



BINGHATTI
VINTAGE

TIMELESSNESS. DEFINED BY NOW





UNMISTAKABLE PRESENCE & SCALE

The illuminated geometry of the façade is a perfected technique designed to be a constant reminder against the skyline. It is the signature look of a development built for distinction.



بن غاطي
BEN GHATTI



THE FIDELITY *of* CRAFT AND VISION

Vintage is built for those who demand distinction. It is for residents who understand that true value is an asset that endures.





بن غاطي
BINGHATTI



A WORLD *of* RICHNESS

Vintage offers an expanded living experience defined by intentional richness and comfort. The amenities are built for an active community life, ensuring every need is anticipated.



LEISURE & WELLNESS

Leisure and wellness are integral to life here. Residents enjoy immediate access to Majan Park, Al Barari and the nearby leisure districts, complementing the comprehensive amenities found within Vintage Itself.



A STRATEGIC SUPERLATIVE

Vintage is ideally situated in Majan, a community critically ranked for its quality of life. It embodies the ideal lifestyle blend: Urban access combined with suburban tranquility.

This strategic position offers direct access to major highways (E311, E44), providing a quieter, greener environment without compromising convenience. Vintage stands as a confident measure of Majan's flourishing future.





CONNECTED TO THE CORE.

Elevated IN EASE

The tower's strategic location ensures direct and efficient road access to core areas of Dubai. It sits near major highways such as Sheikh Mohammed Bin Zayed Road (E311), E44 Al Khal road, and Dubai - Al Ain Road. Iconic and must-visit landmarks like Downtown Dubai, Burj Khalifa and Dubai Mall are within a short 20-minute drive, Dubai International Airport (DXB) is only 20 minutes away, while major leisure hubs like Global Village and IMG Worlds of Adventure are within a 10-minute drive.

 Deep Dive Dubai
3 minutes

 Dubai Autodrome
5 minutes

 The Meydan Hotel & Race Course
8 minutes

 Topgolf® Dubai
8 minutes

 Museum of the Future
12 minutes

 Dubai Safari Park
12 minutes

 Dubai International Airport (DXB)
15 minutes


 Global Village
5 minutes


 Miracle & Butterfly Garden
5 minutes

 Ras Al Khayr Wildlife Sanctuary
8 minutes

 Burj Khalifa & Dubai Mall
10 minutes

 Dubai Frame
12 minutes

 Expo City Dubai
15 minutes

 Burj Al Arab & Jumeirah Beach
18 minutes





PROJECT AMENITIES

ACTIVITY. BALANCE. *Absolute*

The extensive amenity deck at Vintage is focused on elevated wellness and community engagement.

- | | | | |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 
ADULT & SHALLOW POOL | 
KIDS POOL | 
SHADED AREA | 
KIDS PLAY AREA |
| 
FAMILY SITTING AREA | 
BASKETBALL COURT | 
PADEL COURT | 
GARDEN AREA |
| 
INDOOR GYM | 
SITTING BENCHES | 
WALKWAYS | 
PLAZA |
| 
YOGA AREA | 
JOGGING TRACK | 
OUTDOOR CINEMA | 
OUTDOOR GYM |

The inclusion of both padel and basketball courts ensure active lifestyles are accommodated alongside quiet spaces like the yoga zone.

PROJECT FACTS

A CURATED COLLECTION
of RESIDENCES

PROPERTY TYPE:
RESIDENTIAL

PLOT AREA:
9,132.61 SQ.M / 98,302.60 SQ.FT

DESCRIPTION:
3B + G + MEZZANINE + 4P + 36 RESIDENTIAL FLOORS
+ MECHANICAL ROOM + ROOF

NUMBER OF UNITS:
STUDIO: 1,291
1 BEDROOM: 238
2 BEDROOM: 43

TOTAL UNITS:
RESIDENTIAL UNITS: 1,572





CLARITY & INTENTION COMBINED

Vintage's interiors are a study in intentional richness. They mirror the exterior's mastery, where deliberate comfort is achieved through refined material palettes. Every finish, from tactile stone to curated glass, bronze and natural hues are chosen for their enduring quality and depth.



Subtle yet rich textures create an equally serene living space. This sophisticated approach ensures a sense of clarity and boundless space, reaffirming Vintage as a symbol that ages into distinction.





