

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



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