# AQUA FLORA

A SLICE OF

# PARADISE

PROJECT BY **VINCITORE**

# PIONEERS OF BRANDED LUXURY LIVING IN DUBAI



At Vincitore Realty, each project exemplifies a story of triumph and success. With a commitment to excellence ingrained in every aspect of our work, we strive to create spaces that leave an indelible mark on the communities they serve.

From innovative design concepts to meticulous attention to detail, we continue to redefine the standards of luxury living in the ever-changing Landscape of Dubai.




# EXCELLENCE IN EVERY ASPECT

- **BRANDED QUALITY REAL ESTATE DEVELOPER**
- **FINE CRAFTSMANSHIP**
- **CLIENTS IN 160+ COUNTRIES**
- **ATTENTION TO DETAIL**

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The Vincitore Group is an award-winning Boutique Real Estate Development Group crafting Designer Luxury projects in Dubai.

As an esteemed leader in the industry, Vincitore has been the receiver of various global real estate awards reaffirming its commitment to pursue excellence, quality and innovation.



VINCITORE

AQUA FLORA

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

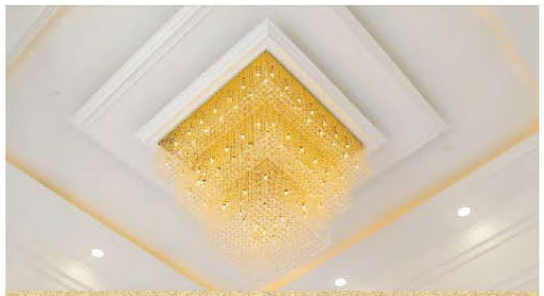





GRAND MAIN ENTRANCE



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**

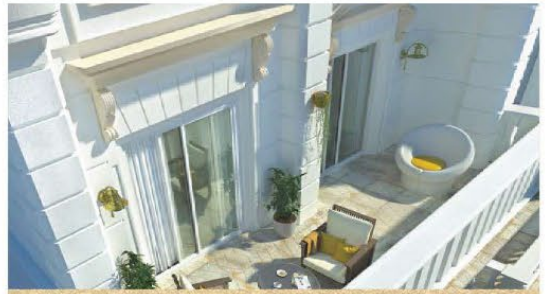
VINCITORE BOULEVARD

# AN ARCHITECTURAL STATEMENT IN LUXURY LIVING





SPACIOUS LIVING SPACES



SUNDECK



INFINITY POOL



WAVE POOL



DESIGNER COURTYARD




HIGH STREET RETAIL BOARDWALK

# AN ARCHITECTURAL STATEMENT IN LUXURY LIVING

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.**

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**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

BENESSERE
RETREAT FOR LIFE





DOLCE VITA



VINCITORE
AQUA DIMORE





# PARADISE LIVING

## A PHILOSOPHY THAT LINKS LUXURY, NATURE AND FREEDOM

From a lavish display of lifestyle experiences to a seamless manifestation of natural beauty, Vincitore Aqua Flora embodies the very essence of paradise living. Step into a world where, opulence intertwines with the serene allure of nature, creating a sanctuary where residents experience a harmonious blend of luxury and tranquility.

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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


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THE HEART OF
PARADISE
LIVING
DUBAI'S FIRST-OF-ITS-KIND
RESIDENCES WITH DIRECT ACCESS TO
360,000 SQ FT FLORA GARDEN.




