

BINGHATTI GHOST
بن غاطي جوست

CONFIDENTIAL



Beyond the Nebulous



<https://maps.app.goo.gl/c5bXS8Z5qXBPzG427>

View from the Site





Unique Selling Points

UNIQUE SELLING POINTS

Location

- **ALJADDAF – DUBAI HEALTH CARE CITY 2**
- Downtown Dubai, Dubai Health Care City, Zabeel Palace, DIFC, Jaddaf Waterfront.
- **ACCESSIBILITY TO MAJOR ROADS:**
E11 SZR, Alkhail road, Oud Metha (Dubai – Ain).
(Metro for Holiday Home, Uber, Taxi's).
- **PANORAMIC VIEWS OF THE DUBAI SKYLINE,**
including Burj Khalifa, Dubai Frame, SZR.
- **PROXIMITY TO MAJOR LANDMARKS:**
Burj Khalifa, Dubai Frame, Jaddaf Waterfront
and Ras Al Khor Wildlife Sanctuary



UNIQUE SELLING POINTS

Amenities

- **ON-SITE HIGH-END RETAIL OUTLETS** proximity to major shopping centres:
 - * Dubai Mall
 - * Dubai Creek Harbour
 - * Dubai Festival City
 - * DIFC Gate Avenue
- **FAMILY-FRIENDLY AND PET-FRIENDLY POLICIES** with access to parks and recreational areas
- Luxury wellness and leisure facilities available within the project itself.



UNIQUE SELLING POINTS

Investment Opportunities

- **PRIME LOCATION IN AL JADDAF - DUBAI HEALTHCARE CITY 2**, a sought-after residential community in Dubai, offering a tranquil lifestyle while being well-connected to the city's major hubs.
- **EXCELLENT ACCESSIBILITY TO MAJOR ROADS** taking you towards E11 SZR, Alkhail road, Oud Metha (Dubai – Ain). (Metro for Holiday Home, Uber, Taxi's).
- **HIGH RENTAL YIELD POTENTIAL**, strong historical appreciation in property values within the area, Holiday Home's Haven.



UNIQUE SELLING POINTS

Design

- **MODERN DESIGN** with crystalline glass façades, Brass finish
- **LUXURIOUS INTERIOR FINISHES** with premium materials, including brushed brass accents, marble surfaces, and custom-designed fittings.
- **24/7 SECURITY WITH STATE-OF-THE-ART SURVEILLANCE SYSTEMS**, ensuring the safety of residents in one of Dubai's most secure communities.
- **SMART HOME TECHNOLOGIES** integrated throughout the project, offering seamless automation, energy management, and AI-powered living solutions.



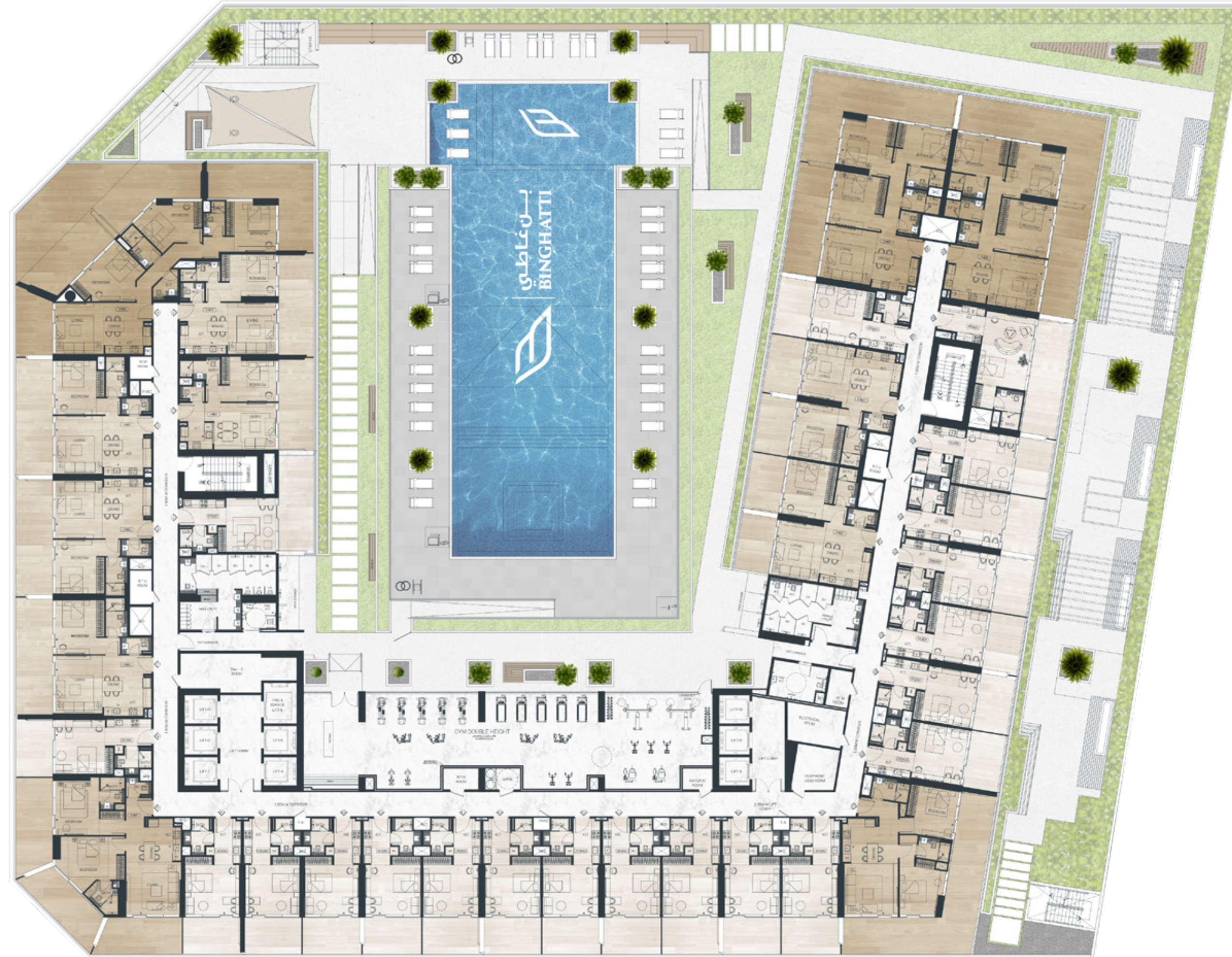
Prices and Unit Types

UNIT TYPE	STARTING PRICES AFTER DISCOUNT
STUDIO APARTMENT	AED 888,888
1 BEDROOM APARTMENT	AED 1,299,999
2 BEDROOM APARTMENT	AED 1,999,999
3 BEDROOM APARTMENT	AED 2,999,999
RETAIL	AED 2,189,000

