

بن غاطي سيكتر BINGHATTI SPECTRE

AL JADDAF

A Presence Beyond the Visible

OFF-MARKET LAUNCH

CONFIDENTIAL



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Live Where Dubai Connects

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 Stations
2 Minutes



Dubai Healthcare City (DHCC)
5 Minutes



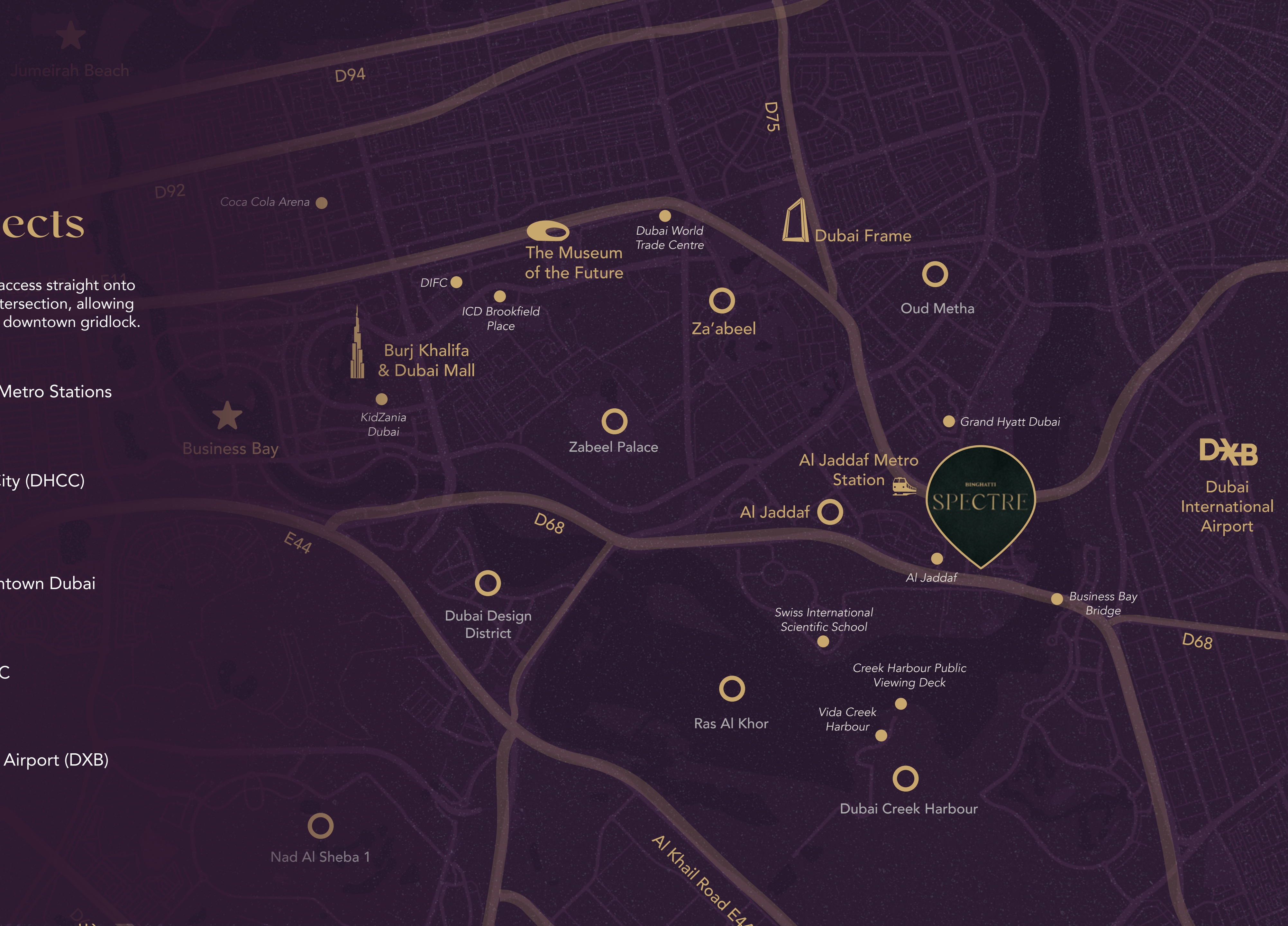
Burj Khalifa & Downtown Dubai
5 Minutes



Business Bay & DIFC
8 Minutes



Dubai International Airport (DXB)
8 Minutes





Unique Selling Points

- **Steps Away from Dubai Metro Station** - Green line
- **Minutes Away** from Burj Khalifa & Dubai Mall
- **Full View** of Dubai Creek Harbour
- **Accessibility to Major Roads**
 - E311 Sheikh Zayed Road
 - E44 Al Khail Road
 - Al-A'amal Street
 - Al Asayel Street
- **Mixed-use Development**
 - Residential Units
 - Offices & Retail

Unique Selling Points - Amenities



Adults &
Children's Pool



Yoga/Aerobics
Platform



Paddle /
Tennis Court



Children's
Play Area



Family Sitting
& Social Nooks



Wellness
Facilities



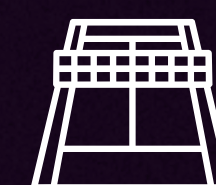
Lounge Sitting
Platforms



Open
Lawn



90 Meter Sprint
/ Jogging Lane



Activity Tables &
Ping Pong Table

The Most Competitive Prices in Al Jaddaf

UNIT TYPES	STARTING PRICE - AED	STARTING PRICE - USD	STARTING PRICE - SAR	STARTING PRICE - GBP
Studio	774,999	210,884	790,499	155,000
1 Bedroom	1,199,999	326,530	1,223,999	240,000
1 Bedroom Royal Suite	1,499,999	408,163	1,529,999	300,000
2 Bedroom	1,949,999	530,612	1,988,999	390,000
2 Bedroom Royal Suite	2,399,999	653,061	2,447,999	480,000
3 Bedroom	3,099,999	843,537	3,161,999	620,000
3 Bedroom Royal Suite	3,499,999	952,381	3,569,999	700,000
Office	1,699,999	462,585	1,733,999	340,000
Retail	2,867,999	780,408	2,925,359	573,600



Floor Plans



STUDIO



1 BEDROOM

Floor Plans



2 BEDROOM



3 BEDROOM

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