









## 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 LEGACY

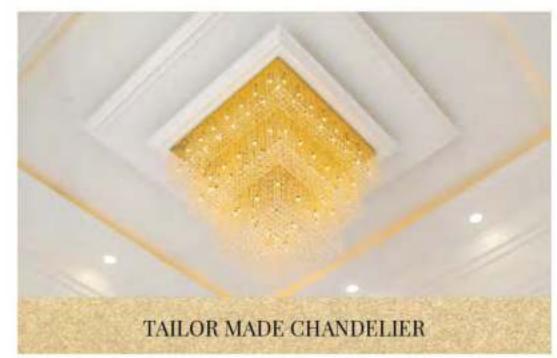


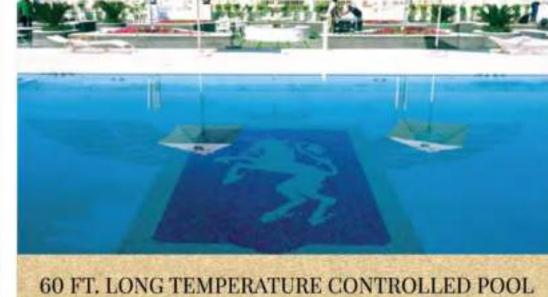
Step into the timeless legacy of Vincitore, where innovation meets tradition. Experience the pinnacle of real estate craftsmanship that has redefined the skyline of Dubai.



















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

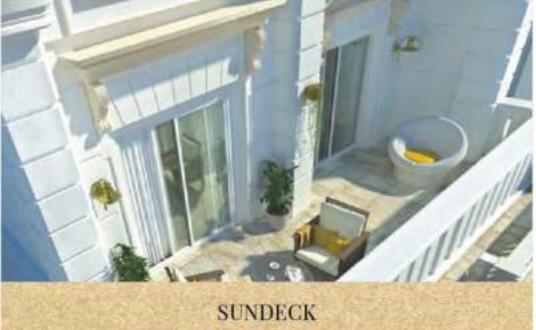
Handcrafted mural & tailor-made chandelier for entrance and lift lobby

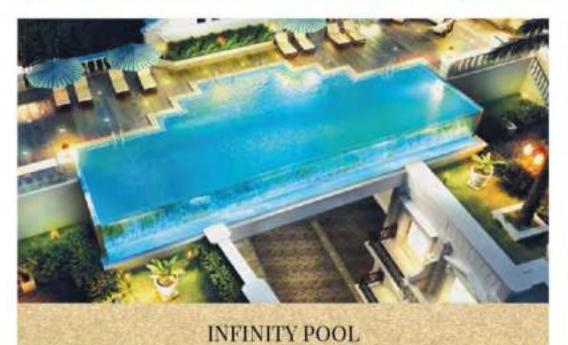
Custom-designed branded elevators and gypsum ceilings

60 ft. long temperature controlled Pool

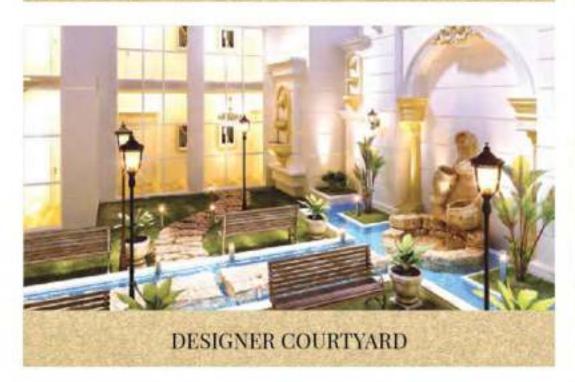


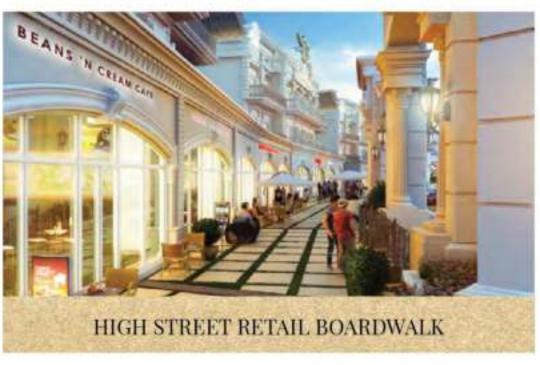
















#### AN ARCHITECTURAL STATEMENT IN LUXURY LIVING

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

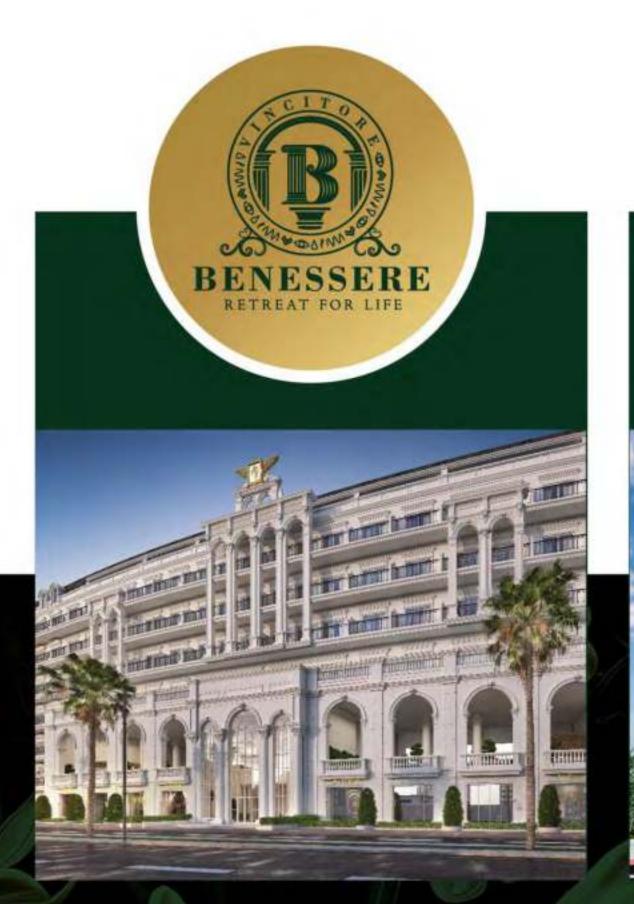
Luxurious 3.65 meters internal apartment height

