

CULLINAN

MAJARA LUXURY REAL ESTATE LLC

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Majara Presents: Exclusive Cullinan Homes in Al Jaddaf



Unmistakable Presence and Craftsmanship

Cullinan is a pinnacle of refined living in Al Jaddaf, offering a luxury residential and retail experience shaped by elegance and exclusivity. Set within a community that blends calm surroundings with exceptional connectivity, it elevates everyday life with sophistication and ease.

The design philosophy is anchored in curved refinement, creating a fluid architectural language that defines Cullinan's presence. A bold, high-contrast geometric grid shapes the exterior, giving the structure its unmistakable identity. Every contour is intentional, crafted to form a protected and layered inner sanctuary that elevates both privacy and experience.

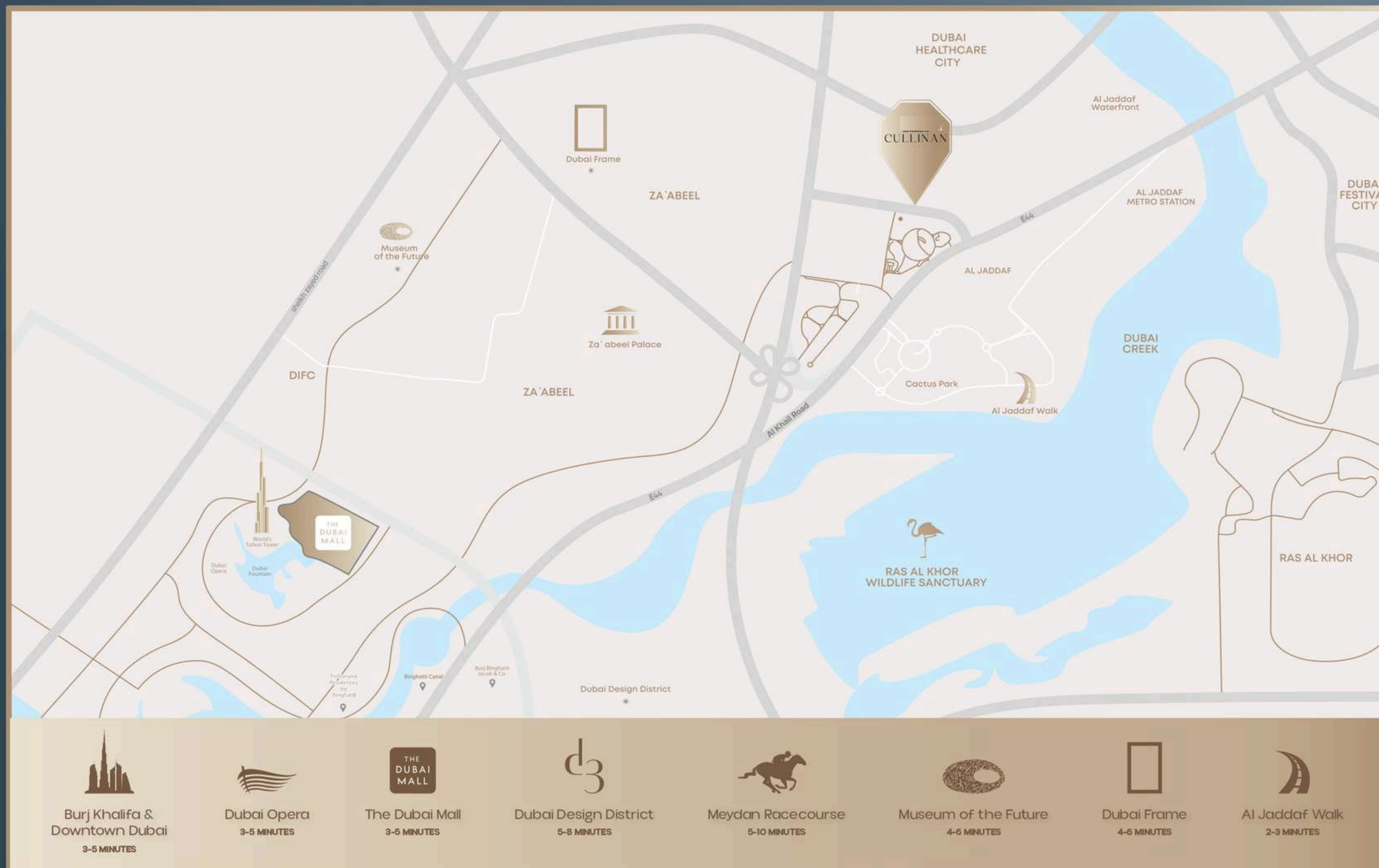
Cullinan's architecture is shaped by its distinctive sweeping curve, a form that maximizes views and creates an immersive, private sanctuary at the heart of the tower. Its crystalline glass façades bring clarity and brilliance to every angle, while a bold, high-contrast grid frames the exterior with precision. Together, these elements craft a striking visual identity—one designed to stand with enduring presence against the Dubai skyline.

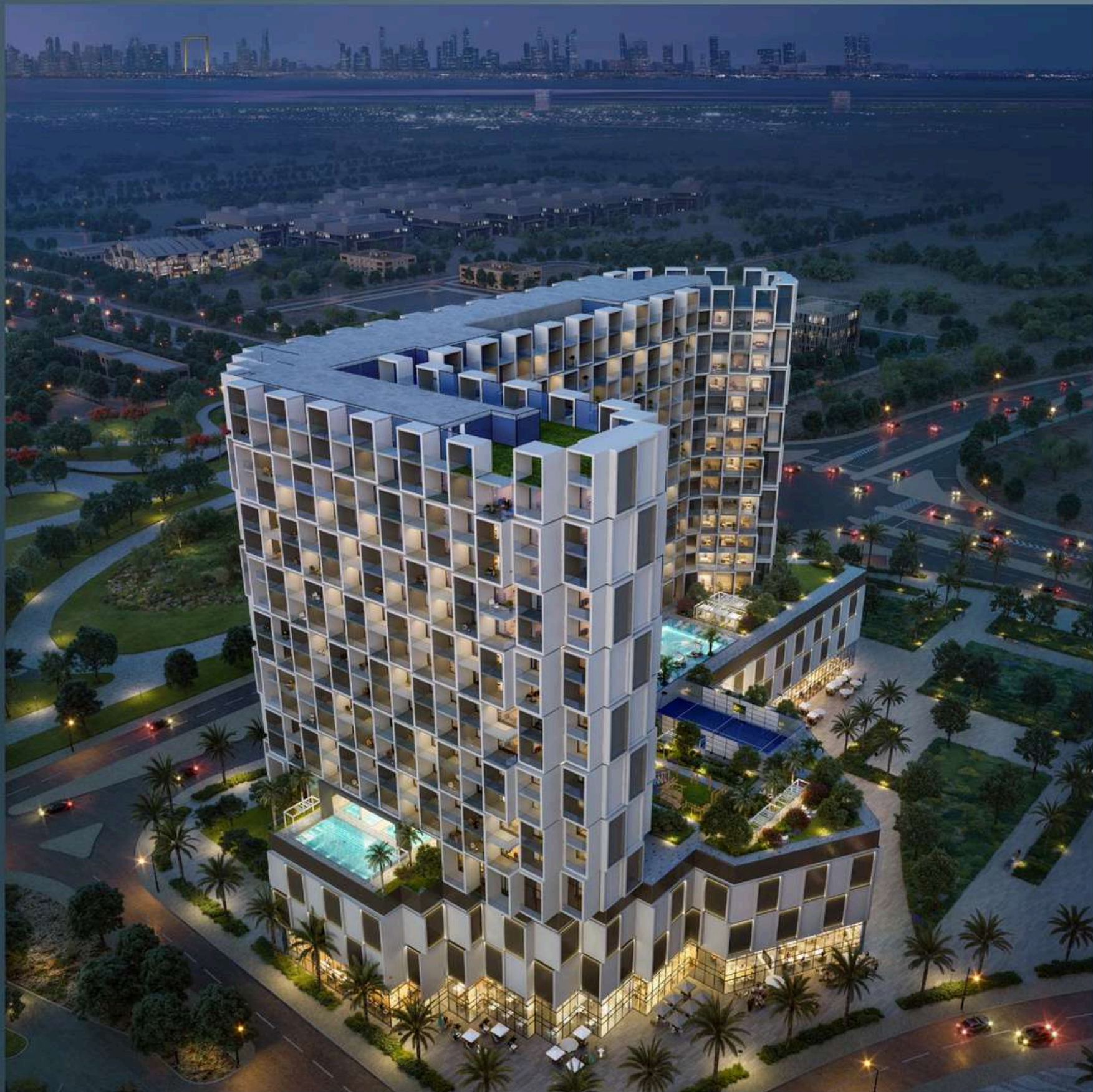


PERFECTLY CONTAINED IN PEACE

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.





