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OFF PLAN

Binghatti Starfall

Location: Al Jaddaf, Dubai

Starting From: AED 750,000

Permit No: 2

Binghatti Starfall

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Binghatti	**Apartments**	**Q4 2027**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Binghatti Starfall is a contemporary residential development by Binghatti Developers in **Al Jaddaf, Dubai**, bringing the developer's distinctive architectural identity to one of the city's increasingly prominent central districts. Combining modern apartments, lifestyle amenities and excellent connectivity, the development is designed for residents and investors seeking contemporary urban living within convenient reach of Downtown Dubai, Business Bay and Dubai Creek.

The project rises through a **ground floor, four podium levels and 14 residential floors**, creating a 19-level structure when the podium and residential components are considered together. Its modern architectural language incorporates strong geometric elements, extensive glazing and private balconies, creating a distinctive addition to Al Jaddaf's rapidly evolving skyline.

Binghatti Starfall offers a collection of **studios, 1-bedroom and 2-bedroom apartments**, providing options for professionals, couples, small families and property investors. Residences range from approximately **411 sq. ft. to 1,117 sq. ft.**, allowing buyers to select between efficient investment-oriented studios and larger homes designed for long-term residential use.

Studio residences start from approximately **411 sq. ft.**, offering compact contemporary layouts suited to professionals and investors seeking an accessible entry point into Al Jaddaf. One-bedroom apartments extend to approximately **718 sq. ft.**, while larger 2-bedroom residences reach approximately **1,117 sq. ft.**, providing additional living space for couples and families.

The interiors are designed around contemporary urban living, with efficient floor plans, generous glazing and carefully planned living spaces. Large windows introduce natural light throughout the apartments, while private balconies extend the living environment outdoors and provide views across the surrounding Al Jaddaf neighbourhood and Dubai skyline.

Residents will have access to a collection of leisure and wellness facilities centred around relaxation, fitness and everyday convenience. The development includes a **swimming pool, pool deck, fitness facilities and landscaped green areas**, creating spaces where residents can exercise, unwind and socialise within the building.

One of Binghatti Starfall's strongest advantages is its location in **Al Jaddaf**, an established district positioned between Dubai Creek and some of the city's principal commercial and lifestyle destinations. The neighbourhood has evolved rapidly through new residential, hospitality and waterfront developments while maintaining convenient access to central Dubai.

The project benefits from proximity to **Al Jaddaf Metro Station**, providing residents with public transport connectivity alongside convenient road access. Dubai International Airport is approximately 10 minutes away, while Downtown Dubai, Burj Khalifa and Dubai Mall can also be reached in approximately 10 minutes under normal driving conditions.

Residents are also positioned close to **Dubai Healthcare City, Dubai Festival City, Dubai Frame and the wider Dubai Creek waterfront**, creating convenient access to healthcare, retail, entertainment and leisure destinations.

For professionals, the central location provides straightforward connectivity to major employment districts including **Business Bay, Downtown Dubai, DIFC and Dubai Healthcare City**. This positioning strengthens the project's potential appeal within the rental market, particularly among residents seeking modern accommodation without moving further into Dubai's outer residential districts.

From an investment perspective, Binghatti Starfall combines a relatively accessible starting price with a central Dubai location and the established Binghatti brand. Studios and 1-bedroom apartments may appeal to investors targeting rental liquidity, while the larger 2-bedroom residences provide an alternative for couples and small families seeking additional space.

The project's scale is another consideration for investors. With **543 DLD-registered units**, including residential and commercial components, Binghatti Starfall forms a substantial residential address while remaining considerably smaller than many of Dubai's multi-tower master developments.

Its location within the continued transformation of Al Jaddaf provides further long-term potential. Continued development around Dubai Creek, healthcare infrastructure, hospitality destinations and central Dubai connectivity is strengthening the area's position as a residential and investment destination.

For end-users, Binghatti Starfall combines modern apartment living, lifestyle amenities and convenient access to established parts of Dubai. Its range of approximately **411 to 1,117 sq. ft.** provides options for different space requirements while maintaining the advantages of a centrally located development.

Why Buy Binghatti Starfall Through A1 Properties?

Buying a residence at **Binghatti Starfall through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, floor level, orientation, layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan market, helping buyers evaluate Binghatti Starfall against other developments across Al Jaddaf, Dubai Healthcare City and surrounding central Dubai locations.

For investors, our advisors can assess entry pricing, rental demand, construction progress, surrounding supply and potential resale positioning. End-users can receive tailored guidance based on apartment size, layout, floor, views, amenities and connectivity.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10% Down Payment	**50%** During Construction	**40%** On Handover