Customized gold panoramic elevator from Europe





IN THE MAKING















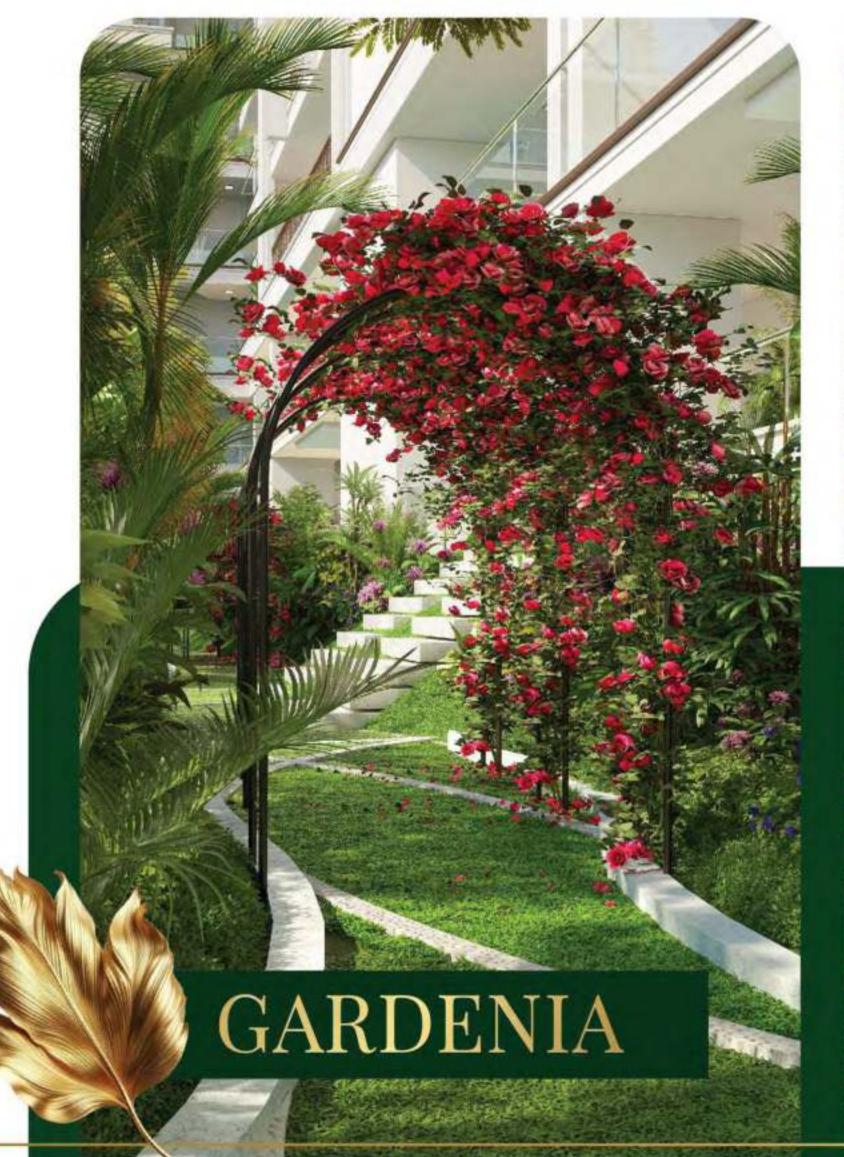






### EVERY LEVEL, A PARADISE PERFECTED FOR YOU.



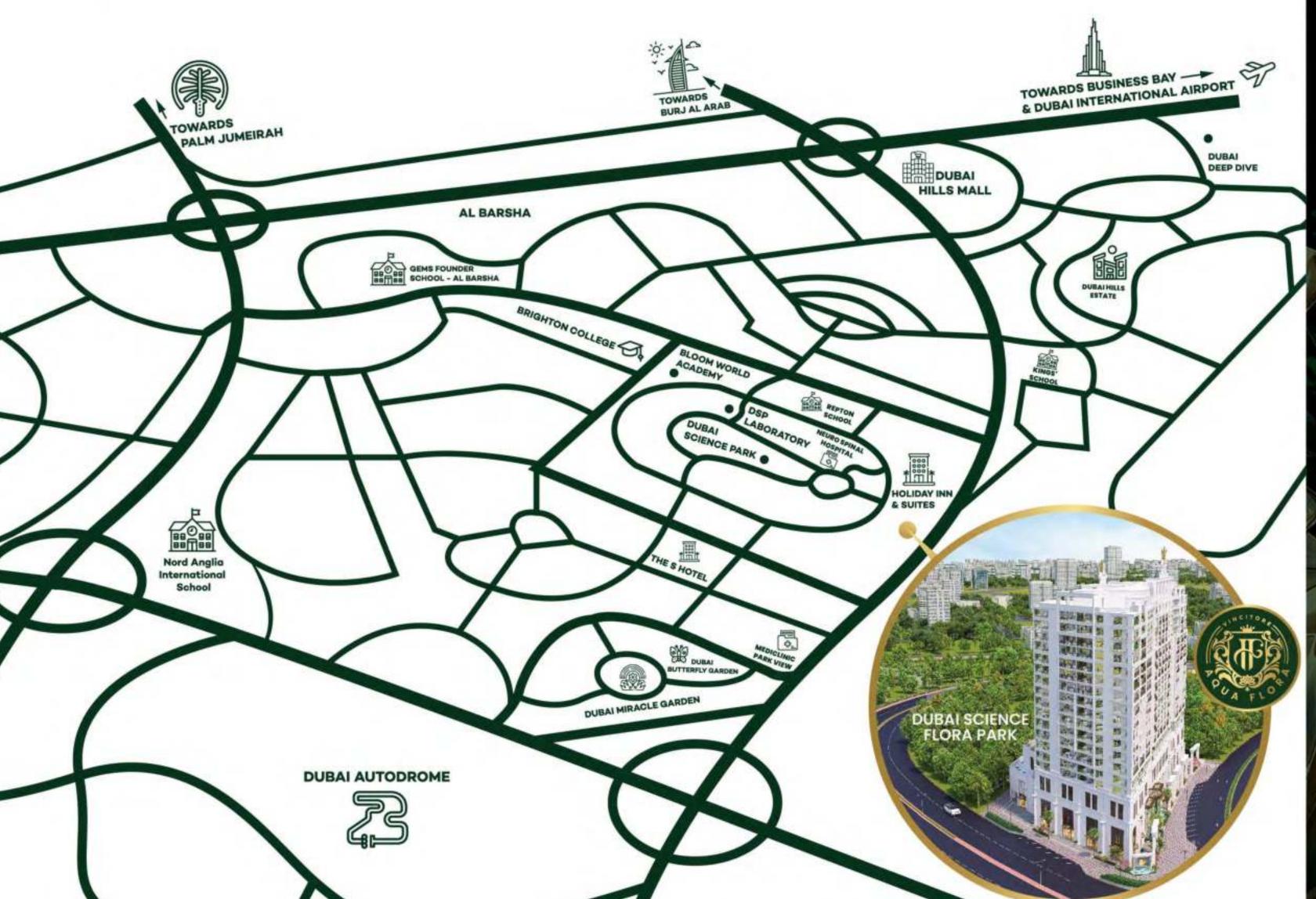














### ULTIMATE LOCATION. UNMATCHED CONVENIENCE



#### 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
Giobal Village	08 Min
Business Bay	16 Min
Burj Khalifa / Dubai Downtown	17 Min
Dubai Marina	18 Min
Dubai Airport	20 Min