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





Seamlessly Set Within Al Jaddaf's Vibrant Flow

Cullinan is nestled within the historic community of Al Jaddaf, a location shaped by the gentle flow of the Dubai Creek, where the timeless current softens the rhythm of the city. Rich in heritage and cultural depth, the area offers a refined harmony between past and future. This uniquely balanced setting provides a serene escape while remaining moments from Dubai's key attractions and major business hubs. It is a locale that embodies connection, character, and calm—all at once.



It emerges as a graceful curve, a sweeping line of sophistication that forms a vessel of serenity. Its distinct shape is crafted to capture and contain one defining element: profound tranquility. This modern form holds emotion, becoming an icon of reflection set within Al Jaddaf. Here, the rhythm of the city softens into a quiet, contemplative cadence, creating a place where stillness and elegance converge.



A Vision Crafted in Harmony and Movement

The development's philosophy is anchored in balance and flow, shaping a structure that nurtures an intimate sense of belonging while embracing and protecting its tranquil inner world. This vision places Cullinan at the intersection of heritage and innovation, creating a living experience that feels both timeless and forward-thinking. Standing proudly on the Al Jaddaf Waterfront, the building becomes a powerful symbol of excellence. It embodies a future-focused approach to design while remaining deeply connected to its storied surroundings.

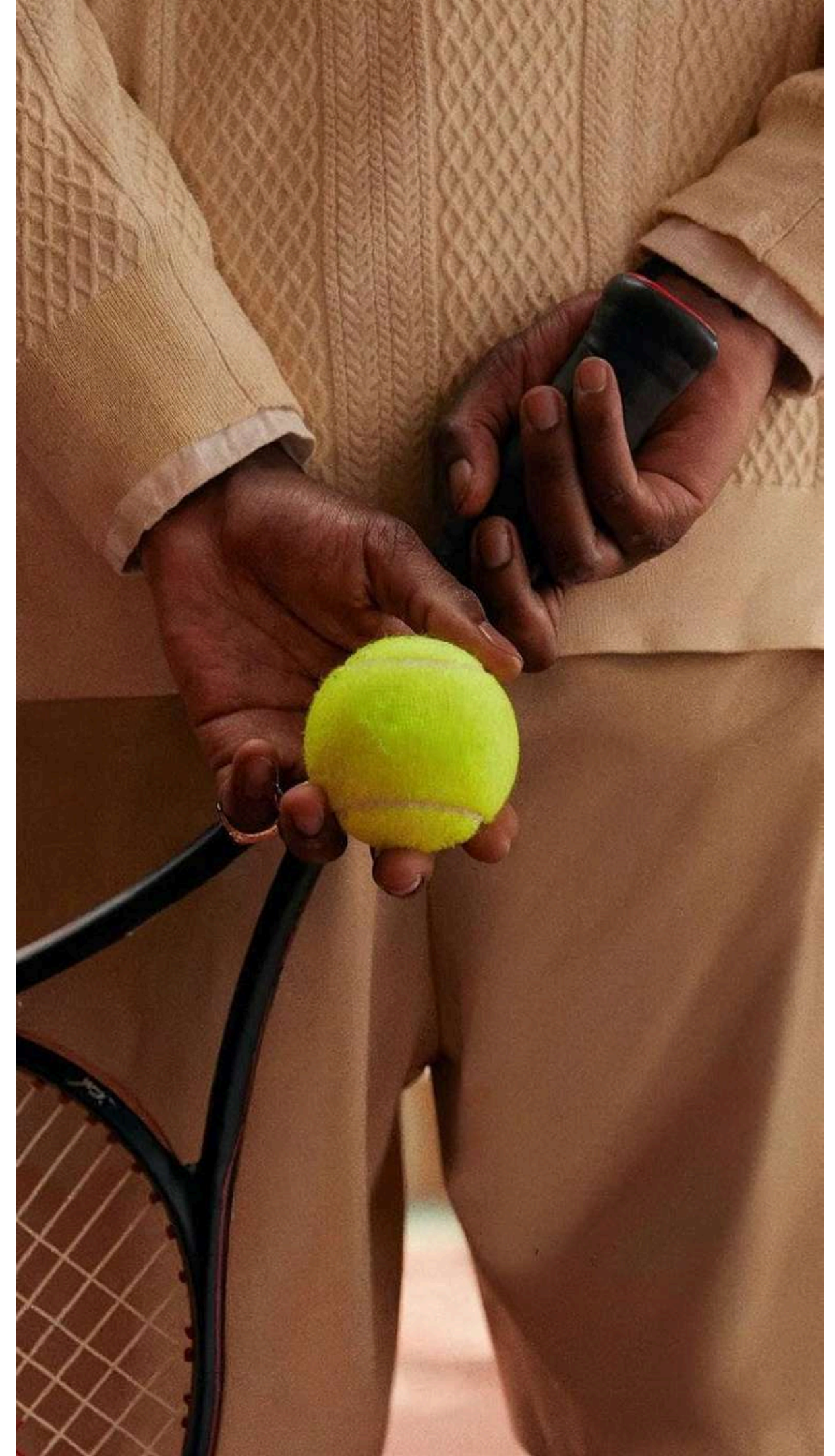


An Elegant Oasis by the Water

Within the curved architecture lies a private waterside oasis, featuring a central adult pool, kids' splash pool, mini golf, and padel court—designed for an active, connected community.

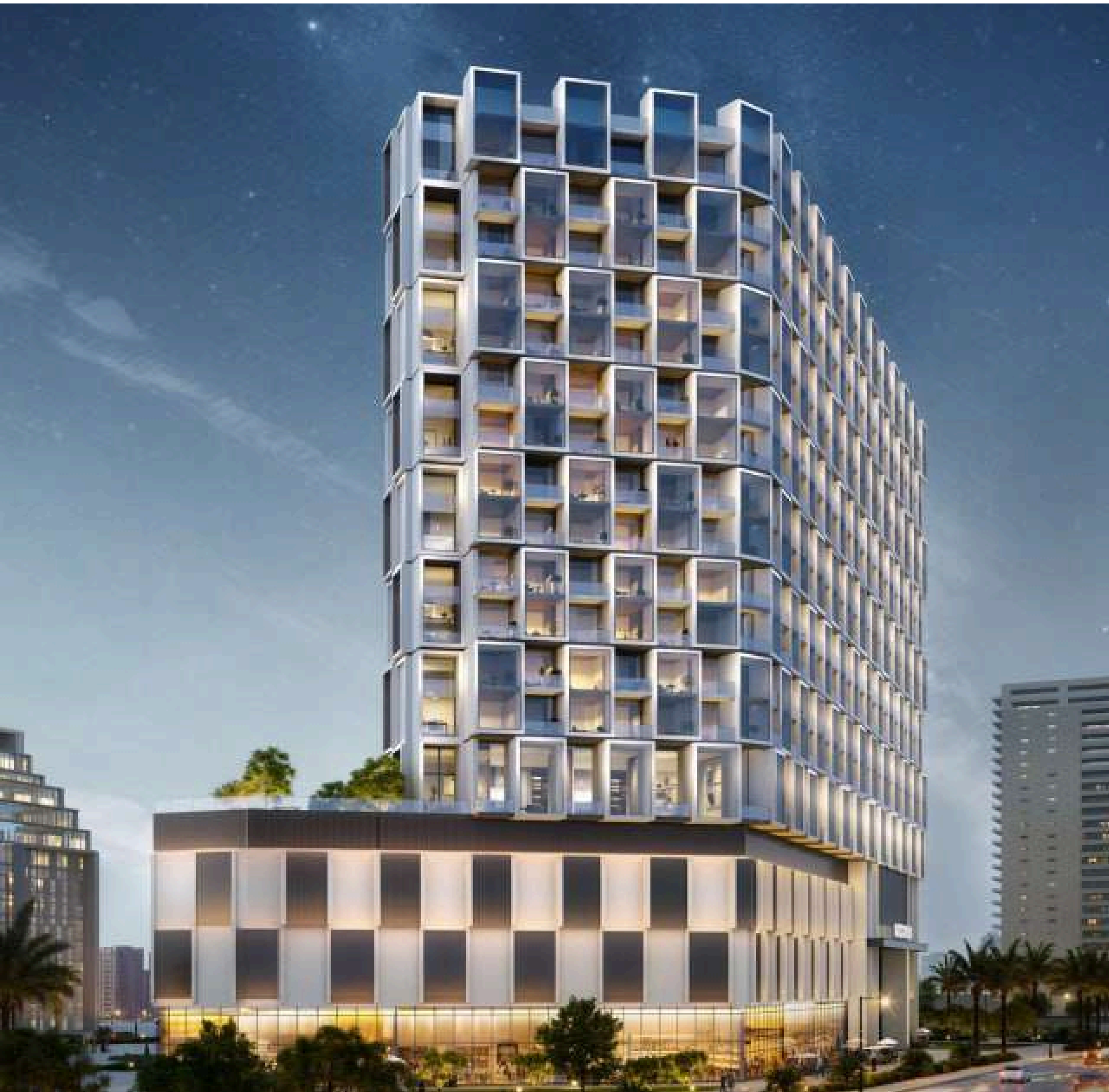
A Perfectly Orchestrated Sanctuary

The amenity deck fosters community and balance, featuring full courts, a gym, sunken seating, family zones, lush green walkways, and a safe, creative kids' play area.



