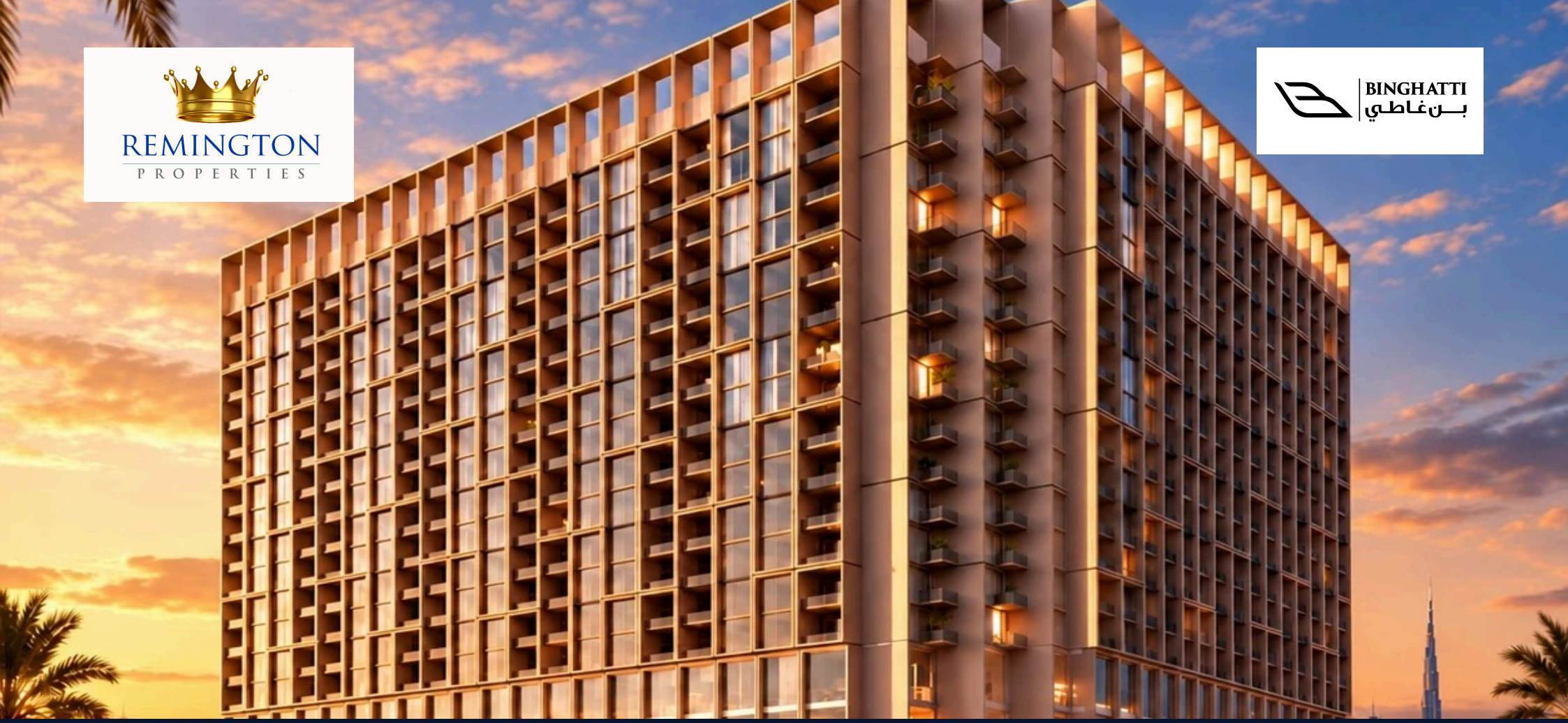


AL JADDAF

Binghatti Starfall by Binghatti

By Binghatti | Dubai

Studio — 528 homes from
AED 759,999

Expected handover
Q4 2028

Freehold | Studio — 528 homes / 1 Bedroom — 168 homes / 1 Bedroom Royal Suite — 1 home / 2 Bedroom — 55 homes / 2 Bedroom Royal Suite — 2 homes / Retail — 17 premises

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Binghatti Starfall in Al Jaddaf offers 754 residences and 17 retail premises, prices from AED 759,999, clear PSF comparisons and expected Q4 2028 handover.

From AED **759,999**	Expected handover **Q4 2028**
Ownership **Freehold**	Status **Launched**

Launched | Al Jaddaf, Dubai

Project at a glance	2	Homes & prices	6
Payment plan	9	All amenities	11
Location & connections	13	Project gallery	15
Unit floor plans	18	Binghatti	24
Questions & answers	25	Your adviser	30
Binghatti Starfall unit mix, average sizes and prices	27	Price per square foot	29

Explore the project online

PROJECT AT A GLANCE

Project at a glance

Binghatti Starfall overview

Binghatti Starfall is a new mixed-use development by Binghatti in Al Jaddaf, Dubai, designed around a celestial theme. The 5,630 sq m (60,602 sq ft) plot supports a configuration of two basement levels, a ground floor, four podium levels, 14 residential floors and a roof. Expected handover is Q4 2028. The 50/50 plan applies to studios, two-bedroom homes and retail, while the 60/40 plan applies to one-bedroom homes.

