



VINCITORE
WELLNESS
Estate

SALES DRAFT OFFER

1.5 BHK WELLNESS
RESIDENCE





**DUBAI'S MOST
REWARDING
REAL ESTATE
INVESTMENT**
Project



Dubai's Hottest
Property Choice



Record-Breaking
Capital appreciation



Exceptional
Rental Returns



Most Desired
Iconic Lifestyle



INTRODUCING

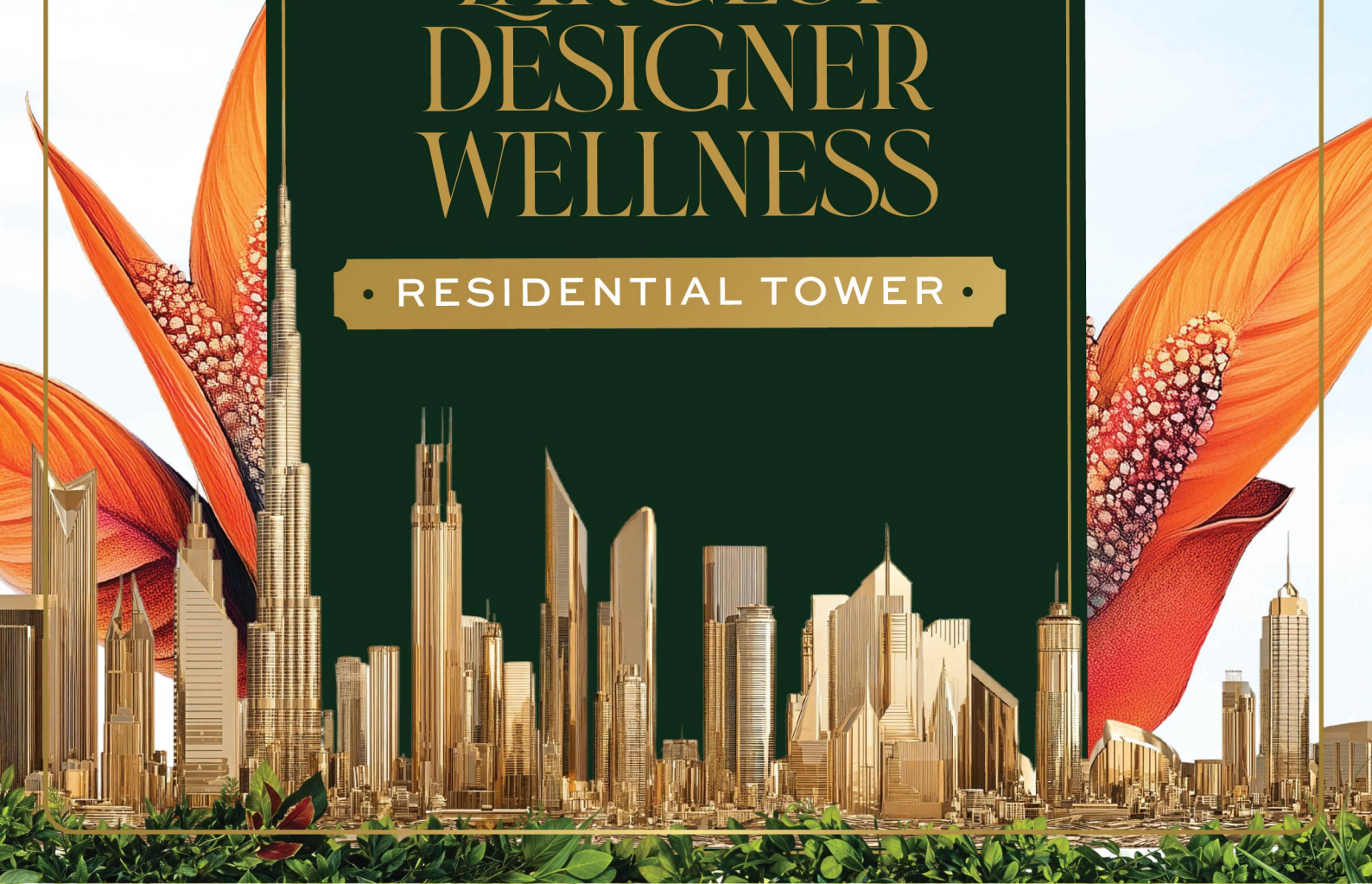


VINCITORE
WELLNESS
Estate

THE WORLD'S

LARGEST