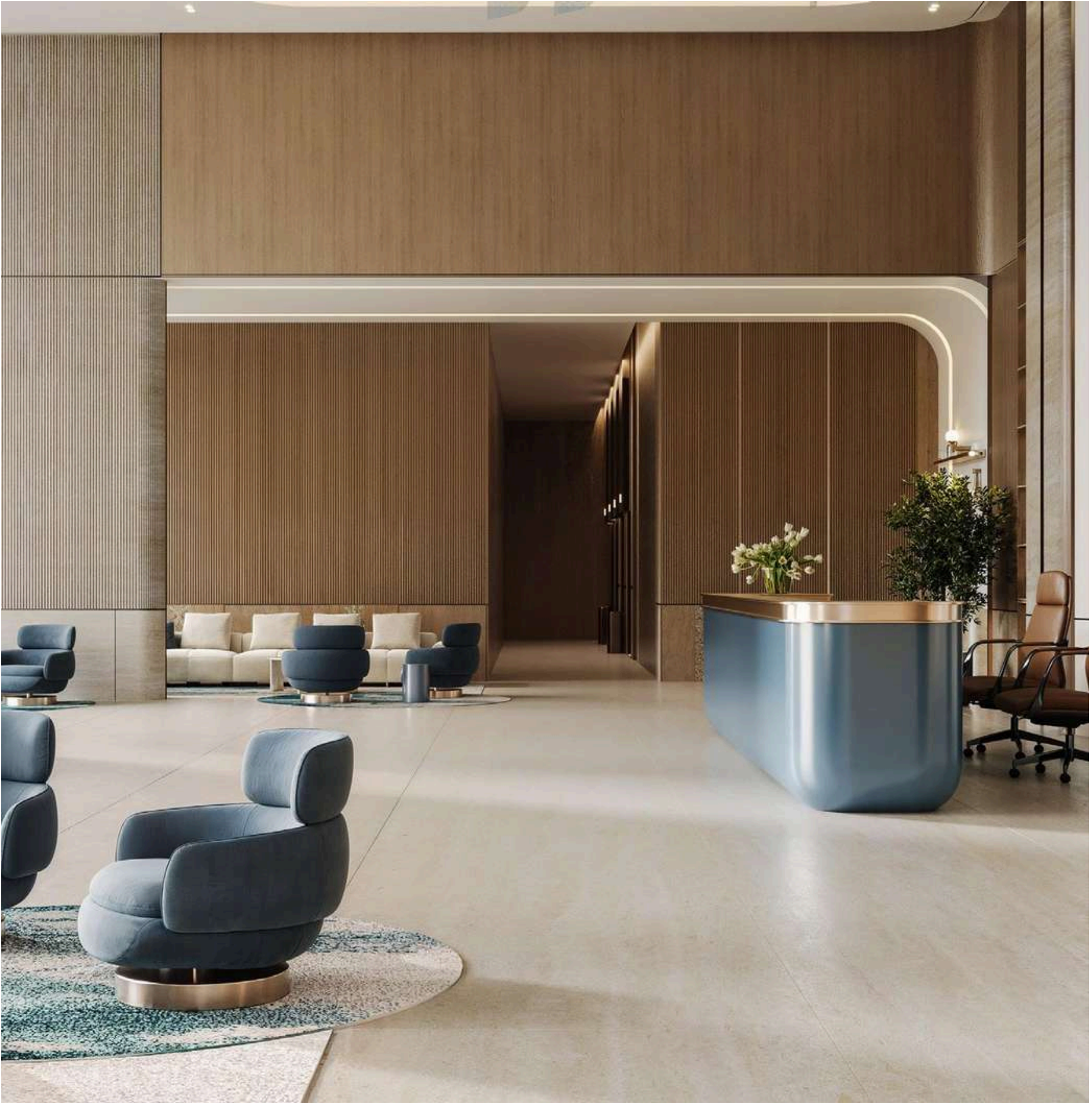




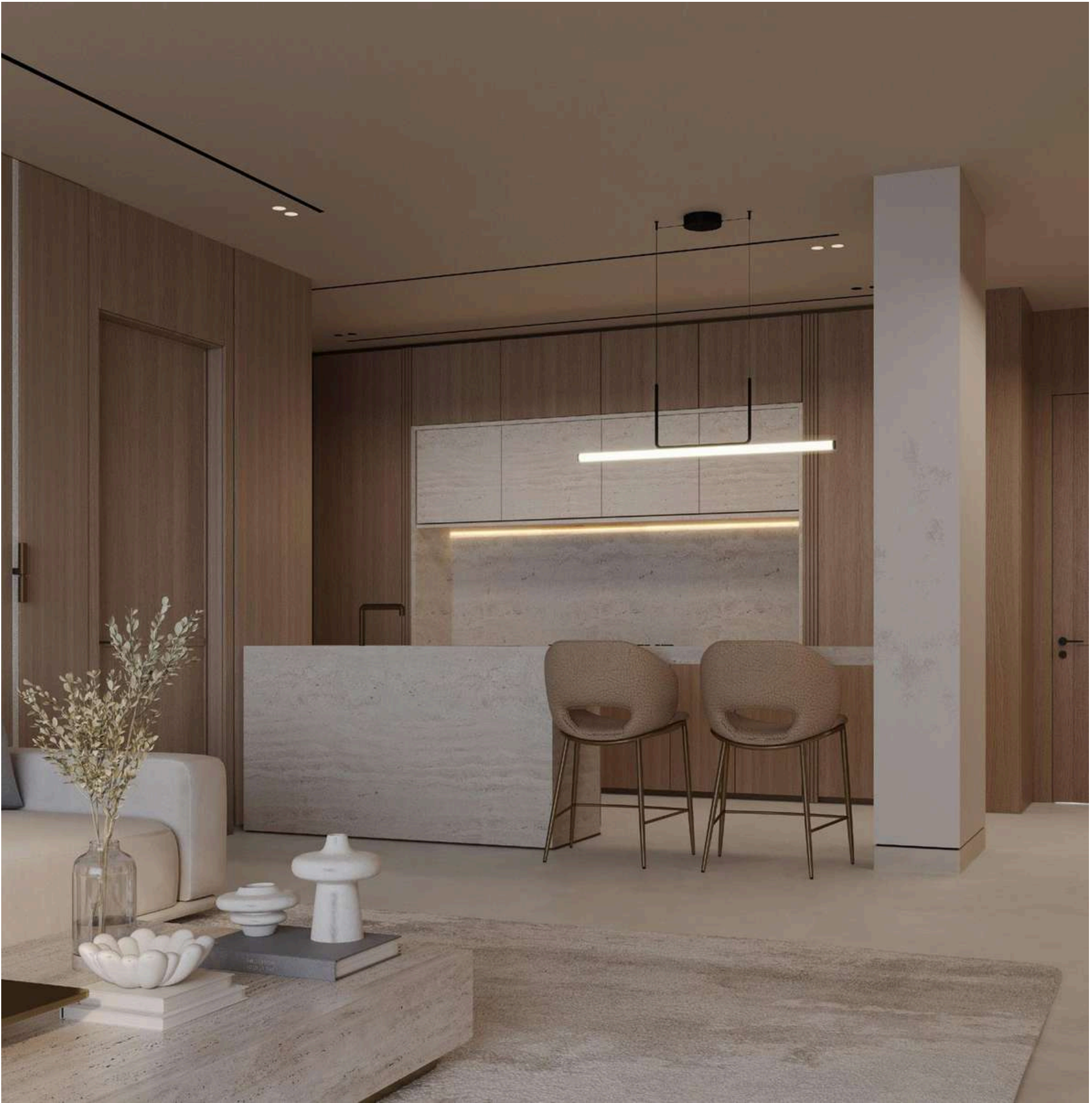


A Composition of Thoughtful Serenity

Cullinan's interiors mirror the clarity and precision of its exterior, with subtle hues and rich textures crafting extraordinary living spaces. Designed for deliberate comfort, the open-plan layouts maximize light and space, enhancing a sense of openness and flow. Every detail reflects sophistication, creating an environment of clarity, ease, and refined living.

