

BINGHATTI
CULLINAN

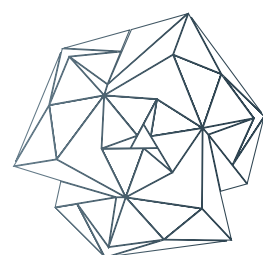
FLOOR PLANS

BINGHATTI
CULLINAN

SET IN THE FLOW OF AL JADDAF

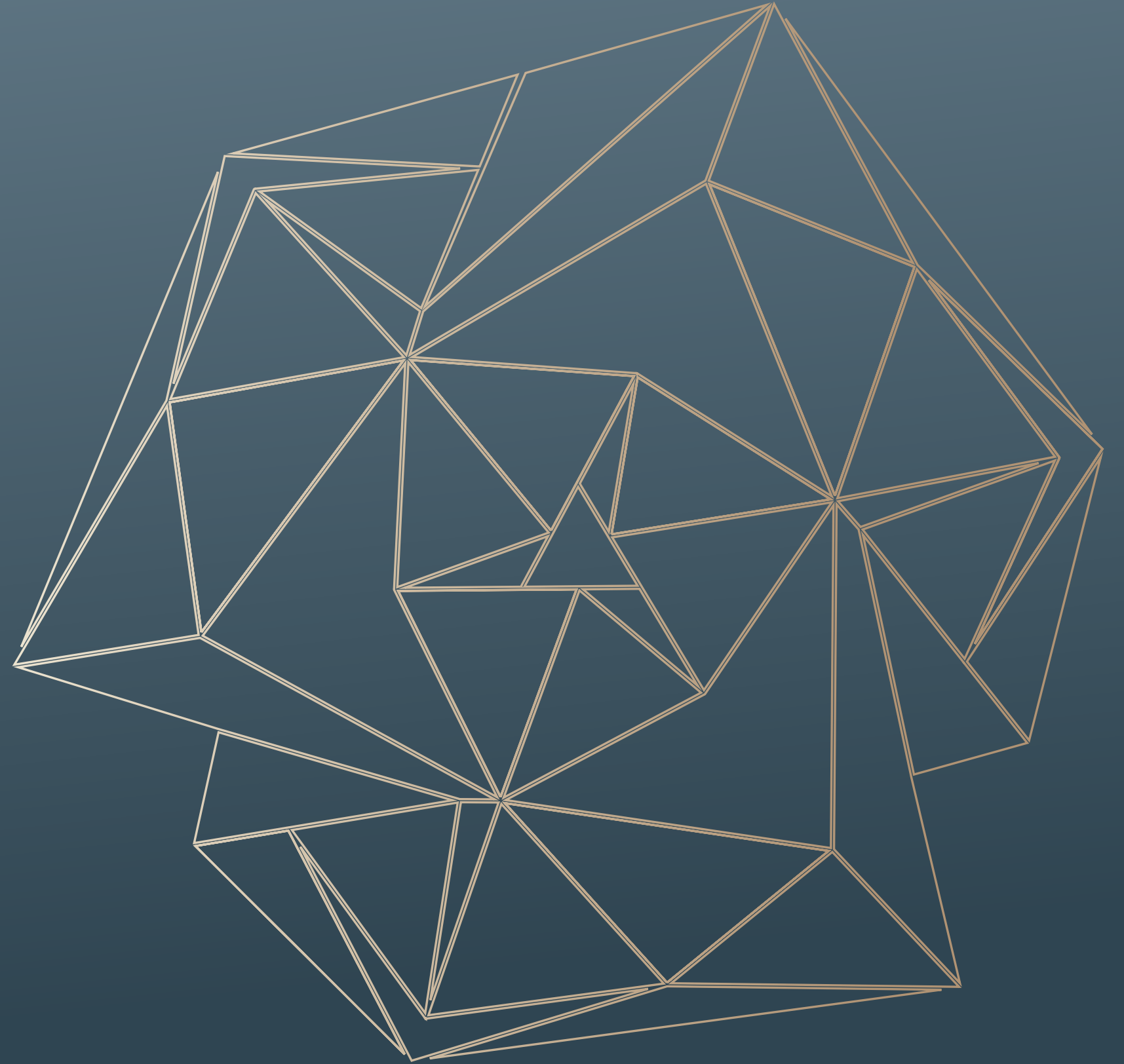
Cullinan is set in the historic community of Al Jaddaf. Its location is defined by flow. The ancient current of the Dubai Creek softens the hum of the city.

The area itself is rich in heritage. This sophisticated blend of history and future is the perfect locale. It offers a reprieve near Dubai's heart, close to major attractions and business hubs.



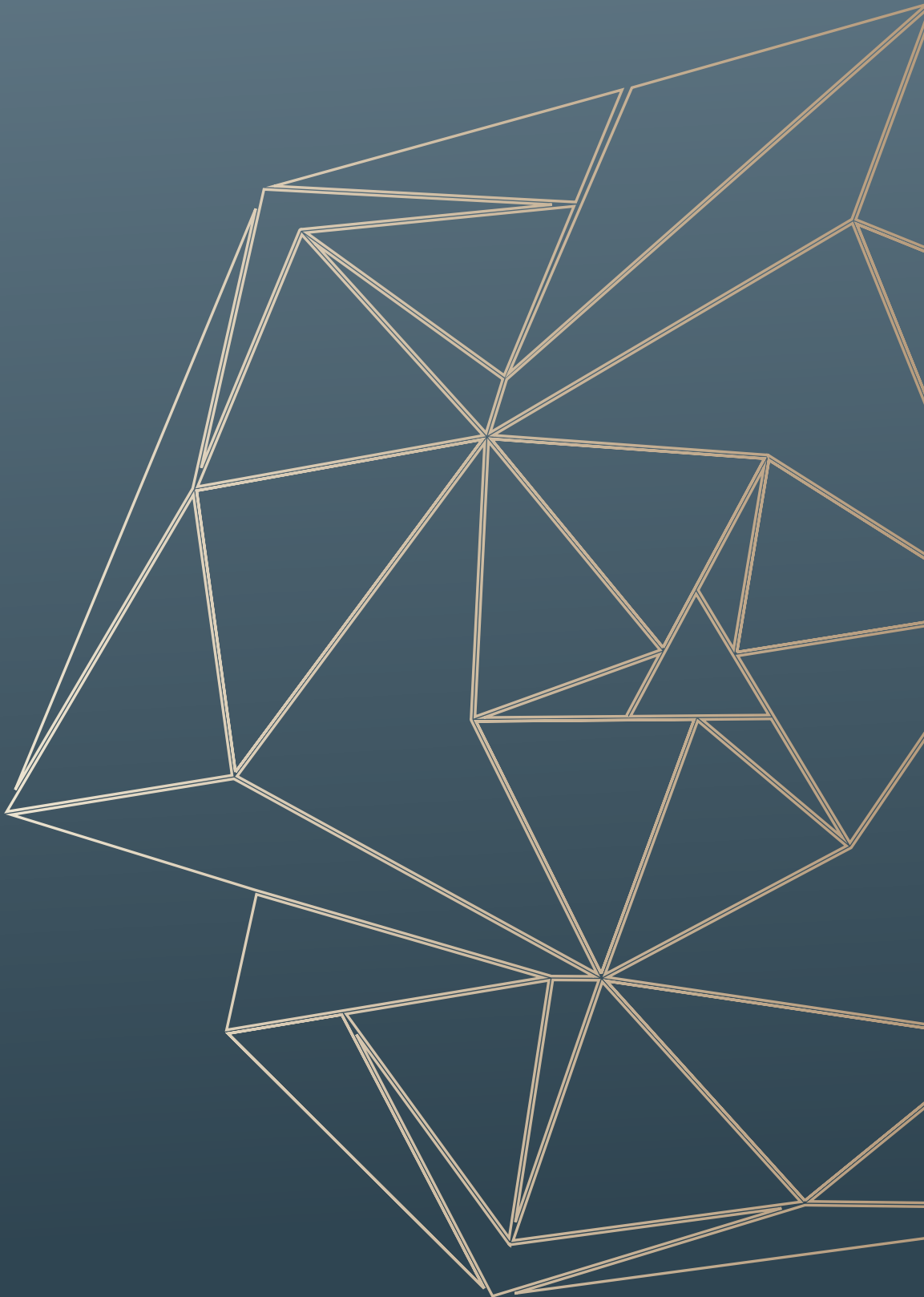
FLOOR PLANS

Cullinan features meticulously crafted residential units and ground-floor retail shops. The unit mix is strategically geared for market efficiency and robust rental demand. Residences include Studio, 1 Bedroom and a collection of 2 and 3 Bedroom residences. Every layout is designed for optimal flow and functionality, maximising light and the spectacular skyline views.

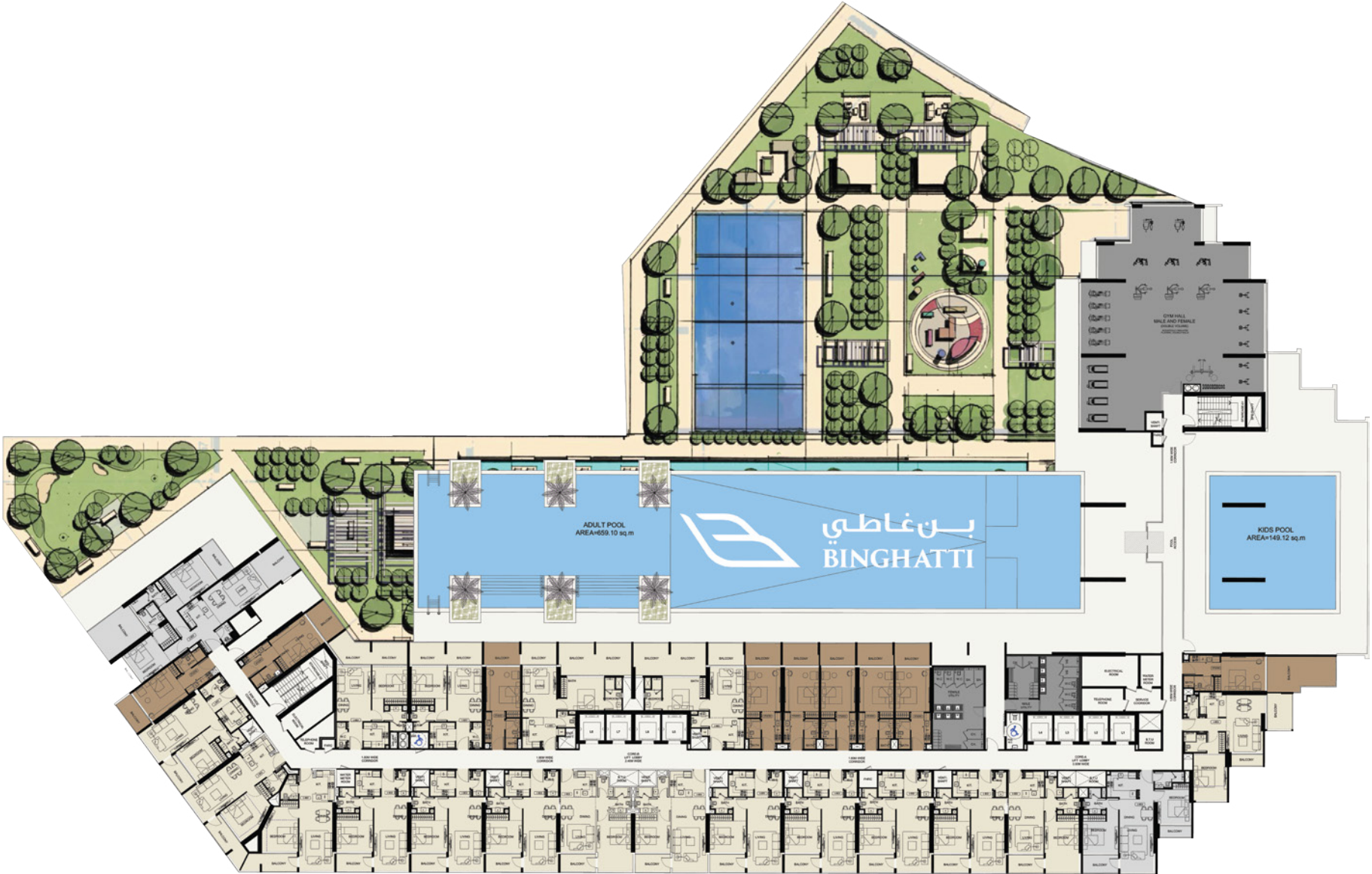


BINGHATTI
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TYPICAL
FLOOR PLANS

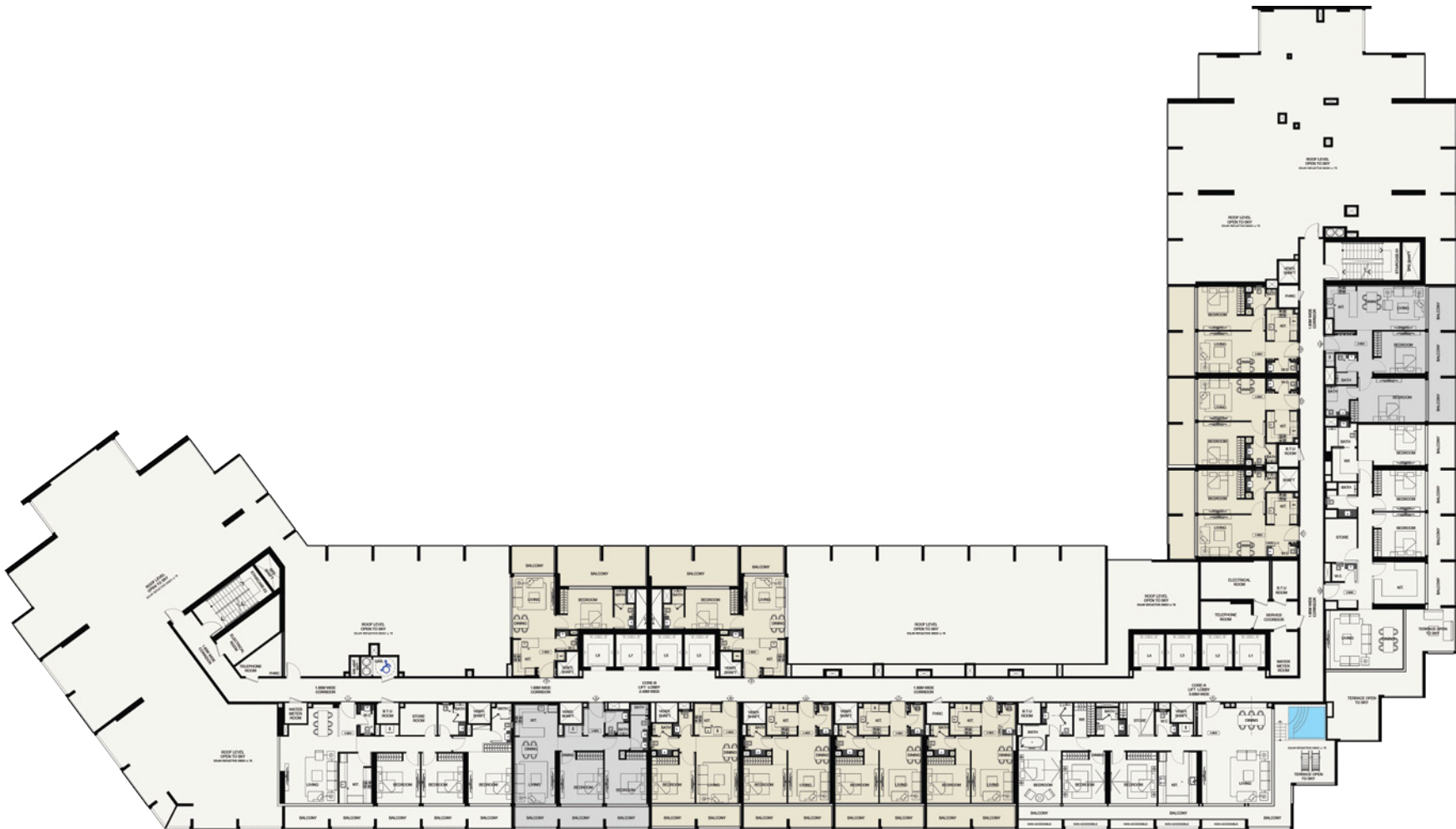


TYPICAL PLAN - FIRST FLOOR
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- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- GYM

