
BINGHATTI
CULLINAN

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BINGHATTI

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

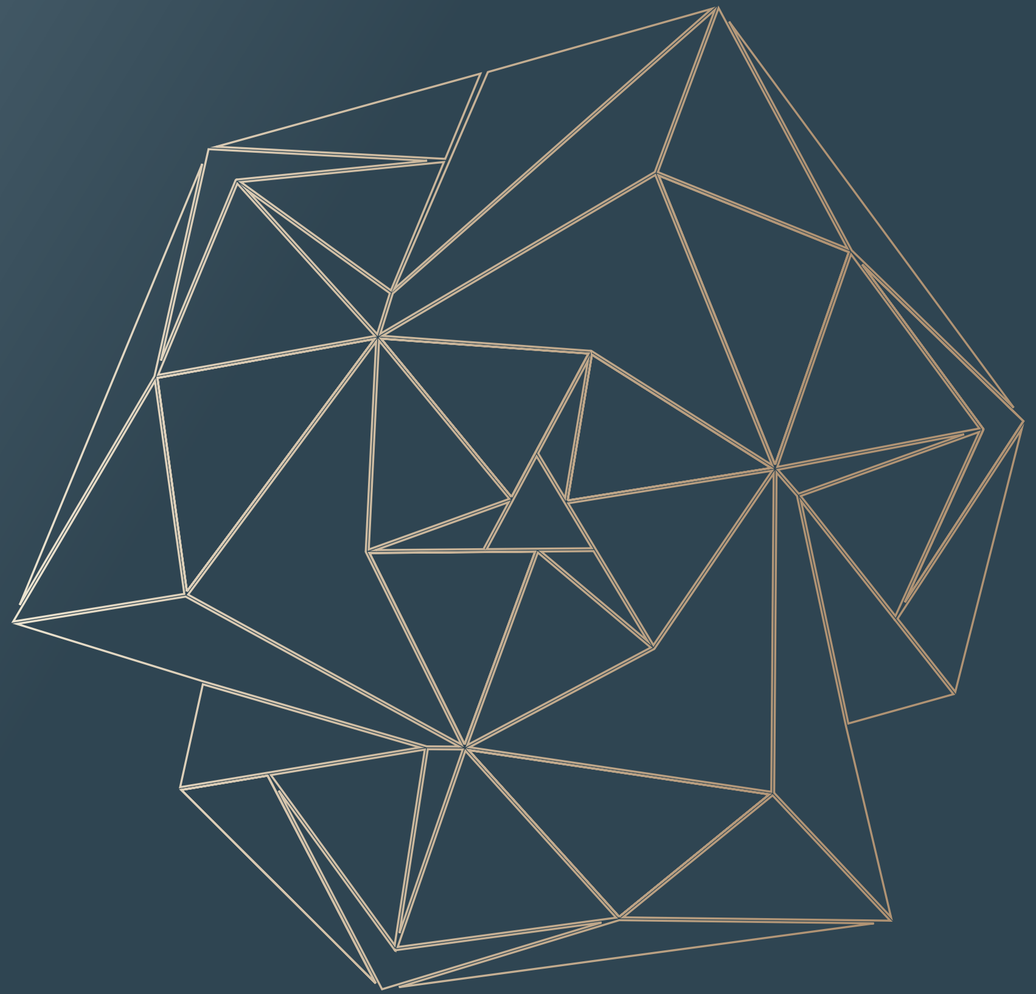
THERE YOU DISCOVER

CULLINAN

ABOUT CULLINAN

01

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.

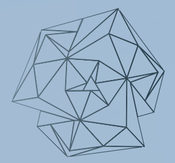


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UNDENIABLE STATURE AND DESIGN

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.



