



DOLCE VITA | *Suites*  
BY VINCITORE

*Experience The*

PINNACLE OF ROYAL BRANDED

**Hospitality**



**INVESTOR BRIEF**



VINCITORE

# THE ARTISANS OF LUXURY LIVING

*Vincitore's*

## LEGACY OF CRAFTING MASTERPIECES

**At Vincitore, we're more than just developers** – we're artists. We take pride in creating architectural masterpieces like Dolce Vita Suites that stand out from the rest. With a relentless pursuit of perfection and an unwavering dedication to our craft, we create living spaces that are more than just buildings, they are timeless works of art. Our award-winning creations are more than just landmarks, they are legacies to be cherished for generations to come. Welcome to Vincitore, a world of masterpiece designer properties, where art meets architecture and luxury knows no bounds.



FASTEST-GROWING REAL ESTATE-BRANDED QUALITY PRODUCT



LUXURY APARTMENTS IN DUBAI



RESIDENTIAL PROJECT OF THE YEAR 2016



REAL ESTATE CONSTRUCTION CATEGORY



LUXURY RESIDENTIAL CUSTOMER EXPERIENCE INITIATIVE



BEST LUXURY RESIDENTIAL DEVELOPMENT IN DUBAI



DOLCE VITA | *Suites*  
BY VINCITORE

# OVERVIEW



150 EXECUTIVE  
SUITES



60 PREMIUM CLUB SUITES  
WITH PRIVATE POOL



PRIME  
LOCATION



25+ ROYAL  
LIFESTYLE AMENITIES



ROYAL  
HOSPITALITY  
SERVICES



GUARANTEED 8%  
NET ROI FOR  
UPTO 8 YEARS



# THE GOLDEN REAL ESTATE INVESTMENT OPPORTUNITY

EXPERIENCE THE GOLD RUSH OF  
UNMATCHED *Returns*

EARN GUARANTEED NET



YEARS

NO SERVICE  
CHARGE FOR  
RG PERIOD

HASSLE  
FREE  
INVESTMENT

LET YOUR  
MONEY WORK  
FOR YOU

LONG TERM  
GUARANTEED  
RETURNS



# DOLCE VITA | *Suites* BY VINCITORE

## REDISCOVER THE SWEET *Life*

Soak in a life of paradise and unravel the sweet life with Dolce Vita's signature collection of hotel & suites. Showcasing exquisite designer motives, Dolce Vita stands as a testament to quality craftsmanship and the era of royal renaissance.





# EXPERIENCE THE PINNACLE OF BRANDED *Hospitality*

## THE CONCEPT

Inspired by The Age of Royal Renaissance, Dolce Vita Suites captures a life of extravagance in Dubai's Golden quarter. Crafted by the connoisseurs of Royal Italian craftsmanship, Dolce Vita Suites is an Architectural triumph in Arjan's thriving metropolis, boasting Victorian designer motives and the perfect embodiment of sophistication and regality.





