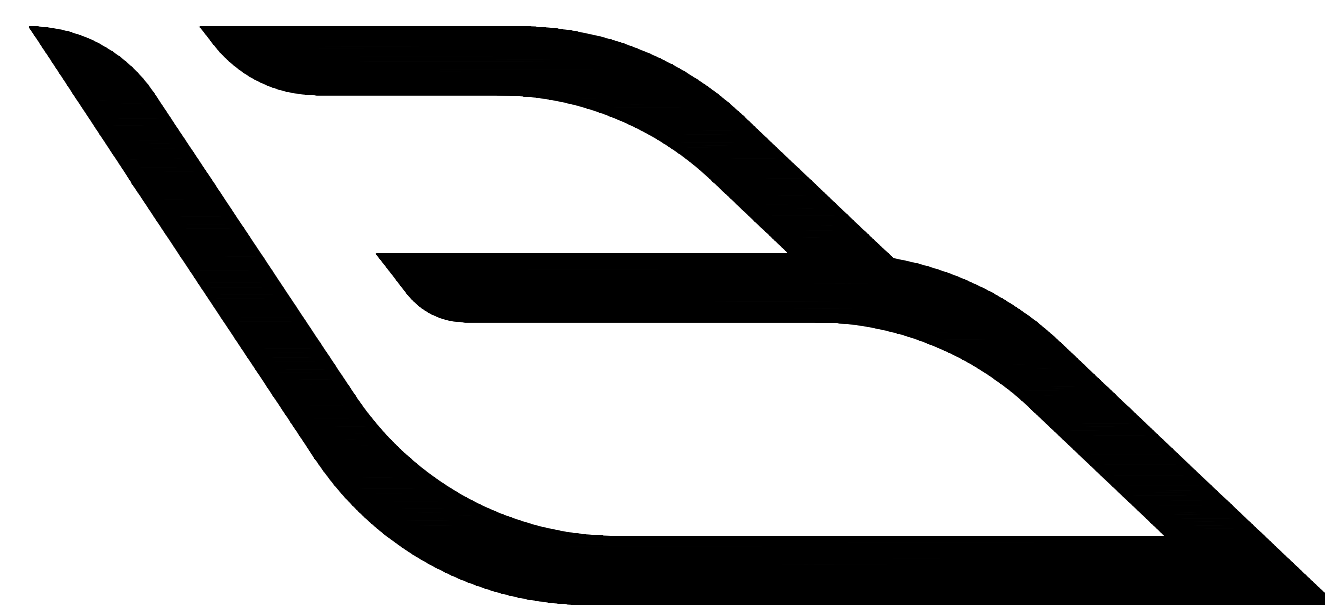




BINGHATTI SPECTRE

3B + G + P1 + P2 + P3 + 26 FLOORS (OFFICE + RESID. TOWER) +
MECHANICAL FLOOR + ROOF

JADDAF WATERFRONT



BINGHATTI SPECTRE

Silverstone
ARCHITECTURE

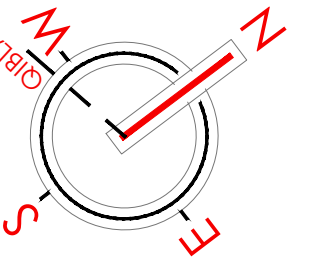
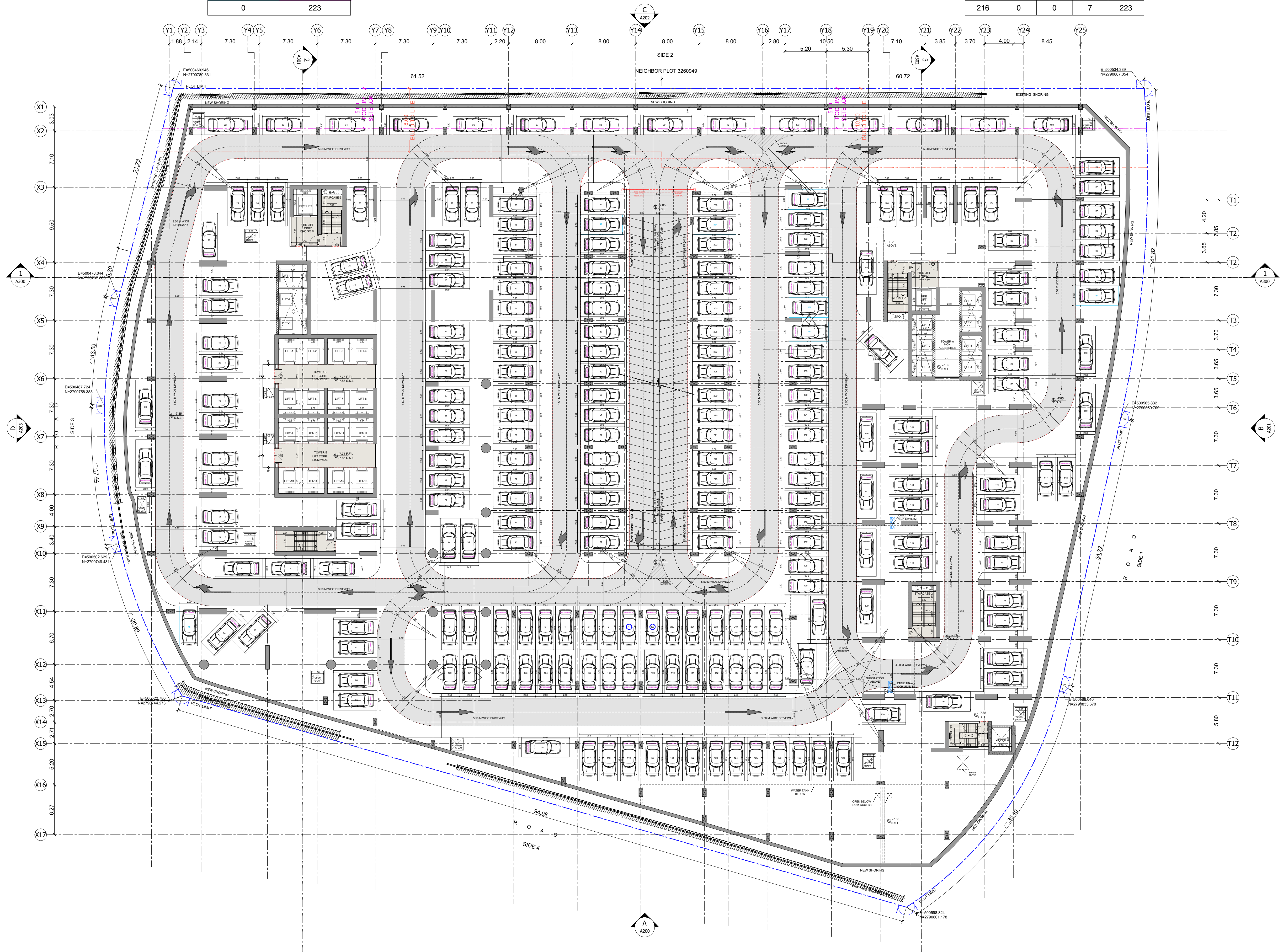


