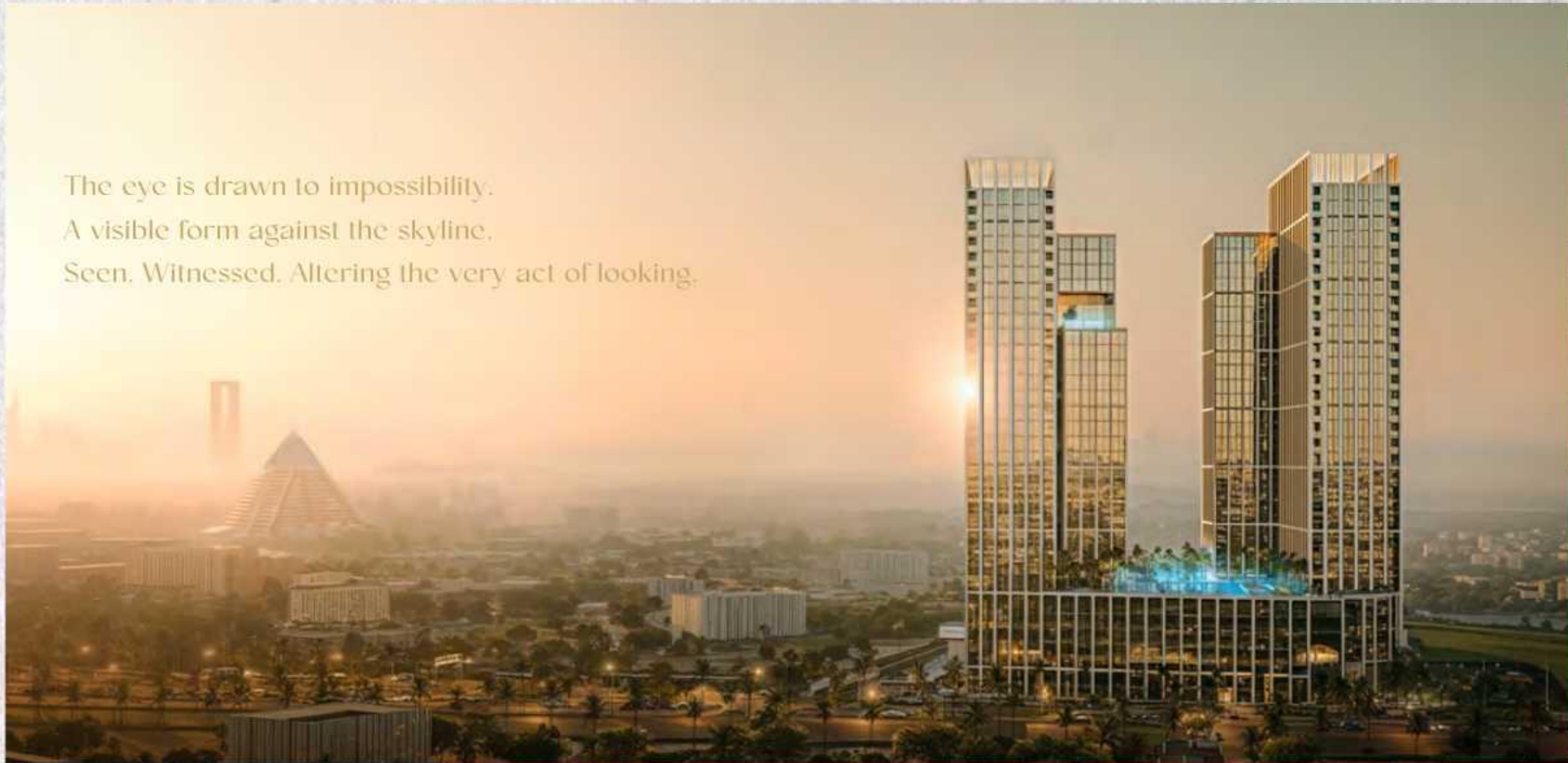


BINGHATTI

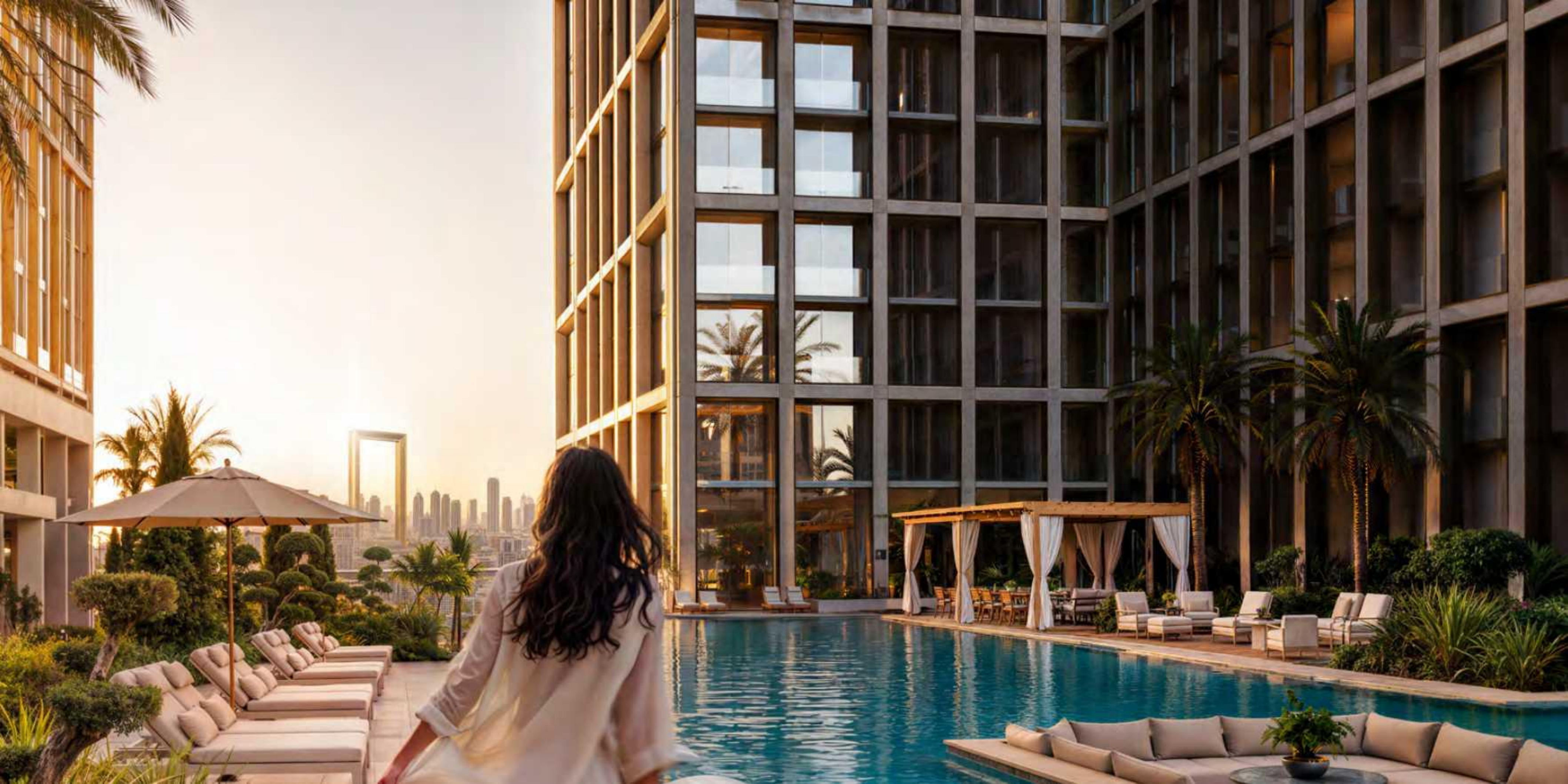
SPECTRE

The Spirit of Sight

The eye is drawn to impossibility.
A visible form against the skyline.
Seen. Witnessed. Altering the very act of looking.









