



DOLCE VITA | *Suites*
BY VINCITORE

Experience The

PINNACLE OF ROYAL BRANDED

Hospitality

EXECUTIVE *Suites*



• PRE LAUNCH DRAFT SALES OFFER •



WELCOME TO THE
**ROYAL ERA
 OF MODERN
 RENAISSANCE**
 IN THE HEART OF *Dubai*

**THE NEW GOLD STANDARD OF
 BRANDED LUXURY HOSPITALITY**



150 EXECUTIVE
 SUITES



60 PREMIUM CLUB SUITES
 WITH PRIVATE POOL



PRIME
 LOCATION



ROYAL
 HOSPITALITY
 SERVICE



GUARANTEED 8%
 NET ROI FOR
 UPTO 8 YEARS



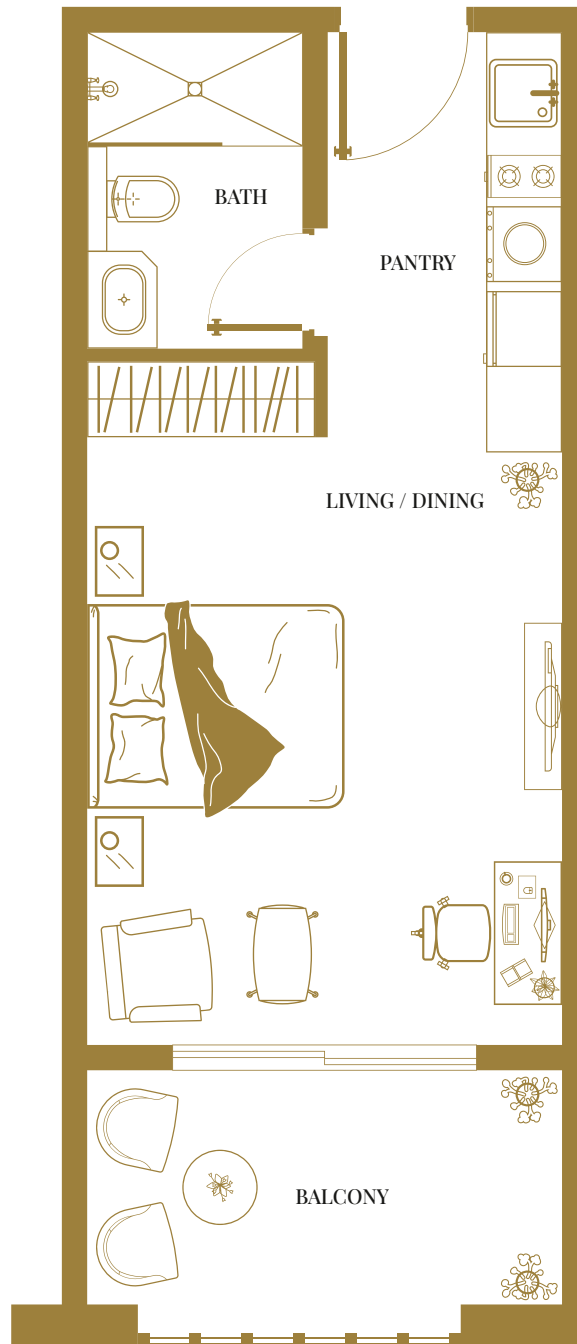
25+ ROYAL
 LIFESTYLE AMENITIES

CONCEPT

The Italian concept of Dolce Vita, which translates to "Sweet Life," embodies a luxurious and indulgent lifestyle focused on pleasure, leisure, and opulence. Vincitore Dolce Vita, is Dubai's First project that embodies the Ultimate Royal Italian Lifestyle with Branded Designer Homes, Royal Ultra-Luxurious Amenities & Regal Italian Hospitality. Come and Enjoy a unique living experience with the Best of Both Worlds: The comfort of bespoke spacious homes along with the opulence and service of a luxury hotel.



