



A SLICE OF
PARADISE

— PROJECT FACTSHEET —

PROJECT BY VINCITORE





YOUR SLICE OF PARADISE

Vincitore Aqua Flora is a premier luxury residential development, offering a unique living experience in Dubai. Aqua Flora blends refined European-style architecture with 40+ luxurious amenities, including private terrace gardens and exclusive private pools. Designed to evoke the serenity of paradise, it presents an unparalleled opportunity to own a branded residence in a tranquil, opulent setting. From spacious residences to breathtaking views, every detail is crafted to elevate your living experience.



7 EXPERIENTIAL GARDENS



40+ DEDICATED PARADISE LIVING AMENITIES



EXTRAVAGANT RETAIL PLAZA WITH 22+ OUTLETS



DIRECT ACCESS TO 360,000 SQ. FT. DUBAI SCIENCE FLORA PARK

A PARADISE

ON ALL FRONTS



Vincitore Aqua Flora 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.



Direct Access to **360,000 sq. ft. Dubai Science Flora Park**



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 garden view**

ULTIMATE LOCATION UNMATCHED CONVENIENCE



MAJOR ATTRACTIONS

Dubai Miracle Garden	02 Min
Dubai Butterfly Garden	02 Min
Dubai Autodrome	05 Min
Dubai Motor City	06 Min
Dubai Studio City	06 Min
Global Village	08 Min
Business Bay	16 Min
Burj Khalifa / Dubai Downtown	17 Min
Dubai Marina	18 Min
Dubai Airport	20 Min



HOTELS

The S Hotel	03 Min
Holiday Inn & Suites	05 Min



EDUCATION INSTITUTIONS

Repton School	05 Min
Kings School	05 Min
Bloom World Academy	06 Min
Nord Anglia International School	06 Min
Brighton College	08 Min



SHOPPING DESTINATIONS

My City Centre	04 Min
South Mall	08 Min
Dubai Hills Mall	10 Min
Circle Mall JVC	14 Min
Art Of Living Mall	16 Min



MEDICAL FACILITIES

Neuro Spinal Hospital	04 Min
Mediclinic Parkview Hospital	05 Min



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 +
4 Podium +
15 Floors

ELEVATORS

6 passenger elevators
1 service elevator

OWNERSHIP

Freehold

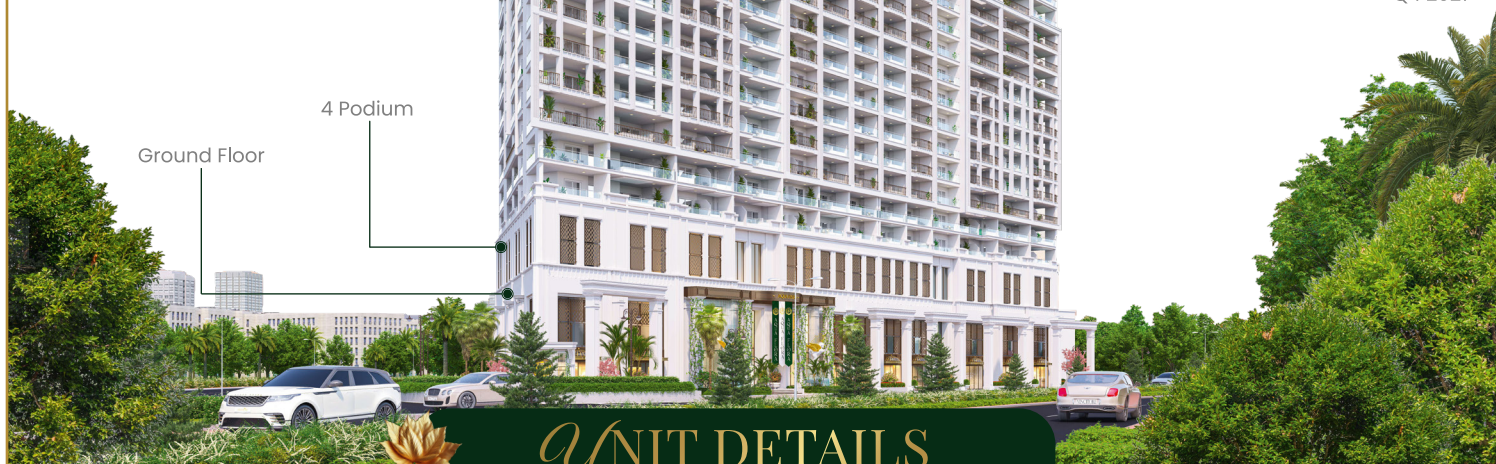
ANTICIPATED COMPLETION DATE

Q4 2027

15 Residential Floors

Ground Floor

4 Podium



UNIT DETAILS

Available Units	Area (Sq. Ft)		Total Units
	Min.	Max.	
Palatial Studio	403.75	457.68	147
Studio With Pool	472.32	483.51	32
1 BHK With Pool	770.91	864.23	150
1 BHK With Pool & Terrace Garden	861.33	897.93	45
1.5 BHK With Pool	868.22	889.42	60
2 BHK With Pool	1060.78	1076.5	15
2 BHK With Pool & Terrace Garden	1207.39	1207.71	15
2 BHK Royal Aqua Villa with Designer Private Pool & Terrace Garden	1193.29	1220.52	30
3.5 BHK Royal Aqua Villa with Designer Private Pool & Terrace Garden	2247.5	2247.72	30
Total Units			524

40+ LUXURIOUS AMENITIES



- 🌸 7 Experiential Gardens
- 🌸 Oasis Pool
- 🌸 Rock Waterfalls
- 🌸 Squash Court
- 🌸 Spa & Wellness Club
- 🌸 Kids Adventure Park
- 🌸 Rooftop Sky Lounge
- 🌸 Dive-In Cinema
- 🌸 Aerial Gym
- 🌸 Star-Gazing Deck
- 🌸 Terrace Garden
- 🌸 Designer Private Pools



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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+971 800 27263

info@vincitorerealty.com | www.vincitorerealty.com

Q SHED 107, AL JADAFF DRYDOCKS, NEAR CREEK METRO STATION, DUBAI, UAE

