BINGHATTI SPECTRE

3B + G + P1+ P2 +P3+26 FLOORS (OFFICE + RESID. TOWER)+
MECHANICAL FLOOR + ROOF

JADDAF WATERFRONT

BINGHATTI SPECTRE

PERSPECTIVE

Silverstone ARCHITECTURE

	OFFICE
FLOORS	UNITS
Basement-3	
Basement-2	
Basement-1	
Ground Floor	
Podium-1	
Plaza Floor	5
Podium-2	7
1st Floor	6
2nd Floor	11
3rd Floor	16
4th Floor	16
5th Floor	16
6th Floor	16
7th Floor	16
8th Floor	16
9th Floor	16
10th Floor	16
11th Floor	16
12th Floor	16
13th Floor	16
14th Floor	16
15th Floor	16
Mechanical Floor	
16th Floor	
17th Floor	
18th Floor	
19th Floor	
20th Floor	
21st Floor	
22nd Floor	
23rd Floor	
24th Floor	
25th Floor	
26th Floor	
Roof Floor	
TOTAL	237

RETAIL TABULATION SUMMARY

FLOORS	OFFICE
Ground Floor	12
Plaza Floor	7
-	0
TOTAL	19

TOTAL RESIDENTIAL UNIT TABULATION SUMMARY

FLOORS	STUDIO	1-BED	2-BED	3-BED	TOTAL
TOTAL	81	546	82	3	712

TOTAL BUILDING HEIGHT (M)	120.05 M
FLOOR TO CEILING HEIGHT (M)	3.10 M
FLOOR TO FLOOR HEIGHT (M)	3.50 M
RETAILS FFL TO FFL (M) TOWER-A	From 6.35 M to 4.00
RETAILS CLEAR HEIGHT (M) TOWER-A	From 5.45 M to 3.25
RETAILS FFL TO FFL (M) TOWER-B	From 6.80 to 3.25 M
RETAILS CLEAR HEIGHT (M) TOWER-B	From 5.90 to 2.40 M
MAIN ENTRANCE FFL TO FFL (M) TOWER-A	5.80 M
MAIN ENTRANCE HEIGHT (M) TOWER-A	5.10 M
MAIN ENTRANCE FFL TO FFL (M) TOWER-B	6.80 M
MAIN ENTRANCE HEIGHT (M) TOWER-B	6.05 M
PRIVATE POOL DIMENSIONS	From 4.90 to 3.10 M
PRIVATE POOL AREA	From 14.85 to 10.24 SQM
ADULT POOL / DIMENSIONS	347.42 SQM / 32.27 x 14.67 M
KIDS POOL / DIMENSIONS	106.54 SQM / 14.67 x 7.22 M
ADULT POOL (16TH FLOOR) / DIMENSIONS TOWER-B	170.00 SQM / 20.00 x 8.50 M
KIDS POOL (16TH FLOOR) / DIMENSIONS TOWER-B	42.50 SQM / 8.50 x 5.00 M