BINGHATTI

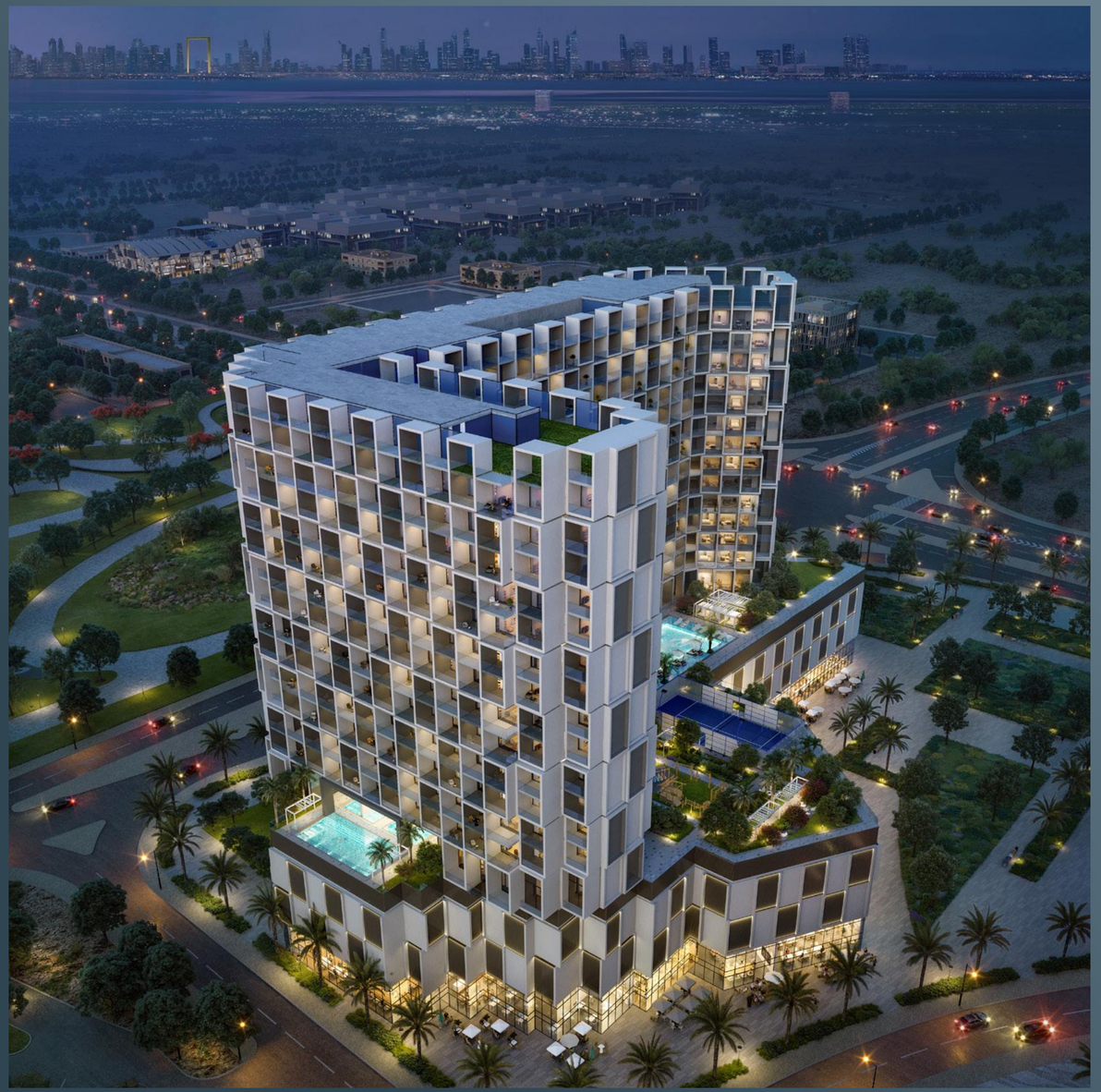
CULLINAN

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

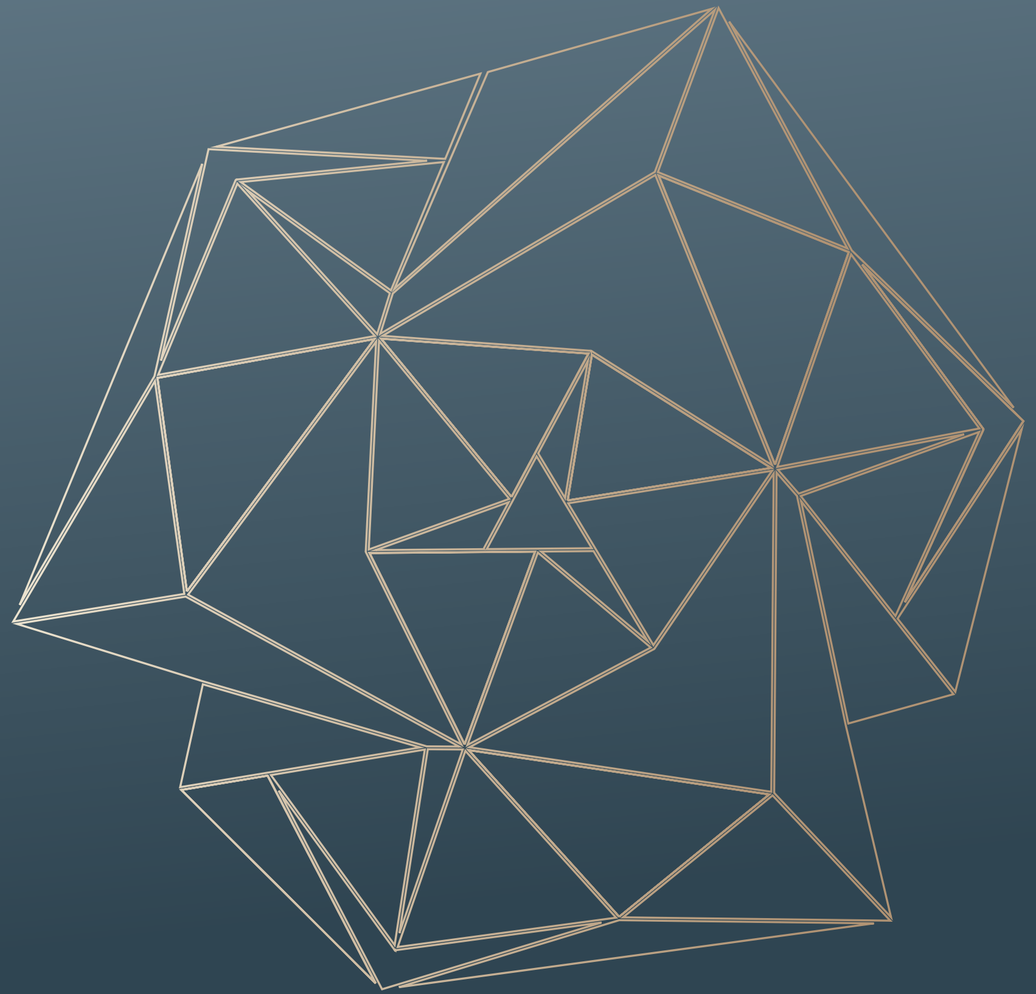
03



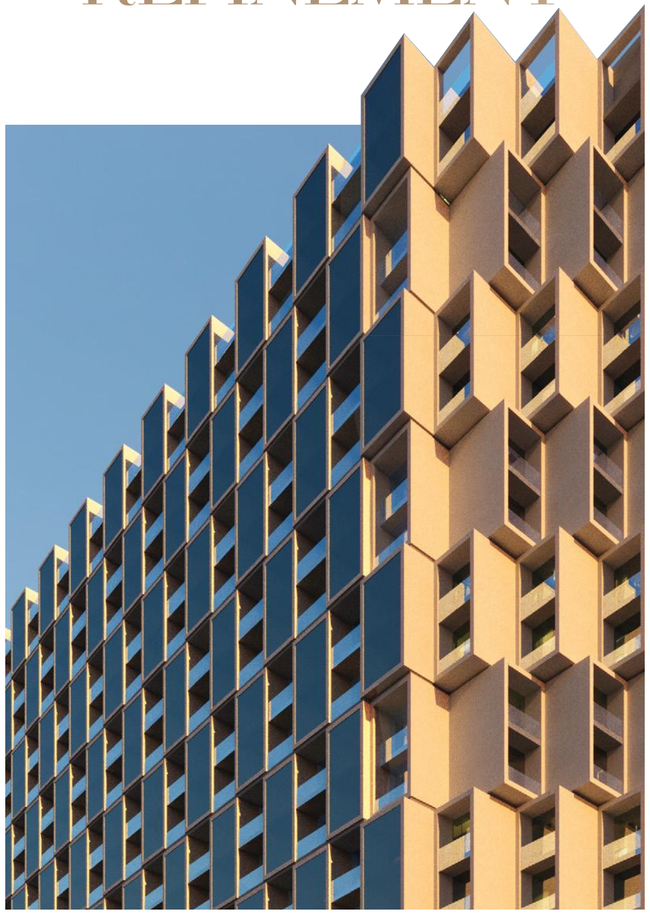
DESIGN DETAILS

02

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



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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

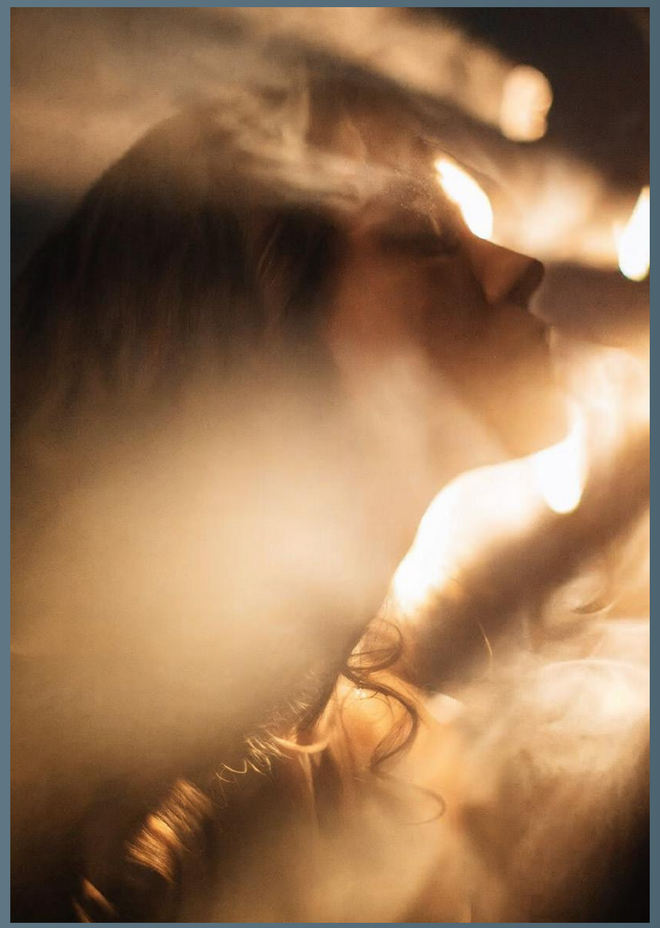




THE VISION
OF FLOW & BALANCE

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**.



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FOR THOSE WHO PRIORITISE RARITY

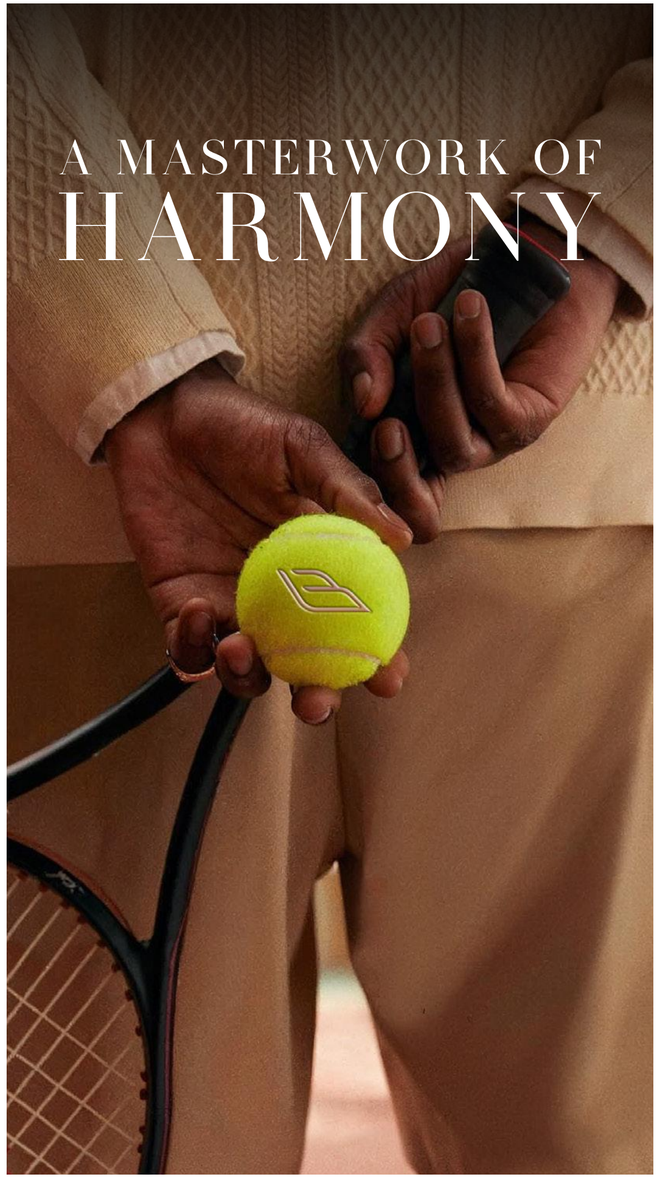
The is your invitation to a life of unburdened discretion. Cullinan is for discerning individuals and families who seek superior value without forfeiting connection. True luxury lies in the ease of life.

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.



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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


Chrome Metal Finish
Mirror
Fabric
Wallpaper
Feature Marble
Travertine Stone
Cladding & Flooring
Feature Marble
Cement Ivory Slab
General Wood
Walnut
Kit Kat tiles
Feature Acrylic Paint


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CRAFTED WITH ENDURING PRECISION

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









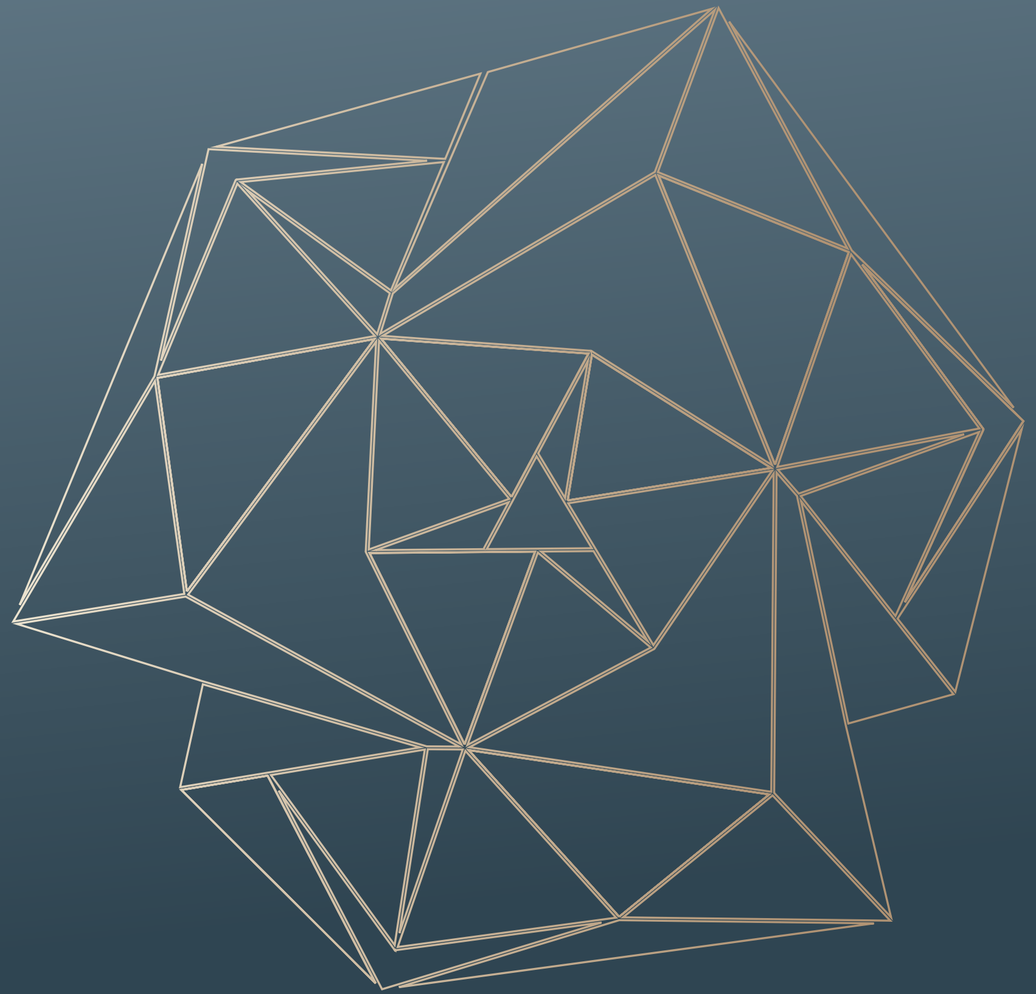


A home is not just an asset. It is a **treasure**.
Tranquility in its most refined expression.

