



BINGHATTI
CULLINAN

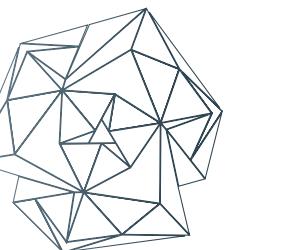
FLOOR PLANS

BINGHATTI
CULLINAN

**SET IN THE FLOW OF
AL JADDAF**

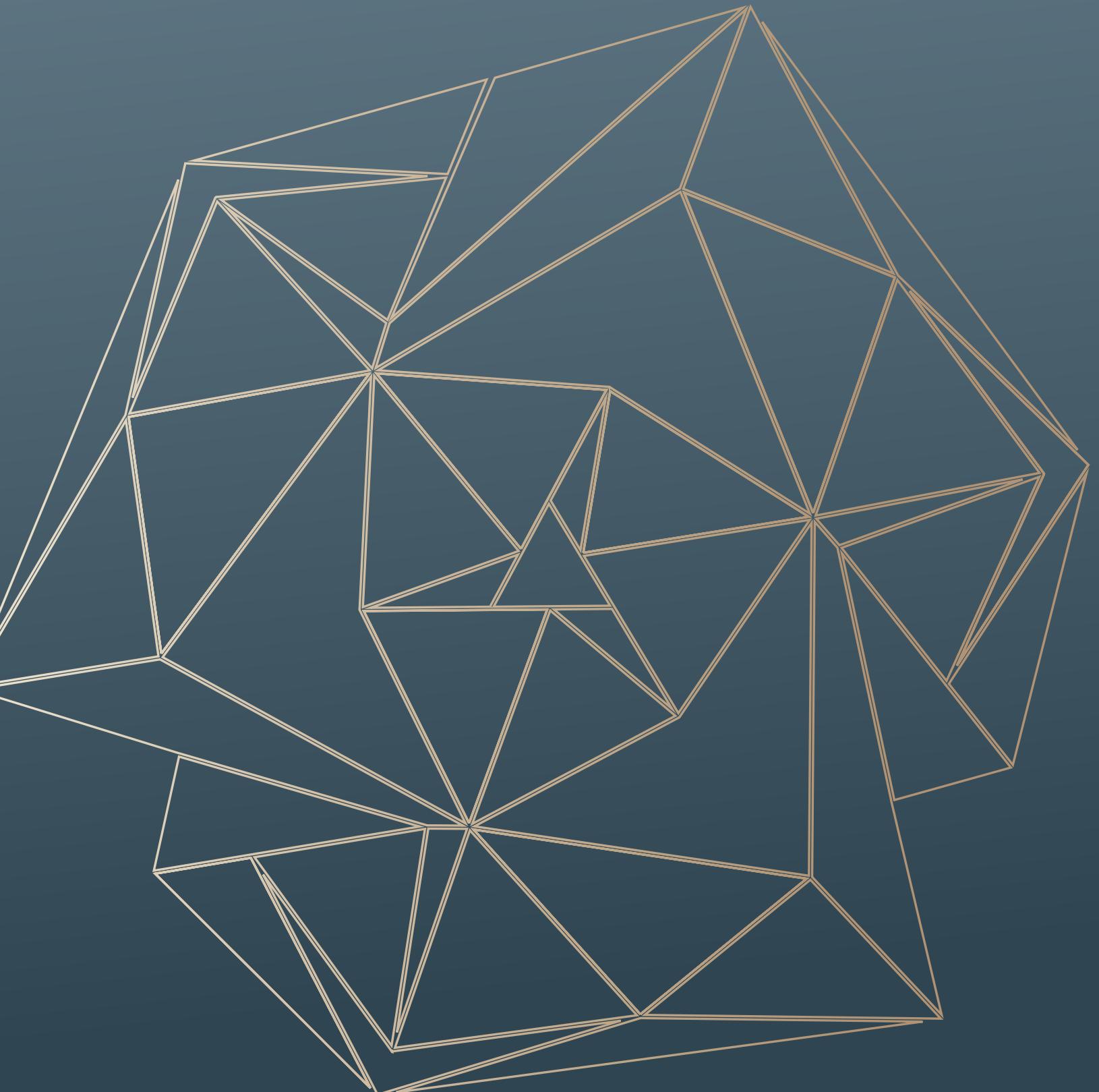
Cullinan is set in the historic community of Al Jaddaf. Its location is defined by flow. The ancient current of the Dubai Creek softens the hum of the city.

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.



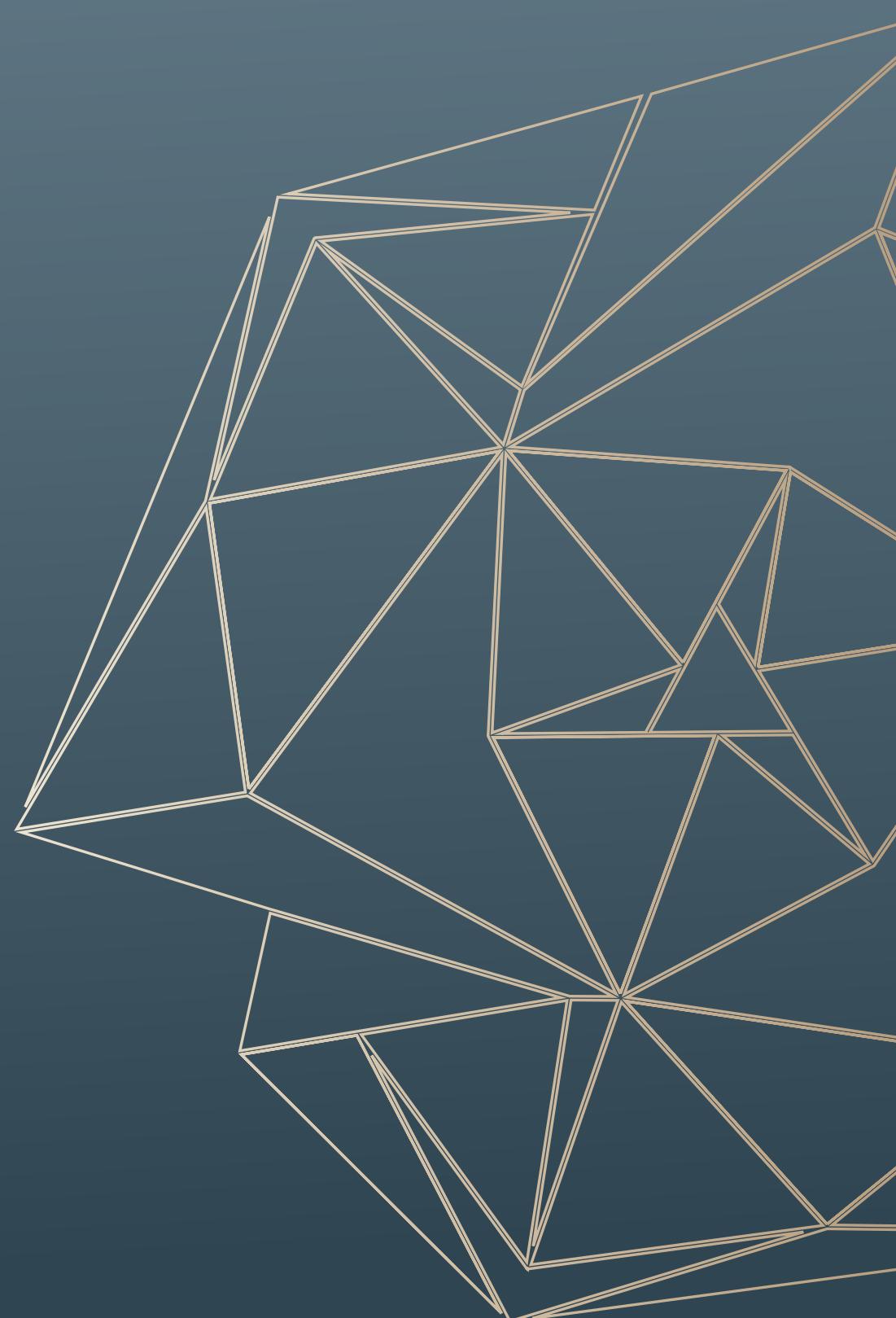
FLOOR PLANS

Cullinan features meticulously crafted residential units and ground-floor retail shops. The unit mix is strategically geared for market efficiency and robust rental demand. Residences include Studio, 1Bedroom and a collection of 2 and 3 Bedroom residences. Every layout is designed for optimal flow and functionality, maximising light and the spectacular skyline views.

