



VINCITORE AQUA DIMORE

INVESTOR & BRIEF

A PROJECT BY

VINCITORE



VINCITORE REALTY
LEGACY OF CRAFTING
MASTERPIECES
Ornate Past. Promising Future.



FASTEST 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

THE CONNOISSEURS OF LUXURY LIVING

Welcome to the world of Vincitore, where the art of design converges seamlessly with architectural brilliance, and the horizon of luxury stretches endlessly.

At Vincitore, we transcend the conventional realm of developers. As pioneers, we are passionate about creating structures that emerge as timeless works of art.





A NEW REALM OF AQUA *LIVING*



20+ LIFESTYLE
AMENITIES



50,000 SQ. FT.
DEDICATED TO
AMENITIES



CLASSIC ITALIAN
ARCHITECTURE



DUBAI'S FIRST-EVER
INDOOR-OUTDOOR POOL

Aqua Dimore redefines the very essence of contemporary living, inspiring you to embark on a unique journey of experiential living.

Whether you find inspiration in the gentle flow of water, the boundless skies, the deep forest or a sun-kissed island, Aqua Dimore offers an immersive and perpetual vacation experience, every day of your life.



A LIFE DESIGNED TO FULFILL ALL YOUR ASPIRATIONS



PRESTIGIOUS
LOCATION OF
DUBAI SCIENCE PARK



5-STAR DEDICATED
DRIVEWAY AND
DROP-OFF



40 METER
GRAND LOBBY



20+ EXPERIENTIAL
AMENITIES



OVER 50,000 SQ. FT.
DEDICATED
TO AMENITIES



ROYAL
ITALIAN
ARCHITECTURE



AQUA VILLAS WITH
DESIGNER
PRIVATE POOL



DUBAI'S FIRST INDOOR
OUTDOOR POOL





A WORLD CURATED TO ENJOY LIFE'S VERY *BEST*.



EXPLORE A WORLD THAT CELEBRATES
EVERY ASPECT OF LIVING TO
COCOON YOU IN AN ECOSYSTEM
WITH ALL THE GOODNESS OF AN
EXPERIENTIAL LIFESTYLE.



AQUA LIVING

Rejuvenate every day as you dive
into the blissful bounties of water.



SKY LIVING

Reunite with unbroken views of the cityscape,
from your sky-high comfort zone.



NATURE LIVING

Refresh yourself under the green
canopy of nature's opulence.



ELITE LIVING

Network and socialize endlessly as
you rub shoulders with the
like-minded.





DISCOVER YOUR
SANCTUARY
IN THE SKY

Aqua Dimore is designed with a philosophy that links royal indulgence with nature's poetic state of flow.

Etched at the thriving landscape of Dubai Science Park, Aqua Dimore redefines experiential living with the subtle balance of an aquatic oasis.



T&C Apply, Kindly Refer Disclaimer

AT THE CENTRE OF ALL THE ACTION



DUBAI MIRACLE GARDEN	1 MIN
DUBAI HILLS MALL	4 MIN
DUBAI AUTODROME	5 MIN
MALL OF THE EMIRATES	7 MIN
DUBAI POLO EQUESTERIAN CLUB	8 MIN
IMG WORLDS OF ADVENTURE	10 MIN
DUBAI MARINA	12 MIN
BURJ KHALIFA	15 MIN
PALM JUMEIRAH	15 MIN
DUBAI INTERNATIONAL AIRPORT	15 MIN
AL MAKHTOUM INTERNATIONAL AIRPORT	18 MIN

Aqua Dimore is located in Dubai Science Park (DSP) – a thriving and buzzing community that tops the city's list of areas with the highest occupancy rate. Making it a promising real estate investment avenue.

Strategically located along the Umm Suqeim Road with proximity to Sheikh Mohammed bin Zayed Road and Al Khail Road, Aqua Dimore enjoys excellent connectivity to prominent business areas and shopping destinations.



