



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.



EXCELLENCE IN EVERY ASPECT



BRANDED QUALITY REAL ESTATE DEVELOPER



FINE CRAFTSMANSHIP



CLIENTS IN 160+ COUNTRIES



ATTENTION TO DETAIL

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.

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

JOURNEY INTO A REALM OF *LUXURIOUS* SPLENDOR

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.





EXPERIENCE A

SEVENTH HEAVEN FEELING

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

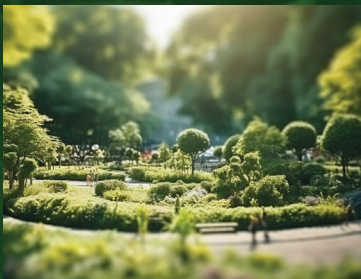
- 🍂 VERDANA GARDEN CAFÉ & LOUNGE
- 🍂 BELLA RIVE WELLNESS GARDEN
- 🍂 FIORI TULIP GARDEN
- 🍂 TROPICA AQUA GARDEN
- 🍂 FLORENTINE SKY GARDEN
- 🍂 TERRA NOVA PET GARDEN
- 🍂 KIDS ADVENTURE GARDEN



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**

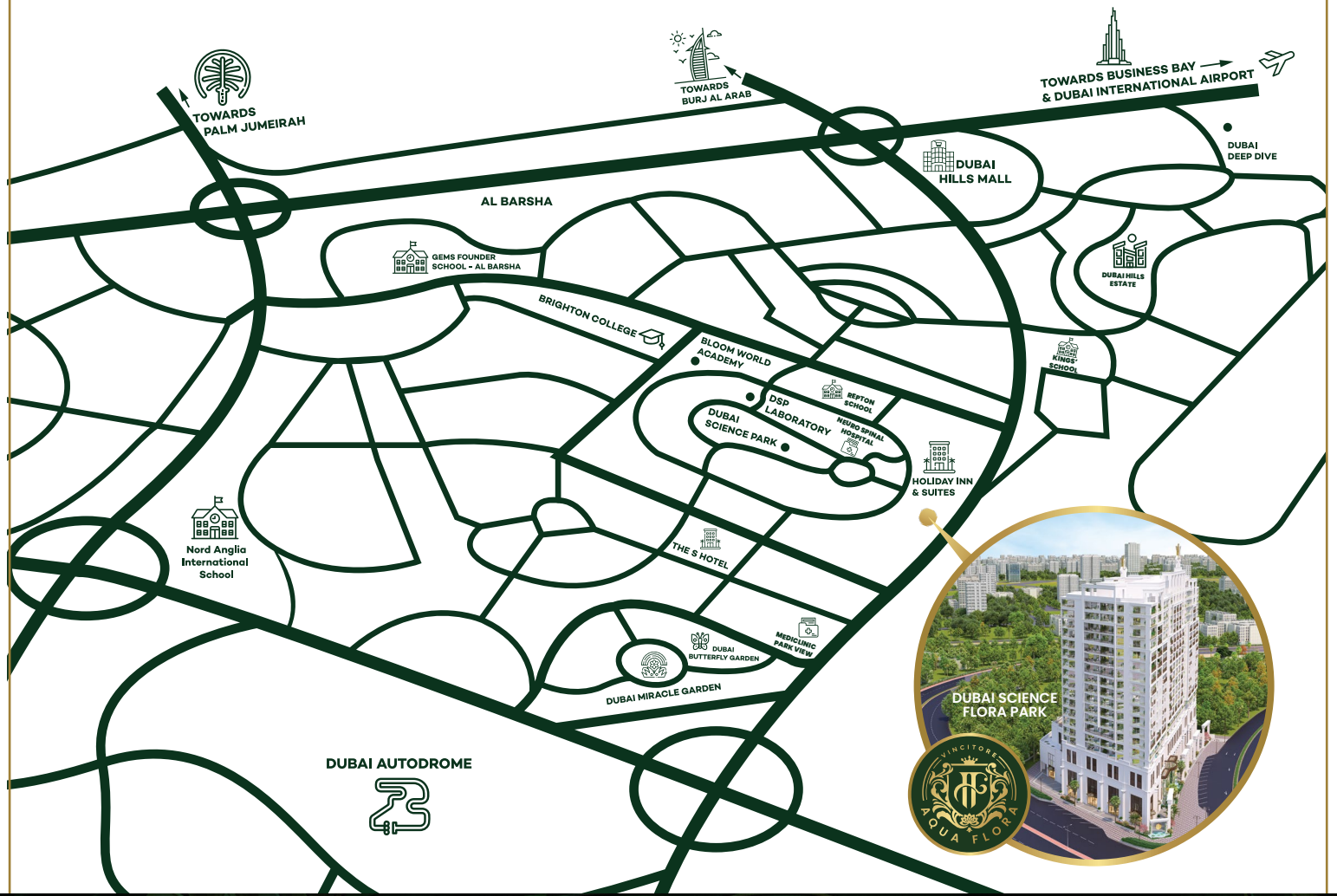


**DUBAI
SKYLINE VIEW**



**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



Direct Access to 350,000
Sq. Ft. Of Lush Green
Community Gardens



Eden's
Grand Atrium



Verdana Garden
Café and Lounge



Terra Nova
Pet Garden



Paradise
Promenade



UTOPIA



Forest Grove



Sapphire
Oasis Pool



Belle Rive
Wellness
Garden



Cascading
Waterfalls



Fiori Tulip
Gardens



Kid's
Adventure
Park



CELESTIA



Crystal
