

BINGHATTI
CULLINAN

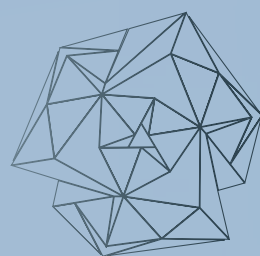
PROJECT FACTS

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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.

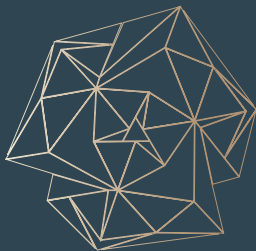
The structure features a crystalline glass façades. A high-contrast grid frames the exterior. This bold aesthetic is built to create a long-lasting presence against the skyline.



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.

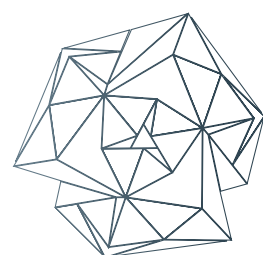


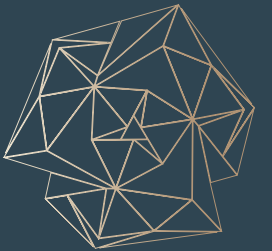
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SET IN THE FLOW OF AL JADDAF

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



MATERIALS



Chrome Metal Finish

Mirror

Fabric

Wallpaper

Feature Marble

Travertine Stone
Cladding & Flooring

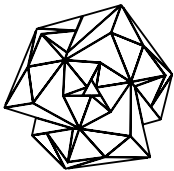
Feature Marble

Cement Ivory Slab

Kit Kat tiles

Feature Acrylic Paint

General Wood
Walnut

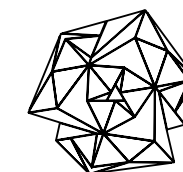




AN INVESTMENT IN ENDURING TRANQUILITY

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.





SCAN TO
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