FLOOR PLANS

THE RESIDENCES ARE DESIGNED *for*
OPTIMAL FLOW AND FUNCTIONALITY



The unit mix ensures high efficiency and robust rental demand, focusing on the most sought-after configurations in Majan. All Studio, 1-Bedroom and 2-Bedroom residences are perfectly suited for those seeking smart, high-value living



A SYMBOL THAT AGES *into* PROVENANCE

The curated facilities include a suite of wellness and leisure options, from active zones with padel and basketball courts, gyms and jogging tracks, to aquatic areas with multiple pools, shaded areas and an outdoor cinema,





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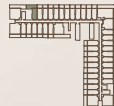
STUDIO TYPE 01 BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
GUEST AREA	20.92 m ²	226.00 ft ²
BALCONY AREA	12.27 m ²	132.81 ft ²
TOTAL UNIT AREA	33.19 m ²	358.81 ft ²

FLAT DESIGN COMPONENTS

STUDIO	12 m ²
KITCHEN	7 m ²
BATH	4 m ²



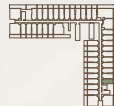
STUDIO TYPE 02 BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
GUEST AREA	20.92 m ²	226.00 ft ²
BALCONY AREA	20.20 m ²	218.48 ft ²
TOTAL UNIT AREA	41.12 m ²	444.48 ft ²

FLAT DESIGN COMPONENTS

STUDIO	12 m ²
KITCHEN	7 m ²
BATH	4 m ²



التوضيح: 1. جميع أبعاد الغرف تقاس إلى العناصر الإنشائية وتتجاهل طلاءات الجدران والمواد الإنشائية. 2. جميع الأبعاد قد تختلف عن الأبعاد الفعلية. المعلومات هي تقريبية. 3. جميع المواد، الأبعاد والرسومات هي تقريبية. المعلومات هي تقريبية. 4. الأبعاد الفعلية للغرفة قد تختلف عن الأبعاد المذكورة. 5. حساب مساحة الغرفة يقاس بالمساحة المحيطة بجدران الغرفة مع استبعاد مساحة الجدران الخارجية والواجهات الخارجية، باستثناء المساحة المحيطة بالباب من الداخل. 6. حساب مساحة الشرفة يقاس بالمساحة المحيطة بالعمود المركزي للشرفة مع استبعاد مساحة الجدران الخارجية والواجهات الخارجية، باستثناء مساحة الجدران الخارجية والواجهات الخارجية المحيطة بالعمود المركزي للشرفة. 7. الوحدات تقاس على مستوى الطابق النموذجي في المبنى. الأبعاد قد تختلف في الحجم اعتماداً على الطابق. 8. لكل نوع وحدة، قد تختلف الأحجام والتفاصيل قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء مع مطور المشروع العقاري للحصول على التفاصيل الخاصة بكل وحدة محددة.



1 BEDROOM TYPE 01

BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SUB AREA	56.31 m ²	605.44 sq. ft.
BALCONY AREA	44.91 m ²	483.55 sq. ft.
TOTAL UNIT AREA	101.22 m ²	1089.00 sq. ft.

FLAT DESIGN COMPONENTS

BEDROOM	5 m ²	KITCHEN	8 m ²
BATHROOM	5 m ²	CORRIDOR	3 m ²
LIVING AREA	17 m ²	W.C.	2 m ²



1 BEDROOM TYPE 02

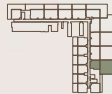
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SUB AREA	51.9 m ²	558.76 sq. ft.
BALCONY AREA	37.41 m ²	403.56 sq. ft.
TOTAL UNIT AREA	89.31 m ²	962.32 sq. ft.

FLAT DESIGN COMPONENTS

BEDROOM	5 m ²	KITCHEN	8 m ²
BATHROOM	3 m ²	CORRIDOR	4 m ²
LIVING AREA	9 m ²	W.C.	2 m ²



1 BEDROOM TYPE 03

BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SUB AREA	46.29 m ²	497.03 sq. ft.
BALCONY AREA	35.59 m ²	383.56 sq. ft.
TOTAL UNIT AREA	81.88 m ²	880.59 sq. ft.

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN	8 m ²
M. BEDROOM	6 m ²	CORRIDOR	3 m ²
M. LIVING AREA	9 m ²	W.C.	2 m ²



1 BEDROOM TYPE 04

BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SUB AREA	43.96 m ²	469.41 sq. ft.
BALCONY AREA	35.2 m ²	379.81 sq. ft.
TOTAL UNIT AREA	79.16 m ²	849.22 sq. ft.

