

BINGHATTI  
STARFALL



AREA ANALYSIS



LOCATION

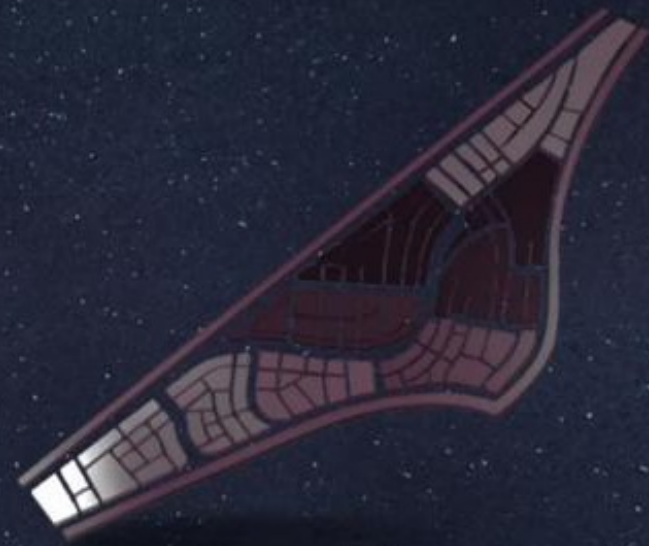


CONFIGURATION



VALUE

# AREA ANALYSIS





**INTERNATIONAL AIRPORT**

**DUBAI HEALTHCARE CITY**

**ZA'ABEEL 1**

**DOWNTOWN DUBAI**

**DUBAI DESIGN DISTRICT**

**DUBAI CREEK HARBOUR**

## LAST 12 MONTHS

### ALL TRANSACTIONS FOR STUDIO PROPERTIES IN AL JADDAF

Average Price  
(AED)

839,000

37.7 % ↑

Average Price per sqft  
(AED)

2,289 / SQFT

40.08% ↑

### ALL TRANSACTIONS FOR ONE BEDROOM PROPERTIES IN AL JADDAF

Average Price (AED)

1,350,000

37.8 % ↑

Average Price per sqft (AED)

1,924/ SQFT

23.0 % ↑

### ALL TRANSACTIONS FOR TWO BEDROOM PROPERTIES IN AL JADDAF

Average Price (AED)

1,814,000

30.8 % ↑

Average Price per sqft (AED)

1,886 / SQFT

22.0 % ↑

## BINGHATTI'S SHARE OF STUDIO SALES IN AL JADDAF

|                 | 2025 · all | 2025 · studios | Jan–Aug 2026 · all | Jan–Aug 2026 · studios |
|-----------------|------------|----------------|--------------------|------------------------|
| Al Jaddaf sales | 2,892      | 925            | 1,497              | 461                    |
| Binghatti sales | 1,696      | 635            | 738                | 231                    |
| Binghatti share | 58.6%      | 68.6%          | 49.3%              | 50.1%                  |

**Binghatti sold half of Al Jaddaf's studios in 2026**



## BINGHATTI SPECTRE SALES VALUE & VOLUME PER NATIONALITY

| COUNTRY                                                                                        | UNITS | SALES VALUE  |
|------------------------------------------------------------------------------------------------|-------|--------------|
| India         | 182   | AED 308.49 M |
| UAE           | 139   | AED 182.10 M |
| Iraq          | 28    | AED 48.78 M  |
| Turkey        | 18    | AED 36.02 M  |
| Egypt        | 23    | AED 32.06 M  |
| Uzbekistan  | 18    | AED 30.71 M  |

DUBAI RAIL  
NETWORK  
PLAN 2032

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
| Red Line        |    |
| Green Line      |    |
| Blue Line       |    |
| Gold Line       |    |
| Dubai Tram      |  |
| Etihad Rail     |  |
| High-Speed Rail |  |



## AL SHERA'A

- 5,000 EMPLOYEES
- THE TALLEST, LARGEST, SMARTEST
- NET POSITIVE GOVERNMENT  
BUILDING IN THE WORLD



# THE WORLD'S LARGEST URBAN TECH DISTRICT



## KEY FACTS

- 140,000 M2
- 4,000 JOBS
- STATE-OF-THE-ART FACILITIES
- EDUCATIONAL & TRAINING FACILITIES
- F&B OUTLETS
- CONFERENCE FACILITIES
- SEMINAR ROOMS
- SHARED-DESK SPACES
- DEDICATED OFFICES
- HOME TO VENTURE CAPITALS

