



BINGHATTI
CULLINAN



In the heart of Dubai's vibrant real estate landscape, Binghatti stands as a testament to architectural ingenuity and unwavering commitment to excellence. As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline. The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage. With over 80 projects valued at more than AED 80 billion, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of 12,000 units prior to 2024, underscores its dedication to crafting exceptional living spaces. Through groundbreaking collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob & Co., Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.

GENTLY DRIFT

TO THE PLACE WHERE STILLNESS
IS SOUGHT AND RARITY IS HELD

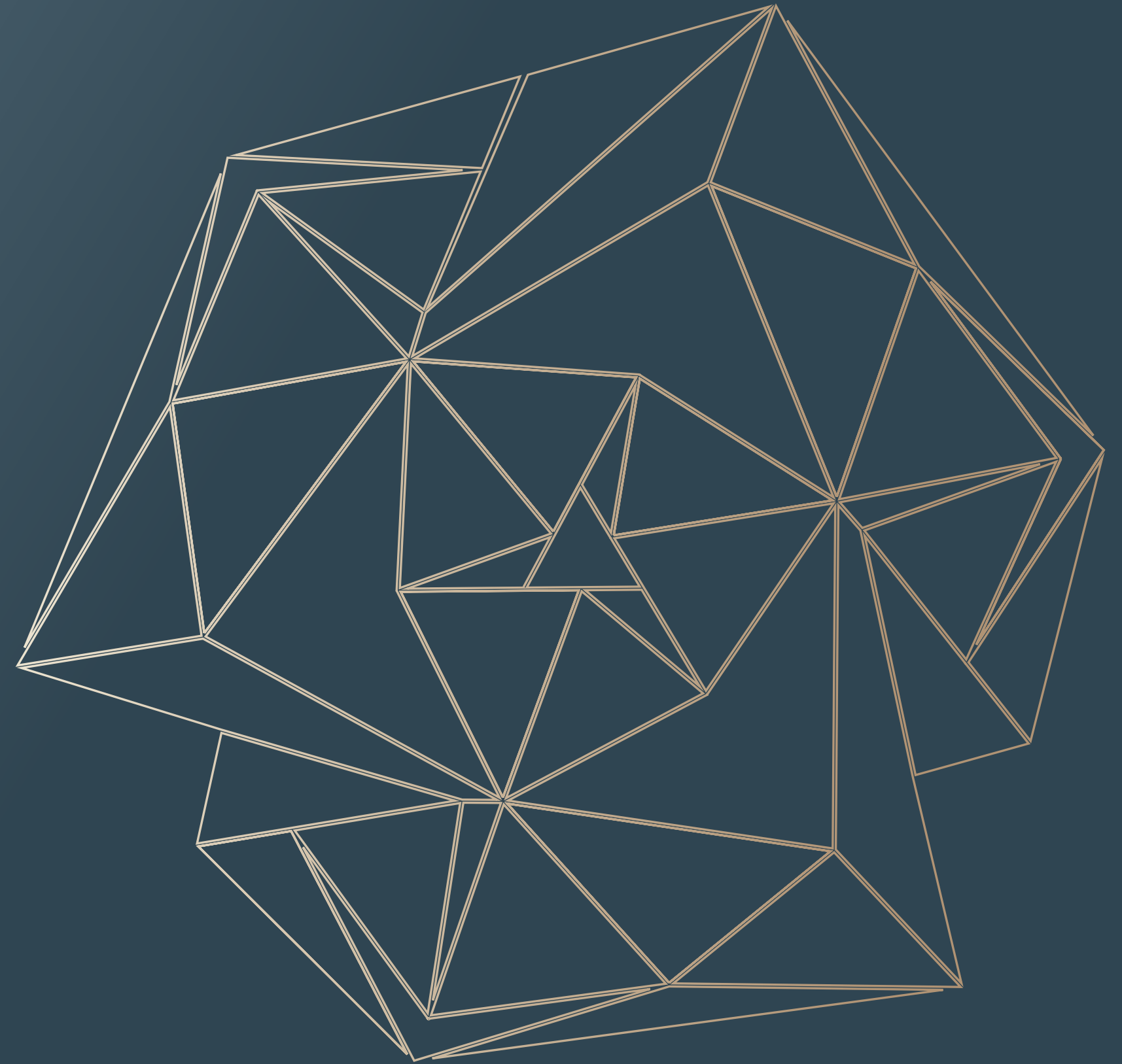
THERE YOU DISCOVER
CULLINAN

ABOUT CULLINAN

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Cullinan is Binghatti's definitive luxury residential and retail development in the community of Al Jaddaf. It introduces a high-value living experience to a location defined by both tranquility and profound connectivity.

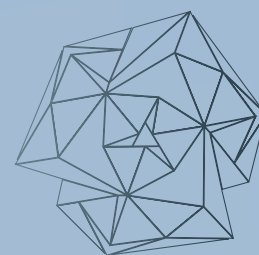


BINGHATTI
CULLINAN

UNDENIABLE STATURE AND DESIGN

Cullinan's architecture is defined by its striking curve. This unique design maximises views for every residence. It creates an immersive, private sanctuary at its core.

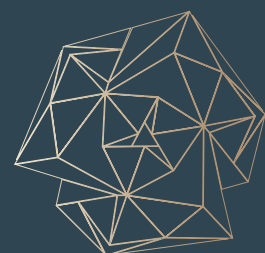
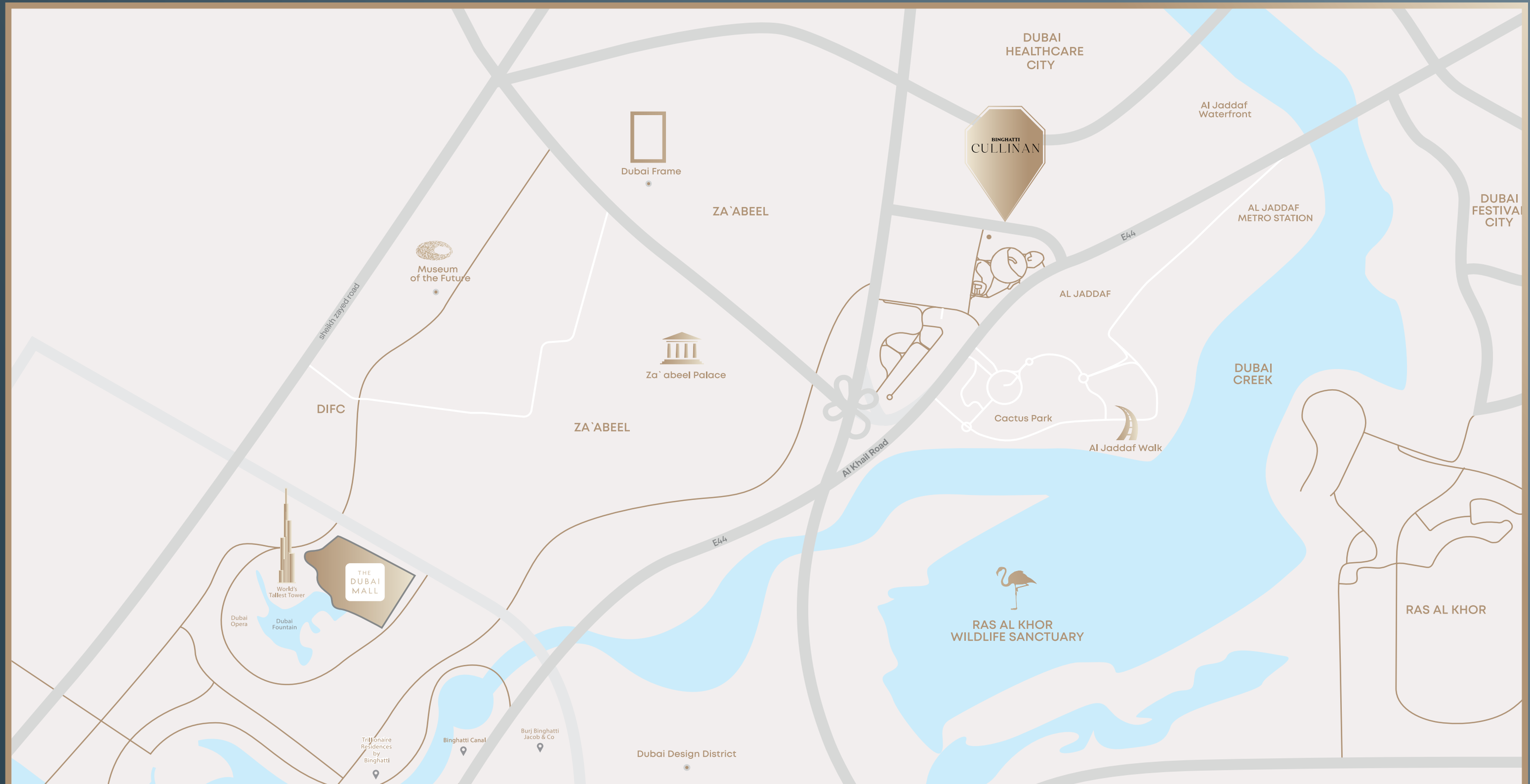
The structure features a crystalline glass façades. A high-contrast grid frames the exterior. This bold aesthetic is built to create a long-lasting presence against the skyline.



PERFECTLY CONTAINED IN PEACE

Cullinan enjoys a fitting location. The entire city is within seamless reach. Effortless accessibility is provided to major roads towards E11, Sheikh Zayed Road (SZR), and Al Khail Road. This ensures quick access to key destinations.

Downtown Dubai and Burj Khalifa are approximately 5km away, so a 5 minute drive. Dubai International Airport (DXB) is easily accessible. This is the promise of superior living: proximity without compromise.




Burj Khalifa &
Downtown Dubai
3-5 MINUTES


Dubai Opera
3-5 MINUTES


The Dubai Mall
3-5 MINUTES


Dubai Design District
5-8 MINUTES


Meydan Racecourse
5-10 MINUTES


Museum of the Future
4-6 MINUTES


Dubai Frame
4-6 MINUTES

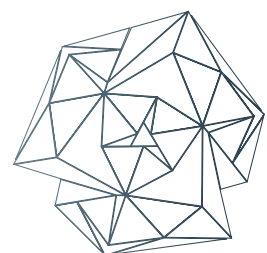

Al Jaddaf Walk
2-3 MINUTES

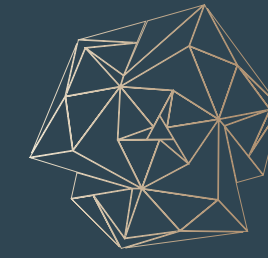
BINGHATTI
CULLINAN

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.





PROJECT FACTS

Property Type

Residential + Retail

Plot Area

6,428.84 SQM./ 69,199.46 SQFT

Building Description

B + G + 4P + 14 RESIDENTIAL FLOORS + ROOF

Number of Units

Studio Apartment

216

1 Bedroom Apartment

363

2 Bedroom Apartment

42

3 Bedroom Apartment

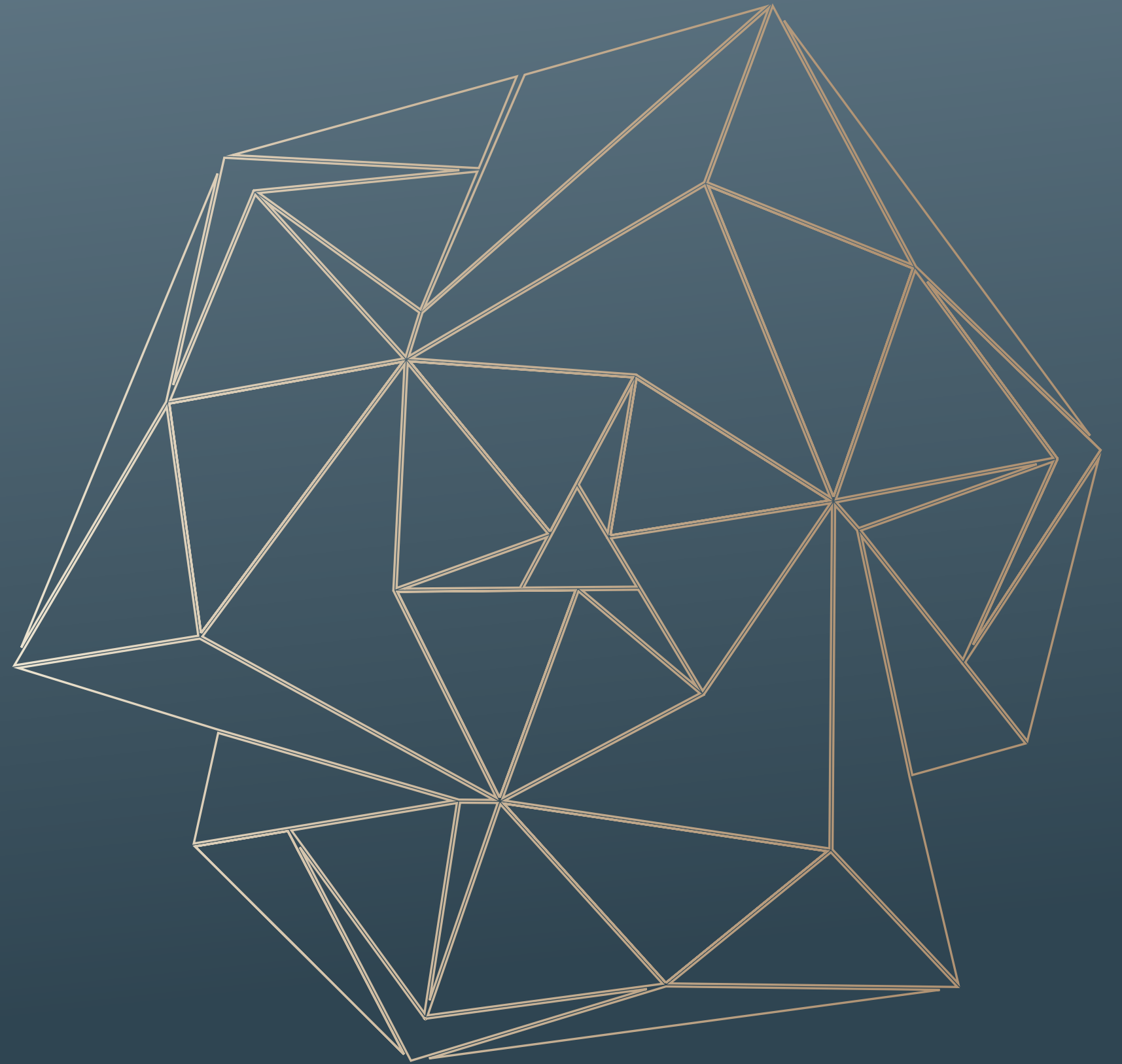
03



DESIGN DETAILS



The core design philosophy is rooted in curved refinement. The structure includes a striking, high-contrast geometric grid. This signature aesthetic creates an unmistakable identity. The form is intentional: to sculpt a protected, layered inner world.