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN	8 m ²
M. BEDROOM	15 m ²	CORRIDOR	3 m ²
M. LIVING AREA	17 m ²	W.C.	2 m ²



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توضيح: 1. جميع الأبعاد المقاسة هي المقاسة للعناصر الإنشائية وتتجاهل طلاء الجدران والمواد الإنشائية. 2. جميع الأبعاد قد تم توفيرها من قبل المهندسين المعماريين. 3. جميع المواد، الأبعاد والرسومات تقريبية. المعلومات عرضة للتغيير دون إشعار مسبق. 4. المساحة الفعلية للموقع قد تختلف عن المساحة المعلنة. 5. الرسومات غير ملزمة. يحتفظ المطور بالحق في إجراء التعديلات. 6. يتم قياس مساحة الموقع على خط الوسط للجدران الفاصلة بين الوحدات، على الوجه الخارج للجدران الخارجية، وعلى الوجه الخارج للجدران المحيطة بالمشاة المجاورة للوحدات. 7. يتم قياس مساحة الشرفة على خط الوسط للجدران الفاصلة بين الوحدات، على الوجه الخارج للجدران المحيطة بالمشاة المجاورة للوحدات، وعلى الوجه الخارج للجدران المحيطة بالمشاة المجاورة للوحدات. 8. قد تختلف أبعاد الأعمدة من طابق إلى آخر في المبنى. 9. قد تختلف أحجام الوحدات وأبعادها قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء الخاصة بالوحدات السكنية للحصول على التفاصيل.

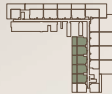
1 BEDROOM TYPE 05
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SLEEP AREA	8.47 m ²	91.00 sq. ft.
BALCONY AREA	7.00 m ²	75.29 sq. ft.
TOTAL UNIT AREA	15.47 m ²	166.29 sq. ft.

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN	6 m ²
M. BEDROOM	15 m ²	CORRIDOR	4 m ²
LIVING & DINING	6 m ²	W.C.	1 m ²



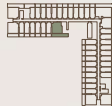
1 BEDROOM TYPE 06
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SLEEP AREA	8.04 m ²	86.00 sq. ft.
BALCONY AREA	8.08 m ²	86.93 sq. ft.
TOTAL UNIT AREA	16.12 m ²	172.93 sq. ft.

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN	6 m ²
M. BEDROOM	11 m ²	CORRIDOR	4 m ²
LIVING & DINING	10 m ²	W.C.	1 m ²



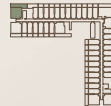
1 BEDROOM TYPE 07
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SLEEP AREA	8.34 m ²	89.57 sq. ft.
BALCONY AREA	8.38 m ²	90.11 sq. ft.
TOTAL UNIT AREA	16.72 m ²	179.68 sq. ft.

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN	6 m ²
M. BEDROOM	16 m ²	CORRIDOR	3 m ²
LIVING & DINING	11 m ²	W.C.	1 m ²



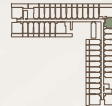
1 BEDROOM TYPE 08
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SLEEP AREA	8.40 m ²	90.58 sq. ft.
BALCONY AREA	8.20 m ²	87.99 sq. ft.
TOTAL UNIT AREA	16.60 m ²	178.57 sq. ft.

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m ²	KITCHEN	6 m ²
M. BEDROOM	11 m ²	CORRIDOR	3 m ²
LIVING & DINING	6 m ²	W.C.	1 m ²



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AN INVESTMENT *in* ENDURING PROVENANCE

The unit mix is focused on high efficiency and maximising strong rental returns. Every layout is designed to integrate the sophistication and elegant mastery of the Vintage design into the personal living space



2 BEDROOM TYPE 01

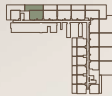
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SITE AREA	32.14 m ²	345.01 m ²
BALCONY AREA	68.2 m ²	733.37 m ²
TOTAL UNIT AREA	36.91 m ²	398.29 m ²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN & DINING	7 m ²
M. BEDROOM	10 m ²	CORRIDOR	8 m ²
SM. BEDROOM	4 m ²	LAVAZOIR	1 m ²
BEDROOM	10 m ²	W.C.	2 m ²
BEDROOM	10 m ²		



