



Binghatti Spectre

OFF-MARKET LAUNCH

CONFIDENTIAL



AREA ANALYSIS



LOCATION



CONFIGURATION



VALUE

AL JADDAF + JADDAF WATERFRONT

Combined building and unit inventory



TOTAL BUILDINGS

222

READY BUILDINGS

140

UNDER CONSTRUCTION

82

COMBINED UNIT INVENTORY

11,809 TOTAL UNITS

CATEGORY

UNDER CONSTRUCTION

READY

Apartments

6,886

4,069

Offices

424

0

Retail

162

268

TOTAL UNITS

7,472

4,337

0

READY OFFICES

Across both areas - none of the 424-office pipeline is ready yet.

UNDER-CONSTRUCTION OFFICES

424

DUBAI OFFICE MARKET Q2-2026

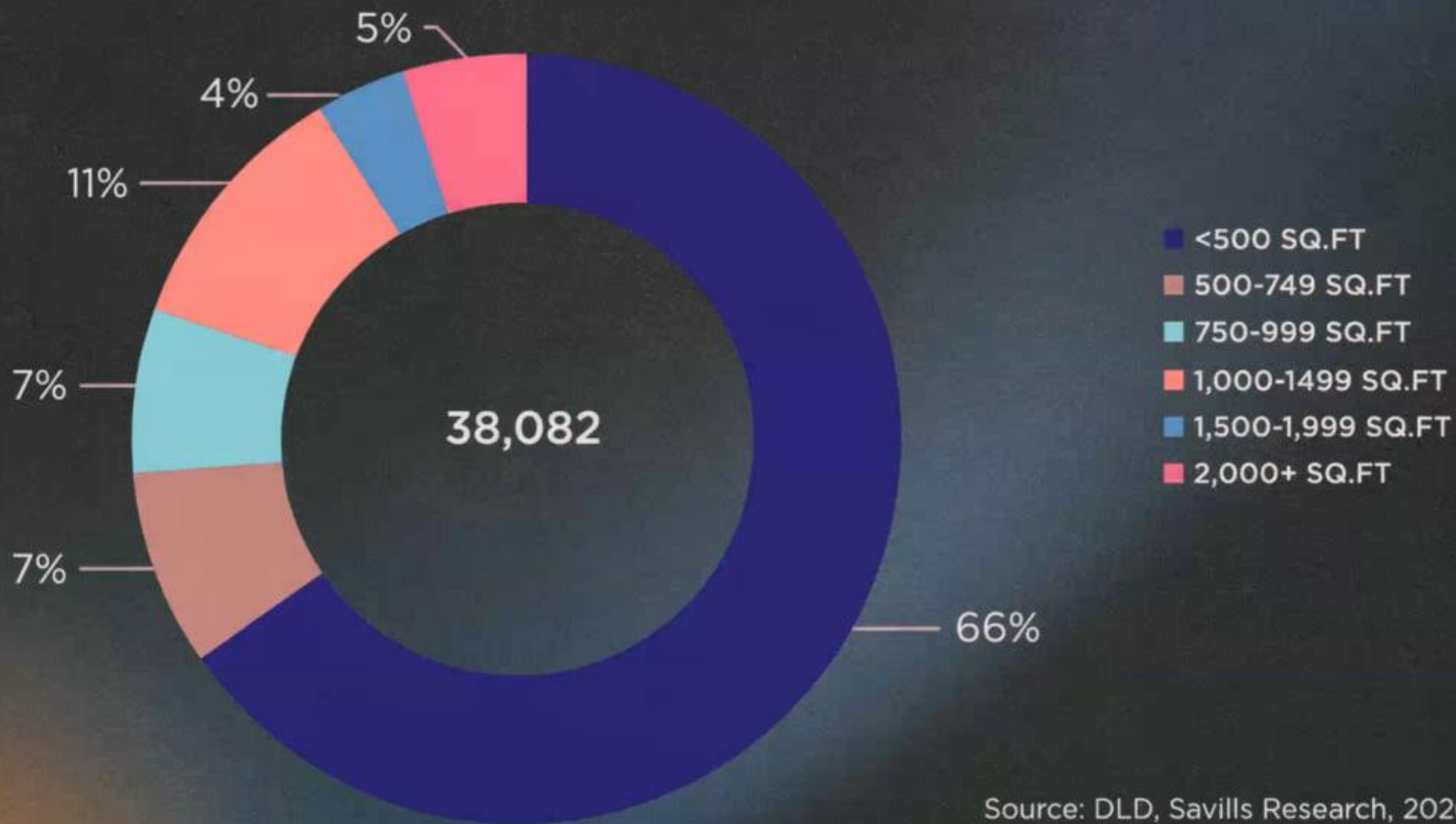
(TOTAL LEASING TRANSACTIONS)