The development contains 754 residences and 17 retail premises, giving 771 properties overall. The residential mix comprises 528 studios, 169 one-bedroom homes and 57 two-bedroom homes. One one-bedroom Royal Suite and two two-bedroom Royal Suites are included in those totals. Binghatti Starfall is registered as project number 4483.

Architecture inspired by astronomy

Binghatti Starfall translates astronomical imagery into its architecture, lighting and resident experience. A signature Observatory, celestial design details and a falling-light façade shape the architectural concept. The Meteor Trail runs from the Observatory through the building and into the landscape, giving Binghatti Starfall a distinct identity after dark.

The arrival experience is planned around a double-height lobby with a fibre-optic constellation ceiling, warm bronze detailing and pale stone finishes. A signature façade grid provides shade and privacy, while the framing extends above the roofline to form an open rooftop peak. Depending on orientation, outlooks extend across Dubai Creek and Garhoud Bridge or towards Zaabeel, Downtown Dubai and Burj Khalifa. The final specification and sale documents define the completed finishes, features and views.

Project at a glance

Schools near Binghatti Starfall

Families can use Remington Properties' guide to KHDA Outstanding and Very Good full-range Dubai schools to compare curriculum, grade range and the latest listed inspection band. Among the closest schools in that guide are Lycée Français International in Oud Metha at about 5.1 km, Swiss International Scientific School at about 5.5 km, and Universal American School at roughly 6.9-7.8 km depending on route.

Route checks completed on 14 September 2026 showed typical journeys of around 13 minutes to Lycée Français International and Swiss International Scientific School, and about 15-16 minutes to Universal American School. Test the school run at the relevant time and confirm current KHDA ratings, fees and admissions directly.

Why buyers know the Binghatti name

Founded in 2008, Binghatti uses an integrated model spanning design, development, construction and delivery. Binghatti has delivered more than 12,500 residential units across Dubai, with a portfolio of more than 80 projects valued above AED 80 billion. Its work ranges from value-led apartment communities to branded residences associated with Bugatti, Mercedes-Benz and Jacob & Co.

That scale, recognisable architectural language and experience across multiple Dubai communities make Binghatti an established developer to assess. Buyers should still judge Binghatti Starfall on its own final documents: the selected unit, saleable area, view, specification, payment dates, service charges, escrow details and completion obligations are decisive.

Check Binghatti Starfall availability

Binghatti Starfall has launched. Ask Remington Properties to confirm current availability, unit options, prices, payment-plan eligibility and reservation terms for the selected unit before booking. Availability and allocation remain subject to confirmation.

Project at a glance

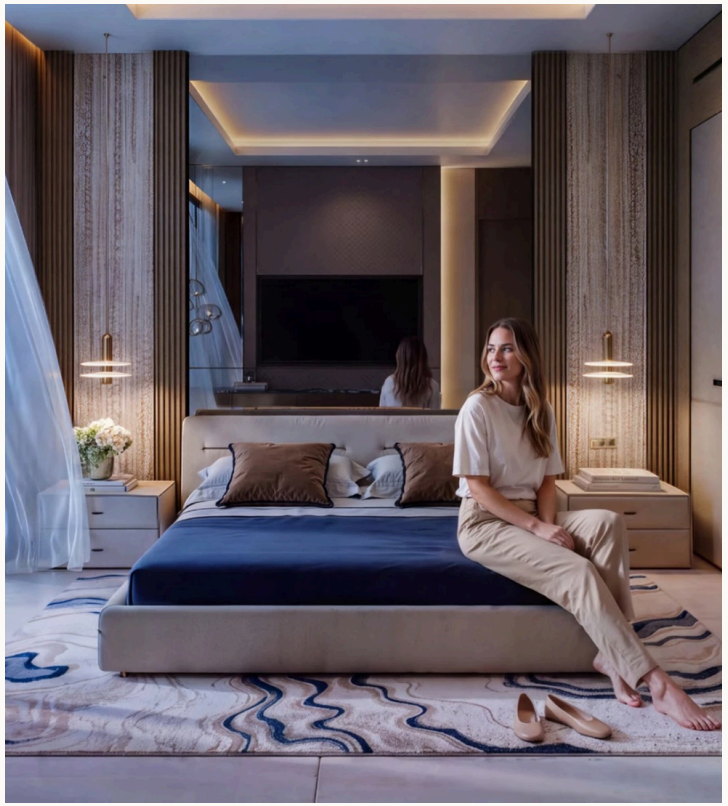
Binghatti Starfall has 754 residences and 17 retail premises in Al Jaddaf, with homes from AED 759,999, average PSF guidance, 50/50 or 60/40 payment plans and expected Q4 2028 handover.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Studio — 528 homes	Average 411 sq ft	From AED 759,999
1 Bedroom — 168 homes	Average 718 sq ft	From AED 1,234,999
1 Bedroom Royal Suite — 1 home	Average 1,926 sq ft	From AED 1,599,999
2 Bedroom — 55 homes	Average 1,117 sq ft	From AED 1,974,999