LOCATION





بن غاطي  
BINGHATTI

E-11

D-75

DUBAI - AL AIN  
ROAD

AL KHAIL ROAD

BINGHATTI  
STARFALL

بن غاطي سبيكر  
BINGHATTI SPECTRE



SECOND LOBBY

RETAIL LOBBY

MAIN LOBBY





بن غاطي  
BINGHATTI

## PROXIMITY



FESTIVAL CITY CENTER

10 MIN



WAFI MALL

8 MIN



DUBAI MALL

10 MIN



WASL CLUB

5 MIN



DXB AIRPORT

10 MIN



MUSEUM OF THE FUTURE

10 MIN



# CONFIGURATION



## PROJECT FACTS

Property Type: Residential + Retail

Plot Area: 5630.17 SQM./ 60602.65 SQFT

## CONFIGURATION

2B+ G + 4 P + 14 FLOORS + ROOF

## UNIT TYPES

|                        |     |
|------------------------|-----|
| Studio:                | 528 |
| 1 bedroom:             | 168 |
| 1 bedroom royal suite  | 1   |
| 2 bedroom:             | 55  |
| 2 bedroom royal suite  | 2   |
| Total Number of units: | 754 |
| Retails                | 17  |
| Residential Elevators: | 07  |
| Fire Elevators:        | 01  |
| Retail Elevators:      | 02  |

77.50 M

Building height

3.20 M

Floor to ceiling  
height

3.60 M

Floor to  
floor

6.65 M

Lobby  
height

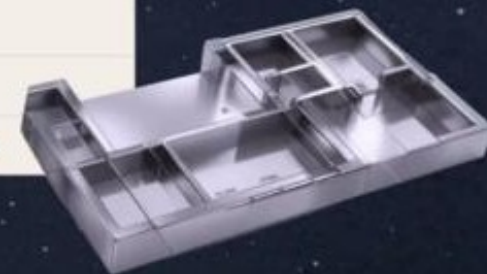
3.25 M TO 3.35 M

Retail Height



## UNIT TABULATION

| Floor        | Studio     | 1-Bed      | 2-Bed     | Total      |
|--------------|------------|------------|-----------|------------|
| 1st Floor    | 36         | 12         | 4         | 52         |
| 2nd Floor    | 36         | 12         | 4         | 52         |
| 3rd Floor    | 36         | 12         | 4         | 52         |
| 4th Floor    | 36         | 12         | 4         | 52         |
| 5th Floor    | 36         | 12         | 4         | 52         |
| 6th Floor    | 36         | 12         | 4         | 52         |
| 7th Floor    | 36         | 12         | 4         | 52         |
| 8th Floor    | 36         | 12         | 4         | 52         |
| 9th Floor    | 36         | 12         | 4         | 52         |
| 10th Floor   | 36         | 12         | 4         | 52         |
| 11th Floor   | 36         | 12         | 4         | 52         |
| 12th Floor   | 36         | 12         | 4         | 52         |
| 13th Floor   | 36         | 12         | 4         | 52         |
| 14th Floor   | 36         | 12         | 4         | 52         |
| Roof Floor   | 24         | 1          | 1         | 26         |
| <b>Total</b> | <b>528</b> | <b>169</b> | <b>57</b> | <b>754</b> |