Light. Shadow. Design.

Binghatti Spectre is a landmark 26 -story mixed-use tower rising at the northern gateway of the Al Jaddaf Waterfront. The architecture is defined by a bold, futuristic twin-tower design built upon a unified, multi-tiered podium.



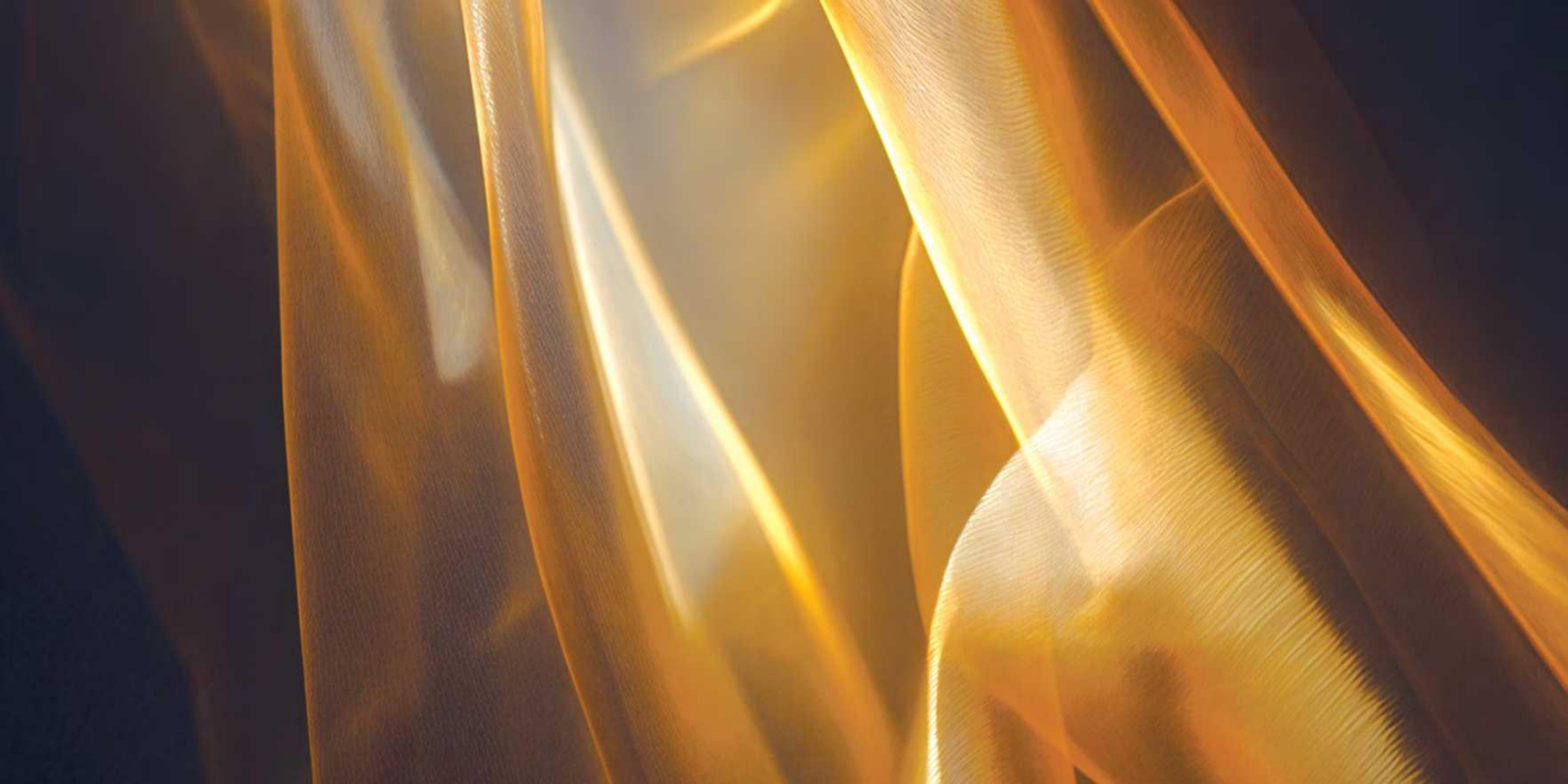




Shaped by glass, geometry & twilight,
Binghatti Spectre sits between land & sky.

Its lines rise with quiet precision, drawing the eye toward uninterrupted horizons. Bold yet restrained, Binghatti Spectre creates a distinct architectural presence while offering a composed sense of calm above the movement of the city.





Illuminating All of Dubai's Horizons

Binghatti Spectre occupies a highly strategic position at the northern gateway of Al Jaddaf Waterfront. The location sits at the immediate junction of Dubai's historic cultural heritage and its modern business districts.



A high-end interior space, likely a hotel lobby or a luxury residence. The scene is characterized by a mix of materials: polished brass or gold-toned metal panels, dark wood, and a large, curved wall with a deep red, sunburst-like pattern. In the foreground, a white marble console table with gold-toned legs holds a large bouquet of white and gold flowers, a lamp with two white shades and a gold base, and some books. To the right, a curved reception desk or counter is covered in a dark, veined marble. The floor is a light, polished material, and the overall lighting is warm and sophisticated.

BINGHATTI



Location is Luxury

As an integrated mixed-use destination it beautifully combines premier *residences*, corporate offices and ground-floor retail. The layout cleanly defines the commercial aspects from the private residential spaces, culminating in an expansive lifestyle deck.



The Precise Manipulation of Light

Binghatti Spectre's crystalline glass facade acts as a slate for direct, point-source LED illumination, which is embedded along its signature grid. At night, this lighting network transforms the sharp geometrical lines and balconies into a glowing symbol against the dark sky.





Cultured & Connected in Al Jaddaf

Life at Binghatti Spectre is a masterclass in both premium city living and refined leisure. Residents are minutes away from world-class dining destinations, creekside cafes and major retail hubs like the Dubai Mall & Dubai Festival City.



