



A SLICE OF

PARADISE

— PROJECT BRIEF —

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.



EASTEST GROWING REAL ESTATE BRANDED QUALITY PRODUCT



LUXURY APARTMENTS IN DUBAI



RESIDENTIAL PROJECT OF THE YEAR 2018



REAL ESTATE & CONSTRUCTION CATEGORY



LUXURY RESIDENTIAL & CUSTOMER EXPERIENCE INITIATIVE



BEST LUXURY RESIDENTIAL DEVELOPMENT IN DUBAI





WELCOME TO THE ESSENCE OF
PARADISE LIVING

INDULGE IN A LIFESTYLE
THAT LINKS LUXURY, NATURE
AND FREEDOM.



7+ EXPERIENTIAL
GARDENS



40+ DEDICATED
LIFESTYLE AMENITIES



EXTRAVAGANT
RETAIL PLAZA
WITH 22+ OUTLETS



DUBAI'S FIRST
OF IT'S KIND ROOFTOP
GLASS HAVEN.



DIRECT ACCESS TO 360,000 SQ.FT
LUSH FLORA GARDEN



THE HEART OF
PARADISE LIVING

DUBAI'S FIRST-OF-ITS-KIND RESIDENCES WITH
DIRECT ACCESS TO 360,000 SQ FT
DUBAI SCIENCE FLORA PARK.





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
- 🍂 TROPICA AQUA GARDEN
- 🍂 FLORENTINE SKY GARDEN
- 🍂 TERRA NOVA PET GARDEN
- 🍂 KIDS ADVENTURE GARDEN



A PERFECTLY PLACED PARADISE



Vincitore Aqua Flora is nestled in Epicenter of Dubai Science Park, soaring at enviable new heights amidst a thriving residential community. Set in an abundant business and residential district, Aqua Flora helps mould the perfect community for the discerning few, with ease of access to landmark hubs and lifestyle attractions.