DESIGNER
WELLNESS

• RESIDENTIAL TOWER •





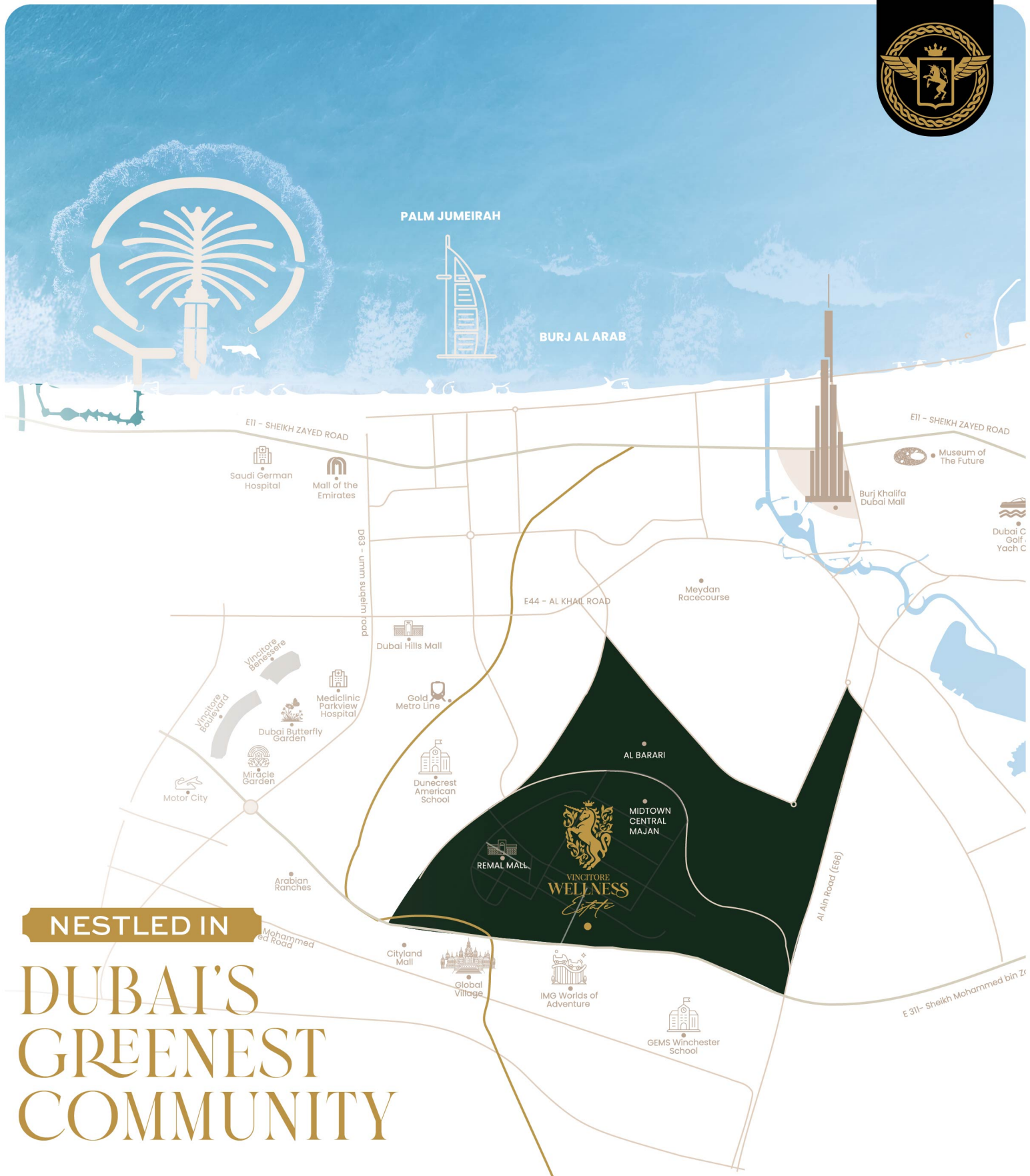
THE CROWN JEWEL OF
DESIGNER WELLNESS

Living

CRAFTED BY

VINCITORE





NESTLED IN

DUBAI'S GREENEST COMMUNITY



Perfectly Located Next to Al Barari, Dubai's Greenest Nature-Rich Community



Direct access to Sheikh Mohammed Bin Zayed Road (E311), Al Ain Road (E66) & Emirates Road (E611)