■ TRANSACTION VOLUMES AND TREND - Q2 2026



Source: DLD, Savills Research

OFFICE TRANSACTION VOLUME BY UNIT SIZE - Q2 2026



Source: DLD, Savills Research, 2026

KEY
STATS



38,082

Q2 OFFICE
TRANSACTIONS
+4% Q-O-Q



AED 238
PSF

AVERAGE MARKET
RENT



66%

SUB 500 SQ FT
DEMAND

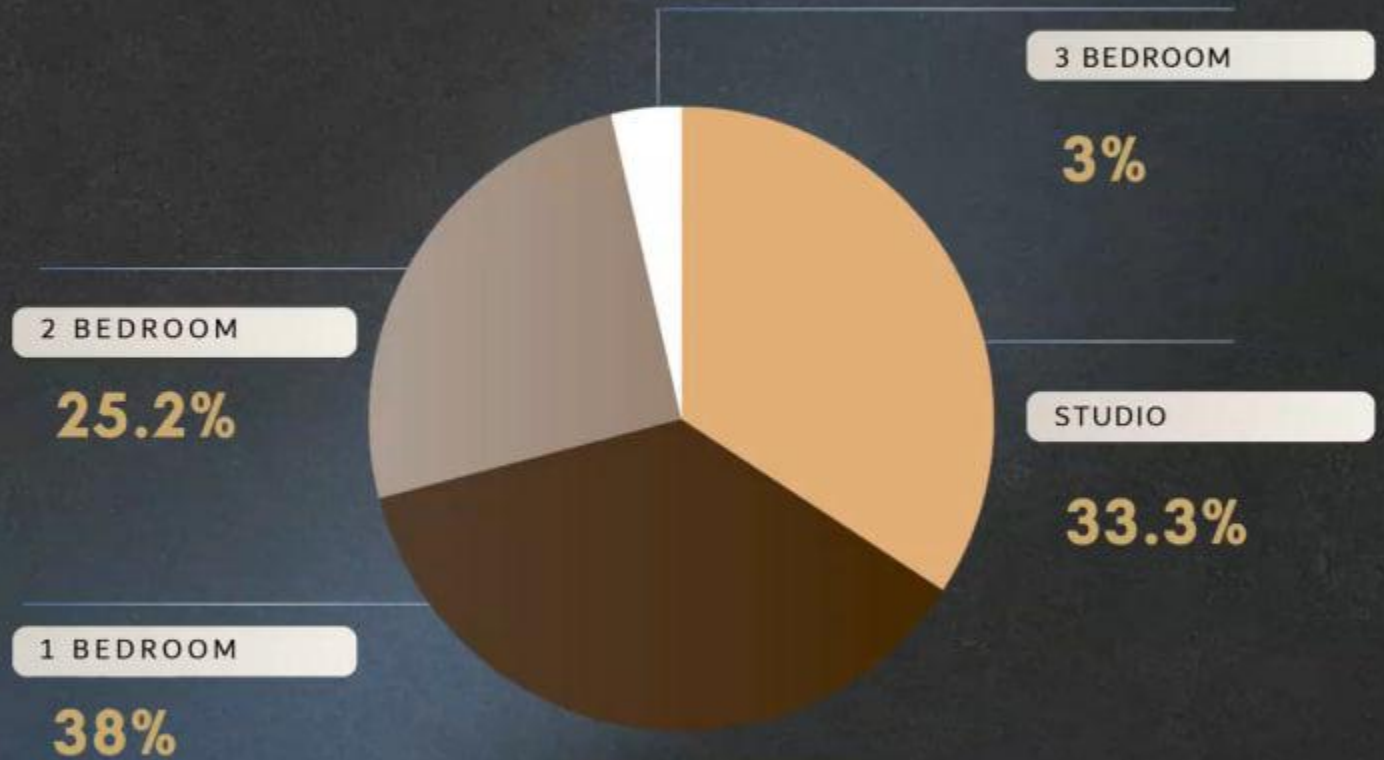


AL JADDAF CURRENT SUPPLY ANALYSIS



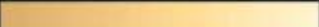
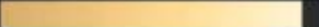
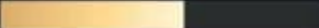
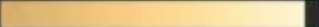
TOTAL NO. OF UNITS

4069



BEDROOM MIX

BINGHATTI PROJECTS - AL JADDAF

PROJECT	EARLIEST ACD	TOTAL UNITS	BOOKED UNITS	PROJECT BOOKED %
AL JADDAF TOTAL	MAR-2026	3,902	3,381	86.65%
— Binghatti Pinnacle	MAR-2026	178	175	98.31% 
— Binghatti Moonlight	MAR-2027	286	284	99.30% 
— Binghatti Twilight	DEC-2026	277	257	92.78% 
— Binghatti Ivory	MAR-2026	332	328	98.80% 
— Binghatti Cullinan	SEP-2027	644	601	93.32% 
— Binghatti Wraith	DEC-2027	889	504	56.69% 
— Binghatti Ghost	APR-2026	785	739	94.14% 
— Binghatti Starlight	SEP-2026	511	493	96.48% 

TOP BUYER NATIONALITIES BY UNITS



INDIA
375



UAE
227



EGYPT
103



PAKISTAN
101



UK
95



IRAQ
85



CHINA
64

TOP CUSTOMER COUNTRIES BY SALES CONTRIBUTION



UAE

60.6%



INDIA

4.9%



US

4.6%



UK

4.1%



IRAQ

2.7%



PAKISTAN

2.3%



GERMANY

2.0%

LAST 12 MONTHS

ALL TRANSACTIONS FOR STUDIO PROPERTIES IN AL JADDAF

Sales Volume

901

157.4% ↑

Average Price (AED)

959,000

21.8% ↑

Average Price per sqft (AED)

2,236 / SQFT

22.6% ↑

ALL TRANSACTIONS FOR ONE BEDROOM PROPERTIES IN AL JADDAF

Sales Volume

977

157.4% ↑

Average Price (AED)

1,448,000

25.7% ↑

Average Price per sqft (AED)

1,910 / SQFT

20.5% ↑

ALL TRANSACTIONS FOR TWO BEDROOM PROPERTIES IN AL JADDAF

Sales Volume

375

148.3% ↑

Average Price (AED)