BASEMENT-3 FLOOR PLAN

Silvestone
ARCHITECTURE

PARKING	
RETAIL PARKING	OFFICE PARKING
0	223

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
216	0	0	7	223



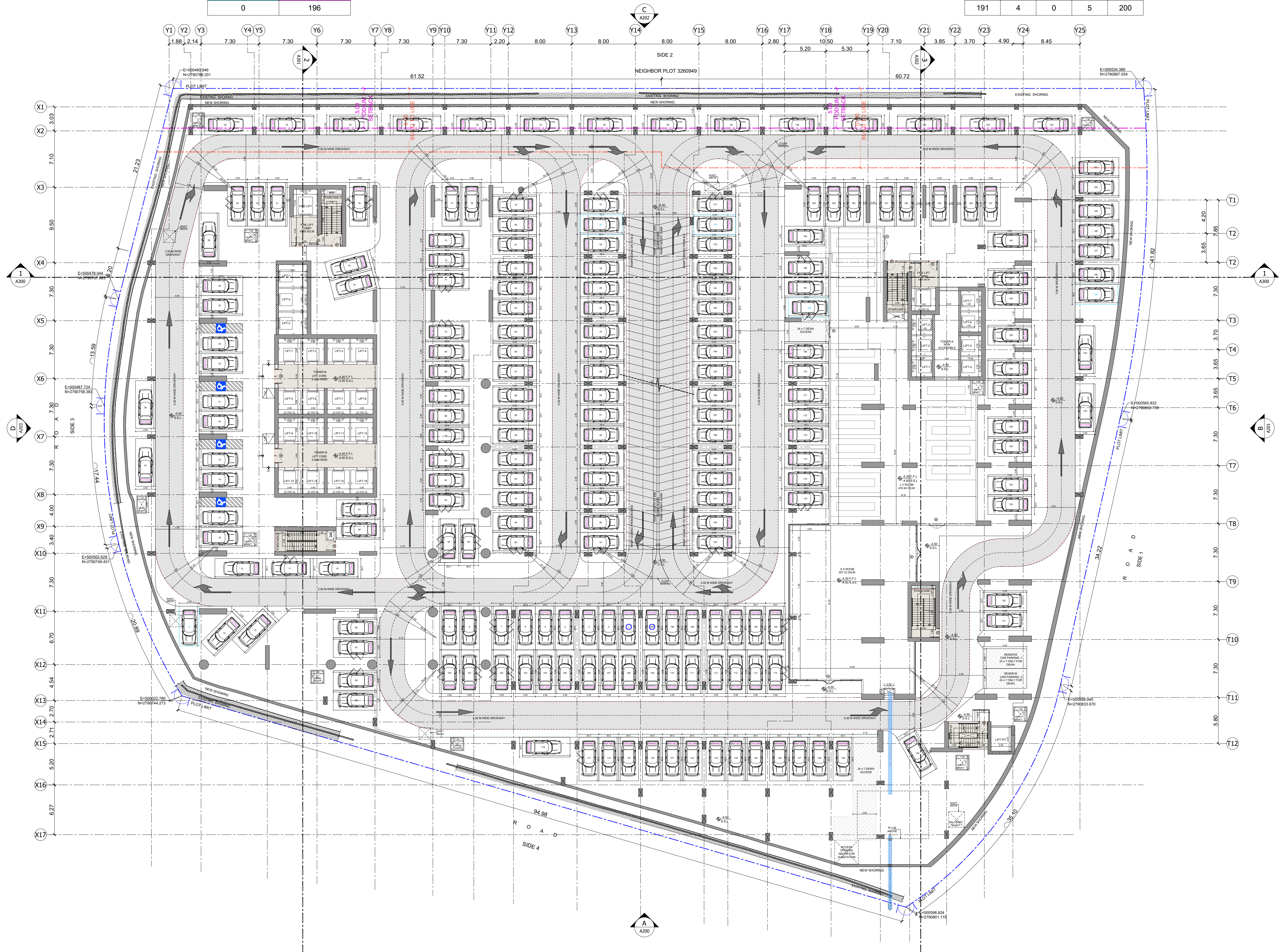
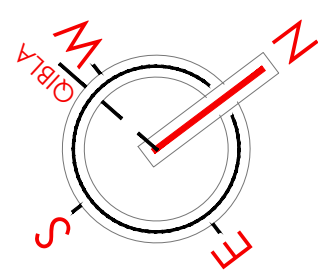
BINGHATTI SPECTRE

