



**MAJARA**  
LUXURY REAL ESTATE L.L.C

**BINGHATTI**  
**CULLINAN**



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

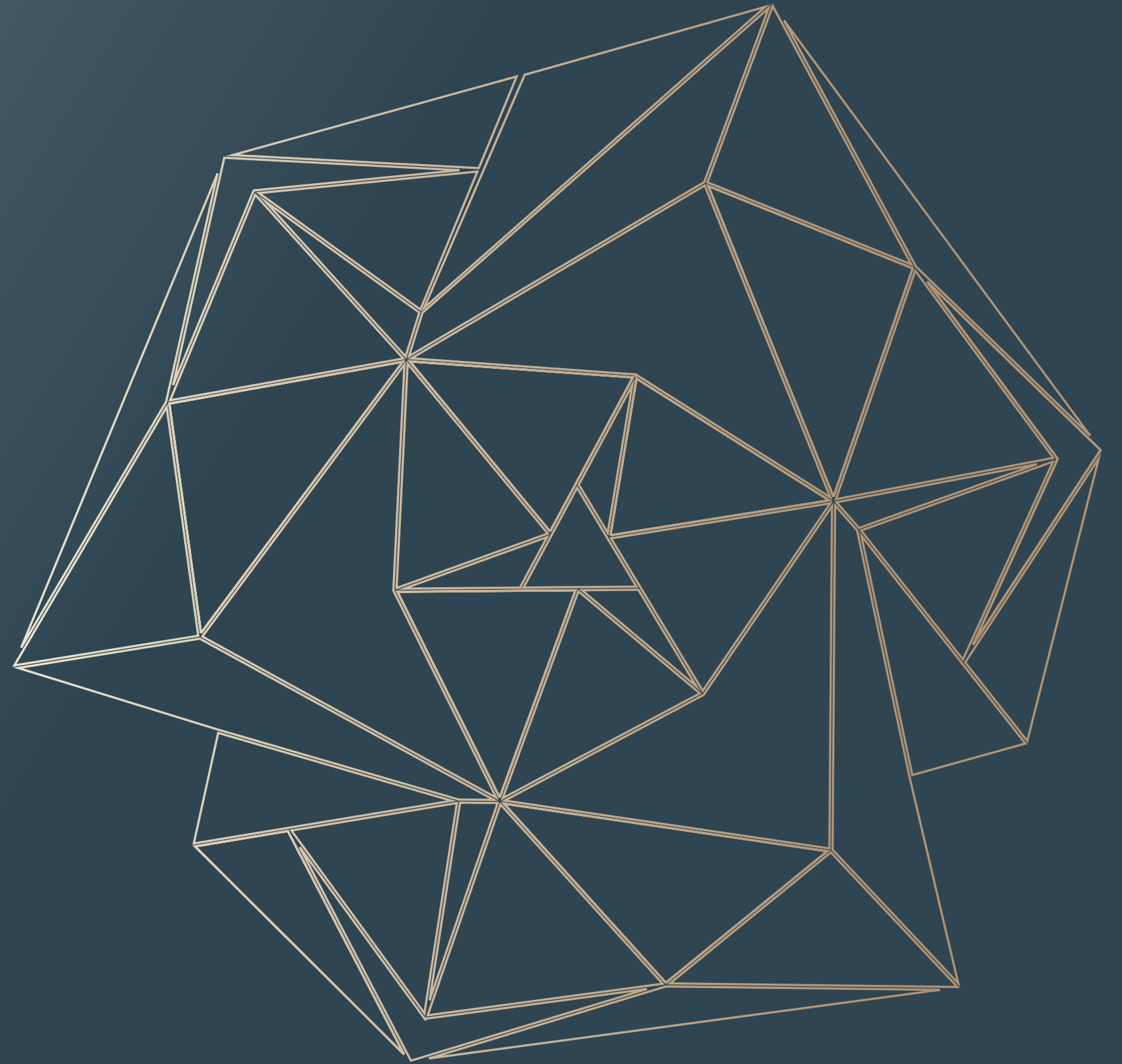
THERE YOU DISCOVER  
**CULLINAN**

# ABOUT CULLINAN

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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.

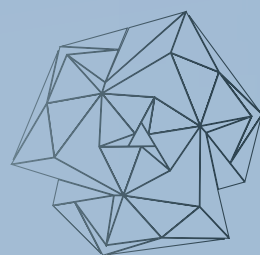


BINGHATTI  
CULLINAN

# 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.

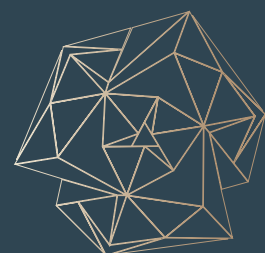
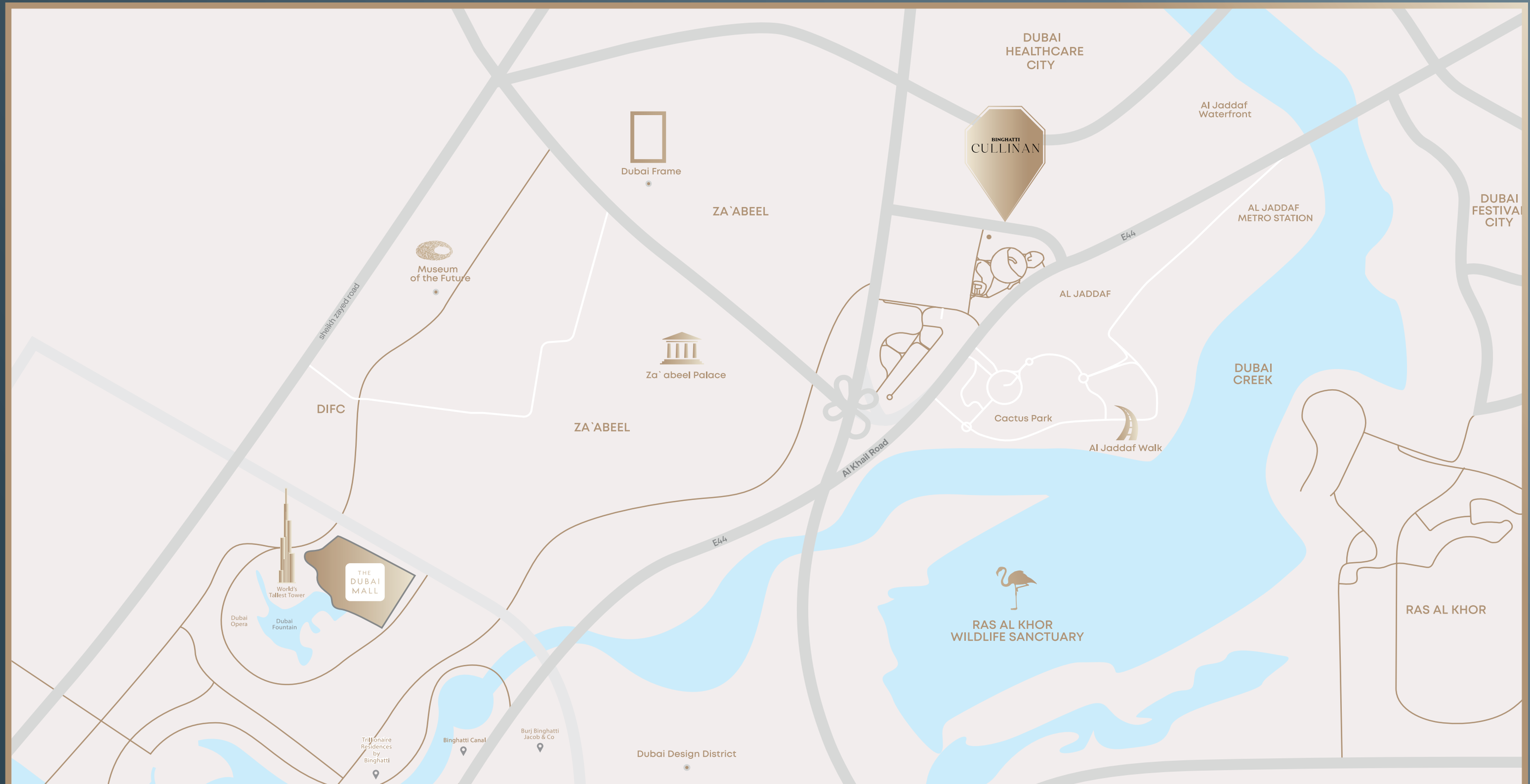
The structure features a crystalline glass façades. A high-contrast grid frames the exterior. This bold aesthetic is built to create a long-lasting presence against the skyline.



# 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.



  
Burj Khalifa &  
Downtown Dubai  
3-5 MINUTES

  
Dubai Opera  
3-5 MINUTES

  
The Dubai Mall  
3-5 MINUTES

  
Dubai Design District  
5-8 MINUTES

  
Meydan Racecourse  
5-10 MINUTES

  
Museum of the Future  
4-6 MINUTES

  
Dubai Frame  
4-6 MINUTES

  
Al Jaddaf Walk  
2-3 MINUTES

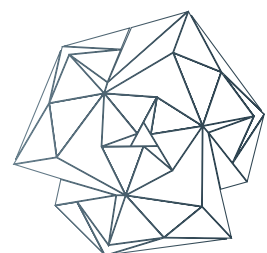
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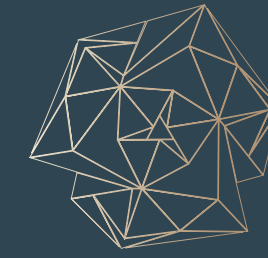
BINGHATTI  
CULLINAN

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

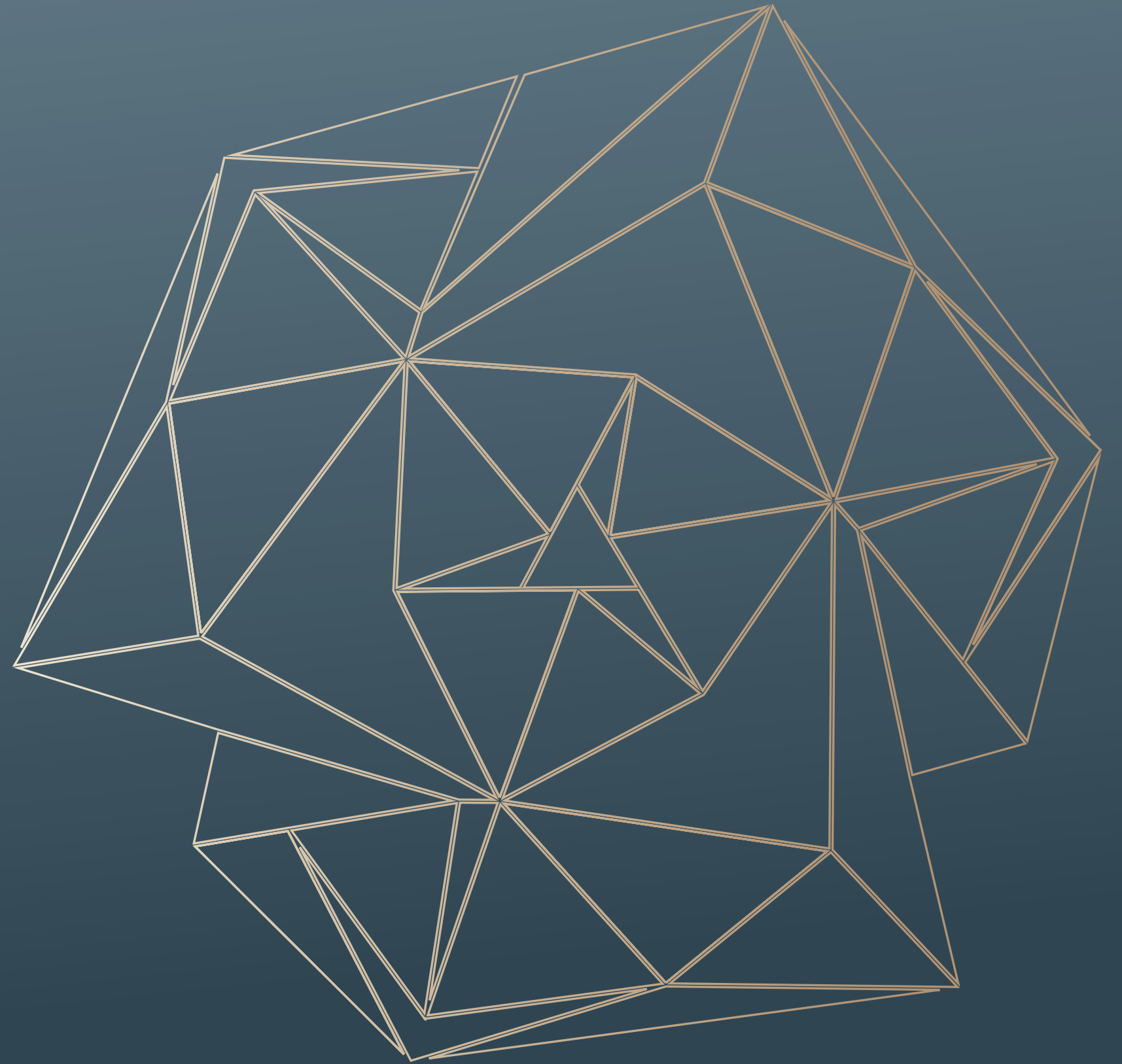
**03**



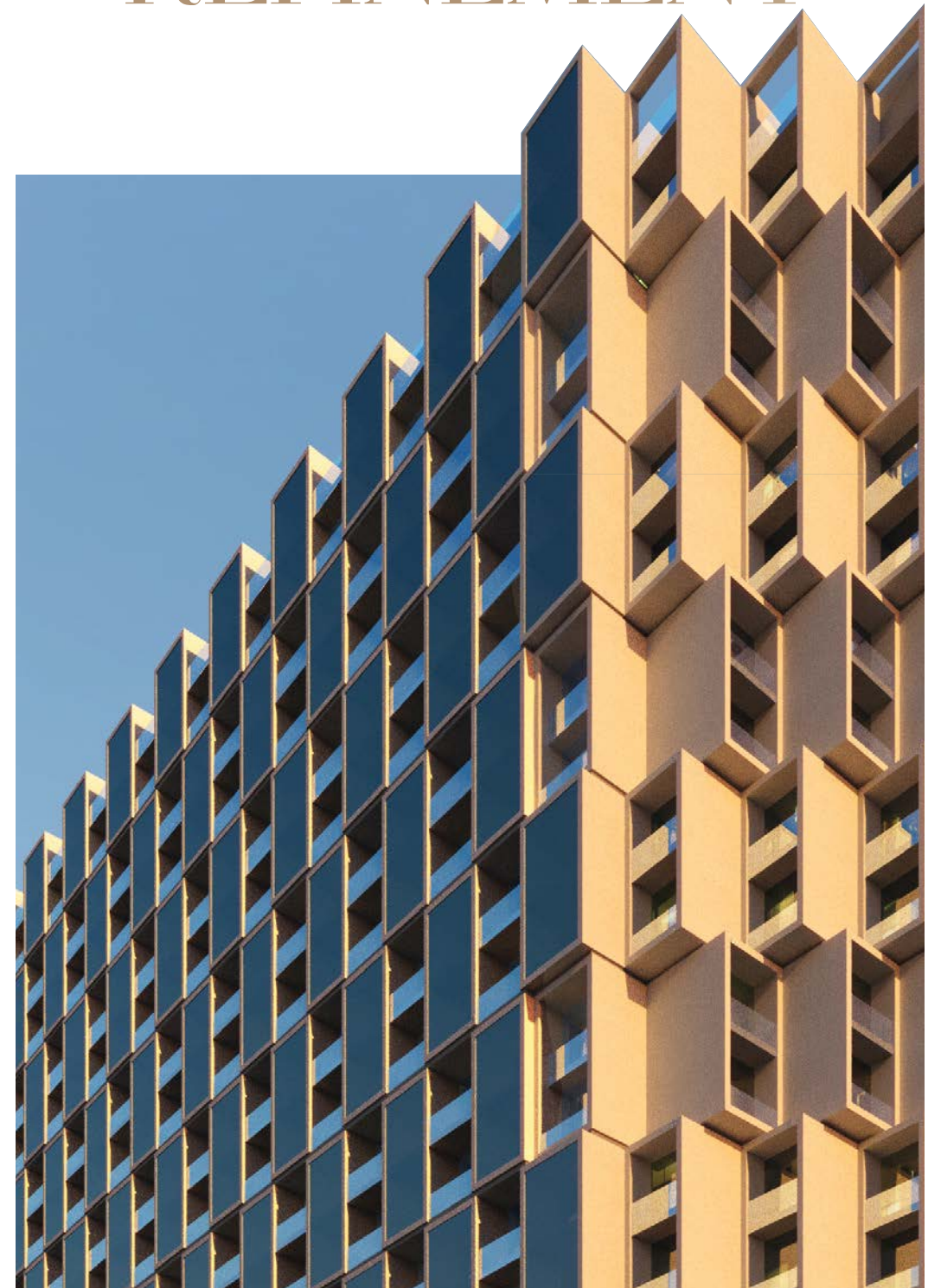
# DESIGN DETAILS



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

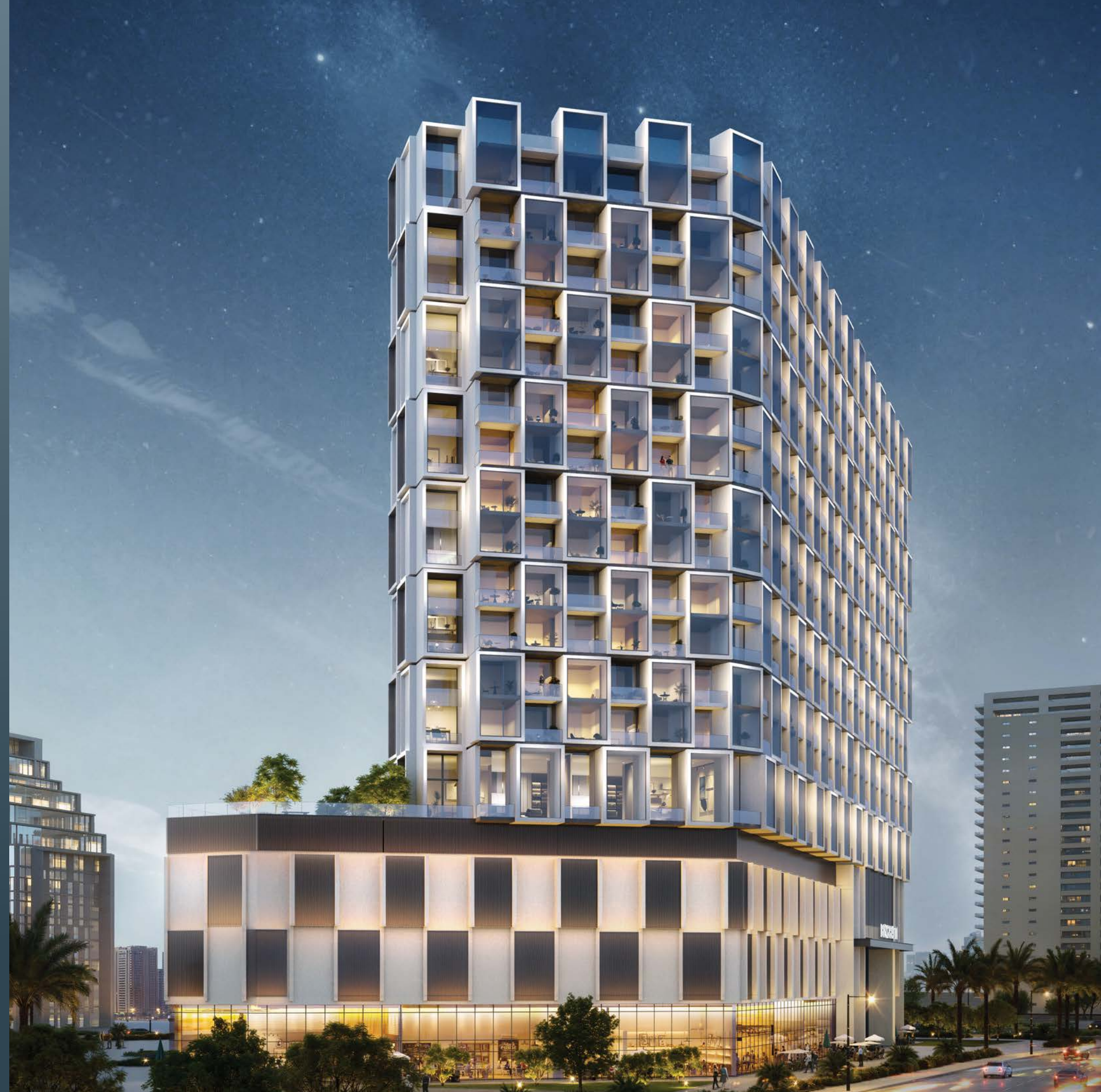


BINGHATTI  
CULLINAN

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



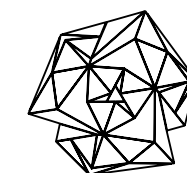


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## THE VISION OF FLOW & BALANCE

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**.





