

A wide-angle photograph of a massive waterfall cascading down a cliff face. The water is illuminated by the warm, golden light of a sunset, creating a shimmering, ethereal effect. In the foreground, a person stands on a sandy beach, looking out at the waterfall. The sky is a pale, hazy orange, and the overall atmosphere is serene and majestic.

BINGHATTI  
WRAITH

# A NEW FORM



Binghatti Wraith rises as a 19-storey tower in the heart of Al Jaddaf, shaped by a sculpted architectural language and a signature geometric exterior. Its curved balconies add rhythm and depth to the façade, creating a distinctive residential landmark designed for refined city living, panoramic views, and a strong visual presence within Dubai's skyline.

TRUE PRESTIGE IS NEVER A DESTINATION.  
IT IS CONSTANT. UNBURDENED.  
CONTINUOUS.



# Unmatched Access

The roundabout layout provides immediate, **90-second** access to three of Dubai's core highways: **Al Khail Road, Sheikh Zayed Road and Oud Metha Road**, allowing residents to entirely bypass dense traffic.

The tower sits just **two minutes** from the **Al Jaddaf Metro Station (Green Line)**, providing commuters and holiday home users with easy rail access across the city. The development is positioned inside a rapid **12-minute** transit core to Dubai's key areas:



**DOWNTOWN DUBAI & BURJ KHALIFA**  
10 - 12 MINUTES



**DOWNTOWN DUBAI & BURJ KHALIFA**  
10 - 12 MINUTES



**AL JADDAF METRO STATION**  
2 MINUTES




**DUBAI DESIGN DISTRICT**  
2 MINUTES



**MUSEUM OF THE FUTURE**  
10 - 12 MINUTES



**MEYDAN RACECOURSE**  
10 - 12 MINUTES



**AL JADDAF WALK**  
2 MINUTES



**RAS AL KHOR WILDLIFE SANCTUARY**  
10 - 12 MINUTES



**DUBAI OPERA**  
10 - 12 MINUTES

# Close to the City's Heart



**Binghatti Wraith** is located in a historically rich and rapidly evolving community. Positioned between Dubai Creek and the Business Bay Extension, the project sits at the junction of heritage and innovation.

The immediate surroundings feature essential landmarks, including **Al Wasl FC, Zabeel Stadium** and **Latifa Hospital**. Phase two of the **Dubai Healthcare City** project makes up most of the western region.

# An Address Shaped by Presence

WHERE ARCHITECTURE SPEAKS IN RESTRAINT,  
WRAITH EMERGES AS A REFINED PRESENCE  
WITHIN THE EVOLVING RHYTHM OF AL JADDAF.



# PROJECT FACTS

Introduces An Exceptional Residential Experience To The Freehold Corridor Of Al Jaddaf. The Development Features **855 Apartments** And **34 Ground-Floor** Stores, Strategically Geared For A Particular Mode Of Living And Robust Demand - With Functional Layouts Tailored For Professionals, Families And Vacation Renters.



## PROPERTY TYPE

RESIDENTIAL  
& RETAILS



## PLOT AREA

9 217.80 SQM  
9 9219.57 SQFT



## DESCRIPTION

G + 4P + 14RESIDENTIAL  
FLOORS+ROOF



## STUDIO APARTMENTS

**204**

UNITS



## 1 BEDROOM APARTMENTS

**563**

UNITS



## 2 BEDROOM APARTMENTS

**86**

UNITS



## 3 BEDROOM APARTMENTS

**02**

UNITS





TRUE  
PRESTIGE  
IS NEVER A  
DESTINATION

Beside The City's Commotion, A Different Pace Begins. One Not Separated From The World, But Woven Into It. Its Presence Is Mapped To Structure, A Place Of Composure Where Looping Contours Filter Light Into An Unhurried Warmth.

BINGHATTI  
WRAITH



# WATERFRONT AT YOUR DOORSTEP

The Tower Sits Less Than One Kilometre - A Short **Two-Minute Drive** - From The Frontline Bank Of The **Jaddaf Waterfront**, Offering A Unique Sense Of Waterway Life And Retail Access, Including **World-Class Hospitality And Cultural Hotspots**.



# UNOBSTRUCTED, UNCOMPROMISING

Wraith Is Anchored By A Sweeping Podium Of Storefronts, Cafes And Landscaped Walkways. Standing 19 Storeys High, It Delivers A Uniquely Exclusive Yet Boutique Feel. Sitting Inside A Major Roundabout, It Enjoys Permanent, 360-Degree Exposure. It Cannot Be Boxed In Or Hidden By Any Future Vertical Construction, Ensuring Unique Status And Perpetual Exposure.