BASEMENT-2 FLOOR PLAN



PARKING	
RETAIL PARKING	OFFICE PARKING
0	196

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
191	4	0	5	200



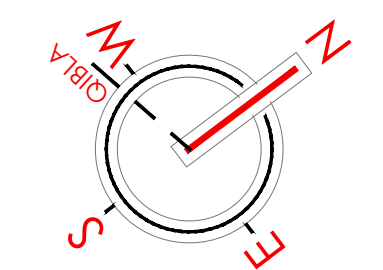
BINGHATTI SPECTRE

BASEMENT-1 FLOOR PLAN



PARKING	
RETAIL PARKING	OFFICE PARKING
24	119

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
142	5	0	3	150

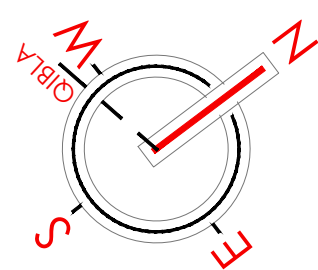


BINGHATTI SPECTRE

GROUND FLOOR PLAN



PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
222	1	0	5	228



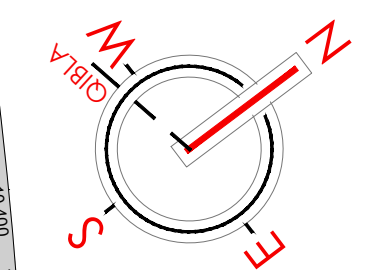
BINGHATTI SPECTRE

PODIUM-1 FLOOR PLAN

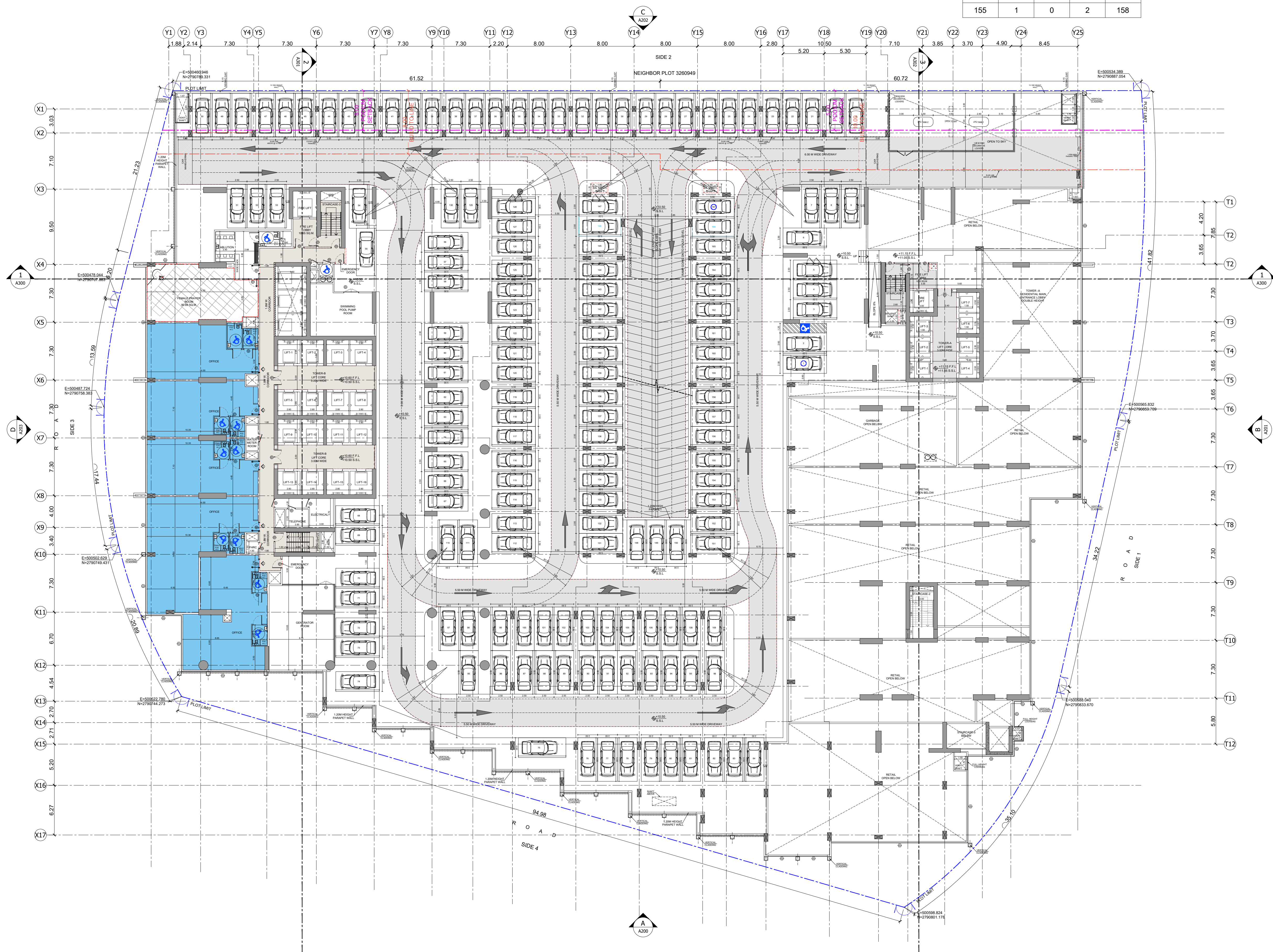
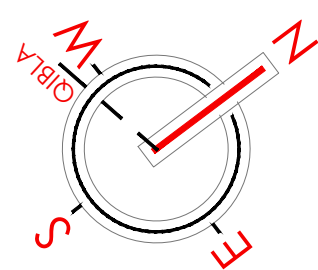


