The New
Edge of Light

BINGHATTI

STARFALL

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A Legacy of Architectural Excellence

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding ***100 projects*** valued at nearly ***AED 100 billion,*** Binghatti has delivered more than ***50 projects*** to date and maintains a robust pipeline of approximately ***30 million square*** footage of sellable area.

Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents. Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.


Brace for momentum.
Along the city's grand way,
a new star rises.
A new edge, defined.



Project Overview



Project Facts

Binghatti Starfall introduces a highly efficient place of living into Al Jaddaf. It features ***754*** precisely designed apartments and ***17*** ground-floor retail stores, strategically configured to support strong investor demand and modern lifestyle requirements.

PROPERTY TYPE

Residential & Retails

PLOT AREA

5,630 sqm
60,602 sqft

DESCRIPTION

2B + G + 4P + 14 Residential Floors + Roof

STUDIO

528

Units

1 BEDROOM

168

Units

1 BEDROOM ROYAL SUITE

1

Unit

2 BEDROOM

55

Units

2 BEDROOM ROYAL SUITE

2

Units

RETAIL

17

Units





Light & Progress Converge

Binghatti Starfall is a modern mixed-use residential and retail development rising 19 stories high in the waterfront district of Al Jaddaf. It incorporates a bold, clean structure that commands a powerful presence.

The exterior features a signature grid that provides natural shading while shielding residents in privacy, blending sleek glazing with considered precision to bridge the gap between city energy and a place of sanctuary.

Starlight Held in Motion

Look to the peak. The building's framing extends past the roofline to form a dramatic, open-frame peak. This feature meets the changing atmosphere, catching the shades of twilight and bringing the sky closer to home.

At night, the tower transforms into a beacon of profound reflection, creating a visual cascade that simulates falling starlight caught mid-air.



02

Location





Intelligently Raised & Expanded

The vertical scale of Binghatti Starfall is masterfully organised across a basement, ground floor, four podium levels and residential floors, culminating in an active rooftop asset.

Ground Floor
A double-height entry lobby, a premium retail strip and a grand entrance.

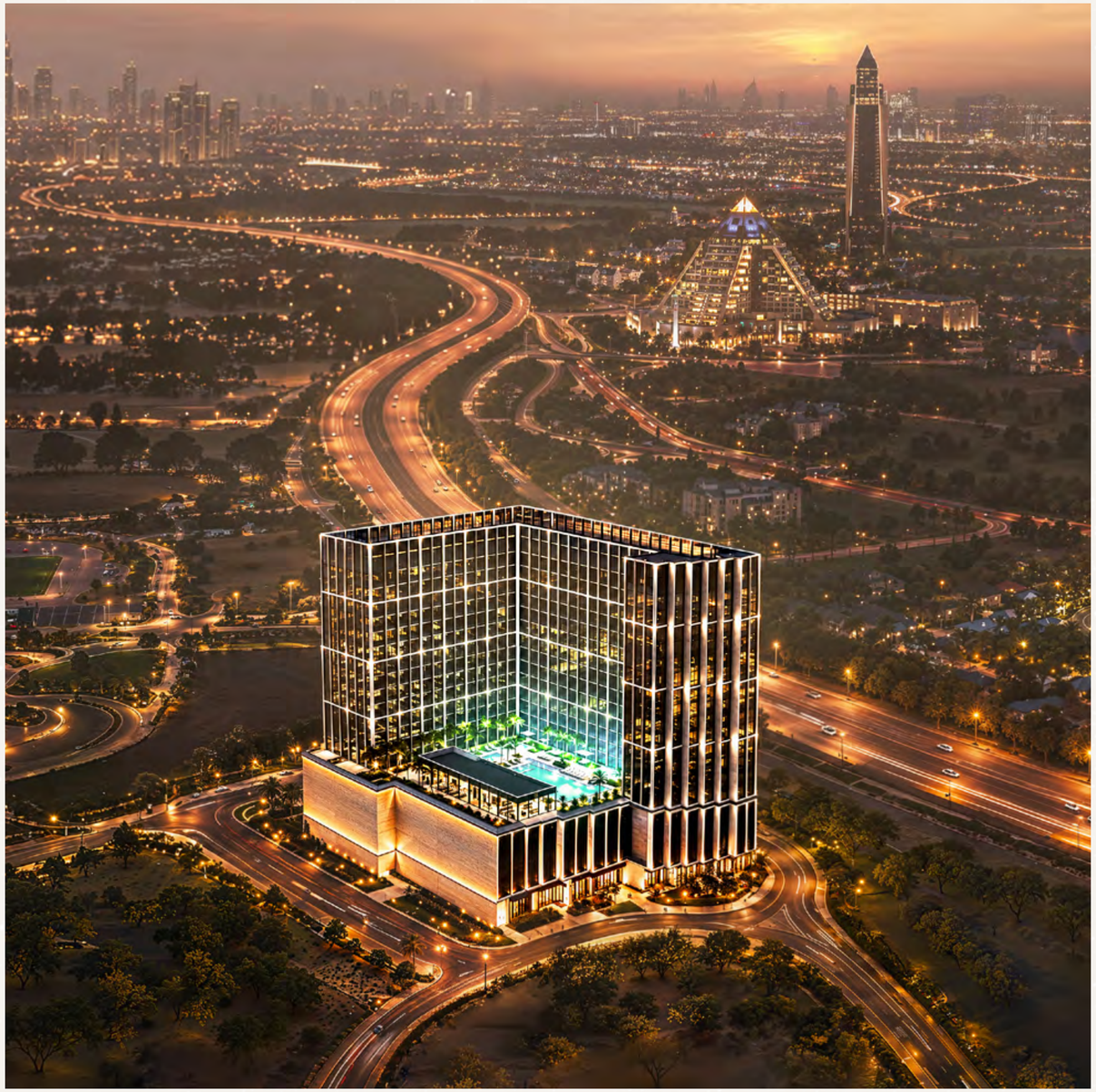
4 Podium Levels:
Dedicated to secure resident parking and infrastructure. Elevating the first residential floor lifts units completely above ambient street noise and matches the height of the elevated metro tracks, ensuring immediate privacy.