11 SCHOOLS



2 HOSPITALS



3 SHOPPING MALLS



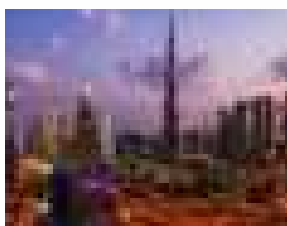
40 RESTAURANT & CAFES



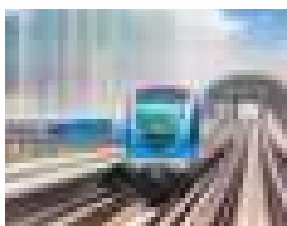
4 PUBLIC PARKS



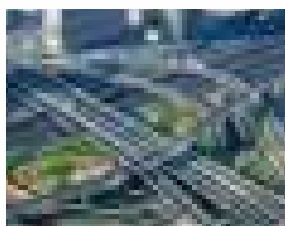
7 ENTERTAINMENT & LEISURE SPOTS



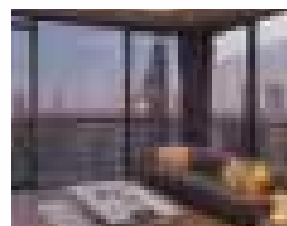
Community with the Highest Average Occupancy Rate in **Dubai: 90.2%**



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 views**





REVEL IN *NATURE'S* EMBRACE

Welcome to a 50,000 sq ft leisure zone unlike any other, meticulously designed to nourish both body and soul. This enchanting and thoughtful world invites you to immerse yourself in the soothing embrace of nature and unwind in the most serene settings.



LAZY
RIVER



MIST
SPRAYS



RAIN
SHOWER
CURTAIN



CASCADING
WATER
FALL





AQUA LEISURE

AN UNMATCHED SENSE
OF CALM AND RELAXATION



DUBAI'S FIRST
INDOOR-TO-OUTDOOR
SKY POOL



TROPICAL POOL
SURROUNDED
BY NATURE



SUBMERGED
WATER
LOUNGERS



OUTDOOR
JACUZZI





A GREEN & SCAPE

FOR THOSE WHO FIND
INSPIRATION IN NATURE



LUSH
LANDSCAPED
GREENS



LAZY
RIVER



GRAND
ARENA



NIRVANA
MEDITATION
DECK



DESIGNER
RAIN
CURTAIN



VERSA LOUNGE



DO EVERYTHING UNDER
THE SKY



STAR-GAZING
DECK



SKY LOUNGE
BAR



DINE UNDER
THE STARS





THE RENDEZVOUS ZONE

A SPACE PLANNED FOR
CONVENIENCE OF EVERY KIND



PREMIUM
BUSINESS
LOUNGE



SMART
CO-WORKING
SPACE



LUXE
NETWORKING
HUB





A SANCTUARY FOR EVERY DREAM

DREAMS COME IN EVERY SHAPE
AND SIZE. OUR SKY SANCTUARIES
ARE DESIGNED TO FULFILL EACH
ONE OF THEM

PALATIAL STUDIO

These classic homes surround you
with all the goodness that life has to
offer. A life designed to cherish every
moment awaits.

Homes with designer private pool
where you enjoy aqua bliss in your
private haven. It is your escape from
the daily grind.

- STUDIO WITH DESIGNER PRIVATE POOL
- 1 BHK WITH DESIGNER PRIVATE POOL
- 1 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL
- 2 BHK WITH DESIGNER PRIVATE POOL

AQUA RESIDENCES

AQUA VILLAS

The biggest of the sanctuaries, these
opulent apartments with their majestic
balconies and designer private pool,
invite you to celebrate the new realm of
Aqua Living

- 2 BHK WITH MULTI-UTILITY ROOM &
DESIGNER PRIVATE POOL
- 3 BHK WITH DESIGNER PRIVATE POOL



SANCTUARIES IN THE SKY

**ELEVATE
YOUR HOME
LIVING**

Aqua Dimore is a paradigm for Dubai's forward-thinking community, offering a never-before Sky Villa concept.

Each sky Villa comes with an expansive balcony and private plunge pools that let you discover the perfect oasis above the city. These exclusive residences are more than just homes; they are a testament to your appreciation of life's finest pleasures.



DESIGNER
PRIVATE
POOL



PARTY
LOUNGE &
BAR SETUP



TERRACE
SWING



PANORAMIC
SKYLINE
VIEW



SERENITY BECKONS You HOME



A haven for recharging your physical and mental well-being to make
you feel refreshed and rejuvenated each day.