03 Min

05 Min

#### HOTELS

The S Hotel Holiday Inn & Suites	03 05
MEDICAL FAC	LITIES

#### Neuro Spinal Hospital 04 Min

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



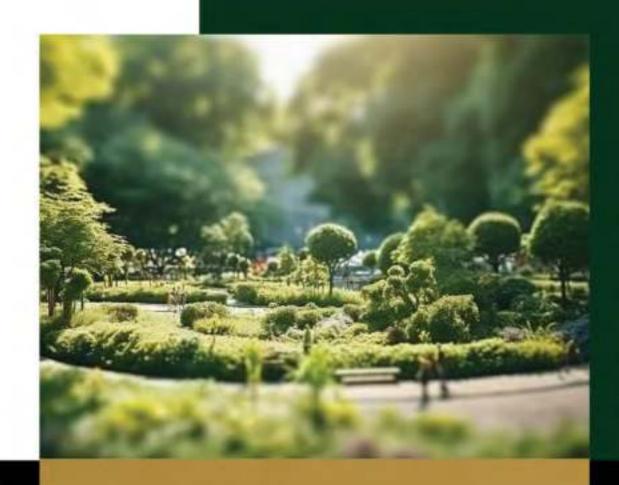
#### SHOPPING DESTINATIONS

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



## ACARADISE

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





#### 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







# ENITH FOYER

An atmosphere of timeless elegance welcomes you. Here, every arrival is a grand entrance, promising a lifestyle of luxury and sophistication.







