AQUA FLORA

A SLICE OF

PARADISE

PROJECT BY **VINCITORE**



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



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

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

EVERY LEVEL,

A PARADISE PERFECTED FOR YOU.



GARDENIA



UTOPIA



CELESTIA


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
RETAIL

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

WWW.VINCITOREREALTY.COM



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

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

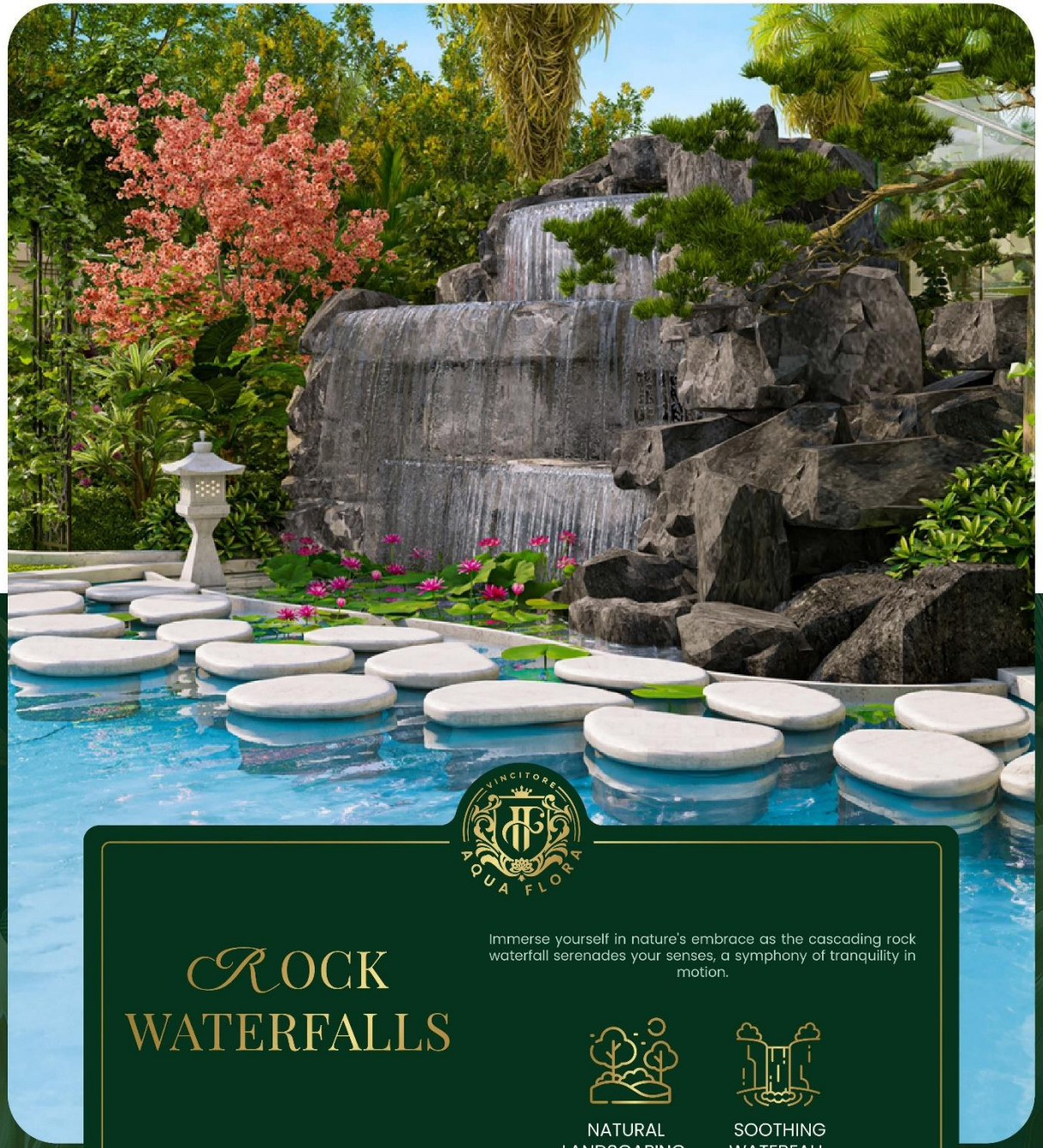


VINCITORE AQUA FLORA

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



VINCITORE
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.



VINCITORE

AQUA FLORA

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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VINCITORE
AQUA FLORA

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.



VINCITORE
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.





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.



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.

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.





