

BINGHATTI
CULLINAN

PROPERTY TYPE

Residential + Retail

PLOT AREA= 69,199.46sqft

CONFIGURATION

B+G+4P+14RES.+ROOF

NUMBER OF UNITS

Studio : 216

1 Bedroom: 363

2 Bedroom: 42

3 Bedroom : 03

Total:624

Retails (GROUND): 21

Elevators: 08

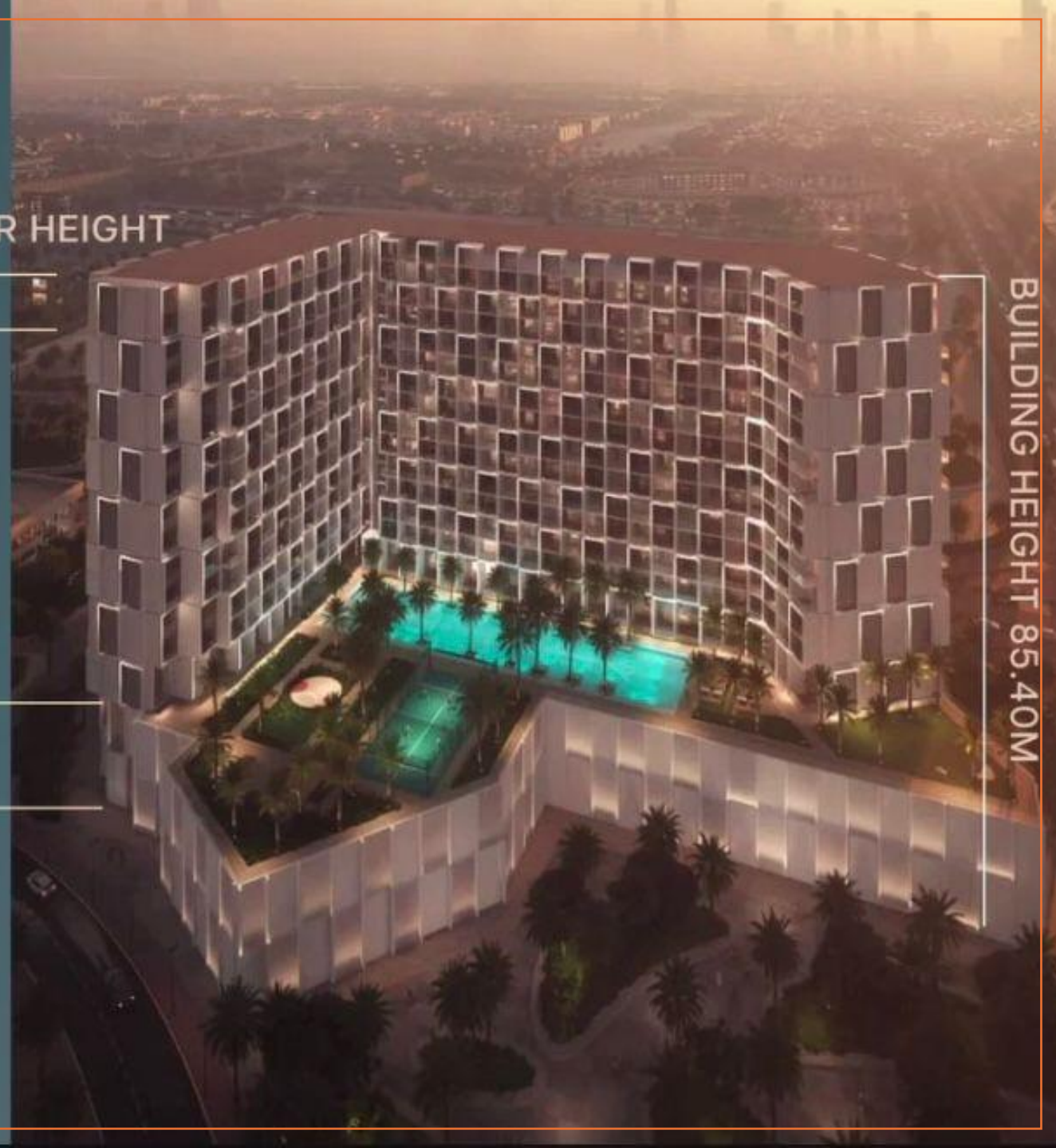
FLOOR TO FLOOR HEIGHT

3.60 M

LOBBY HEIGHT

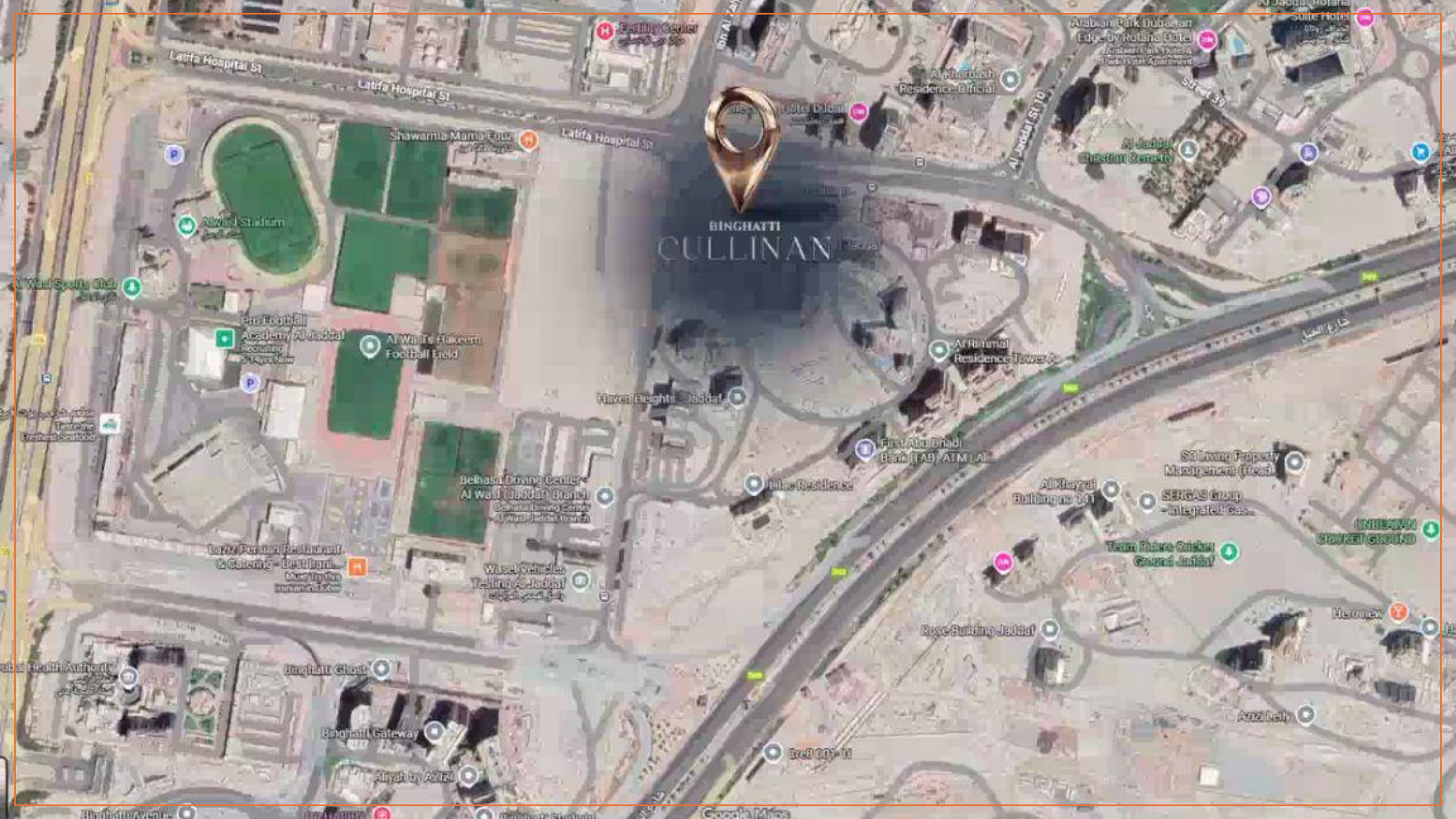
7.65 M

BUILDING HEIGHT 85.40M



LOCATION





PROXIMITY

FESTIVAL CITY CENTER

10 MIN

WAFI MALL

8 MIN

DUBAI MALL

10 MIN

WASL CLUB

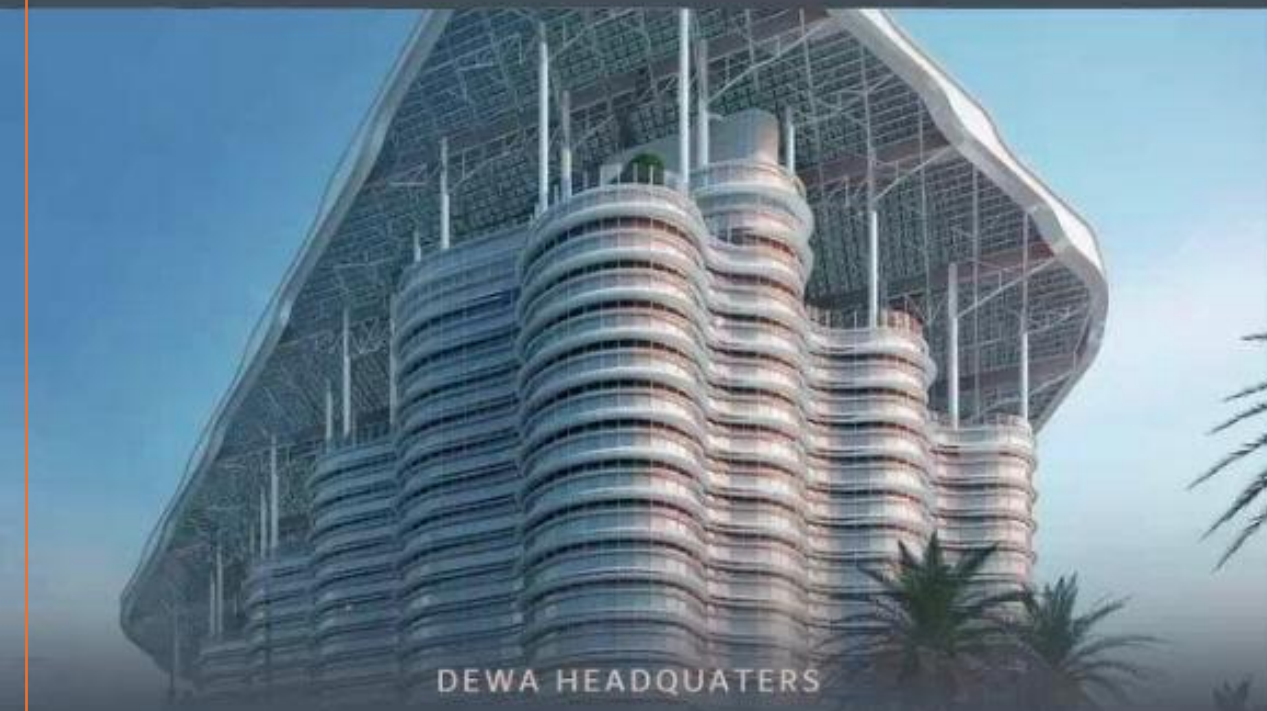
5 MIN

DXB AIRPORT

10 MIN

MUSEUM OF THE FUTURE

10 MIN





بن غاطي
BINGHATTI

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

BINGHATTI
CULLINAN

CONFIGURATION



BINGHATTI
CULLINAN

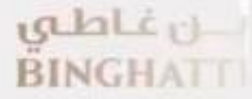
