



BINGHATTI CULLINAN

Located in Al Jaddaf, a fast-evolving district positioned between Business Bay, Zabeel and Dubai Creek. The project occupies a substantial 69,199 sq.ft plot and features a total of 624 apartments, supported by 21 ground-floor retail units. Designed with Binghatti's signature architectural style and modern efficiency, the tower includes B + G + 4 podium levels, 14 residential floors and a rooftop level. Generous 3.60m floor-to-floor heights and a dramatic 7.65m lobby height enhance the building's overall sense of space and vertical presence.

Location: Al Jaddaf

Completion: 30/06/2027

Developer: Binghatti Developers

Configuration: B + G + 4 Podium Levels + 14 Residential Floors + Roof

Total Units: 645

Starting Price: AED 1,315,999* (Promo Price on 100% Payment)

Service Charge: AED 10 – AED 15 per Sq. Ft * (Service charges are subject to change based on final RERA approved rates)

WHY INVEST IN AL JADDAF

- 4 mins away from Al Jaddaf Metro Station
- 5-10 mins away from Schools & Hospitals
- 8 mins away from DXB Airport
- 9 mins away from Dubai Festival City
- 10 mins away from Downtown Dubai & Dubai Mall
- 40 mins away from Al Maktoum Airport (DWC)
- Strong rental demand with projected 7-8% net yields
- Proven developer with award-winning designs and timely delivery.
- Affordable entry price with flexible payment plans.
- Rapid community growth and infrastructure expansion driving appreciation.

INVESTMENT SNAPSHOT

Off-Plan:	Fastest return on investment (ROI); 10–18% return within 1 year.
Short-Term Rental:	Highest ROI; yields more than 11-14% annually with occupancy rate of 85-90%. ROI ≈ 8-10 years.
Hybrid:	Mix of rental and resale over 2–3 years; 8–11% annual rental income combined with 5–8% annual capital. ROI ≈ 8–12 years.
Resale:	Direct ROI; with 5–8% annual appreciation.
Long-Term Rental:	Generates 6.5% net yield annually, resulting in an ROI of ~14-15 years, Best for stable income and lower operational involvement.

DISCOUNT STRUCTURE

Payment Structure	Payment Plan Options	Discount Percentage
Promo Payment Structure	Full Instalment Plan	6%
	70% DP-30% Instalment Plan	3%
	50% DP-20%-30% (Quarterly Instalment Plan)	3%
	50% DP-20%-30% (Monthly Instalment Plan)	3%
Standard Payment Structure	20% DP-50%-30% (Quarterly Instalment Plan)	0%
	20% DP-50%-30% (Monthly Instalment Plan)	0%

70/30 PAYMENT PLAN (STANDARD PAYMENT PLAN)

- 20% Down Payment
- 50% During Construction (Monthly, Bi-Monthly or Quarterly)
- 30% on Completion

RENTAL PERFORMANCE

Scenario	Long Term	Holiday Homes
Revenue	AED 92,000	430 DHS NR 88% Occupancy Rate AED 138,116
Gross Yield	7%	10.5%
Service Charges	AED 10 – AED 15 per Sq. Ft *	(Service charges are subject to change based on final RERA approved rates)
Net Yield	6.5%	9%

PROJECT HIGHLIGHTS

- Large 69,199 sq.ft plot with residential + retail components
- Total of 624 apartments plus 21 retail units
- 216 Studios, 363 One-beds, 42 Two-beds, and 3 Three-beds
- Floor-to-floor height of 3.60m
- Feature lobby height of 7.65m
- 8 Elevators for optimal circulation

Additional Highlights

Visa Eligibility:

2-years Property Investor Visa for total investments above AED 750,000.

5-years Retirees Visa for total investments above AED 1,000,000

10-years Golden Visa for total investments above AED 2,000,000

Disclaimer: The values provided are indicative and may vary depending on market dynamics and other external factors



BESPOKE OWNER SERVICES EXCLUSIVELY FOR BINGHATTI CLIENTS



Design & Furniture Packages

Tailored turnkey furnishing packages curated for Titania's interiors. Delivered move-in ready with Binghatti's signature design standards.

Property Management

In-house property management covering tenant screening, leasing, rent ease of mind and reliable yields.



Holiday Homes

Licensed short-term rental service offering full guest management, cleaning, dynamic pricing, and concierge support for high rental returns.

Resale

Team of sales professionals ready to market your property, manage your property listing, negotiate with genuine buyers and sell your property on your behalf

OFFICE LOCATIONS & CONTACT

Dubai, UAE

📍 [Binghatti Dubai](#)

📞 [+971 800 15](#)

💬 [+971 800 15](#)

Riyadh, KSA

📍 [Binghatti Riyadh](#)

📞 [+966 59 556 0573](#)

💬 [+966 112 509 550](#)

London, UK

📍 [Binghatti London](#)

📞 [+44 208 7131 899](#)

💬 [+44 208 7131 899](#)

Shanghai, China

📍 [Binghatti Shanghai](#)

📞 [+86 136 719 87964](#)

💬 [+86 136 719 87964](#)

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