



THE NEW REALM OF AQUA LIVING

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.

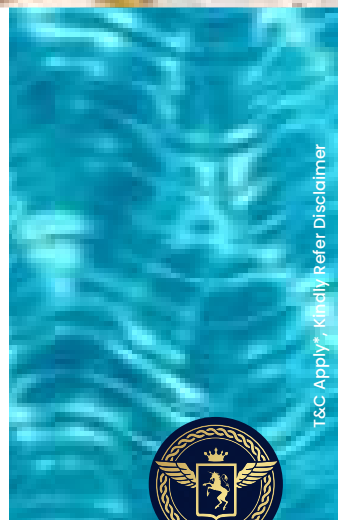




DISCOVER YOUR  
**SANCTUARY**  
IN THE SKY

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.



AT THE  
**CENTRE**  
OF ALL THE ACTION

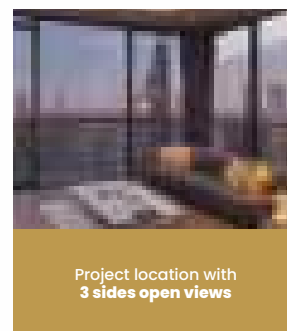
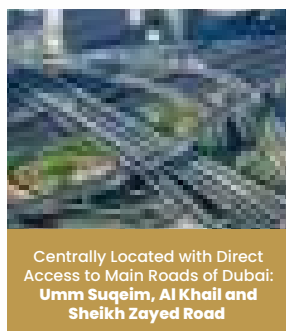
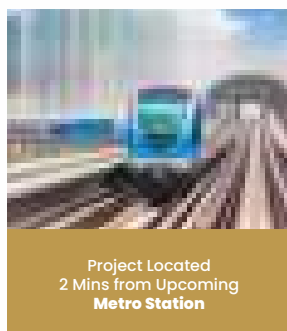
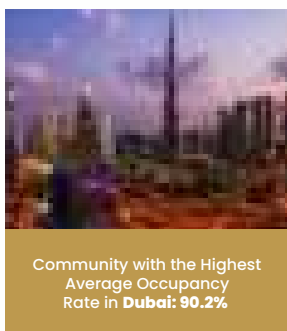


DUBAI MIRACLE GARDEN	1 MIN
DUBAI HILLS MALL	4 MIN
DUBAI AUTODROME	5 MIN
MALL OF THE EMIRATES	7 MIN
DUBAI POLO EQUESTERIAN CLUB	8 MIN
IMG WORLDS OF ADVENTURE	10 MIN
DUBAI MARINA	12 MIN
BURJ KHALIFA	15 MIN
PALM JUMEIRAH	15 MIN
DUBAI INTERNATIONAL AIRPORT	15 MIN
AL MAKHTOUM INTERNATIONAL AIRPORT	18 MIN