14 Residential Floors
An optimised layout that balances high-density spatial functionality with panoramic views.

Between the Creek and the Skyline

From its distinctive corner position, Binghatti Starfall opens onto contrasting perspectives of Dubai. Expansive views stretch across Dubai Creek and Garhoud Bridge, while the city unfolds towards Zaabeel and the Downtown skyline, crowned by the Burj Khalifa. Framed by open surroundings, each outlook reveals a different side of Dubai.





Be at the Intersection of it all

Binghatti Starfall occupies ***a unique place in Al Jaddaf,*** marking an accessibility milestone with its immediate proximity to the main road network of the E11 corridor. Positioned on the northern end of the cluster, it offers instant highway access. Residents entirely bypass the dense traffic of the neighbourhood. Merging onto Sheikh Rashid Road takes only moments from the basement garage exit, ***connecting residents to Dubai's primary business and leisure hubs:***

Al Jaddaf Metro Station
2 Minutes

Dubai International Airport (DXB)
6 Minutes

Downtown dubai & Burj Khalifa
8 Minutes

Business Bay
9 Minutes

Dubai Festival City
9 Minutes

Museum of the Future
10 Minutes

Live Connected to Dubai, In Every Direction

Binghatti Starfall places the city within easy reach, with Al Jaddaf Metro Station just a short walk away and convenient access to Dubai's key road networks.

From Downtown Dubai and Dubai Mall to Dubai International Airport, Dubai Festival City and Dubai Creek Harbour, some of the city's most important destinations are only minutes away.





Anchored in Heritage, Framed for the Future

Set along the western banks of the historic Dubai Creek, Al Jaddaf seamlessly weaves heritage into progressive urban living. The waterfront side remains dedicated to industrial shipyards and traditional dhow building, grounding the ultra-modern tower in culture and history.

Residents are just a ***3-minute*** drive from the frontline bank of the Jaddaf Waterfront. The area hosts the renowned Jameel Arts Centre, featuring open-air sculpture parks, expansive gardens and an outdoor amphitheater, alongside the iconic Mohammed Bin Rashid Library and the creative corporate spaces of the Dubai Design District (D3).

03

Amenities
Experience





Private Leisure & Resort Living

Binghatti Starfall offers an intentionally zoned lifestyle deck designed for total restoration, active wellness and family time together. The elevated podium provides a self-contained sanctuary where the city's fast pace softens into quiet leisure.

With ***10+ lifestyle amenities,*** the deck caters to all generations, combining high-intensity sports with passive relaxation. Symmetrical pathways, manicured tropical landscaping and architectural seating pavilions weave throughout the deck to create private gathering spaces.

The Aquatic Sanctuary

The heart of the elevated lifestyle deck is dedicated to resort-style water features, engineered for total body rejuvenation, leisure and seasonal cooling.

Adults Pool & Jacuzzi:
A temperature-controlled swimming deck designed for swimming laps and relaxation, dotted with sun lounges and deep sun decks.

Kids Pool & Aqua Splash:
A secure, interactive water-play and splash zone tailored for younger residents.

Outdoor Showers & Multi-Purpose Gazebo:
Shaded architectural pavilions providing elegant transitions between active fitness and poolside recovery.