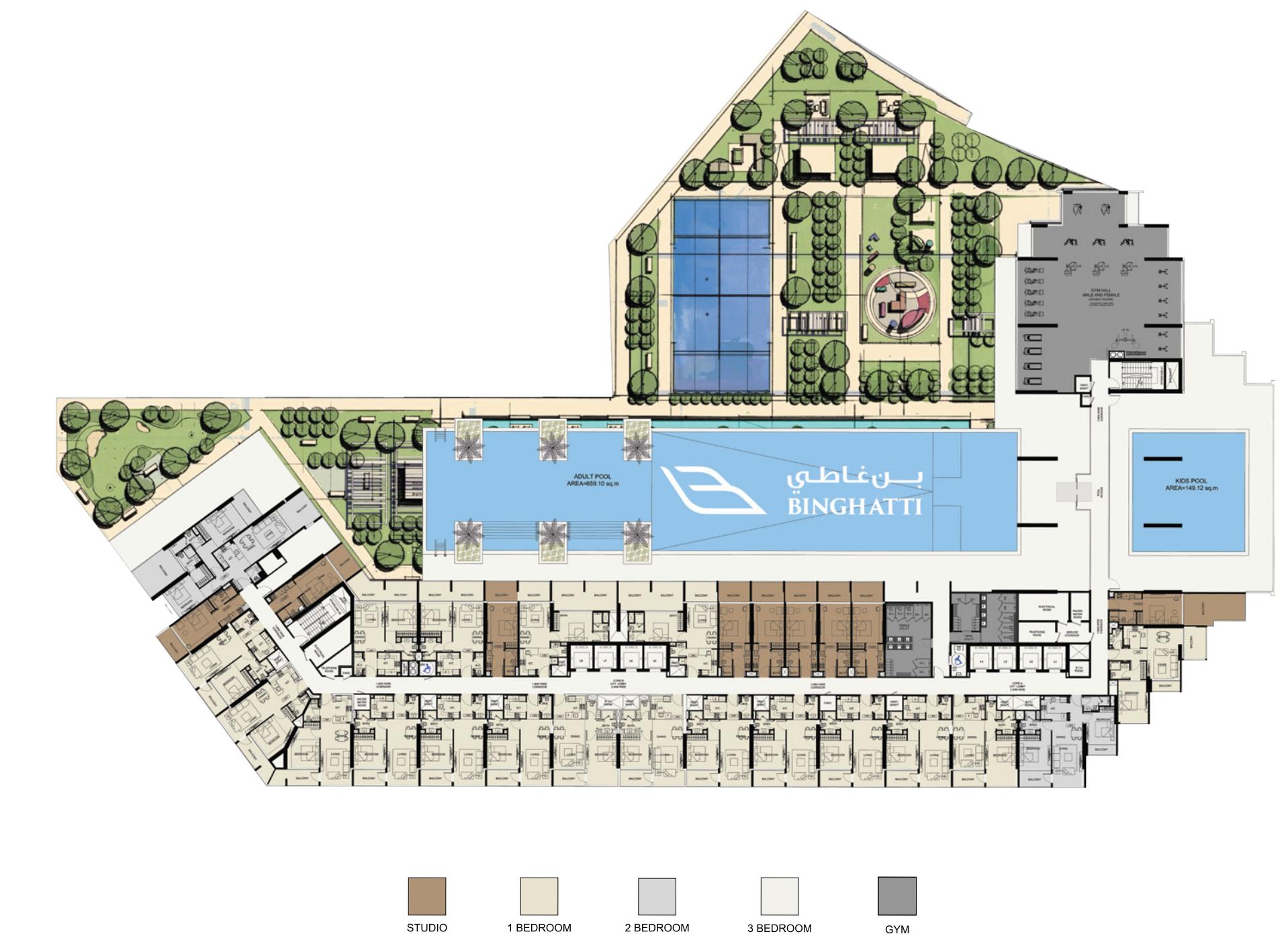


BINGHATTI CULLINAN

TYPICAL FLOOR PLANS

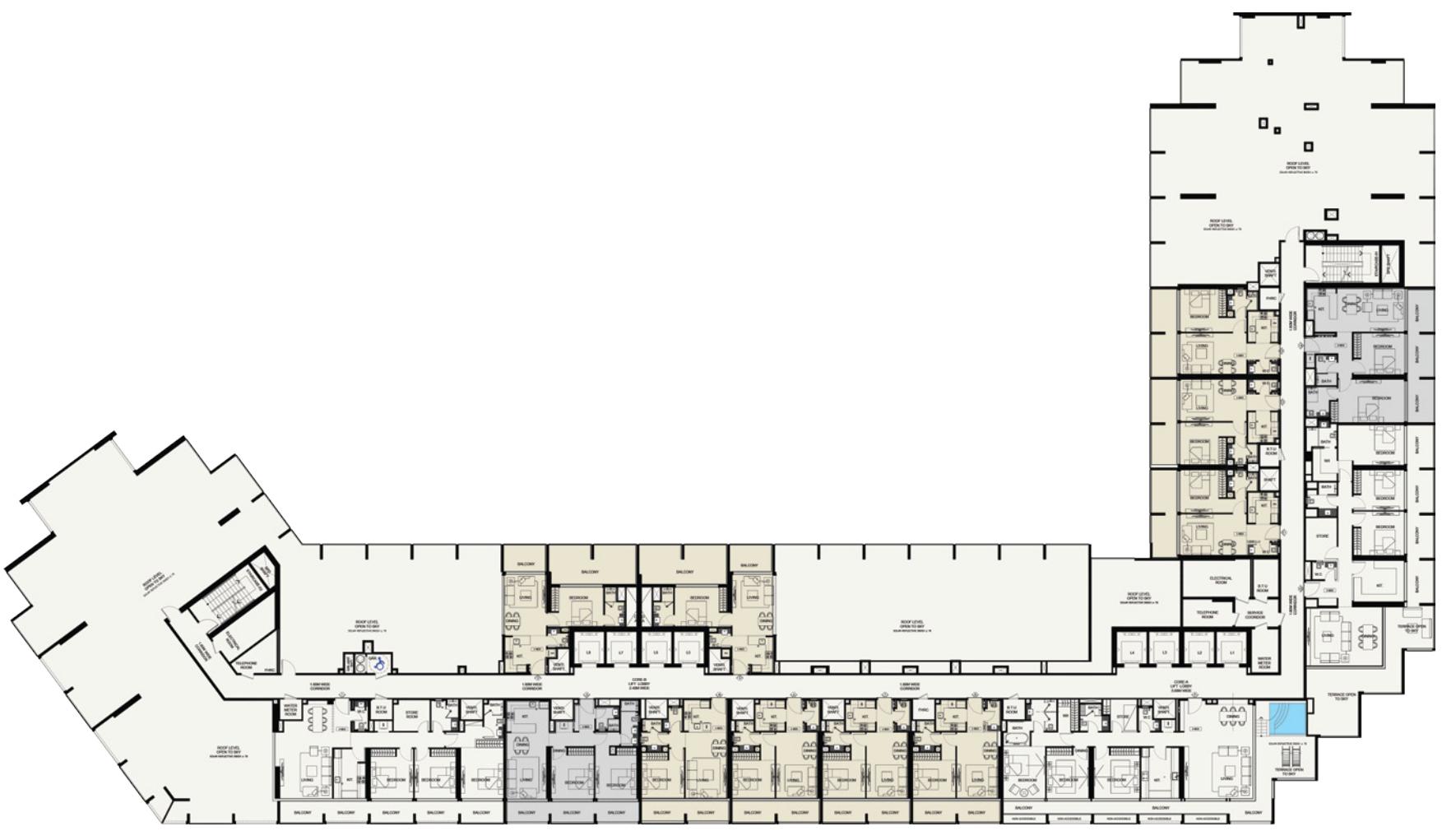


TYPICAL PLAN - FIRST FLOOR
BINGHATTI - CULLINAN



TYPICAL PLAN - ROOF FLOOR

BINGHATTI - CULLINAN



STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

GYM

TYPICAL PLAN - SECOND FLOOR

BINGHATTI - CULLINAN



STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

GYM

TYPICAL PLAN - 3RD,4TH,7TH,8TH,11TH&12TH FLOOR

BINGHATTI - CULLINAN



STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM GYM

TYPICAL PLAN - 5TH,6TH,9TH,10TH,13TH&14TH FLOOR

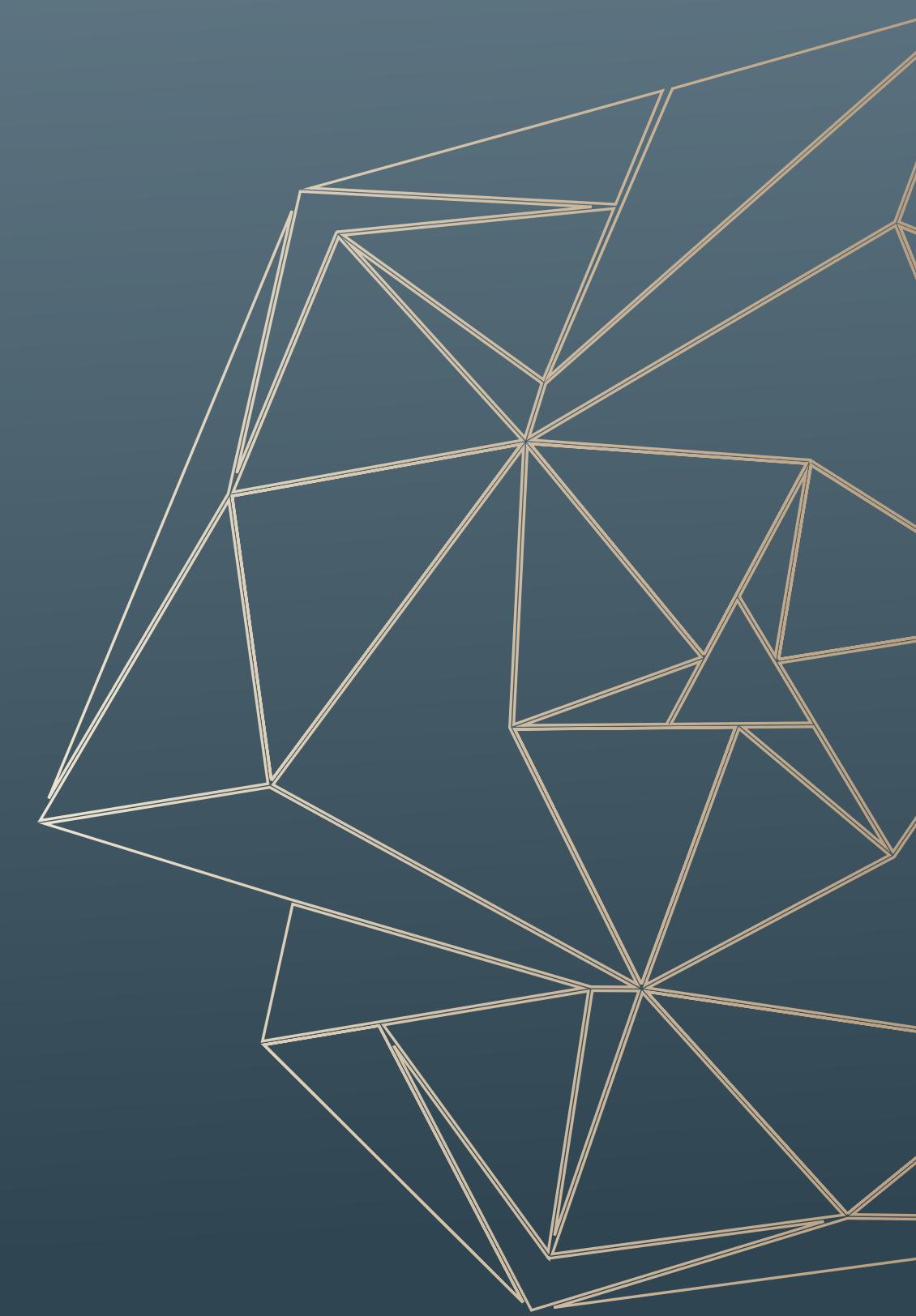
BINGHATTI - CULLINAN



STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM GYM

BINGHATTI CULLINAN

STUDIO FLOOR PLANS

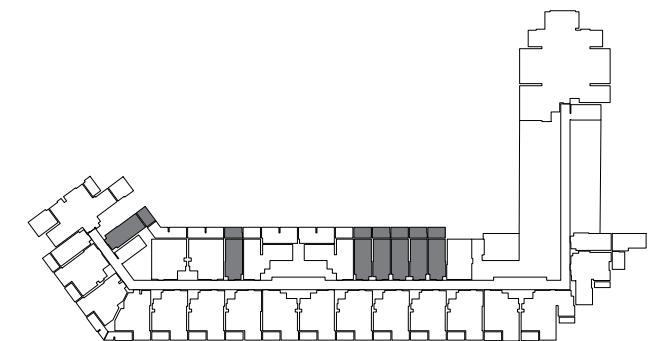
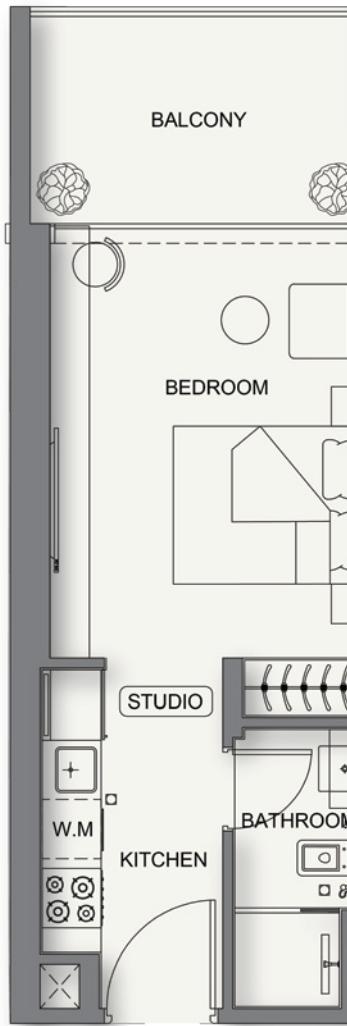


STUDIO BEDROOM TYPE 01 BINGHATTI - CULLINAN

AREA	SQ. M	SQ. FT
SUITE AREA	28.39 m ²	305.59 ft ²
BALCONY AREA	7.65 m ²	82.34 ft ²
TOTAL UNIT AREA	36.04 m ²	387.93 ft ²

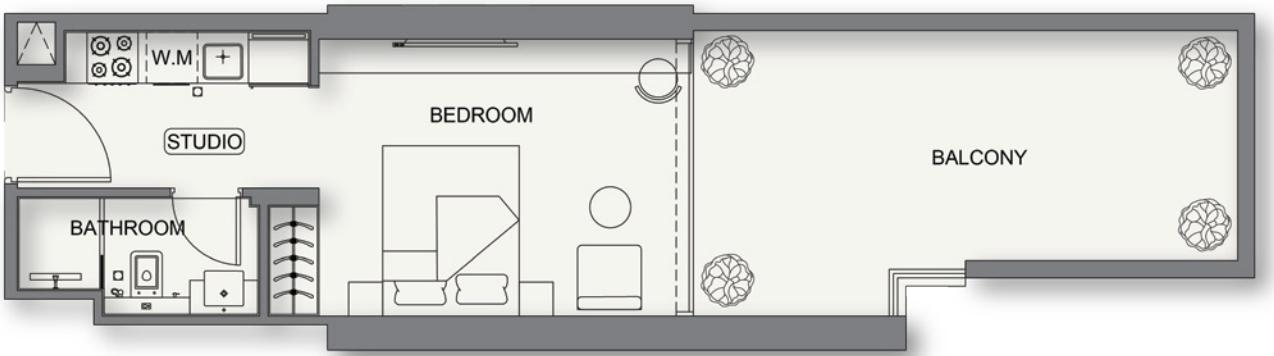
FLAT DESIGN COMPONENTS

STUDIO	15 m ²
KITCHEN	6 m ²
BATHROOM	4 m ²



STUDIO BEDROOM TYPE 02

BINGHATTI - CULLINAN

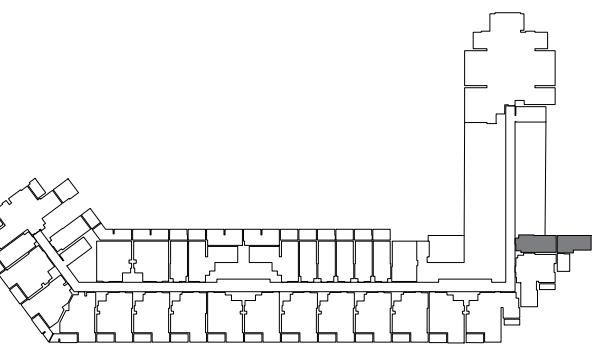


AREA

AREA	SQ. M	SQ. FT
SUITE AREA	28.03 m ²	301.71 ft ²
BALCONY AREA	21.01 m ²	226.15 ft ²
TOTAL UNIT AREA	49.04 m ²	527.86 ft ²

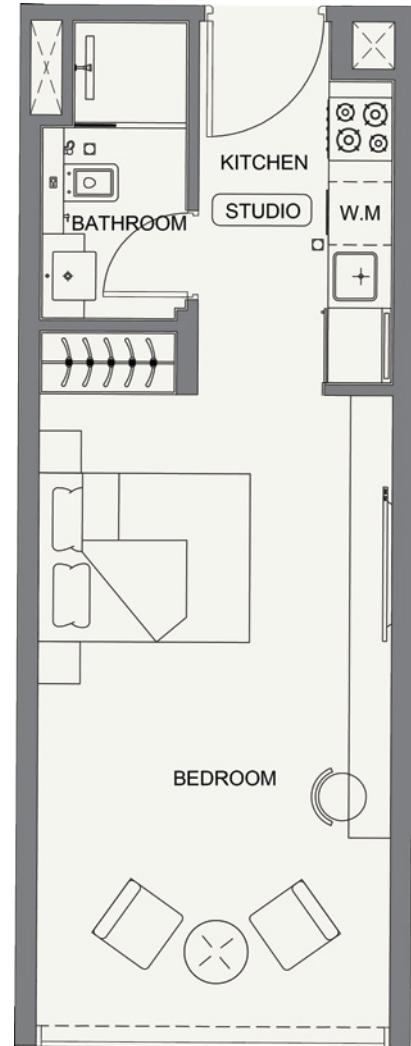
FLAT DESIGN COMPONENTS

STUDIO	14 m ²
KITCHEN	6 m ²
BATHROOM	4 m ²



STUDIO BEDROOM TYPE 03

BINGHATTI - CULLINAN

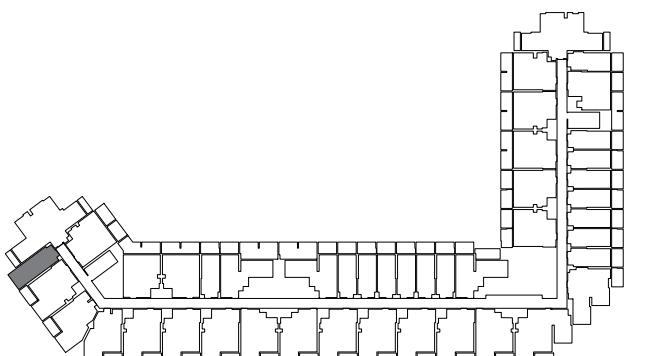


AREA

AREA	SQ. M	SQ. FT
SUITE AREA	34.66 m ²	373.08 ft ²
BALCONY AREA	0.00 m ²	0.00 ft ²
TOTAL UNIT AREA	34.66 m ²	373.08 ft ²

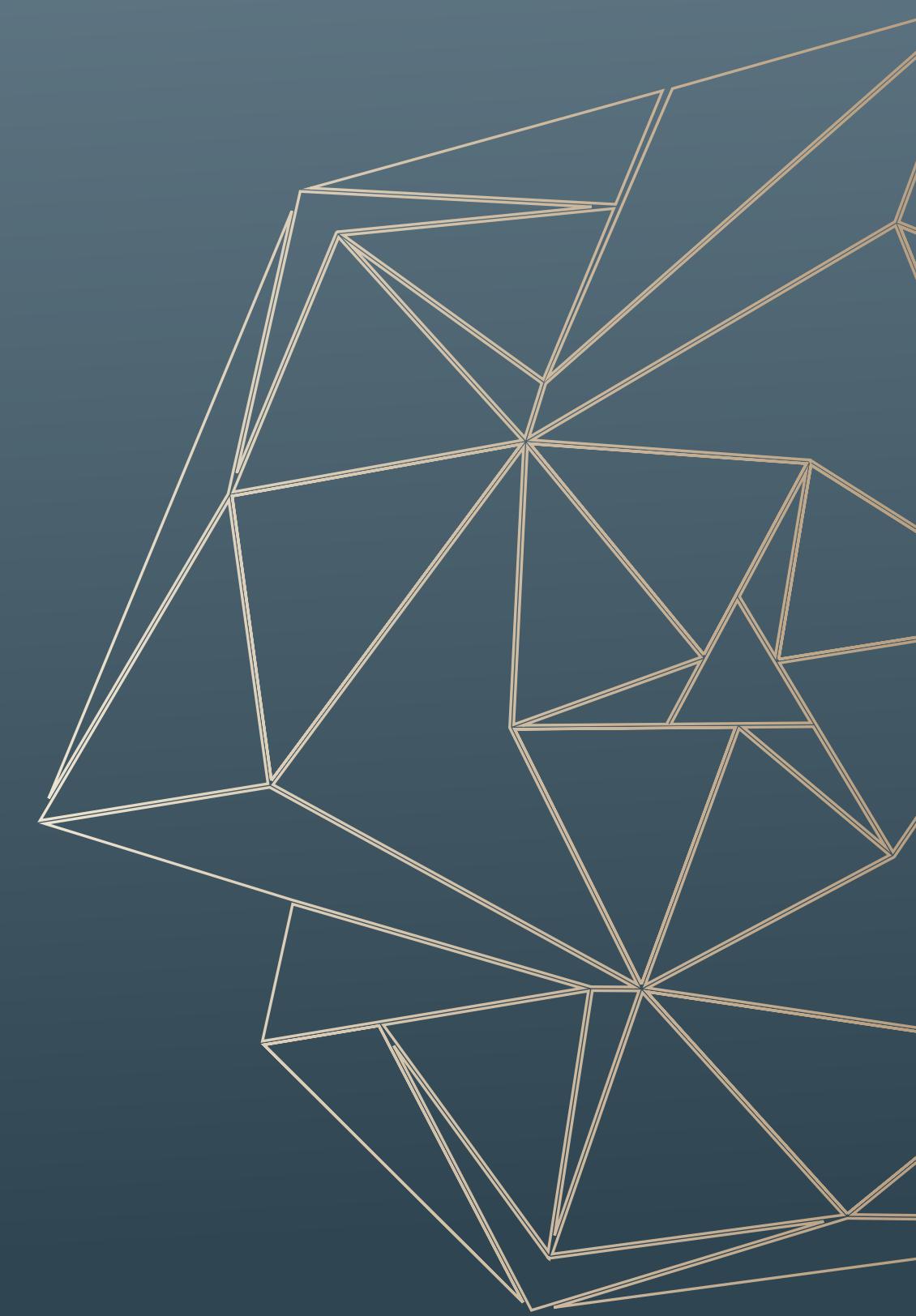
FLAT DESIGN COMPONENTS

STUDIO	21 m ²
KITCHEN	6 m ²
BATHROOM	4 m ²



BINGHATTI CULLINAN

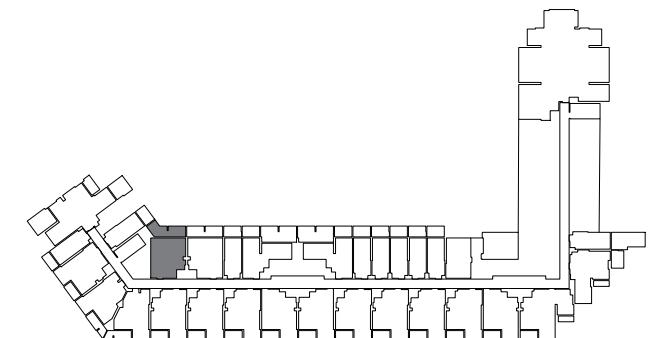
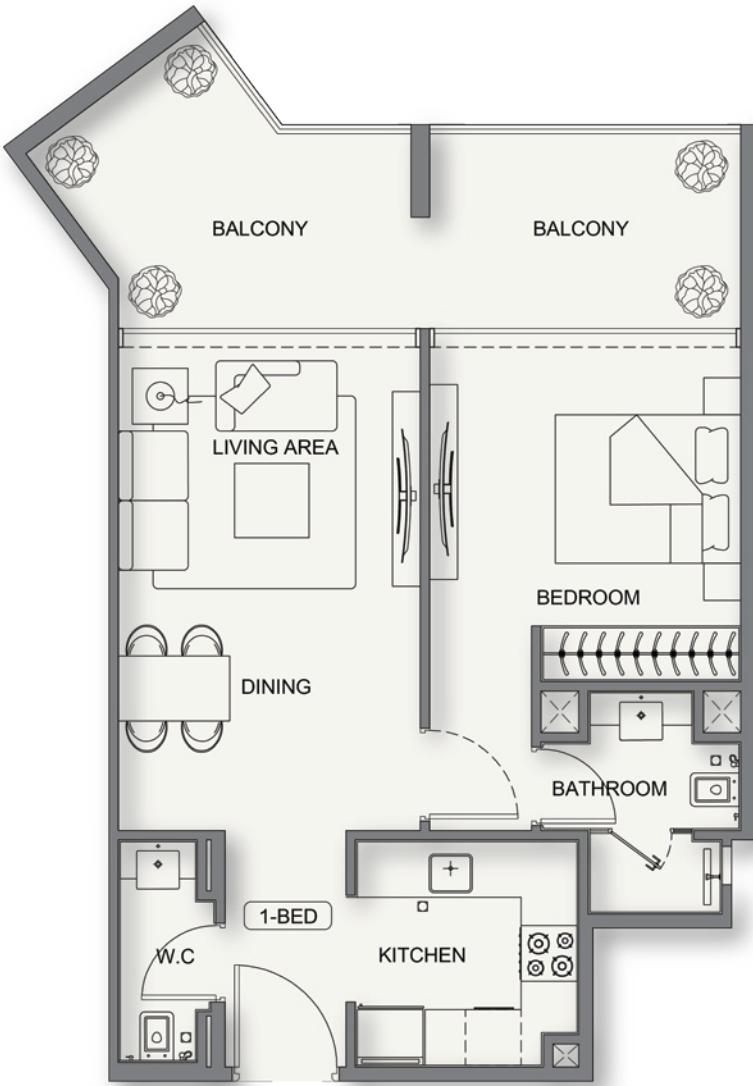
1 BEDROOM FLOOR PLANS