BINGHATTI  
CULLINAN

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.



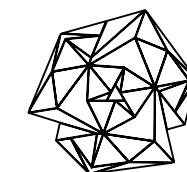


A MASTERWORK OF  
HARMONY

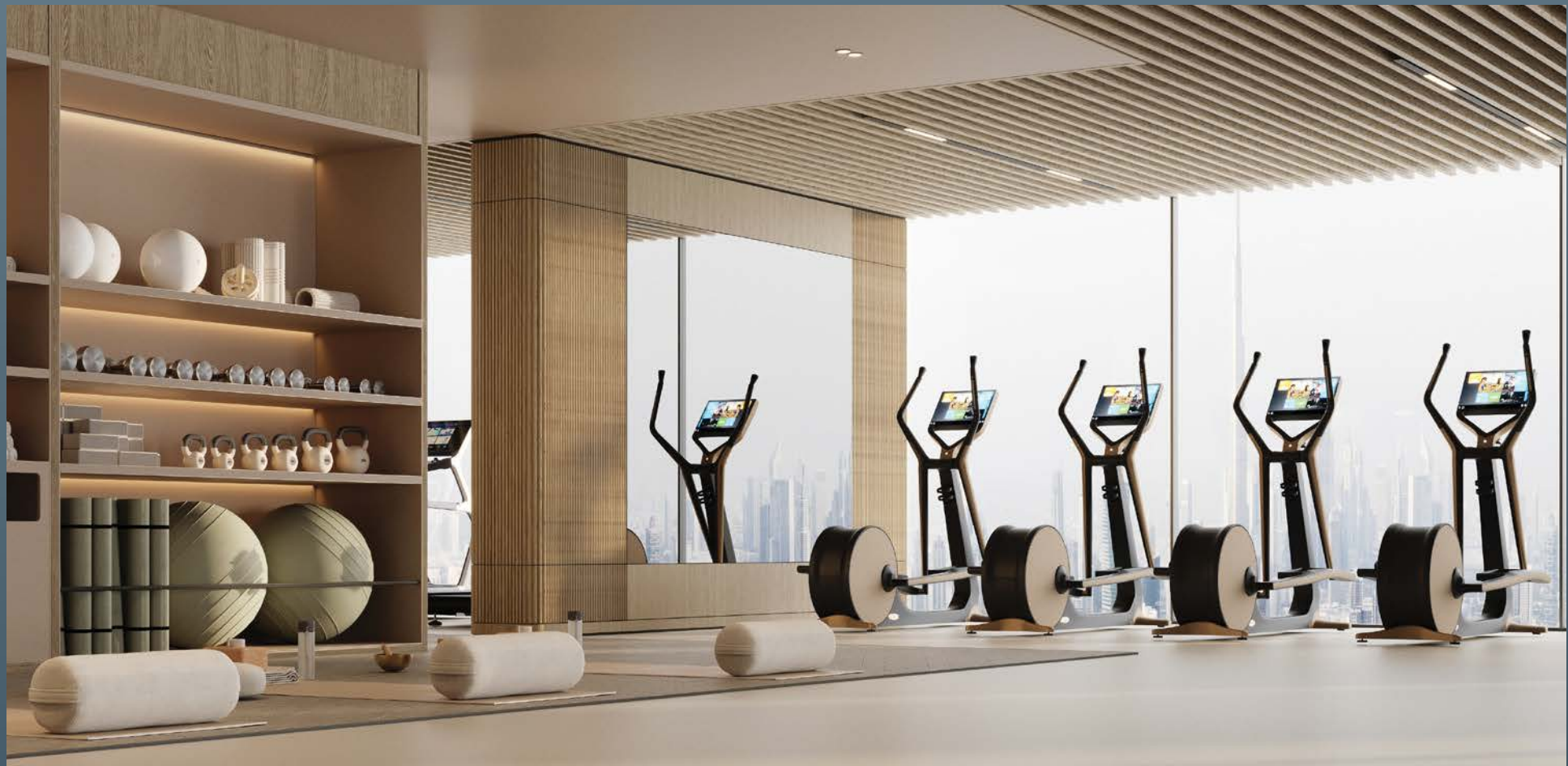
BINGHATTI  
CULLINAN

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

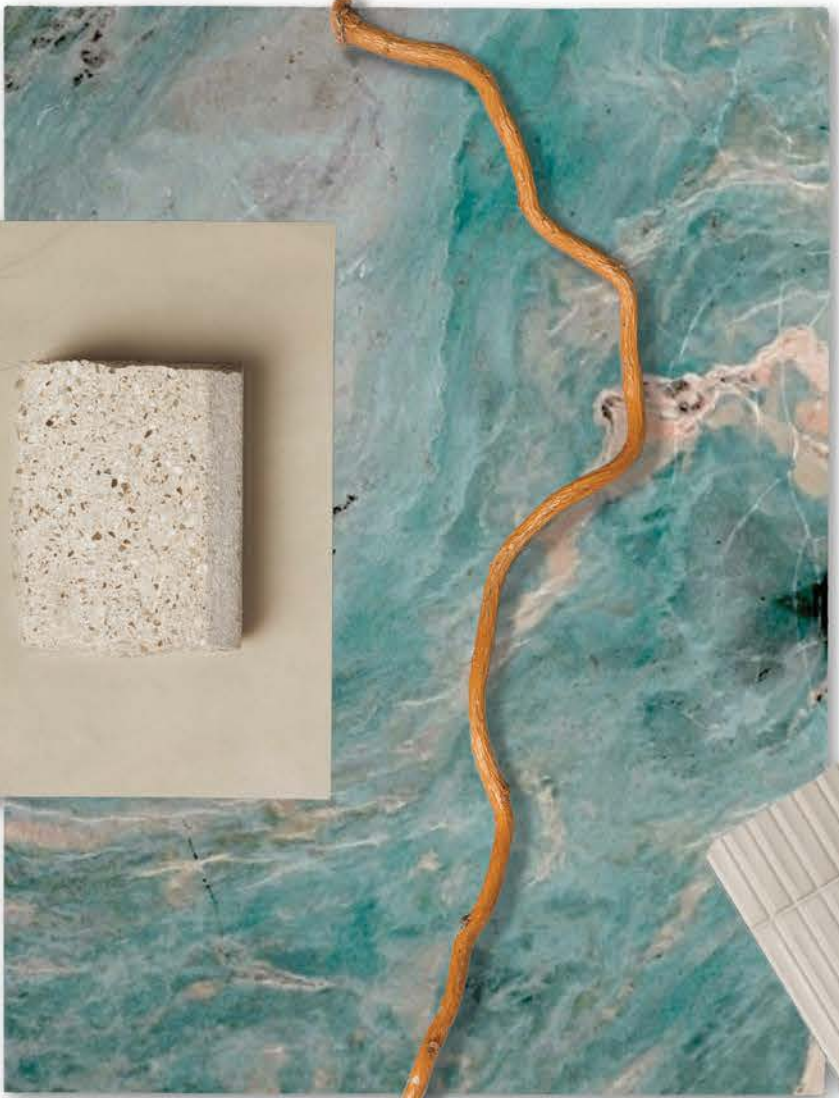
Chrome Metal Finish



Mirror



Feature Marble



Cement Ivory Slab

Feature Marble



Kit Kat tiles



Travertine Stone Cladding & Flooring



Wallpaper



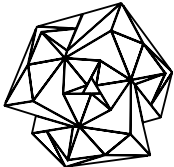
Fabric



General Wood Walnut

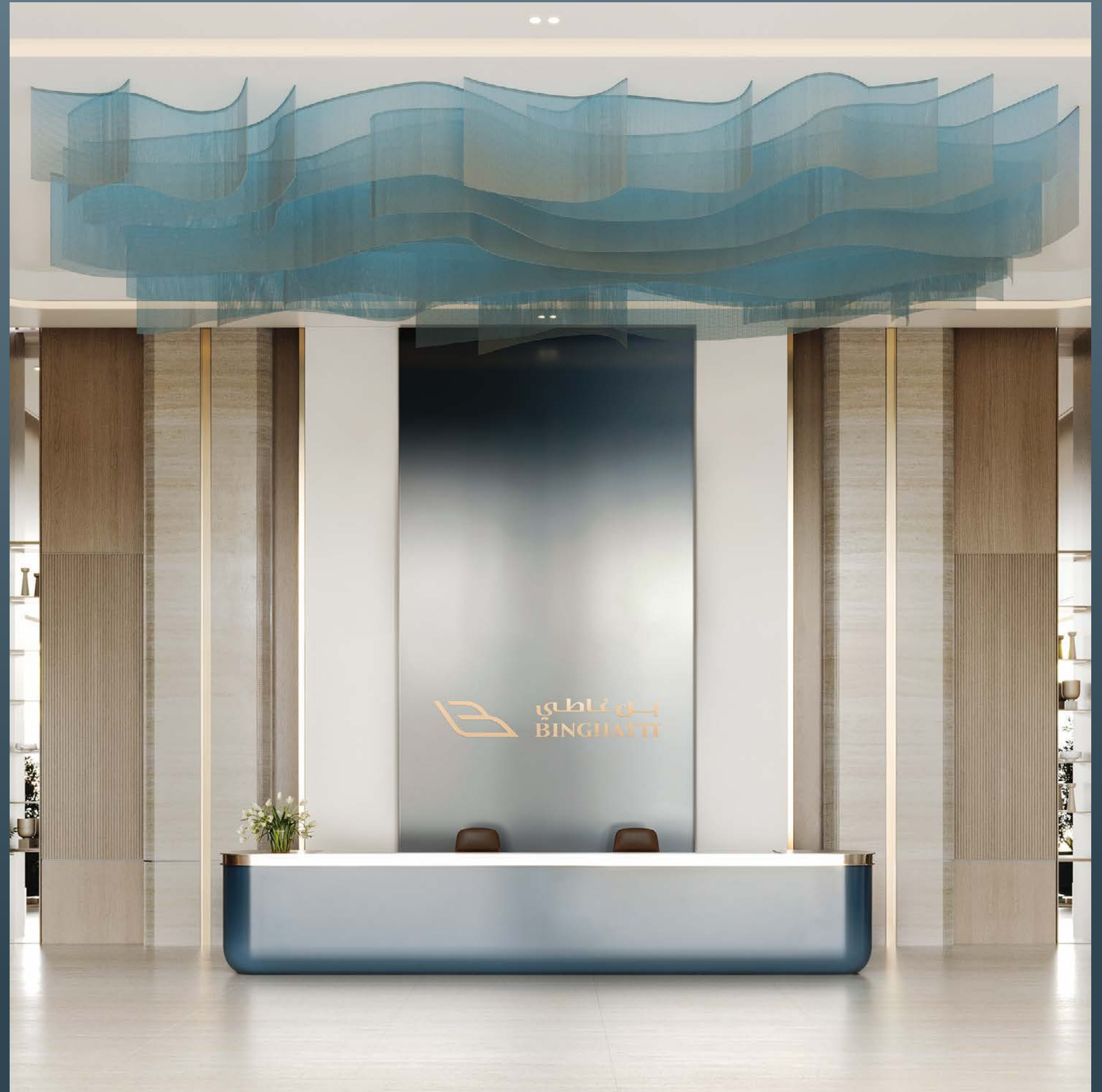


Feature Acrylic Paint





بِنْغَاتِي  
BINGHATTI













CRAFTED WITH  
ENDURING  
PRECISION

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







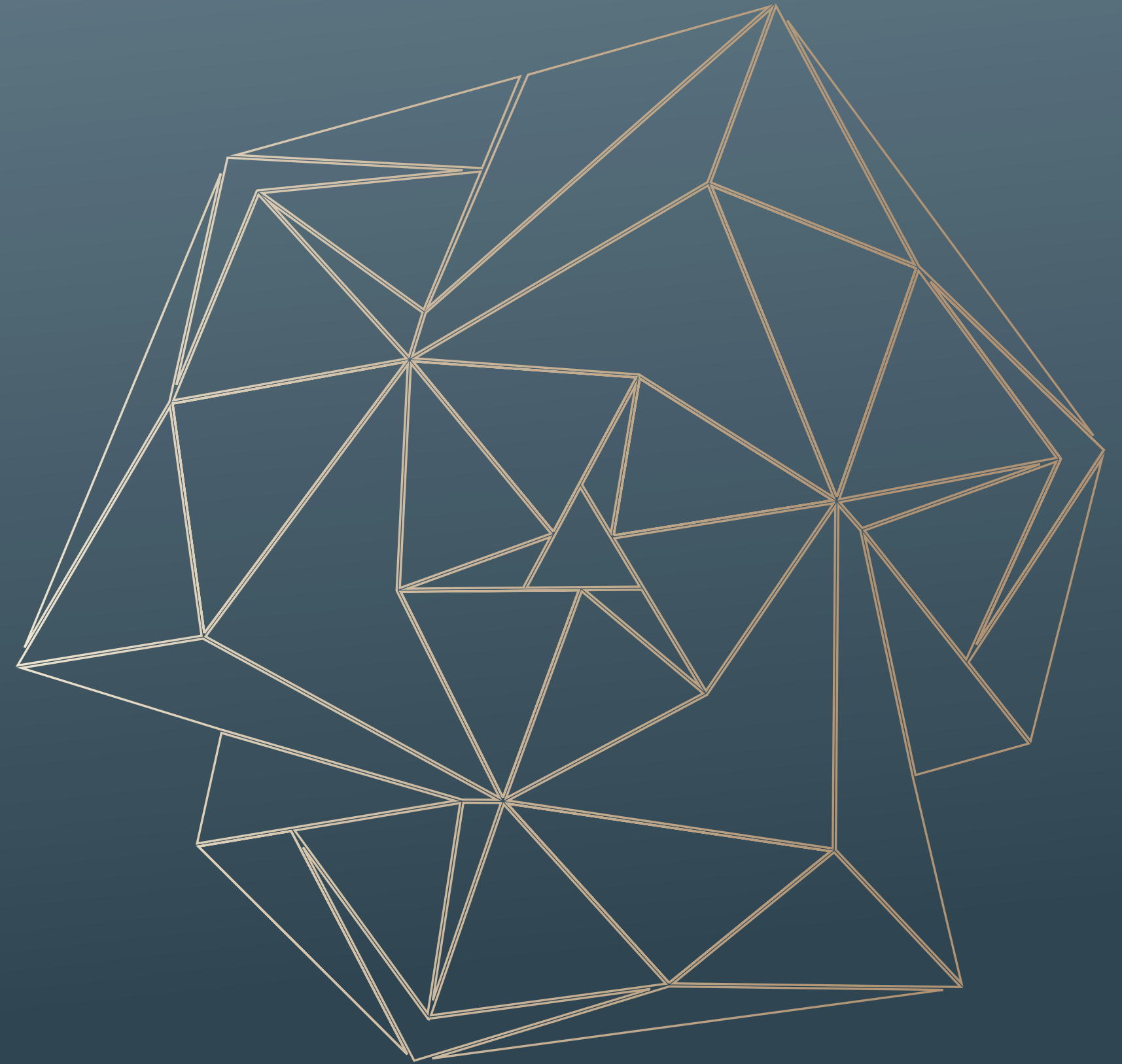


A home is not just an asset. It is a **treasure**.  
Tranquility in its most refined expression.