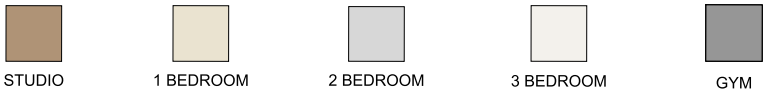
TYPICAL PLAN - ROOF FLOOR
BINGHATTI - CULLINAN



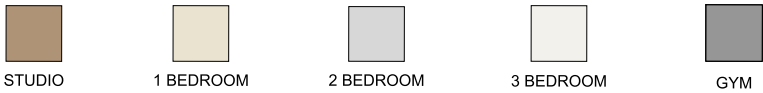
TYPICAL PLAN - SECOND FLOOR
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TYPICAL PLAN - 3RD,4TH,7TH,8TH,11TH&12TH FLOOR
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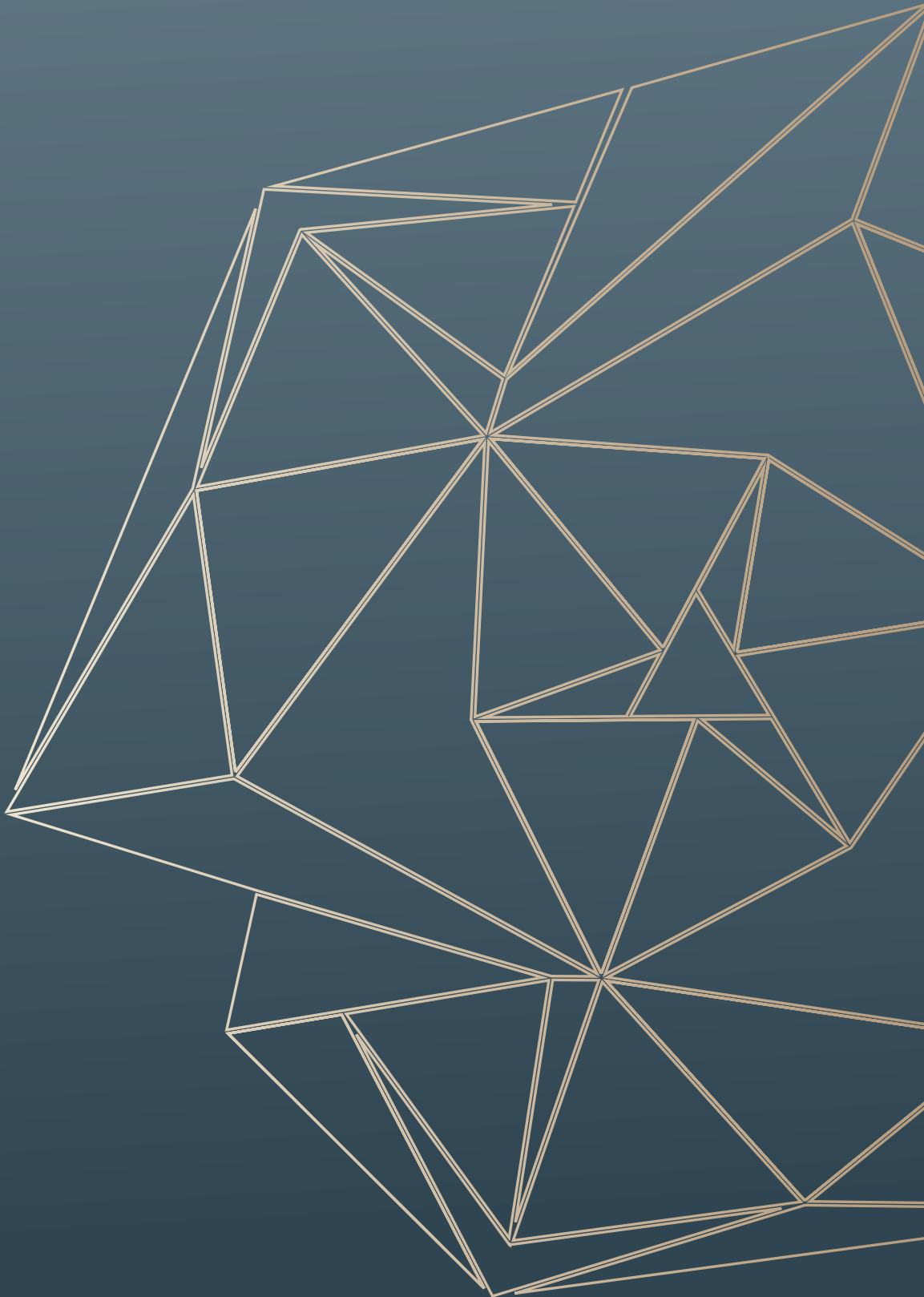


TYPICAL PLAN - 5TH,6TH,9TH,10TH,13TH&14TH FLOOR
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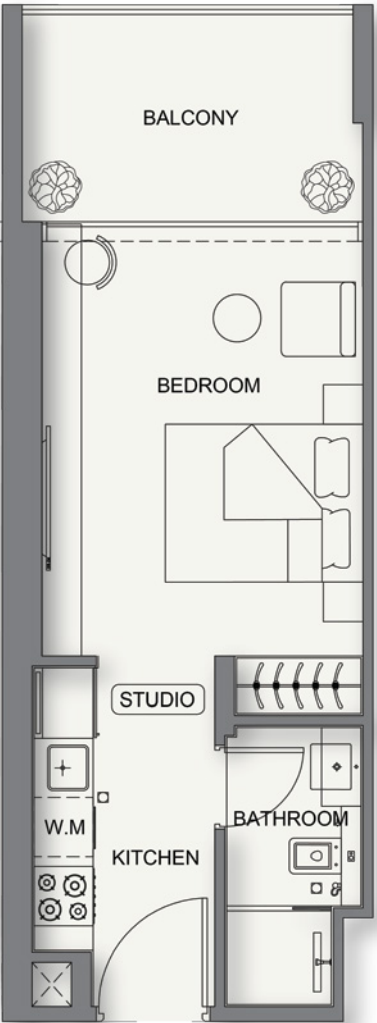


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STUDIO
FLOOR PLANS

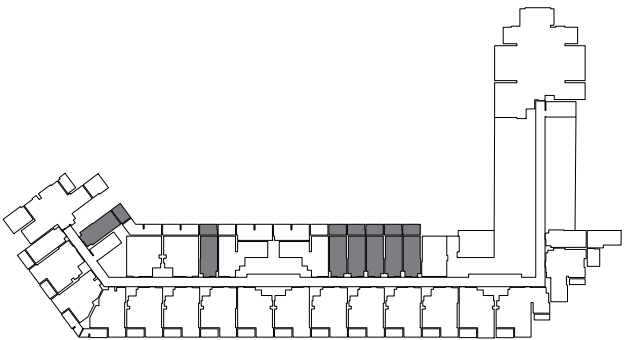


STUDIO BEDROOM TYPE 01
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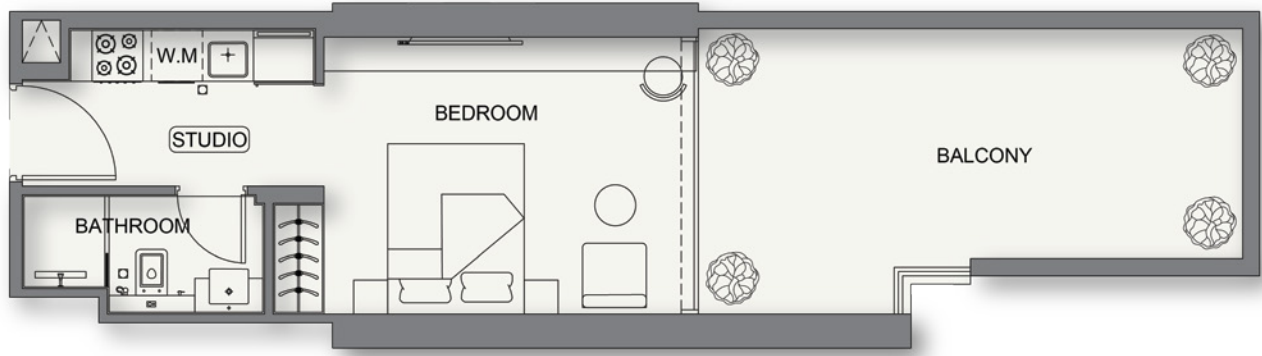
AREA	SQ. M	SQ. FT
SUITE AREA	28.39 m²	305.59 ft²
BALCONY AREA	7.65 m²	82.34 ft²
TOTAL UNIT AREA	36.04 m²	387.93 ft²

FLAT DESIGN COMPONENTS		
STUDIO	15 m²	
KITCHEN	6 m²	
BATHROOM	4 m²	



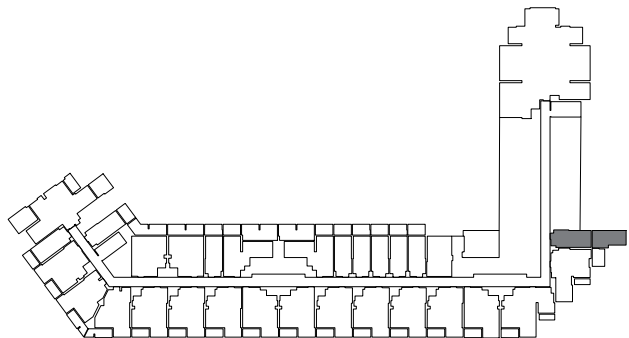
STUDIO BEDROOM TYPE 02

BINGHATTI - CULLINAN



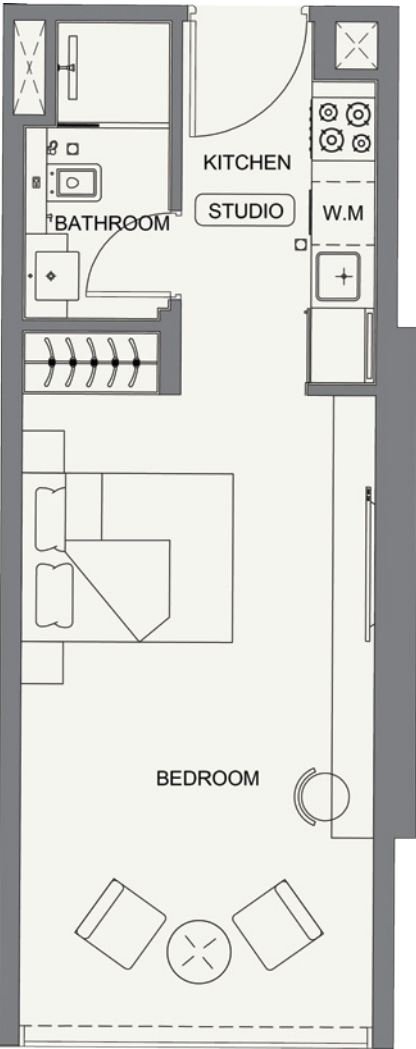
AREA	SQ. M	SQ. FT
SUITE AREA	28.03 m ²	301.71 ft ²
BALCONY AREA	21.01 m ²	226.15 ft ²
TOTAL UNIT AREA	49.04 m ²	527.86 ft ²

FLAT DESIGN COMPONENTS		
STUDIO	14 m ²	
KITCHEN	6 m ²	
BATHROOM	4 m ²	



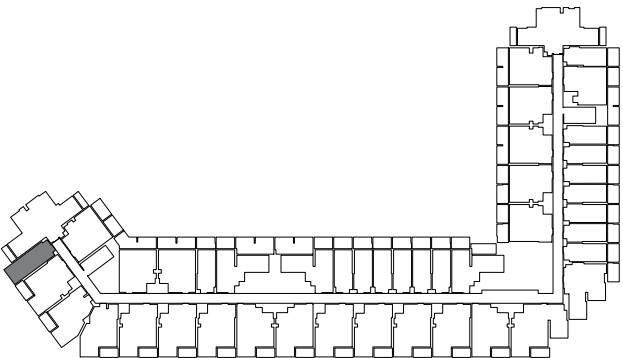
STUDIO BEDROOM TYPE 03

BINGHATTI - CULLINAN



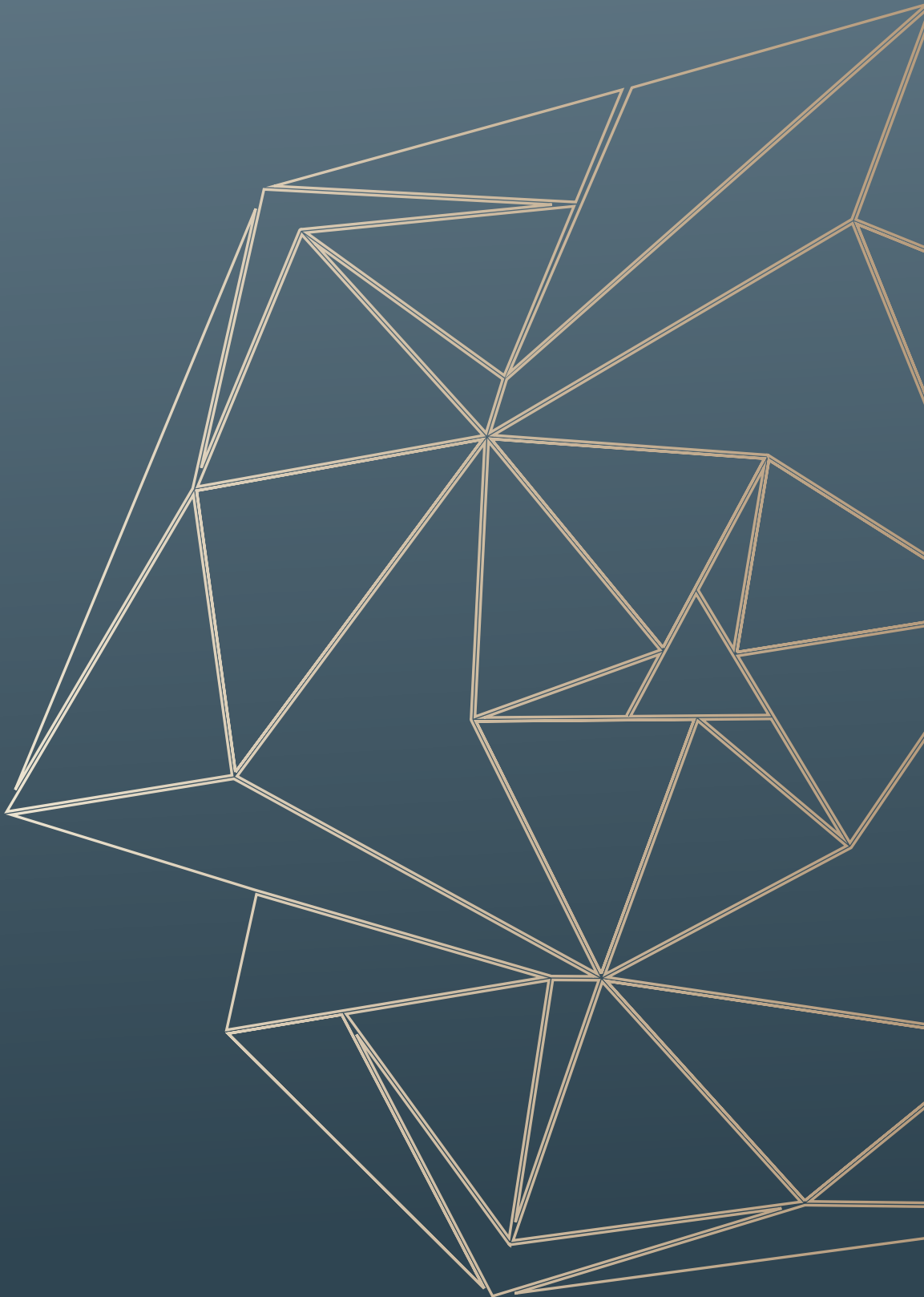
AREA	SQ. M	SQ. FT
SUITE AREA	34.66 m ²	373.08 ft ²
BALCONY AREA	0.00 m ²	0.00 ft ²
TOTAL UNIT AREA	34.66 m ²	373.08 ft ²

FLAT DESIGN COMPONENTS		
STUDIO	21 m ²	
KITCHEN	6 m ²	
BATHROOM	4 m ²	

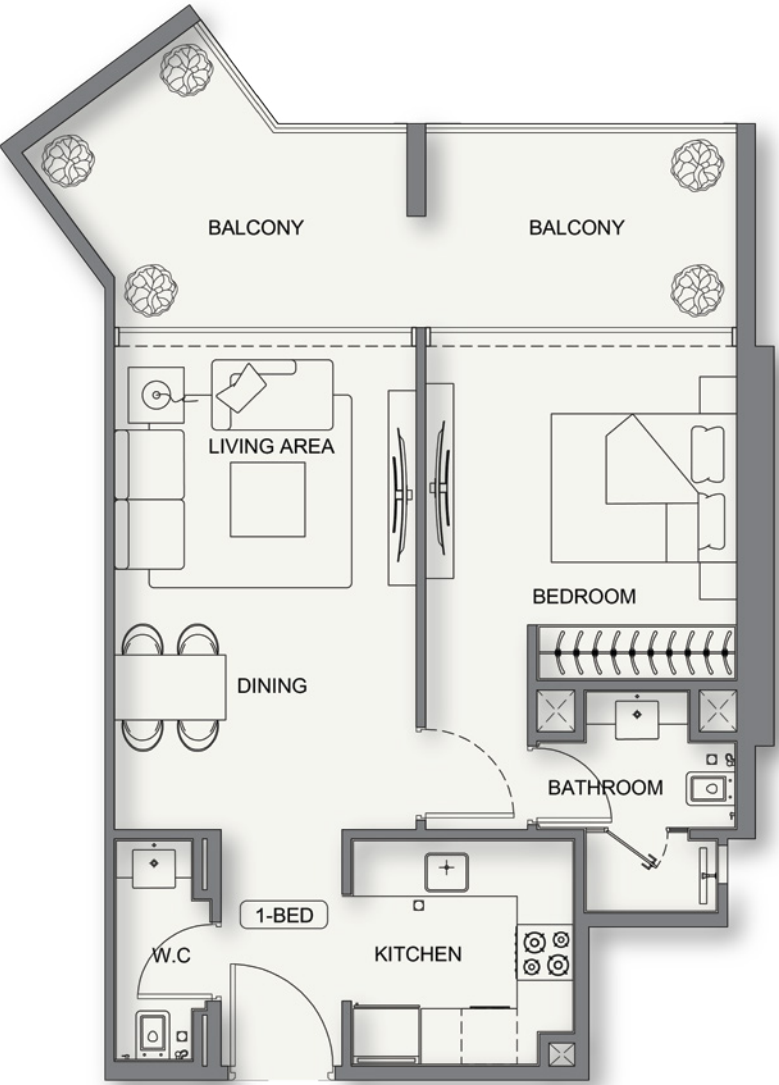


BINGHATTI
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1 BEDROOM
FLOOR PLANS