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
213	6	3	7	229

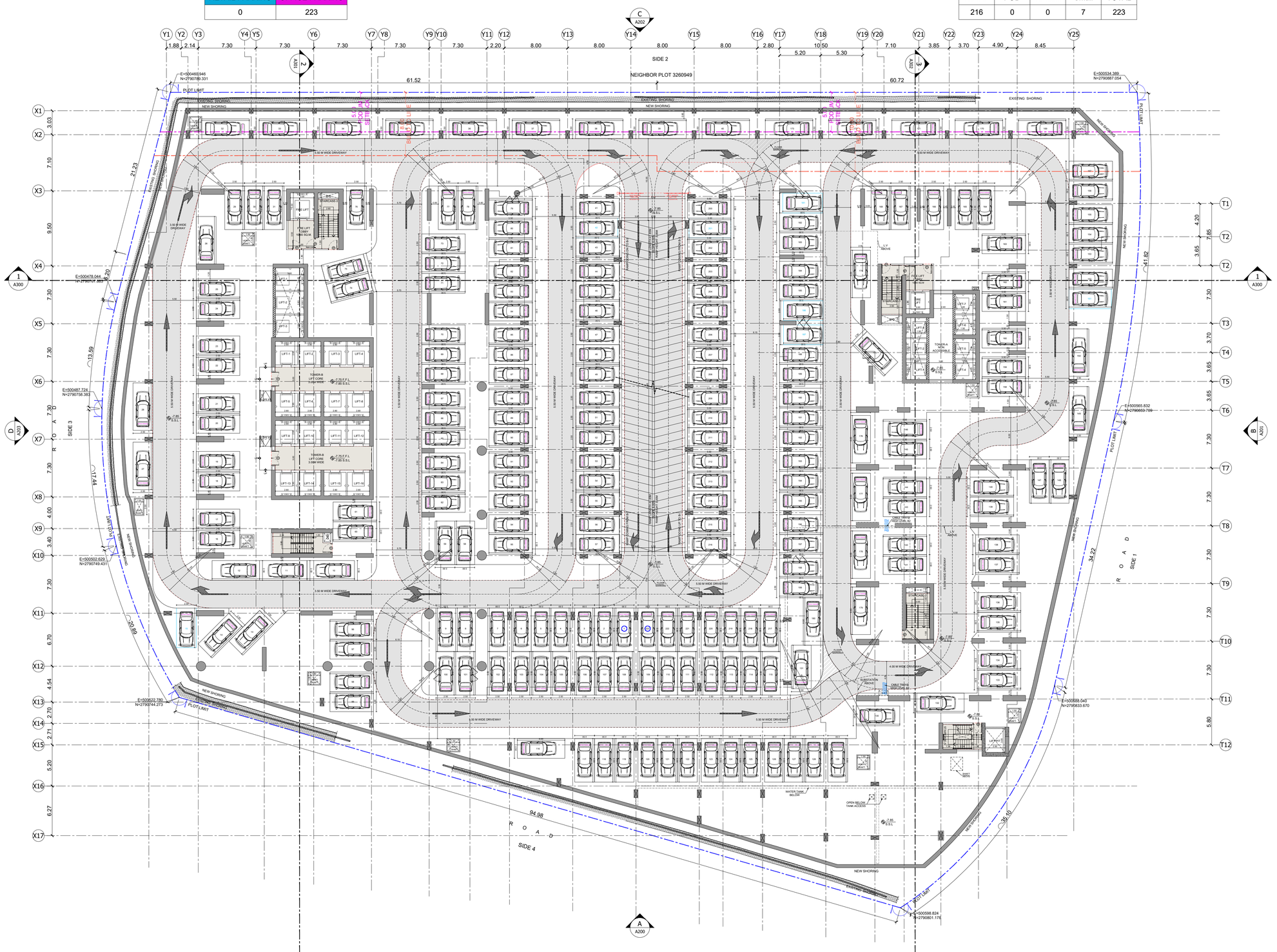
BINGHATTI SPECTRE

BASEMENT-3 FLOOR PLAN

Silverstone ARCHITECTURE

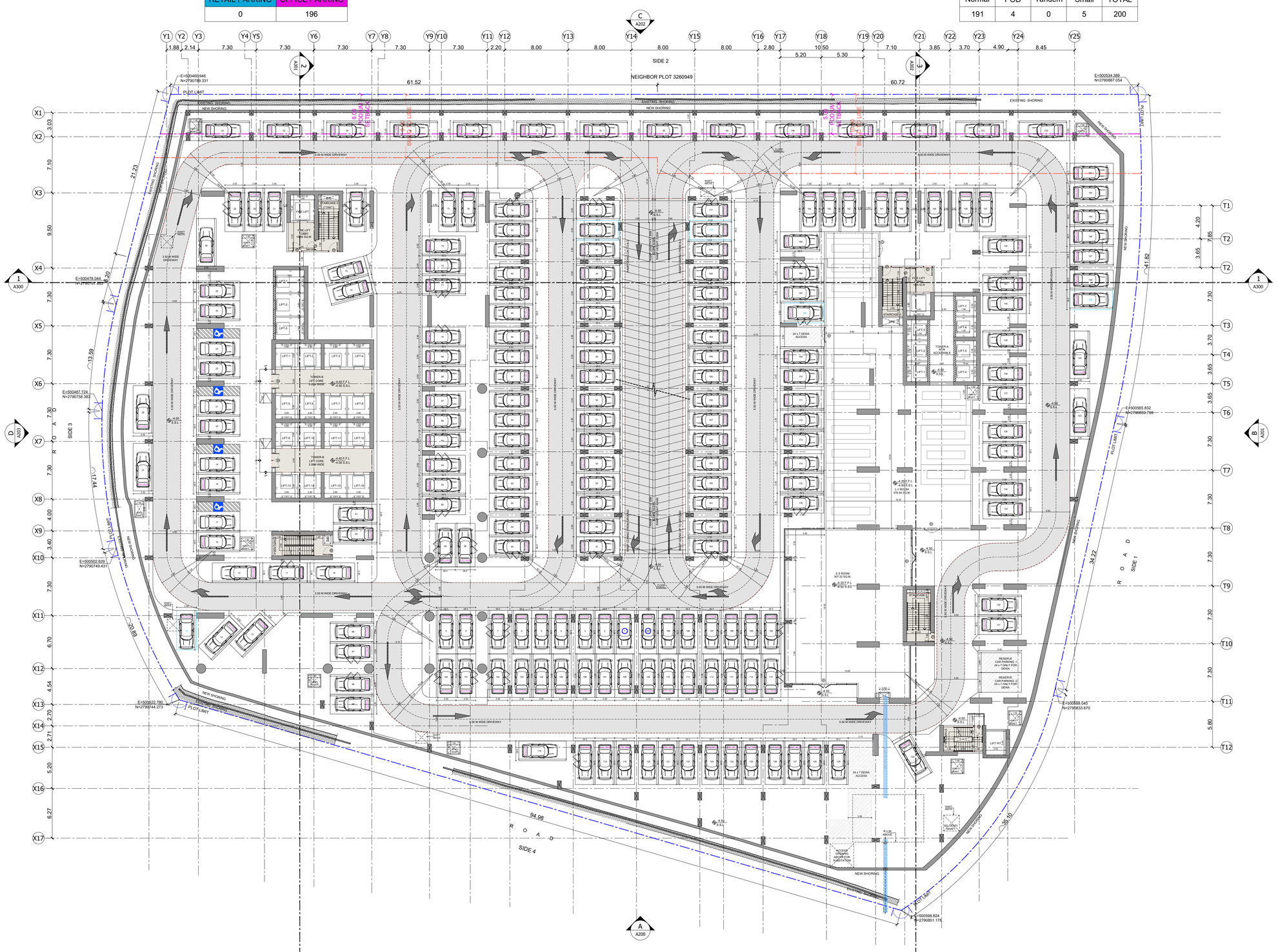
PARKING	
RETAIL PARKING	OFFICE PARKING
0	223

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
216	0	0	7	223



PARKING	
RETAIL PARKING	OFFICE PARKING
0	196

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
191	4	0	5	200



BINGHATTI SPECTRE

BASEMENT-1 FLOOR PLAN