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.

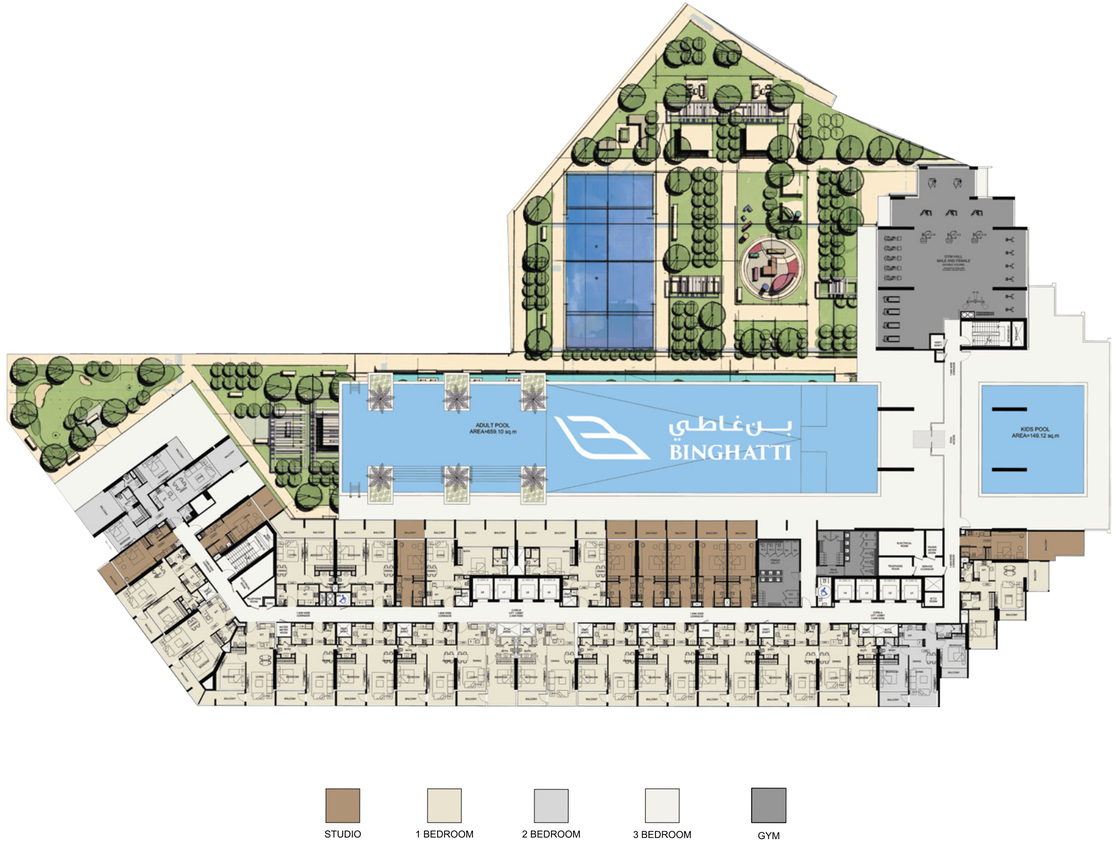


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TYPICAL FLOOR PLANS

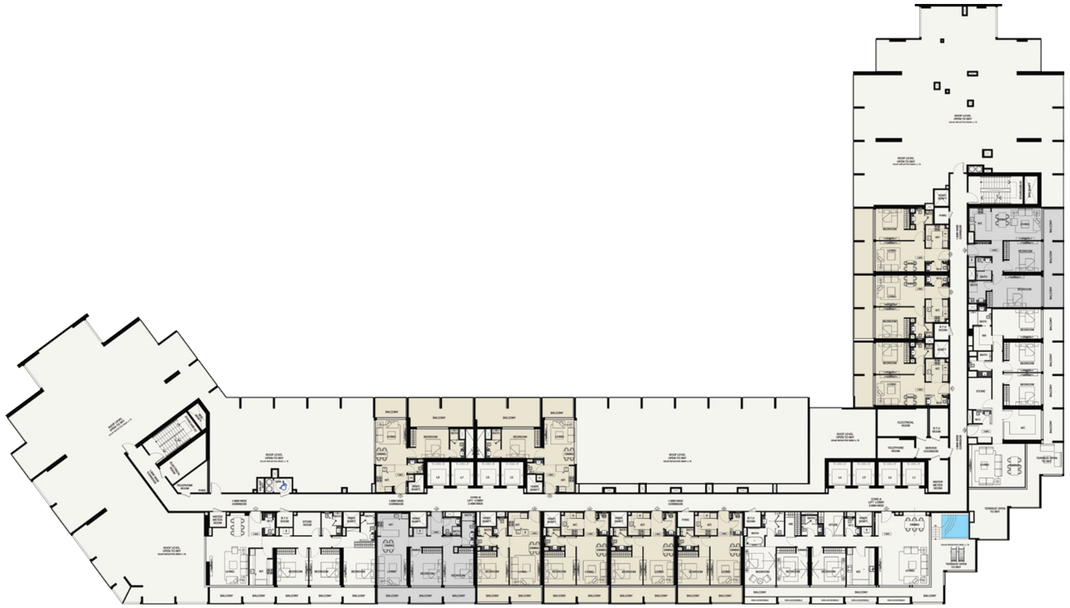
TYPICAL PLAN - FIRST FLOOR

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TYPICAL PLAN - ROOF FLOOR

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STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM GYM

TYPICAL PLAN - SECOND FLOOR

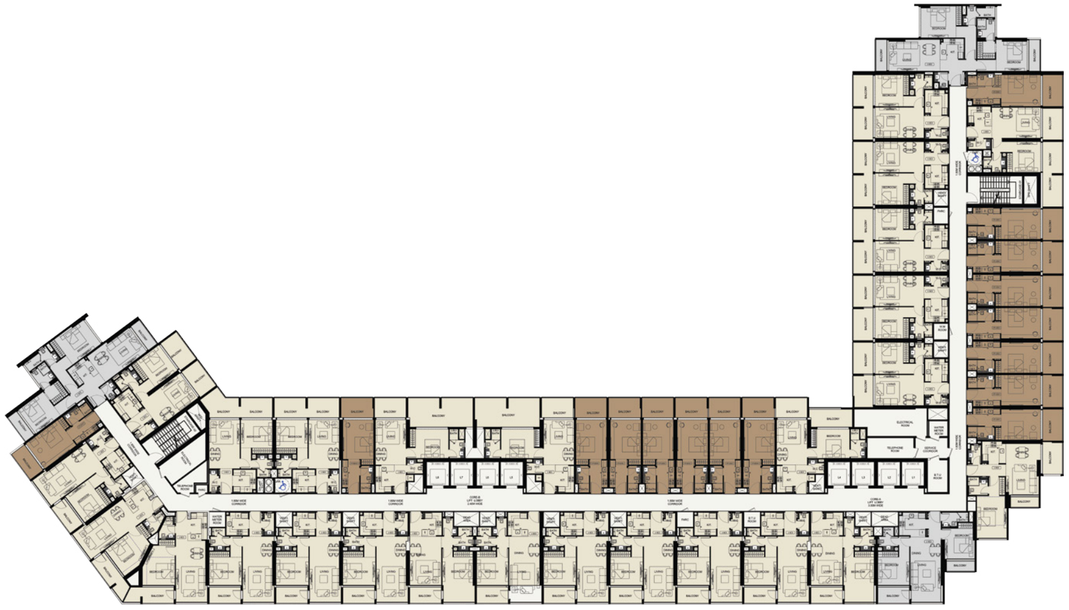
BINGHATTI - CULLINAN



STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM GYM

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

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STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM GYM

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

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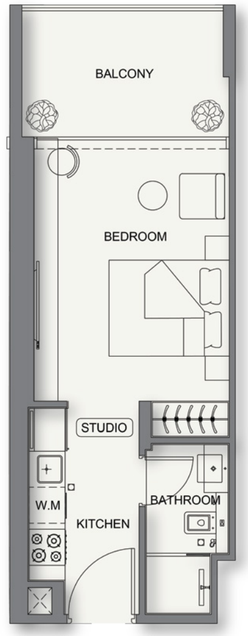
STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM GYM

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STUDIO FLOOR PLANS

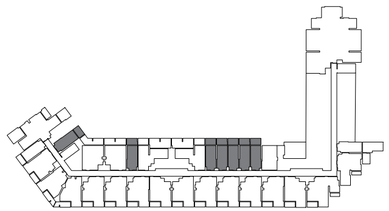
STUDIO BEDROOM TYPE 01

BINGHATTI - CULLINAN



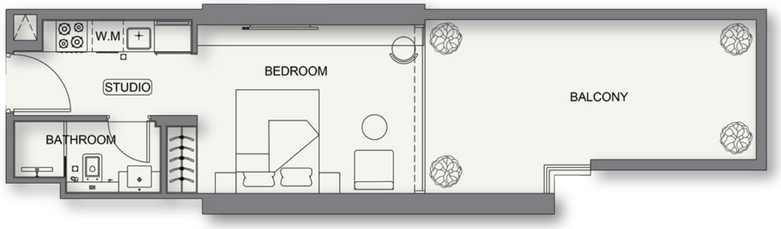
AREA	SQ. M	SQ. FT
SUITE AREA	28.39 m²	305.59 ft²
BALCONY AREA	7.65 m²	82.34 ft²
TOTAL UNIT AREA	36.04 m²	387.93 ft²