# FLOOR PLANS

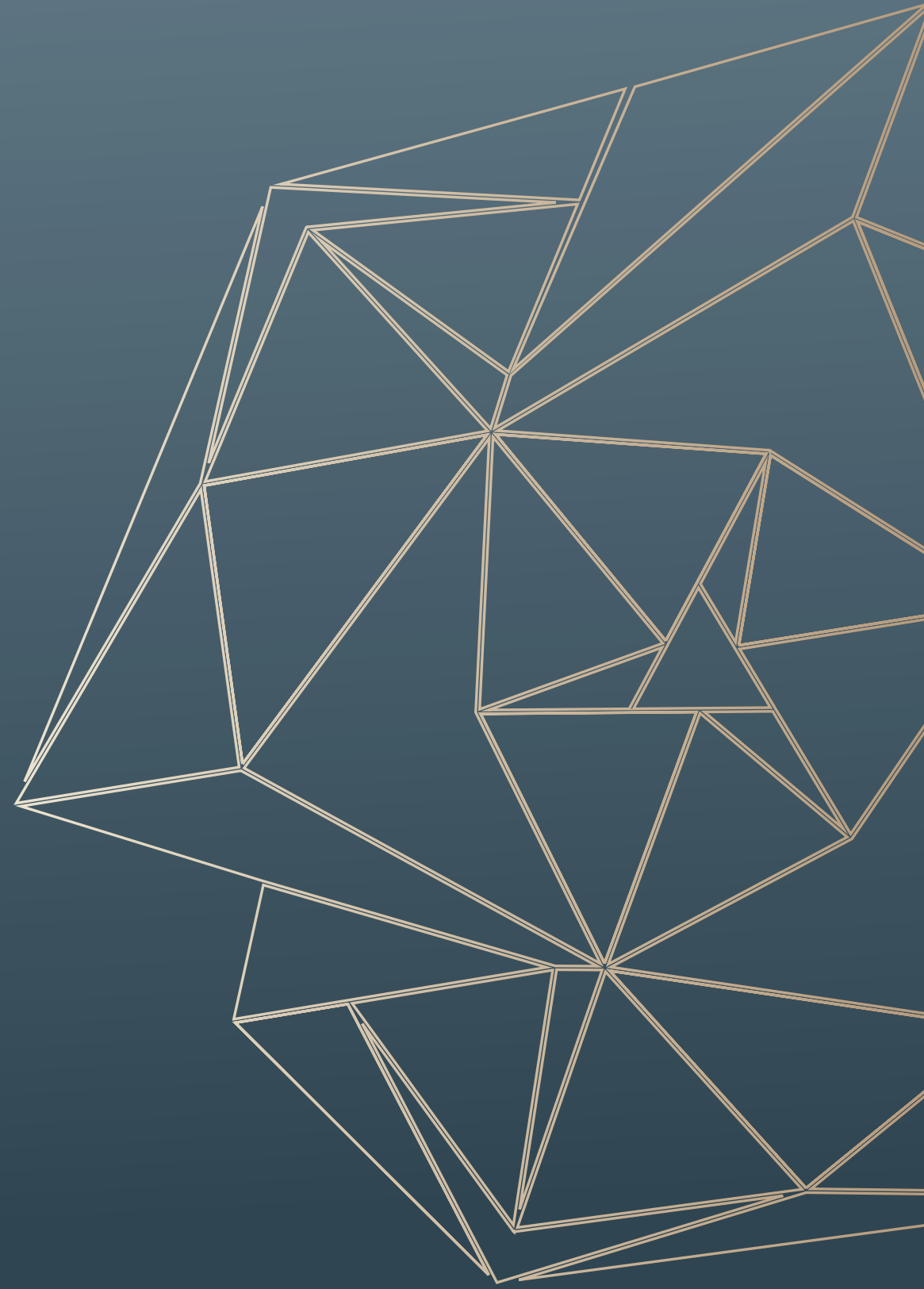
# 03

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.



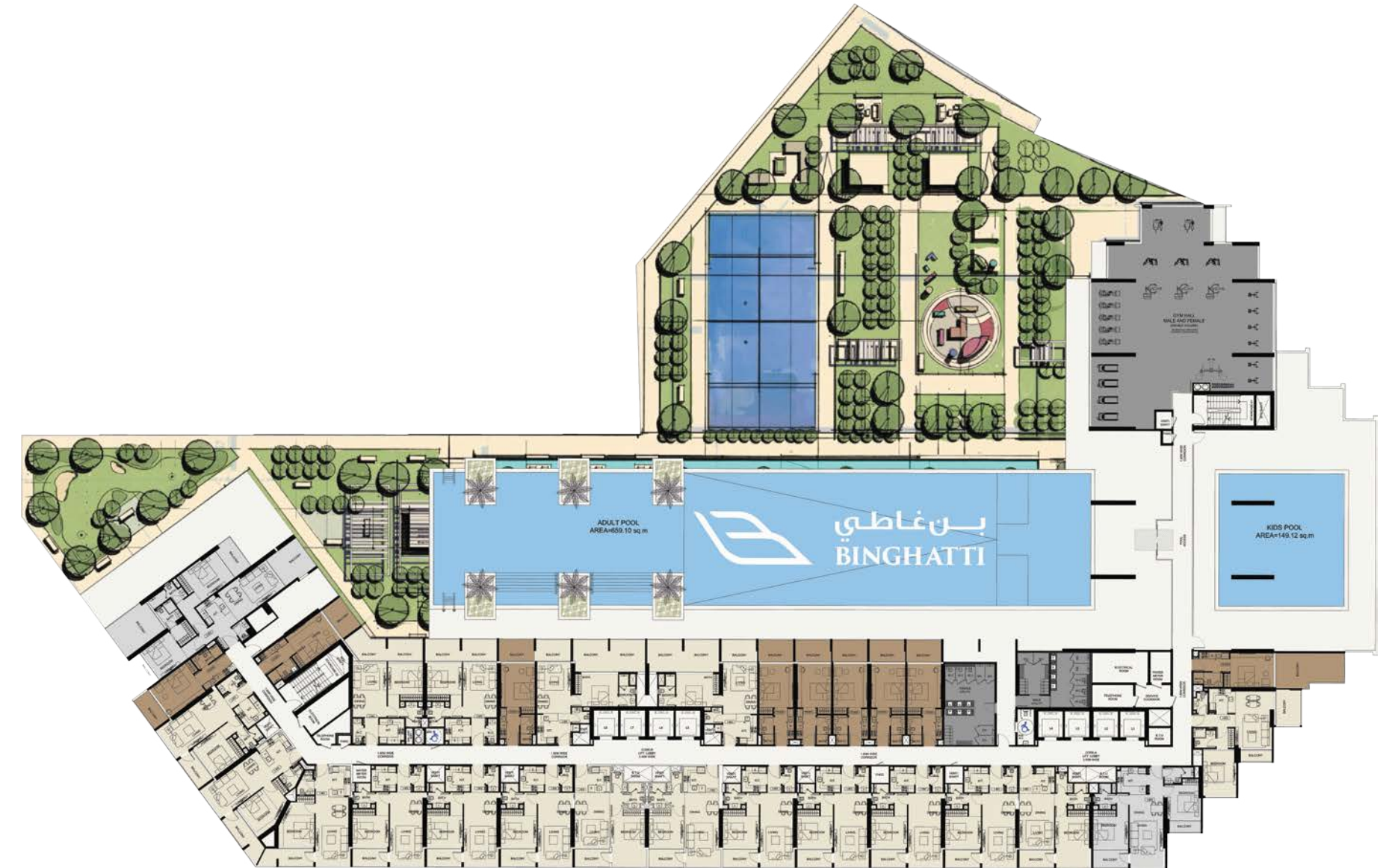
# BINGHATTI CULLINAN

# TYPICAL FLOOR PLANS



## TYPICAL PLAN - FIRST FLOOR

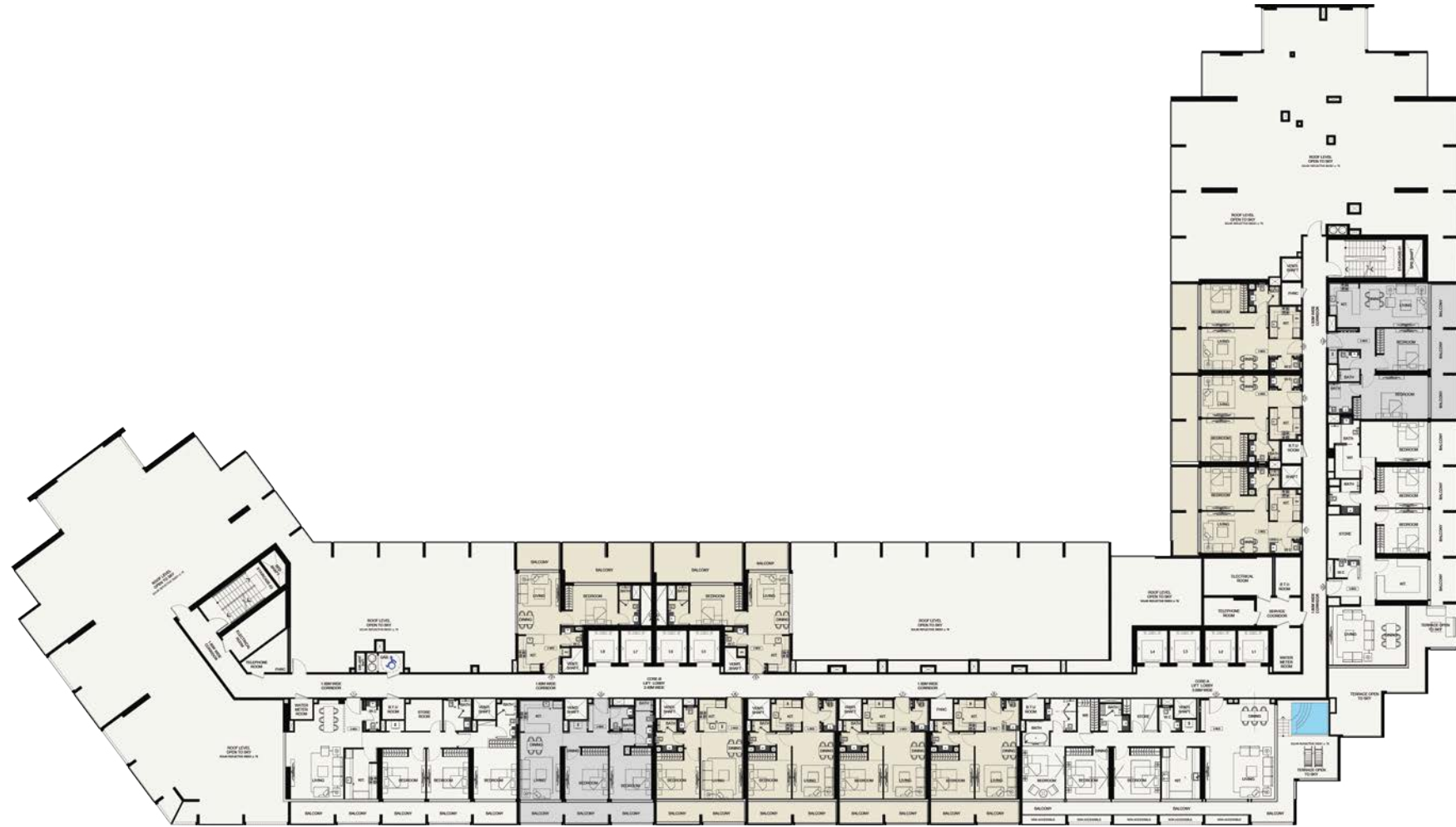
BINGHATTI - CULLINAN



- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- GYM

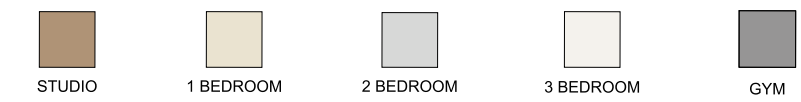
# TYPICAL PLAN - ROOF FLOOR

BINGHATTI - CULLINAN



# TYPICAL PLAN - SECOND FLOOR

BINGHATTI - CULLINAN

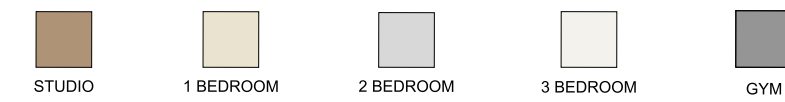
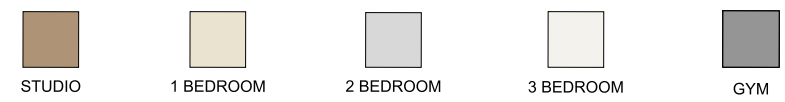


# TYPICAL PLAN - 3RD,4TH,7TH,8TH,11TH&12TH FLOOR

BINGHATTI - CULLINAN

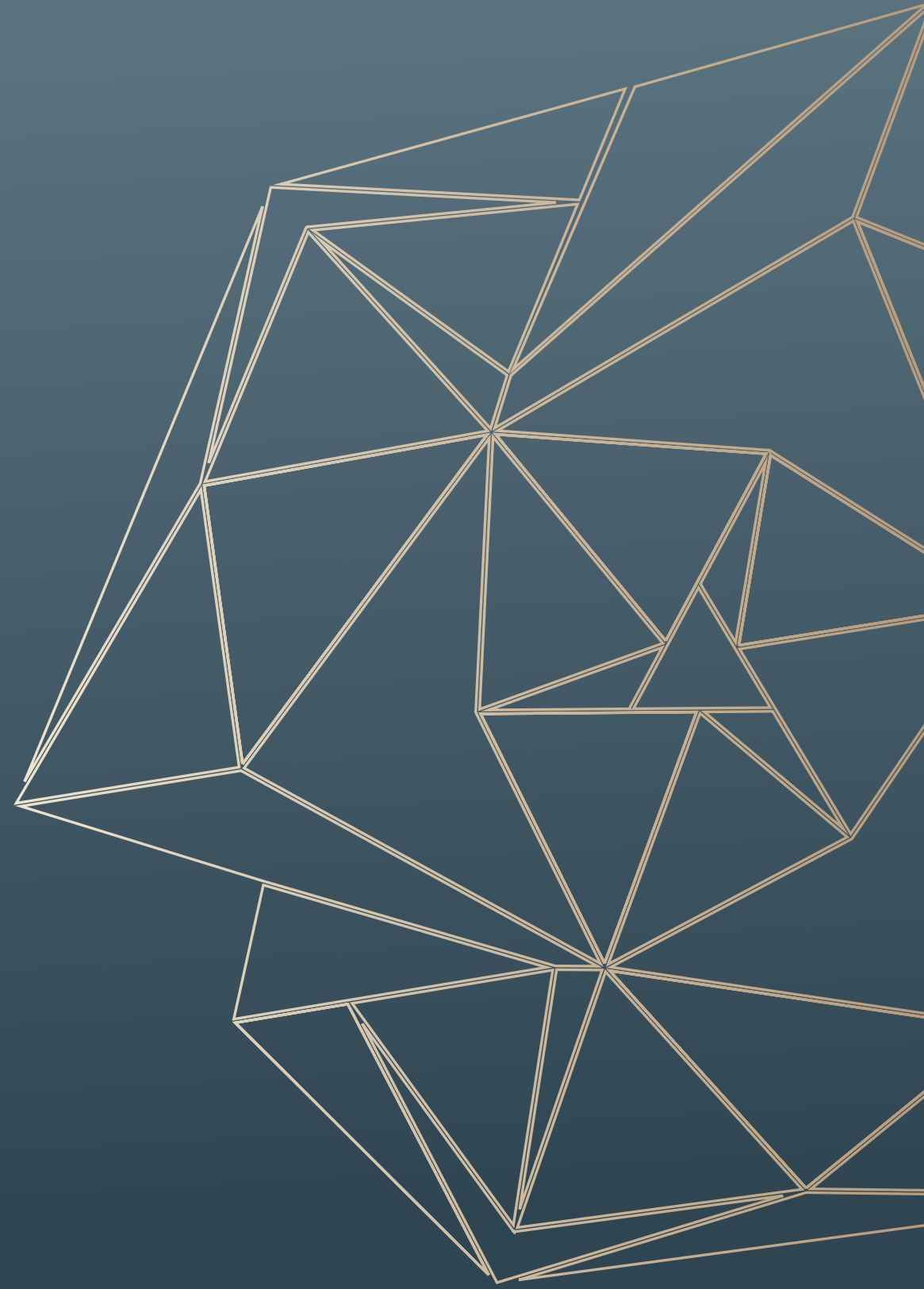
# TYPICAL PLAN - 5TH,6TH,9TH,10TH,13TH&14TH FLOOR

BINGHATTI - CULLINAN

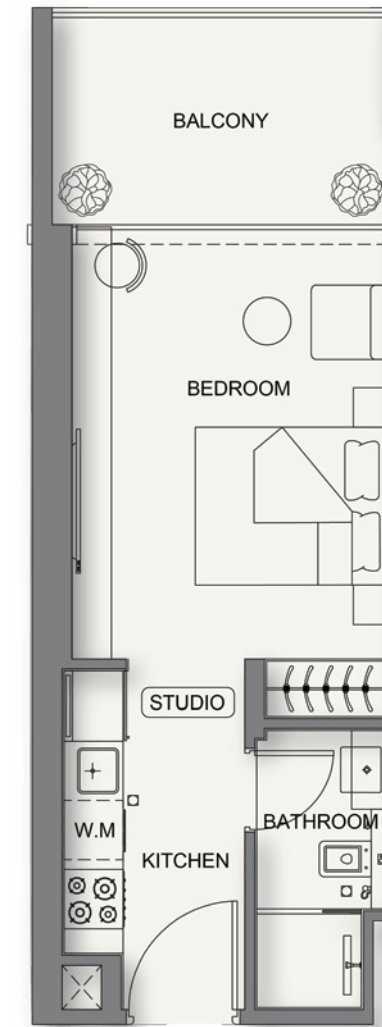


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STUDIO  
FLOOR PLANS

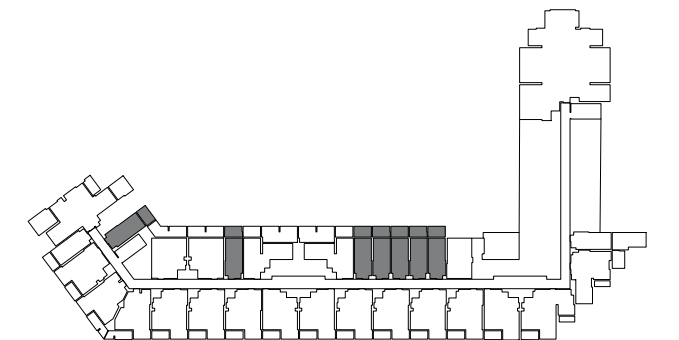


STUDIO BEDROOM TYPE 01  
BINGHATTI - CULLINAN



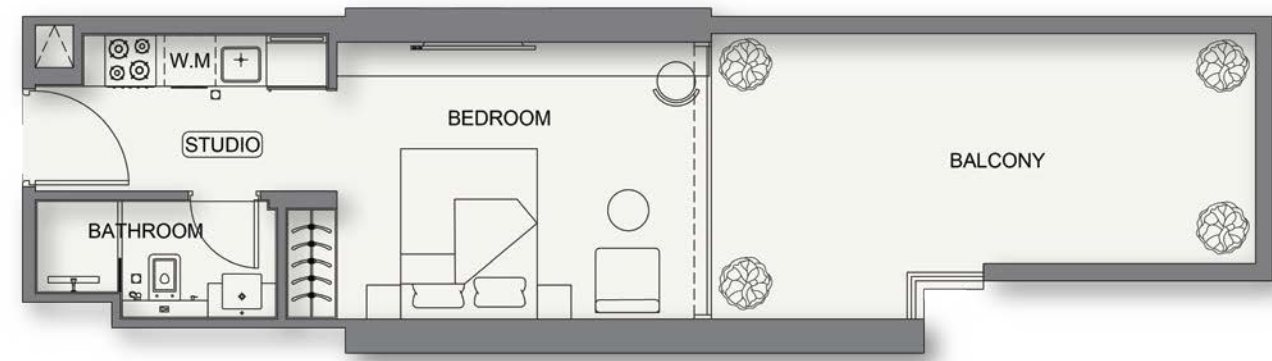
AREA	SQ. M	SQ. FT
SUITE AREA	28.39 m <sup>2</sup>	305.59 ft <sup>2</sup>
BALCONY AREA	7.65 m <sup>2</sup>	82.34 ft <sup>2</sup>
TOTAL UNIT AREA	36.04 m <sup>2</sup>	387.93 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
STUDIO	15 m <sup>2</sup>	
KITCHEN	6 m <sup>2</sup>	
BATHROOM	4 m <sup>2</sup>	