PARKING	
RETAIL PARKING	OFFICE PARKING
34	0

PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
155	1	0	2	158



PARKING TABULATION				
Normal	POD	Tandem	Small	TOTAL
155	1	0	2	158



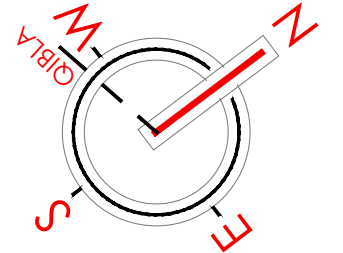
BINGHATTI SPECTRE

PODIUM-03 FLOOR PLAN



1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	9	1	0	12

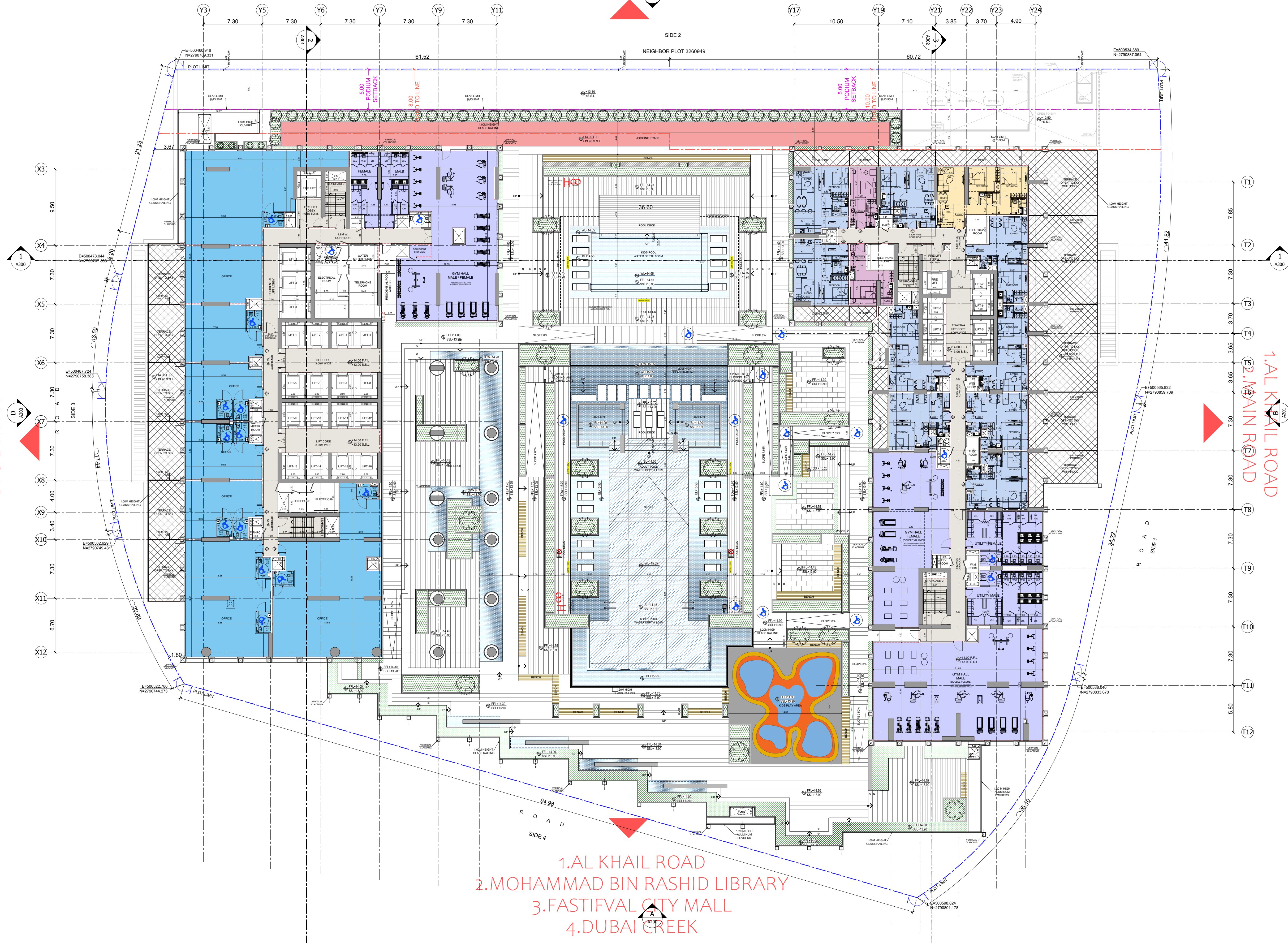


1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

1ST FLOOR PLAN



BINGHATTI SPECTRE

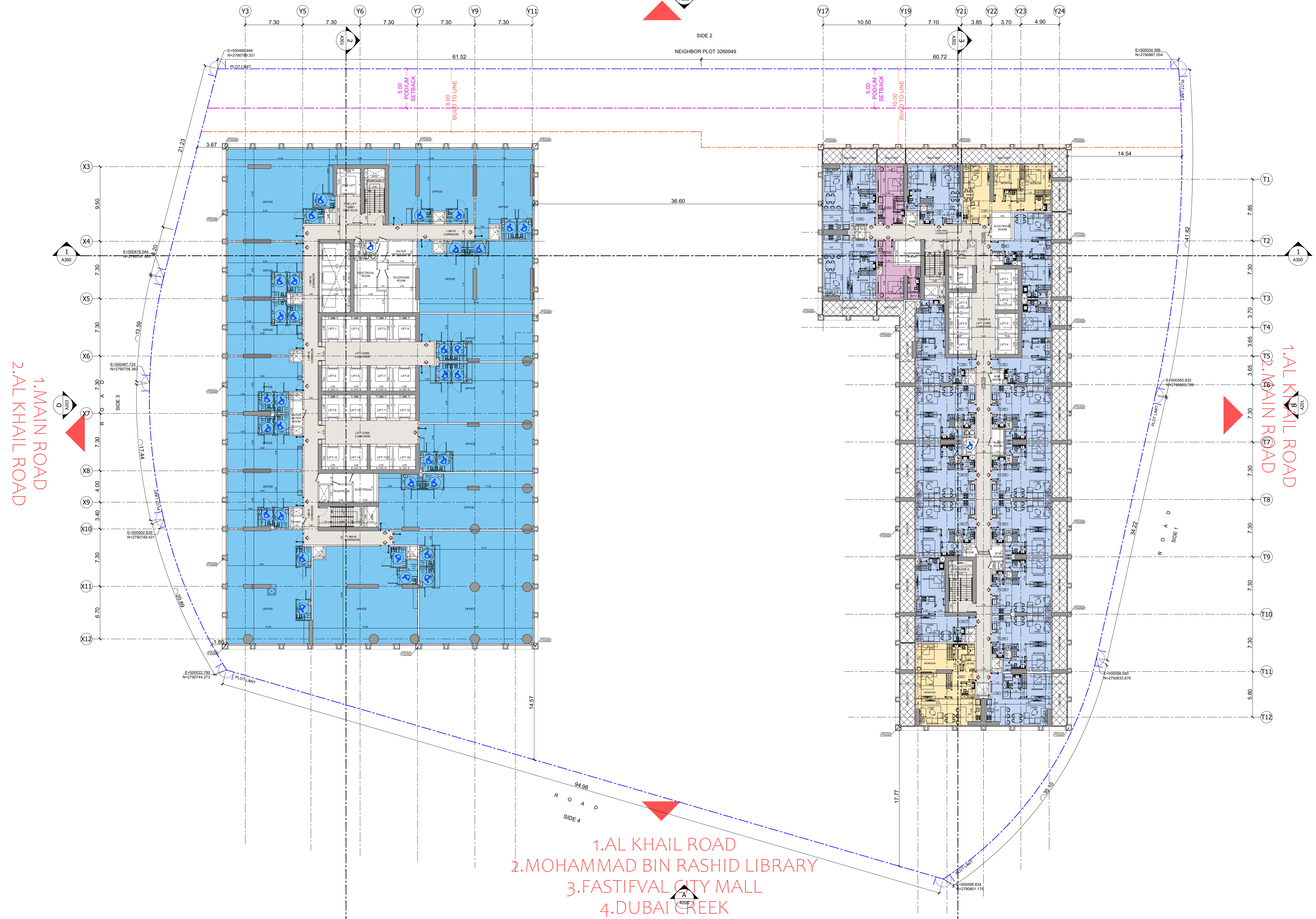
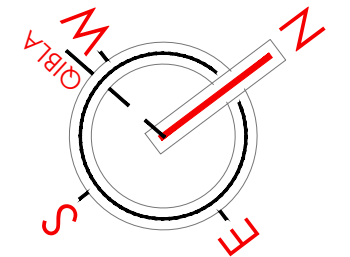


A red triangle and a black diamond with a white border. Inside the diamond, the letter 'C' is above the text 'A202'.



