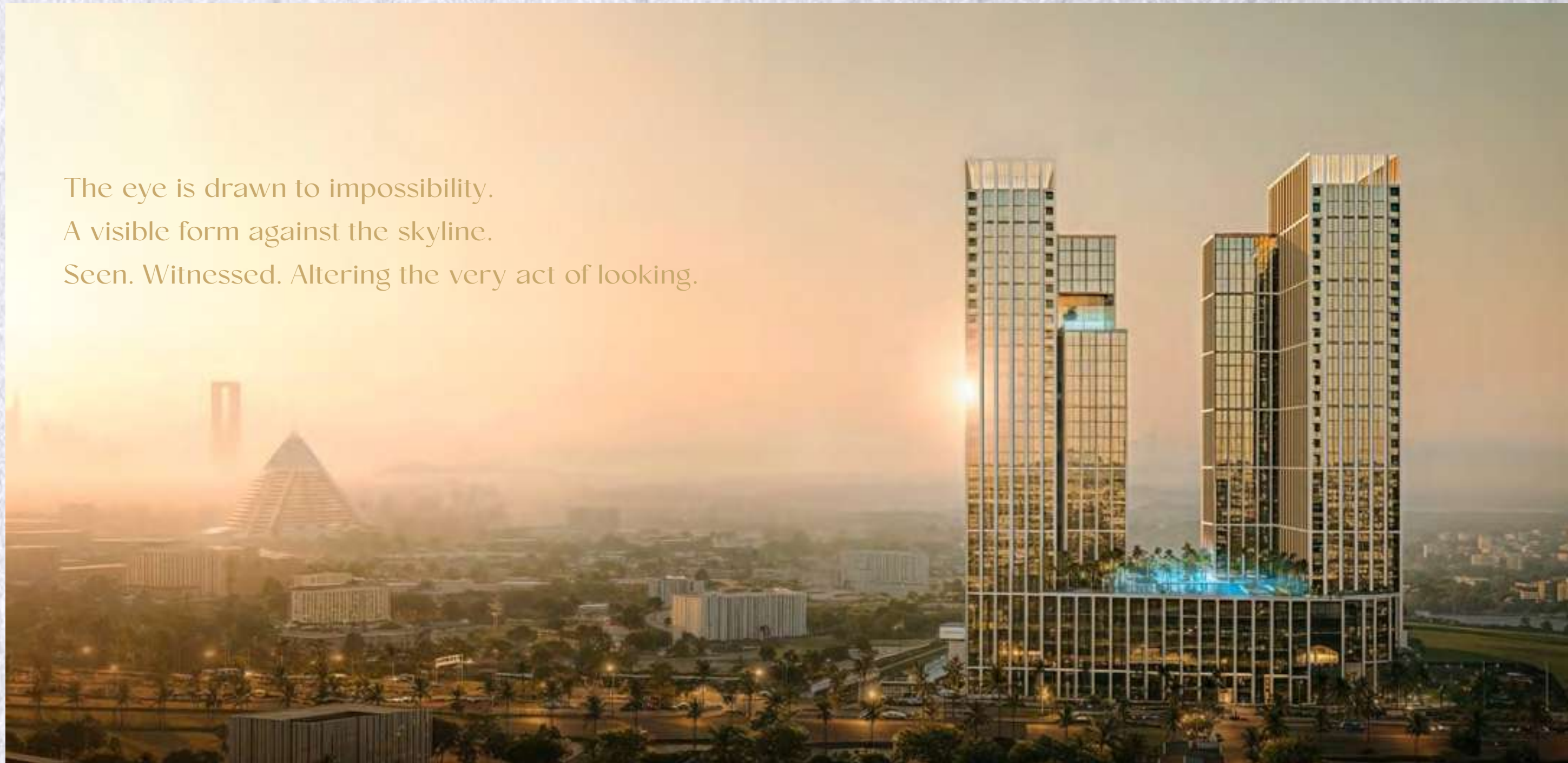


BINGHATTI

SPECTRE

The Spirit of Sight

The eye is drawn to impossibility.
A visible form against the skyline.
Seen. Witnessed. Altering the very act of looking.









Light. Shadow. Design.

Binghatti Spectre is a landmark 26 -story mixed-use tower rising at the northern gateway of the Al Jaddaf Waterfront. The architecture is defined by a bold, futuristic twin-tower design built upon a unified, multi-tiered podium.







Shaped by glass, geometry & twilight,
Binghatti Spectre sits between land & sky.

