

AQUA  FLORA

A SLICE OF
PARADISE

PROJECT BY VINCITORE



A GLIMPSE OF
VINCITORE LEGACY

Step into the timeless legacy of Vincitore, where innovation meets tradition. Experience the pinnacle of real estate craftsmanship that has redefined the skyline of Dubai.





VINCITORE
PALACIO
OUR FLAGSHIP PROJECT





GRAND MAIN ENTRANCE.



VICTORIAN STYLE ARCHITECTURE



TAILOR MADE CHANDELIER



60 FT. LONG TEMPERATURE CONTROLLED POOL



SPACIOUS STUDIO | 1 BHK & 2 BHK APARTMENTS



DESIGNER LOBBY

VINCITORE PALACIO

OUR FLAGSHIP PROJECT

As our flagship endeavor, Vincitore Palacio sits strategically within the bustling center of Al Barsha South, offering a comprehensive array of amenities essential for contemporary living. This benchmark development has spearheaded the concept of branded luxury residences and proudly earned various recognitions and numerous awards.

Awards:

Top residential project of the year by MEED.

Most luxurious apartments in Dubai by the Luxury Lifestyle Awards.

First residential project in GCC to be **Quality controlled by TUV Nord – Germany**

Aesthetically appealing Victorian style architecture with **GRC façade and designer crown walls**

Palatial **Double-height lobby**

Handcrafted mural & tailor-made chandelier for entrance and lift lobby

Custom-designed branded elevators and gypsum ceilings

60 ft. long temperature controlled Pool



AN ARCHITECTURAL
STATEMENT
IN LUXURY LIVING





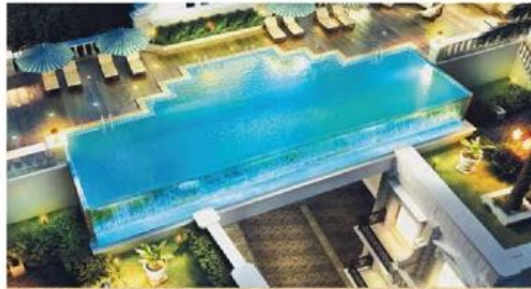
AN ARCHITECTURAL STATEMENT IN LUXURY LIVING



SPACIOUS LIVING SPACES



SUNDECK



INFINITY POOL



WAVE POOL



DESIGNER COURTYARD



HIGH STREET RETAIL BOARDWALK

Vincitore Boulevard breaks away from the norm of glass towers, offering a picturesque European colonial style with inviting public spaces, subtle lighting, and soothing water features. The luxury apartments boast lavish carvings, elegant proportions, and seamless indoor-outdoor flow. Positioned opposite the Guinness World Record-holding Miracle Garden, it redefines luxury living in the heart of Dubai.

Awards:

Royal Recognition Award for elegant design.

Infinity & Wave Pool overlooking an awe-inspiring view of 150 million blooming flowers