1 BEDROOM TYPE 01 BINGHATTI - CULLINAN

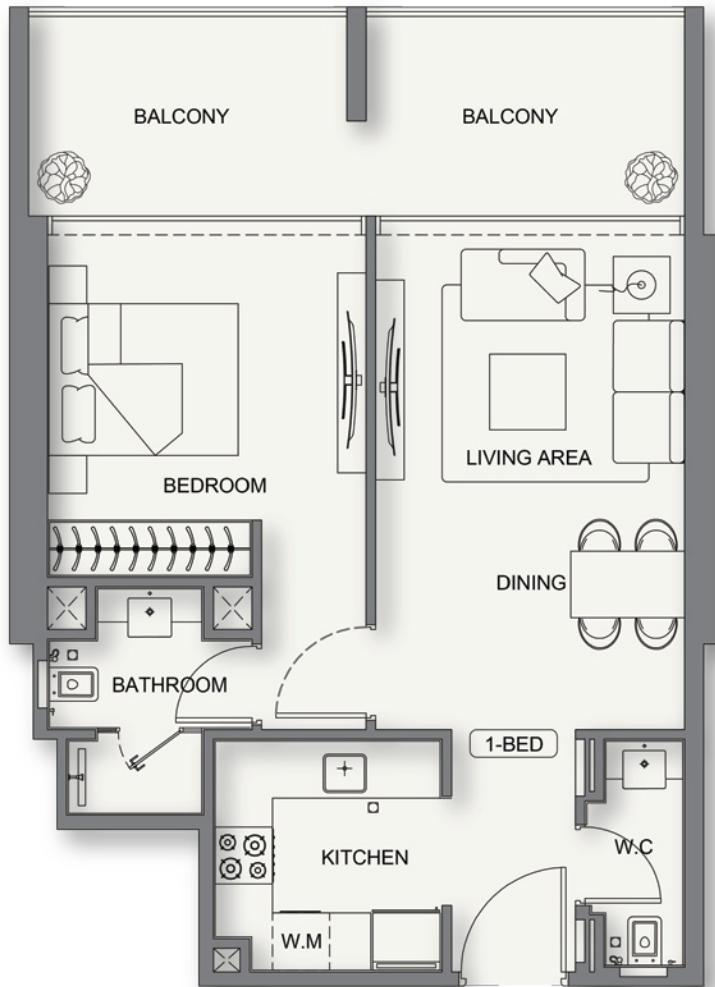
AREA	SQ. M	SQ. FT
SUITE AREA	52.28 m ²	562.74 ft ²
BALCONY AREA	17.55 m ²	188.91 ft ²
TOTAL UNIT AREA	69.83 m ²	751.64 ft ²

FLAT DESIGN COMPONENTS			
BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



1 BEDROOM TYPE 02

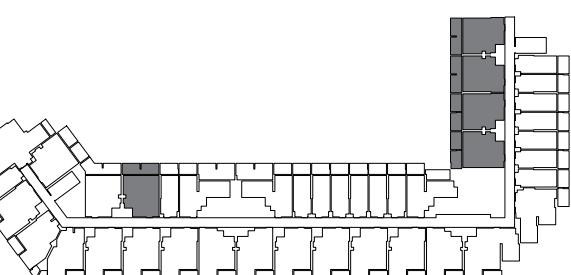
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	52.40 m ²	564.03 ft ²
BALCONY AREA	15.27 m ²	164.36 ft ²
TOTAL UNIT AREA	67.67 m ²	728.39 ft ²

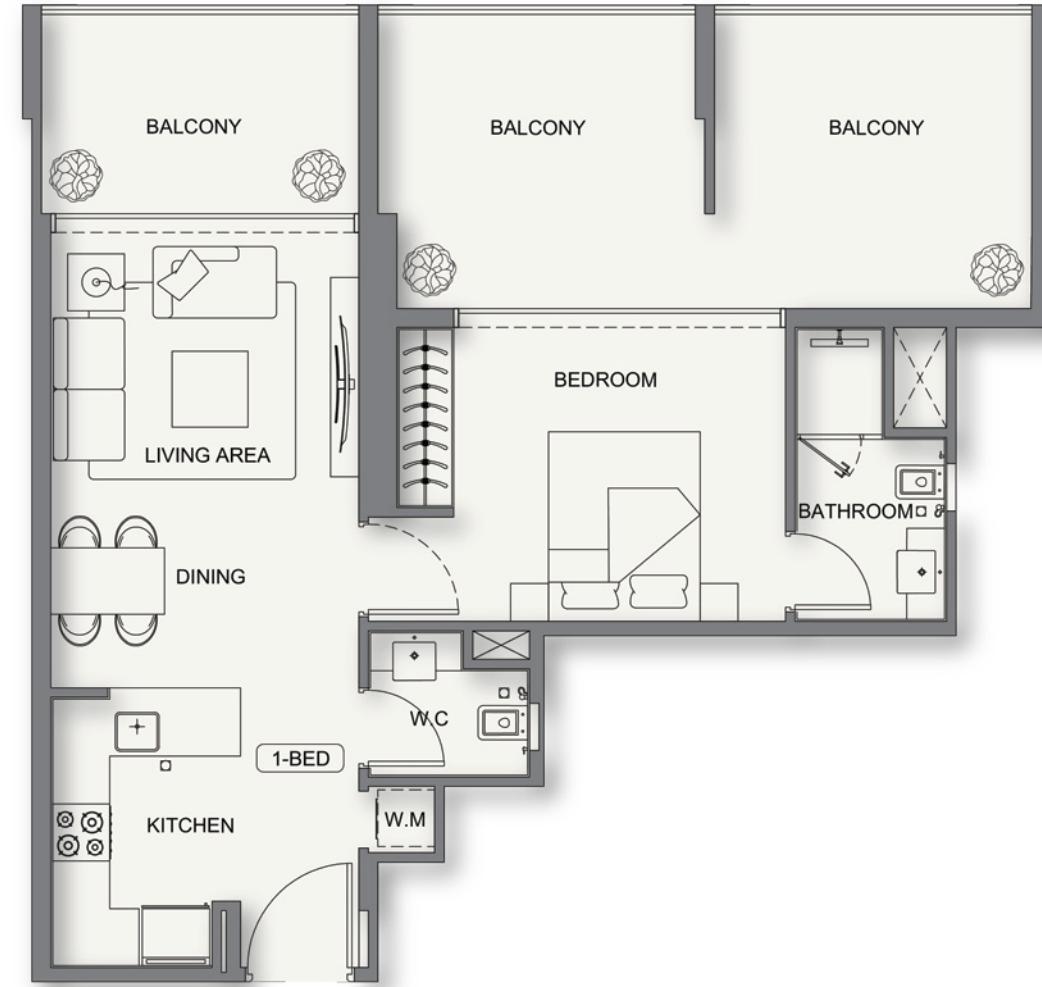
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



1 BEDROOM TYPE 03

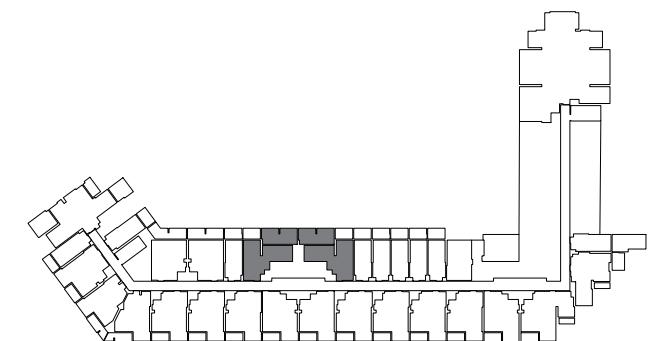
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.12 m ²	550.25 ft ²
BALCONY AREA	30.25 m ²	325.61 ft ²
TOTAL UNIT AREA	81.37 m ²	875.86 ft ²

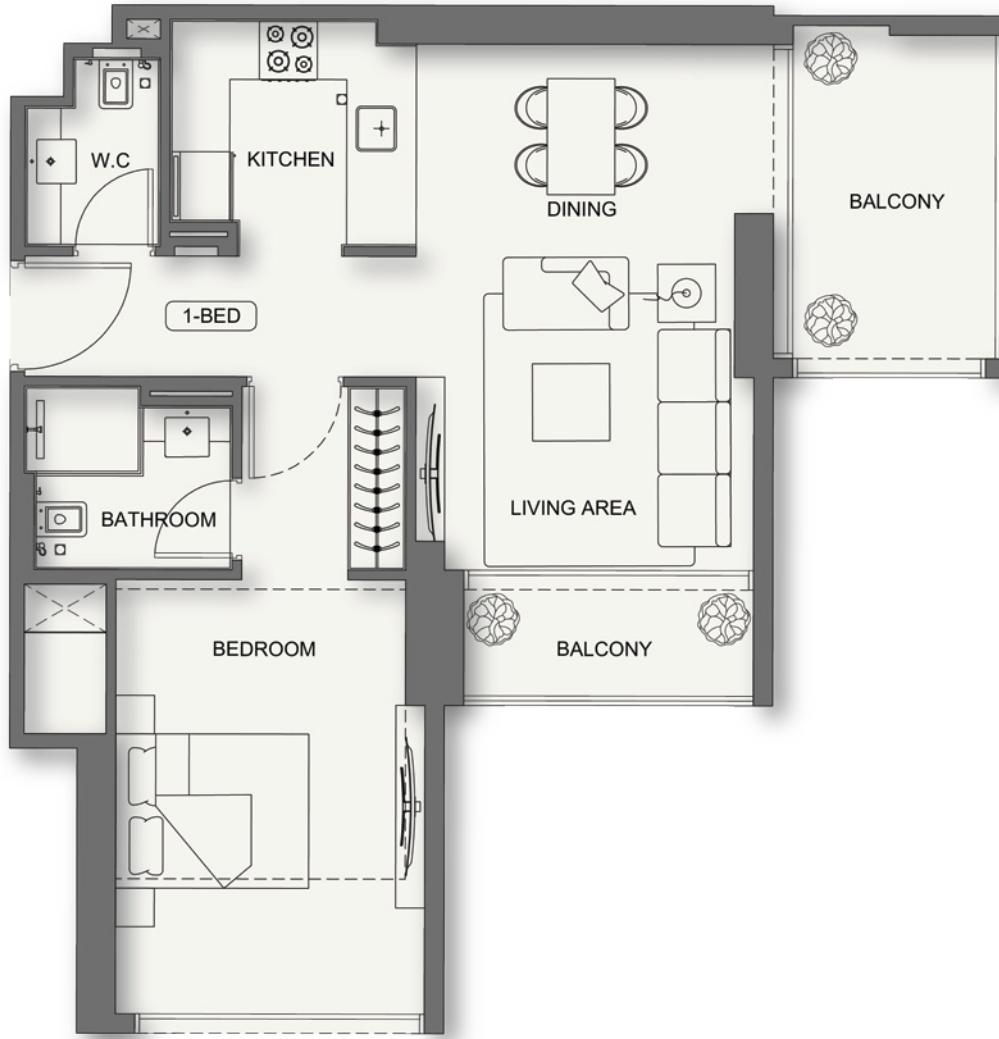
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	13 m ²	CORRIDOR	4 m ²
LIVING & DINING	16 m ²	W.C	2 m ²
		LAUNDRY	1 m ²



1 BEDROOM TYPE 04

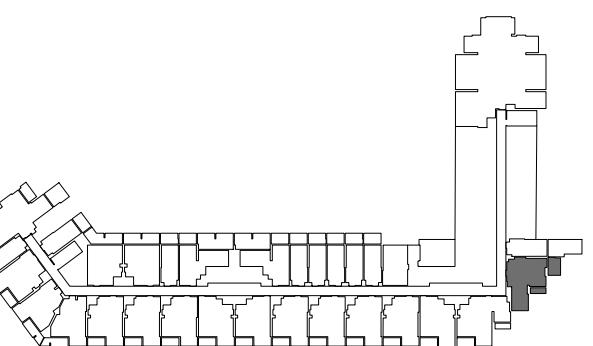
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.50 m ²	640.45 ft ²
BALCONY AREA	14.09 m ²	151.66 ft ²
TOTAL UNIT AREA	73.59 m ²	792.12 ft ²

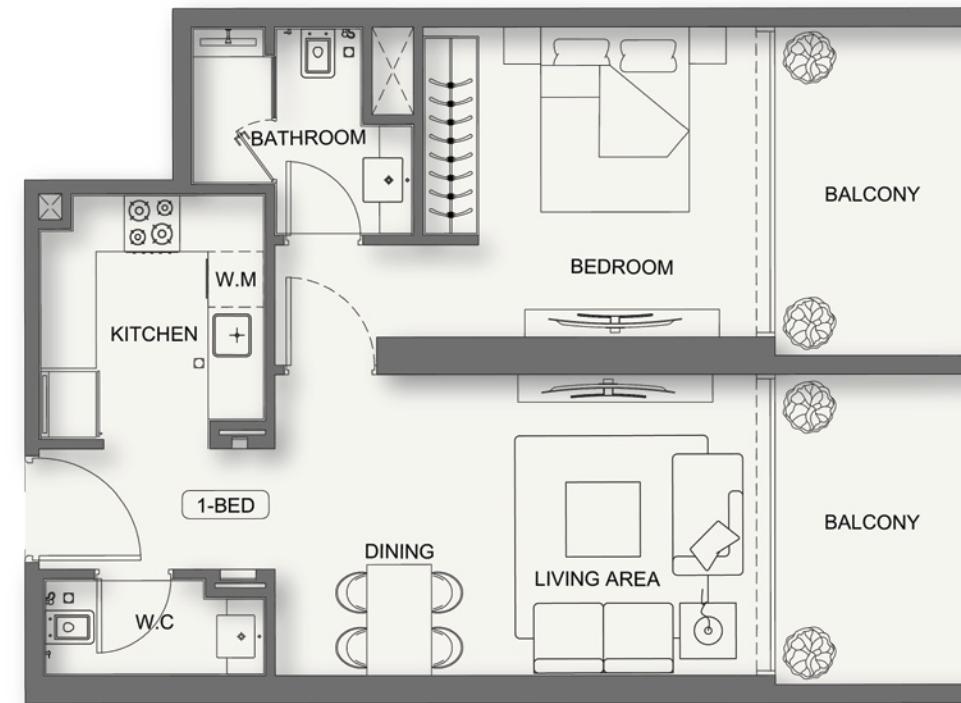
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	18 m ²	CORRIDOR	5 m ²
LIVING & DINING	19 m ²	W.C	3 m ²



1 BEDROOM TYPE 05

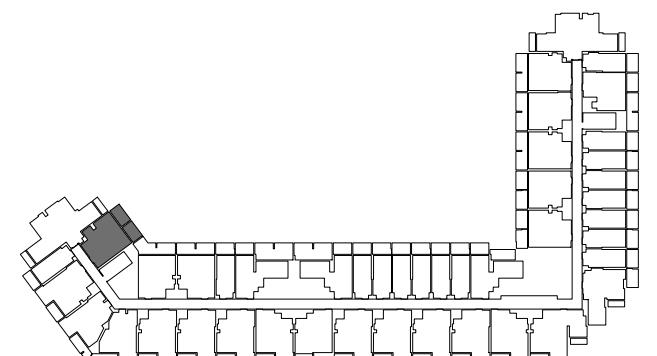
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	54.38 m ²	585.34 ft ²
BALCONY AREA	15.71 m ²	169.10 ft ²
TOTAL UNIT AREA	70.09 m ²	754.44 ft ²

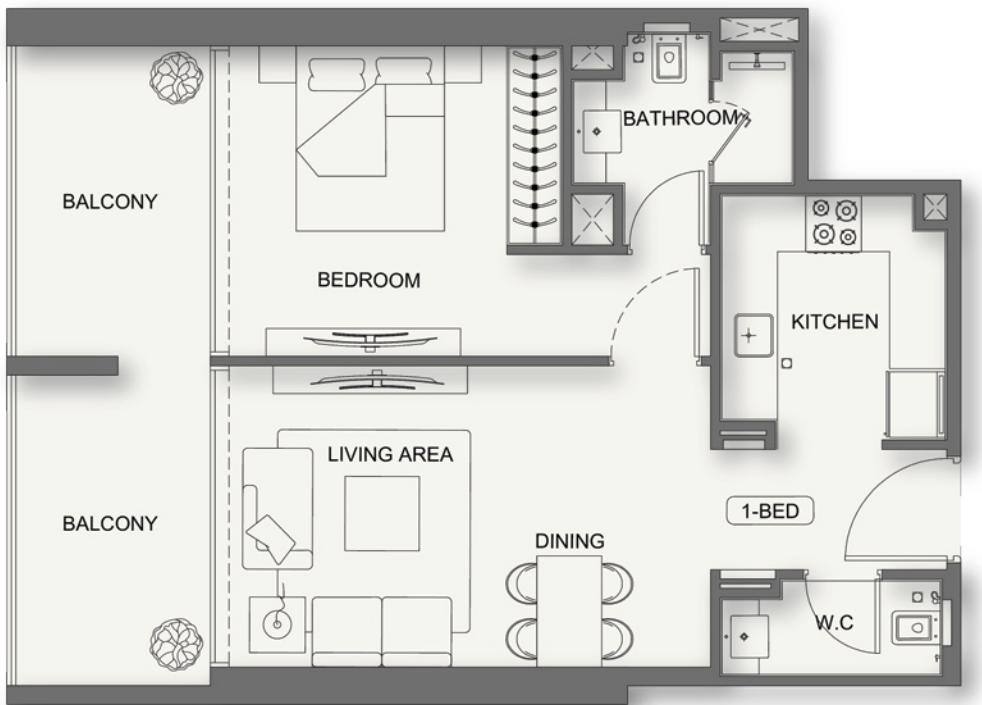
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	5 m ²
LIVING & DINING	17 m ²	W.C	3 m ²



1 BEDROOM TYPE 06

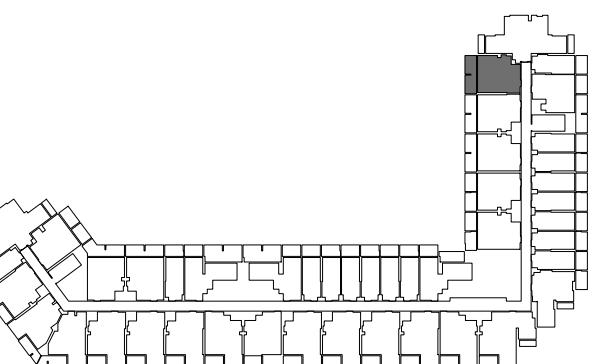
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.16 m ²	572.21 ft ²
BALCONY AREA	15.48 m ²	166.63 ft ²
TOTAL UNIT AREA	68.64 m ²	738.83 ft ²

