THE
VAULT
BY IMTIAZ

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THINK BEYOND THE OFFICE

The Majan Edition.

–

A boutique commercial landmark in Majan, Dubai.

Reserved for the elite, The Vault brings together refined workspaces, considered design and room for ambition. A place for progress, connection and enduring value, it takes care of what matters to business.


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FEATURES

Architectural Character

Exclusivity and Access

Intelligent Design

–

SPACES AND AMENITIES

Flexible Office Configurations

Ground-Floor Café

Communal Rooftop Terrace

–

OFFICE LAYOUTS AND DAYLIGHT

Modular Configurations

Floor-to-Ceiling Glazing

–

LOCATION AND CONNECTIVITY

Located in Majan, Dubai

Access to Dubai’s Road Network

–





A DIFFERENT PROPOSITION

A boutique address crafted for ambition, The Vault is designed for visionaries, bringing together innovation, sophistication, and limitless possibilities. A new era of work begins here, in a space created for the privileged few.

The Vault is designed for a discerning few. Created for businesses with ambition, it offers a refined setting in which to work, connect and grow.







An intricate expression of craftsmanship, where sophisticated finishes, rich textures, and curated details create an atmosphere of elegance, comfort, and distinction.

SPACE MATTERS











ROOM FOR MORE THAN WORK


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THE VAULT

THINK BIGGER

THE VAULT
BY INITIAZ





The address is the introduction.

The reception lobby establishes the building’s character from the moment of arrival.

At The Vault, the working day extends beyond the office. Welcoming lounges, elegant surroundings, and thoughtfully considered spaces create a more connected, comfortable, and elevated work experience.



A PLACE TO COME TOGETHER







SOME DOORS ARE
WORTH OPENING


COFFEE
GOOD COFFEE BRIGHTER DAYS
Espresso 12
Americano 14
Cappuccino 16
Latte 16
Flat White
Mocha
Spanish Latte
Caramel Macchiato
TEA & MORE
SIMPLE PLEASURES EVERYDAY
English Breakfast 12
Earl Grey 12
Green Tea 12
16
14
16
14
FRESH JUICES
NATURAL ENERGY A BRIGHTER YOU
Orange 16
Apple 16
16
18
18
18
FOOD
Croissant
Chocolate Croissant
Muffin
Banana Bread
Avocado Toast
Grilled Sandwich
Caesar Salad
Granola Bowl





A fine place to make a living.

The ground-floor café provides a welcoming setting for coffee, conversation and a change of pace during the working day.

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A clear perspective.

The Vault’s glazed façade and distinctive form establish its striking visual presence.



FOR THE VISIONARIES

An organisation’s HQ isn’t governed by scale. Successful spaces are designed around fundamental principles. Light. Layout. Usability. Floors of inspired space generate the energy to perform.


RECEPTION

Work has a new point of view.

Floor-to-ceiling glazing brings natural daylight into the office spaces.