Direct Access to
360,000 sq. Ft.
Dubai Science Flora Park



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 open garden view



**3 SIDES OPEN
GARDEN VIEW**



**DUBAI SCIENCE
PARK VIEW**



**COMMUNITY
PARK VIEW**

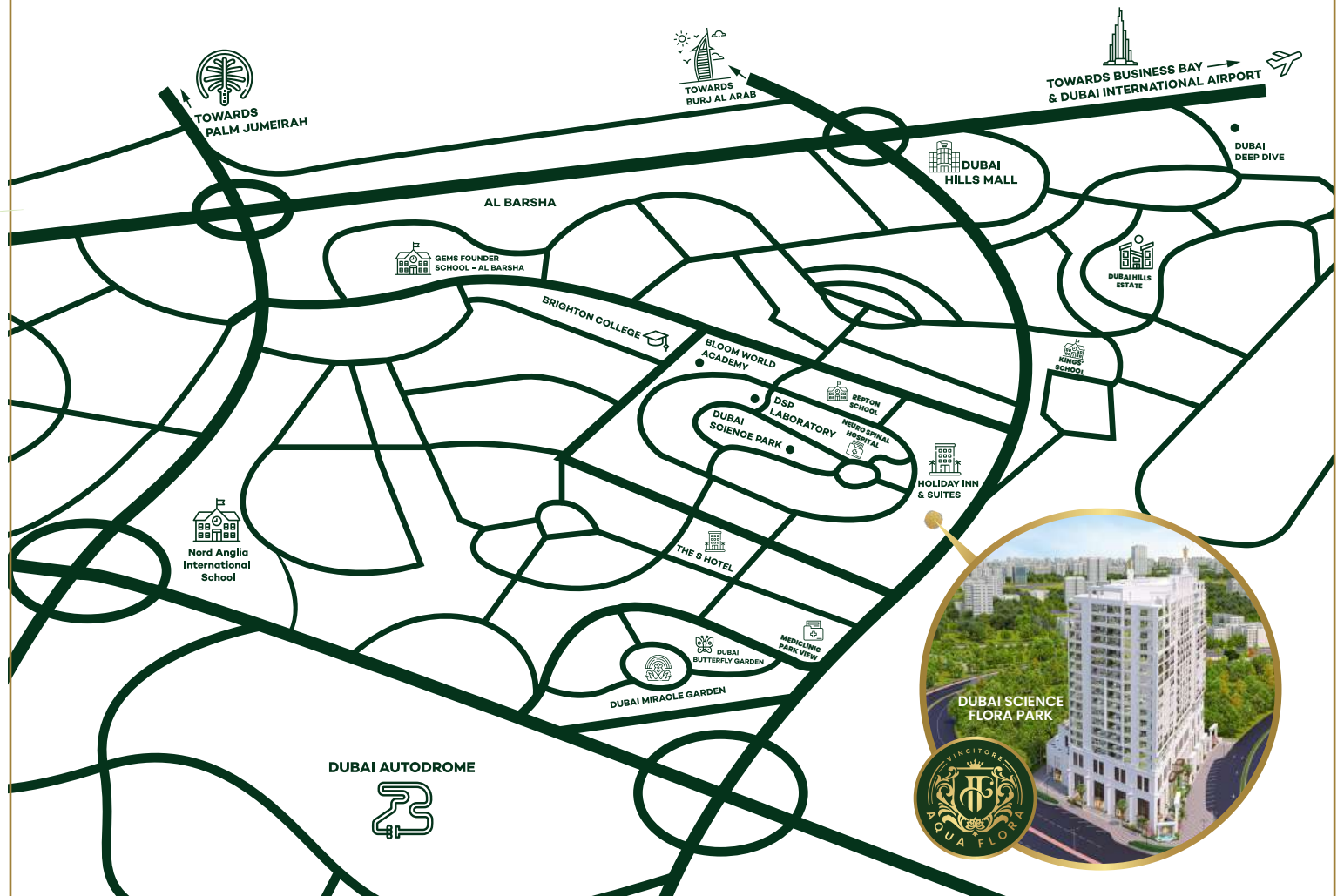


**DUBAI
SKYLINE VIEW**



**MOHAMMED BIN RASHID
GARDENS VIEW**

AT THE CENTER OF ALL THE ACTION



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

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

EDUCATIONAL INSTITUTIONS

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



EVERY LEVEL

A PARADISE
PERFECTED FOR YOU.





GARDENIA



A lush green oasis designed to cater to every one of your business endeavours. Gardenia combines the captivating allure of lush green flora with fully serviced, sophisticated space for the discerning elite.



Eden's
Grand Atrium



Direct Access to 360,000 Sq. Ft.
Of Dubai Science Flora Park



Verdana Garden
Café and Lounge



Terra Nova
Pet Garden



Paradise
Promenade





UTOPIA



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



Forest Grove



Sapphire Oasis Pool



Belle Rive Wellness Garden



Cascading Waterfalls



Fiori Tulip Gardens



Kid's Adventure Garden





CELESTIA



Serenade your senses with glimmering peaks of the city's skyscrapers, and entertain guests and loved ones to your hearts content. The Celestia is where everyday moments come to life, and transcend into memories that last a lifetime.



Crystal
Glass Haven



Azure
Sky Pool



Aqua Dive-In
Cinema



Amare Spa
& Wellness



Solarus
Sunset Bay



Sky Aqua
Gardens



Florentine
Sky Gardens



Arcadia Lounge
(Multi-Purpose Hall)





PARADISE PROMENADE

PAMPER YOUR SENSES WITH EXTRAVAGANT RETAIL INDULGENCES



Discover a vibrant tapestry of retail delights at our charming promenade. Explore a realm of sophistication where every step reveals a new gem, from elegant boutiques to charming cafes



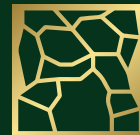
22 RETAIL SPACES



SHOPPING, LEISURE,
CONVENIENCE STORES,
RESTAURANTS



ALFRESCO DINNING
VENUES



COBBLESTONE
WALKWAYS



LUSH GREEN
LANDSCAPES





STEP INTO YOUR
PRIVATE PARADISE





PALATIAL STUDIO

- STUDIO

AQUA RESIDENCES

- 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





YOUR PRIVATE *PARADISE*

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.