Its lines rise with quiet precision, drawing the eye toward uninterrupted horizons. Bold yet restrained, Binghatti Spectre creates a distinct architectural presence while offering a composed sense of calm above the movement of the city.





Illuminating All of Dubai's Horizons

Binghatti Spectre occupies a highly strategic position at the northern gateway of Al Jaddaf Waterfront. The location sits at the immediate junction of Dubai's historic cultural heritage and its modern business districts.





BINGHATTI



Location is Luxury

As an integrated mixed-use destination it beautifully combines premier residences, corporate offices and ground-floor retail. The layout cleanly defines the commercial aspects from the private residential spaces, culminating in an expansive lifestyle deck.



The Precise Manipulation of Light

Binghatti Spectre's crystalline glass facade acts as a slate for direct, point-source LED illumination, which is embedded along its signature grid. At night, this lighting network transforms the sharp geometrical lines and balconies into a glowing symbol against the dark sky.





Cultured & Connected in Al Jaddaf

Life at Binghatti Spectre is a masterclass in both premium city living and refined leisure. Residents are minutes away from world-class dining destinations, creekside cafes and major retail hubs like the Dubai Mall & Dubai Festival City.



Own The View

The orientation of Binghatti Spectre provides residents and occupants with two exceptional, panoramic profiles.

North/ Northwest Facing

Direct, sweeping views over Za'abeel extending toward the iconic Downtown Dubai, Burj Khalifa and Dubai Creek Harbour.

East/Southeast Facing

Unobstructed vistas over the Mohammed bin Rashid Library, the calm waters of the Dubai Creek and the Dubai Festival City skyline.



Live Where Dubai Connects

For effortless public commuting, the tower sits a short walk from both the Al Jaddaf Metro Station and the Creek Metro Station, with a future Etihad Rail connection planned right in Al Jaddaf.





The site features immediate ramp access straight onto Al Khail Road (E44) and the D68 intersection, allowing residents and occupants to bypass downtown gridlock.



Al Jaddaf & Creek Metro Station
2 Mins



Dubai Healthcare City (DHCC)
3 Mins



Burj Khalifa and Dubai Mall
5 Mins



Business Bay
5 Mins



Dubai Int'l Airport
5 - 10 Mins



Dubai World Trade Centre
10 Mins



Dubai Festival City
7 Mins



Museum of the Future
10 Mins



Al Seef
15 Mins



Jumeirah Beach
17 Mins



Bluewaters Island
25 Mins



Jumeirah Beach

D94

D92

Coca Cola Arena

Sheik Zayed Road E11

DIFC

The Museum
of the Future

Dubai World
Trade Centre

D75

Dubai Frame

Oud Metha

Za'abeel

Grand Hyatt Dubai

Burj Khalifa & Dubai Mall



KidZania
Dubai

Business Bay

Zabeel Palace

Al Jaddaf Metro
Station



Al Jaddaf



Dubai International
Airport

Jaddaf Waterfront
Park & Playground

Business Bay
Bridge

D68

Ras Al Khor

Dubai Creek Harbour

Al Khail Road E44

Dubai Design
District

D68

Al Khail Road E44

Nad Al Sheba 1

D67

Nadd Al Hamar





Between City & Serenity

Binghatti Spectre benefits from its close proximity to the frontline banks of the Dubai Creek.
The surrounding low-rise areas ensure a permanently open, breezy orientation.



Designed for Life Together

The community spaces at Binghatti Spectre are thoughtfully designed for family living, with safe and engaging outdoor environments where younger residents can play, explore, and connect.