Own The View

The orientation of Binghatti Spectre provides residents and occupants with two exceptional, panoramic profiles.

North/ Northwest Facing

Direct, sweeping views over Za'abeel extending toward the iconic Downtown Dubai, Burj Khalifa and Dubai Creek Harbour.

East/Southeast Facing

Unobstructed vistas over the Mohammed bin Rashid Library, the calm waters of the Dubai Creek and the Dubai Festival City skyline.



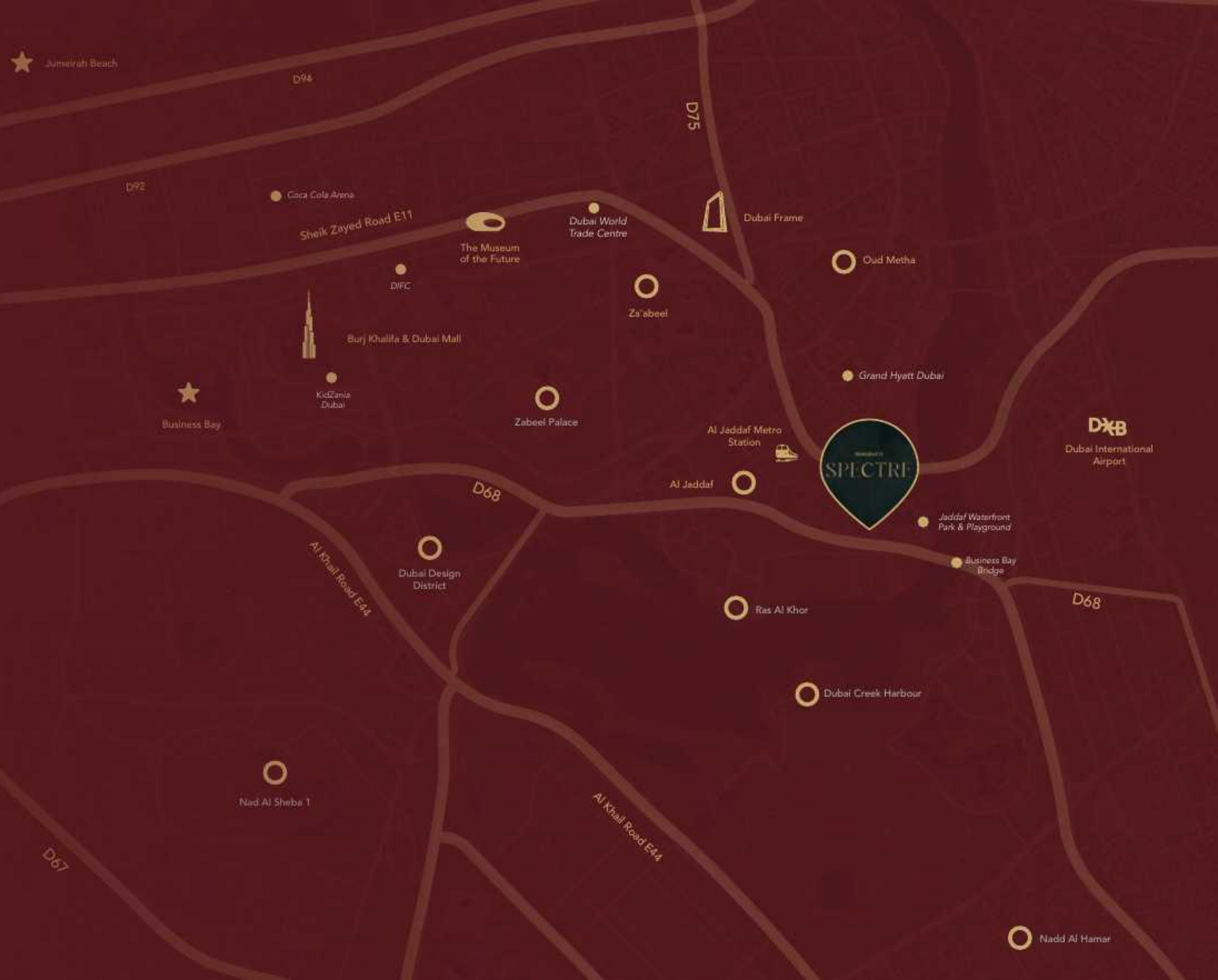


Live Where Dubai Connects

For effortless public commuting, the tower sits a short walk from both the Al Jaddaf Metro Station and the Creek Metro Station, with a future Etihad Rail connection planned right in Al Jaddaf.

The site features immediate ramp access straight onto Al Khail Road (E44) and the D68 intersection, allowing residents and occupants to bypass downtown gridlock.

	Al Jaddaf & Creek Metro Station 2 Mins		Dubai Healthcare City (DHCC) 3 Mins
	Burj Khalifa and Dubai Mall 5 Mins		Business Bay 5 Mins
	Dubai Int'l Airport 5 - 10 Mins		Dubai World Trade Centre 10 Mins
	Dubai Festival City 7 Mins		Museum of the Future 10 Mins
	Al Seef 15 Mins		Jumeirah Beach 17 Mins
	Bluewaters Island 25 Mins		







Between City & Serenity

Binghatti Spectre benefits from its close proximity to the frontline banks of the Dubai Creek. The surrounding low-rise areas ensure a permanently open, breezy orientation.



Designed for Life Together

The community spaces at Binghatti Spectre are thoughtfully designed for family living, with safe and engaging outdoor environments where younger residents can play, explore, and connect.







Enhanced Health & Wellness

For physical conditioning and mindfulness, the tower features comprehensive sports facilities engineered to match the highest standards.





Sense and Self-Restoration, Every Day

Binghatti Spectre offers an extensive collection of 20+ luxury wellness and leisure facilities. Spread across the dedicated amenity deck, these five-star spaces are designed to clearly separate residential relaxation, offering total privacy, family safety and absolute exclusivity.



