REMINGTON PROPERTIES

BINGHATTI بـــن غاطي



AL JADDAF WATERFRONT

Binghatti Spectre by Binghatti at Al Jaddaf Waterfront

By Binghatti | Dubai

Studio Type 01 from
AED 774,999

Expected handover
Q4 2028

Freehold | Studio Type 01 / Studio Type 02 / 1 Bedroom Type 01 / 1 Bedroom Type 02 / 2 Bedroom Type 01 / 2 Bedroom Type 02 / 3 Bedroom Type 01 / 3 Bedroom Type 02 with private pool

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Binghatti Spectre is a 26-storey mixed-use development at Al Jaddaf Waterfront with 712 residences, 235 offices and 19 retail units. Apartments start from AED 774,999, with a 60/40 payment plan and expected handover in Q4 2028.

From AED 774,999	Expected handover Q4 2028
Ownership Freehold	Status Official launch

Official launch | Al Jaddaf Waterfront, Dubai

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Explore the project online

READING GUIDE

Additional chapters

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PROJECT AT A GLANCE

Project at a glance

Binghatti Spectre retail layouts

Binghatti Spectre includes 19 retail spaces: 12 on the ground floor and seven on Podium 2. The image gallery remains limited to the six selected ground-floor retail plans.

Ground-floor retail spaces

*Retail 9 is headed as Convenience / Service while its internal specification schedule lists F&B. Confirm the permitted use before reservation.

School planning from Binghatti Spectre

Swiss International Scientific School Dubai is in Dubai Healthcare City. KHDA lists its International Baccalaureate provision from pre-primary to Grade 12 and a Very Good overall rating for 2023–2024. Families can compare curriculum, year groups and other options in Remington Properties' **Dubai KHDA school guide**. A route and school-run time should be checked from the selected home at the relevant time of day.

Compare more **Binghatti projects in Dubai**.

Binghatti Spectre is a 26-storey twin-tower development combining 712 residences, 235 offices and 19 ground-floor retail units at Al Jaddaf Waterfront.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Studio Type 01	372.32 sq ft	From AED 774,999
Studio Type 02	419.68 sq ft	From AED 774,999
1 Bedroom Type 01	754.87 sq ft	From AED 1,199,999
1 Bedroom Type 02	698.58 sq ft	From AED 1,199,999

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 14 published plan sheets.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
2 Bedroom Type 01	1,012.45 sq ft	From AED 1,949,999
2 Bedroom Type 02	1,220.95 sq ft	From AED 1,949,999
3 Bedroom Type 01	1,458.51 sq ft	From AED 3,099,999
3 Bedroom Type 02 with private pool	3,426.15 sq ft	From AED 3,099,999

Request a current unit shortlist

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 14 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

60% during construction

Payment stage

Expected handover

Q4 2028

Payment dates and construction milestones remain subject to the developer’s current reservation documents.

40% on handover

Payment stage

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.



PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Binghatti Spectre handover date and 60/40 payment plan

Expected handover: Q4 2028. The payment structure is 60% during construction and 40% on handover. Confirm the selected unit, total area, view, parking allocation, availability and reservation documents before payment.