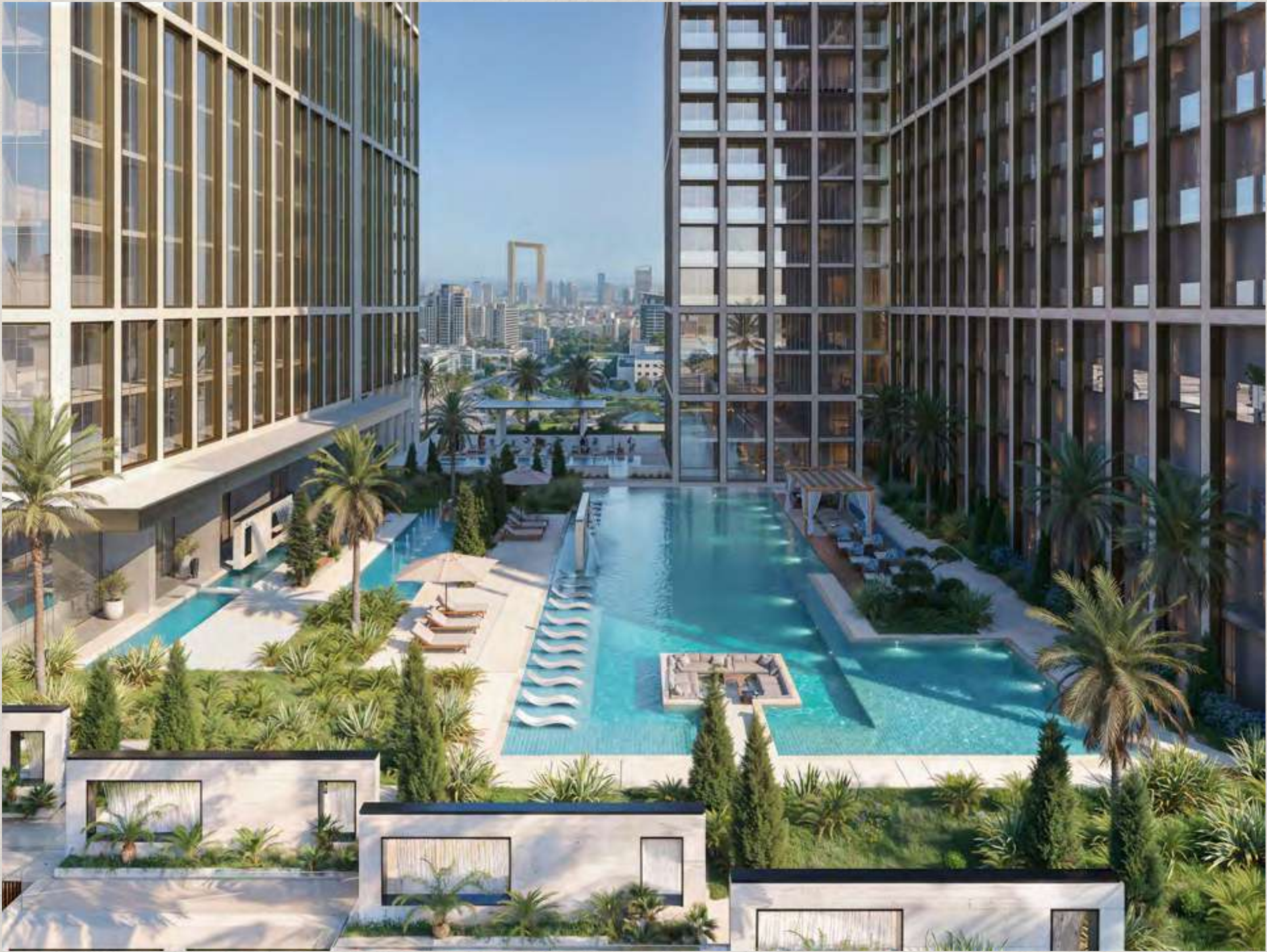




Enhanced Health & Wellness

For physical conditioning and mindfulness, the tower features comprehensive sports facilities engineered to match the highest standards.





Sense and Self-Restoration, Every Day

Binghatti Spectre offers an extensive collection of 20+ luxury wellness and leisure facilities. Spread across the dedicated amenity deck, these five-star spaces are designed to cleanly separate residential relaxation, offering total privacy, family safety and absolute exclusivity.



Adults & Kid's Swimming Pool



Yoga/Aerobics Platform



Children's Play Area



Paddle Tennis Court



Family Sitting & Social Nooks



Fitness Facilities



90 Meter Sprint/Jogging Lane



Lounge Sitting Platforms



Open Lawn



Activity Tables & Ping Pong Table

BINGHATTI





BINGHATTI







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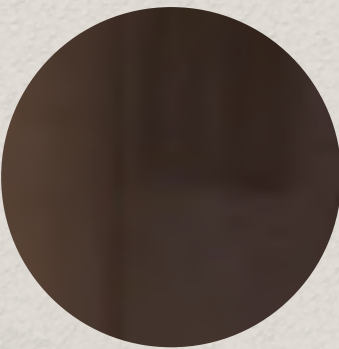
Ivory Limestone



