



THE ROYAL ITALIAN
Lifestyle

DOLCE VITA | *Residences*
BY VINCITORE

FACTSHEET

CRAFTED BY

VINCITORE





Vincitore Dolce Vita is a masterpiece of luxury real estate, offering a lifestyle that embodies the essence of Italian craftsmanship and elegance. Inspired by the refined beauty of Italy, Dolce Vita presents a collection of Royal Designer Suites set within a stunning architectural landscape. Every detail, from the sophisticated interiors to the premium finishes, is carefully curated to reflect timeless Italian flair and exceptional living standards. Situated in a prime location, Dolce Vita is an exclusive haven where residents enjoy unparalleled luxury and convenience. With a host of bespoke amenities, this luxury residence redefines contemporary living by seamlessly blending the opulence of European design with the latest in modern comforts.



IN & AROUND ARJAN

DUBAI MIRACLE GARDEN	1 MIN.
DUBAI HILLS MALL	4 MIN.
DUBAI AUTODROME	5 MIN.
MALL OF THE EMIRATES	7 MIN.
DUBAI POLO EQUESTRIAN 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 MAKTOUM INTERNATIONAL AIRPORT	18 MIN.



11 SCHOOLS



3 SHOPPING MALLS



4 PUBLIC PARKS



2 HOSPITALS



40 RESTAURANT & CAFES



7 ENTERTAINMENT & LEISURE SPOTS



ABOUT

VINCITORE

Vincitore Realty stands as a beacon of luxury real estate in Dubai, renowned for elevating the art of affordable branded residences. Vincitore has masterfully blended European-inspired architecture with exceptional craftsmanship to create iconic, award-winning developments. Each project reflects a seamless fusion of sophistication, innovation, and wellness, offering residents an extraordinary lifestyle complemented by world-class amenities.



CONFIGURATION

Ground floor +
3 Podium +
16 Floors

ELEVATORS

6 passenger elevators

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q3 2026

UNIT DETAILS

Available Units	Area (Sq. Ft)		Total Units
	Min.	Max.	
Studio	380	461	192
1 BHK	693.48	850.46	95
1.5 BHK	770	850.46	143
2 BHK	1,244.74	1,262.50	49
Total Units			479

WORLD - CLASS AMENITIES



- Modern Gym
- Wave Pool
- Golf Course
- Steam, Sauna & Salt Cave
- Sky Garden
- Business Lounge
- Kids Play Area
- Swimming Pool with Jacuzzi



FLEXIBLE PAYMENT PLANS

100% RENTAL GUARANTEE PAYMENT PLAN

GUARANTEED
8% NET ROI FOR 3 YEARS

INVESTOR PAYMENT PLAN

50% DURING CONSTRUCTION **50%** CONSTRUCTION COMPLETION

POST-HANDOVER PAYMENT PLAN WITH PDC

10% DOWN PAYMENT	50% DURING CONSTRUCTION	10% ON CONSTRUCTION COMPLETION	30% POST-HANDOVER, SPREAD ACROSS 40 MONTHS
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POST-HANDOVER PAYMENT PLAN WITHOUT PDC

10% DOWN PAYMENT	60% DURING CONSTRUCTION	6% ON CONSTRUCTION COMPLETION	24% POST-HANDOVER, PAY 0.5% ONLY FOR 48 MONTHS
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