

بن غاطي بيناكل  
BINGHATTI PINNACLE



## *A LEGACY OF ARCHITECTURAL EXCELLENCE*

BINGHATTI HOLDING LIMITED IS A LEADING UAE-BASED REAL ESTATE DEVELOPER WITH A PORTFOLIO EXCEEDING 80 PROJECTS VALUED AT OVER AED70 BILLION. THE COMPANY IS RATED BB- BY FITCH AND BA3 BY MOODY'S, REFLECTING ITS SOLID CREDIT PROFILE, PRUDENT FINANCIAL MANAGEMENT, AND DISCIPLINED APPROACH TO GROWTH.

LED BY CHAIRMAN MUHAMMAD BINGHATTI, BINGHATTI COMBINES VISIONARY LEADERSHIP WITH A PROVEN TRACK RECORD OF EXECUTION, HAVING SUCCESSFULLY DELIVERED MORE THAN 12,000 RESIDENTIAL UNITS TO DATE.

THE COMPANY HAS ESTABLISHED STRATEGIC ALLIANCES WITH GLOBALLY RECOGNIZED LUXURY BRANDS—INCLUDING BUGATTI, MERCEDES-BENZ, AND JACOB & CO.—TO CREATE DIFFERENTIATED, HIGH-VALUE ASSETS IN THE ULTRA-PREMIUM SEGMENT.

BINGHATTI'S DEVELOPMENT STRATEGY IS UNDERPINNED BY A MULTI-TIERED APPROACH THAT TARGETS BOTH THE MAINSTREAM AND LUXURY RESIDENTIAL MARKETS. THIS ENABLES THE COMPANY TO CAPTURE A BROAD SPECTRUM OF DEMAND WHILE MAINTAINING STRONG MARGINS AND ASSET QUALITY ACROSS ITS PORTFOLIO.

WITH A FOCUS ON INNOVATION, BRAND EQUITY, AND LONG-TERM VALUE CREATION, BINGHATTI CONTINUES TO EXPAND ITS FOOTPRINT IN DUBAI'S DYNAMIC REAL ESTATE SECTOR, POSITIONING ITSELF AS A COMPELLING PARTNER FOR INSTITUTIONAL CAPITAL AND STRATEGIC INVESTMENT.

BINGHATTI  
*PINNACLE*

01

*ABOUT THE PROJECT*

UNVEILING THE DESIGN PHILOSOPHY AND THE VISION THAT INSPIRED PINNACLE'S CREATION. AN ASCENDANT STRUCTURE RISING IN THE HEART OF AL JADDAF, PINNACLE REDEFINES FAMILY LIVING. WITH 176 RESIDENCES, INCLUDING SPACIOUS 1, 2, AND 3-BEDROOM APARTMENTS.

02

*DESIGN DETAILS*

A SHOWCASE OF METICULOUS CRAFTSMANSHIP AND ATTENTION TO DETAIL THAT SETS PINNACLE APART. EXPERIENCE THE EPITOME OF FAMILIAR, CONTEMPORARY DESIGN WITH CRYSTALLINE GLASS FACADES THAT REFLECT A VIBRANT SKYLINE. EVERY ELEMENT, FROM THE SELECTION OF PREMIUM MATERIALS TO THE SEAMLESS INTEGRATION OF INDOOR AND OUTDOOR SPACES, SPEAKS TO OUR UNWAVERING PURSUIT OF EXCELLENCE.

03

*FLOOR PLANS*

EXPLORE THE THOUGHTFULLY DESIGNED FLOOR PLANS, WHERE FUNCTIONALITY AND FLOW CREATE SPACES THAT CATER TO YOUR FAMILY'S EVERY NEED. OPEN-PLAN LAYOUTS AND EXPANSIVE WINDOWS FILL EACH RESIDENCE WITH NATURAL LIGHT, CREATING AN ATMOSPHERE OF WARMTH AND CONTENTMENT.



*ASCEND  
TO ELEVATED  
LIVING*

WE INVITE YOU TO EMBARK ON YOUR GREATEST JOURNEY UPWARD.  
AT PINNACLE, EMBRACE A LIFE WHERE HEIGHTS ARE CELEBRATED,  
AND EVERY DAY UNFOLDS ANEW.



*Discover Profound Exclusivity*

HERE, THE PURSUIT OF A FULL LIFE FINDS ITS HOME. PINNACLE OFFERS A PLACE OF LIMITLESS LIVING, METICULOUSLY CRAFTED.

# ABOUT PINNACLE

01

UNVEILING THE DESIGN PHILOSOPHY AND THE VISION THAT INSPIRED PINNACLE'S CREATION. AN ASCENDENT STRUCTURE RISING IN THE HEART OF AL JADDAF, PINNACLE REDEFINES FAMILY LIVING. WITH 176 RESIDENCES, INCLUDING SPACIOUS 1, 2, AND 3-BEDROOM APARTMENTS.



# 01

# Limitlessness in Al Jaddaf

PINNACLE'S LOCATION IN THE VIBRANT HEART OF AL JADDAF PLACES YOU AT THE CENTRE OF DUBAI'S UNIQUE ENERGY. CONNECTED TO THE CITY'S MAGIC, YET OFFERING REFUGE WHERE DESIGN AND FREEDOM INTERTWINE. IMAGINE WAKING TO PANORAMIC VISTAS OF THE ICONIC BURJ KHALIFA, THE MONUMENTAL DUBAI FRAME, AND THE EVER-EVOLVING SHEIKH ZAYED ROAD.

- Burj Khalifa & Downtown Dubai: 3 MINUTES
- The Dubai Mall: 3 MINUTES
- Dubai Opera: 3 MINUTES
- Al Jaddaf Walk: 3 MINUTES
- Dubai Frame: 4 MINUTES
- Museum of the Future: 5 MINUTES
- Ras Al Khor Wildlife Sanctuary: 8 MINUTES
- Meydan Racecourse: 10 MINUTES



*In Al Jaddaf, near  
Downtown  
and Burj Khalifa,  
Pinnacle places  
luxury within  
reach.*



# *A Horizon*

TOUCHED BY THE SKY.





# Unobstructed Connectivity

PINNACLE'S STRATEGIC LOCATION ON OUD METHA ROAD ALLOWS THE WORLD TO BE AT YOUR FEET. EMBRACE THE FREEDOM TO EXPLORE, TO CONNECT, TO EXPERIENCE. FROM THE RESTLESS HEART OF DOWNTOWN DUBAI TO THE GENTLE SHORES OF DUBAI CREEK HARBOUR, YOU'RE JUST MOMENTS AWAY FROM THE CITY'S MOST COVETED DESTINATIONS. EASY ACCESS TO MAJOR ROADS AND PUBLIC TRANSPORTATION ENSURES SEAMLESS CONNECTIVITY TO THE REST OF DUBAI.

## Project Facts

### PROPERTY TYPE

RESIDENTIAL + RETAIL

### PLOT AREA

2827.54 SQ.M / 30435.00 SQFT

### BUILDING DESCRIPTION

4B + G + 16 RESIDENTIAL FLOORS + ROOF

### UNITS RESIDENTIAL + RETAIL

48	1-BED APT.
96	2-BED APT.
32	3-BED APT.

