

REAL ESTATE INVESTMENT

Binghatti Wraith Al Jaddaf Dubai Apartments for Sale & Luxury Amenities

LSD114

Aljaddaf, Dubai

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luxury living



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Property Description

Binghatti Wraith features a geometric façade and curved balconies that give the building a distinctive presence within Al Jaddaf's urban landscape. The brochure describes the development as a 19-storey tower comprising a ground floor, four podium levels, and 14 residential floors, plus the roof

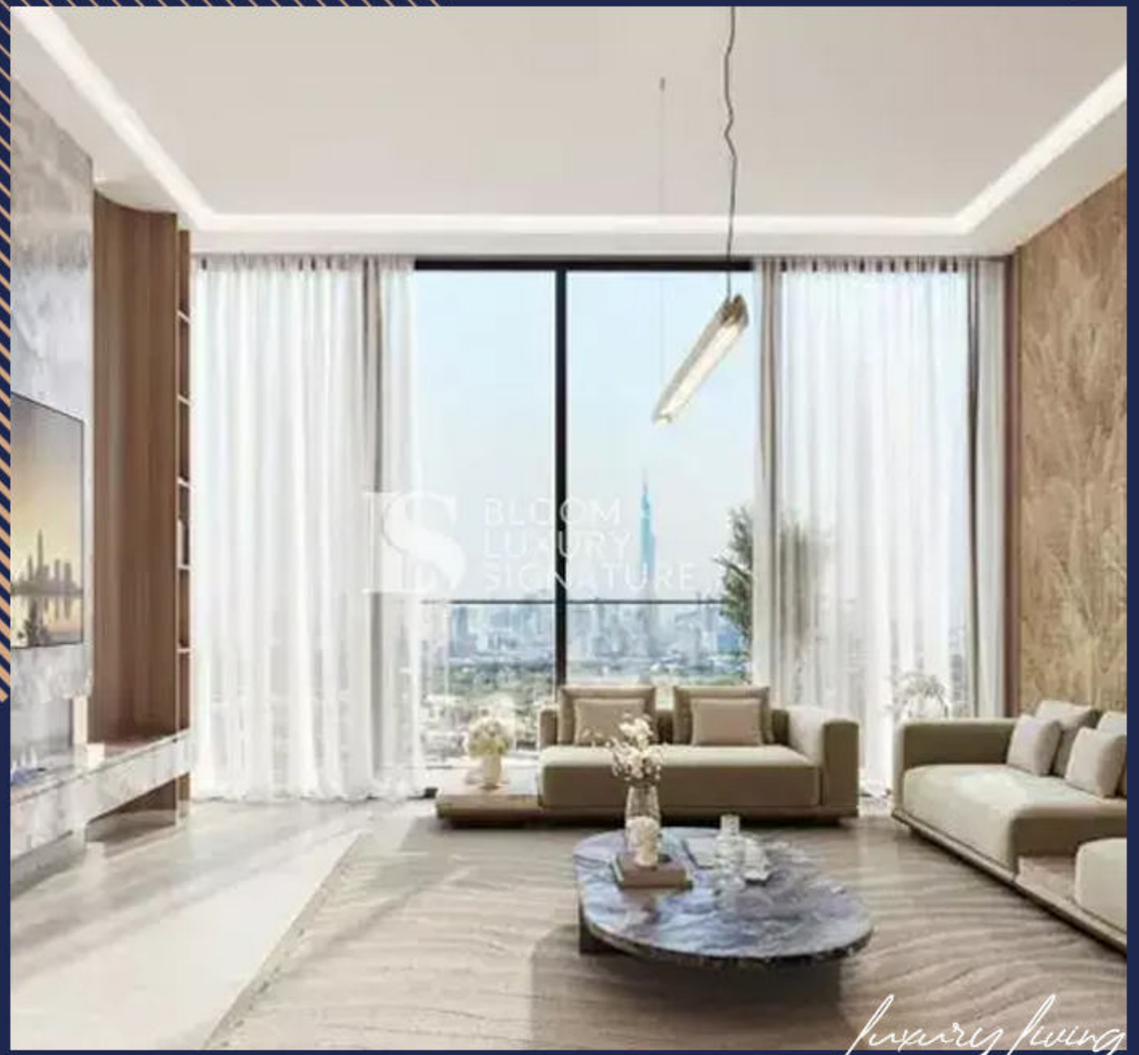
This arrangement raises the residential floors above street level, with the podium dedicated to covered parking and outdoor amenities. The ground floor includes a double-height reception lobby, a 24-hour concierge service, and 34 retail spaces



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According to the location document, the tower is approximately two minutes from Al Jaddaf Metro Station on the Green Line. The document also ,highlights access to the main road network including Al Khail Road, Sheikh Zayed Road, and Oud Metha Road, stating an approximate access time of 90 seconds

These connections are important when comparing apartments in Al Jaddaf, whether for everyday living or when considering a purchase for rental purposes, as they help assess ease of travel and access to business and leisure districts



The development contains 855 residential units across four categories

Studio
204
From 31.70 to 42.68 square metres

One bedroom
563
From 61.86 to 133.44 square metres

Two bedrooms
86
From 103.54 to 185.48 square metres

Three bedrooms
2
square metres for the layout shown 239.20



Property Location

Al Jaddaf Metro Station 2 minutes
Al Jaddaf Walk 2 minutes
Jaddaf Waterfront 2 minutes by car, less than one kilometre away
Downtown Dubai and Burj Khalifa 10–12 minutes
Museum of the Future 10–12 minutes
Meydan Racecourse 10–12 minutes
Ras Al Khor Wildlife Sanctuary 10–12 minutes
Dubai Opera 10–12 minutes