T&C Apply*. Kindly Refer Disclaimer





THE HEART OF YOUR HOME



A well-designed kitchen that combines functionality with style and personal touches to create a kitchen that truly becomes the heart of your home.

T&C Apply*, Kindly Refer Disclaimer





A RESTFUL *SANCTUARY*



A haven for recharging your physical and mental well-being to make you feel refreshed and rejuvenated each day.

T&C Apply*, Kindly Refer Disclaimer



DIVE INTO INFINITE LUXURY



The designer private pool creates a harmonious balance between natural beauty and luxurious living, providing residents with a serene escape just a few steps from their living space.



EVERY VIEW, A GRAND SPECTACLE



Your home at Aqua Dimore surrounds you with enviable views that take your lifestyle to new heights. Along with its strategic location in the prestigious Dubai Science Park, Aqua Dimore enjoys the unique 3-sides open advantage with dynamic views that change at every turn. The location also ensures that the green views of the community park and the panoramic view of the vibrant Dubai skyline are forever reserved for the residents of Aqua Dimore.



3 SIDES
OPEN VIEW



ARJAN CENTRAL
PARK VIEW



PARK VIEW



MBR GARDEN
VIEW



COMMUNITY
VIEW



DUBAI
SKYLINE VIEW



PALATIAL STUDIO



BEDROOM WITH
EN-SUITE BATHROOM



FULLY FITTED
KITCHEN



TERRACE
BALCONY



VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

AQUA RESIDENCES

STUDIO WITH DESIGNER PRIVATE POOL



BEDROOM WITH
EN-SUITE BATHROOM



TERRACE
BALCONY



FULLY FITTED
KITCHEN



DESIGNER
PRIVATE POOL



OUTDOOR
LIVING SPACE



VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL



BEDROOM WITH
EN-SUITE BATHROOM



FULLY FITTED
KITCHEN



GUEST POWDER
BATHROOM



TERRACE
BALCONY



DESIGNER
PRIVATE POOL



LAUNDRY
ROOM



OUTDOOR
LIVING SPACE

VINCITORE DESIGNER HOMES



DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

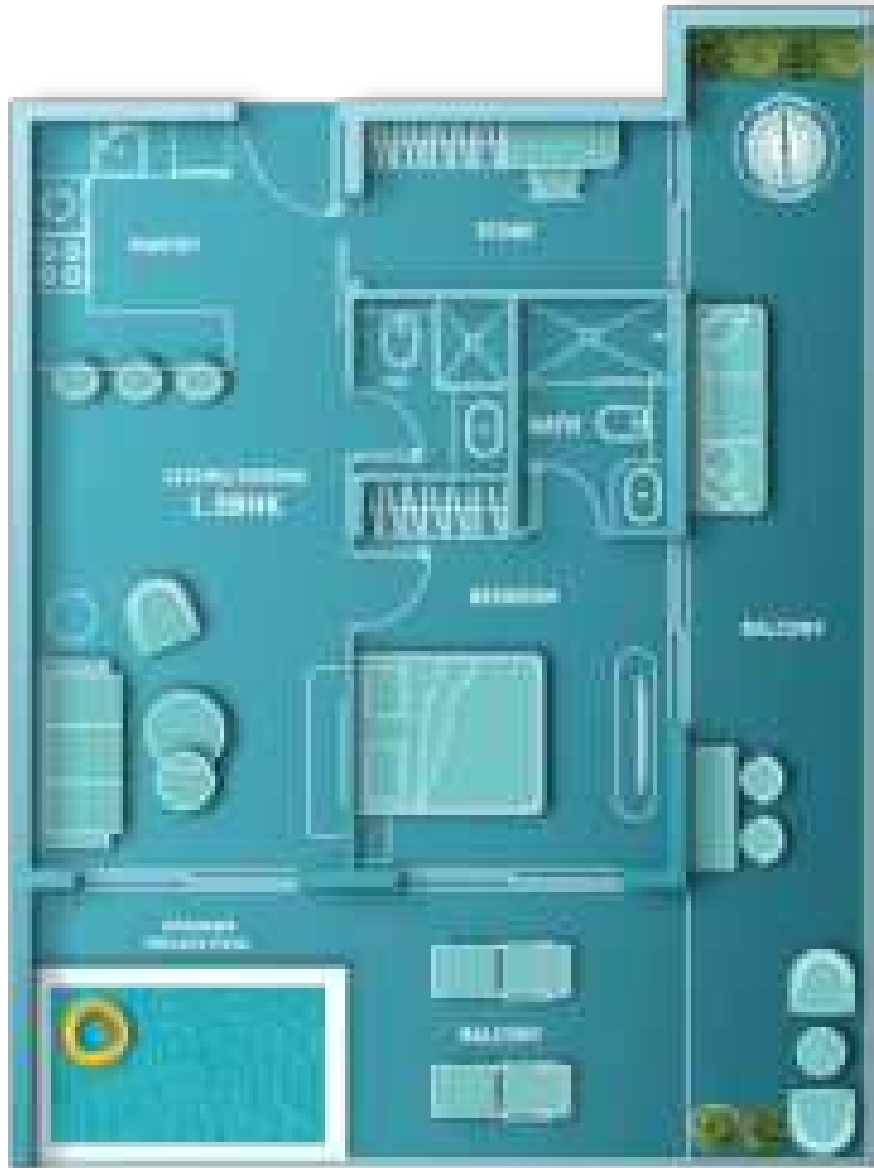
MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