Dedicated designer courtyard area for each of the 6 buildings

Boutique high street **experiential retail** with 6-meter wide boardwalk

Luxurious 3.65 meters internal apartment height

Customized **gold panoramic elevator** from Europe



MASTERPIECES

IN THE MAKING





YOUR SLICE OF
PARADISE



7 EXPERIENTIAL
GARDENS



40+ DEDICATED
LIFESTYLE AMENITIES

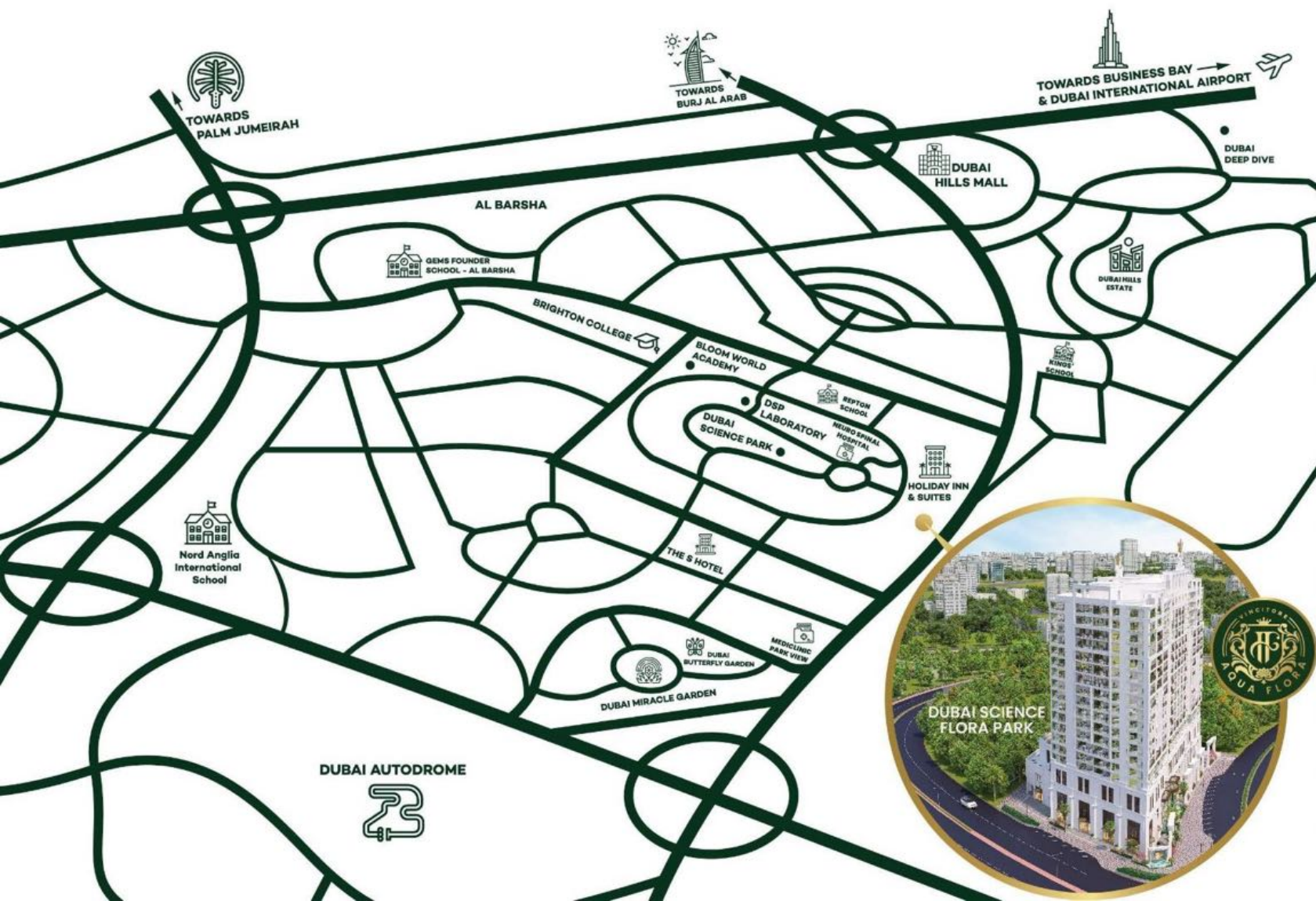


EXTRAVAGANT
RETAIL PLAZA
WITH 22+ OUTLETS



DIRECT ACCESS TO
350,000 SQ.FT
LUSH COMMUNITY
GARDENS





ULTIMATE LOCATION. UNMATCHED CONVENIENCE



MAJOR ATTRACTIONS

Dubai Miracle Garden	02 Min
Dubai Butterfly Garden	02 Min
Dubai Autodrome	05 Min
Dubai Motor City	06 Min
Dubai Studio City	06 Min
Global Village	08 Min
Business Bay	16 Min
Burj Khalifa / Dubai Downtown	17 Min
Dubai Marina	18 Min
Dubai Airport	20 Min



HOTELS

The S Hotel	03 Min
Holiday Inn & Suites	05 Min



MEDICAL FACILITIES

Neuro Spinal Hospital	04 Min
Mediclinic Parkview Hospital	05 Min



EDUCATION INSTITUTIONS

Repton School	05 Min
Kings School	05 Min
Bloom World Academy	06 Min
Nord Anglia International School	06 Min
Brighton College	08 Min



SHOPPING DESTINATIONS

My City Centre	04 Min
South Mall	08 Min
Dubai Hills Mall	10 Min
Circle Mall JVC	14 Min
Art Of Living Mall	16 Min

EVERY LEVEL,
A PARADISE PERFECTED FOR YOU.



GARDENIA



UTOPIA



CELESTIA





JOURNEY INTO A REALM OF
**LUXURIOUS
SPLENDOUR**

European elegance meets natural splendor at Vincitore Aqua Flora's breathtaking display of architectural mastery. The glimmering exterior facade of this residential project is a sight to behold, with its majestic columns, ornate archways, and intricate detailing reminiscent of old-world charm.

Sweeping royal arches, cascading waterfalls, and lush green foliage bloom as a testament to the other-worldly experience that awaits.



CLASSIC
EUROPEAN
FAÇADE



GRAND
ENTRANCE



PRIVATE
DROP-OFF



DRIVEWAY

AQUA FLORA



AQUA FLORA



AQUA FLORA



RETAIL

labX



EDEN'S GRAND ATRIUM

Adorned with signature classic European architecture and double-height archways, Eden's Grand Atrium stands as the crowning jewel of Aqua Flora's paradisiacal experience. Indulge in the art of grand entrances as superior craftsmanship and gleaming gold columns, pave the way for a truly memorable escape into paradise.



CLASSIC EUROPEAN
CRAFTSMANSHIP
WITH GLIMMERING
GOLD DETAIL



PLUSH FOLIAGE-RICH
INTERIORS WITH
CASCADING WATERFALLS



MARBLE COLUMNS
AND INTRICATELY
CARVED ARCHWAYS



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ZENITH FOYER

An atmosphere of timeless elegance welcomes you. Here, every arrival is a grand entrance, promising a lifestyle of luxury and sophistication.