## STUDIO BEDROOM TYPE 02

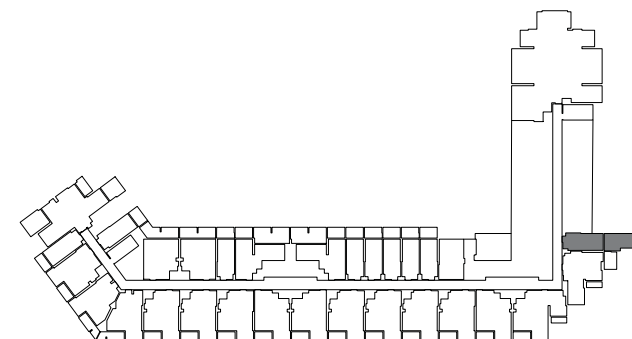
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	28.03 m <sup>2</sup>	301.71 ft <sup>2</sup>
BALCONY AREA	21.01 m <sup>2</sup>	226.15 ft <sup>2</sup>
TOTAL UNIT AREA	49.04 m <sup>2</sup>	527.86 ft <sup>2</sup>

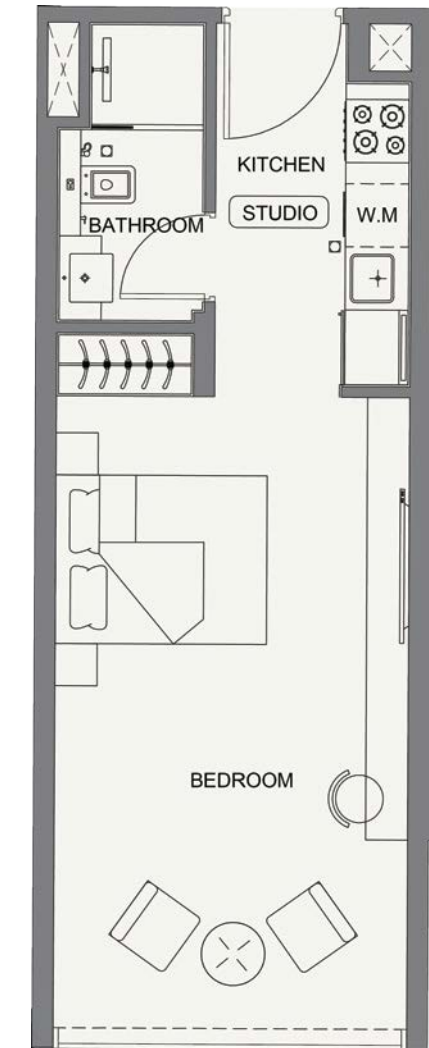
### FLAT DESIGN COMPONENTS

STUDIO	14 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>



## STUDIO BEDROOM TYPE 03

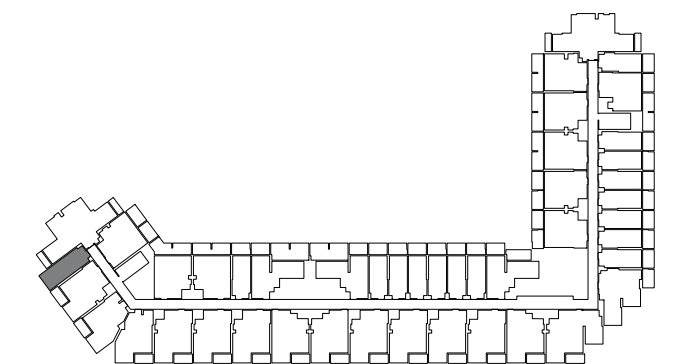
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	34.66 m <sup>2</sup>	373.08 ft <sup>2</sup>
BALCONY AREA	0.00 m <sup>2</sup>	0.00 ft <sup>2</sup>
TOTAL UNIT AREA	34.66 m <sup>2</sup>	373.08 ft <sup>2</sup>

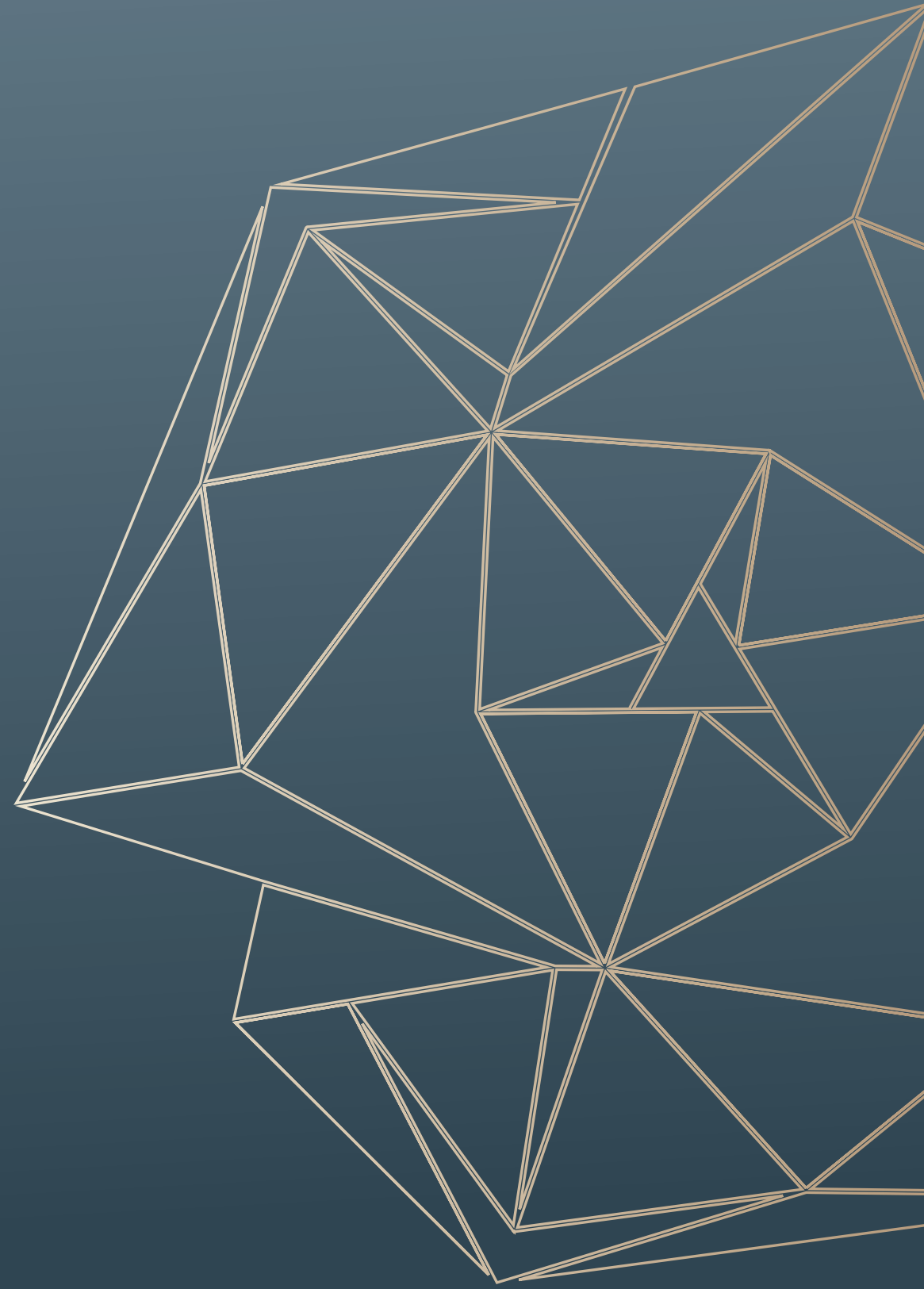
### FLAT DESIGN COMPONENTS

STUDIO	21 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>



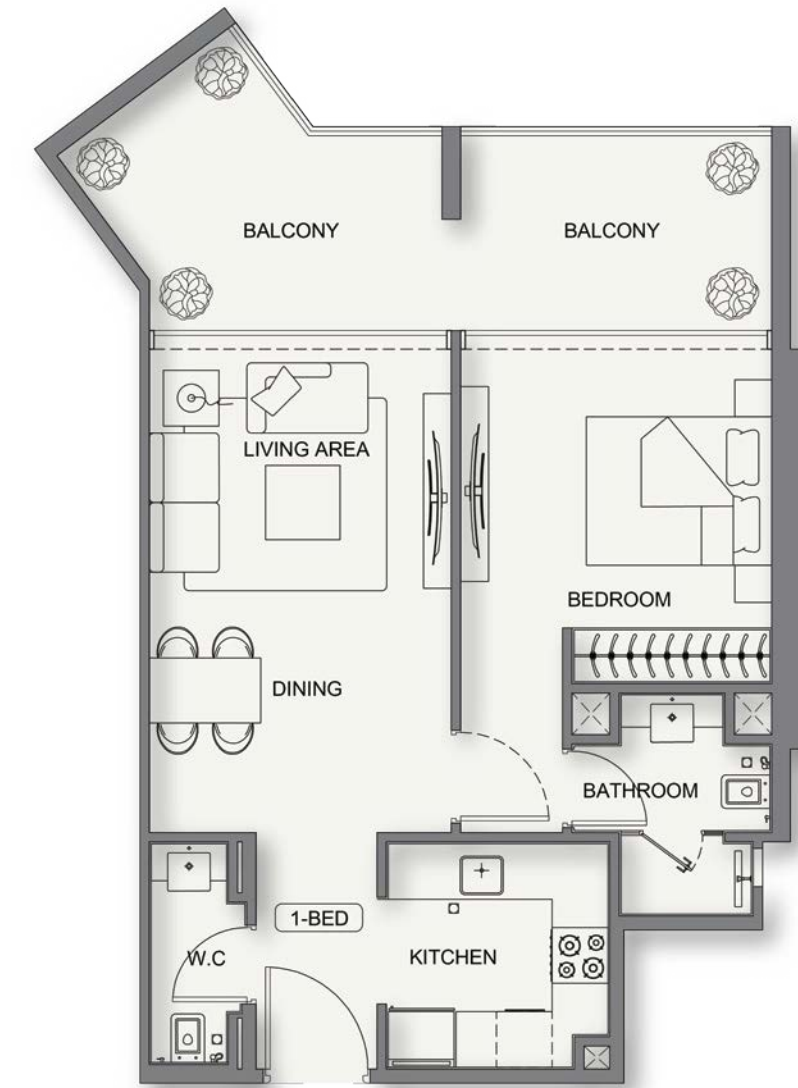
# BINGHATTI CULLINAN

## 1 BEDROOM FLOOR PLANS



### 1 BEDROOM TYPE 01

BINGHATTI - CULLINAN



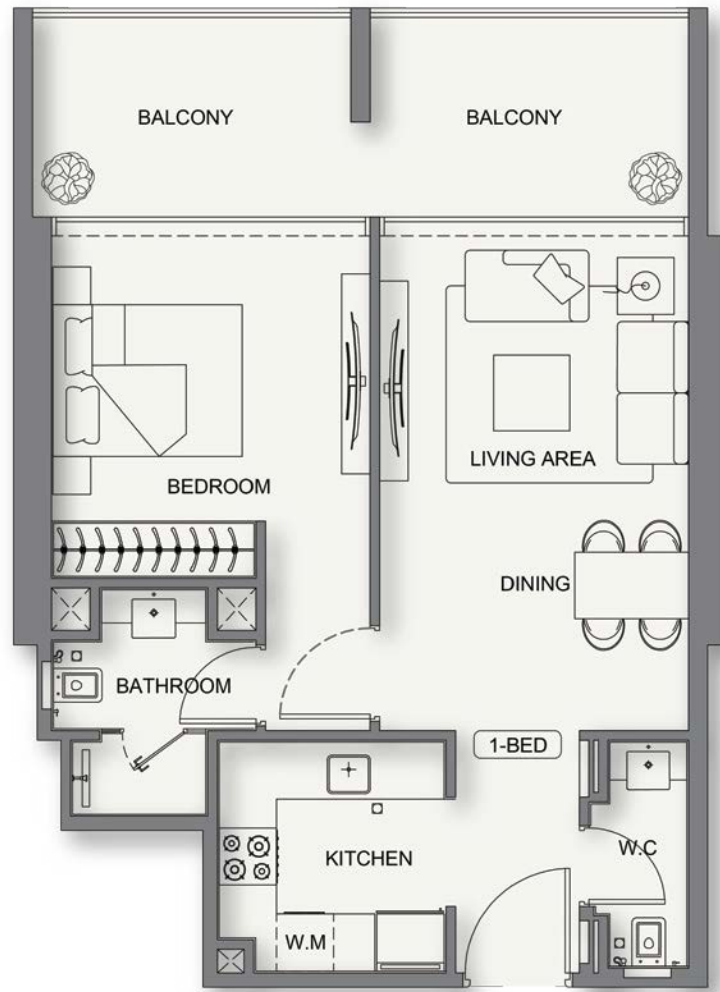
AREA	SQ. M	SQ. FT
SUITE AREA	52.28 m <sup>2</sup>	562.74 ft <sup>2</sup>
BALCONY AREA	17.55 m <sup>2</sup>	188.91 ft <sup>2</sup>
TOTAL UNIT AREA	69.83 m <sup>2</sup>	751.64 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>

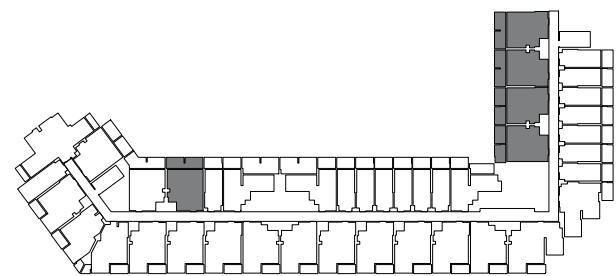


**1 BEDROOM TYPE 02**  
BINGHATTI - CULLINAN

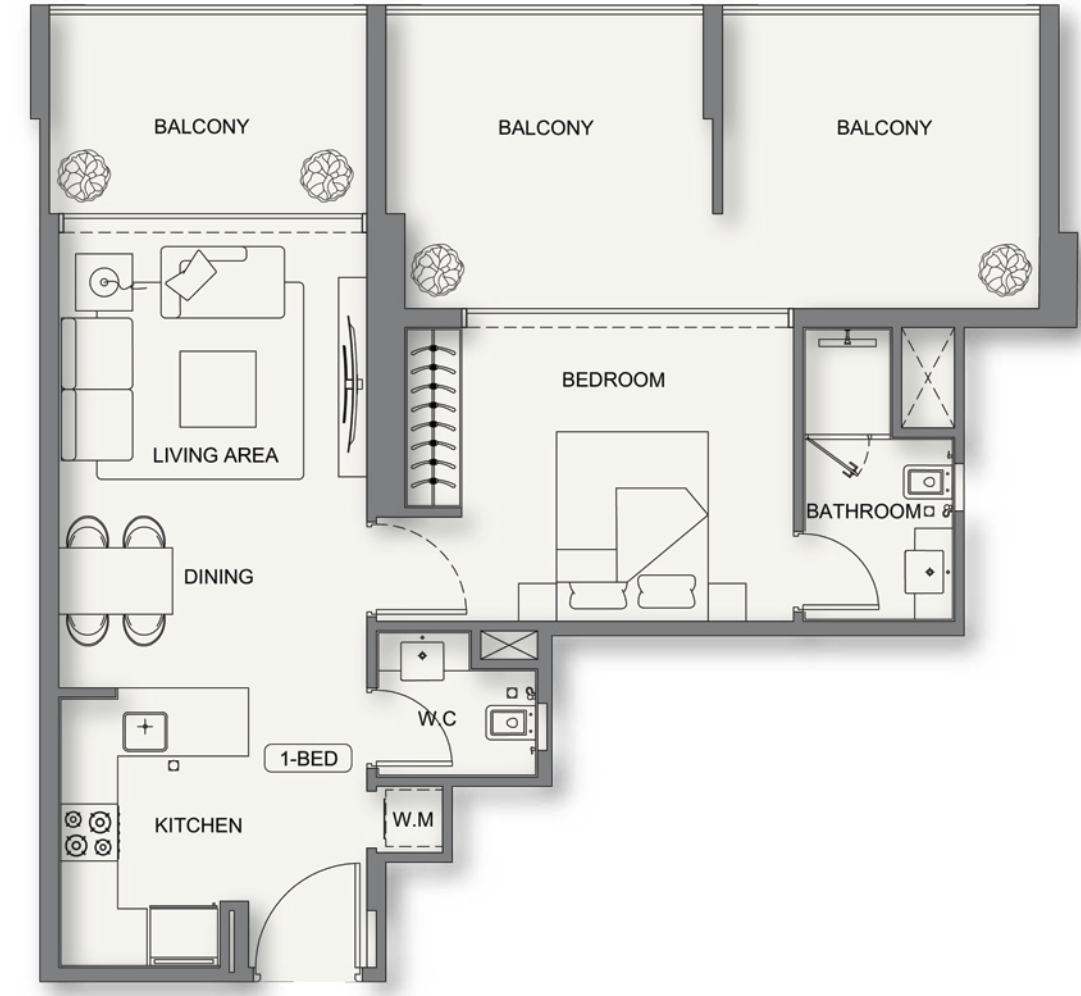


AREA	SQ. M	SQ. FT
SUITE AREA	52.40 m <sup>2</sup>	564.03 ft <sup>2</sup>
BALCONY AREA	15.27 m <sup>2</sup>	164.36 ft <sup>2</sup>
TOTAL UNIT AREA	67.67 m <sup>2</sup>	728.39 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>

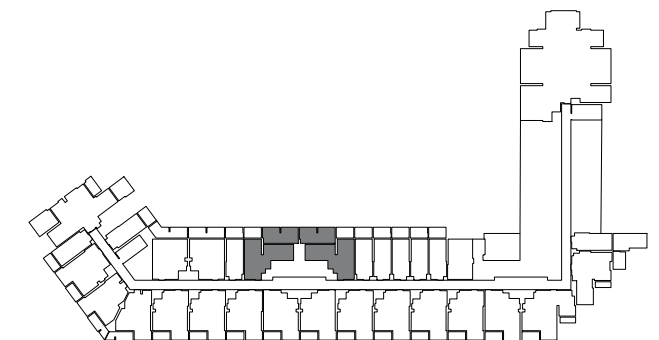


**1 BEDROOM TYPE 03**  
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.12 m <sup>2</sup>	550.25 ft <sup>2</sup>
BALCONY AREA	30.25 m <sup>2</sup>	325.61 ft <sup>2</sup>
TOTAL UNIT AREA	81.37 m <sup>2</sup>	875.86 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	16 m <sup>2</sup>	W.C	2 m <sup>2</sup>
		LAUNDRY	1 m <sup>2</sup>