AQUA RESIDENCES

1 BHK WITH MULTI-UTILITY
ROOM & DESIGNER PRIVATE POOL



BEDROOM WITH
EN-SUITE BATHROOM



FULLY FITTED
KITCHEN



2 FULL
BATHROOM



MULTI UTILITY ROOM



L-SHAPED
TERRACE
BALCONY



DESIGNER
PRIVATE POOL



OUTDOOR
LIVING SPACE



OUTDOOR
PARTY LOUNGE



VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

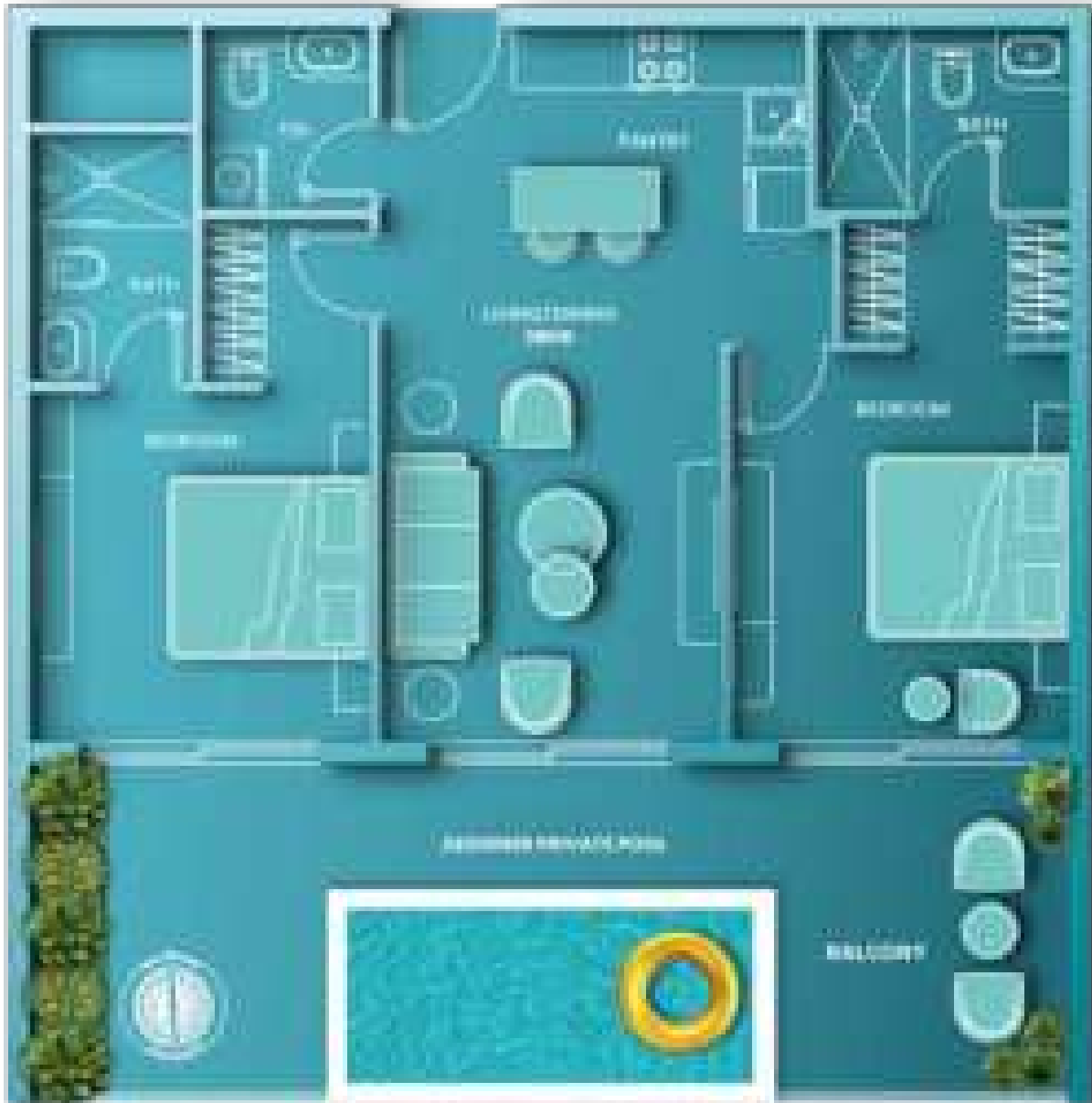
MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