# INTELLIGENTLY RAISED

The Vertical Scale Of Wraith Is Organized To Elevate Every Residential Floor Well Above Street Level.

## GROUND FLOOR

Double-Height Entry Lobby, 24/7 Concierge And 34 Retail Spaces.

## 4 PODIUM FLOORS

Dedicated Covered Resident Parking Bays And An Outdoor Amenity Deck.

## 14 RESIDENTIAL FLOORS

Apartment Levels Featuring Studio, 1-Bedroom, 2-Bedroom And 3-Bedroom Layouts.

# STATE-OF-THE-ART HEALTH & WELLNESS

For Active Wellness And Physical Vitality, Wraith Hosts Comprehensive Sports Facilities That Cater To All Fitness Levels, All Of Which Are Fully Integrated Into The Tower's Infrastructure.





## GYM & FITNESS CENTER

A Modern Indoor Workout Space Equipped With Premium Training Technology.



## OUTDOOR FITNESS AREA & YOGA DECK

Shaded Exterior Platforms Designed For Open-Air Workouts And Mindfulness.



## WALKING WAY

A Continuous, Scenic Walking Track That Weaves Through The Project'S Perimeter.



## SPORTS COURTS

A Professional On-Site Padel Court And A Half-Basketball Court.



# A RESORT TO RESIDE IN

Binghatti Wraith Offers A Carefully Curated Lifestyle Experience Designed For Wellness, Relaxation And Family Community Life.



It Features An Extensive Collection Of Over **26 Resort-Style Amenities** Spread Across The Podium And Tower Floors, Ensuring All Residents Find Both Activity And Calm.

# AMENITIES EXPERIENCE

## OUTDOOR POOL DECK

The Top Tier Of The Elevated Podium Features An Integrated Aquatic Space That Rivals A Premium Luxury Resort. This Expansive Deck Serves As The Passive Core Of The Community.

### INFINITY POOL

A Temperature-Controlled Swimming Pool With Clear Views Of The Local Horizon.

### JACUZZI & SHALLOW POOL

Dedicated Water Features Tailoured For Total Body Rejuvenation.

### SUN DECK & LOUNGERS

Premium Lounge Spaces And Private Cabanas For Relaxation.

### POOL BAR

A Dedicated Refreshment Station Built Directly Into The Pool Deck.





# DESIGNED WITH FAMILY IN MIND

Wraith's Amenities Are Carefully Considered To Support Thriving Family Life. The Development Provides Safe, Creative Outdoor Environments Where Younger Residents Can Play And Connect.

## FAMILY BBQ AREA

A Dedicated Outdoor Dining Zone Perfect For Family Events And Weekend Gatherings.

## KIDS POOL & AQUA PLAY AREA

A Secure, Interactive Water  
Splash Zone Designed For  
Young Children.

## CHILDREN'S PLAY AREA

An outdoor playground built  
with modern safety standards.

# DESIGN DETAILS



The Core Design Philosophy Is Rooted In Refinement And The Physics Of Light. The Exterior Features A Crystalline Glass Facade Defined By A Bold, High-Contrast Grid. At Night, An Integrated Upper-Rim And Accent Lighting Scheme Activates, Making The Entire Structure Glow Against The Dark Night's Sky.

Inside, The Aesthetic Reflect Soft, Quiet Luxury. Sophisticated Interiors Use Muted Tones And Premium Materials To Create An Atmosphere Of Unhurried Elegance.