HI-SPEED ELEVATORS



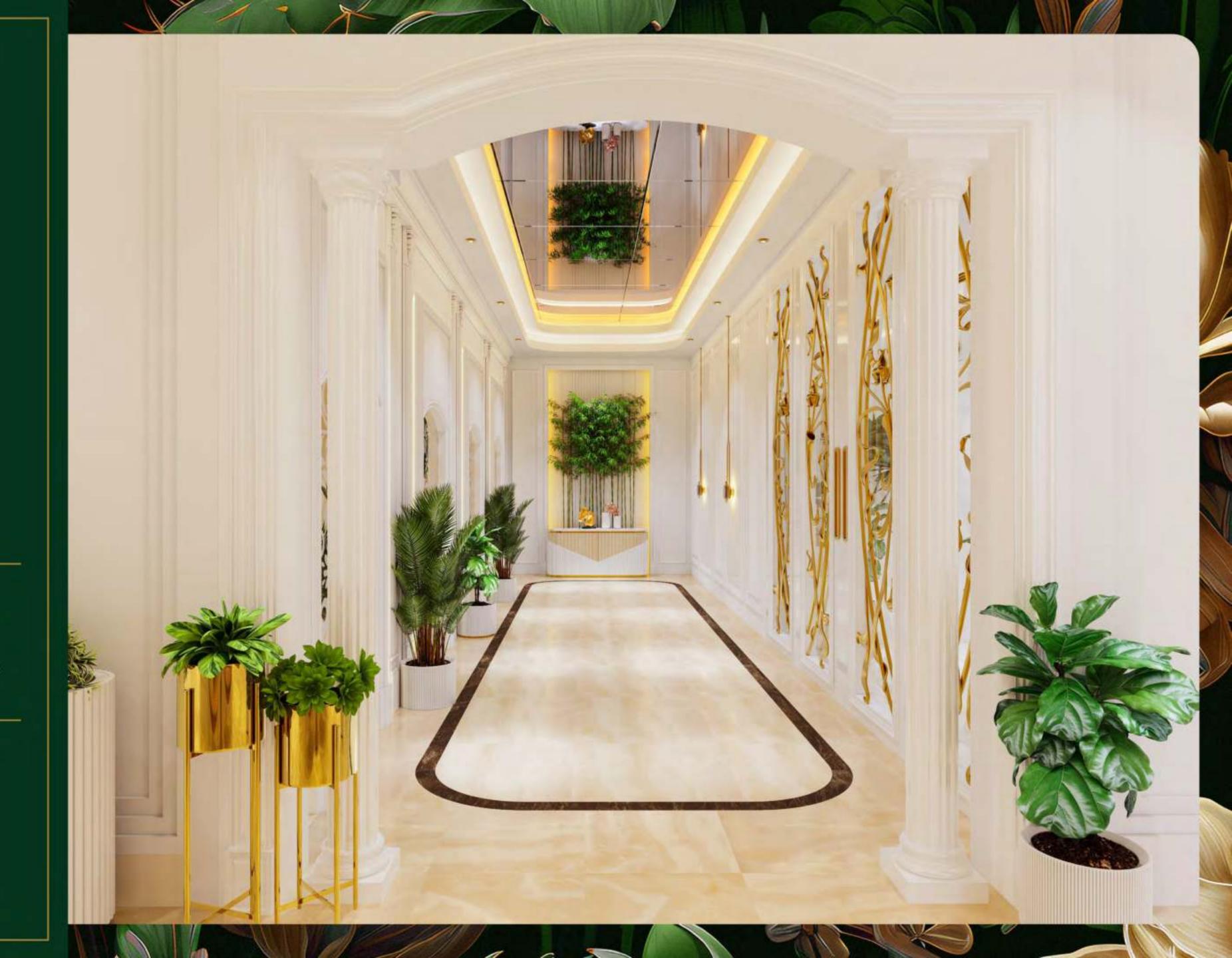
REFINED EUROPEAN GRANDEUR



ORNAMENTAL DESIGNER CEILINGS



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LIBRARY



MEETING ROOMS



INDOOR DINNING



CONFERENCE ARENA



OPEN ALFRESCO SEATING

FULLY SERVICED

LOUNGE

础

SOOTHING WATERFALLS

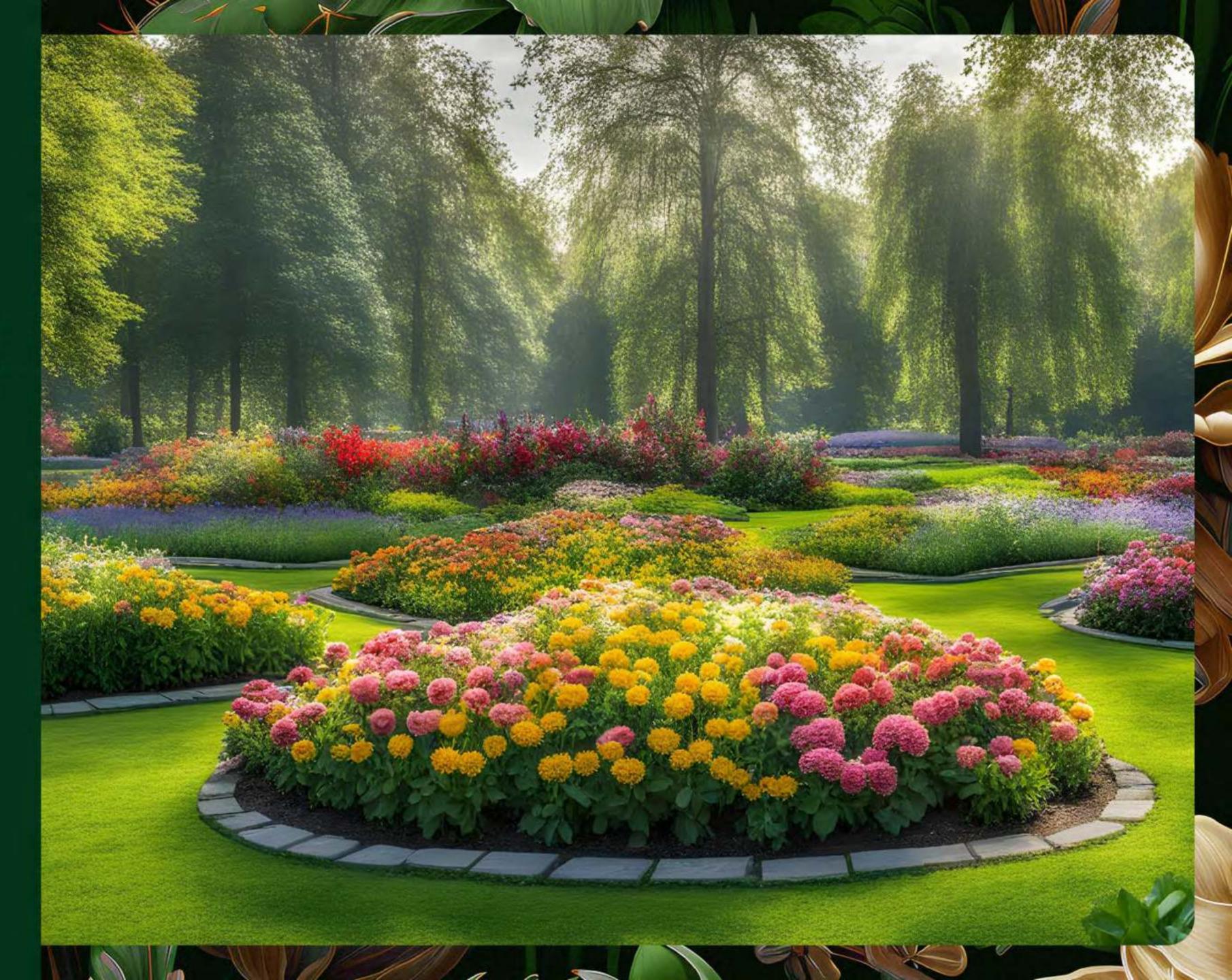


## GARDENIA

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.







## 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





### ESCAPE THE ORDINARY IN

## CATURE'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.



