



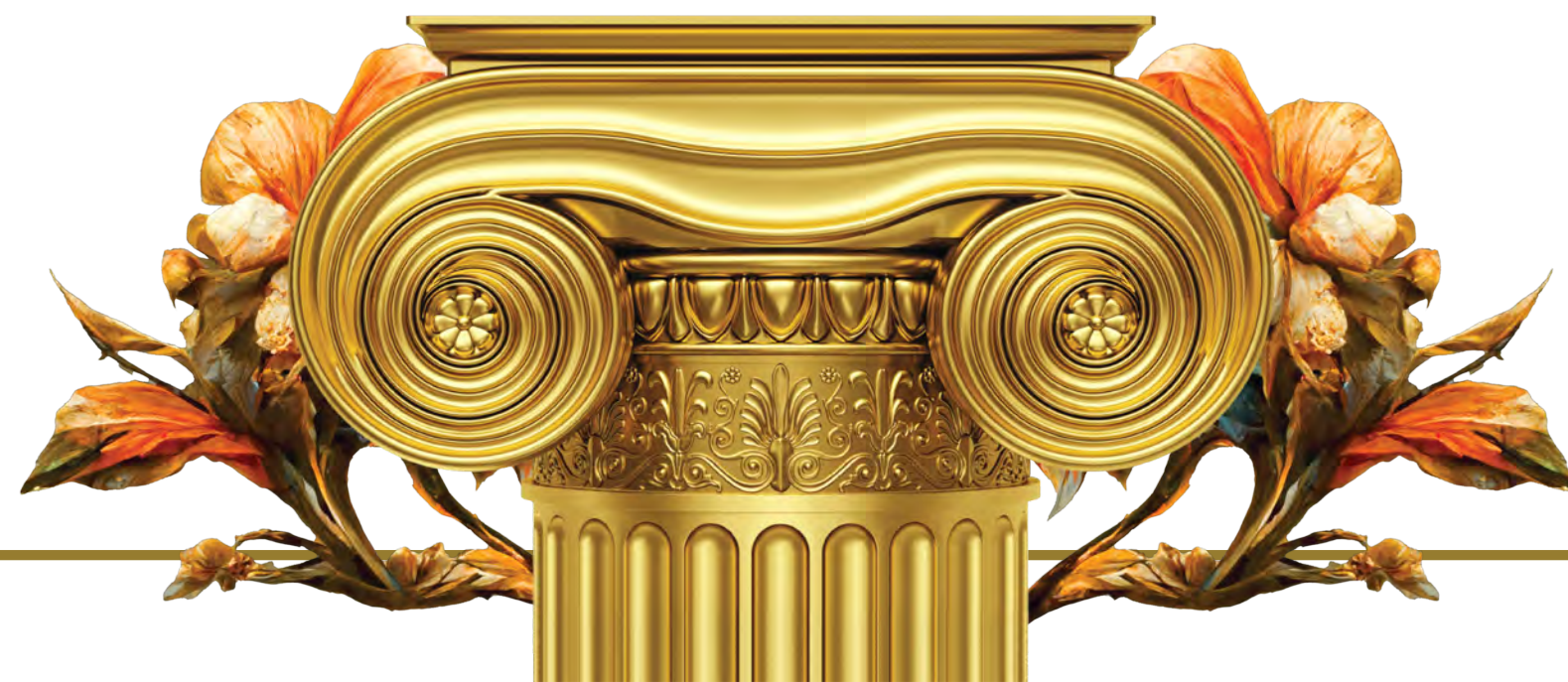
DOLCE VITA | *Suites*
BY VINCITORE

Experience The
PINNACLE OF ROYAL ITALIAN

Lifestyle

CRAFTED BY

VINCITORE

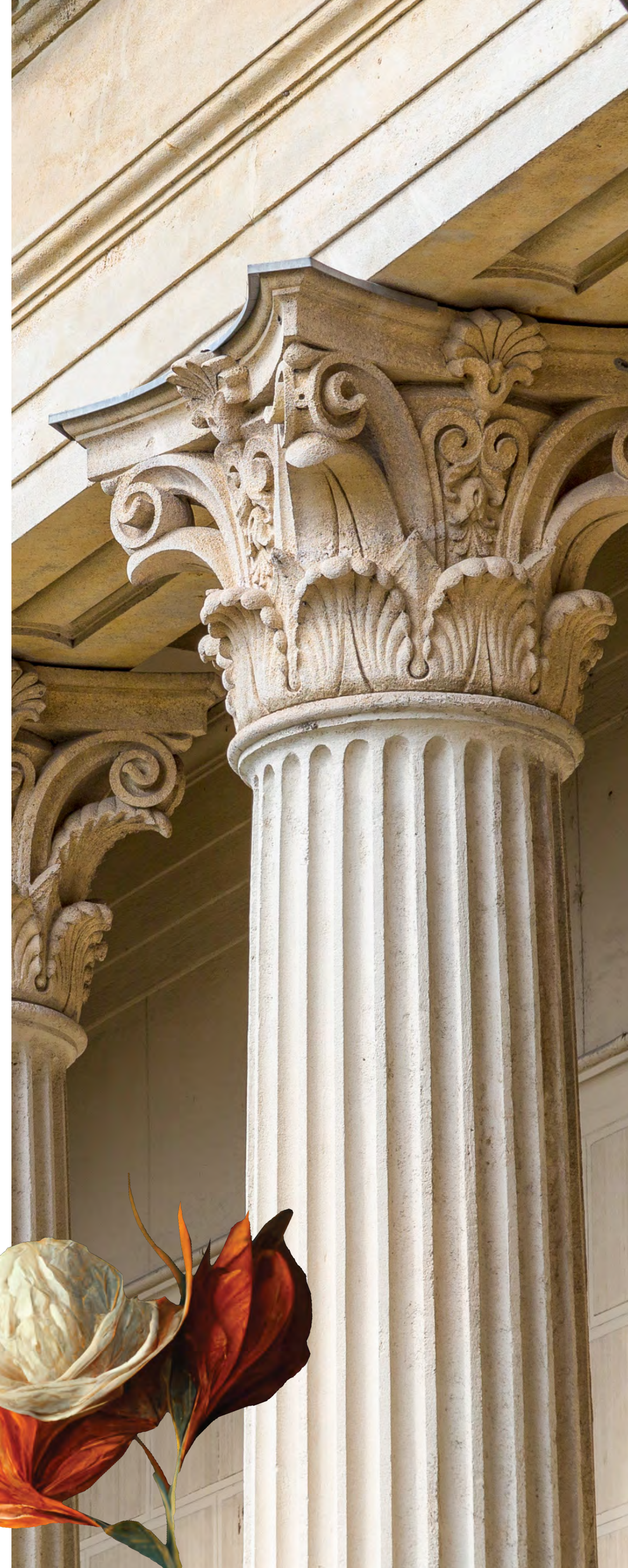




VINCITORE

CRAFTING
TIMELESS

Masterpieces



WHY *Dubai?*

INVEST IN A THRIVING METROPOLIS



No. 1 Global Destination



10-Year Golden Visa On Property Investment



A Global Financial Hub



15+ Million Tourist Every Year



High rental yields



Economic Stability



Global Strategic Location



World-class Infrastructure



Quality of life



Tax-Free Country



Safety & Security



High ROI



THE VINCITORE

Legacy