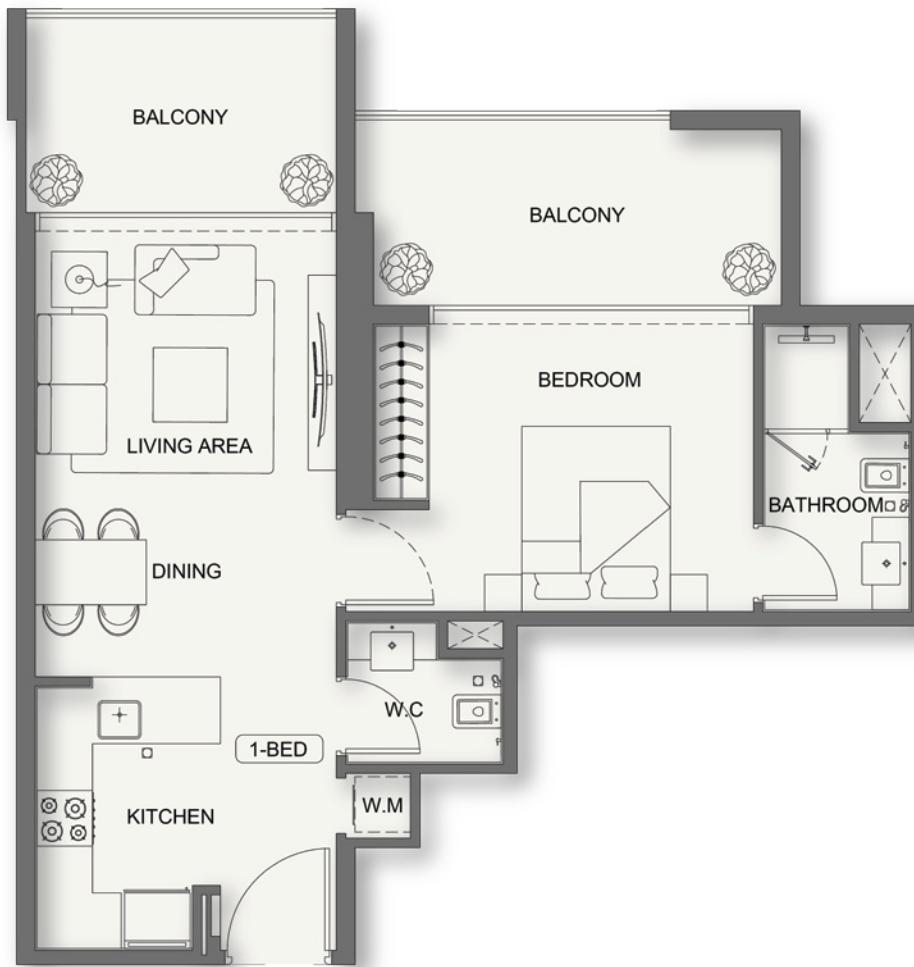
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	5 m ²
LIVING & DINING	17 m ²	W.C	3 m ²



1 BEDROOM TYPE 07

BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.23 m ²	551.44 ft ²
BALCONY AREA	17.38 m ²	187.08 ft ²
TOTAL UNIT AREA	68.61 m ²	738.51 ft ²

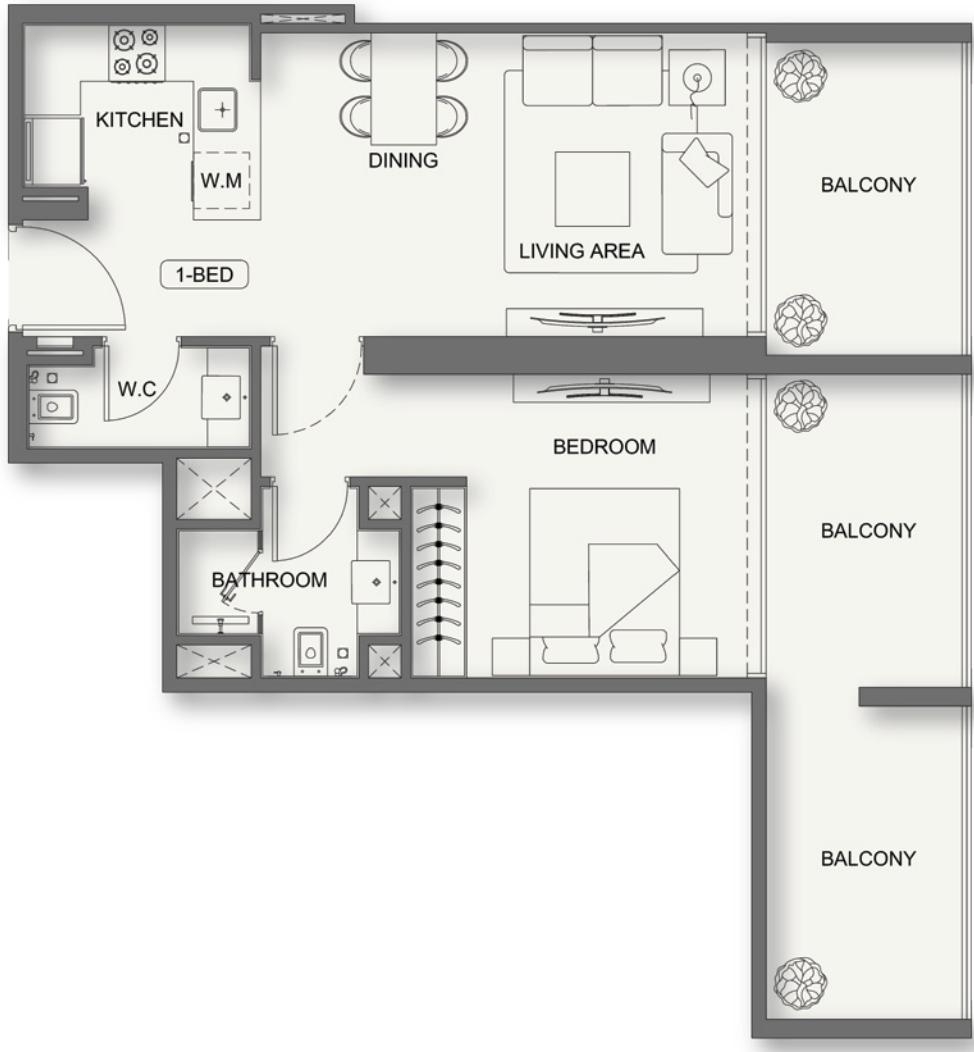
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	13 m ²	CORRIDOR	4 m ²
LIVING & DINING	16 m ²	W.C	2 m ²
		LAUNDRY	1 m ²



1 BEDROOM TYPE 08

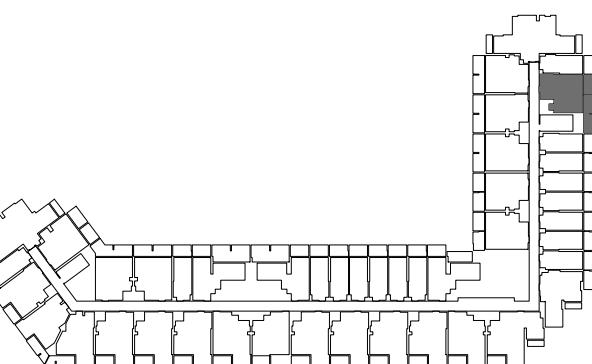
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	51.55 m ²	554.88 ft ²
BALCONY AREA	24.15 m ²	259.95 ft ²
TOTAL UNIT AREA	75.70 m ²	814.83 ft ²

FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C.	2 m ²



1 BEDROOM TYPE 09

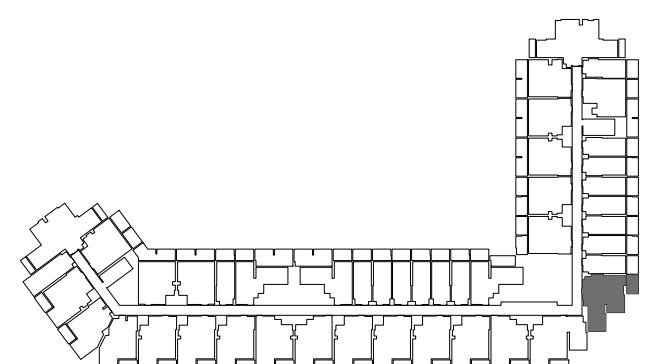
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	63.73 m ²	685.98 ft ²
BALCONY AREA	8.43 m ²	90.74 ft ²
TOTAL UNIT AREA	72.16 m ²	776.72 ft ²

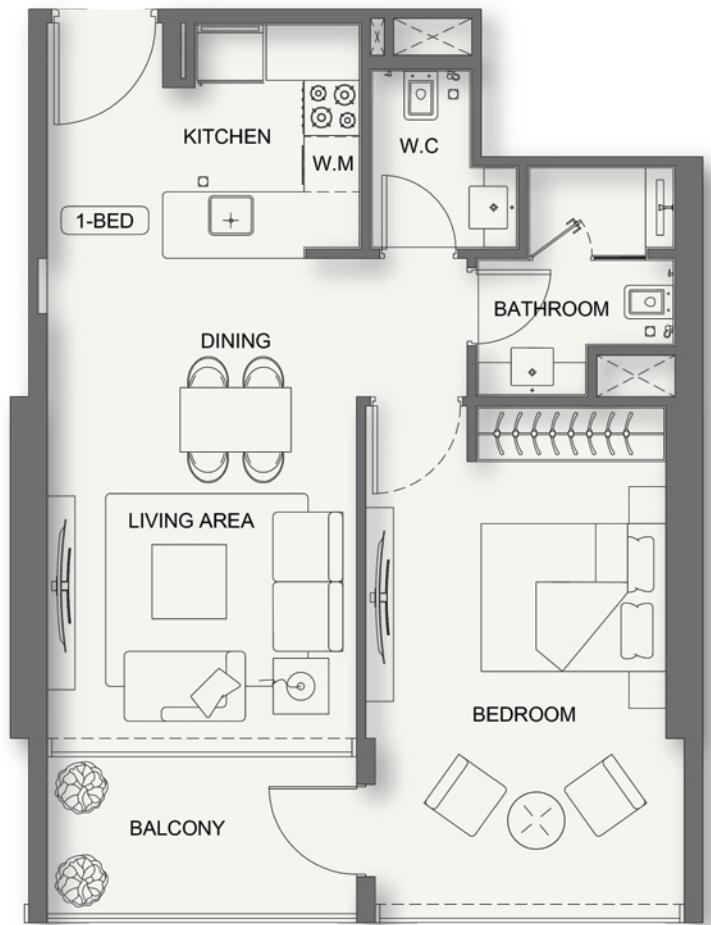
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	18 m ²	CORRIDOR	5 m ²
LIVING & DINING	19 m ²	W.C.	3 m ²



1 BEDROOM TYPE 10

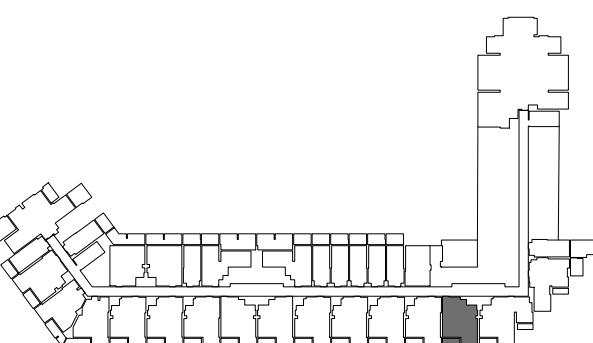
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.87 m ²	622.91 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.08 m ²	689.75 ft ²

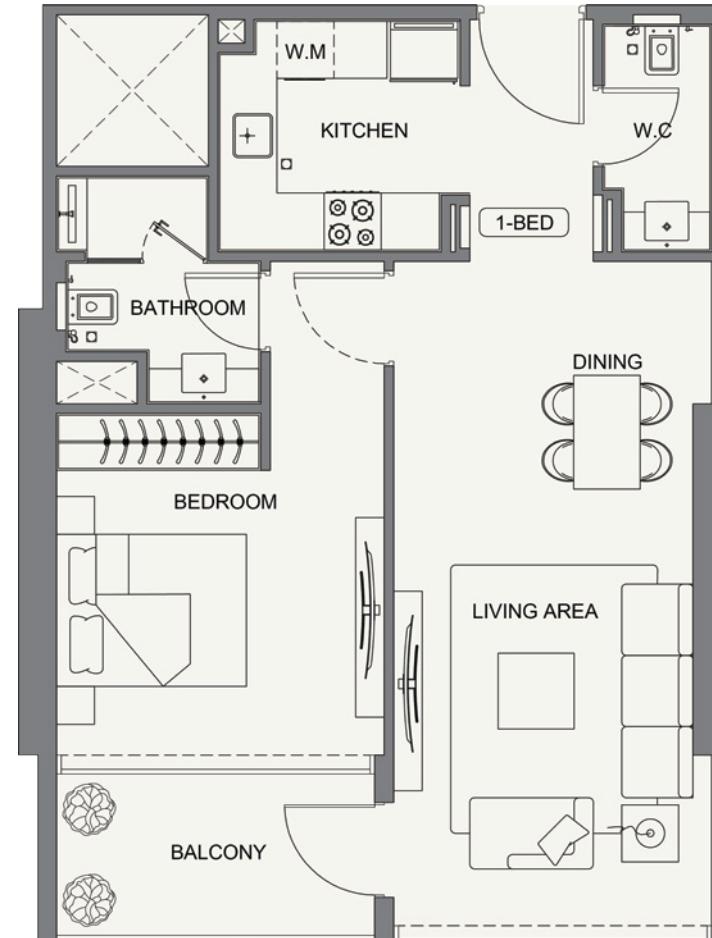
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C.	2 m ²



1 BEDROOM TYPE 11

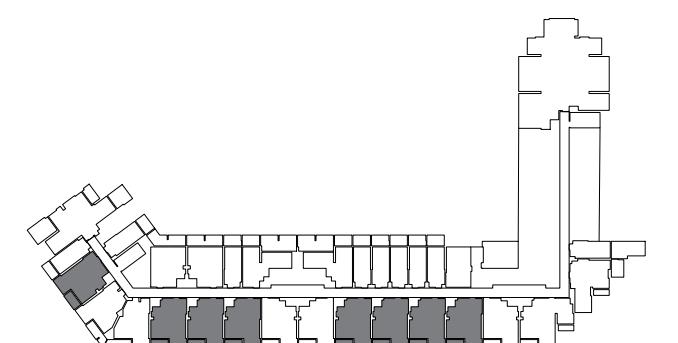
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.06 m ²	635.72 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	65.27 m ²	702.56 ft ²

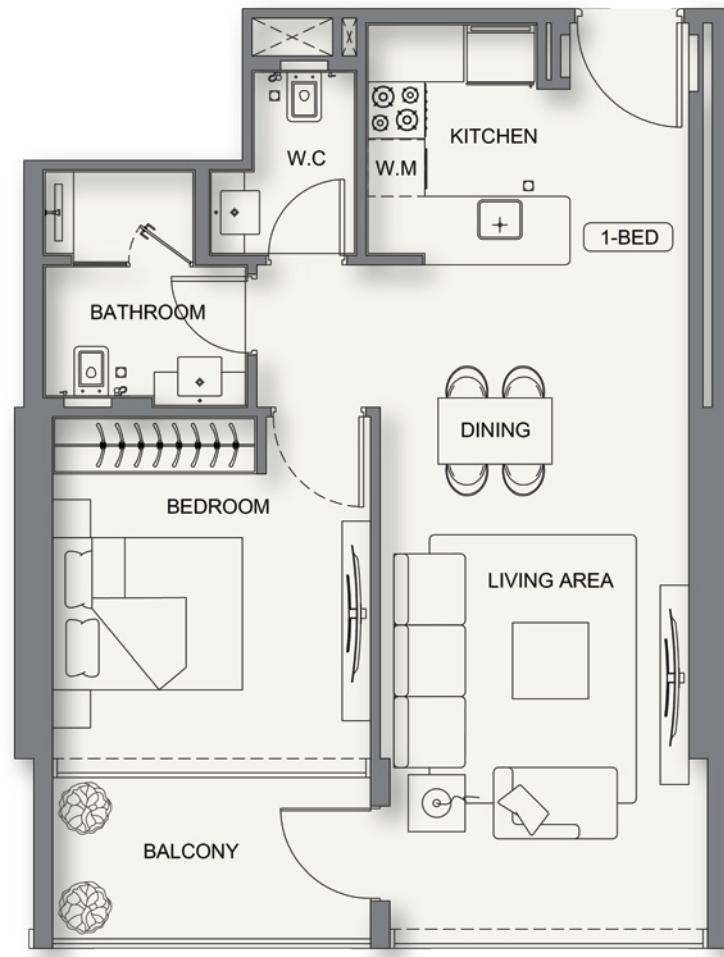
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C.	2 m ²



1 BEDROOM TYPE 12

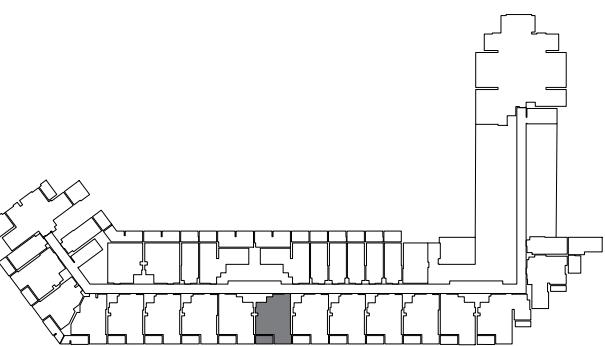
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m ²	626.57 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.42 m ²	693.41 ft ²