1 BEDROOM TYPE 01
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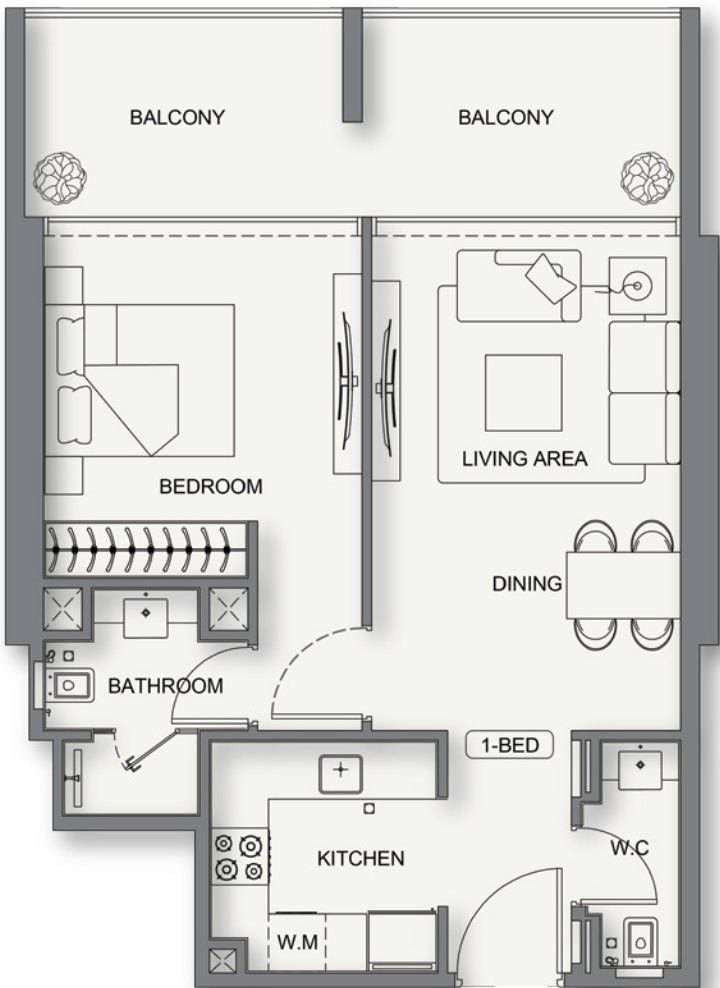
AREA	SQ. M	SQ. FT
SUITE AREA	52.28 m²	562.74 ft²
BALCONY AREA	17.55 m²	188.91 ft²
TOTAL UNIT AREA	69.83 m²	751.64 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



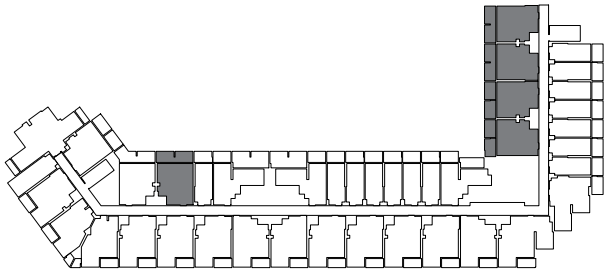
1 BEDROOM TYPE 02

BINGHATTI - CULLINAN



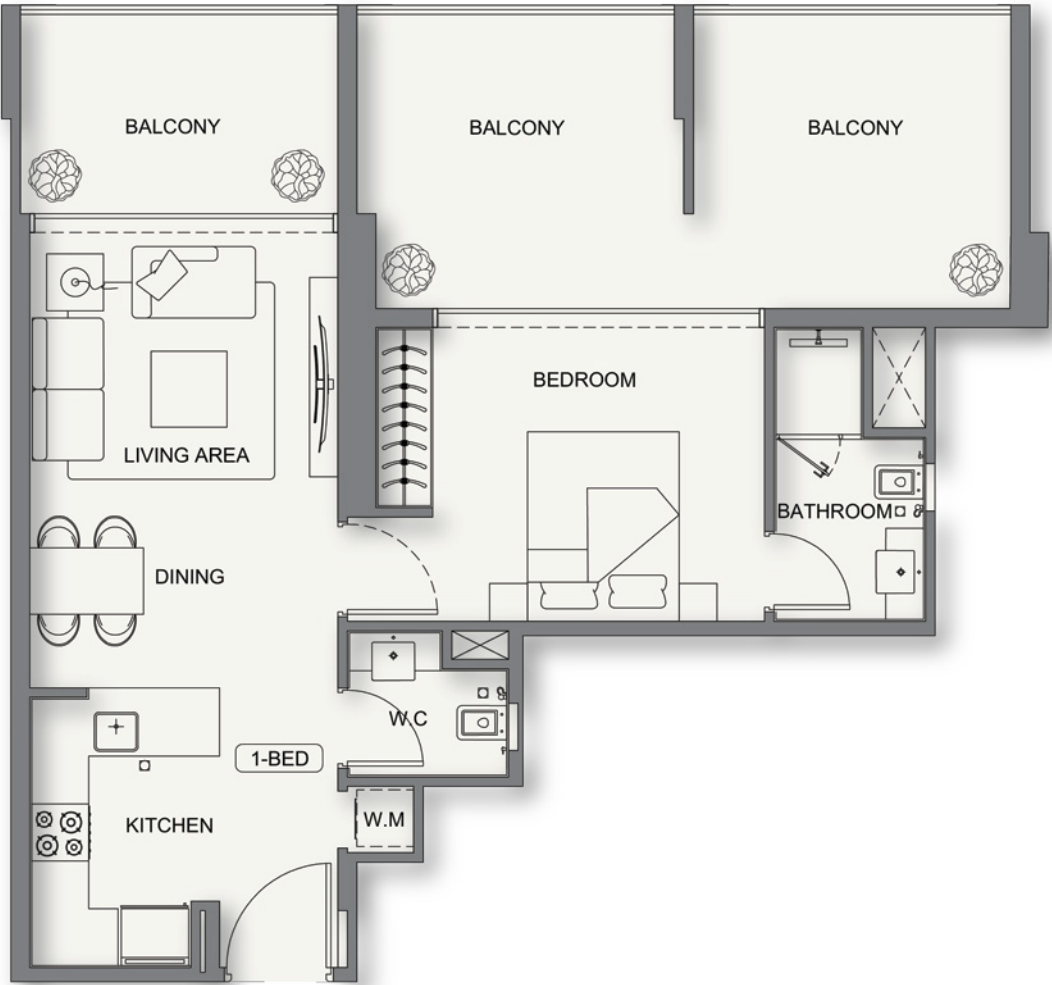
AREA	SQ. M	SQ. FT
SUITE AREA	52.40 m ²	564.03 ft ²
BALCONY AREA	15.27 m ²	164.36 ft ²
TOTAL UNIT AREA	67.67 m ²	728.39 ft ²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



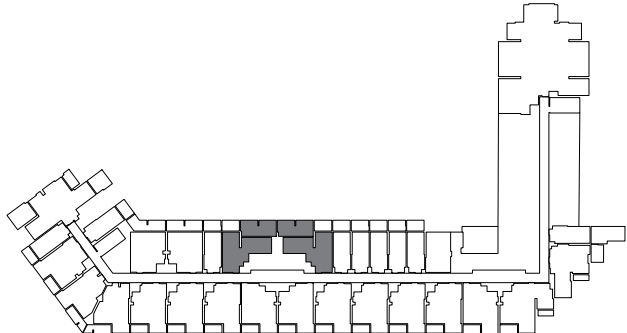
1 BEDROOM TYPE 03

BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.12 m ²	550.25 ft ²
BALCONY AREA	30.25 m ²	325.61 ft ²
TOTAL UNIT AREA	81.37 m ²	875.86 ft ²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	13 m ²	CORRIDOR	4 m ²
LIVING & DINING	16 m ²	W.C	2 m ²
		LAUNDRY	1 m ²



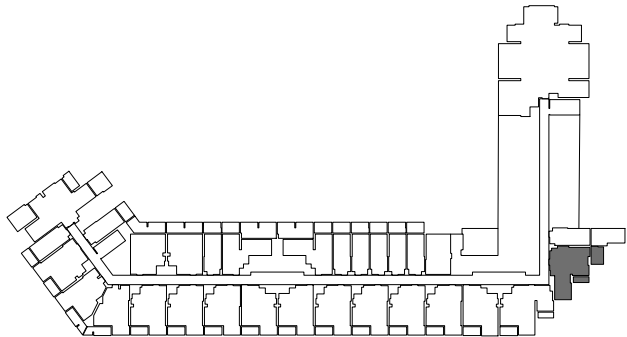
1 BEDROOM TYPE 04

BINGHATTI - CULLINAN



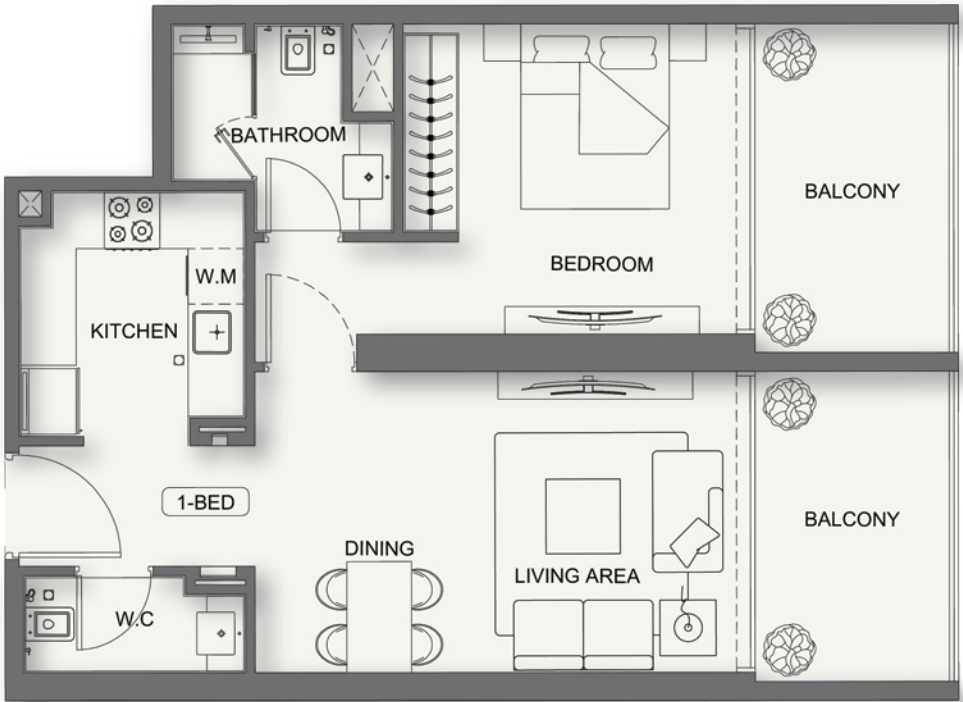
AREA	SQ. M	SQ. FT
SUITE AREA	59.50 m ²	640.45 ft ²
BALCONY AREA	14.09 m ²	151.66 ft ²
TOTAL UNIT AREA	73.59 m ²	792.12 ft ²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	18 m ²	CORRIDOR	5 m ²
LIVING & DINING	19 m ²	W.C	3 m ²



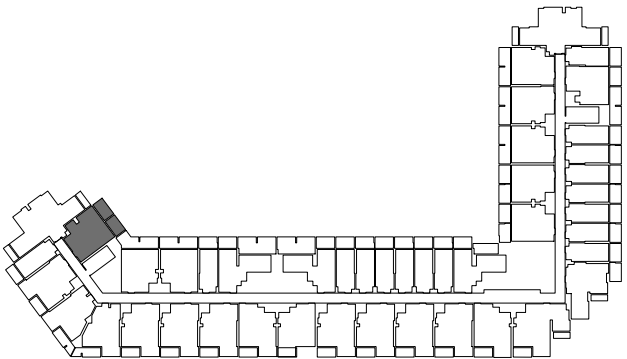
1 BEDROOM TYPE 05

BINGHATTI - CULLINAN



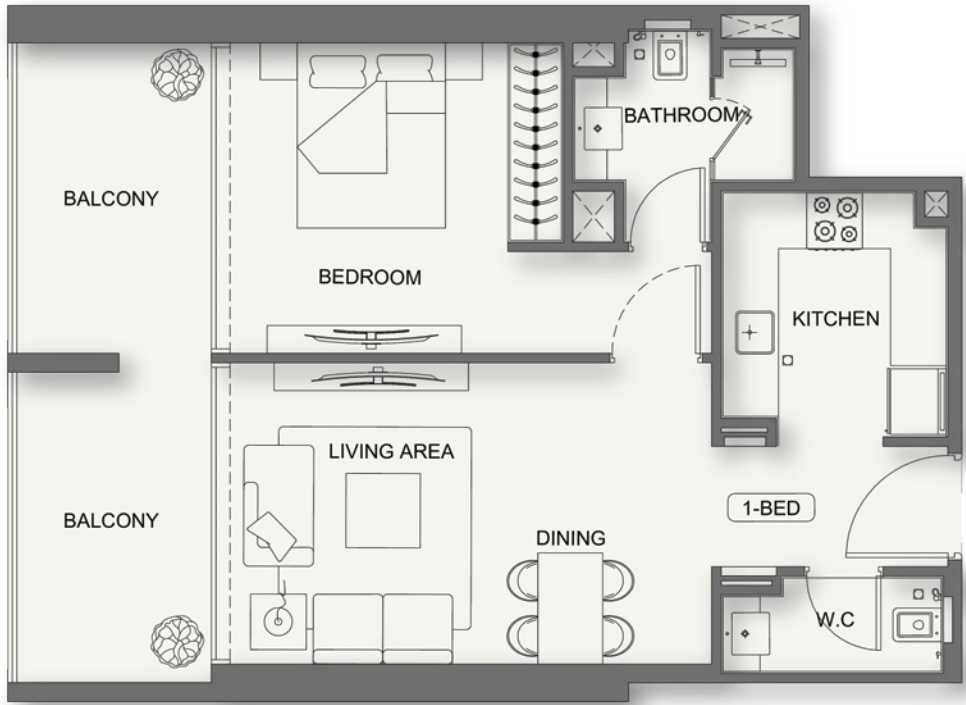
AREA	SQ. M	SQ. FT
SUITE AREA	54.38 m ²	585.34 ft ²
BALCONY AREA	15.71 m ²	169.10 ft ²
TOTAL UNIT AREA	70.09 m ²	754.44 ft ²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	5 m ²
LIVING & DINING	17 m ²	W.C	3 m ²



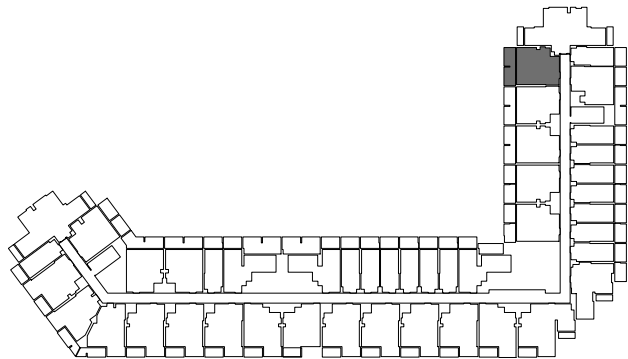
1 BEDROOM TYPE 06

BINGHATTI - CULLINAN



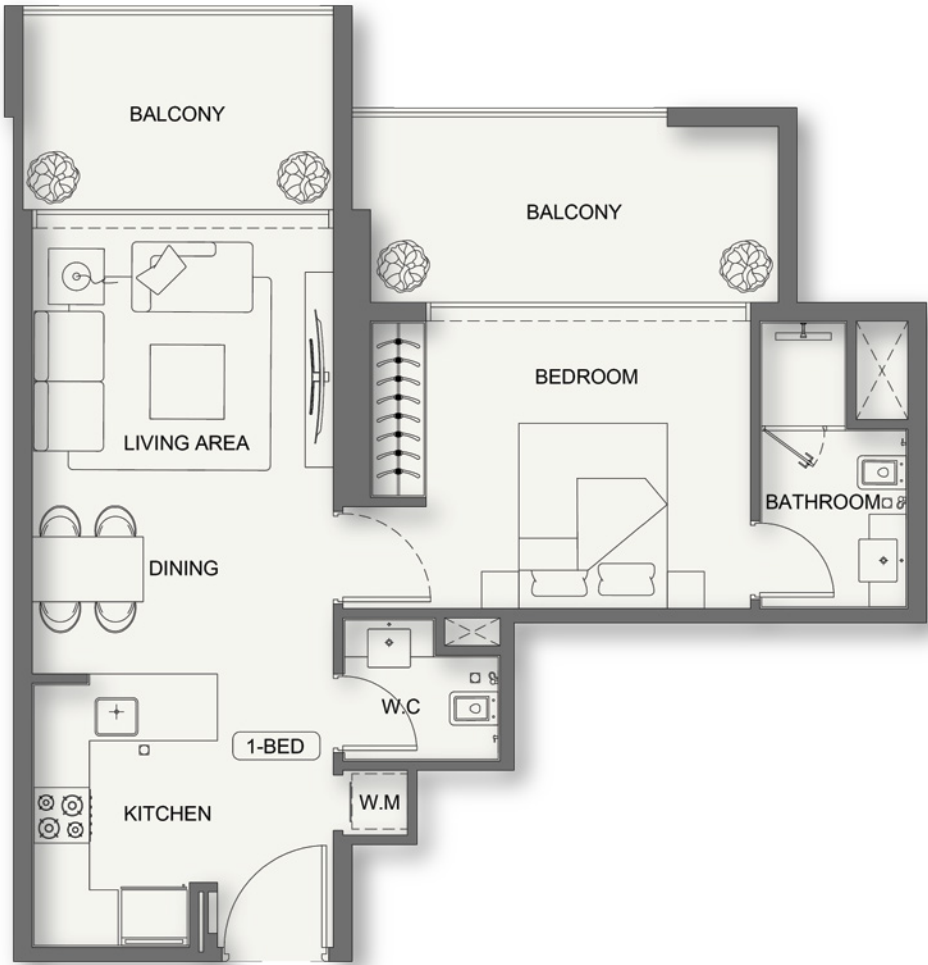
AREA	SQ. M	SQ. FT
SUITE AREA	53.16 m²	572.21 ft²
BALCONY AREA	15.48 m²	166.63 ft²
TOTAL UNIT AREA	68.64 m²	738.83 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	5 m²
LIVING & DINING	17 m²	W.C	3 m²