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



T&C Apply\*, Kindly Refer Disclaimer





# 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



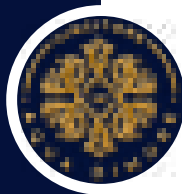
RAIN  
SHOWER  
CURTAIN



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 & ESCAPE

FOR THOSE WHO FIND  
INSPIRATION IN NATURE



LUSH  
LANDSCAPED  
GREENS



LAZY  
RIVER



GRAND  
ARENA



NIRVANA  
MEDITATION  
DECK



DESIGNER  
RAIN  
CURTAIN



# VERSA LOUNGE



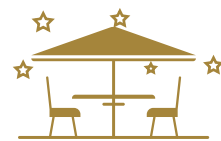
DO EVERYTHING UNDER  
THE SKY



STAR-GAZING  
DECK

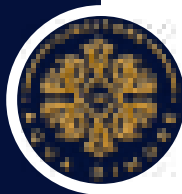


SKY LOUNGE  
BAR



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

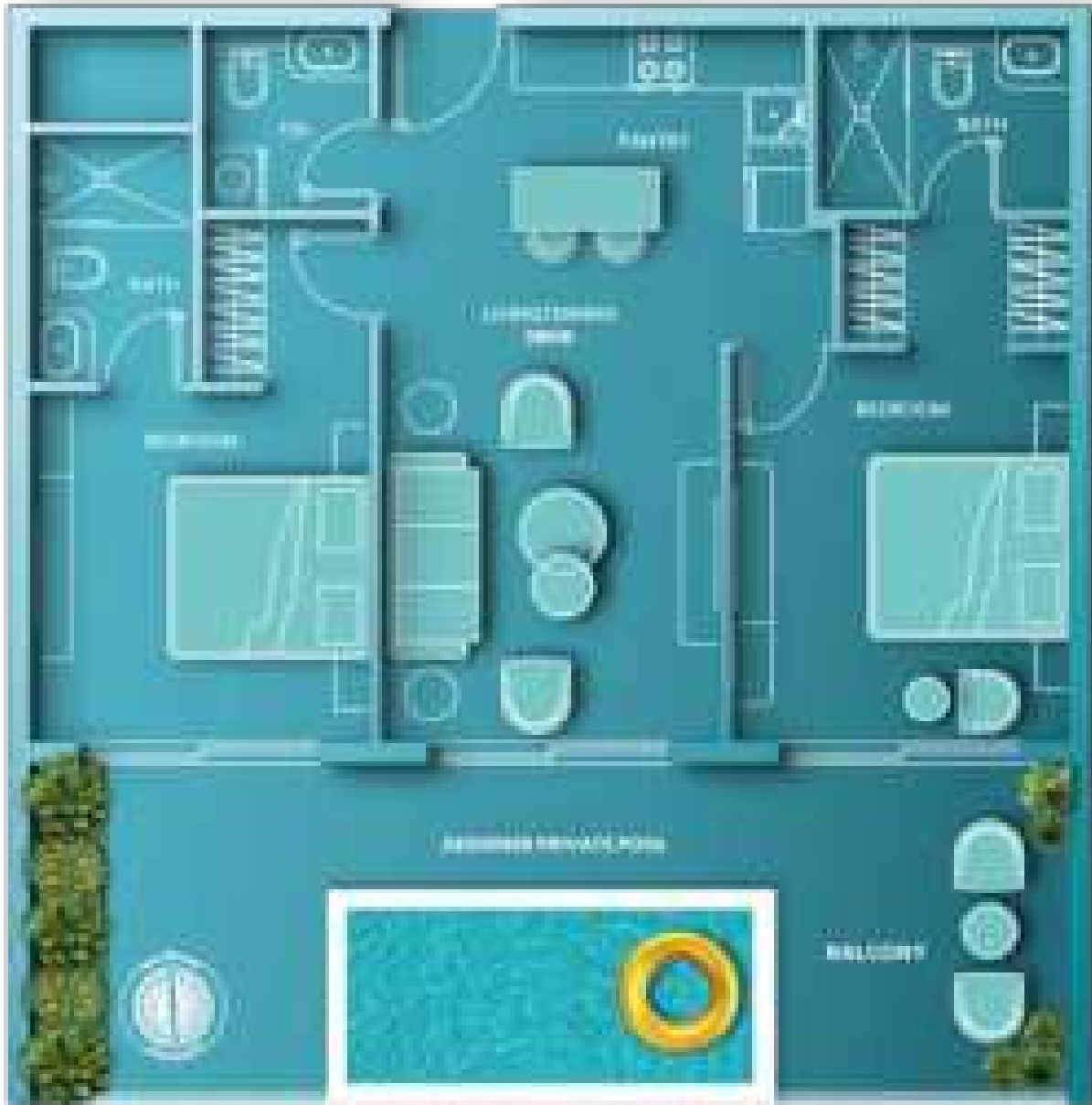
MARBLE COUNTER TOP

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

MARBLE COUNTER TOP

EUROPEAN BRANDED FIXTURES & FITTINGS

GOLD FINISHED ACCESSORIES

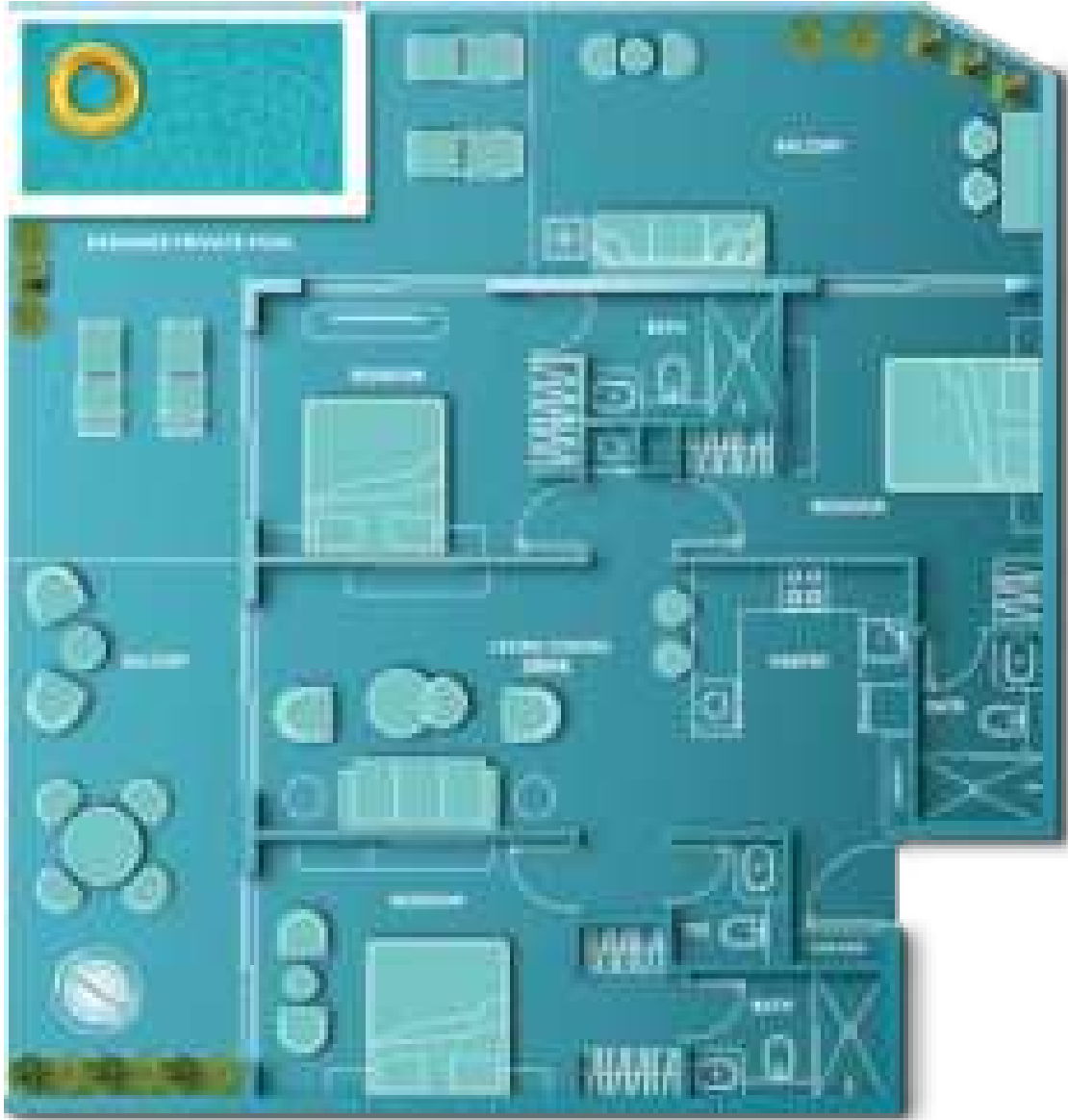
CUSTOM MADE DESIGNER CHANDELIER

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



## VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

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

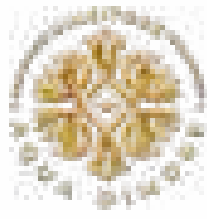
# PRE-LAUNCH STARTING PRICE FOR BRANDED DESIGNER HOME

## 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

T&C Apply\*, Kindly Refer Disclaimer