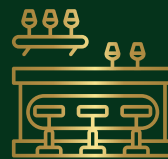
**PANORAMIC
SKYLINE VIEW**



**PRIVATE
TERRACE GARDEN**



LAVISH SUNDECK



**PARTY LOUNGE &
BAR SETUP**



**DESIGNER
PRIVATE POOL**





PALATIAL STUDIO

STUDIO



FULLY FITTED
KITCHEN



BRANDED KITCHEN
EQUIPMENT



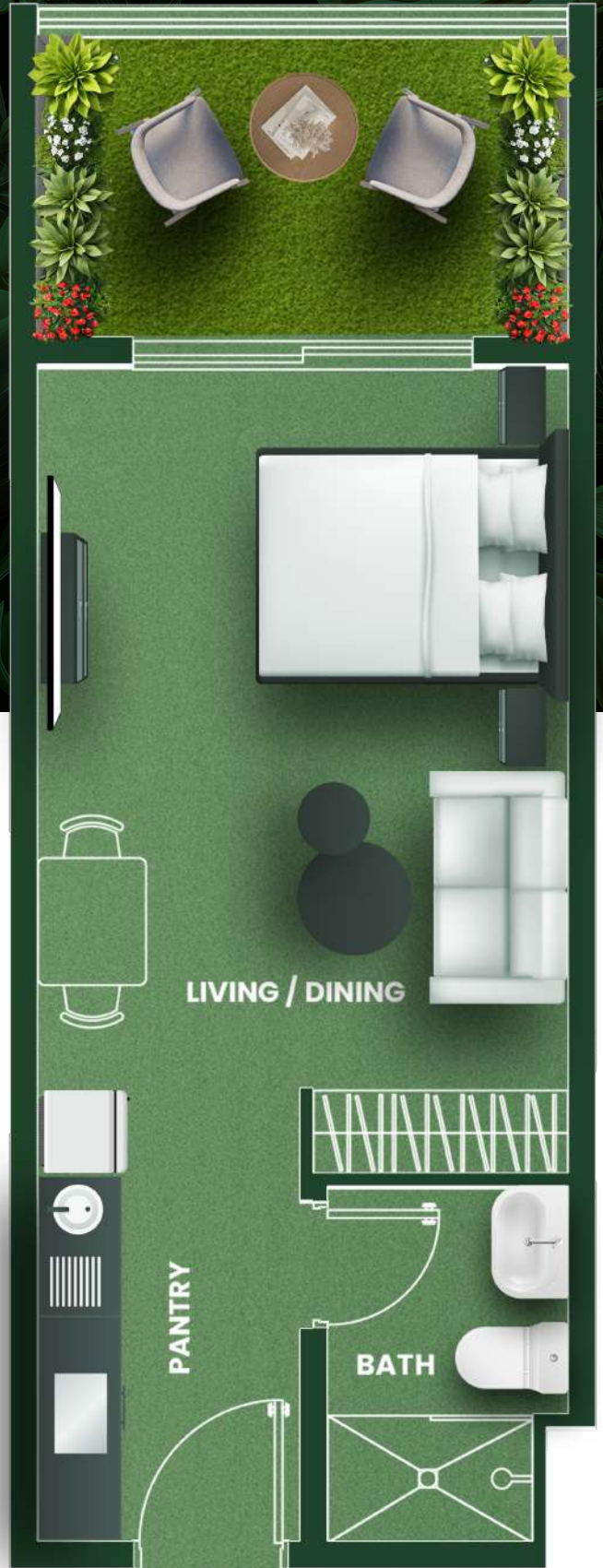
BEDROOM WITH
EN-SUITE BATHROOM



TERRACE
BALCONY



OUTDOOR
GARDEN SPACE



222

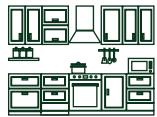


UNIT SIZE: 399-468 SQ.FT.