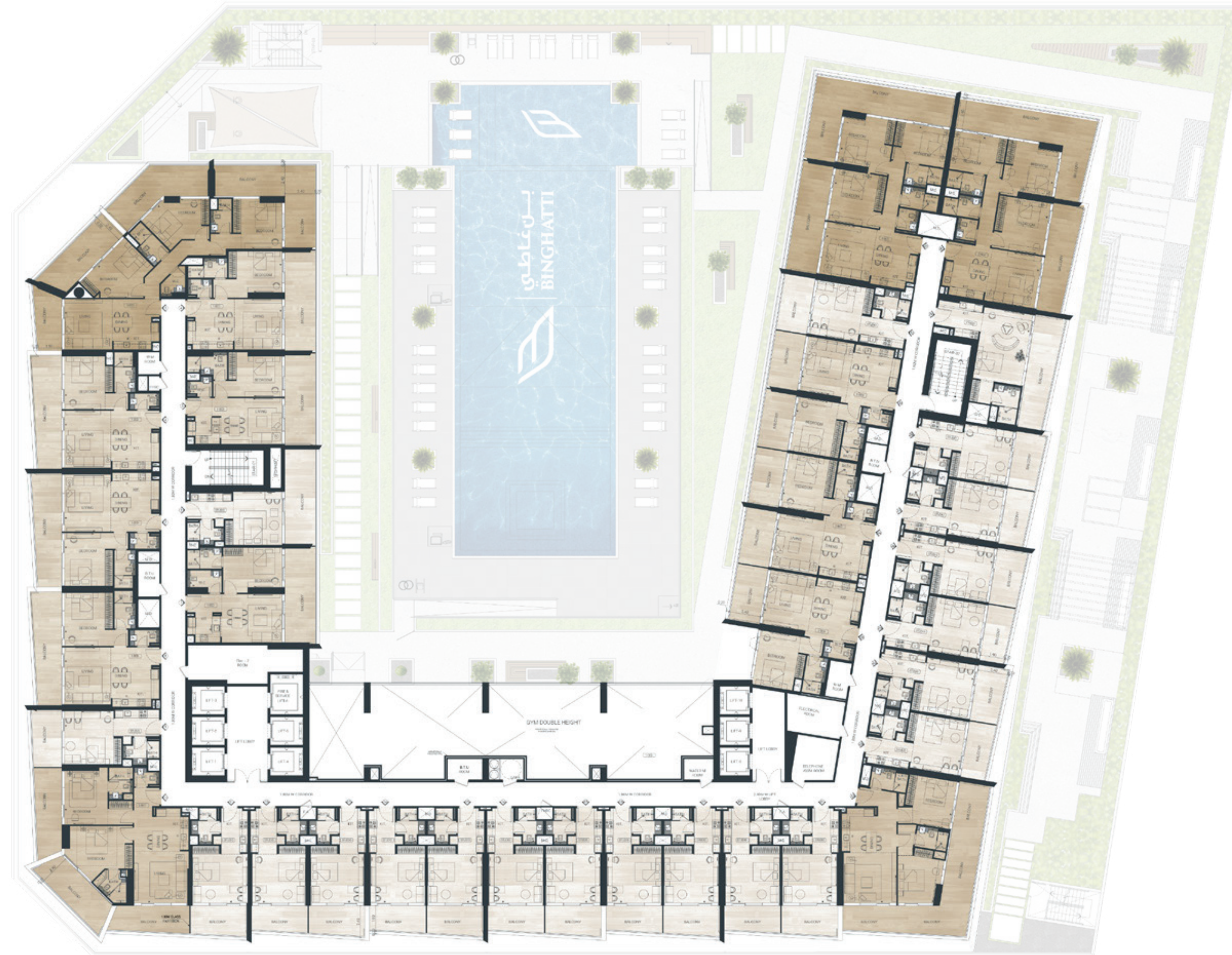
Typical Floor Plan



FLOOR PLAN
1ST Floor Amenities

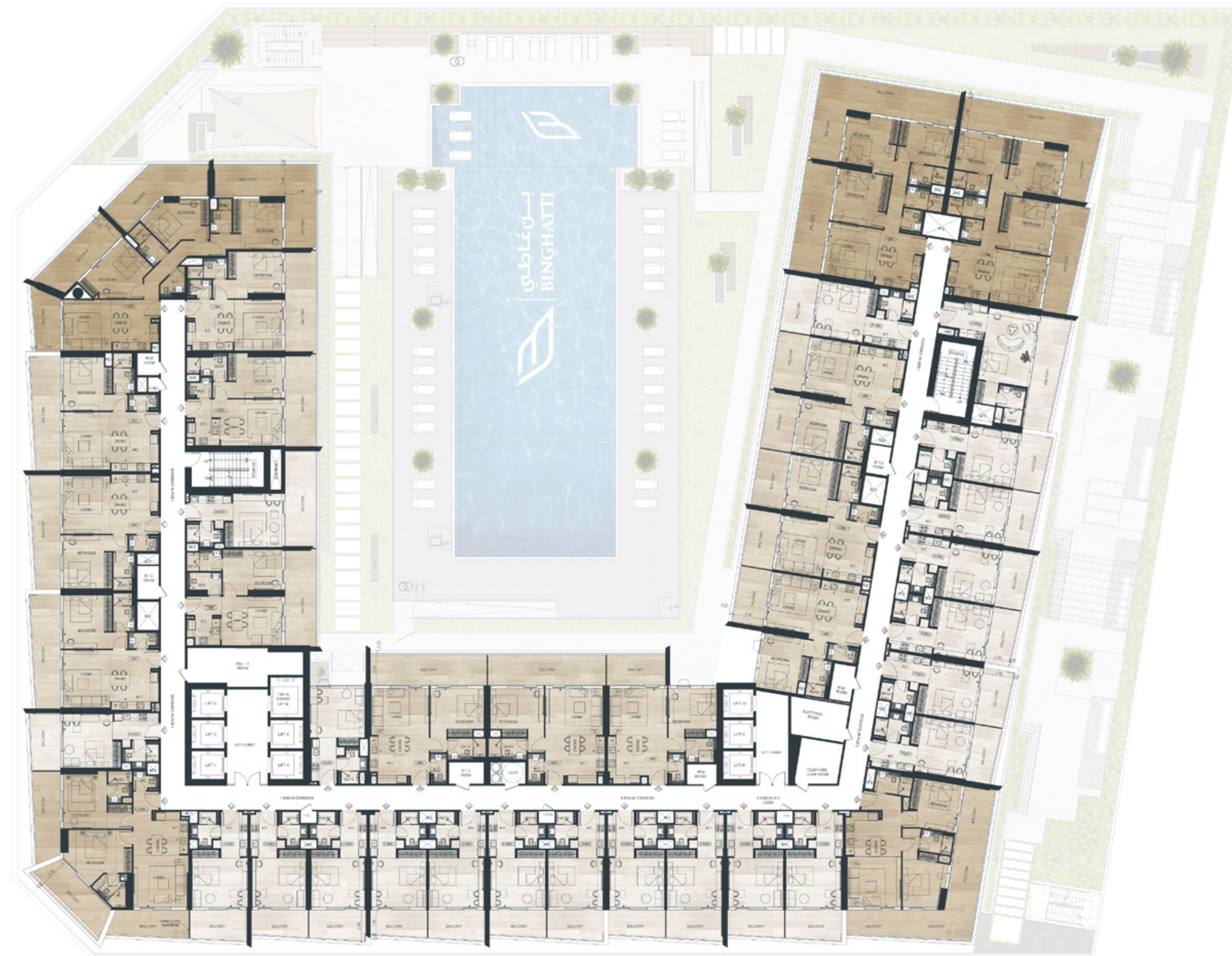


FLOOR PLAN
2ND Floor



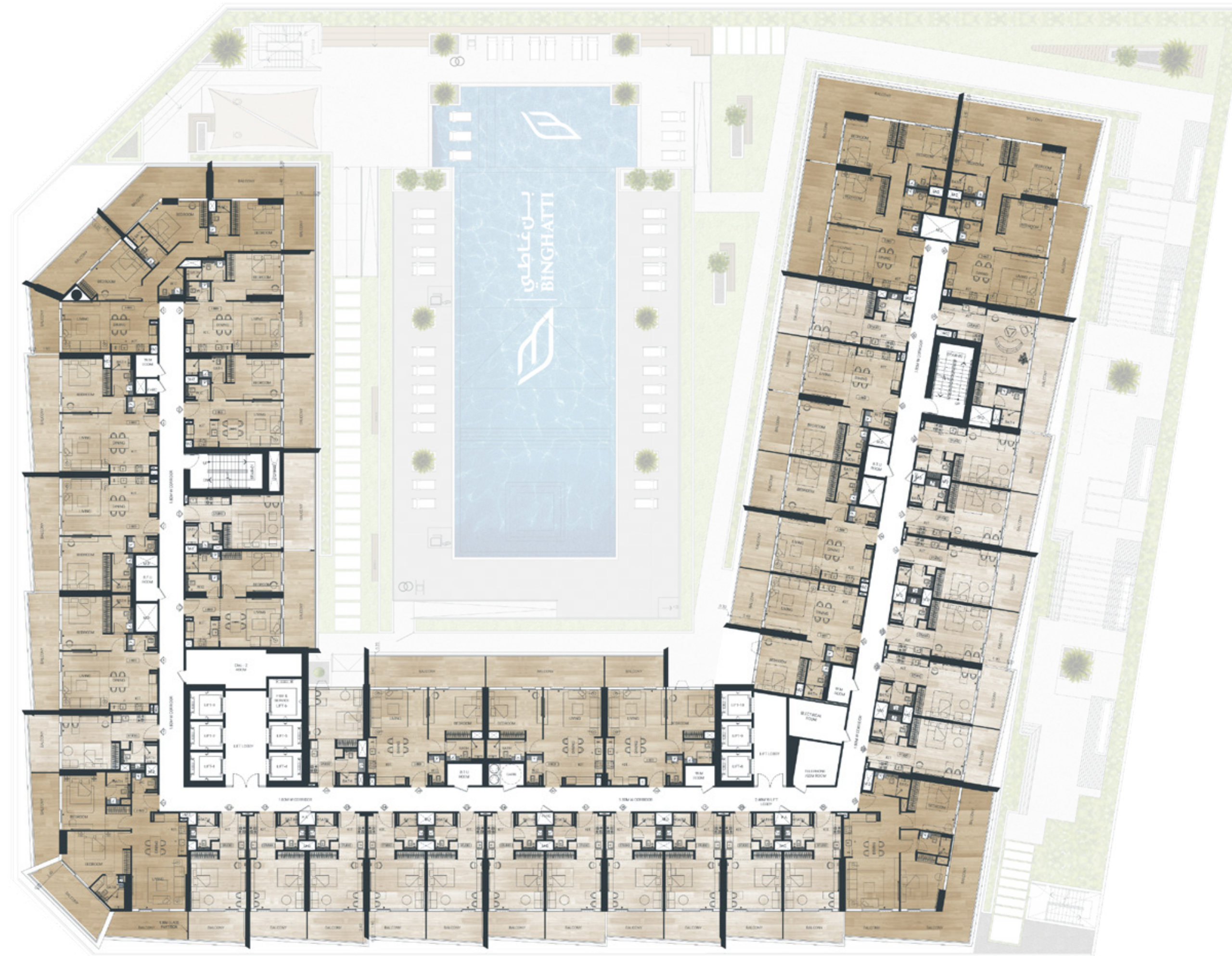
FLOOR PLAN

Typical 3RD-6TH, 9TH-13TH
and 16TH-19TH Floor



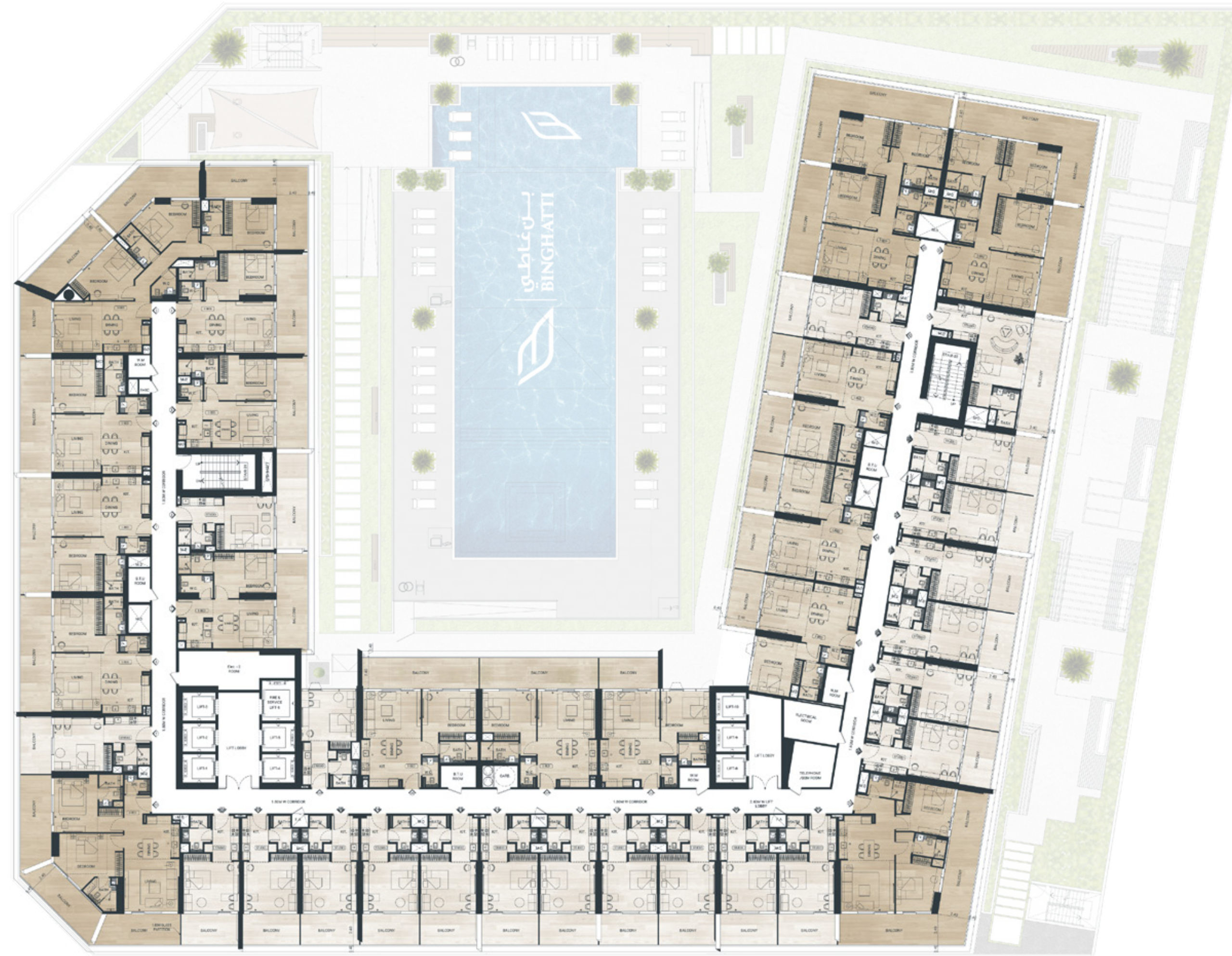
FLOOR PLAN

Typical 7TH-14TH
and 20TH Floor



FLOOR PLAN

Typical 8TH-15TH Floor

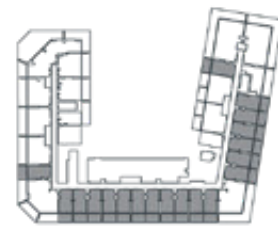


Unit Floor Plan



UNIT FLOOR PLAN

Studio

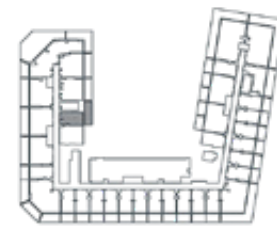


STUDIO TYPE 01

AREA	SQ.M	SQ.FT
SUITE AREA	31.69 m ²	341.11 ft ²
BALCONY AREA	10.54 m ²	113.45 ft ²
TOTAL UNIT AREA	42.23 m ²	454.56 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	16 m ²
KITCHEN	7 m ²
LAUNDRY	0.4m ²

