Throne Properties
DUBAI · SINCE 1988

INVESTMENT SNAPSHOT
Compiled September 2026

AL JADDAF WATERFRONT, DUBAI

Binghatti *Spectre.*

A mixed-use apartment tower on the Green Line — priced close to, not clearly below, Al Jaddaf's current transaction benchmarks. Best read as a location-and-brand-led off-plan investment.

STARTING PRICE	HANDOVER	METRO	UNIT RANGE
AED 774,999	**Q4 2028**	**~2 min**	**372–1,459 sf**
Studio, 372 sq ft	Reported 31 Dec 2028	To Al Jadaf Station	Studio to 3BR + Royal

LAUNCH PRICING VS. AL JADDAF BENCHMARK

UNIT	PRICE FROM	SIZE	SPECTRE AED/SF	AREA MEDIAN/SF	MODELED YIELD
Studio	AED 774,999	372 sf	**2,083**	2,180	7.4%
1-Bedroom	AED 1,199,999	699 sf	**1,717**	1,907	6.2%
2-Bedroom	AED 1,949,999	1,012 sf	**1,927**	1,960	4.6%
3-Bedroom	AED 3,099,999	1,459 sf	**2,125**	1,844	4.5%

AL JADDAF MARKET, TRAILING 12 MONTHS

2,932 REGISTERED SALES	**AED 2,031/sf** MEDIAN PRICE (+18.7% YOY)	**79.8%** OFF-PLAN SHARE	**5.9%** MEDIAN GROSS YIELD

> *"Buy Binghatti Spectre for central connectivity, Al Jaddaf rental demand, and Binghatti's new-build positioning — not simply for an assumed future capital gain."*
>
> — THRONE PROPERTIES, INVESTMENT BRIEF

RECOMMENDED RANKING

1. **Standard 1BR** — best all-round option
2. **Studio** — best yield-led entry
3. **Standard 2BR** — end-user appeal
4. **Royal Suite** — only if spec justifies premium
5. **3BR** — end-user-led, lower yield
6. **Office / retail** — needs separate diligence

RECENT REGISTERED AL JADDAF TRANSACTIONS

AED 830K BINGHATTI GHOST STUDIO · 454SF · 1,828/SF	**AED 1.2M** BINGHATTI GHOST 1BR · 737SF · 1,628/SF	**AED 980K** VAL BY KASCO STUDIO · 450SF · 2,176/SF	**AED 1.2M** J188 1BR · 744SF · 1,581/SF

Figures compiled from current third-party launch material and DLD-sourced Al Jaddaf market data as of September 2026, for guidance only. Payment plan, unit sizes and total inventory conflict across sources verify — Throne Properties confirms all figures against Binghatti's official brochure, reservation form and SPA before any purchase decision. Not financial or investment advice.

Let's talk Spectre.
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