Request a current unit shortlist



771

Studio — 528 homes

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 6 published plan sheets.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
2 Bedroom Royal Suite — 2 homes	Average 1,888 sq ft	From AED 2,499,999
Retail — 17 premises	Sizes to be confirmed	From AED 2,397,999

Request a current unit shortlist

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 6 published plan sheets.

HOMES, SIZES & PRICES

Homes, sizes & prices

Binghatti Starfall unit mix, average sizes and prices

Homes start from 348 sq ft. The 754-home residential total reconciles as 528 studios, 168 standard one-bedroom apartments plus one one-bedroom Royal Suite, and 55 standard two-bedroom apartments plus two two-bedroom Royal Suites.

Price per square foot

Price per square foot varies by saleable area, floor, view and layout. Royal Suite pricing should be compared separately because of the substantially larger floor areas. Ask Remington Properties for a unit-specific PSF comparison before reserving.

Floor Plans

Available Binghatti Starfall floor plans include representative studio, one-bedroom and two-bedroom layouts. Layouts, dimensions and saleable areas vary by unit. Ask Remington Properties for the unit-specific plan and area schedule before reserving.

Choosing between Binghatti Starfall and another Al Jaddaf project? **Binghatti Spectre** includes studios, one-bedroom, two-bedroom and three-bedroom apartments, dedicated offices and retail. Binghatti Starfall has studios, one-bedroom and two-bedroom apartments plus retail. Spectre therefore adds a three-bedroom residential option and an office component to the comparison. Ask Remington Properties to compare the specific layouts, unit prices and payment schedules.

Compare more **Binghatti projects in Dubai**.

771 properties: 754 residences comprising 528 studios, 169 one-bedroom homes and 57 two-bedroom homes; plus 17 retail premises

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
50/50	Studios, two-bedroom homes and retail	50% on completion
60/40	One-bedroom homes	40% on completion
AED 3,600	Studio monthly payments from	Unit-specific schedule applies
AED 5,000	One-bedroom monthly payments from	Unit-specific schedule applies

Expected handover

Q4 2028

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

Before you reserve

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

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

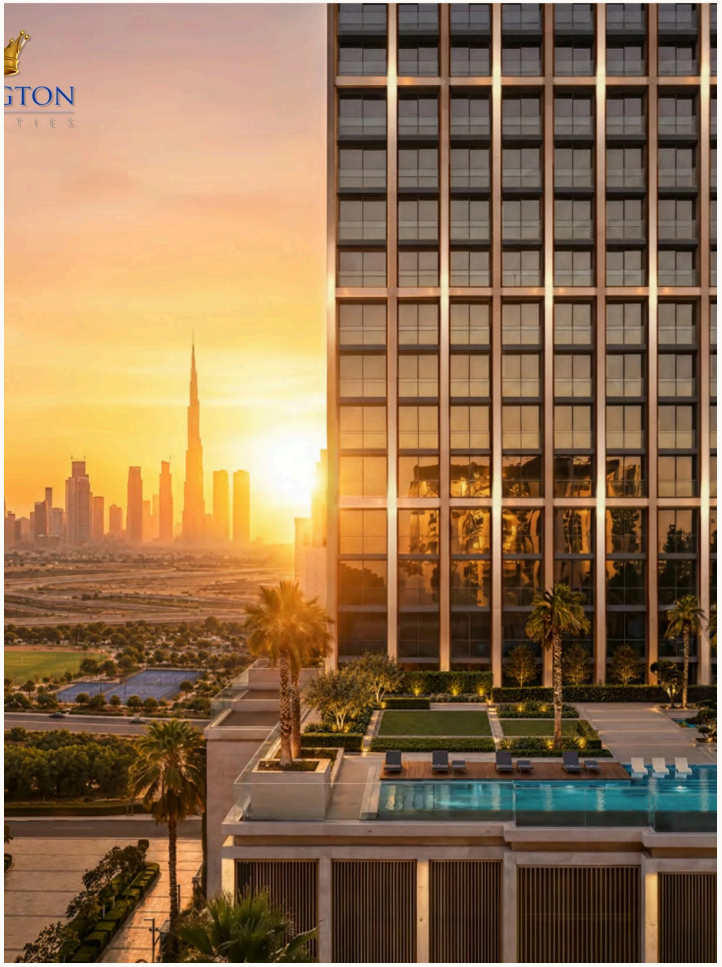
Binghatti Starfall payment plans and handover

Binghatti Starfall is expected to hand over in Q4 2028. The 50/50 plan is for studios, two-bedroom homes and retail, with studio monthly payments from AED 3,600. The 60/40 plan is for one-bedroom homes, with monthly payments from AED 5,000. Exact dates and amounts depend on the selected unit and its signed payment schedule.