### AMENITIES

- SWIMMING POOL.
- TERRACE SEATING AREA.
- POOL DECK AREA
- INDOOR GYM



*Invigorate  
The Senses In The  
State-Of-The-Art  
gym.*

FROM MOMENTS OF INDULGENCE TO PURPOSEFUL LIVING, PINNACLE OFFERS AN ENVIRONMENT DESIGNED TO REFINE EVERY ASPECT OF YOUR DAILY EXPERIENCE.



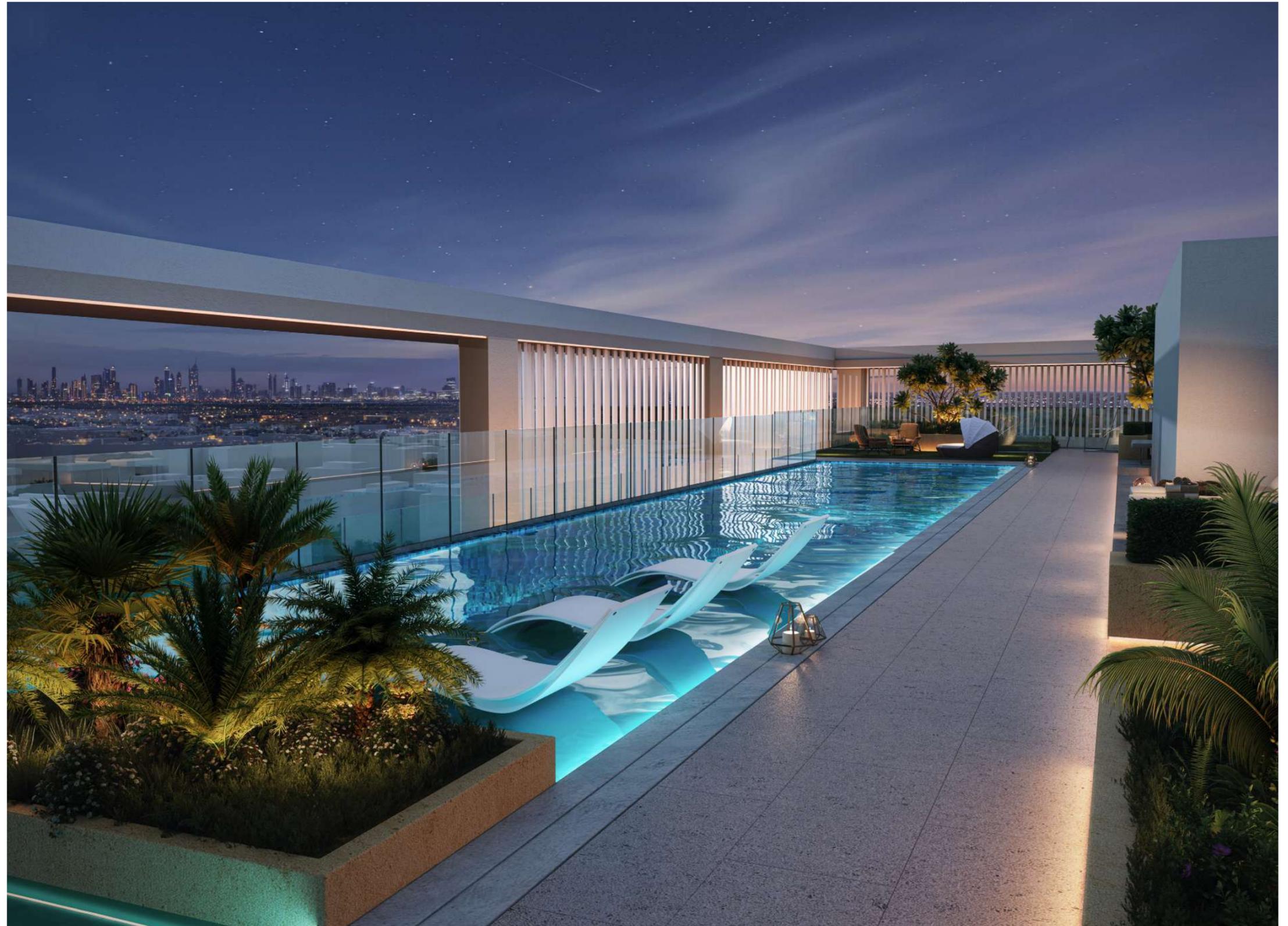


THOSE WHO ASPIRE TO

# A HIGHER STANDARD

*Be Adrift In The  
Sparkling Pool,  
Find Quiet On The  
Terrace,*

WHETHER SEEKING CONNECTION OR QUIET CONTEMPLATION, PINNACLE  
PROVIDES THE SPACE TO ELEVATE YOUR WAY OF LIFE.



*A Boundless*

WAY OF LIFE





# *The Apex*

OF FAMILY LIVING

PINNACLE OFFERS A NEW VISION FOR FAMILY LIVING, WITH OPEN-PLAN RESIDENCES DESIGNED FOR TOGETHERNESS AND EXPANSIVE WINDOWS THAT ILLUMINATE COMFORT.

02

*DESIGN DETAILS*

A SHOWCASE OF METICULOUS CRAFTSMANSHIP AND ATTENTION TO DETAIL THAT SETS PINNACLE APART. EXPERIENCE THE EPITOME OF FAMILIAR, CONTEMPORARY DESIGN WITH CRYSTALLINE GLASS FACADES THAT REFLECT A VIBRANT SKYLINE. EVERY ELEMENT, FROM THE SELECTION OF PREMIUM MATERIALS TO THE SEAMLESS INTEGRATION OF INDOOR AND OUTDOOR SPACES, SPEAKS TO OUR UNWAVERING PURSUIT OF EXCELLENCE.



# *A FAÇADE*

THAT CAPTURES THE ESSENCE OF MODERN ELEGANCE,  
BLENDING UNCONVENTIONAL MATERIALS WITH CONTEMPORARY FORMS.



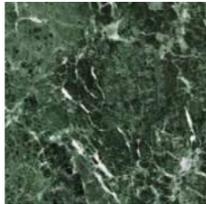
BINGHATTI  
*PINNACLE*



# LOBBY MATERIALS



| MARBLE



| TINTED  
BLACK GLASS



| BRASS



| TRAVERTINE



| BEIGE  
FABRIC



*Uncompromising  
Material Selection*

PINNACLE'S CAREFULLY CURATED SELECTION OF MATERIALS, FROM NATURAL STONE TO ARTISANAL FINISHES, CREATES AN ENVIRONMENT THAT SPEAKS OF BOTH LUXURY AND TIMELESS APPEAL.

# Enter A New State of Being



STEP INTO A WORLD WHERE THE BOUNDARIES BETWEEN INDOORS AND OUTDOORS BLUR, WHERE EVERY CORNER CONTINUES, AND WHERE EVERY MOMENT IS AN OPPORTUNITY. PINNACLE STANDS AS MORE THAN AN ADDRESS, IT'S A STATE OF BEING, WHERE LIFE IS LIVED AT ITS HIGHEST POTENTIAL.