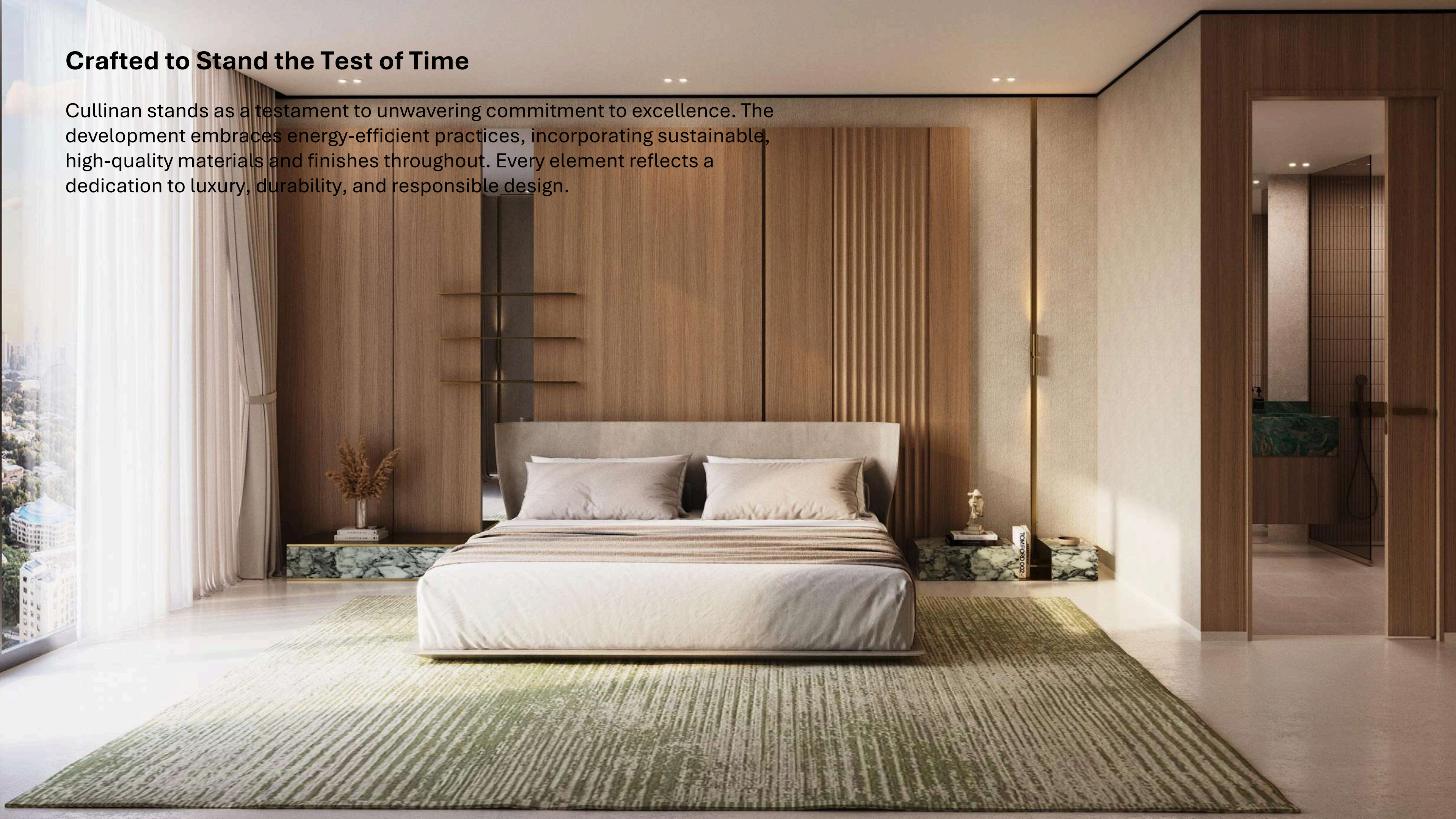


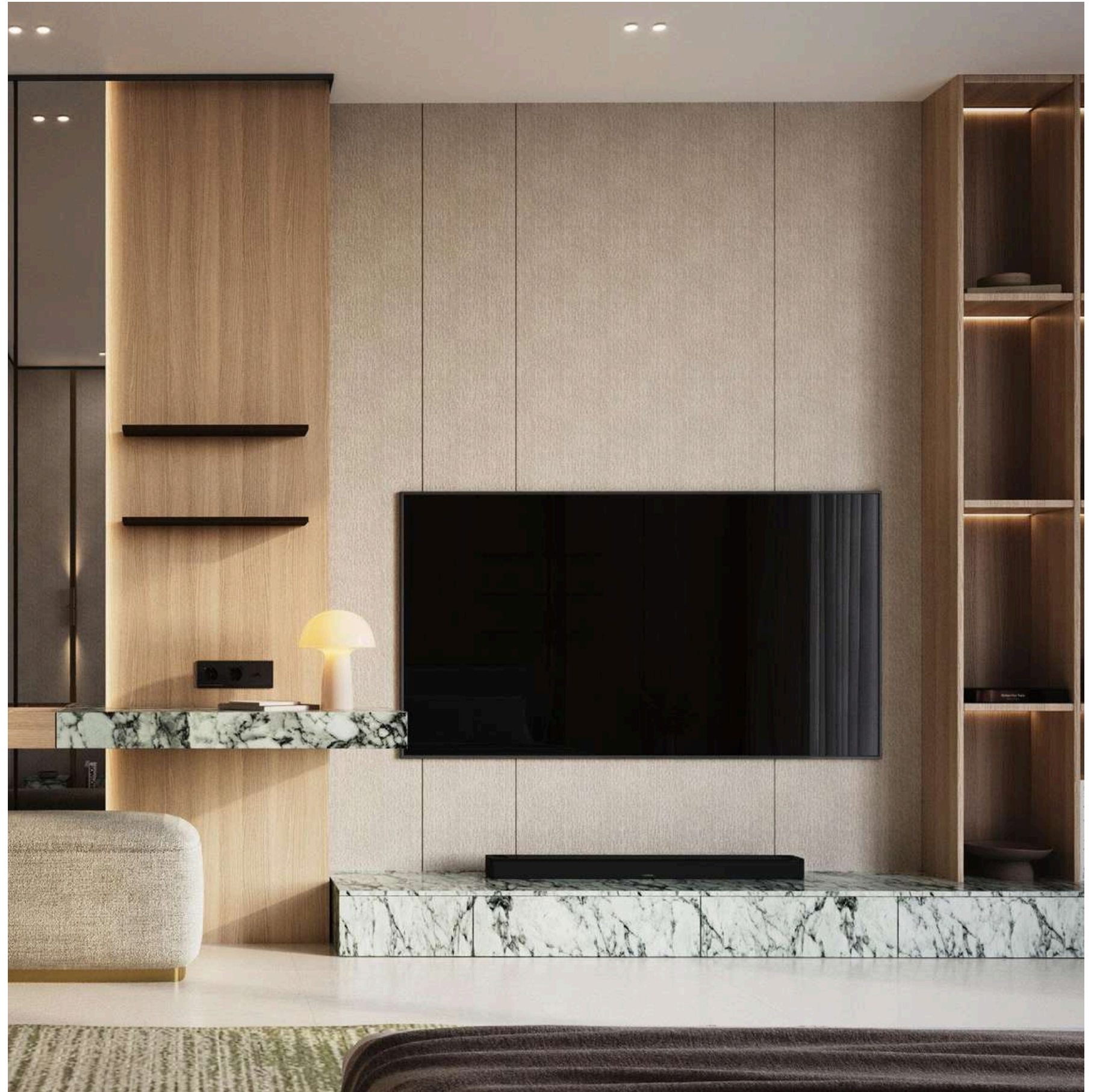




Crafted to Stand the Test of Time

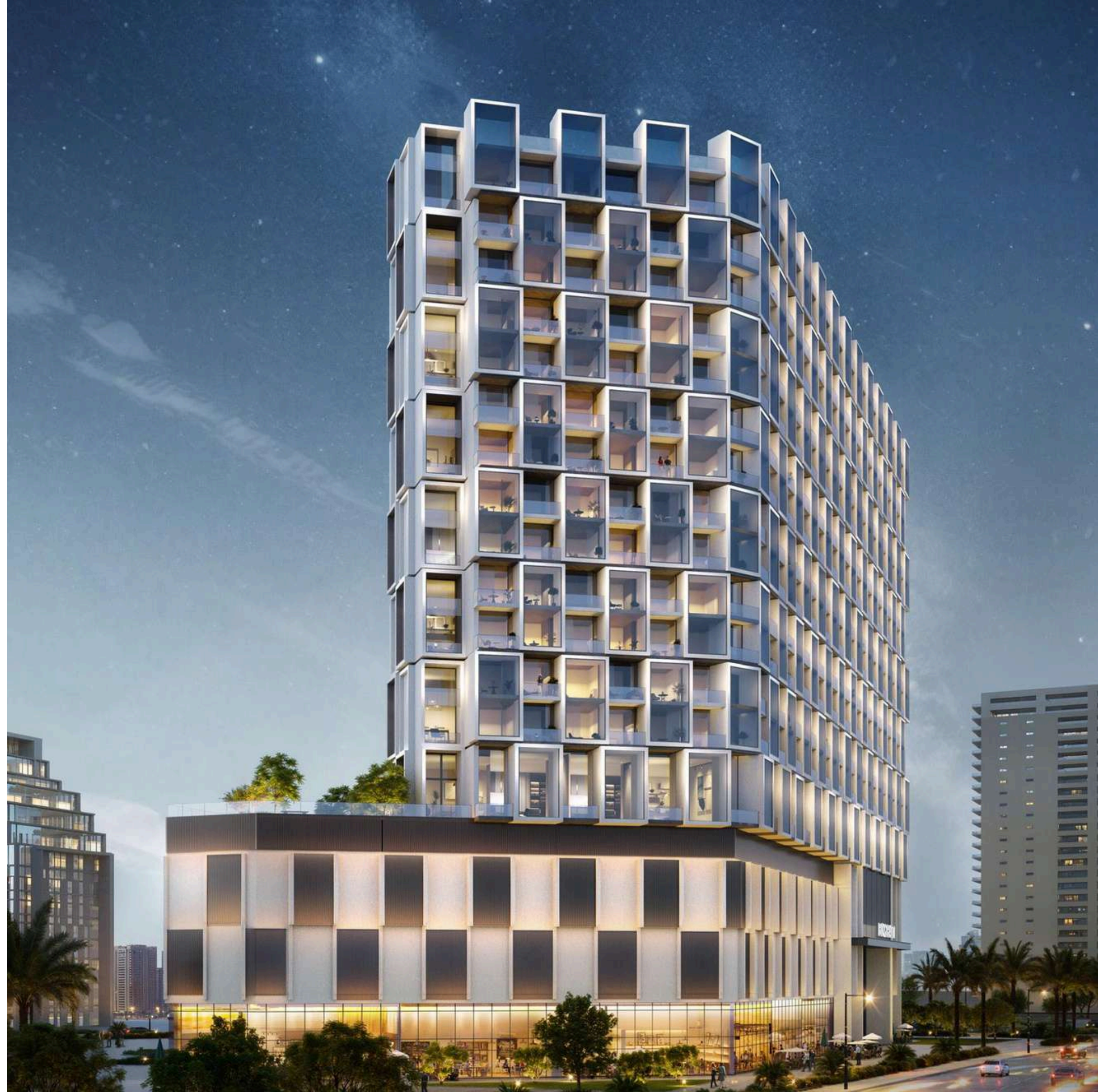
Cullinan stands as a testament to unwavering commitment to excellence. The development embraces energy-efficient practices, incorporating sustainable, high-quality materials and finishes throughout. Every element reflects a dedication to luxury, durability, and responsible design.