Silverstone ARCHITECTURE

PARKING	
RETAIL PARKING	OFFICE PARKING
24	119

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
142	5	0	3	150

BINGHATTI SPECTRE

GROUND FLOOR PLAN

Silverstone ARCHITECTURE

PARKING TABULATION

Normal	POD	Tandem	Small	TOTAL
222	1	0	5	228

BINGHATTI SPECTRE

PODIUM-1 FLOOR PLAN

Silverstone
ARCHITECTURE

PARKING	
RETAIL PARKING	OFFICE PARKING
34	0

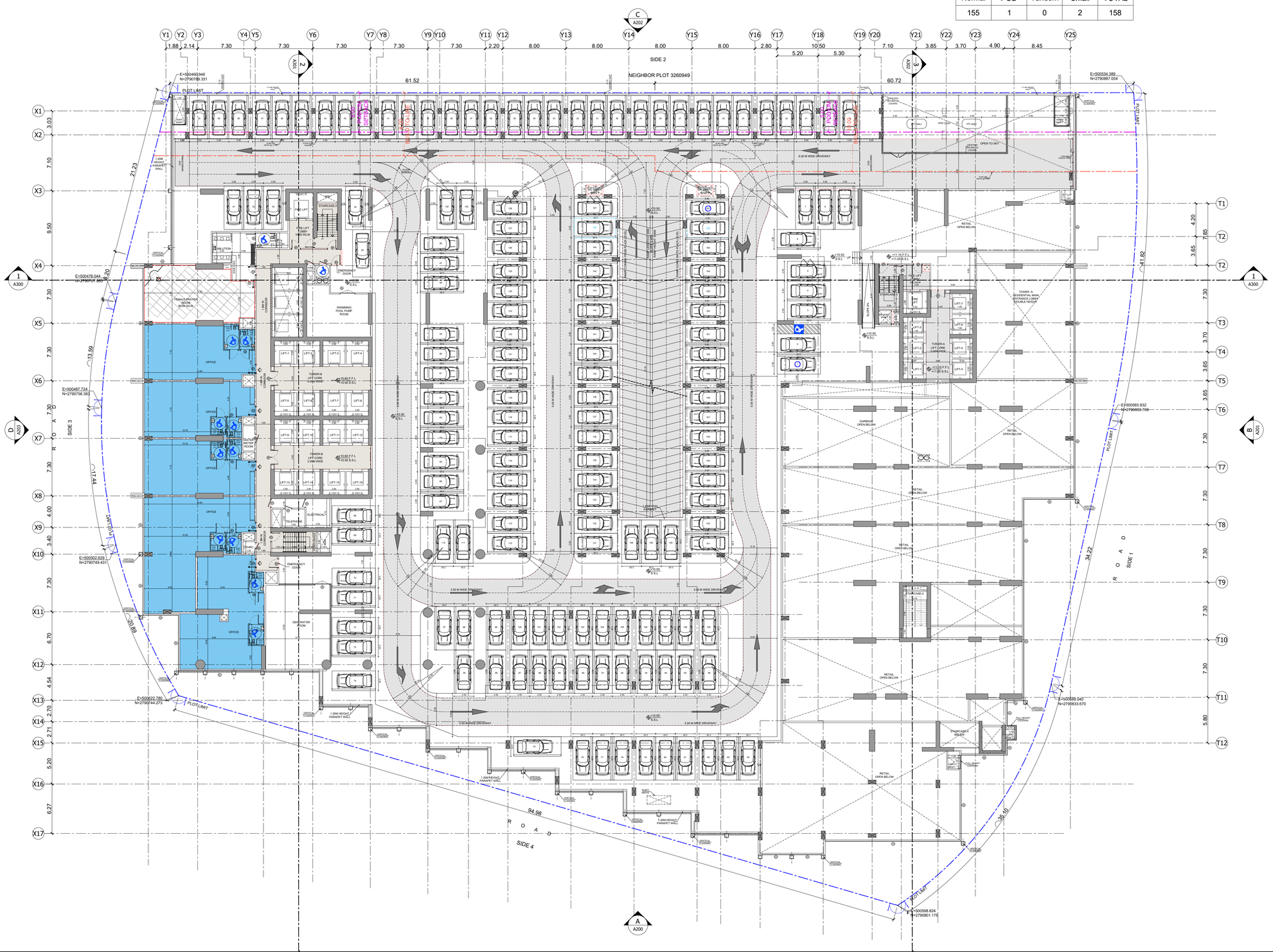
PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
155	1	0	2	158