THE CURVE OF
REFINEMENT

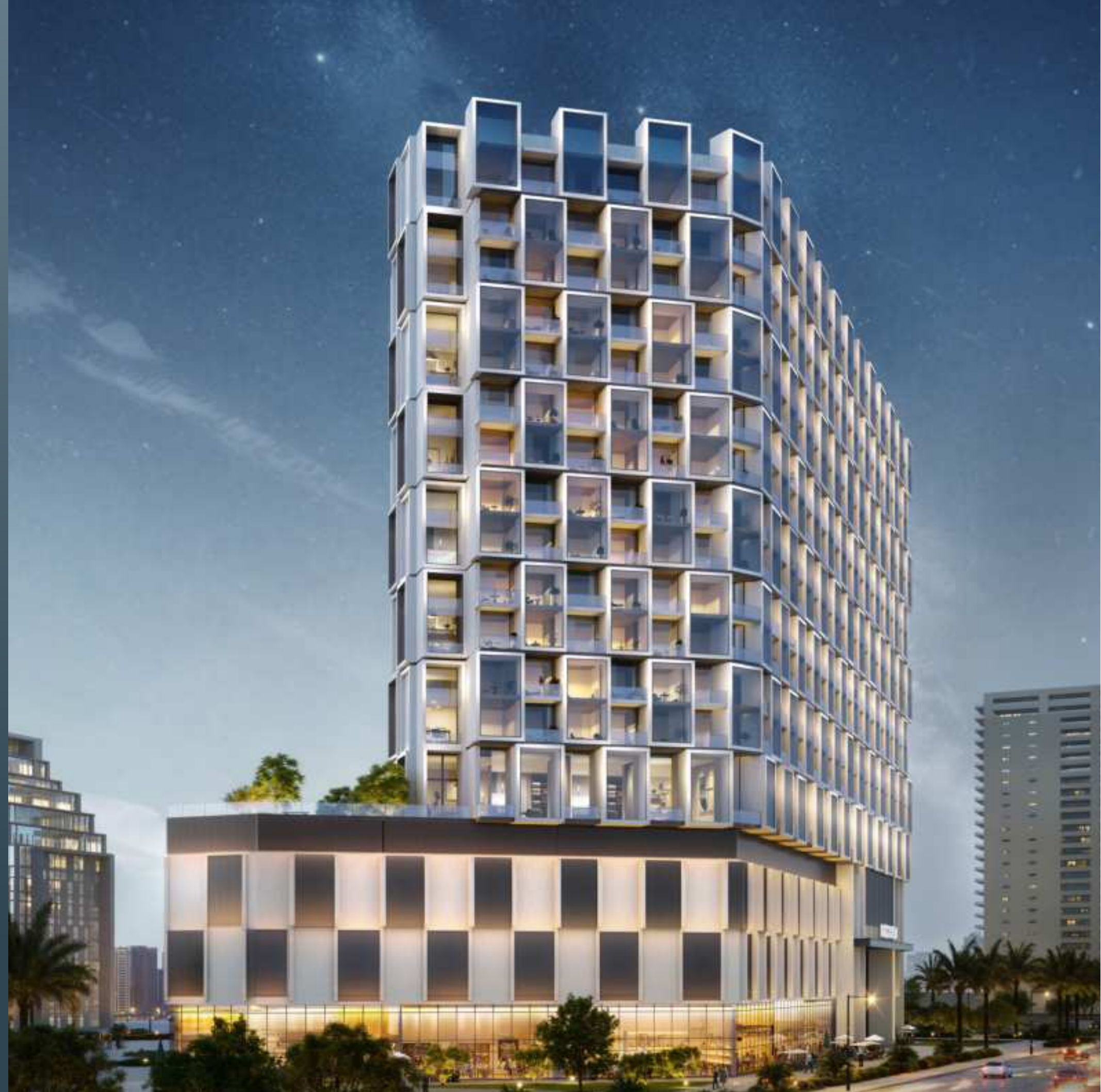


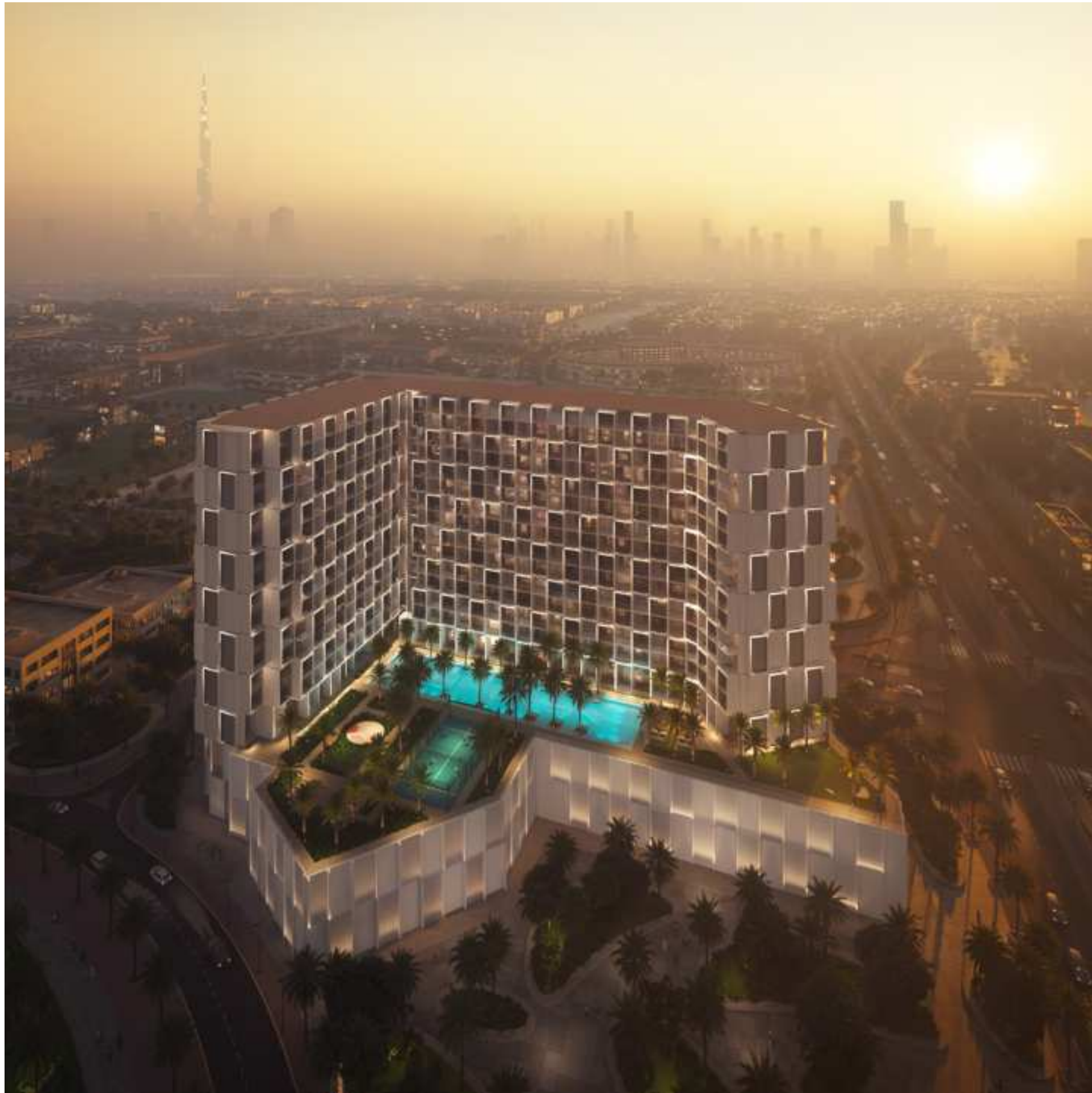
BINGHATTI
CULLINAN

Emerges as a graceful curve. Its sweeping line of sophistication forms a vessel. Its undeniable shape is designed to capture and contain one element: profound tranquility. Its modern form holds emotion. It is an icon of reflection, placed in Al Jaddaf. Where the hum of the city softens into a quiet, contemplative cadence.



BINGHATTI
CULLINAN

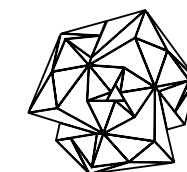




THE VISION OF FLOW & BALANCE

The development's philosophy is rooted in balance and flow. The structure creates an intimate sense of belonging, embracing and protecting the quieter inner world.

This vision places Cullinan in both a world of heritage and innovation. It projects a visionary approach to living. The building stands as a powerful symbol of excellence on the Al **Jaddaf Waterfront**.





BINGHATTI
CULLINAN

FOR THOSE WHO
PRIORITISE
RARITY

The is your invitation to a life of unburdened discretion. Cullinan is for discerning individuals and families who seek superior value without forfeiting connection. True luxury lies in the ease of life.



A WATERSIDE OASIS

Within the confident curve of the architecture, the interior courtyard unfolds. This is a private, waterside oasis. The design is meticulous, perfected in every corner of every space.

The curated amenities are built for an active, flourishing community life. These facilities ensure every need is anticipated, including a central adult pool, kids pool with water splash, a mini golf zone and padel court.



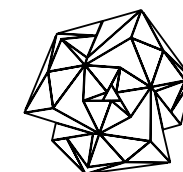


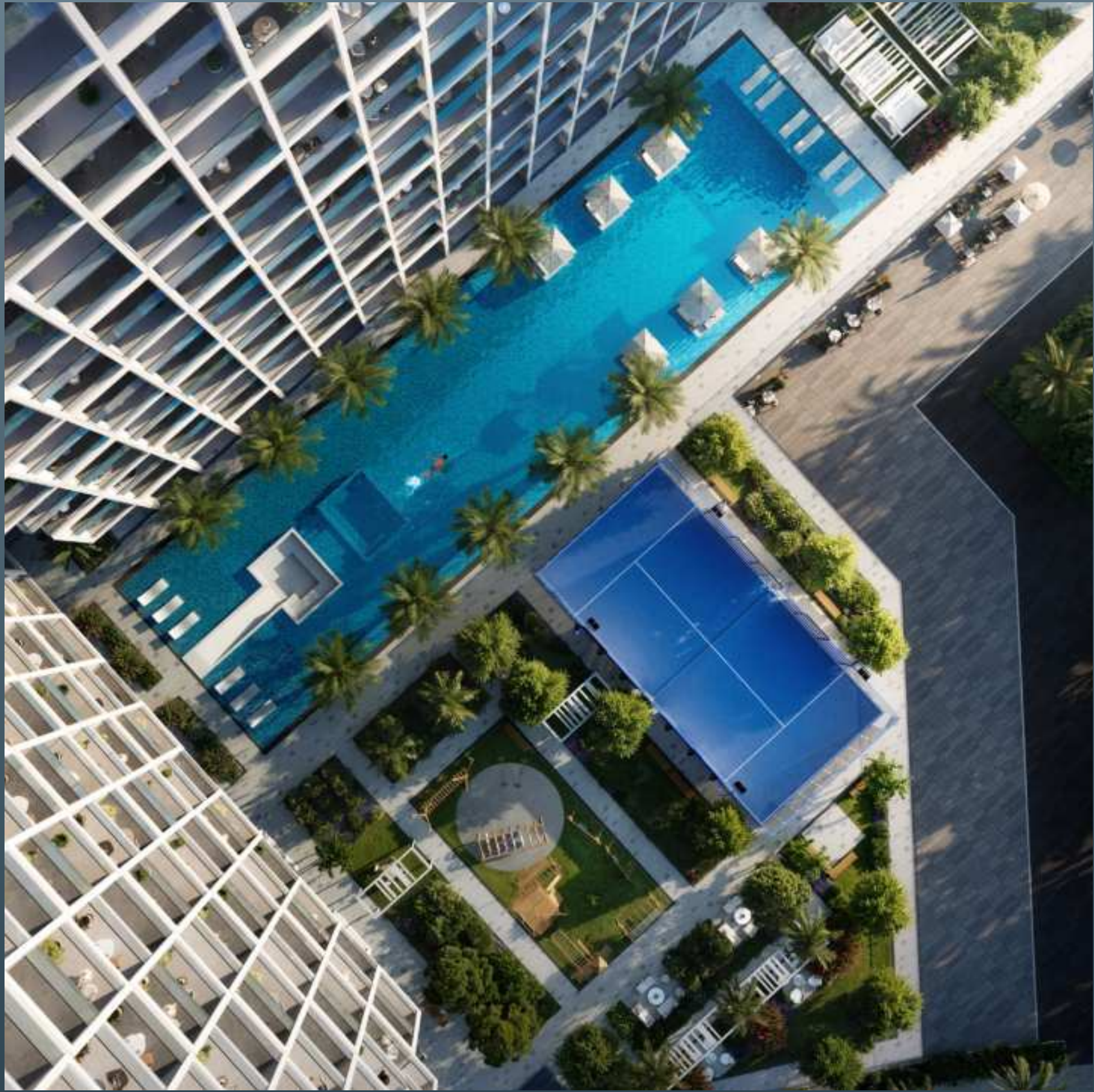
A MASTERWORK OF
HARMONY

BINGHATTI
CULLINAN

The amenity deck is designed to encourage harmony and community. Active facilities include full courts, as well as a dedicated gym.