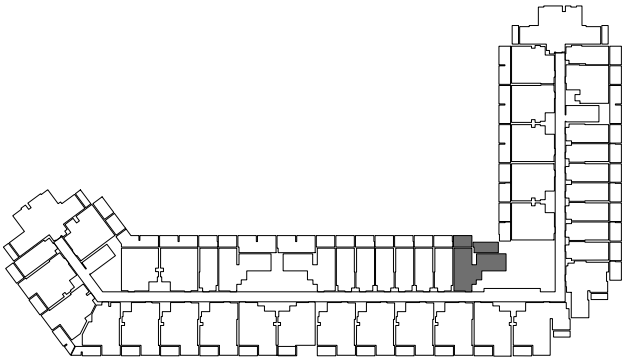
1 BEDROOM TYPE 07

BINGHATTI - CULLINAN



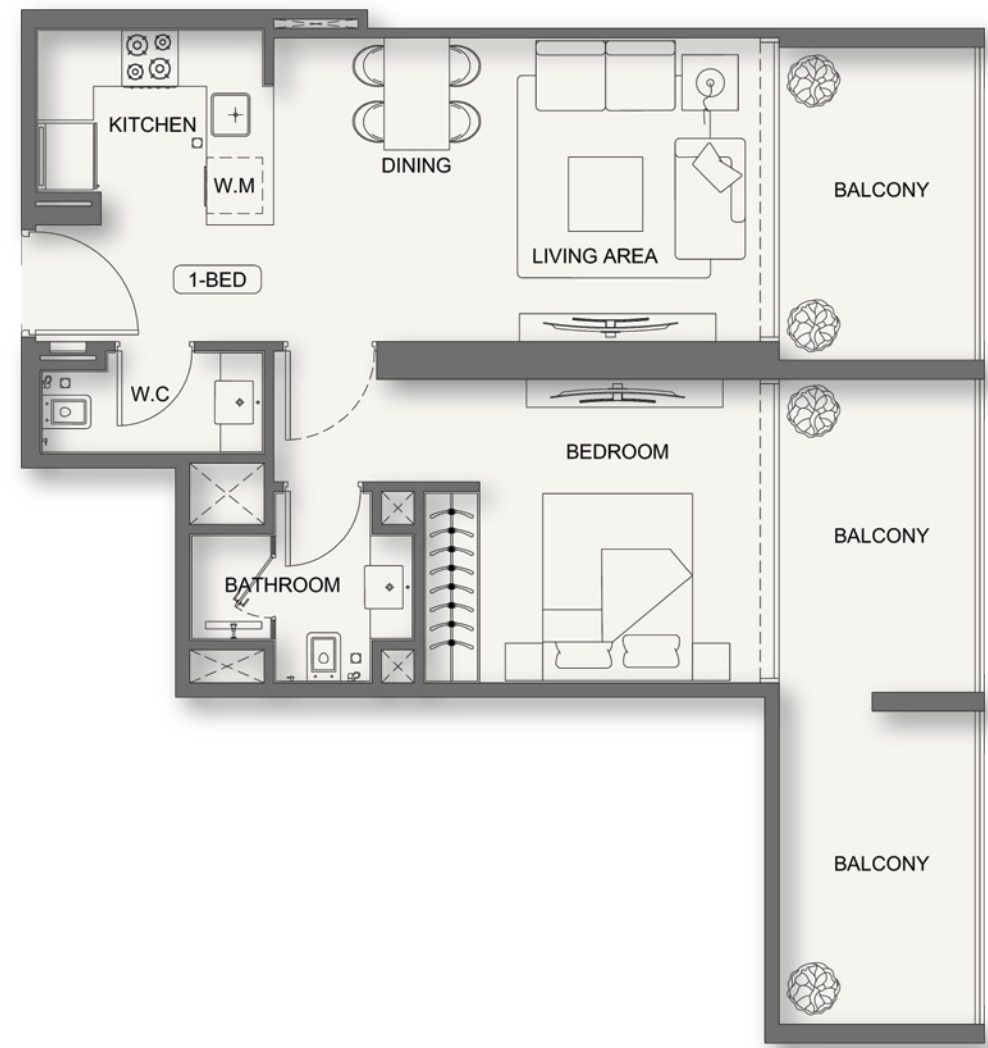
AREA	SQ. M	SQ. FT
SUITE AREA	51.23 m²	551.44 ft²
BALCONY AREA	17.38 m²	187.08 ft²
TOTAL UNIT AREA	68.61 m²	738.51 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	W.C	2 m²
		LAUNDRY	1 m²



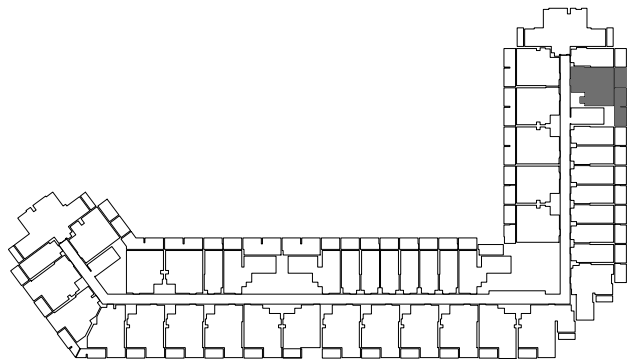
1 BEDROOM TYPE 08

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AREA	SQ. M	SQ. FT
SUITE AREA	51.55 m²	554.88 ft²
BALCONY AREA	24.15 m²	259.95 ft²
TOTAL UNIT AREA	75.70 m²	814.83 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



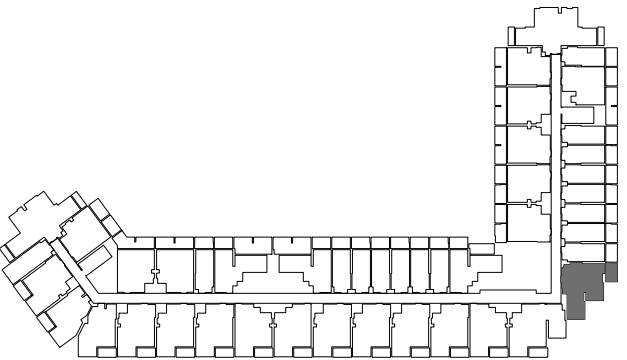
1 BEDROOM TYPE 09

BINGHATTI - CULLINAN



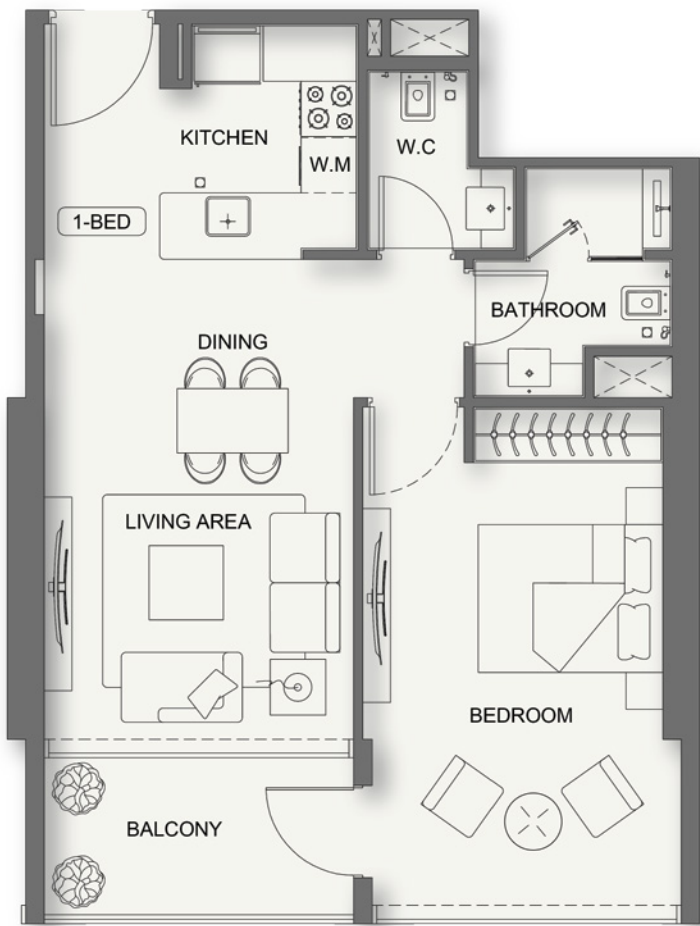
AREA	SQ. M	SQ. FT
SUITE AREA	63.73 m²	685.98 ft²
BALCONY AREA	8.43 m²	90.74 ft²
TOTAL UNIT AREA	72.16 m²	776.72 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	18m²	CORRIDOR	5 m²
LIVING & DINING	19 m²	W.C	3 m²

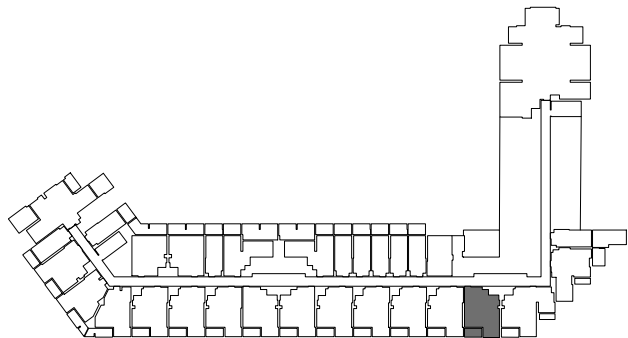


1 BEDROOM TYPE 10

BINGHATTI - CULLINAN

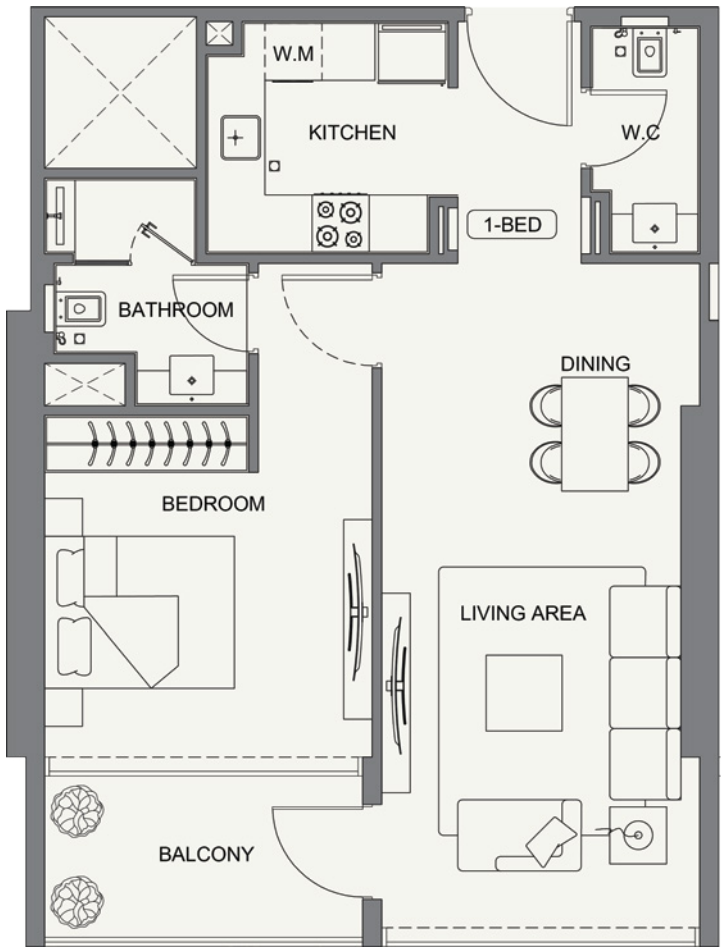


AREA	SQ. M	SQ. FT
SUITE AREA	57.87 m²	622.91 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.08 m²	689.75 ft²
FLAT DESIGN COMPONENTS		
BATHROOM	4 m²	6 m²
BEDROOM	14 m²	3 m²
LIVING & DINING	17 m²	2 m²
KITCHEN	6 m²	
CORRIDOR	3 m²	
W.C	2 m²	

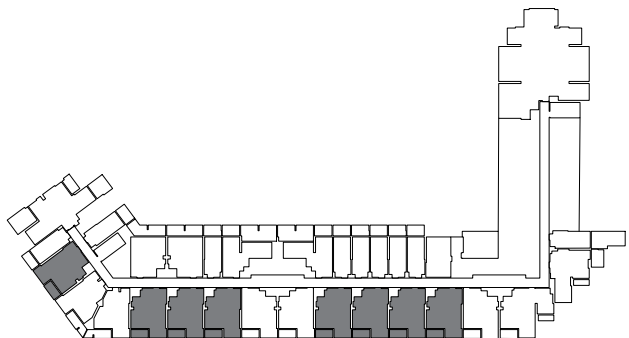


1 BEDROOM TYPE 11

BINGHATTI - CULLINAN

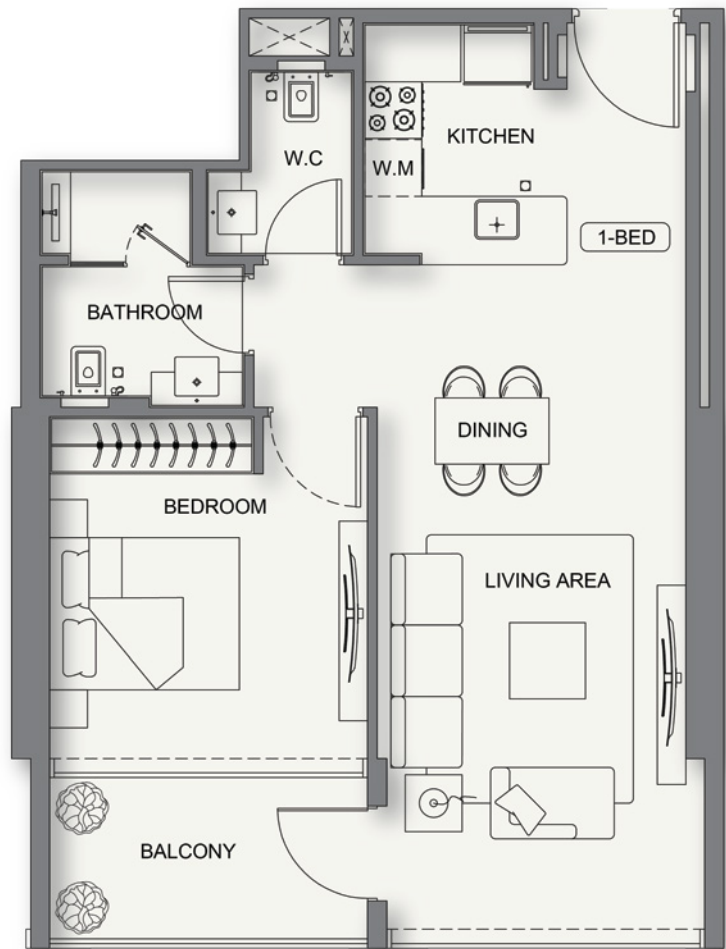


AREA	SQ. M	SQ. FT
SUITE AREA	59.06 m²	635.72 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	65.27 m²	702.56 ft²
FLAT DESIGN COMPONENTS		
BATHROOM	4 m²	6 m²
BEDROOM	14 m²	3 m²
LIVING & DINING	17 m²	2 m²
KITCHEN	6 m²	
CORRIDOR	3 m²	
W.C	2 m²	



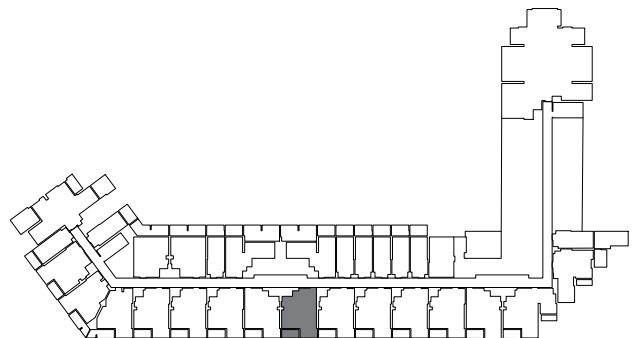
1 BEDROOM TYPE 12

BINGHATTI - CULLINAN



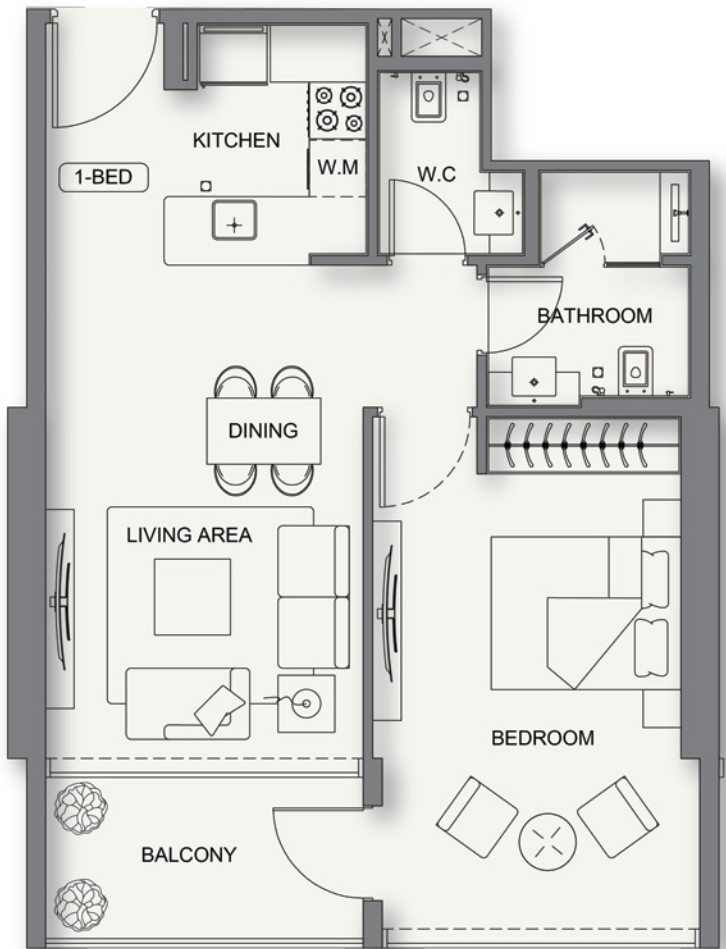
AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m²	626.57 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.42 m²	693.41 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



