

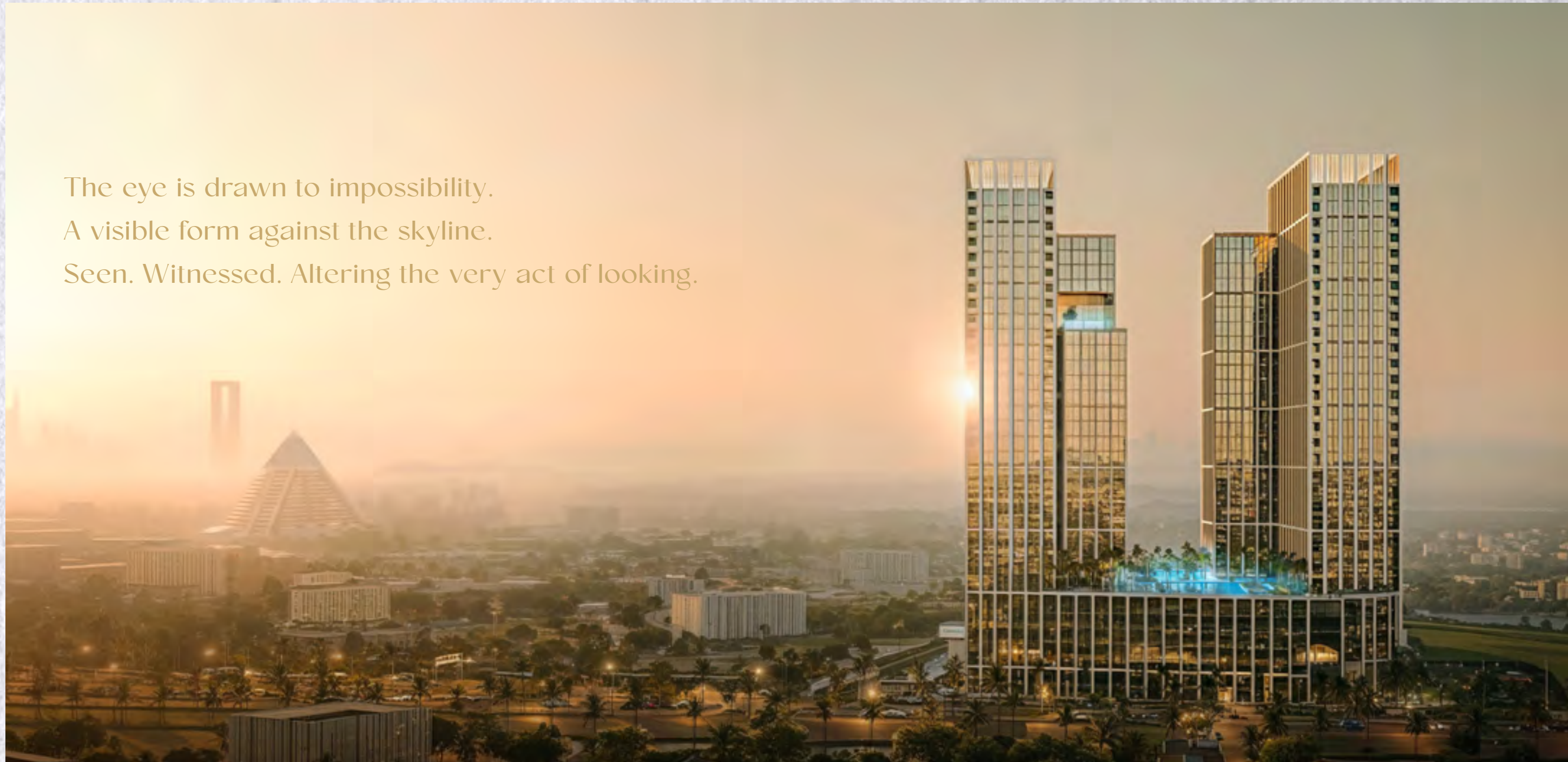
BINGHATTI

# 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.





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## 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



Jaddaf Waterfront Park & Playground

Business Bay Bridge



Dubai International Airport

D68

Al Khail Road E44



Dubai Design District



Ras Al Khor

D68



Dubai Creek Harbour



Nad Al Sheba 1

D67

Al Khail Road E44



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

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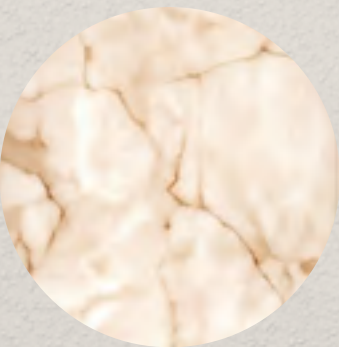
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



Ivory Limestone



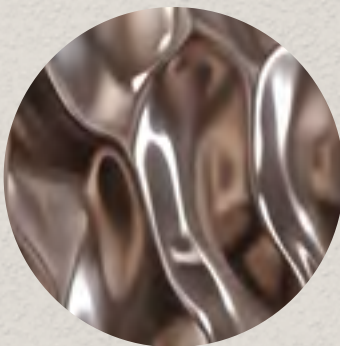
Pale Travertine



Translucent Stone



Smoked Glass



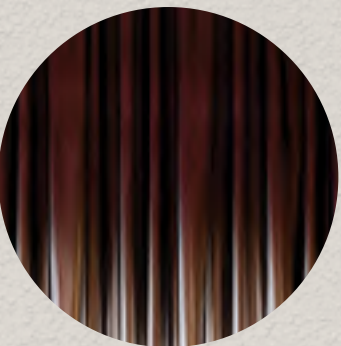
Rippled Stainless Steel



Brushed Stainless Steel



Smoked Mirror



Burgundy Velvet Ombre



Cherry Wood



Warm Metal Accents

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# 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 |
|--------------------------|-----|

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.











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