# 1 BEDROOM TYPE 04

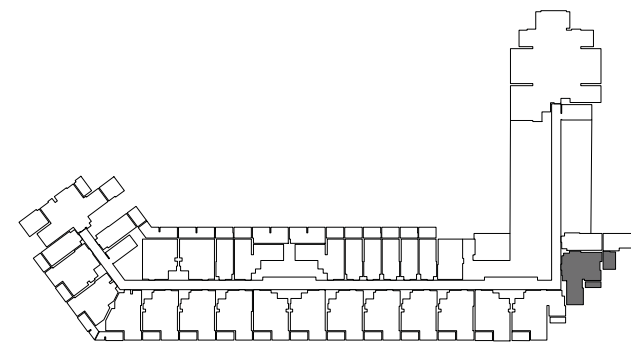
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.50 m <sup>2</sup>	640.45 ft <sup>2</sup>
BALCONY AREA	14.09 m <sup>2</sup>	151.66 ft <sup>2</sup>
TOTAL UNIT AREA	73.59 m <sup>2</sup>	792.12 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	18 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
LIVING & DINING	19 m <sup>2</sup>	W.C	3 m <sup>2</sup>



# 1 BEDROOM TYPE 05

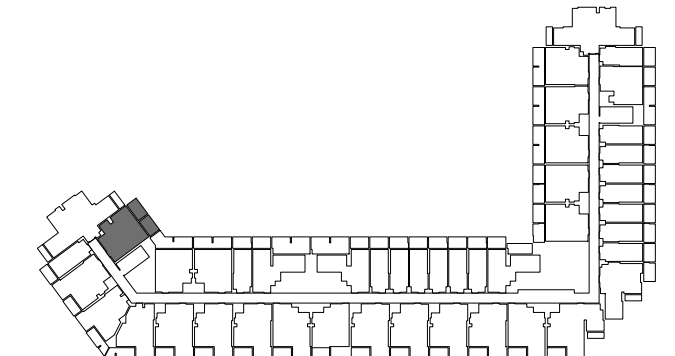
BINGHATTI - CULLINAN



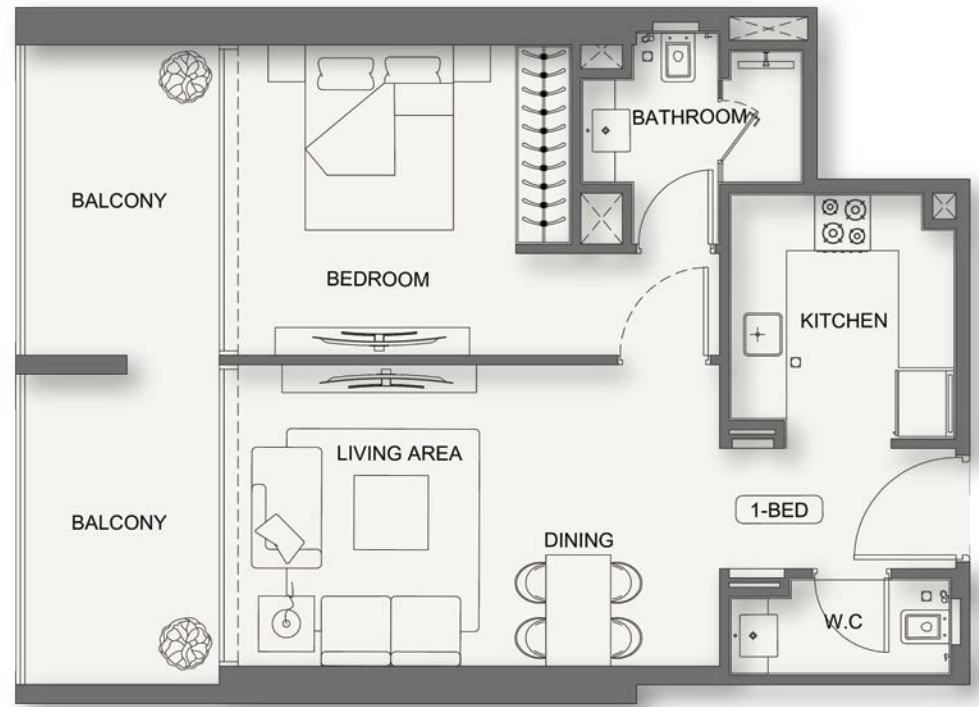
AREA	SQ. M	SQ. FT
SUITE AREA	54.38 m <sup>2</sup>	585.34 ft <sup>2</sup>
BALCONY AREA	15.71 m <sup>2</sup>	169.10 ft <sup>2</sup>
TOTAL UNIT AREA	70.09 m <sup>2</sup>	754.44 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	3 m <sup>2</sup>



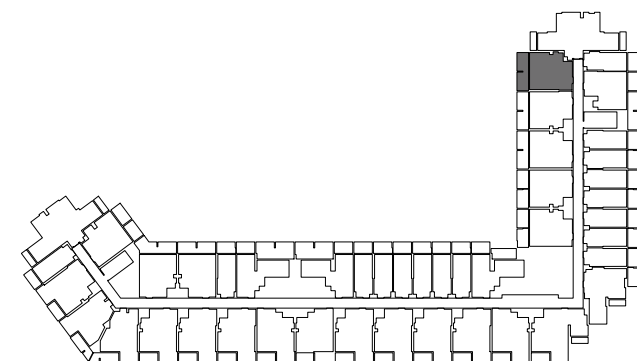
**1 BEDROOM TYPE 06**  
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.16 m <sup>2</sup>	572.21 ft <sup>2</sup>
BALCONY AREA	15.48 m <sup>2</sup>	166.63 ft <sup>2</sup>
TOTAL UNIT AREA	68.64 m <sup>2</sup>	738.83 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C.	3 m <sup>2</sup>



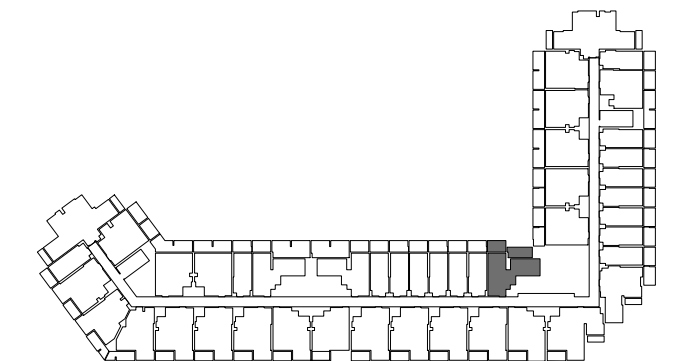
**1 BEDROOM TYPE 07**  
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.23 m <sup>2</sup>	551.44 ft <sup>2</sup>
BALCONY AREA	17.38 m <sup>2</sup>	187.08 ft <sup>2</sup>
TOTAL UNIT AREA	68.61 m <sup>2</sup>	738.51 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	16 m <sup>2</sup>	W.C.	2 m <sup>2</sup>
		LAUNDRY	1 m <sup>2</sup>



# 1 BEDROOM TYPE 08

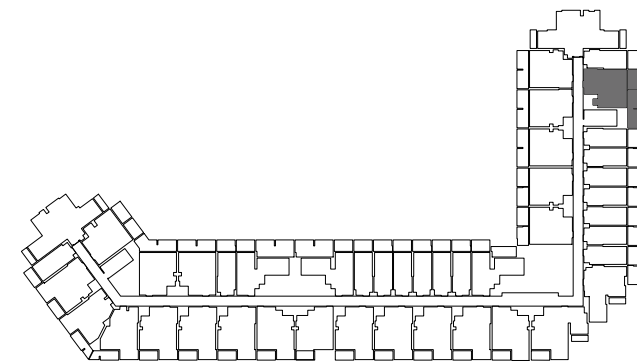
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.55 m <sup>2</sup>	554.88 ft <sup>2</sup>
BALCONY AREA	24.15 m <sup>2</sup>	259.95 ft <sup>2</sup>
TOTAL UNIT AREA	75.70 m <sup>2</sup>	814.83 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>



# 1 BEDROOM TYPE 09

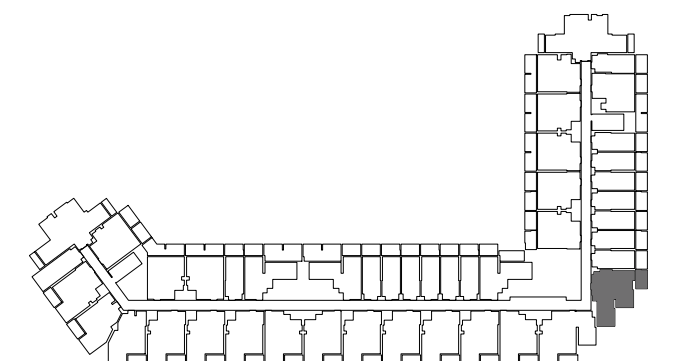
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	63.73 m <sup>2</sup>	685.98 ft <sup>2</sup>
BALCONY AREA	8.43 m <sup>2</sup>	90.74 ft <sup>2</sup>
TOTAL UNIT AREA	72.16 m <sup>2</sup>	776.72 ft <sup>2</sup>

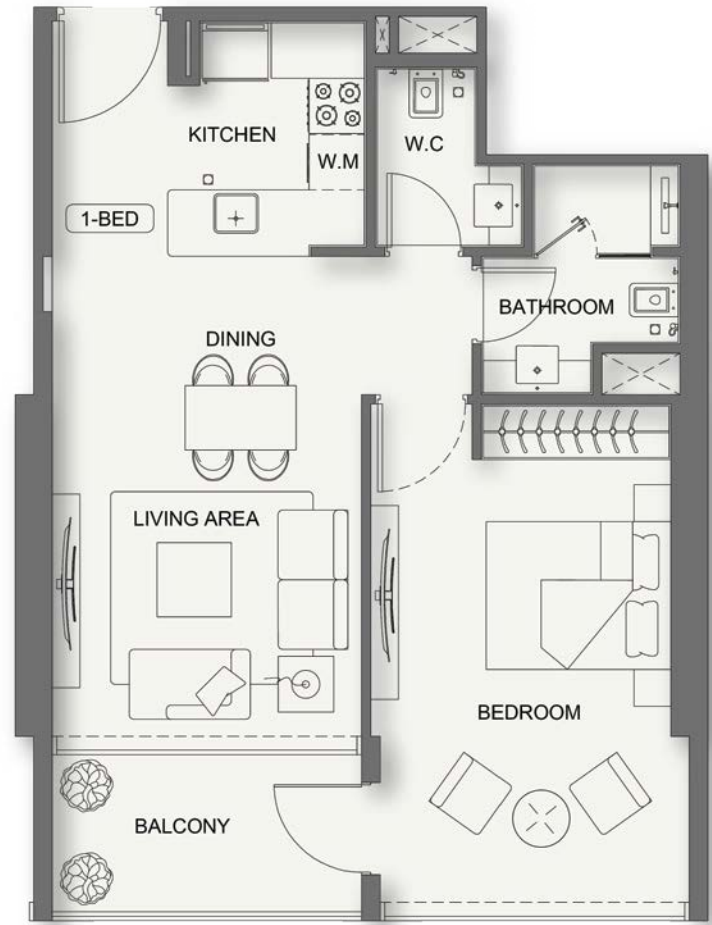
### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	18 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
LIVING & DINING	19 m <sup>2</sup>	W.C	3 m <sup>2</sup>



# 1 BEDROOM TYPE 10

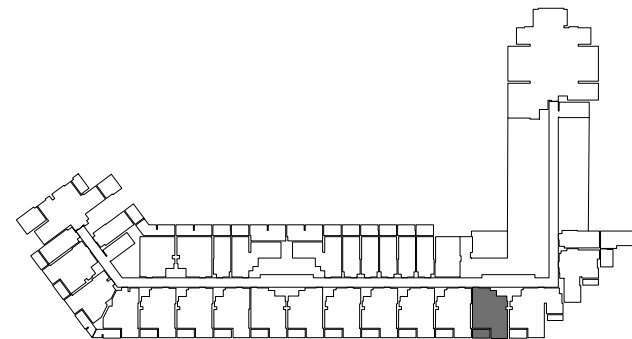
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.87 m <sup>2</sup>	622.91 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	64.08 m <sup>2</sup>	689.75 ft <sup>2</sup>

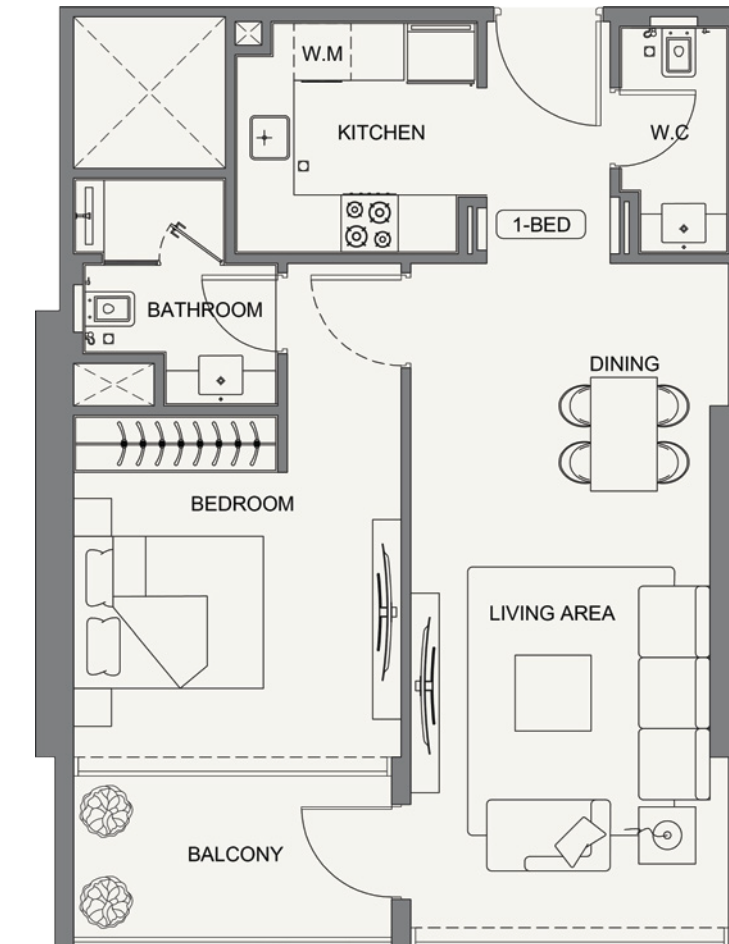
## FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>



# 1 BEDROOM TYPE 11

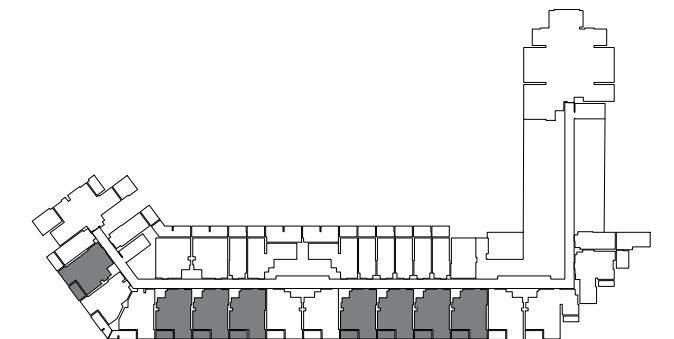
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.06 m <sup>2</sup>	635.72 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	65.27 m <sup>2</sup>	702.56 ft <sup>2</sup>

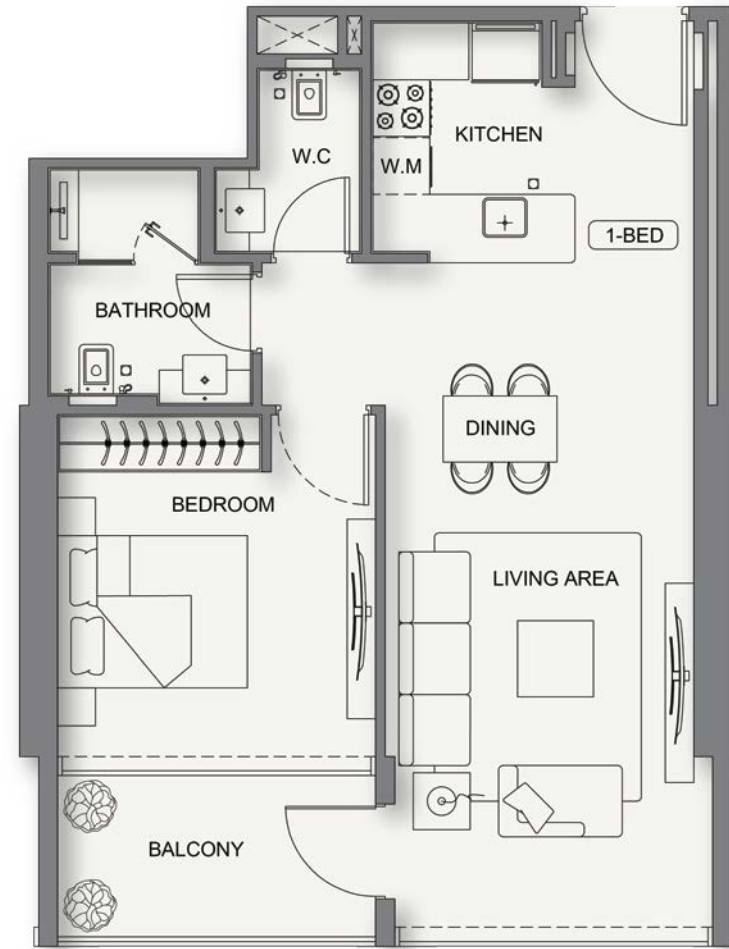
## FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>