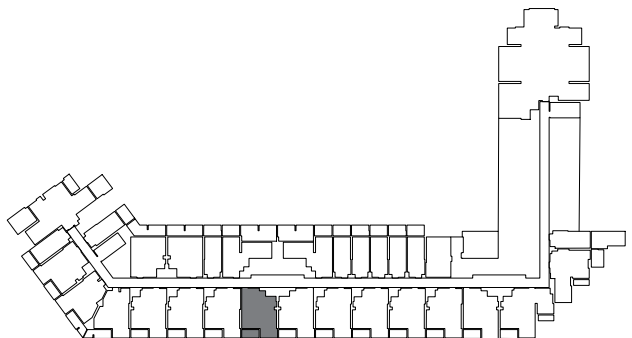
1 BEDROOM TYPE 13

BINGHATTI - CULLINAN



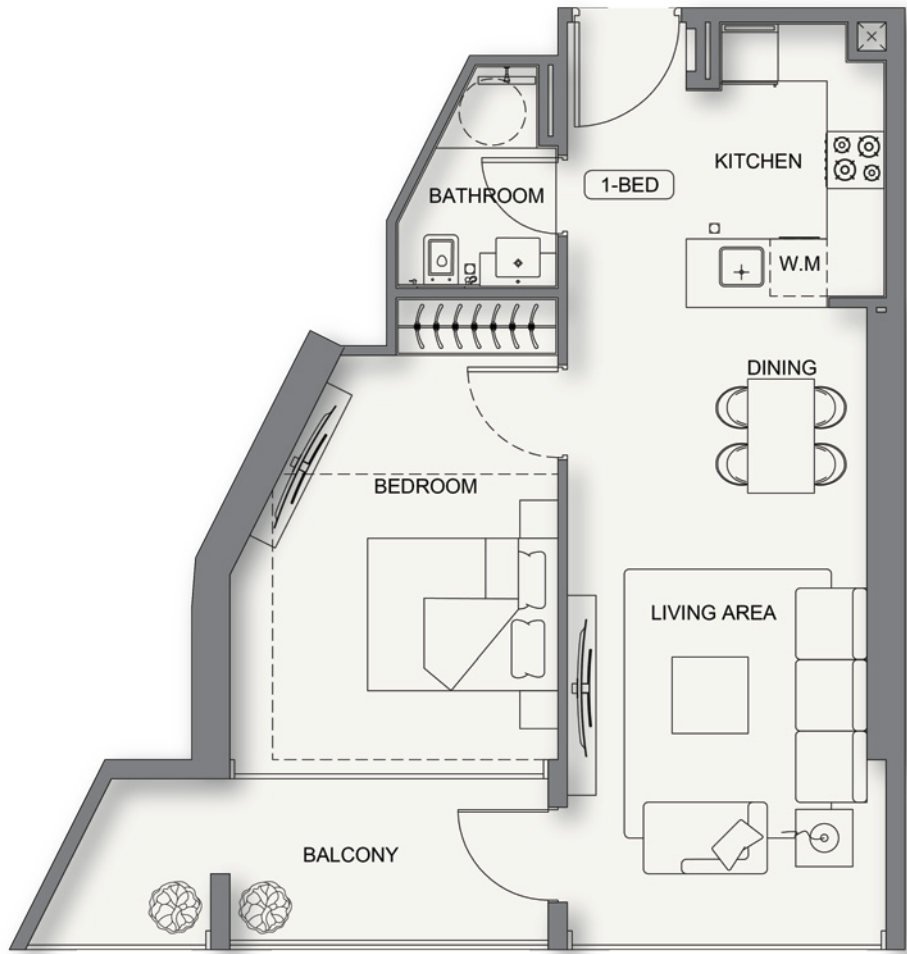
AREA	SQ. M	SQ. FT
SUITE AREA	57.79 m²	622.05 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.00 m²	688.89 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



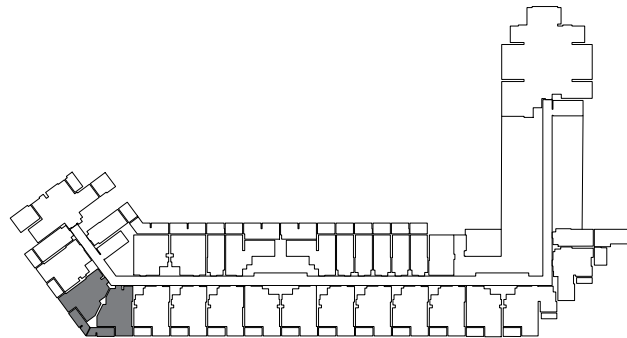
1 BEDROOM TYPE 14

BINGHATTI - CULLINAN



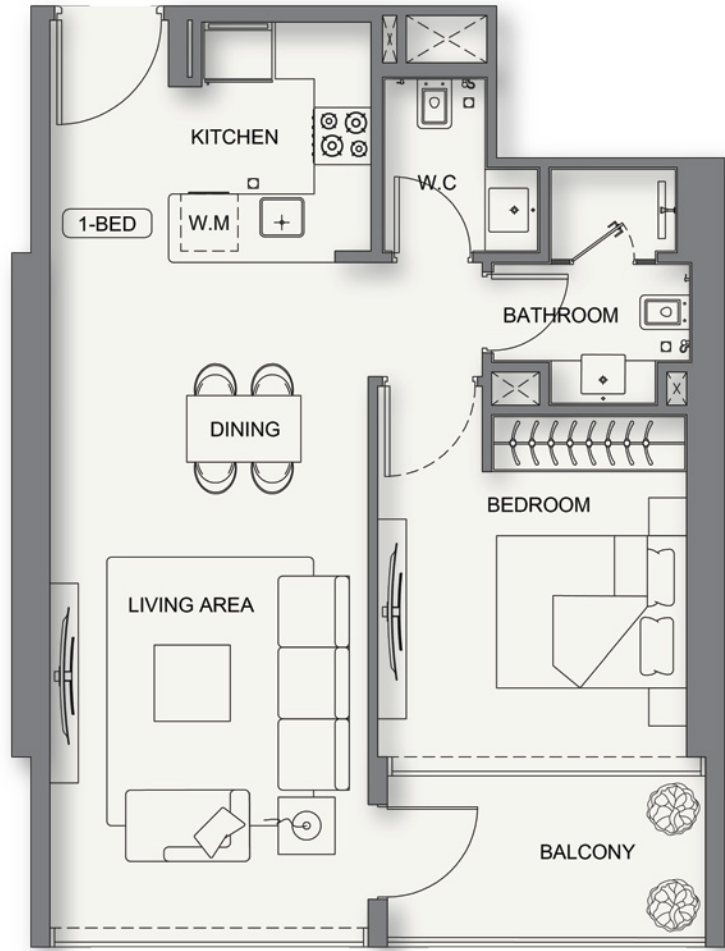
AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m²	578.56 ft²
BALCONY AREA	9.26 m²	99.67 ft²
TOTAL UNIT AREA	63.01 m²	678.23 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	3 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	4 m²
LIVING & DINING	21 m²		



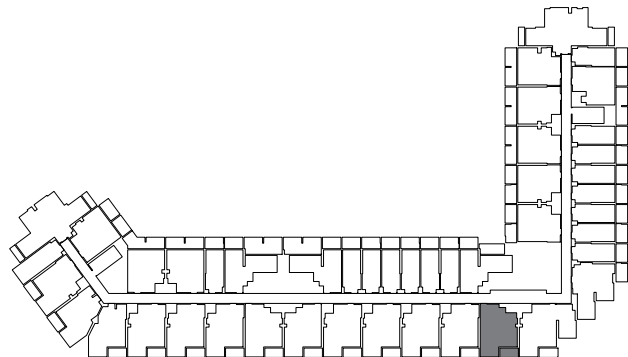
1 BEDROOM TYPE 15

BINGHATTI - CULLINAN



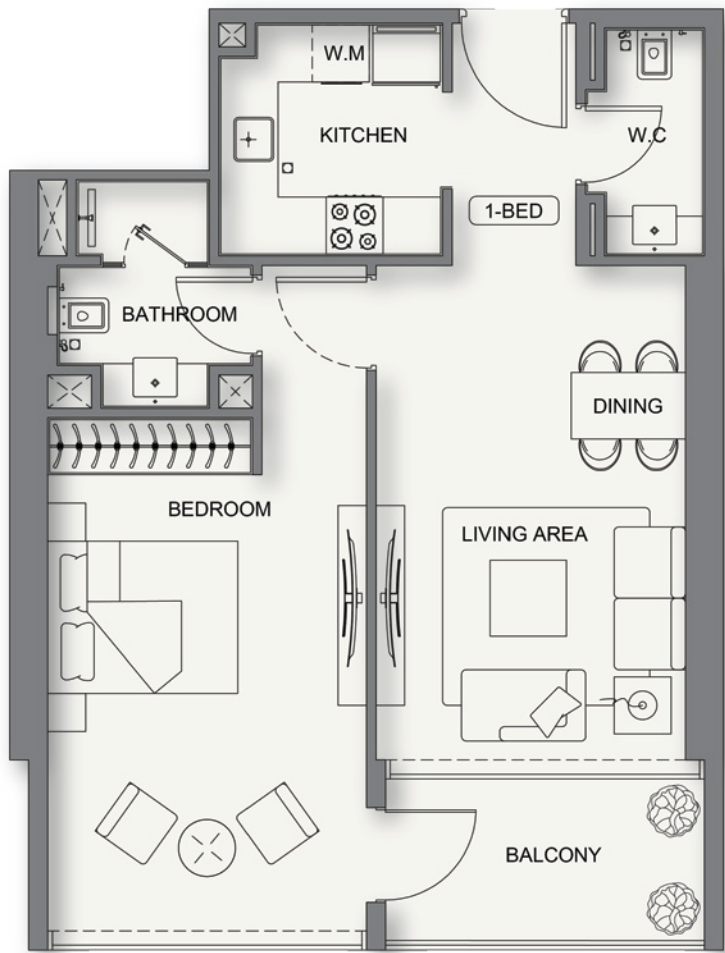
AREA	SQ. M	SQ. FT
SUITE AREA	58.03 m²	624.63 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.24 m²	691.47 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	3 m²	KITCHEN	6 m²
BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	21 m²		



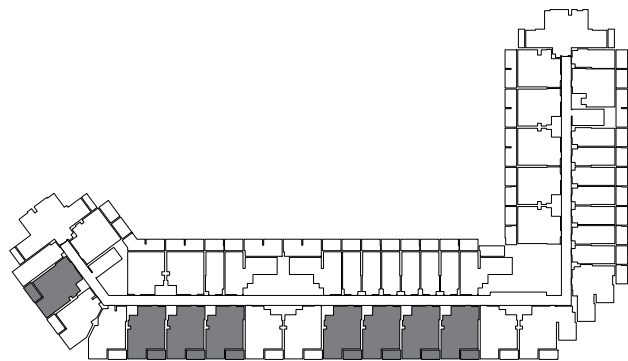
1 BEDROOM TYPE 16

BINGHATTI - CULLINAN



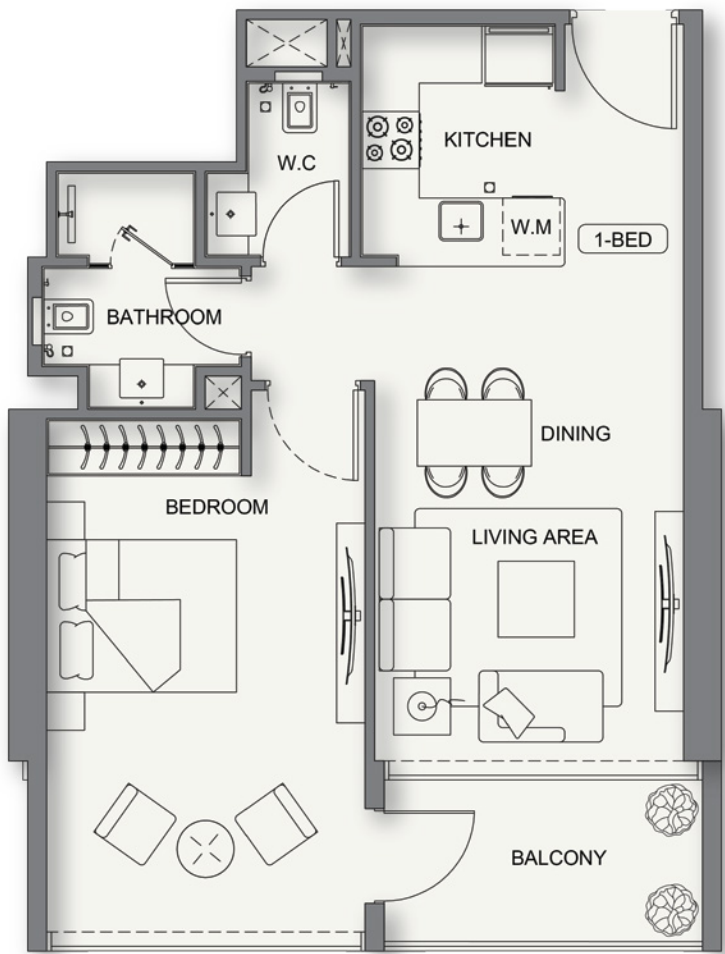
AREA	SQ. M	SQ. FT
SUITE AREA	59.02 m ²	635.29 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	65.23 m ²	702.13 ft ²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	19 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



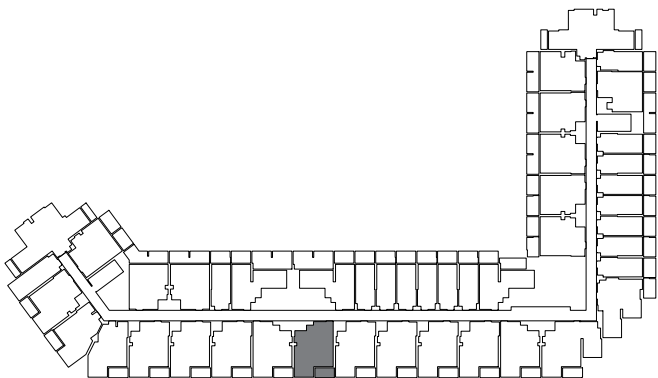
1 BEDROOM TYPE 17

BINGHATTI - CULLINAN



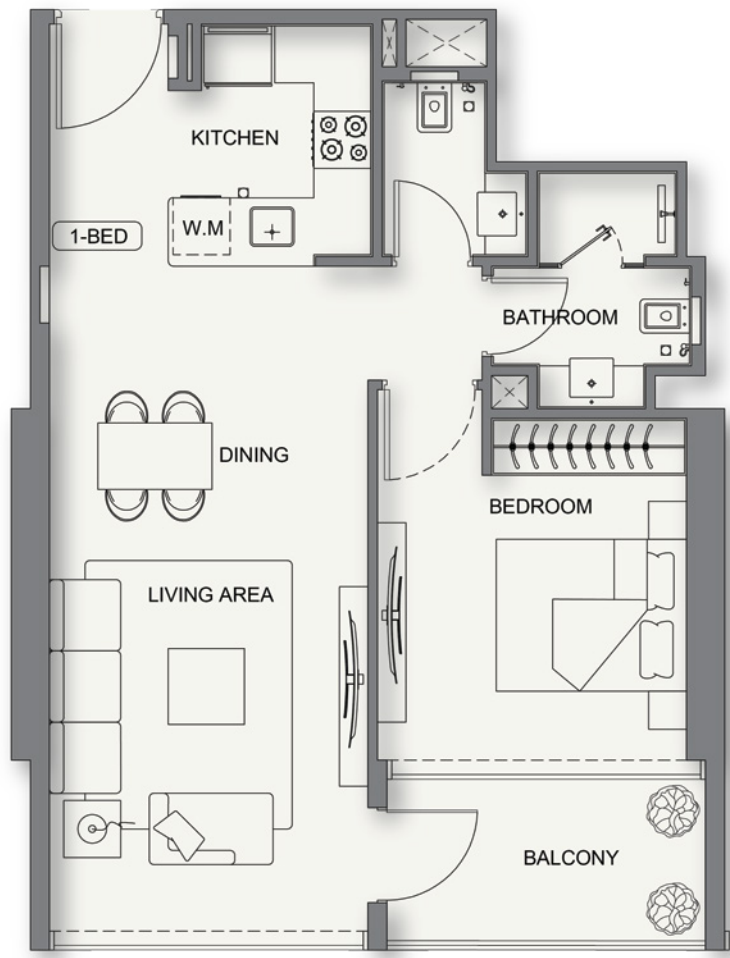
AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m ²	626.57 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.42 m ²	693.41 ft ²

FLAT DESIGN COMPONENTS			
BATHROOM	3 m ²	KITCHEN	6 m ²
BEDROOM	18 m ²	CORRIDOR	4 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



1 BEDROOM TYPE 18

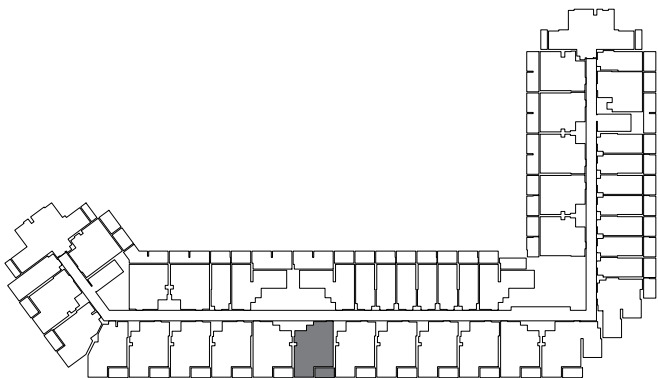
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.94 m ²	623.66 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.15 m ²	690.50 ft ²