بن غاطي  
BINGHATTI

## GROUND FLOOR

RETAIL

17

MAIN LOBBY

SECOND LOBBY

RETAIL LOBBY





بن غاطي  
BINGHATTI

## RETAILS

| Unit      | Area (ft²) | Business category   | TCL    |
|-----------|------------|---------------------|--------|
| RETAIL-01 | 1,562      | Convenience/service | 40 kW  |
| RETAIL-02 | 1,088      | Convenience/service | 35 kW  |
| RETAIL-03 | 1,251      | Convenience/service | 40 kW  |
| RETAIL-04 | 1,993      | F&B                 | 80 kW  |
| RETAIL-05 | 1,339      | F&B                 | 70 kW  |
| RETAIL-06 | 658        | Convenience/service | 25 kW  |
| RETAIL-07 | 1,961      | F&B                 | 80 kW  |
| RETAIL-08 | 1,571      | F&B                 | 70 kW  |
| RETAIL-09 | 1,602      | Convenience/service | 40 kW  |
| RETAIL-10 | 1,572      | Convenience/service | 40 kW  |
| RETAIL-11 | 1,446      | F&B                 | 70 kW  |
| RETAIL-12 | 1,726      | Convenience/service | 40 kW  |
| RETAIL-13 | 786        | F&B                 | 40 kW  |
| RETAIL-14 | 3,320      | F&B                 | 100 kW |
| RETAIL-15 | 2,252      | F&B                 | 80 kW  |
| RETAIL-16 | 3,068      | F&B                 | 100 kW |
| RETAIL-17 | 2,263      | F&B                 | 80 kW  |