VINCITORE

AQUA FLORA

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

WWW.VINCITOREREALTY.COM



VINCITORE

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

WWW.VINCITOREREALTY.COM



PALATIAL STUDIO

STUDIO

Staring From 750,000 AED

Series X-08, X-09, X-14, X-15, X-19, X-21,X-22, X-30,X-34

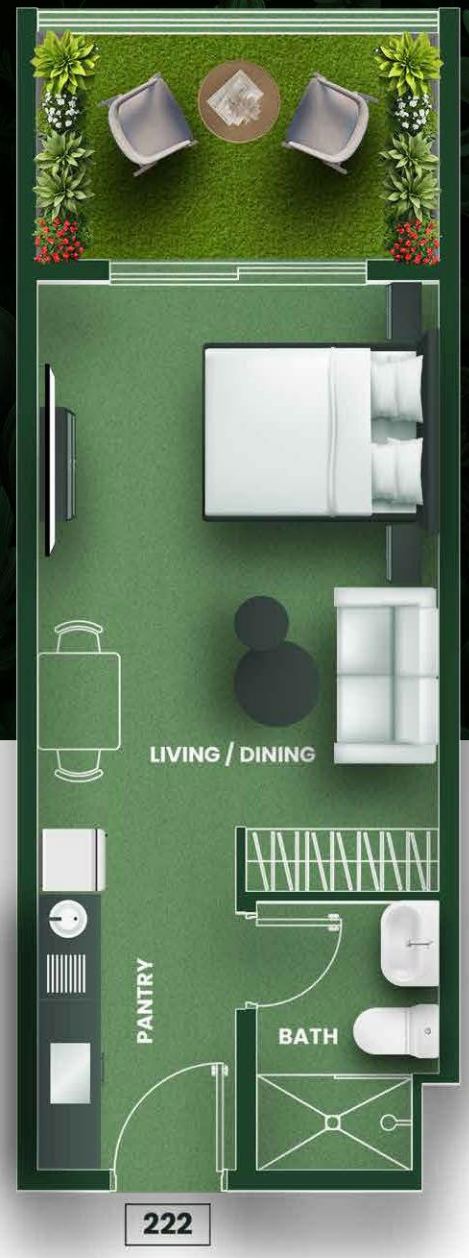
FULLY FITTED KITCHEN

BRANDED KITCHEN EQUIPMENT

BEDROOM WITH EN-SUITE BATHROOM

TERRACE BALCONY

OUTDOOR GARDEN SPACE



UNIT SIZE: 399-468 SQ.FT.

AQUA RESIDENCES

PALATIAL STUDIO WITH DESIGNER PRIVATE POOL



Starting from 970,000

Series X-23, X-24, X-27, X-28

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.

AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL



Starting from 1,276,000

Series X-07, X-10, X-11, X-12, X-13, X-16, X-29, X-32

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



Starting from 1,304,000
Series X-02 & X-03

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



Starting from 1,422,000
Series X-05, X-06, X-17, X-18

- 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



Starting from 1,727,000
Series X-20

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



Starting from 1,829,000
Series X-28 & X-25

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



Starting price 1,944,000
Series X-31 & X-33

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



Starting Price 3,070,000
Series X04

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

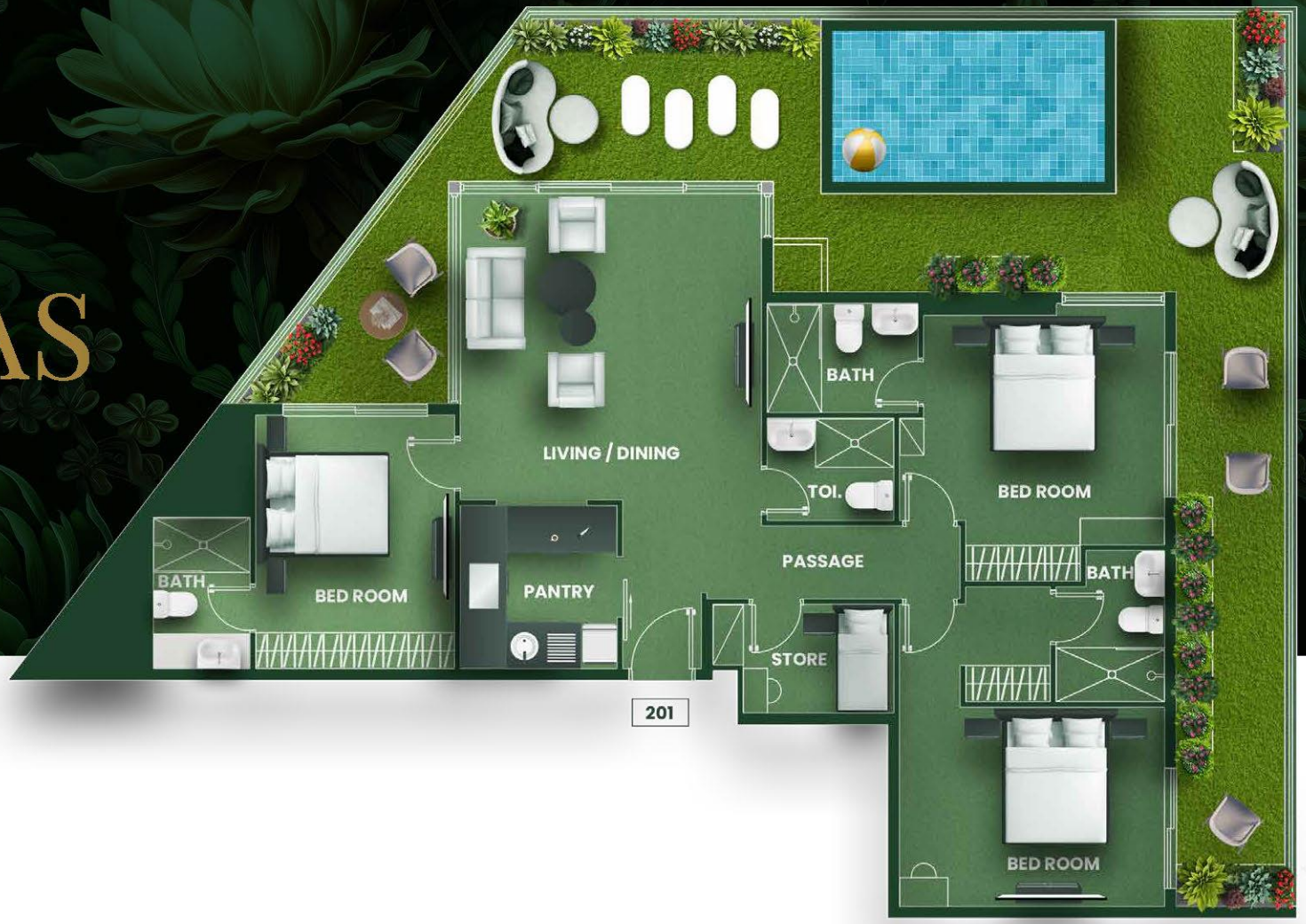
OUTDOOR SUN LOUNGERS

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



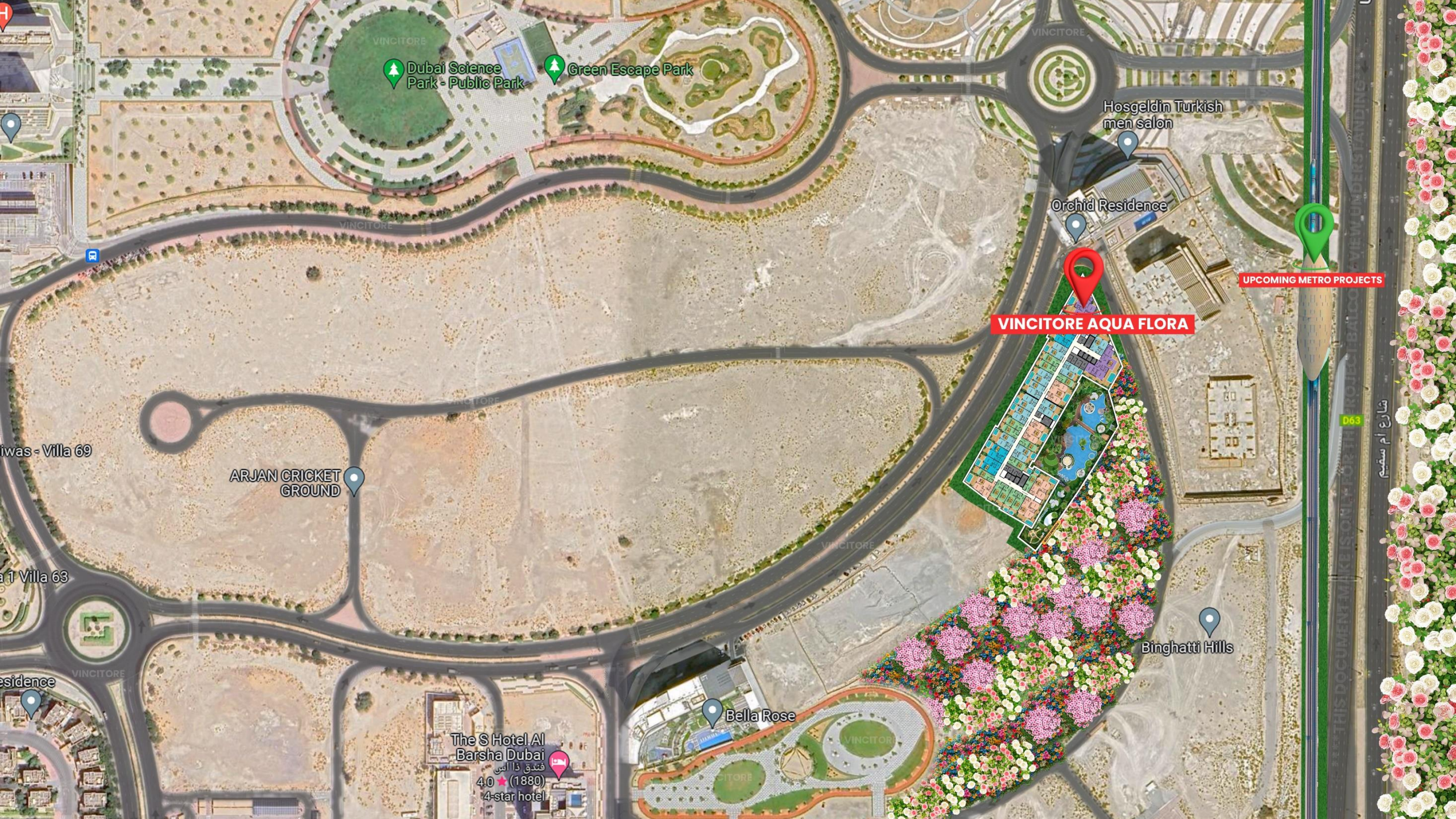
TYPICAL FLOOR

FLOOR PLAN

CENTRAL PARK VIEW

TYPICAL FLOOR

- 3.5 BHK WITH POOL
- 2 BHK WITH POOL
- 1.5 BHK WITH POOL
- 1 BHK WITH POOL
- STUDIO WITH POOL STUDIO


Dubai Science Park - Public Park
Green Escape Park
Hosgeldin Turkish men salon
Orchid Residence
UPCOMING METRO PROJECTS
VINCITORE AQUA FLORA
D63
شارع ام سقيم
ARJAN CRICKET GROUND
Binghatti Hills
Bella Rose
The S Hotel Al Barsha Dubai
فندق ذا اس
4.0 ★ (1880)
4-star hotel
VINCITORE

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AQUA FLORA