Cullinan offers meticulously crafted residential units alongside ground-floor retail spaces, designed for both lifestyle and investment appeal. The unit mix—comprising Studios, 1-Bedroom, and 2- and 3-Bedroom residences—is strategically planned to meet market demand and ensure strong rental potential. Each layout prioritizes optimal flow and functionality, maximizing natural light and framing breathtaking skyline views. Every detail is thoughtfully considered to create a harmonious blend of comfort, elegance, and practicality.



MATERIALS

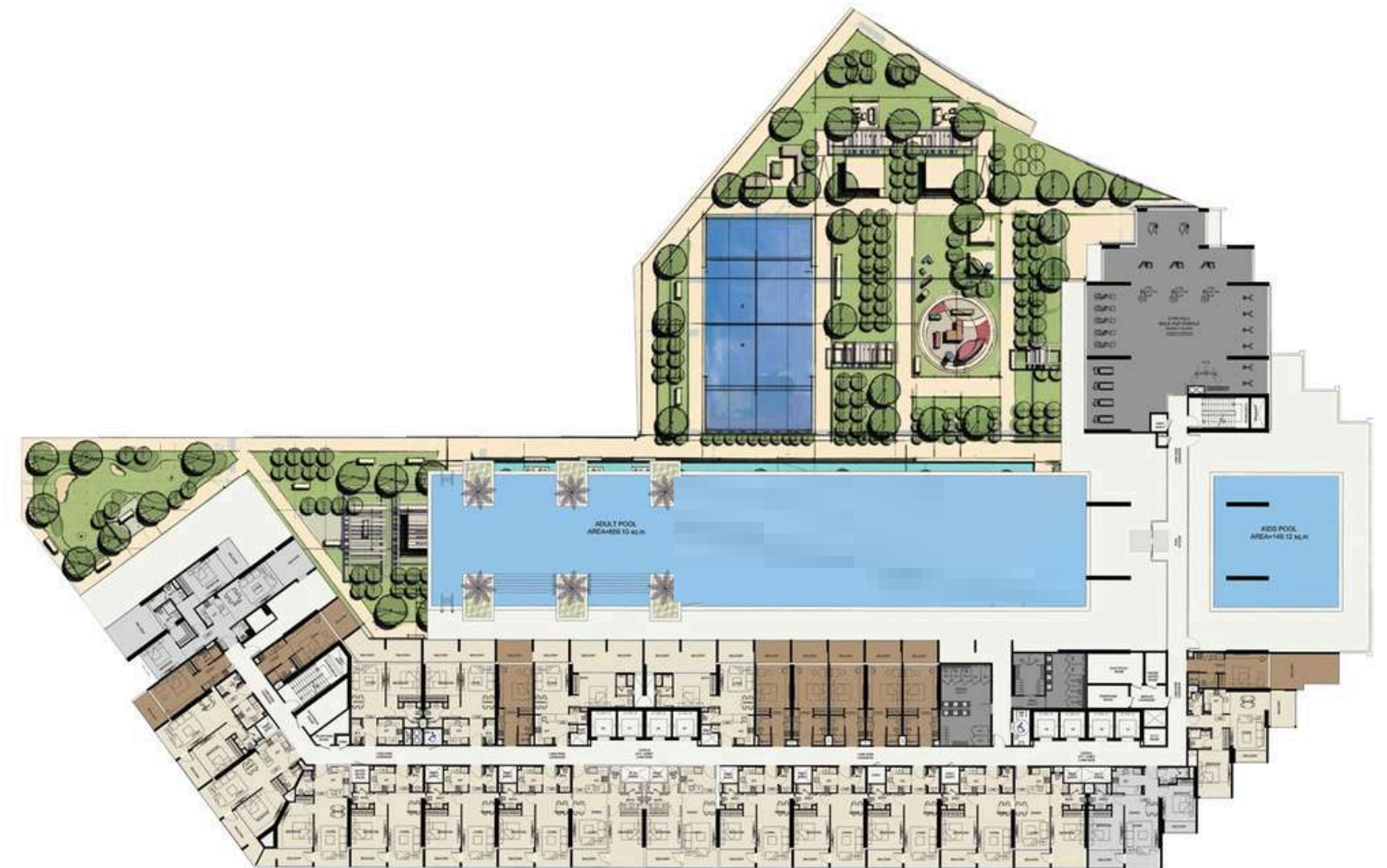


CULLINAN

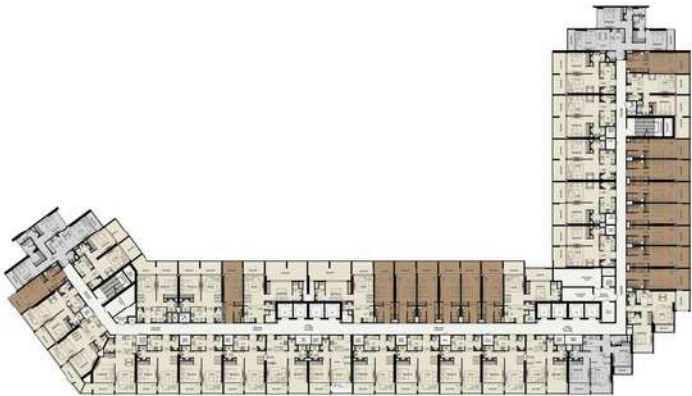
TYPICAL
FLOOR PLANS

TYPICAL PLAN - FIRST FLOOR

BINGHATTI - CULLINAN



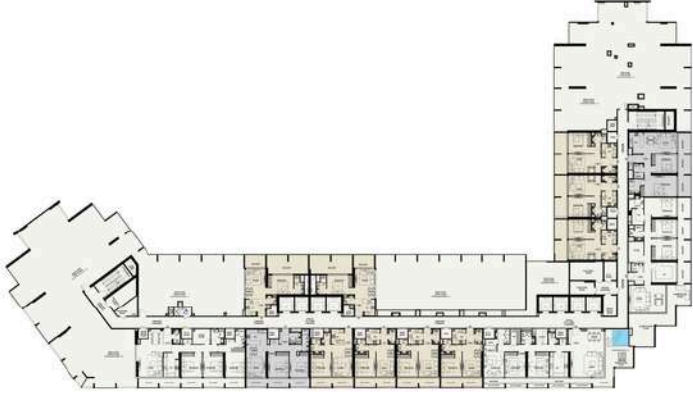
TYPICAL PLAN - 3RD,4TH,7TH,8TH,11TH&12TH FLOOR
BINGHATTI - CULLINAN



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



TYPICAL PLAN - ROOF FLOOR
BINGHATTI - CULLINAN



TYPICAL PLAN - SECOND FLOOR
BINGHATTI - CULLINAN



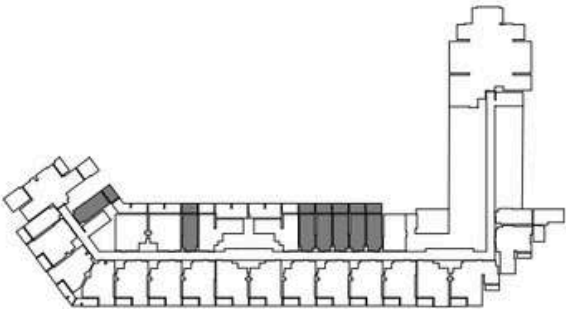
CULLINAN

STUDIO
FLOOR PLANS

STUDIO BEDROOM TYPE 01
BINGHATTI - CULLINAN



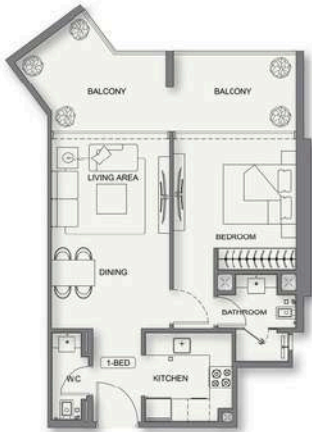
| AREA | SQ. M | SQ. FT |
|------------------------|----------|------------|
| SUITE AREA | 28.39 m² | 306.59 ft² |
| BALCONY AREA | 7.65 m² | 82.34 ft² |
| TOTAL UNIT AREA | 36.04 m² | 387.93 ft² |
| FLAT DESIGN COMPONENTS | | |
| STUDIO | 15 m² | |
| KITCHEN | 6 m² | |
| BATHROOM | 4 m² | |