VINCITORE AQUA FLORA

EXPERIENCE A

# SEVENTH HEAVEN FEELING

DUBAI'S FIRST-OF-ITS-KIND
PROJECT WITH 7 EXPERIENTIAL GARDENS

- VERDANA GARDEN CAFÉ & LOUNGE
- BELLA RIVE WELLNESS GARDEN
- FIORI TULIP GARDEN
- KIDS ADVENTURE GARDEN
- TROPICA AQUA GARDEN
- FLORENTINE SKY GARDEN
- TERRA NOVA PET GARDEN

EVERY LEVEL,

# A PARADISE PERFECTED FOR YOU.



## GARDENIA



## UTOPIA



## CELESTIA

# A PERFECTLY PLACED PARADISE






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# 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 |

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# A PARADISE

## ON ALL FRONTS



Direct Access to
360,000 sq. Ft.
**Community Garden**



Project Located
2 Mins from Upcoming
**Metro Station**



Centrally Located with Direct
Access to Main Roads of Dubai:
**Umm Suqeim, Al Khail and
Sheikh Zayed Road**



Project location with
**3 sides garden view**


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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 plush 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
labeX

VINCITORE
AQUA FLORA

# EDEN'S
## GRAND ATRIUM

Adorned with signature classic European architecture and double-heighted 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



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# ELYSIAN
## EXECUTIVE OASIS

Envision a space that is more than just a meeting of the minds. Enjoy a realm where service meets style as you embark on a serene ambience that leads you to achieve greater accomplishments.

- FULLY SERVICED
- LIBRARY LOUNGE
- MEETING ROOMS
- INDOOR DINNING
- CONFERENCE ARENA




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# VERDANA
## GARDEN CAFÉ & LOUNGE

Verdana Garden Cafe and Lounge offers a heavenly setting for conversations, gatherings, and business. Indulge in gourmet delights amidst lush gardens and sunlit seating for a productive retreat.

- FULLY SERVICED LOUNGE
- OPEN ALFRESCO SEATING
- SOOTHING WATERFALLS

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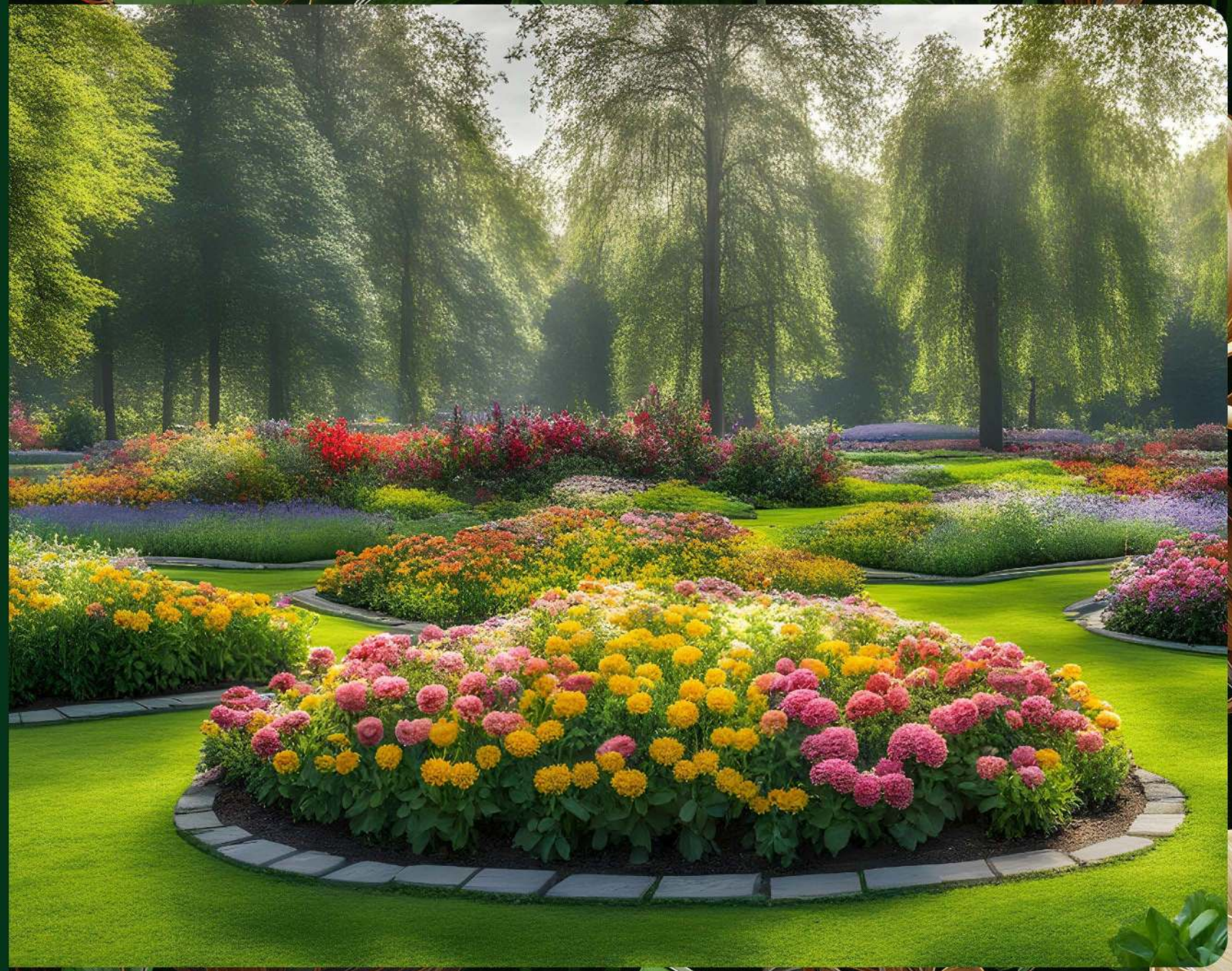
# GARDENIA