1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



3RD TO 4TH FLOOR PLAN

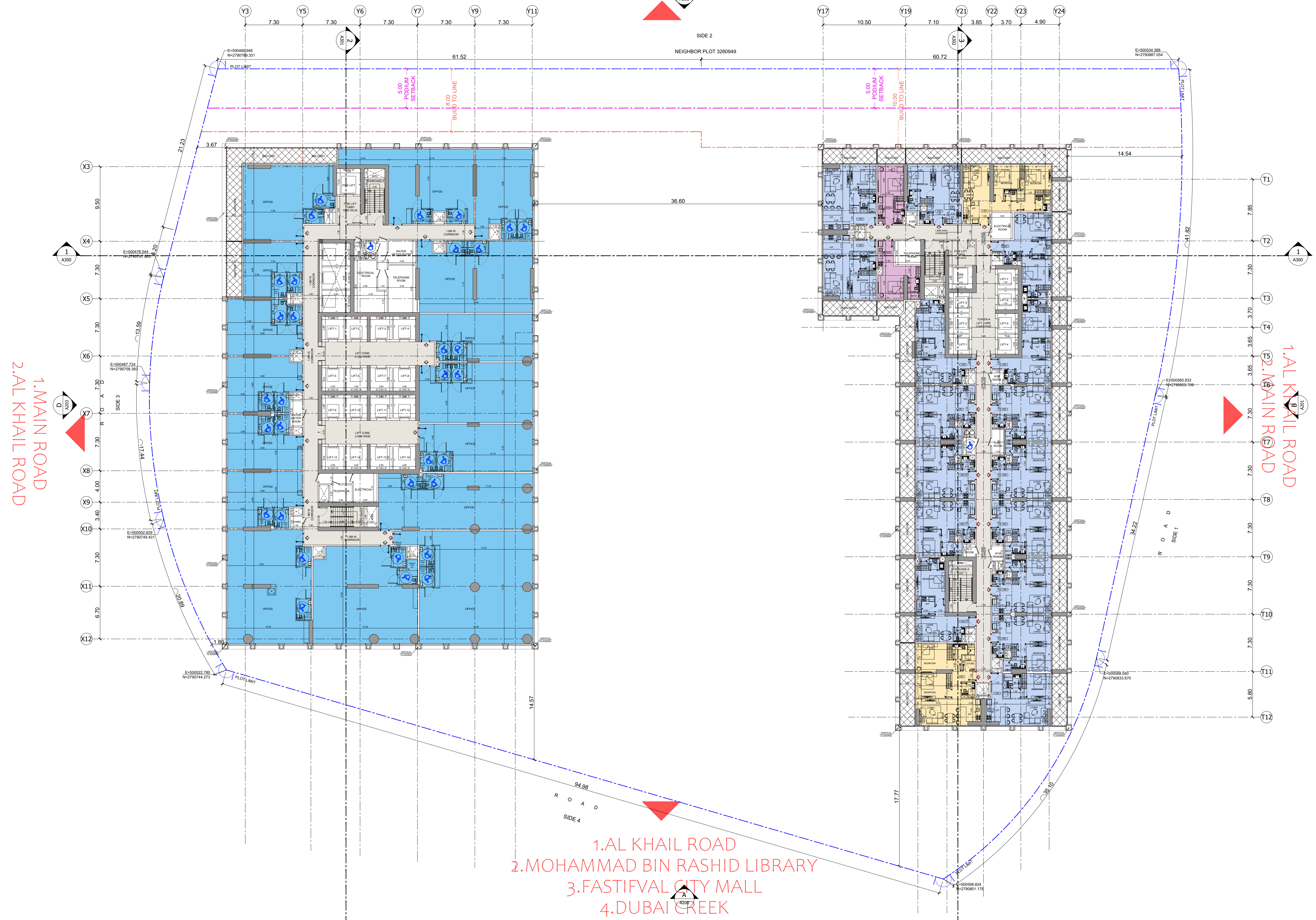
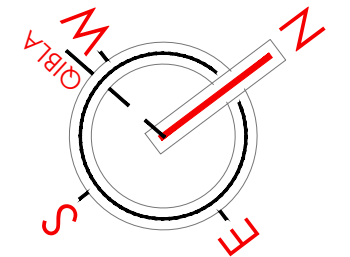


BINGHATTI SPECTRE



1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



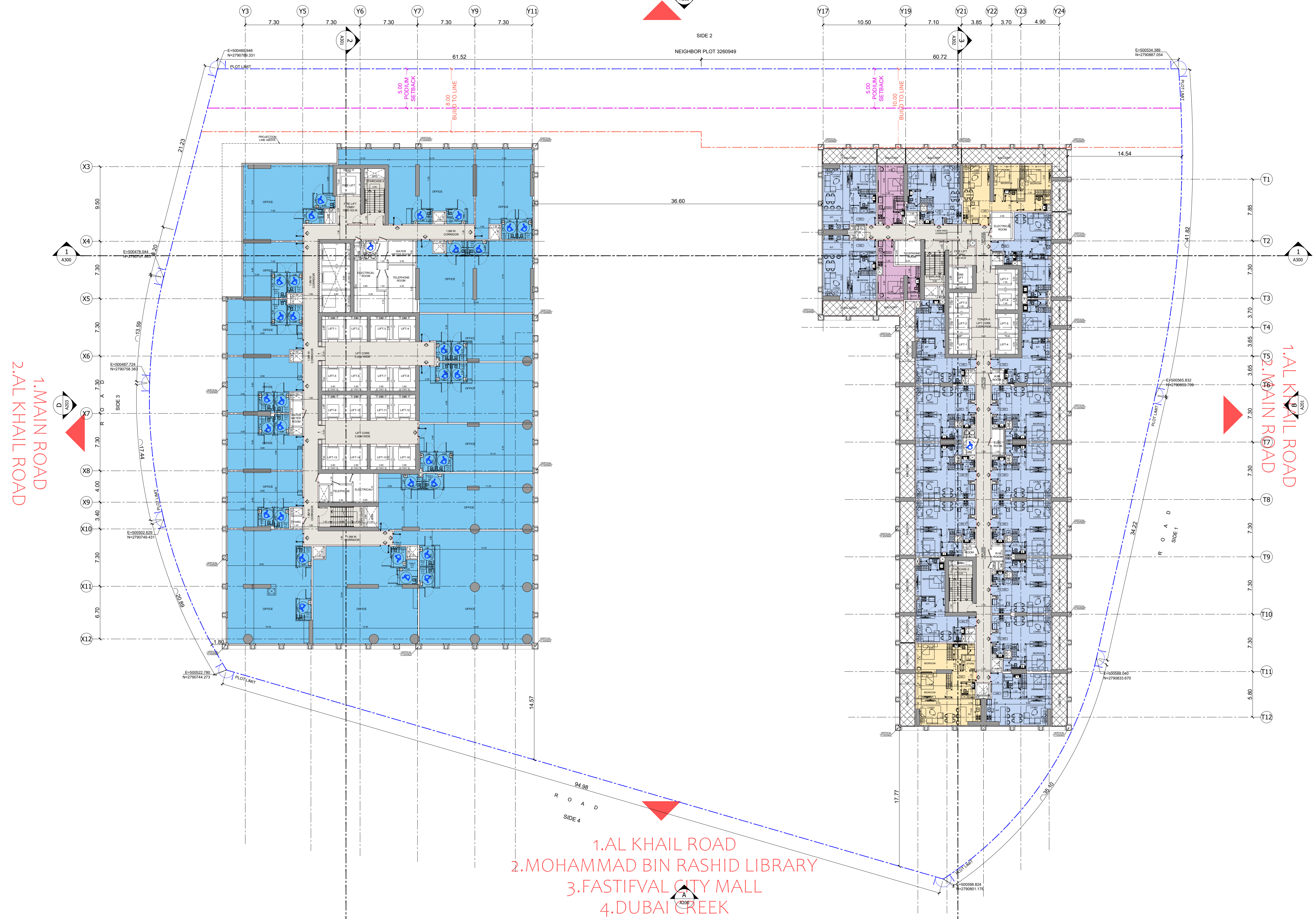
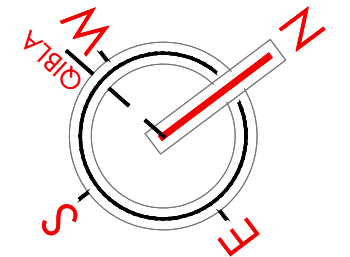
BINGHATTI SPECTRE