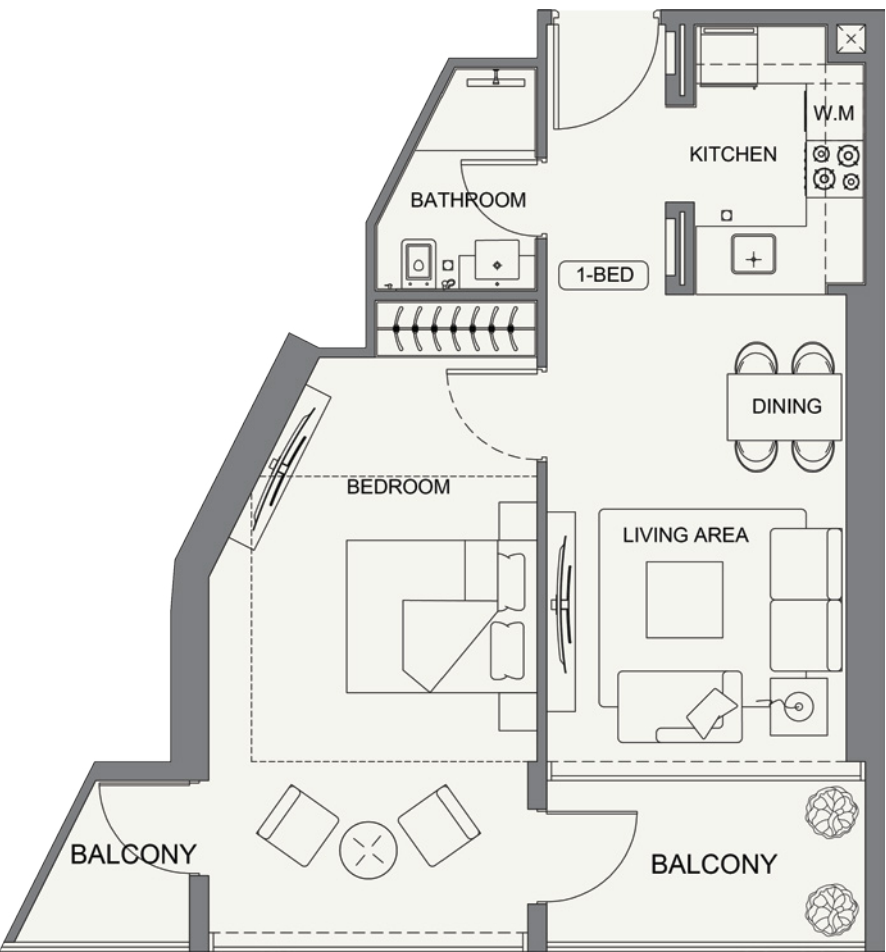
FLAT DESIGN COMPONENTS

BATHROOM	3 m ²	KITCHEN	5 m ²
BEDROOM	18 m ²	CORRIDOR	9 m ²
LIVING & DINING	19 m ²	W.C	2 m ²



1 BEDROOM TYPE 19

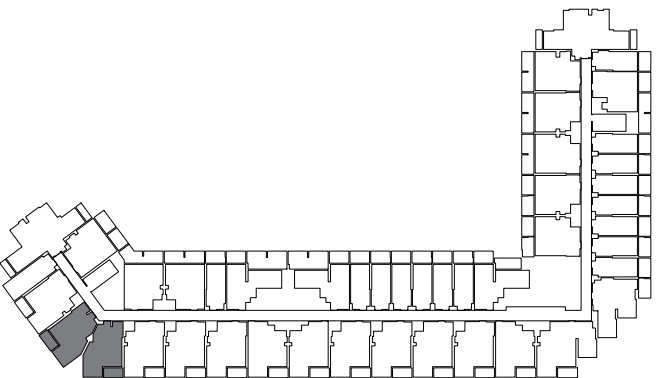
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m ²	578.56 ft ²
BALCONY AREA	9.15 m ²	98.49 ft ²
TOTAL UNIT AREA	62.90 m ²	677.05 ft ²

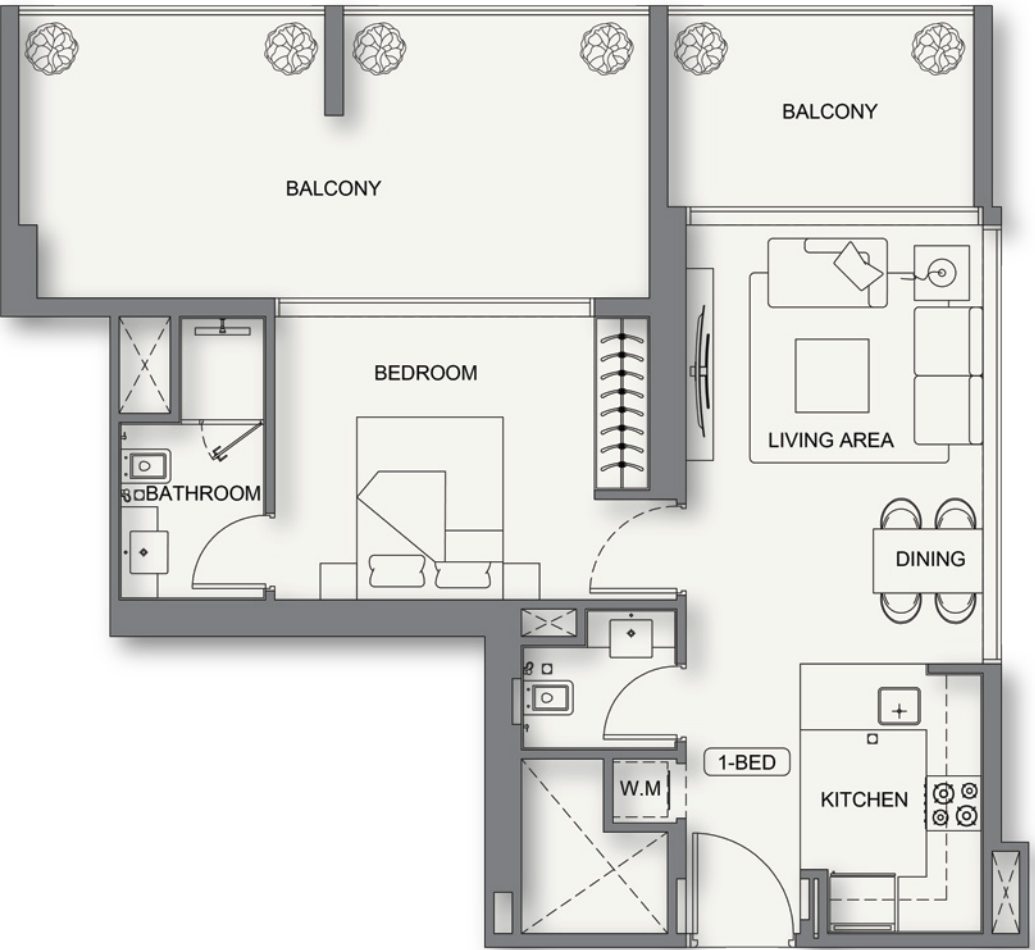
FLAT DESIGN COMPONENTS

BATHROOM	3 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	4 m ²
LIVING & DINING	21 m ²		



1 BEDROOM TYPE 20

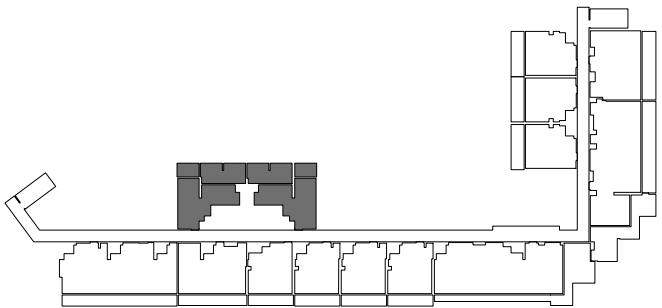
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.48 m²	554.13 ft²
BALCONY AREA	30.251 m²	325.61 ft²
TOTAL UNIT AREA	81.73 m²	879.73 ft²

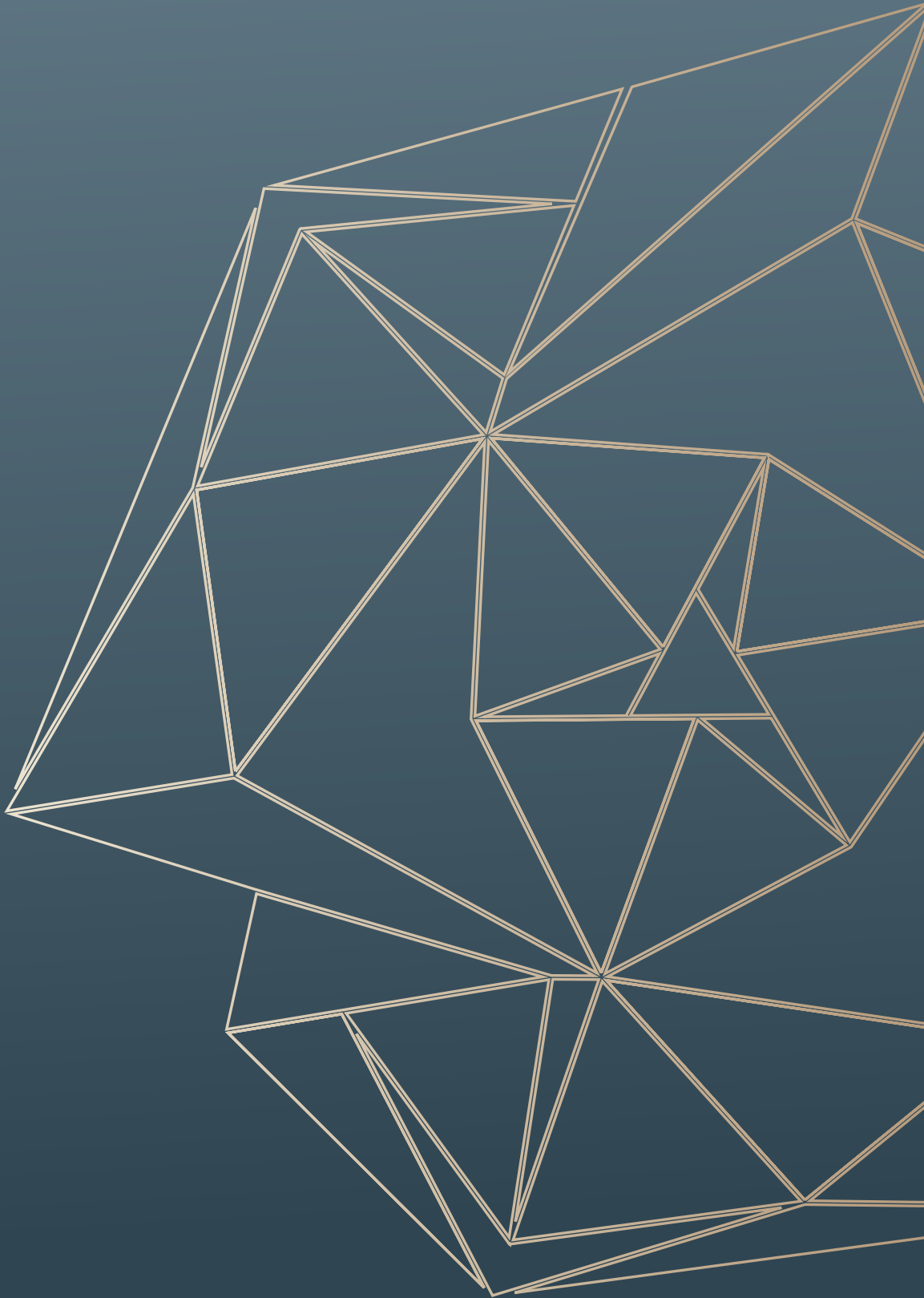
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	WC	3 m²
		LAUNDRY	1 m²



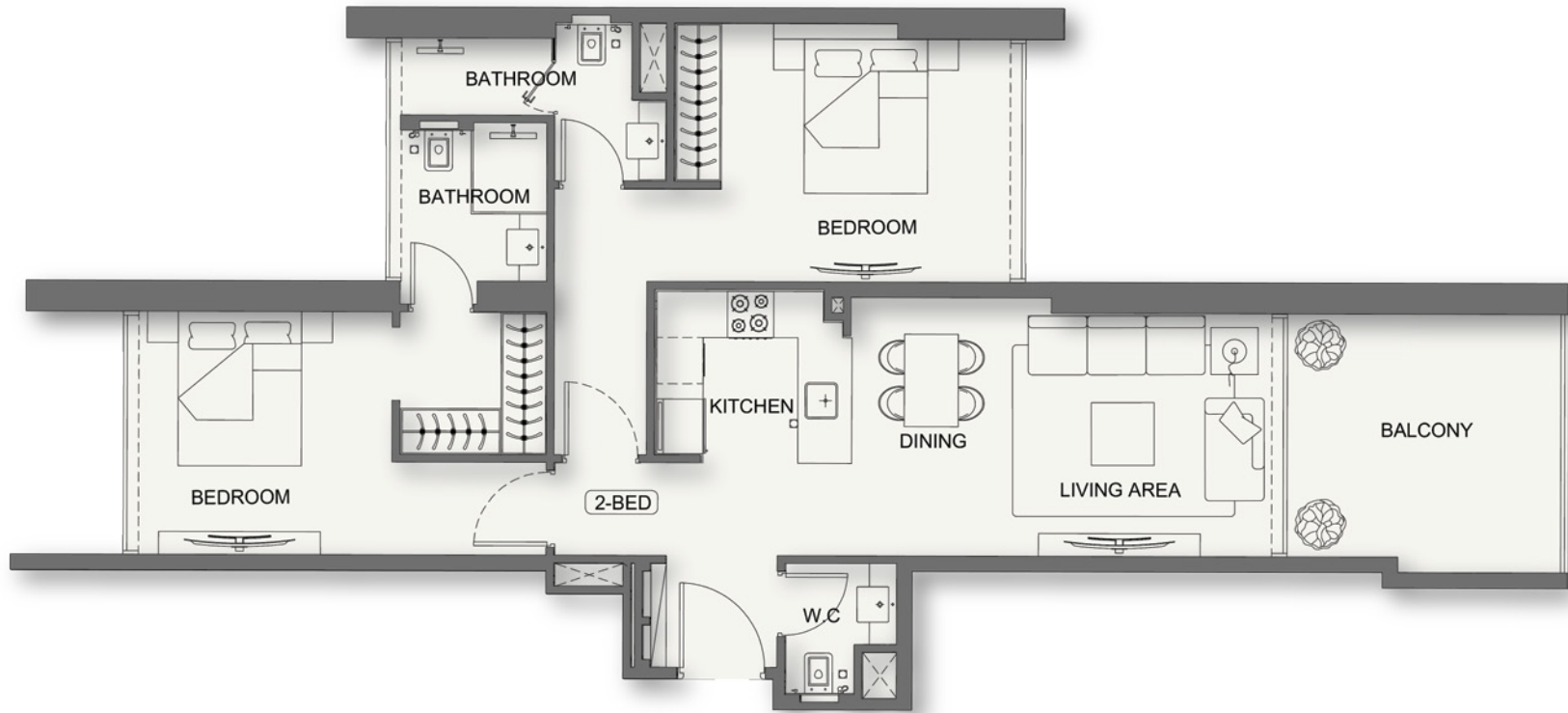
BINGHATTI
CULLINAN

2 BEDROOM
FLOOR PLANS



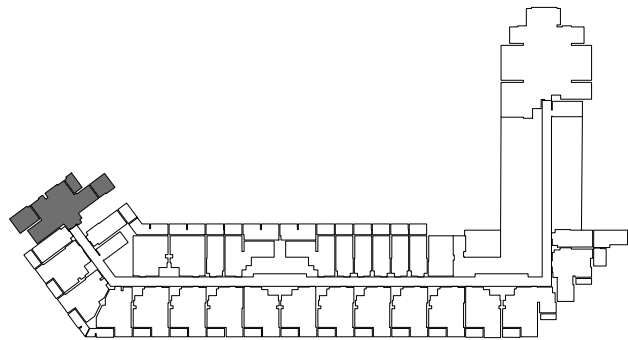
2 BEDROOM TYPE 1

BINGHATTI - CULLINAN



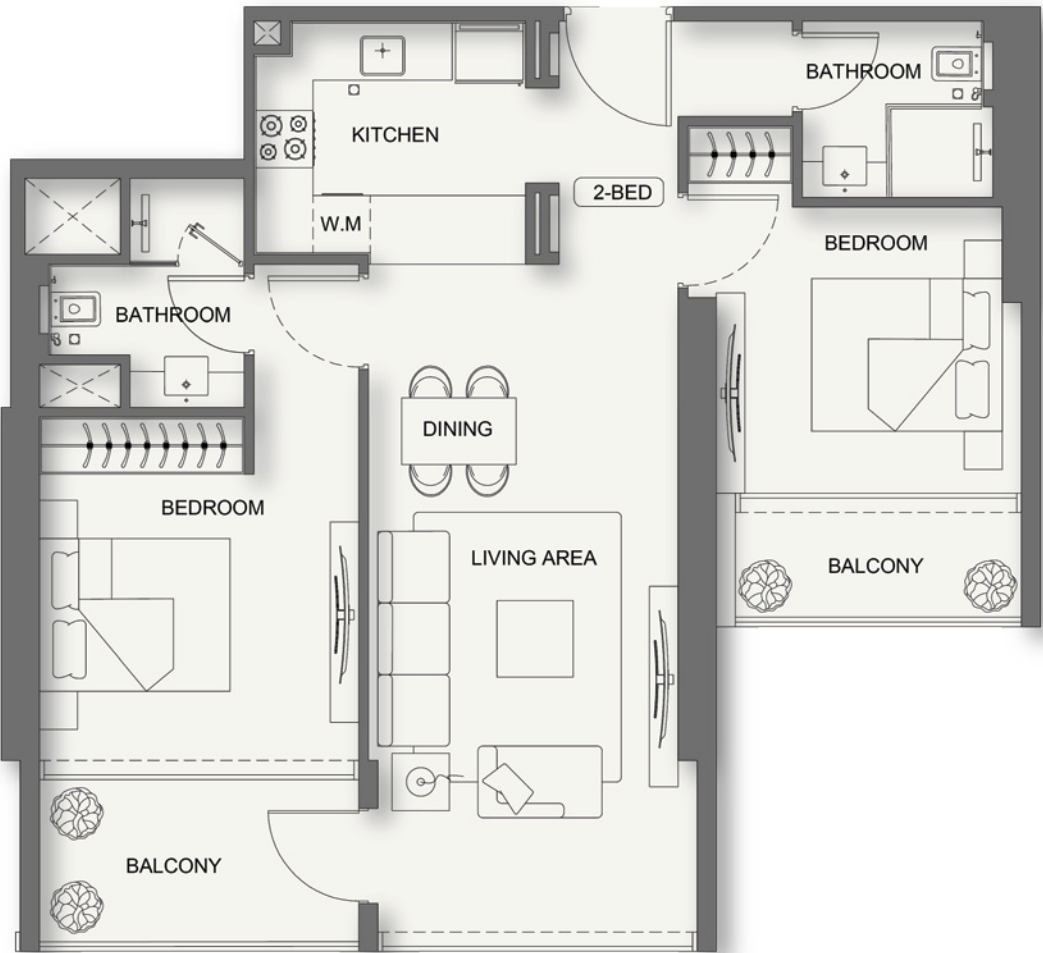
AREA	SQ. M	SQ. FT
SUITE AREA	86.32 m ²	929.14 ft ²
BALCONY AREA	42.28 m ²	455.10 ft ²
TOTAL UNIT AREA	128.60 m ²	1384.24 ft ²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	18 m ²
M. BEDROOM	17 m ²	KITCHEN	6 m ²
M. BATHROOM	4 m ²	CORRIDOR	7 m ²
M. BEDROOM	19 m ²	W.C	2 m ²