Adults & Kid's Swimming Pool



Yoga/Aerobics Platform



Children's Play Area



Paddle Tennis Court



Family Sitting & Social Nooks



Fitness Facilities



90 Meter Sprint/Jogging Lane



Lounge Sitting Platforms



Open Lawn



Activity Tables & Ping Pong Table

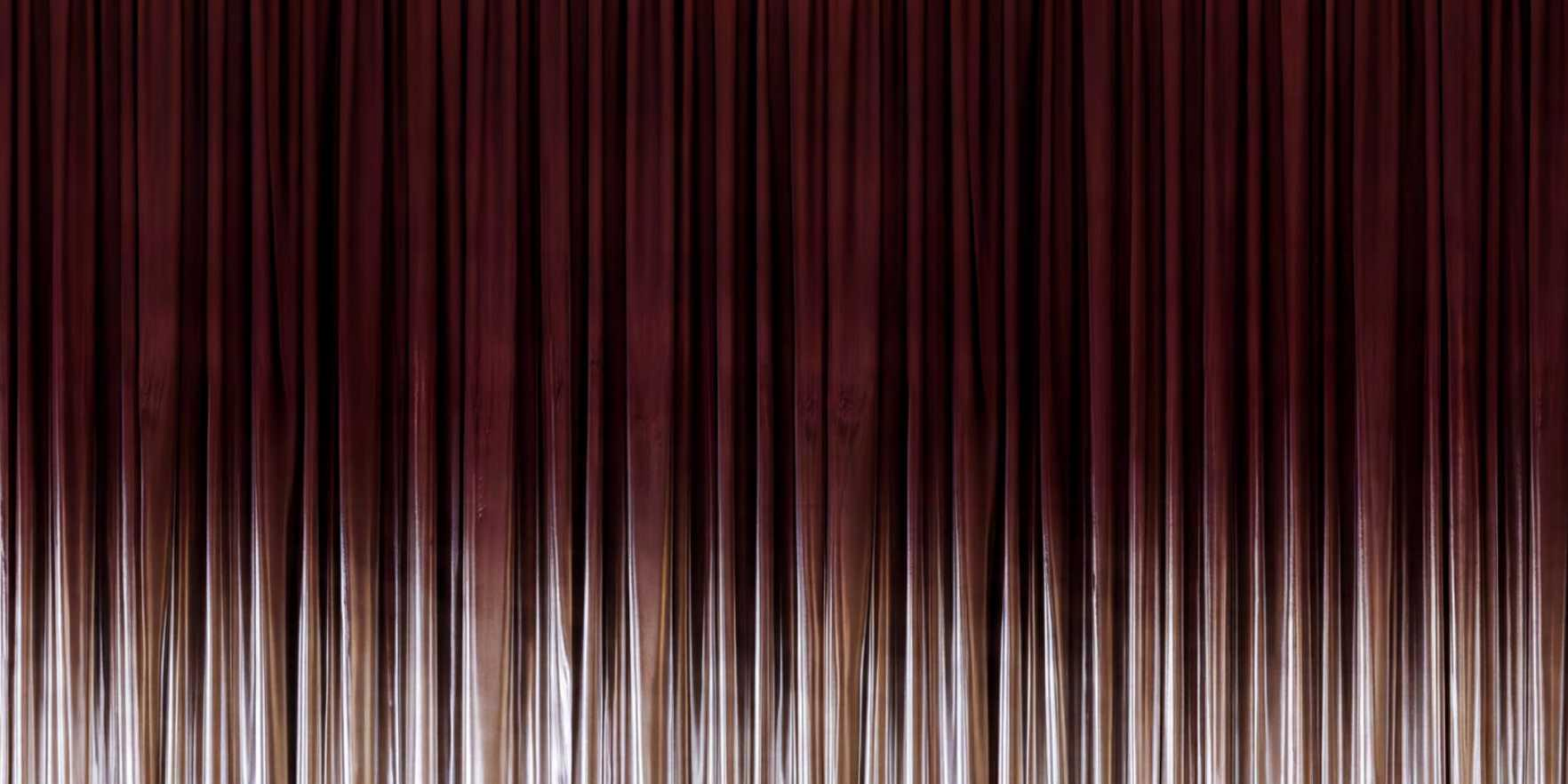
BINGHATTI





BINGHATTI







† Based on the assumption that the average size of the fish used in the study is 2.5 kg. The actual size of the fish used in the study is 2.5 kg. These values refer to the actual size of the fish used in the study.



Ivory Limestone



Pale Travertine



Translucent Stone



Smoked Glass



Rippled Stainless Steel



Brushed Stainless Steel



Smoked Mirror



Burgundy Velvet Ombre



Cherry Wood



Warm Metal Accents

Disclaimer: 1. All room dimensions are measured to structural elements and include wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architect. 3. All room like, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the marketed area. Drawings are not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the center line of dividing or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the center line of dividing or partition walls separating one unit from another unit, the exterior face of the enclosing guard and the exterior face of the adjoining balcony. 7. The units are measured at typical floor in the Building. Orientation may vary in size depending on the floor level. 8. For each unit type, unit plans and details might be slightly different. Please refer to the sales and purchase agreement for the exact size of each specific unit.

BINGHATTI

SPECTRE

PROJECT FACTS

A CURATED COLLECTION
OF CONCENTRATED LUXURY

PROPERTY TYPE

Residential, Offices & Retails:

PLOT AREA

11,033.25 SQM./ 118,760.91 SQFT

DESCRIPTION

4B + G + 3P + 26 FLOORS (OFFICE + RESIDENTIAL
TOWERS) + MECH. + ROOF

TOWER A

Studio Apartment:	50
1 Bedroom Apartment:	407
2 Bedroom Apartment:	49
3 Bedroom Apartment:	02

TOTAL UNITS

Total Residential Units:	508
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TOWER B

Studio Apartment:	31
1 Bedroom Apartment:	139
2 Bedroom Apartment:	33
3 Bedroom Apartment:	01
Office Unit:	235