Leisure spaces include sunken seats, family sitting zones and abundant green areas with dedicated walk ways. The kids play area also ensures childhood flourishes in a safe, creative environment.





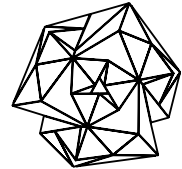


A PALETTE OF UNBURDENED DISCRETION

Cullinan's interiors reflect the clarity of its exterior. Subtle hues and rich textures create extraordinary living spaces.

The interior design is defined by deliberate comfort. The spacious, open-plan layouts maximise a sense of light and space. This sophistication ensures a sense of clarity and ease.

MATERIALS





بني هافل
BINGHAFEL













CRAFTED WITH
ENDURING
PRECISION

Cullinan is a testament to Bingham's uncompromising standards. We embrace energy-efficient building practices. Sustainable, high-end materials and finishing are used throughout the development.







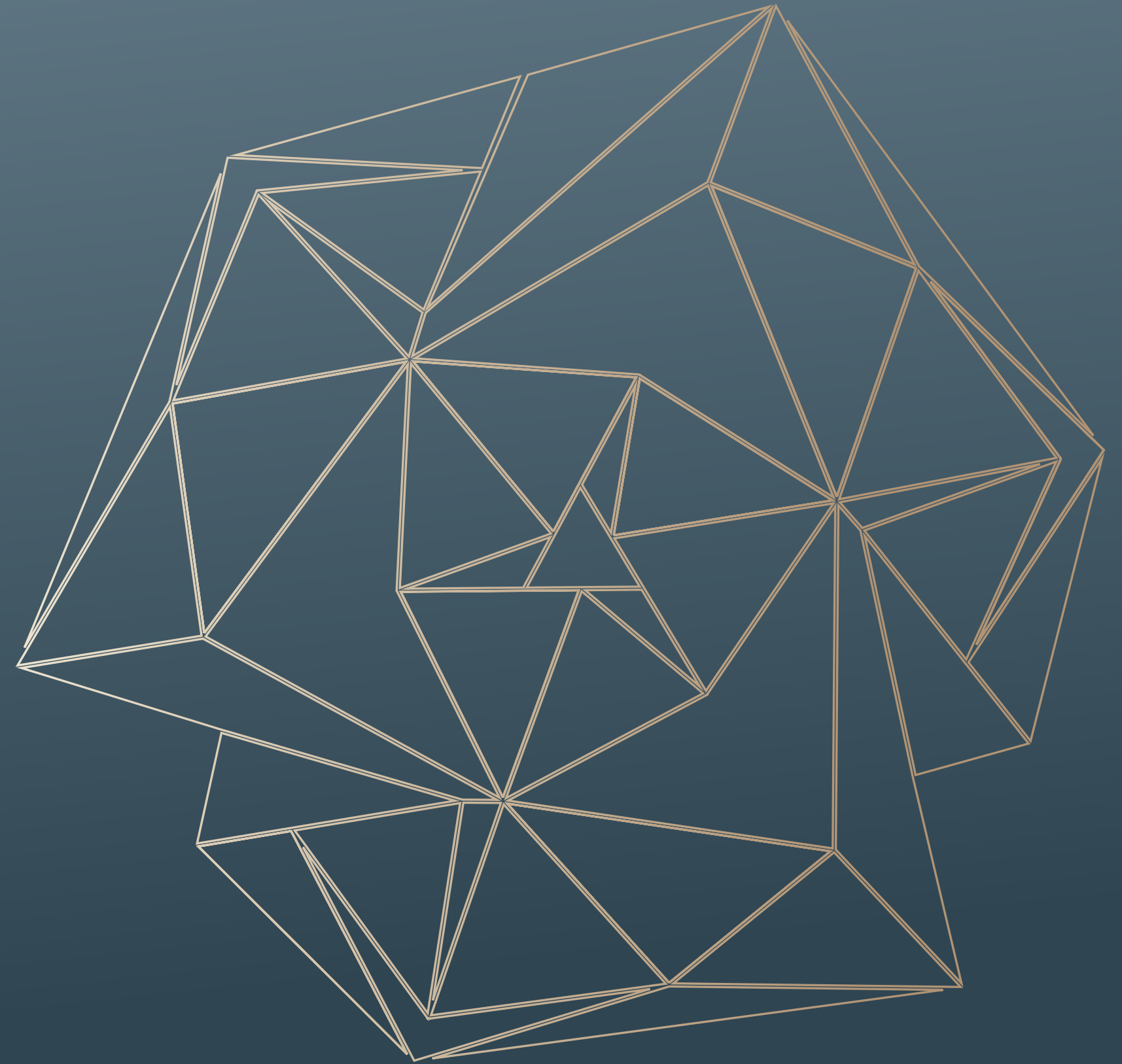


A home is not just an asset. It is a **treasure**.
Tranquility in its most refined expression.

FLOOR PLANS

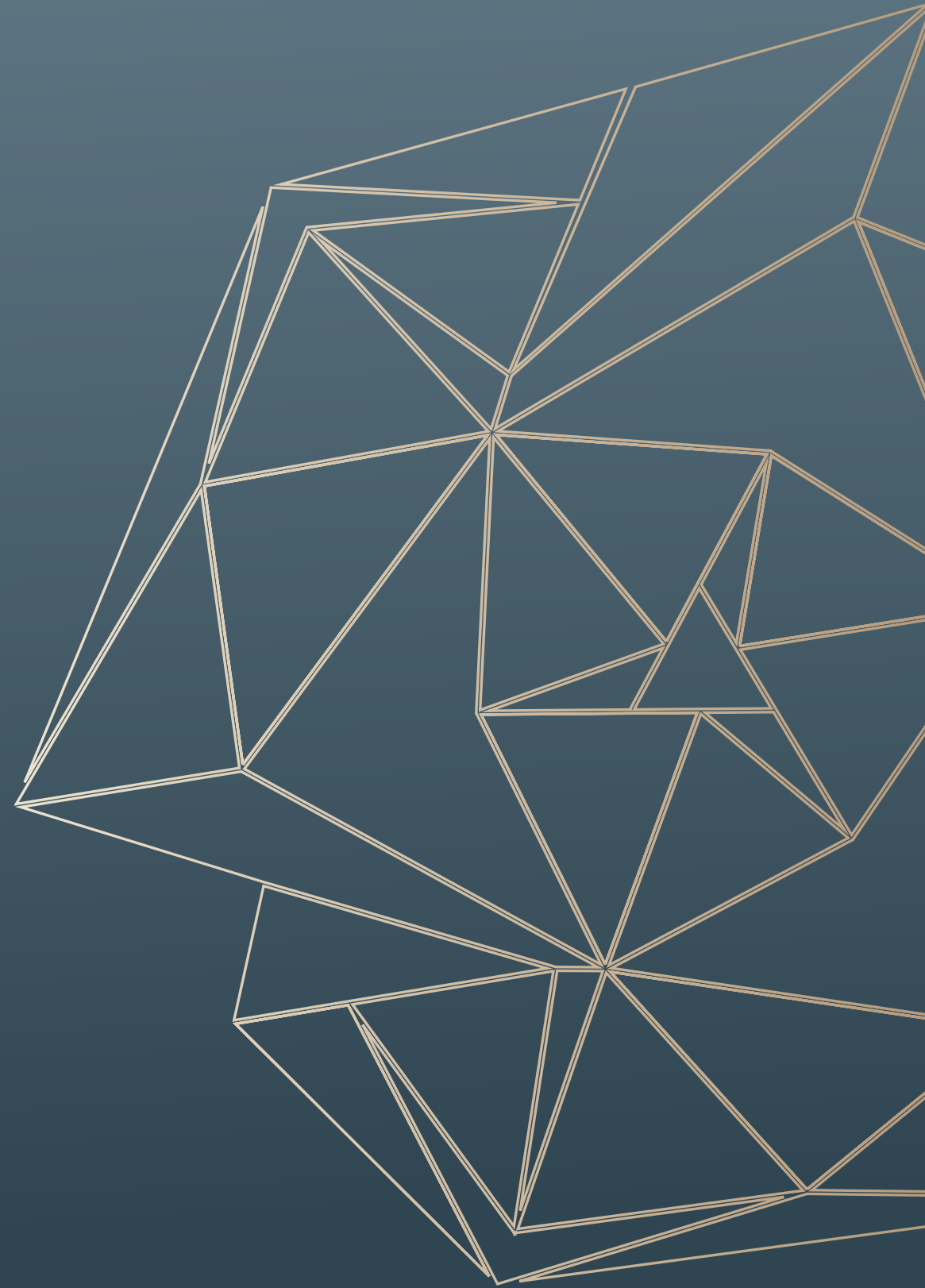
03

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.



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TYPICAL
FLOOR PLANS



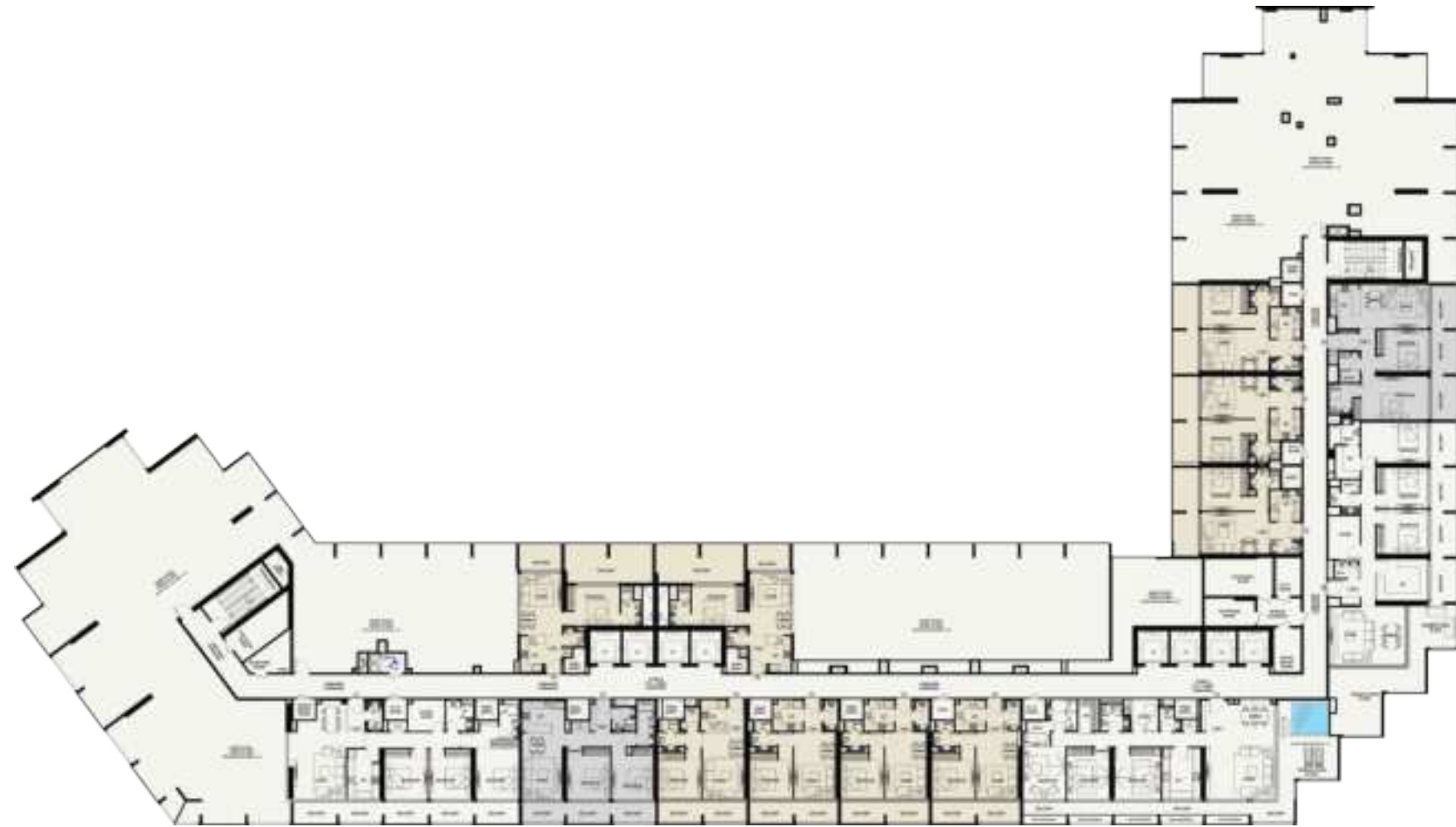
TYPICAL PLAN - FIRST FLOOR
BINGHATTI - CULLINAN



- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- GYM

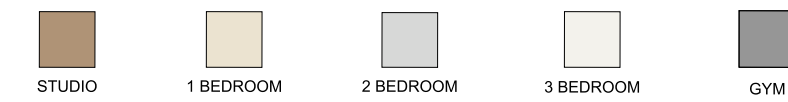
TYPICAL PLAN - ROOF FLOOR

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TYPICAL PLAN - SECOND FLOOR

BINGHATTI - CULLINAN

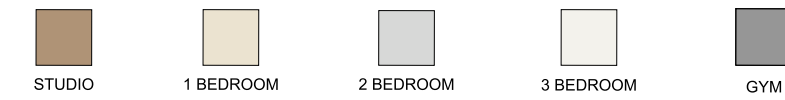
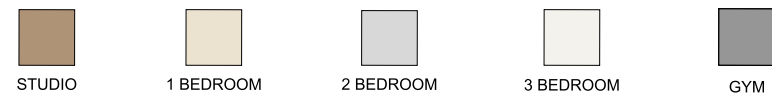


TYPICAL PLAN - 3RD,4TH,7TH,8TH,11TH&12TH FLOOR

BINGHATTI - CULLINAN

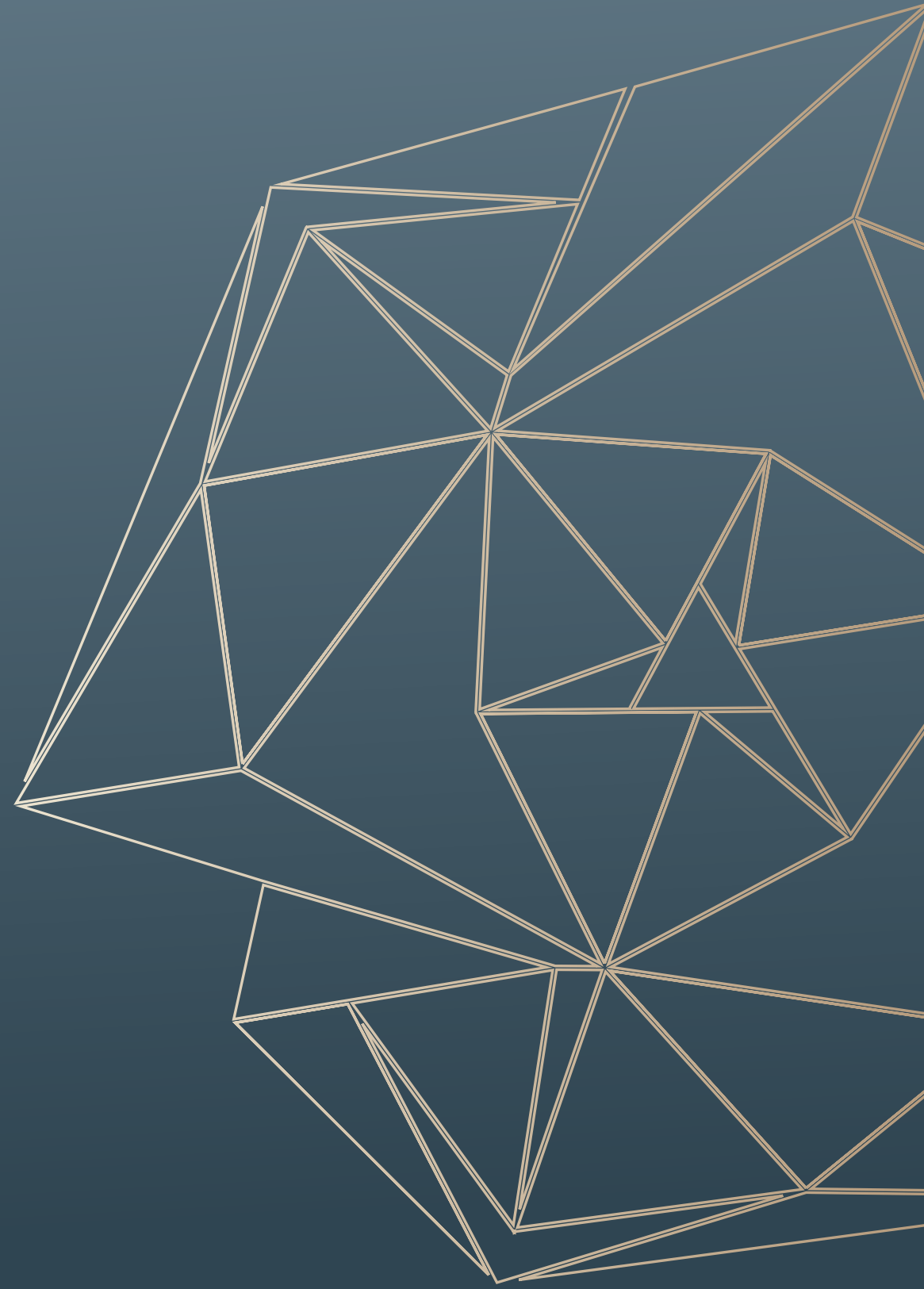
TYPICAL PLAN - 5TH,6TH,9TH,10TH,13TH&14TH FLOOR

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BINGHATTI
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STUDIO
FLOOR PLANS



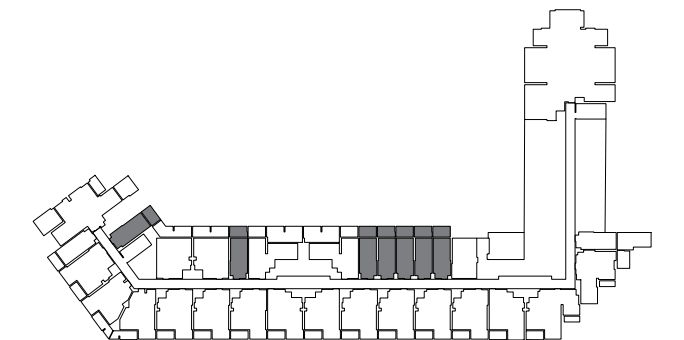
STUDIO BEDROOM TYPE 01
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 28.39 m ² | 305.59 ft ² |
| BALCONY AREA | 7.65 m ² | 82.34 ft ² |
| TOTAL UNIT AREA | 36.04 m ² | 387.93 ft ² |

FLAT DESIGN COMPONENTS

| | |
|----------|-------------------|
| STUDIO | 15 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |



STUDIO BEDROOM TYPE 02

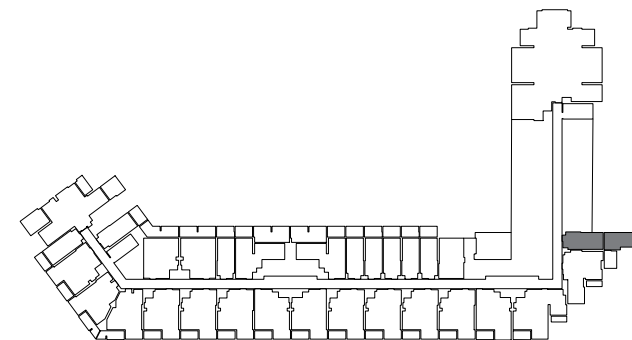
BINGHATTI - CULLINAN



| 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 |

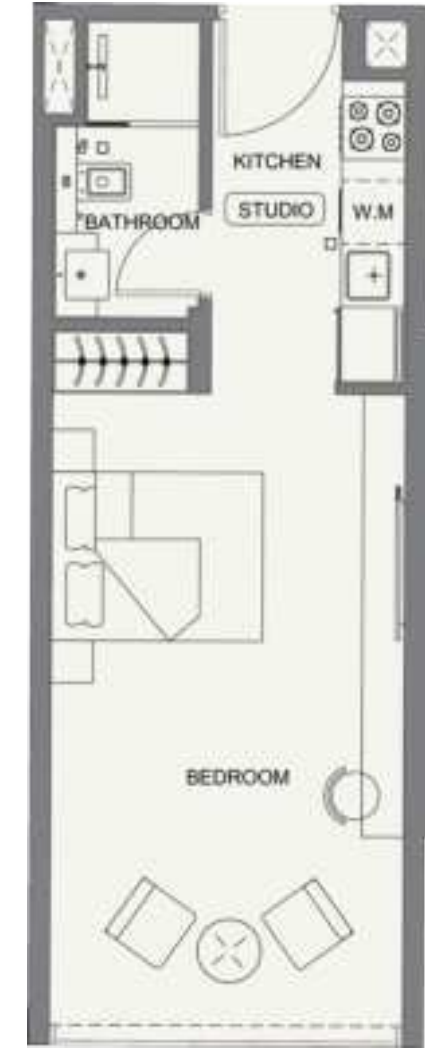
FLAT DESIGN COMPONENTS

| | |
|----------|-------------------|
| STUDIO | 14 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |



STUDIO BEDROOM TYPE 03

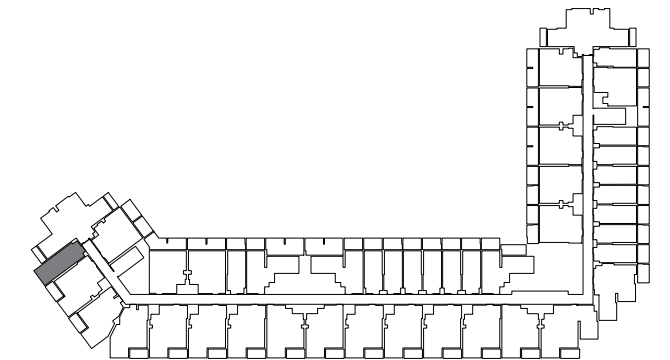
BINGHATTI - CULLINAN



| 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 |

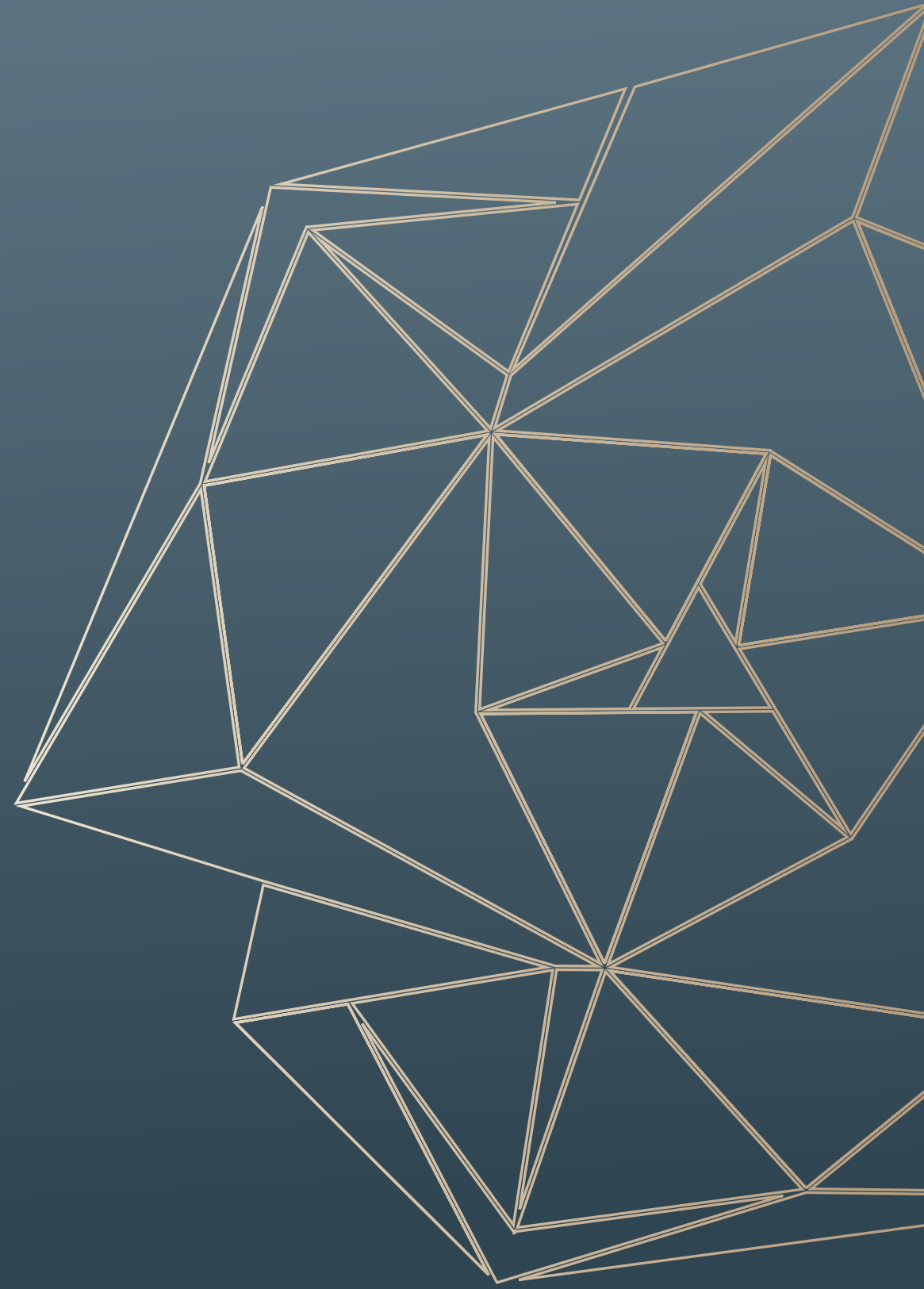
FLAT DESIGN COMPONENTS

| | |
|----------|-------------------|
| STUDIO | 21 m ² |
| KITCHEN | 6 m ² |
| BATHROOM | 4 m ² |

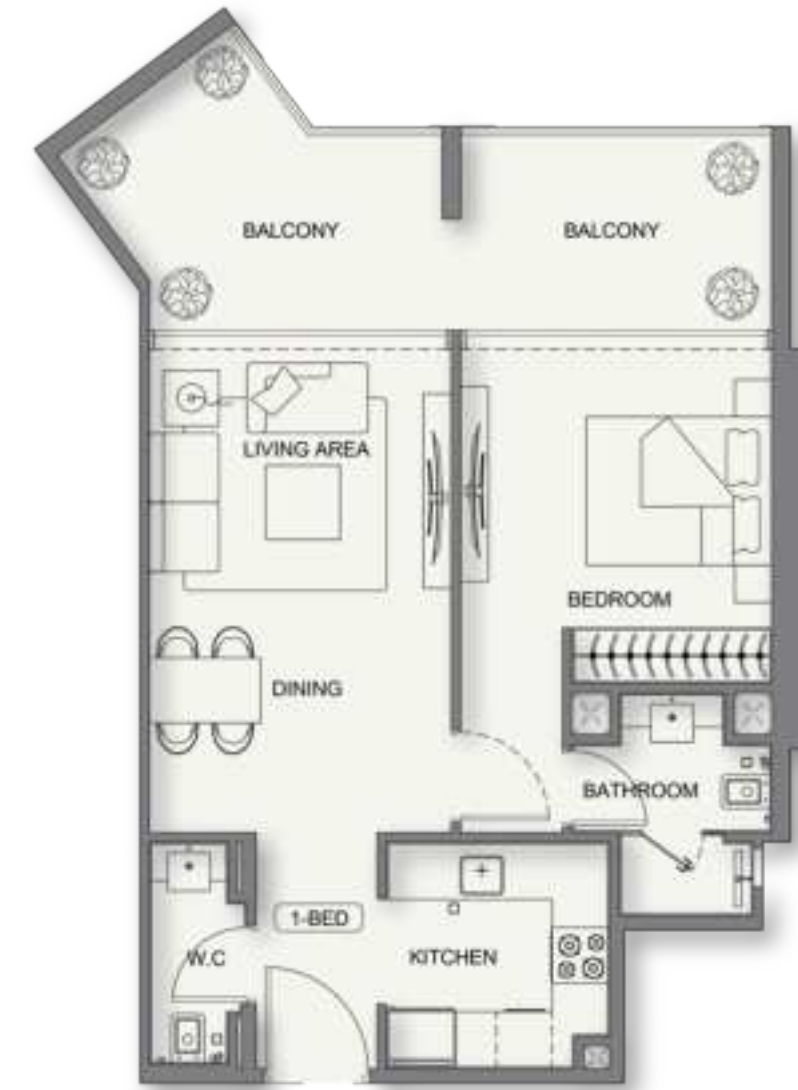


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1 BEDROOM
FLOOR PLANS



1 BEDROOM TYPE 01
BINGHATTI - CULLINAN



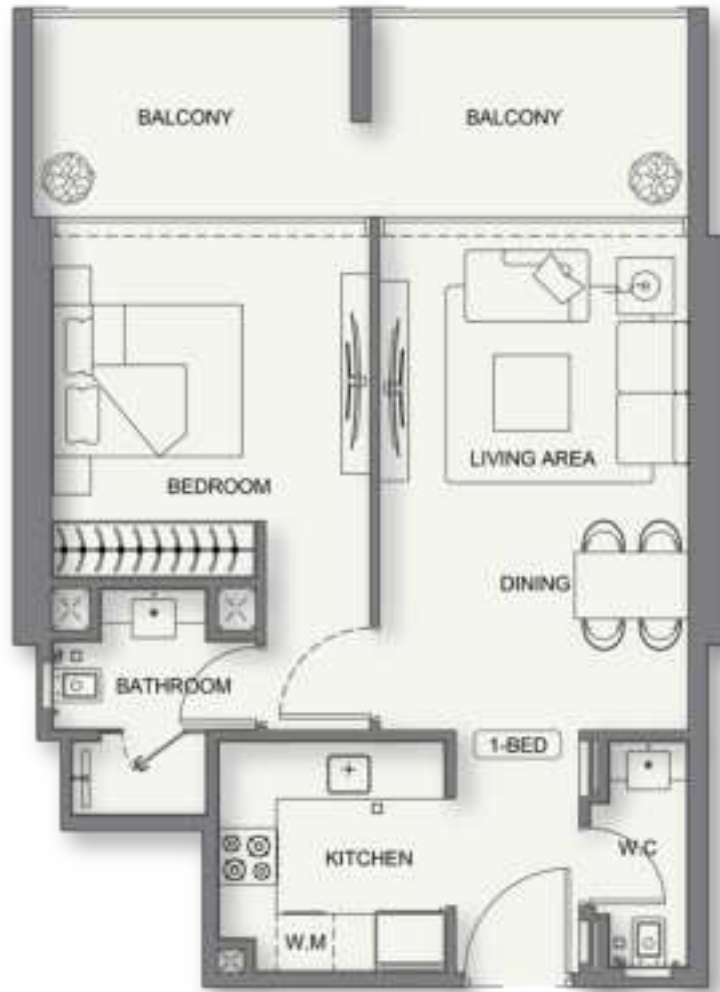
| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 52.28 m ² | 562.74 ft ² |
| BALCONY AREA | 17.55 m ² | 188.91 ft ² |
| TOTAL UNIT AREA | 69.83 m ² | 751.64 ft ² |

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 |

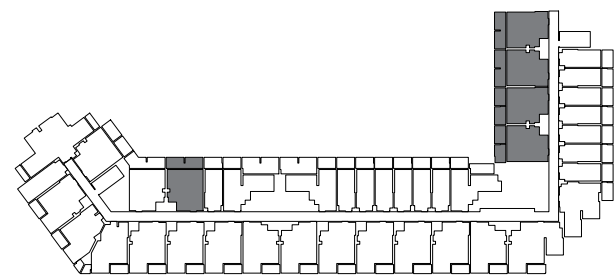


1 BEDROOM TYPE 02
BINGHATTI - CULLINAN



| 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 |

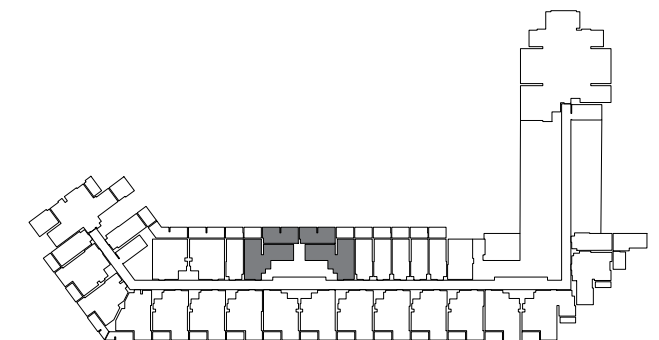


1 BEDROOM TYPE 03
BINGHATTI - CULLINAN



| 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

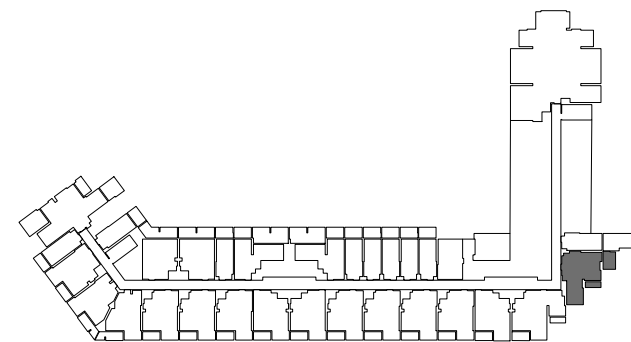
BINGHATTI - CULLINAN



| 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

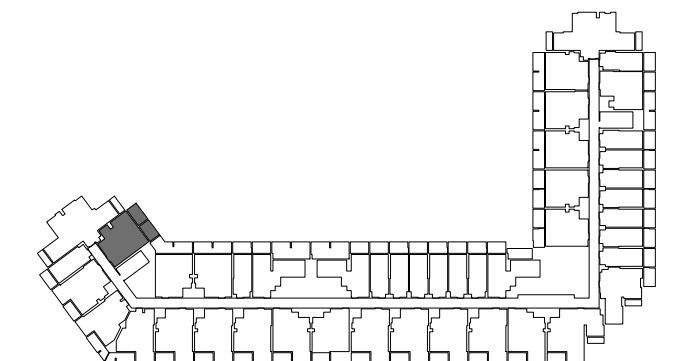
BINGHATTI - CULLINAN



| 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 |



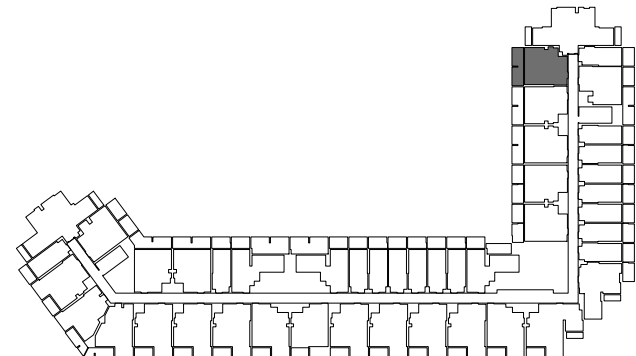
1 BEDROOM TYPE 06
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 53.16 m ² | 572.21 ft ² |
| BALCONY AREA | 15.48 m ² | 166.63 ft ² |
| TOTAL UNIT AREA | 68.64 m ² | 738.83 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 07
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 51.23 m ² | 551.44 ft ² |
| BALCONY AREA | 17.38 m ² | 187.08 ft ² |
| TOTAL UNIT AREA | 68.61 m ² | 738.51 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 08

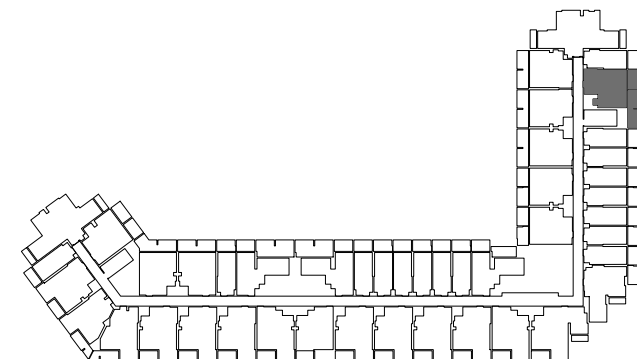
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 51.55 m ² | 554.88 ft ² |
| BALCONY AREA | 24.15 m ² | 259.95 ft ² |
| TOTAL UNIT AREA | 75.70 m ² | 814.83 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 09

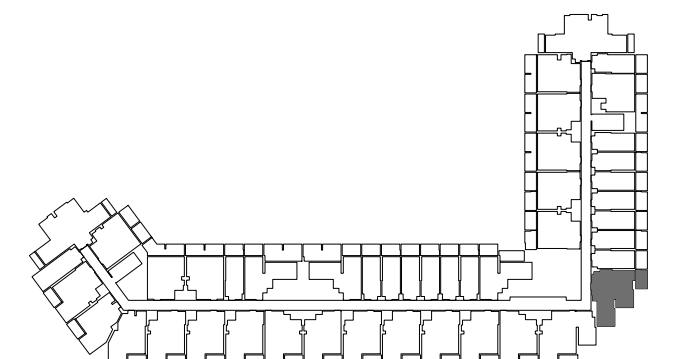
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 63.73 m ² | 685.98 ft ² |
| BALCONY AREA | 8.43 m ² | 90.74 ft ² |
| TOTAL UNIT AREA | 72.16 m ² | 776.72 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 10

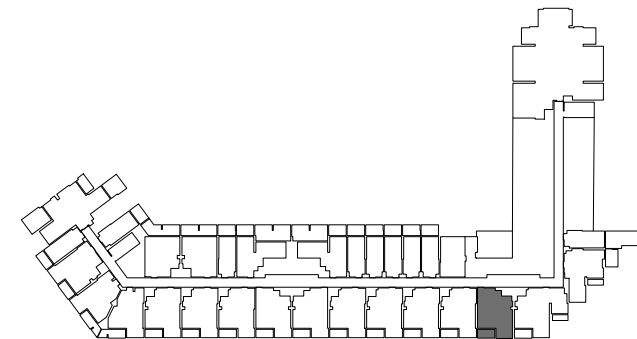
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 57.87 m ² | 622.91 ft ² |
| BALCONY AREA | 6.21 m ² | 66.84 ft ² |
| TOTAL UNIT AREA | 64.08 m ² | 689.75 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 11

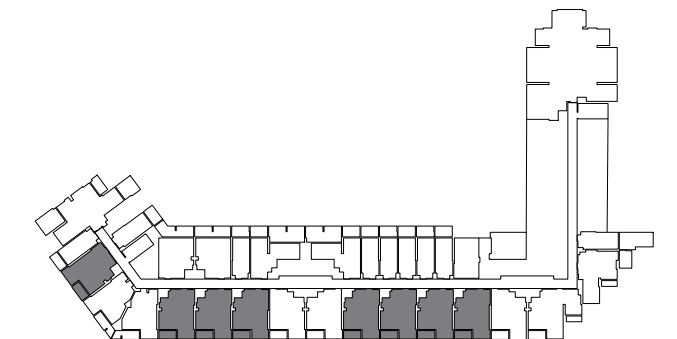
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 59.06 m ² | 635.72 ft ² |
| BALCONY AREA | 6.21 m ² | 66.84 ft ² |
| TOTAL UNIT AREA | 65.27 m ² | 702.56 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 12