2,220,000

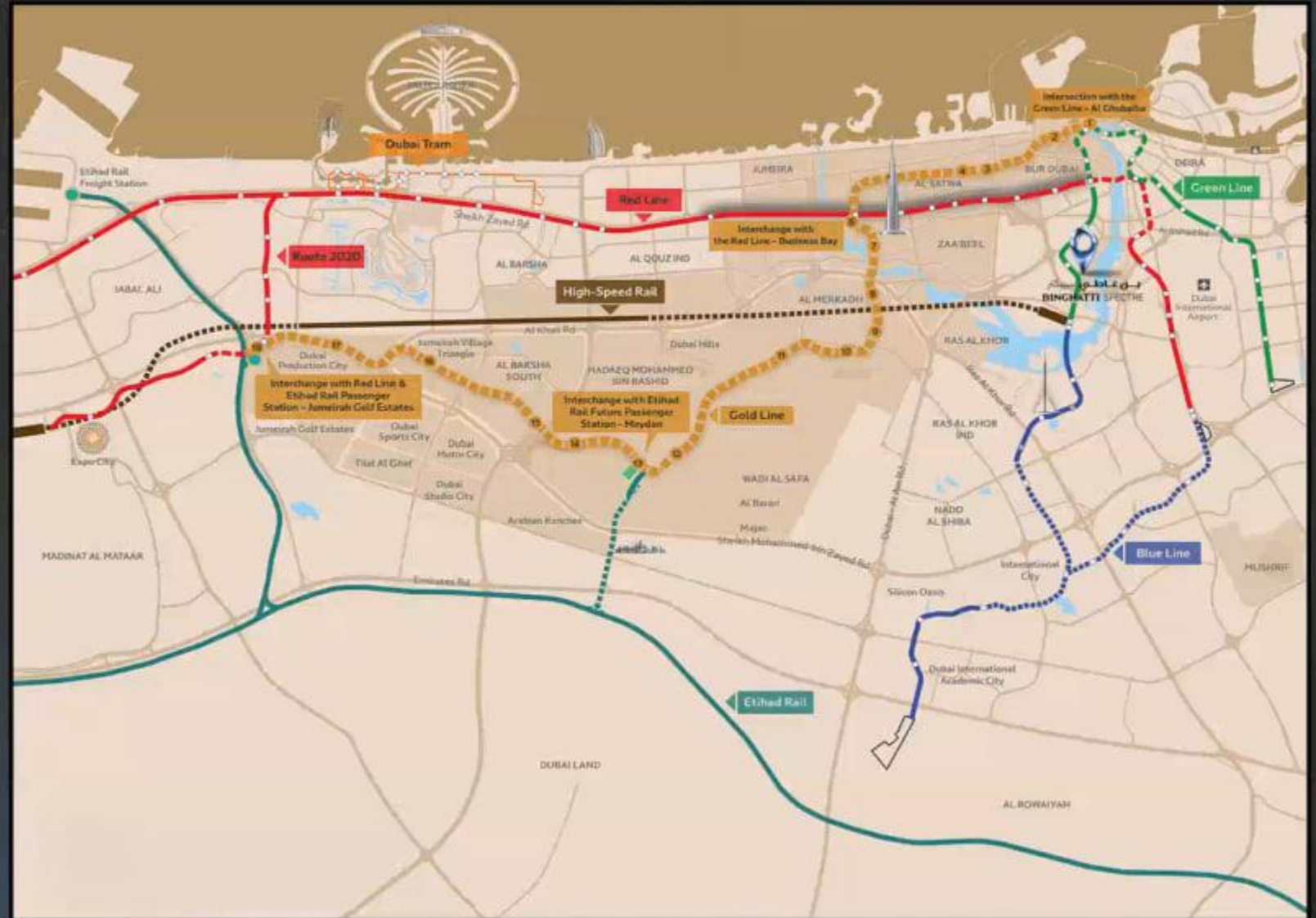
1.6% ↑

Average Price per sqft (AED)

1,981 / SQFT

15.6% ↑

Red Line	
Green Line	
Blue Line	
Gold Line	
Dubai Tram	
Etihad Rail	
High-Speed Rail	