FLAT DESIGN COMPONENTS	
STUDIO	15 m²
KITCHEN	6 m²
BATHROOM	4 m²



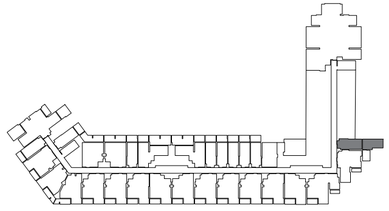
STUDIO BEDROOM TYPE 02

BINGHATTI - CULLINAN



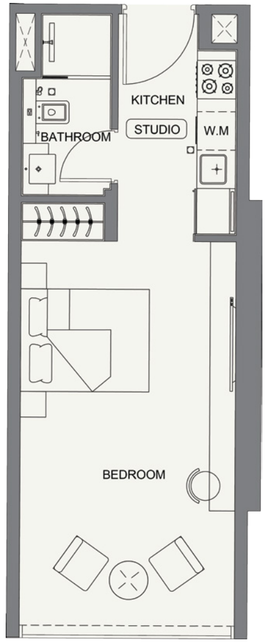
AREA	SQ. M	SQ. FT
SUITE AREA	28.03 m²	301.71 ft²
BALCONY AREA	21.01 m²	226.15 ft²
TOTAL UNIT AREA	49.04 m²	527.86 ft²

FLAT DESIGN COMPONENTS	
STUDIO	14 m²
KITCHEN	6 m²
BATHROOM	4 m²



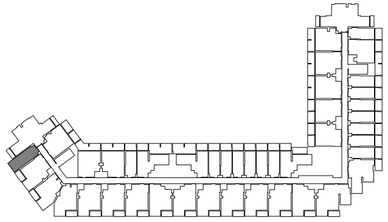
STUDIO BEDROOM TYPE 03

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AREA	SQ. M	SQ. FT
SUITE AREA	34.66 m²	373.08 ft²
BALCONY AREA	0.00 m²	0.00 ft²
TOTAL UNIT AREA	34.66 m²	373.08 ft²

FLAT DESIGN COMPONENTS	
STUDIO	21 m²
KITCHEN	6 m²
BATHROOM	4 m²

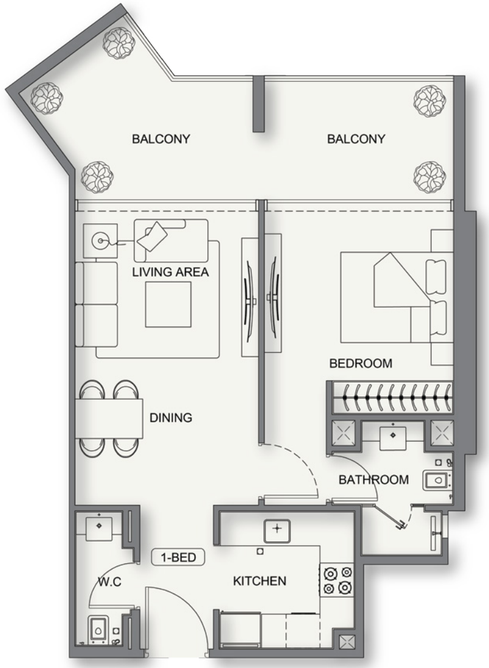


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1 BEDROOM FLOOR PLANS

1 BEDROOM TYPE 01

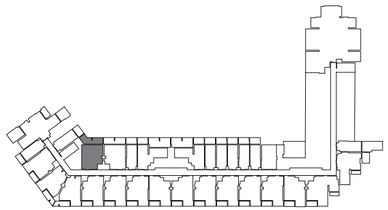
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AREA	SQ. M	SQ. FT
SUITE AREA	52.28 m²	562.74 ft²
BALCONY AREA	17.55 m²	188.91 ft²
TOTAL UNIT AREA	69.83 m²	751.64 ft²

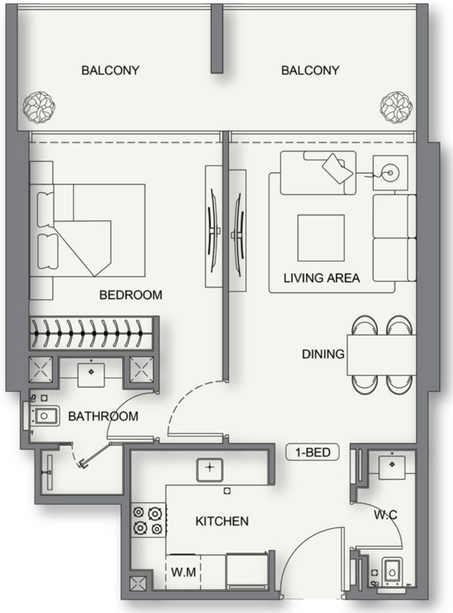
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



1 BEDROOM TYPE 02

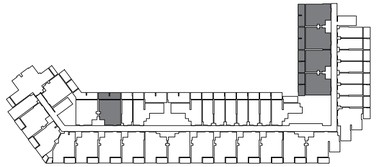
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	52.40 m²	564.03 ft²
BALCONY AREA	15.27 m²	164.36 ft²
TOTAL UNIT AREA	67.67 m²	728.39 ft²

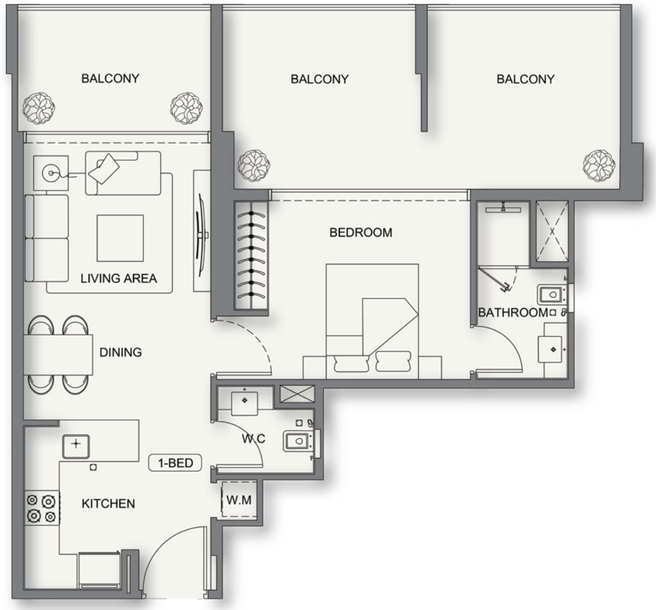
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



1 BEDROOM TYPE 03

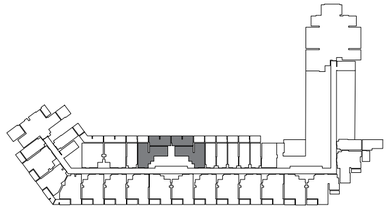
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.12 m²	550.25 ft²
BALCONY AREA	30.25 m²	325.61 ft²
TOTAL UNIT AREA	81.37 m²	875.86 ft²

FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	W.C	2 m²
		LAUNDRY	1 m²



1 BEDROOM TYPE 04

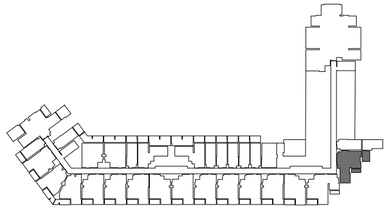
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.50 m²	640.45 ft²
BALCONY AREA	14.09 m²	151.66 ft²
TOTAL UNIT AREA	73.59 m²	792.12 ft²

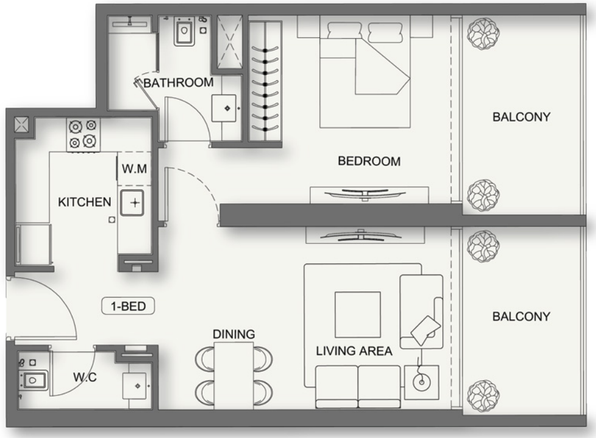
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	18 m²	CORRIDOR	5 m²
LIVING & DINING	19 m²	W.C	3 m²



1 BEDROOM TYPE 05

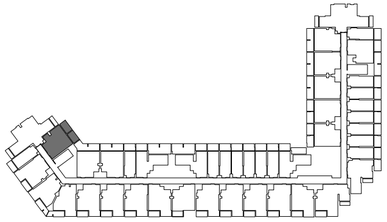
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	54.38 m²	585.34 ft²
BALCONY AREA	15.71 m²	169.10 ft²
TOTAL UNIT AREA	70.09 m²	754.44 ft²

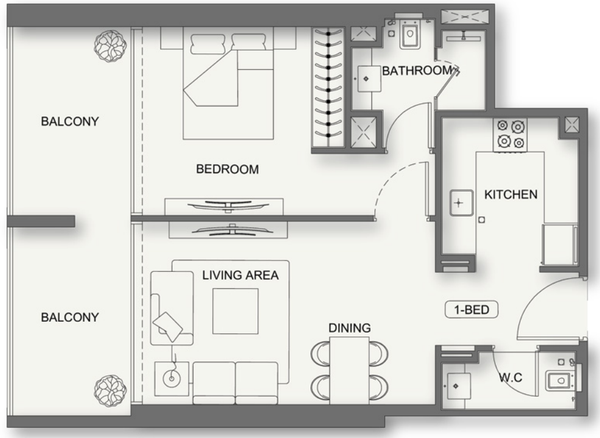
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	5 m²
LIVING & DINING	17 m²	W.C	3 m²



1 BEDROOM TYPE 06

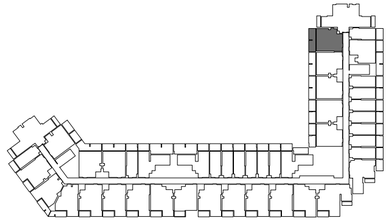
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.16 m²	572.21 ft²
BALCONY AREA	15.48 m²	166.63 ft²
TOTAL UNIT AREA	68.64 m²	738.83 ft²