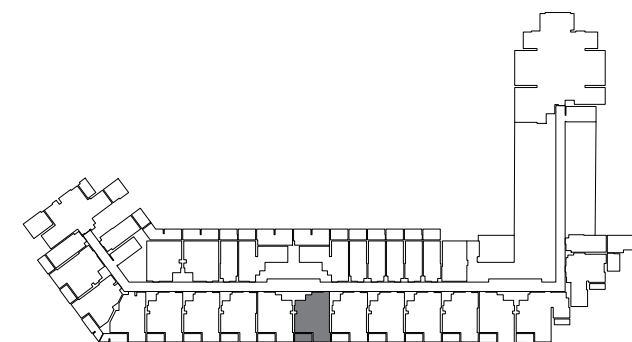
BINGHATTI - CULLINAN



| 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 | 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 13

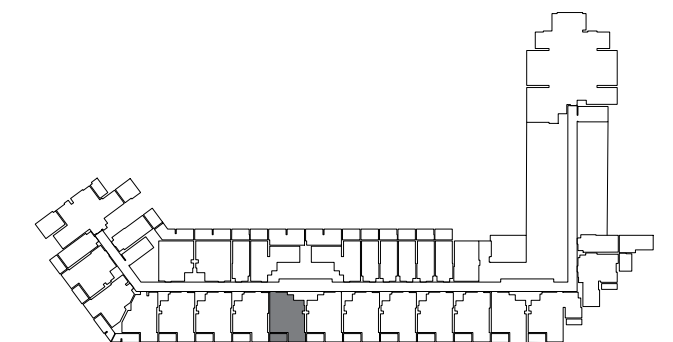
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 57.79 m ² | 622.05 ft ² |
| BALCONY AREA | 6.21 m ² | 66.84 ft ² |
| TOTAL UNIT AREA | 64.00 m ² | 688.89 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 14

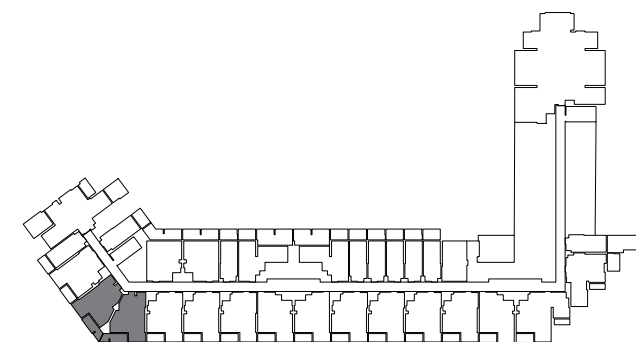
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 53.75 m ² | 578.56 ft ² |
| BALCONY AREA | 9.26 m ² | 99.67 ft ² |
| TOTAL UNIT AREA | 63.01 m ² | 678.23 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 15

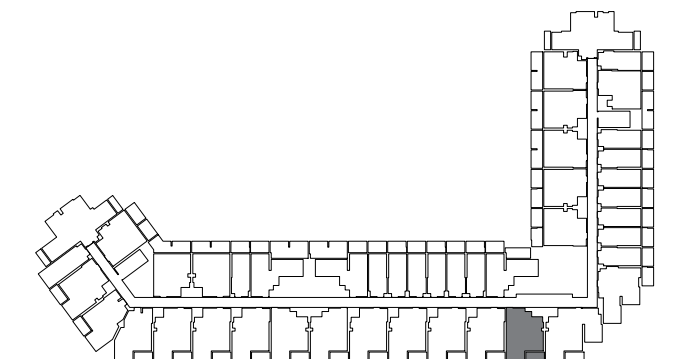
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 58.03 m ² | 624.63 ft ² |
| BALCONY AREA | 6.21 m ² | 66.84 ft ² |
| TOTAL UNIT AREA | 64.24 m ² | 691.47 ft ² |

FLAT DESIGN COMPONENTS

| | | | |
|-----------------|-------------------|----------|------------------|
| BATHROOM | 3 m ² | KITCHEN | 6 m ² |
| BEDROOM | 13 m ² | CORRIDOR | 4 m ² |
| LIVING & DINING | 21 m ² | | |



1 BEDROOM TYPE 16

BINGHATTI - CULLINAN



1 BEDROOM TYPE 17

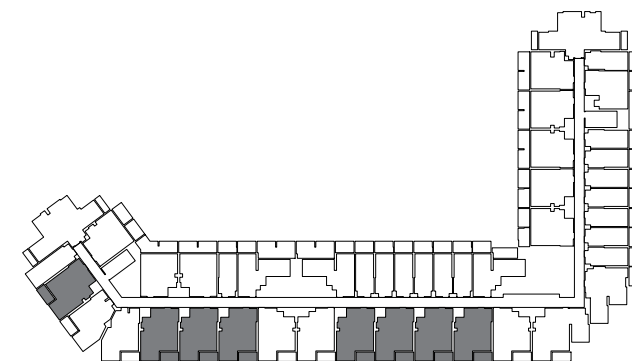
BINGHATTI - CULLINAN



| 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

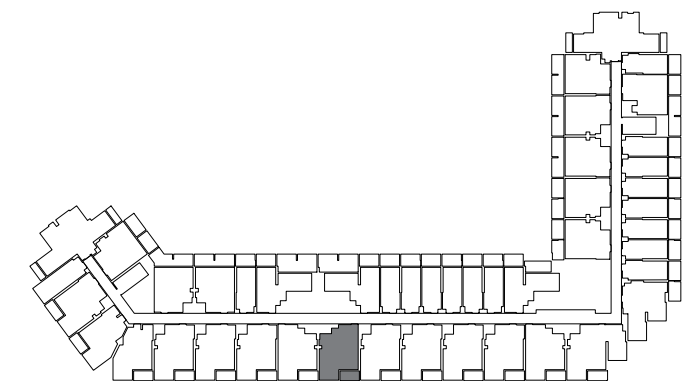
| | | | |
|-----------------|-------------------|----------|------------------|
| BATHROOM | 4 m ² | KITCHEN | 6 m ² |
| BEDROOM | 19 m ² | CORRIDOR | 3 m ² |
| LIVING & DINING | 17 m ² | W.C | 2 m ² |



| 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



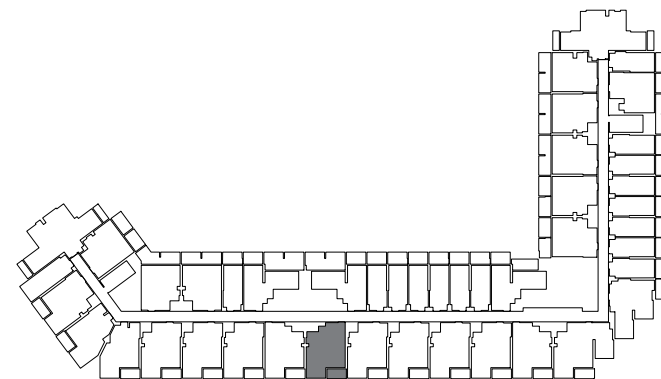
1 BEDROOM TYPE 19
BINGHATTI - CULLINAN



| 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

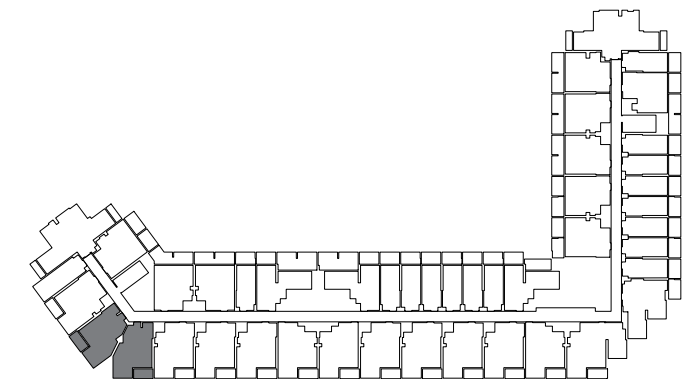
| | | | |
|-----------------|-------------------|----------|------------------|
| BATHROOM | 3 m ² | KITCHEN | 5 m ² |
| BEDROOM | 18 m ² | CORRIDOR | 9 m ² |
| LIVING & DINING | 19 m ² | W.C | 2 m ² |



| 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

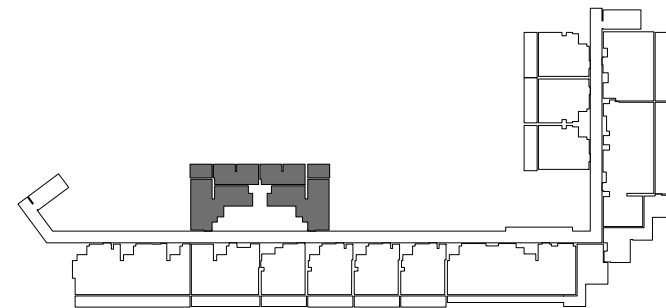
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|------------------------|
| SUITE AREA | 51.48 m ² | 554.13 ft ² |
| BALCONY AREA | 30.251 m ² | 325.61 ft ² |
| TOTAL UNIT AREA | 81.73 m ² | 879.73 ft ² |

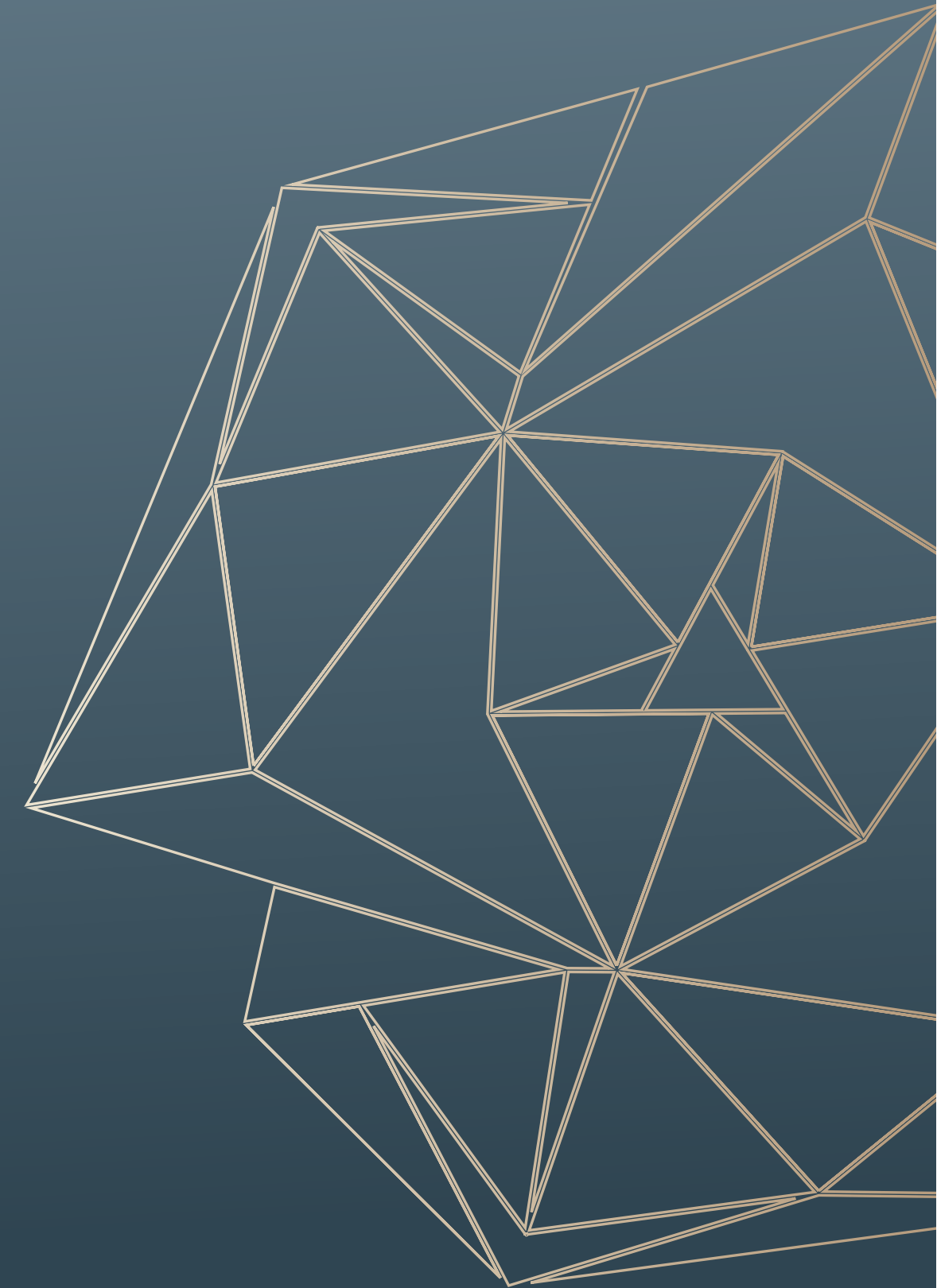
FLAT DESIGN COMPONENTS

| | | | |
|-----------------|-------------------|----------|------------------|
| BATHROOM | 4 m ² | KITCHEN | 6 m ² |
| BEDROOM | 14 m ² | CORRIDOR | 4 m ² |
| LIVING & DINING | 16 m ² | WC | 3 m ² |
| | | LAUNDRY | 1 m ² |