# A Legacy of Architectural Excellence





BINGHATTI

PINNACLE

# APARTMENT MATERIALS



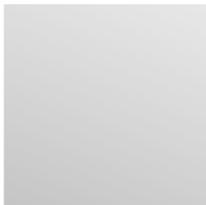
| BRASS



| WOOD  
PORCELAIN



| MIRROR



| WOOD  
VENEER



| PORCELAIN  
TILES



| WOOD



| WOOD  
VENEER



*Pinnacle provides  
the space to elevate  
your way of life.*

PINNACLE IS WHERE THE HIGHER POSSIBILITY FOR FAMILY LIFE IS MADE REAL. SPACIOUS APARTMENTS, WORLD-CLASS AMENITIES, AND A PRIME LOCATION ALL CONVERGE TO CREATE AN ENVIRONMENT WHERE CHERISHED MEMORIES ARE MADE AND DREAMS TAKE FLIGHT. IT'S A PLACE WHERE THE PURSUIT OF A FULL LIFE IS NOT JUST ENCOURAGED BUT ELEVATED.









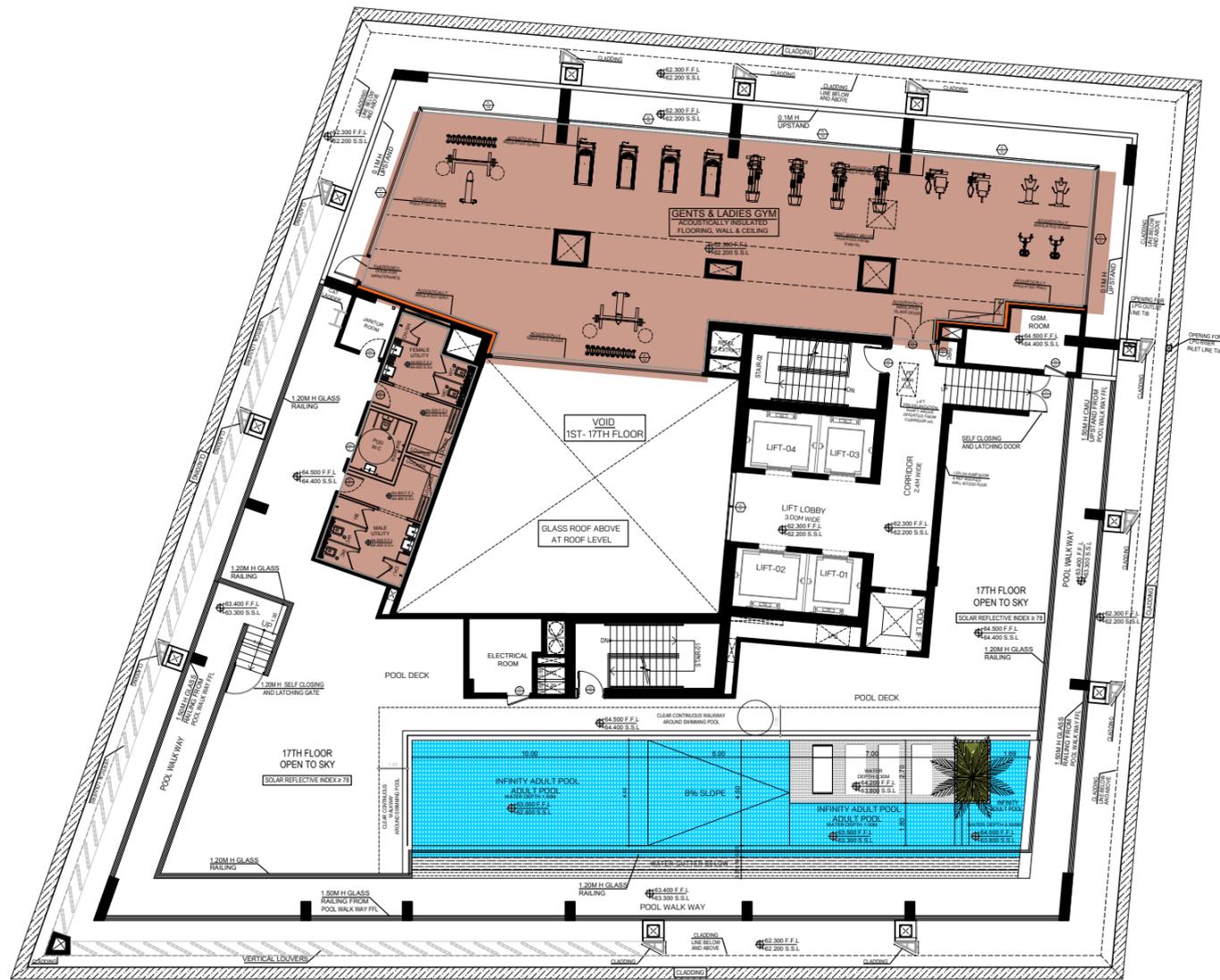
03

DISCOVER THOUGHTFULLY DESIGNED FLOOR PLANS THAT CATER TO YOUR FAMILY'S UNIQUE LIFESTYLE, CREATING SPACES THAT ARE BOTH FUNCTIONAL AND INSPIRING.