- Dubai's Finest Bespoke Designer Developer
- Creating Timeless Landmarks on the Golden Land of Dubai
- All Projects Inspired by the Classical European Architecture
- Every Inch Designed, Engineered & Crafted to perfection



THE VINCITORE

Promise



A Trusted Brand



Branded Quality Real Estate



True Value For Investment



Guaranteed Returns



End-to-End Property Management



Hassle Free Investment

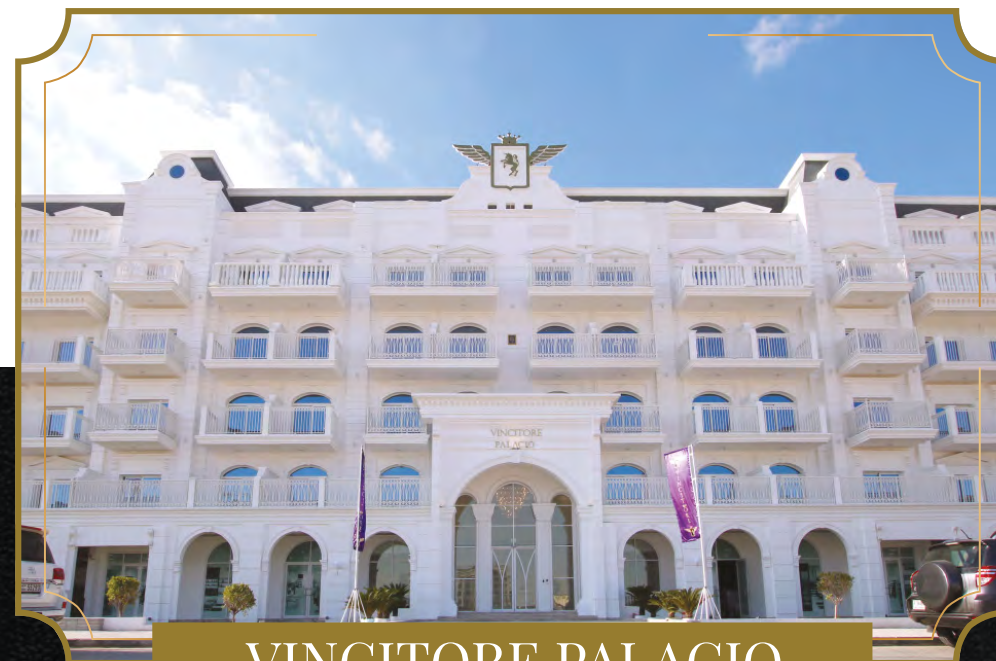




THE VINCITORE

Journey

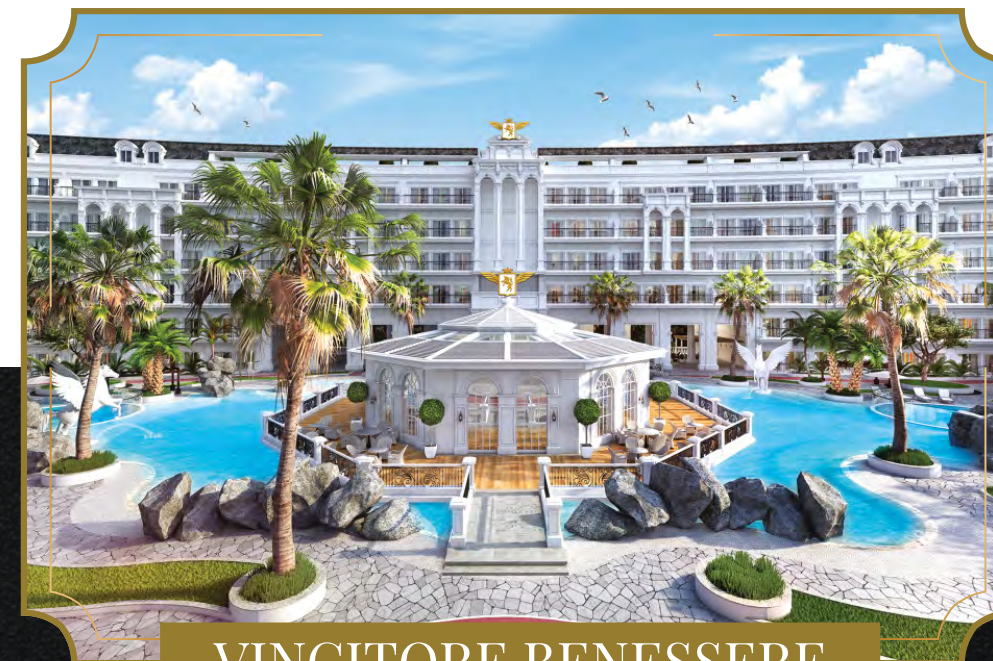
Our Timeless Landmarks on the Golden Lands of Dubai stand as an insignia of Vincitore's Eternal Legacy



