubai Land Department fee and the Oqood fee. A further 10% of the apartment price is due one month later, completing the 20% down payment. We'll confirm the itemised charges and refund terms before you pay.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What payment plan is available at The Arts District by Binghatti?

The plan is 10% at booking, 10% one month later, 40% during construction and 40% at handover. Monthly instalments start from AED 2,500 for studios, AED 4,250 for one-bedroom apartments and AED 5,000 for two-bedroom apartments. The dates and duration of the monthly instalments are to be confirmed.

When does unit allocation begin for The Arts District by Binghatti?

EOIs are submitted by apartment type. Individual units are assigned at allocation. Unit allocation, reservation agreements and sale and purchase agreements are scheduled to begin on 8 December 2026. The official unveiling is planned for January 2027.

When will The Arts District by Binghatti be handed over?

The handover date is to be announced.

When can I see apartment sizes and floor plans at The Arts District by Binghatti?

Apartment sizes and floor plans are to be announced. Tell us your preferred home type and we'll share the relevant information when it becomes available.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

APARTMENT PRICES AND BOOKING AMOUNTS

Apartment prices and booking amounts

Home type	Starting price	Full-cash price	Fixed EOI /booking amount	Further 10%One month later	Monthly from
Studio	AED 525,000	AED 480,000	AED 75,000	AED 52,500	AED 2,500
One bedroom	AED 850,000	AED 790,000	AED 125,000	AED 85,000	AED 4,250
Two bedrooms	AED 1,300,000	AED 1,250,000	AED 200,000	AED 130,000	AED 5,000

PROJECT DETAILS TO FOLLOW

Project details to follow

Detail	Status
Apartment sizes	To be announced
Floor plans	To be announced
Building configuration	To be announced
Service charges	To be announced
Project amenities and opening schedule	To be announced

PROJECT DETAILS TO FOLLOW

Project details to follow

EOI refund terms	To be announced

PROJECT TERMS AND QUALIFICATIONS

Project terms and qualifications

Pre-launch prices, offers, availability and dates may change. Handover, apartment areas, floor plans, detailed amenities, service charges and EOI refund terms are to be announced. Fixed EOI/booking totals include the initial down payment and stated registration fees; itemised calculations are to be confirmed. Full-cash prices and the 7% early EOI discount are separate offers; no combined discount is assumed. The image shows the wider Tilal Binghatti master community; The Arts District apartment design is to be unveiled. The written reservation and sale terms govern any commitment.

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



Enquire on WhatsApp

+971 50 6565 493

anahita@remington.ae

Remington Properties
Serving Dubai since 2005 | ORN 401
No. 109, Al Masraf Building, Sheikh Zayed Road, Dubai