AQUA RESIDENCES

PALATIAL STUDIO WITH
DESIGNER PRIVATE POOL



FULLY FITTED
KITCHEN



BRANDED KITCHEN
EQUIPMENT



BEDROOM WITH
EN-SUITE BATHROOM



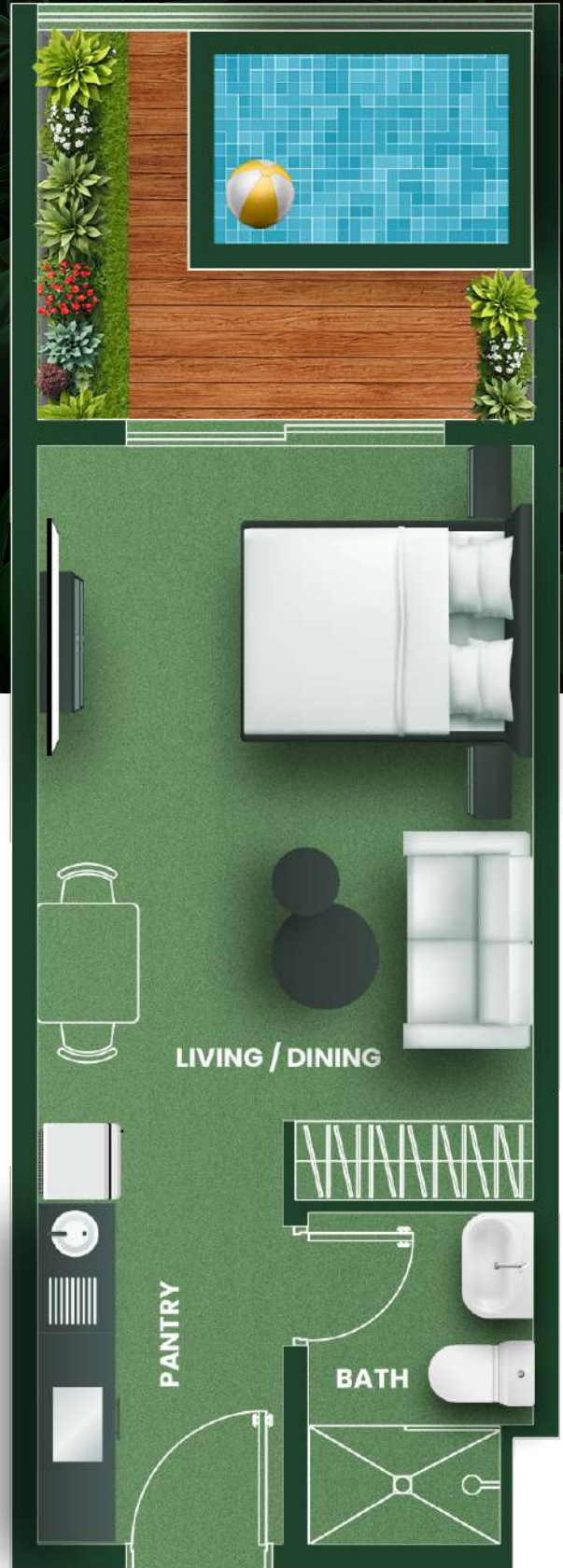
TERRACE
BALCONY



DESIGNER
PRIVATE POOL



OUTDOOR
GARDEN SPACE



224

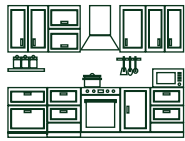


UNIT SIZE: 465-492 SQ.FT.



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

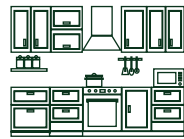


UNIT SIZE: 723-828 SQ.FT.



AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



L- SHAPED FULLY FITTED KITCHEN



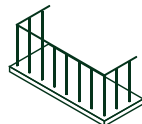
BRANDED KITCHEN EQUIPMENT



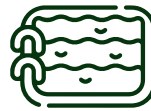
2 FULL BATHROOM



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



LAVISH TERRACE GARDEN



OUTDOOR LOUNGE SPACE



UNIT SIZE: 854-898 SQ.FT.