## NATURE'S DIVINE RETREAT WITH DIRECT ACCESS TO 360,000 SQ. FT. DUBAI SCIENCE FLORA PARK

Gardenia welcomes you to the allure of flora with a lush green expanse right at your doorstep, together with the convenience of a fully-serviced, sophisticated space for the discerning elite.



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# PARADISE
## PROMENADE

Explore our charming promenade, where a tapestry of retail delights awaits. From chic boutiques to artisanal cafes, each step unveils sophistication. Immerse yourself in luxury as cobblestone pathways lead to stylish storefronts. With elegance at every corner, indulge in refined pleasures at every turn.

22 RETAIL SPACES

CLINICS,SHOPPING,RETAILS, CONVENIENCE STORES, RESTAURANTS

ALFRESCO DINNING VENUES

COBBLESTONE WALKWAYS

LUSH GREEN LANDSCAPES



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ESCAPE THE ORDINARY IN

# NATURE'S SANCTUARY

Vincitore Aqua Flora is Dubai's first-ever residential project to feature 8 experiential gardens. Designed to offer residents a sanctuary that aligns with their evolving lifestyle aspirations, it pledges to redefine contemporary living standards.

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# UTOPIA

## A SOUL-STIRRING JOURNEY TO PARADISE.

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



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# 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.



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# SERENITY SUNDECK

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.