CULLINAN

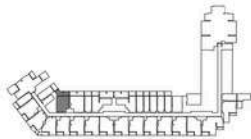
1 BEDROOM
FLOOR PLANS

1 BEDROOM TYPE 01
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|--------------|
| SUITE AREA | 62.28 m ² | 672.74 sq ft |
| BALCONY AREA | 13.55 m ² | 146.91 sq ft |
| TOTAL UNIT AREA | 75.83 m ² | 819.65 sq ft |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|----------|------------------|
| BATHROOM | 4 m ² | KITCHEN | 5 m ² |
| BEDROOM | 18 m ² | CORRIDOR | 3 m ² |
| LIVING & DINING | 17 m ² | W.C. | 2 m ² |

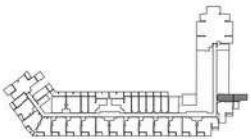


STUDIO BEDROOM TYPE 02
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|--------------|
| SUITE AREA | 26.03 m ² | 280.71 sq ft |
| BALCONY AREA | 21.01 m ² | 226.15 sq ft |
| TOTAL UNIT AREA | 47.04 m ² | 506.86 sq ft |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|--|--|
| STUDIO | 18 m ² | | |
| KITCHEN | 5 m ² | | |
| BATHROOM | 3 m ² | | |

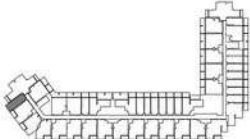


STUDIO BEDROOM TYPE 03
BINGHATTI - CULLINAN

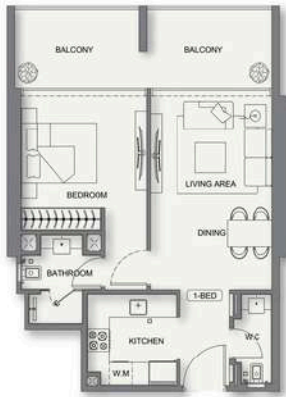


| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|--------------|
| SUITE AREA | 34.66 m ² | 373.08 sq ft |
| BALCONY AREA | 13.90 m ² | 149.00 sq ft |
| TOTAL UNIT AREA | 48.56 m ² | 522.08 sq ft |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|--|--|
| STUDIO | 21 m ² | | |
| KITCHEN | 5 m ² | | |
| BATHROOM | 4 m ² | | |

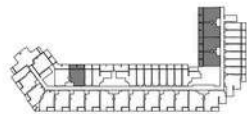


1 BEDROOM TYPE 02
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|-----------------------|
| SUITE AREA | 52.40 m ² | 564.03 m ² |
| BALCONY AREA | 10.25 m ² | 110.44 m ² |
| TOTAL UNIT AREA | 62.65 m ² | 674.47 m ² |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|----------|------------------|
| BATHROOM | 4 m ² | KITCHEN | 6 m ² |
| BEDROOM | 14 m ² | CORRIDOR | 3 m ² |
| LIVING & DINING | 17 m ² | W.C. | 2 m ² |

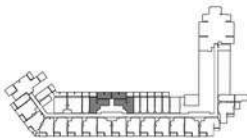


1 BEDROOM TYPE 03
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|-----------------------|
| SUITE AREA | 51.15 m ² | 550.25 m ² |
| BALCONY AREA | 30.28 m ² | 328.61 m ² |
| TOTAL UNIT AREA | 81.43 m ² | 878.86 m ² |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|----------|------------------|
| BATHROOM | 6 m ² | KITCHEN | 6 m ² |
| BEDROOM | 13 m ² | CORRIDOR | 4 m ² |
| LIVING & DINING | 16 m ² | W.C. | 2 m ² |
| | | LAUNDRY | 1 m ² |

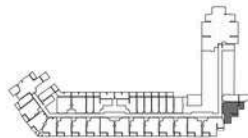


1 BEDROOM TYPE 04
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|-----------------------|
| SUITE AREA | 50.50 m ² | 545.43 m ² |
| BALCONY AREA | 14.09 m ² | 152.66 m ² |
| TOTAL UNIT AREA | 64.59 m ² | 698.09 m ² |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|----------|------------------|
| BATHROOM | 4 m ² | KITCHEN | 6 m ² |
| BEDROOM | 10 m ² | CORRIDOR | 3 m ² |
| LIVING & DINING | 17 m ² | W.C. | 2 m ² |

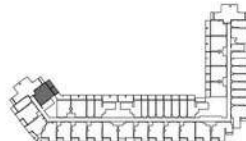


1 BEDROOM TYPE 05
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|-----------------------|
| SUITE AREA | 54.38 m ² | 585.34 m ² |
| BALCONY AREA | 15.71 m ² | 169.11 m ² |
| TOTAL UNIT AREA | 70.09 m ² | 754.45 m ² |

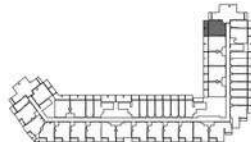
| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|----------|------------------|
| BATHROOM | 4 m ² | KITCHEN | 6 m ² |
| BEDROOM | 14 m ² | CORRIDOR | 3 m ² |
| LIVING & DINING | 17 m ² | W.C. | 2 m ² |



1 BEDROOM TYPE 06
BINGHATTI - CULLINAN



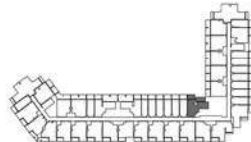
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 55.30 m ² | 595.21 sq ft |
| BALCONY AREA | 15.48 m ² | 166.43 sq ft |
| TOTAL UNIT AREA | 70.78 m ² | 761.64 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 4 m ² | 43 sq ft |
| BEDROOM | 14 m ² | 151 sq ft |
| LIVING & DINING | 17 m ² | 183 sq ft |
| KITCHEN | 4 m ² | 43 sq ft |
| CORRIDOR | 3 m ² | 32 sq ft |
| W.C. | 3 m ² | 32 sq ft |



1 BEDROOM TYPE 07
BINGHATTI - CULLINAN



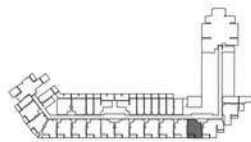
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 51.23 m ² | 551.44 sq ft |
| BALCONY AREA | 17.38 m ² | 187.08 sq ft |
| TOTAL UNIT AREA | 68.61 m ² | 738.52 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 4 m ² | 43 sq ft |
| BEDROOM | 13 m ² | 140 sq ft |
| LIVING & DINING | 16 m ² | 172 sq ft |
| KITCHEN | 4 m ² | 43 sq ft |
| CORRIDOR | 4 m ² | 43 sq ft |
| W.C. | 2 m ² | 22 sq ft |
| LAUNDRY | 1 m ² | 11 sq ft |



1 BEDROOM TYPE 10
BINGHATTI - CULLINAN



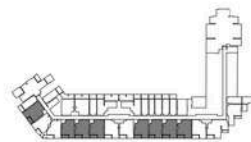
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 57.87 m ² | 622.91 sq ft |
| BALCONY AREA | 7.37 m ² | 79.34 sq ft |
| TOTAL UNIT AREA | 65.24 m ² | 702.25 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 4 m ² | 43 sq ft |
| BEDROOM | 14 m ² | 151 sq ft |
| LIVING & DINING | 17 m ² | 183 sq ft |
| KITCHEN | 5 m ² | 54 sq ft |
| CORRIDOR | 2 m ² | 22 sq ft |
| W.C. | 2 m ² | 22 sq ft |