FLOOR PLANS

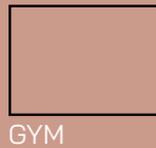




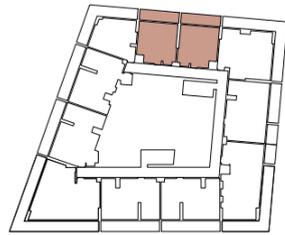


# ONE BEDROOM

17<sup>TH</sup>  
TYPICAL FLOOR



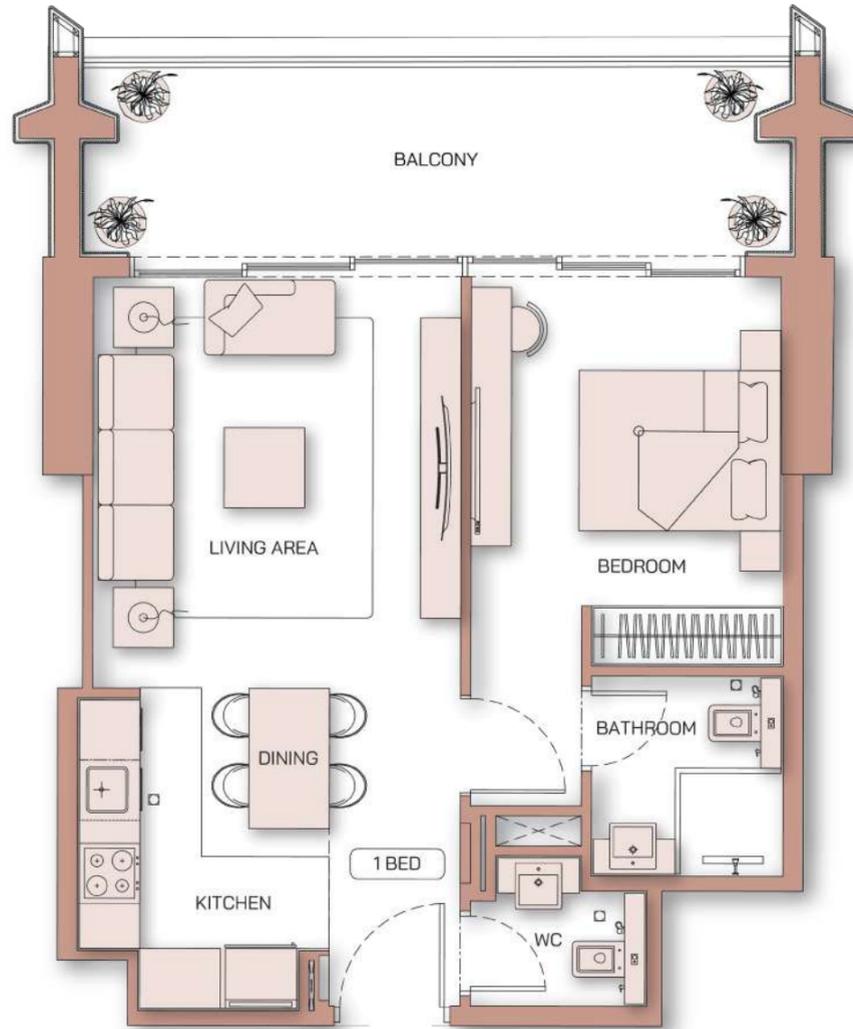
# 1 BEDROOM TYPE 01



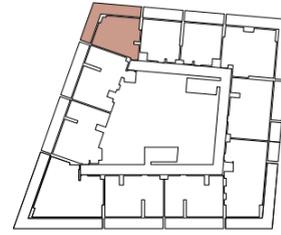
AREA	SQ. M	SQ. FT
SUITE AREA	52.48 m <sup>2</sup>	564.89 ft <sup>2</sup>
BALCONY AREA	14.15 m <sup>2</sup>	152.31 ft <sup>2</sup>
TOTAL UNIT AREA	66.63 m <sup>2</sup>	717.20 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	KITCHEN & DINING	10 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>	CORRIDOR	3 m <sup>2</sup>
LIVING	15 m <sup>2</sup>	W.C	3 m <sup>2</sup>



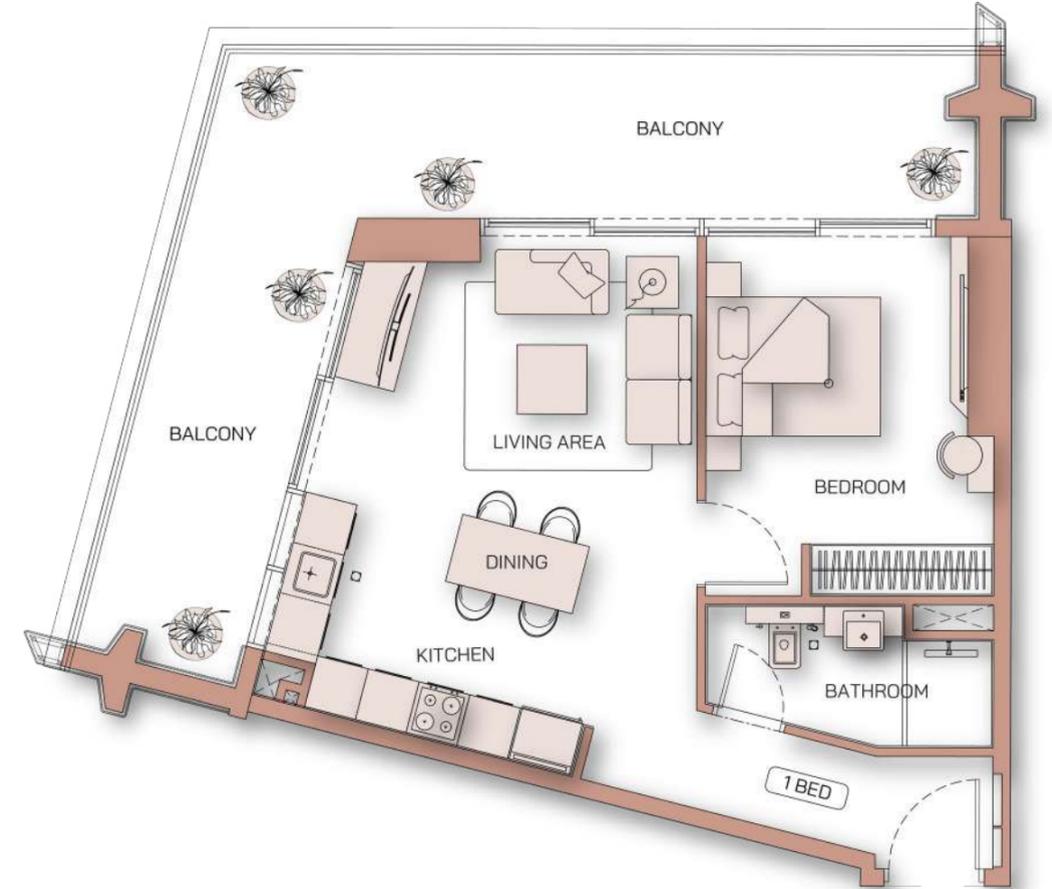
# 1 BEDROOM TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	53.20 m <sup>2</sup>	572.64 ft <sup>2</sup>
BALCONY AREA	28.37 m <sup>2</sup>	305.37 ft <sup>2</sup>
TOTAL UNIT AREA	81.57 m <sup>2</sup>	878.01 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	5 m <sup>2</sup>	KITCHEN & DINING	14 m <sup>2</sup>
M. BEDROOM	13 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
LIVING	11 m <sup>2</sup>	FOYER	2 m <sup>2</sup>