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MONTERA
ZORVANA
ELVANTÉ

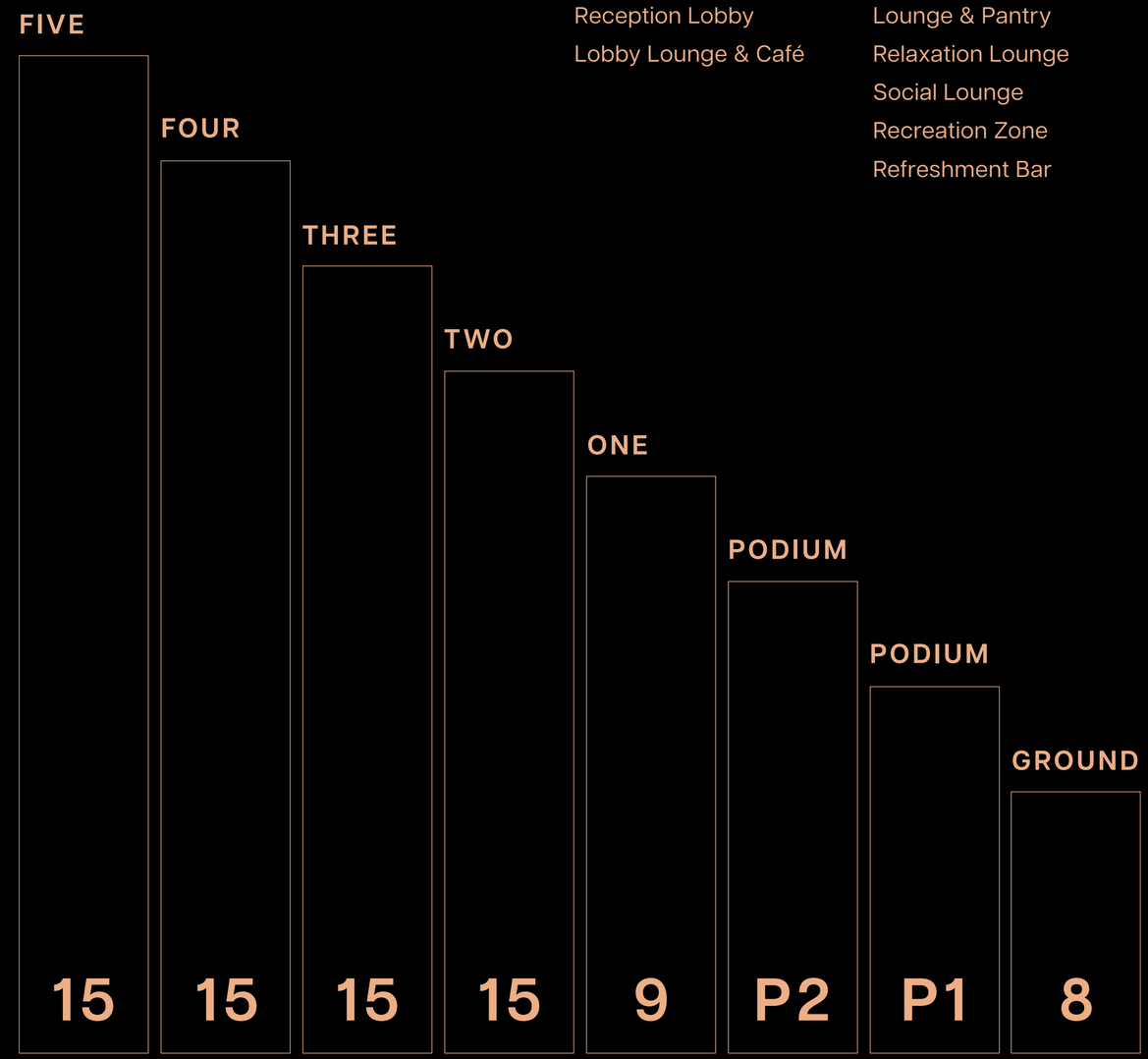
THE VAULT

B + G + 2P + 5 + R

69 OFFICES	8 RETAIL UNITS
Units from	Units from
700 SQ FT	900 SQ FT
Prices from:	Starting:
AED 1.4M	AED 2.4M

PAYMENT PLAN **50/50**

Instalment	Payment	Date
Booking	20%	On Booking
Instalment 1	5%	15th March 2027
Instalment 2	5%	1st August 2027
Instalment 3	5%	15th December 2027
Instalment 4	5%	1st March 2028
Instalment 5	5%	15th June 2028
Instalment 6	5%	1st September 2028
On Completion	50%	15th December 2028



AMENITIES

Ground Floor	Rooftop
Reception Lobby	Lounge & Pantry
Lobby Lounge & Café	Relaxation Lounge
	Social Lounge
	Recreation Zone
	Refreshment Bar

THE OTHER SIDE OF BUSINESS

Work is only part of the day. The Vault’s amenities allow space for conversation, relaxation and a little time to yourself.



CONNECTED TO POSSIBILITY

The Vault's location in Majan provides access to Dubai's wider road network, connecting the development with neighbouring communities, leisure destinations and commercial districts.

TUNED IN

E311	Direct
Al Barari	3 mins
IMG Worlds	5 mins
Global Village	5 mins
Silicon Central Mall	10 mins
Dubai Hills Mall	15 mins
Dubai International Airport	25 mins
DIFC	25 mins





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Ambition has a new address

MAJAN, DUBAI