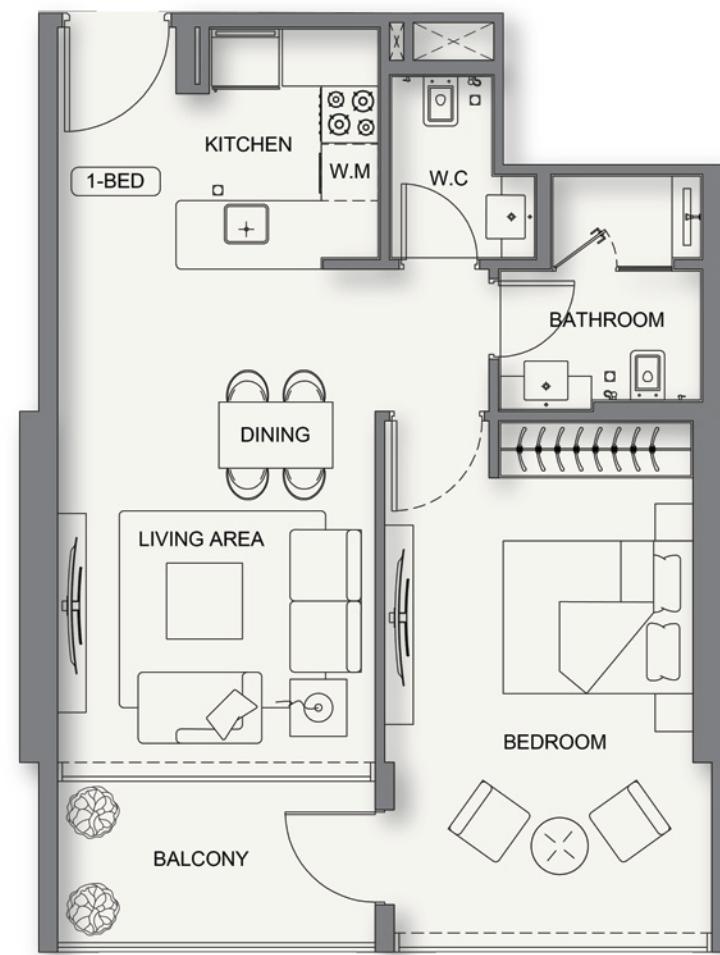
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



1 BEDROOM TYPE 13

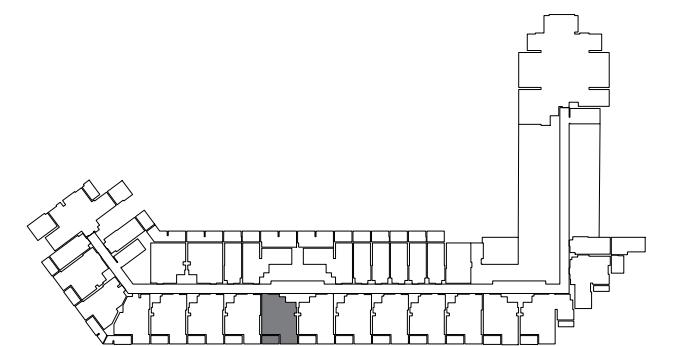
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.79 m ²	622.05 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.00 m ²	688.89 ft ²

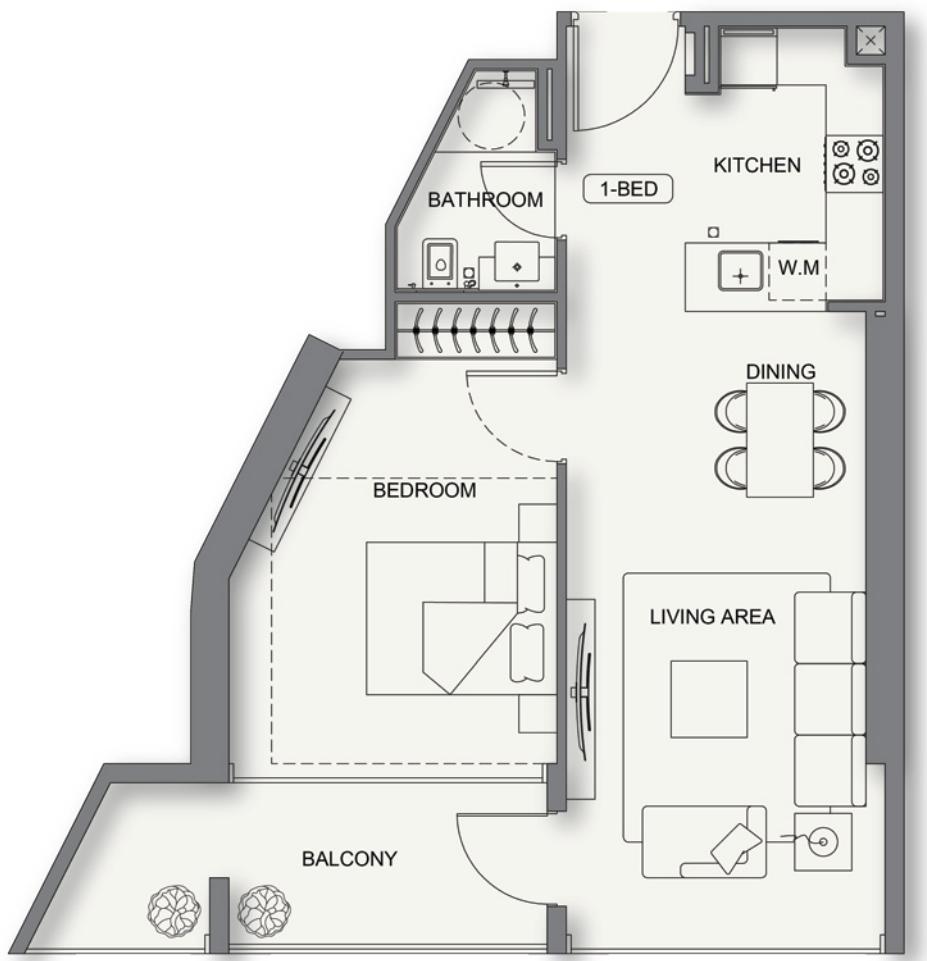
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



1 BEDROOM TYPE 14

BINGHATTI - CULLINAN

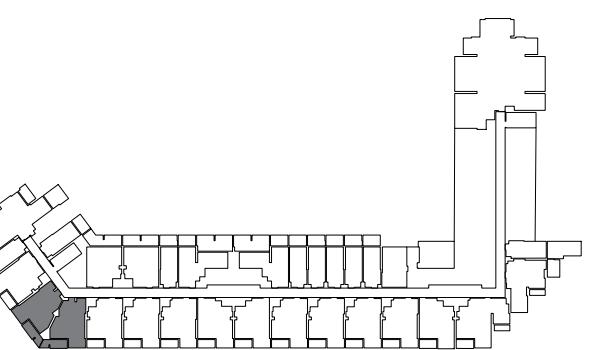


AREA

AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m ²	578.56 ft ²
BALCONY AREA	9.26 m ²	99.67 ft ²
TOTAL UNIT AREA	63.01 m ²	678.23 ft ²

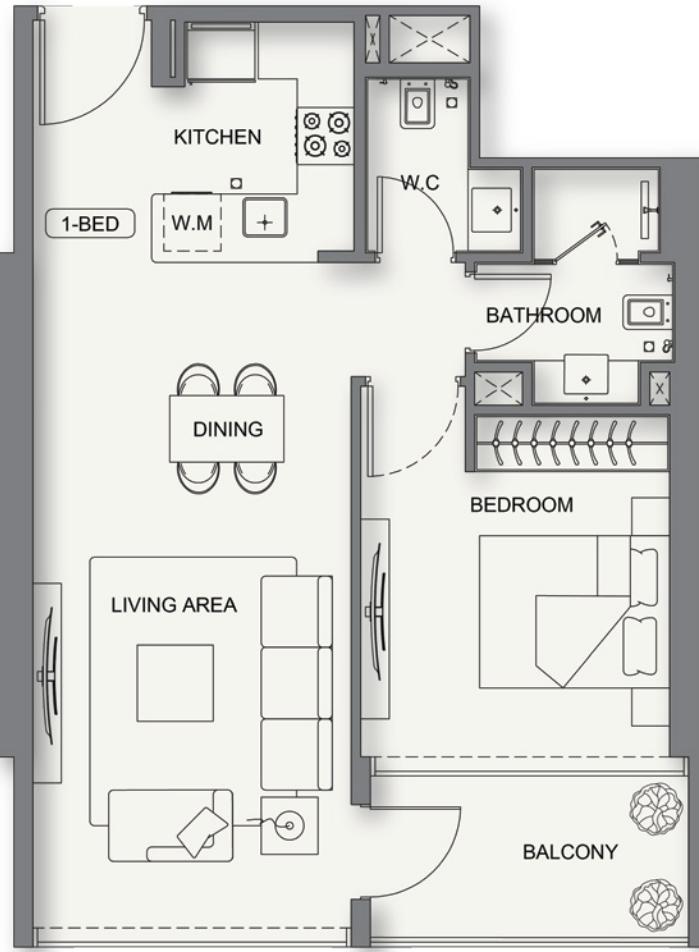
FLAT DESIGN COMPONENTS

BATHROOM	3 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	4 m ²
LIVING & DINING	21 m ²		



1 BEDROOM TYPE 15

BINGHATTI - CULLINAN

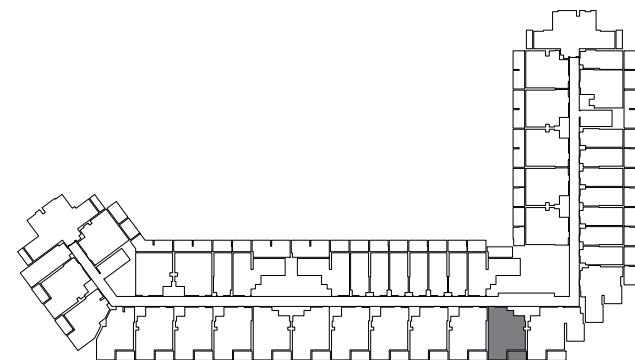


AREA

AREA	SQ. M	SQ. FT
SUITE AREA	58.03 m ²	624.63 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.24 m ²	691.47 ft ²

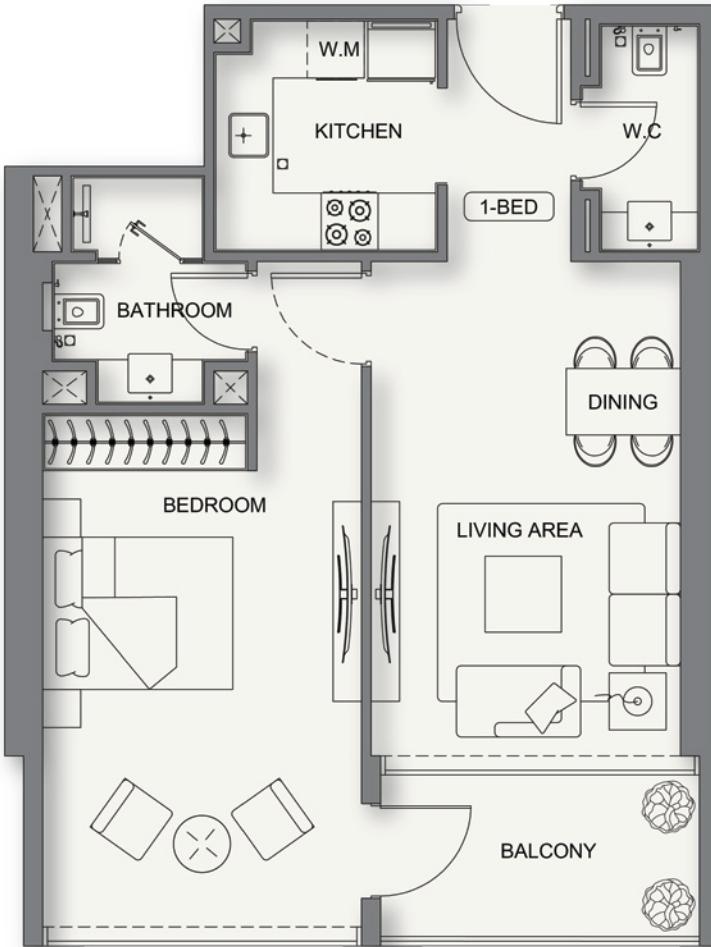
FLAT DESIGN COMPONENTS

BATHROOM	3 m ²	KITCHEN	6 m ²
BEDROOM	13 m ²	CORRIDOR	4 m ²
LIVING & DINING	21 m ²		



1 BEDROOM TYPE 16

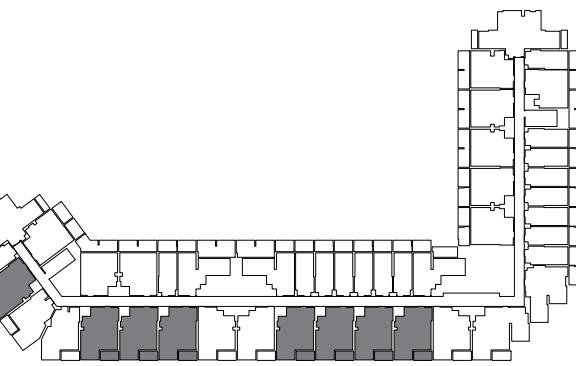
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.02 m ²	635.29 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	65.23 m ²	702.13 ft ²

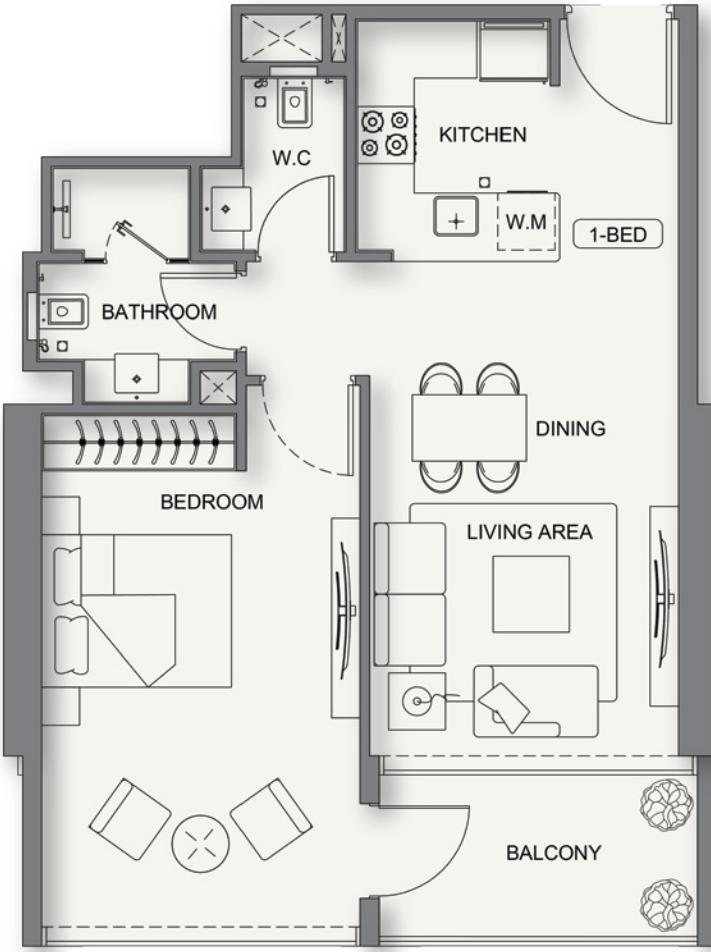
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	19 m ²	CORRIDOR	3 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



1 BEDROOM TYPE 17

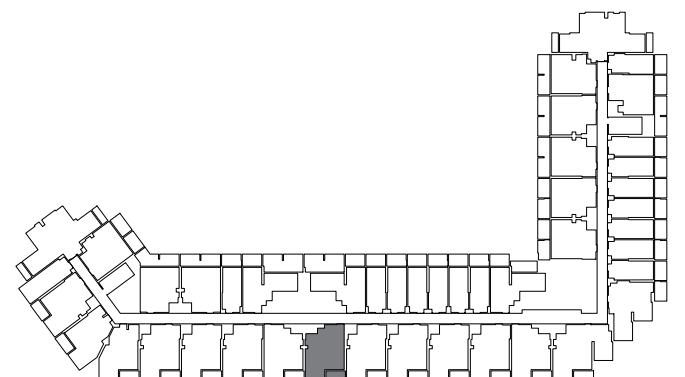
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	58.21 m ²	626.57 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.42 m ²	693.41 ft ²