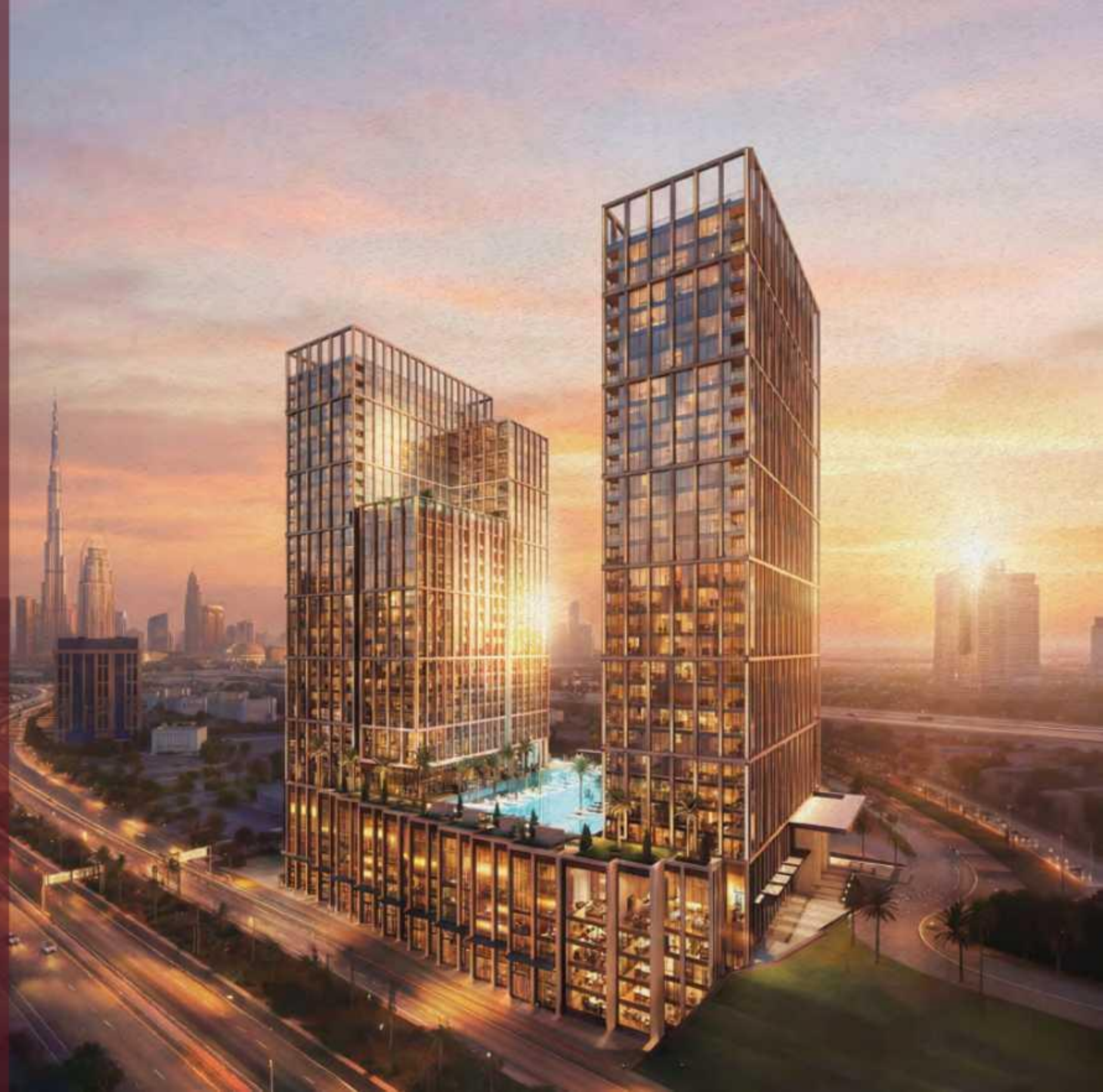
TOTAL UNITS

Total Residential Units:	204
Total Offices:	235

RETAIL SHOPS

Ground Floor 19

Binghatti Spectre introduces an exceptional residential experience to the freehold corridor of Al Jaddaf. The building configuration offers apartments, offices and storefronts, all strategically geared to entice robust demand from investors, professionals and families.





Luxuriously Woven Together

Every layout within the tower is designed to maximise functional flow and shared moments. The open-plan spaces utilize sweeping floor-to-ceiling windows that welcome natural light without compromising privacy.



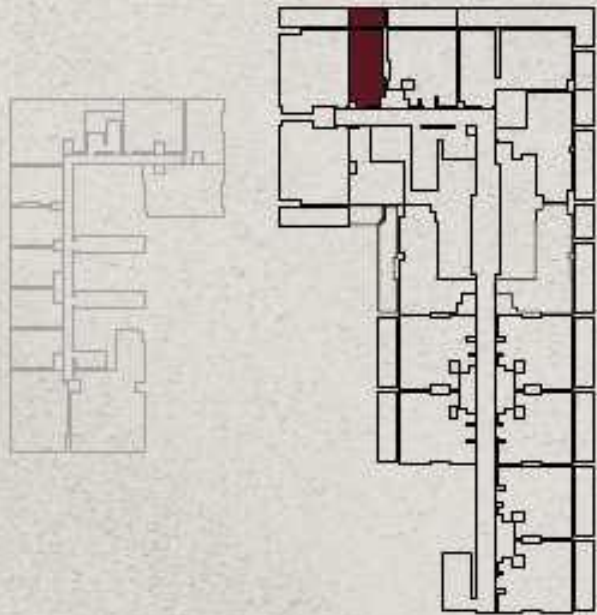


Spatial Efficiency, Unmatched Views

Discover a range of thoughtfully designed floorplans tailored to optimise light and flow. Across the studio, 1, 2 and 3-bedroom configurations, the layouts maximise square footage in the most efficient way.

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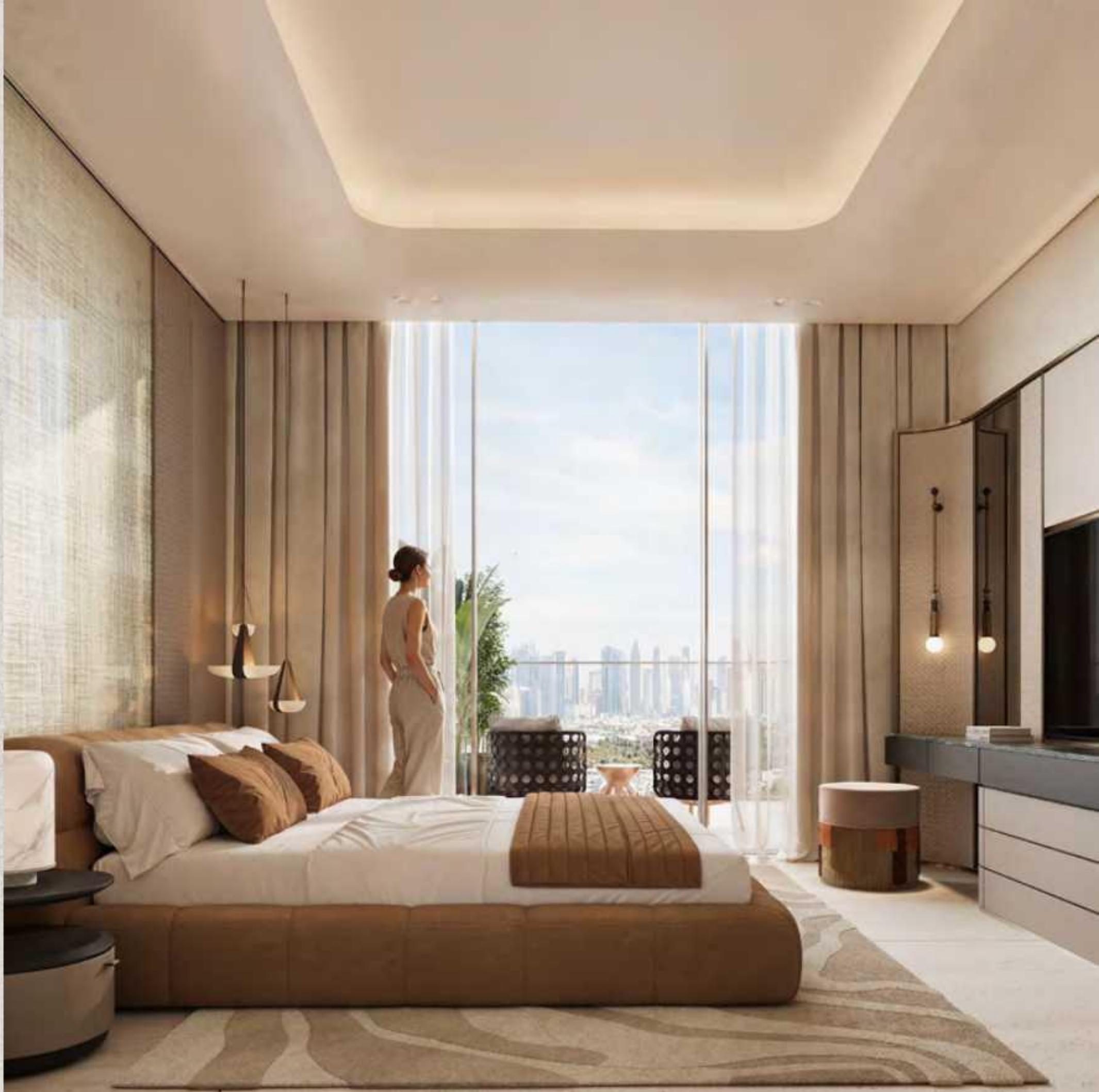
Studio
Type 01