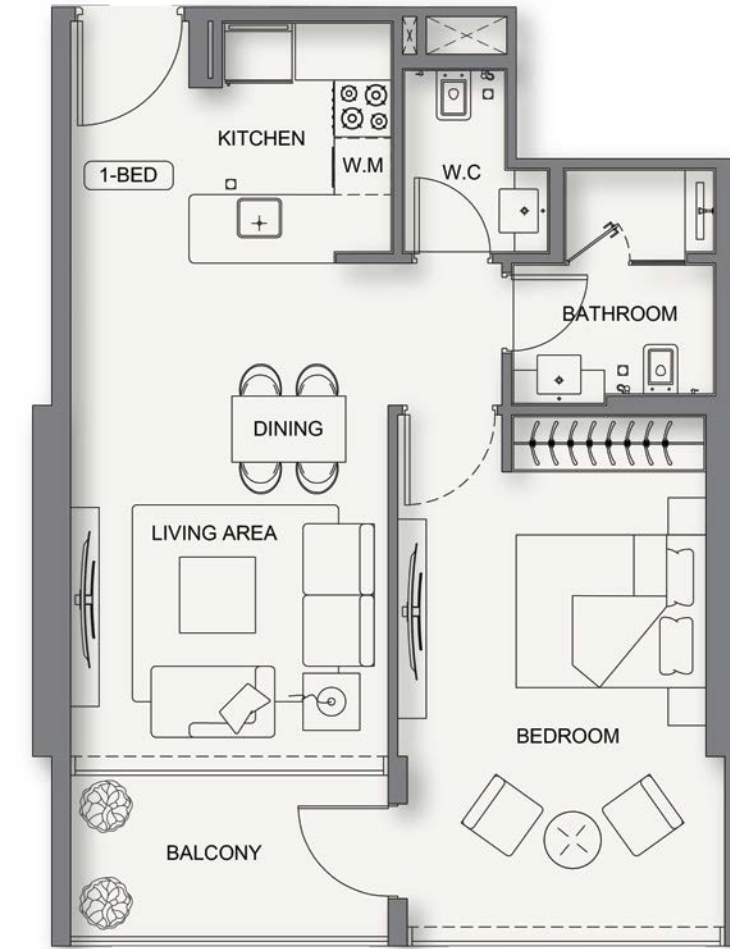
# 1 BEDROOM TYPE 12

BINGHATTI - CULLINAN



# 1 BEDROOM TYPE 13

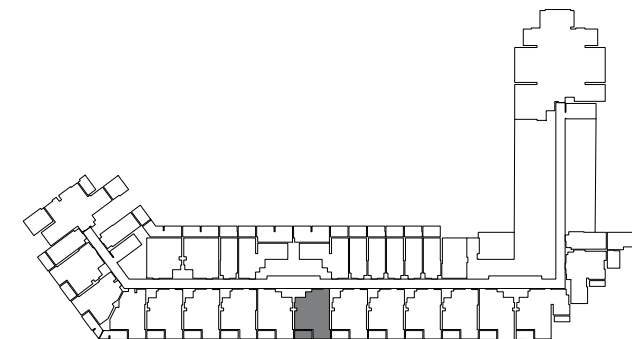
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m <sup>2</sup>	626.57 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	64.42 m <sup>2</sup>	693.41 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>



AREA	SQ. M	SQ. FT
SUITE AREA	57.79 m <sup>2</sup>	622.05 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	64.00 m <sup>2</sup>	688.89 ft <sup>2</sup>

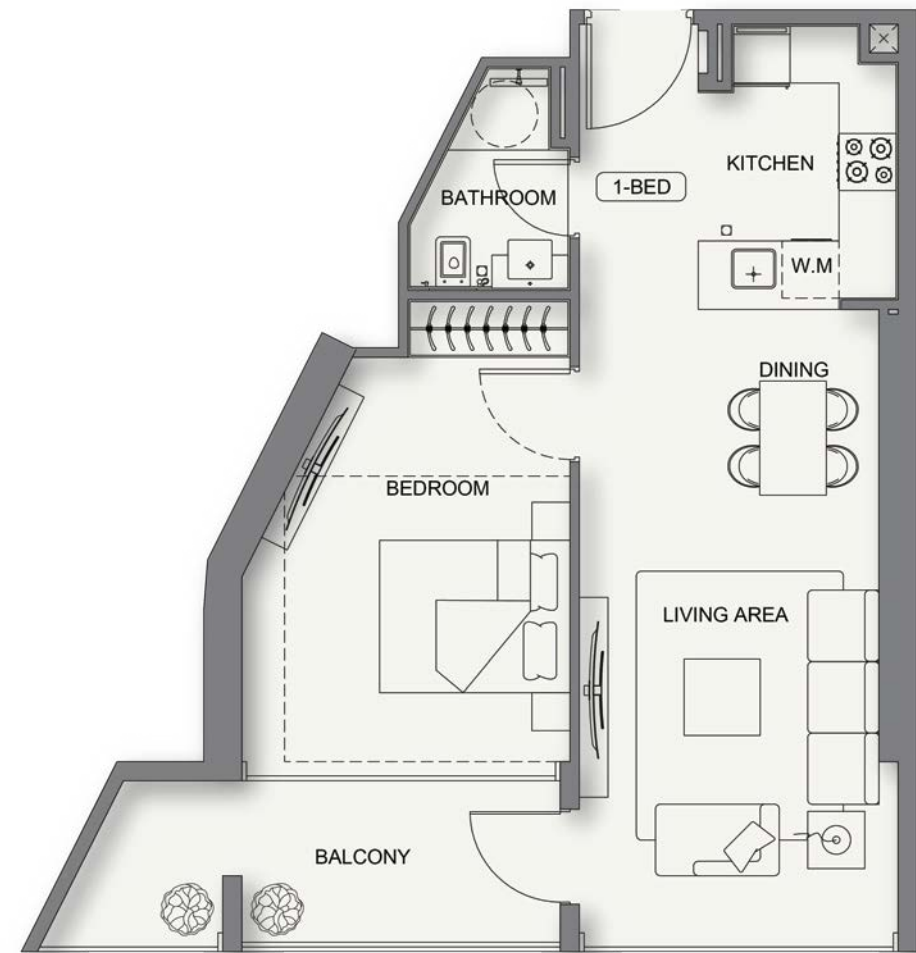
### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>



# 1 BEDROOM TYPE 14

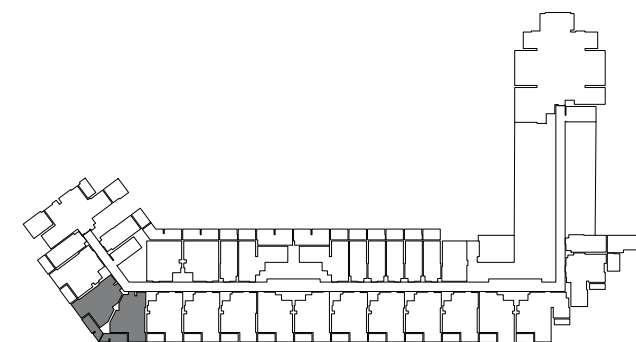
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m <sup>2</sup>	578.56 ft <sup>2</sup>
BALCONY AREA	9.26 m <sup>2</sup>	99.67 ft <sup>2</sup>
TOTAL UNIT AREA	63.01 m <sup>2</sup>	678.23 ft <sup>2</sup>

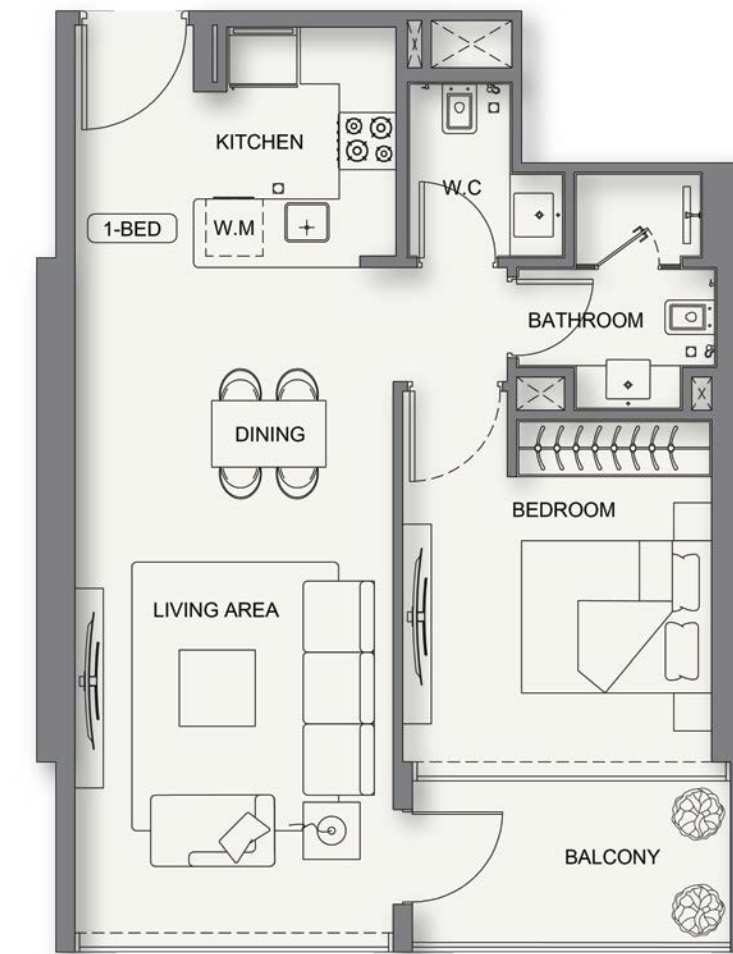
## FLAT DESIGN COMPONENTS

BATHROOM	3 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	21 m <sup>2</sup>		



# 1 BEDROOM TYPE 15

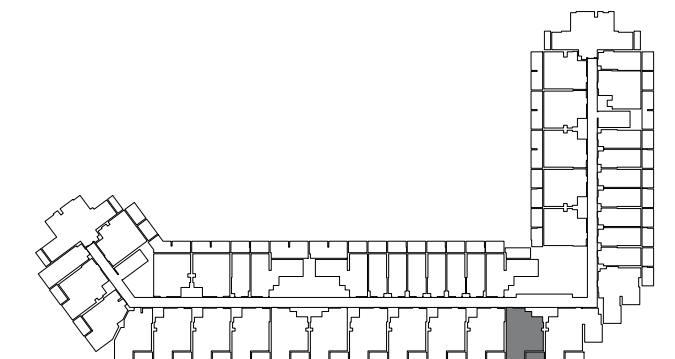
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	58.03 m <sup>2</sup>	624.63 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	64.24 m <sup>2</sup>	691.47 ft <sup>2</sup>

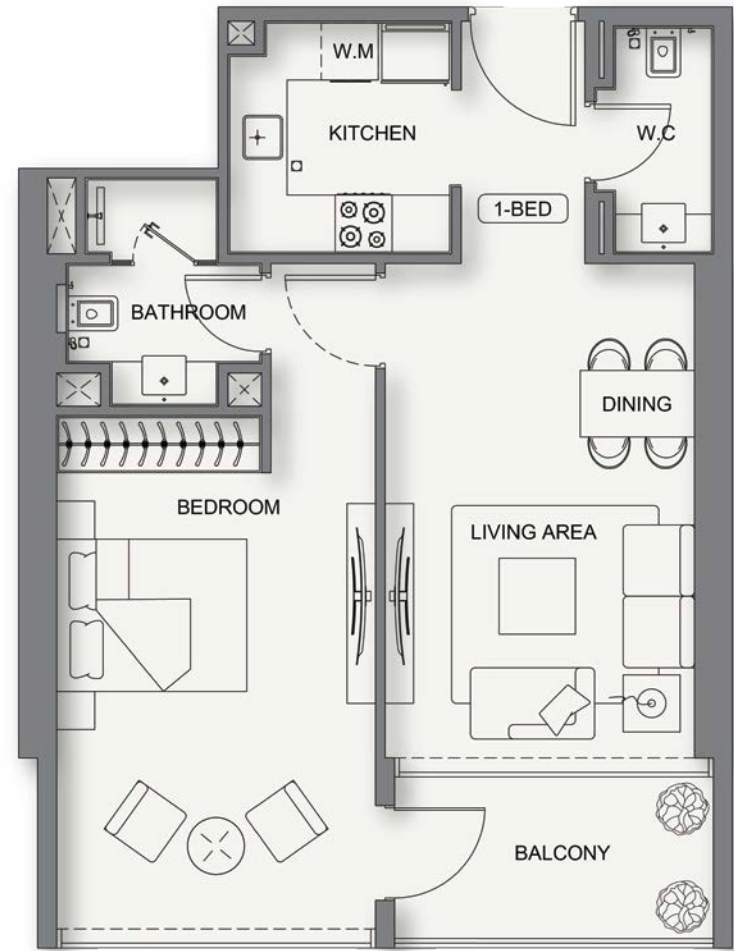
## FLAT DESIGN COMPONENTS

BATHROOM	3 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	21 m <sup>2</sup>		



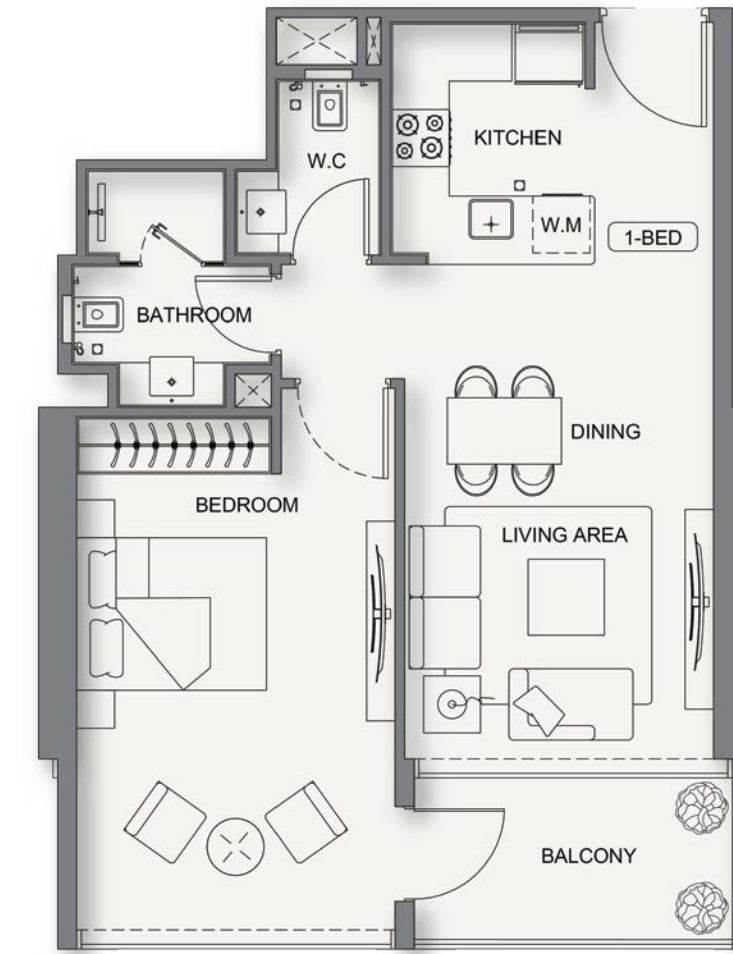
# 1 BEDROOM TYPE 16

BINGHATTI - CULLINAN



# 1 BEDROOM TYPE 17

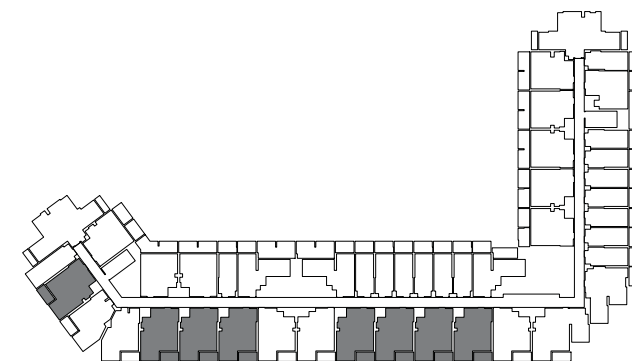
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.02 m <sup>2</sup>	635.29 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	65.23 m <sup>2</sup>	702.13 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	19 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C.	2 m <sup>2</sup>



AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m <sup>2</sup>	626.57 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	64.42 m <sup>2</sup>	693.41 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	3 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	18 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C.	2 m <sup>2</sup>



# 1 BEDROOM TYPE 18

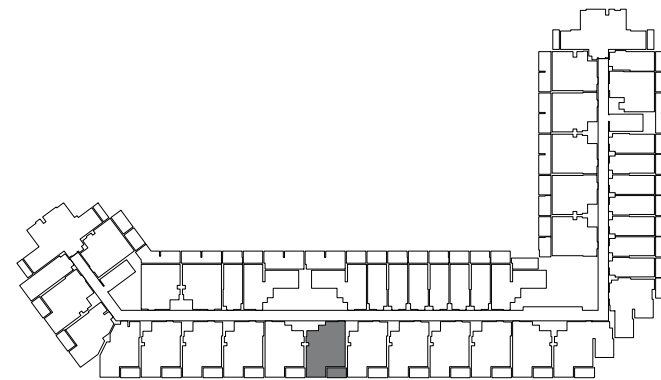
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.94 m <sup>2</sup>	623.66 ft <sup>2</sup>
BALCONY AREA	6.21 m <sup>2</sup>	66.84 ft <sup>2</sup>
TOTAL UNIT AREA	64.15 m <sup>2</sup>	690.50 ft <sup>2</sup>

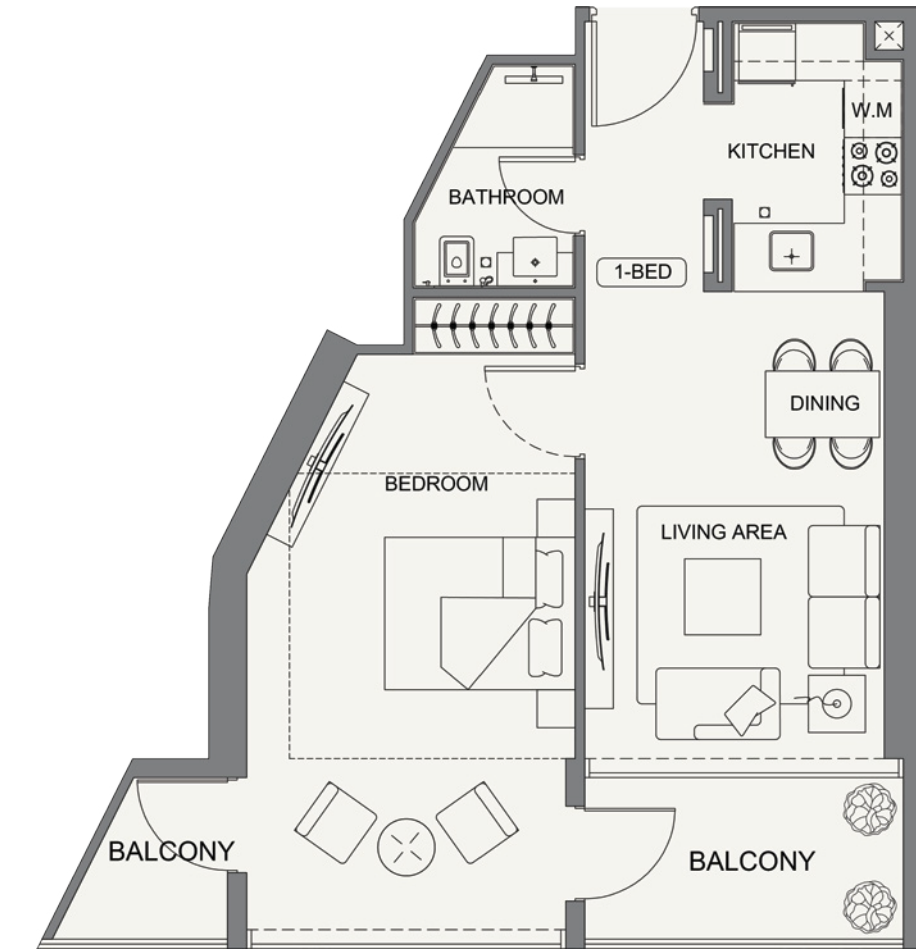
### FLAT DESIGN COMPONENTS

BATHROOM	3 m <sup>2</sup>	KITCHEN	5 m <sup>2</sup>
BEDROOM	18 m <sup>2</sup>	CORRIDOR	9 m <sup>2</sup>
LIVING & DINING	19 m <sup>2</sup>	W.C	2 m <sup>2</sup>