2 BEDROOM TYPE 02

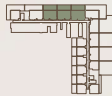
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SITE AREA	61.51 m ²	665.30 m ²
BALCONY AREA	44.92 m ²	482.44 m ²
TOTAL UNIT AREA	30.88 m ²	334.04 m ²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN & DINING	7 m ²
M. BEDROOM	10 m ²	CORRIDOR	8 m ²
SM. BEDROOM	4 m ²	LAVAZOIR	1 m ²
BEDROOM	10 m ²	W.C.	2 m ²
BEDROOM	10 m ²		



2 BEDROOM TYPE 03

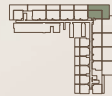
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SITE AREA	76.91 m ²	834.22 m ²
BALCONY AREA	50.19 m ²	540.25 m ²
TOTAL UNIT AREA	30.88 m ²	334.04 m ²

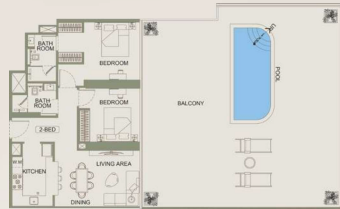
FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN & DINING	10 m ²
M. BEDROOM	10 m ²	CORRIDOR	6 m ²
BATHROOM	5 m ²	CORRIDOR	8 m ²
BEDROOM	10 m ²		



2 BEDROOM TYPE 04

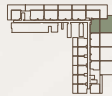
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT.
SITE AREA	77.45 m ²	837.11 m ²
BALCONY AREA	85.54 m ²	920.45 m ²
TOTAL UNIT AREA	29.94 m ²	323.04 m ²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m ²	KITCHEN & DINING	17 m ²
M. BEDROOM	10 m ²	CORRIDOR	8 m ²
BATHROOM	4 m ²	CORRIDOR	7 m ²
BEDROOM	10 m ²		



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 site area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of site area is measured as the area bounded by the centre line of curbside 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 demarcation or partition walls separating one unit from another unit, the exterior face of the enclosing guard and the exterior face of the adjoining balcony. 7. The units are measured at typical floor in the building. Balconies 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.

توضيح: 1. جميع الأبعاد المقاسة في الخطة هي مقاسة إلى العناصر الإنشائية وتتجاهل الجدران والطلاءات والتركيبات المعمارية. 2. جميع الأبعاد قد تختلف عن الأبعاد الفعلية. 3. جميع المواد والأبعاد والرسومات المعمارية تقريبية. المعلومات عرضية وقد تتغير دون إشعار مسبق. 4. المساحة الفعلية للموقع قد تختلف عن المساحة المعلنة. 5. جميع الأبعاد قد تختلف عن الأبعاد الفعلية. 6. المساحة المعلنة هي المساحة المحيطة بالخط الوسطي للجدران الفاصلة بين الوحدات السكنية، والخط الخارج للواجهات الخارجية، والخط الخارج للواجهات الجانبية للوحدات السكنية، والخط الخارج للواجهات الجانبية للوحدات السكنية، والخط الخارج للواجهات الجانبية للوحدات السكنية. 7. الوحدات المقاسة على الطابق النموذجي في المبنى. قد تختلف أحجام الشرفات باختلاف الطابق. 8. لكل نوع وحدة، قد تختلف الأحجام والتفاصيل قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء المعمول بها في العقد النهائي.





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ABOUT THE BRAND

A LEGACY *of* ARCHITECTURAL ARTISTRY

Binghatti Holding Limited is a vertically integrated real estate developer founded in 2008 with roots as a contractor before transitioning into full-scale development. Leveraging in-house design, development, construction and delivery capabilities, the Group stands out as one of Dubai's most avant-garde private developers, operating across the full market spectrum from affordable housing to ultra luxury branded residences.

With a total portfolio exceeding 80 projects valued at over AED 80 Billion, Binghatti has delivered more than 50 projects to date and maintains a robust pipeline of approximately 30 million square footage of sellable area.

Binghatti delivers across the housing ladder from affordable and mid-market homes to premium and ultra luxury branded residences differentiating itself through design led products, branded collaborations and a consistent focus on customer outcomes. The developer's contractor heritage underpins its operational agility and ability to scale across segments.

Sustainability is embedded across Binghatti's developments through energy efficient technologies, responsible materials selection and long-term value creation strategies that enhance returns for stakeholders and liveability for residents.

Founded on contractor roots and built around a vertically integrated model, Binghatti Holding continues to expand its real estate portfolio to meet growing market demand, delivering quality projects across every market tier while prioritising design, delivery excellence and sustainable outcomes.

Muhammad Binghatti





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