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**

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

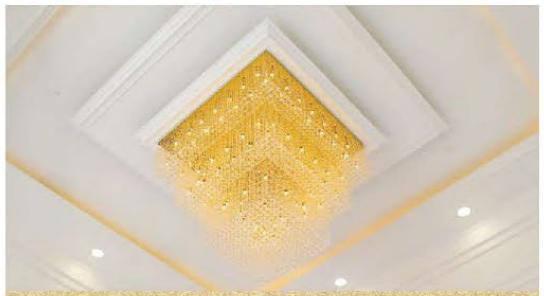




GRAND MAIN ENTRANCE



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**

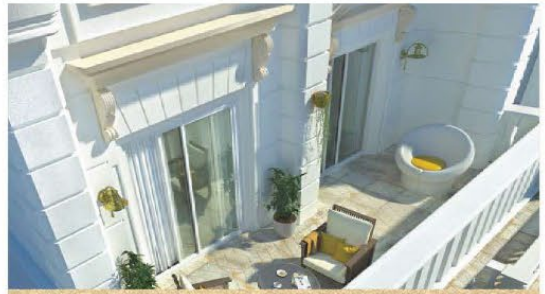
VINCITORE
BOULEVARD

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.

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.

VINCITORE

AQUA FLORA

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


VINCITORE
AQUA FLORA
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

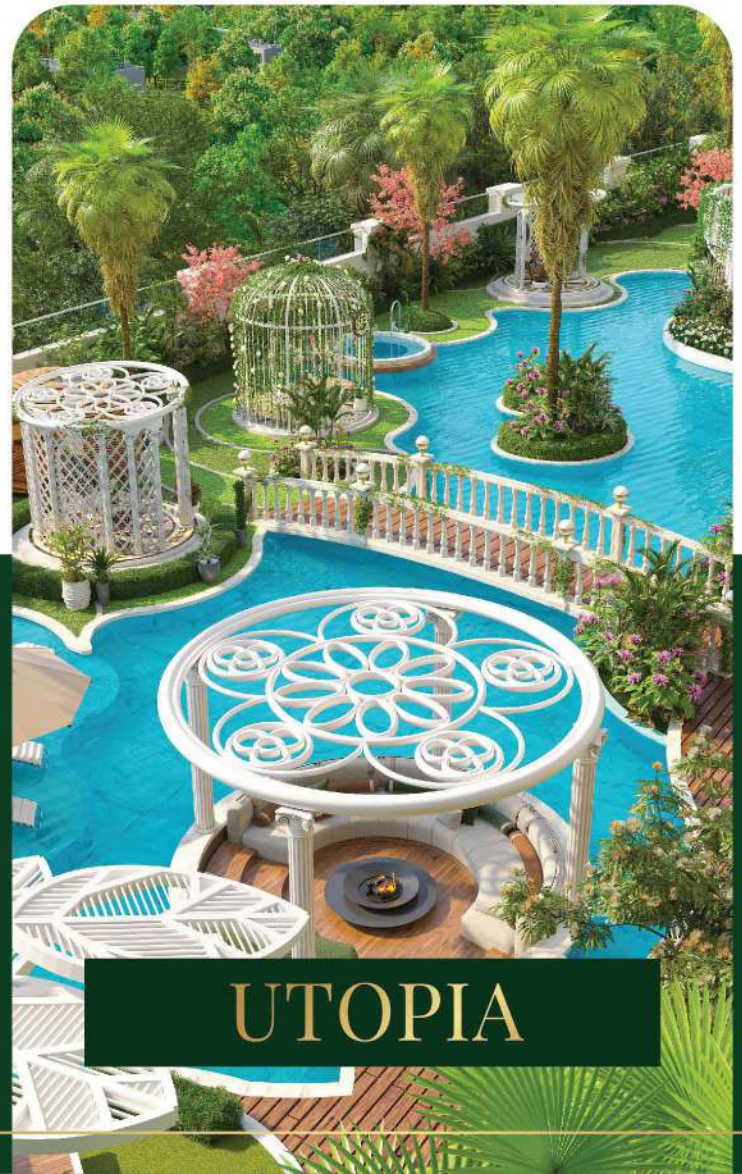
- VERDANA GARDEN CAFÉ & LOUNGE
- BELLA RIVE WELLNESS GARDEN
- FIORI TULIP GARDEN
- KIDS ADVENTURE GARDEN
- TROPICA AQUA GARDEN
- FLORENTINE SKY GARDEN
- TERRA NOVA PET GARDEN

EVERY LEVEL,

A PARADISE PERFECTED FOR YOU.