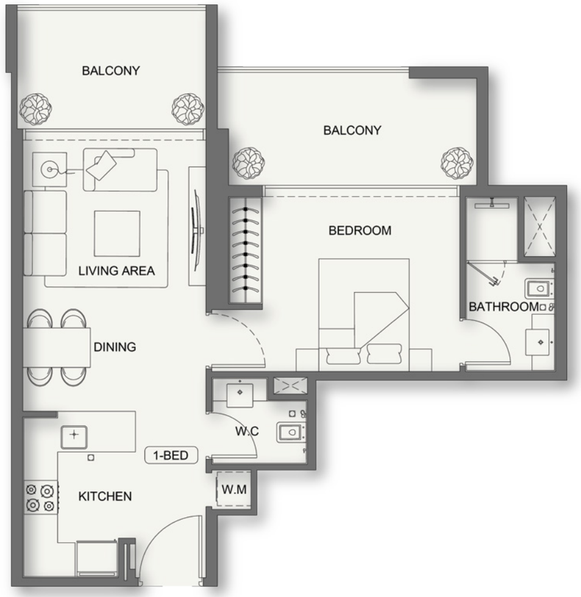
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	5 m²
LIVING & DINING	17 m²	W.C	3 m²



1 BEDROOM TYPE 07

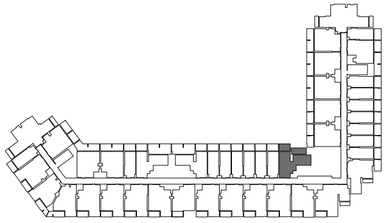
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.23 m²	551.44 ft²
BALCONY AREA	17.38 m²	187.08 ft²
TOTAL UNIT AREA	68.61 m²	738.51 ft²

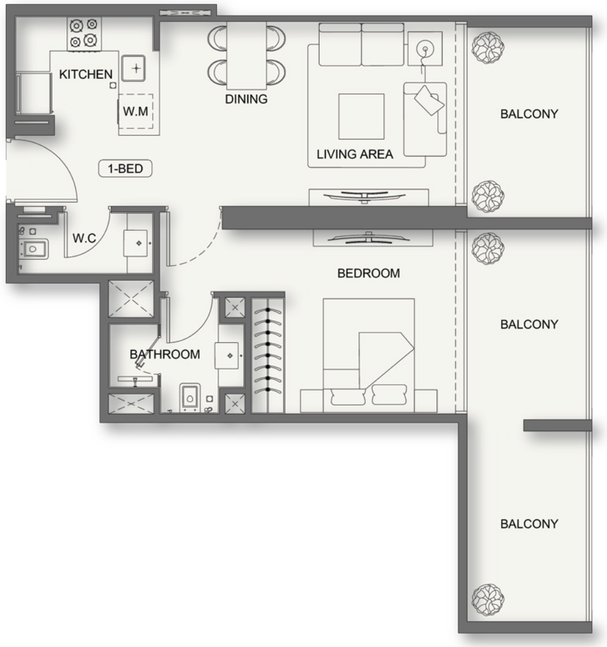
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	W.C	2 m²
		LAUNDRY	1 m²



1 BEDROOM TYPE 08

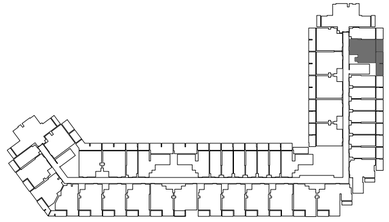
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.55 m²	554.88 ft²
BALCONY AREA	24.15 m²	259.95 ft²
TOTAL UNIT AREA	75.70 m²	814.83 ft²

FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



1 BEDROOM TYPE 09

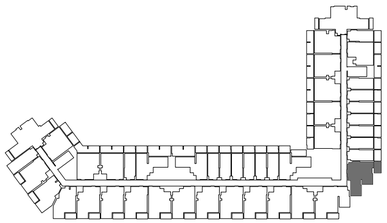
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	63.73 m²	685.98 ft²
BALCONY AREA	8.43 m²	90.74 ft²
TOTAL UNIT AREA	72.16 m²	776.72 ft²

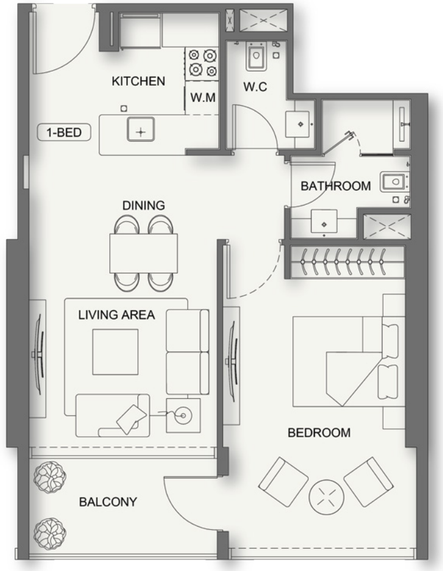
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	18m²	CORRIDOR	5 m²
LIVING & DINING	19 m²	W.C	3 m²



1 BEDROOM TYPE 10

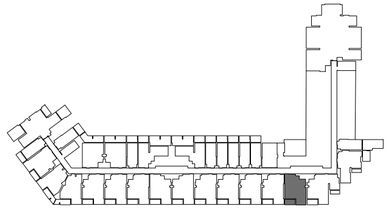
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.87 m²	622.91 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.08 m²	689.75 ft²

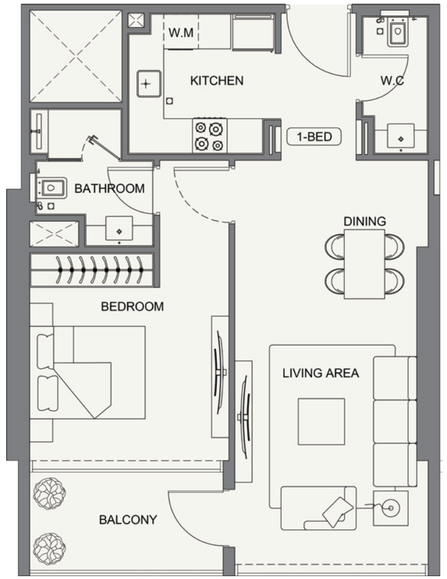
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



1 BEDROOM TYPE 11

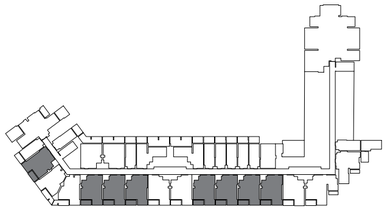
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.06 m²	635.72 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	65.27 m²	702.56 ft²

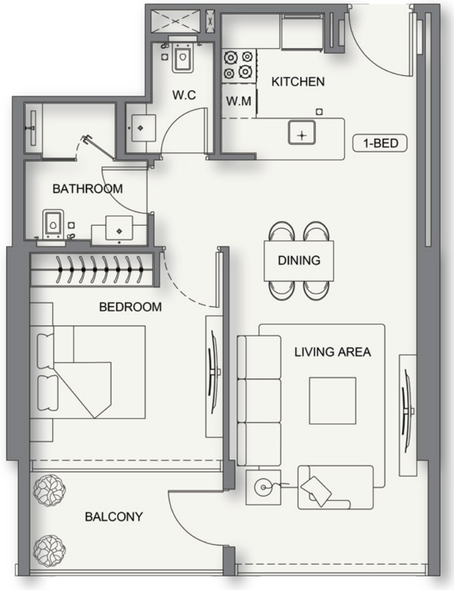
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



1 BEDROOM TYPE 12

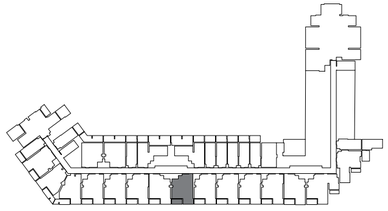
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m²	626.57 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.42 m²	693.41 ft²

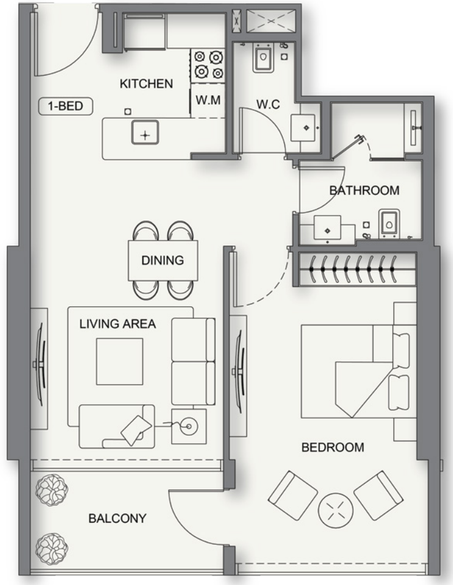
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



1 BEDROOM TYPE 13

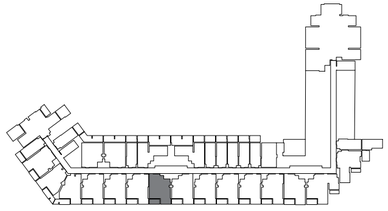
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.79 m²	622.05 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.00 m²	688.89 ft²

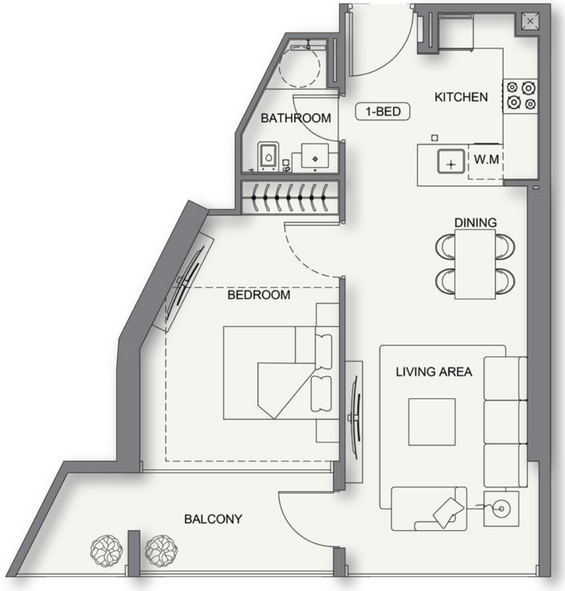
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



