



BINGHATTI  
CULLINAN

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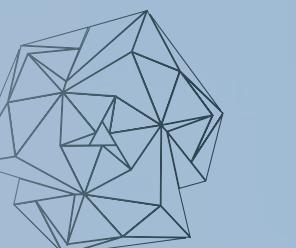
PROJECT FACTS

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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.

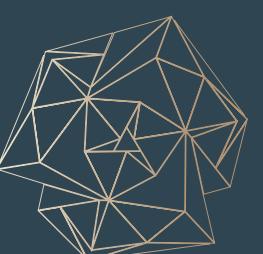
The structure features a crystalline glass façades. A high-contrast grid frames the exterior. This bold aesthetic is built to create a long-lasting presence against the skyline.



# 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



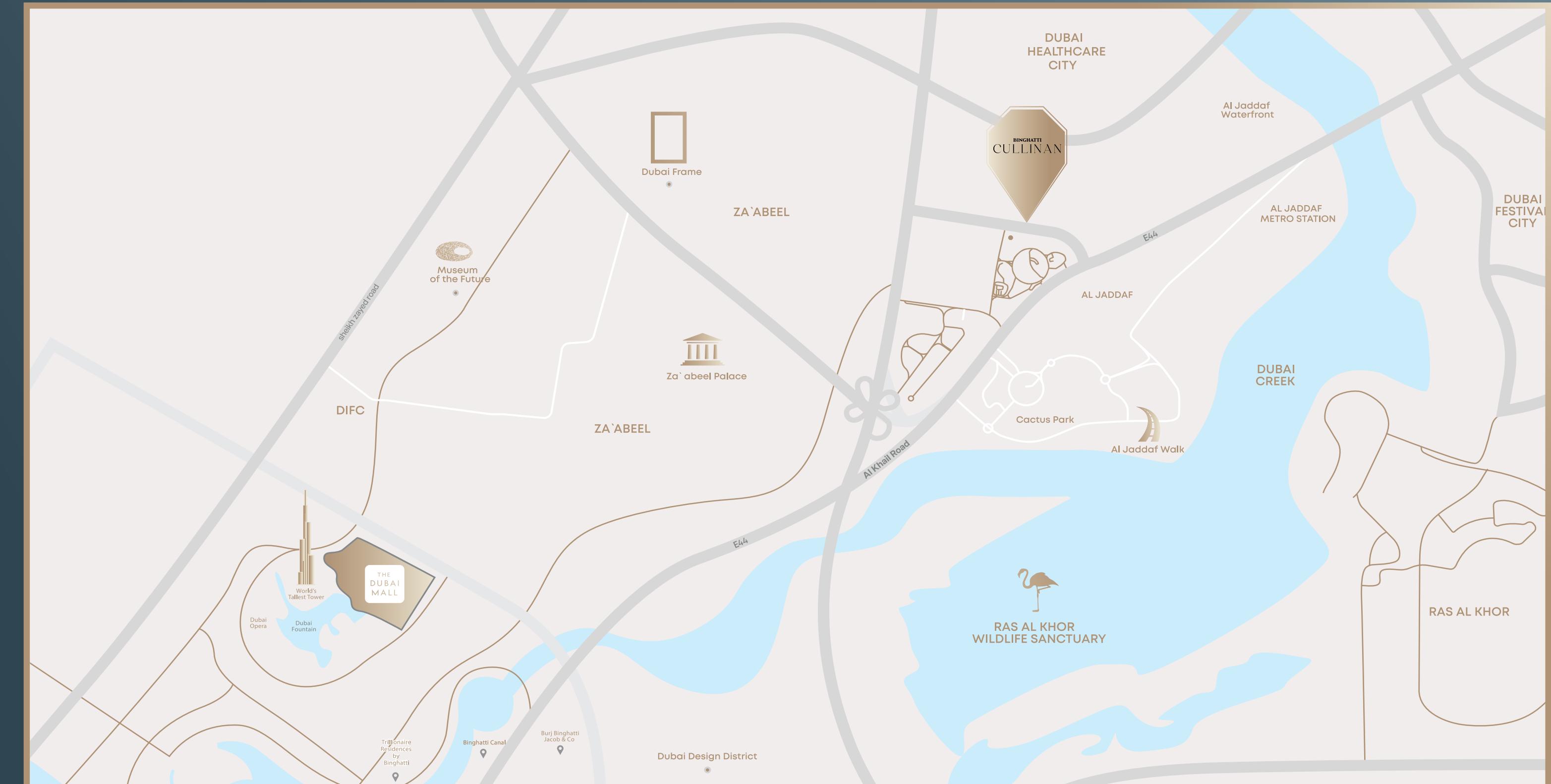
Museum of the Future  