GARDENIA



UTOPIA



CELESTIA

A PERFECTLY PLACED PARADISE





VINCITORE

AQUA FLORA

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

VINCITORE AQUA FLORA

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


VINCITORE
AQUA FLORA
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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VINCITORE

AQUA FLORA

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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VINCITORE AQUA FLORA

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



VINCITORE AQUA FLORA

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

VINCITORE
AQUA FLORA

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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VINCITORE

AQUA FLORA

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





VINCITORE AQUA FLORA

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.

VINCITORE

AQUA FLORA

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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VINCITORE

AQUA FLORA

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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VINCITORE
AQUA FLORA

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

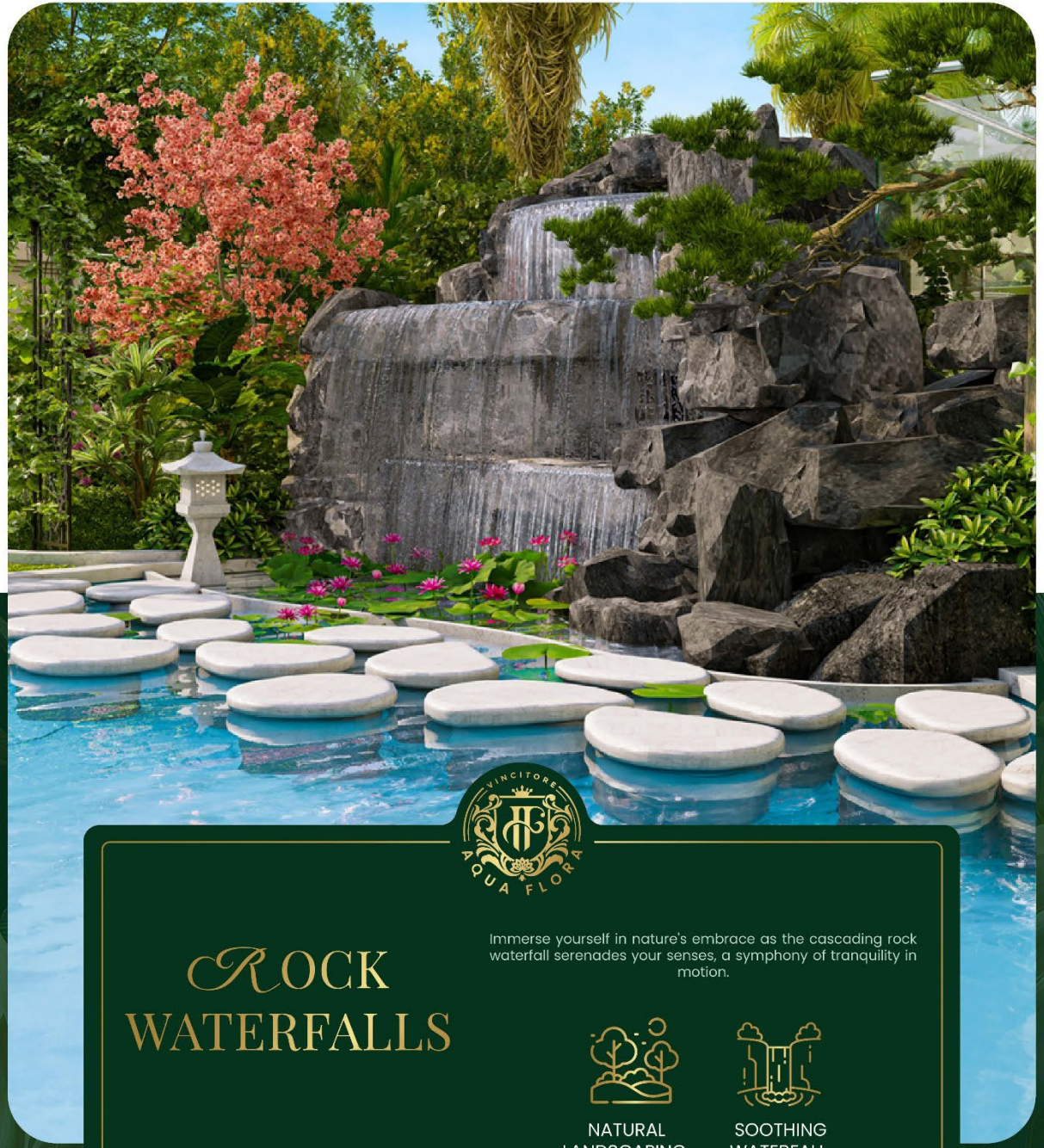


VINCITORE
AQUA FLORA

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



VINCITORE AQUA FLORA

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



VINCITORE AQUA FLORA

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



VINCITORE AQUA FLORA

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.

VINCITORE AQUA FLORA

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

