



FOR RENT

— Bedrooms · Shop

Binghatti Phantom · District 17 · Jumeirah Village Circle

650 000 AED/year

297 AED/sq.ft · 2 189 sq.ft · null bed · 1 bath

DLD Permit 71585901000

Bedrooms —	Bathrooms 1	Area 2 189 sq.ft	Type Shop
Furnishing Unfurnished	Service charge 20.0 AED/sqft	Cheques 4	Price per sq.ft 297 AED/sq.ft

HIGHLIGHTS

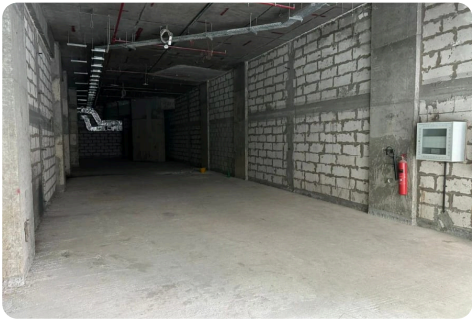
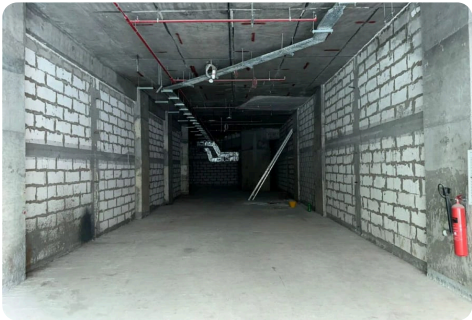
- Payment Terms: 4 cheques per year
 - Gas connection available
 - Wet areas provision with in-unit restroom
- Power load: 21 KW (extendable through DEWA)
 - Fresh air intake and exhaust ducts already installed
 - 4.5-meter ceiling height, ideal for flexible fit-outs

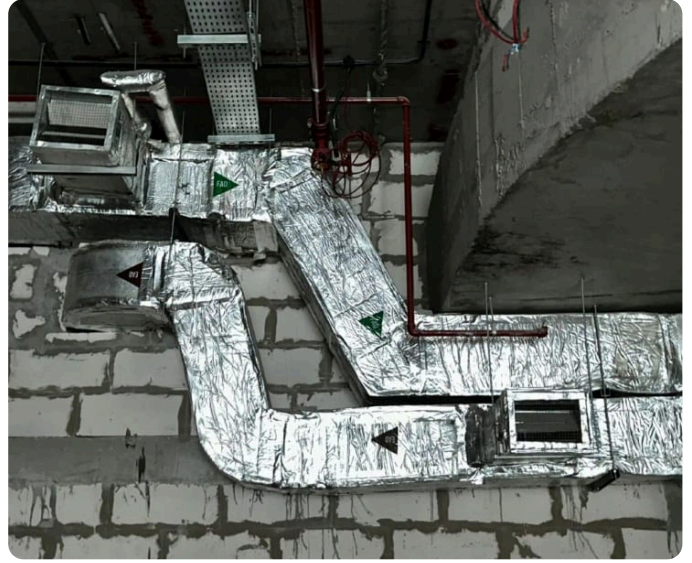
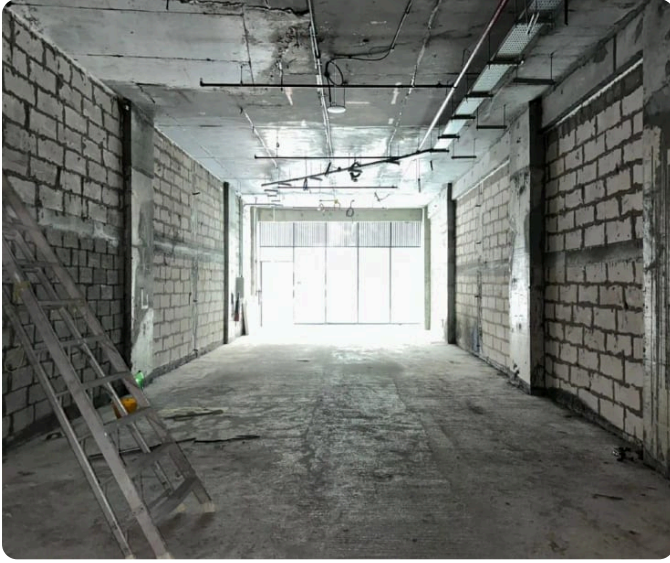
DESCRIPTION

An excellent opportunity to acquire a brand new retail unit in Binghatti Phantom, strategically located next to the main entrance, ensuring high visibility and strong footfall. Ideal for F&B or retail concepts looking to establish a presence in a modern, high-demand development. This unit offers flexibility for various business concepts and is well suited for investors or end users seeking a high-potential commercial space in a growing area. Prime exposure, modern infrastructure, and strong long-term value.