26+ ULTRA-LUXURIOUS LIFESTYLE EXPERIENCES

# TO RECREATE THE *Sweet Life*

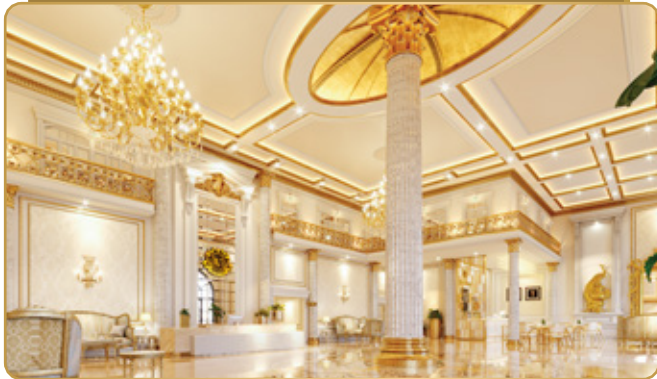




REDISCOVER  
THE SWEET LIFE

**LIVE, WORK & RELAX**

THE ROYAL LOBBY



AQUA PARADISO



GARDEN OF FLORENCE



VERDE GOLF CLUB



WELLNESS GYM & SPA



BUSINESS LOUNGE







REDISCOVER  
THE SWEET LIFE

**DINE, ENTERTAIN, & SHOP**

**GUSTO ITALIANO RISOTRANT**



**BELLA VITA CAFÉ & LOUNGE**



**CHAMPIONE SPORTS BAR**



**VENICIA RETREAT LOUNGE**



**CRYSTAL GLASS LOUNGE**



**MILANO HIGH STREET RETAIL**





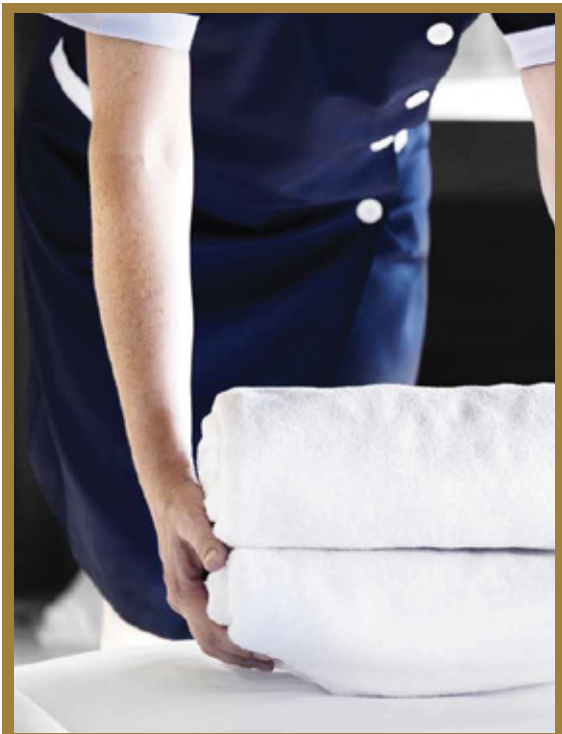
INDULGE IN ROYAL  
**ITALIAN** *Hospitality*