Binghatti Starfall combines prices from AED 759,999 with average PSF of AED 2,083 for studios, AED 1,911 for one-bedroom homes and AED 2,062 for two-bedroom homes. Buyers can assess 50/50 or 60/40 payment structures, expected Q4 2028 handover and a connected Al Jaddaf address while comparing the exact unit, view, layout and saleable area.

LIFESTYLE & AMENITIES

A place for everyday living.



- Observatory and Observatory Dome
- Adults’ pool and jacuzzi
- Outdoor showers
- High-end gym and fitness centre
- Children’s play space and family zones
- Concierge services
- After-sales support
- Telescope-equipped stargazing deck
- Children’s pool with Aqua Splash
- Multi-purpose gazebo
- Outdoor yoga and aerobics platform
- Sunken seating
- 17-unit retail promenade

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

LIFESTYLE & AMENITIES

Lifestyle & amenities

Binghatti Starfall amenities

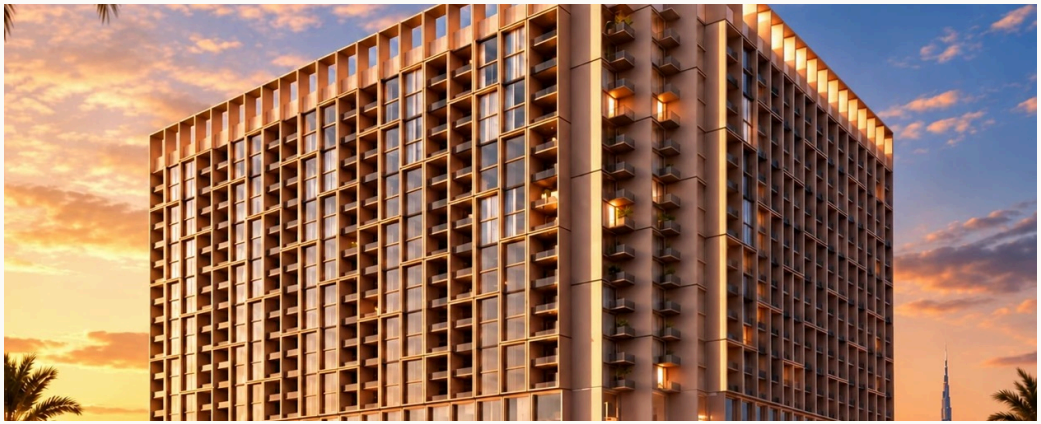
At ground level, the retail promenade is planned with 17 premises for shops, supermarkets, pharmacies and cafés. Concierge services cover guest reception, parcel handling and building security, while Binghatti after-sales support includes property management, maintenance and holiday-home assistance. Availability, access rules, operating hours and service-charge implications remain subject to the final project documentation.

LOCATION & COMMUNITY

Connected to Al Jaddaf.

Al Jaddaf, Dubai

A 5,630 sq m plot, shaded privacy grid, open rooftop frame, Observatory Deck, Meteor Trail and outlooks towards Dubai Creek, Garhoud Bridge, Zaabeel and Downtown distinguish Binghatti Starfall.



2 min

Al Jaddaf Metro

6 min

DXB

8 min

Downtown Dubai and Burj Khalifa

9 min

Dubai Festival City, Business Bay and Museum of the Future

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

LOCATION & CONNECTIVITY

Location & connectivity

Al Jaddaf location and connectivity

Indicative travel times are about 2 minutes to Al Jaddaf Metro Station, 6 minutes to Dubai International Airport (DXB), 8 minutes to Downtown Dubai and Burj Khalifa, and 9 minutes to Dubai Festival City, Business Bay and Museum of the Future. Actual journey times vary with traffic, road works and the selected route.

Connections towards Al Khail Road, Sheikh Zayed Road and Oud Metha support travel across central Dubai. The wider Al Jaddaf and Dubai Healthcare City area also places supermarkets, pharmacies, hospitals, restaurants, hotels and leisure destinations within practical reach.

PROJECT GALLERY

See the project in detail.