AQUA RESIDENCES

2 BHK WITH DESIGNER PRIVATE POOL



2 BEDROOM WITH
EN-SUITE BATHROOM



FULLY FITTED
KITCHEN



GUEST POWDER
BATHROOM



TERRACE
BALCONY



DESIGNER
PRIVATE POOL



OUTDOOR
LIVING SPACE

VINCITORE DESIGNER HOMES



DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

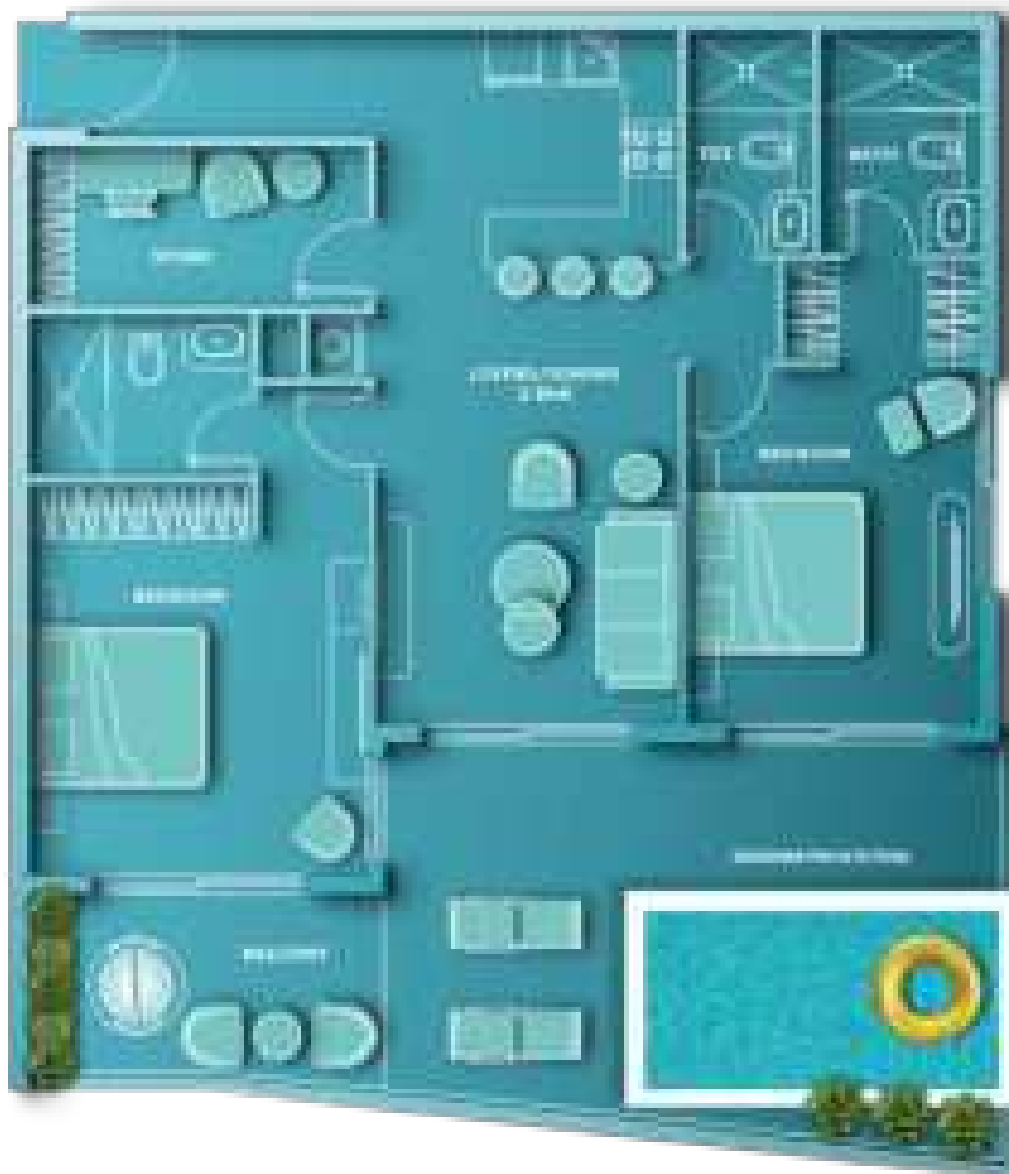
GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