## **ATOPIA**

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.







## CAPHIRE

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.







**ERENITY** SUNDECK

surroundings and plush loungers await, offering the perfect retreat from the hustle and bustle of everyday life.



PLUSH LOUNGE CHAIRS FLORAL GRANDEUR



TRANQUIL WATER



UNKEN COVE

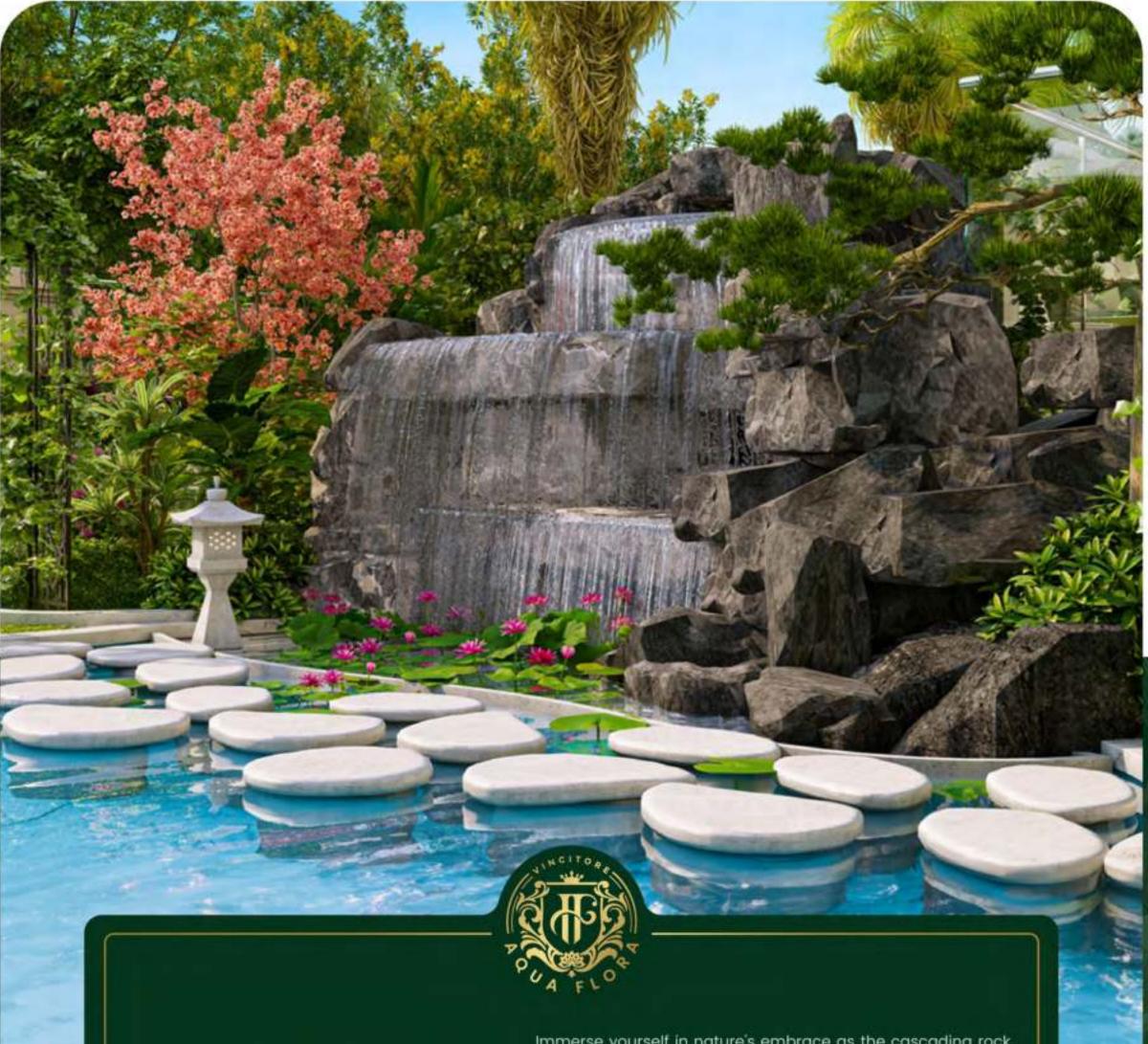
Sink into serenity as you relax in the sunken seating area, enveloped by lush surroundings and the gentle sounds of soothing waters.