Binghatti Starfall exterior rendering in Al Jaddaf



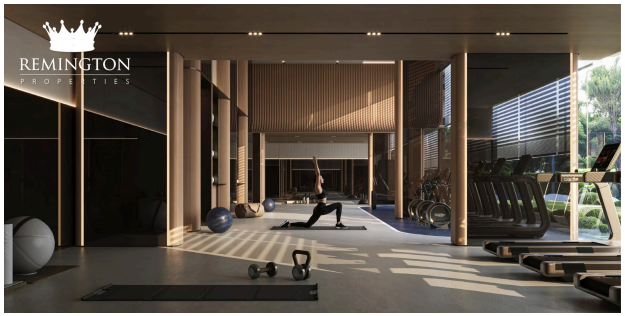
Landscaped street-level retail promenade with outdoor cafe seating at Binghatti Starfall.



Elevated landscaped amenity deck and pool with a sunset view towards Downtown Dubai.



Street-level architecture, landscaping and cafe frontage at Binghatti Starfall.



Naturally lit indoor fitness centre with cardio machines and a dedicated exercise area.



Cardio and strength-training zone within the Binghatti Starfall fitness centre.

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

PROJECT GALLERY

See the project in detail.



Resort-style pool deck framed by tropical landscaping and shaded seating areas.



Evening view across the swimming pool, sun loungers and elevated amenity deck.



Double-height lobby lounge with warm metal finishes, navy detailing and a telescope feature.



Contemporary living interior with warm timber finishes, navy accents and full-height glazing.

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

PROJECT GALLERY

See the project in detail.



Bright open-plan living room with an adjoining kitchen and floor-to-ceiling windows.



Apartment dining space positioned beside full-height glazing and a city outlook.



Contemporary bedroom with integrated wardrobes, warm lighting and full-height glazing.

