



FOR RENT

— Bedrooms · Retail

Binghatti Orchid · District 10 · Jumeirah Village Circle

399 000 AED/year

358 AED/sq.ft · 1 115 sq.ft · null bed · 1 bath

DLD Permit 71527692153

— Bedrooms · Retail

Bedrooms —	Bathrooms 1	Area 1 115 sq.ft	Type Retail
Furnishing Unfurnished	Service charge 17.07 AED/sqft	Cheques 4	Floor G

HIGHLIGHTS

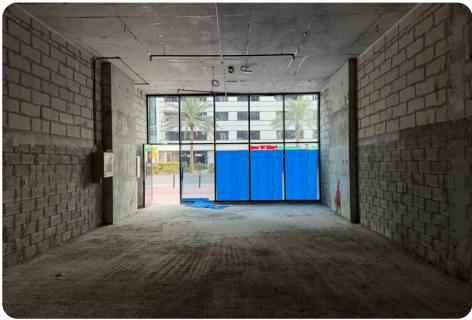
- Exhaust and fresh air ducting
- Wet point
- Ceiling height of 4.5 meters
- Gas connection
- Power load of 21 KW

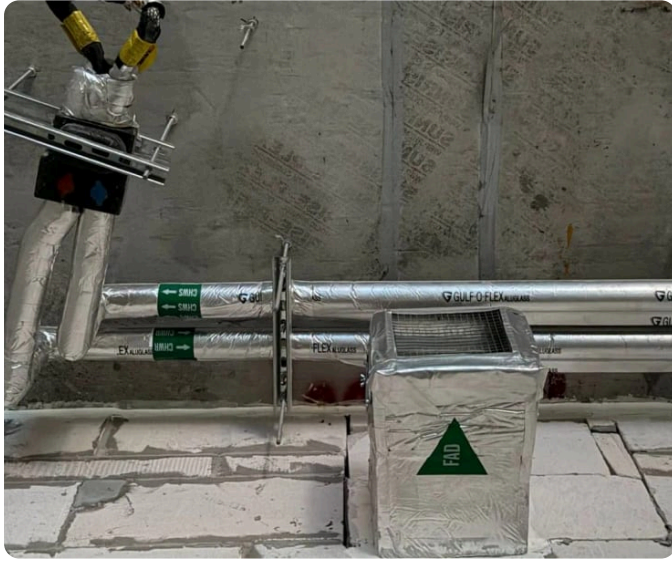
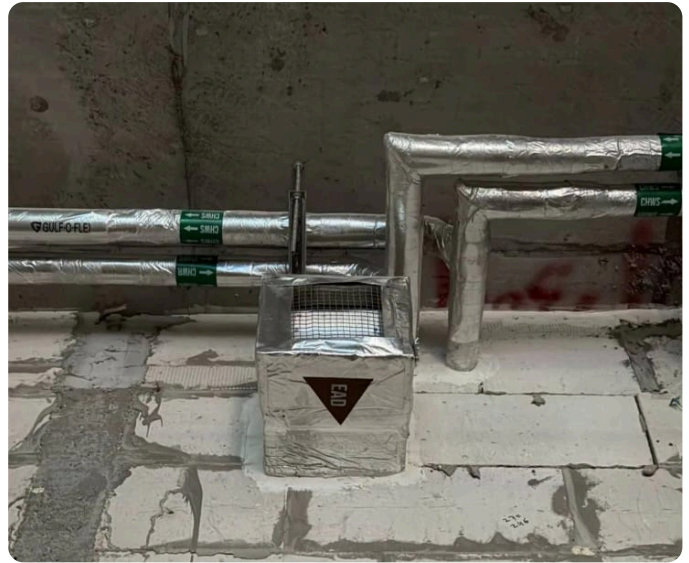
DESCRIPTION

This retail shop which enjoys an exceptional position directly in front of the main traffic light before the exit onto Al Khail Road — one of the busiest and most visible junctions in the area. The crossroad location creates a natural flow of passing traffic, giving the business constant exposure to drivers and maximizing footfall potential from day one. Binghatti Orchid is a striking residential tower in Jumeirah Village Circle (JVC), developed by Binghatti — a name recognized across Dubai for bold, distinctive architecture and a strong community presence. The building pairs modern residential units with ground-floor retail spaces designed to serve both residents and the surrounding neighborhood, offering steady walk-in customers alongside passing traffic. The unit comes fully equipped and ready for fit-out, with all provisions included: One dedicated parking space is included. Though limited to a single spot, its position is convenient, allowing owners and staff quick and easy access in and out of the shop. An excellent opportunity for retail, F&B, or service-based businesses...

