BINGHATTI

STARFALL


INTERNATIONAL AIRPORT
DUBAI HEALTHCARE CITY
ZA'ABEEL 1
DUBAI CREEK HARBOUR
DOWNTOWN DUBAI
DUBAI DESIGN DISTRICT
Dubai International Airport
مطار دبي الدولي
AL RIGGA
الرقة
AL KARAMA
الكرامة
Pearl Jumeirah
AL JAFFILIYA
الحافلية
OUD METHA
عود ميثاء
Dubai Creek
AL GARHOUD
JUMEIRAH 1
جميرا ١
AL SATWA
السطوة
JADDAF WATERFRONT
AL JADDAF
الجداف
UMM RAMOOL
أم رمول
DUBAI FESTIVAL CITY
دبي فستيفال سيتي
AL RASHIDIYA
الراشدية
NAD SHAMMA
ند شما
ZA'ABEEL 2
زعبيل ٢
Dubai
دبي
JUMEIRAH
جميرا
AL WASL
الوصل
RAS AL KHOR
رأس الخور
NADD AL HAMAR
ند الحمر
AL WARQA
الورقاء
AL WARQA 1
الورقاء ١
BUSINESS BAY
الخليج التجاري
AL SAFA
الصفا
BUKADRA
بو كدرة
RAS AL KHOR INDUSTRIAL AREA 1
منطقة رأس الخور الصناعية-١
RAS AL KHOR INDUSTRIAL AREA 2
منطقة رأس الخور الصناعية -٢
AL TWAR 2
الطوار ٢
AL TWAR 3
الطوار ٣
MUHAISNA 1
حيصنة ١
ENGLAND CLUSTER
3rd St
205th St
5th St
9th St
16 Street
21 Street
37th St
12th St
56A Street
58a St
410th St
19th St
D85
D78
D92
D89
D79
D75
E11
D70
D81
D83
D77
D90
D94
D73
D91
D93
D95
D62
D68
D86
E65
E66
E44
E311
D69

بن غاطي
BINGHATTI

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 % ↑

Source: DLD/Bayut

بـــن غـاطي
BINGHATTI

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



Source: DLD/Bayut

بن غاطي
BINGHATTI

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

Source: Binghatti Strategy Team

بن غاطي
BINGHATTI

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



بن غاطي
BINGHATTI

SIZES

Unit type	Minimum area	Average area	Maximum area
Studio	348 sq. ft.	383 sq. ft.	477 sq. ft.
1 Bedroom	625 sq. ft.	680 sq. ft.	1,006 sq. ft.
1 Bedroom Royal Suite	1,922 sq. ft.	1,922 sq. ft.	1,922 sq. ft.
2 Bedroom	855 sq. ft.	1,069 sq. ft.	1,432 sq. ft.
2 Bedroom Royal Suite	1,826 sq. ft.	1,879 sq. ft.	1,931 sq. ft.
Retail	649 sq. ft.	1,691 sq. ft.	3,026 sq. ft.

بن غاطي
BINGHATTI

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	



بن غاطي
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

بن غاطي
BINGHATTI

PAYMENT PLAN

Studios, 2 Bedrooms and Retails

50 - 50

1 Bedrooms

60 - 40