AREA	SQ.M	SQ.FT
SUITE AREA	27.63 m²	297.41 ft²
BALCONY AREA	6.96 m²	74.92 ft²
TOTAL UNIT AREA	34.59 m²	372.32 ft²

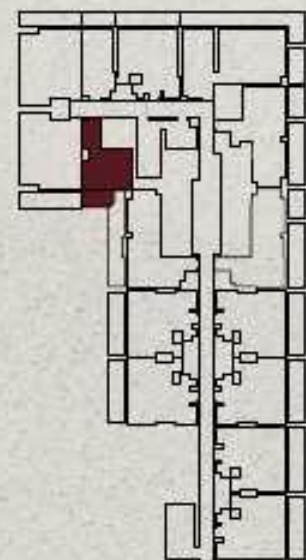
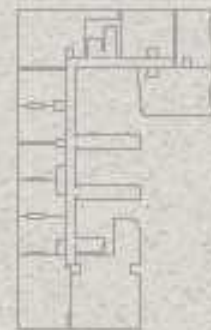


Disclaimer: 1. All room dimensions are measured by structural elements and exclude wall thickness and furniture/fitting allowances. 2. All dimensions have been provided by our consultants as follows: 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings are not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the room line of drawing projection walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the unit also separating the adjoining unit. 6. Calculation of balcony area is measured as the area including the structure of balcony or partition walls separating one unit from another unit. The maximum line of the existing guardrail and the average line of the adjoining balcony. 7. The units are measured in typical floor of the building. Changes may vary in size depending on the floor level. 8. For each unit type, unit area and depth might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.





Studio Type 02

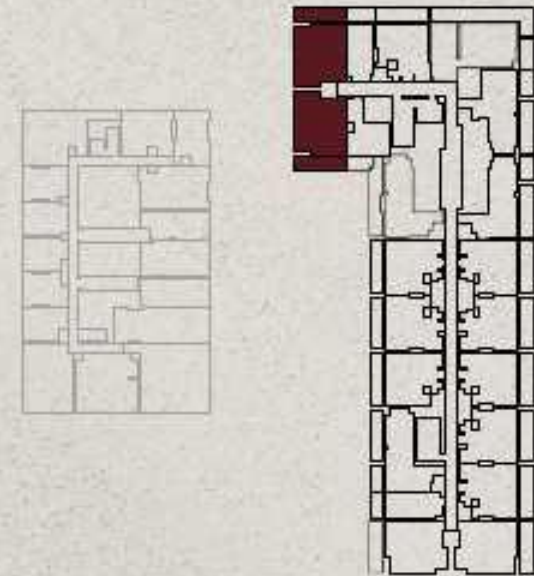


AREA	SQ.M	SQ.FT
SUITE AREA	32.48 m ²	349.61 ft ²
BALCONY AREA	6.51 m ²	70.07 ft ²
TOTAL UNIT AREA	38.99 m ²	419.68 ft ²

Disclaimer: 1. All room dimensions are measured to structural elements and include wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architect. 3. All room sizes, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual unit area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the center line of doorway to parking with sloping side and long sloping side only. The exterior face of all exterior walls and the exterior face of the building wall enclosing the balcony unit. 6. Calculation of balcony area is measured as the area bounded by the center line of building or parking walls separating one unit from another unit, the exterior face of the enclosing ground and the exterior face of the adjoining balcony. 7. The units are measured in typical floor in the building. Columns may vary in size depending on the floor level. 8. The pool unit type, unit size and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