BINGHATTI
CULLINAN

2 BEDROOM
FLOOR PLANS



2 BEDROOM TYPE 1

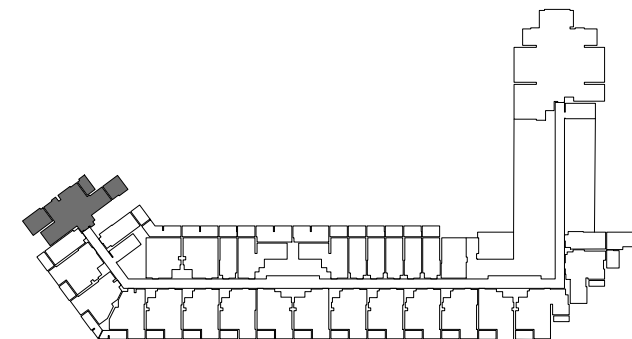
BINGHATTI - CULLINAN



| 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

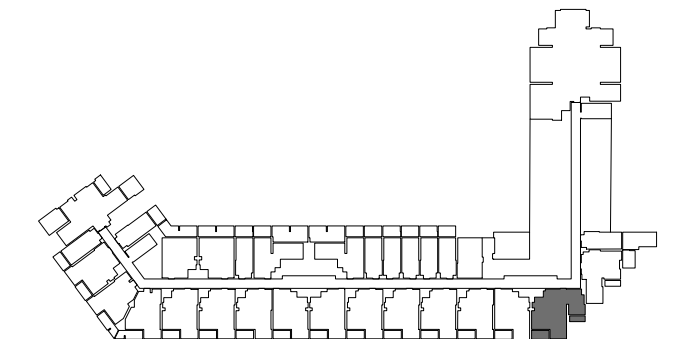
BINGHATTI - CULLINAN



| 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

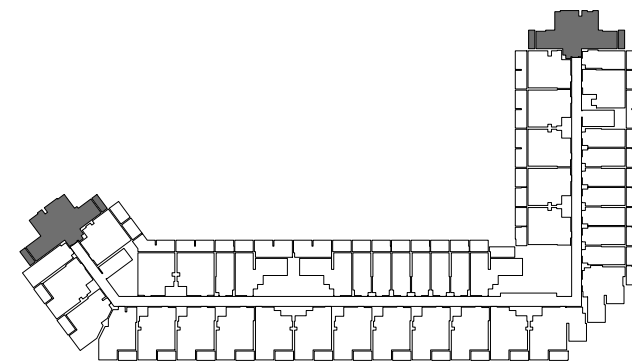
BINGHATTI - CULLINAN



| 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

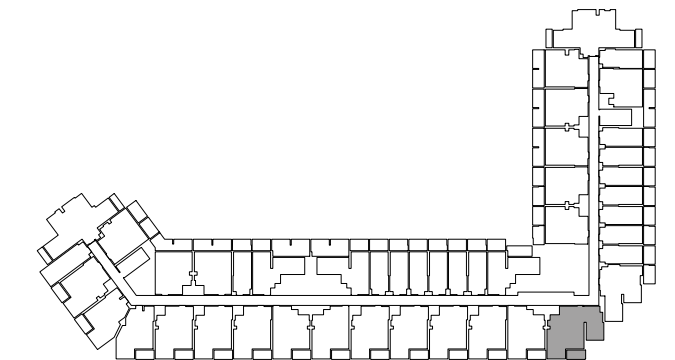
BINGHATTI - CULLINAN



| 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

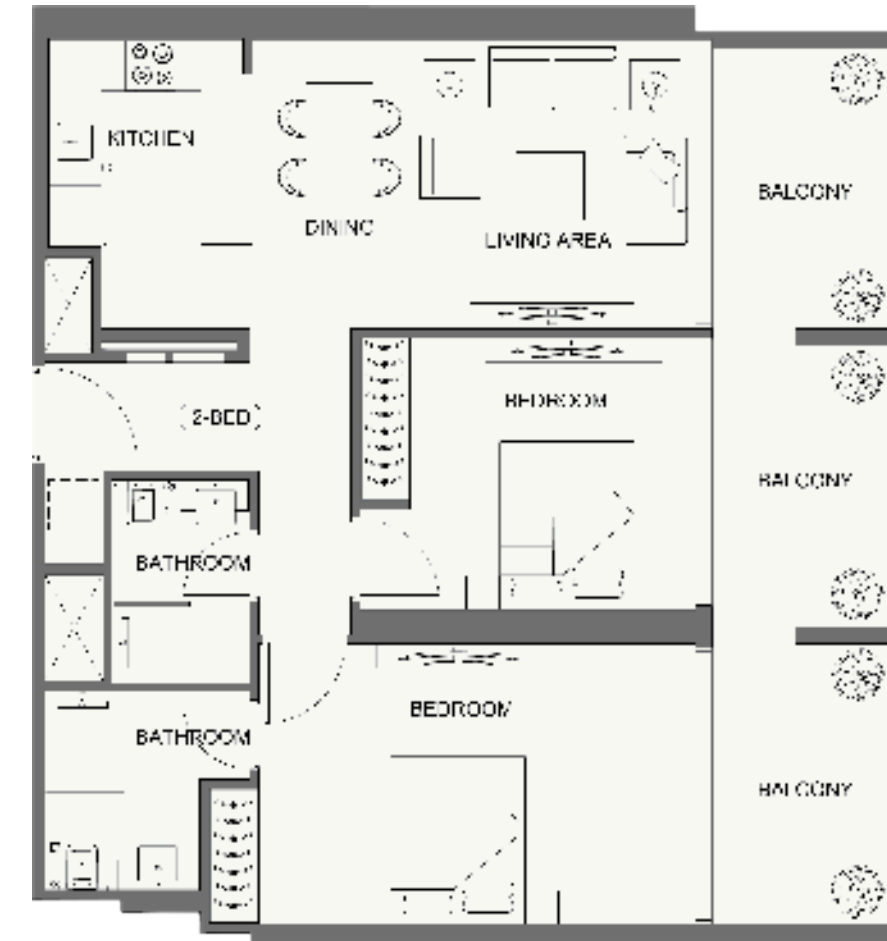
| | | | |
|-------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 17 m ² |
| M. BEDROOM | 20 m ² | KITCHEN | 7 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 4 m ² |
| BEDROOM | 17 m ² | | |



**2 BEDROOM TYPE 5
BINGHATTI - CULLINAN**



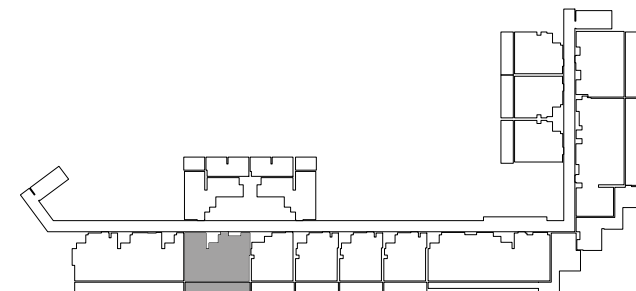
**2 BEDROOM TYPE 6
BINGHATTI - CULLINAN**



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|-------------------------|
| SUITE AREA | 79.54 m ² | 856.16 ft ² |
| BALCONY AREA | 18.99 m ² | 204.41 ft ² |
| TOTAL UNIT AREA | 98.53 m ² | 1060.57 ft ² |

FLAT DESIGN COMPONENTS

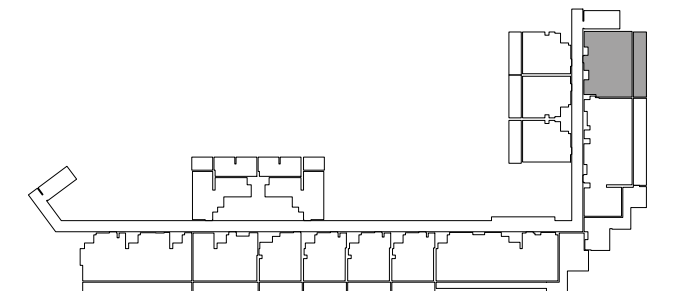
| | | | |
|-------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 16 m ² |
| M. BEDROOM | 14 m ² | KITCHEN | 9 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 4 m ² |
| BEDROOM | 14 m ² | LAUNDRY | 2 m ² |



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 83.80 m ² | 902.02 ft ² |
| BALCONY AREA | 22.88 m ² | 246.28 ft ² |
| TOTAL UNIT AREA | 106.68 m ² | 1148.29 ft ² |

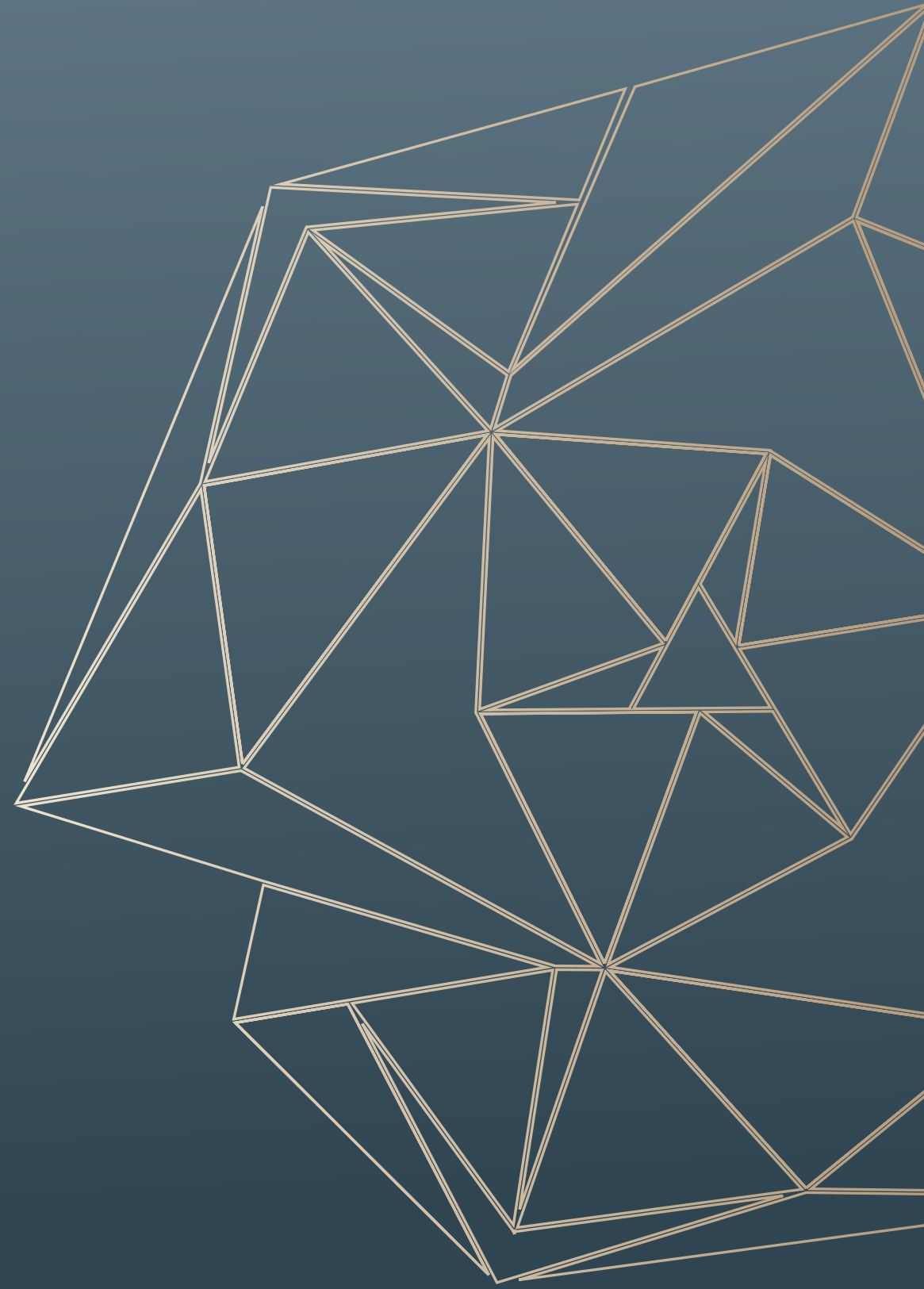
FLAT DESIGN COMPONENTS

| | | | |
|-------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 16 m ² |
| M. BEDROOM | 14 m ² | KITCHEN | 9 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 4 m ² |
| BEDROOM | 14 m ² | | |