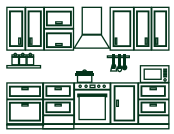


AQUA RESIDENCES

1.5 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL



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



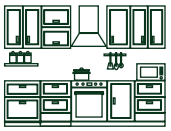
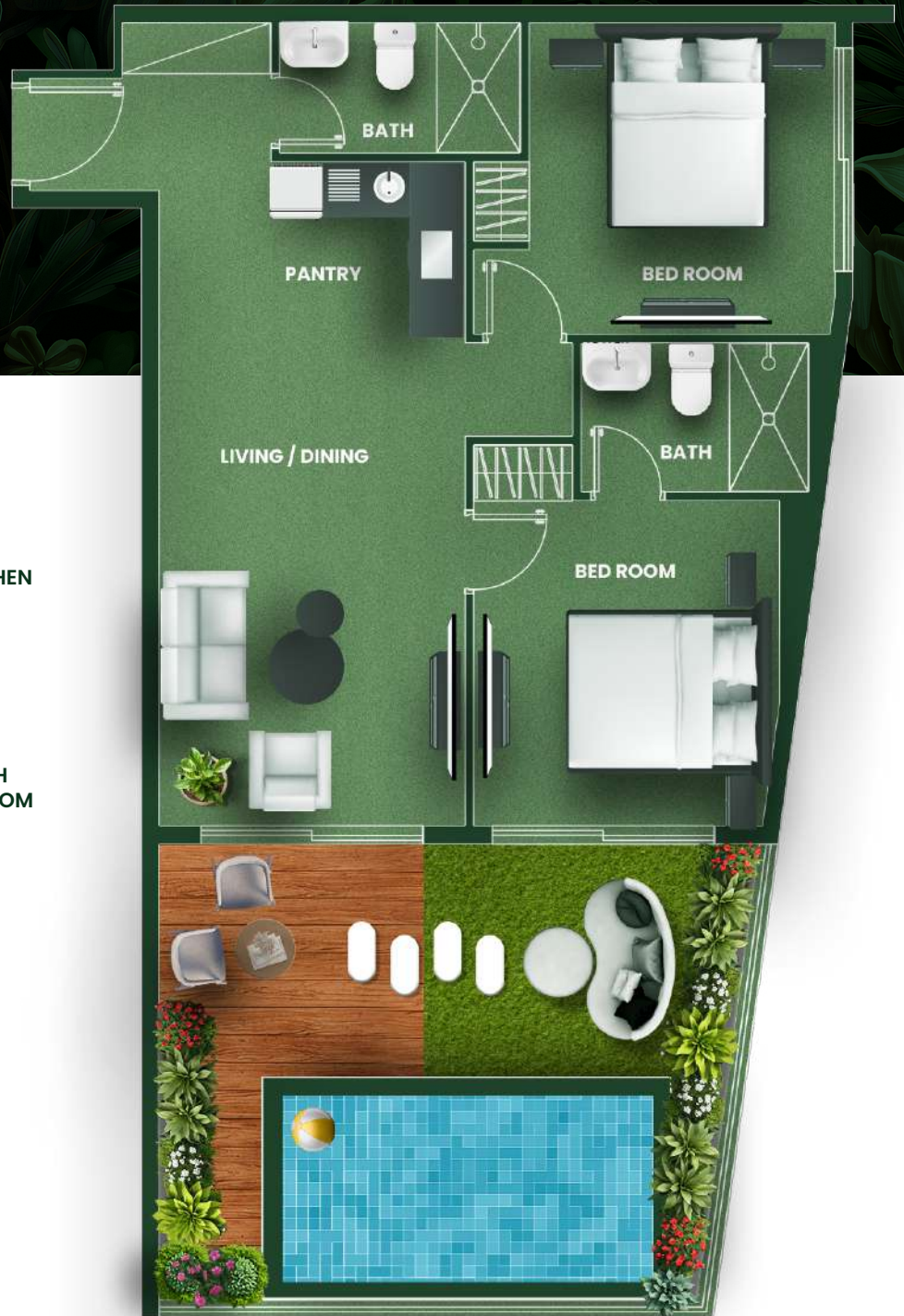
UNIT SIZE: 861-882 SQ.FT.



