

بن غاطي ستار فول
BINGHATTI STARFALL

AL JADDAF

OFF-MARKET LAUNCH

CONFIDENTIAL

Where Light Becomes Legacy

Your Private Window to the Stars.

Binghatti Starfall translates the wonder of astronomy into architecture, lighting and lifestyle. From its signature Observatory to celestial design details and its falling-light façade, the concept gives the development a distinctive identity without compromising contemporary residential living.



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A World of Luxury in Al Jaddaf

Convenience in a Calmer Side of Dubai



Al Jaddaf Metro Station
4 Minutes



Dubai Healthcare City (DHCC)
5 Minutes



Dubai International Airport (DXB)
6 Minutes



Burj Khalifa & Downtown Dubai
8 Minutes



Business Bay & DIFC
9 Minutes

Jumeirah Beach

D94

D92

Coca Cola Arena

The Museum
of the Future

Dubai World
Trade Centre

Dubai Frame

Oud Metha

Za'abeel

DIFC

ICD Brookfield
Place

Burj Khalifa
& Dubai Mall

KidZania
Dubai

Business Bay

Za'abeel Palace

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BINGHATTI STARFALL

Grand
Hyatt Dubai

DXB

Dubai
International
Airport

Al Jaddaf
Metro Station

Al Jaddaf

Al Khail Road E44

Dubai Design
District

Swiss International
Scientific School

Creek Harbour Public
Viewing Deck

Vida Creek
Harbour

Ras Al Khor

Dubai Creek Harbour

Business Bay
Bridge

D68

Nad Al Sheba 1

E44

D68

E44

A Distinctive Architectural Identity After Dark

The Meteor Trail uses continuous lighting to create a falling-light effect, extending from the Observatory through the building and into the landscape.

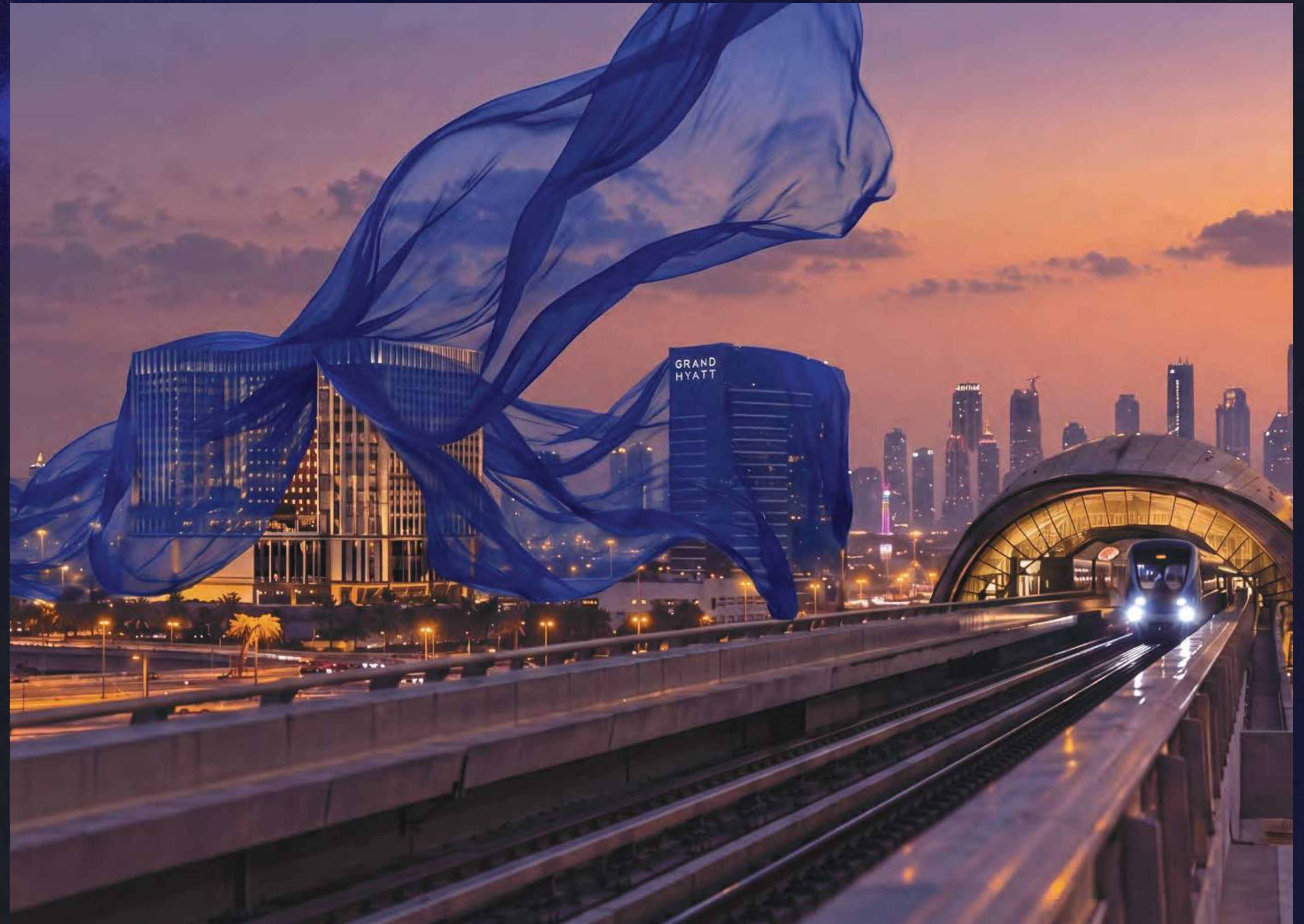


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Unique Selling Points

- **Minutes Away from Jaddaf Metro Station** - Green line
- **Minutes Away** from Burj Khalifa & Dubai Mall
- **Future Etihad Rail** will have a stop in Al Jaddaf Area
- **Accessibility to Major Roads**
 - E11 Shaikh Zayed Road - E44 Al Khail Road
 - Oud Metha (Dubai – Ain) - Future Etihad Rail station
- **Mixed-use Development**
 - Residential Units
 - Retail



