The New
Edge of Light

BINGHATTI

STARFALL

Location

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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.

02

Location





Intelligently Raised & Expanded

The vertical scale of Binghatti Starfall is masterfully organised across a basement, ground floor, four podium levels and residential floors, culminating in an active rooftop asset.

Ground Floor
A double-height entry lobby, a premium retail strip and a grand entrance.

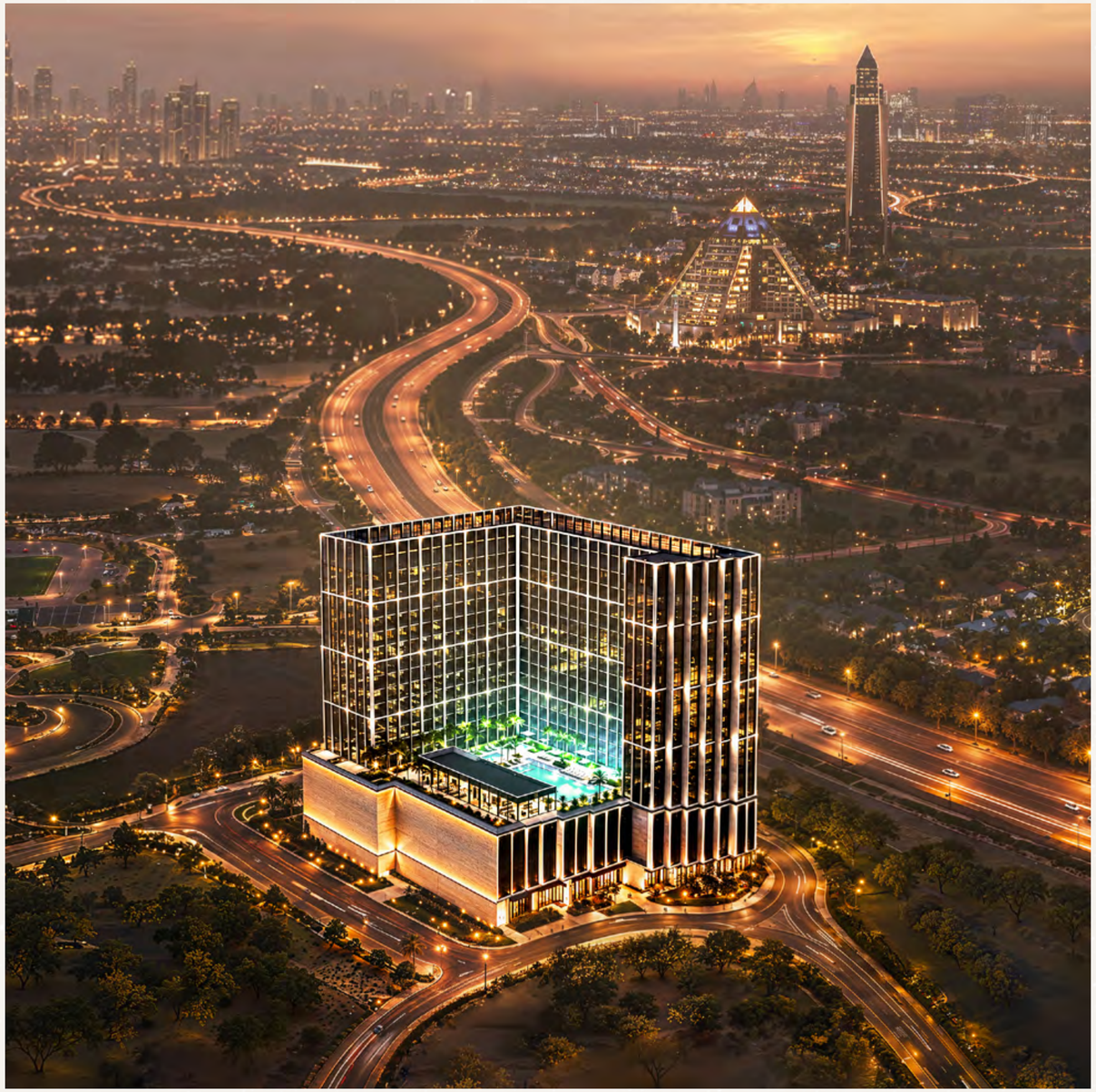
4 Podium Levels:
Dedicated to secure resident parking and infrastructure. Elevating the first residential floor lifts units completely above ambient street noise and matches the height of the elevated metro tracks, ensuring immediate privacy.

14 Residential Floors
An optimised layout that balances high-density spatial functionality with panoramic views.

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.





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.





Anchored in Heritage, Framed for the Future

Set along the western banks of the historic Dubai Creek, Al Jaddaf seamlessly weaves heritage into progressive urban living. The waterfront side remains dedicated to industrial shipyards and traditional dhow building, grounding the ultra-modern tower in culture and history.

Residents are just a ***3-minute*** drive from the frontline bank of the Jaddaf Waterfront. The area hosts the renowned Jameel Arts Centre, featuring open-air sculpture parks, expansive gardens and an outdoor amphitheater, alongside the iconic Mohammed Bin Rashid Library and the creative corporate spaces of the Dubai Design District (D3).

BINGHATTI

STARFALL

Exquisite in clarity,
uncompromising in presence.
An escape within an escape.


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