UNIT TABULATION

FLOORS	STUDIO	1-BED	2-BED	3-BED	TOTAL
1ST FLOOR	9	18	2	0	29
2ND FLOOR	15	24	2	0	41
3RD FLOOR	16	26	3	0	45
4TH FLOOR	16	26	3	0	45
5TH FLOOR	16	26	3	0	45
6TH FLOOR	16	26	3	0	45
7TH FLOOR	16	26	3	0	45
8TH FLOOR	16	26	3	0	45
9TH FLOOR	16	26	3	0	45
10TH FLOOR	16	26	3	0	45
11TH FLOOR	16	26	3	0	45
12TH FLOOR	16	26	3	0	45
13TH FLOOR	16	26	3	0	45
14TH FLOOR	16	26	3	0	45
ROOF FLOOR	0	9	2	3	14
TOTAL	216	363	42	3	624

RETAILS

BINGHATTI
CULLINAN

	UNIT NUMBER	SQ.FT
1	RETAIL 1	4807.59
2	RETAIL 2	3415.28
3	RETAIL 3	1495.21
4	RETAIL 4	1748.17
5	RETAIL 5	240.68
6	RETAIL 6	7335.6
7	RETAIL 7	4192.87
8	RETAIL 8	1877.55
9	RETAIL 9	473.07
10	RETAIL 10	636.36
11	RETAIL 11	960.03
12	RETAIL 12	960.14
13	RETAIL 13	646.59
14	RETAIL 14	6217.45