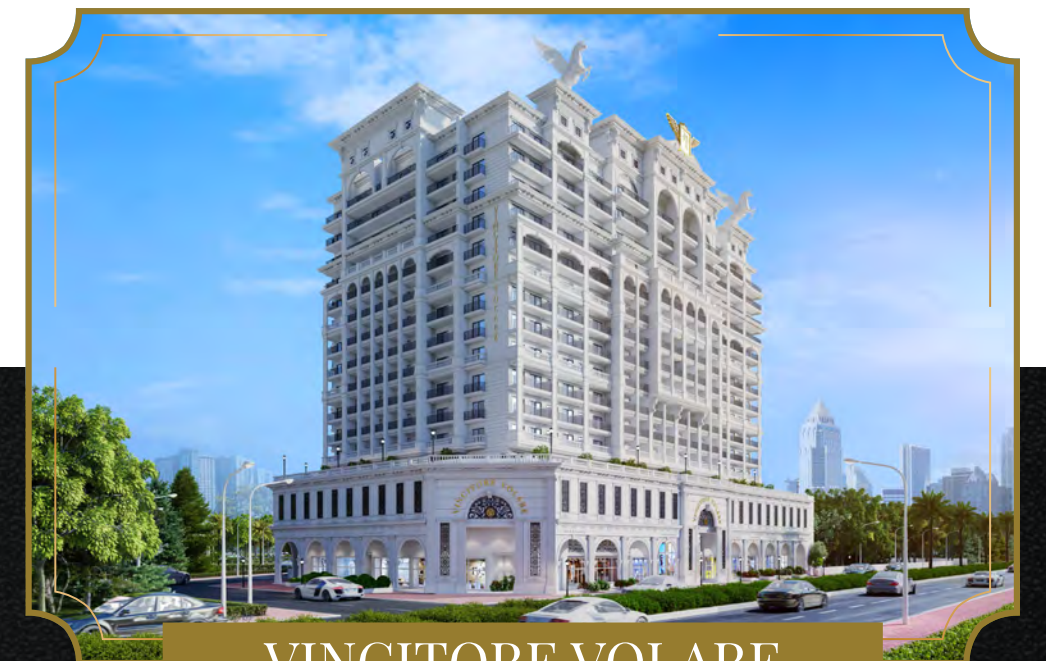
VINCITORE PALACIO



VINCITORE BOULEVARD



VINCITORE BENESSERE



VINCITORE VOLARE



INVEST *in the*
BEST



VINCITORE

WELCOME TO



DOLCE VITA | *Suites*
BY VINCITORE





The Ultimate

Italian Lifestyle





INSPIRED BY
the GOLDEN
AGE OF
Renaissance



CLASSIC
EUROPEAN
ARCHITECTURE

That Takes You Back Into
Golden Middle Ages



CRAFTED
ROYAL
INTERIORS

With a signature of Italian
Opulence in Each Element



EXPERIENCE *the* ELITE ITALIAN

Lifestyle



AN EMBODIMENT
OF ITALIAN
ARISTOCRACY

For Those Who Desire The
Best of Everything



AN EPITOME
OF ITALIAN
LUXURY

For Those Who Admire The
Finer Things in Life



DOLCE VITA USP'S

Its Unique,
Its Special,
Its Dolce Vita!



An Exclusive Hotel & Residential Project



Offering Luxurious Suites & Elite Residences



A Mega Project Spread Across an Area of 1 Million Sq.Ft.



Plethora of Elite World-Class Signature Amenities



An In-demand Location in The Heart of Dubai at Arjan





PROJECT ATA

Glance



PROJECT HEIGHT :

Ground + 3 Podium + 16 Floors + Roof



DOLCE VITA RESIDENCES :

479 Branded Residential Homes



DOLCE VITA SUITES :

210 Luxurious Hotel Apartment



RETAIL:

20 Boutique High Street Retails



AMENITIES:

25+ Royal World Class Amenities



HOSPITALITY SERVICES:

Regal Italian Hospitality Services



A *Sweet* LOCATION

Vibrant Neighbourhood | Exceptional Lifestyle



THE ULTIMATE LOCATION

MASSIVE UNTAPPED
DEMAND FOR QUALITY

Hospitality



1 Minute from Dubai Miracle Garden
World's Largest Flower Garden & One of Dubai's Top 5 Tourist Attraction



1 Minute from the Upcoming Arjan Metro



1 Minute from Dubai Mediclinic Hospital –
Largest Mediclinic Hospital in MENA Region



12 Minutes from Dubai Hills Mall



12 Minutes From IMG Worlds



14 Minutes From Mall of the Emirates



15 Minutes From Global Village



15 Minutes from Palm Jumeirah



18 Minutes from Burj Khalifa



24 Minutes from Dubai International Airport



VINCITORE DOLCE VITA THE HOTTEST LOCATION IN ARJAN, DUBAI

LOCATED IN
THE DOWNTOWN OF ARJAN

DIRECTLY FACING
MEDICLINIC HOSPITAL

THE BEST OF BOTH
PRIVACY & CONNECTIVITY

VIBRANT & ACTIVE
LOCATION

UNOBSTRUCTED VIEWS OF
DUBAI'S SKYLINE FOR ELITE FEW



An Exclusive



IN-DEMAND LOCATION



Located In Arjan, The heart of Dubai.