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



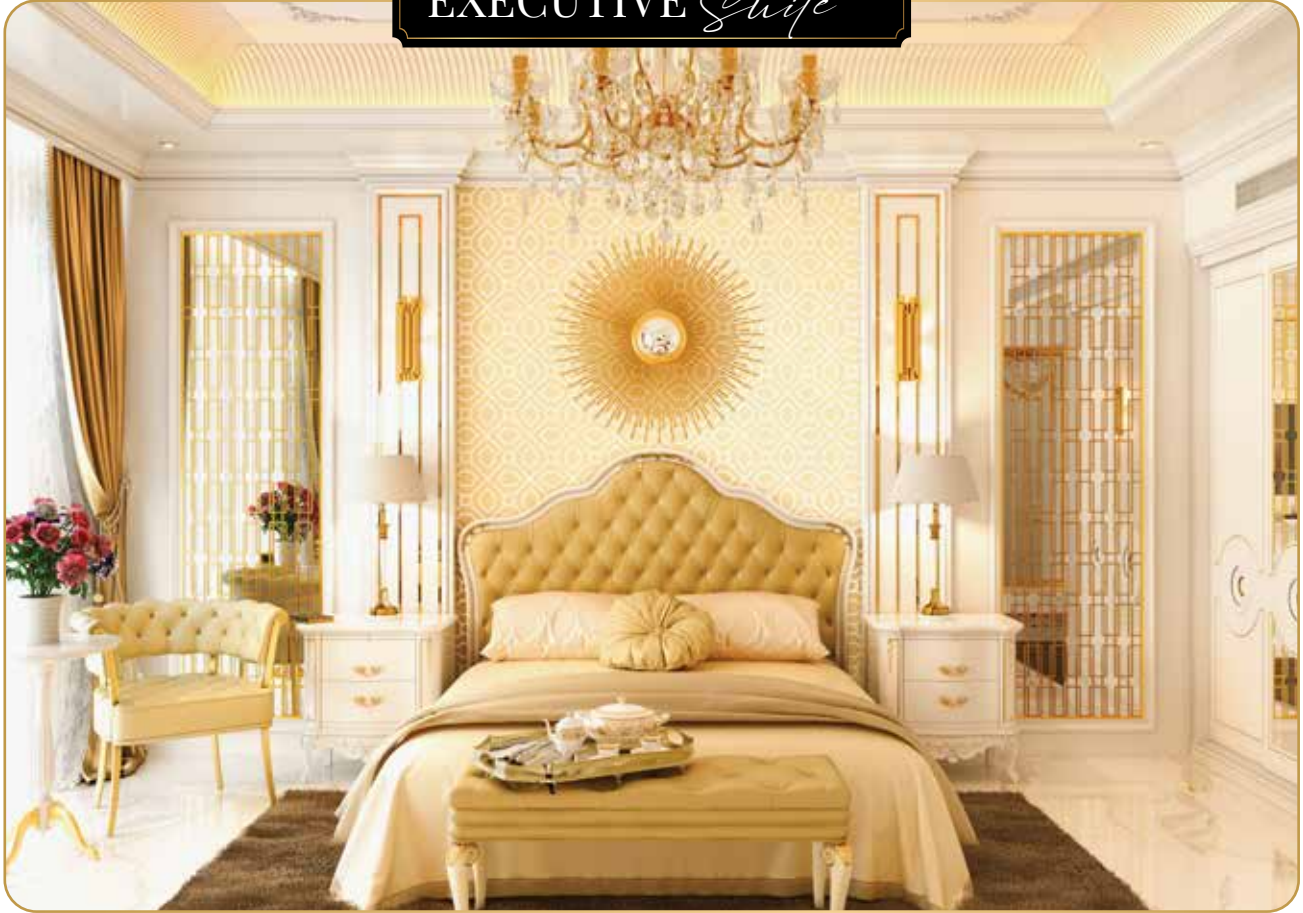
Private Lavish Sundeck



DOLCE VITA | *Suites*
BY VINCITORE



EXECUTIVE *Suite*





DRAFT SALES OFFER – 100% RENTAL GUARANTEE



Dear Customer,
Thank you for your Interest in our Vincitore Dolce Vita Suites, please find the property details below.