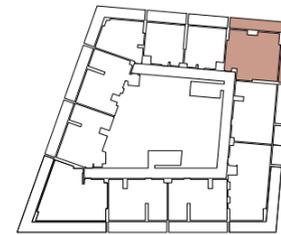


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# TWO BEDROOM

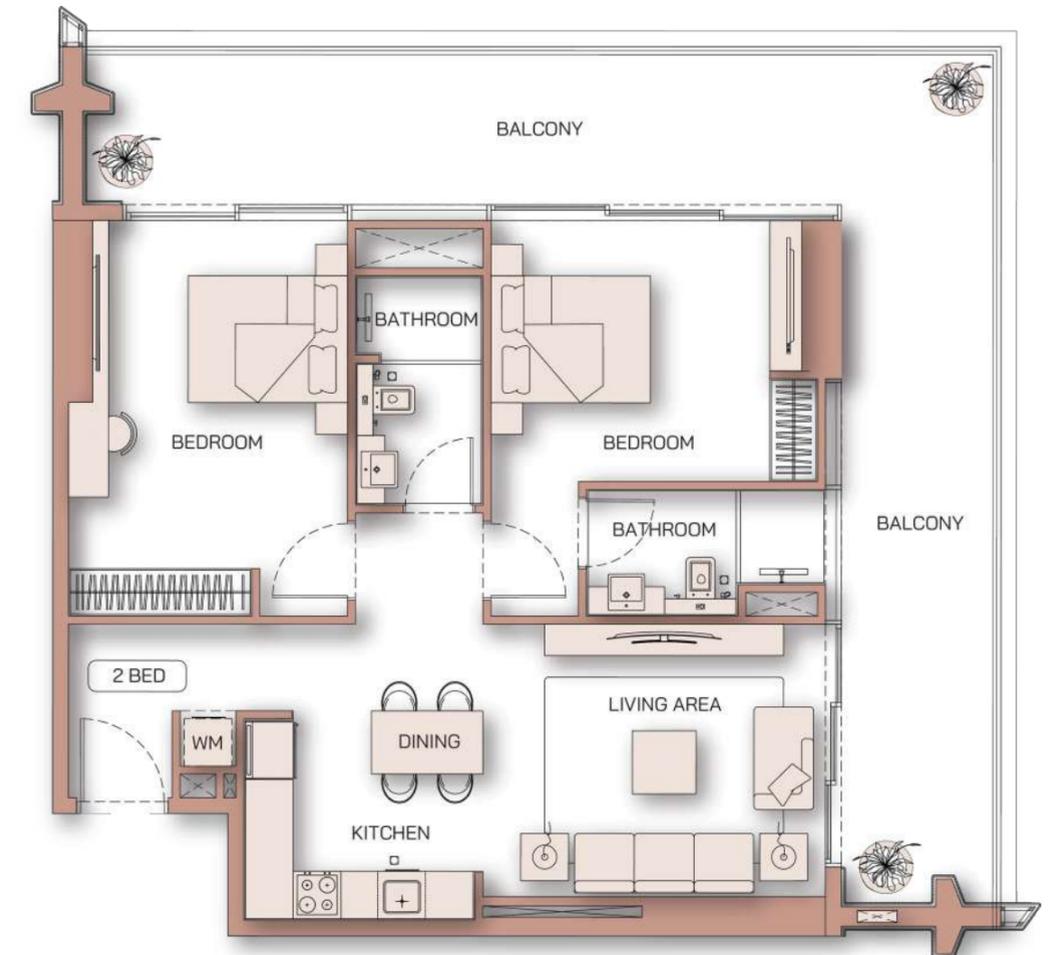
## 2 BEDROOM TYPE 01



AREA	SQ. M	SQ. FT
SUITE AREA	81.53 m <sup>2</sup>	877.58 ft <sup>2</sup>
BALCONY AREA	40.88 m <sup>2</sup>	440.03 ft <sup>2</sup>
TOTAL UNIT AREA	122.41 m <sup>2</sup>	1317.61 ft <sup>2</sup>

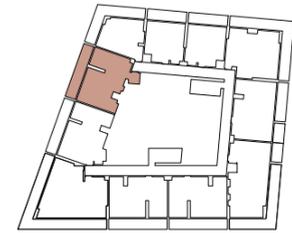
### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	KITCHEN & DINING	10 m <sup>2</sup>
M. BEDROOM	15 m <sup>2</sup>	CORRIDOR	2 m <sup>2</sup>
BATHROOM	5 m <sup>2</sup>	FOYER	5 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>	LAUNDRY	1 m <sup>2</sup>
LIVING	15 m <sup>2</sup>		



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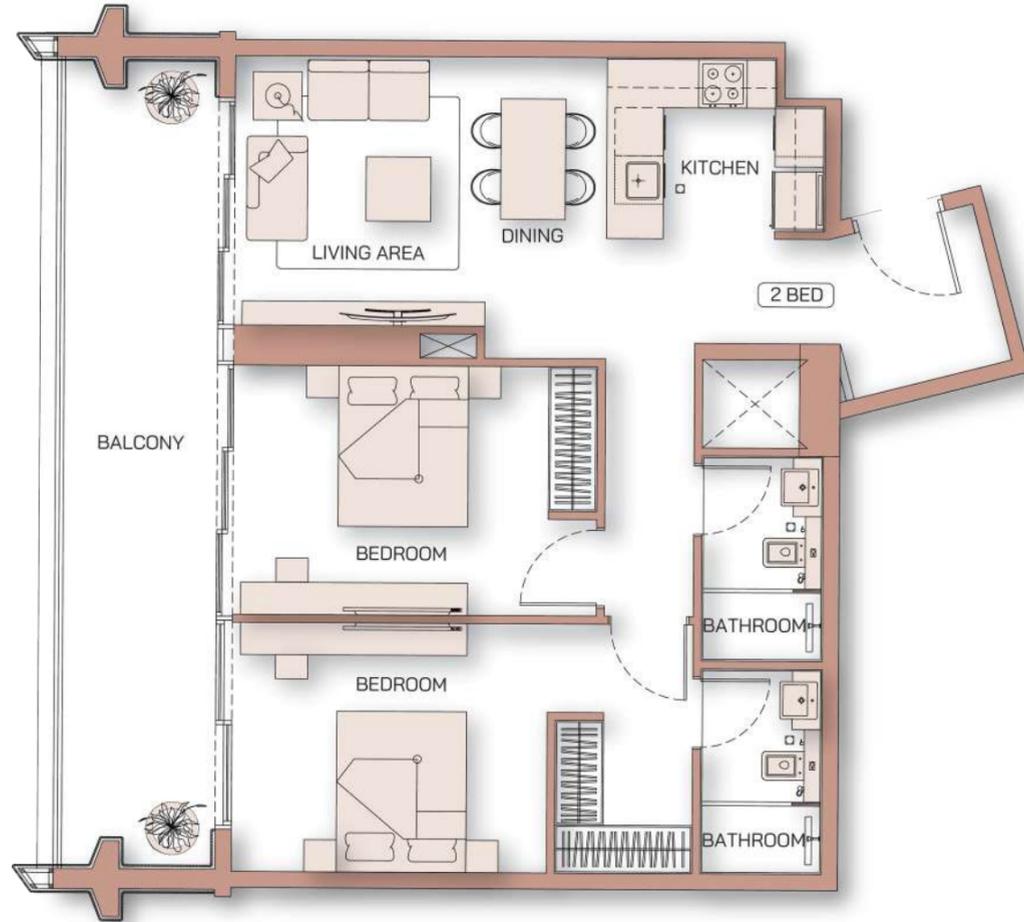
## 2 BEDROOM TYPE 02



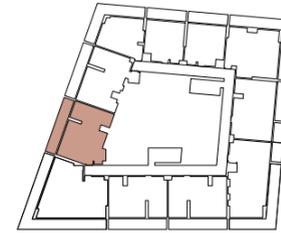
AREA	SQ. M	SQ. FT
SUITE AREA	79.98 m <sup>2</sup>	860.90 ft <sup>2</sup>
BALCONY AREA	20.41 m <sup>2</sup>	219.69 ft <sup>2</sup>
TOTAL UNIT AREA	100.39 m <sup>2</sup>	1080.59 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	16 m <sup>2</sup>
M. BEDROOM	18 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	7 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	FOYER	4 m <sup>2</sup>