AL SHERA'A

- **5,000 EMPLOYEES**
- THE TALLEST, LARGEST, SMARTEST NET
- POSITIVE GOVERNMENT BUILDING IN
THE WORLD



Общественный центр

شارع الشيخ راشد

بن غاطي سبيكر
BINGHATTI SPECTRE

شارع الخيل

مечеть

Ресторан йеменской кухни

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

TOWER A

PROJECT FACTS

Property Type: Residential + Retail

Plot Area: 11,033.25 SQM / 118,760.91 SQFT

CONFIGURATION

4B + G + P1+ P2 + P3 +26 FLOORS + MECHANICAL FLOOR + ROOF

UNIT TYPES

Studio:	50
1 bedroom:	407
2 bedroom:	49
3 bedroom:	02
Total Number of units:	508

Retails (Podium 2)	7
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Number of elevators:	07
Fire Elevators:	01

116.80 M

Building
height

3.10 M

Floor to ceiling
height

3.50 M

Floor to
floor

5.70 M

Lobby
height



TOWER B

PROJECT FACTS

Property Type: Offices + Residential + Retail
Plot Area: 11,033.25 SQM / 118,760.91 SQFT

CONFIGURATION

4B + G + P1+ P2 + P3 +26 FLOORS + MECHANICAL FLOOR + ROOF

UNIT TYPES

Studio:	31
1 bedroom:	139
2 bedroom:	33
3 bedroom:	01
Total Number of units:	204

Total Number of offices:	235
Retails (Ground Floor)	12

Number of office elevators:	16
Number of residential elevators:	3
Fire elevators:	1

