



Premium

DEVELOPER

INVENTORY



PROJECT BY VINCITORE

WELCOME

TO THE HEART OF

PARADISE LIVING



7 EXPERIENTIAL
GARDENS



40+ DEDICATED
LIFESTYLE AMENITIES



EXTRAVAGANT
RETAIL PLAZA
WITH 22+ OUTLETS



DIRECT ACCESS TO
360,000 SQ.FT DUBAI
SCIENCE FLORA PARK



AQUA RESIDENCES

- PALATIAL STUDIO
- STUDIO WITH DESIGNER PRIVATE POOL
- 1 BHK WITH DESIGNER PRIVATE POOL
- 1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN
- 1.5 BHK WITH DESIGNER PRIVATE POOL
- 2 BHK WITH DESIGNER PRIVATE POOL
- 2 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN

AQUA VILLAS

- 2 BHK ROYAL AQUA VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN
- 3.5 BHK ROYAL AQUA VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN

BRANDED

DESIGNER HOMES

TO LIVE THE PARADISE LIFE



Every inch of Vincitore's project is designed, engineered and crafted to perfection, ensuring a classy and luxurious lifestyle.



Designer Walls
and False Ceiling



Decorative
Moulding



Custom-made
marble finish



European style
finish for kitchen



Branded
Lighting



European
White Goods

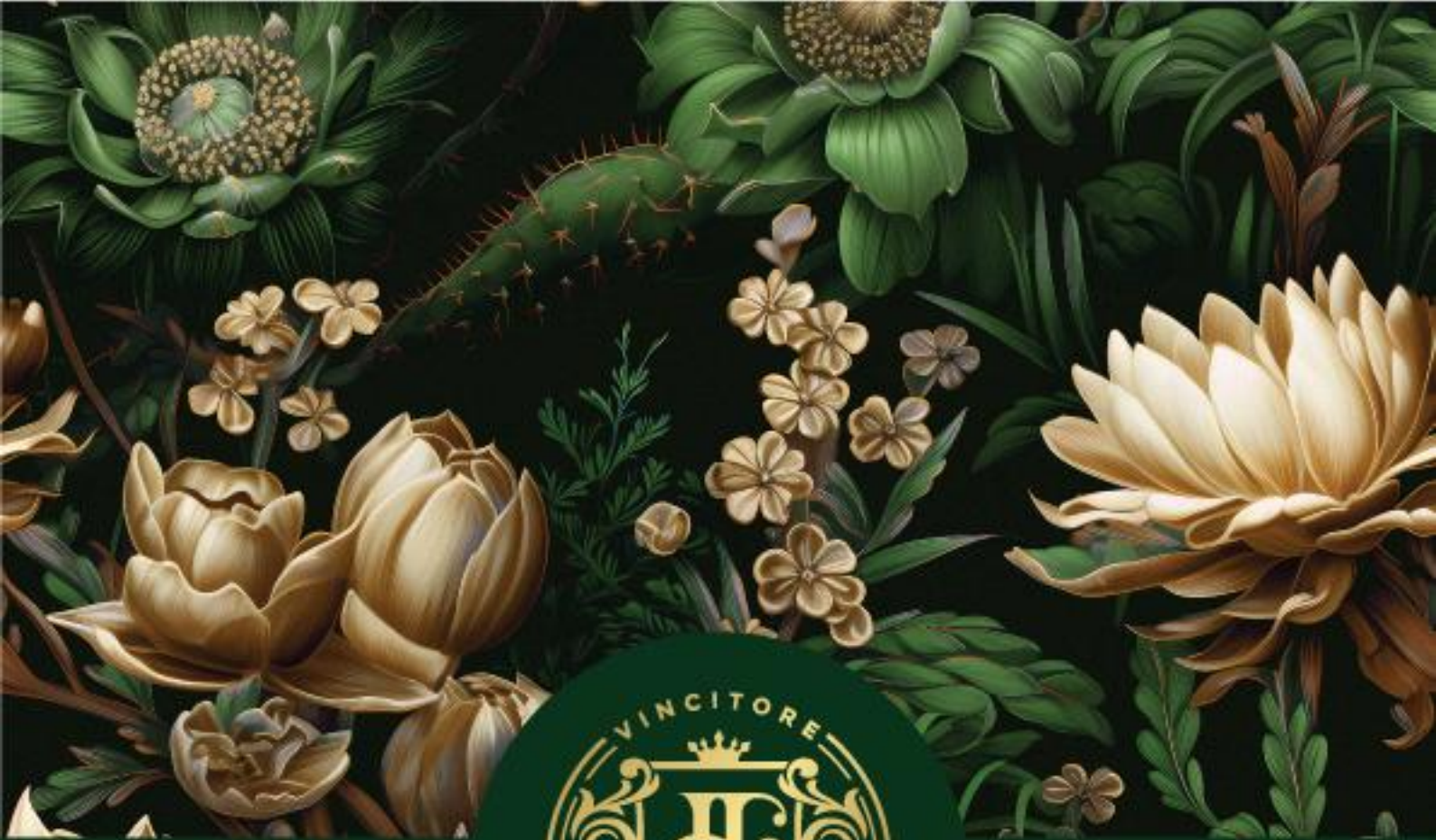


Aesthetic Sockets
and Fittings



Classically
themed doors





EVERY LEVEL

A PARADISE
PERFECTED FOR YOU.





BRANDED AQUA RESIDENCES



STUDIO WITH POOL

Sr. No.	Unit Number	Unit Size (Sq.Ft.*)	View	Sales Price (AED*)
1	327	483.51	Amenities View & Flora Park View	1,085,000.00
2	727	483.51	Amenities View & Flora Park View	1,090,000.00
3	927	483.51	Amenities View & Flora Park View	1,096,000.00
4	1027	483.51	Amenities View & Flora Park View	1,098,000.00
5	1227	483.51	Amenities View & Flora Park View	1,103,000.00
6	1327	483.51	Amenities View & Flora Park View	1,106,000.00
7	1427	483.51	Amenities View & Flora Park View	1,108,000.00