DESIGNER LOBBY



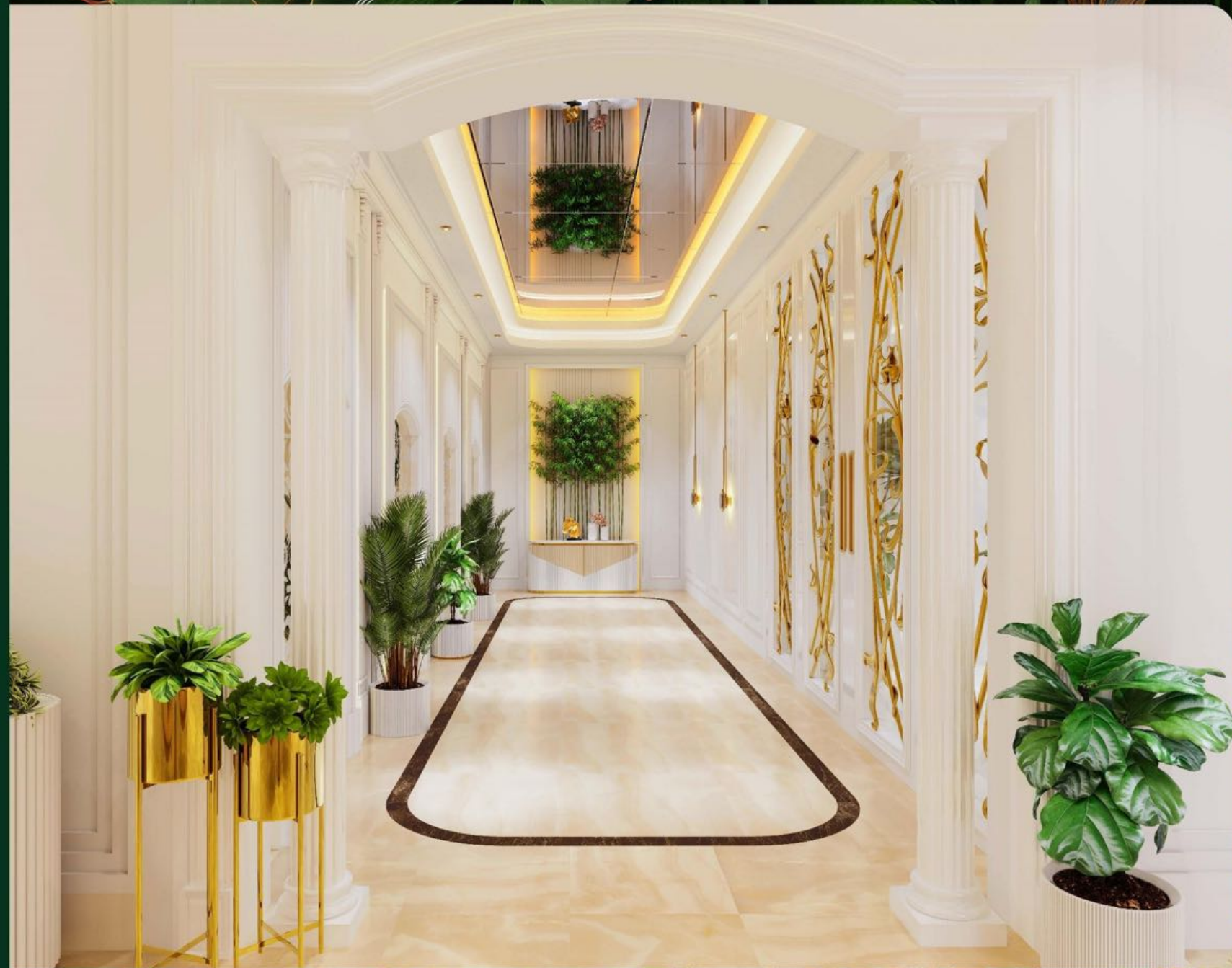
HI-SPEED
ELEVATORS



REFINED
EUROPEAN
GRANDEUR



ORNAMENTAL
DESIGNER CEILINGS







UTOPIA

A SOUL-STIRRING JOURNEY
TO PARADISE.

Utopia offers an abundance of exotic, retreat-inspired experiences, across lush green landscapes, inviting you to embrace the new realm of paradise living.



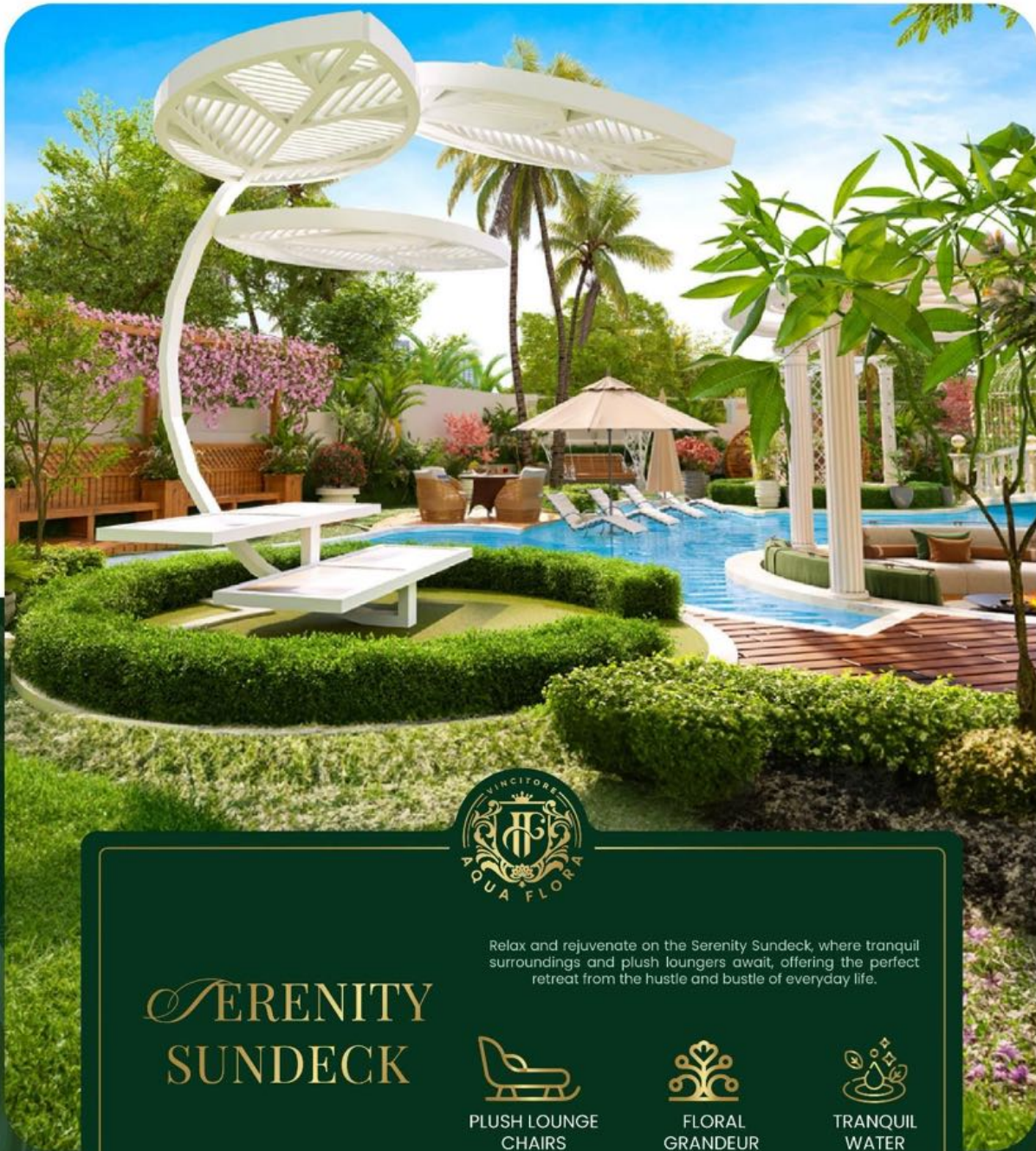


SAPHIRE

OASIS POOL

Soak up the sun, unwind with a leisurely swim, and savor moments of relaxation with this ultimate aquatic escape surrounded by lush landscaping and chic lounge areas.





Relax and rejuvenate on the Serenity Sundeck, where tranquil surroundings and plush loungers await, offering the perfect retreat from the hustle and bustle of everyday life.

SERENITY SUNDECK



PLUSH LOUNGE CHAIRS



FLORAL GRANDEUR



TRANQUIL WATER



Sink into serenity as you relax in the sunken seating area, enveloped by lush surroundings and the gentle sounds of soothing waters.

