



# FACTSHEET

*Vincitore*

**AQUA DIMORE**



PROJECT BY  
**VINCITORE**



## A NEW REALM OF AQUA LIVING

Aqua Dimore is Dubai's first aqua-inspired residential project, developed by Vincitore, an award-winning boutique developer known for its innovative and luxurious designs. The project redefines contemporary living with over 25 resort-style amenities, seamlessly blending Aqua Living, Nature Living, Sky Living, and Elite Living experiences.

Strategically located in Dubai Science Park, Aqua Dimore offers unparalleled connectivity. With its unique design, prime location, and focus on luxury, Aqua Dimore is both a prestigious home and a high-yield investment opportunity.



20+ LIFESTYLE AMENITIES



50,000 SQ. FT. DEDICATED TO AMENITIES



CLASSIC ITALIAN ARCHITECTURE



DUBAI'S FIRST-EVER INDOOR-OUTDOOR SKY POOL



## A LOCATION SURE TO CREATE A RIPPLE

Vincitore Aqua Dimore is nestled in Epicenter of Dubai Science Park, soaring at enviable new heights amidst a thriving residential community. Set in an abundant business and residential district, Aqua Flora helps mould the perfect community for the discerning few, with ease of access to landmark hubs and lifestyle attractions.



Community with the Highest Average Occupancy Rate in Dubai: **90.2%**



Project Located 2 Mins from Upcoming Metro Station



Centrally Located with Direct Access to Main Roads of Dubai: **Umm Suqeim, Al Khail and Sheikh Zayed Road**



Project location with **3 sides open view**

### AT THE CENTRE OF ALL THE ACTION

DUBAI MIRACLE GARDEN	1 MIN
DUBAI HILLS MALL	4 MIN
DUBAI AUTODROME	5 MIN
MALL OF THE EMIRATES	7 MIN
DUBAI POLO EQUESTERIAN 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 MAKHTOUM 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.



19 Residential Floors

3 Podium

Ground Floor

**CONFIGURATION**

Ground floor +  
3 Podium +  
19 Floors

**ELEVATORS**

9 passenger elevators

**OWNERSHIP**

Freehold

**ANTICIPATED COMPLETION DATE**

Q4 2026



*UNIT DETAILS*

Available Units	Area (Sq. Ft)		Total Units
	Min.	Max.	
Palatial Studio	450.58	487.93	362
Studio With Pool	483.84	488.04	74
1 BHK With Pool	807.83	893.40	380
2 BHK With Pool	1,269.71	1,280.47	57
3 BHK With Pool	1,879.81	1,879.81	57
2 BHK With Pool & Multi-Utility Room	1,368.74	1,673.57	19
<b>Total Units</b>			<b>987</b>

*20+ SIGNATURE AMENITIES*



- Dubai's First Ever Indoor-Outdoor Sky Pool
- Multi-Purpose Sports Court
- Lazy River
- Rain Shower
- Cascading Waterfall
- Grand Library
- Sky Lounge
- Dance Studio
- Outdoor Cinema
- Aqua - Fitness & Gym
- Spa and Sauna



## 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

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

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