In Close Proximity to the World Famous Miracle Garden



Offering Panoramic Views of the Dubai Skyline



Promising High Returns & Exponential Growth

WHY *Arjan?*



Highest in demand location for Short Stays



Severe Shortage of Quality Hospitality in Arjan



Direct Access to the Metro Network – A rare and special feature few properties offer.



DSP's Hospitality Portfolio Includes Renowned Brands, But None in Arjan—An Untapped Opportunity.



Rising Demand for Experiential & Affordable Luxury Hotels in the UAE



Massive Potential Unique Opportunity

Prime Connectivity

Connecting everyone, from Residents to
Tourists, to every part of Dubai.



IN & AROUND

Arjan



11 SCHOOLS



3 SHOPPING MALLS



4 PUBLIC PARKS



2 MEDICAL CENTERS



40 RESTAURANT & CAFES



7 ENTERTAINMENT &
LEISURE SPOTS





WELCOME TO THE
SWEET
Life



DOLCE VITA





DISCOVER THE ULTIMATE
SWEET LIFE WITH

DOLCE VITA
Quites



LIVE



RELAX



ENTERTAIN



WORK



DINE



SHOP



CLASSIC VICTORIAN
ARCHITECTURE
& ROYAL ITALIAN

Interiors



WELCOME TO THE REALM OF
LUXURIOUS
Elegance!

Behold Dolce Vita, an architectural triumph that breathes life into the canvas of classic European design, meticulously crafted to embody supreme luxury and regality, both inside and out. The exterior facade, a testament to timeless elegance, sets the stage for the opulent journey that unfolds within.



ROYAL
DESIGN



UNICORN WATER
FOUNTAIN



DEDICATED DRIVEWAY
& DROPOFF





THE ROYAL *Lobby*

CRAFTING GRANDEUR
DOLCE VITA'S ODE TO CLASSIC
EUROPEAN ARCHITECTURE



MAJESTIC DOUBLE
HEIGHTED LOBBY



BESPOKE CLASSIC
FURNITURE



REFINED EUROPEAN
GRANDEUR



T&C Apply, Kindly Refer Disclaimer



A SYMPHONY OF
CLASSIC
Artistry

Step into a world of grandeur and pamper yourself with Dolce Vita's Suite Life. Indulge in the beauty of Italian luxury and live like royalty. Experience pure relaxation in style and bask in the lap of luxury with our plush amenities and world-class services





Unrivalled
**HOTEL
FACILITIES**



**WORLD-CLASS
AMENITIES**

Indulge in Dubai's Most
Exceptional Hotel
Amenities.



**BROAD MARKET
APPEAL**

Captivating both tourists
and locals, ensuring
consistent year-round
demand.



**HIGH
INVESTMENT
POTENTIAL**

Strong returns from
premium lifestyle
offerings.



WORLD CLASS LEISURE
& ENTERTAINMENT

Amenities



ESCAPE TO SERENITY
EXPERIENCE THE ENCHANTING

GARDEN OF *Florence*

Dolce Vita's Garden of Florence celebrates the history of Florence via a 60-meter expanse of unadulterated natural luxury. Be greeted by soaring classical arches and a resplendent water fountain evoking vintage extravagance.



CLASSICAL WATER
FOUNTAIN



GRAND EUROPEAN
DESIGN



LUSH LANDSCAPED
SEATING



GAZEBO



CABANAS





STEP INTO PARADISE AT THE

AQUA *Paradiso*

A tropical Italian oasis pool that transcends the ordinary. This perfect harmony of Italian elegance and modern luxury amidst lush greenery will transport you to a state of pure bliss. Let the tranquil azure waters wash away your worries, and surrender to the pool's serene ambiance.



TROPICAL OASIS POOL
Take a Dip in Our Secluded Lagoon



WAVE POOL
Catch a Wave of Excitement bringing beach vibes to you



JACUZZI
Soak in luxury: bask in the warmth of the sea-like heaven



KIDS POOL
Fun in the sun: The perfect place for splashy adventures



SUBMERGED LOUNGERS
Float into tranquility for a dreamy escape



POOL BAR
The Ultimate Chill-out spot



THE *Paradise* ISLAND

ESCAPE TO YOUR OWN PRIVATE PARADISE
IN THE HEART OF THE AQUA PARADISO

Swim up to a secluded island in the heart of azure waters and bask in the harmonious blend of Italian elegance and modern luxury. Soak up the sun, savour the finest cuisine and unwind in pure relaxation and tranquillity.



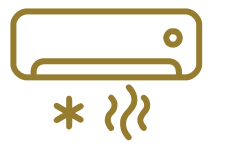


EXPERIENCE MAGICAL MOMENTS AT
CRYSTAL GLASS

Heaven



CRYSTAL GLASS DESIGN



AIR CONDITIONED



360-DEGREE
PANORAMIC VIEWS
OF LEISURE DECK



PRIVATE SEATING
& DINING

Discover the mesmerizing Crystal Heaven, a luxurious, air-conditioned gem, designed for the discerning elites. This enchanting retreat embodies the perfect fusion of classic Italian elegance and modern comfort, creating the most magical sanctuary on the leisure deck.

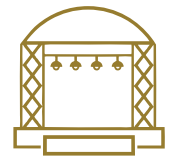


© & C. Apply kindly Refer Disclaim



VENICIA *Retreat* LOUNGE

Escape to Venicia Retreat Lounge - an entertainment haven where relaxation meets unforgettable experiences. Enjoy a laid-back atmosphere, landscaped surroundings, and stunning views from our floating cabanas. Let us transport you to a carefree state of mind, perfect for creating lasting memories.