1 BEDROOM TYPE 14

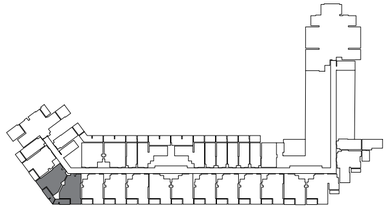
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m²	578.56 ft²
BALCONY AREA	9.26 m²	99.67 ft²
TOTAL UNIT AREA	63.01 m²	678.23 ft²

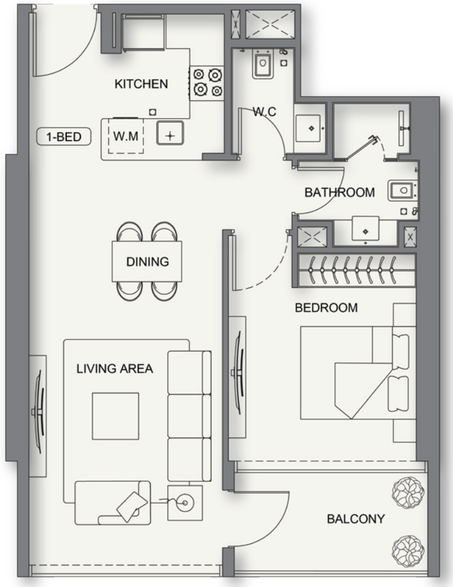
FLAT DESIGN COMPONENTS

BATHROOM	3 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	4 m²
LIVING & DINING	21 m²		



1 BEDROOM TYPE 15

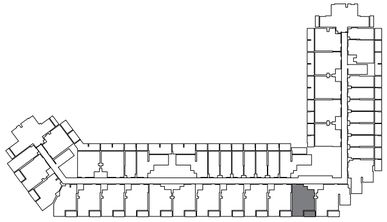
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	58.03 m²	624.63 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.24 m²	691.47 ft²

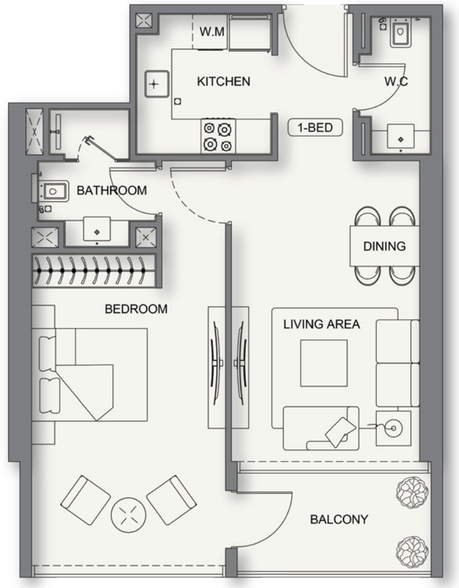
FLAT DESIGN COMPONENTS

BATHROOM	3 m²	KITCHEN	6 m²
BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	21 m²		



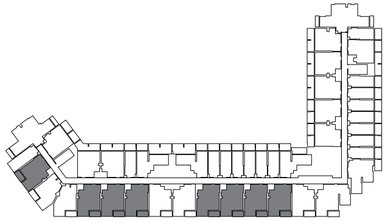
1 BEDROOM TYPE 16

BINGHATTI - CULLINAN



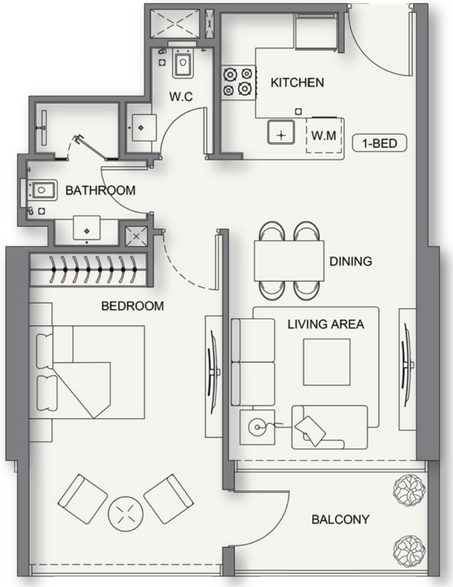
AREA	SQ. M	SQ. FT
SUITE AREA	59.02 m²	635.29 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	65.23 m²	702.13 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	19 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	2 m²



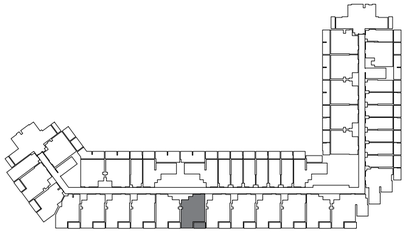
1 BEDROOM TYPE 17

BINGHATTI - CULLINAN



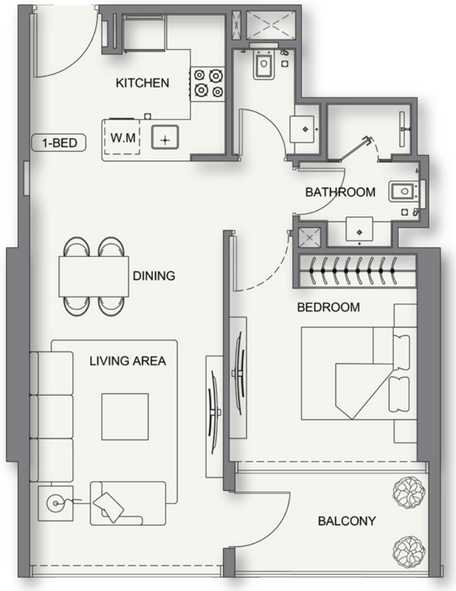
AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m²	626.57 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.42 m²	693.41 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	3 m²	KITCHEN	6 m²
BEDROOM	18 m²	CORRIDOR	4 m²
LIVING & DINING	17 m²	W.C	2 m²



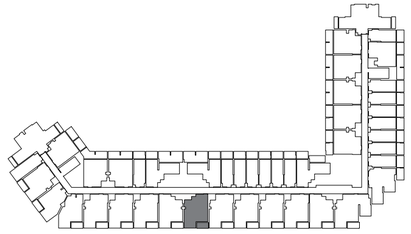
1 BEDROOM TYPE 18

BINGHATTI - CULLINAN



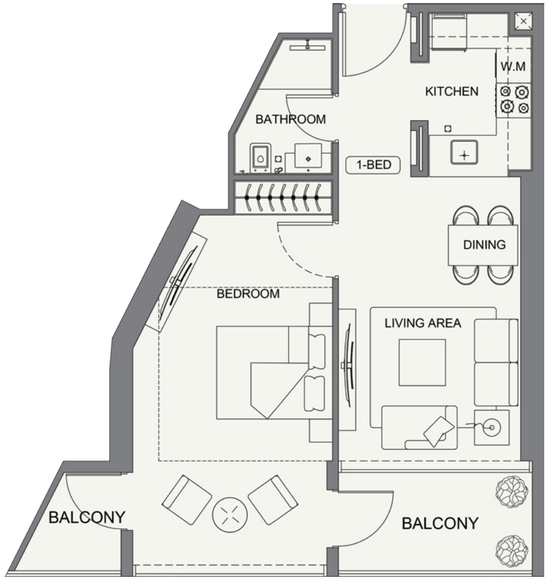
AREA	SQ. M	SQ. FT
SUITE AREA	57.94 m²	623.66 ft²
BALCONY AREA	6.21 m²	66.84 ft²
TOTAL UNIT AREA	64.15 m²	690.50 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	3 m²	KITCHEN	5 m²
BEDROOM	18 m²	CORRIDOR	9 m²
LIVING & DINING	19 m²	W.C	2 m²



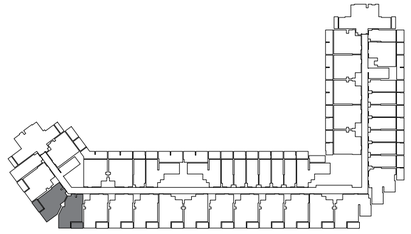
1 BEDROOM TYPE 19

BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m²	578.56 ft²
BALCONY AREA	9.15 m²	98.49 ft²
TOTAL UNIT AREA	62.90 m²	677.05 ft²

FLAT DESIGN COMPONENTS			
BATHROOM	3 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	4 m²
LIVING & DINING	21 m²		



1 BEDROOM TYPE 20

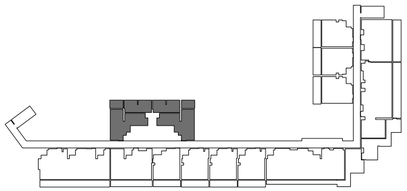
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.48 m²	554.13 ft²
BALCONY AREA	30.251 m²	325.61 ft²
TOTAL UNIT AREA	81.73 m²	879.73 ft²

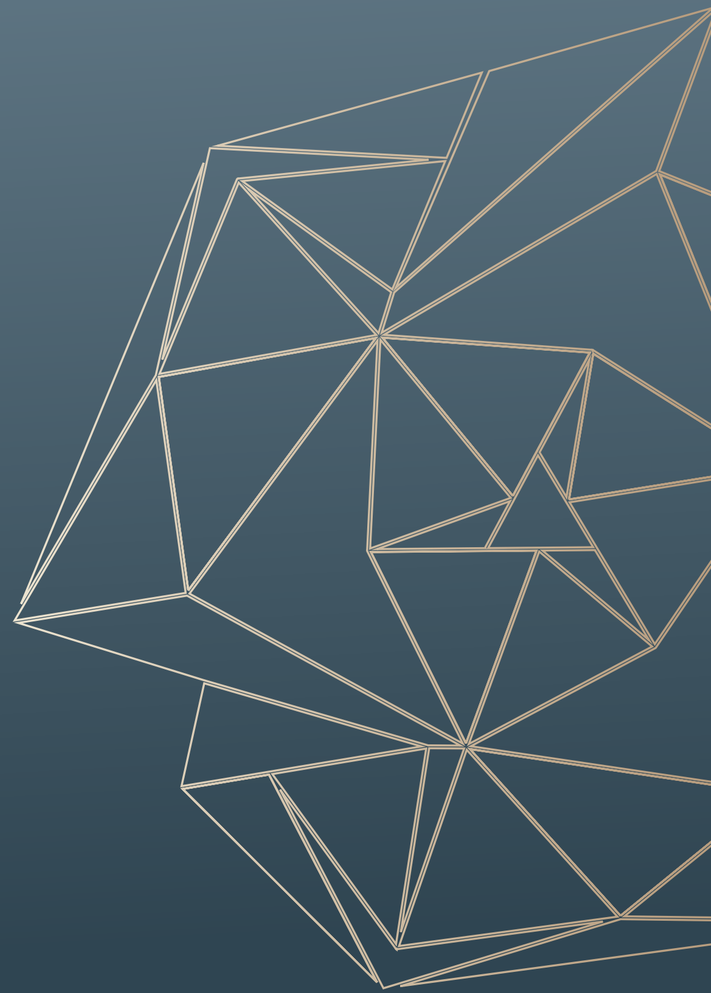
FLAT DESIGN COMPONENTS

BATHROOM	4 m²	KITCHEN	6 m²
BEDROOM	14 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	WC	3 m²
		LAUNDRY	1 m²