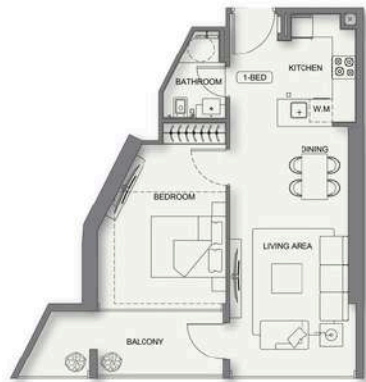
1 BEDROOM TYPE 11
BINGHATTI - CULLINAN



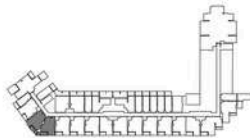
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 59.09 m ² | 635.72 sq ft |
| BALCONY AREA | 6.37 m ² | 68.84 sq ft |
| TOTAL UNIT AREA | 65.46 m ² | 704.56 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 4 m ² | 43 sq ft |
| BEDROOM | 14 m ² | 151 sq ft |
| LIVING & DINING | 17 m ² | 183 sq ft |
| KITCHEN | 5 m ² | 54 sq ft |
| CORRIDOR | 3 m ² | 32 sq ft |
| W.C. | 2 m ² | 22 sq ft |



1 BEDROOM TYPE 14
BINGHATTI - CULLINAN



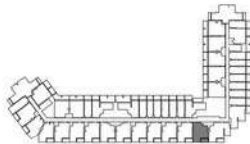
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 53.75 m ² | 579.56 sq ft |
| BALCONY AREA | 9.35 m ² | 100.67 sq ft |
| TOTAL UNIT AREA | 63.10 m ² | 680.23 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 5 m ² | 54 sq ft |
| BEDROOM | 18 m ² | 194 sq ft |
| LIVING & DINING | 21 m ² | 226 sq ft |



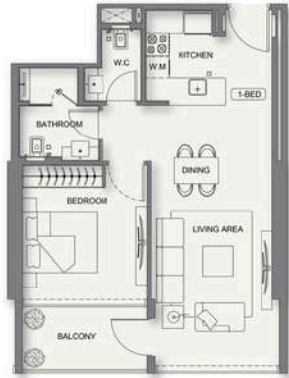
1 BEDROOM TYPE 15
BINGHATTI - CULLINAN



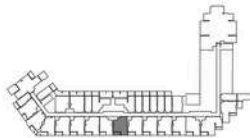
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 58.03 m ² | 624.63 sq ft |
| BALCONY AREA | 6.25 m ² | 67.54 sq ft |
| TOTAL UNIT AREA | 64.28 m ² | 692.17 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 5 m ² | 54 sq ft |
| BEDROOM | 18 m ² | 194 sq ft |
| LIVING & DINING | 21 m ² | 226 sq ft |



1 BEDROOM TYPE 12
BINGHATTI - CULLINAN



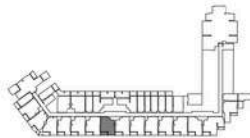
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 58.21 m ² | 626.57 sq ft |
| BALCONY AREA | 6.25 m ² | 67.54 sq ft |
| TOTAL UNIT AREA | 64.46 m ² | 694.11 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 5 m ² | 54 sq ft |
| BEDROOM | 18 m ² | 194 sq ft |
| LIVING & DINING | 17 m ² | 183 sq ft |



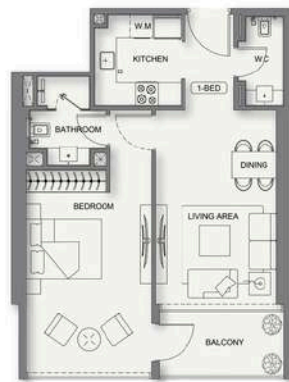
1 BEDROOM TYPE 13
BINGHATTI - CULLINAN



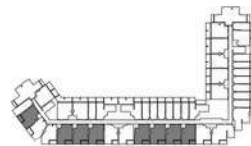
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 51.79 m ² | 556.05 sq ft |
| BALCONY AREA | 6.25 m ² | 67.54 sq ft |
| TOTAL UNIT AREA | 58.04 m ² | 623.59 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 5 m ² | 54 sq ft |
| BEDROOM | 18 m ² | 194 sq ft |
| LIVING & DINING | 17 m ² | 183 sq ft |



1 BEDROOM TYPE 16
BINGHATTI - CULLINAN



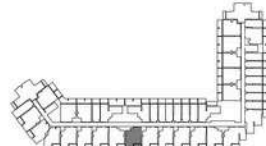
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 59.02 m ² | 635.29 sq ft |
| BALCONY AREA | 6.21 m ² | 66.94 sq ft |
| TOTAL UNIT AREA | 65.23 m ² | 702.23 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 8 m ² | 86 sq ft |
| BEDROOM | 18 m ² | 194 sq ft |
| LIVING & DINING | 17 m ² | 183 sq ft |
| KITCHEN | 6 m ² | 65 sq ft |
| CORRIDOR | 3 m ² | 32 sq ft |
| W.C. | 2 m ² | 22 sq ft |



1 BEDROOM TYPE 17
BINGHATTI - CULLINAN



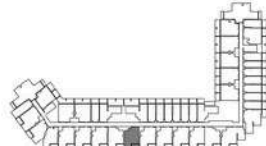
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 58.21 m ² | 626.97 sq ft |
| BALCONY AREA | 6.21 m ² | 66.94 sq ft |
| TOTAL UNIT AREA | 64.42 m ² | 693.91 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 8 m ² | 86 sq ft |
| BEDROOM | 18 m ² | 194 sq ft |
| LIVING & DINING | 17 m ² | 183 sq ft |
| KITCHEN | 6 m ² | 65 sq ft |
| CORRIDOR | 4 m ² | 43 sq ft |
| W.C. | 2 m ² | 22 sq ft |



1 BEDROOM TYPE 18
BINGHATTI - CULLINAN



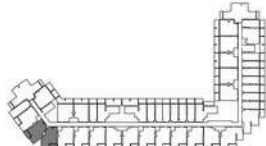
| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 57.58 m ² | 619.66 sq ft |
| BALCONY AREA | 6.21 m ² | 66.94 sq ft |
| TOTAL UNIT AREA | 63.79 m ² | 686.60 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 8 m ² | 86 sq ft |
| BEDROOM | 18 m ² | 194 sq ft |
| LIVING & DINING | 16 m ² | 172 sq ft |
| KITCHEN | 5 m ² | 54 sq ft |
| CORRIDOR | 9 m ² | 97 sq ft |
| W.C. | 2 m ² | 22 sq ft |



1 BEDROOM TYPE 19
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|--------------|
| SUITE AREA | 53.75 m ² | 578.56 sq ft |
| BALCONY AREA | 9.38 m ² | 100.96 sq ft |
| TOTAL UNIT AREA | 63.13 m ² | 679.52 sq ft |
| FLAT DESIGN COMPONENTS | | |
| BATHROOM | 8 m ² | 86 sq ft |
| BEDROOM | 14 m ² | 151 sq ft |
| LIVING & DINING | 21 m ² | 227 sq ft |
| KITCHEN | 5 m ² | 54 sq ft |
| CORRIDOR | 4 m ² | 43 sq ft |

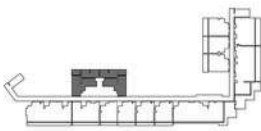


1 BEDROOM TYPE 20
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT. |
|-----------------|----------|---------------|
| SUITE AREA | 60.48 m² | 654.15 sq ft |
| BALCONY AREA | 35.28 m² | 379.11 sq ft |
| TOTAL UNIT AREA | 95.76 m² | 1033.26 sq ft |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------|----------|------|
| BATHROOM | 4 m² | KITCHEN | 9 m² |
| BEDROOM | 14 m² | CORRIDOR | 4 m² |
| LIVING & DINING | 16 m² | W.C. | 3 m² |
| | | LANDING | 1 m² |



CULLINAN

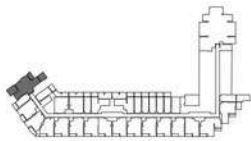
2 BEDROOM
FLOOR PLANS

2 BEDROOM TYPE 1
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT. |
|-----------------|-----------|---------------|
| SUITE AREA | 86.32 m² | 929.14 sq ft |
| BALCONY AREA | 42.28 m² | 455.10 sq ft |
| TOTAL UNIT AREA | 128.60 m² | 1384.24 sq ft |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------|-----------------|-------|
| M. BATHROOM | 4 m² | LIVING & DINING | 18 m² |
| M. BEDROOM | 11 m² | KITCHEN | 9 m² |
| M. BATHROOM | 4 m² | CORRIDOR | 7 m² |
| M. BEDROOM | 11 m² | W.C. | 3 m² |

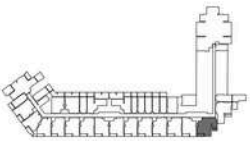


2 BEDROOM TYPE 2
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT. |
|-----------------|----------|--------------|
| SUITE AREA | 74.14 m² | 799.04 sq ft |
| BALCONY AREA | 12.16 m² | 131.82 sq ft |
| TOTAL UNIT AREA | 86.30 m² | 930.86 sq ft |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------|-----------------|-------|
| M. BATHROOM | 4 m² | LIVING & DINING | 24 m² |
| M. BEDROOM | 14 m² | KITCHEN | 7 m² |
| BATHROOM | 4 m² | CORRIDOR | 6 m² |
| BEDROOM | 11 m² | | |