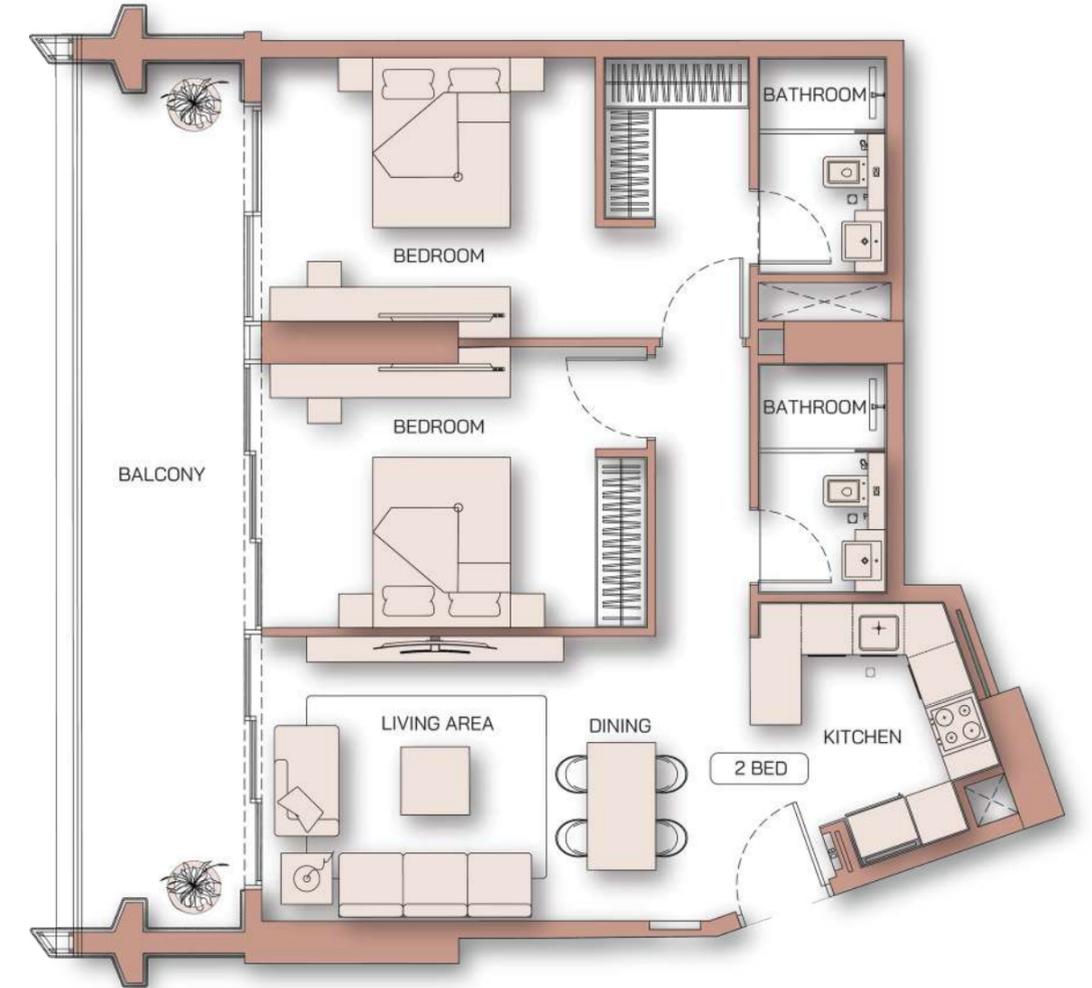
## 2 BEDROOM TYPE 03



AREA	SQ. M	SQ. FT
SUITE AREA	79.78 m <sup>2</sup>	858.74 ft <sup>2</sup>
BALCONY AREA	20.71 m <sup>2</sup>	222.92 ft <sup>2</sup>
TOTAL UNIT AREA	100.49 m <sup>2</sup>	1081.67 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

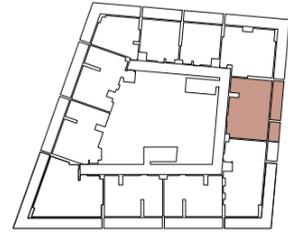
M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	18 m <sup>2</sup>
M. BEDROOM	18 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	FOYER	3 m <sup>2</sup>



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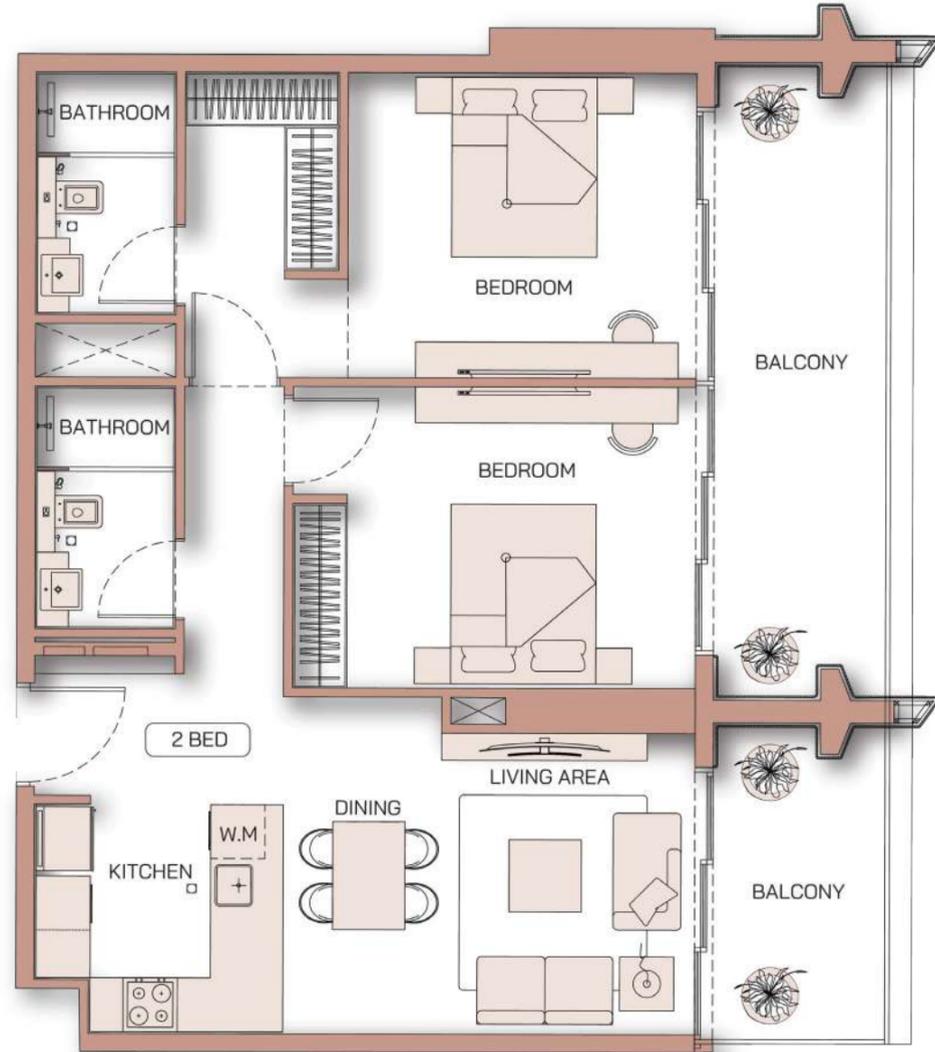
## 2 BEDROOM TYPE 04