Glass Haven



Azure
Sky Pool



Aqua Dive-In
Cinema



Amare Spa
& Wellness



Sunset
Bay



Sky Aqua
Gardens



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



PANORAMIC
SKYLINE VIEW



PRIVATE
TERRACE GARDEN



LAVISH SUNDECK



PARTY LOUNGE &
BAR SETUP



DESIGNER
PLUNGE POOL



BUBBLE &
MESSAGE JETS



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



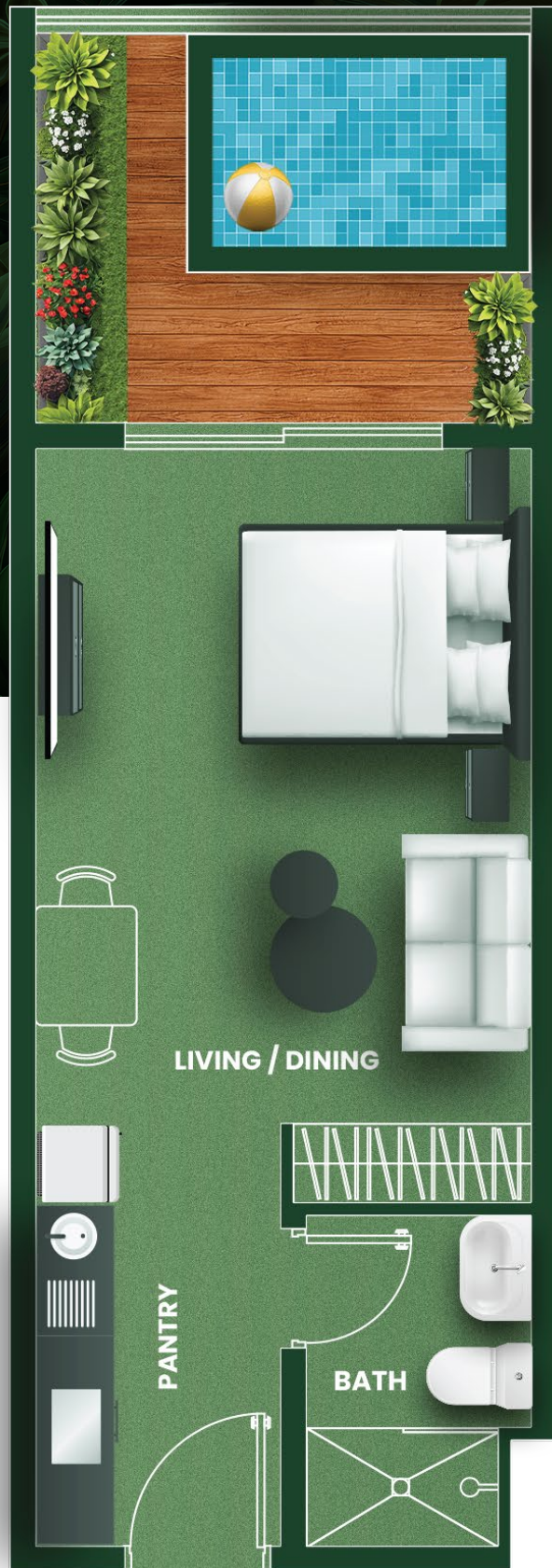
TERRACE BALCONY



DESIGNER PRIVATE POOL



OUTDOOR GARDEN SPACE



224



UNIT SIZE: 465-492 SQ.FT.

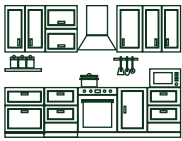


AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL



235



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





AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



L- SHAPED FULLY FITTED KITCHEN



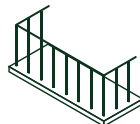
BRANDED KITCHEN EQUIPMENT



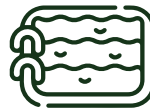
2 FULL BATHROOM



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



LAVISH TERRACE GARDEN



OUTDOOR LOUNGE SPACE

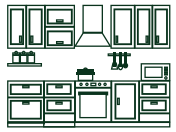


UNIT SIZE: 854-898 SQ.FT.



AQUA RESIDENCES

1.5 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL



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



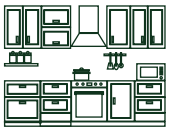
UNIT SIZE: 861-882 SQ.FT.