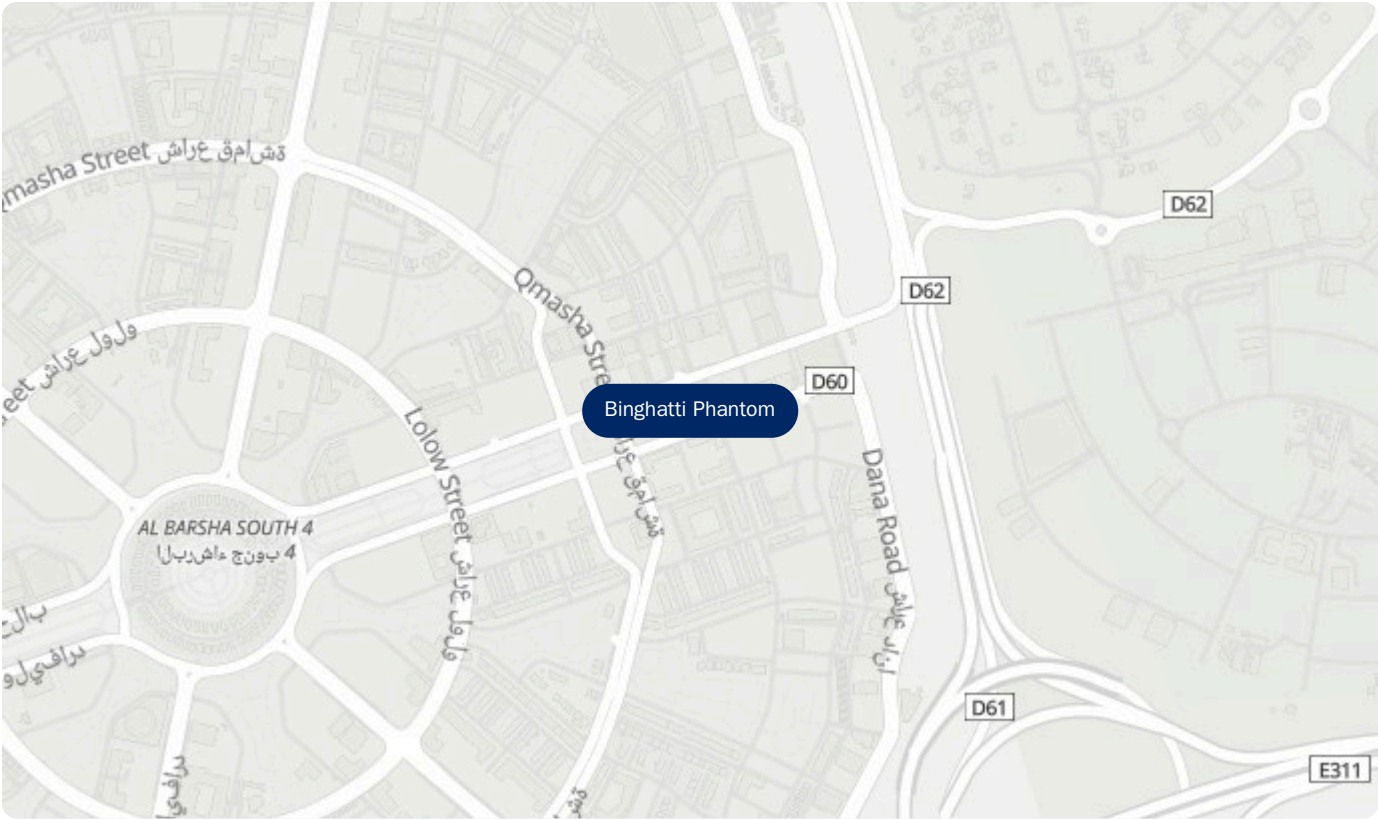
WHAT'S INCLUDED

- Covered parking
- Lobby in building





Binghatti Phantom



WHAT'S NEARBY

Dubai Hills Mall	~13 min · 10.6 km
JBR Beach	~22 min · 17.7 km
Expo City	~25 min · 22.7 km

Dubai Marina	~19 min · 16.8 km
Downtown / Dubai Mall	~24 min · 23.1 km
Palm Jumeirah	~26 min · 19.9 km



Developer	Binghatti
Handover	Q3 2025
Service charge	20.0 AED/sqft
Community	Jumeirah Village Circle
Status	Ready

This unit

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297 AED/sq.ft · 2 189 sq.ft

AMENITIES

- Covered parking

· Lobby in building