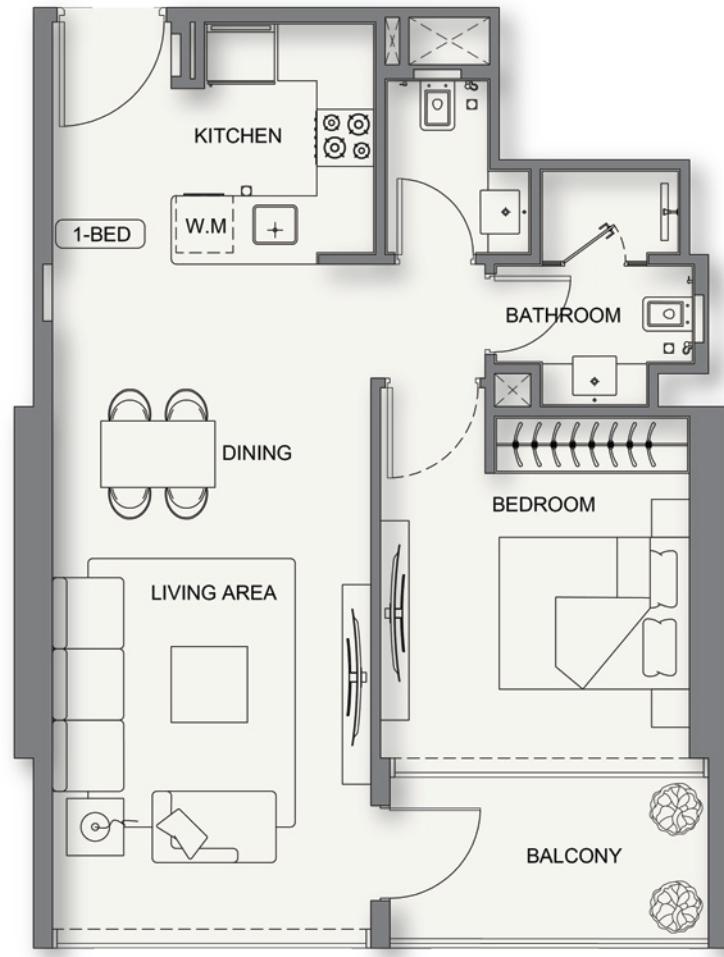
FLAT DESIGN COMPONENTS

BATHROOM	3 m ²	KITCHEN	6 m ²
BEDROOM	18 m ²	CORRIDOR	4 m ²
LIVING & DINING	17 m ²	W.C	2 m ²



1 BEDROOM TYPE 18

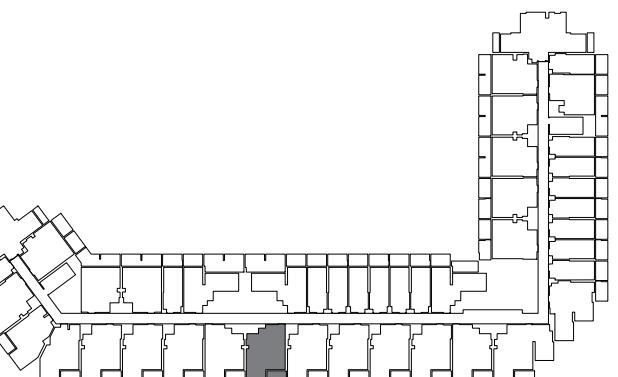
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	57.94 m ²	623.66 ft ²
BALCONY AREA	6.21 m ²	66.84 ft ²
TOTAL UNIT AREA	64.15 m ²	690.50 ft ²

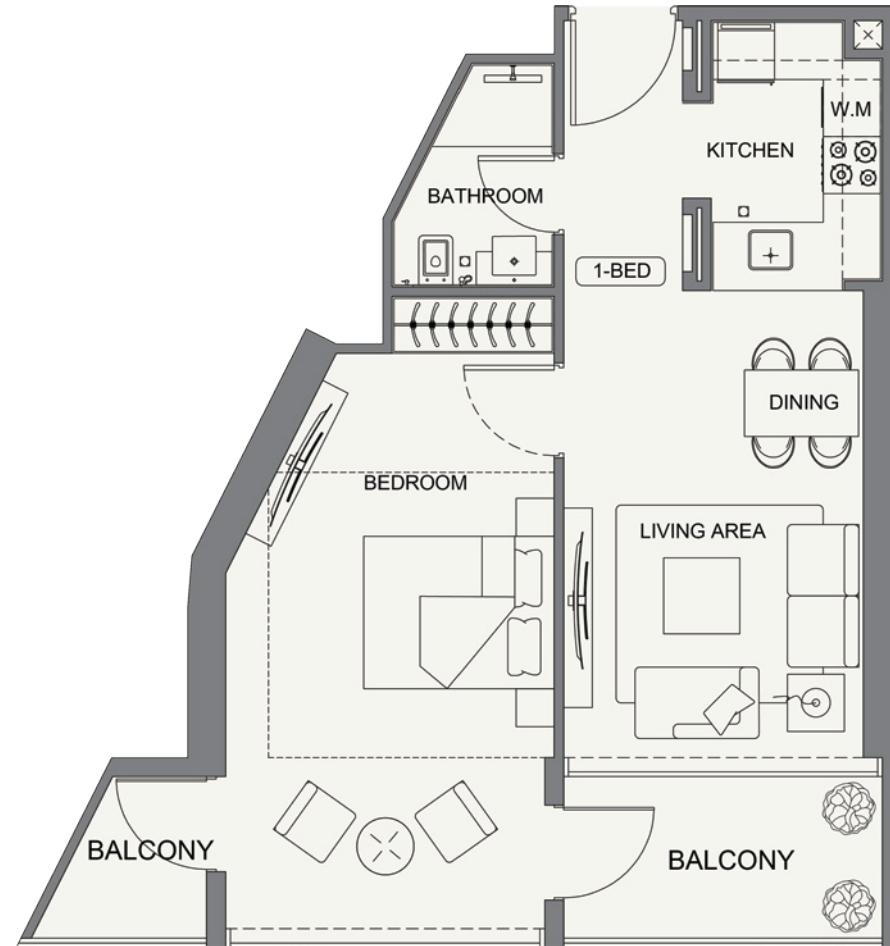
FLAT DESIGN COMPONENTS

BATHROOM	3 m ²	KITCHEN	5 m ²
BEDROOM	18 m ²	CORRIDOR	9 m ²
LIVING & DINING	19 m ²	W.C	2 m ²



1 BEDROOM TYPE 19

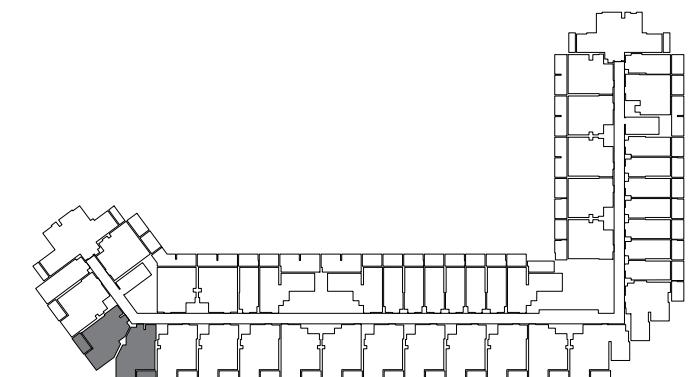
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	53.75 m ²	578.56 ft ²
BALCONY AREA	9.15 m ²	98.49 ft ²
TOTAL UNIT AREA	62.90 m ²	677.05 ft ²

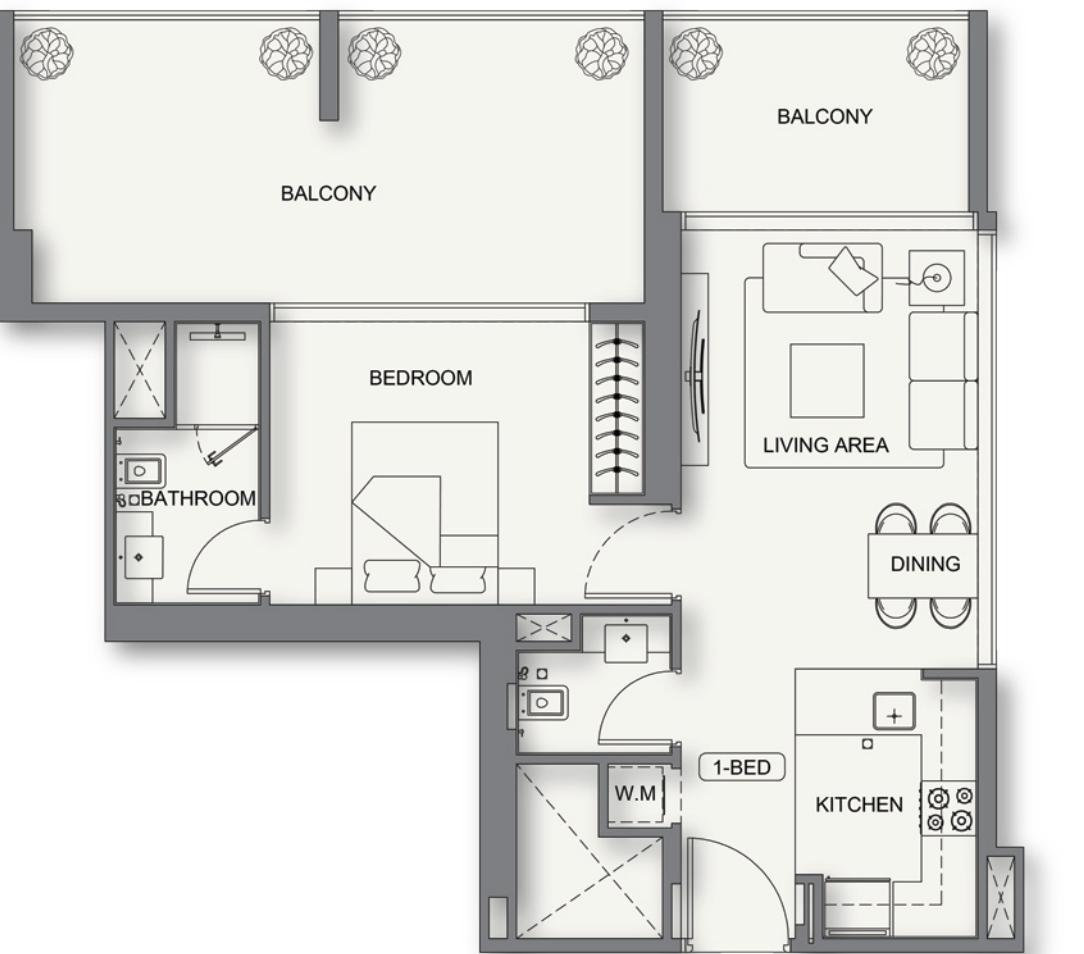
FLAT DESIGN COMPONENTS

BATHROOM	3 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	4 m ²
LIVING & DINING	21 m ²		



1 BEDROOM TYPE 20

BINGHATTI - CULLINAN

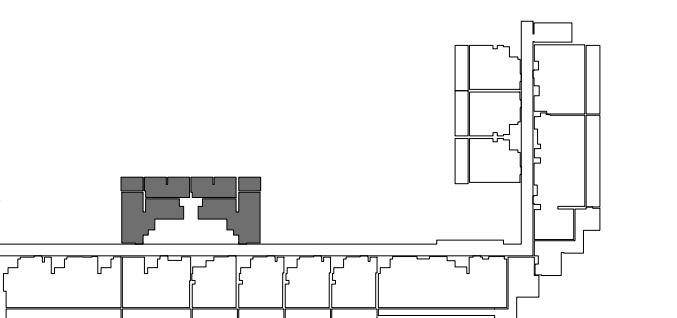


AREA

AREA	SQ. M	SQ. FT
SUITE AREA	51.48 m ²	554.13 ft ²
BALCONY AREA	30.251 m ²	325.61 ft ²
TOTAL UNIT AREA	81.73 m ²	879.73 ft ²

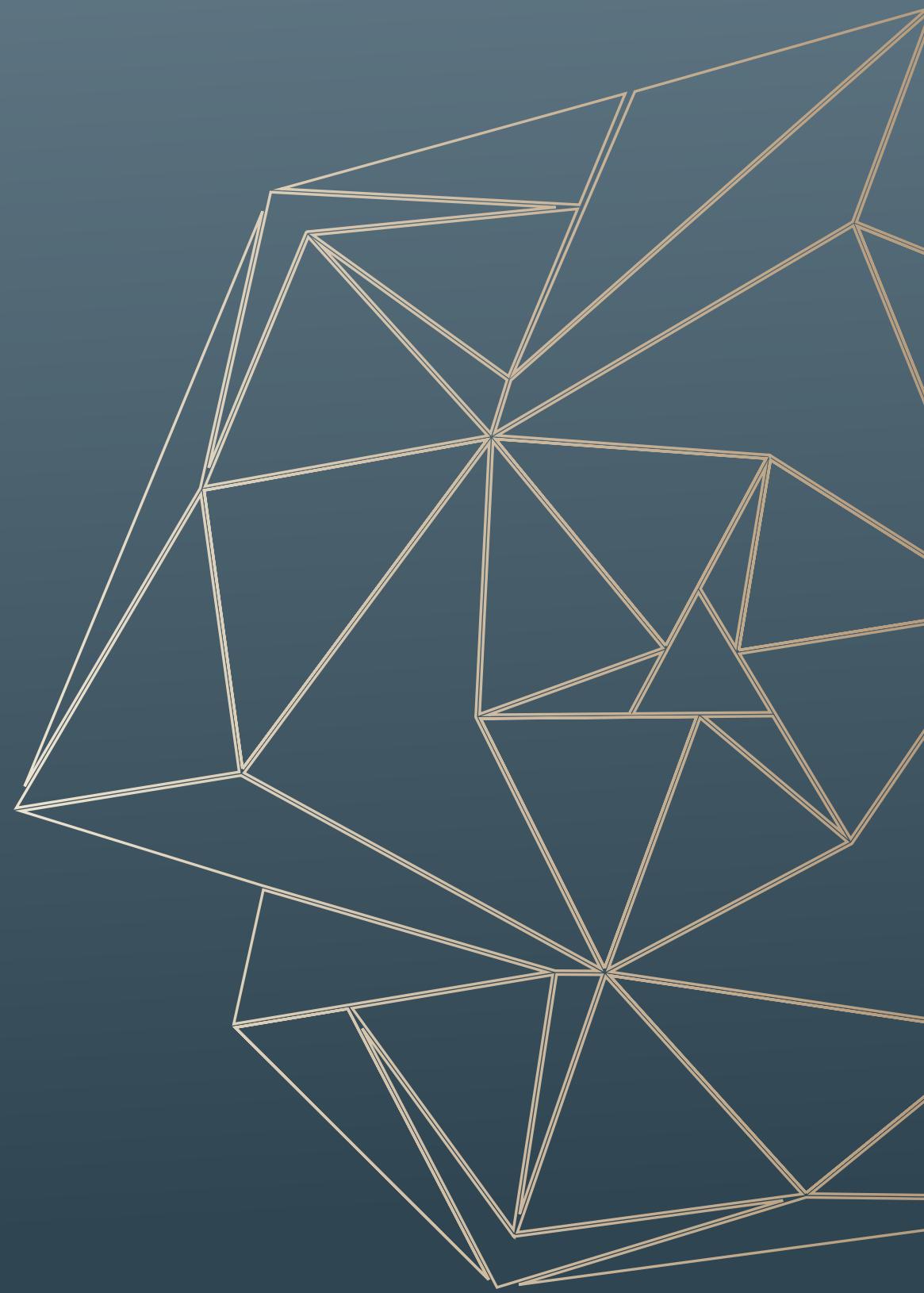
FLAT DESIGN COMPONENTS

BATHROOM	4 m ²	KITCHEN	6 m ²
BEDROOM	14 m ²	CORRIDOR	4 m ²
LIVING & DINING	16 m ²	WC	3 m ²



BINGHATTI CULLINAN

2 BEDROOM FLOOR PLANS



2 BEDROOM TYPE 1

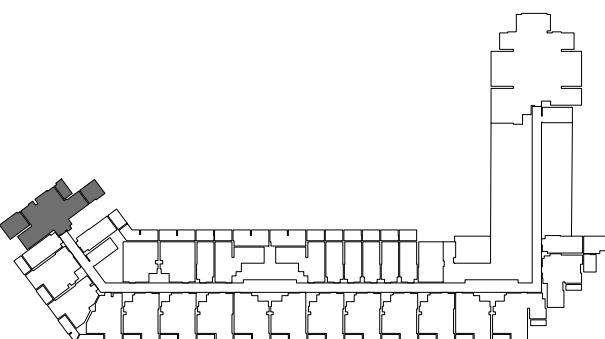
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	86.32 m ²	929.14 ft ²
BALCONY AREA	42.28 m ²	455.10 ft ²
TOTAL UNIT AREA	128.60 m ²	1384.24 ft ²

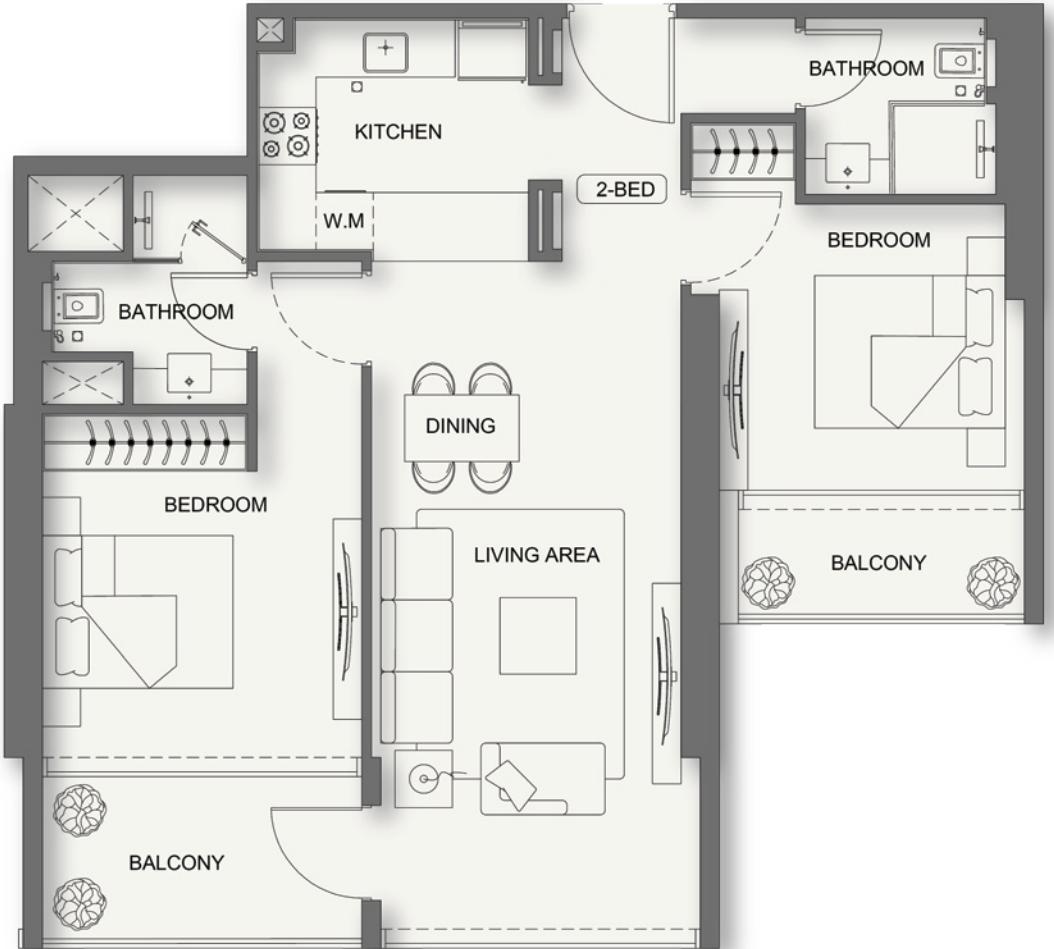
FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	18 m ²
M. BEDROOM	17 m ²	KITCHEN	6 m ²
M. BATHROOM	4 m ²	CORRIDOR	7 m ²
M. BEDROOM	19 m ²	W.C	2 m ²