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Property Features

- Swimming Pool
- Gardens
- Gym
- Security
- Car Parking
- Sauna Bath
- Smart Homes
- Children Playground
- Restaurant and coffee
- Sports Fields



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Project photos



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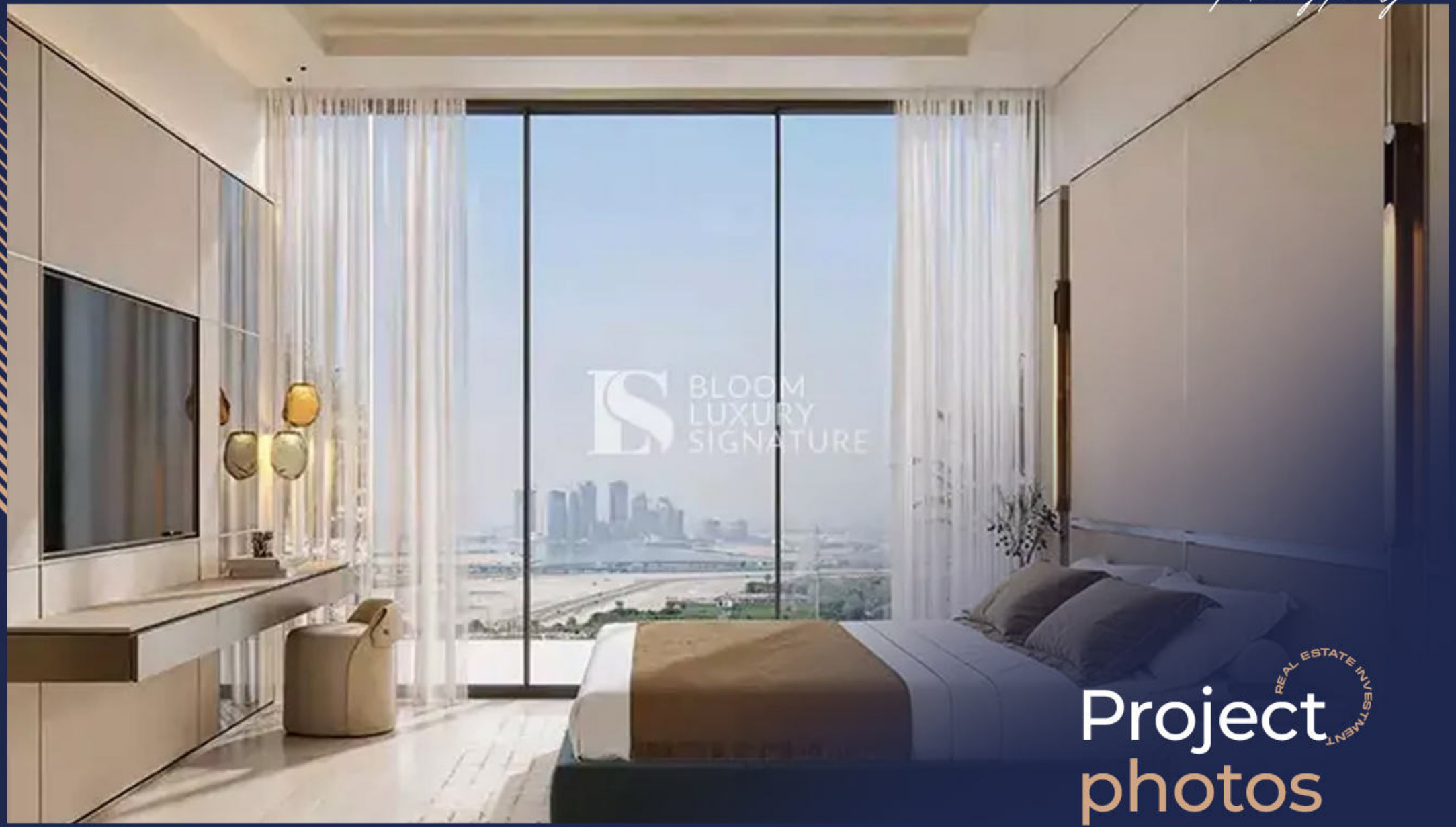
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Studio

AREA	SQ.M	SQ.FT
SUITE AREA	29.30 m²	315.38 ft²
BALCONY AREA	7.51 m²	80.84 ft²
TOTAL UNIT AREA	36.81 m²	396.22 ft²





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1bedroom

AREA	SQ.M	SQ.FT
SUITE AREA	56.41 m²	607.19 ft²
BALCONY AREA	5.52 m²	59.42 ft²
TOTAL UNIT AREA	61.93 m²	666.61 ft²

FLAT DESIGN COMPONENTS	
M. BATHROOM	4 m²
M. BEDROOM	13 m²
LIVING AND DINING	16 m²
KITCHEN	5 m²
CORRIDOR	5 m²
LAUNDRY	2 m²
W.C	2 m²





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2bedroom

	SQ.M	SQ.FT
	88.05 m²	947.76 ft²
EA	21.77 m²	234.33 ft²
REA	109.82 m²	1182.09 ft²

DESIGN COMPONENTS

M	4 m²
	30 m²
	15 m²
NG	12 m²
	9 m²
	11 m²
	4 m²





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