AQUA VILLAS



2 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL



LAVISH MASTER
BEDROOM WITH
PRIVATE TERRACE



BEDROOM WITH
EN-SUITE BATHROOM



MULTI UTILITY ROOM



GUEST POWDER
BATHROOM



DESIGNER
PRIVATE POOL



OUTDOOR
PARTY LOUNGE



FULLY FITTED
KITCHEN



TERRACE GARDEN
WITH SWING



VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

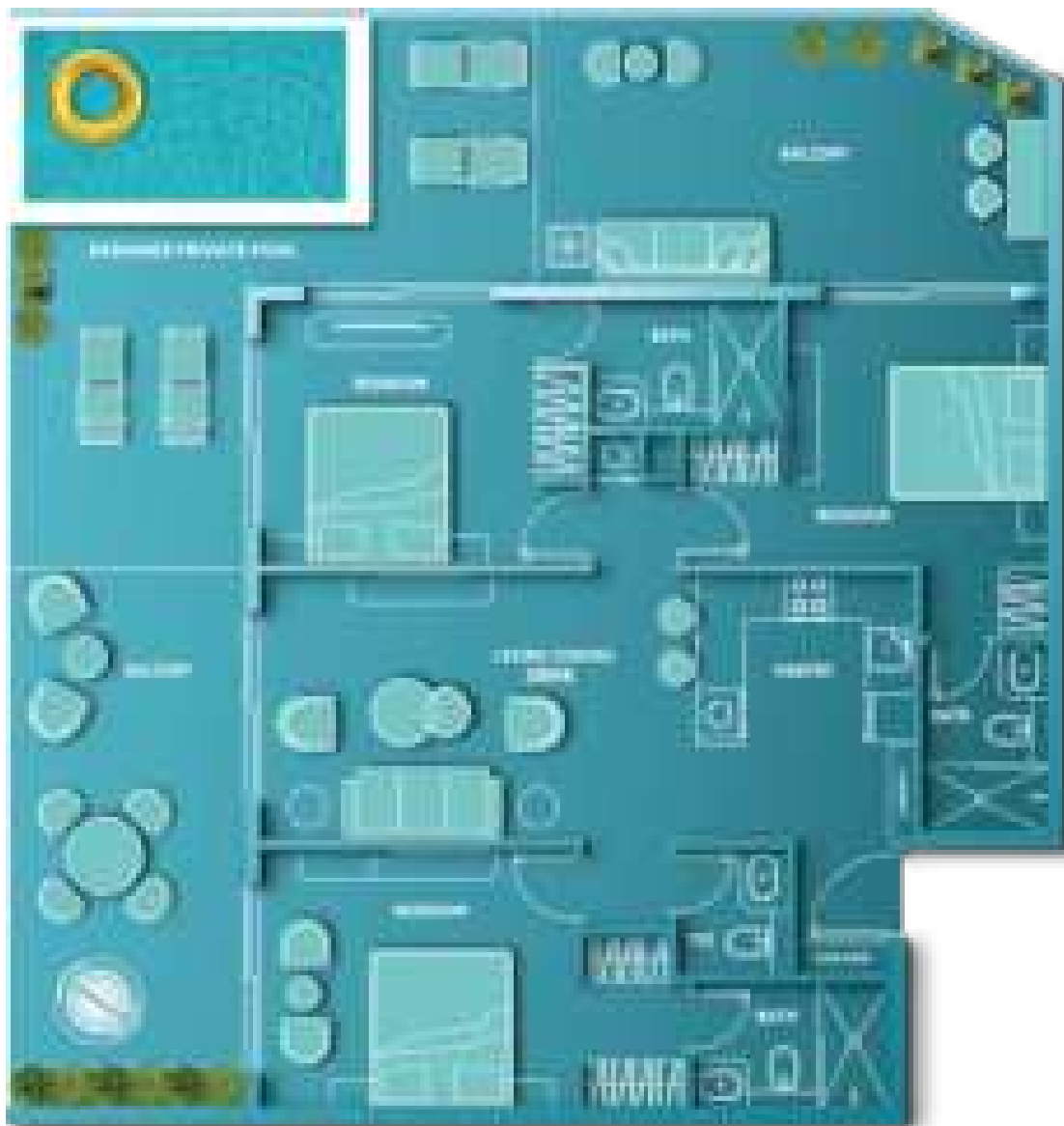
MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

