

بن غاطي ستار فول  
BINGHATTI STARFALL

AL JADDAF

OFF-MARKET LAUNCH

CONFIDENTIAL

Where Light Becomes Legacy

# Your Private Window to the Stars.

Binghatti Starfall translates the wonder of astronomy into architecture, lighting and lifestyle. From its signature Observatory to celestial design details and its falling-light façade, the concept gives the development a distinctive identity without compromising contemporary residential living.



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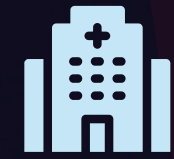
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# A World of Luxury in Al Jaddaf

Convenience in a Calmer Side of Dubai



Al Jaddaf Metro Station  
**4 Minutes**



Dubai Healthcare City (DHCC)  
**5 Minutes**



Dubai International Airport (DXB)  
**6 Minutes**



Burj Khalifa & Downtown Dubai  
**8 Minutes**



Business Bay & DIFC  
**9 Minutes**

Jumeirah Beach

D94

D92

Coca Cola Arena

The Museum  
of the Future

Dubai World  
Trade Centre

Dubai Frame

Oud Metha

Za'abeel

ICD Brookfield  
Place

DIFC

Burj Khalifa  
& Dubai Mall

KidZania  
Dubai

Business Bay

Za 'abeel Palace

بن غاطي ستار فول  
BINGHATTI STARFALL

Grand  
Hyatt Dubai

DXB

Dubai  
International  
Airport

Al Jaddaf  
Metro Station

Al Jaddaf

Al Khail Road E44

Dubai Design  
District

Swiss International  
Scientific School

Creek Harbour Public  
Viewing Deck

Vida Creek  
Harbour

Ras Al Khor

Dubai Creek Harbour

Nad Al Sheba 1

Business Bay  
Bridge

D68

D68

E44

# A Distinctive Architectural Identity After Dark

The Meteor Trail uses continuous lighting to create a falling-light effect, extending from the Observatory through the building and into the landscape.



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# Unique Selling Points

- **Minutes Away from Jaddaf Metro Station** - Green line
- **Minutes Away** from Burj Khalifa & Dubai Mall
- **Future Etihad Rail** will have a stop in Al Jaddaf Area
- **Accessibility to Major Roads**
  - E11 Shaikh Zayed Road    - E44 Al Khail Road
  - Oud Metha (Dubai – Ain)   - Future Etihad Rail station
- **Mixed-use Development**
  - Residential Units
  - Retail



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# Unique Selling Points - Amenities



The  
Observatory



Celestial  
Cartography



Meteor  
Trail



The Observatory  
Dome



Children's  
Play Area



Sun  
Lounge



Yoga/Aerobics  
Platform



Wellness  
Facilities



Family Sitting  
& Social Nooks



Adults &  
Children's Pool

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# Stargazing Beneath Dubai's Night Sky

Set on the amenity podium, the observatory deck features telescopes and dedicated viewing areas for residents to stargaze above Dubai.



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# The Most Competitive Prices in Al Jaddaf

| UNIT TYPES            | STARTING PRICE - AED | STARTING PRICE - USD | STARTING PRICE - SAR | STARTING PRICE - GBP |
|-----------------------|----------------------|----------------------|----------------------|----------------------|
| Studio                | 759,999              | 206,802              | 775,199              | 152,000              |
| 1 Bedroom             | 1,234,999            | 336,054              | 1,259,699            | 247,000              |
| 1 Bedroom Royal Suite | 1,599,999            | 435,374              | 1,631,999            | 320,000              |
| 2 Bedroom             | 1,974,999            | 537,415              | 2,014,499            | 395,000              |
| 2 Bedroom Royal Suite | 2,499,999            | 680,272              | 2,549,999            | 500,000              |
| Retail                | 2,397,999            | 652,517              | 2,445,959            | 479,600              |

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# An Arrival Written in the Stars

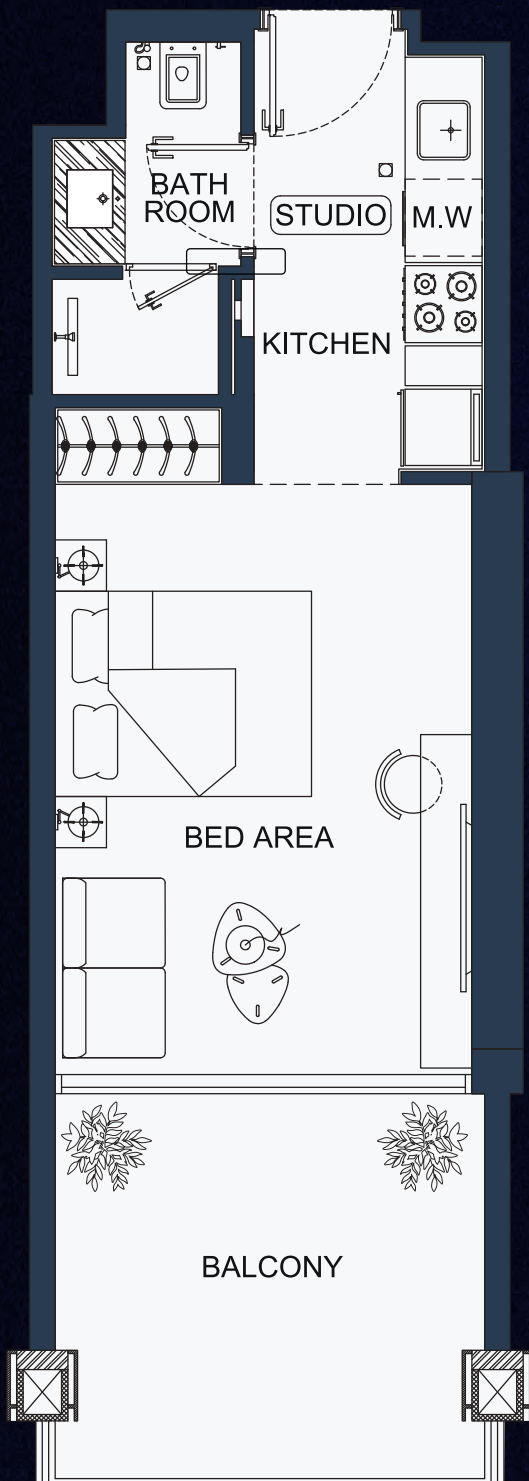
A double-height lobby illuminated by a fibre-optic constellation ceiling, complemented by warm bronze and pale stone finishes inspired by the colours of dusk.



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# Floor Plans



STUDIO



1 BEDROOM



2 BEDROOM

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