PLUSH CUSHIONS

WATER **FEATURES** 



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



**QUA** 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



RETREAT



WALKING PATHS





LANDSCAPED SURROUNDING



## PARK

RE 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





## **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



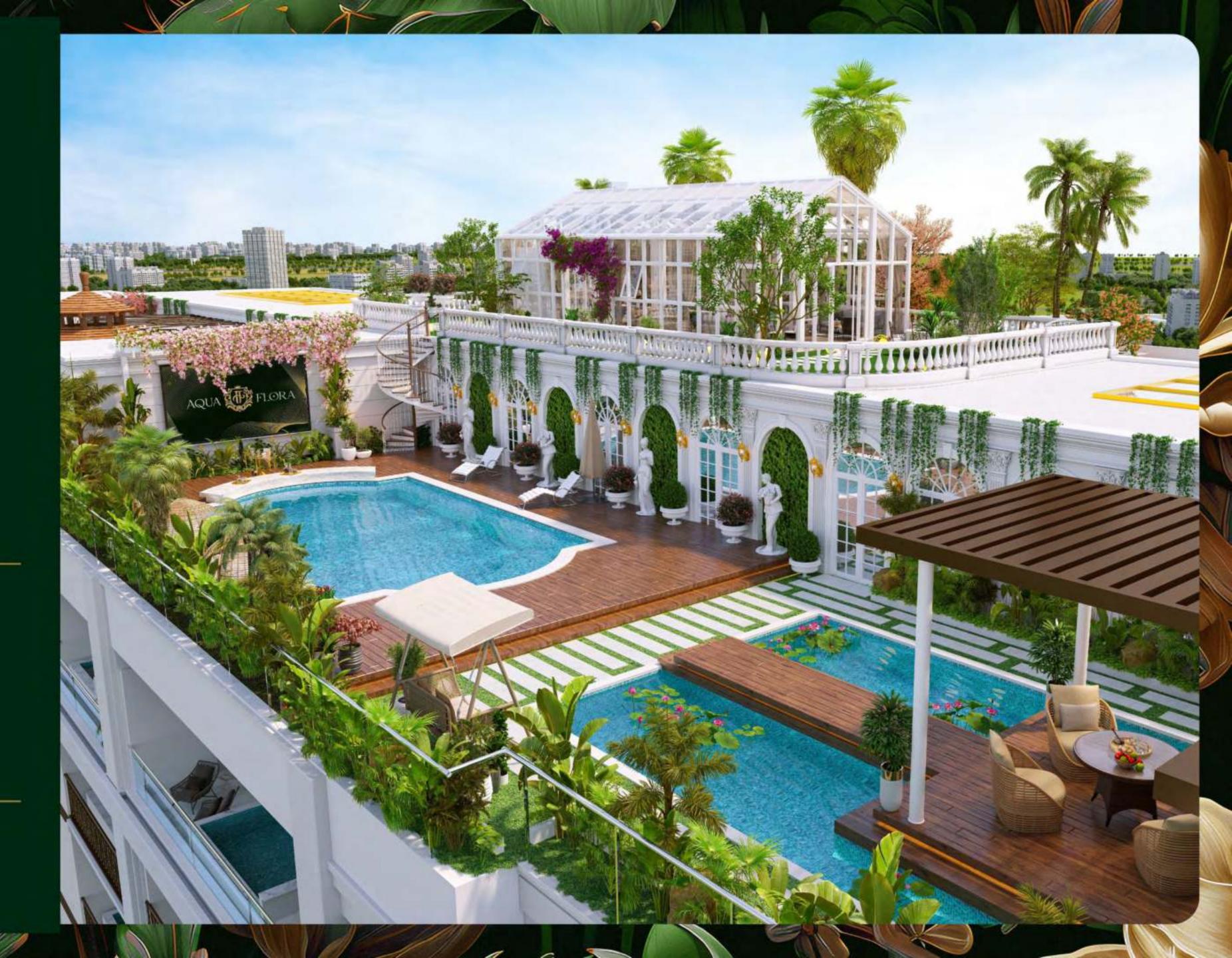
OUTDOOR SEATI



ROOFTOP SKY LOUNGE



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







# 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.





### 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.

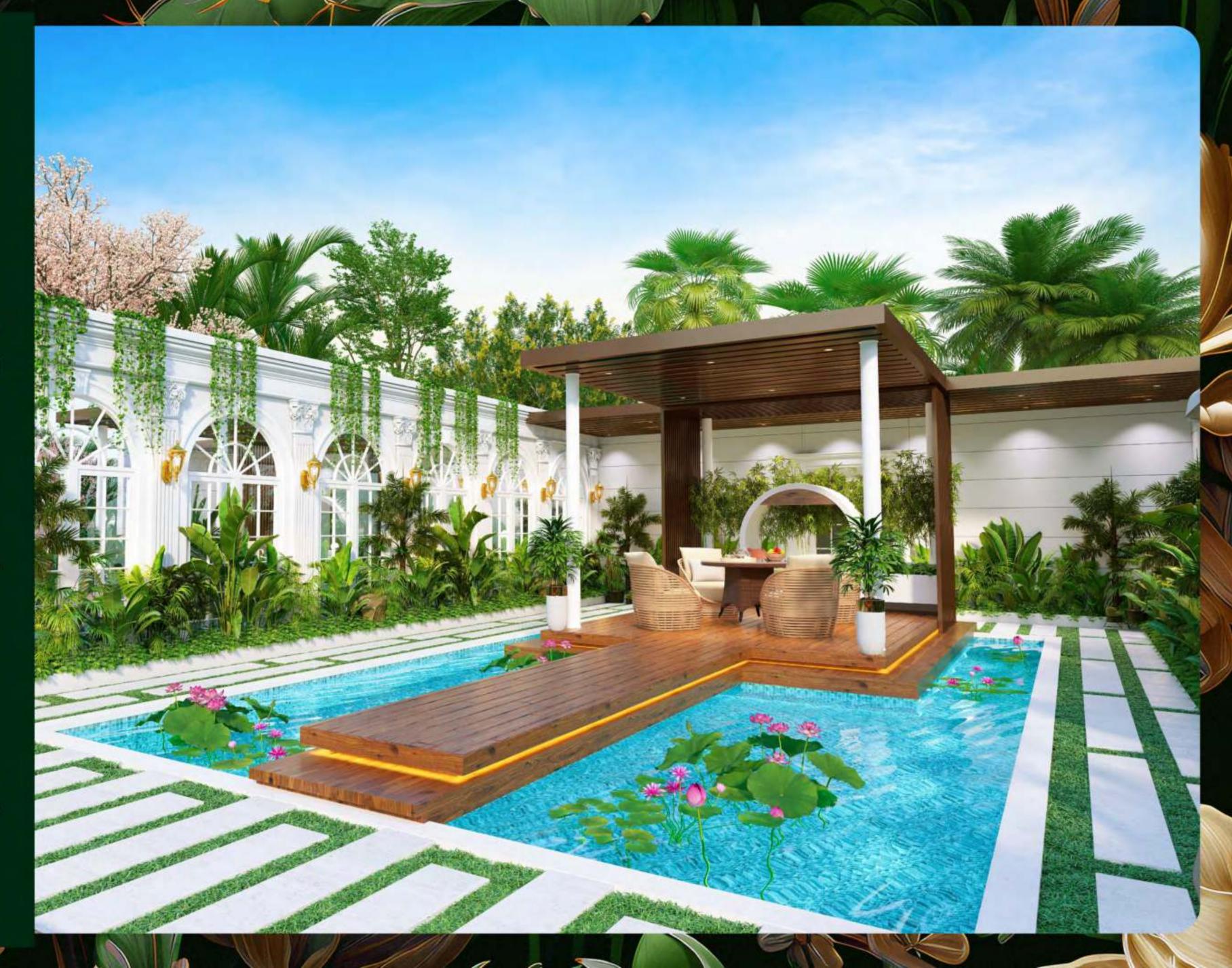


PANORAMIC SKYLINE VIEWS



BARBEQUE AREA

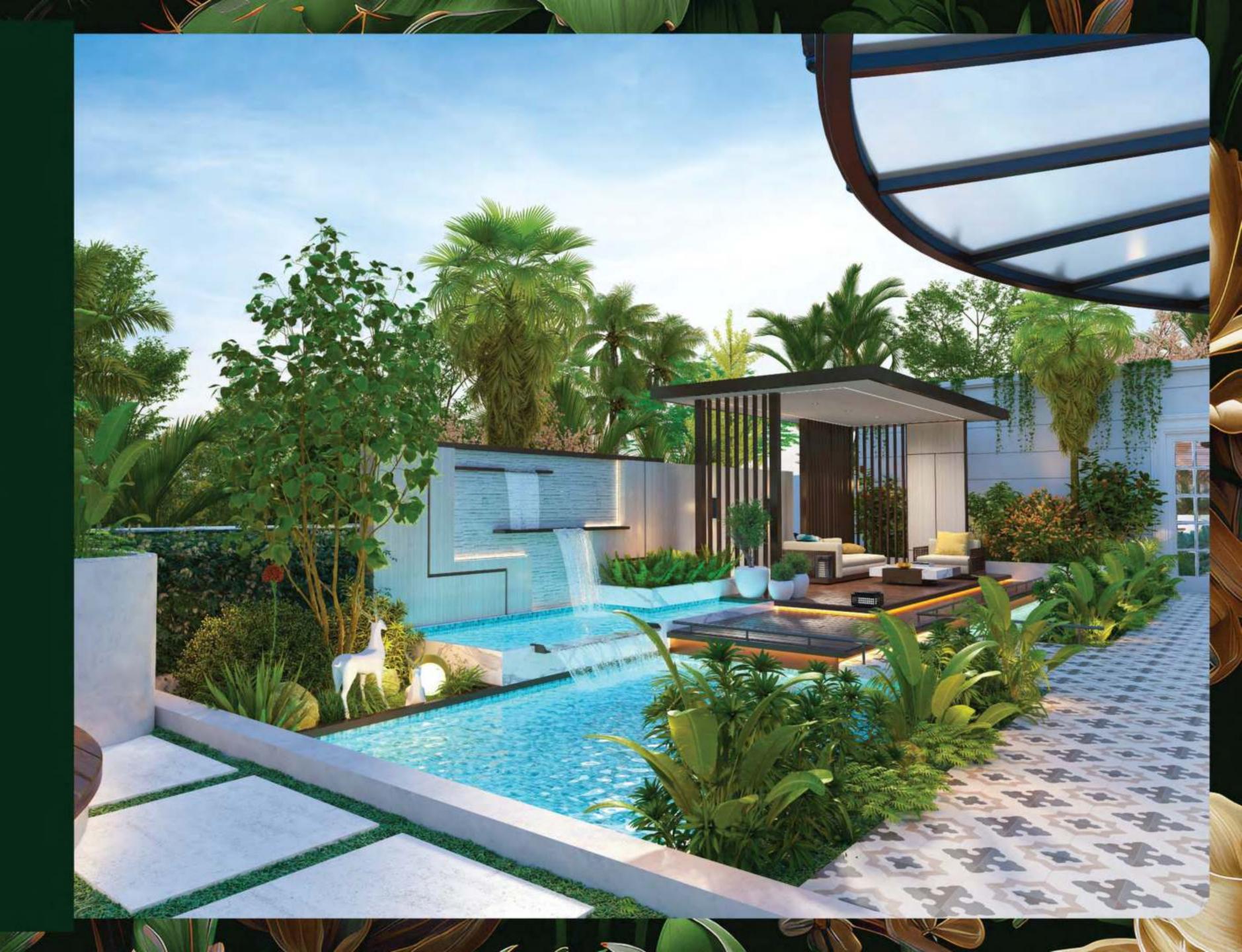






# ROPICA AQUA GARDENS

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.