# 1 BEDROOM TYPE 19

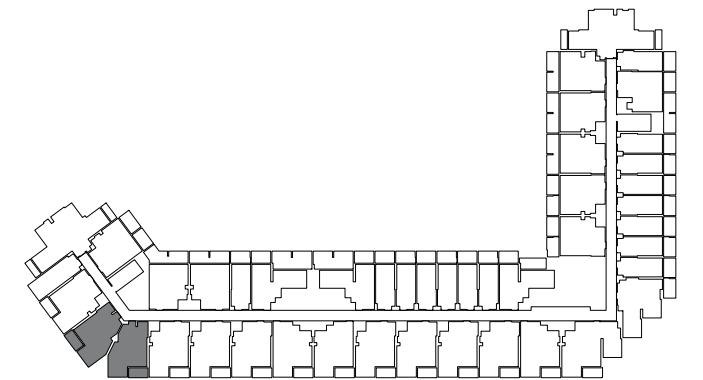
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m <sup>2</sup>	578.56 ft <sup>2</sup>
BALCONY AREA	9.15 m <sup>2</sup>	98.49 ft <sup>2</sup>
TOTAL UNIT AREA	62.90 m <sup>2</sup>	677.05 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	3 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	21 m <sup>2</sup>		



## 1 BEDROOM TYPE 20

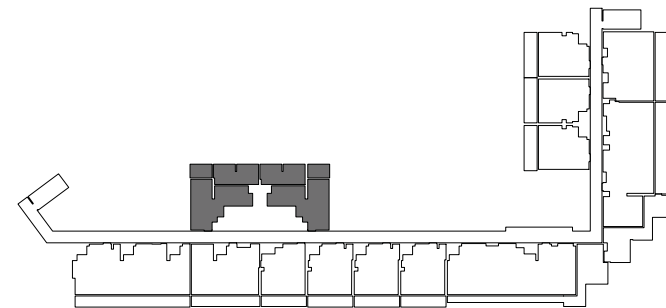
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.48 m <sup>2</sup>	554.13 ft <sup>2</sup>
BALCONY AREA	30.251 m <sup>2</sup>	325.61 ft <sup>2</sup>
TOTAL UNIT AREA	81.73 m <sup>2</sup>	879.73 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	16 m <sup>2</sup>	WC	3 m <sup>2</sup>
		LAUNDRY	1 m <sup>2</sup>

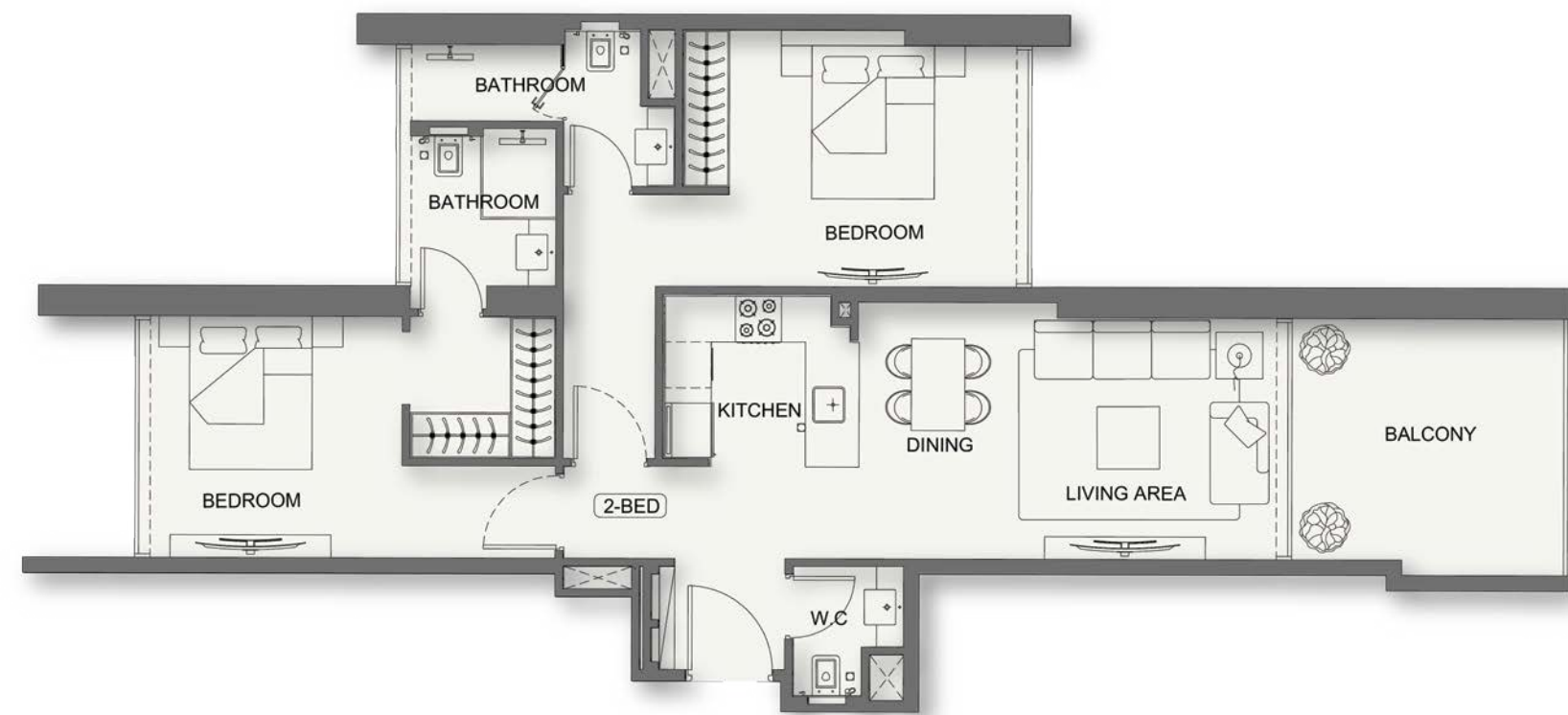


## BINGHATTI CULLINAN

## 2 BEDROOM FLOOR PLANS

## 2 BEDROOM TYPE 1

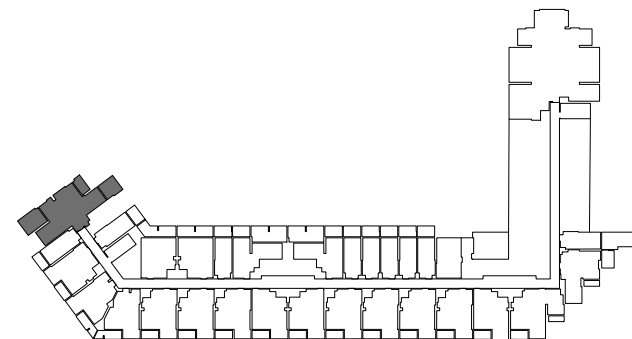
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	86.32 m <sup>2</sup>	929.14 ft <sup>2</sup>
BALCONY AREA	42.28 m <sup>2</sup>	455.10 ft <sup>2</sup>
TOTAL UNIT AREA	128.60 m <sup>2</sup>	1384.24 ft <sup>2</sup>

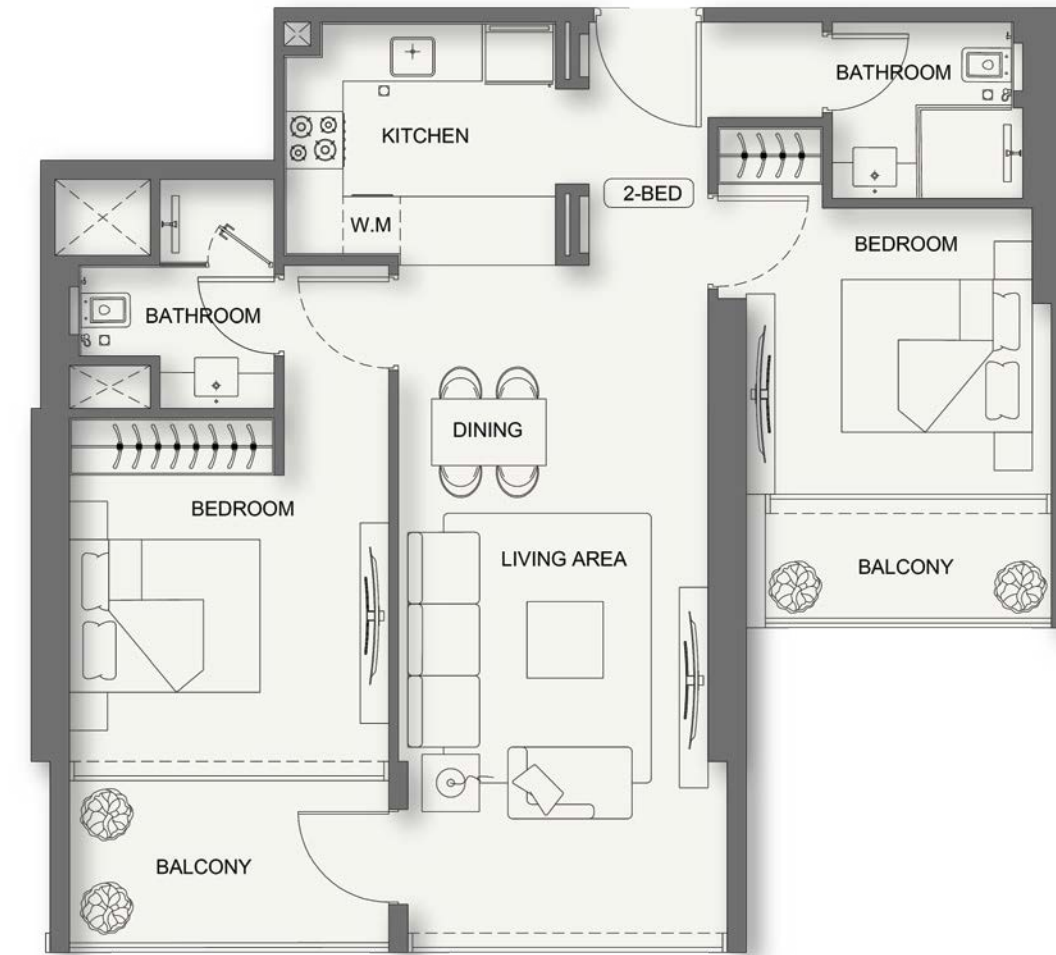
### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	18 m <sup>2</sup>
M. BEDROOM	17 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	CORRIDOR	7 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	W.C.	2 m <sup>2</sup>



## 2 BEDROOM TYPE 2

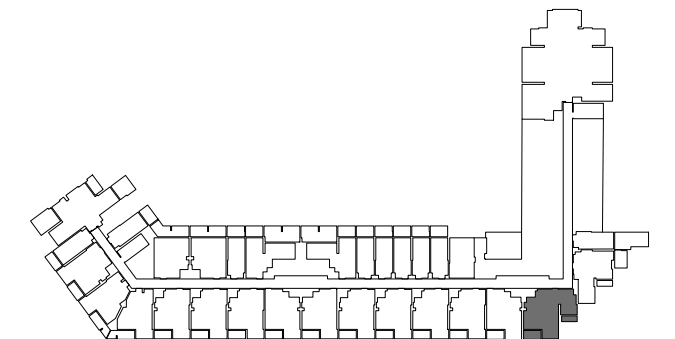
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	74.14 m <sup>2</sup>	798.04 ft <sup>2</sup>
BALCONY AREA	10.76 m <sup>2</sup>	115.82 ft <sup>2</sup>
TOTAL UNIT AREA	84.90 m <sup>2</sup>	913.86 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	24 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
BEDROOM	11 m <sup>2</sup>		



## 2 BEDROOM TYPE 3

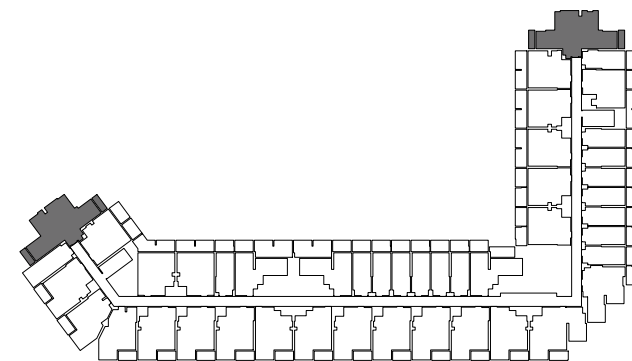
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	86.30 m <sup>2</sup>	928.83 ft <sup>2</sup>
BALCONY AREA	8.28 m <sup>2</sup>	89.13 ft <sup>2</sup>
TOTAL UNIT AREA	94.58 m <sup>2</sup>	1018.05 ft <sup>2</sup>

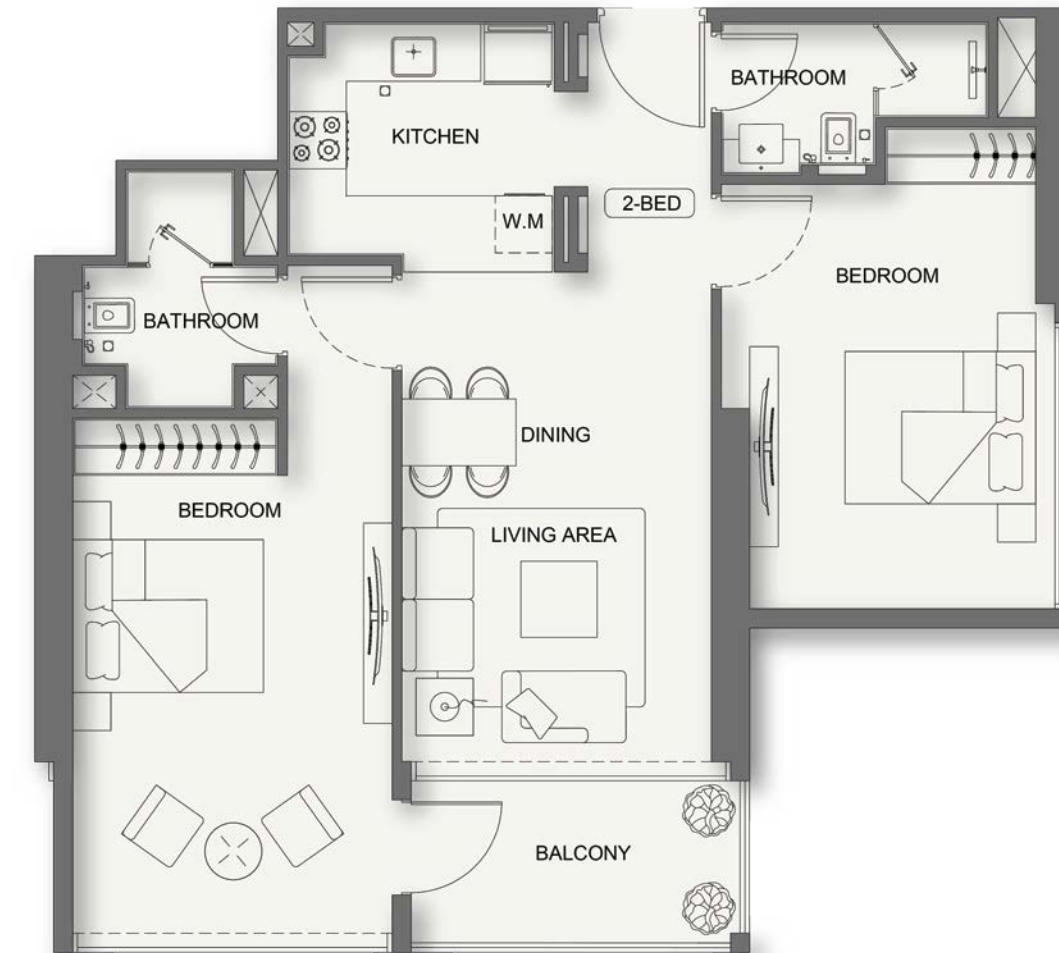
### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	18 m <sup>2</sup>
M. BEDROOM	17 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
M. BATHROOM	4 m <sup>2</sup>	CORRIDOR	7 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	WC	2 m <sup>2</sup>