15	RETAIL 15	2418.87
16	RETAIL 16	871.55
17	RETAIL 17	1272.4
18	RETAIL 18	565.11
19	RETAIL 19	716.45
20	RETAIL 20	1291.67
21	RETAIL 21	1836.54



Latifa Hospital Str

8.09m

39.51m

9.32m

OPEN SPACE

86.72m

SAMA AL JADAF

3265493

0.5m

29.11m

3261360
POCKET PARK

3761679

4261374

4761384



100

MAIN STREET

1ST FLOOR PLAN

STUDIO	1 BEDROOM	2 BEDROOM	GYM
9	18	2	
			
TOTAL		29	



ZABEEL STADIUM

MAIN STREET



2ND FLOOR PLAN

STUDIO

15



1 BEDROOM

24



2 BEDROOM

2



TOTAL

41



BURJ KHALIFA VIEW



ZABEEL STADIUM

MAIN STREET

3-12 FLOOR PLAN

STUDIO

16



1 BEDROOM

26



2 BEDROOM

3



TOTAL

45



BURJ KHALIFA VIEW

ZABEEL STADIUM

MAIN STREET

5TH, 6TH, 9TH, 10TH, 13TH & 14TH FLOOR PLAN

STUDIO	1 BEDROOM	2 BEDROOM
16	26	3
		
TOTAL		45



BURJ KHALIFA VIEW