Pale Travertine



Translucent Stone



Smoked Glass



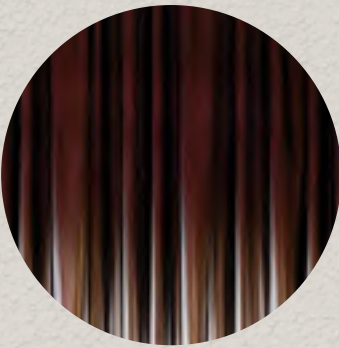
Rippled Stainless Steel



Brushed Stainless Steel



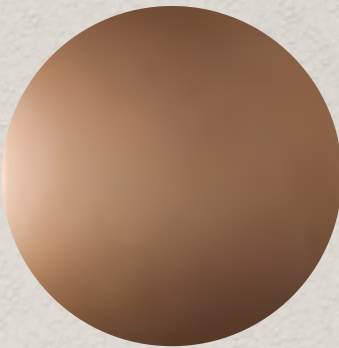
Smoked Mirror



Burgundy Velvet Ombre



Cherry Wood



Warm Metal Accents

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BINGHATTI

SPECTRE

PROJECT FACTS

A CURATED COLLECTION
OF CONCENTRATED LUXURY

PROPERTY TYPE

Residential, Offices & Retails.

PLOT AREA

11,033.25 SQM./ 118,760.91 SQFT

DESCRIPTION

4B + G + 3P + 26 FLOORS (OFFICE + RESIDENTIAL
TOWERS) + MECH. + ROOF

TOWER A

Studio Apartment:	50
1 Bedroom Apartment:	407
2 Bedroom Apartment:	49
3 Bedroom Apartment:	02

TOTAL UNITS

Total Residential Units:	508
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TOWER B

Studio Apartment:	31
1 Bedroom Apartment:	139
2 Bedroom Apartment:	33
3 Bedroom Apartment:	01
Office Unit:	235

TOTAL UNITS

Total Residential Units:	204
Total Offices:	235

RETAIL SHOPS

Ground Floor 19

Binghatti Spectre introduces an exceptional residential experience to the freehold corridor of Al Jaddaf. The building configuration offers apartments, offices and storefronts, all strategically geared to entice robust demand from investors, professionals and families.





Luxuriously Woven Together

Every layout within the tower is designed to maximise functional flow and shared moments. The open-plan spaces utilize sweeping floor-to-ceiling windows that welcome natural light without compromising privacy.





Spatial Efficiency, Unmatched Views

Discover a range of thoughtfully designed floorplans tailored to optimise light and flow.
Across the studio, 1, 2 and 3-bedroom configurations, the layouts maximise square footage in the most efficient way.

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Studio
Type 01

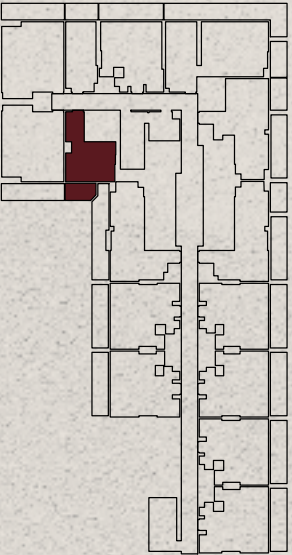


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Studio
Type 02

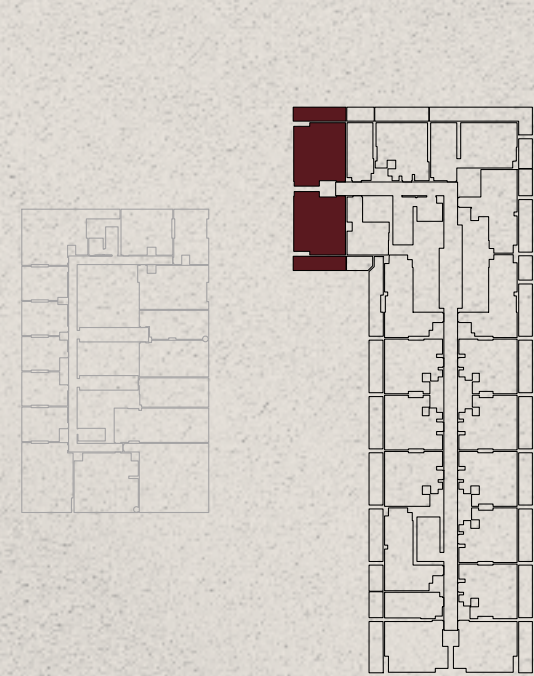


AREA	SQ.M	SQ.FT
SUITE AREA	32.48 m ²	349.61 ft ²
BALCONY AREA	6.51 m ²	70.07 ft ²
TOTAL UNIT AREA	38.99 m ²	419.68 ft ²

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1 Bedroom
Type 01



AREA	SQ.M	SQ.FT
SUITE AREA	56.15 m ²	604.39 ft ²
BALCONY AREA	13.98 m ²	150.48 ft ²
TOTAL UNIT AREA	70.13 m ²	754.87 ft ²