- PLUSH LOUNGE CHAIRS
- FLORAL GRANDEUR
- TRANQUIL WATER



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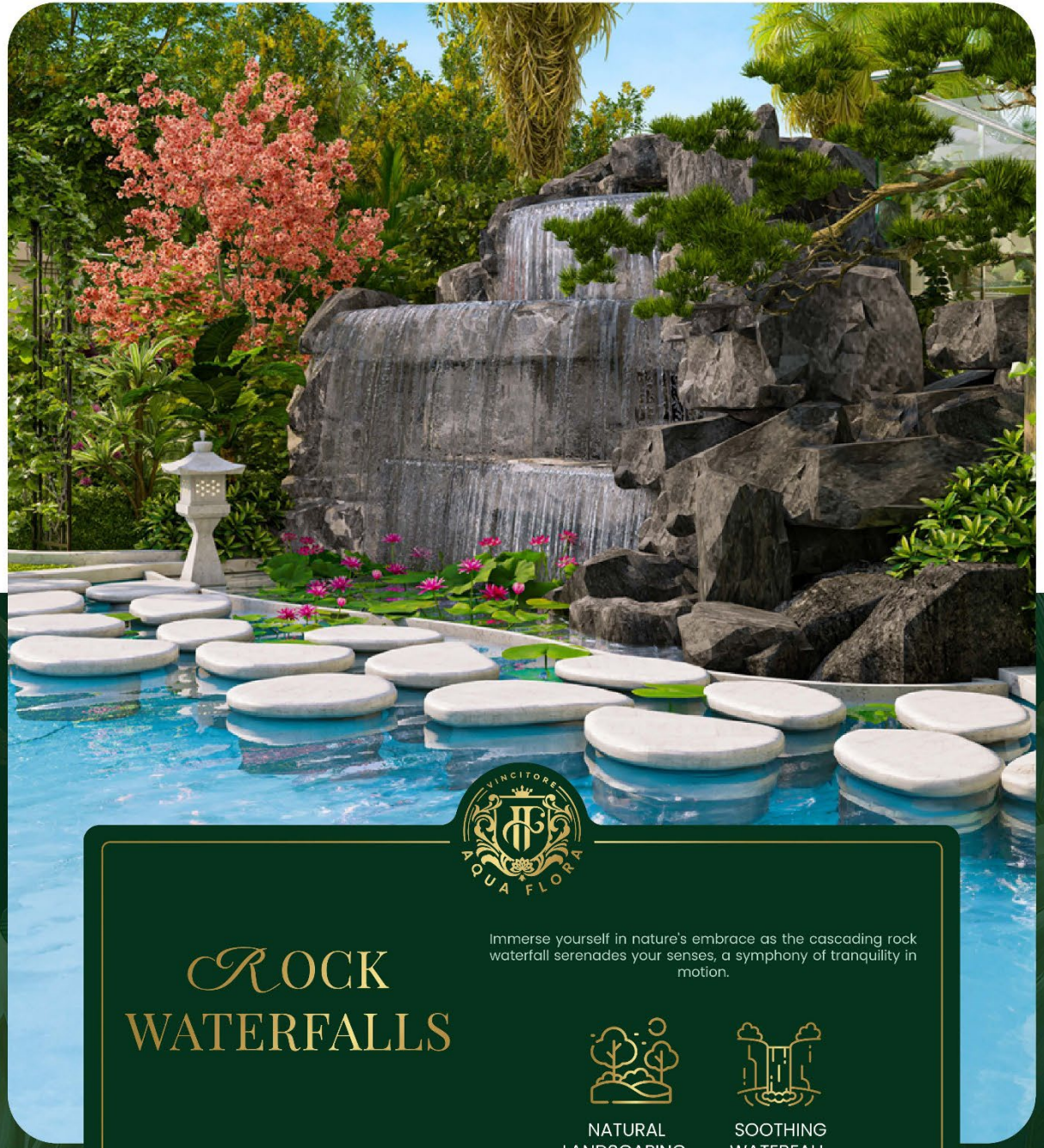
# SUNKEN COVE

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

- FIRE PITS
- PLUSH CUSHIONS
- WATER FEATURES



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# 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



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# AQUA ZEN

Let the bubbling waters soothe your senses you 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



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## 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.

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## 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

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# 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



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# 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.



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# 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



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# 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.



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# ARCADIA
## LOUNGE

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



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# SQUASH
## SUMMIT

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






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# 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.




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# 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.



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STEP INTO YOUR

# PRIVATE PARADISE



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# A Haven For Luxurious Retreats

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



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# 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





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# 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.





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# 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

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# DESIGNER PRIVATE POOL

## DESIGNER POOL TYPES

- Royal 4 Mtr. X 2 Mtr.
- Majestic 3 Mtr. X 2 Mtr.
- Lavish 2 Mtr. X 2 Mtr.