## 2 BEDROOM TYPE 4

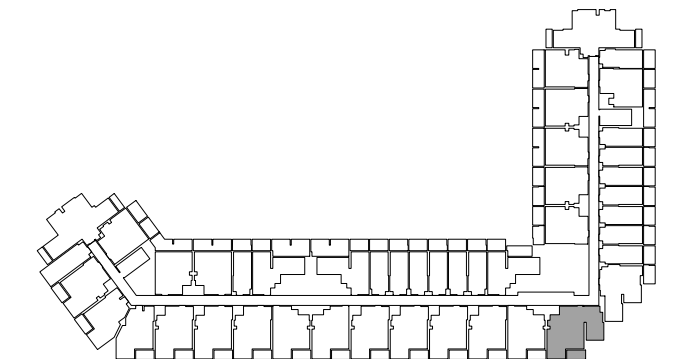
BINGHATTI - CULLINAN



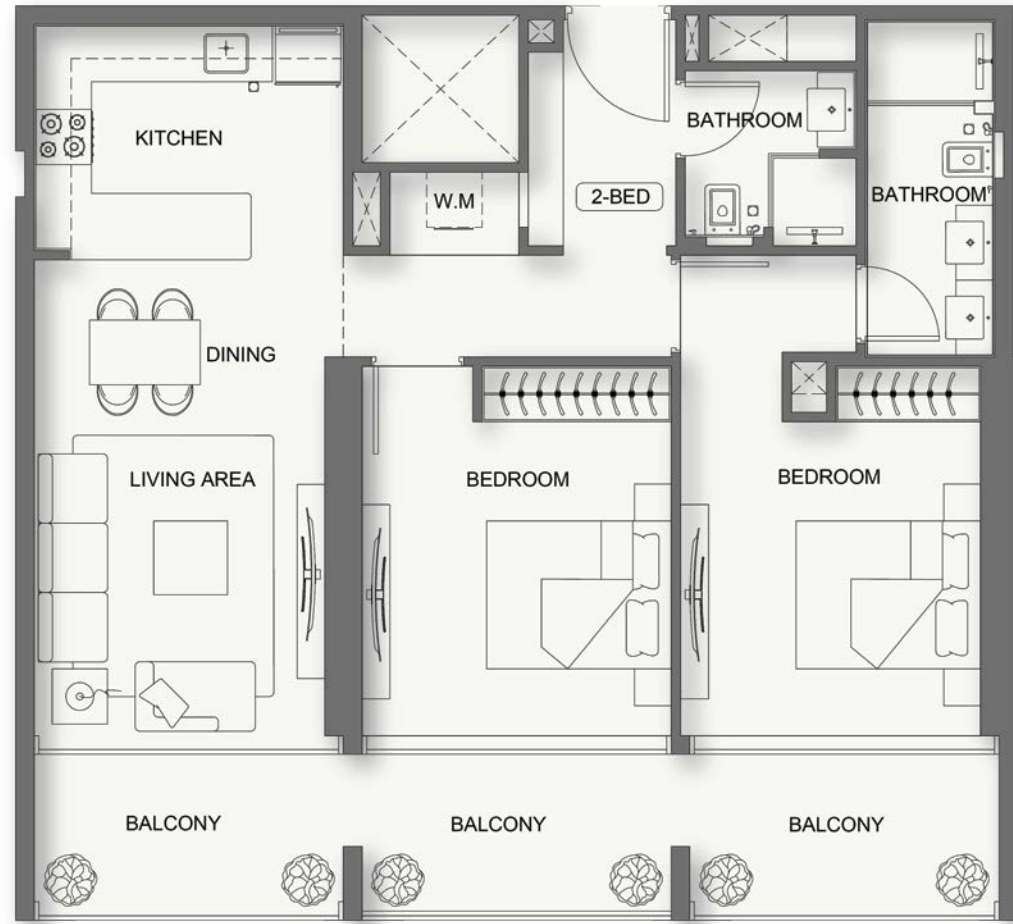
AREA	SQ. M	SQ. FT
SUITE AREA	78.37 m <sup>2</sup>	843.57 ft <sup>2</sup>
BALCONY AREA	6.26 m <sup>2</sup>	67.38 ft <sup>2</sup>
TOTAL UNIT AREA	84.63 m <sup>2</sup>	910.95 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

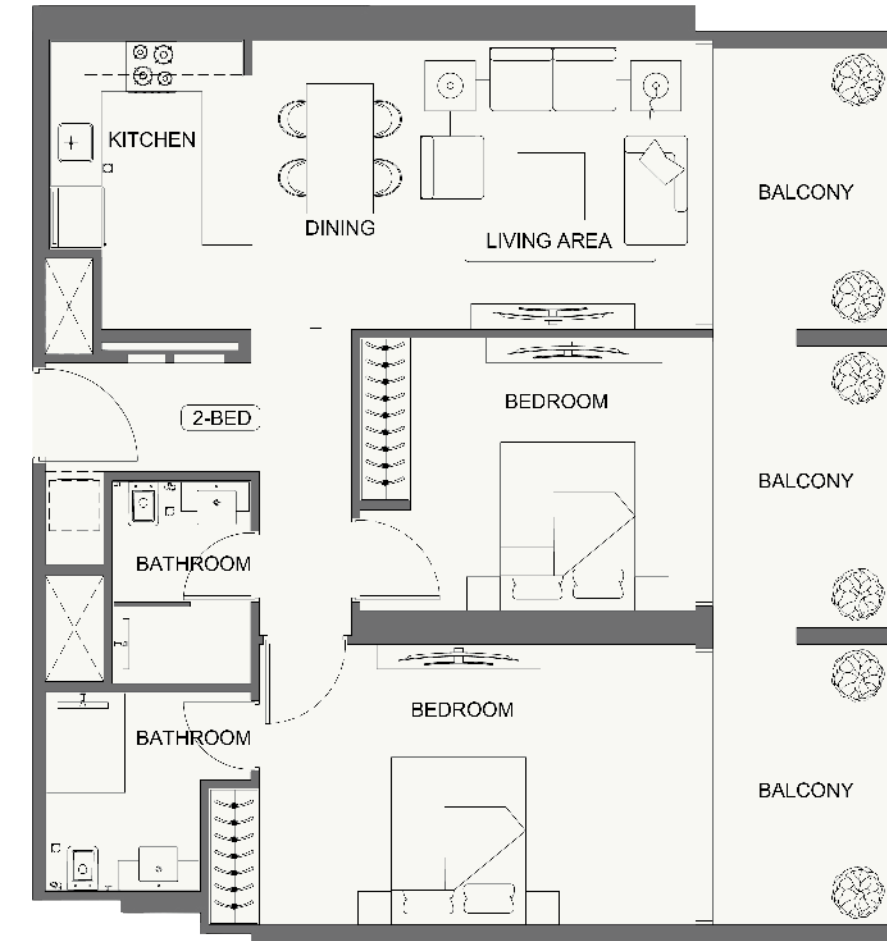
M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	17 m <sup>2</sup>
M. BEDROOM	20 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>		



**2 BEDROOM TYPE 5  
BINGHATTI - CULLINAN**



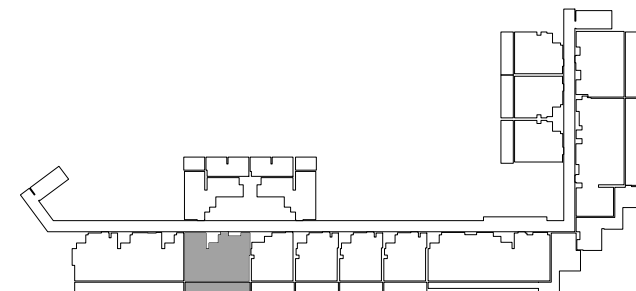
**2 BEDROOM TYPE 6  
BINGHATTI - CULLINAN**



AREA	SQ. M	SQ. FT
SUITE AREA	79.54 m <sup>2</sup>	856.16 ft <sup>2</sup>
BALCONY AREA	18.99 m <sup>2</sup>	204.41 ft <sup>2</sup>
TOTAL UNIT AREA	98.53 m <sup>2</sup>	1060.57 ft <sup>2</sup>

**FLAT DESIGN COMPONENTS**

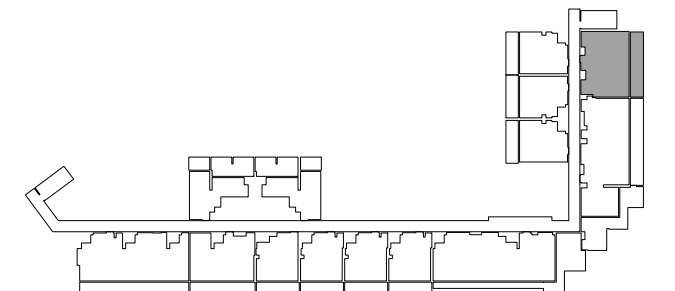
M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	16 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>	KITCHEN	9 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	LAUNDRY	2 m <sup>2</sup>



AREA	SQ. M	SQ. FT
SUITE AREA	83.80 m <sup>2</sup>	902.02 ft <sup>2</sup>
BALCONY AREA	22.88 m <sup>2</sup>	246.28 ft <sup>2</sup>
TOTAL UNIT AREA	106.68 m <sup>2</sup>	1148.29 ft <sup>2</sup>

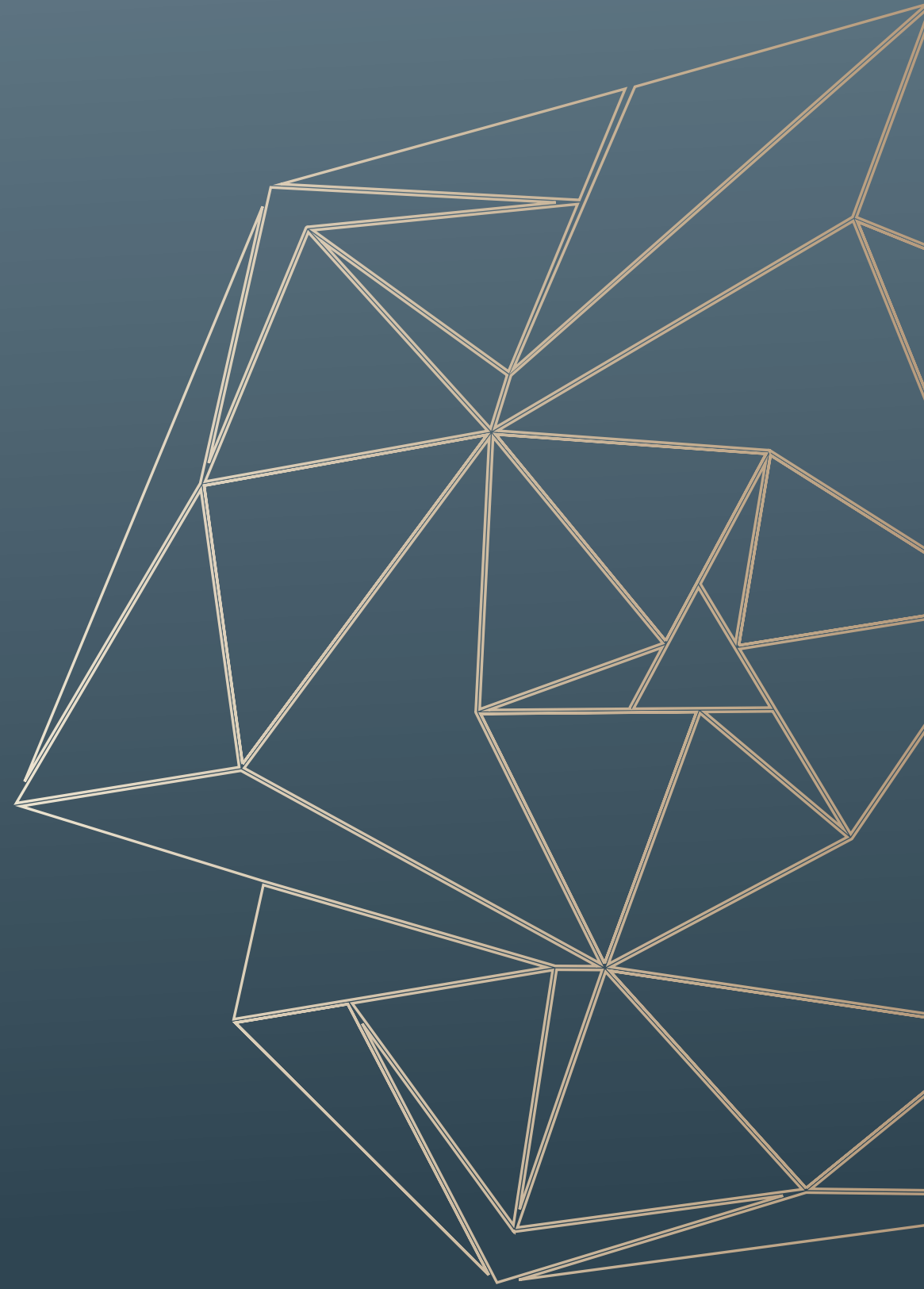
**FLAT DESIGN COMPONENTS**

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	16 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>	KITCHEN	9 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>		

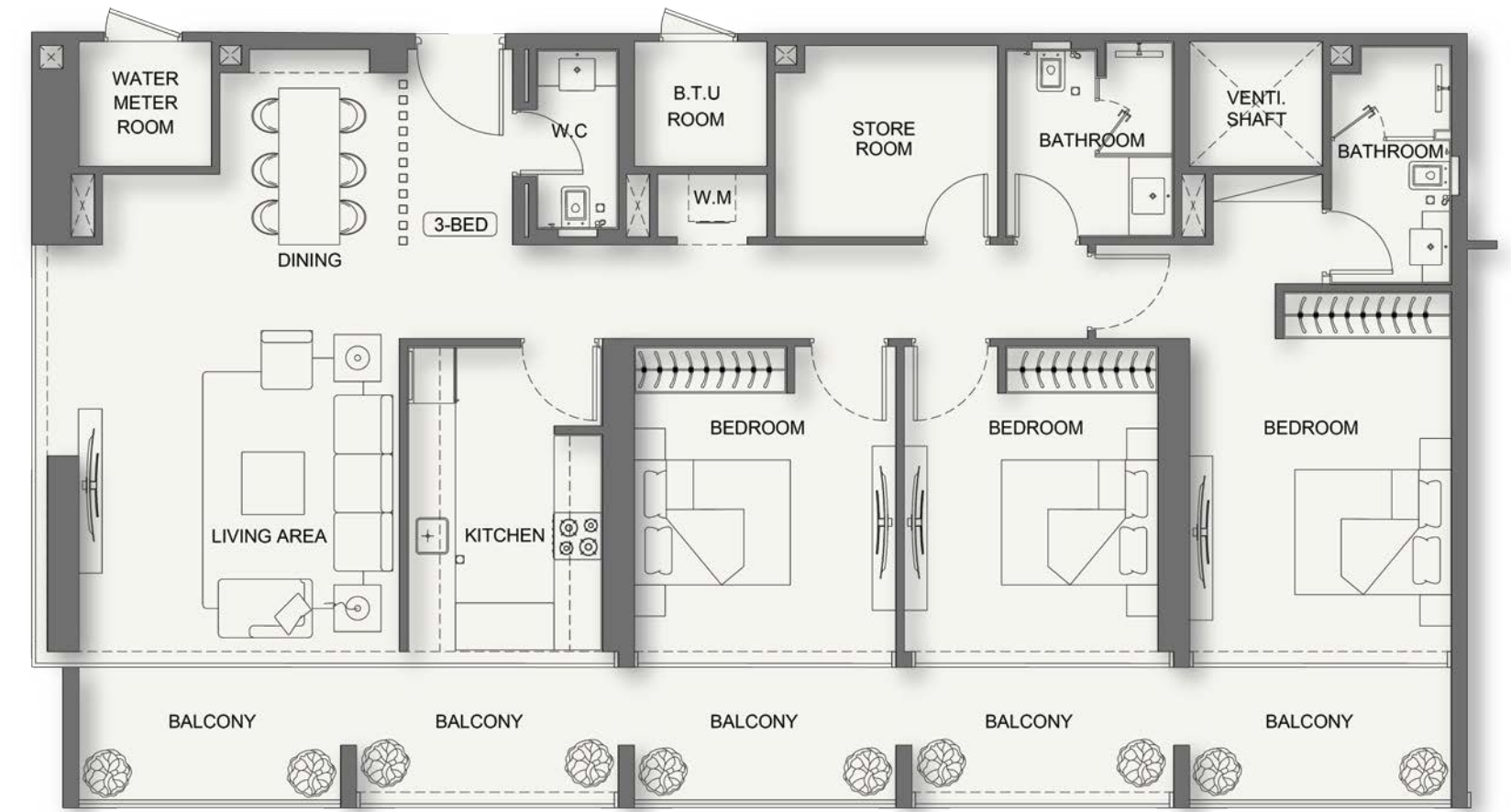


# BINGHATTI CULLINAN

## 3 BEDROOM FLOOR PLANS



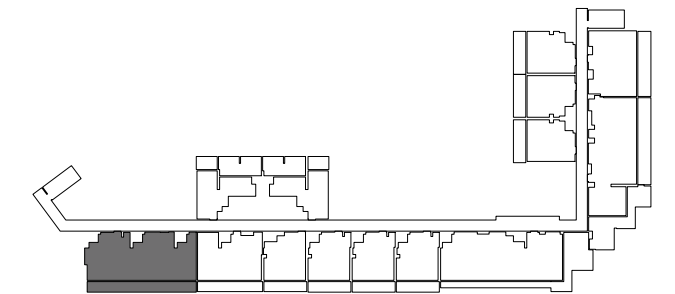
### 3 BEDROOM TYPE 1 BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	133.69 m <sup>2</sup>	1439.03 ft <sup>2</sup>
BALCONY AREA	31.42 m <sup>2</sup>	338.20 ft <sup>2</sup>
TOTAL UNIT AREA	165.11 m <sup>2</sup>	1777.23 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M. BATHROOM	5 m <sup>2</sup>	LIVING & DINING	28 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	KITCHEN	10 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	10 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	W.C	2 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	LAUNDRY	1 m <sup>2</sup>
		STORE	7 m <sup>2</sup>



### 3 BEDROOM TYPE 2

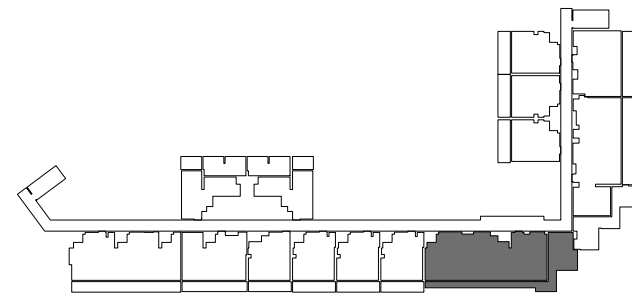
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	151.31 m <sup>2</sup>	1628.69 ft <sup>2</sup>
BALCONY AREA	56.11 m <sup>2</sup>	603.96 ft <sup>2</sup>
TOTAL UNIT AREA	207.42 m <sup>2</sup>	2232.65 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M. BATHROOM	8 m <sup>2</sup>	LIVING & DINING	44 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	KITCHEN	12 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	9 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	W.C.	2 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	LAUNDRY	1 m <sup>2</sup>
		STORE	6 m <sup>2</sup>



### 3 BEDROOM TYPE 3

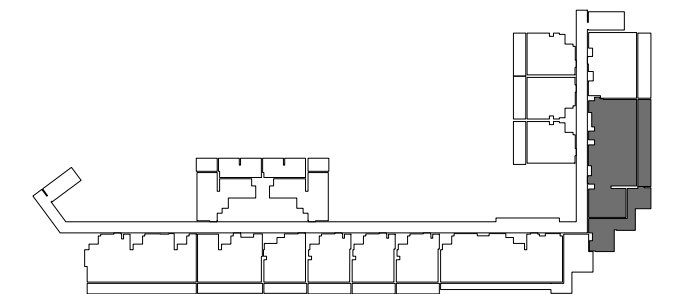
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	141.16 m <sup>2</sup>	1519.43 ft <sup>2</sup>
BALCONY AREA	75.27 m <sup>2</sup>	810.20 ft <sup>2</sup>
TOTAL UNIT AREA	216.43 m <sup>2</sup>	2329.63 ft <sup>2</sup>

#### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	28 m <sup>2</sup>
M. BEDROOM	18 m <sup>2</sup>	KITCHEN	13 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	14 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	W.C.	2 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	STORE	8 m <sup>2</sup>





# 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

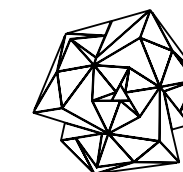




## AN INVESTMENT IN ENDURING TRANQUILITY

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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