A Place of Motion & Mindfulness



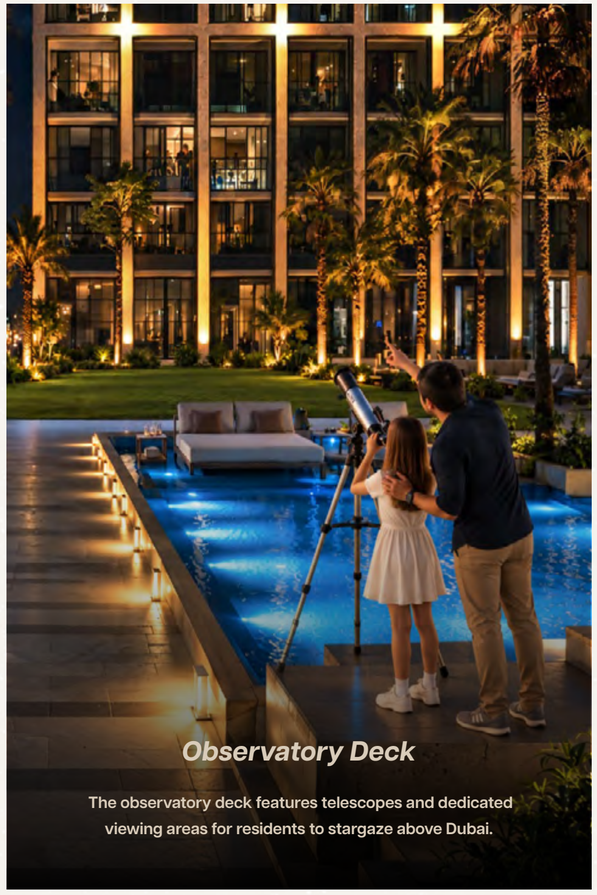
High-End Gym & Fitness Center

A state-of-the-art indoor training space equipped with premium fitness technology, locker rooms, showers & dedicated changing facilities.



Outdoor Yoga & Aerobics Platform

Shaded exterior decks optimised for open-air workouts, flexibility training and quiet sunrise meditation.



Observatory Deck

The observatory deck features telescopes and dedicated viewing areas for residents to stargaze above Dubai.



Family Zones & Sunken Seating

Dedicated outdoor gathering lounges and activity tables designed for neighbourly get-togethers.

Mixed-Use Made Effortless

Binghatti Starfall integrates comprehensive lifestyle infrastructure into a singular mixed-use destination, delivering absolute convenience right to your doorstep.

Ground Floor Retail Promenade:
17 high-end boutique stores, supermarkets, pharmacies and cafes designed to satisfy everyday essential needs.

Bespoke Concierge Services:
A dedicated professional reception desk managing automated parcel deliveries, guest welcomes and building security within the double-height luxury lobby.

Binghatti After-Sales Support:
Tailored property management, specialised maintenance teams and streamlined holiday home rental services handled directly via Binghatti's after-sales care network.



04

Design Details





Materiality, Mobility, Precision

The core design marries clean contemporary lines with highly tactile surfaces and substrates. The crystalline glass dominates the facade, maximising natural daylight during the day while reflecting the shimmering neon of the city at night.

Inside, the layouts embrace a light hand and quiet design choices. Muted tones, fine stone finishes and brushed metals create an atmosphere of unhurried sophistication, ensuring that a polished, contemporary aesthetic is felt in every square foot.

Material Palette

01. Feature Navy Wood at Lobby

02. Travertine Stone Flooring at Lobby / Travertine Look Ceramic Tiles for Apartments

03. General Wood – European Walnut

04. Mirror

05. Champagne Metal Finish

06. Leather at Lobby

07. Fabric Glass Finish at Lobby

08. White Paint

09. Feature Stone for Apartments

10. Bronze Textured Paint at Lobby Ceiling

11. Navy Woven Leather at Lobby

12. Rubber Flooring for Gym

13. Painted Wood for Wardrobes



An Arrival that Feels Different

Thoughtfully designed as more than a point of entry, the lobby brings a sense of warmth and hospitality to everyday life. Refined interiors and welcoming spaces create an atmosphere to pause, connect, or simply enjoy a moment of comfort before the day begins.





A Closer Look at the Universe

Inspired by the wonder of astronomy, thoughtfully curated spaces invite residents to look beyond the city, observe the stars, and experience the beauty of the cosmos from a new perspective. Here, curiosity becomes part of everyday life, connecting the Starfall identity to the infinite world above.



Where Light Gives Shape to Space

Inside Binghatti Starfall, openness and natural light define the experience of home. Floor-to-ceiling windows illuminate carefully considered layouts, while refined materials, balanced proportions and thoughtful detailing create interiors that feel fluid, warm and effortlessly composed.





Capital, Aligned & Unburdened

Binghatti Starfall presents a highly compelling investment case, positioned at the centre of rapid capital growth and unmatched tourist appeal. Its location on the immediate periphery of the E11 corridor ensures rapid transit times, driving high occupancy and steady rental demand. This optimised unit configuration delivers exceptional versatility, serving seamlessly as a high-yield long-term asset or a premium holiday home destination.

