
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
BINGHATTI



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 Mejan 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.





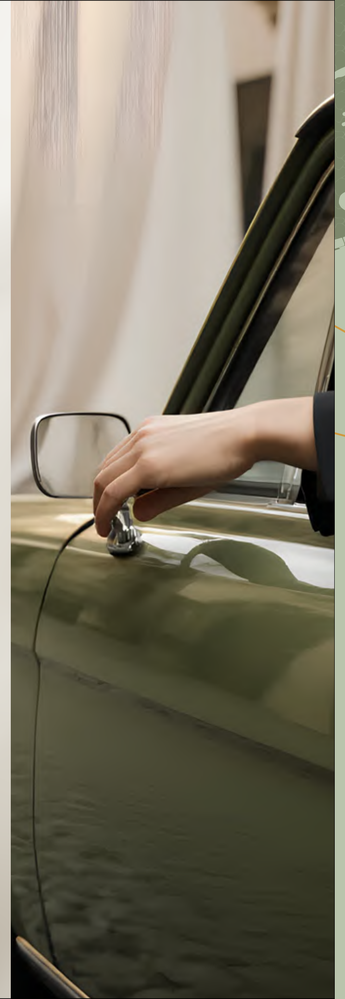


CONNECTED TO THE CORE.

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 Khail 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 Khor 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
- GREEN 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

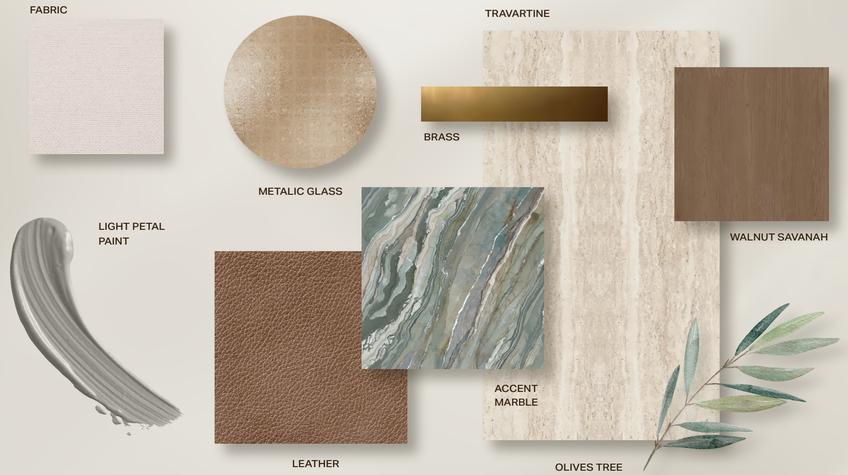






CLARITY & INTENTION COMBINED

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

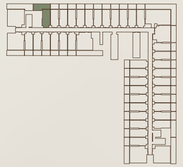
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	28.02 m²	301.60 ft²
BALCONY AREA	19.47 m²	209.57 ft²
TOTAL UNIT AREA	47.49 m²	511.18 ft²

FLAT DESIGN COMPONENTS

STUDIO	13 m²
KITCHEN	7 m²
BATH	4 m²



STUDIO TYPE 02

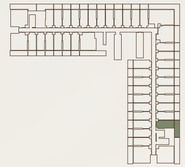
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	26.73 m²	287.72 ft²
BALCONY AREA	25.50 m²	274.48 ft²
TOTAL UNIT AREA	52.23 m²	562.20 ft²

FLAT DESIGN COMPONENTS

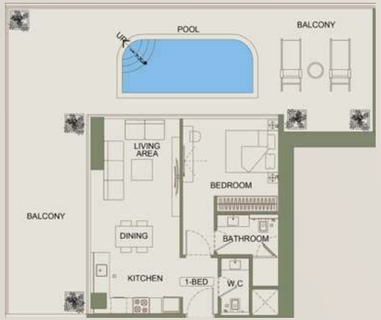
STUDIO	13 m²
KITCHEN	7 m²
BATH	4 m²



تنويه:1 إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. 6. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاور. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 8. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



