VINCITORE

AQUA FLORA

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



VINCITORE

AQUA FLORA

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.





VINCITORE
AQUA FLORA

EXPERIENCE A

SEVENTH HEAVEN FEELING

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

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

A PERFECTLY PLACED PARADISE

VINCITORE AQUA FLORA



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

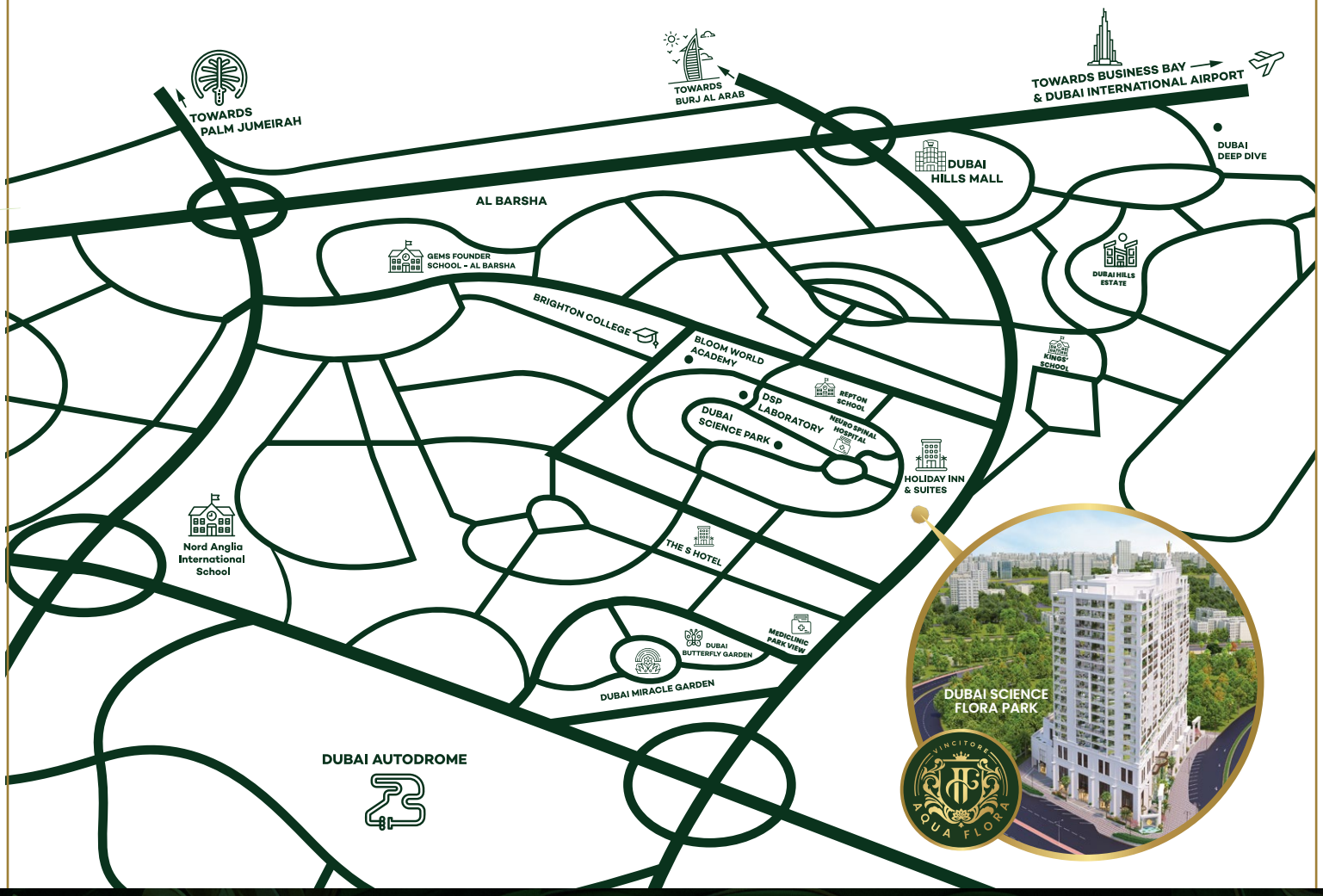
DUBAI SCIENCE PARK VIEW

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



VINCITORE

AQUA FLORA

EVERY LEVEL

A PARADISE PERFECTED FOR YOU.