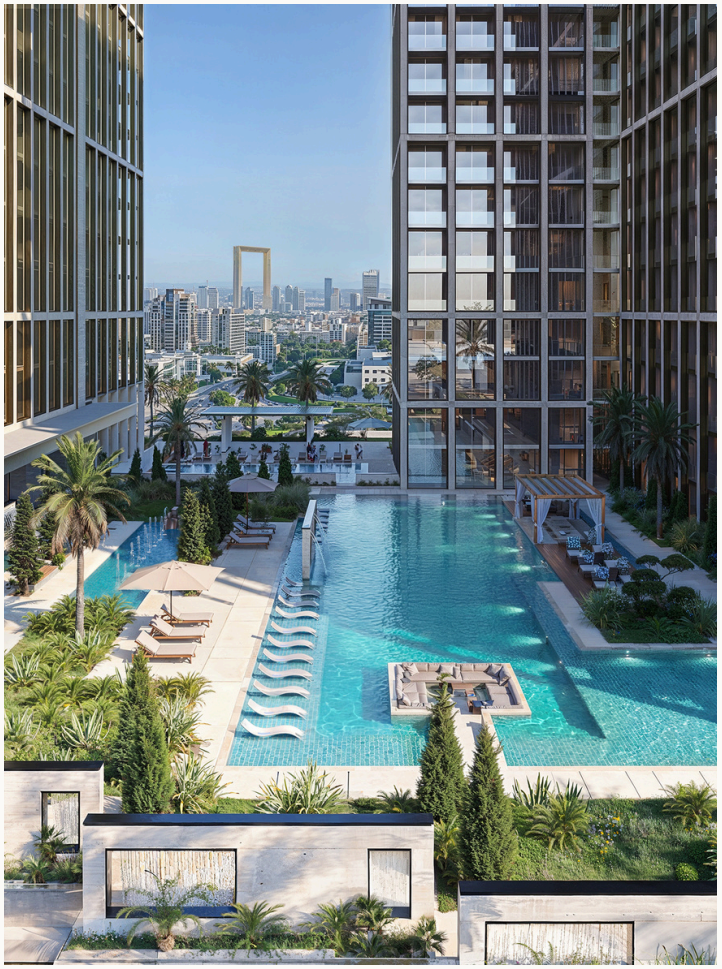
Starting prices and availability were checked on 22 September 2026 and remain subject to the selected unit and reservation documents.

Comparing Binghatti projects in Al Jaddaf? **Binghatti Starfall** has studios, one-bedroom and two-bedroom apartments plus retail. Binghatti Spectre adds three-bedroom apartments and dedicated offices to its residential and retail mix. Compare the selected unit’s layout, price and payment schedule with Remington Properties.

Binghatti Spectre combines residential, office and retail uses in a freehold Al Jaddaf Waterfront address close to two metro stations and major road connections. Buyers should compare available views, floor plans, parking, service charges, payment terms and reservation documents before selecting a unit.

LIFESTYLE & AMENITIES

A place for everyday living.



- Adults’ swimming pool
- Fitness centre
- Children’s play area
- 90-metre sprint and jogging lane
- Lounge platforms
- Activity tables and table tennis
- Children’s swimming pool
- Yoga and aerobics platform
- Padel tennis court
- Family seating and social nooks
- Open lawn

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to Al Jaddaf Waterfront.

Al Jaddaf Waterfront, Dubai

Twin-tower architecture separates residential and commercial circulation while linking both buildings through a landscaped, multi-level podium with more than 20 leisure facilities. Binghatti Spectre sits at the northern gateway of Al Jaddaf Waterfront. Al Jaddaf and Creek metro stations are within walking distance, while nearby ramps connect to Al Khail Road (E44) and D68. Depending on orientation,

Open the project location

View the location

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

residences look towards Za’abeel, Downtown Dubai, Burj Khalifa, Dubai Creek, Mohammed Bin Rashid Library, Dubai Festival City and Dubai Creek Harbour.

PROJECT GALLERY

See the project in detail.



Binghatti Spectre twin towers at the Al Jaddaf Waterfront



Binghatti Spectre aerial night view beside Dubai Creek in Al Jaddaf



Binghatti Spectre aerial view towards Downtown Dubai



Binghatti Spectre swimming pool and landscaped amenity deck



Binghatti Spectre pool deck at sunset in Al Jaddaf



Binghatti Spectre swimming pool and leisure deck at night

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Binghatti Spectre poolside social area and city view



Binghatti Spectre private pool cabana on the amenity deck



Binghatti Spectre family pool deck and landscaped seating



Binghatti Spectre twin-tower development in Al Jaddaf



Binghatti Spectre mixed-use towers at sunset



Binghatti Spectre towers beside the Al Jaddaf transport corridor

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Binghatti Spectre night view beside the metro line