AQUA VILLAS

3 BHK WITH DESIGNER PRIVATE POOL



LAVISH MASTER
BEDROOM WITH
PRIVATE TERRACE



BEDROOM WITH
EN-SUITE BATHROOM



MULTI UTILITY ROOM



GUEST POWDER
BATHROOM



L-SHAPED TERRACE
BALCONY



DESIGNER
PRIVATE POOL



OUTDOOR
PARTY LOUNGE



TERRACE GARDEN
WITH SWING



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GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING



GOLDEN INVESTMENT

OPPORTUNITY



NO FEES



NO SERVICE
CHARGE



LONG-TERM
GUARANTEED RETURN





EXQUISITE PAYMENT PLANS

GUARANTEED RETURNS PLAN

GUARANTEED
8% NET ROI FOR 3 YEARS

NO SERVICE CHARGE | NO FEES | NO INTEREST

5-YEAR POST HANDOVER PLAN

5 YEAR FLEXIBLE PAYMENT OF
1% PER MONTH

NO FEES | NO INTEREST | LONG-TERM PAYMENT PLAN

EASY INVESTOR PLAN

50:50
50% DURING CONSTRUCTION
50 % ON HANDOVER

MAXIMUM RETURNS | RELAXED PAYMENT PLAN

STARTING PRICE*

695,000 AED



PRESENTING

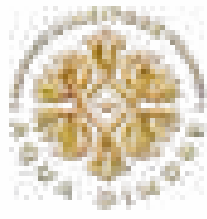
PRE-LAUNCH STARTING PRICE FOR BRANDED DESIGNER HOME

INDICATIVE PRICE RANGE

S NO	UNIT TYPE*	SIZE* (SQ FT)	PRE-LAUNCH STARTING PRICE * (AED)
1	Palatial Studio	415-523	695,000
2	Studio With Designer Private Pool	503 -545	900,000
3	1 BHK With Designer Private Pool	750-1015	1,245,000
4	1 BHK With Multi-Utility Room & Designer Private Pool	1070-1085	1,475,000
5	2 BHK With Designer Private Pool	1220 - 1275	1,795,000
6	2 BHK With Multi-Utility Room & Designer Private Pool	1375-1605	2,050,000
7	3 BHK With Designer Private Pool	1775 -1835	2,415,000

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





WHY INVEST IN

DUBAI



TAX-FREE
ENVIRONMENT



BOOMING
ECONOMY



SAFE AND
STABLE CITY



ROBUST TOURISM
INDUSTRY



STRONG
RENTAL MARKET



COMPETITIVE
PROPERTY
PRICES



STRONG RETURN
ON INVESTMENT



WORLD-CLASS
DEVELOPERS