WWW.VINCITOREREALTY.COM



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

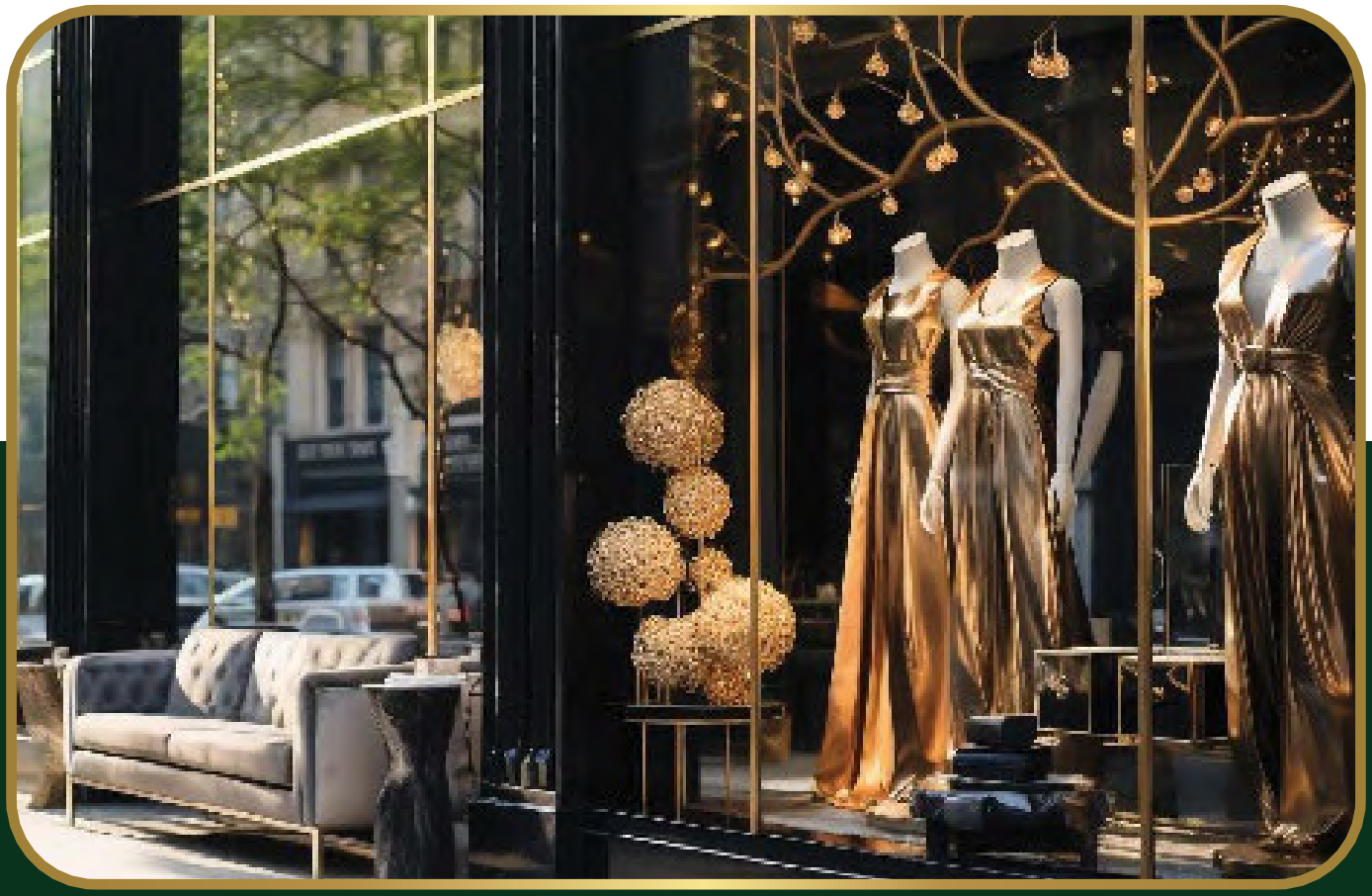
Amare Spa & Wellness

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, rom elegant boutiques to charming cafes