116.80 M

Building
height

3.10 M

Floor to ceiling
height

3.50 M

Floor to
floor

6.65 M

Lobby
height



OFFICES - TOWER B

UP TO 15TH FLOOR

TOWER A

Residential Only





AMENITIES



Adult & Children
Pools



Family Lounge &
Sitting Zones



Jacuzzi



Yoga/Aerobics
platform



90 meters
Sprint Lane



Sun Lounge



Sunken Seating



Outdoor
Gym



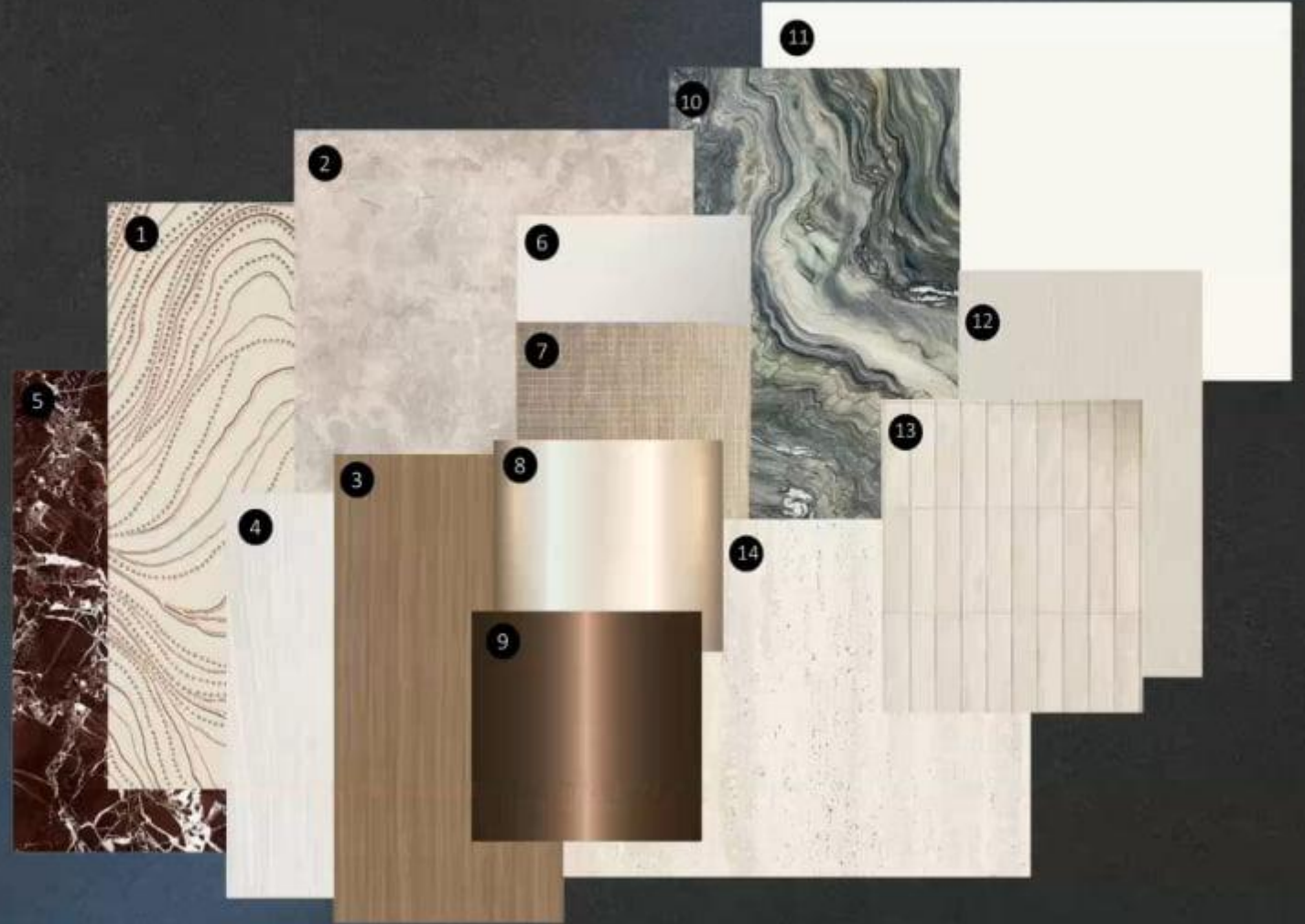
Paddel Court



Pergola

MATERIALS

1. LEATHER WITH STITCHING AT LOBBY
2. TUNDRA GREY STONE FLOORING AT LOBBY
3. GENERAL WOOD - EUROPEAN WALNUT
4. WOOD - WHITE OAK AT LOBBY
5. ROSSO LEVANTO FEATURE MARBLE AT LOBBY
6. MIRROR
7. MESH MIRROR AT LOBBY
8. CHAMPAGNE METAL FINISH
9. BRONZE FINISH REFLECTIVE CEILING AT LOBBY
10. FEATURE MARBLE FOR APARTMENTS
11. GENERAL WHITE PAINT
12. WALLPAPER
13. SUBWAY TILES FOR APARTMENTS
14. TRAVERTINE FLOOR FOR APARTMENTS



PRICES

Unit Type	No. of Units	Starting Price - AED
Studio	81	774,999