VINCITORE
AQUA FLORA

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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VINCITORE
AQUA FLORA

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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AQUA FLORA

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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AQUA FLORA

ARCADIA
LOUNGE

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



VINCITORE
AQUA FLORA

SQUASH
SUMMIT

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





VINCITORE AQUA FLORA

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.



VINCITORE AQUA FLORA

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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VINCITORE

AQUA FLORA

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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VINCITORE
AQUA FLORA

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





VINCITORE

AQUA FLORA

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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VINCITORE AQUA FLORA

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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AQUA FLORA

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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VINCITORE AQUA FLORA

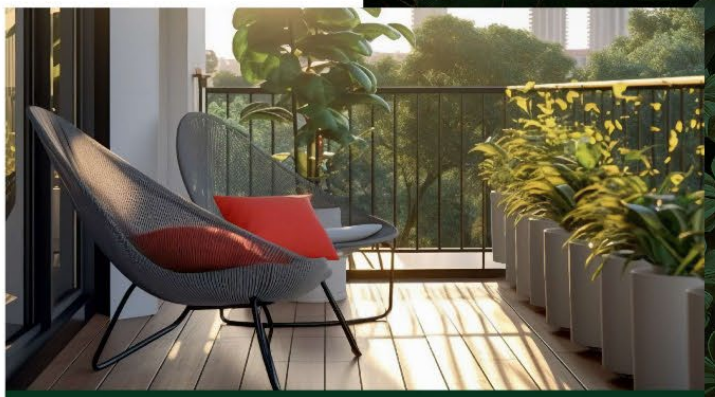
AN OASIS FOR

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**

VINCITORE

AQUA FLORA

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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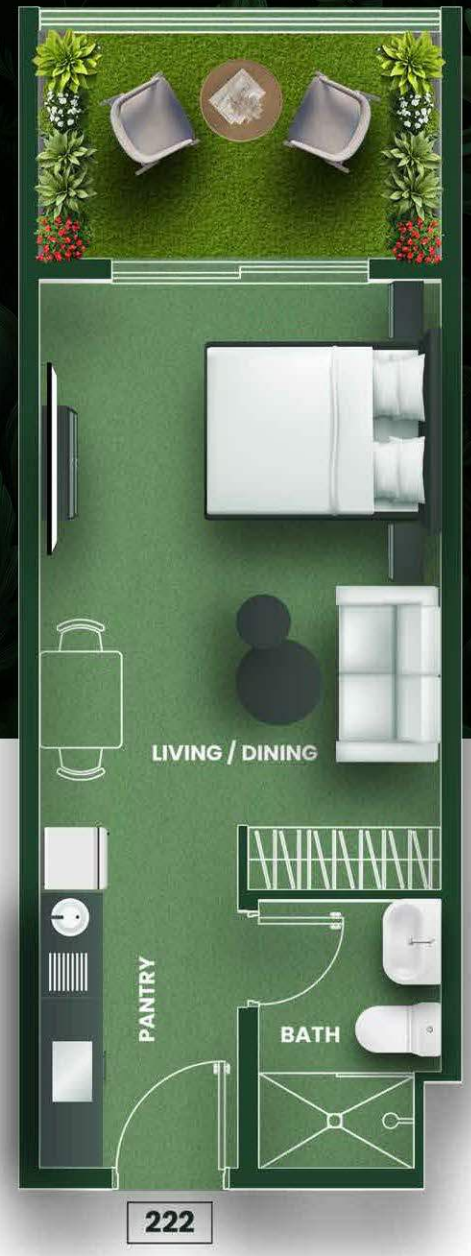
AQUA FLORA