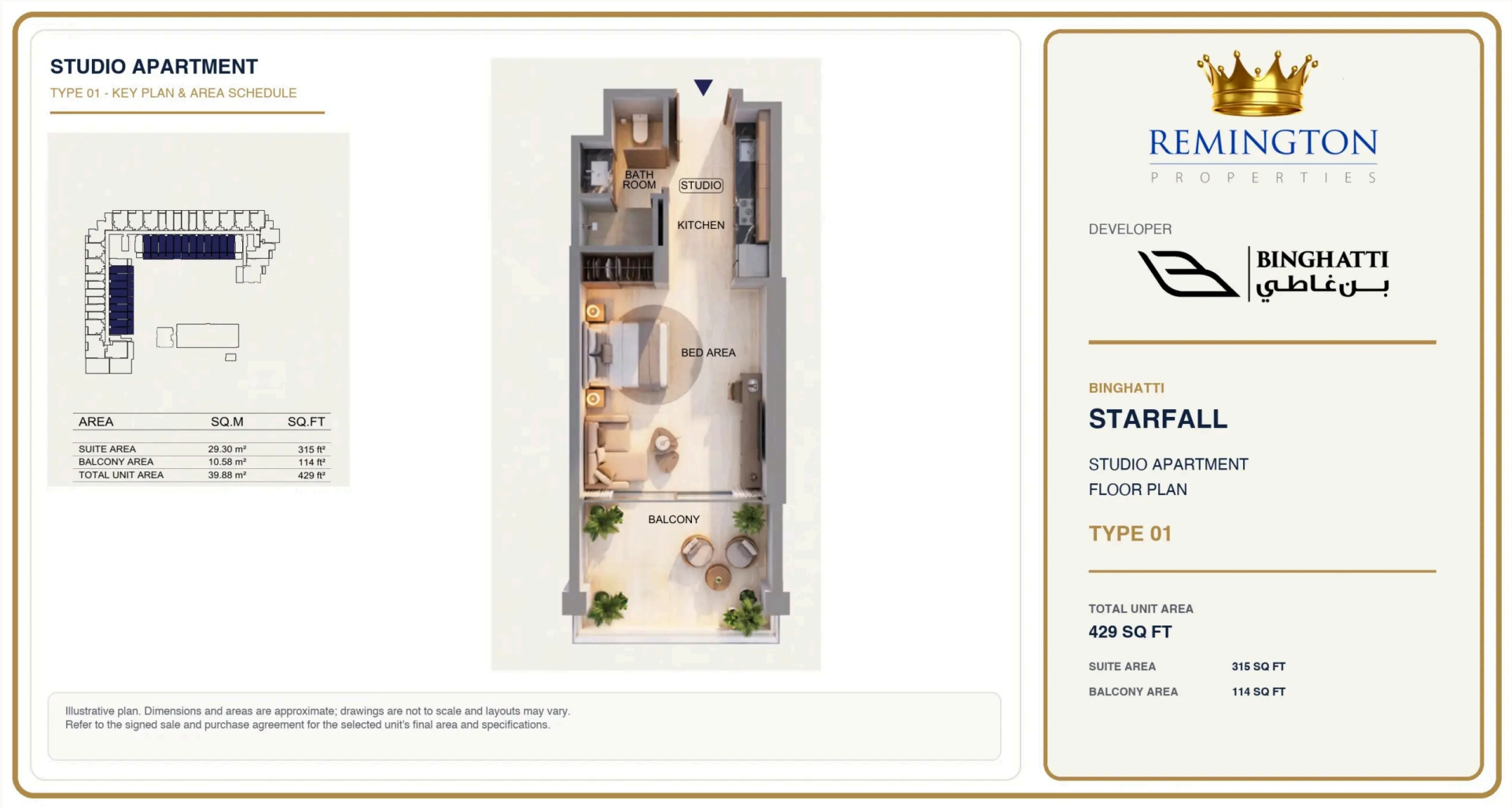


Night-time observatory deck with telescope seating beside the illuminated pool.

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

Studio

315 sq ft saleable area

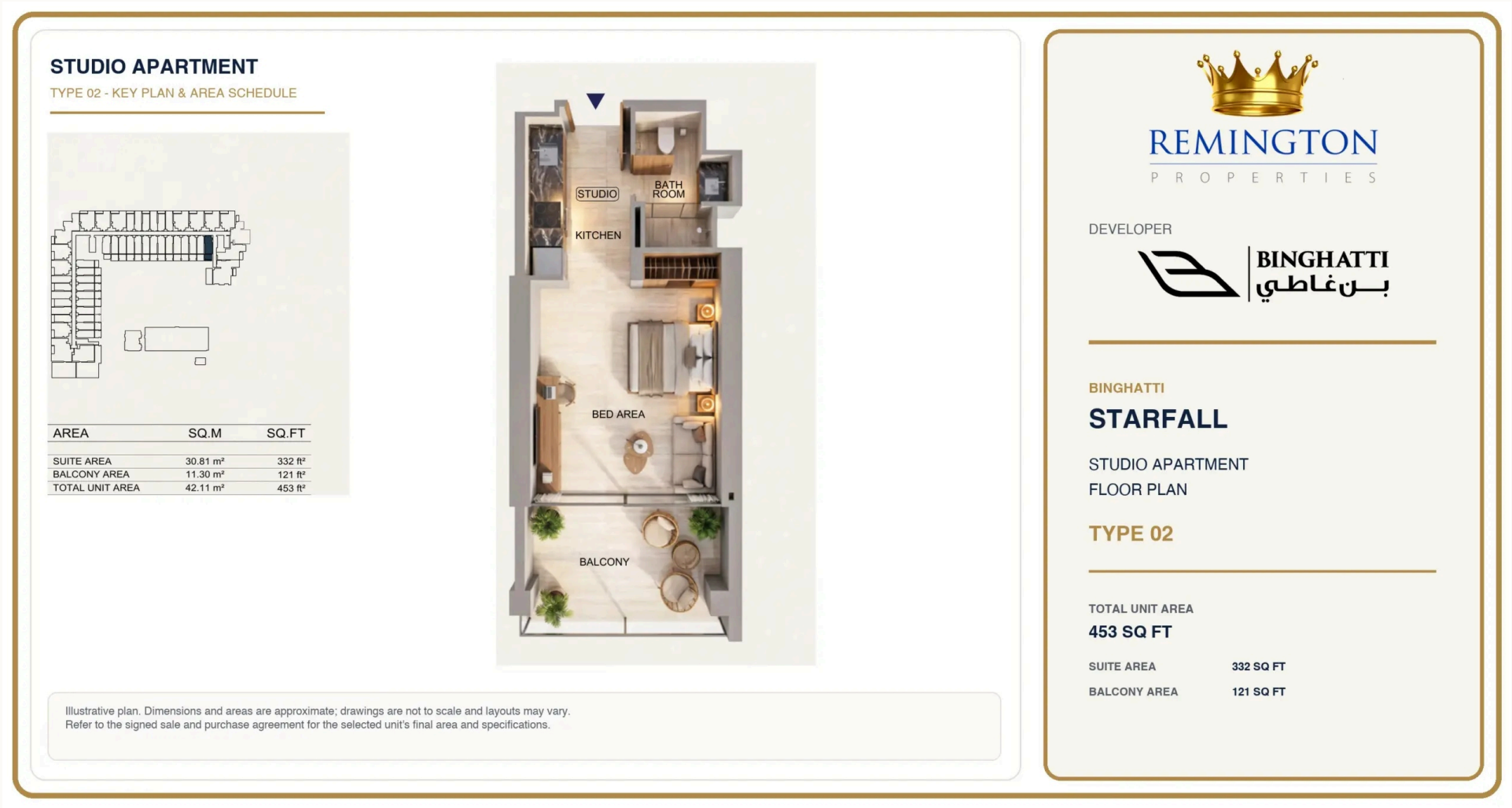


Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Studio

332 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.

