

PROJECT PRESENTATION



Tilal Binghatti Villa Community in Dubai Academic City

Tilal Binghatti is a master-planned villa community of more than 10 million sq ft in Academic City. Binghatti currently lists four-bedroom villas from AED 4,260,000, alongside five- and six-bedroom homes.



PROJECT OVERVIEW

More than 10 million sq ft of master-planned villa community with over 50 amenities, a 12,000 sq m artificial shore, swimmable lakes, parks, sports and wellness facilities, a retail boulevard, nursery, clinics and a mosque. Binghatti describes townhouse, twin-villa and standalone layouts.



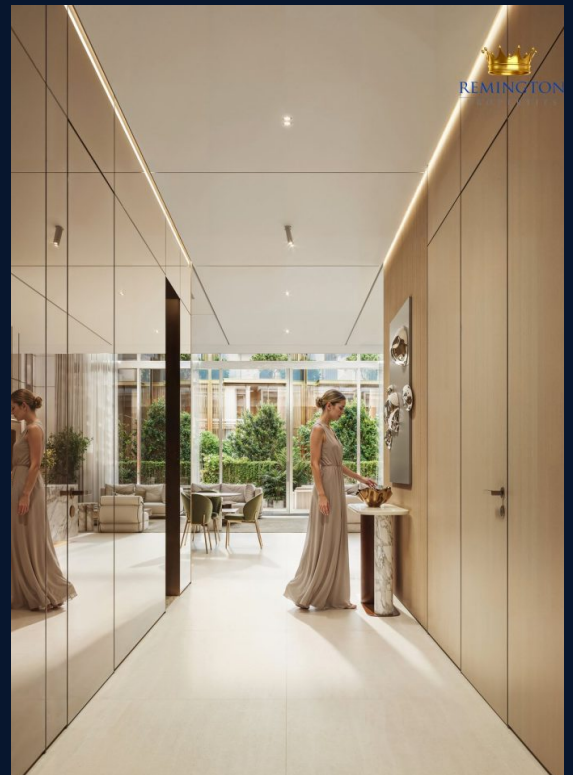
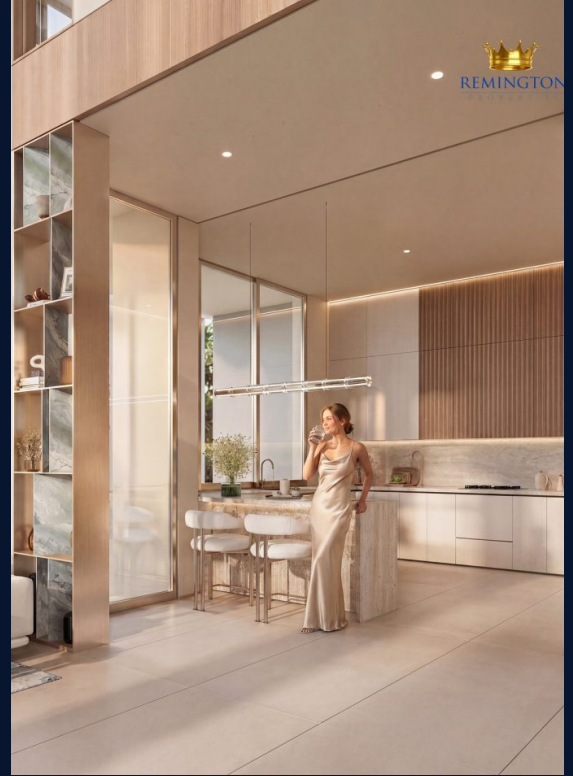
View the live project page
remington.ae

Tilal Binghatti is a master-planned villa community of more than 10 million sq ft in Academic City. Binghatti currently lists four-bedroom villas from AED 4,260,000, alongside five- and six-bedroom homes.

COMMUNITY	LOCATION	STARTING PRICE
Tilal Binghatti, Dubai Academic City	Dubai Academic City / Al Rowaiyah, Dubai	From AED 4,260,000
UNIT MIX	EXPECTED HANDOVER	OWNERSHIP
4- and 5-bedroom villas; 6-bedroom mansions and grand mansions; Binghatti also describes 7-bedroom standalone villas	To be confirmed	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 4,260,000
Unit mix	4- and 5-bedroom villas; 6-bedroom mansions and grand mansions; Binghatti also describes 7-bedroom standalone villas
Expected handover	To be confirmed
Ownership	Freehold
Project status	Under development

Payment plan

Payment plan details will be added once confirmed by the developer.

Confirm current pricing and availability with Remington Properties.

HOMES AND LAYOUT OPTIONS

Homes and layout options

4 Bedroom Villa · Listed from 2,775 sq ft · From AED 4,260,000

5 Bedroom Premium Villa · Listed from 2,824 sq ft · From AED 5,100,000

5 Bedroom Premium Plus Villa · Listed from 2,824 sq ft · From AED 5,560,000

5 Bedroom Grand Villa · Listed from 2,824 sq ft · From AED 6,250,000

6 Bedroom Mansion · Listed from 4,162 sq ft · From AED 6,900,000

6 Bedroom Grand Mansion · Listed from 6,814 sq ft · From AED 16,000,000

7 Bedroom Standalone Villa · Described by developer; verify release · Ask for current availability

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 Academic City / Al Rowaiyah First, with access to Emirates Road, Hamdan Bin Zayed Road and Dubai–Al Ain Road. Binghatti cites about 18 minutes to Meydan Racecourse, 20 minutes to Burj Khalifa and Dubai Mall, and 15 minutes to Dubai Creek Harbour. The planned Blue Line Academic City station is future infrastructure, not an existing service.

WHY CONSIDER THIS PROJECT

Why consider this project

- Tilal Binghatti is Binghatti's first villa-led master-planned community, with more than 50 amenities and a range of townhouse, twin-villa and standalone formats. Its developer describes 7–10% rental-yield potential; that is a projection, not a guarantee. Confirm the release, plot and built-up area, price, written payment terms and handover date for the chosen home.



ABOUT THE DEVELOPER

Binghatti

Binghatti Holding Limited is a vertically integrated real-estate developer founded in 2008. Its in-house capabilities span design, development, construction and delivery.

Established in 2008

Bugatti Residences by Binghatti

Mercedes-Benz Places by Binghatti

Burj Binghatti Jacob & Co Residences

YOUR PROJECT ADVISER



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



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