SUNKEN COVE



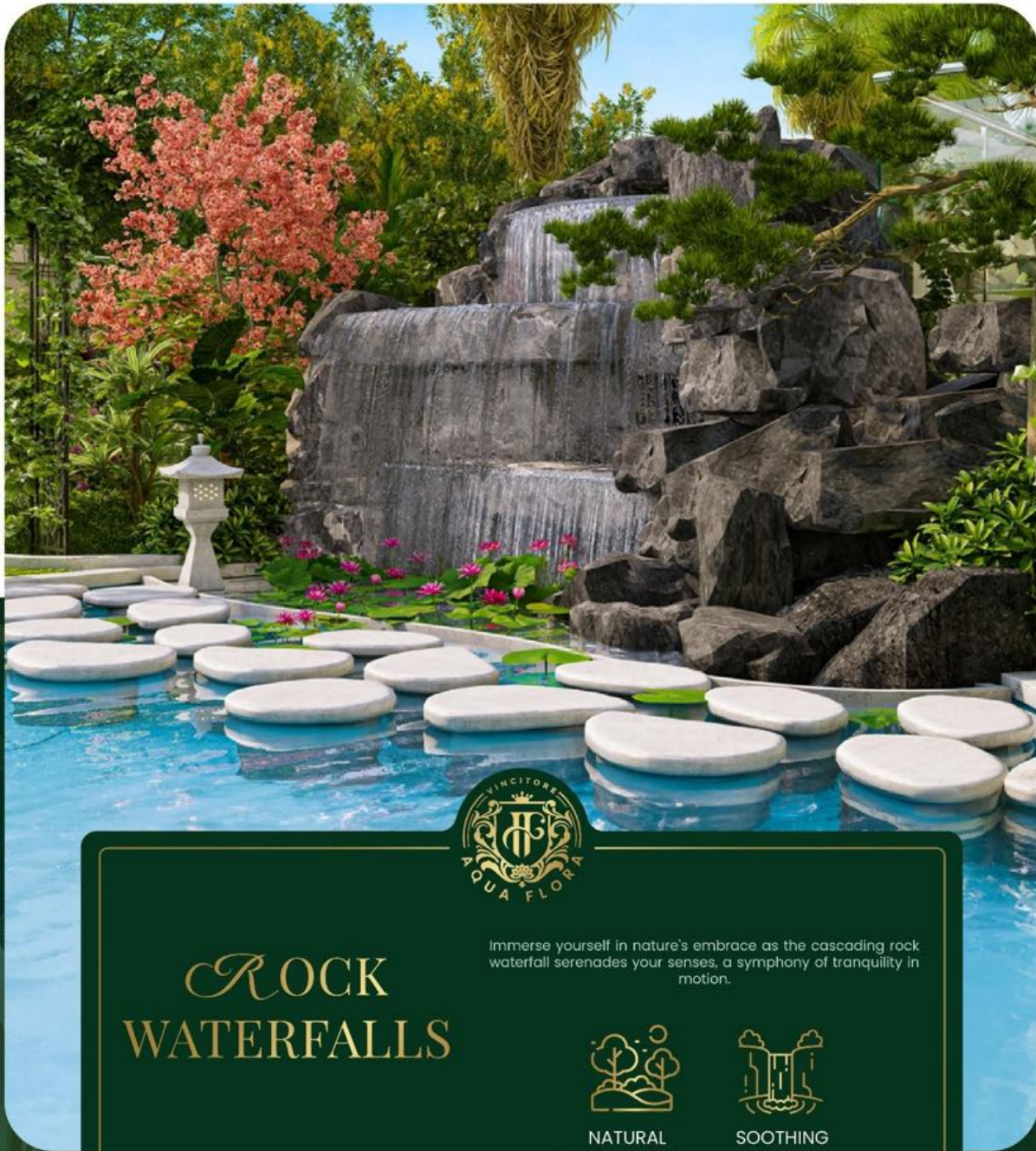
FIRE PITS



PLUSH CUSHIONS



WATER FEATURES



ROCK WATERFALLS

Immerse yourself in nature's embrace as the cascading rock waterfall serenades your senses, a symphony of tranquility in motion.



NATURAL LANDSCAPING



SOOTHING WATERFALL



AQUA ZEN

Let the bubbling waters soothe your senses as you soak in luxury, embracing a tranquil escape amidst nature's embrace.



TEMPERATURE CONTROL



BUILT-IN SEATING



HYDROTHERAPY JETS



FLORAL RETREAT

Here lush greenery and vibrant blooms create a serene sanctuary amidst the urban landscape, inviting residents to unwind in nature's embrace.



WALKING
PATHS



FRAGRANCE
GARDEN



LANDSCAPED
SURROUNDING



KIDS

ADVENTURE PARK

An exciting and stimulating environment for the young and the energetic to explore and unleash their imagination for hours of fun and adventure.



SWINGS &
SLIDES



OBSTACLE
COURSES



TRAMPOLINE



FIORI

TULIP GARDENS

Colorful tulip blooms, manicured pathways, and serene seating areas. It's all there at this delightful oasis where you can sit for hours and admire the picturesque surroundings.



BELLE RIVE

WELLNESS GARDEN

Wellness reaches new heights of luxury in this peaceful sanctuary where residents can unwind, meditate, and indulge in moments of tranquility



REFLEXOLOGY
PATHWAYS



PLANTATION
DECK



SOOTHING
FISH POND



OPEN-AIR
SEATING PODS



CELESTIA

A HEAVENLY RETREAT AMIDST
BREATHTAKING PANORAMAS.

Serenade your senses with infinite amenities set against glimmering skyline of the city. Here everyday moments come to life, and transcend into memories that last a lifetime.



GLAMOROUS SKYLINE
VIEWS



ROOFTOP SKY LOUNGE



OUTDOOR SEATING
AREAS



MULTI-PURPOSE
HALL

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CRYSTAL

GLASS HAVEN

Soak in panoramic views of Dubai's iconic landmarks as you lounge in the opulent interiors that provide an unparalleled setting for relaxation and entertainment.



STARLIT EVENINGS



PANORAMIC CITY VIEWS



SUNSET BAY





CINE AQUA

DIVE-IN CINEMA

Nestled amidst the azure waters of a shimmering pool, this innovative cinema concept invites you to immerse in an unforgettable cinematic experience under the open sky.





FLORENTINE

SKY GARDENS

A verdant oasis beckons you to indulge in the ultimate rooftop retreat as you rejuvenate your senses and reconnect with nature amidst the vibrant energy of Dubai.



PANORAMIC
SKYLINE VIEWS



BARBEQUE AREA



STARGAZING DECK





TROPICA AQUA GARDENS

Bask in the sun and refresh in crystal-clear waters while enjoying breathtaking panoramic views of the skyline amidst a serene ambiance and luxurious amenities.