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BINGHATTI

## FIRST FLOOR

STUDIO

36

1 BEDROOM

11

1 BEDROOM  
ROYAL SUITE

1

2 BEDROOM

3

2 BEDROOM  
ROYAL SUITE

1

TOTAL: 52

ADULT POOL SIZE: 383 SQM | 29.00 \* 16.80 M

KIDS POOL SIZE: 36 SQM | 8.00 \* 4.50 M

NEIGHBOUR  
PLOT  
MAIN ROAD

NEIGHBOUR PLOT  
MAIN ROAD

NEIGHBOUR  
PLOT  
MAIN ROAD

AMENITIES



## 2ND TO 14TH FLOORS

STUDIO

1 BEDROOM

2 BEDROOM

36

12

4

TOTAL: 52

NEIGHBOUR PLOT  
MAIN ROAD

NEIGHBOUR PLOT  
MAIN ROAD

NEIGHBOUR PLOT  
MAIN ROAD

AMENITIES



## ROOF FLOOR

STUDIO

24

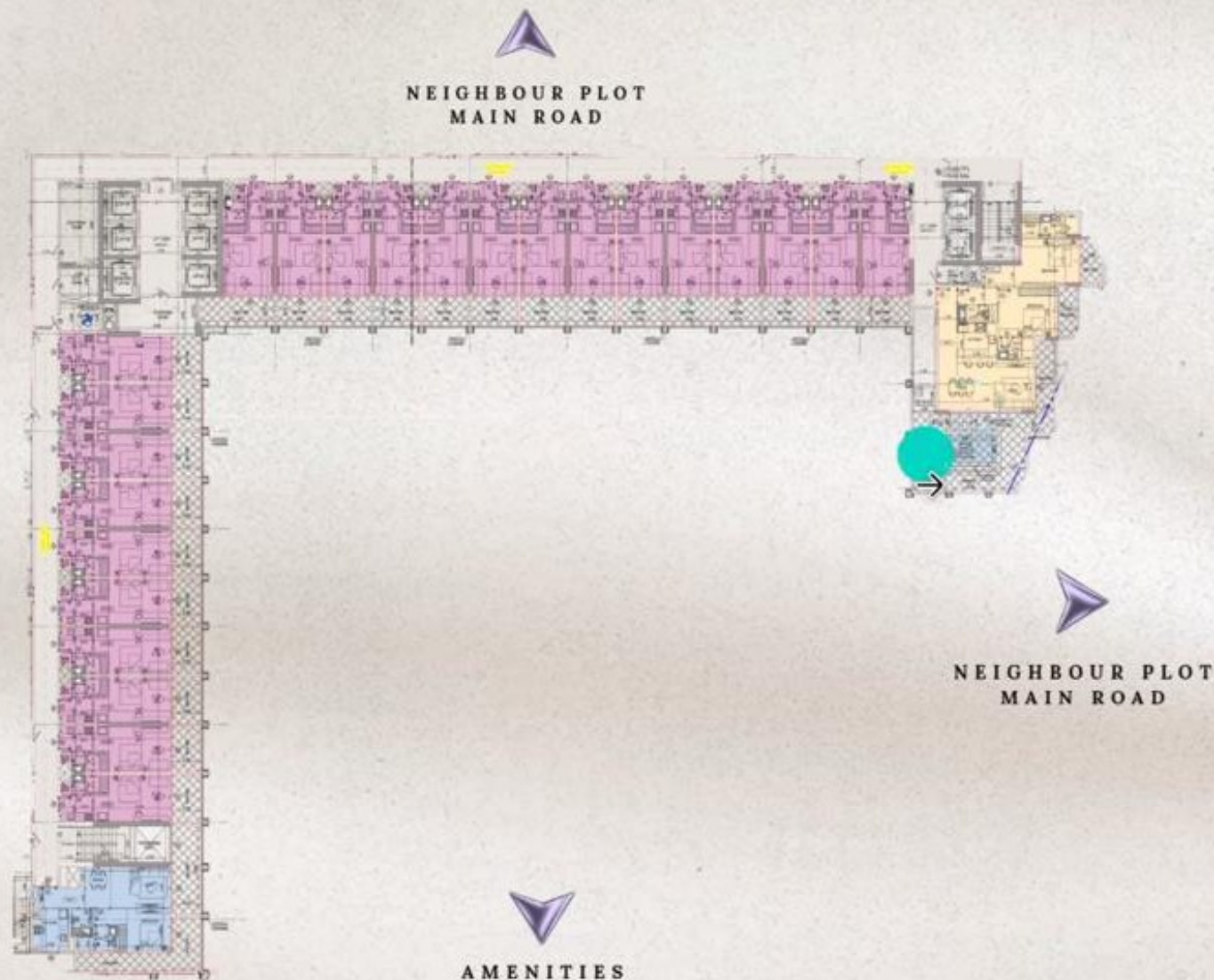
1 BEDROOM

1

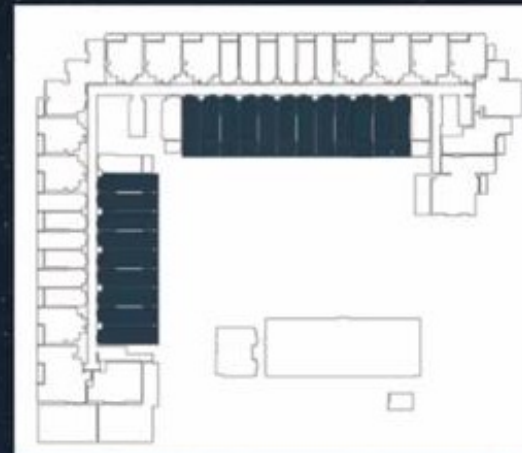
2 BEDROOM  
ROYAL SUITE

1

TOTAL: 26

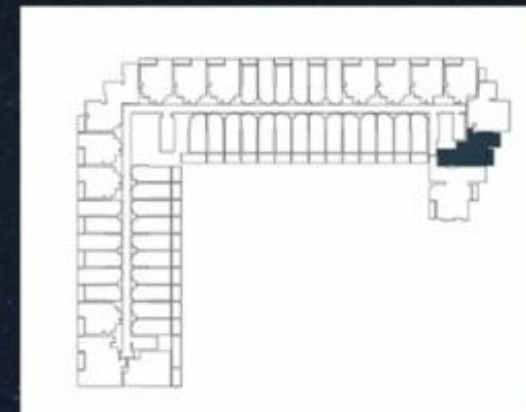


# STUDIO



| AREA         | SQ.M                 | SQ.FT |
|--------------|----------------------|-------|
| Suite Area   | 29.30 m <sup>2</sup> | 315   |
| Balcony Area | 10.58 m <sup>2</sup> | 114   |
| Total Area   | 39.88 m <sup>2</sup> | 429   |

# 1 BEDROOM



| AREA         | SQ.M                 | SQ.FT |
|--------------|----------------------|-------|
| Suite Area   | 66.71 m <sup>2</sup> | 718   |
| Balcony Area | 5.62 m <sup>2</sup>  | 61    |
| Total Area   | 72.33 m <sup>2</sup> | 779   |

## 2 BEDROOMS



| AREA         | SQ.M                  | SQ.FT |
|--------------|-----------------------|-------|
| Suite Area   | 103.79 m <sup>2</sup> | 1117  |
| Balcony Area | 29.21 m <sup>2</sup>  | 315   |
| Total Area   | 133 m <sup>2</sup>    | 1432  |