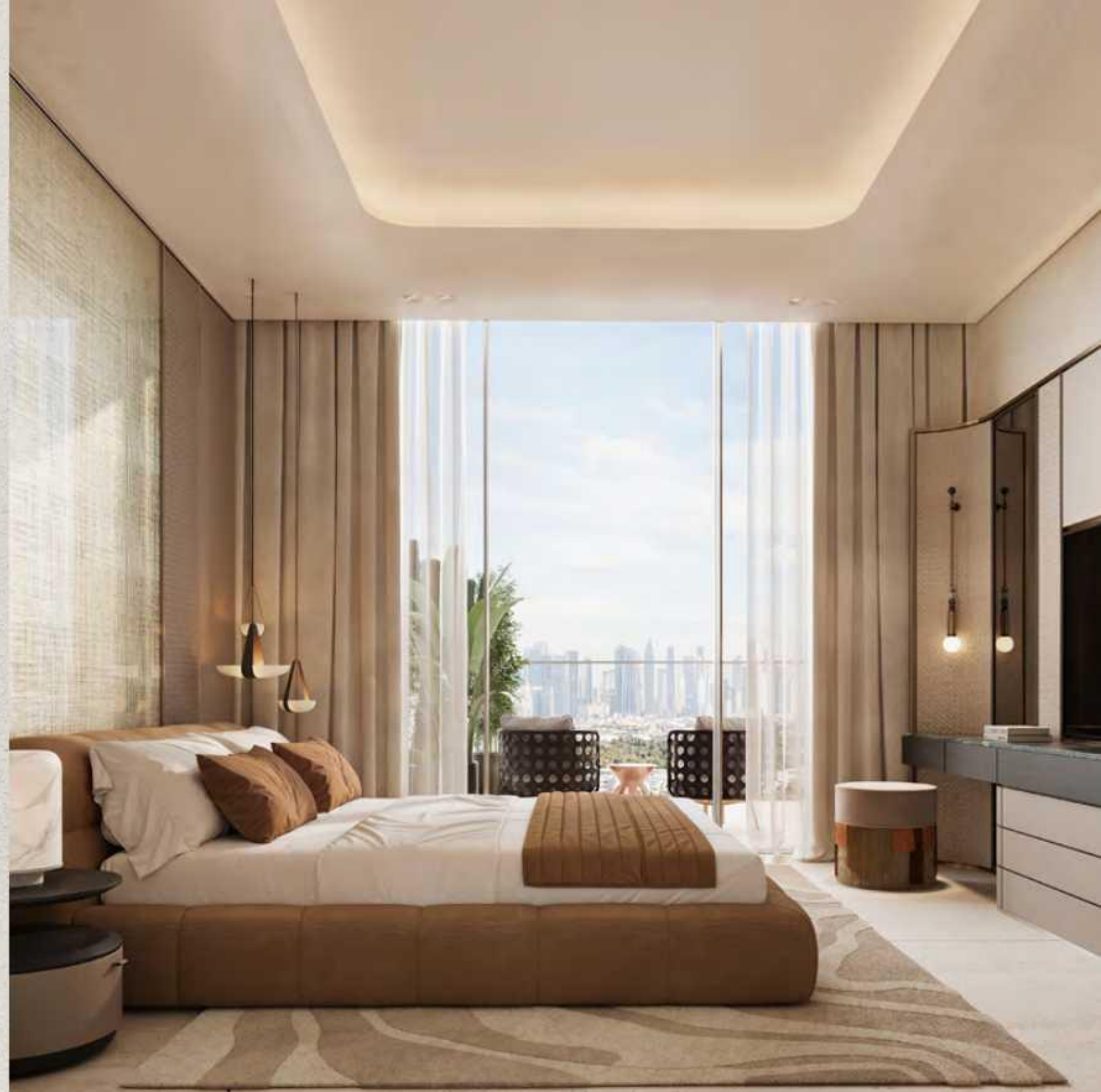
1 Bedroom
Type 01



AREA	SQ.M	SQ.FT
SUITE AREA	66.15 m²	604.39 sq'
BALCONY AREA	13.98 m²	150.48 sq'
TOTAL UNIT AREA	70.13 m²	754.87 sq'

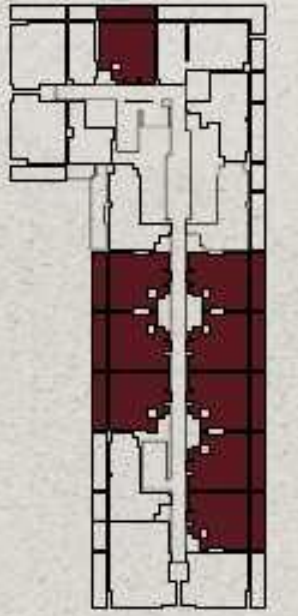
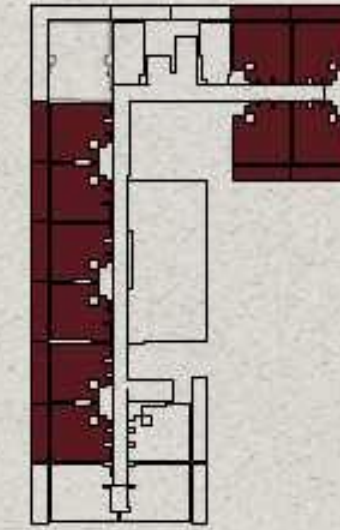
FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	12 m²
LIVING AND DINING	17 m²
KITCHEN	10 m²
CORRIDOR	6 m²
LAUNDRY	1 m²

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1 Bedroom Type 02

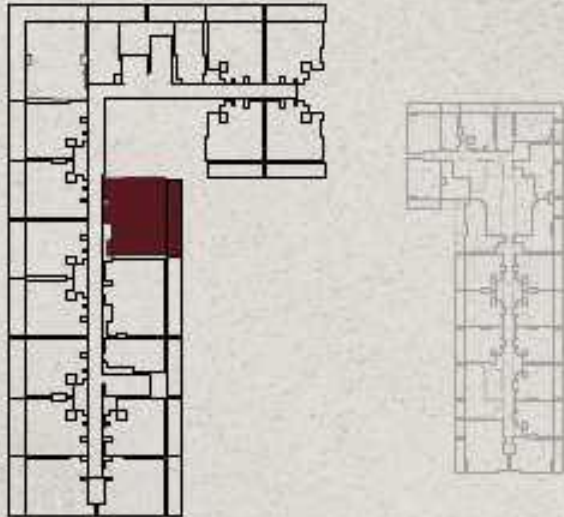


AREA	SQ.M	SQ.FT
SUITE AREA	51.39 m ²	553.16 ft ²
BALCONY AREA	13.51 m ²	145.42 ft ²
TOTAL UNIT AREA	64.90 m ²	698.58 ft ²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m ²
M. BEDROOM	13 m ²
LIVING AND DINING	17 m ²
KITCHEN	6 m ²
CORRIDOR	3 m ²
LAUNDRY	1 m ²
W.C	2 m ²

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall thickness and construction tolerances. 2. All dimensions shall be provided by the relevant authorities. 3. All room labels, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the center line of drawing or partition walls separating one suite from another unit, the exterior face of all exterior walls, and the interior face of the partition wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the center line of drawing or partition walls separating one unit from another unit, the exterior face of the enclosing guard rail and the exterior face of the adjoining balcony. 7. The scales measured at typical floor in the building. Choices may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