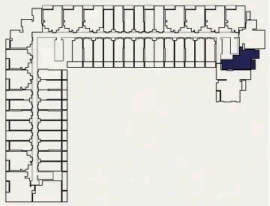
Open original plan

One-Bedroom

718 sq ft saleable area

1 BEDROOM APARTMENT

TYPE 01 - KEY PLAN & AREA SCHEDULE



AREA	SQ.M	SQ.FT
SUITE AREA	66.71 m²	718 ft²
BALCONY AREA	5.62 m²	61 ft²
TOTAL UNIT AREA	72.33 m²	779 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m²
M. BEDROOM	18 m²
LIVING AND DINING	18 m²
KITCHEN	6 m²
W.C	3 m²
CORRIDOR	8 m²
LAUNDRY	1 m²



Illustrative plan. Dimensions and areas are approximate; drawings are not to scale and layouts may vary.
Refer to the signed sale and purchase agreement for the selected unit's final area and specifications.

REMINGTON PROPERTIES

DEVELOPER

BINGHATTI بـن غاطي

BINGHATTI

STARFALL

1 BEDROOM APARTMENT
FLOOR PLAN

TYPE 01

TOTAL UNIT AREA
779 SQ FT

SUITE AREA	718 SQ FT
BALCONY AREA	61 SQ FT

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

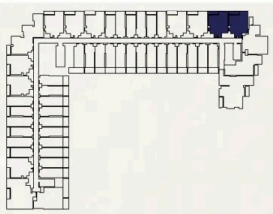
Open original plan

One-Bedroom

571 sq ft saleable area

1 BEDROOM APARTMENT

TYPE 02 - KEY PLAN & AREA SCHEDULE



AREA	SQ.M	SQ.FT
SUITE AREA	53.09 m²	571 ft²
BALCONY AREA	5 m²	54 ft²
TOTAL UNIT AREA	58.09 m²	625 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	11 m²
LIVING AND DINING	16 m²
KITCHEN	5 m²
W.C	2 m²
CORRIDOR	9 m²



Illustrative plan. Dimensions and areas are approximate; drawings are not to scale and layouts may vary.
Refer to the signed sale and purchase agreement for the selected unit's final area and specifications.

REMINGTON PROPERTIES

DEVELOPER

BINGHATTI بـن غاطي

BINGHATTI

STARFALL

1 BEDROOM APARTMENT
FLOOR PLAN

TYPE 02

TOTAL UNIT AREA
625 SQ FT

SUITE AREA	571 SQ FT
BALCONY AREA	54 SQ FT

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

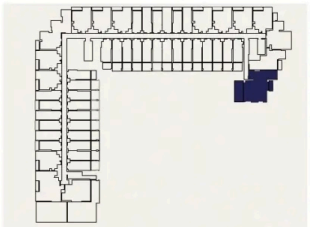
Open original plan

Two-Bedroom

1,117 sq ft saleable area

2 BEDROOM APARTMENT

TYPE 01 - KEY PLAN & AREA SCHEDULE



AREA	SQ.M	SQ.FT
SUITE AREA	103.79 m²	1,117 ft²
BALCONY AREA	29.21 m²	315 ft²
TOTAL UNIT AREA	133 m²	1,432 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m²
M. BEDROOM	15 m²
BATHROOM	5 m²
BEDROOM	15 m²
LIVING AND DINING	31 m²
KITCHEN	17 m²
CORRIDOR	6 m²



Illustrative plan. Dimensions and areas are approximate; drawings are not to scale and layouts may vary.
Refer to the signed sale and purchase agreement for the selected unit's final area and specifications.

REMINGTON PROPERTIES

DEVELOPER

BINGHATTI بـن غاطي

BINGHATTI

STARFALL

2 BEDROOM APARTMENT
FLOOR PLAN

TYPE 01

TOTAL UNIT AREA
1,432 SQ FT

SUITE AREA	1,117 SQ FT
BALCONY AREA	315 SQ FT

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

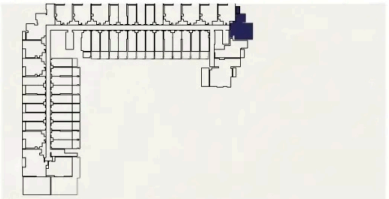
Open original plan

Two-Bedroom

804 sq ft saleable area

2 BEDROOM APARTMENT

TYPE 02 - KEY PLAN & AREA SCHEDULE



AREA	SQ.M	SQ.FT
SUITE AREA	74.72 m²	804 ft²
BALCONY AREA	4.8 m²	52 ft²
TOTAL UNIT AREA	79.52 m²	856 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	5 m²
M. BEDROOM	15 m²
BATHROOM	4 m²
BEDROOM	13 m²
LIVING, DINING AND KITCHEN	22 m²



Illustrative plan. Dimensions and areas are approximate; drawings are not to scale and layouts may vary.
Refer to the signed sale and purchase agreement for the selected unit's final area and specifications.