VALUE





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BINGHATTI

## AMENITIES



Adult & Children  
Pools



Yoga/Aerobics  
platform



Jacuzi



Gym



Family Lounge &  
Sitting Zones



Open-to-sky Roof  
Area



The Observatory



Sun Lounge



Meteor Trail



# MATERIALS

- 1.Feature navy wood in the lobby
- 2.Travertine stone flooring in the lobby / travertine-look ceramic tiles in the apartments
- 3.European walnut wood finish
- 4.Mirror
- 5.Champagne metal finish
- 6.Leather in the lobby
- 7.Fabric glass finish in the lobby
- 8.White paint
- 9.Feature stone in the apartments
- 10.Bronze textured paint on the lobby ceiling
- 11.Navy woven leather in the lobby
- 12.Rubber flooring in the gym
- 13.Painted wood for wardrobes





BINGHATTI

BING

## PRICE/SQ. FT.

| Unit type             | Minimum PSF | Average PSF | Maximum PSF |
|-----------------------|-------------|-------------|-------------|
| Studio                | 1,796       | 2,083       | 2,366       |
| 1 Bedroom             | 1,344       | 1,911       | 1,992       |
| 1 Bedroom Royal Suite | 832         | 832         | 832         |
| 2 Bedroom             | 1,620       | 2,062       | 2,325       |
| 2 Bedroom Royal Suite | 1,294       | 1,386       | 1,478       |
| Retail                | 3,509       | 3,661       | 3,694       |

## PRICES

| Unit type             | Units | Starting price (AED) |
|-----------------------|-------|----------------------|
| Studio                | 528   | 759,999              |
| 1 Bedroom             | 168   | 1,234,999            |
| 1 Bedroom Royal Suite | 1     | 1,599,999            |
| 2 Bedroom             | 55    | 1,974,999            |
| 2 Bedroom Royal Suite | 2     | 2,499,999            |
| Retail                | 17    | 2,397,999            |
| Total                 | 771   |                      |



## PAYMENT PLAN

Studios, 2 Bedrooms  
and Retails

**50 - 50**

1 Bedrooms

**60 - 40**

# MONTHLY INSTALLMENT PLAN

## STUDIO

| Payment date/milestone   | Instalment   |
|--------------------------|--------------|
| 30 Sept 2026             | 10%          |
| 31 Oct 2026              | 0.50%        |
| 30 Nov 2026              | 0.50%        |
| 31 Dec 2026              | 5%           |
| 31 January–31 May 2027   | 0.5% monthly |
| 30 Jun 2027              | 10%          |
| 31 July–30 November 2027 | 0.5% monthly |
| 31 Dec 2027              | 5%           |
| 31 January–31 May 2028   | 0.5% monthly |
| 30 Jun 2028              | 10%          |
| 31 Jul 2028              | 0.50%        |
| 31 Aug 2028              | 1%           |
| On completion            | 50%          |
| <b>Total</b>             | <b>100%</b>  |

Minimum Monthly Installment  
Studio: AED 3,600

# MONTHLY INSTALLMENT PLAN

## 1 BEDROOM

| Date        | Instalment % |
|-------------|--------------|
| 30-Sep-2026 | 10%          |
| 31 Oct 2026 | 0.40%        |
| 30 Nov 2026 | 0.40%        |
| 31 Dec 2026 | 5.00%        |
| 31 Jan 2027 | 0.40%        |
| 28 Feb 2027 | 0.40%        |
| 31 Mar 2027 | 0.40%        |
| 30 Apr 2027 | 0.40%        |
| 31 May 2027 | 0.40%        |
| 30 Jun 2027 | 10.00%       |
| 31 Jul 2027 | 0.40%        |
| 31 Aug 2027 | 0.40%        |
| 30-Sep-2027 | 0.40%        |

| Date          | Instalment % |
|---------------|--------------|
| 31 Oct 2027   | 0.40%        |
| 30 Nov 2027   | 0.40%        |
| 31 Dec 2027   | 15.00%       |
| 31 Jan 2028   | 0.40%        |
| 29 Feb 2028   | 0.40%        |
| 31 Mar 2028   | 0.40%        |
| 30 Apr 2028   | 0.40%        |
| 31 May 2028   | 0.40%        |
| 30 Jun 2028   | 10.00%       |
| 31 Jul 2028   | 0.40%        |
| 31 Aug 2028   | 2.30%        |
| On Completion | 40%          |
| Total         | 100.00%      |

Minimum Monthly Installment

1 Bedroom: AED 5,000

COMPLETION DATE

30 SEPTEMBER 2028