SOPHISTICATED CLARITY  
IN QUIET LUXURY



# MATERIAL PALETTE

01

FEATURE MARBLE AT LOBBY

02

STONE FLOORING AT LOBBY

03

GENERAL WOOD - WALNUT

04

MESH MIRROR AT LOBBY

05

BRASS METAL FINISH

06

REFLECTIVE MIRROR FINISH FOR  
CEILING AT LOBBY

07

WALLCOVERING AT LOBBY

08

GENERAL WHITE PAINT

09

LEATHER PADDING FOR LOBBY  
RECEPTION DESK

10

CLEAR MIRROR

11

RUBBER FLOORING FOR GYM

12

CORIAN COUNTERTOP AND BACKSPLASH  
FOR KITCHEN IN APARTMENTS

13

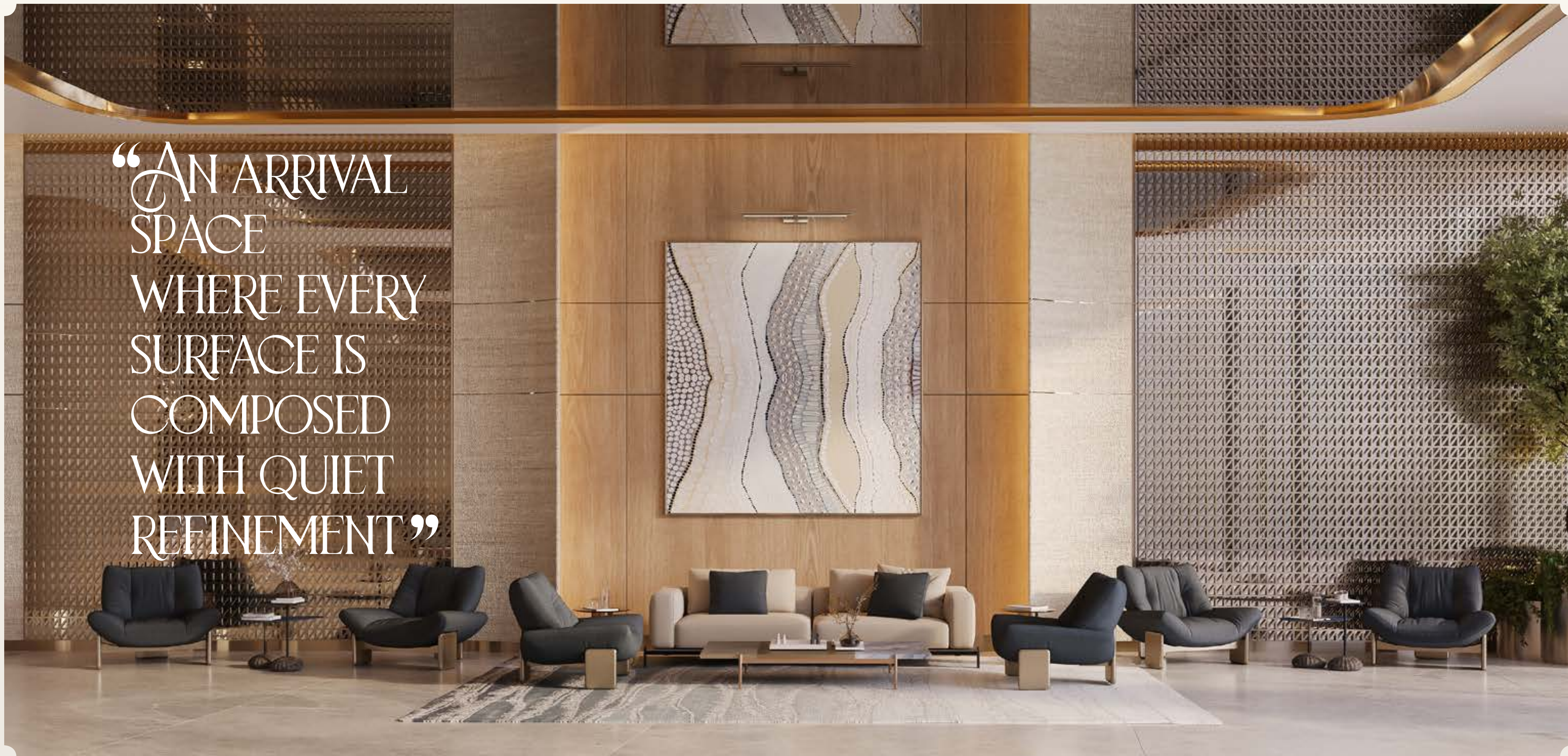
LAMINATE FOR KITCHEN CABINETS IN  
APARTMENTS