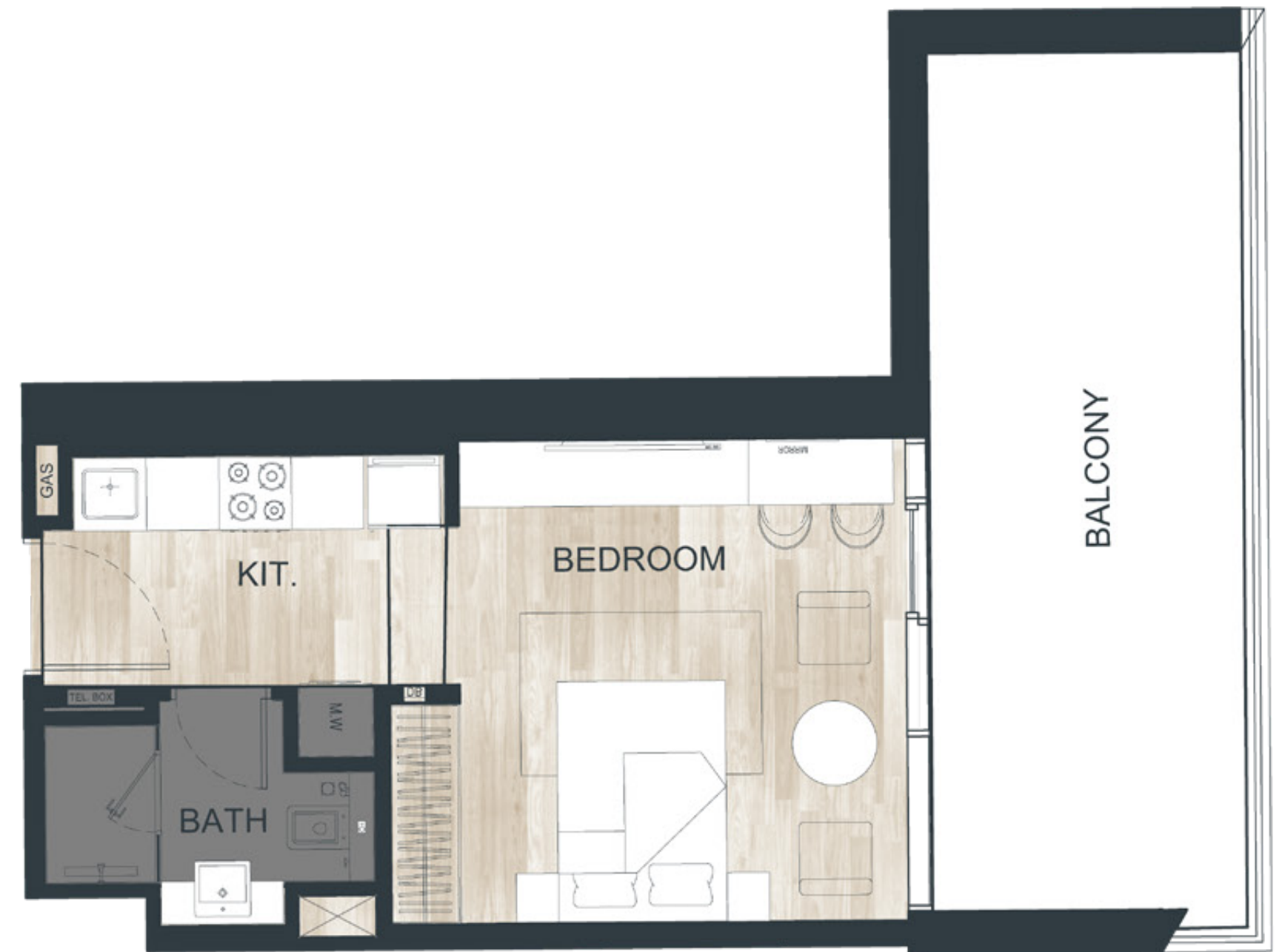


STUDIO TYPE 02

AREA	SQ.M	SQ.FT
SUITE AREA	31.02 m ²	333.90 ft ²
BALCONY AREA	20.86 m ²	224.54 ft ²
TOTAL UNIT AREA	51.88 m ²	558.43 ft ²

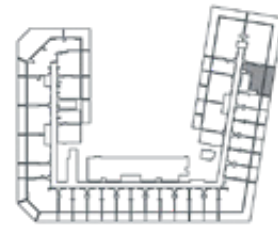
FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	16 m ²
KITCHEN	7 m ²
LAUNDRY	0.4m ²



UNIT FLOOR PLAN

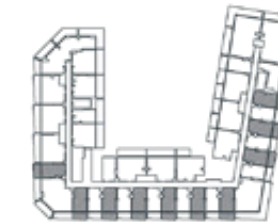
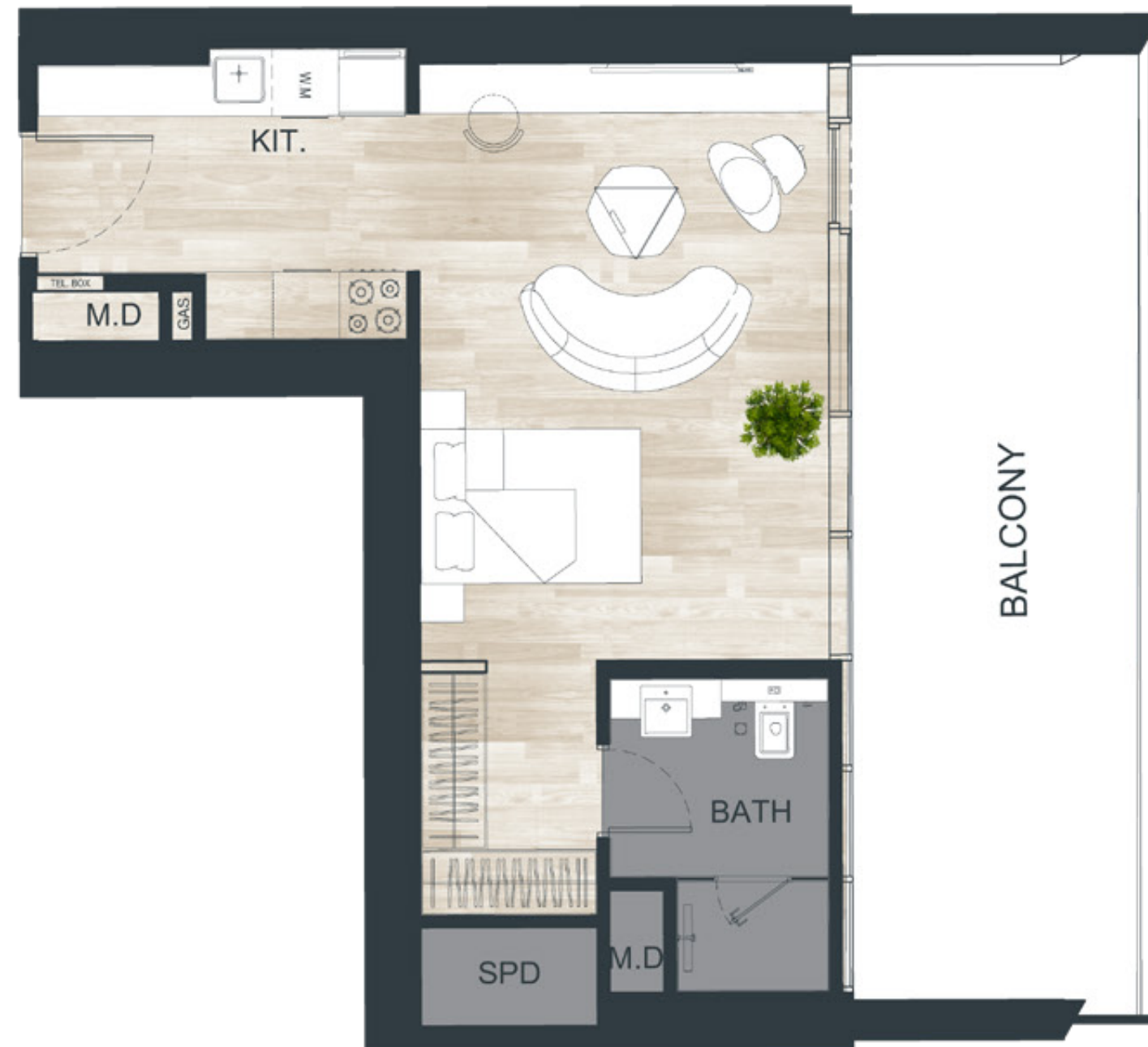
Studio



STUDIO TYPE 03

AREA	SQ. M	SQ. FT
SUITE AREA	42.60 m ²	458.54 ft ²
BALCONY AREA	24.93 m ²	268.34 ft ²
TOTAL UNIT AREA	67.53 m ²	726.89 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
STUDIO	16 m ²
KITCHEN	7 m ²
LAUNDRY	0.4m ²



STUDIO TYPE 04

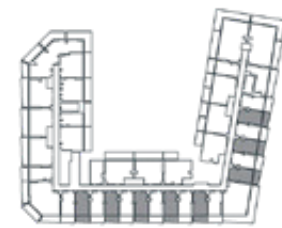
AREA	SQ. M	SQ. FT
SUITE AREA	31.63 m ²	340.46 ft ²
BALCONY AREA	9.87 m ²	106.24 ft ²
TOTAL UNIT AREA	41.50 m ²	446.70 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
STUDIO	16 m ²
KITCHEN	7 m ²
LAUNDRY	0.4m ²



UNIT FLOOR PLAN

Studio

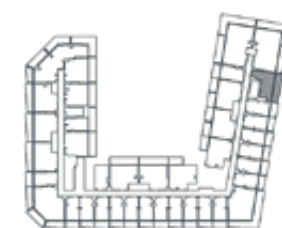


STUDIO TYPE 05

AREA	SQ. M	SQ. FT
SUITE AREA	31.61 m ²	340.25 ft ²
BALCONY AREA	8.86 m ²	95.37 ft ²
TOTAL UNIT AREA	40.47 m ²	435.62 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	16 m ²
KITCHEN	7 m ²
LAUNDRY	0.4 m ²



STUDIO TYPE 06

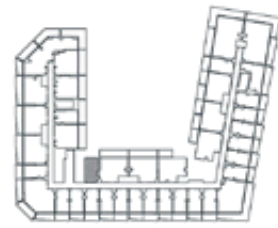
AREA	SQ. M	SQ. FT
SUITE AREA	42.60 m ²	458.54 ft ²
BALCONY AREA	19.15 m ²	206.13 ft ²
TOTAL UNIT AREA	61.75 m ²	664.67 ft ²

FLAT DESIGN COMPONENTS

BATH	9 m ²
STUDIO	23 m ²
KITCHEN	8 m ²



UNIT FLOOR PLAN
Studio



STUDIO TYPE 07

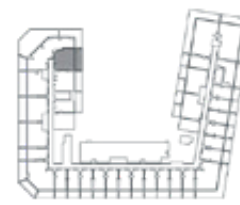
AREA	SQ. M	SQ. FT
SUITE AREA	33.26 m ²	358.01 ft ²
BALCONY AREA	0.00 m ²	0.00 ft ²
TOTAL UNIT AREA	33.26 m ²	358.01 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	16 m ²
KITCHEN	7 m ²
LAUNDRY	0.4 m ²