ARCADIA LOUNGE

A versatile multi-purpose hall that provides a sophisticated setting to indulge in entertainment and fitness needs high above the urban landscape.





QUASH

SUMMIT

A state-of-the-art squash court awaits enthusiasts, offering an exhilarating space for spirited matches.





EUPHORIA ENCLAVE

STATE-OF-THE-ART
GYMNASIUM

A modern fitness sanctuary equipped with cutting-edge equipment for residents to meet their fitness goals and elevate their well-being.



AMARE SPA & WELLNESS CLUB

A serene escape for you to rejuvenate your mind, body, and spirit with luxurious treatments and state-of-the-art facilities in a haven of relaxation.



A Haven For Luxurious Retreats

A setting that enthalls with its elegance, inviting tones, and meticulous craftsmanship, establishing a welcoming environment suitable for both unwinding and friendly gatherings.





ESCAPE TO PARADISE

Adorned with Vincitore's distinctive attention to detail, each area offers an atmosphere designed to leave you revitalized and renewed, ready to embrace the day.



VICTORIAN
ARCHITECTURE



ATTENTION
TO DETAIL



PREMIUM
WALL FINISHES





THE HEART OF EVERY HOME

A thoughtfully crafted kitchen that transcends beyond and serves as the nucleus of daily life, where shared meals, laughter, and meaningful conversations unfold.





YOUR PRIVATE RETREAT

Your rooftop sundeck terrace offers an unparalleled retreat where every moment is a celebration of opulence and serenity. Dive into ultimate relaxation as you indulge in the exclusivity of your own private pool, enveloped by breathtaking panoramic views of the city skyline and serene natural landscapes.



PANORAMIC
SKYLINE VIEW



PRIVATE
TERRACE GARDEN



LAVISH SUNDECK



PARTY LOUNGE &
BAR SETUP



DESIGNER
PLUNGE POOL



BUBBLE &
MASSAGE JETS





SKY SANCTUARIES

ELEVATE YOUR HOME LIVING

Aqua Flora is a paradigm for Dubai's reward-thinking community, offering a newer-before sky villa concept. Each sky villa comes with an expansive balcony and a designer private pool that let you discover the perfect oasis above the city.



DESIGNER
PRIVATE POOL



PARTY LOUNGE &
BAR SETUP



TERRACE
SWING



PANORAMIC
SKYLINE VIEW



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PALATIAL STUDIO

STUDIO



Starting From 750,000 AED

Series X-08, X-09, X-14, X-15, X-19, X-21, X-22, X-30, X-34



FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



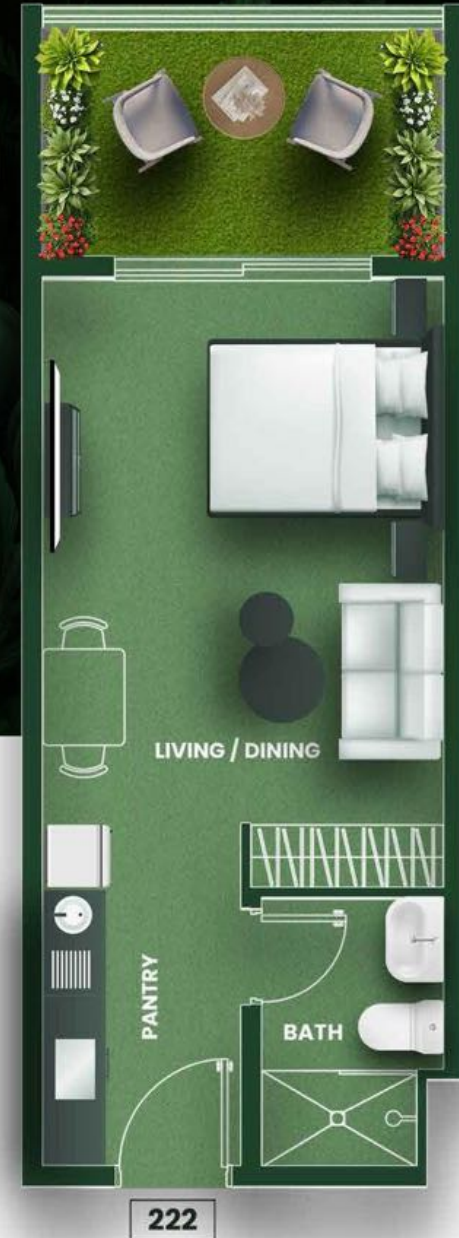
BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



OUTDOOR GARDEN SPACE



UNIT SIZE: 399-468 SQ.FT.



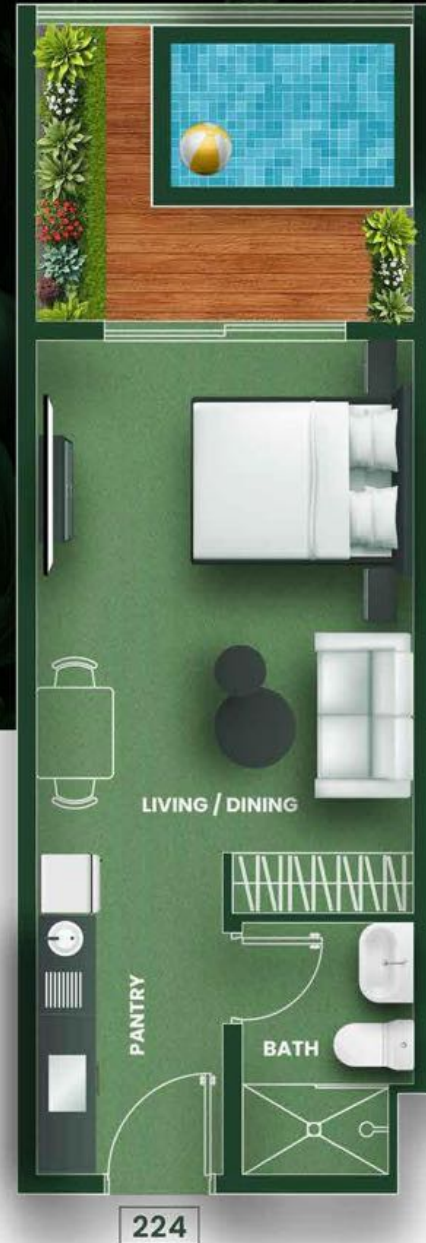
AQUA RESIDENCES

PALATIAL STUDIO WITH
DESIGNER PRIVATE POOL



Starting from 970,000
Series X-23, X-24, X-27, X-28

-  FULLY FITTED KITCHEN
-  BRANDED KITCHEN EQUIPMENT
-  BEDROOM WITH EN-SUITE BATHROOM
-  TERRACE BALCONY
-  DESIGNER PRIVATE POOL
-  OUTDOOR GARDEN SPACE



UNIT SIZE: 465-492 SQ.FT.