1 Bedroom	542	1,199,999
1 Bedroom Royal Suite	4	1,499,999
2 Bedroom	78	1,949,999
2 Bedroom Royal Suite	4	2,399,999
3 Bedroom	1	3,099,999
3 Bedroom Royal Suite	2	3,499,999
Office	235	1,699,999
Retail	19	2,867,999
Total	966	



PRICE/SQ. FT.

Unit Type	Minimum Price/Sq. Ft.	Average Price/Sq. Ft.	Maximum Price/Sq. Ft.
Studio	1,438	1,889	2,110
1 Bedroom	1,452	1,751	1,811
1 Bedroom Royal Suite	976	1,179	1,493
2 Bedroom	1,624	1,780	1,958
2 Bedroom Royal Suite	1,347	1,598	1,700
3 Bedroom	2,057	2,057	2,057
3 Bedroom Royal Suite	1,051	1,133	1,216
Office	2,115	2,631	2,678
Retail	3,625	3,790	3,887



PAYMENT PLAN

50 – 50





A nighttime photograph of the Dubai skyline. In the foreground, two tall, modern skyscrapers with a grid-like facade of windows are illuminated, reflecting in the water. The background shows the rest of the city skyline, including the Burj Khalifa, under a dark, cloudy sky.

COMPLETION DATE

31 DECEMBER 2028