5TH FLOOR PLAN



1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



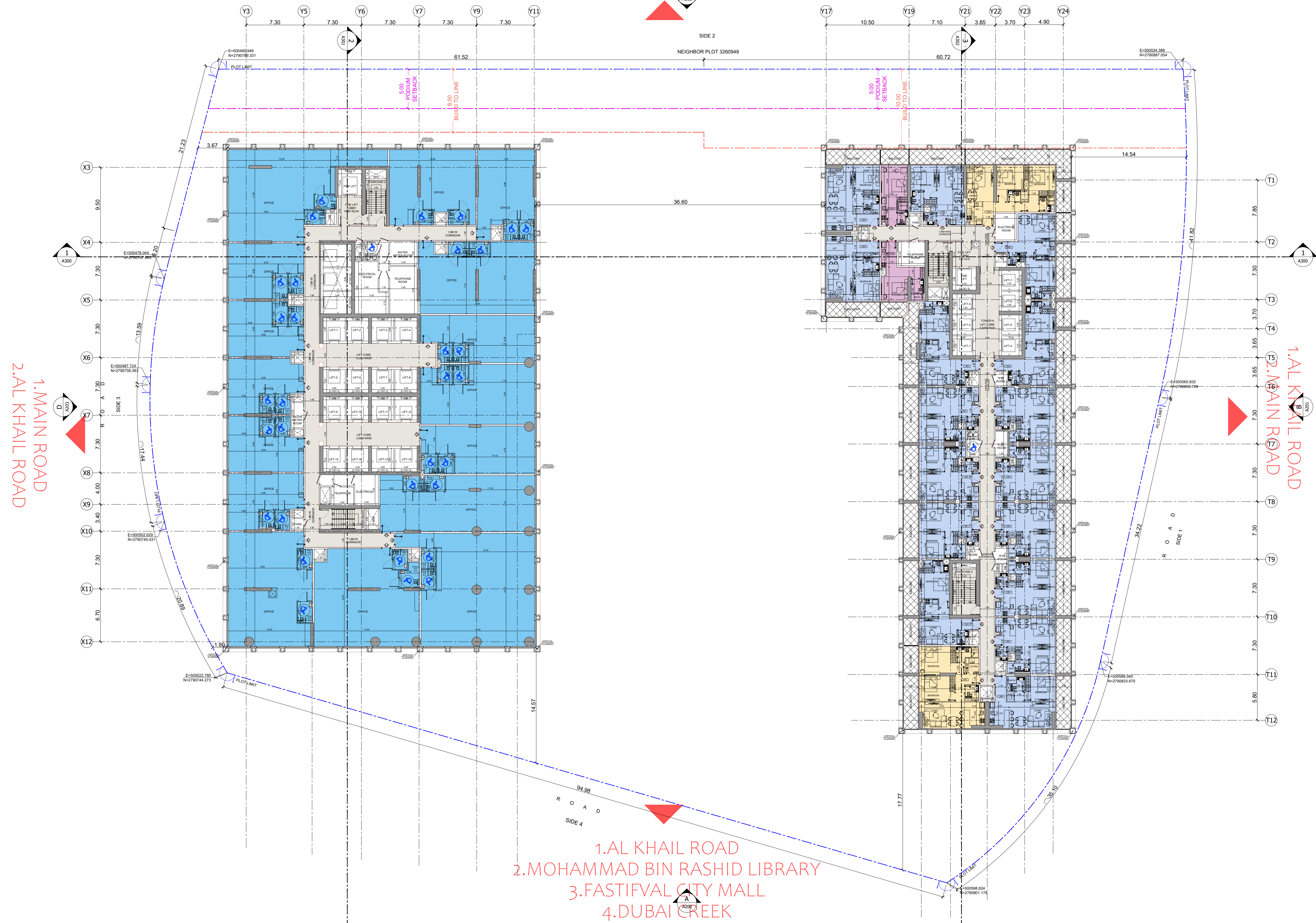
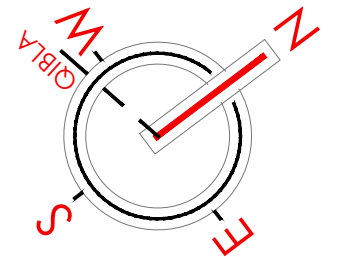
BINGHATTI SPECTRE

6TH to 8TH FLOOR PLAN



1.NEIGHBOUR PLOT

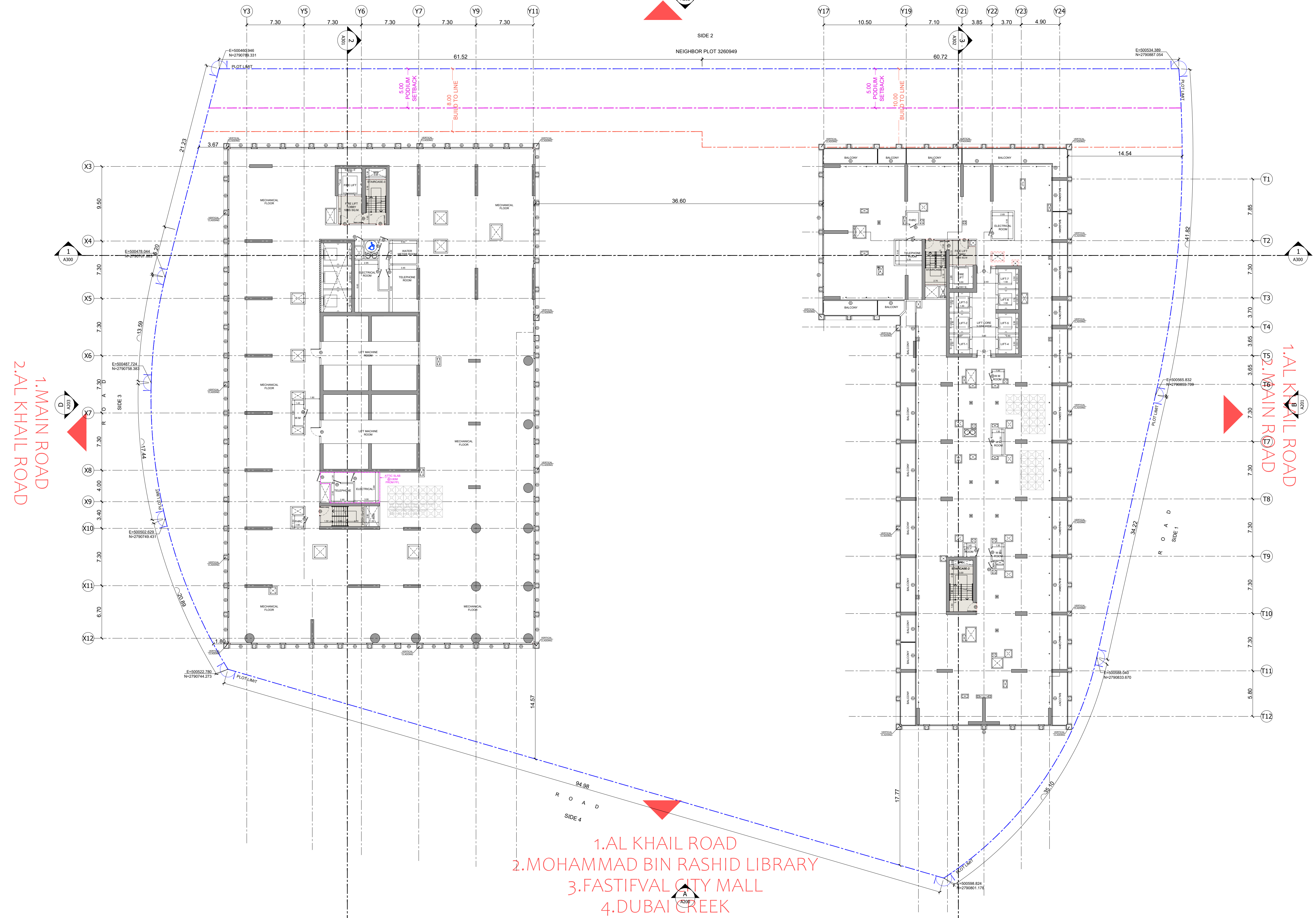
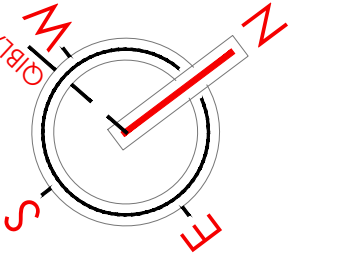
TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