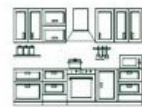


AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL



Starting from 1,276,000
Series X-07, X-10, X-11, X-12, X-13, X-16, X-29, X-32



L-SHAPED FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



GUEST POWDER BATHROOM



DEDICATED LAUNDRY ROOM



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



OUTDOOR LOUNGE SPACE



UNIT SIZE: 723-828 SQ.FT.

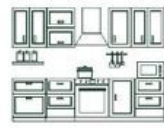


AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



Starting from 1,304,000
Series X-02 & X-03



L- SHAPED FULLY
FITTED KITCHEN



BRANDED KITCHEN
EQUIPMENT



2 FULL
BATHROOM



BEDROOM WITH
EN-SUITE BATHROOM



TERRACE
BALCONY



DESIGNER
PRIVATE POOL



LAVISH TERRACE
GARDEN



OUTDOOR
LOUNGE SPACE

UNIT SIZE: 854-898 SQ.FT.



AQUA RESIDENCES

1.5 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL



Starting from 1,422,000
Series X-05, X-06, X-17, X-18



218



L-SHAPED FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



2 FULL BATHROOM



MULTI-UTILITY ROOM FOR KIDS/MAID/STORE



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



OUTDOOR LOUNGE SPACE



UNIT SIZE: 861-882 SQ.FT.



AQUA RESIDENCES

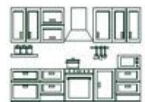
2 BHK WITH DESIGNER PRIVATE POOL



220



Starting from 1,727,000
Series X-20



L-SHAPED FULLY
FITTED KITCHEN



BRANDED KITCHEN
EQUIPMENT



2 FULL
BATHROOM



BEDROOM WITH
EN-SUITE BATHROOM



TERRACE
BALCONY



DESIGNER
PRIVATE POOL



OUTDOOR
LOUNGE SPACE



UNIT SIZE: 1054-1070 SQ.FT.



AQUA RESIDENCES

2 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN

Starting from 1,829,000
Series X-28 & X-25



UNIT SIZE: 1187-1246 SQ.FT.



AQUA VILLAS

2 BHK ROYAL VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



Starting price 1,944,000
Series X-31 & X-33



FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



GUEST POWDER BATHROOM



BEDROOM WITH EN-SUITE BATHROOM



WALK IN WARDROBE



ROYAL TERRACE BALCONY



PRIVATE BALCONY ACCESS ALL ROOM



LAVISH TERRACE GARDEN



ROYAL DESIGNER PRIVATE POOL



OUTDOOR GARDEN SPACE

UNIT SIZE: 1176-1209 SQ.FT.