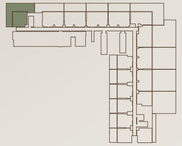
1 BEDROOM TYPE 01
BINGHATTI VINTAGE



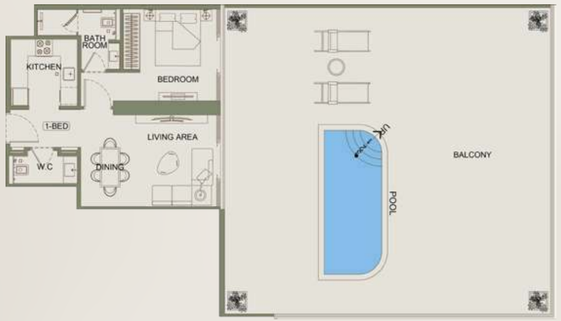
AREA	SQ. M	SQ. FT
SUITE AREA	56.34 m²	606.44 ft²
BALCONY AREA	84.91 m²	913.96 ft²
TOTAL UNIT AREA	141.25 m²	1520.40 ft²

FLAT DESIGN COMPONENTS

BATHROOM	5 m²	KITCHEN	8 m²
BEDROOM	15 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	3 m²



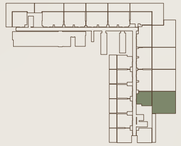
1 BEDROOM TYPE 02
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	51.91 m²	558.75 ft²
BALCONY AREA	127.83 m²	1375.95 ft²
TOTAL UNIT AREA	179.74 m²	1934.71 ft²

FLAT DESIGN COMPONENTS

BATHROOM	5 m²	KITCHEN	6 m²
BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	W.C	3 m²



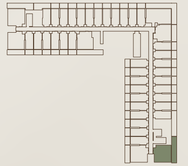
1 BEDROOM TYPE 03
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	55.28 m²	595.03 ft²
BALCONY AREA	28.09 m²	302.36 ft²
TOTAL UNIT AREA	83.37 m²	897.39 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	KITCHEN	8 m²
M. BEDROOM	15 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	3 m²



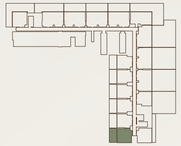
1 BEDROOM TYPE 04
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	53.59 m²	576.84 ft²
BALCONY AREA	26.72 m²	287.61 ft²
TOTAL UNIT AREA	80.31 m²	864.45 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	KITCHEN	8 m²
M. BEDROOM	15 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	3 m²



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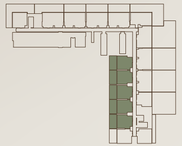
1 BEDROOM TYPE 05
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	51.47 m²	554.02 ft²
BALCONY AREA	27.00 m²	290.63 ft²
TOTAL UNIT AREA	78.47 m²	844.64 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	KITCHEN	6 m²
M. BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	W.C	3 m²



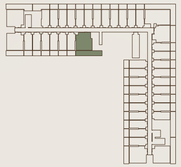
1 BEDROOM TYPE 06
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	51.84 m²	558.00 ft²
BALCONY AREA	25.68 m²	276.42 ft²
TOTAL UNIT AREA	77.52 m²	834.42 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	KITCHEN	68 m²
M. BEDROOM	13 m²	CORRIDOR	4 m²
LIVING & DINING	16 m²	W.C	3 m²



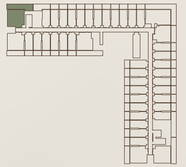
1 BEDROOM TYPE 07
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	54.94 m²	591.37 ft²
BALCONY AREA	27.98 m²	301.17 ft²
TOTAL UNIT AREA	82.92 m²	892.54 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	KITCHEN	8 m²
M. BEDROOM	15 m²	CORRIDOR	3 m²
LIVING & DINING	17 m²	W.C	3 m²