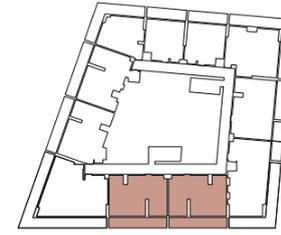
AREA	SQ. M	SQ. FT
SUITE AREA	81.08 m <sup>2</sup>	872.74 ft <sup>2</sup>
BALCONY AREA	21.73 m <sup>2</sup>	233.90 ft <sup>2</sup>
TOTAL UNIT AREA	102.81 m <sup>2</sup>	1106.64 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	16 m <sup>2</sup>
M. BEDROOM	19 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>	FOYER	5 m <sup>2</sup>



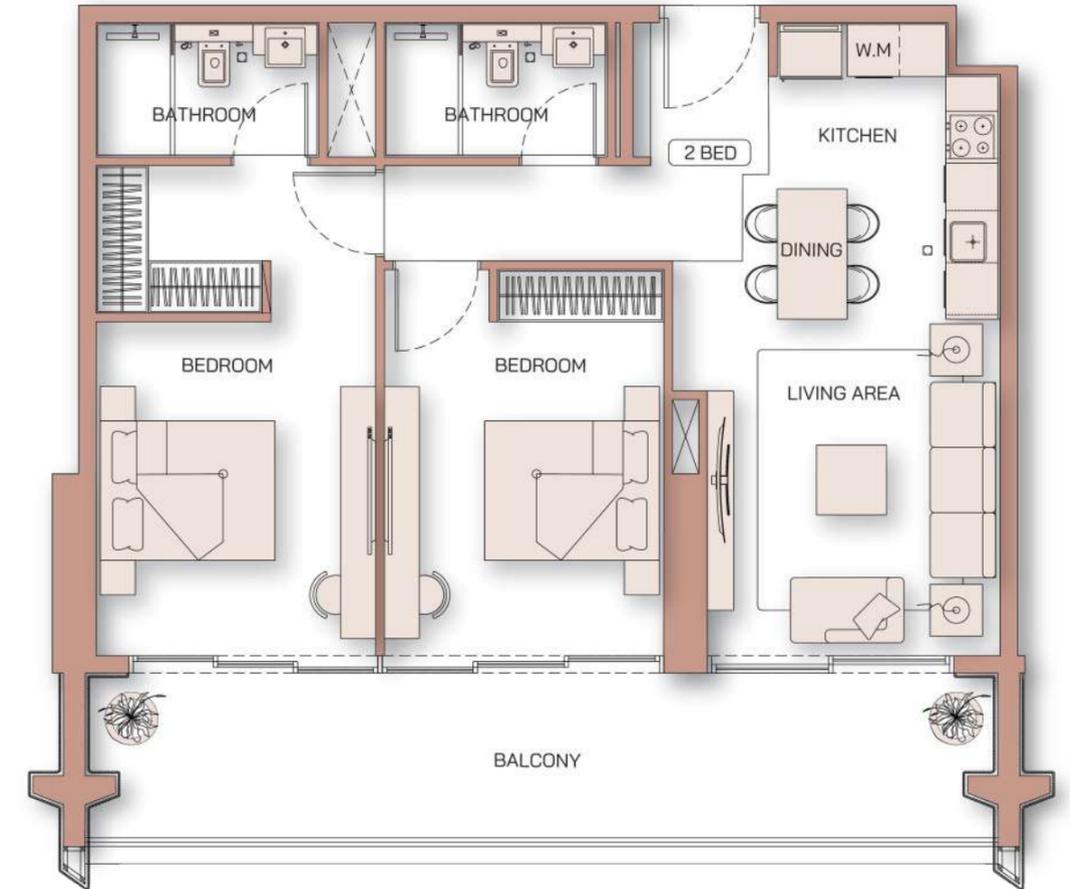
## 2 BEDROOM TYPE 05



AREA	SQ. M	SQ. FT
SUITE AREA	78.49 m <sup>2</sup>	844.86 ft <sup>2</sup>
BALCONY AREA	21.14 m <sup>2</sup>	227.55 ft <sup>2</sup>
TOTAL UNIT AREA	99.63 m <sup>2</sup>	1072.41 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING	12 m <sup>2</sup>
M. BEDROOM	18 m <sup>2</sup>	KITCHEN & DINING	11 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>		