BINGHATTI SPECTRE

9TH TO 15TH FLOOR PLAN

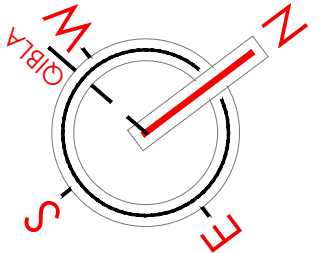




TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	13	1	0	16

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20



1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

- 1.AL KHAIL ROAD
- 2.MOHAMMAD BIN RASHID LIBRARY
- 3.FASTIFVAL CITY MALL
- 4.DUBAI CREEK



BINGHATTI SPECTRE

16TH FLOOR PLAN



TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
3	13	2	0	18

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

17TH FLOOR PLAN



BINGHATTI SPECTRE



TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
3	13	3	0	19

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	16	2	0	20

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK



BINGHATTI SPECTRE

18TH TO 25TH FLOOR PLAN



TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
2	9	3	0	14

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
0	13	1	1	15

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK



BINGHATTI SPECTRE

26TH FLOOR PLAN



TOWER-B RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
0	0	3	1	4

1.NEIGHBOUR PLOT

TOWER-A RESID. UNIT TABULATION				
STUDIO	1-BED	2-BED	3-BED	TOTAL
0	5	0	1	6

1.MAIN ROAD
2.AL KHAIL ROAD

1.AL KHAIL ROAD
2.MAIN ROAD

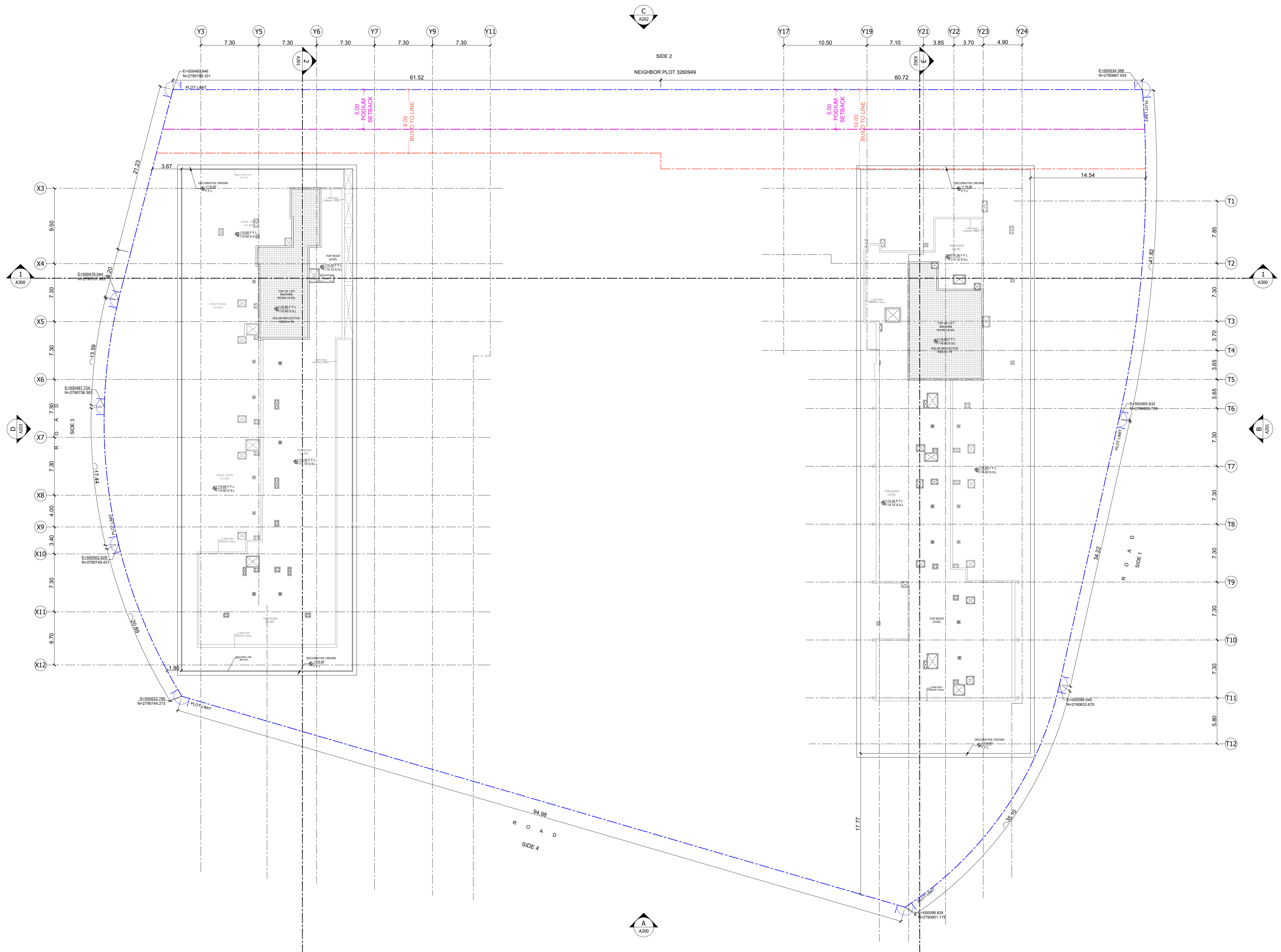
1.AL KHAIL ROAD
2.MOHAMMAD BIN RASHID LIBRARY
3.FASTIFVAL CITY MALL
4.DUBAI CREEK

