



DOLCE VITA | *Suites*  
BY VINCITORE

*Experience The*

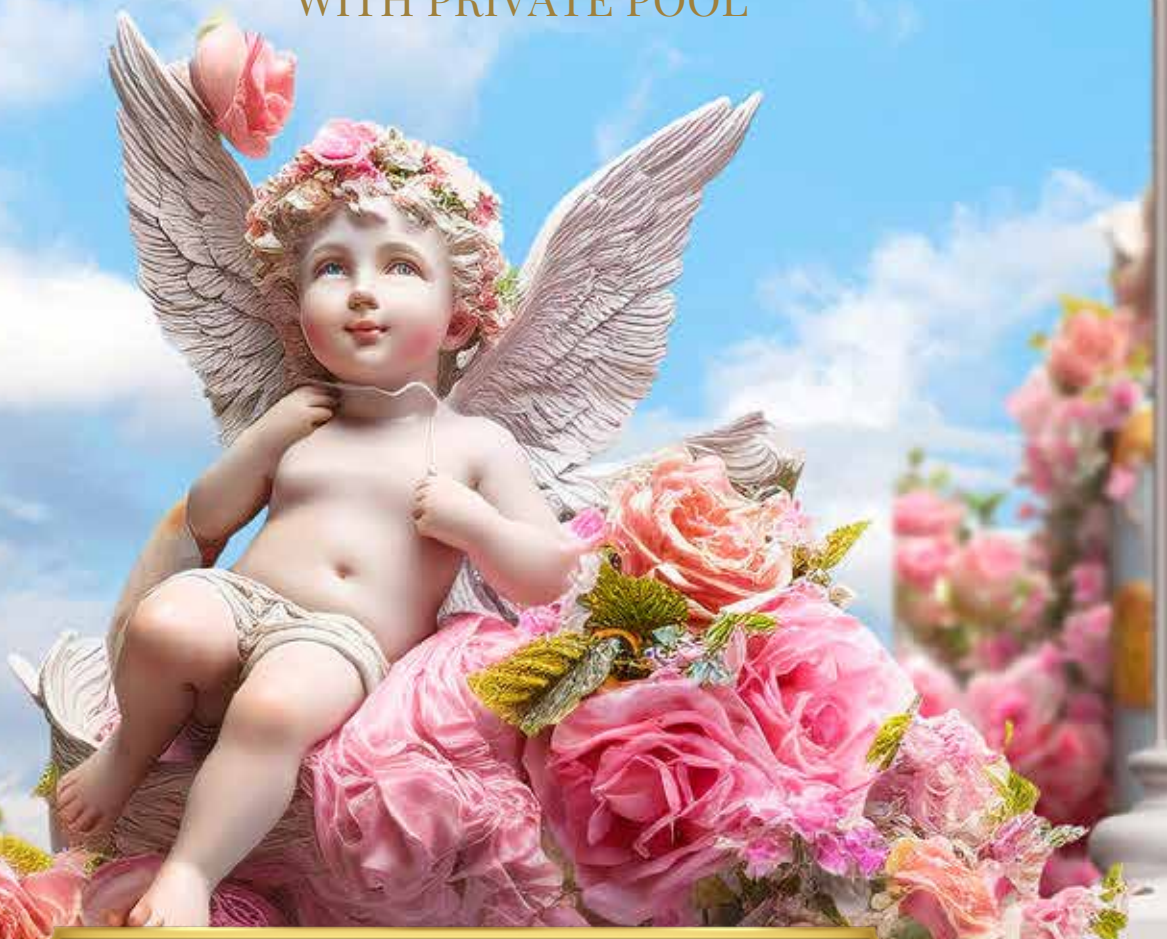
PINNACLE OF ROYAL BRANDED

**Hospitality**

PREMIUM CLUB

*Suites*

WITH PRIVATE POOL



• 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.





# PREMIUM CLUB Suites

WITH PRIVATE POOL



Square Feet : 839 – 1104 Sqft



Royal Designer Fixtures and Statement Lighting



Fully Furnished Spacious Room with En suite Bathroom



Fully Fitted Kitchen with Premium European Brands



Guest Powder Room



Lavish Sundeck With Private Plunge pool



# DOLCE VITA | Suites BY VINCITORE



PREMIUM CLUB *Suites* WITH PRIVATE POOL





## 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	720.00	AED 1,750,000.00

Category	Unit Number	Payment Plan	Unit Type
Hotel Apartment	N/A	100% Rental Guarantee	Premium Club 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 350,000.00
2	Sept-23	80.00%	AED 1,400,000.00
3	Total	100%	AED 1,750,000.00

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

Reservation	Amount	Total Amount(AED)
Reservation Amount	100.00%	AED 1,750,000.00
4% Dubai Land Department Registration Fee + AED 40	4%+ AED 40	AED 70,040.00
<b>EXCLUSIVE IPT OFFER - SPECIAL DLD WAIVER OF 2% FOR ALL TOKEN HOLDERS</b>		<b>-AED 35,000.00</b>
Oqood Registration Fee	AED 1,060	AED 1,060
Admin Fee	AED 2,500	AED 2,500
VAT	5%	AED 87,500.00
Total Payable on Signing & Reservation		AED 1,876,100.00



FIXED ANNUAL INCOME TO BE PAID-  
100% RENTAL GUARANTEE



1	Rental Guarantee Year 1	AED 140,000
2	Rental Guarantee Year 2	AED 140,000
3	Rental Guarantee Year 3	AED 140,000
4	Rental Guarantee Year 4	AED 140,000
5	Rental Guarantee Year 5	AED 140,000
6	Rental Guarantee Year 6	AED 140,000
7	Rental Guarantee Year 7	AED 140,000
8	Rental Guarantee Year 8	AED 140,000



## 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	720.00	AED 1,750,000.00

Category	Unit Number	Payment Plan	Unit Type
Hotel Apartment	N/A	Post Handover Rental Guarantee	Premium Club 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 -  
POST HANDOVER RENTAL GUARANTEE



Sr No	Date	Percentage	Amount(AED)
1	Sept-23	20.00%	AED 350,000.00
2	Mar-24	20.00%	AED 350,000.00
3	Mar-25	20.00%	AED 350,000.00
4	Dec-26	40.00%	AED 700,000.00
		100.00%	AED 1,750,000.00

RESERVATION AMOUNT TO BE PAID -  
POST HANDOVER RENTAL GUARANTEE

Reservation	Amount	Total Amount(AED)
Reservation Amount	20.00%	AED 350,000.00
4% Dubai Land Department Registration Fee + AED 40	4%+ AED 40	AED 70,040.00
<b>EXCLUSIVE IPT OFFER - SPECIAL DLD WAIVER OF 2% FOR ALL TOKEN HOLDERS</b>		<b>-AED 35,000.00</b>
Oqood Registration Fee	AED 1,060	AED 1,060
Admin Fee	AED 2,500	AED 2,500
VAT	5%	AED 87,500.00
Total Payable on Signing & Reservation		AED 476,100.00



FIXED ANNUAL INCOME-  
POST HANDOVER RENTAL GUARANTEE



1	Rental Guarantee Year 1	AED 140,000
2	Rental Guarantee Year 2	AED 140,000
3	Rental Guarantee Year 3	AED 140,000
4	Rental Guarantee Year 4	AED 140,000
5	Rental Guarantee Year 5	AED 140,000



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Handover- Q4 2026