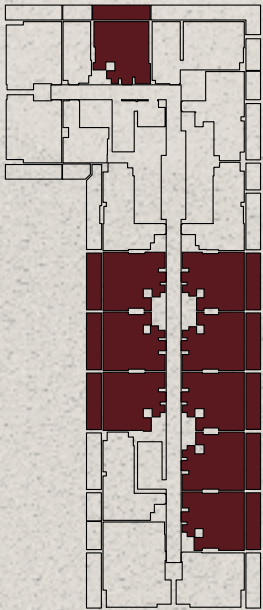
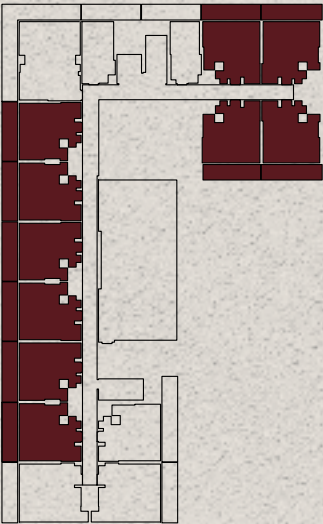
FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m ²
M. BEDROOM	12 m ²
LIVING AND DINING	17 m ²
KITCHEN	10 m ²
CORRIDOR	6 m ²
LAUNDRY	1 m ²

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1 Bedroom
Type 02

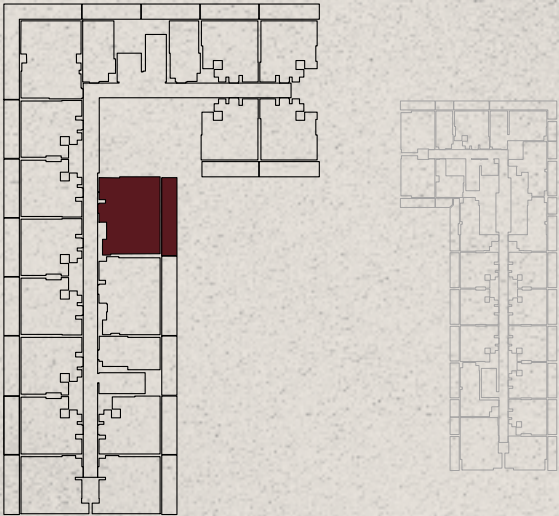


AREA	SQ.M	SQ.FT
SUITE AREA	51.39 m ²	553.16 ft ²
BALCONY AREA	13.51 m ²	145.42 ft ²
TOTAL UNIT AREA	64.90 m ²	698.58 ft ²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m ²
M. BEDROOM	13 m ²
LIVING AND DINING	17 m ²
KITCHEN	6 m ²
CORRIDOR	3 m ²
LAUNDRY	1 m ²
W.C	2 m ²

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2 Bedroom
Type 01



AREA	SQ.M	SQ.FT
SUITE AREA	74.68 m²	803.85 ft²
BALCONY AREA	19.38 m²	208.60 ft²
TOTAL UNIT AREA	94.06 m²	1012.45 ft²

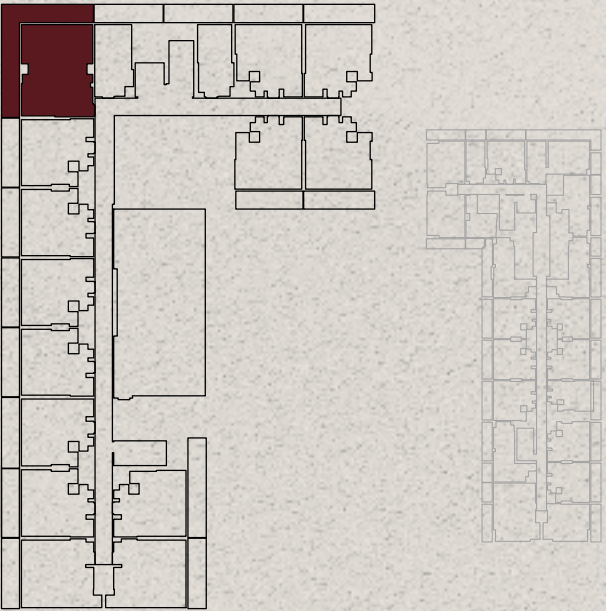
FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	12 m²
BATHROOM	4 m²
BEDROOM	12 m²
LIVING AND DINING	16 m²
KITCHEN	8 m²
CORRIDOR	7 m²
DRESS	3 m²
LAUNDRY	1 m²



