

BINGHATTI
STARFALL

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A Legacy of Architectural Excellence

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding **100 projects** valued at nearly **AED 100 billion**, Binghatti has delivered more than **50 projects** to date and maintains a robust pipeline of approximately **30 million square** footage of sellable area.

Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents. Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.



Brace for momentum.
Along the city's grand way,
a new star rises.
A new edge, defined.

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Project Overview

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Location

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Between the Creek and the Skyline

From its distinctive corner position, Binghatti Starfall opens onto contrasting perspectives of Dubai. Expansive views stretch across Dubai Creek and Garhoud Bridge, while the city unfolds towards Zaabeel and the Downtown skyline, crowned by the Burj Khalifa. Framed by open surroundings, each outlook reveals a different side of Dubai.





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Be at the Intersection of it all

Binghatti Starfall occupies *a unique place in Al Jaddaf*, marking an accessibility milestone with its immediate proximity to the main road network of the E11 corridor. Positioned on the northern end of the cluster, it offers instant highway access. Residents entirely bypass the dense traffic of the neighbourhood. Merging onto Sheikh Rashid Road takes only moments from the basement garage exit, *connecting residents to Dubai's primary business and leisure hubs:*



Al Jaddaf
Metro Station
2 Minutes



Dubai International
Airport (DXB)
6 Minutes



Downtown dubai
& Burj Khalifa
8 Minutes



Business Bay
9 Minutes



Dubai Festival City
9 Minutes



Museum of the Future
10 Minutes

Live Connected to Dubai, In Every Direction

Binghatti Starfall places the city within easy reach, with Al Jaddaf Metro Station just a short walk away and convenient access to Dubai's key road networks.

From Downtown Dubai and Dubai Mall to Dubai International Airport, Dubai Festival City and Dubai Creek Harbour, some of the city's most important destinations are only minutes away.

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03

Amenities
Experience

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The Aquatic Sanctuary

The heart of the elevated lifestyle deck is dedicated to resort-style water features, engineered for total body rejuvenation, leisure and seasonal cooling.

Adults Pool & Jacuzzi:

A temperature-controlled swimming deck designed for swimming laps and relaxation, dotted with sun lounges and deep sun decks.

Kids Pool & Aqua Splash:

A secure, interactive water-play and splash zone tailored for younger residents.

Outdoor Showers & Multi-Purpose Gazebo:

Shaded architectural pavilions providing elegant transitions between active fitness and poolside recovery.



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A Place of Motion & Mindfulness



High-End Gym & Fitness Center

A state-of-the-art indoor training space equipped with premium fitness technology, locker rooms, showers & dedicated changing facilities.



Outdoor Yoga & Aerobics Platform

Shaded exterior decks optimised for open-air workouts, flexibility training and quiet sunrise meditation.



Observatory Deck

The observatory deck features telescopes and dedicated viewing areas for residents to stargaze above Dubai.



Family Zones & Sunken Seating

Dedicated outdoor gathering lounges and activity tables designed for neighbourly get-togethers.

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Design Details

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Materiality, Mobility, Precision

The core design marries clean contemporary lines with highly tactile surfaces and substrates. The crystalline glass dominates the facade, maximising natural daylight during the day while reflecting the shimmering neon of the city at night.

Inside, the layouts embrace a light hand and quiet design choices. Muted tones, fine stone finishes and brushed metals create an atmosphere of unhurried sophistication, ensuring that a polished, contemporary aesthetic is felt in every square foot.

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Material Palette

- 01. Feature Navy Wood at Lobby
- 02. Travertine Stone Flooring at Lobby / Travertine Look Ceramic Tiles for Apartments
- 03. General Wood – European Walnut
- 04. Mirror
- 05. Champagne Metal Finish
- 06. Leather at Lobby
- 07. Fabric Glass Finish at Lobby
- 08. White Paint
- 09. Feature Stone for Apartments
- 10. Bronze Textured Paint at Lobby Ceiling
- 11. Navy Woven Leather at Lobby
- 12. Rubber Flooring for Gym
- 13. Painted Wood for Wardrobes



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Capital, Aligned & Unburdened

Binghatti Starfall presents a highly compelling investment case, positioned at the centre of rapid capital growth and unmatched tourist appeal. Its location on the immediate periphery of the E11 corridor ensures rapid transit times, driving high occupancy and steady rental demand. This optimised unit configuration delivers exceptional versatility, serving seamlessly as a high-yield long-term asset or a premium holiday home destination.