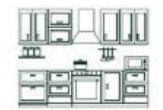


AQUA VILLAS

3.5 BHK WITH DESIGNER PRIVATE POOL



Starting Price 3,070,000
Series X04



CLOSED FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



MULTI-UTILITY SPACE FOR KIDS/MAID/STORE



4 FULL BATHROOM



3 BEDROOM WITH EN-SUITE BATHROOMS



PRIVATE BALCONY ACCESS ALL ROOM



LAVISH TERRACE GARDEN



DESIGNER PRIVATE POOL WITH PATIO DECK



TERRACE GARDEN WITH PARTY LAWN



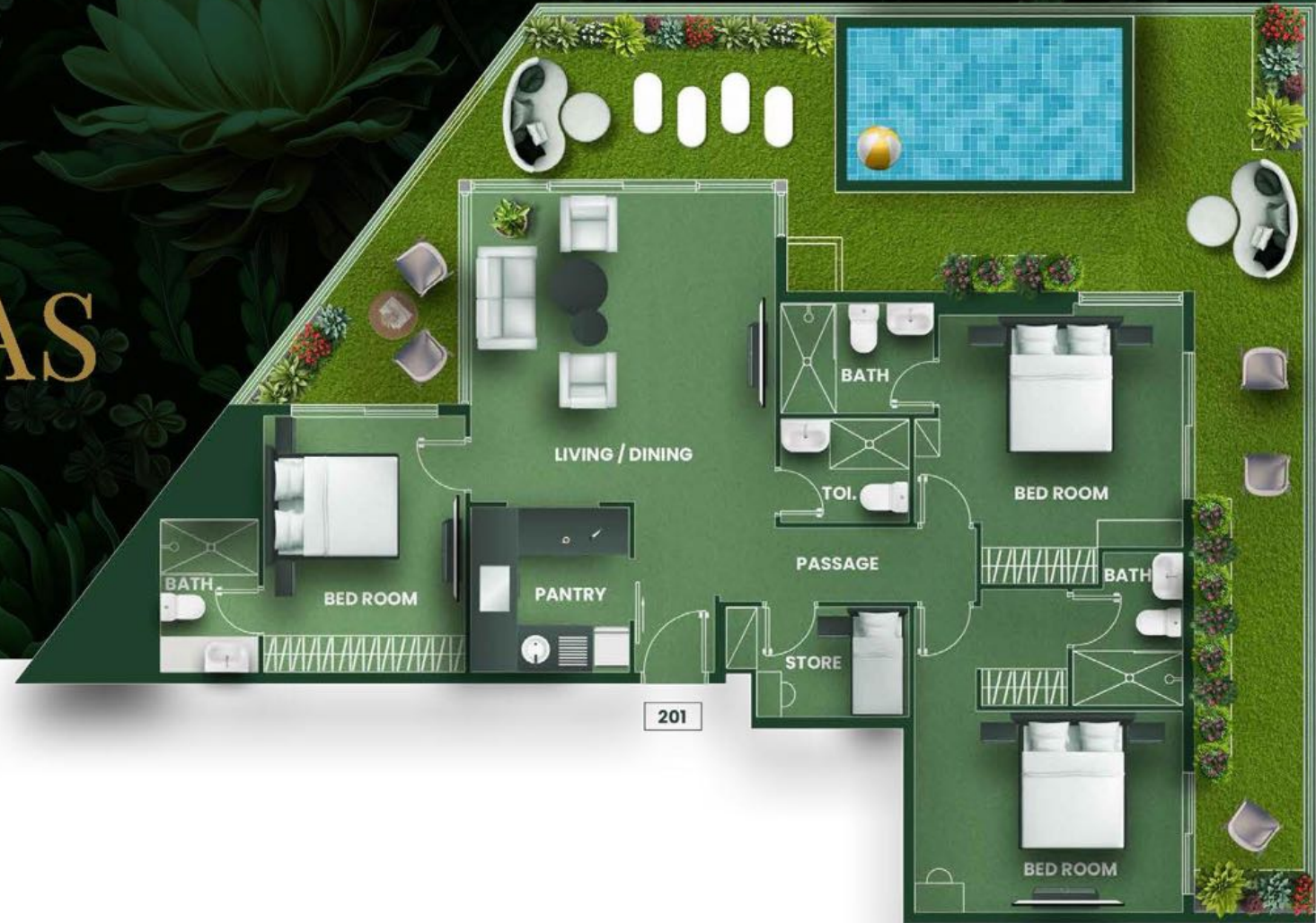
OUTDOOR SUN LOUNGERS

UNIT SIZE: 2200-2250 SQ.FT.



AQUA VILLAS

3.5 BHK WITH DESIGNER
PRIVATE POOL &
TERRACE GARDEN



FULLY FITTED
KITCHEN



BRANDED KITCHEN
EQUIPMENT



MULTI-UTILITY ROOM FOR
KIDS/MAID/STORE



3 EN-SUITE
BATHROOMS



L-SHAPE TERRACE
BALCONY



PRIVATE BALCONY
ACCESS ALL ROOM



DESIGNER
PRIVATE POOL



EXPANSIVE
ROOFTOP DECK



TERRACE GARDEN
WITH PARTY LAWN



OUTDOOR SUN
LOUNGERS

UNIT SIZE: 2200-2250 SQ.FT.



AQUA
FLORA
— A SLICE OF —
PARADISE

DUBAI SCIENCE FLORA PARK
360,000 sq. ft.

AMENITIES VIEW + FLORA PARK VIEW



TYPICAL FLOOR

- 3.5 BHK WITH POOL
- 2 BHK WITH POOL
- 1.5 BHK WITH POOL
- 1 BHK WITH POOL
- STUDIO WITH POOL
- STUDIO

TYPICAL FLOOR

FLOOR PLAN

CENTRAL PARK VIEW





FLEXIBLE
PAYMENT PLANS

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План платежа

СЛАЧА ПРОЕКТА К3 2027



PAYMENT PLAN

COMPLETION DATE - Q3 2027

Тип жилья	Тип квартиры	План платежа
Резиденские квартиры	● СТУДИО	<p>1 100% гарантированный доход Ежегодный доход 8% в течение 3х лет во время строительства Доход начинается через 21 день</p> <p>2 Гарантированный доход после сдачи проекта 10% Первоначальный взнос 10% В течение 2 месяцев 30% В течение 5 месяцев 40% В течение 9 месяцев 10% На момент сдачи проекта Гарантированный доход 8% начинается после сдачи проекта Отсутствует Service Charge в течение 3 лет после сдачи проекта Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ</p> <p>3 Инвесторский план платежа 50% 50% 10% Первоначальный взнос 10% В течение 2 месяцев 3% В течение 6 месяцев 3% В течение 9 месяцев 3% В течение 12 месяцев 3% В течение 15 месяцев 3% В течение 21 месяцев 3% В течение 24 месяцев 3% В течение 27 месяцев 3% В течение 30 месяцев 50% На момент сдачи проекта Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ</p> <p>4 План платежа после сдачи проекта (для резидентов ОАЭ) 60% 4% 36% 10% Первоначальный взнос 10% В течение 2 месяцев 1% Каждый месяц до сдачи проекта (25%) 3% В течение 8 месяцев 3% В течение 14 месяцев 3% В течение 20 месяцев 3% В течение 26 месяцев 3% В течение 35 месяцев 4% На момент сдачи проекта 1% Каждый месяц в течение 36 месяцев после сдачи проекта (36%) Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ *для не резидентов на 36 месяцев после сдачи проекта.</p> <p>5 Инвесторский план платежа(для Не резидентов ОАЭ) 60% 4% 36%</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p>60%</p> <p>10% — Первоначальный взнос 15% — В течение 2 месяцев 3% — В течение 5 месяцев 3% — В течение 8 месяцев 3% — В течение 11 месяцев 4% — В течение 14 месяцев 3% — В течение 17 месяцев 3% — В течение 20 месяцев 3% — В течение 23 месяцев 3% — В течение 26 месяцев 3% — В течение 29 месяцев 3% — В течение 33 месяцев 3% — В течение 35 месяцев</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>4%</p> <p>На момент сдачи проекта</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>36%</p> <p>3% — 3 Месяца после сдачи проекта 3% — 6 Месяца после сдачи проекта 3% — 9 Месяца после сдачи проекта 3% — 12 Месяцев после сдачи проекта 3% — 15 Месяцев после сдачи проекта 3% — 18 Месяцев после сдачи проекта 3% — 21 Месяцев после сдачи проекта 3% — 24 Месяца после сдачи проекта 3% — 27 Месяцев после сдачи проекта 3% — 30 Месяцев после сдачи проекта 3% — 33 Месяцев после сдачи проекта 3% — 36 Месяцев после сдачи проекта</p> </div> </div> <p>Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ *для не резидентов на 36 месяцев после сдачи проекта.</p>
	● СТУДИО С ДИЗАЙНЕРСКИМ БАСЕЙНОМ	
	● 1КВ С ДИЗАЙНЕРСКИМ БАСЕЙНОМ	
	● 1КВ С ДИЗАЙНЕРСКИМ БАСЕЙНОМ И САД С ТЕРРАСОЙ	
	● 1.5 КВ С ДИЗАЙНЕРСКИМ БАСЕЙНОМ	
● 2 КВ С ДИЗАЙНЕРСКИМ БАСЕЙНОМ		
● 2 КВ С ДИЗАЙНЕРСКИМ БАСЕЙНОМ И САД С ТЕРРАСОЙ		
● 2 КВ КОРОЛЕВСКАЯ ВИЛЛА С ДИЗАЙНЕРСКИМ БАСЕЙНОМ И САД С ТЕРРАСОЙ		
● 3.5 КВ С ДИЗАЙНЕРСКИМ БАСЕЙНОМ		
● 3.5 КВ КОРОЛЕВСКАЯ ВИЛЛА С ДИЗАЙНЕРСКИМ БАСЕЙНОМ И САД С ТЕРРАСОЙ		