Binghatti Spectre viewed from the Dubai Creek waterfront at night



Binghatti Spectre exterior with the Dubai skyline



Binghatti Spectre landscaped pool deck and outdoor seating



Binghatti Spectre apartment dining room interior



Binghatti Spectre apartment dining area with floor-to-ceiling windows

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Binghatti Spectre apartment kitchen and living-area view



Binghatti Spectre open-plan living and dining room



Binghatti Spectre living room with an Al Jaddaf city view



Binghatti Spectre apartment living and dining area



Binghatti Spectre living room and media wall



Binghatti Spectre open-plan apartment interior

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Binghatti Spectre primary bedroom front view



Binghatti Spectre primary bedroom with city-facing windows



Binghatti Spectre bedroom interior



Binghatti Spectre primary bedroom and floor-to-ceiling window



Binghatti Spectre apartment bathroom interior



Binghatti Spectre residence dining room

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Binghatti Spectre gym training area



Binghatti Spectre gym cardio equipment



Binghatti Spectre strength-training area



Binghatti Spectre gym with panoramic windows



Binghatti Spectre gym free-weights area



Binghatti Spectre gym equipment and training area

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

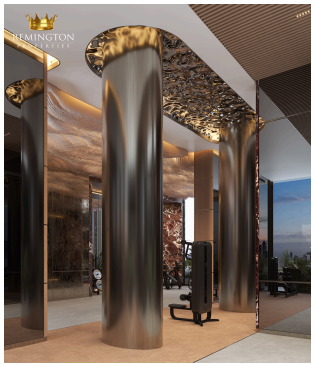
See the project in detail.



Binghatti Spectre gym exercise zone



Binghatti Spectre gym treadmill area



Binghatti Spectre fitness equipment



Binghatti Spectre cardio and strength-training area



Binghatti Spectre residential lobby entrance



Binghatti Spectre lobby with sculptural centrepiece

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Binghatti Spectre lobby lounge



Binghatti Spectre lobby seating area



Binghatti Spectre lobby corridor



Binghatti Spectre lobby reception desk



Binghatti Spectre grand lobby interior

Illustrative project images. Open an image to view it in full.

Studio

372.32 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Studio

419.68 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom

754.87 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom

698.58 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom

1,012.45 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom

1,220.95 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Three-Bedroom

1,458.51 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Three-Bedroom

3,426.15 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 9

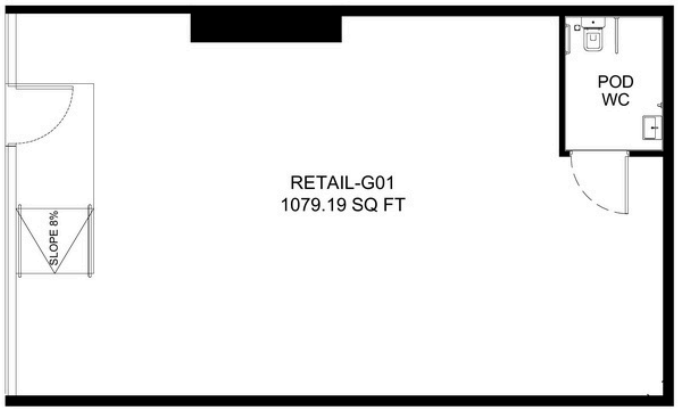
1,079.19 sq ft saleable area

RETAIL UNIT FLOOR PLAN

RETAIL 1: F&B

ARCHITECTURAL DETAILS	
Area	1079.19 FT²
Size Category	Medium
Business Category	F&B
Clear Height	6.8 M

MEP DETAILS	
Drainage	Available
Water supplya	Available
Kitchen Extract Duct	Available
FAD for Kitchen	Available
Gas	Available
TCL	50 KW



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Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 10