AQUA RESIDENCES

2 BHK WITH DESIGNER PRIVATE POOL

220



L-SHAPED FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



2 FULL BATHROOM



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



OUTDOOR LOUNGE SPACE

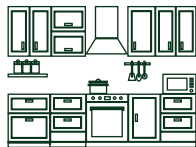


UNIT SIZE: 1054-1070 SQ.FT.



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.



AQUA VILLAS

2 BHK ROYAL VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



233



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

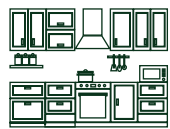


UNIT SIZE: 1176-1209 SQ.FT.



AQUA VILLAS

3.5 BHK WITH DESIGNER PRIVATE POOL



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

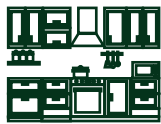
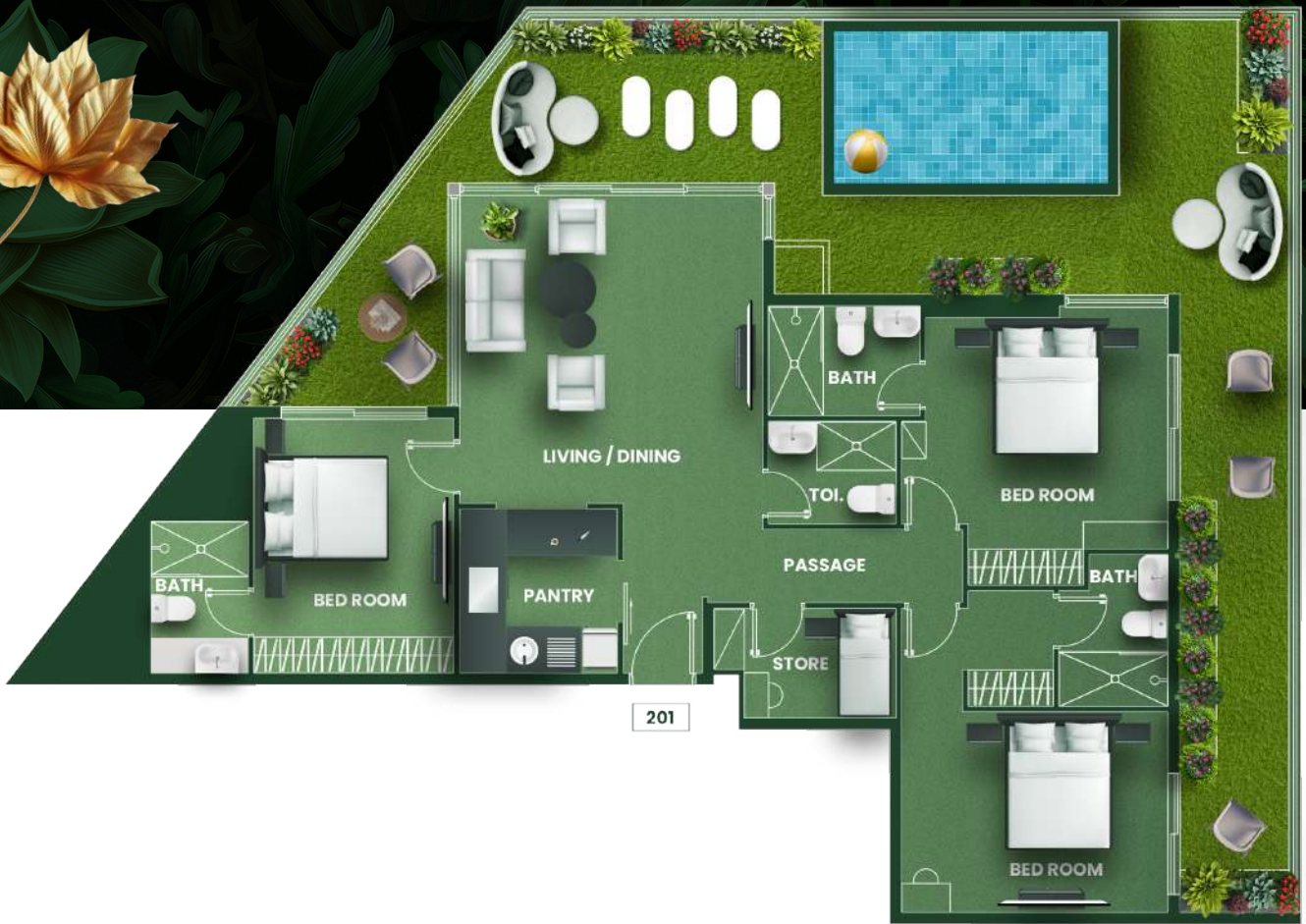