STAGE	UNIT TYPE	PAYMENT PLAN*
OFF PLAN	● Palatal Studio	<p>1 100% Rental Guarantee Payment Plan 8% for 3 Years (Rental Guarantee Starts from 21 Days)</p> <p>2 Post-Handover Rental Guarantee 10% Pay Now 10% in 2 Months 30% in 5 Months 40% in 9 Months 10% on Handover (Rental Guarantee 8% Starts After the completion of the Project & Service charge waiver for 3 years) Post-dated cheque mandatory for UAE Residents*</p> <p>3 Investor Payment Plan 50% 50% 10% On Booking 10% in 2 Months 3% in 6 Months 3% in 9 Months 3% in 12 Months 3% in 15 Months 3% in 18 Months 3% in 21 Months 3% in 24 Months 3% in 27 Months 3% in 30 Months 50% On Handover Post-dated cheque mandatory for UAE Residents*</p> <p>4 Post-Handover Payment Plan with PDC 60% 4% 36% 10% On Booking 10% in 2 Months 1% Every Month upto handover (25%) 3% in 8 Months 3% in 14 Months 3% in 20 Months 3% in 26 Months 3% in 35 Months 4% On Handover 1% Every Month for 36 Months post handover(36%) Post-dated cheque mandatory for UAE Residents*</p> <p>5 Post-Handover Payment Plan without PDC</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p>60%</p> <p>10% — ON BOOKING 15% — IN 2 MONTHS 3% — IN 5 MONTHS 3% — IN 8 MONTHS 3% — IN 11 MONTHS 4% — IN 14 MONTHS 3% — IN 17 MONTHS 3% — IN 20 MONTHS 3% — IN 23 MONTHS 4% — IN 26 MONTHS 3% — IN 29 MONTHS 3% — IN 33 MONTHS 3% — IN 35 MONTHS</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>4%</p> <p>ON HANDOVER</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>36%</p> <p>3% — 3 MONTHS POST HAND OVER 3% — 6 MONTHS POST HAND OVER 3% — 9 MONTHS POST HAND OVER 3% — 12 MONTHS POST HAND OVER 3% — 15 MONTHS POST HAND OVER 3% — 18 MONTHS POST HAND OVER 3% — 21 MONTHS POST HAND OVER 3% — 24 MONTHS POST HAND OVER 3% — 27 MONTHS POST HAND OVER 3% — 30 MONTHS POST HAND OVER 3% — 33 MONTHS POST HAND OVER 3% — 36 MONTHS POST HAND OVER</p> </div> </div> <p>Post Dated Cheques are mandatory for UAE Residents During Construction and International Clients for 36% for Post Completion Payments also must</p>
	● Studio With Designer Private Pool	
	● 1BHK With Designer Private Pool	
	● 1BHK With Designer Private Pool & Terrace Garden	
	● 1.5 BHK With Designer Private Pool	
	● 2BHK With Designer Private Pool	
	● 2BHK With Designer Private Pool & Private Terrace Garden	
	● 2 BHK Royal Villa With Designer Private Pool & Private Terrace Garden	
	● 3.5 BHK With Designer Private Pool	
	● 3.5 BHK With Designer Private Pool & Private Terrace Garden	

**This unit comes with an additional Multi-utility Space that adapts to your needs & can be converted into a home office, private dining or kids area
DLD 4% + Oqood/admin fee 3.600 AED

*T @ S Apply

PROJECT BY
VINCITORE

**This unit comes with an additional Multi-utility Space that adapts to your needs & can be converted into a home office, private dining or kids area
DLD 4% + Oqood/admin fee 3.600 AED

SPECIAL PRE-LAUNCH STARTING PRICE FOR BRANDED DESIGNER HOME



SR. NO	UNIT TYPE*	SIZE* (SQ FT)	STARTING PRE-LAUNCH PRICE	STARTING DISCOUNTED PRE-LAUNCH PRICE
1.	PALATIAL STUDIO	399-468	750,000	735,000
2.	STUDIO WITH DESIGNER PRIVATE POOL	465-492	970,000	951,000
3.	1 BHK WITH DESIGNER PRIVATE POOL	723-828	1,276,000	1,251,000
4.	1 BHK WITH DESIGNER PRIVATE POOL AND TERRACE GARDEN	854-898	1,304,000	1,278,000
5.	1.5 BHK WITH DESIGNER PRIVATE POOL	861-882	1,422,000	1,394,000
6.	2 BHK WITH DESIGNER PRIVATE POOL	1054-1070	1,727,000	1,692,000
7.	2 BHK WITH DESIGNER PRIVATE POOL AND TERRACE GARDEN	1187-1246	1,829,000	1,792,000
8.	2 BHK ROYAL AQUA VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN	1176-1209	1,944,000	1,905,000
9.	ROYAL 3.5 BHK AQUA VILLA WITH DESIGNER PRIVATE POOL AND TERRACE GARDEN	2200-2250	3,070,000	3,008,000

Service Charge 15 Per Sq ft

HANDOVER Q3 2027





INVESTOR

PRIVILEGE TOKEN

TOKEN FEE: 25,000 AED



EXCLUSIVE
PRE-LAUNCH
PRICES



SPECIAL 2% CLIENT
DISCOUNT



SPECIAL AGENCY
COMMISSION



UP TO AED 15,000
AGENT BONUS
ON EVERY DEAL



PRIORITY
ACCESS

TOKEN USAGE GUIDELINES

One token can be used for purchase of 1 unit on launch
Fully-refundable Token
Non-transferable to any 3rd Party

TOKEN ISSUE REQUIREMENTS

Client Information Form | Client Passport Details

Token Validity: Active up to 14 days from launch of
inventory, Limited Tokens Only on First Come First
Served Basis





PREFERRED INVESTOR

PRIVILEGE TOKEN

GET THE PRIVILEGE TO
RESERVE YOUR UNIT NOW

TOKEN FEE: 100,000 AED



EXCLUSIVE
PRE-LAUNCH
PRICES



SPECIAL 2% CLIENT
DISCOUNT



SPECIAL AGENCY
COMMISSION



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RESERVE YOUR SLICE OF

PARADISE *Today*

HANDOVER Q3 2027



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