## DESIGNER POOL FEATURES

- Bar Counter
- Infinity Overflow System
- Massage Jets
- Bubble Jets
- Mood Lighting
- UV Filtration System

## POOL SAFETY FEATURES

- Slip Proof Tiles
- Anti Vortex Drain
- Chemical Dozing System
- High Glass Handrail with Stainless Steel Support

T&C Apply*, Kindly Refer Disclaimer

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# 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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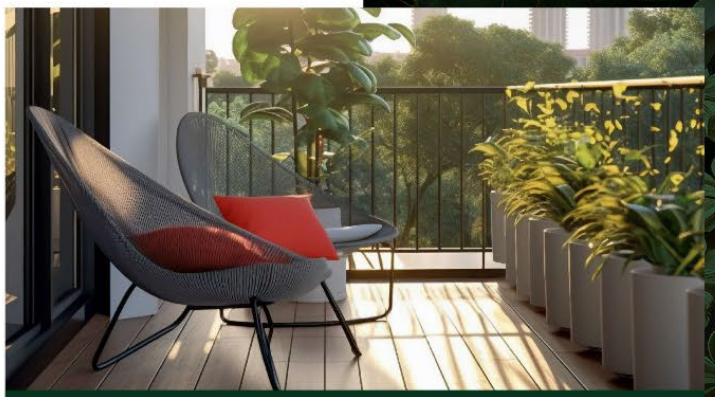
AN OASIS FOR

# LIFE'S LUXURIES

A haven of peace and indulgence, a place where you can savour the life you truly deserve.



BREAKFAST IN **POOL**



PRIVATE **GARDEN**



SWING



OUTDOOR PATIO



BAR COUNTER

# PALATIAL STUDIO

These thoughtful residences envelop you in the abundance of paradise living. A lifestyle crafted to embrace each moment beckons.

- **STUDIO**



# AQUA RESIDENCES

Residences featuring designer private pools, offering a serene aquatic sanctuary for your everyday pleasure. It's your escape from the routine of daily life.

- **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

The largest of sanctuaries, these lavish apartments with their grand balconies and designer private pools, welcome you to embrace a new paradigm in luxury living.

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

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# YOUR HOME, YOUR PARADISE.

Experience the epitome of luxury living with our branded residences where every detail exudes sophistication and elegance that welcomes you to your slice of paradise.



Designer Wall & False Ceiling



European Branded Fixtures & Fittings



Custom-made Designer Chandelier



Marble Counter Top



Gold-finished Accessories



Designer Mood Lighting

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# PALATIAL STUDIO

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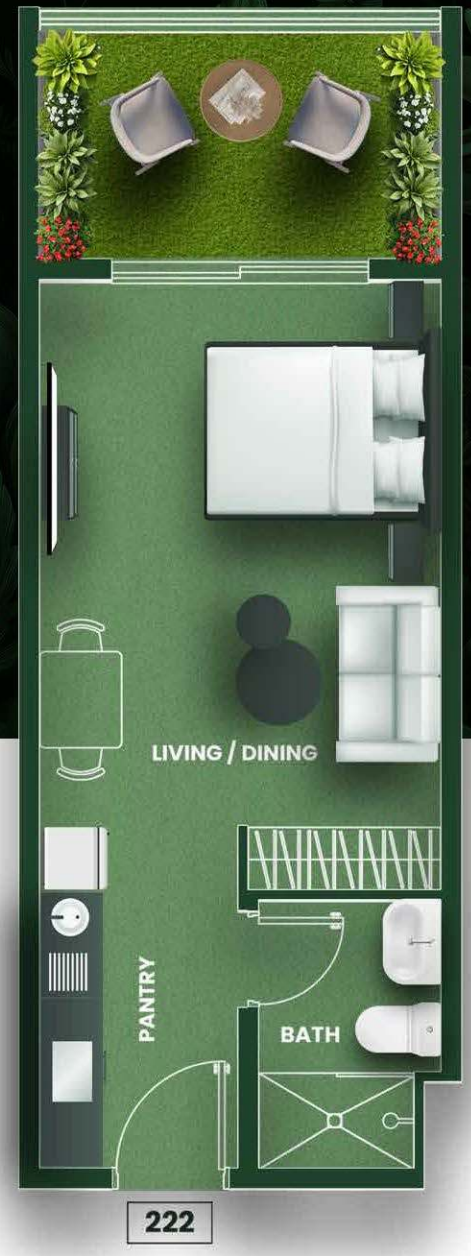
# PALATIAL STUDIO

## STUDIO




FULLY FITTED KITCHEN

BRANDED KITCHEN EQUIPMENT

BEDROOM WITH EN-SUITE BATHROOM

TERRACE BALCONY

OUTDOOR GARDEN SPACE

UNIT SIZE: 399-468 SQ.FT.