8	122	673.50	Partial Flora Park View	1,192,000.00
9	127	514.84	Amenities View & Flora Park View	1,220,000.00



BRANDED AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL



Sr. NO.	Unit Number	Unit Size (Sq.Ft.*)	View	Sales Price (AED*)
1	621	864.23	Partial Flora Park View	1,419,000.00
2	207	777.37	Science Park View	1,423,000.00
3	310	770.91	Science Park View	1,423,000.00
4	721	864.23	Partial Flora Park View	1,423,000.00
5	410	770.91	Science Park View	1,425,000.00
6	921	849.27	Partial Flora Park View	1,426,000.00
7	212	775.32	Science Park View	1,428,000.00
8	1021	849.27	Partial Flora Park View	1,430,000.00
9	1012	792.33	Science Park View & Dubai Skyline View	1,461,000.00
10	1407	777.58	Science Park View & Dubai Skyline View	1,466,000.00



BRANDED AQUA RESIDENCES



1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN

Sr. No.	Unit No.	Area Sq. Ft.	View	Sales Price (AED)
1	202	875.32	Mohammed Bin Rashid Garden View	1,427,000.00
2	402	897.93	Mohammed Bin Rashid Garden View	1,440,000.00
3	403	884.90	Mohammed Bin Rashid Garden View	1,443,000.00
4	602	897.93	Mohammed Bin Rashid Garden View	1,444,000.00
5	702	897.93	Mohammed Bin Rashid Garden View & Dubai Skyline View	1,448,000.00
6	703	884.90	Mohammed Bin Rashid Garden View & Dubai Skyline View	1,451,000.00
7	802	897.93	Mohammed Bin Rashid Garden View & Dubai Skyline View	1,454,000.00
8	803	884.90	Mohammed Bin Rashid Garden View & Dubai Skyline View	1,456,000.00
9	1002	876.29	Mohammed Bin Rashid Garden View & Dubai Skyline View	1,457,000.00
10	116	764.56	Science Park View	1,485,000.00



BRANDED AQUA RESIDENCES

1.5 BHK WITH DESIGNER PRIVATE POOL



Sr. No.	Unit Number	Unit Size (Sq.Ft.*)	View	Sales Price (AED*)
1	106	806.22	Science Park View	1,632,000.00
2	105	835.60	Science Park View	1,648,000.00