UNIT SIZE: 2200-2250 SQ.FT.



AQUA VILLAS

3.5 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



MULTI-UTILITY ROOM FOR KIDS/MAID/STORE



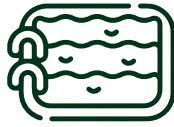
3 EN-SUITE BATHROOMS



L-SHAPE TERRACE BALCONY



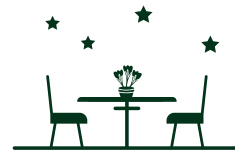
PRIVATE BALCONY ACCESS ALL ROOM



DESIGNER PRIVATE POOL



EXPANSIVE ROOFTOP DECK



TERRACE GARDEN WITH PARTY LAWN



OUTDOOR SUN LOUNGERS



UNIT SIZE: 2200-2250 SQ.FT.



INVESTOR

PRIVILEGE TOKEN

TOKEN FEE: 25,000 AED



EXCLUSIVE
PRE-LAUNCH
PRICES



SPECIAL 2% CLIENT
DISCOUNT



PRIORITY
ACCESS

TOKEN USAGE GUIDELINES

1 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 CHOOSE 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



PARADISE LIVING

PAYMENT PLANS

GUARANTEED RETURNS PLAN

GUARANTEED
8% NET ROI FOR 3 YEARS

NO SERVICE CHARGE FOR RG PERIOD | HASSLE-FREE INVESTMENT | LET YOUR MONEY WORK FOR YOU | LONG-TERM GUARANTEED RETURN

6-YEAR POST HANDOVER PLAN

6 YEAR FLEXIBLE PAYMENT OF
1% PER MONTH

NO FEES | NO INTEREST CHARGE | EASY LONG-TERM PAYMENT PLAN

EASY INVESTOR PLAN

50:50
50% DURING CONSTRUCTION
50% ON HANDOVER

MAXIMUM RETURNS | BALANCED PLAN

STARTING PRICE*

750,000 AED



BRANDED DESIGNER HOMES

FOR A SEVENTH HEAVEN FEELING

INDICATIVE PRICE RANGE

SR. NO	UNIT TYPE*	SIZE* (SQ FT)	PRE-LAUNCH STARTING PRICE* (AED)	IPT DISCOUNT PRE-LAUNCH STARTING PRICE* (AED)
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.	3.5 BHK WITH DESIGNER PRIVATE POOL	1176-1209	1,944,000	1,905,000
9.	3.5 BHK WITH DESIGNER PRIVATE POOL AND TERRACE GARDEN	2200-2250	3,070,000	3,008,000

This unit comes with an additiional multi-utility space that adopts to your needs and can be converted into a home office, private dining or kid's area





RESERVE YOUR
PARADISE
TODAY



ENTER A NEW REALM OF
INVESTMENT

TO AVAIL SPECIAL PRICES AND LIMITED TIME OFFERS

FOR INSTANT SUPPORT

+971 800 27263 | ENQUIRY@VINCITOREREALTY.COM

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