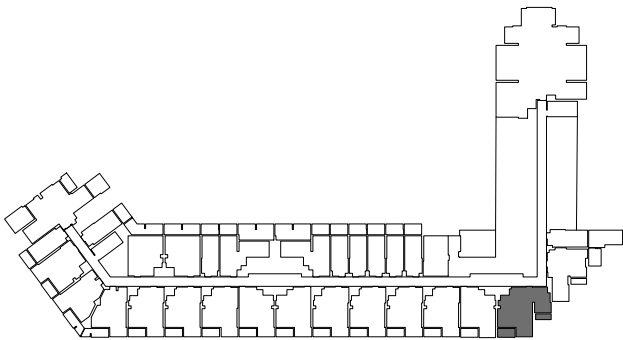
2 BEDROOM TYPE 2

BINGHATTI - CULLINAN



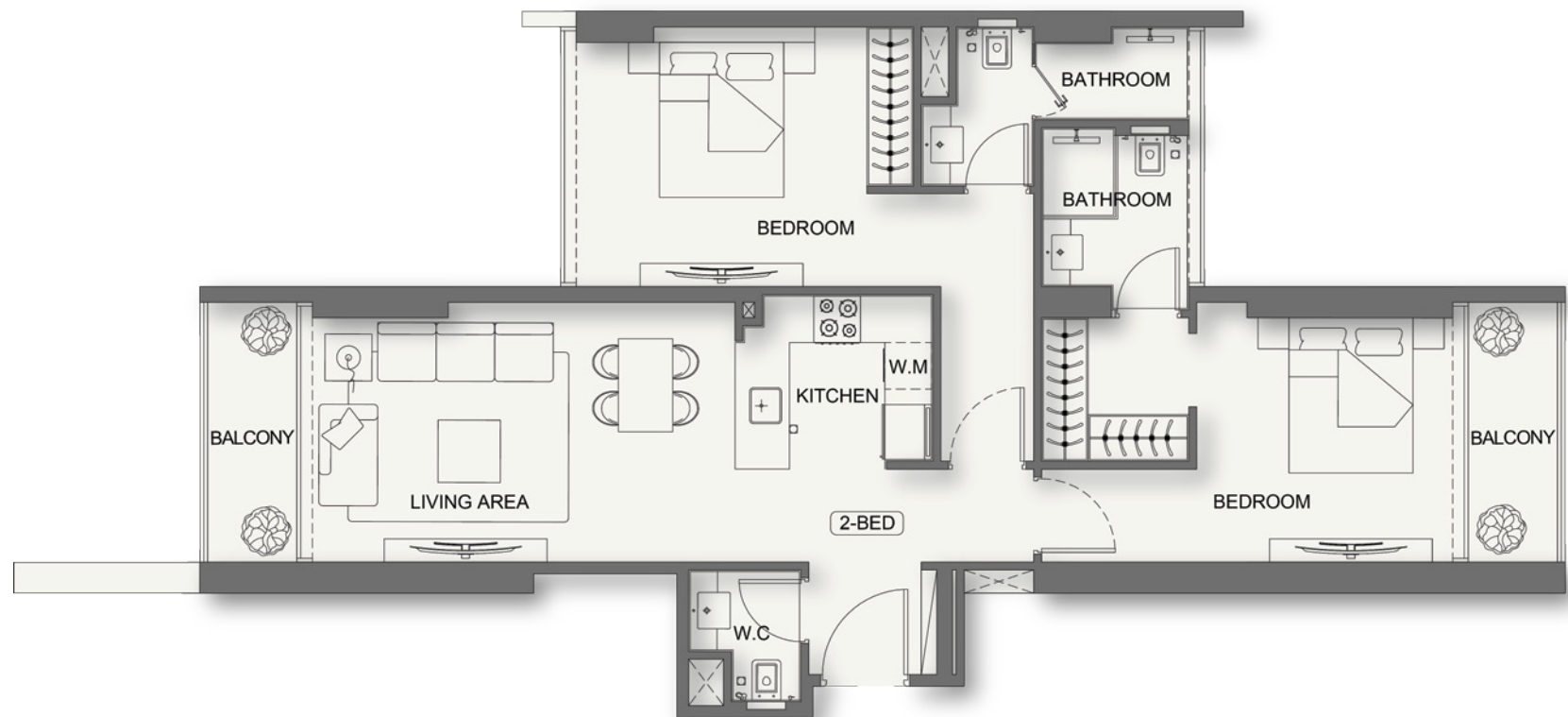
AREA	SQ. M	SQ. FT
SUITE AREA	74.14 m ²	798.04 ft ²
BALCONY AREA	10.76 m ²	115.82 ft ²
TOTAL UNIT AREA	84.90 m ²	913.86 ft ²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m ²	LIVING & DINING	24 m ²
M. BEDROOM	14 m ²	KITCHEN	7 m ²
BATHROOM	4 m ²	CORRIDOR	5 m ²
BEDROOM	11 m ²		



2 BEDROOM TYPE 3

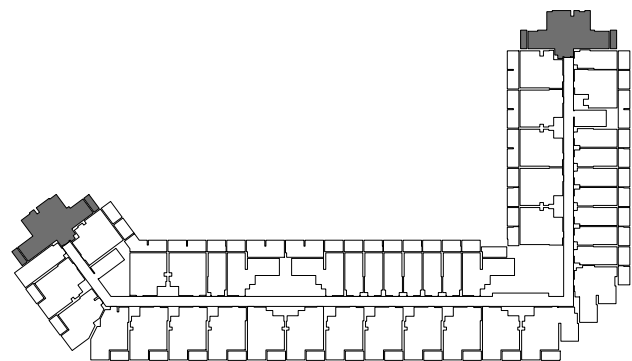
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	86.30 m ²	928.83 ft ²
BALCONY AREA	8.28 m ²	89.13 ft ²
TOTAL UNIT AREA	94.58 m ²	1018.05 ft ²

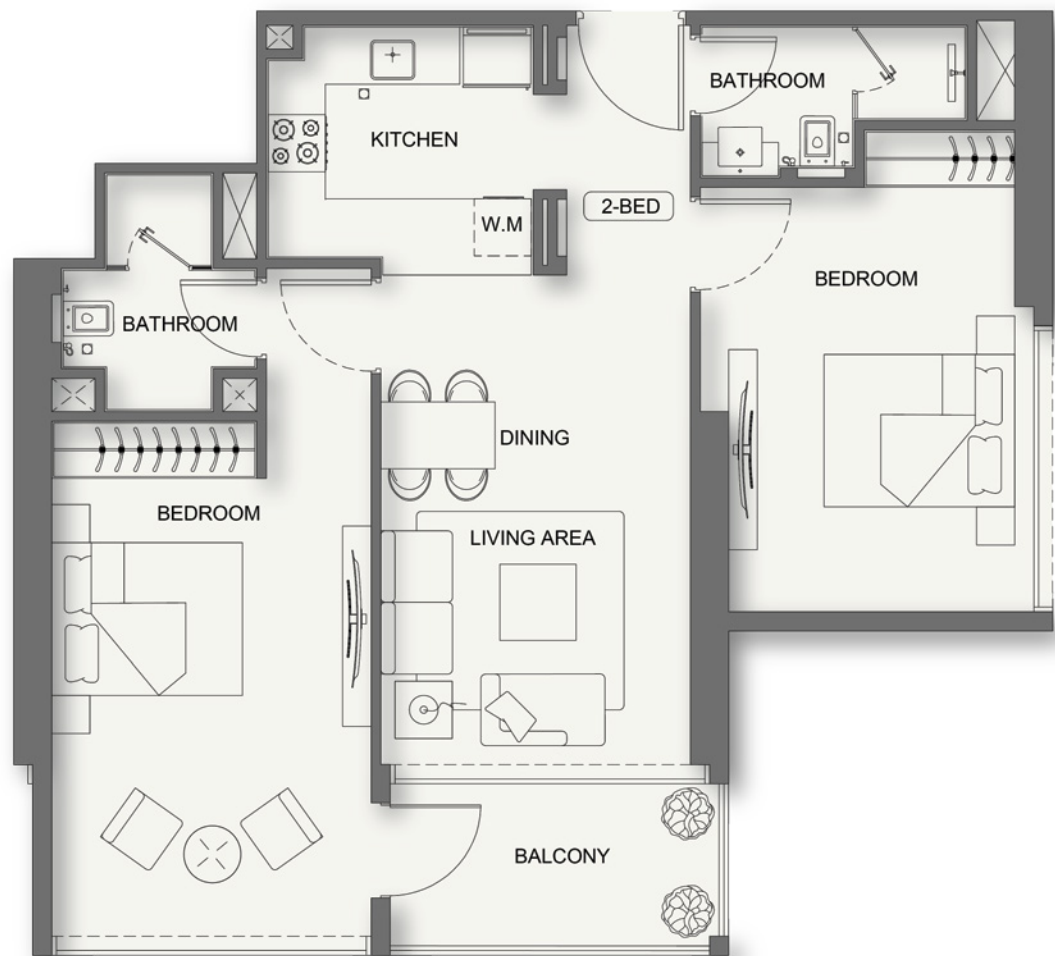
FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	18 m ²
M. BEDROOM	17 m ²	KITCHEN	6 m ²
M. BATHROOM	4 m ²	CORRIDOR	7 m ²
M. BEDROOM	19 m ²	WC	2 m ²



2 BEDROOM TYPE 4

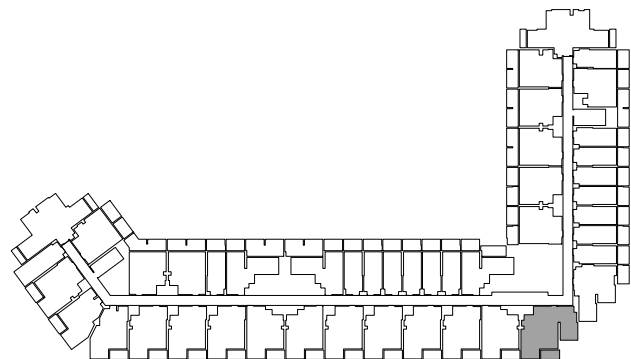
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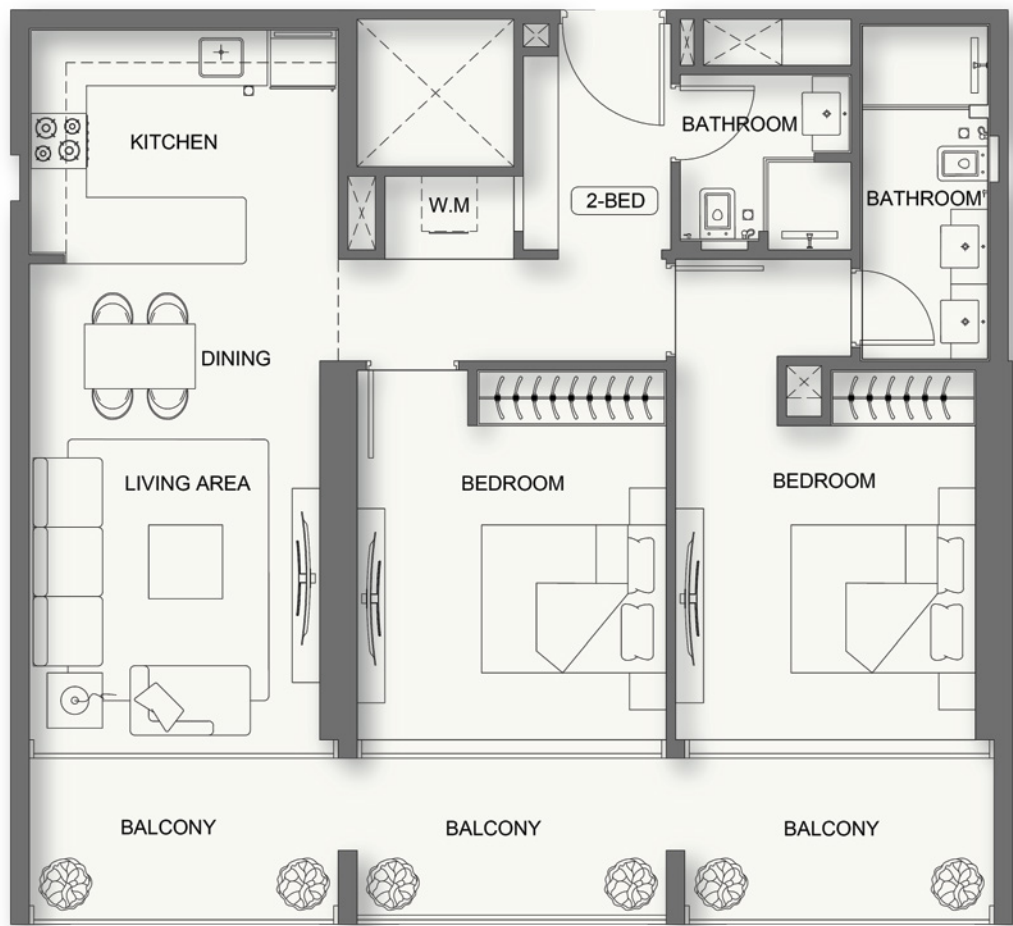
AREA	SQ. M	SQ. FT
SUITE AREA	78.37 m ²	843.57 ft ²
BALCONY AREA	6.26 m ²	67.38 ft ²
TOTAL UNIT AREA	84.63 m ²	910.95 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	17 m ²
M. BEDROOM	20 m ²	KITCHEN	7 m ²
BATHROOM	4 m ²	CORRIDOR	4 m ²
BEDROOM	17 m ²		

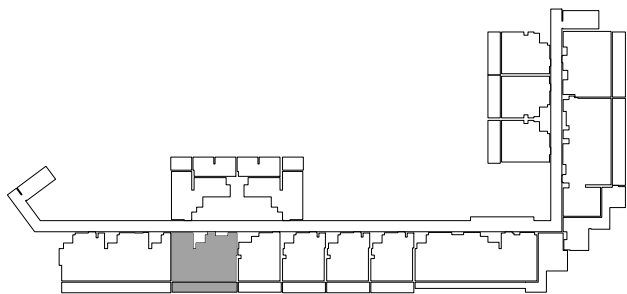


2 BEDROOM TYPE 5
BINGHATTI - CULLINAN

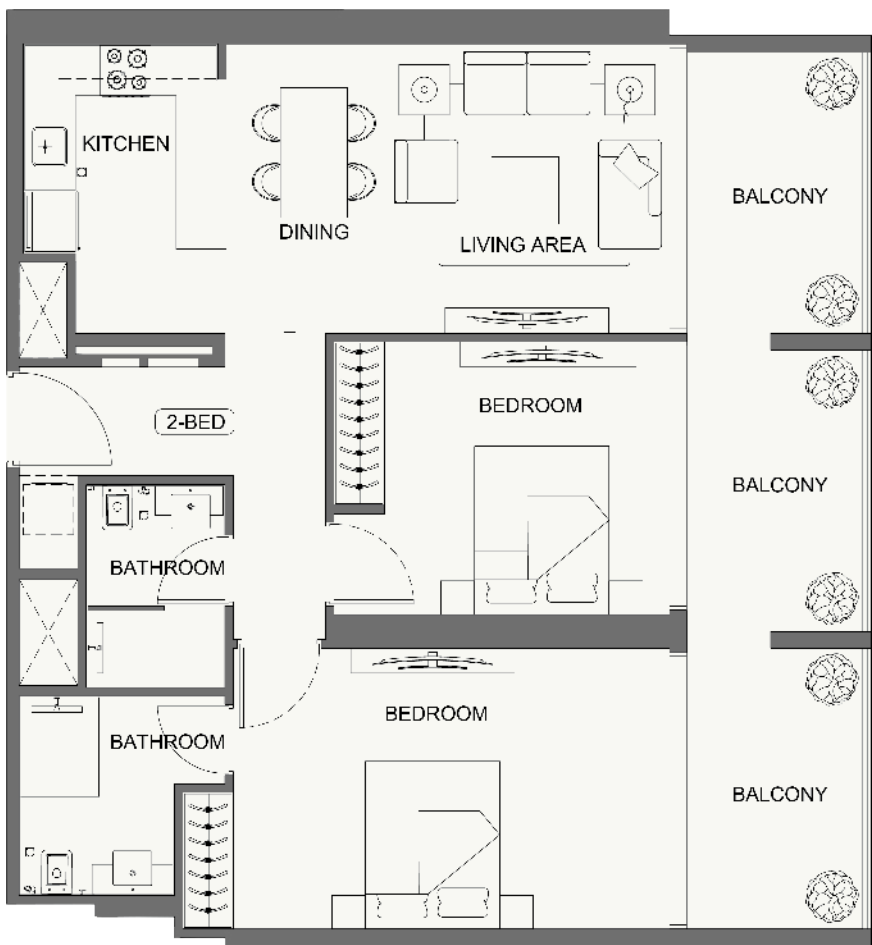


AREA	SQ. M	SQ. FT
SUITE AREA	79.54 m²	856.16 ft²
BALCONY AREA	18.99 m²	204.41 ft²
TOTAL UNIT AREA	98.53 m²	1060.57 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m²	LIVING & DINING	16 m²
M. BEDROOM	14 m²	KITCHEN	9 m²
BATHROOM	4 m²	CORRIDOR	4 m²
BEDROOM	14 m²	LAUNDRY	2 m²