BINGHATTI SPECTRE

PODUIM-02 FLOOR PLAN

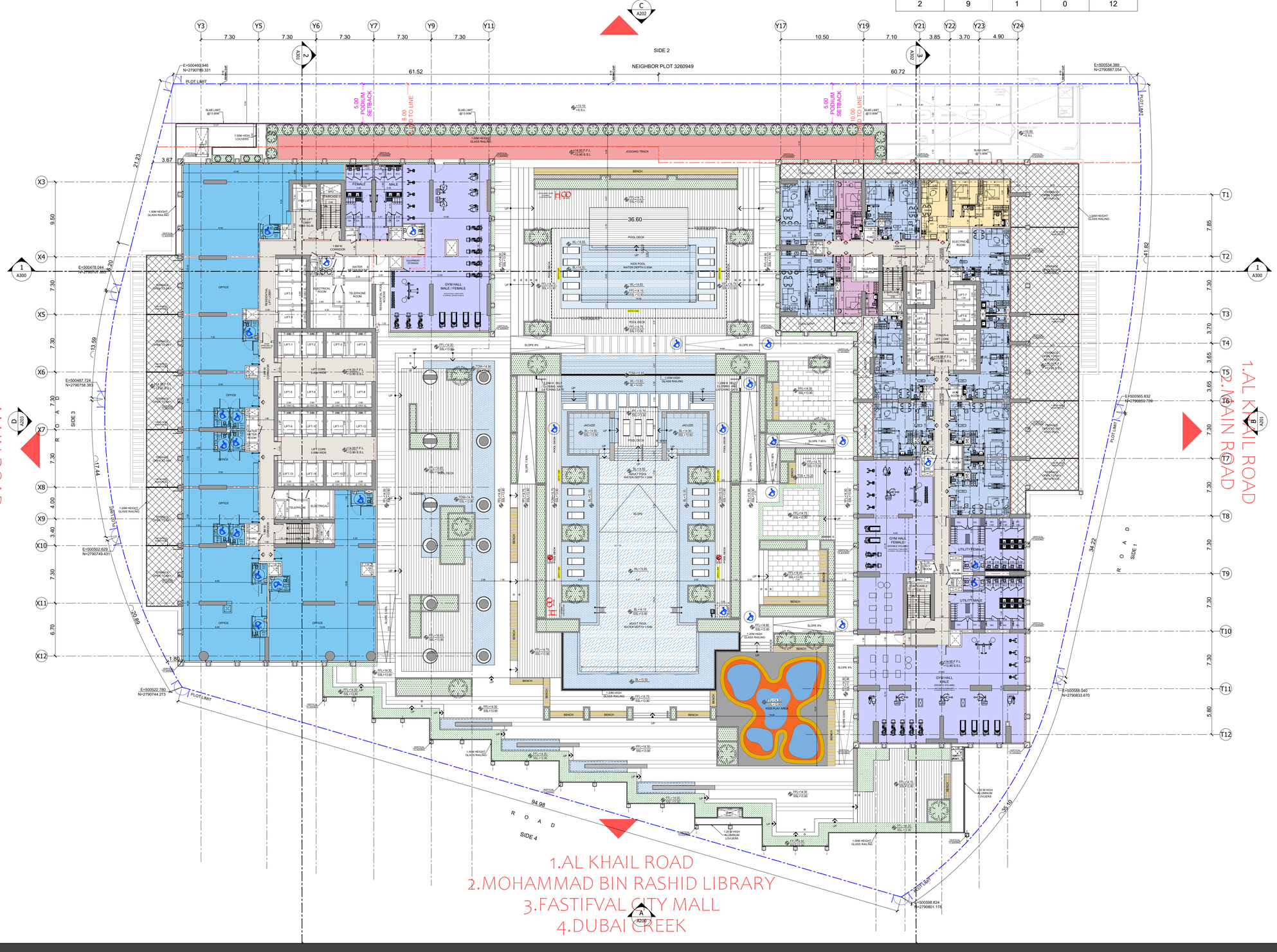
Silverstone ARCHITECTURE

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
155	1	0	2	158



1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	9	1	0	12



1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

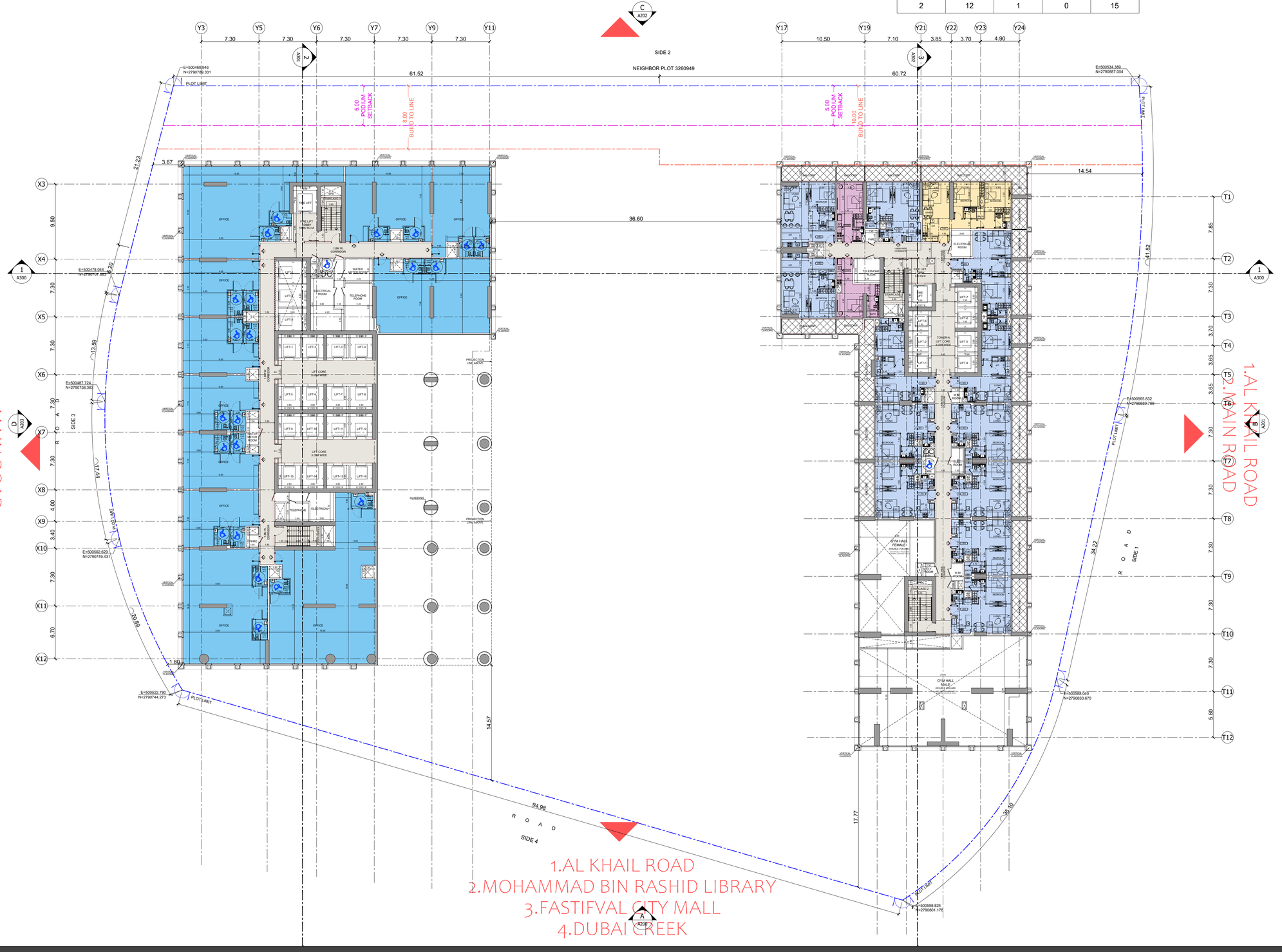
BINGHATTI SPECTRE

1ST FLOOR PLAN

Silverstone ARCHITECTURE

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	12	1	0	15



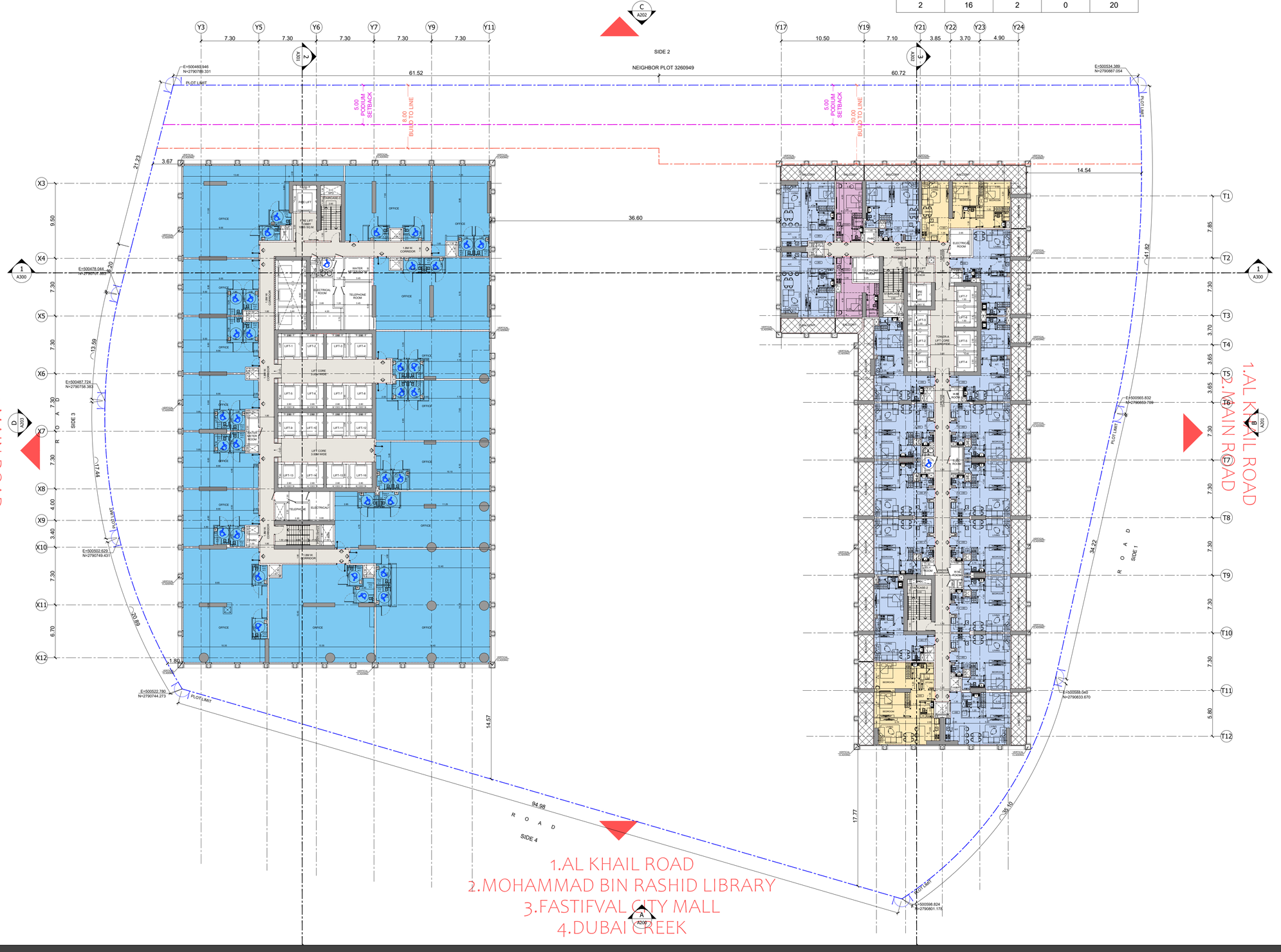
BINGHATTI SPECTRE

2ND FLOOR PLAN

ARCHITECTURE

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

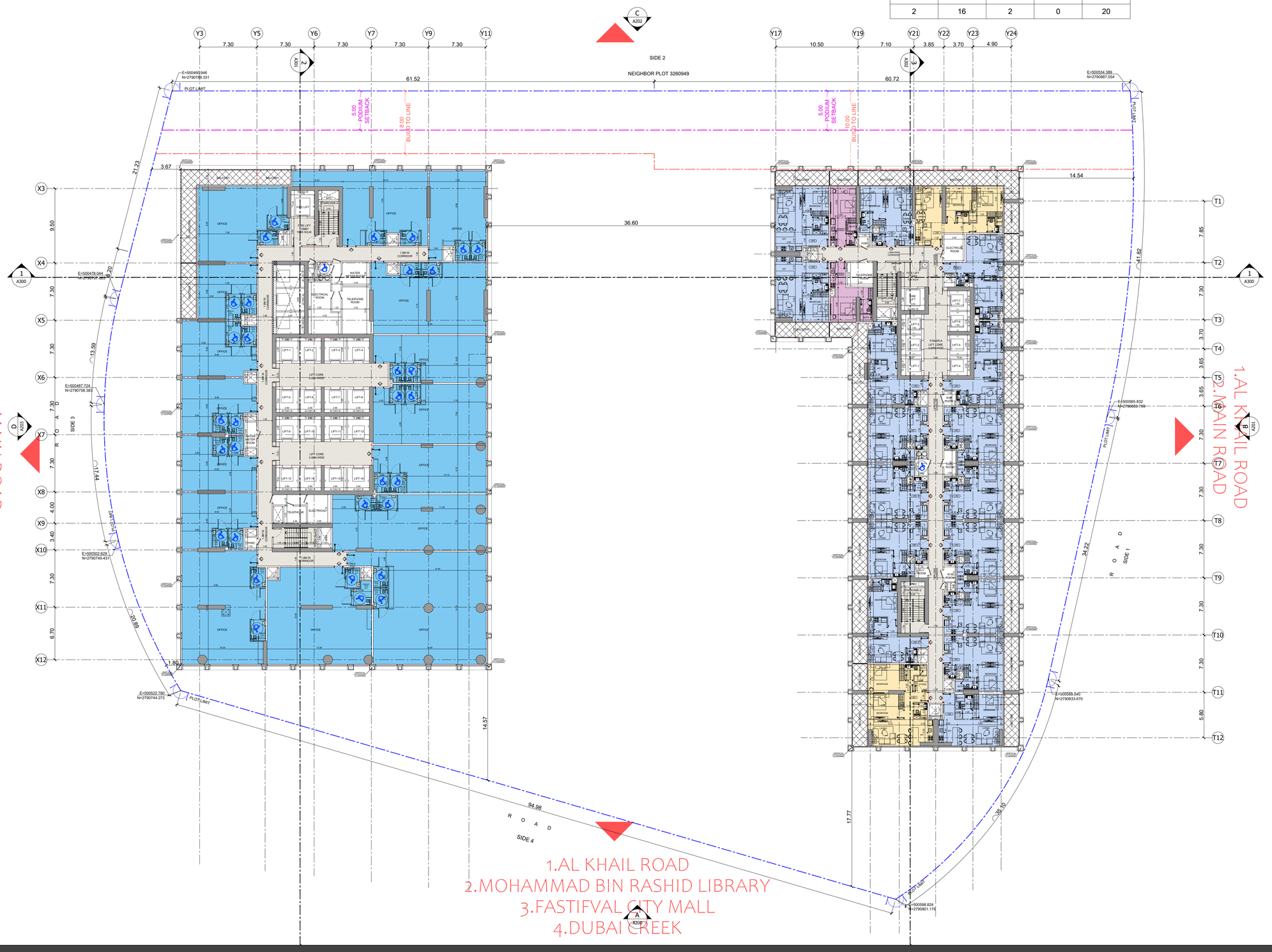
BINGHATTI SPECTRE

3RD TO 4TH FLOOR PLAN

Silverstone ARCHITECTURE

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

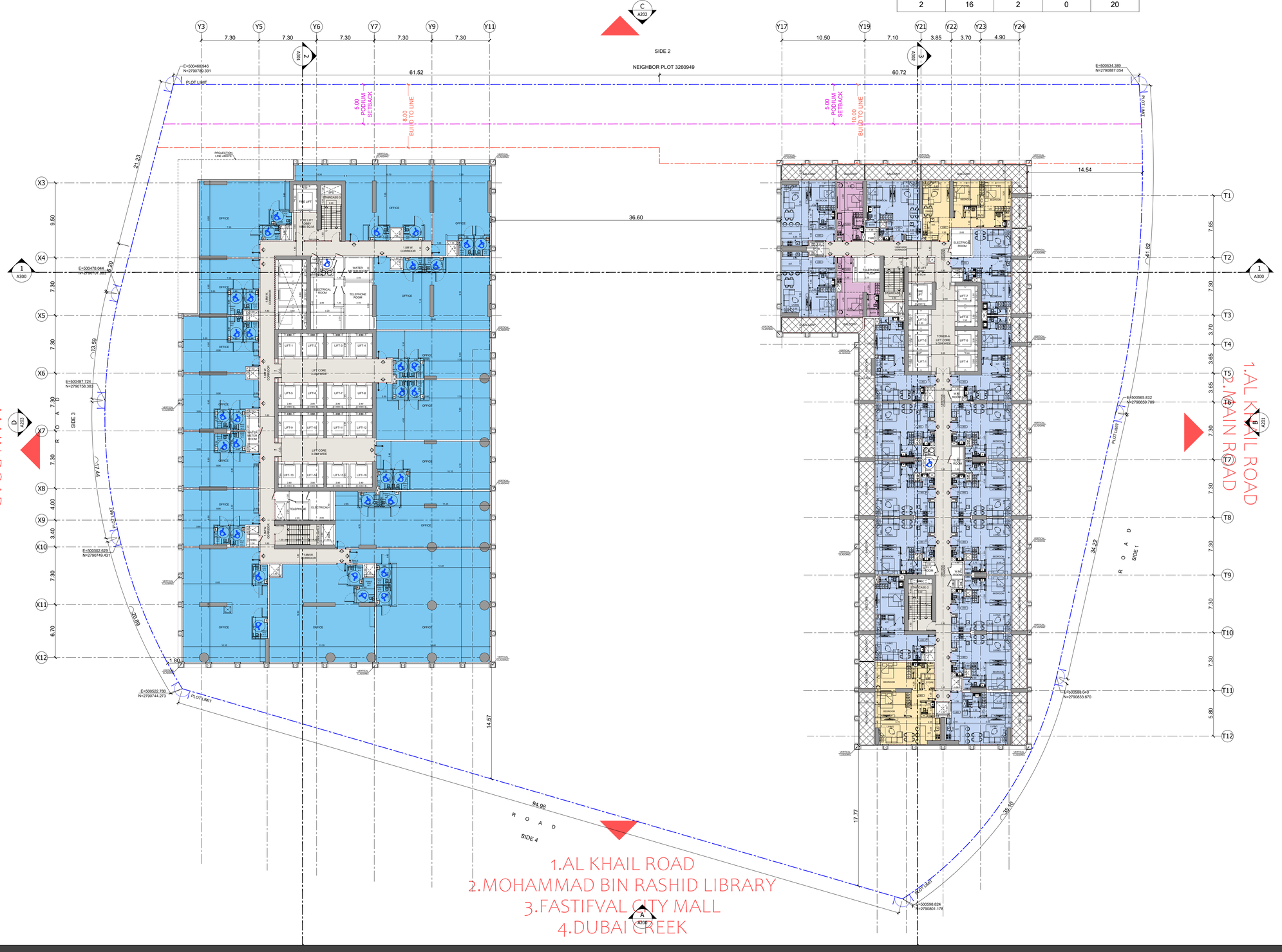
BINGHATTI SPECTRE

5TH FLOOR PLAN

Silverstone ARCHITECTURE

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20