UNIT FLOOR PLAN
1 Bedroom

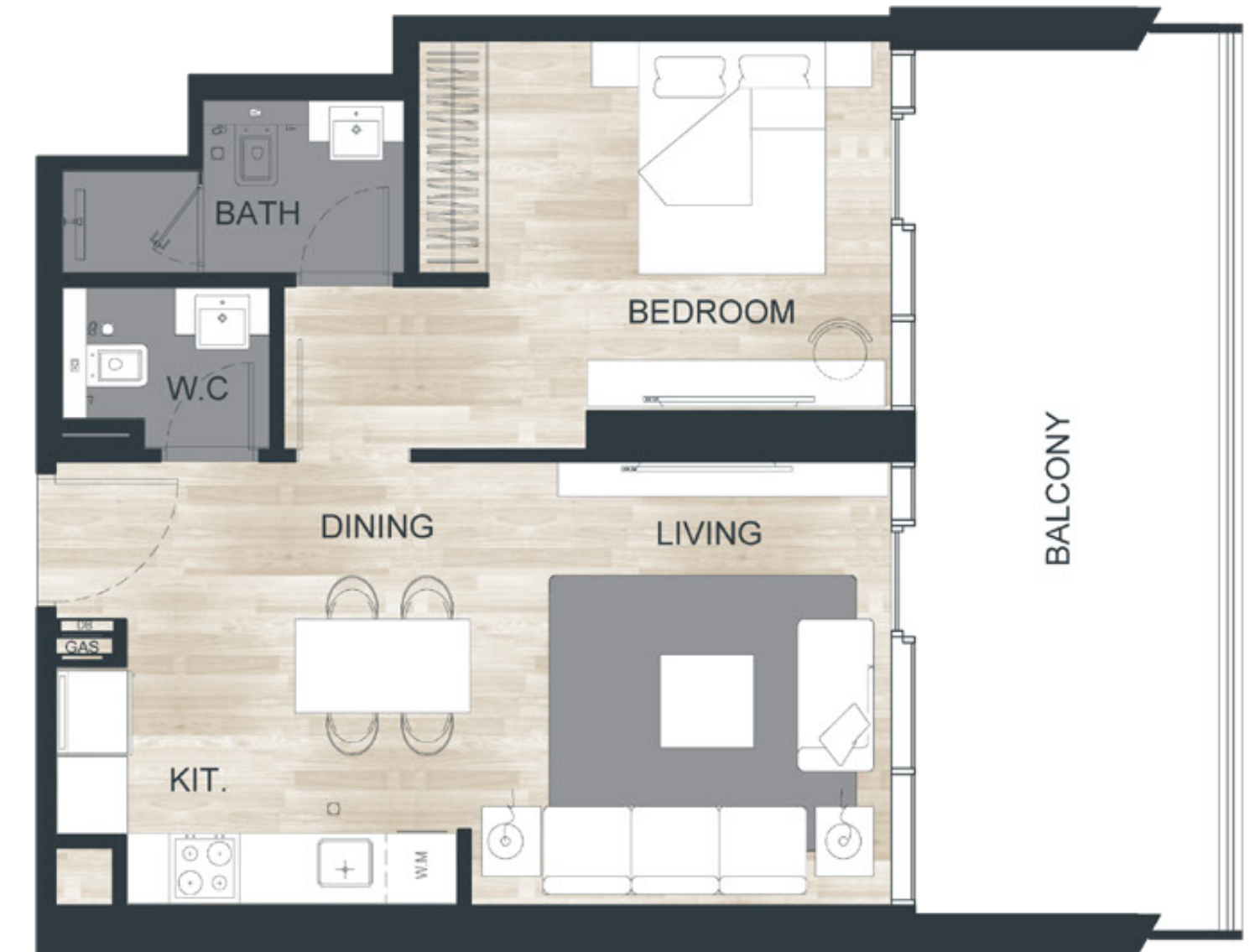


1 BHK TYPE 01

AREA	SQ. M	SQ. FT
SUITE AREA	53.88 m ²	579.96 ft ²
BALCONY AREA	18.38 m ²	197.84 ft ²
TOTAL UNIT AREA	72.26 m ²	777.80 ft ²

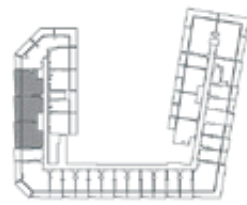
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
W.C	2 m ²
KITCHEN & DINING	8 m ²
CORRIDOR	5 m ²
LIVING	14 m ²



UNIT FLOOR PLAN

1 Bedroom

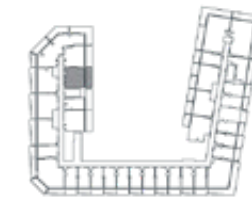


1 BHK TYPE 02

AREA	SQ. M	SQ. FT
SUITE AREA	59.96 m ²	645.40 ft ²
BALCONY AREA	18.85 m ²	202.90 ft ²
TOTAL UNIT AREA	78.81 m ²	848.30 ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
CORRIDOR	5 m ²
LIVING	15 m ²



1 BHK TYPE 03

AREA	SQ. M	SQ. FT
SUITE AREA	50.79 m ²	546.70 ft ²
BALCONY AREA	16.88 m ²	181.69 ft ²
TOTAL UNIT AREA	67.67 m ²	728.39 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	15 m ²
W.C	3 m ²
KITCHEN	5 m ²
CORRIDOR	3 m ²
LIVING & DINING	16 m ²



UNIT FLOOR PLAN

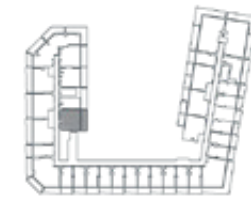
1 Bedroom



1 BHK TYPE 04

AREA	SQ. M	SQ. FT
SUITE AREA	60.04 m ²	646.27 ft ²
BALCONY AREA	21.07 m ²	226.80 ft ²
TOTAL UNIT AREA	81.11 m ²	873.06 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
CORRIDOR	5 m ²
LIVING	15 m ²



1 BHK TYPE 05

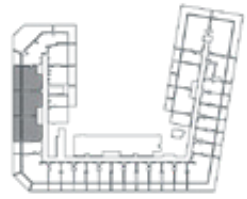
AREA	SQ. M	SQ. FT
SUITE AREA	54.94 m ²	591.37 ft ²
BALCONY AREA	18.21 m ²	196.01 ft ²
TOTAL UNIT AREA	73.15 m ²	787.38 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
CORRIDOR	5 m ²
LIVING	10 m ²



UNIT FLOOR PLAN

1 Bedroom

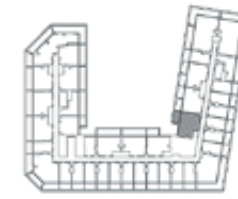


1 BHK TYPE 06

AREA	SQ. M	SQ. FT
SUITE AREA	59.61 m ²	641.64 ft ²
BALCONY AREA	21.07 m ²	226.80 ft ²
TOTAL UNIT AREA	80.68 m ²	868.43 ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
CORRIDOR	5 m ²
LIVING	15 m ²



1 BHK TYPE 07

AREA	SQ. M	SQ. FT
SUITE AREA	60.78 m ²	640.78 ft ²
BALCONY AREA	10.54 m ²	113.45 ft ²
TOTAL UNIT AREA	70.07 m ²	754.23 ft ²

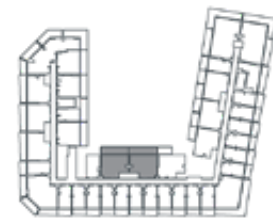
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	11 m ²
CORRIDOR	5 m ²
LIVING	14 m ²



UNIT FLOOR PLAN

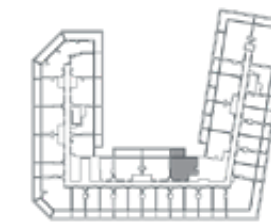
1 Bedroom



1 BHK TYPE 08

AREA	SQ. M	SQ. FT
SUITE AREA	60.84 m ²	654.88 ft ²
BALCONY AREA	21.09 m ²	227.01 ft ²
TOTAL UNIT AREA	81.93 m ²	881.89 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	5 m ²
M.BEDROOM	16 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
CORRIDOR	5 m ²
LIVING	16 m ²



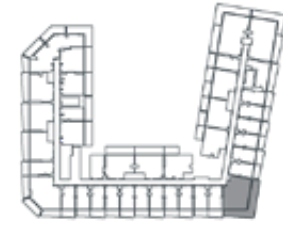
1 BHK TYPE 09

AREA	SQ. M	SQ. FT
SUITE AREA	60.78 m ²	640.78 ft ²
BALCONY AREA	10.54 m ²	113.45 ft ²
TOTAL UNIT AREA	70.07 m ²	754.23 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	14 m ²
W.C	4 m ²
KITCHEN & DINING	11 m ²
CORRIDOR	5 m ²
LIVING	14 m ²