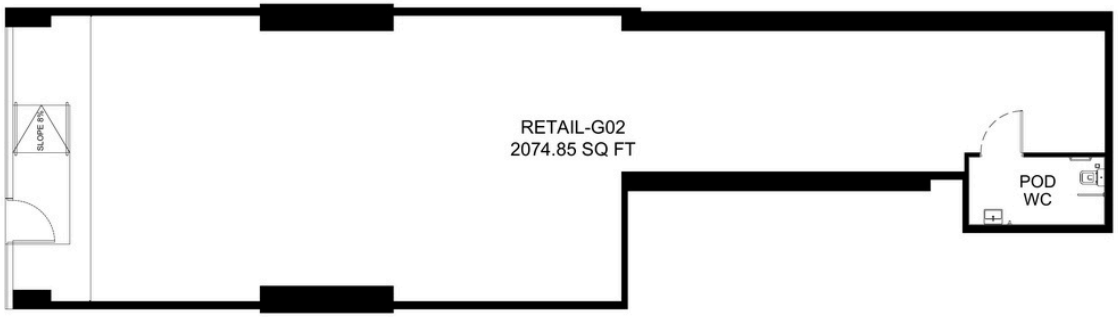
2,074.85 sq ft saleable area

RETAIL UNIT FLOOR PLAN

RETAIL 2: F&B

ARCHITECTURAL DETAILS	
Area	2074.85 FT²
Size Category	Medium
Business Category	F&B
Clear Height	6.5 M

MEP DETAILS	
Drainage	Available
Water supply	Available
Kitchen Extract Duct	Available
FAD for Kitchen	Available
Gas	Available
TCL	80 KW



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 11

2,155.04 sq ft saleable area

RETAIL UNIT FLOOR PLAN

RETAIL 3: F&B

ARCHITECTURAL DETAILS	
Area	2155.04 FT²
Size Category	Medium
Business Category	F&B
Clear Height	6.5 M

MEP DETAILS	
Drainage	Available
Water supply	Available
Kitchen Extract Duct	Available
FAD for Kitchen	Available
Gas	Available
TCL	80 KW



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 12

944.64 sq ft saleable area

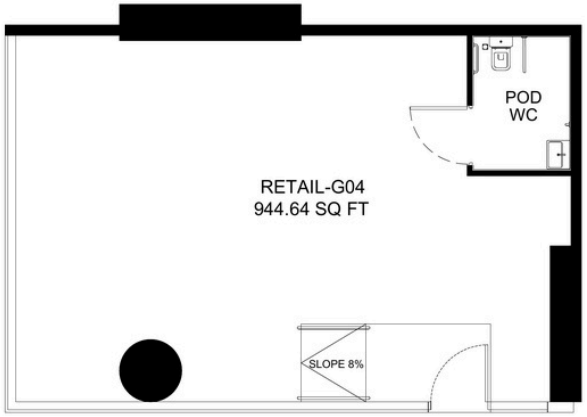
RETAIL UNIT FLOOR PLAN

RETAIL 4: Convenience/Service

REMINGTON PROPERTIES

ARCHITECTURAL DETAILS	
Area	944.64 FT²
Size Category	Small
Business Category	Convenience/Service
Clear Height	6.5 M

MEP DETAILS	
Drainage	Available
Water supply	Available
Kitchen Extract Duct	Not Available
FAD for Kitchen	Not Available
Gas	Not Available
TCL	35 KW