STAGE FOR EVENTS
& ENTERTAINMENT



CLASSICAL
VENICE DESIGN



RETREAT
LOUNGING
& SEATING



FLOATING
CABANAS





VERDE GOLF *Club*

EXPERIENCE A NEW LEVEL OF GOLFING
AT DOLCE VITA'S VERDE GOLF COURSE.

Verde Golf Club is the epitome of exclusivity and premium luxury tailored for the most discerning tastes. Meticulously designed with 9000 sq.ft of pristine greens and classical architecture, experience world-class golfing in breathtaking surroundings. Unleash the golfer within you at Verde Golf Club.



9000 SQ. FT
GOLF COURSE



ROYAL ARCHES & CLASSICAL
THEMED AMBIENCE



WORLD CLASS LUXURY
FOR THE ELITES



GUSTO ITALIANO

Ristorante

A TASTE OF ITALY IN A DREAMY SETTING

Savor the exquisite taste of authentic cuisine in a dreamy setting that exudes elegance and sophistication. Offering an all day dining experience like no other, every dish is prepared with the finest ingredients to delight your senses. Immerse yourself in the warm and welcoming ambiance of Dolce Vita, where every meal is an occasion worth savoring.



FLAVORFUL
EXQUISITE DINING



LUXURIOUS
INDOOR SEATING



OUTDOOR LANDSCAPED
TERRACE SEATING



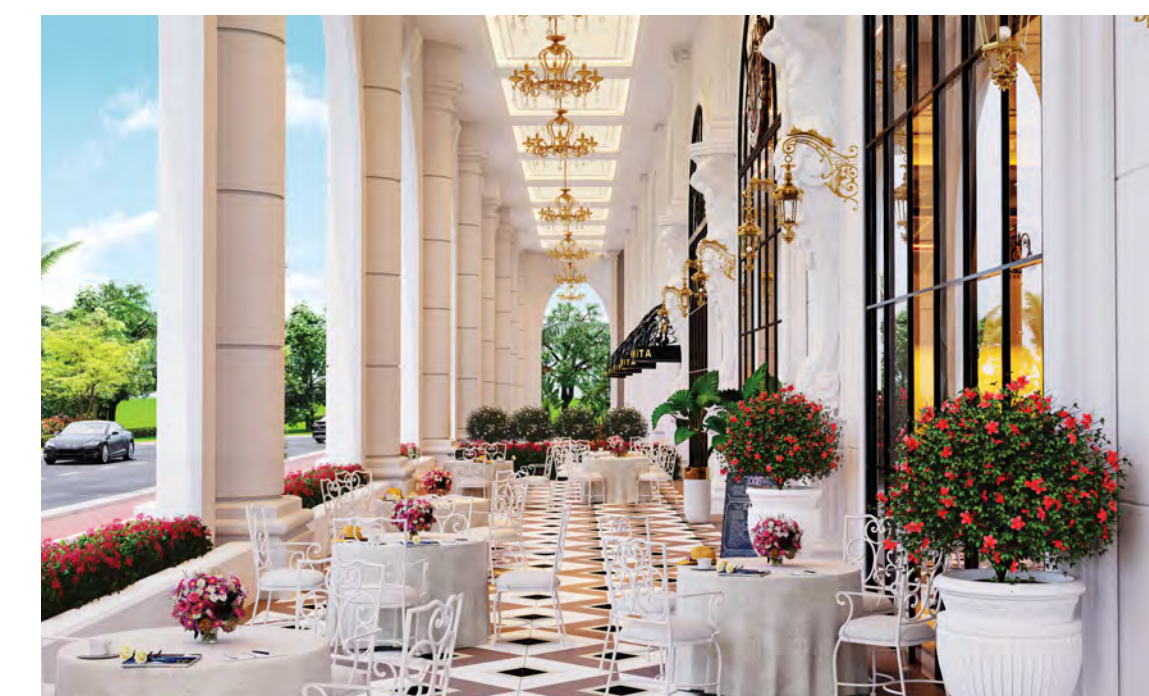


CHAMPIONE SPORTS

Bar

ESCAPE & MINGLE AT DOLCE VITA'S
LUXURIOUS SPORTS BAR

Socialize and mingle like elite royals amongst the regal surroundings of The Champions sports bar. Embrace the Dolce Vita way of living and discover the perfect path to creating the good times.





PERSONAL HEALTH
&

Wellbeing



SKY *Gym*

Elevate your fitness journey at our exquisite gym and wellness club blending classic sophistication with state-of-the-art facilities. Experience a renaissance of well-being, sculpting a healthier you.





HEAVEN'S WELLNESS

Club

Get Pampered with Luxurious Treatments at the Heaven's Wellness Club. A peaceful retreat for your Mind, Body & Soul to relax & unwind after a long day.



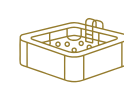
STEAM



SAUNA



SPA



JACUZZI





CALMO MEDITATION

Deck

HAVEN OF HARMONY

Uncover inner tranquility on Calmo's meditation deck,
a serene oasis inspired by timeless elegance.
Immerse yourself in nature's symphony,
fostering harmony and mindfulness within your soul.





EXQUISITE CULINARY F&B

Experiences



TUSCANY SKY

Gardens

Welcome to the Beautiful Tuscany Sky Gardens,
A landscaped Paradise at the edge of the Sky.
Take in the mesmerizing Views of the city and
make cherished moments for a lifetime.