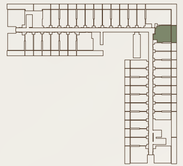
1 BEDROOM TYPE 08
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	49.40 m²	531.74 ft²
BALCONY AREA	16.20 m²	174.38 ft²
TOTAL UNIT AREA	65.60 m²	706.11 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	4 m²	KITCHEN	6 m²
M. BEDROOM	13 m²	CORRIDOR	3 m²
LIVING & DINING	16 m²	W.C	3 m²



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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



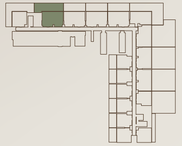
2 BEDROOM TYPE 01
BINGHATTI VINTAGE



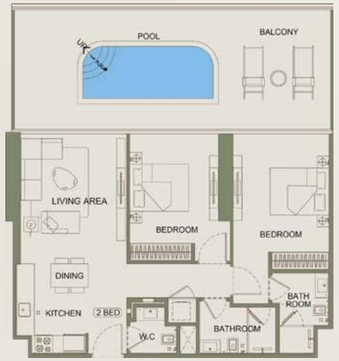
AREA	SQ. M	SQ. FT
SUITE AREA	82.74 m²	890.61 ft²
BALCONY AREA	63.21 m²	680.39 ft²
TOTAL UNIT AREA	145.95 m²	1570.99 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	KITCHEN & DINING	7 m²
M. BEDROOM	16 m²	CORRIDOR	8 m²
BATHROOM	4 m²	LAUNDRY	1 m²
BEDROOM	14 m²	W.C	2 m²
LIVING	16 m²		



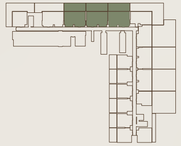
2 BEDROOM TYPE 02
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	81.03 m²	872.20 ft²
BALCONY AREA	44.82 m²	482.44 ft²
TOTAL UNIT AREA	125.85 m²	1354.64 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	KITCHEN & DINING	7 m²
M. BEDROOM	16 m²	CORRIDOR	8 m²
BATHROOM	4 m²	LAUNDRY	1 m²
BEDROOM	14 m²	W.C	2 m²
LIVING	16 m²		



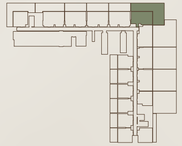
2 BEDROOM TYPE 03
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	71.50 m²	769.62 ft²
BALCONY AREA	92.31 m²	993.62 ft²
TOTAL UNIT AREA	163.81 m²	1763.24 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	LIVING & DINING	14 m²
M. BEDROOM	14 m²	KITCHEN	6 m²
BATHROOM	5 m²	CORRIDOR	8 m²
BEDROOM	12 m²		



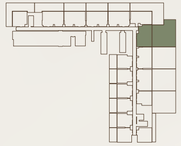
2 BEDROOM TYPE 04
BINGHATTI VINTAGE



AREA	SQ. M	SQ. FT
SUITE AREA	77.40 m²	833.13 ft²
BALCONY AREA	133.54 m²	1437.41 ft²
TOTAL UNIT AREA	210.94 m²	2270.54 ft²

FLAT DESIGN COMPONENTS

M. BATHROOM	5 m²	LIVING & DINING	17 m²
M. BEDROOM	16 m²	KITCHEN	8 m²
BATHROOM	4 m²	CORRIDOR	7 m²
BEDROOM	11 m²		



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.

تنويه:1 إن أبعاد الغرف يتم قياسها طبقا للعناصر الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة الجناح كمنطقة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. 6. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 8. قد تكون احجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.





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BESPOKE

Bespoke Living
Binghatti *Style*

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ALL UNDER ONE ROOF

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- Unit Resale
- Parking Sale
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- Annual Maintenance
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ONE SCAN
ALL SOLUTION





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.



