

PROJECT PRESENTATION



Tilal Binghatti Villa Community in Dubai Academic City

Tilal Binghatti is Binghatti's first horizontal master-planned community: a villa and mansion neighbourhood covering more than 10 million sq ft beside Dubai Academic City. The plan combines low-rise homes with a large beach attraction, lakes, parks and everyday amenities.



PROJECT OVERVIEW

Tilal is Binghatti's first horizontal master-planned community. Its low-rise neighbourhoods are arranged around Pearl Beach, Alwaha Lakes, parks, cycling and walking routes, shops, dining and more than 50 resident amenities.

Tilal Binghatti is Binghatti's first horizontal master-planned community: a villa and mansion neighbourhood covering more than 10 million sq ft beside Dubai Academic City. The plan combines low-rise homes with a large beach attraction, lakes, parks and everyday amenities.

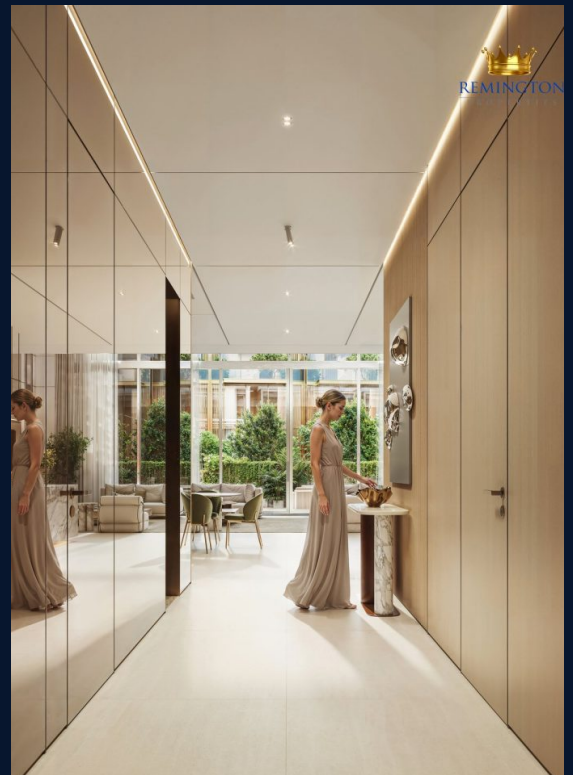
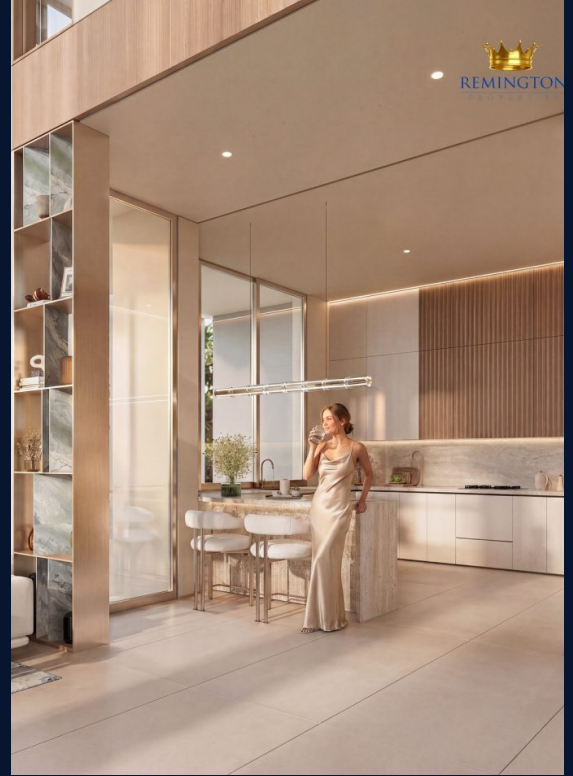


View the live project page
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COMMUNITY Tilal Binghatti, Dubai Academic City	LOCATION Dubai Academic City / Al Rowaiyah, Dubai	STARTING PRICE From AED 4.2M
UNIT MIX 4 and 5 bedroom villas; 6 bedroom mansions and grand mansions	EXPECTED HANDOVER From Q3 2028, phased	OWNERSHIP Freehold

PROJECT GALLERY

Tilal Binghatti Villa Community in Dubai Academic City



PROJECT DETAILS

Project details

Community	Tilal Binghatti, Dubai Academic City
Location	Dubai Academic City / Al Rowaiyah, Dubai
Starting price	From AED 4.2M
Unit mix	4 and 5 bedroom villas; 6 bedroom mansions and grand mansions
Expected handover	From Q3 2028, phased
Ownership	Freehold
Project status	Under development

Payment plan

- 01 10% · Down payment · On booking / SPA
- 02 50% · Construction instalments · Staged through the build
- 03 40% · On handover · At completion

Confirm current pricing and availability with Remington Properties.

HOMES AND LAYOUT OPTIONS

Homes and layout options

The Oasis Villa, 4 Bedrooms, Tilal Oasis · Confirm with Remington · From AED 4.2M

Tilal Oasis Grand Villa, 5 Bedrooms · Confirm with Remington · Confirm current price

The Dunes Villa, 4 Bedrooms, Tilal Dunes · Confirm with Remington · Confirm current price

Tilal Islands Mansion, 6 Bedrooms · Confirm with Remington · From AED 6.9M+

Tilal Islands Grand Mansion · Confirm bedrooms and size · Confirm current price

AMENITIES

Amenities

Pearl Beach with 130,000+ sq ft artificial beach and wave generation

Alwaha Lakes and swimmable waterfront

Community swimming pools and children's splash areas

Aira Realm park and green corridors

1.6 km cycling and jogging route

Landscaped and shaded walking paths

Clubhouse

Retail boulevard, cafés and dining

Gym and wellness facilities

Sports and padel courts

Children's play areas

LOCATION AND CONNECTIVITY

Dubai Academic City / Al Rowaiyah, Dubai

Tilal Binghatti is in the Academic City and Al Rowaiyah growth corridor, close to Dubai International Academic City and Dubai Silicon Oasis, with access to Emirates Road and Dubai–Al Ain Road. Dubai Silicon Oasis is around 7 to 10 minutes away, Academic City around 10 to 12 minutes, Downtown Dubai around 18 to 20 minutes and Dubai International Airport around 20 to 25 minutes.

WHY CONSIDER THIS PROJECT

Why consider this project

- Tilal offers freehold villas and mansions in a large, planned community rather than a standalone building. Its proximity to Academic City and Dubai Silicon Oasis, along with the beach, lakes, green space and community facilities, gives buyers a broad set of practical considerations beyond the home itself.
- The project is planned in phases. Confirm the release, exact plot and built-up area, current price and handover terms for the specific home before reserving.



ABOUT THE DEVELOPER

Binghatti

Binghatti is a Dubai developer recognised for distinctive architecture and an expanding portfolio that includes residential, commercial and branded real estate collaborations.

Established in 2008

Bugatti Residences by Binghatti

Mercedes-Benz Places by Binghatti

Burj Binghatti Jacob & Co Residences

YOUR PROJECT ADVISER



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GLOBAL INTRODUCTIONS

Introduce an investor

Monetize Your Connections

Know someone that is considering purchasing a property in the UAE? With their permission, make the introduction and let Remington Properties manage the property process professionally. We handle the advice, viewings, negotiations, documentation and the entire transaction.

1. Ask the person for permission.
2. Submit the introduction through the official route.
3. Follow progress through the portal.



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