UNIT FLOOR PLAN
2 Bedroom

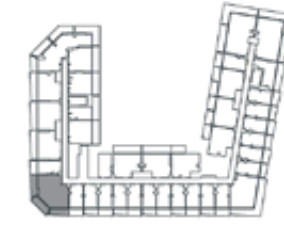
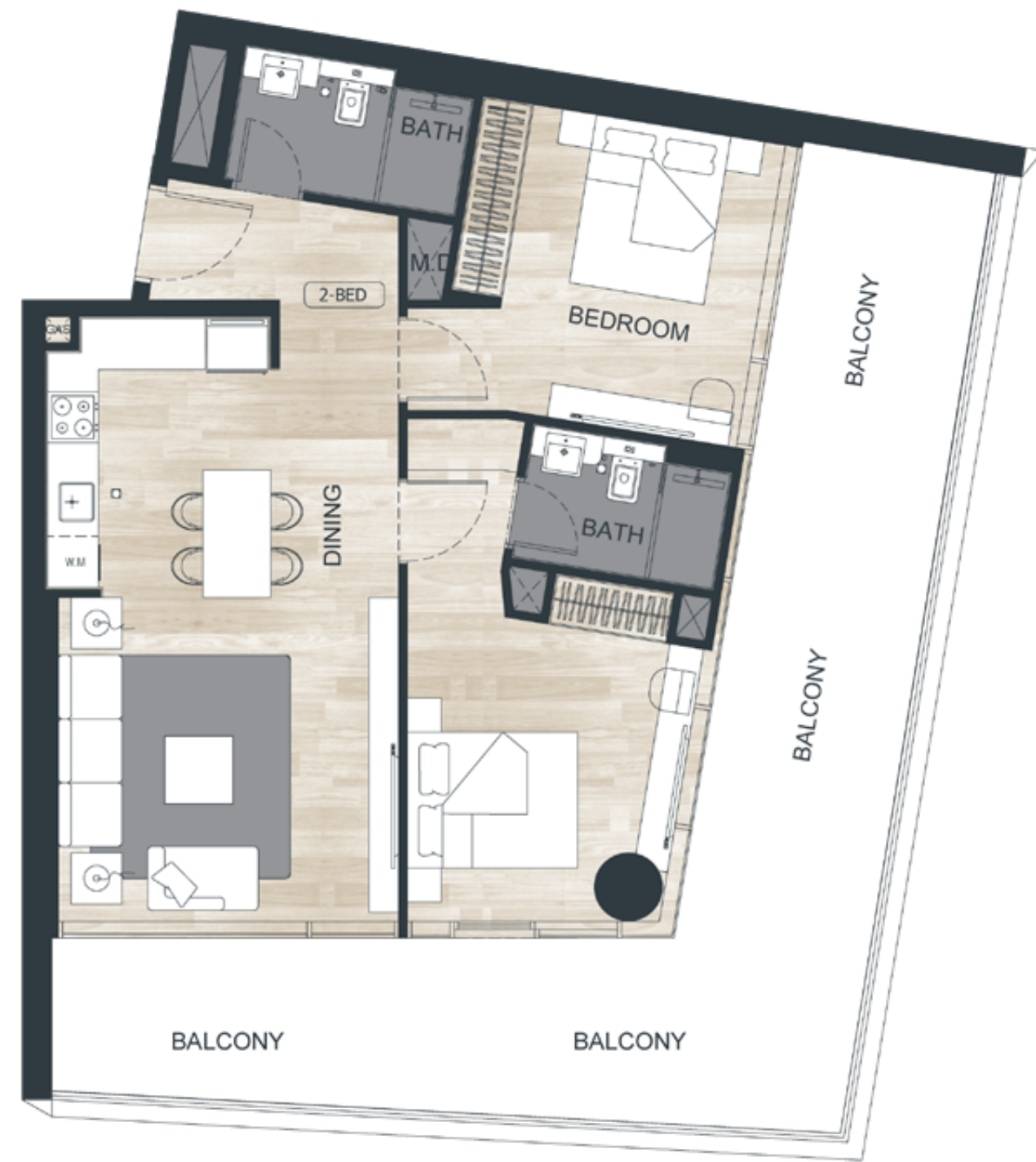


2 BHK TYPE 01

AREA	SQ. M	SQ. FT
SUITE AREA	76.46 m ²	823.01 ft ²
BALCONY AREA	43.10 m ²	463.92 ft ²
TOTAL UNIT AREA	119.56 m ²	1286.93 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
M.BATH	4 m ²
M.BEDROOM	13 m ²
W.C	4 m ²
FOYER	4 m ²
KITCHEN & DINING	9 m ²
LIVING	15 m ²
CORRIDOR	5 m ²

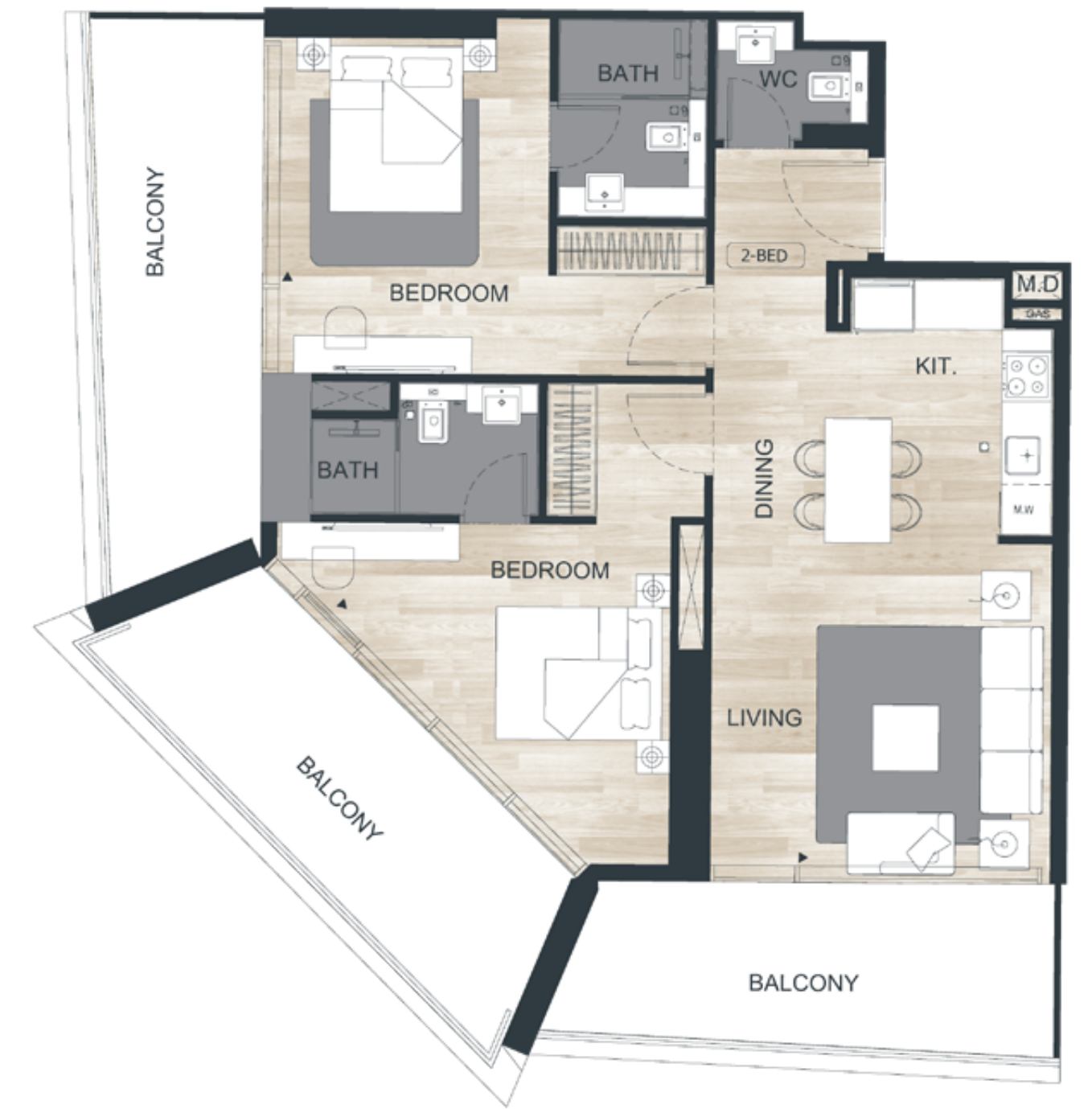


2 BHK TYPE 02

AREA	SQ. M	SQ. FT
SUITE AREA	83.58 m ²	899.65 ft ²
BALCONY AREA	42.43 m ²	456.71 ft ²
TOTAL UNIT AREA	126.71 m ²	1356.36 ft ²