OUTDOOR SEATING
LOUNGERS



BREATHTAKING
VIEWS





DOLCE VITA | *Suites*
BY VINCITORE

FULLY
SERVICED
BUSINESS
LOUNGE

TAILORED FOR
THE DISCERNING

Elites



COFFEE *Lounge*

SIP IN STYLE & LUXURY

Discover Dolce Vita's perfect blend of refined luxury and timeless elegance at our coffee lounge. Admire the opulent decor and exquisite furnishings, sip on finely crafted coffee, and indulge in delightful delicacies.



SHEESHA *Lounge*

GATHER YOUR FRIENDS AND INDULGE
IN A DELIGHTFUL EXPERIENCE

Sit back, relax, and enjoy the flavorful smoke as you catch up and make memories with your loved ones. Our cozy and inviting atmosphere



MILANO HIGH STREET

Retail

UNLEASH YOUR INNER SHOPAHOLIC

Step into the world of Italian luxury at Dolce Vita and indulge in a chic and classy shopping experience that transports you to the refined streets of Milan. Browse through exquisite collections under the stunning, chandelier clad, luxurious double heighted promanade and let the allure of Dolce Vita seduce your senses with sophistication and glamour.



DOUBLE HEIGHTED
COVERED PROMENADE



ITALIAN THEMED
GRAND FAÇADE



BOUTIQUE HIGH
STREET RETAILS



DEDICATED RETAIL
VISITORS PARKING



EXQUISITE
REGAL ITALIAN

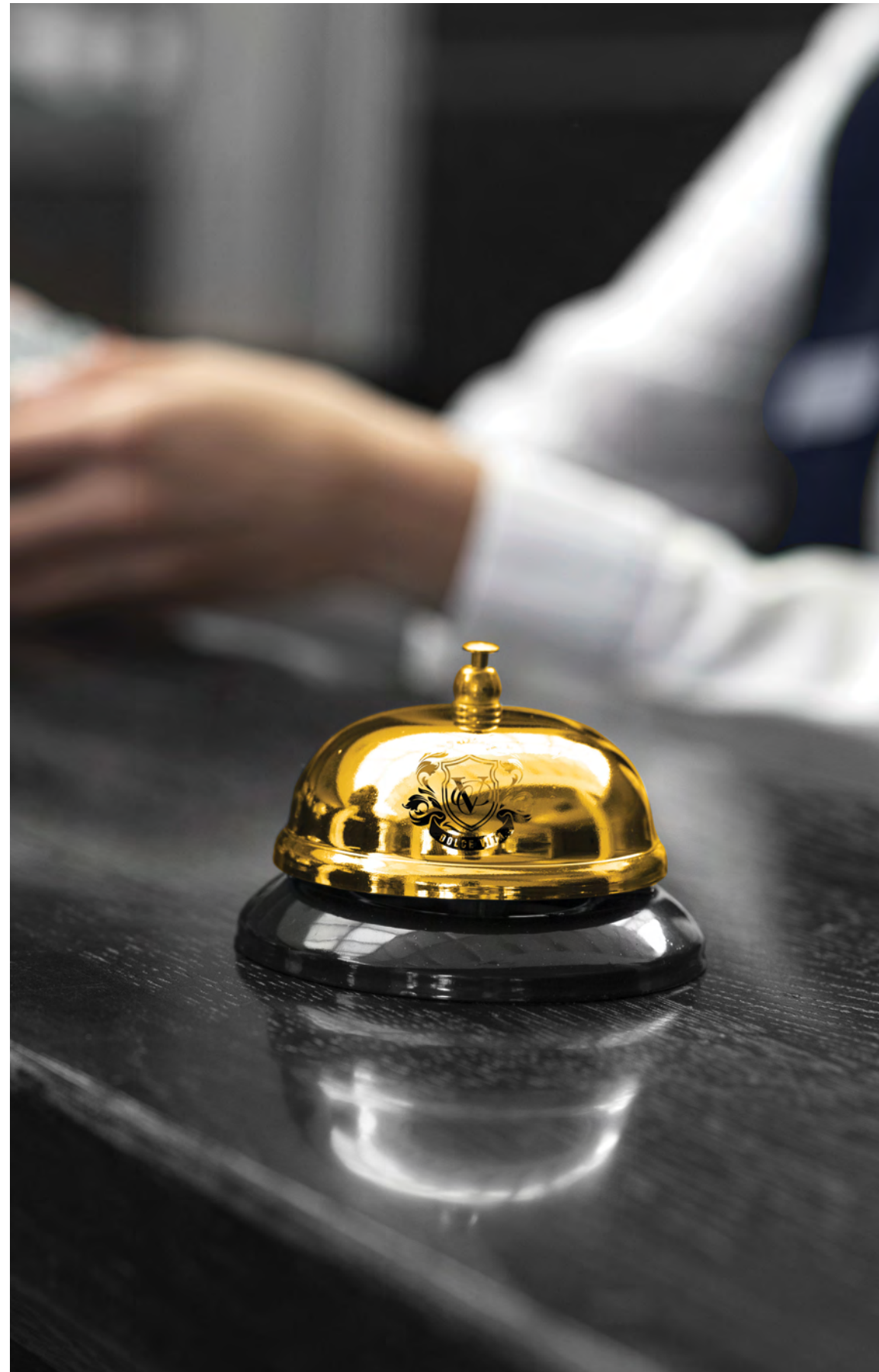
Hospitality



VALET & CHAUFFEUR SERVICES



LET OUR VALET AND CHAUFFEUR SERVICES TAKE CARE OF YOU



CONCIERGE SERVICE



BEYOND THE BASICS



IMPECCABLE HOUSEKEEPING



RELAX AND RECHARGE IN A SPOTLESS SPACE



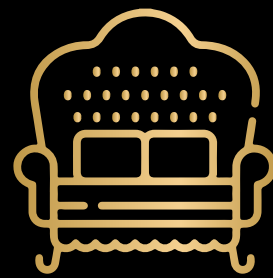
THE ULTIMATE
SWEET LIFE

Beckons you

DOLCE VITA | *Suites*
BY VINCITORE



150 EXECUTIVE SUITES



60 PREMIUM CLUB SUITES
WITH PRIVATE POOL





DOLCE VITA | Suites
BY VINCITORE

LIVE LIKE

Royalty

EXPERIENCE
THE ULTIMATE IN
ITALIAN LUXURY AND
SOPHISTICATION



*T&C Apply, Kindly Refer Disclaimer



INDULGE IN *Grandeur* AT DOLCE VITA

Dolce Vita's suites blend Italian and European classic designs with the essence of the Renaissance era, creating a truly magnificent living experience where every piece of furniture and every detail has been crafted to perfection.