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 FLORA

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

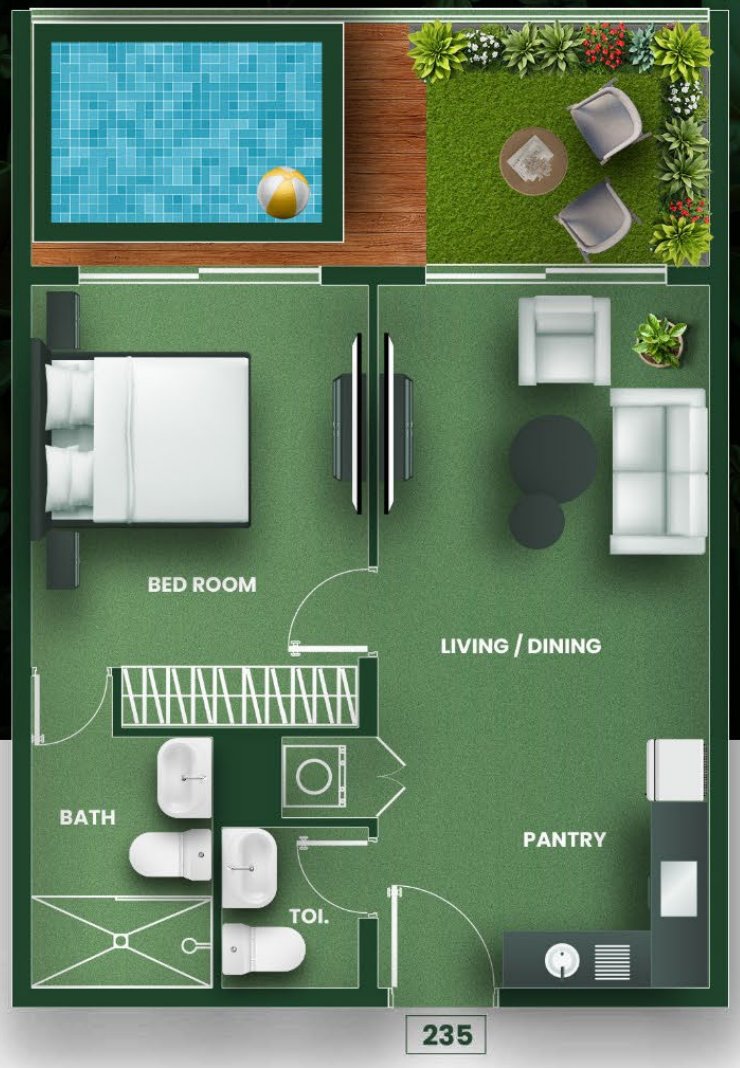
OUTDOOR GARDEN SPACE

UNIT SIZE: 465-492 SQ.FT.

VINCITORE AQUA FLORA

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.

VINCITORE AQUA FLORA

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.