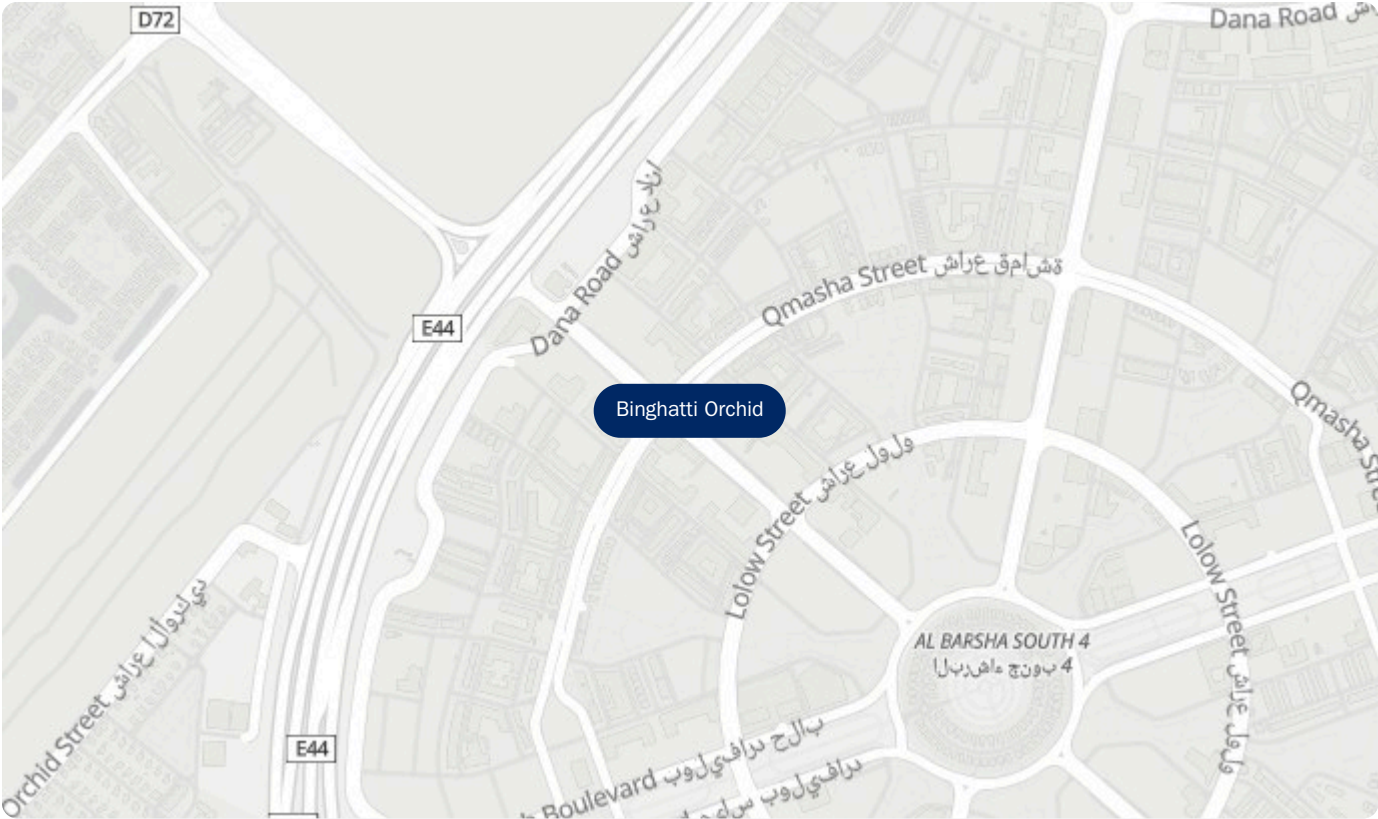
WHAT'S INCLUDED

- Networked
- Shared pool
- Dining in building
- Covered parking
- Shared gym
- Lobby in building





Binghatti Orchid



WHAT'S NEARBY

Dubai Hills Mall	~11 min · 9.5 km	Dubai Marina	~19 min · 15 km
JBR Beach	~21 min · 15.9 km	Downtown / Dubai Mall	~22 min · 22.1 km
Palm Jumeirah	~25 min · 19.2 km	Expo City	~26 min · 23.3 km



Developer	Binghatti
Handover	Q3 2024
Service charge	17.07 AED/sqft
Community	Jumeirah Village Circle
Status	Ready

This unit

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358 AED/sq.ft · 1 115 sq.ft

AMENITIES

- Networked

· Shared gym
- Covered parking

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· Lobby in building