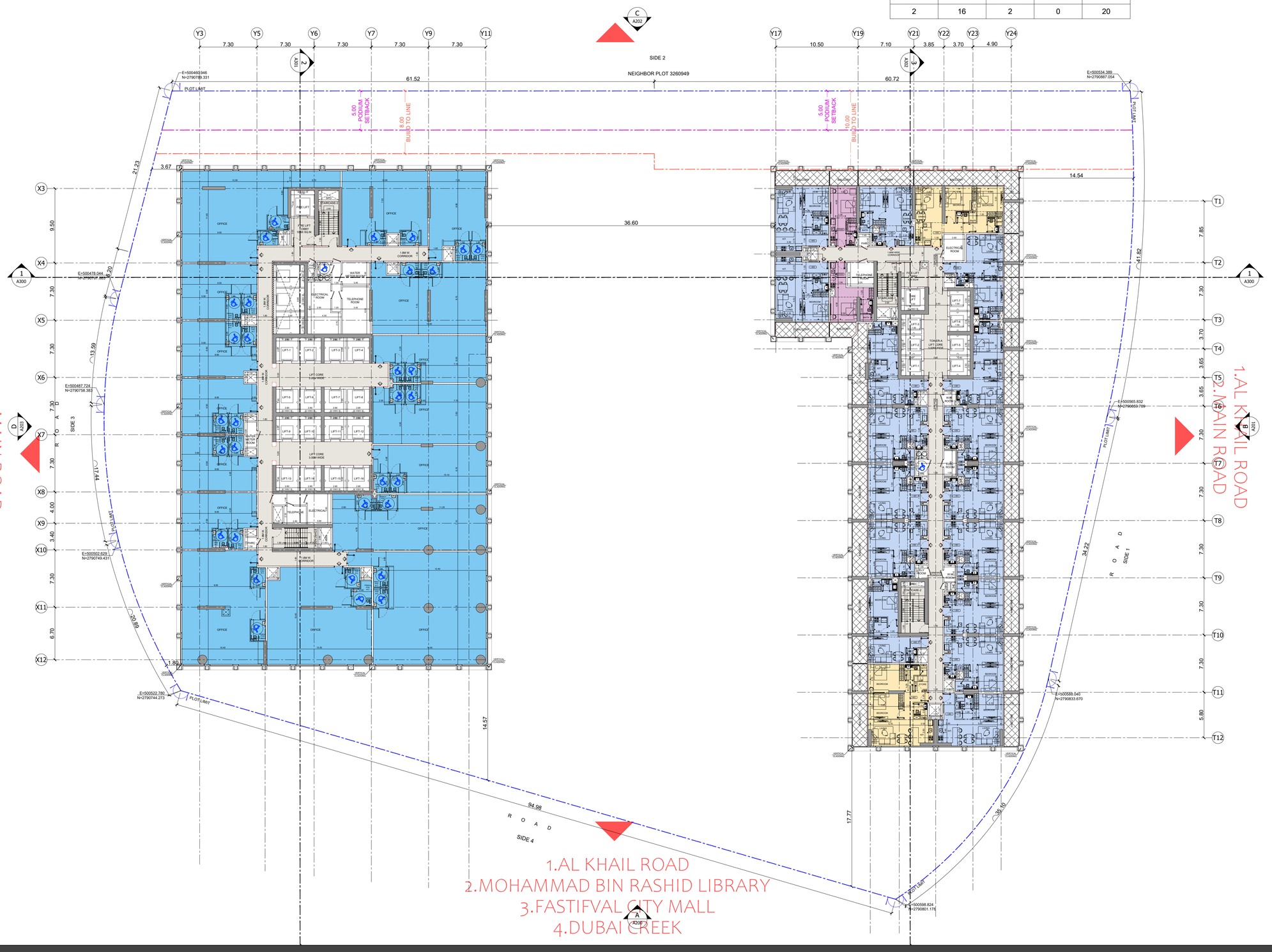


1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

1.MAIN ROAD
2.AL KHAIL ROAD

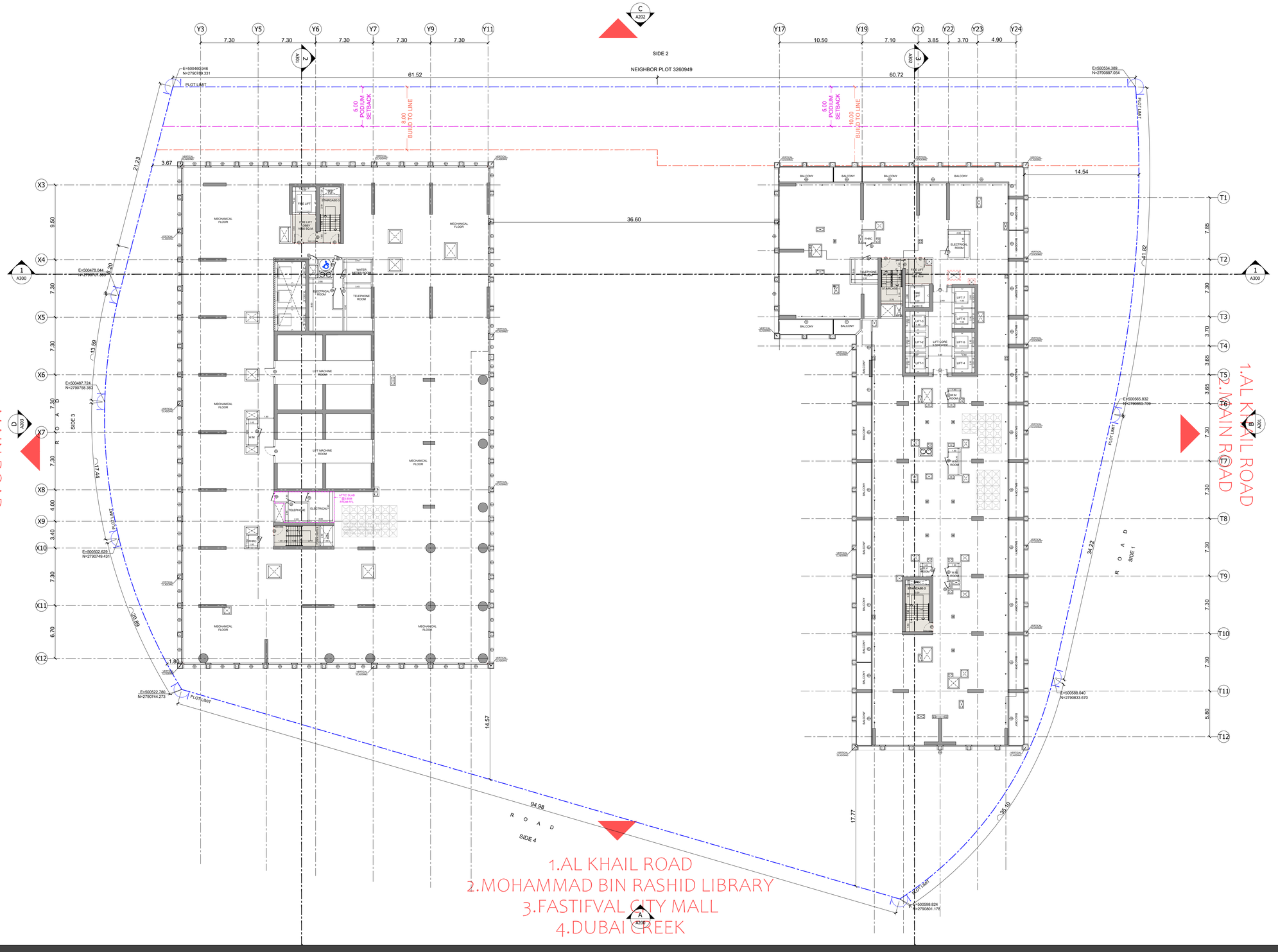
1.AL KHAIL ROAD
2.MAIN ROAD

BINGHATTI SPECTRE

9TH TO 15TH FLOOR PLAN

Silverstone ARCHITECTURE

1.NEIGHBOUR PLOT



TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	13	1	0	16

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20

1.NEIGHBOUR PLOT

SIDE 2

NEIGHBOR PLOT 3260949

61.52

60.72

E=500493.946
N=2790789.331

E=500534.389
N=2790887.054

PLOT LIMIT

5.00 PODIUM SETBACK

10.00 BUILT TO LINE

21.23

3.67

14.54

36.60

41.82

E=500478.044
N=2790707.883

E=500487.724
N=2790758.383

E=500565.832
N=2790859.709

SIDE 3

17.44

13.59

E=500502.629
N=2790749.431

20.89

E=500522.780
N=2790744.273

1.80

14.57

94.98

R O A D

SIDE 4

17.77

35.10

34.22

R O A D

SIDE 1

E=500598.824
N=2790801.176

E=500583.040
N=2790833.670

1.AL KHAIL ROAD
2.AL KHAIL ROAD