Acquiring a residence here is an investment in permanent prominence, supported by the UAE's highly favourable regulatory landscape and Al Jaddaf's historical market appreciation of up to 100%.

100% Freehold Ownership:

Complete, uncompromised property deeds open to all international nationalities with zero local restrictions.

Absolute Tax Efficiency:

Benefit from 0% property tax, 0% capital gains tax and 0% tax on personal or rental income.

10-Year Golden Visa Eligibility:

Qualified buyers secure long-term residency rights for themselves and their immediate families.

Strong Financial Performance:

Tailored for the modern market, generating robust potential rental yields in the premium 8% to 12% net range.

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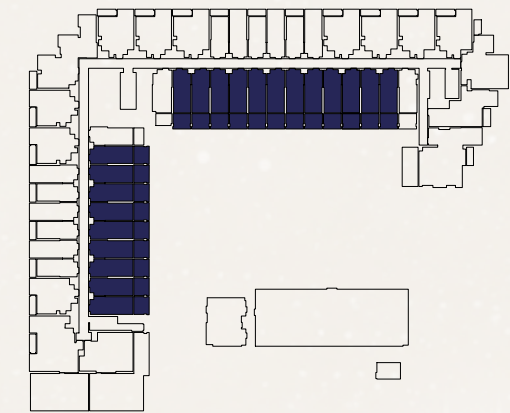
Floor Plans

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Studio Apartment

TYPE 01

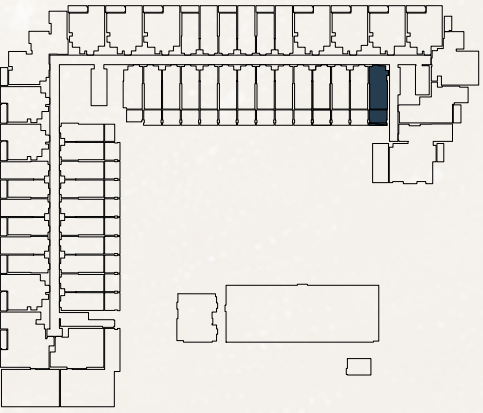


AREA	SQ.M	SQ.FT
SUITE AREA	29.30 m²	315 ft²
BALCONY AREA	10.58 m²	114 ft²
TOTAL UNIT AREA	39.88 m²	429 ft²



Studio Apartment

TYPE 02



AREA	SQ.M	SQ.FT
SUITE AREA	30.81 m²	332 ft²
BALCONY AREA	11.30 m²	121 ft²
TOTAL UNIT AREA	42.11 m²	453 ft²



Disclaimer:
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تنويه:
إن أبعاد الغرف يتم قياسها طبقا للعتاصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبني. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

1 Bedroom Apartment

TYPE 01



AREA	SQ.M	SQ.FT
SUITE AREA	66.71 m²	718 ft²
BALCONY AREA	5.62 m²	61 ft²
TOTAL UNIT AREA	72.33 m²	779 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	18 m²
LIVING AND DINING	18 m²
KITCHEN	6 m²
W.C	3 m²
CORRIDOR	8 m²
LAUNDRY	1 m²

1 Bedroom Apartment

TYPE 02



AREA	SQ.M	SQ.FT
SUITE AREA	53.09 m²	571 ft²
BALCONY AREA	5 m²	54 ft²
TOTAL UNIT AREA	58.09 m²	625 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	11 m²
LIVING AND DINING	16 m²
KITCHEN	5 m²
W.C	2 m²
CORRIDOR	9 m²

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2 Bedroom Apartment

TYPE 01



AREA	SQ.M	SQ.FT
SUITE AREA	103.79 m²	1,117 ft²
BALCONY AREA	29.21 m²	315 ft²
TOTAL UNIT AREA	133 m²	1,432 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m²
M. BEDROOM	15 m²
BATHROOM	5 m²
BEDROOM	15 m²
LIVING AND DINING	31 m²
KITCHEN	17 m²
CORRIDOR	6 m²

2 Bedroom Apartment

TYPE 02



AREA	SQ.M	SQ.FT
SUITE AREA	74.72 m²	804 ft²
BALCONY AREA	4.8 m²	52 ft²
TOTAL UNIT AREA	79.52 m²	856 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m²
M. BEDROOM	15 m²
BATHROOM	4 m²
BEDROOM	13 m²
LIVING, DINING AND KITCHEN	22 m²
CORRIDOR	7 m²

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