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Unique Selling Points - Amenities



The
Observatory



Celestial
Cartography



Meteor
Trail



The Observatory
Dome



Children's
Play Area



Sun
Lounge



Yoga/Aerobics
Platform



Wellness
Facilities



Family Sitting
& Social Nooks



Adults &
Children's Pool

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Stargazing Beneath Dubai's Night Sky

Set on the amenity podium, the observatory deck features telescopes and dedicated viewing areas for residents to stargaze above Dubai.



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The Most Competitive Prices in Al Jaddaf

UNIT TYPES	STARTING PRICE - AED	STARTING PRICE - USD	STARTING PRICE - SAR	STARTING PRICE - GBP
Studio	759,999	206,802	775,199	152,000
1 Bedroom	1,234,999	336,054	1,259,699	247,000
1 Bedroom Royal Suite	1,599,999	435,374	1,631,999	320,000
2 Bedroom	1,974,999	537,415	2,014,499	395,000
2 Bedroom Royal Suite	2,499,999	680,272	2,549,999	500,000
Retail	2,397,999	652,517	2,445,959	479,600

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An Arrival Written in the Stars

A double-height lobby illuminated by a fibre-optic constellation ceiling, complemented by warm bronze and pale stone finishes inspired by the colours of dusk.



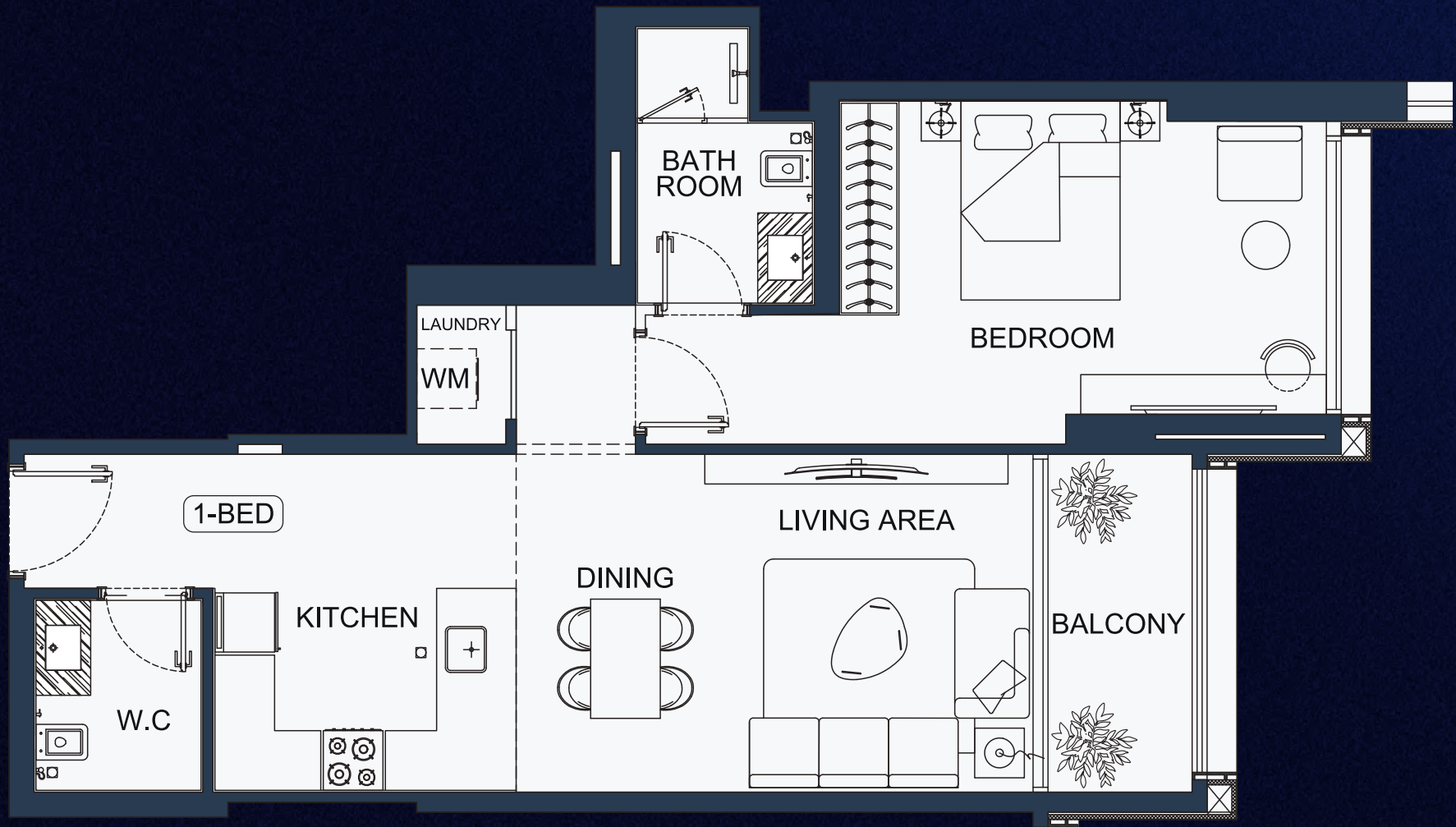
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Floor Plans



STUDIO



1 BEDROOM



2 BEDROOM

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