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 13

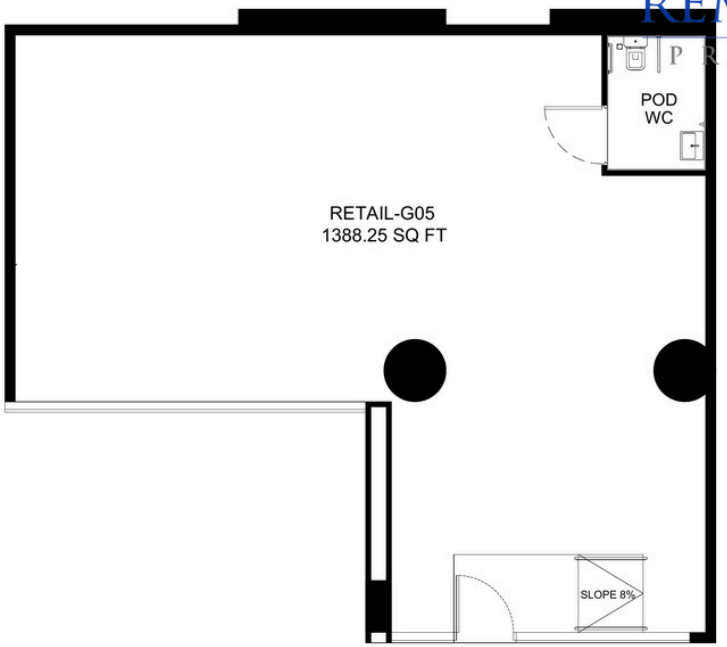
1,388.25 sq ft saleable area

RETAIL UNIT FLOOR PLAN

RETAIL 5: F&B

ARCHITECTURAL DETAILS	
Area	1388.25 FT²
Size Category	Medium
Business Category	F&B
Clear Height	3 M

MEP DETAILS	
Drainage	Available
Water supply	Available
Kitchen Extract Duct	Available
FAD for Kitchen	Available
Gas	Available
TCL	60 KW



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 14

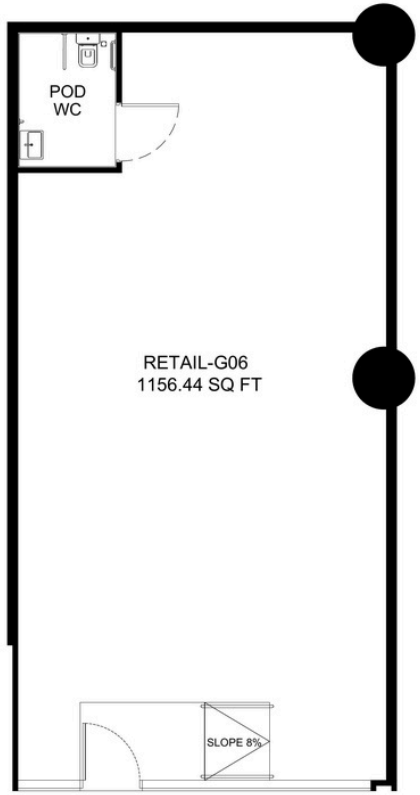
1,156.44 sq ft saleable area

RETAIL UNIT FLOOR PLAN

RETAIL 6: Convenience/Service

ARCHITECTURAL DETAILS	
Area	1156.44 FT²
Size Category	Medium
Business Category	Convenience/Service
Clear Height	3 M

MEP DETAILS	
Drainage	Available
Water supply	Available
Kitchen Extract Duct	Not Available
FAD for Kitchen	Not Available
Gas	Not Available
TCL	40 KW



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

ABOUT THE DEVELOPER

The team behind the project.

Binghatti

Established in 2008

Binghatti Holding Limited is a vertically integrated real-estate developer founded in 2008. Its in-house work spans design, development, construction and delivery. The Remington Properties pages below cover standard apartments, a villa-led community and branded residences; these are different project types, so compare each project’s own price, plan and contract. Binghatti corporate profile.

Selected projects

- Bugatti Residences by Binghatti
- Mercedes-Benz Places by Binghatti
- Burj Binghatti Jacob & Co Residences

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

The building

The two towers bring together 712 residences, 235 offices and 19 ground-floor retail units on an 11,033.25-square-metre plot. Residential and commercial circulation are separated, while a shared podium amenity deck creates a central leisure space for residents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What is Binghatti Spectre?

Binghatti Spectre is a 26-storey, freehold mixed-use development in Al Jaddaf Waterfront. Its twin towers contain apartments, offices and ground-floor retail above a multi-level podium.

How many homes, offices and retail units are in Binghatti Spectre?

Binghatti Spectre comprises 712 residences, 235 offices and 19 ground-floor retail units. Tower A has 508 homes, while Tower B has 204 homes alongside the office component.