2 BEDROOM TYPE 2

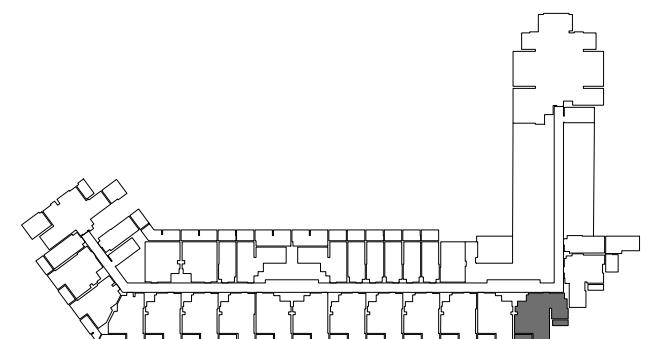
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	74.14 m ²	798.04 ft ²
BALCONY AREA	10.76 m ²	115.82 ft ²
TOTAL UNIT AREA	84.90 m ²	913.86 ft ²

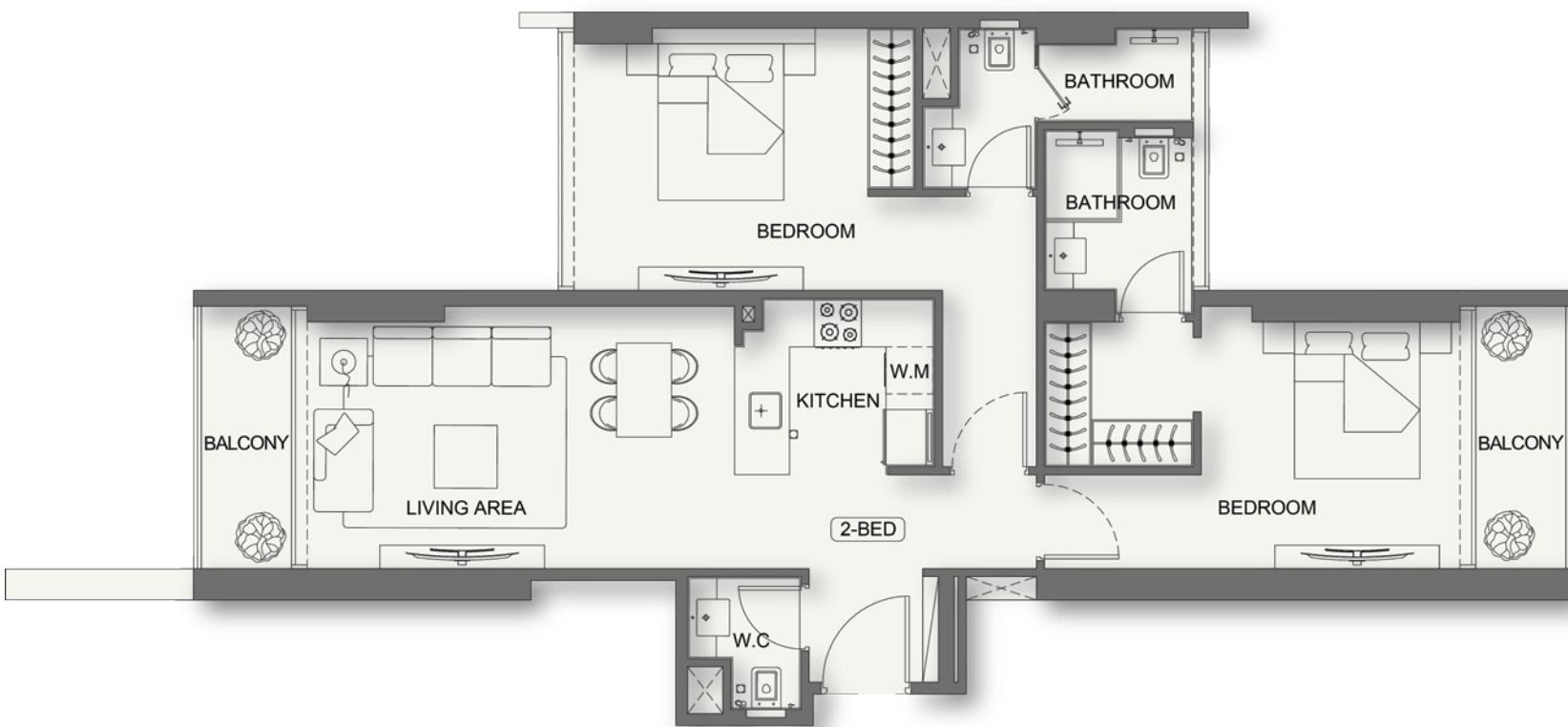
FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	24 m ²
M. BEDROOM	14 m ²	KITCHEN	7 m ²
BATHROOM	4 m ²	CORRIDOR	5 m ²
BEDROOM	11 m ²		



2 BEDROOM TYPE 3

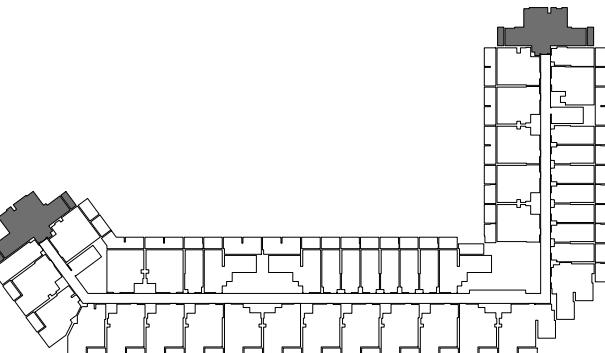
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	86.30 m ²	928.83 ft ²
BALCONY AREA	8.28 m ²	89.13 ft ²
TOTAL UNIT AREA	94.58 m ²	1018.05 ft ²

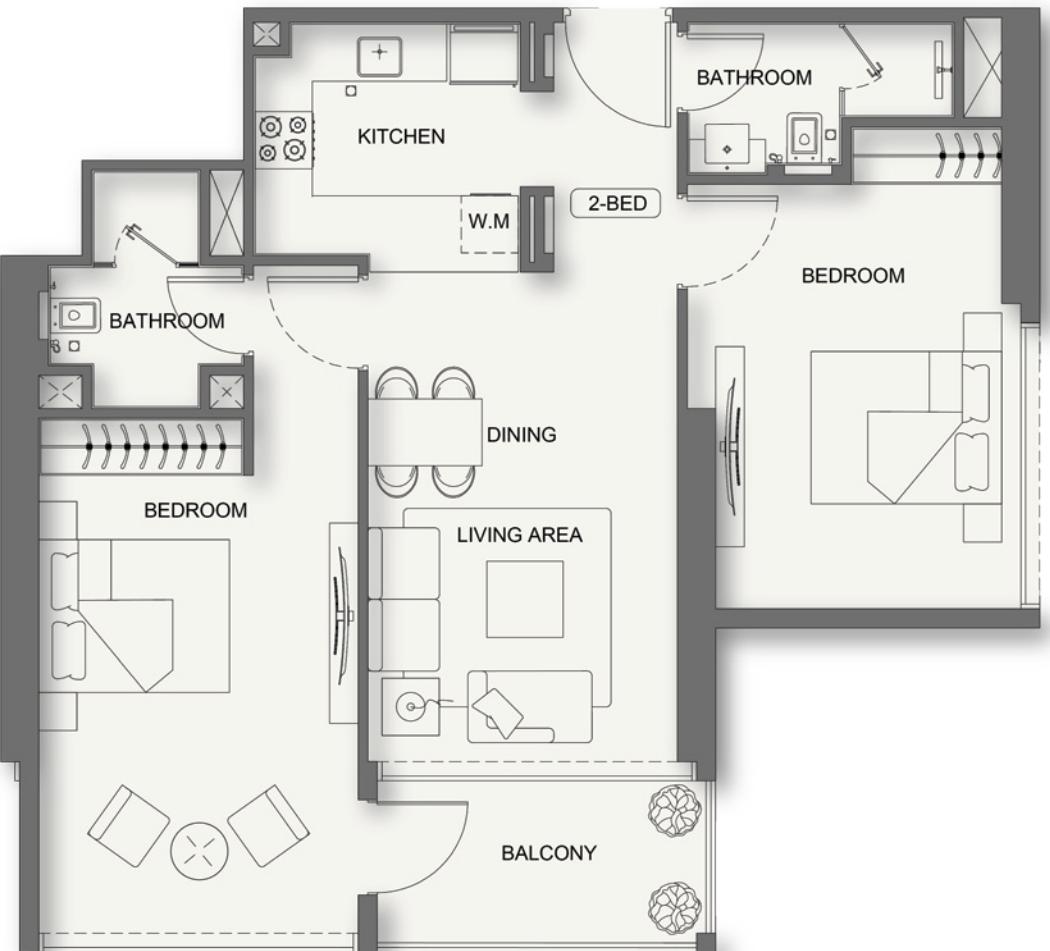
FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	18 m ²
M. BEDROOM	17 m ²	KITCHEN	6 m ²
M. BATHROOM	4 m ²	CORRIDOR	7 m ²
M. BEDROOM	19 m ²	WC	2 m ²



2 BEDROOM TYPE 4

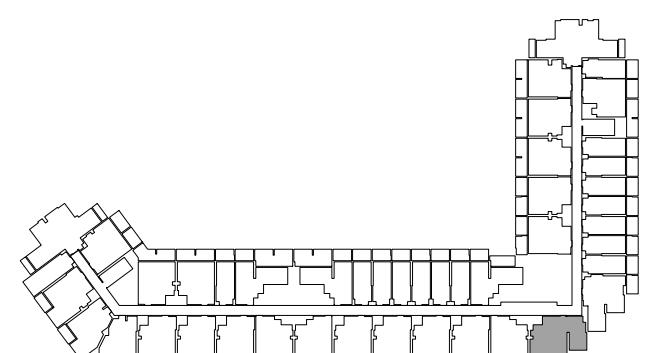
BINGHATTI - CULLINAN



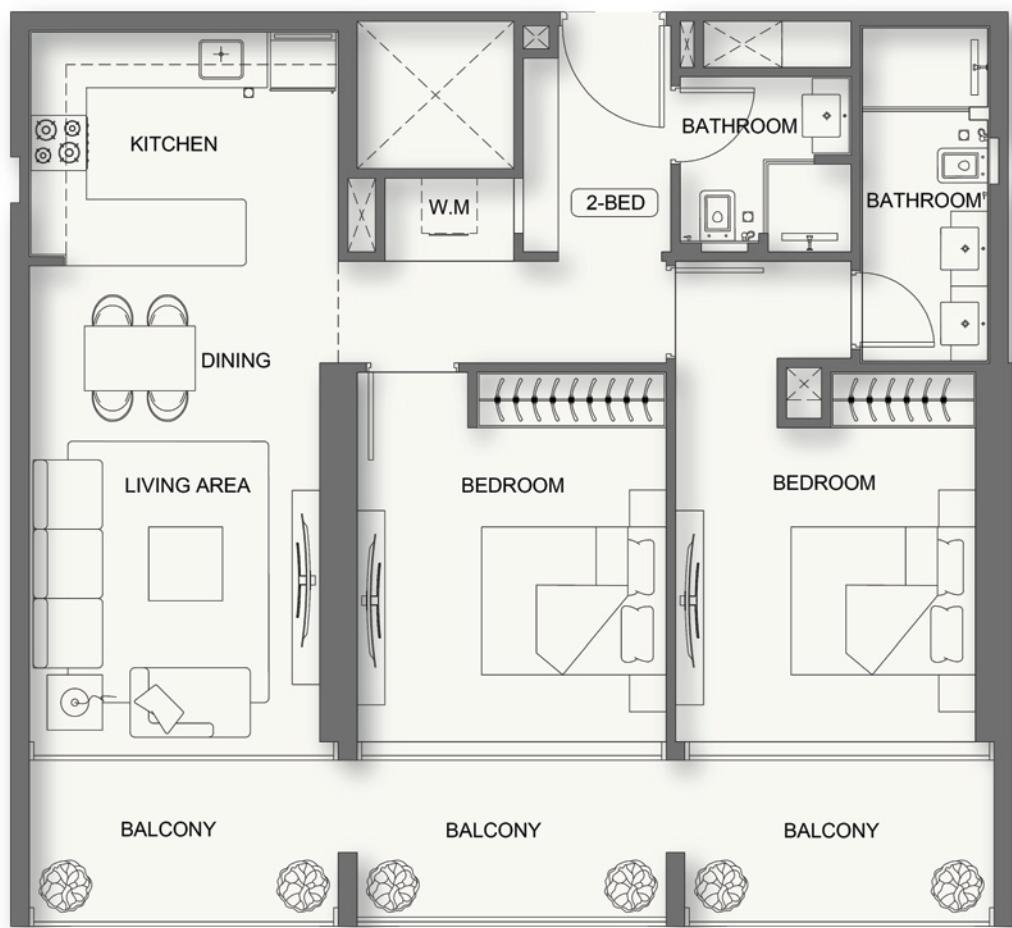
AREA	SQ. M	SQ. FT
SUITE AREA	78.37 m ²	843.57 ft ²
BALCONY AREA	6.26 m ²	67.38 ft ²
TOTAL UNIT AREA	84.63 m ²	910.95 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	17 m ²
M. BEDROOM	20 m ²	KITCHEN	7 m ²
BATHROOM	4 m ²	CORRIDOR	4 m ²
BEDROOM	17 m ²		



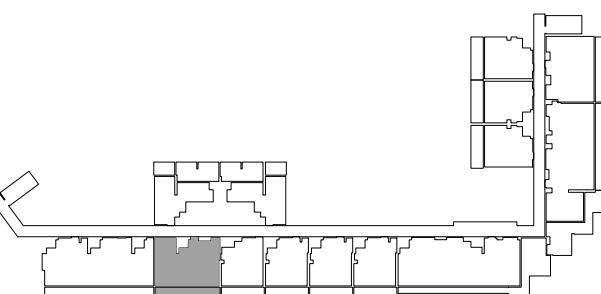
2 BEDROOM TYPE 5
BINGHATTI - CULLINAN



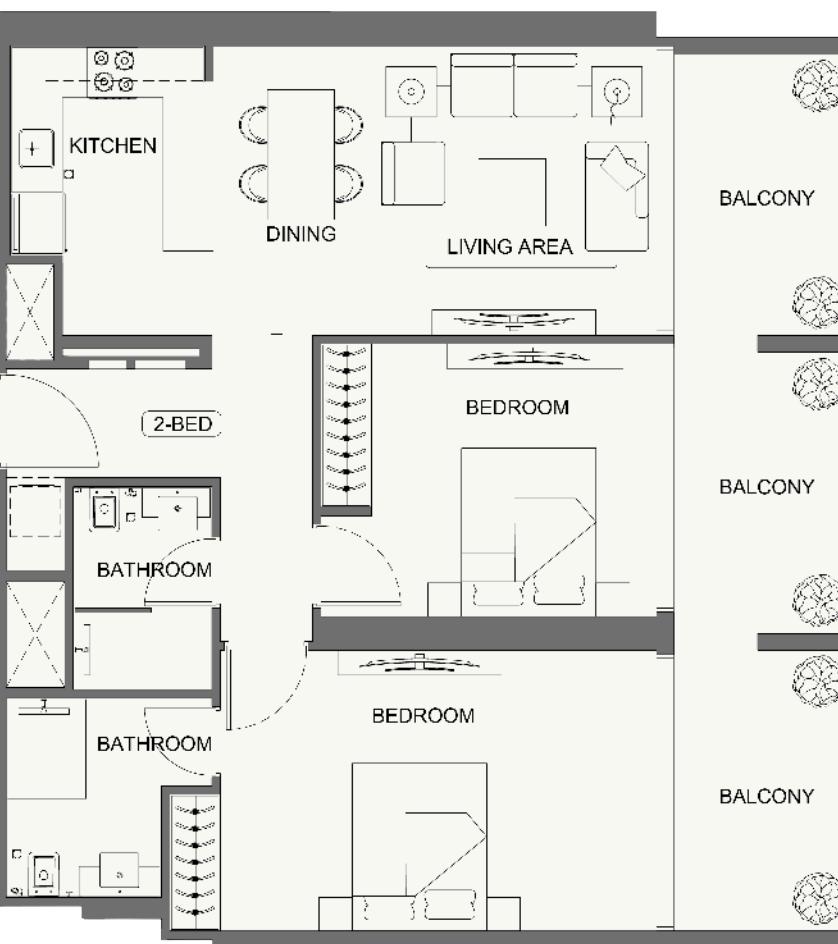
AREA	SQ. M	SQ. FT
SUITE AREA	79.54 m ²	856.16 ft ²
BALCONY AREA	18.99 m ²	204.41 ft ²
TOTAL UNIT AREA	98.53 m ²	1060.57 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	16 m ²
M. BEDROOM	14 m ²	KITCHEN	9 m ²
BATHROOM	4 m ²	CORRIDOR	4 m ²
BEDROOM	14 m ²	LAUNDRY	2 m ²