1.MAIN ROAD
2.MAIN ROAD

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

BINGHATTI SPECTRE

16TH FLOOR PLAN

Silverstone ARCHITECTURE

TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
3	13	2	0	18

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20

1.NEIGHBOUR PLOT

SIDE 2

NEIGHBOR PLOT 3260949

61.52

60.72

E=500492.946
N=2790789.331

E=500534.389
N=2790887.054

PLOT LIMIT

5.00 PODIUM SETBACK

10.00 BUILT TO LINE

21.23

3.67

14.54

36.60

41.82

E=500478.044
N=2790747.883

E=500487.724
N=2790758.383

E=500565.832
N=2790859.709

PLOT LIMIT

17.44

E=500502.629
N=2790749.431

20.89

1.80

E=500522.780
N=2790744.273

PLOT LIMIT

94.98

R O A D

SIDE 4

17.77

35.10

34.22

R O A D

SIDE 1

PLOT LIMIT

E=500598.824
N=2790801.175

E=500583.040
N=2790833.670

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

BINGHATTI SPECTRE

17TH FLOOR PLAN

Silverstone ARCHITECTURE

TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
3	13	3	0	19

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20

1.NEIGHBOUR PLOT

SIDE 2

NEIGHBOR PLOT 3260949

61.52

60.72

E=500492.946
N=2790789.331

E=500534.389
N=2790887.054

PLOT LIMIT

5.00 PODIUM SETBACK

10.00 BUILT TO LINE

21.23

3.67

14.54

36.60

41.82

E=500478.044
N=2790707.883

E=500487.724
N=2790758.383

E=500502.629
N=2790749.431

E=500522.780
N=2790744.273

E=500565.832
N=2790859.709

E=500583.040
N=2790833.670

E=500598.824
N=2790801.175

SIDE 3

SIDE 1

SIDE 4

94.98

1.80

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

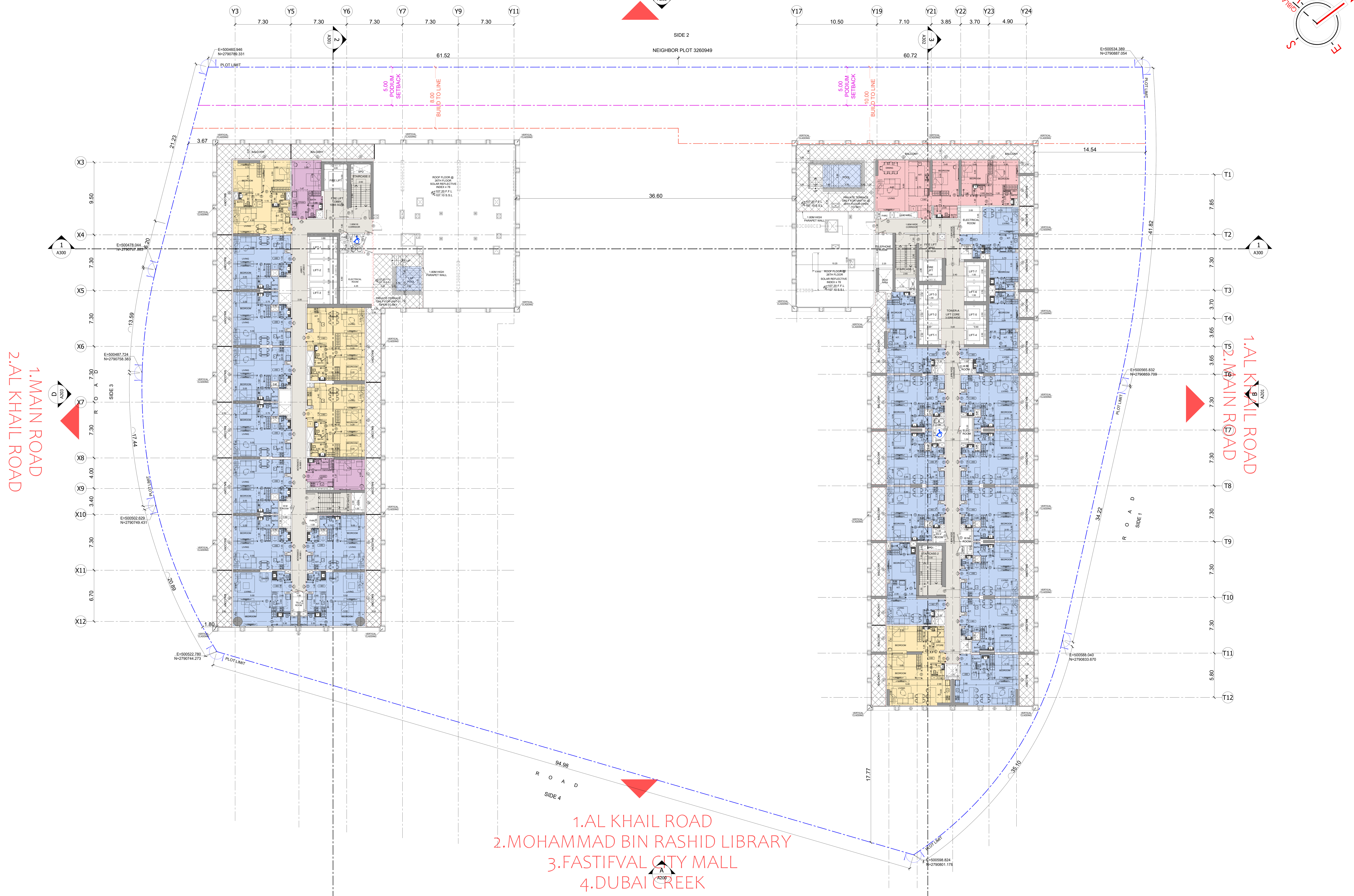
BINGHATTI SPECTRE

18TH TO 25TH FLOOR PLAN

Silverstone ARCHITECTURE

TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	9	3	0	14

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
0	13	1	1	15



BINGHATTI SPECTRE

26TH FLOOR PLAN

Silverstone ARCHITECTURE

TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