BRANDED AQUA RESIDENCES



2 BHK

Sr. NO.	Unit Number	Unit Size (Sq.Ft.*)	View	Sales Price (AED*)
1	220	1060.78	Science Park View	1,813,000.00
2	320	1061.75	Science Park View	1,817,000.00
3	420	1076.50	Science Park View	1,826,000.00
4	520	1076.50	Science Park View	1,828,000.00
5	620	1076.50	Science Park View	1,830,000.00
6	720	1076.50	Science Park View & Dubai Skyline View	1,835,000.00
7	820	1076.50	Science Park View & Dubai Skyline View	1,842,000.00
8	920	1061.75	Science Park View & Dubai Skyline View	1,842,000.00
9	1020	1061.75	Science Park View & Dubai Skyline View	1,848,000.00
10	1120	1061.75	Science Park View & Dubai Skyline View	1,853,000.00



BRANDED AQUA VILLA



3.5 BHK ROYAL AQUA VILLA WITH DESIGNER
PRIVATE POOL & TERRACE GARDEN

Sr. No.	Unit Number	Unit Size (Sq.Ft. *)	View	Sales Price (AED*)
1	204	2222.32	Science Park View	3,226,000.00
2	304	2225.65	Science Park View	3,237,000.00
3	404	2247.50	Science Park View	3,255,000.00
4	504	2247.50	Science Park View	3,259,000.00
5	604	2247.50	Science Park View	3,264,000.00
6	704	2247.50	Science Park View & Dubai Skyline View	3,275,000.00
7	904	2225.65	Science Park View & Dubai Skyline View	3,287,000.00
8	804	2247.50	Science Park View & Dubai Skyline View	3,288,000.00
9	201	2247.72	Amenities View & Flora Park View	3,305,000.00
10	1004	2251.92	Science Park View & Dubai Skyline View	3,314,000.00



ENTER A NEW REALM OF INVESTMENT

TO AVAIL SPECIAL PRICES AND LIMITED TIME OFFERS

FOR INSTANT SUPPORT

+971 800 27263 | ENQUIRY@VINCITOREREALTY.COM

DISCLAIMER BY Vincitore Luxury Real Estate Development LLC

1. Vincitore is the registered Brand and no permission is given by the developer in respect of the use of any brand marks, information or images. You are notified that use of any marks, Images or information elsewhere without the consent of the Developer will likely constitute an infringement of the owner's intellectual property rights and action may be taken accordingly to enforce the owner's right. 2. The Information presented herein is proposed and should not be relied upon as a basis for purchasing since all elements are subject to change, refinement or elimination by the developer without notice. Verify all details before purchasing. 3. This presentation is not an offering nor an offer to sell nor a solicitation of offers to purchase. It is provided solely for informational purposes and is not intended to constitute an advertisement in any jurisdiction. In no event will the developer be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this catalogue. 4. All information contained herein is subject to change, and no representations are made as to the accuracy of such information. Neither the information and materials described herein, nor any communication made or given in connection with any of the foregoing, may be deemed to constitute any form of warranty or may otherwise be relied upon by any person or entity for any reason whatsoever. 5. The plans and information presented herein are proposed and subject to modification or elimination by the developer without notice. All plans and information are subject to governmental approvals. Unobstructed views are not guaranteed. 6. The artist renderings and floor plans are provided for illustrative purposes only and should not be relied upon as a basis for purchasing since all elements are subject to change, refinement or elimination without notice. Finish details should be verified before purchasing. 7. Maps, floor plans and models are not to scale. Any references to square footage information is approximate only and should not be relied upon as a basis for purchasing. Floor plans and models are provided for illustrative and marketing purposes only and are subject to change or refinement without notice by the developer. Furniture layouts are for illustrative purposes only. Verify all plan details before purchasing. 8. Proposed services, amenities, fixtures and finishes identified herein are subject to change, modification or elimination by the developer without notice. Proposed services, amenities, fixtures and finishes identified herein may have additional charges, restrictions, or terms and conditions that apply. Please refer to the Sales and Purchase Documents for more information. All items including furniture & fixture, fixed furniture, pictures, display items, interior decoration, art effects, wall decoration, special wall paints/finishes, movable items and wallpapers are not included in the offers. 9. The unauthorized use or reproduction of plans and information is strictly prohibited without express written consent of the developer. The user agrees to indemnify and defend the developer and its parents, subsidiaries, affiliates, directors, officers, consultants, and employees and hold them harmless from any and all claims and expenses, including attorney's fees, arising from user's misuse of this brochure or Service. 10. Refer Sales and Purchase Documents for more information.

Vincitore Luxury Real Estate Development LLC

P.O. Box: 123519, Dubai, UAE, Toll Free: 800 BRAND (27263) Tel: +971 4 324 2263,
e-mail: enquiry@vincitorerealty.com

www.vincitorerealty.com