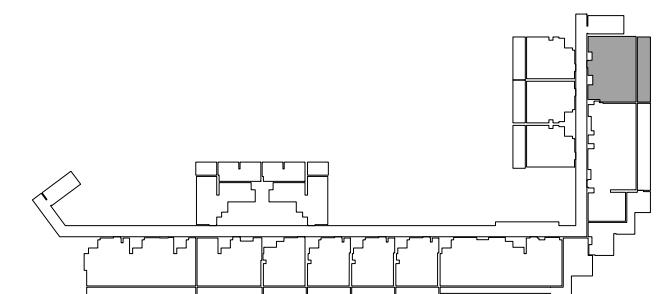
2 BEDROOM TYPE 6
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	83.80 m ²	902.02 ft ²
BALCONY AREA	22.88 m ²	246.28 ft ²
TOTAL UNIT AREA	106.68 m ²	1148.29 ft ²

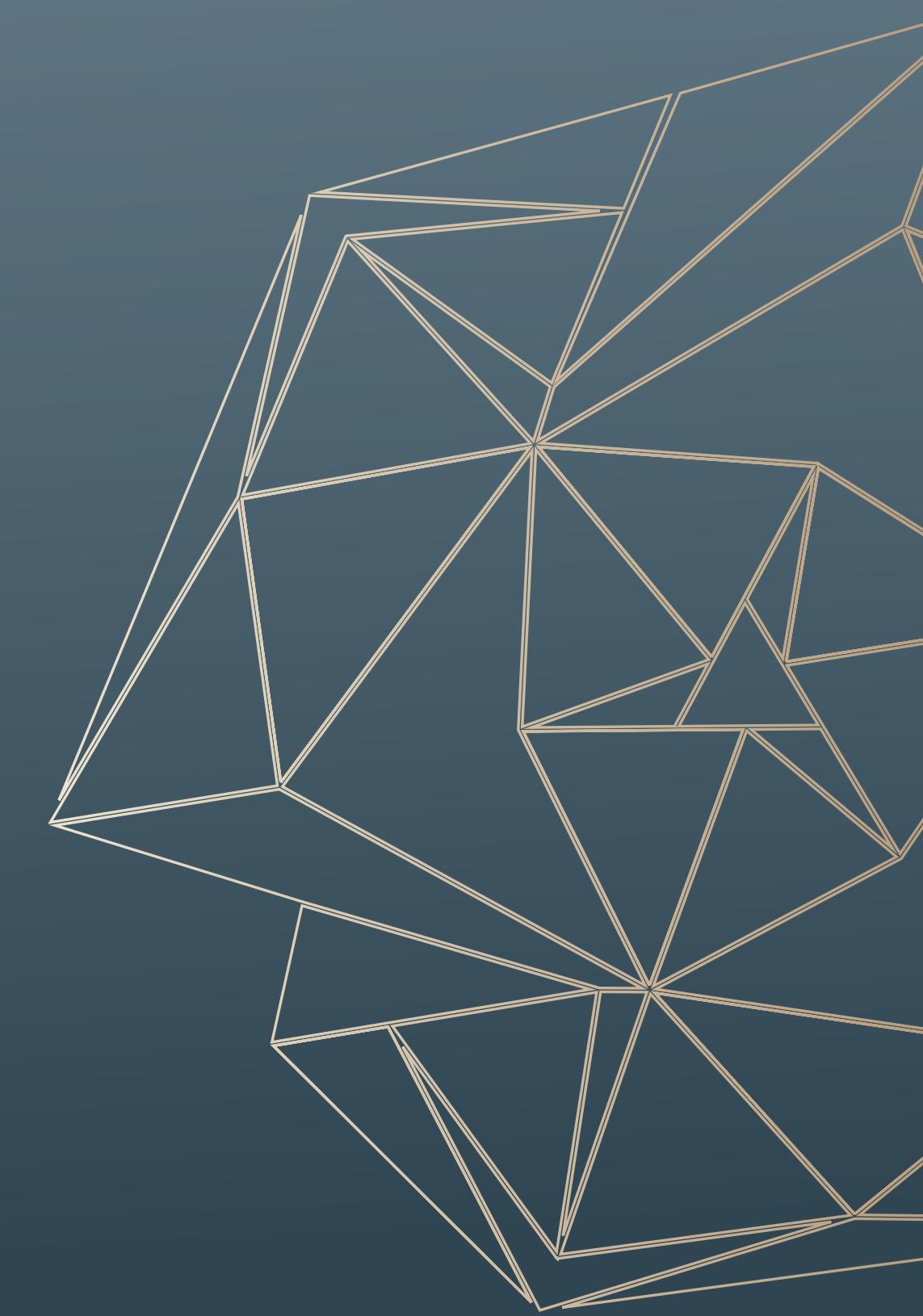
FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	16 m ²
M. BEDROOM	14 m ²	KITCHEN	9 m ²
BATHROOM	4 m ²	CORRIDOR	4 m ²
BEDROOM	14 m ²		

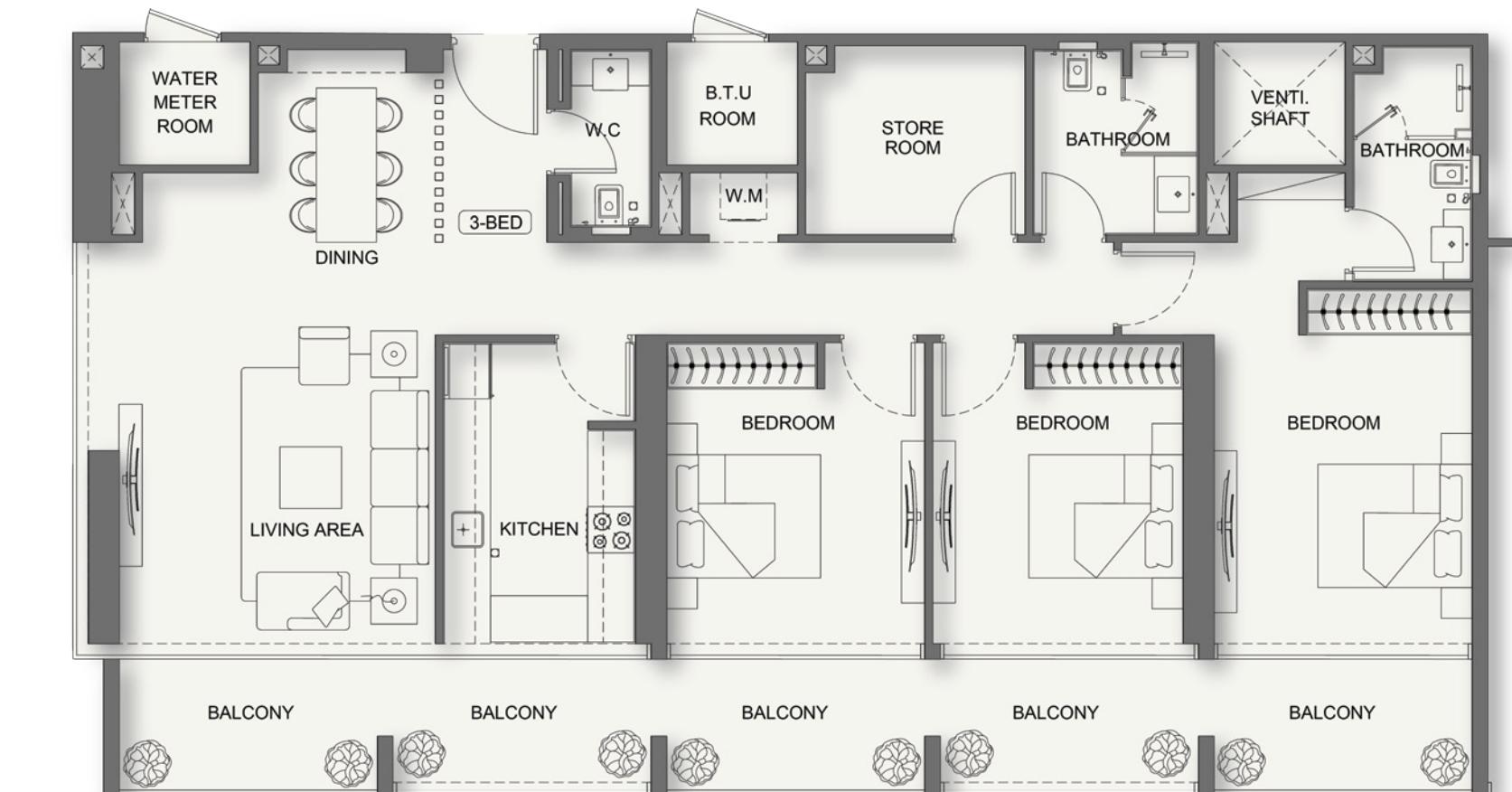


BINGHATTI CULLINAN

3 BEDROOM FLOOR PLANS



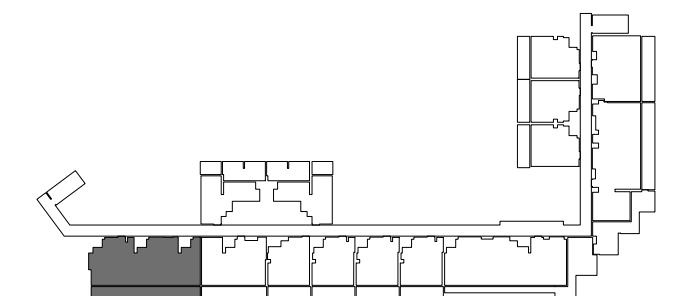
3 BEDROOM TYPE 1
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	133.69 m ²	1439.03 ft ²
BALCONY AREA	31.42 m ²	338.20 ft ²
TOTAL UNIT AREA	165.11 m ²	1777.23 ft ²

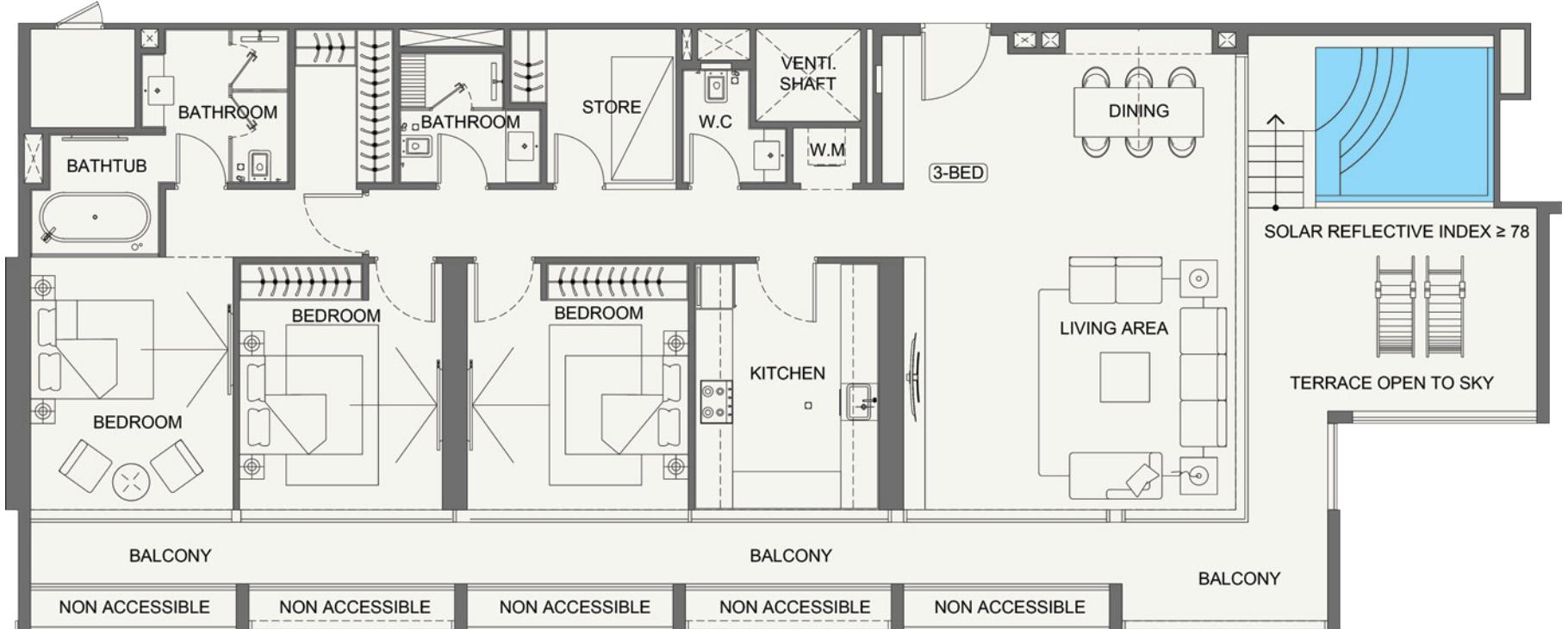
FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	LIVING & DINING	28 m ²
M. BEDROOM	19 m ²	KITCHEN	10 m ²
BATHROOM	4 m ²	CORRIDOR	10 m ²
BEDROOM	13 m ²	W.C	2 m ²
BEDROOM	13 m ²	LAUNDRY	1 m ²
		STORE	7 m ²



3 BEDROOM TYPE 2

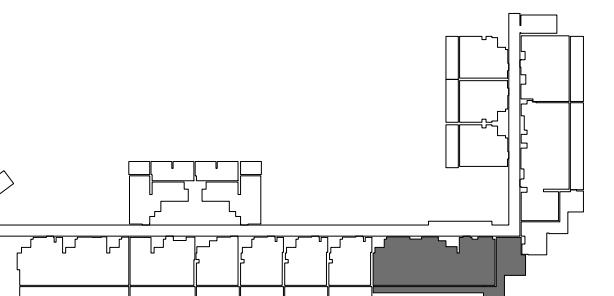
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	151.31 m ²	1628.69 ft ²
BALCONY AREA	56.11 m ²	603.96 ft ²
TOTAL UNIT AREA	207.42 m ²	2232.65 ft ²

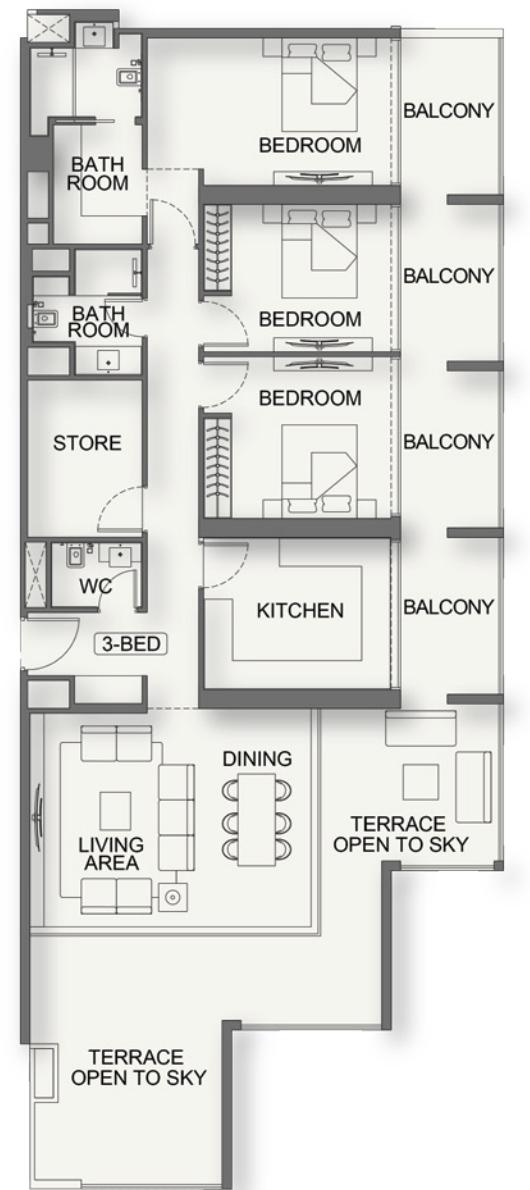
FLAT DESIGN COMPONENTS

M. BATHROOM	8 m ²	LIVING & DINING	44 m ²
M. BEDROOM	19 m ²	KITCHEN	12 m ²
BATHROOM	4 m ²	CORRIDOR	9 m ²
BEDROOM	13 m ²	W.C	2 m ²
BEDROOM	13 m ²	LAUNDRY	1 m ²
STORE	6 m ²		



3 BEDROOM TYPE 3

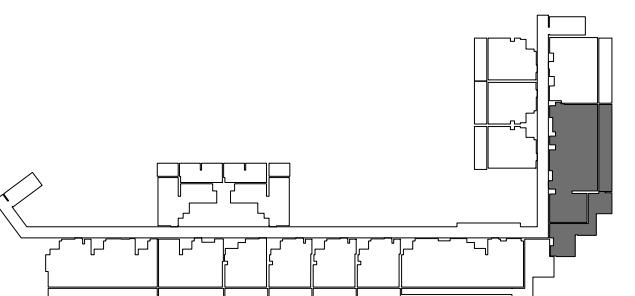
BINGHATTI - CULLINAN



AREA	SQ. M	SQ. FT
SUITE AREA	141.16 m ²	1519.43 ft ²
BALCONY AREA	75.27 m ²	810.20 ft ²
TOTAL UNIT AREA	216.43 m ²	2329.63 ft ²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	LIVING & DINING	28 m ²
M. BEDROOM	18 m ²	KITCHEN	13 m ²
BATHROOM	4 m ²	CORRIDOR	14 m ²
BEDROOM	14 m ²	W.C	2 m ²
BEDROOM	14 m ²	STORE	8 m ²

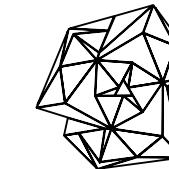




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