0	0	3	1	4

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
0	5	0	1	6

1.NEIGHBOUR PLOT

SIDE 2

NEIGHBOR PLOT 3260949

61.52

60.72

E=500492.946
N=2790789.331

E=500534.389
N=2790887.054

PLOT LIMIT

5.00 PODIUM SETBACK

10.00 BUILT TO LINE

21.23

3.67

14.54

36.60

E=500478.044
N=2790707.883

E=500565.832
N=2790859.709

13.59

17.44

E=500487.724
N=2790758.383

E=500602.629
N=2790749.431

20.89

1.80

E=500522.780
N=2790744.273

94.98

R O A D

SIDE 4

17.77

35.10

34.22

R O A D

SIDE 1

E=500598.824
N=2790801.176

E=500589.040
N=2790833.670

41.82

1.AL KHAIL ROAD
2.AL KHAIL ROAD

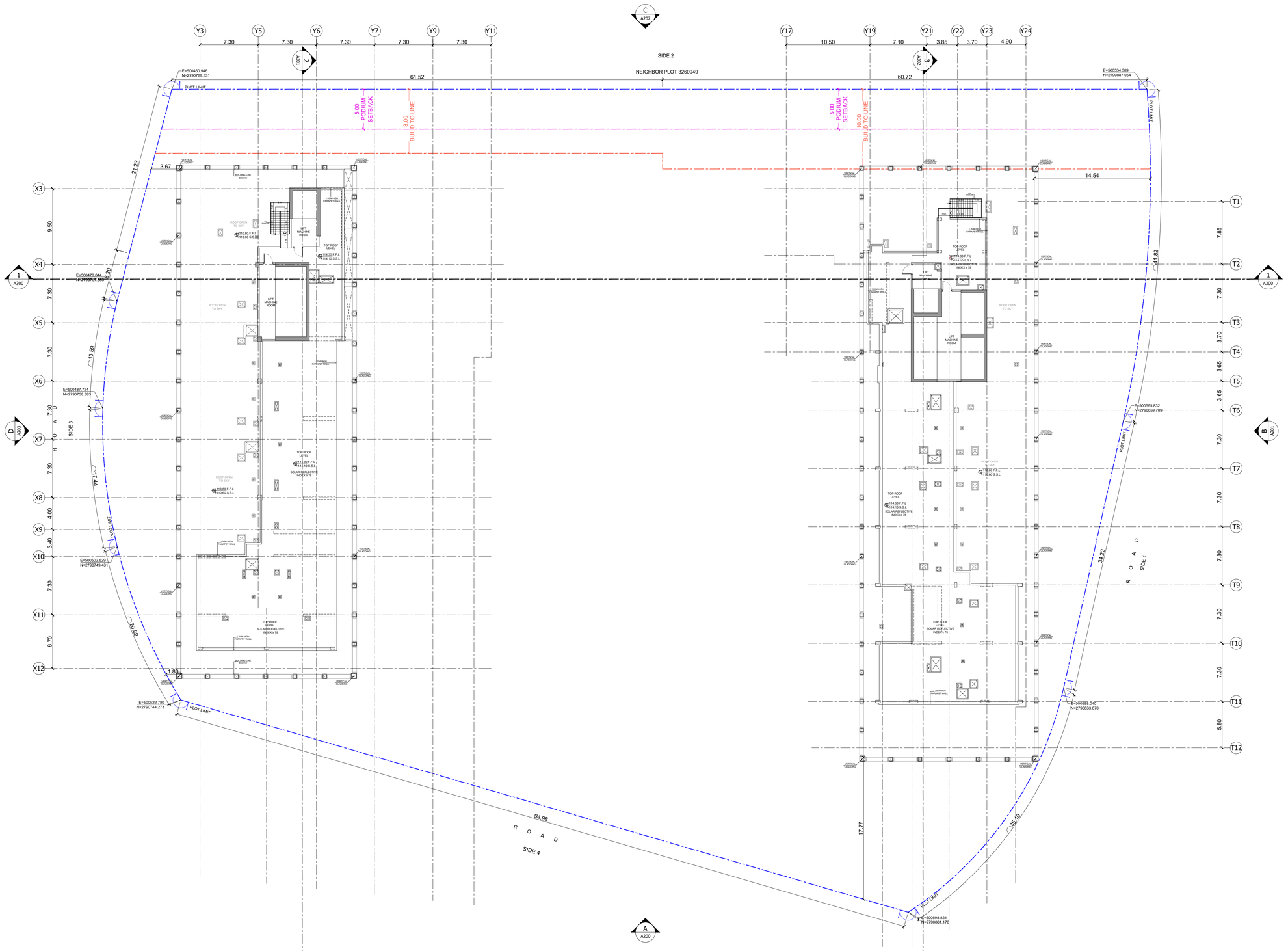
1.MAIN ROAD
2.MAIN ROAD

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

BINGHATTI SPECTRE

ROOF FLOOR PLAN

Silverstone ARCHITECTURE



BINGHATTI SPECTRE

TOP ROOF FLOOR PLAN

Silverstone ARCHITECTURE

BINGHATTI SPECTRE

TOP OF LIFT MECHANICAL FLOOR PLAN

Silverstone ARCHITECTURE