22 RETAIL SPACES

SHOPPING, LEISURE, CONVENIENCE STORES, RESTAURANTS

ALFRESCO DINNING VENUES

COBBLESTONE WALKWAYS

LUSH GREEN LANDSCAPES



VINCITORE

AQUA FLORA

STEP INTO YOUR

PRIVATE PARADISE



WWW.VINCITOREREALTY.COM



VINCITORE
AQUA FLORA

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



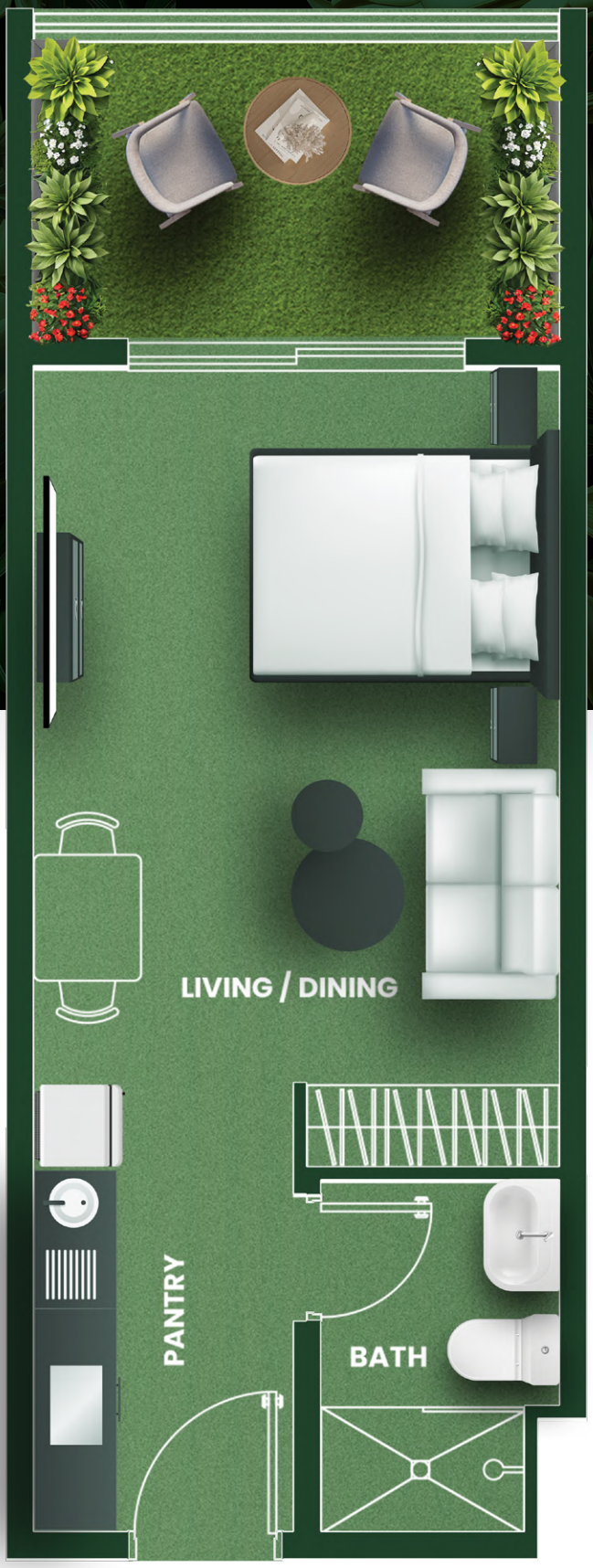
YOUR PRIVATE PARADISE

- PANORAMIC SKYLINE VIEW
- PRIVATE TERRACE GARDEN
- LAVISH SUNDECK
- PARTY LOUNGE & BAR SETUP
- DESIGNER PLUNGE POOL
- BUBBLE & MASSAGE JETS

VINCITORE AQUA FLORA

PALATIAL STUDIO

STUDIO



222

FULLY FITTED KITCHEN

BRANDED KITCHEN EQUIPMENT

BEDROOM WITH EN-SUITE BATHROOM

TERRACE BALCONY

OUTDOOR GARDEN SPACE

UNIT SIZE: 399-468 SQ.FT.

VINCITORE
AQUA FLORA

AQUA RESIDENCES

PALATIAL STUDIO WITH DESIGNER PRIVATE POOL



224

- 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



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

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.

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.

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.