REMINGTON PROPERTIES

DEVELOPER

BINGHATTI بـن غاطي

BINGHATTI

STARFALL

2 BEDROOM APARTMENT
FLOOR PLAN

TYPE 02

TOTAL UNIT AREA

856 SQ FT

SUITE AREA	804 SQ FT
BALCONY AREA	52 SQ FT

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

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What is Binghatti Starfall in Al Jaddaf?

Binghatti Starfall is a launched mixed-use development by Binghatti in Al Jaddaf with 754 residences, 17 retail premises and astronomy-inspired architecture and amenities.

What are the current Binghatti Starfall prices?

Binghatti Starfall prices currently start from AED 759,999 for studios, AED 1,234,999 for one-bedroom apartments, AED 1,599,999 for the one-bedroom Royal Suite, AED 1,974,999 for two-bedroom apartments, AED 2,499,999 for two-bedroom Royal Suites and AED 2,397,999 for retail.

What is the average price per square foot at Binghatti Starfall?

Current average PSF at Binghatti Starfall is AED 2,083 for studios, AED 1,911 for one-bedroom homes and AED 2,062 for two-bedroom homes. The exact PSF depends on the selected unit, area, floor, view and layout.

How many homes are planned at Binghatti Starfall?

Binghatti Starfall is currently planned with 754 residences: 528 studios, 169 one-bedroom homes and 57 two-bedroom homes. The bedroom totals include one one-bedroom Royal Suite and two two-bedroom Royal Suites.

What Binghatti Starfall apartment sizes are currently listed?

Binghatti Starfall homes start from 348 sq ft. The listed average sizes are 411 sq ft for studios, 718 sq ft for one-bedroom apartments, 1,926 sq ft for the one-bedroom Royal Suite, 1,117 sq ft for two-bedroom apartments and 1,888 sq ft for two-bedroom Royal Suites.

What are the Binghatti Starfall payment plans and handover date?

Binghatti Starfall offers a 50/50 plan for studios, two-bedroom homes and retail, and a 60/40 plan for one-bedroom homes. Monthly payments start from AED 3,600 for studios and AED 5,000 for one-bedroom homes. Expected handover is Q4 2028.

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

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What amenities are planned at Binghatti Starfall?

Binghatti Starfall amenities include the Observatory and stargazing deck, adult pool and jacuzzi, children's pool with Aqua Splash, outdoor showers, gazebo, high-end gym, yoga and aerobics platform, concierge services, retail promenade and after-sales support.

How can I receive Binghatti Starfall availability and floor plans?

Contact Remington Properties on WhatsApp to request the current Binghatti Starfall unit list, representative floor plans, prices and reservation information.

How well connected is Binghatti Starfall?

Binghatti Starfall is approximately 2 minutes from Al Jaddaf Metro, 6 minutes from DXB, 8 minutes from Downtown Dubai and Burj Khalifa, and 9 minutes from Dubai Festival City, Business Bay and Museum of the Future.

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

BINGHATTI STARFALL UNIT MIX, AVERAGE SIZES AND PRICES

Binghatti Starfall unit mix, average sizes and prices

Property type	Current allocation	Average size	Starting price
Studio	528	411 sq ft	AED 759,999
1 bedroom	168	718 sq ft	AED 1,234,999
1 Bedroom Royal Suite	1	1,926 sq ft	AED 1,599,999
2 bedroom	55	1,117 sq ft	AED 1,974,999
2 Bedroom Royal Suite	2	1,888 sq ft	AED 2,499,999

BINGHATTI STARFALL UNIT MIX, AVERAGE SIZES AND PRICES

Binghatti Starfall unit mix, average sizes and prices

Retail	17	To be confirmed	AED 2,397,999

PRICE PER SQUARE FOOT

Price per square foot

Property type	Average price per sq ft
Studio	AED 2,083
1 bedroom	AED 1,911
2 bedroom	AED 2,062

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

+971 50 6565 493

anahita@remington.ae

Remington Properties
Serving Dubai since 2005 | ORN 401
No. 109, Al Masraf Building, Sheikh Zayed Road, Dubai

Trakheesi Permit

1432046153

Renderings are illustrative. Prices, availability, sizes, PSF, unit counts, layouts, amenities, payment-plan options, monthly amounts, buyer approval and expected Q4 2028 handover must be confirmed against the dated unit-specific schedule and signed sale documents before payment. Availability and unit allocation remain subject to confirmation.