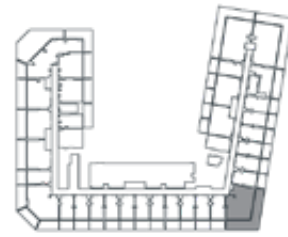
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
M.BATH	4 m ²
M.BEDROOM	16 m ²
W.C	2 m ²
FOYER	3 m ²
KITCHEN & DINING	8 m ²
LIVING	16 m ²
CORRIDOR	5 m ²



UNIT FLOOR PLAN

2 Bedroom

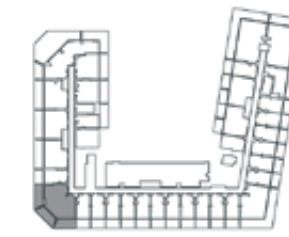


2 BHK TYPE 03

AREA	SQ. M	SQ. FT
SUITE AREA	76.45 m ²	822.90 ft ²
BALCONY AREA	45.76 m ²	492.56 ft ²
TOTAL UNIT AREA	12221 m ²	1315.46 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	14 m ²
M.BATH	4 m ²
M.BEDROOM	13 m ²
W.C	4 m ²
FOYER	4 m ²
KITCHEN & DINING	9 m ²
LIVING	15 m ²
CORRIDOR	5 m ²

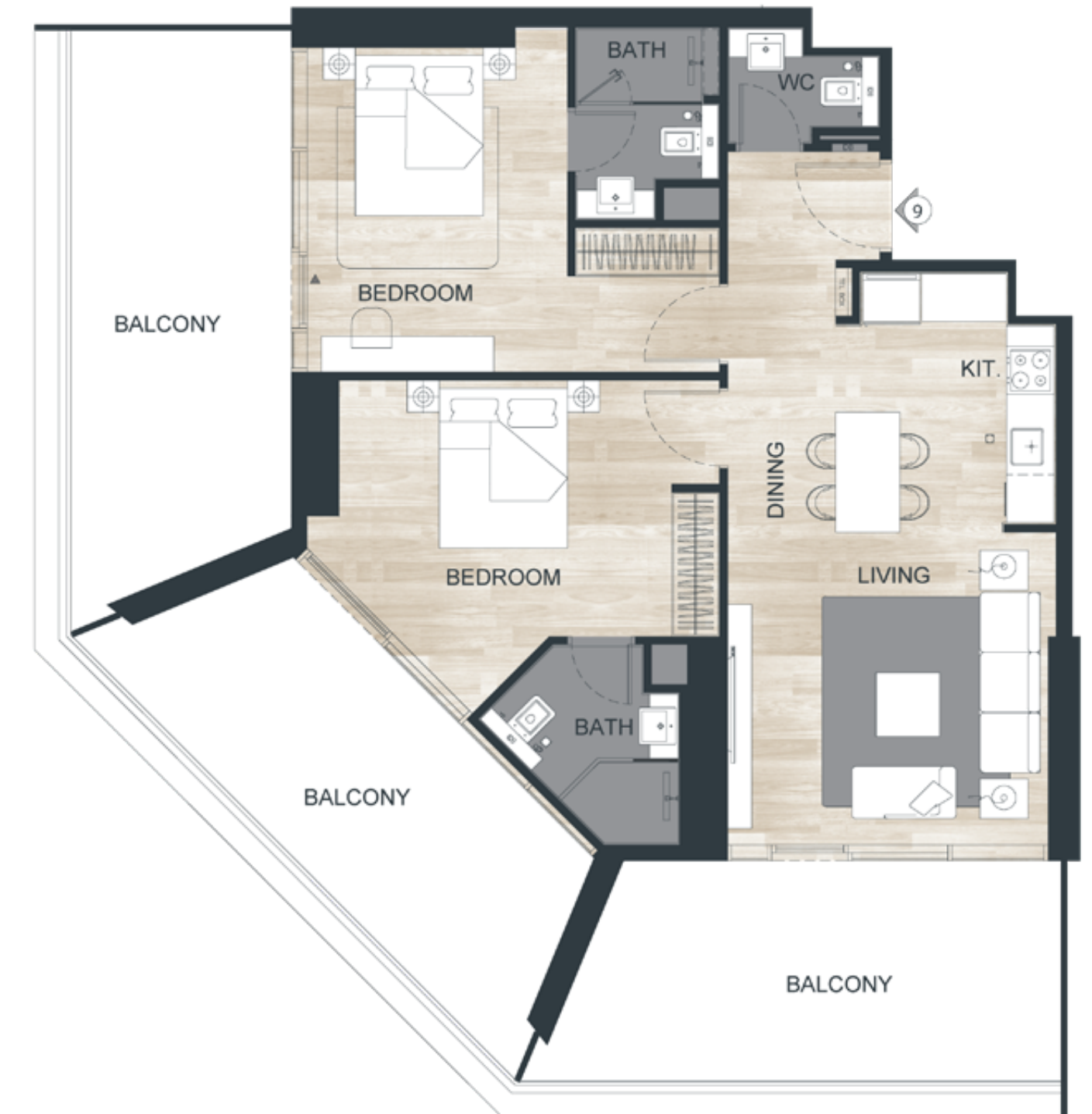


2 BHK TYPE 04

AREA	SQ. M	SQ. FT
SUITE AREA	83.58 m ²	899.65 ft ²
BALCONY AREA	47.60 m ²	512.36 ft ²
TOTAL UNIT AREA	131.18 m ²	1412.01 ft ²

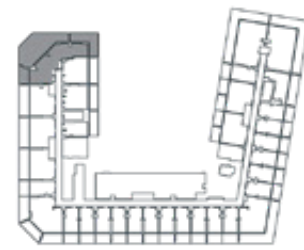
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
M.BATH	4 m ²
M.BEDROOM	16 m ²
W.C	2 m ²
FOYER	3 m ²
KITCHEN & DINING	8 m ²
LIVING	16 m ²
CORRIDOR	5 m ²