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

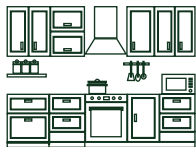


UNIT SIZE: 1054-1070 SQ.FT.



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-SHAPED TERRACE BALCONY



PRIVATE BALCONY ACCESS ALL ROOM



DESIGNER PRIVATE POOL



OUTDOOR LOUNGE SPACE



LAVISH TERRACE GARDEN



UNIT SIZE: 1187-1246 SQ.FT.

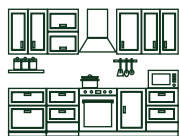


AQUA VILLAS

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

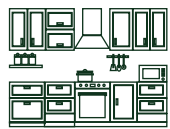


UNIT SIZE: 1176-1209 SQ.FT.



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

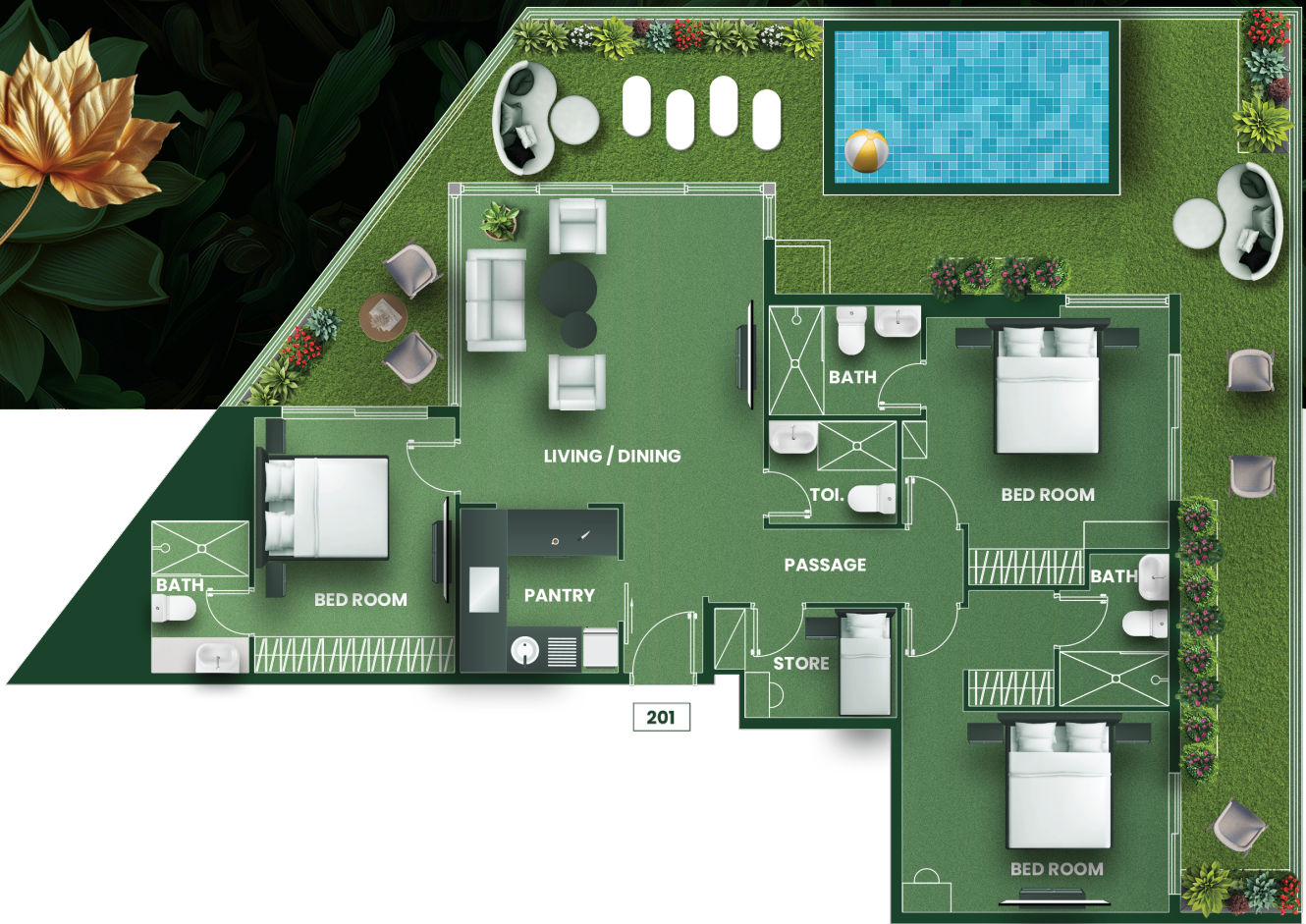


UNIT SIZE: 2200-2250 SQ.FT.



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-SHAPED 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.	2 BHK ROYAL VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN	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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