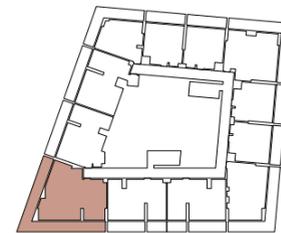


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# THREE BEDROOM

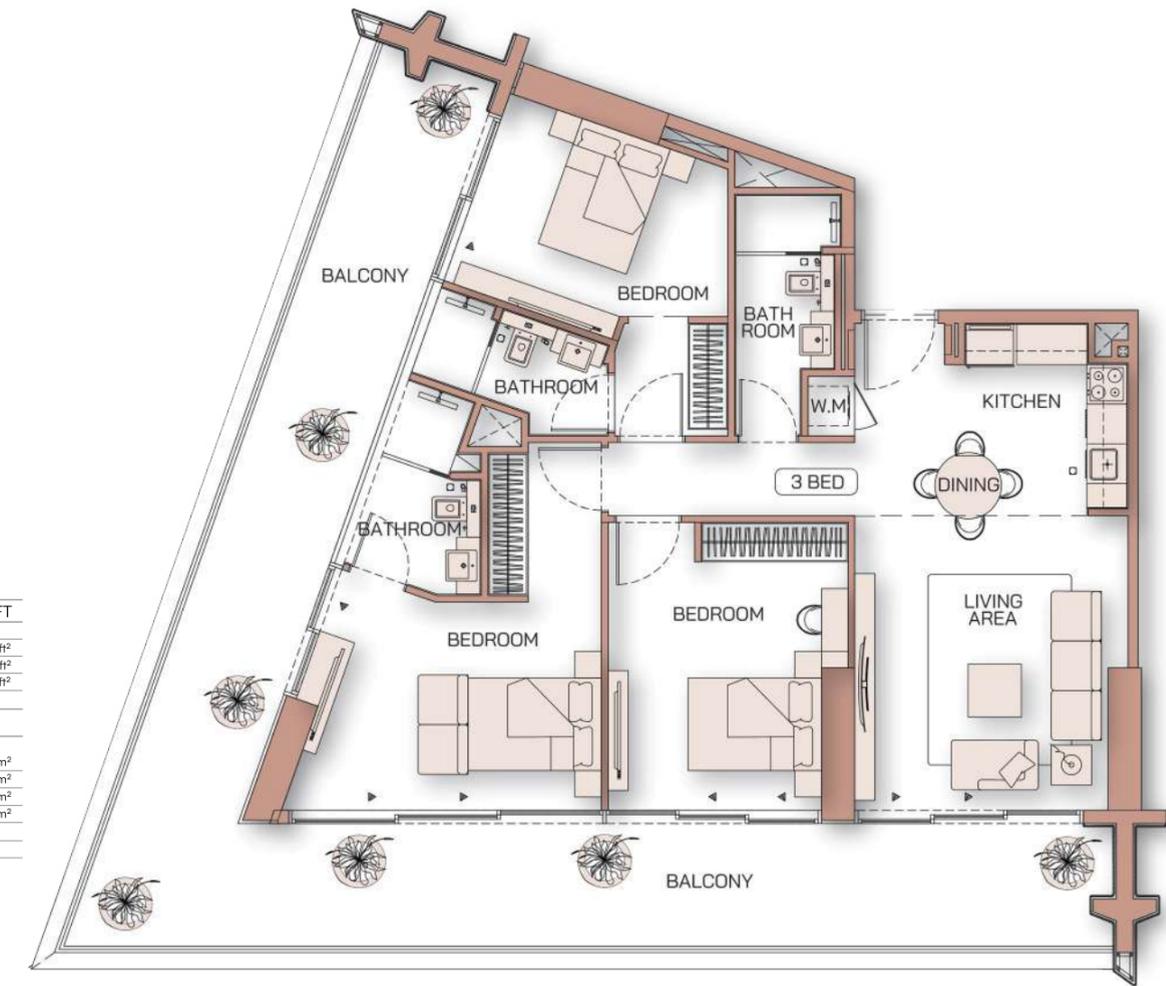
## 3 BEDROOM TYPE 01



AREA	SQ. M	SQ. FT
SUITE AREA	104.78 m <sup>2</sup>	1127.84 ft <sup>2</sup>
BALCONY AREA	54.97 m <sup>2</sup>	591.69 ft <sup>2</sup>
TOTAL UNIT AREA	159.75 m <sup>2</sup>	1719.53 ft <sup>2</sup>

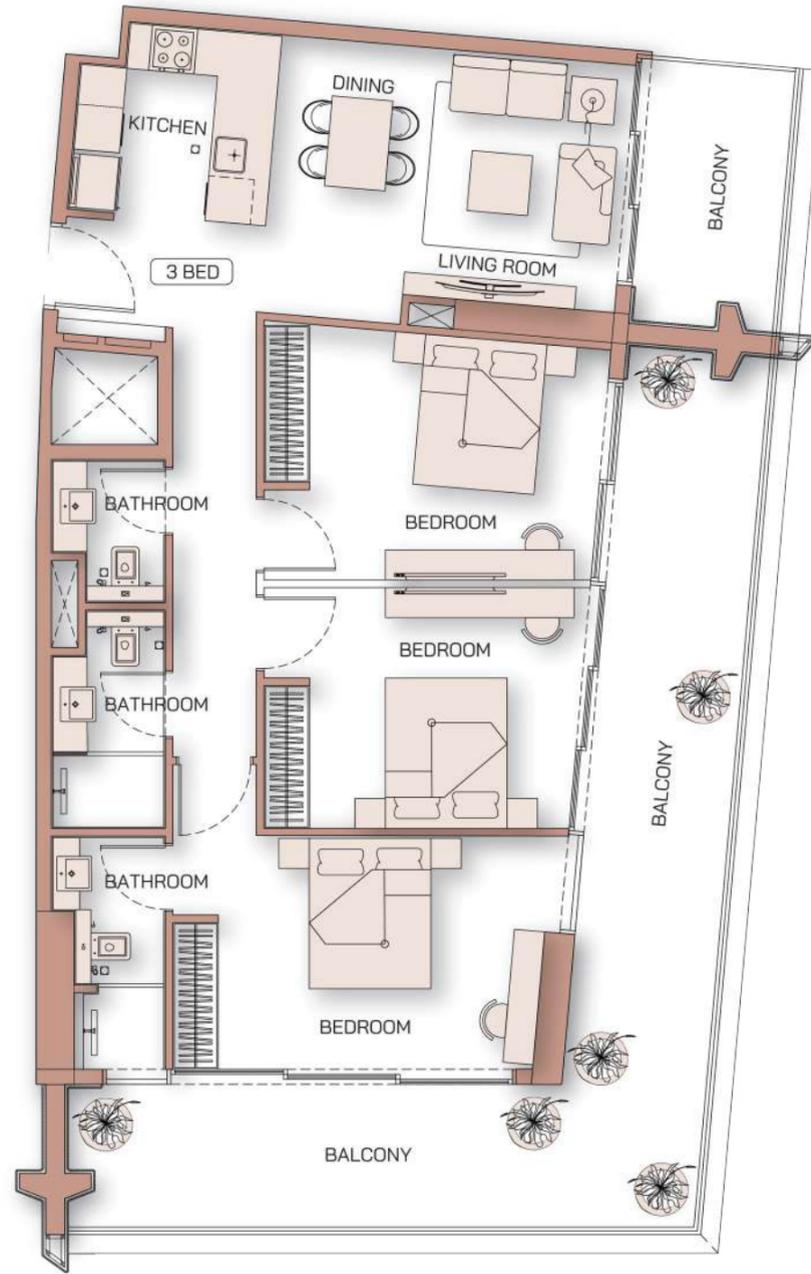
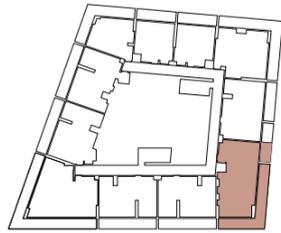
### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING	17 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>	KITCHEN & DINING	8 m <sup>2</sup>
BATHROOM	5 m <sup>2</sup>	CORRIDOR	7 m <sup>2</sup>
BEDROOM	18 m <sup>2</sup>	LAUNDRY	1 m <sup>2</sup>
BATHROOM	5 m <sup>2</sup>		
BEDROOM	15 m <sup>2</sup>		



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

# 3 BEDROOM TYPE 02



AREA	SQ. M	SQ. FT
SUITE AREA	97.64 m <sup>2</sup>	1050.99 ft <sup>2</sup>
BALCONY AREA	43.87 m <sup>2</sup>	472.21 ft <sup>2</sup>
TOTAL UNIT AREA	141.51 m <sup>2</sup>	1523.20 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	16 m <sup>2</sup>
M. BEDROOM	16 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	10 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>		
BEDROOM	15 m <sup>2</sup>		
WC	3 m <sup>2</sup>		

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

# BINGHATTI PINNACLE