What amenities does Binghatti Spectre include?

Binghatti Spectre includes adult and children’s pools, a fitness centre, yoga and aerobics areas, a children’s play area, padel tennis, a 90-metre running lane, landscaped lawns, lounge decks and social spaces.

Where is Binghatti Spectre located?

Binghatti Spectre is at the northern gateway of Al Jaddaf Waterfront in Dubai, within walking distance of Al Jaddaf and Creek metro stations and with direct access towards Al Khail Road and D68.

Which Binghatti Spectre floor plans are available to review?

The Binghatti Spectre gallery includes two studio, two one-bedroom, two two-bedroom and two three-bedroom residence types, plus the ground-floor layouts for Retail 1–6. The largest three-bedroom type includes a private pool and open terrace.

What are the current Binghatti Spectre prices and payment terms?

Binghatti Spectre residences start from AED 774,999. The payment plan is 60% during construction and 40% on handover, with expected handover in Q4 2028. Confirm the selected unit’s price, availability, service charge and reservation documents before payment.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

RESIDENTIAL MIX AT BINGHATTI SPECTRE

Residential mix at Binghatti Spectre

Tower	Studios	1 bedroom	2 bedroom	3 bedroom	Total homes
Tower A	50	407	49	2	508
Tower B	31	139	33	1	204
Total	81	546	82	3	712

GROUND-FLOOR RETAIL SPACES

Ground-floor retail spaces

Retail unit	Category	Area	Clear height
Retail 1	F&B	1,079.19 sq ft	6.8 m
Retail 2	F&B	2,074.85 sq ft	6.5 m
Retail 3	F&B	2,155.04 sq ft	6.5 m
Retail 4	Convenience / service	944.64 sq ft	6.5 m
Retail 5	F&B	1,388.25 sq ft	3 m

GROUND-FLOOR RETAIL SPACES

Ground-floor retail spaces

Retail 6	Convenience / service	1,156.44 sq ft	3 m
Retail 7	Convenience / service	1,399.66 sq ft	3 m
Retail 8	F&B	2,295.83 sq ft	3 m
Retail 9	Convenience / service*	1,960.22 sq ft	3 m
Retail 10	F&B	2,215.54 sq ft	3 m
Retail 11	F&B	2,433.50 sq ft	3 m

GROUND-FLOOR RETAIL SPACES

Ground-floor retail spaces

Retail 12	F&B	5,371.41 sq ft	3 m

PODIUM 2 RETAIL SPACES

Podium 2 retail spaces

Retail unit	Category	Area	Clear height
Retail 1	F&B	3,289.24 sq ft	6.05 m
Retail 2	F&B	1,606.08 sq ft	4.8 m
Retail 3	F&B	2,889.46 sq ft	4.3 m
Retail 4	F&B	3,811.39 sq ft	4.3 m
Retail 5	Convenience / service	765.10 sq ft	4.3 m

PODIUM 2 RETAIL SPACES

Podium 2 retail spaces

Retail 6	F&B	3,411.73 sq ft	3.85 m
Retail 7	F&B	4,254.54 sq ft	3.85 m

BINGHATTI SPECTRE PRICES AND AVAILABLE UNIT TYPES

Binghatti Spectre prices and available unit types

Property type	Starting price
Studio	AED 774,999
1-bedroom apartment	AED 1,199,999
1-bedroom Royal Suite	AED 1,499,999
2-bedroom apartment	AED 1,949,999
2-bedroom Royal Suite	AED 2,399,999

BINGHATTI SPECTRE PRICES AND AVAILABLE UNIT TYPES

Binghatti Spectre prices and available unit types

3-bedroom apartment	AED 3,099,999
3-bedroom Royal Suite	AED 3,499,999
Office	AED 1,699,999
Retail unit	AED 2,867,999

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



Enquire on WhatsApp

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Project imagery is illustrative. Areas, specifications, prices, availability and completion dates may change. The stated 60/40 payment plan and Q4 2028 handover remain subject to the selected unit's reservation and sale documents.