# RCADIA LOUNGE

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



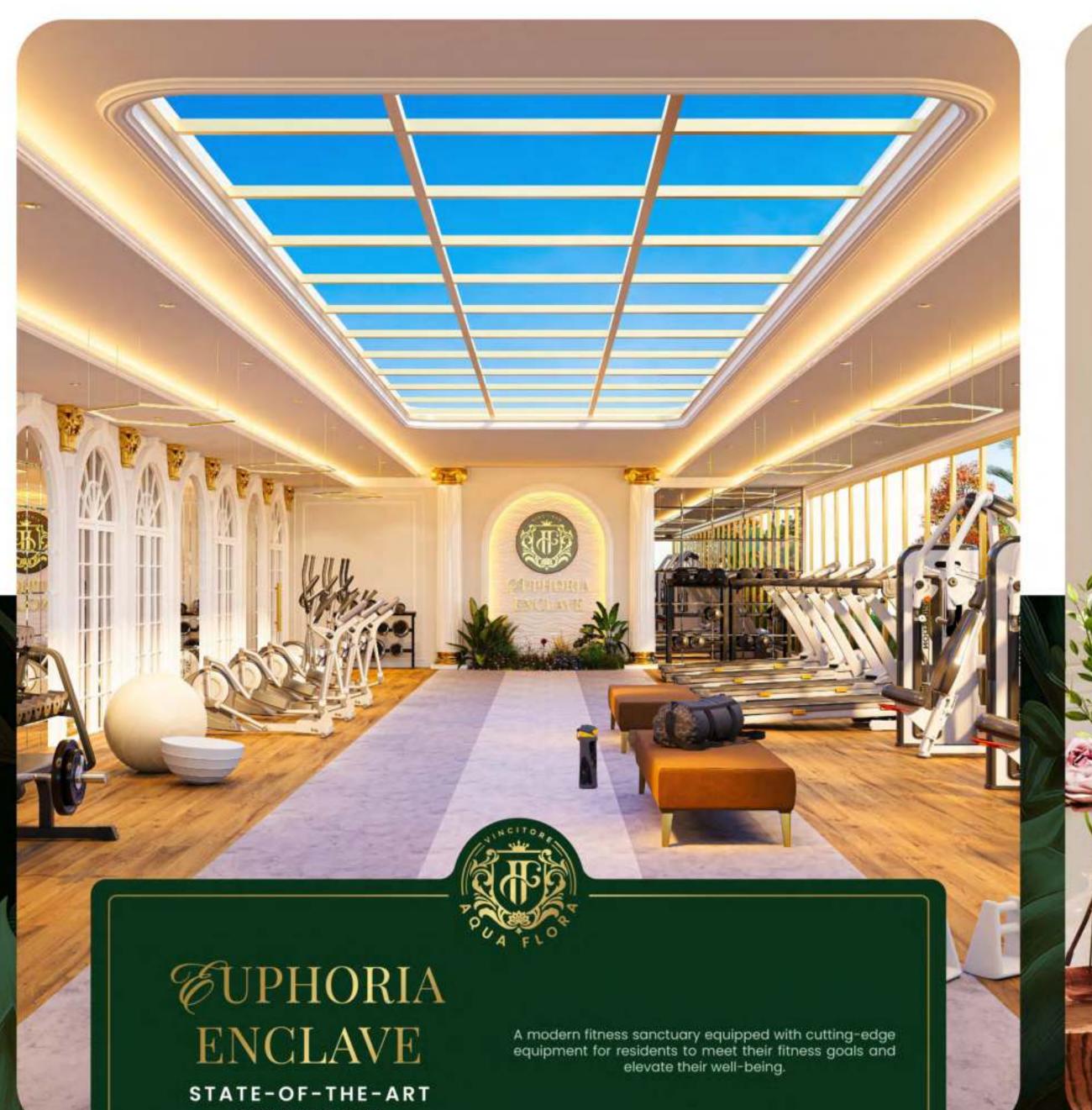


## OUASH SUMMIT

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









GYMNASIUM

MARE

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.



STEP INTO YOUR

# PRIVATE PARADISE







# SCAPE 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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# YOUR PRIVATE ©RETREAT

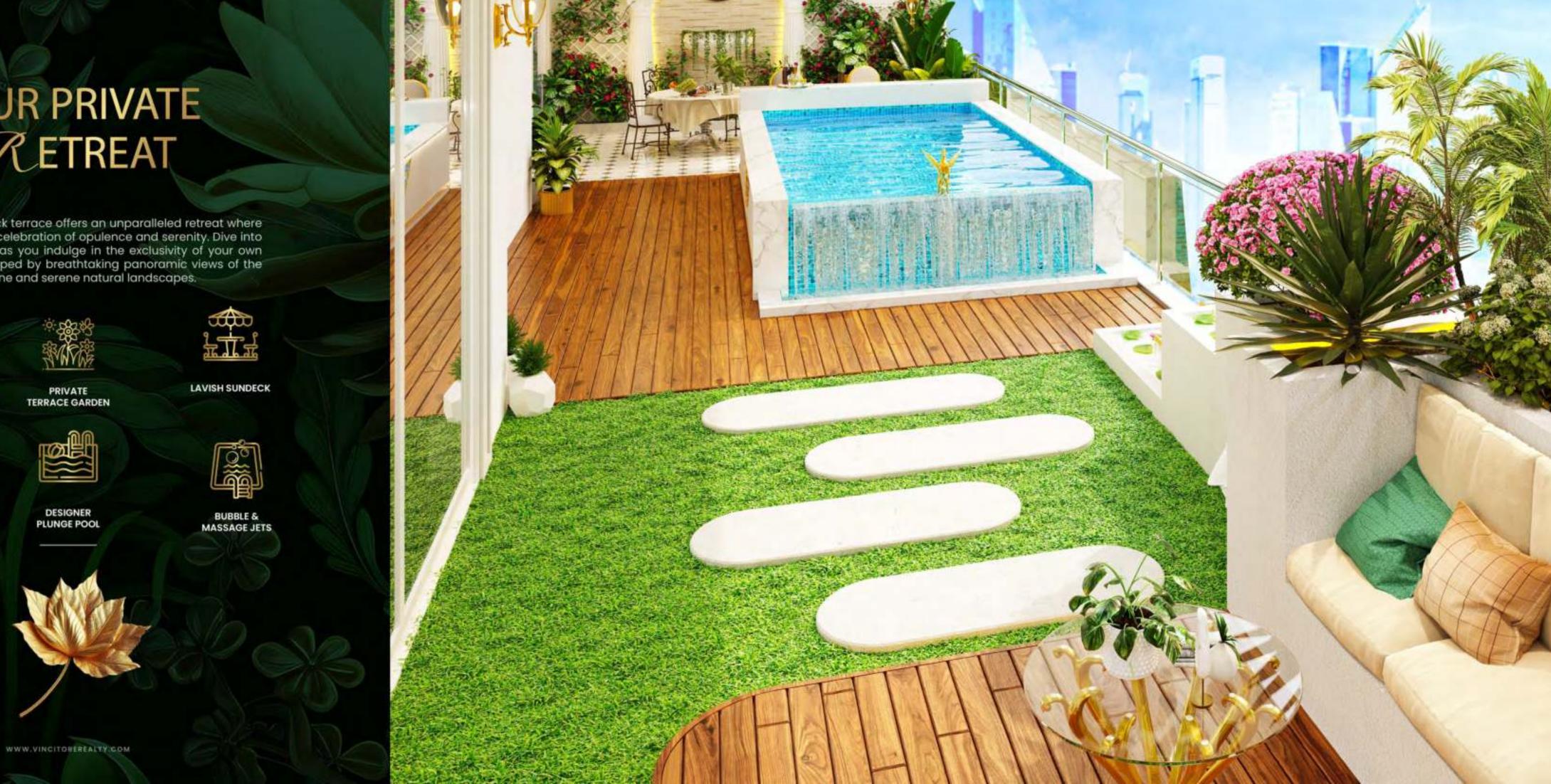
Your rooftop sundeck terrace offers an unparalleled retreat where every moment is a celebration of opulence and serenity. Dive into ultimate relaxation as you indulge in the exclusivity of your own private pool, enveloped by breathtaking panoramic views of the city skyline and serene natural landscapes.



PANORAMIC SKYLINE VIEW



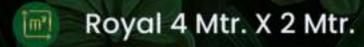
PARTY LOUNGE & BAR SETUP

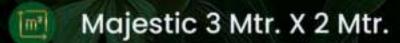




### DESIGNER PRIVATE POOL

### DESIGNER POOL TYPES





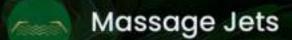
Lavish 2 Mtr. X 2 Mtr.