ROOF FLOOR PLAN



BINGHATTI SPECTRE



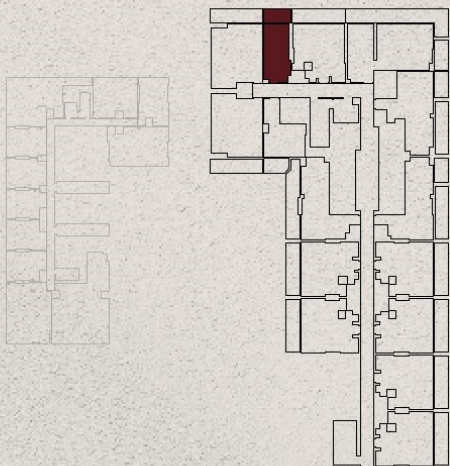


BINGHATTI SPECTRE

TOP OF LIFT MECHANICAL FLOOR PLAN



Studio
Type 01

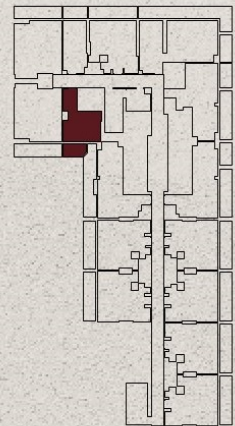
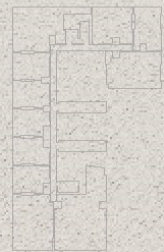


AREA	SQ.M	SQ.FT
SUITE AREA	27.63 m²	297.41 ft²
BALCONY AREA	6.96 m²	74.92 ft²
TOTAL UNIT AREA	34.59 m²	372.32 ft²



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.

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

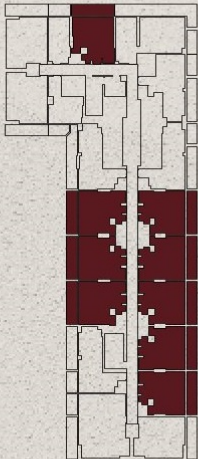


AREA	SQ.M	SQ.FT
SUITE AREA	56.15 m²	604.39 ft²
BALCONY AREA	13.98 m²	150.48 ft²
TOTAL UNIT AREA	70.13 m²	754.87 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	12 m²
LIVING AND DINING	17 m²
KITCHEN	10 m²
CORRIDOR	6 m²
LAUNDRY	1 m²

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.

1 Bedroom
Type 02

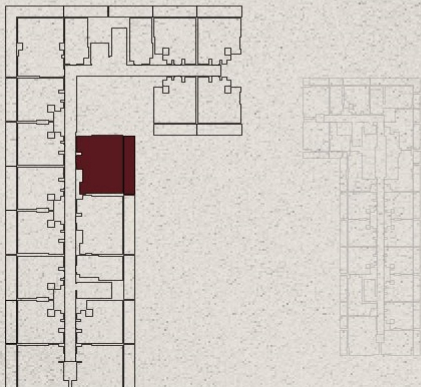


AREA	SQ.M	SQ.FT
SUITE AREA	51.39 m ²	553.16 ft ²
BALCONY AREA	13.51 m ²	145.42 ft ²
TOTAL UNIT AREA	64.90 m ²	698.58 ft ²

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

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.

2 Bedroom
Type 01



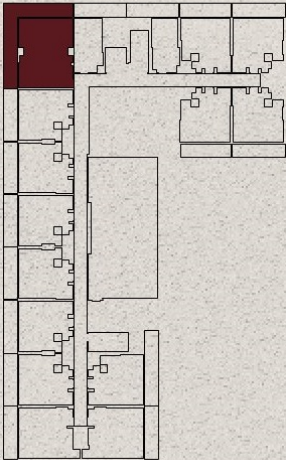
AREA	SQ.M	SQ.FT
SUITE AREA	74.68 m²	803.85 ft²
BALCONY AREA	19.38 m²	208.60 ft²
TOTAL UNIT AREA	94.06 m²	1012.45 ft²

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

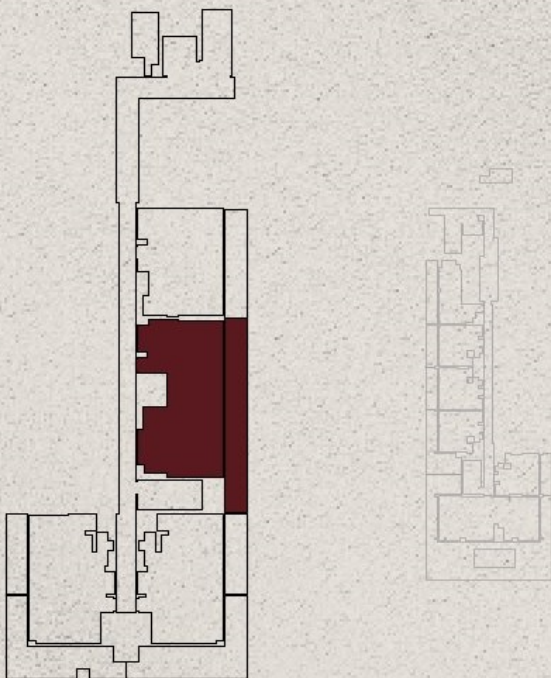


AREA	SQ.M	SQ.FT
SUITE AREA	73.51 m²	791.26 ft²
BALCONY AREA	39.92 m²	429.70 ft²
TOTAL UNIT AREA	113.43 m²	1220.95 ft²

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

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.

3 Bedroom
Type 01



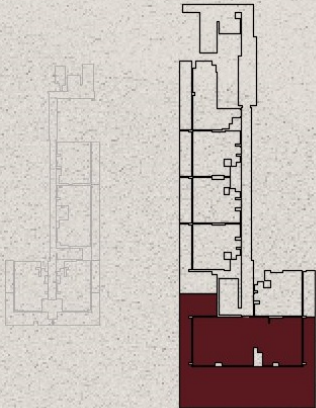
AREA	SQ.M	SQ.FT
SUITE AREA	100.91 m ²	1086.19 ft ²
BALCONY AREA	34.59 m ²	372.32 ft ²
TOTAL UNIT AREA	135.50 m ²	1458.51 ft ²

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



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.

3 Bedroom
Type 02



AREA	SQ.M	SQ.FT
SUITE AREA	127.71 m²	1374.66 ft²
BALCONY AREA	190.59 m²	2051.49 ft²
TOTAL UNIT AREA	318.30 m²	3426.15 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	6 m²
M. BEDROOM	17 m²
BATHROOM	4 m²
BEDROOM 01	16 m²
BATHROOM	5 m²
BEDROOM 02	18 m²
LIVING AND DINING	20 m²
KITCHEN	12 m²
CORRIDOR	15 m²
LAUNDRY	5 m²

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