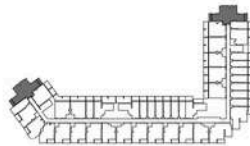


2 BEDROOM TYPE 3
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|----------------|
| SUITE AREA | 50.30 m ² | 542.83 sq. ft. |
| BALCONY AREA | 8.38 m ² | 90.13 sq. ft. |
| TOTAL UNIT AREA | 58.68 m ² | 632.96 sq. ft. |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 18 m ² |
| M. BEDROOM | 17 m ² | KITCHEN | 8 m ² |
| M. BATHROOM | 4 m ² | CORRIDOR | 7 m ² |
| M. BEDROOM | 19 m ² | W.C. | 2 m ² |

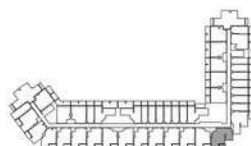


2 BEDROOM TYPE 4
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|----------------|
| SUITE AREA | 78.57 m ² | 843.57 sq. ft. |
| BALCONY AREA | 6.30 m ² | 67.38 sq. ft. |
| TOTAL UNIT AREA | 84.87 m ² | 910.95 sq. ft. |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 17 m ² |
| M. BEDROOM | 20 m ² | KITCHEN | 7 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 4 m ² |
| BEDROOM | 17 m ² | | |

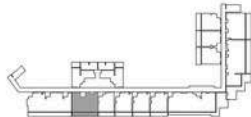


2 BEDROOM TYPE 5
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|----------------|
| SUITE AREA | 79.54 m ² | 856.50 sq. ft. |
| BALCONY AREA | 10.95 m ² | 117.41 sq. ft. |
| TOTAL UNIT AREA | 90.49 m ² | 973.91 sq. ft. |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 16 m ² |
| M. BEDROOM | 14 m ² | KITCHEN | 7 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 4 m ² |
| BEDROOM | 14 m ² | LAUNDRY | 2 m ² |

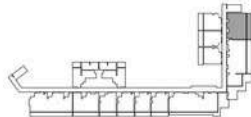


2 BEDROOM TYPE 6
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|----------------|
| SUITE AREA | 63.80 m ² | 689.02 sq. ft. |
| BALCONY AREA | 22.89 m ² | 246.28 sq. ft. |
| TOTAL UNIT AREA | 86.69 m ² | 935.30 sq. ft. |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 16 m ² |
| M. BEDROOM | 14 m ² | KITCHEN | 7 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 4 m ² |
| BEDROOM | 14 m ² | | |



CULLINAN

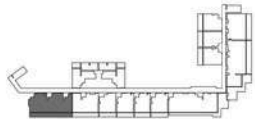
3 BEDROOM
FLOOR PLANS

3 BEDROOM TYPE 1
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-----------------|
| SUITE AREA | 133.69 m ² | 1439.33 sq. ft. |
| BALCONY AREA | 35.82 m ² | 386.25 sq. ft. |
| TOTAL UNIT AREA | 169.51 m ² | 1825.58 sq. ft. |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 5 m ² | LIVING & DINING | 28 m ² |
| M. BEDROOM | 39 m ² | KITCHEN | 10 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 10 m ² |
| BEDROOM | 13 m ² | W.C. | 2 m ² |
| BEDROOM | 13 m ² | LANDING | 7 m ² |
| BEDROOM | 13 m ² | STORE | 7 m ² |

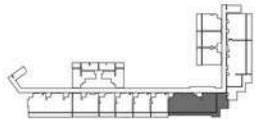


3 BEDROOM TYPE 2
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-----------------|
| SUITE AREA | 131.31 m ² | 1426.69 sq. ft. |
| BALCONY AREA | 34.11 m ² | 367.56 sq. ft. |
| TOTAL UNIT AREA | 165.42 m ² | 1794.25 sq. ft. |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 5 m ² | LIVING & DINING | 44 m ² |
| M. BEDROOM | 39 m ² | KITCHEN | 10 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 10 m ² |
| BEDROOM | 13 m ² | W.C. | 2 m ² |
| BEDROOM | 13 m ² | LANDING | 7 m ² |
| BEDROOM | 13 m ² | STORE | 7 m ² |

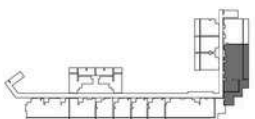


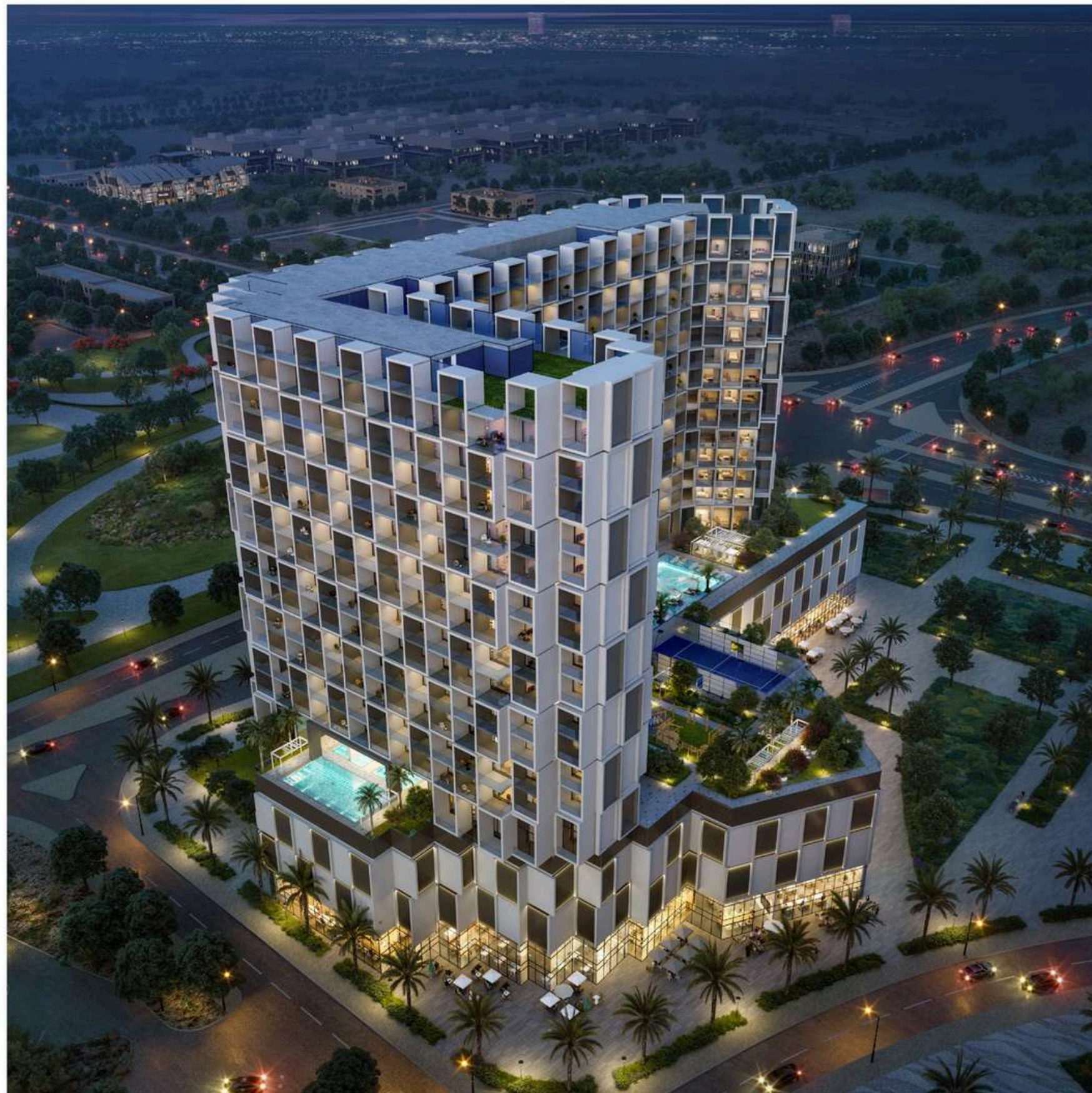
3 BEDROOM TYPE 3
BINGHATTI - CULLINAN



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-----------------|
| SUITE AREA | 141.10 m ² | 1524.43 sq. ft. |
| BALCONY AREA | 78.21 m ² | 845.50 sq. ft. |
| TOTAL UNIT AREA | 219.31 m ² | 2369.93 sq. ft. |

| FLAT DESIGN COMPONENTS | | | |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM | 4 m ² | LIVING & DINING | 28 m ² |
| M. BEDROOM | 39 m ² | KITCHEN | 10 m ² |
| BATHROOM | 4 m ² | CORRIDOR | 10 m ² |
| BEDROOM | 13 m ² | W.C. | 2 m ² |
| BEDROOM | 13 m ² | STORE | 7 m ² |





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