FLEXIBLE PAYMENT PLANS

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AQUA FLORA

A SLICE OF PARADISE

План платежа

СДАЧА ПРОЕКТА К3 2027

Тип жилья	Тип квартиры
Резиденские квартиры	• СТУДИО • СТУДИО С ДИЗАЙНЕРСКИМ БАССЕЙНОМ • 1КВ С ДИЗАЙНЕРСКИМ БАССЕЙНОМ • 1КВ С ДИЗАЙНЕРСКИМ БАССЕЙНОМ И САД С ТЕРРАСОЙ • 1.5 КВ С ДИЗАЙНЕРСКИМ БАССЕЙНОМ • 2 КВ С ДИЗАЙНЕРСКИМ БАССЕЙНОМ • 2 КВ С ДИЗАЙНЕРСКИМ БАССЕЙНОМ И САД С ТЕРРАСОЙ • 2 КВ КОРОЛЕВСКАЯ ВИЛЛА С ДИЗАЙНЕРСКИМ БАССЕЙНОМ И САД С ТЕРРАСОЙ • 3.5 КВ С ДИЗАЙНЕРСКИМ БАССЕЙНОМ • 3.5 КВ КОРОЛЕВСКАЯ ВИЛЛА С ДИЗАЙНЕРСКИМ БАССЕЙНОМ И САД С ТЕРРАСОЙ

План платежа

1 100% гарантированный доход

Ежегодный доход 8% в течение 3х лет во время строительства
Доход начинается через 21 день

2 Гарантированный доход после сдачи проекта

10% Первоначальный взнос
10% В течение 2 месяцев
30% В течение 5 месяцев
40% В течение 9 месяцев
10% На момент сдачи проекта

Гарантированный доход 8% начинается после сдачи проекта
Отсутствует Service Charge в течение 3 лет после сдачи проекта

Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ

3 Инвесторский план платежа 50% | 50%

10% Первоначальный взнос
10% В течение 2 месяцев
3% В течение 6 месяцев
3% В течение 9 месяцев
3% В течение 12 месяцев
3% В течение 15 месяцев
3% В течение 18 месяцев
3% В течение 21 месяцев
3% В течение 24 месяцев
3% В течение 27 месяцев
3% В течение 30 месяцев
50% На момент сдачи проекта

Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ

4 План платежа после сдачи проекта (для резидентов ОАЭ)

60% | 4% | 36%

10% Первоначальный взнос
10% В течение 2 месяцев
1% Каждый месяц до сдачи проекта (25%)
3% В течение 8 месяцев
3% В течение 14 месяцев
3% В течение 20 месяцев
3% В течение 26 месяцев
3% В течение 35 месяцев
4% На момент сдачи проекта
1% Каждый месяц в течение 36 месяцев после сдачи проекта (36%)

Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ
***для не резидентов на 36 месяцев после сдачи проекта.**

5 Инвесторский план платежа(для **Не резидентов** ОАЭ)

60%

10% — Первоначальный взнос
15% — В течение 2 месяцев
3% — В течение 5 месяцев
3% — В течение 8 месяцев
3% — В течение 11 месяцев
4% — В течение 14 месяцев
3% — В течение 17 месяцев
3% — В течение 20 месяцев
3% — В течение 23 месяцев
3% — В течение 26 месяцев
3% — В течение 29 месяцев
3% — В течение 33 месяцев
3% — В течение 35 месяцев

4% На момент сдачи проекта

36%

3% — 3 Месяца после сдачи проекта
3% — 6 Месяцев после сдачи проекта
3% — 9 Месяцев после сдачи проекта
3% — 12 Месяцев после сдачи проекта
3% — 15 Месяцев после сдачи проекта
3% — 18 Месяца после сдачи проекта
3% — 21 Месяцев после сдачи проекта
3% — 24 Месяца после сдачи проекта
3% — 27 Месяцев после сдачи проекта
3% — 30 Месяцев после сдачи проекта
3% — 33 Месяцев после сдачи проекта
3% — 36 Месяцев после сдачи проекта

Обязательно предоставить чековые книжки на все этапы платежей для резидентов ОАЭ
***для не резидентов на 36 месяцев после сдачи проекта.**

**T & C Apply

**This unit comes with an additional Multi-utility Space that adapts to your needs & can be converted into a home office, private dining or kids area

DLD 4% + Oqood/admin fee 3.600 AED

PROJECT BY VINCITORE

PAYMENT PLAN

COMPLETION DATE- Q3 2027

STAGE	UNIT TYPE
OFF PLAN	• Palatal Studio • Studio With Designer Private Pool • 1BHK With Designer Private Pool • 1BHK With Designer Private Pool & Terrace Garden • 1.5 BHK With Designer Private Pool • 2BHK With Designer Private Pool • 2BHK With Designer Private Pool & Private Terrace Garden • 2 BHK Royal Villa With Designer Private Pool & Private Terrace Garden • 3.5 BHK With Designer Private Pool • 3.5 BHK With Designer Private Pool & Private Terrace Garden

PAYMENT PLAN*

1 100% Rental Guarantee Payment Plan

8% for 3 Years (Rental Guarantee Starts from 21 Days)

2 Post-Handover Rental Guarantee

10% Pay Now
10% in 2 Months
30% in 5 Months
40% in 9 Months
10% on Handover

(Rental Guarantee 8% Starts After the completion of the Project & Service charge waiver for 3 years)

Post-dated cheque mandatory for UAE Residents*

3 Investor Payment Plan 50% | 50%

10% On Booking
10% in 2 Months
3% in 6 Months
3% in 9 Months
3% in 12 Months
3% in 15 Months
3% in 18 Months
3% in 21 Months
3% in 24 Months
3% in 27 Months
3% in 30 Months
50% On Handover

Post-dated cheque mandatory for UAE Residents*

4 Post-Handover Payment Plan with PDC 60% | 4% | 36%

10% On Booking
10% in 2 Months
1% Every Month upto handover (25%)
3% in 8 Months
3% in 14 Months
3% in 20 Months
3% in 26 Months
3% in 35 Months
4% On Handover
1% Every Month for 36 Months post handover(36%)

Post-dated cheque mandatory for UAE Residents*

5 Post-Handover Payment Plan without 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

Post Dated cheques are mandatory for UAE Residents During Construction and International Clients for 36% for Post Completion Payments also must

**This unit comes with an additional Multi-utility Space that adapts to your needs & can be converted into a home office, private dining or kids area

DLD 4% + Oqood/admin fee 3.600 AED

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

Service Charge 15 Per Sq ft

HANDOVER Q3 2027



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

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VINCITORE
AQUA FLORA
RESERVE YOUR SLICE OF
PARADISE
Today
HANDOVER Q3 2027
VINCITORE