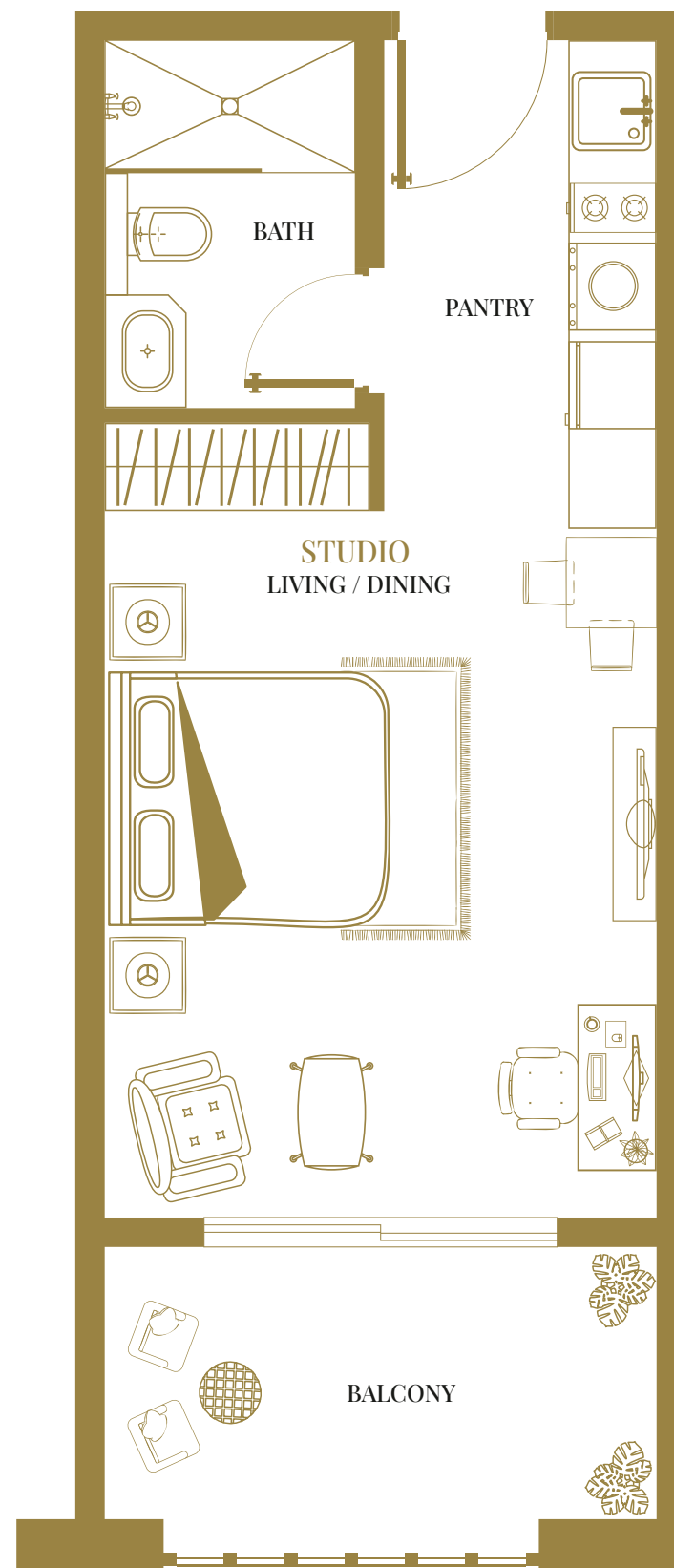


Bespoke Units Perfectly *Crafted* for All

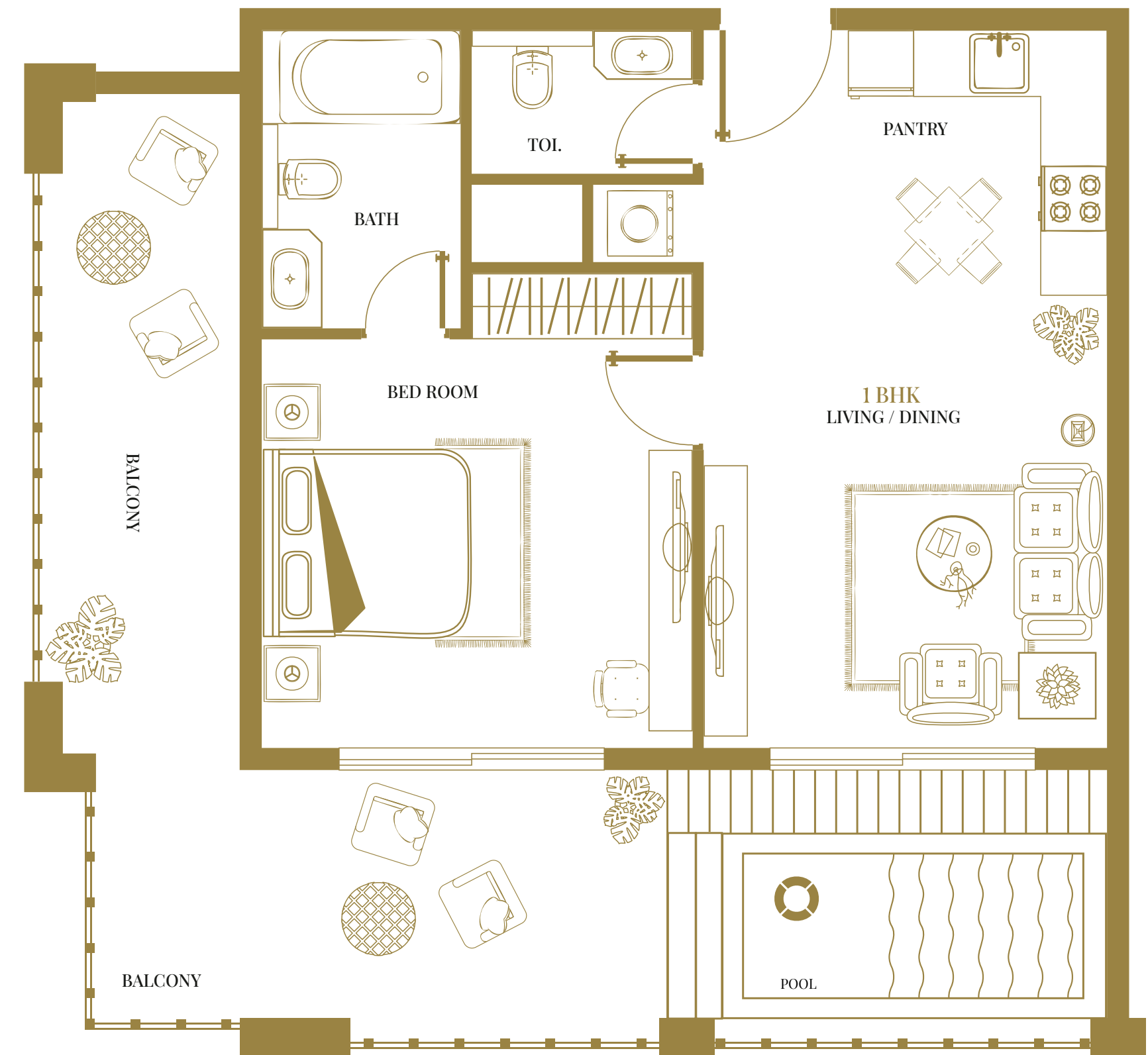
- Expansive and Elegantly Designed Suites with exquisite high-end finishes.
- Executive Suites tailored for discerning, affordable luxury retreat seekers.
- Premium Club Suites with private pools, designed for the elite luxury experience.



EXECUTIVE Suite



PREMIUM CLUB Suite WITH POOL





THE GOLDEN
REAL ESTATE

Investment
Opportunity 2025

ROYAL DESIGNER SUITES

EXECUTIVE STUDIO
STARTING FROM

AED 1.1 MILLION

PREMIUM CLUB SUITE WITH PRIVATE POOL
STARTING FROM

AED 2 MILLION



OWN A PIECE OF LUXURY

AT

DOLCE VITA | *Suites*
BY VINCITORE

&

ENJOY

100%

VAT Waiver*

CURATED PAYMENT PLANS

100%

GUARANTEE PAYMENT PLAN

20% | 80%

DOWN PAYMENT

IN 3 MONTHS
FROM BOOKING DATE

SECURE GUARANTEED 8% NET ROI FOR 5 YEARS



60/40

DURING
CONSTRUCTION

ON
HANDOVER

FLEXIBLE PAYMENT PLAN



BOOK WITH 20% DP + 4% DLD



20% TO BE PAID WITHIN 90 DAYS FROM BOOKING



20% TO BE PAID WITHIN 180 DAYS FROM BOOKING



40% ON HANDOVER



EARN GUARANTEED NET



FOR



YEARS



EARN 8%
GUARANTEED ROI
FOR 5 YEARS

2 YEARS
DURING CONSTRUCTION

3 YEARS
POST-HANDOVER



Secure Lifelong Profits

EARN UP TO

15% ROI

WITH OUR EXCLUSIVE RMS

After the 5-Year Rental Guarantee