BINGHATTI

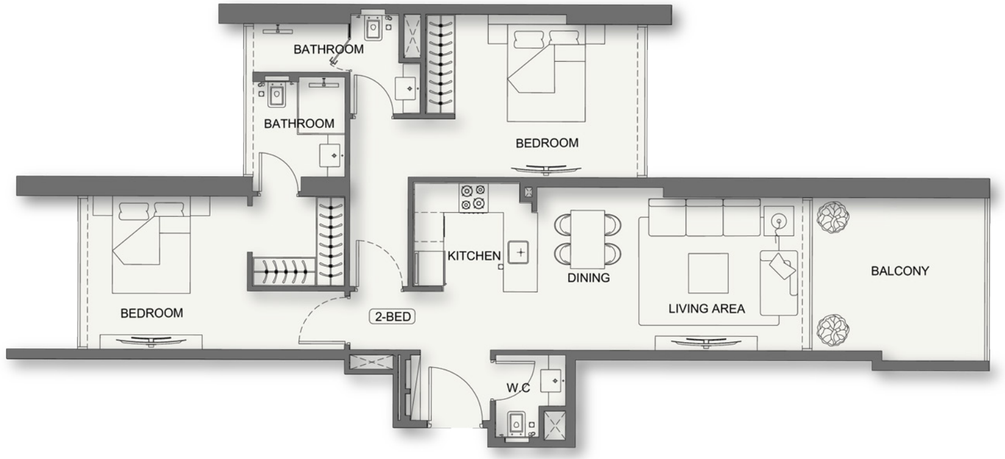
CULLINAN



2 BEDROOM FLOOR PLANS

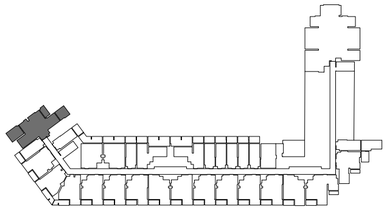
2 BEDROOM TYPE 1

BINGHATTI - CULLINAN



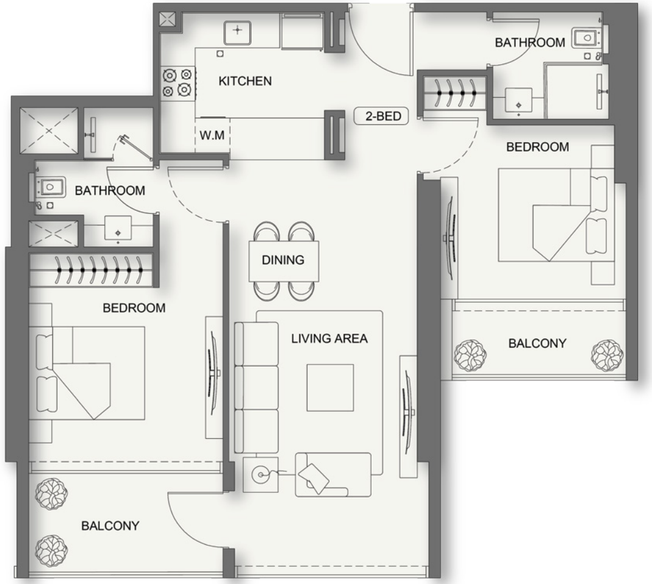
AREA	SQ. M	SQ. FT
SUITE AREA	86.32 m²	929.14 ft²
BALCONY AREA	42.28 m²	455.10 ft²
TOTAL UNIT AREA	128.60 m²	1384.24 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m²	LIVING & DINING	18 m²
M. BEDROOM	17 m²	KITCHEN	6 m²
M. BATHROOM	4 m²	CORRIDOR	7 m²
M. BEDROOM	19 m²	W.C	2 m²



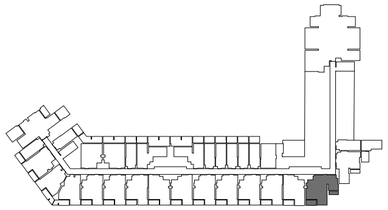
2 BEDROOM TYPE 2

BINGHATTI - CULLINAN



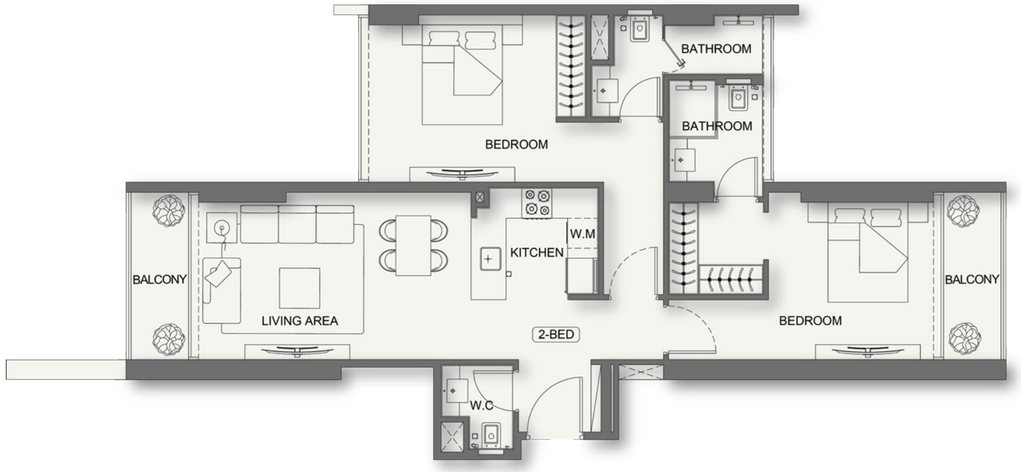
AREA	SQ. M	SQ. FT
SUITE AREA	74.14 m²	798.04 ft²
BALCONY AREA	10.76 m²	115.82 ft²
TOTAL UNIT AREA	84.90 m²	913.86 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m²	LIVING & DINING	24 m²
M. BEDROOM	14 m²	KITCHEN	7 m²
BATHROOM	4 m²	CORRIDOR	5 m²
BEDROOM	11 m²		



2 BEDROOM TYPE 3

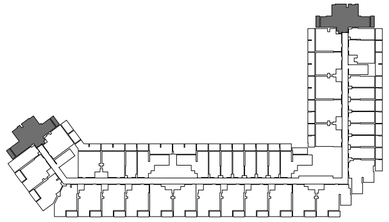
BINGHATTI - CULLINAN



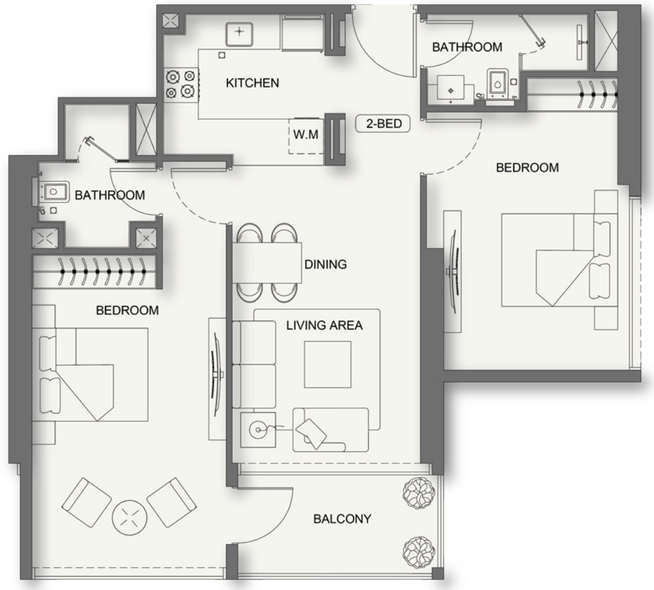
AREA	SQ. M	SQ. FT
SUITE AREA	86.30 m²	928.83 ft²
BALCONY AREA	8.28 m²	89.13 ft²
TOTAL UNIT AREA	94.58 m²	1018.05 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m²	LIVING & DINING	18 m²
M. BEDROOM	17 m²	KITCHEN	6 m²
M. BATHROOM	4 m²	CORRIDOR	7 m²
M. BEDROOM	19 m²	WC	2 m²



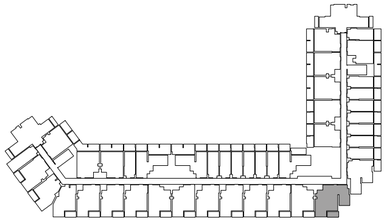
2 BEDROOM TYPE 4
BINGHATTI - CULLINAN



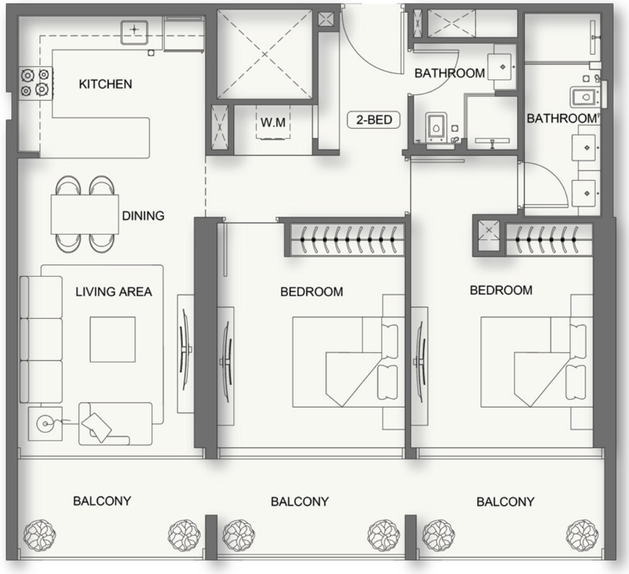
AREA	SQ. M	SQ. FT
SUITE AREA	78.37 m²	843.57 ft²
BALCONY AREA	6.26 m²	67.38 ft²
TOTAL UNIT AREA	84.63 m²	910.95 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m²	LIVING & DINING	17 m²
M. BEDROOM	20 m²	KITCHEN	7 m²
BATHROOM	4 m²	CORRIDOR	4 m²
BEDROOM	17 m²		