VINCITORE AQUA FLORA

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



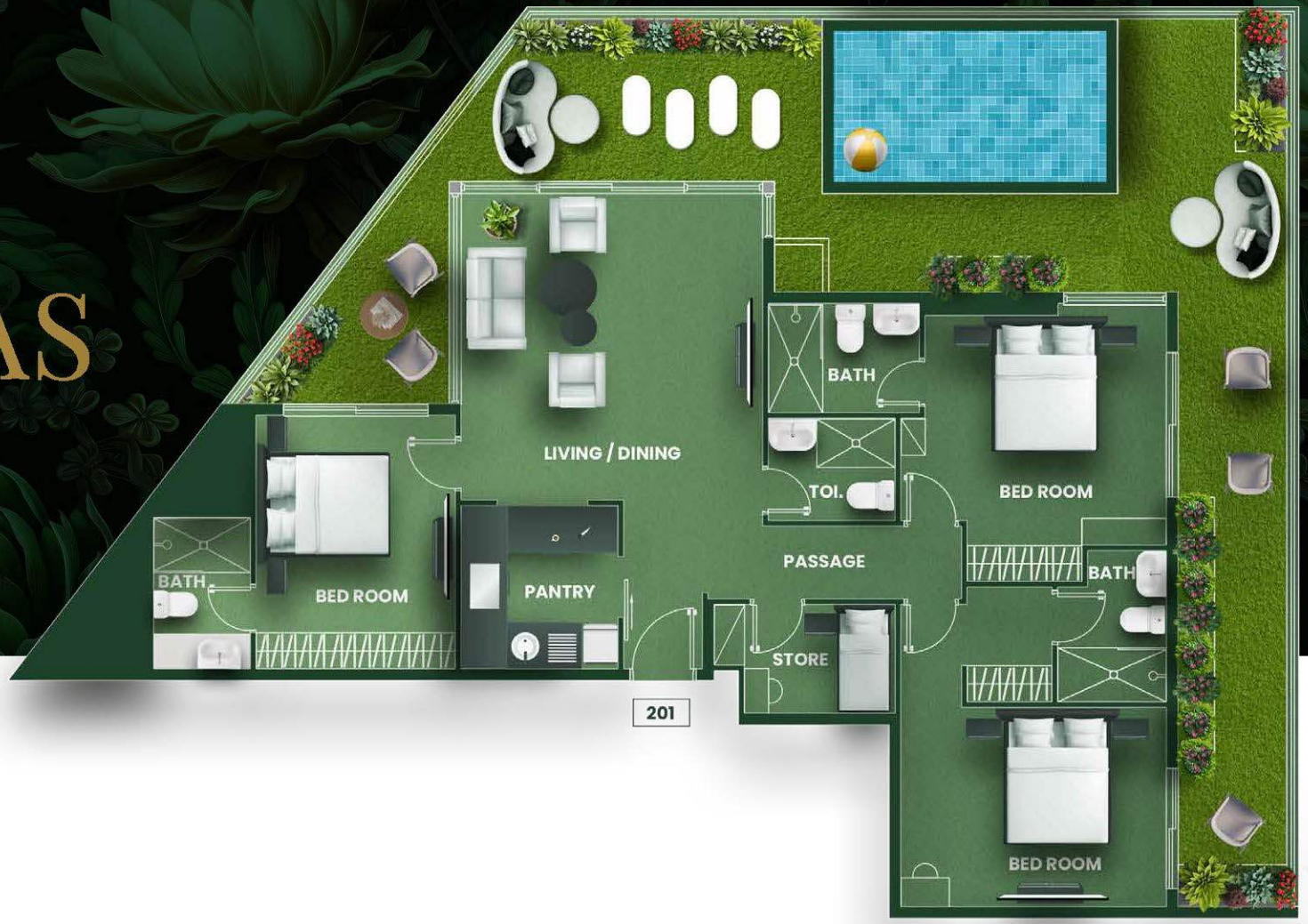
- CLOSED FULLY FITTED KITCHEN
- BRANDED KITCHEN EQUIPMENT
- MULTI-UTLITY SPACE FOR KIDS/MAID/STORE
- 4 FULL BATHROOM
- 3 BEDROOM WITH EN-SUITE BATHROOMS
- PRIVATE BALCONY ACCESS ALL ROOM
- LAVISH TERRACE GARDEN
- DESIGNER PRIVATE POOL WITH PATIO DECK
- TERRACE GARDEN WITH PARTY LAWN
- OUTDOOR SUN LOUNGERS

UNIT SIZE: 2200-2250 SQ.FT.

VINCITORE AQUA FLORA

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

VINCITORE

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



VINCITORE
AQUA FLORA

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



VINCITORE
AQUA FLORA

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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