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# AQUA RESIDENCES

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# AQUA RESIDENCES

## PALATIAL STUDIO WITH DESIGNER PRIVATE POOL




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.

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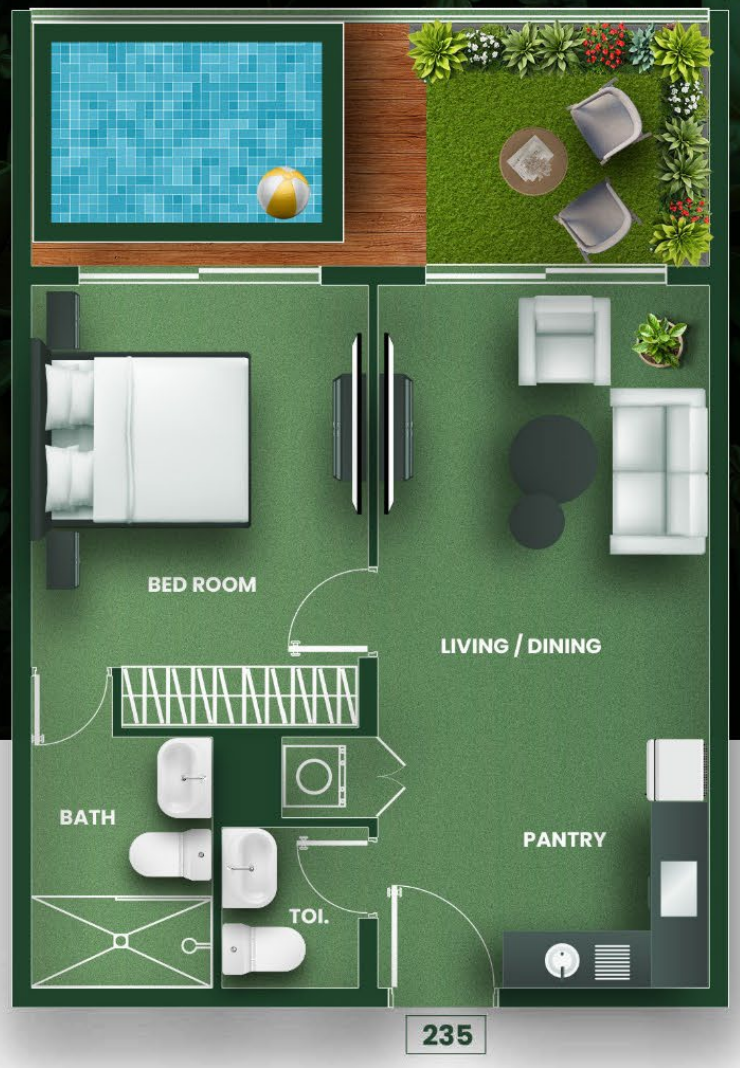
# AQUA RESIDENCES

## 1 BHK WITH DESIGNER PRIVATE POOL




L-SHAPED FULLY FITTED KITCHEN

BRANDED KITCHEN EQUIPMENT

GUEST POWDER BATHROOM

DEDICATED LAUNDRY ROOM

BEDROOM WITH EN-SUITE BATHROOM

TERRACE BALCONY

DESIGNER PRIVATE PPOL

OUTDOOR LOUNGE SPACE

UNIT SIZE: 723-828 SQ.FT.

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# AQUA RESIDENCES

## 1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN




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.