Acquiring a residence here is an investment in permanent prominence, supported by the UAE's highly favourable regulatory landscape and Al Jaddaf's historical market appreciation of up to 100%.

100% Freehold Ownership:
Complete, uncompromised property deeds open to all international nationalities with zero local restrictions.

Absolute Tax Efficiency:
Benefit from 0% property tax, 0% capital gains tax and 0% tax on personal or rental income.

10-Year Golden Visa Eligibility:
Qualified buyers secure long-term residency rights for themselves and their immediate families.

Strong Financial Performance:
Tailored for the modern market, generating robust potential rental yields in the premium 8% to 12% net range.

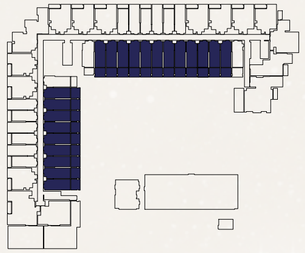
05

Floor Plans



Studio Apartment

TYPE 01

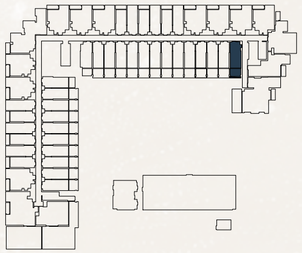


AREA	SQ.M	SQ.FT
SUITE AREA	29.30 m²	315 ft²
BALCONY AREA	10.58 m²	114 ft²
TOTAL UNIT AREA	39.88 m²	429 ft²



Studio Apartment

TYPE 02



AREA	SQ.M	SQ.FT
SUITE AREA	30.81 m²	332 ft²
BALCONY AREA	11.30 m²	121 ft²
TOTAL UNIT AREA	42.11 m²	453 ft²



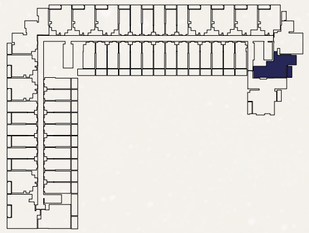
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تنويه:
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1 Bedroom Apartment

TYPE 01



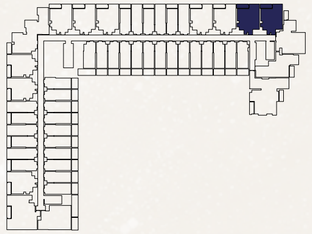


AREA	SQ.M	SQ.FT
SUITE AREA	66.71 m²	718 ft²
BALCONY AREA	5.62 m²	61 ft²
TOTAL UNIT AREA	72.33 m²	779 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	18 m²
LIVING AND DINING	18 m²
KITCHEN	6 m²
W.C	3 m²
CORRIDOR	8 m²
LAUNDRY	1 m²

1 Bedroom Apartment

TYPE 02





AREA	SQ.M	SQ.FT
SUITE AREA	53.09 m²	571 ft²
BALCONY AREA	5 m²	54 ft²
TOTAL UNIT AREA	58.09 m²	625 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	11 m²
LIVING AND DINING	16 m²
KITCHEN	5 m²
W.C	2 m²
CORRIDOR	9 m²

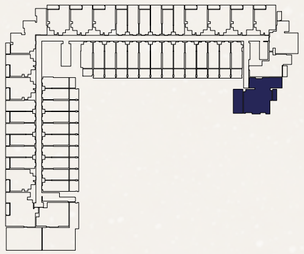
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2 Bedroom Apartment

TYPE 01



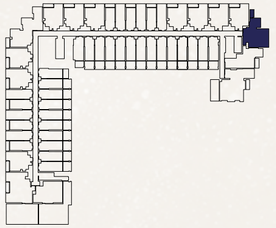


AREA	SQ.M	SQ.FT
SUITE AREA	103.79 m²	1,117 ft²
BALCONY AREA	29.21 m²	315 ft²
TOTAL UNIT AREA	133 m²	1,432 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m²
M. BEDROOM	15 m²
BATHROOM	5 m²
BEDROOM	15 m²
LIVING AND DINING	31 m²
KITCHEN	17 m²
CORRIDOR	6 m²

2 Bedroom Apartment

TYPE 02





AREA	SQ.M	SQ.FT
SUITE AREA	74.72 m²	804 ft²
BALCONY AREA	4.8 m²	52 ft²
TOTAL UNIT AREA	79.52 m²	856 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m²
M. BEDROOM	15 m²
BATHROOM	4 m²
BEDROOM	13 m²
LIVING, DINING AND KITCHEN	22 m²
CORRIDOR	7 m²

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BINGHATTI

STARFALL

Exquisite in clarity,
uncompromising in presence.
An escape within an escape.


BINGHATTI
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