### DESIGNER POOL FEATURES

Bar Counter



Infinity Overflow System





**Bubble Jets** 



**Mood Lighting** 



UV Filtration System

### POOL SAFETY FEATURES





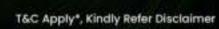
Slip Proof Tiles (a) Anti Vortex Drain



Chemical Dozing System



High Glass Handrail with Stainless Steel Support



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# 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



PANORAMIC SKYLINE VIEW





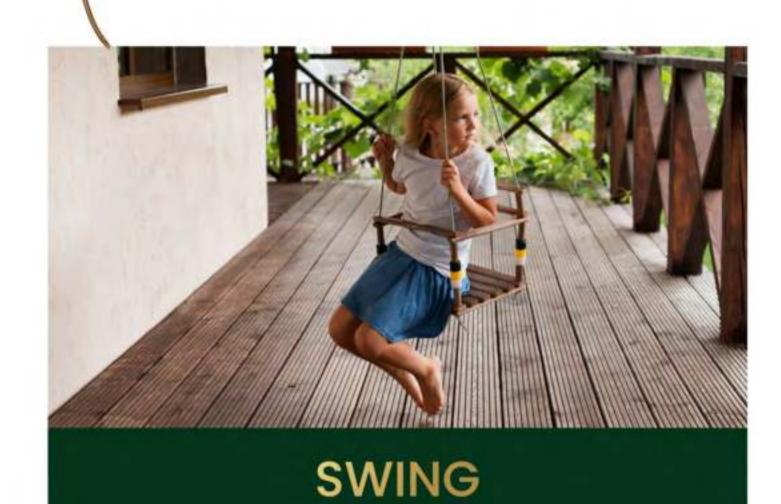


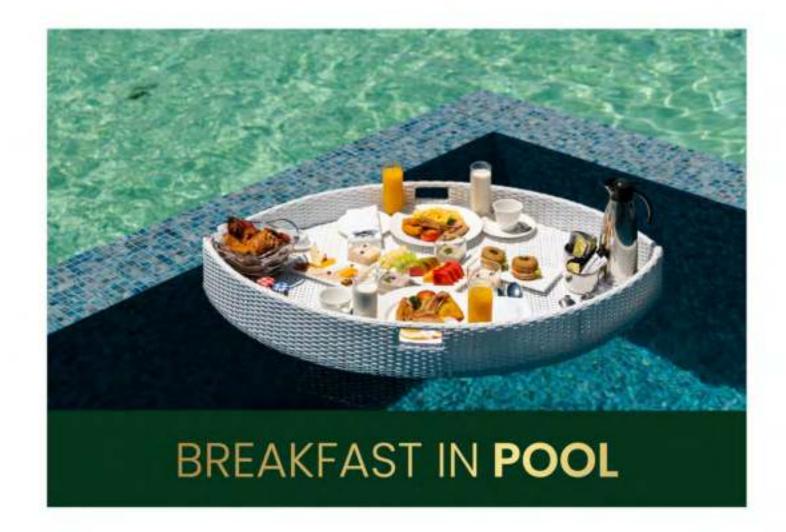


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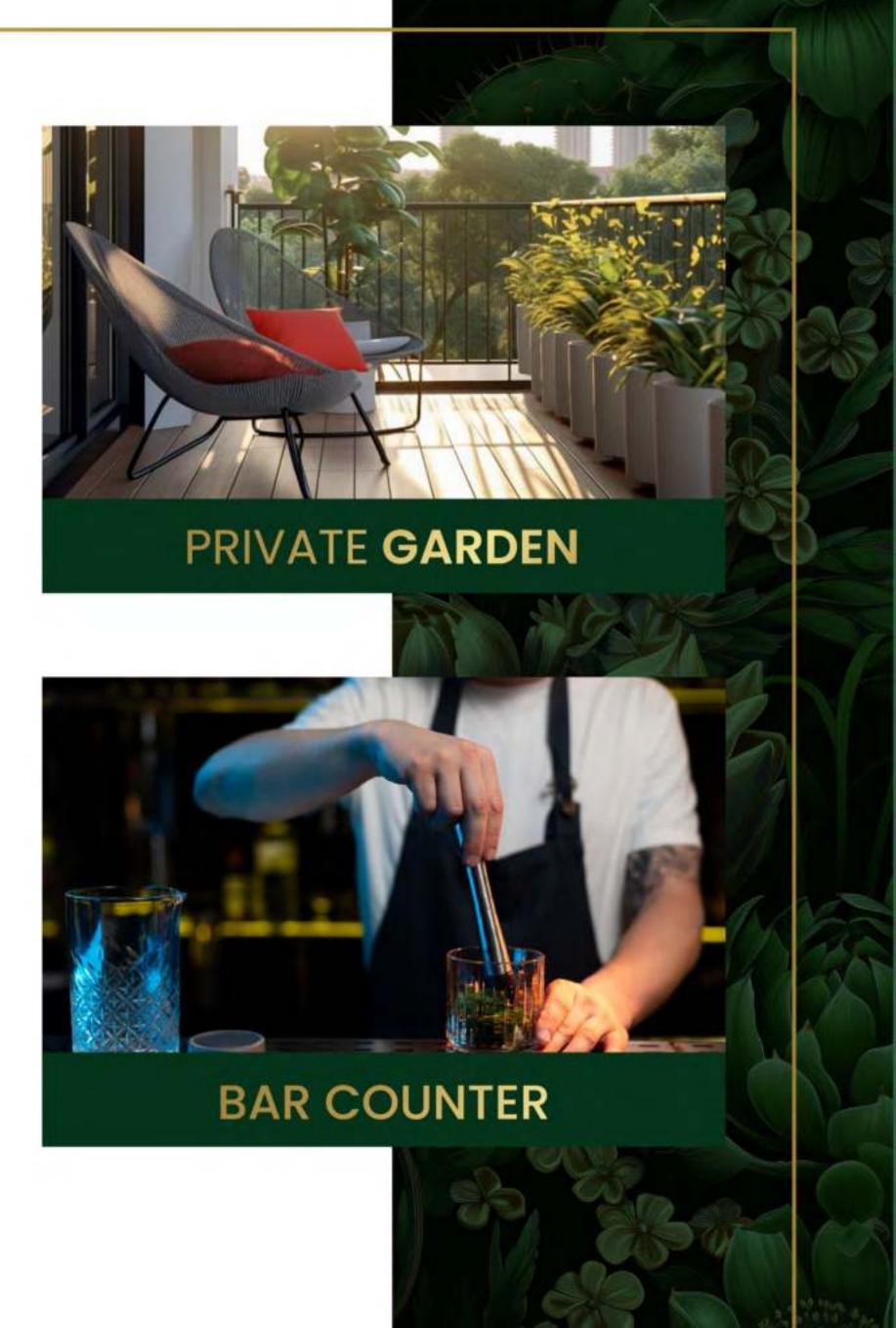
## LIFE'S LUXURIES

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











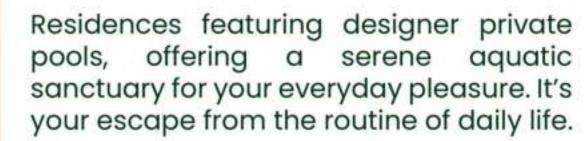
### PALATIAL STUDIO

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

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

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



## 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