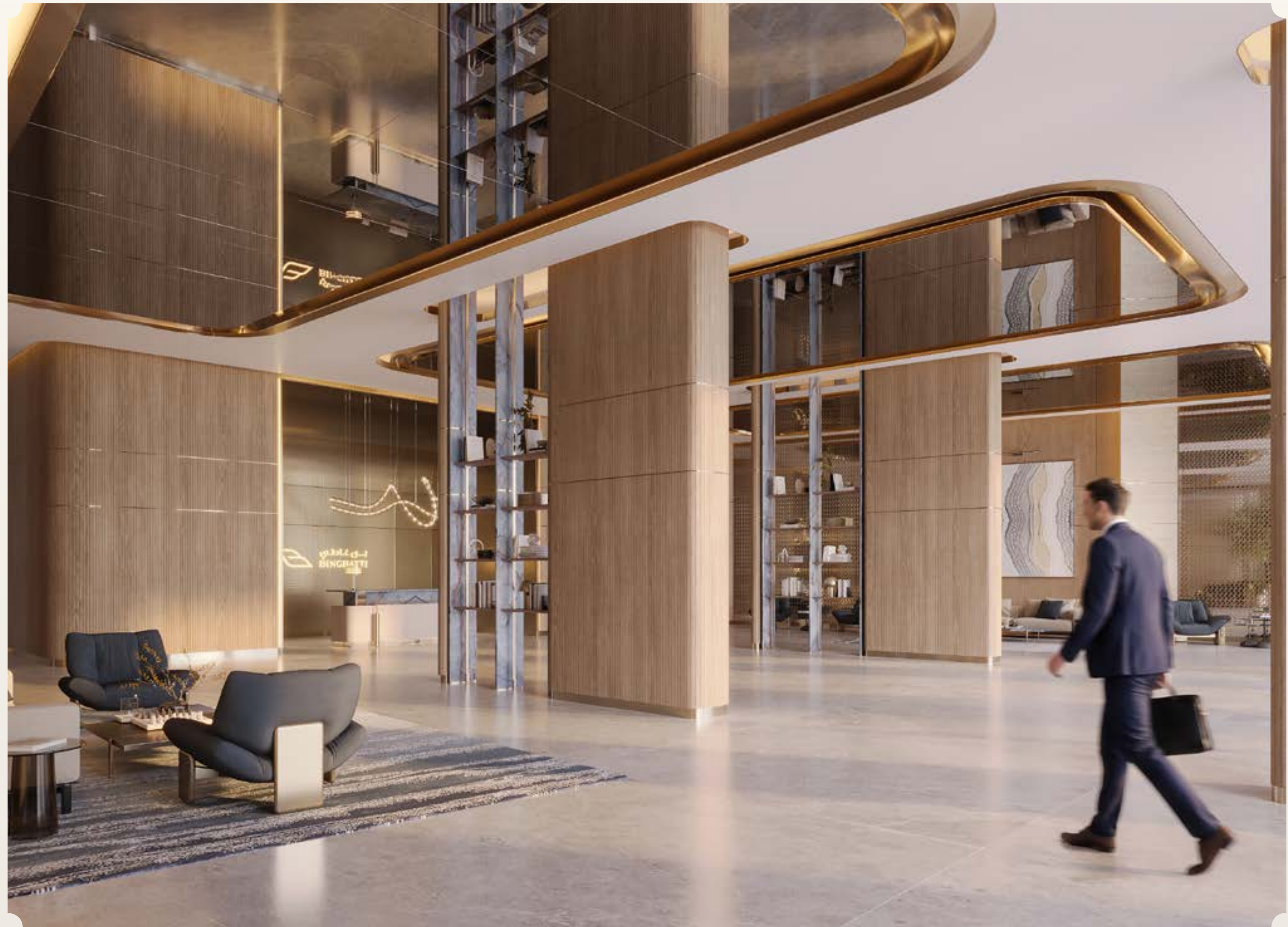
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PORCELAIN TILE AT APARTMENTS



“AN ARRIVAL  
SPACE  
WHERE EVERY  
SURFACE IS  
COMPOSED  
WITH QUIET  
REFINEMENT”





A modern, open-plan living and dining area. A woman in a light-colored suit stands by a large floor-to-ceiling window, looking out at a cityscape. The room features a contemporary chandelier with multiple spherical lights, a light-colored sofa with blue and white pillows, a dining table with chairs, and a large abstract wall sculpture. The space is bright and airy, with light wood flooring and a minimalist aesthetic.

# REFINED FLOW, SHIELDED LIGHT

Every Home Within The Tower Is Designed For Optimal Functionality And Flow. The Open-Plan Layouts Utilise Floor-To-Ceiling Windows And Continuous Balconies That Run The Entire Length Of The Residence.

# TRUE LUXURY

IS FOUND IN THE PERFECTION OF DETAIL  
AND THE PURSUIT OF LASTING HARMONY





# ENDURING IN PRECISION

Binghatti Wraith Stands As Yet Another Testament To Our Uncompromising Standards Of Quality. We Embrace Energy-Efficient Building Practices And Utilise Sustainable, High-End Materials And Finishes Throughout The Structure.

This Commitment Ensures Long-Term Environmental Harmony And Reduces Utility Consumption. Our Focus On Build Quality Guarantees Permanence, Protecting The Physical Durability Of The Tower And Securing Enduring Asset Value.





T H E L U X U R Y O F P R E S E N C E

 بن غاطي  
BINGHATTI