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2 Bedroom
Type 02



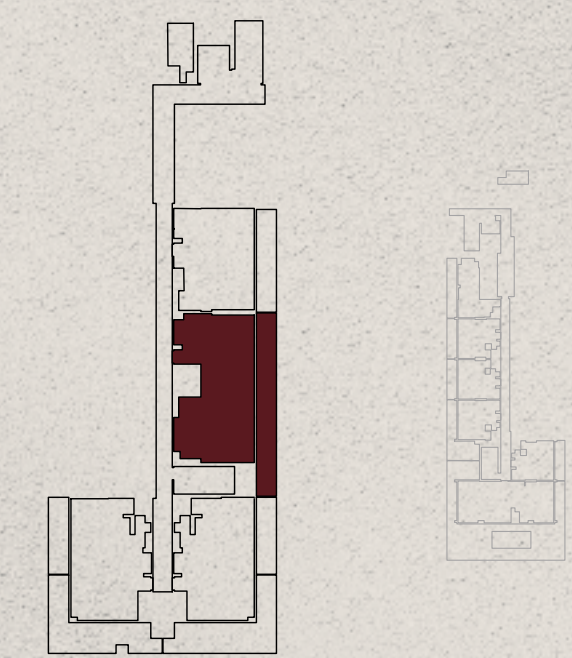
AREA	SQ.M	SQ.FT
SUITE AREA	73.51 m²	791.26 ft²
BALCONY AREA	39.92 m²	429.70 ft²
TOTAL UNIT AREA	113.43 m²	1220.95 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	15 m²
BATHROOM	4 m²
BEDROOM	15 m²
LIVING AND DINING	17 m²
KITCHEN	5 m²
CORRIDOR	6 m²

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3 Bedroom
Type 01



AREA	SQ.M	SQ.FT
SUITE AREA	100.91 m ²	1086.19 ft ²
BALCONY AREA	34.59 m ²	372.32 ft ²
TOTAL UNIT AREA	135.50 m ²	1458.51 ft ²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m ²
M. BEDROOM	20 m ²
BATHROOM	4 m ²
BEDROOM 01	11 m ²
BEDROOM 02	11 m ²
LIVING AND DINING	17 m ²
KITCHEN	8 m ²
DRESS	4 m ²
CORRIDOR	10 m ²

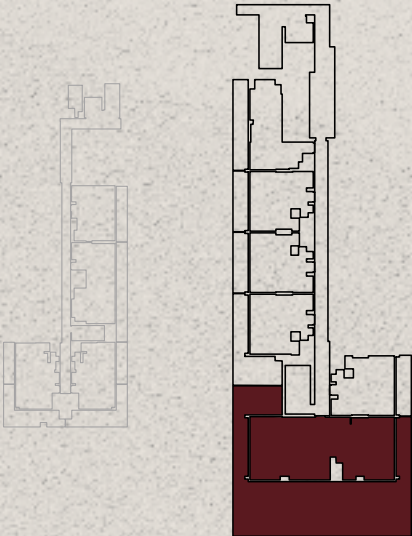


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3 Bedroom
Type 02



AREA	SQ.M	SQ.FT
SUITE AREA	127.71 m ²	1374.66 ft ²
BALCONY AREA	190.59 m ²	2051.49 ft ²
TOTAL UNIT AREA	318.30 m ²	3426.15 ft ²

FLAT DESIGN COMPONENTS	
M. BATHROOM	6 m ²
M. BEDROOM	17 m ²
BATHROOM	4 m ²
BEDROOM 01	16 m ²
BATHROOM	5 m ²
BEDROOM 02	18 m ²
LIVING AND DINING	20 m ²
KITCHEN	12 m ²
CORRIDOR	15 m ²
LAUNDRY	5 m ²

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BINGHATTI

AFTER SALES SERVICES

All-in-One After Sales Services

Binghatti Style



PROPERTY
MANAGEMENT



UNIT RESALE



PARKING
SALE



HOLIDAY
HOMES



ANNUAL
MAINTENANCE



FURNITURE
PACKAGES



☎ 800 240

BINGHATTI

SPECTRE

The Spirit of Sight



BINGHATTI
SPECTRE