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# AQUA RESIDENCES

## 1.5 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL




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.**

VINCITORE AQUA FLORA

# AQUA RESIDENCES

## 2 BHK WITH DESIGNER PRIVATE POOL




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




- L-SHAPED FULLY FITTED KITCHEN
- BRANDED KITCHEN EQUIPMENT
- 2 FULL BATHROOM
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- L-SHAPE TERRACE BALCONY
- PRIVATE BALCONY ACCESS ALL ROOM
- DESIGNER PRIVATE POOL
- OUTDOOR LOUNGE SPACE
- LAVISH TERRACE GARDEN

UNIT SIZE: 1187-1246 SQ.FT.

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# AQUA VILLAS

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VINCITORE AQUA FLORA

# AQUA VILLAS

## 2 BHK ROYAL VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN




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.**

VINCITORE AQUA FLORA

# AQUA VILLAS

## 3.5 BHK WITH DESIGNER PRIVATE POOL




- CLOSED FULLY FITTED KITCHEN
- BRANDED KITCHEN EQUIPMENT
- MULTI-UTLITY 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.**

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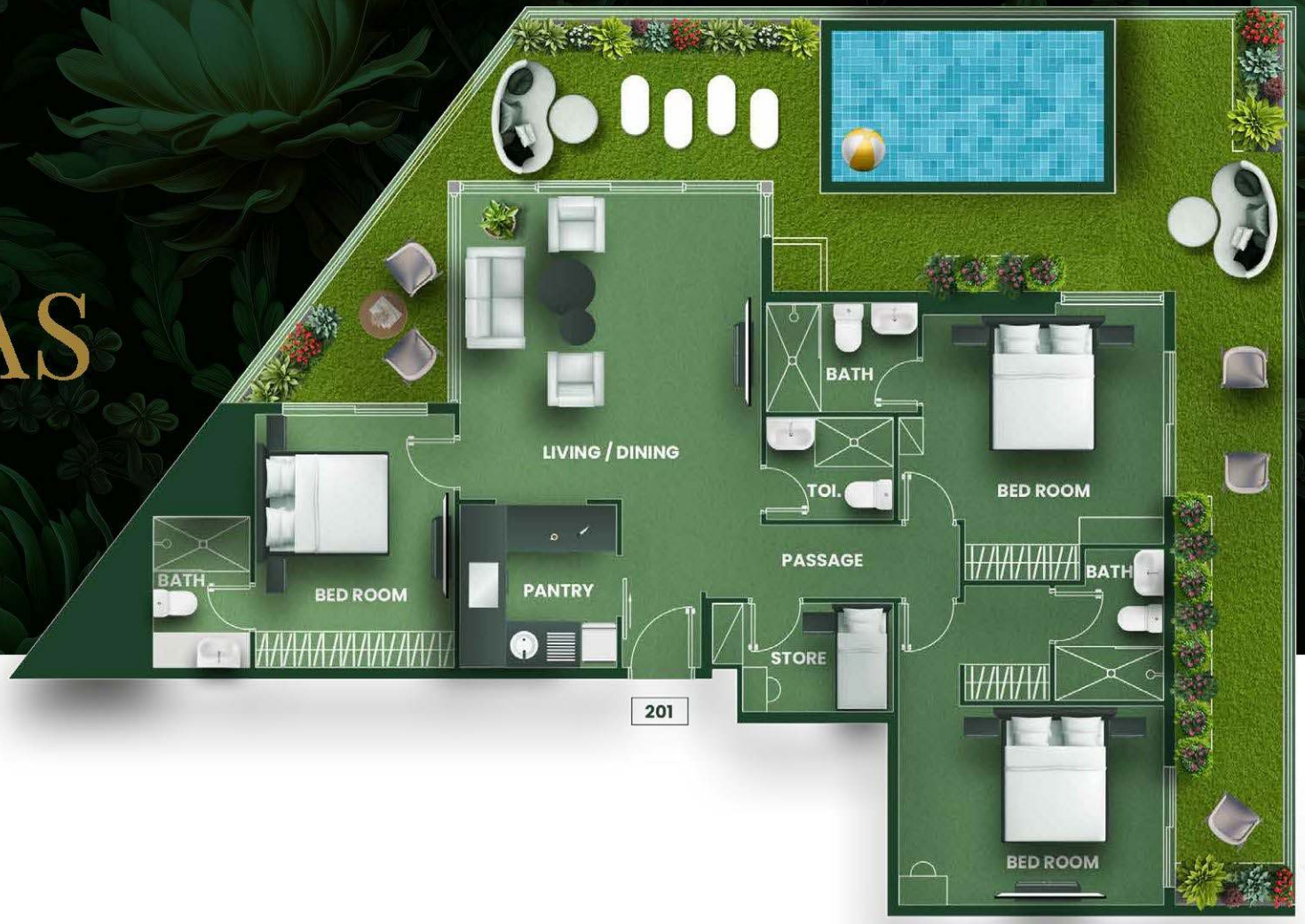
# AQUA VILLAS