VINCITORE
AQUA FLORA

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

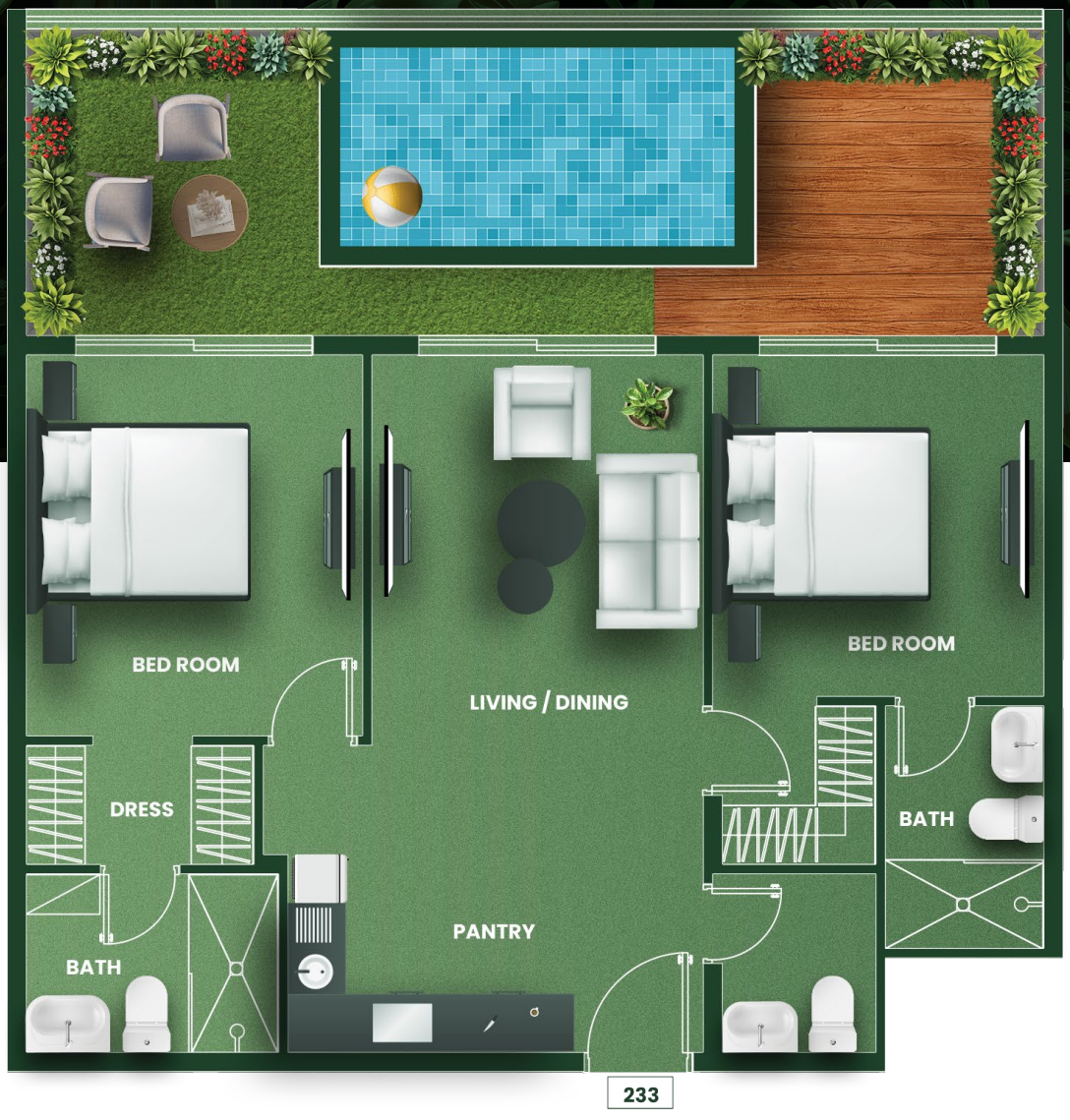
OUTDOOR LOUNGE SPACE

LAVISH TERRACE GARDEN

UNIT SIZE: 1187-1246 SQ.FT.

AQUA VILLAS

2 BHK ROYAL VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



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-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.

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.



VINCITORE
AQUA FLORA

INVESTOR

PRIVILEGE TOKEN

TOKEN FEE: 25,000 AED

EXCLUSIVE PRE-LAUNCH PRICES

SPECIAL DISCOUNT

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

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VINCITORE

AQUA FLORA

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 GUARANTEEED RETURN

6-YEAR POST HANDOVER PLAN

6 YEAR FLEXIBLE PAYMENT OF

1% PER MONTH

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

EASY INVESTOR PLAN

50:50

50% DURING CONSTRUCTION

50 % ON HANDOVER

MAXIMUM RETURNS I 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 addtiional multi-utility space that adopts to your needs and can be converted into a home office, private dining or kid's area


VINCITORE
AQUA FLORA
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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