ZABEEL STADIUM



بن غاطي
BINGHATTI

MAIN STREET



ROOF FLOOR PLAN

STUDIO

0



1 BEDROOM

9



2 BEDROOM

2



3 BEDROOM

3



TOTAL

14



BURJ KHALIFA VIEW



ZABEEL STADIUM

VALUE



PRICES

UNIT TYPES	NO OF UNITS	STARTING PRICE AED
STUDIO	216	819,999
1 BEDROOM	363	1,399,999
2 BEDROOM	42	1,999,999
3 BEDROOM	3	3,499,999
RETAIL	21	1,093,999

SIZES

UNIT TYPES	MIN. AREA SQFT	AVERAGE SIZE SQFT	MAX. AREA SQFT
STUDIO	371	382	528
1 BEDROOM	677	732	880
2 BEDROOM	911	1,000	1,384
3 BEDROOM	1,777	2,113	2,330
RETAIL	241	2,094	7,336

PRICE/SQFT

UNIT TYPES	MIN. PRICE SQFT	AVERAGE PRICE SQFT	MAX. PRICE SQFT
STUDIO	1,705	2,238	2,399
1 BEDROOM	1,682	2,072	2,245
2 BEDROOM	1,671	2,203	2,309
3 BEDROOM	1,545	1,724	1,969
RETAIL	4,040	4,476	4,725

PAYMENT PLAN

70/30