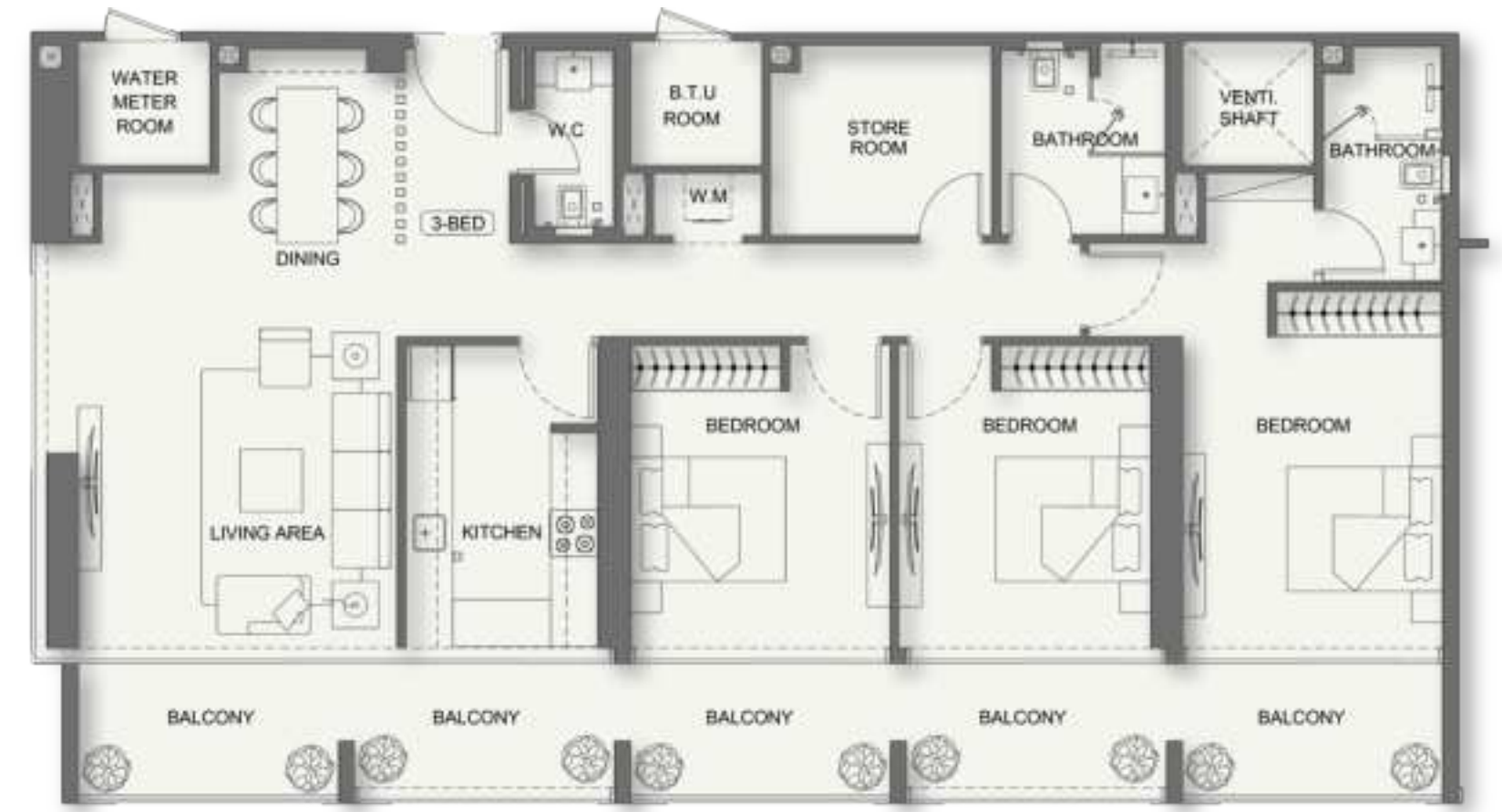


BINGHATTI CULLINAN

3 BEDROOM FLOOR PLANS



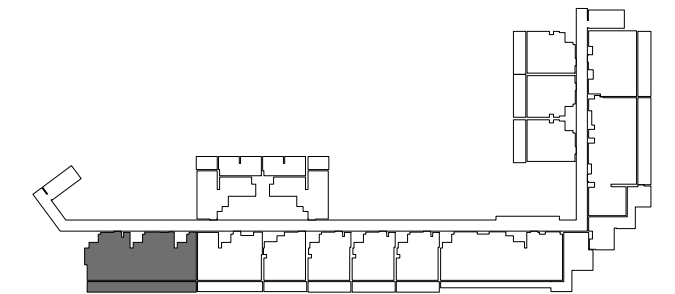
3 BEDROOM TYPE 1 BINGHATTI - CULLINAN



| 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

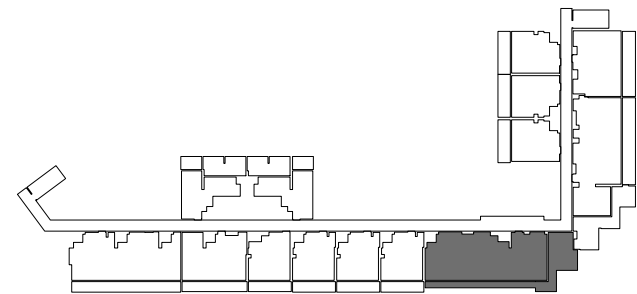
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 151.31 m ² | 1628.69 ft ² |
| BALCONY AREA | 56.11 m ² | 603.96 ft ² |
| TOTAL UNIT AREA | 207.42 m ² | 2232.65 ft ² |

FLAT DESIGN COMPONENTS

| | | | |
|-------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 8 m ² | LIVING & DINING | 44 m ² |
| M. BEDROOM | 19 m ² | KITCHEN | 12 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 9 m ² |
| BEDROOM | 13 m ² | W.C | 2 m ² |
| BEDROOM | 13 m ² | LAUNDRY | 1 m ² |
| | | STORE | 6 m ² |



3 BEDROOM TYPE 3

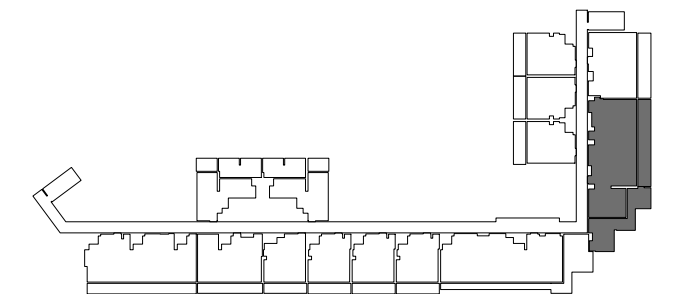
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 141.16 m ² | 1519.43 ft ² |
| BALCONY AREA | 75.27 m ² | 810.20 ft ² |
| TOTAL UNIT AREA | 216.43 m ² | 2329.63 ft ² |

FLAT DESIGN COMPONENTS

| | | | |
|-------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 28 m ² |
| M. BEDROOM | 18 m ² | KITCHEN | 13 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 14 m ² |
| BEDROOM | 14 m ² | W.C | 2 m ² |
| BEDROOM | 14 m ² | STORE | 8 m ² |





LIVING BINGHATTI STYLE

EXPERT PROPERTY SERVICES ALL UNDER ONE ROOF



PROPERTY
MANAGEMENT



UNIT RESALE



PARKING
SALE



HOLIDAY
HOMES



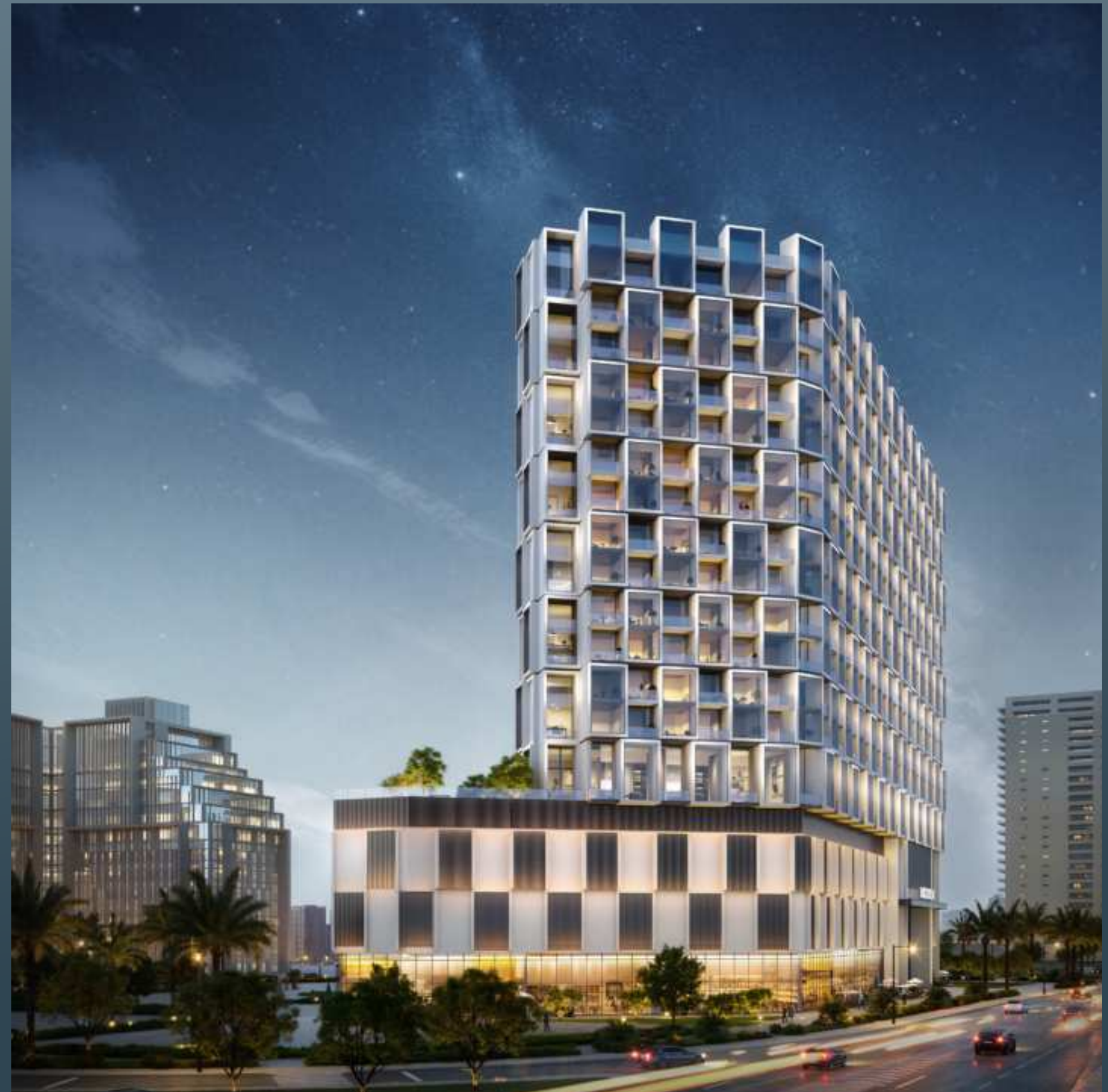
ANNUAL
MAINTENANCE

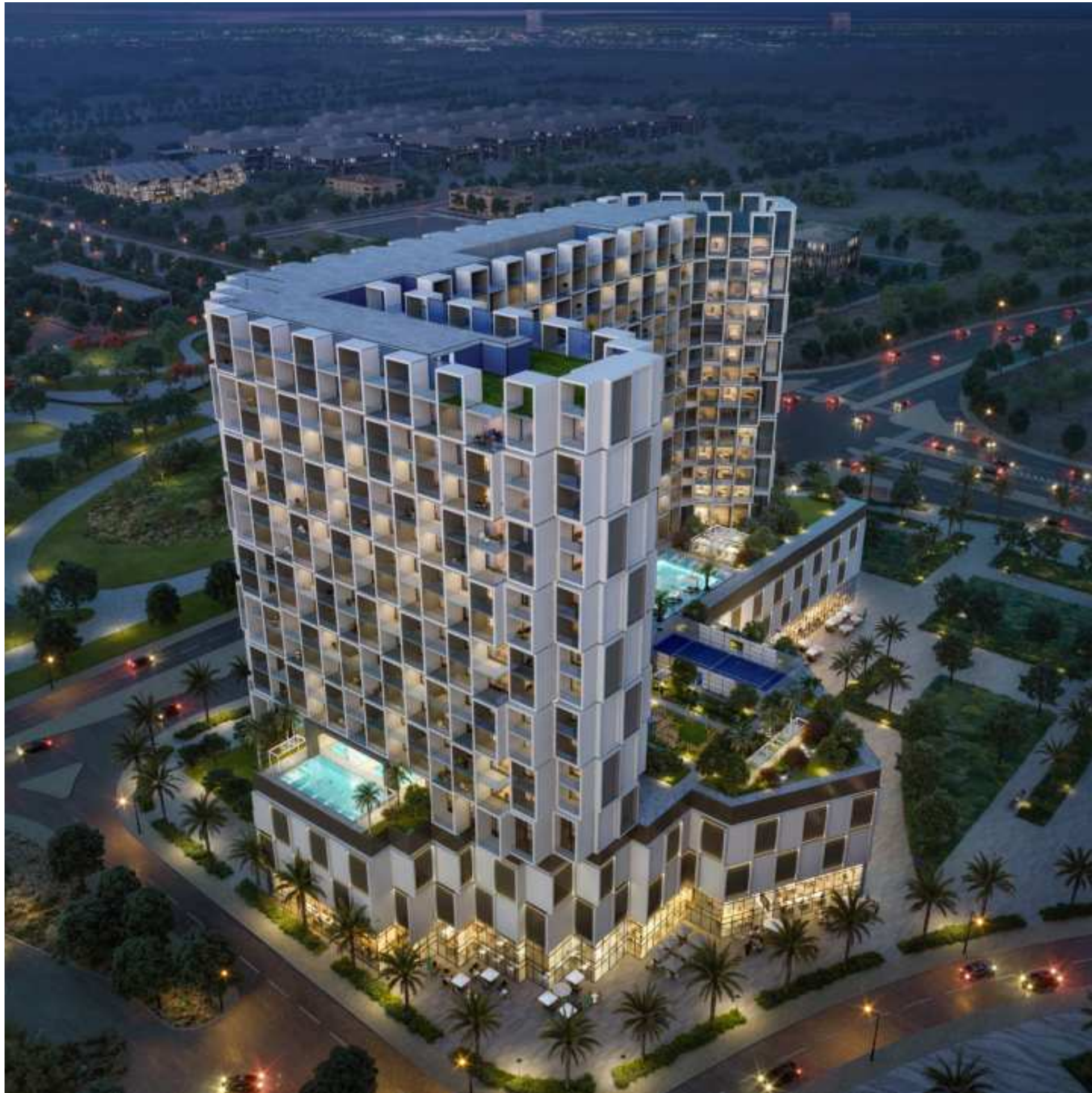


FURNITURE
PACKAGES



ONE SCAN
ALL SOLUTION

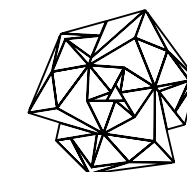




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Cullinan offers superior value and strong capital appreciation. **High rental yield** potential and strong historical appreciation in property values (**up to 100% in the area**) secure its financial promise.

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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