Complete Ownership, Complete Returns!

Unlike the market's 40/60 split, where operators take 40% of the profit, Vincitore gives you 100% of the profits!

100%

PROFIT SHARE



Exclusive Buyback Opportunity



Guaranteed Buyback Available on Handover –
Secure your investment with a guaranteed buyback option.



Experience & Evaluate –
Experience the property firsthand before making your decision.



Assured Commitment –
If you opt for buyback, it will be executed after the 3 years of Rental Guarantee.



Penalties for Delayed Payments



Any payment delays will result in penalties.



Penalties will first be deducted from any available Rental Guarantee (RG).

Invest in
DOLCE VITA | *Suites*
BY VINCITORE

Don't Just Be an Owner, Be A

Partner

Secure Lifelong Profits

ZERO RISK | ASSURED RETURNS

CURATED PAYMENT PLANS

100% GUARANTEE
PAYMENT PLAN

FLEXIBLE PAYMENT PLAN

60% | 40%
DURING CONSTRUCTION ON
HANDOVER

HASSLE
FREE
INVESTMENT

UNPARALLELED
PROSPERITY

LONG TERM
GUARANTEED
RETURN

Commission Structure

BIGGER DEALS, BIGGER PAYOUTS,&

LIMITLESS OPPORTUNITIES



AGENCY
*COMMISSION**



AGENT
*COLLECTION**
BONUS

Exclusive Reward

GET AN INSTANT
AED

5K

ON SPOT BONUS*

The AED 5,000 provided is an advance payment from the 1% collection bonus.



MAKE A SWEET
INVESTMENT TODAY

Thank
You