4-6 MINUTES



Dubai Frame  
4-6 MINUTES



Al Jaddaf Walk  
2-3 MINUTES

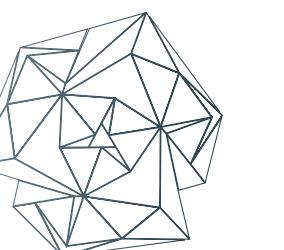


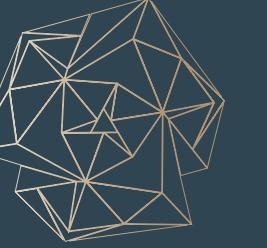
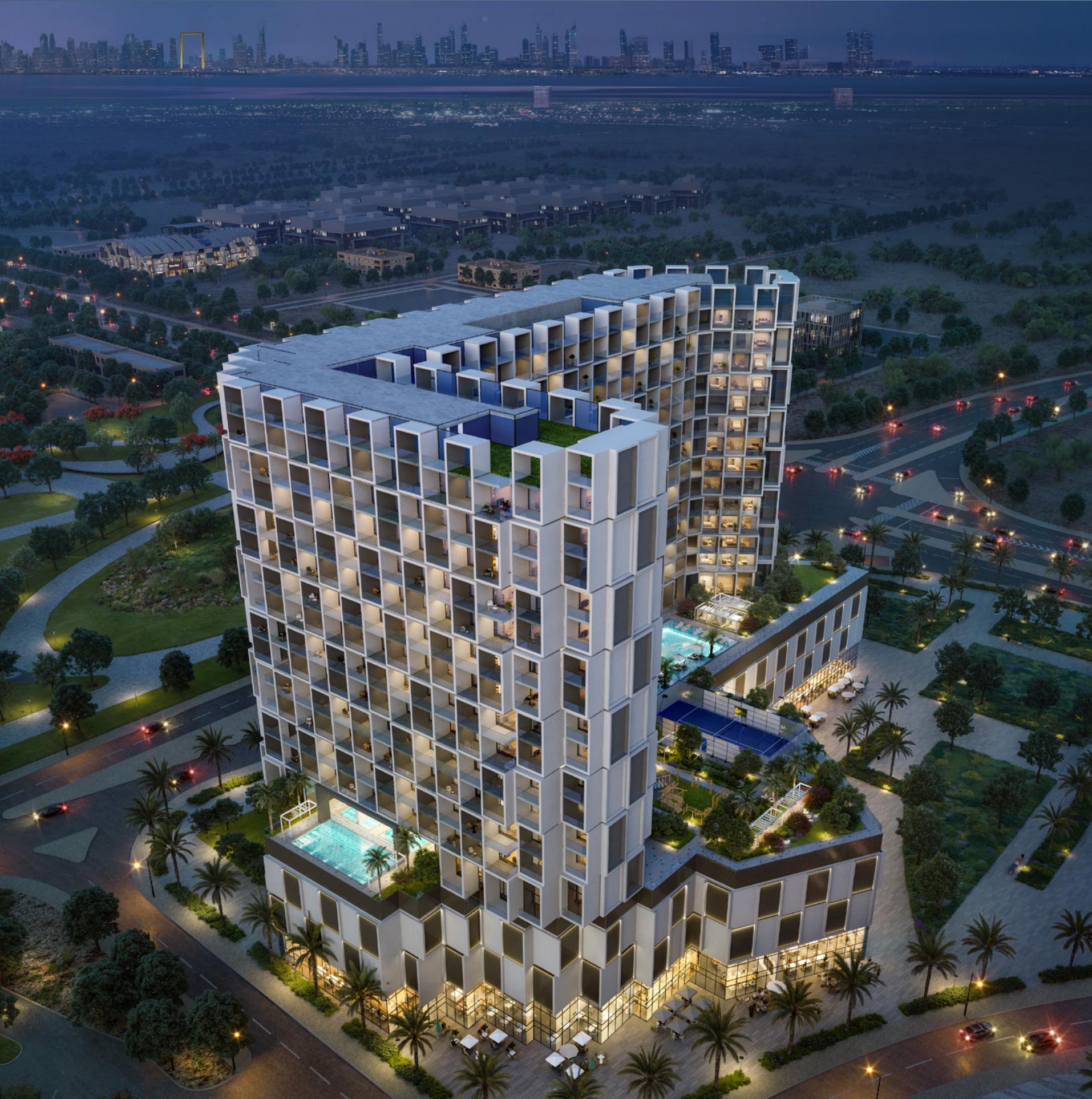
BINGHATTI  
**CULLINAN**

**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

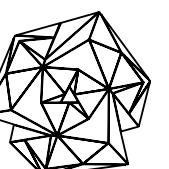
**42**

3 Bedroom Apartment

**03**



# MATERIALS

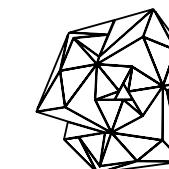




## AN INVESTMENT IN ENDURING TRANQUILITY

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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