2 Bedroom
Type 01

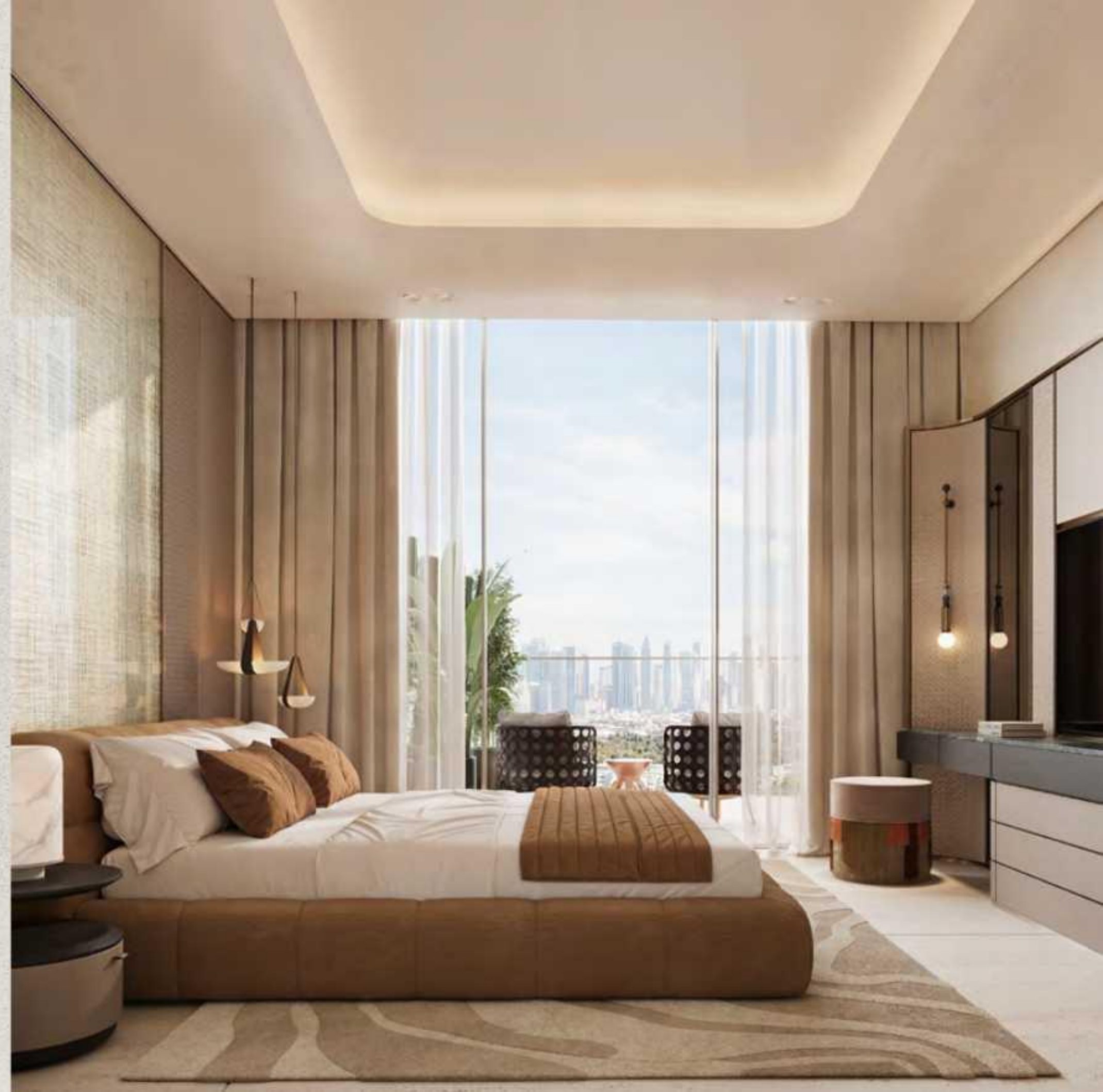


AREA	SQ.M	SQ.FT
SUITE AREA	74.68 m²	803.85 ft²
BALCONY AREA	19.38 m²	208.60 ft²
TOTAL UNIT AREA	94.06 m²	1012.45 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	12 m²
BATHROOM	4 m²
BEDROOM	12 m²
LIVING AND DINING	16 m²
KITCHEN	8 m²
CORRIDOR	7 m²
DRESS	3 m²
LAUNDRY	1 m²

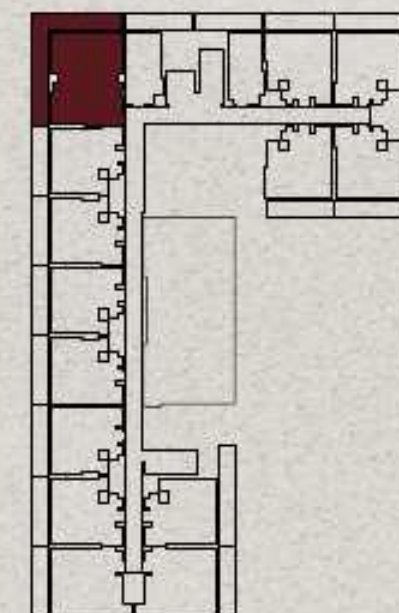


Disclaimer: 1. All room dimensions are measured to structural elements and include wall thickness and construction allowances. 2. All measurements have been provided by our structure engineer. 3. All materials, dimensions and drawings are approximate, information is subject to change without notice. 4. Actual area may vary slightly from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of saleable area measured by the area bounded by the center line of building or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the unit only. 6. Calculable of balcony area is measured as the area bounded by the center line of building or partition walls separating one unit from another unit, the exterior face of the enclosing guard and the exterior face of the enclosing balcony. 7. The units are measured on typical floor in the building. Colors may vary in use depending on the floor level. 8. The actual unit type, unit name and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.





2 Bedroom Type 02



AREA	SQ.M	SQ.FT
SUITE AREA	73.51 m²	791.26 ft²
BALCONY AREA	39.92 m²	429.70 ft²
TOTAL UNIT AREA	113.43 m²	1220.95 ft²

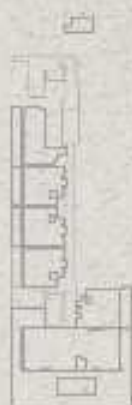
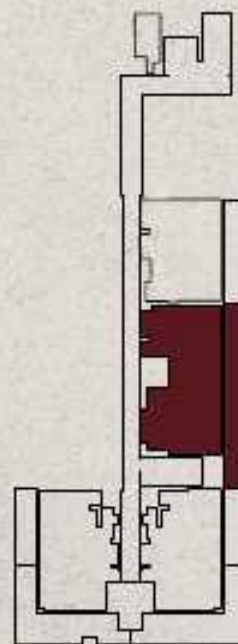
FLAT DESIGN COMPONENTS

M. BATHROOM	4 m²
M. BEDROOM	15 m²
BATHROOM	4 m²
BEDROOM	15 m²
LIVING AND DINING	17 m²
KITCHEN	5 m²
CORRIDOR	6 m²

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3 Bedroom
Type 01

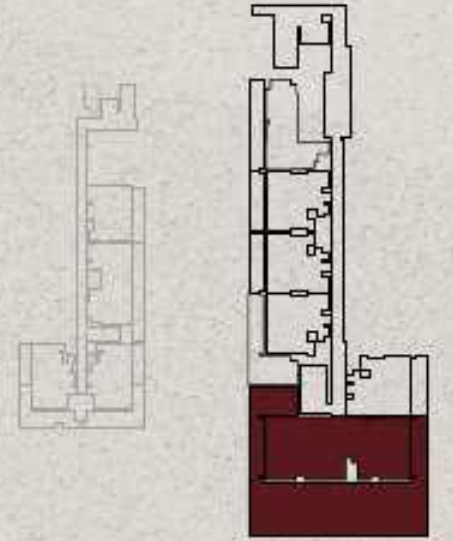
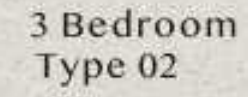


AREA	SQ.M	SQ.FT
SUITE AREA	100.91 m²	1086.19 ft²
BALCONY AREA	34.59 m²	372.32 ft²
TOTAL UNIT AREA	135.50 m²	1458.51 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m²
M. BEDROOM	20 m²
BATHROOM	4 m²
BEDROOM 01	11 m²
BEDROOM 02	11 m²
LIVING AND DINING	17 m²
KITCHEN	8 m²
DRESS	4 m²
CORRIDOR	10 m²

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M. BATHROOM	6 m ²
M. BEDROOM	17 m ²
BATHROOM	4 m ²
BEDROOM 01	16 m ²
BATHROOM	5 m ²
BEDROOM 02	18 m ²
LIVING AND DINING	20 m ²
KITCHEN	12 m ²
CORRIDOR	15 m ²
LAUNDRY	5 m ²



BINGHATTI

AFTER SALES SERVICES

All-in-One After Sales Services

Binghatti Style



PROPERTY
MANAGEMENT



UNIT RESALE



PARKING
SALE



HOLIDAY
HOMES



ANNUAL
MAINTENANCE



FURNITURE
PACKAGES



☎ 800 240

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