Project	Total Area (Sqft)	Selling Price (AED)
Vincitore Dolce Vita	420.00	AED 1,053,000.00

Category	Unit Number	Payment Plan	Unit Type
Hotel Apartment	N/A	100% Rental Guarantee	Executive Suite

Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2.The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
- 4.Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options
- 5.All payments must be made in UAE Dirhams (AED) only. Please note that any other currencies mentioned are indicative and should not be relied upon for transactions.
- 6.The validity of offer is subject to availability of unit and Developer's Confirmation which will be via issuance of SPA only
- 7.Please be advised that the offer documents provided are indicative and for reference purposes only. They are not binding and should not be considered as final agreements or legal documents.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.
- 9.Prices are exclusive of Taxes. Any applicable Taxes and VAT, will paid by the buyer additionally.



• PAYMENT SCHEDULE – 100% RENTAL GUARANTEE •



Sr No	Date	Percentage	Amount
1	Sept-23	20.00%	AED 210,600.00
2	Sept-23	80.00%	AED 842,400.00
3	Total	100%	AED 1,053,000.00

• RESERVATION AMOUNT TO BE PAID-100% RENTAL GUARANTEE •

Reservation	Amount	Total Amount(AED)
Reservation Amount	100.00%	AED 1,053,000.00
4% Dubai Land Department Registration Fee + AED 40	4%+ AED 40	AED 42,160.00
EXCLUSIVE IPT OFFER – SPECIAL DLD WAIVER OF 2% FOR ALL TOKEN HOLDERS		-AED 21,060.00
Oqood Registration Fee	AED 1,060	AED 1,060
Admin Fee	AED 2,500	AED 2,500
VAT	5%	AED 52,650.00
Total Payable on Signing & Reservation		AED 1,130,310.00



FIXED ANNUAL INCOME TO BE PAID-
100% RENTAL GUARANTEE



1	Rental Guarantee Year 1	AED 84,240
2	Rental Guarantee Year 2	AED 84,240
3	Rental Guarantee Year 3	AED 84,240
4	Rental Guarantee Year 4	AED 84,240
5	Rental Guarantee Year 5	AED 84,240
6	Rental Guarantee Year 6	AED 84,240
7	Rental Guarantee Year 7	AED 84,240
8	Rental Guarantee Year 8	AED 84,240



DRAFT SALES OFFER – POST HANDOVER RENTAL GUARANTEE



Dear Customer,
Thank you for your interest in our Vincitore Dolce Vita Suites, please find the property details below.

Project	Total Area (Sqft)	Selling Price (AED)
Vincitore Dolce Vita	420.00	AED 1,053,000.00

Category	Unit Number	Payment Plan	Unit Type
Hotel Apartment	N/A	Post Handover Rental Guarantee	Executive Suite

Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2.The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
- 4.Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options
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- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.
- 9.Prices are exclusive of Taxes. Any applicable Taxes and VAT, will paid by the buyer additionally.



PAYMENT SCHEDULE -
POST HANDOVER RENTAL GUARANTEE



Sr No	Date	Percentage	Amount
1	Sept -23	20.00%	AED 210,600
2	Mar-24	20.00%	AED 210,600
3	Mar-25	20.00%	AED 210,600
4	Dec-26	40.00%	AED 421,200
		100.00%	AED 1,053,000

RESERVATION AMOUNT TO BE PAID -
POST HANDOVER RENTAL GUARANTEE

Reservation	Amount	Total Amount(AED)
Reservation Amount	20.00%	AED 210,600.00
4% Dubai Land Department Registration Fee + AED 40	4%+ AED 40	AED 42,160.00
EXCLUSIVE IPT OFFER - SPECIAL DLD WAIVER OF 2% FOR ALL TOKEN HOLDERS		-AED 21,060.00
Oqood Registration Fee	AED 1,060	AED 1,060
Admin Fee	AED 2,500	AED 2,500
VAT	5%	AED 52,650.00
Total Payable on Signing & Reservation		AED 287,910.00



FIXED ANNUAL INCOME-
POST HANDOVER RENTAL GUARANTEE



1	Rental Guarantee Year 1	AED 84,240
2	Rental Guarantee Year 2	AED 84,240
3	Rental Guarantee Year 3	AED 84,240
4	Rental Guarantee Year 4	AED 84,240
5	Rental Guarantee Year 5	AED 84,240



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Handover- Q4 2026