UNIT FLOOR PLAN

3 Bedroom

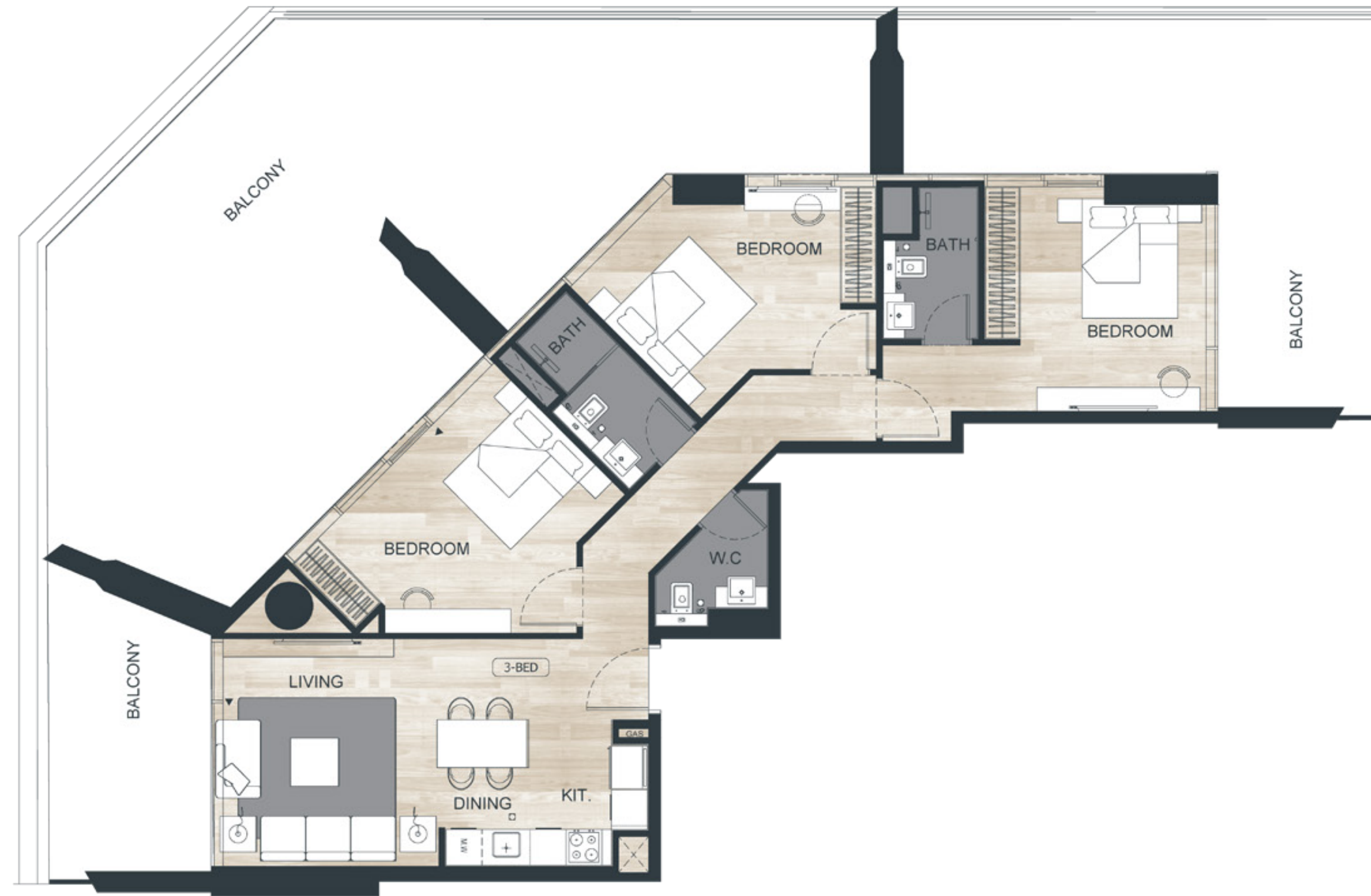


3 BHK TYPE 01

AREA	SQ. M	SQ. FT
SUITE AREA	100.65 m ²	1083.39 ft ²
BALCONY AREA	127.24 m ²	1369.60 ft ²
TOTAL UNIT AREA	227.89 m ²	2452.99 ft ²

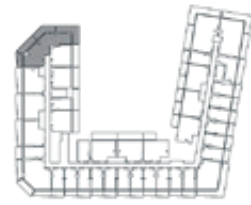
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
BEDROOM	14 m ²
BEDROOM	15 m ²
BATH	5 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
LIVING	14 m ²
FOYER	5 m ²
CORRIDOR	7 m ²



UNIT FLOOR PLAN

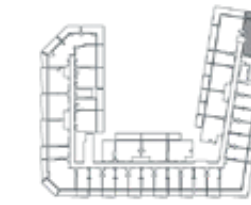
3 Bedroom



3 BHK TYPE 02

AREA	SQ. M	SQ. FT
SUITE AREA	100.66 m ²	1083.50 ft ²
BALCONY AREA	76.13 m ²	819.46 ft ²
TOTAL UNIT AREA	176.79 m ²	1902.95 ft ²

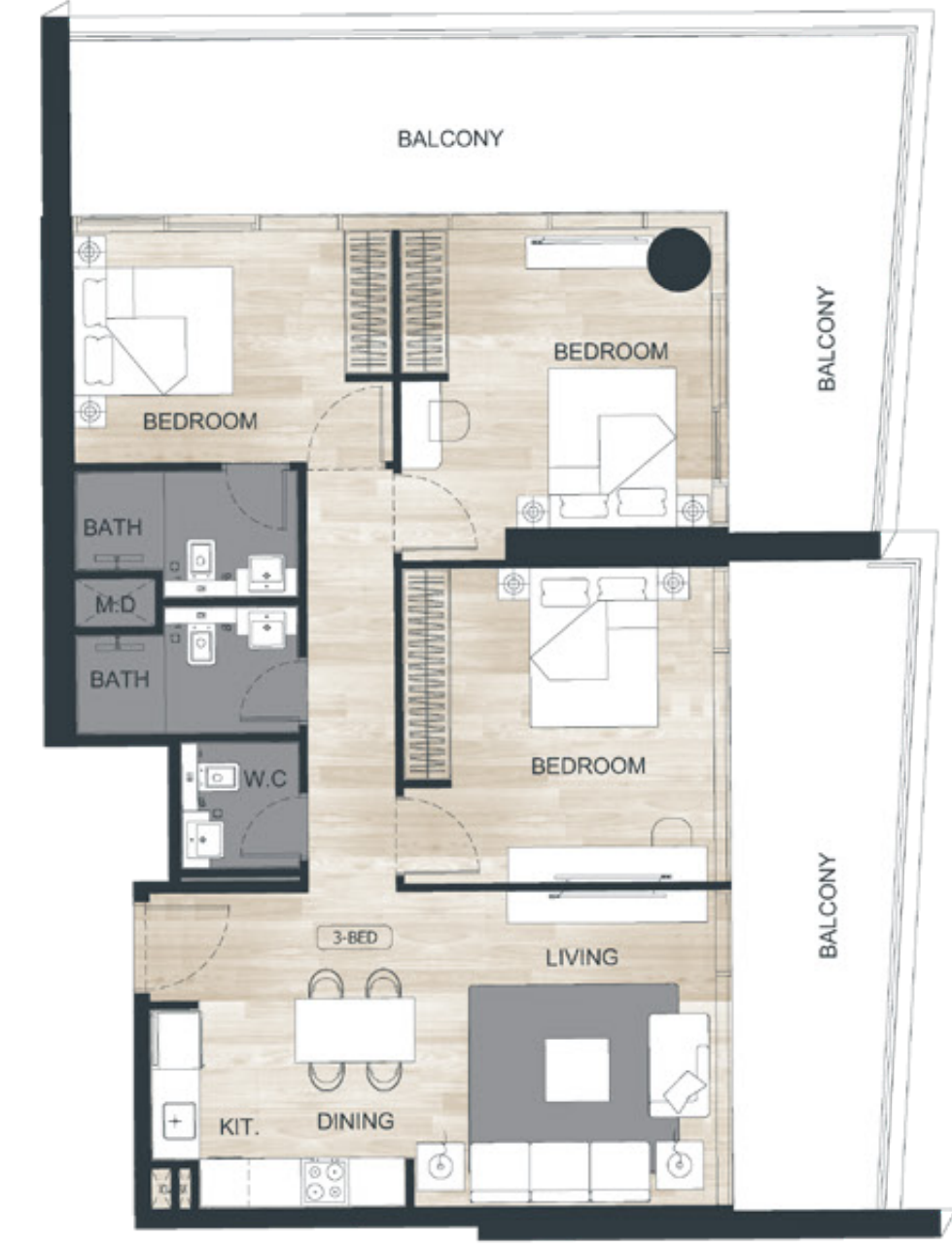
FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	16 m ²
BEDROOM	14 m ²
BEDROOM	15 m ²
BATH	5 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
LIVING	14 m ²
FOYER	5 m ²
CORRIDOR	7 m ²



3 BHK TYPE 03

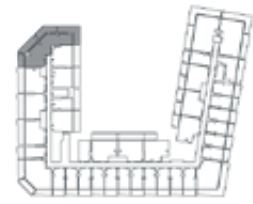
AREA	SQ. M	SQ. FT
SUITE AREA	97.07 m ²	1044.85 ft ²
BALCONY AREA	51.83 m ²	557.89 ft ²
TOTAL UNIT AREA	148.90 m ²	1602.75 ft ²

FLAT DESIGN COMPONENTS	
M.BATH	4 m ²
M.BEDROOM	12 m ²
BEDROOM	15 m ²
BEDROOM	15 m ²
BATH	4 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
LIVING	15 m ²
FOYER	4 m ²
CORRIDOR	6 m ²



UNIT FLOOR PLAN

3 Bedroom

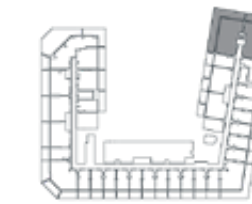


3 BHK TYPE 04

AREA	SQ. M	SQ. FT
SUITE AREA	100.66 m ²	1083.50 ft ²
BALCONY AREA	77.74 m ²	836.79 ft ²
TOTAL UNIT AREA	178.40 m ²	1920.28 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	16 m ²
BEDROOM	14 m ²
BEDROOM	15 m ²
BATH	5 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
LIVING	14 m ²
FOYER	5 m ²
CORRIDOR	7 m ²



AREA	SQ. M	SQ. FT
SUITE AREA	97.34 m ²	1047.76 ft ²
BALCONY AREA	55.75 m ²	600.09 ft ²
TOTAL UNIT AREA	153.09 m ²	1647.85 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	12 m ²
BEDROOM	15 m ²
BEDROOM	15 m ²
BATH	4 m ²
W.C	3 m ²
KITCHEN & DINING	8 m ²
LIVING	15 m ²
FOYER	4 m ²
CORRIDOR	6 m ²





BINGHATTI GHOST
بن غاطي جوست

CONFIDENTIAL