VALET & CHAUFFEUR  
SERVICES



CONCIERGE SERVICE



IMPECCABLE HOUSEKEEPING



IN-ROOM DINING



DOLCE VITA | *Suites*  
BY VINCITORE

# A SYMPHONY OF CLASSIC *Artistry*

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





EXECUTIVE Suite





# EXECUTIVE Suite



Sizes: 420 - 534 Square Feet



Spacious Room with Classical Royal Italian designs



Designer Fixtures and Statement Lighting



Fully Fitted Kitchen with Premium European Brands



Fully Furnished & Fully Serviced



Private Lavish Sundeck

**STARTING PRICE: AED 1,053,000**

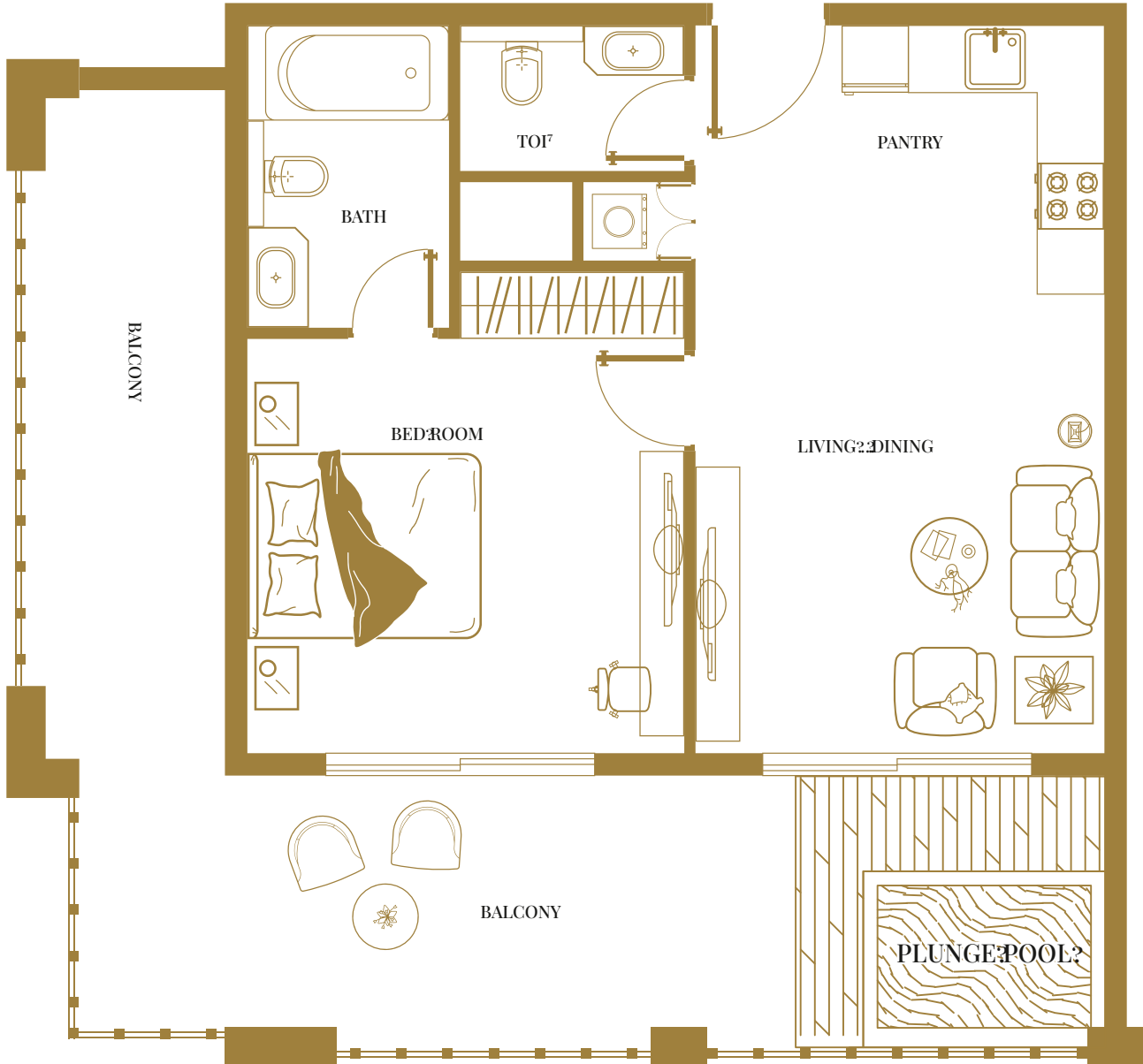


PREMIUM CLUB *Suites* WITH PRIVATE POOL





PREMIUM? CLUB? Suites  
WITH PRIVATE POOL



Square Feet : 839 – 1104 Sqft



Fully Furnished Spacious Room  
with En suite Bathroom  
Guest Powder Room



Guest Powder Room



Royal Designer Fixtures and  
Statement Lighting



Fully Fitted Kitchen with  
Premium European Brands



Lavish Sundeck With  
Private Plunge Pool

**STARTING PRICE: AED 1,750,000**

DOLCE VITA

Suites  
BY VINCITORE



# THE GOLDEN GUARANTEE

PAYMENT PLAN

*Earn*

NET RENTAL  
INCOME



FOR 8 YEARS

STARTING IN 21 DAYS FROM INVESTMENT





# POST HANDOVER RENTAL GUARANTEE

## PAYMENT PLAN



# FOR 5 YEARS

20%  
ON  
BOOKING

20%  
IN  
6 MONTHS

20%  
IN  
18 MONTHS

40%  
ON  
HANDOVER



# SWEET *Location*

Vincitore Dolce Vita Suites is an exquisite Landmark that captures the essence of luxurious living in the heart of Arjan, the golden quarter of Dubai. With its prime location, perfectly situated just moments away from iconic attractions such as the Guinness World record garden - Miracle Garden and the Butterfly Garden, this exquisite landmark offers residents unrivaled access to some of Dubai's most breathtaking destinations. Enjoy world-class healthcare facilities at the prestigious Mediclinic Hospital, access to top international schools, and convenient access to major roads. Indulge in the ultimate living experience with Vincitore Dolce Vita.

## IN & AROUND *Dolce Vita*



**1 MINUTE:** TO DUBAI  
MIRACLE GARDEN



**8 MINUTES:** TO DUBAI  
POLO EQUESTRIAN  
CLUB



**4 MINUTES:** TO  
DUBAI HILLS  
MALL



**5 MINUTES:** TO  
DUBAI AUTODROME



**10 MINUTES:** TO  
IMG WORLDS OF  
ADVENTURE



**12 MINUTES:**  
TO DUBAI  
MARINA



**7 MINUTES:** TO  
MALL OF THE  
EMIRATES



**15 MINUTES:** TO  
BURJ KHALIFA



**15 MINUTES:** TO  
PALM JUMEIRAH



**15 MINUTES:** TO DUBAI  
INTERNATIONAL AIRPORT



**18 MINUTES:** TO AL MAKTOUM  
INTERNATIONAL AIRPORT

# *Why* DUBAI



90% AVG. HOTEL  
OCCUPANCY



14+ MILLION  
TOURISTS EVERY YEAR



TAX-FREE COUNTRY



IN TOP 10 MOST VISITED  
CITIES IN THE WORLD  
(2018)



# INVEST TODAY

## TO AVAIL SPECIAL PRICES & LIMITED TIME OFFERS

HANDOVER  
**DECEMBER 2026**

FOR INSTANT SUPPORT

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