## 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

FLOOR PLAN

**TYPICAL FLOOR**

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

CENTRAL PARK VIEW

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AQUA FLORA

# FLEXIBLE PAYMENT PLANS

WWW.VINCITOREREALTY.COM

BOOK WITH JUST

AN EASY BEGINNING TO

# PARADISE LIVING



VINCITORE

AQUA FLORA



GOLDEN INVESTMENT

# OPPORTUNITY




GUARANTEED NET ROI IN

## 3 YEARS

(RENTAL GUARANTEE STARTS FROM 21 DAYS)

NO FEES

NO SERVICE CHARGE

LONG TERM GUARANTEE RETURN

# POST HANDOVER RENTAL GUARANTEE

## 8% FOR 3 YEARS - POST HANDOVER

| 10% | 10% | 30% | 40% | 10% |
|---|---|---|---|---|
| PAY NOW | IN 2 MONTHS | IN 5 MONTHS | IN 9 MONTHS | ON HANDOVER |

NO FEES

NO SERVICE CHARGE

LONG TERM GUARANTEE RETURN

HASSLE FREE INVESTMENT

Post dated cheques are mandatory for UAE Residents and Citizens*

# EASY INVESTOR PAYMENT PLAN

## 50% DURING CONSTRUCTION

## 50% ON HANDOVER

| 10% | 10% | 3% | 50% |
|---|---|---|---|
| PAY NOW | IN 2 MONTHS | EVERY 3 MONTHS UNTIL HANDOVER | ON HANDOVER |

MAXIMUM RETURNS

RELAXED PAYMENT PLANS

Post dated cheques are mandatory for UAE Residents and Citizens*

# POST HANDOVER PAYMENT PLAN

(RESIDENT WITH PDC)

## 6-YEAR FLEXIBLE PAYMENT PLAN

# 60 : 4 : 36

| 10% | 10% | 1% | 3% | 4% | 1% |
|---|---|---|---|---|---|
| PAY NOW | IN 2 MONTHS | EVERY MONTH FOR 25 MONTHS | EVERY 6 MONTHS UNTIL HANDOVER | ON HANDOVER | PER MONTH FOR 36 MONTHS POST HANDOVER |

NO FEES

ZERO INTEREST

LONG TERM EASY PLAN

END-USER FRIENDLY PLAN

Post dated cheques are mandatory for this payment plan*

# POST HANDOVER PAYMENT PLAN

## (NON PDC)

### 60%

| | |
|---|---|
| 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 |

### 4%

ON HANDOVER

### 36%

| | |
|---|---|
| 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 |




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# Investor

PRIVILEGE TOKEN

## TOKEN FEE: 25,000 AED

EXCLUSIVE PRE-LAUNCH PRICES

SPECIAL 2% CLIENT DISCOUNT

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




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# 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
- 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

# 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 |

HANDOVER Q3 2027


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PARADISE
Today
HANDOVER Q3 2027
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