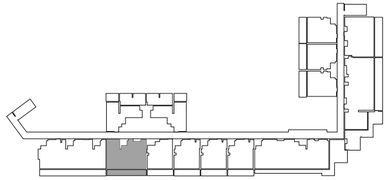
2 BEDROOM TYPE 5
BINGHATTI - CULLINAN



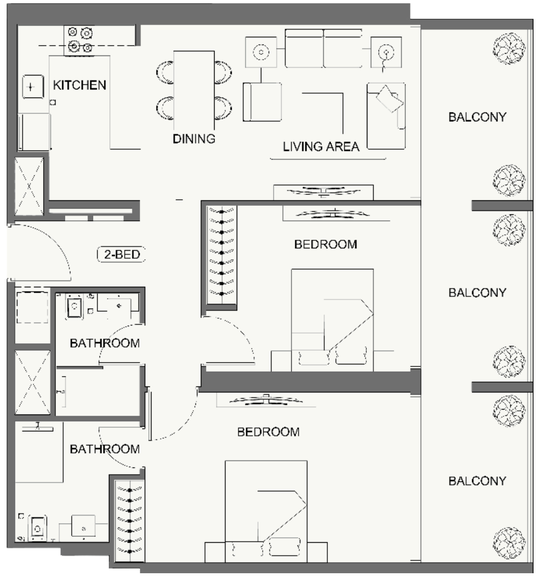
AREA	SQ. M	SQ. FT
SUITE AREA	79.54 m²	856.16 ft²
BALCONY AREA	18.99 m²	204.41 ft²
TOTAL UNIT AREA	98.53 m²	1060.57 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m²	LIVING & DINING	16 m²
M. BEDROOM	14 m²	KITCHEN	9 m²
BATHROOM	4 m²	CORRIDOR	4 m²
BEDROOM	14 m²	LAUNDRY	2 m²



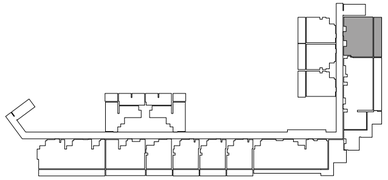
2 BEDROOM TYPE 6
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	83.80 m²	902.02 ft²
BALCONY AREA	22.88 m²	246.28 ft²
TOTAL UNIT AREA	106.68 m²	1148.29 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m²	LIVING & DINING	16 m²
M. BEDROOM	14 m²	KITCHEN	9 m²
BATHROOM	4 m²	CORRIDOR	4 m²
BEDROOM	14 m²		

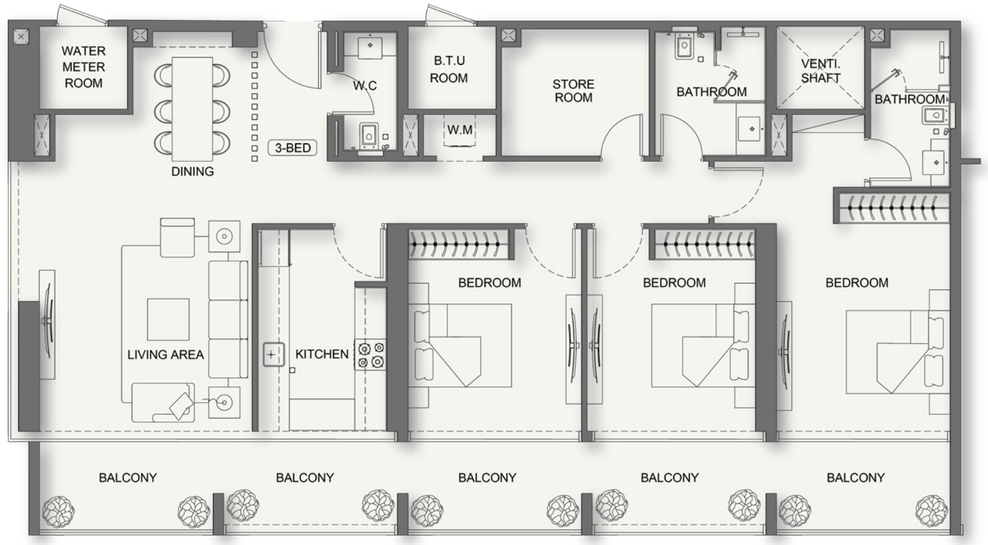


BINGHATTI
CULLINAN

3 BEDROOM FLOOR PLANS

3 BEDROOM TYPE 1

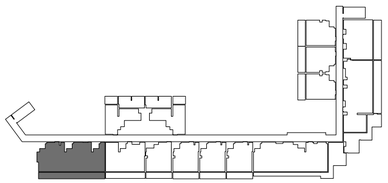
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	133.69 m²	1439.03 ft²
BALCONY AREA	31.42 m²	338.20 ft²
TOTAL UNIT AREA	165.11 m²	1777.23 ft²

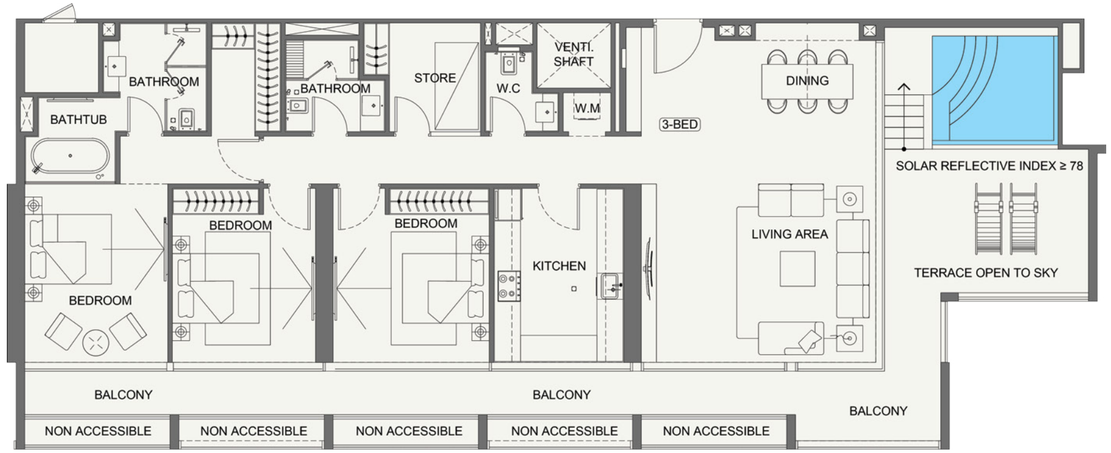
FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	LIVING & DINING	28 m²
M. BEDROOM	19 m²	KITCHEN	10 m²
BATHROOM	4 m²	CORRIDOR	10 m²
BEDROOM	13 m²	W.C	2 m²
BEDROOM	13 m²	LAUNDRY	1 m²
		STORE	7 m²



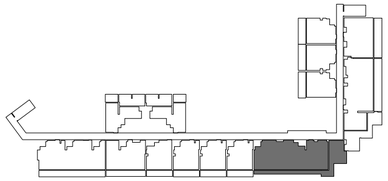
3 BEDROOM TYPE 2

BINGHATTI - CULLINAN



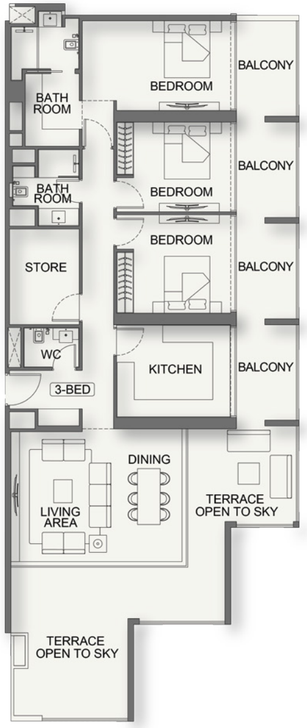
AREA	SQ. M	SQ. FT
SUITE AREA	151.31 m²	1628.69 ft²
BALCONY AREA	56.11 m²	603.96 ft²
TOTAL UNIT AREA	207.42 m²	2232.65 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	8 m²	LIVING & DINING	44 m²
M. BEDROOM	19 m²	KITCHEN	12 m²
BATHROOM	4 m²	CORRIDOR	9 m²
BEDROOM	13 m²	W.C	2 m²
BEDROOM	13 m²	LAUNDRY	1 m²
		STORE	6 m²



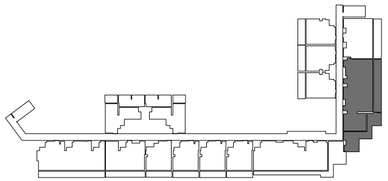
3 BEDROOM TYPE 3

BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	141.16 m²	1519.43 ft²
BALCONY AREA	75.27 m²	810.20 ft²
TOTAL UNIT AREA	216.43 m²	2329.63 ft²

FLAT DESIGN COMPONENTS			
M. BATHROOM	4 m²	LIVING & DINING	28 m²
M. BEDROOM	18 m²	KITCHEN	13 m²
BATHROOM	4 m²	CORRIDOR	14 m²
BEDROOM	14 m²	W.C	2 m²
BEDROOM	14 m²	STORE	8 m²



BINGHATTI

BESPOKE

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

Binghatti

Binghatti

Binghattiofficial

Binghatti





AN INVESTMENT IN ENDURING

TRANQUILITY

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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BINGHATTI

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بـن غاطي

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