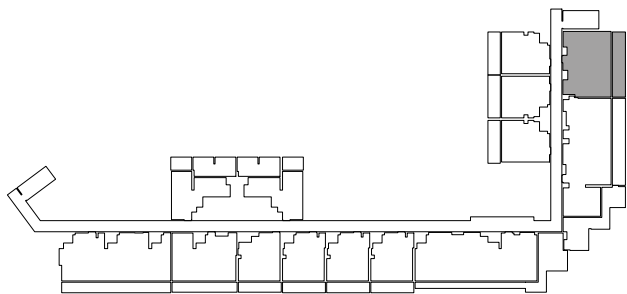


2 BEDROOM TYPE 6
BINGHATTI - CULLINAN



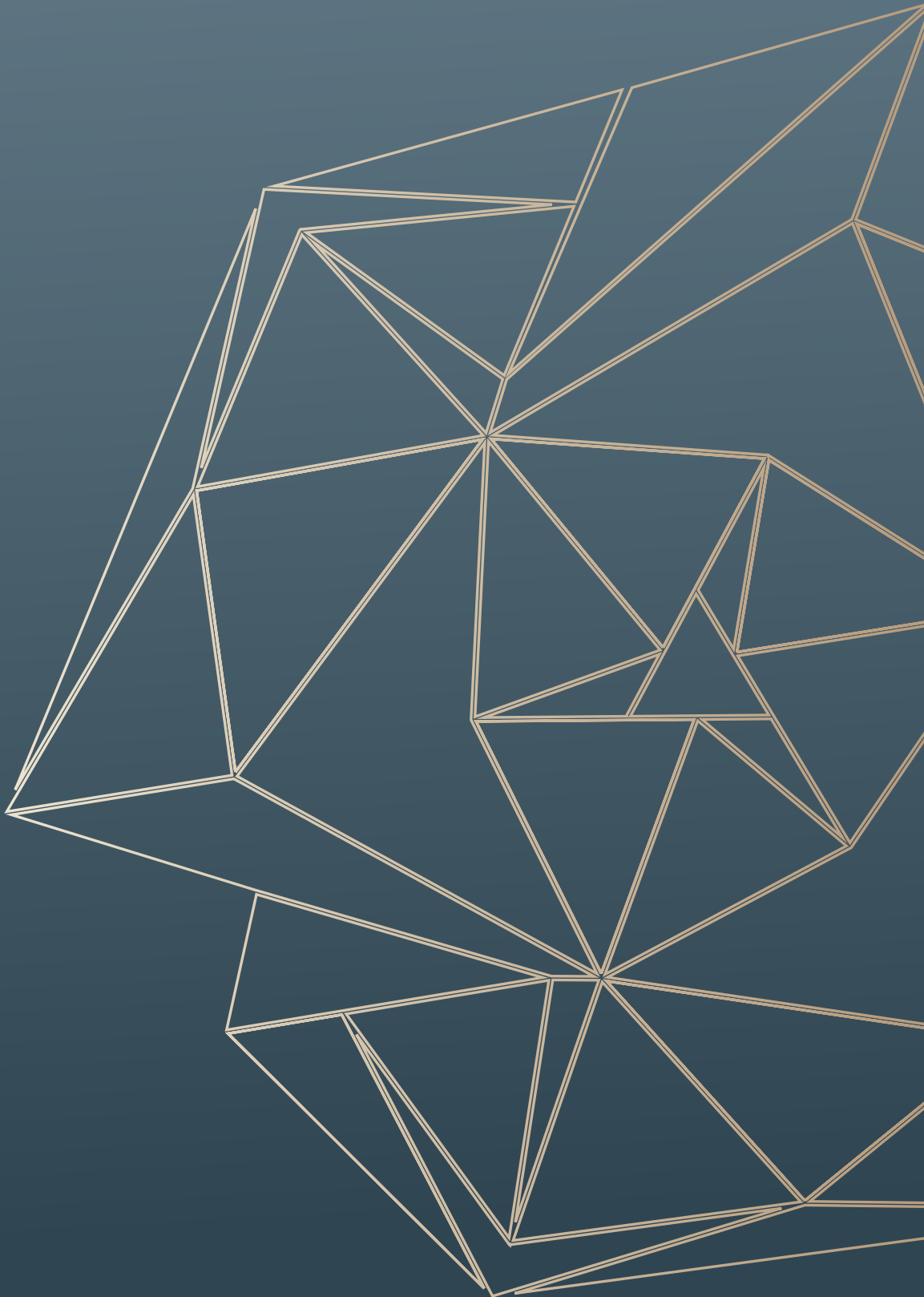
AREA	SQ. M	SQ. FT
SUITE AREA	83.80 m²	902.02 ft²
BALCONY AREA	22.88 m²	246.28 ft²
TOTAL UNIT AREA	106.68 m²	1148.29 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m²	LIVING & DINING	16 m²
M. BEDROOM	14 m²	KITCHEN	9 m²
BATHROOM	4 m²	CORRIDOR	4 m²
BEDROOM	14 m²		

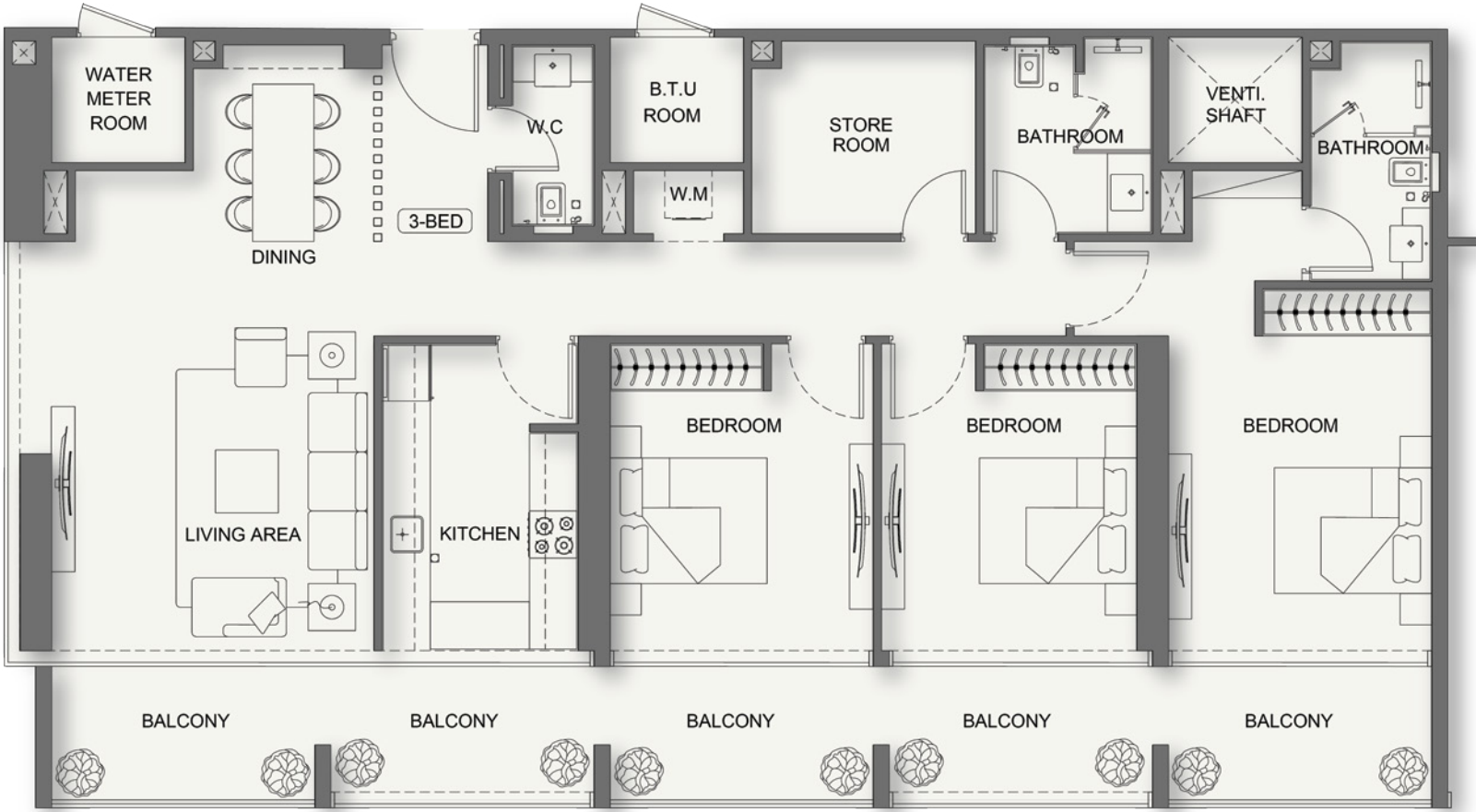


BINGHATTI
CULLINAN

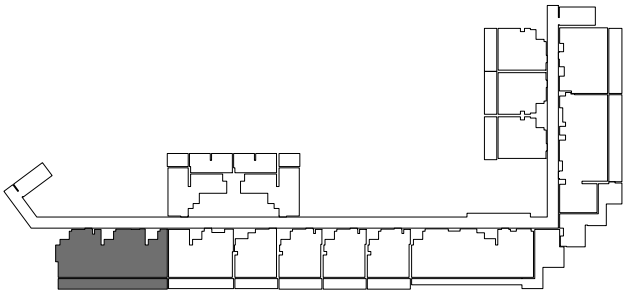
3 BEDROOM
FLOOR PLANS



3 BEDROOM TYPE 1
BINGHATTI - CULLINAN

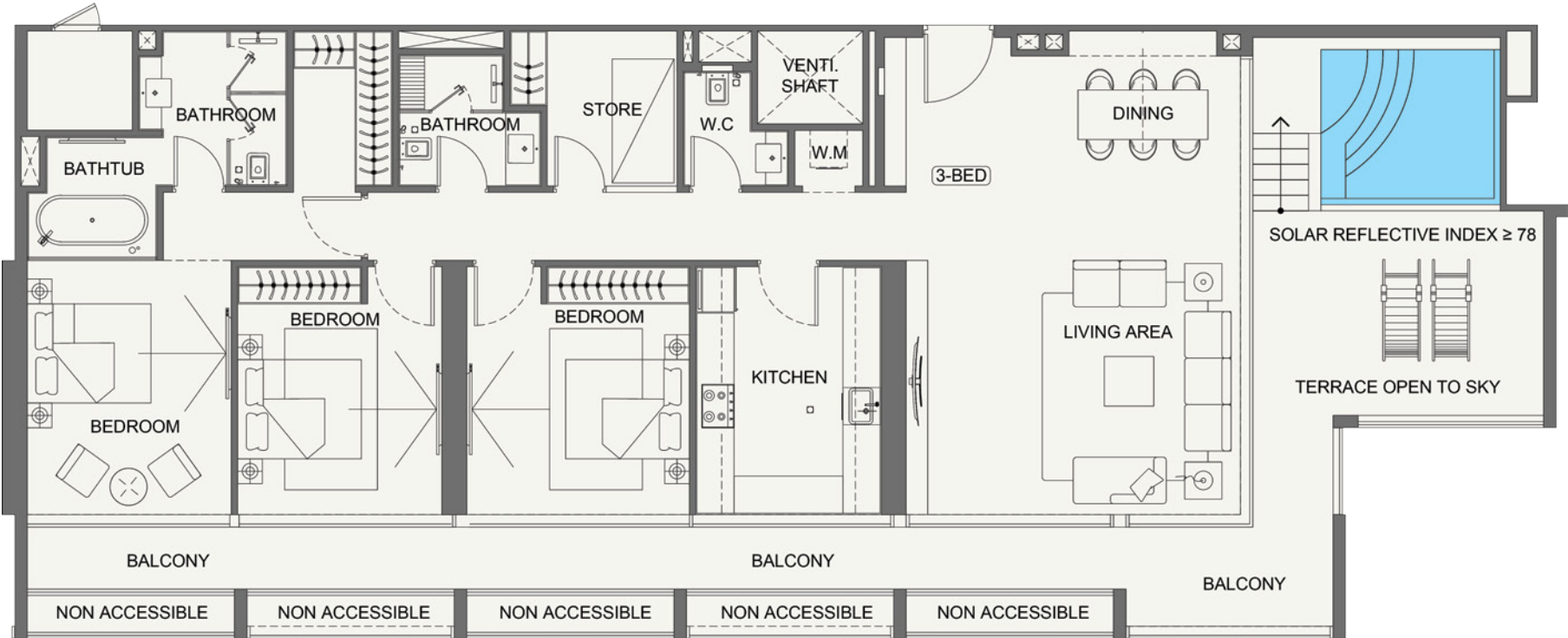


AREA	SQ. M	SQ. FT	
SUITE AREA	133.69 m ²	1439.03 ft ²	
BALCONY AREA	31.42 m ²	338.20 ft ²	
TOTAL UNIT AREA	165.11 m ²	1777.23 ft ²	
FLAT DESIGN COMPONENTS			
M. BATHROOM	5 m ²	LIVING & DINING	28 m ²
M. BEDROOM	19 m ²	KITCHEN	10 m ²
BATHROOM	4 m ²	CORRIDOR	10 m ²
BEDROOM	13 m ²	W.C	2 m ²
BEDROOM	13 m ²	LAUNDRY	1 m ²
		STORE	7 m ²



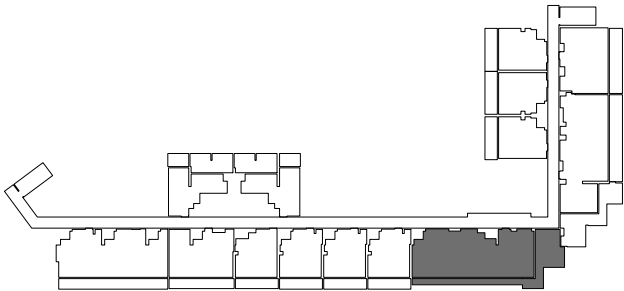
3 BEDROOM TYPE 2

BINGHATTI - CULLINAN



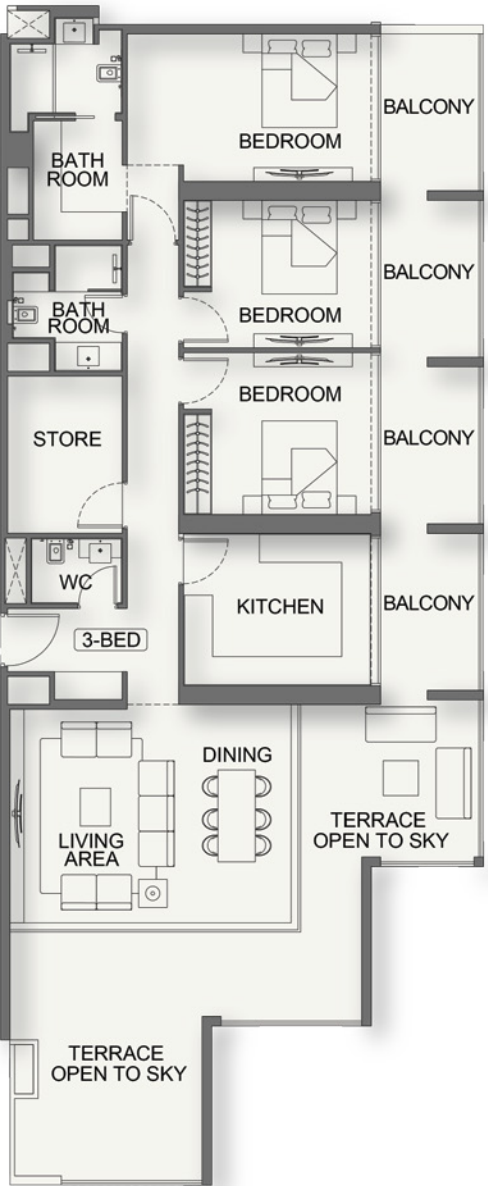
AREA	SQ. M	SQ. FT
SUITE AREA	151.31 m²	1628.69 ft²
BALCONY AREA	56.11 m²	603.96 ft²
TOTAL UNIT AREA	207.42 m²	2232.65 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	8 m²	LIVING & DINING	44 m²
M. BEDROOM	19 m²	KITCHEN	12 m²
BATHROOM	4 m²	CORRIDOR	9 m²
BEDROOM	13 m²	W.C	2 m²
BEDROOM	13 m²	LAUNDRY	1 m²
		STORE	6 m²



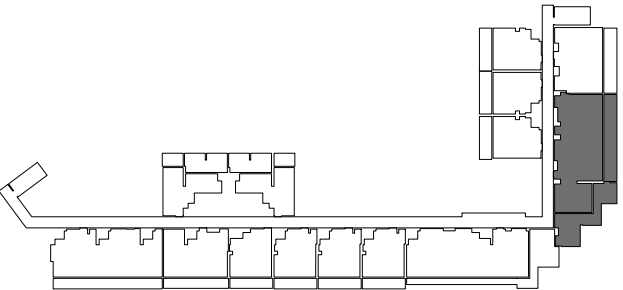
3 BEDROOM TYPE 3

BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	141.16 m²	1519.43 ft²
BALCONY AREA	75.27 m²	810.20 ft²
TOTAL UNIT AREA	216.43 m²	2329.63 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m²	LIVING & DINING	28 m²
M. BEDROOM	18 m²	KITCHEN	13 m²
BATHROOM	4 m²	CORRIDOR	14 m²
BEDROOM	14 m²	W.C	2 m²
BEDROOM	14 m²	STORE	8 m²

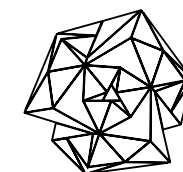




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Cullinan offers superior value and strong capital appreciation. **High rental yield** potential and strong historical appreciation in property values (**up to 100% in the area**) secure its financial promise.

Investors secure freehold ownership and benefit from **no property tax**. Qualified buyers are eligible for a **10-year Golden Visa**. This is an investment in definitive, enduring value, secured by Al Jaddaf's growth.





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