4 Minutes from the Upcoming Gold Line Metro



A Master Community Poised for Massive Capital Appreciation



The

WORLD'S LARGEST
COLLECTION OF
**DESIGNER
WELLNESS
AMENITIES**

200,000

Sq. Ft. Curated Lifestyle Spaces

65+

Exclusive Wellness Experiences

8

Floors of Wellness Living





THE SKYLINE CLUBHOUSE



Barbeque Zones



The Family Arbor



Star Gazing Deck



Private Chef Dining



The Sky Orchard



Social Lounge



THE FLOATING FOREST



83 Meters Above the Ground Level



Immersive 360° Panoramic Skyline Views



1 Km Forest Trail



Vertical Gardens



THE WELLNESS CO-WORK



Business Lounge



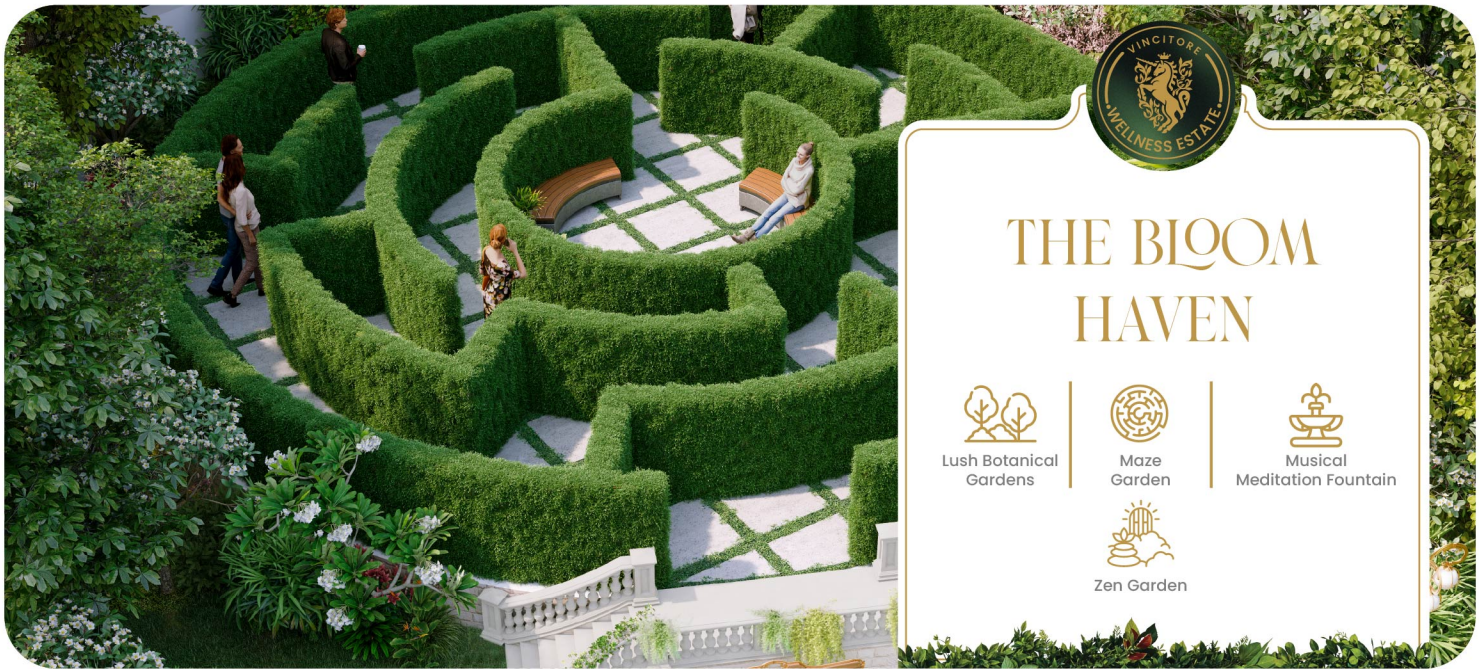
Library



Outdoor Co-Working Space



Ergonomic Work Pods



THE BLOOM HAVEN



Lush Botanical Gardens



Maze Garden



Musical Meditation Fountain



Zen Garden



THE WATERS OF VITALIA



The Floating Pods



Ice Bath



Hydrotherapy



Jacuzzi



Contrast Therapy Shower



THE WHISPERING BAMBOO FOREST



Forest Bridge



Solaris Circle for Natural Sunlight



Serenity Pond



Bamboo Pathways



The Woodland Seats



THE ATHLETIC COURT



Obstacle Course



Multipurpose Sports Arena



Ergonomic Seating



Rock Climbing Wall



THE ETERNAL WELLNESS RETREAT



Steam Room



Ayurveda & TCM



Himalayan Salt Cave



Aromatherapy



Turkish Hamam



THE PERFORMANCE STUDIO



Smart Mirror Wellness Studio



Martial Arts Room



Kick Boxing



Trampoline Fitness



PRESENTING

• **GCC'S FIRST** •

Scientifically
Designed & Certified
WELLNESS HOMES





EVERY INCH DESIGNED BY SCIENTISTS, ENGINEERS, & DOCTORS

LIVE IN PURE AIR



HEPA and UVC
Filtration for Purified
Airflow



Humidity Control For
Everyday Comfort



Advanced
Charcoal
Anti-Odor
Technology

RECHARGE YOUR SENSES



Revitalizing
Vitamin C
Showers



Highest-Grade
Water Purification



Advanced
Electromagnetic
Frequency Shielding
Technology



EVERY DETAIL CRAFTED FOR YOUR WELL-BEING & LONGEVITY

LIGHTING CRAFTED FOR LIVING WELL



Circadian Lighting
Aligned with Human
Body Clock



Designer
Mood Lighting



UV-filtered
Balcony Doors

WELLNESS WOVEN INTO EVERY SURFACE



Low-VOC Designer
Paints & Finishes



Antibacterial
Kitchen Surfaces



Antimicrobial
Flooring



STEP INTO A



VICTORIAN ERA

INSPIRED NATURES
PARADISE



Biophilic Design



Victorian
Royal Architecture



Dedicated Drop-off



Personal Driveway

• THE PINNACLE OF •

BIOPHILIC LIVING



DESIGNER WELLNESS HOMES

A Symphony of Nature in Every Inch

Wellness Studio

1 BHK Wellness Residence

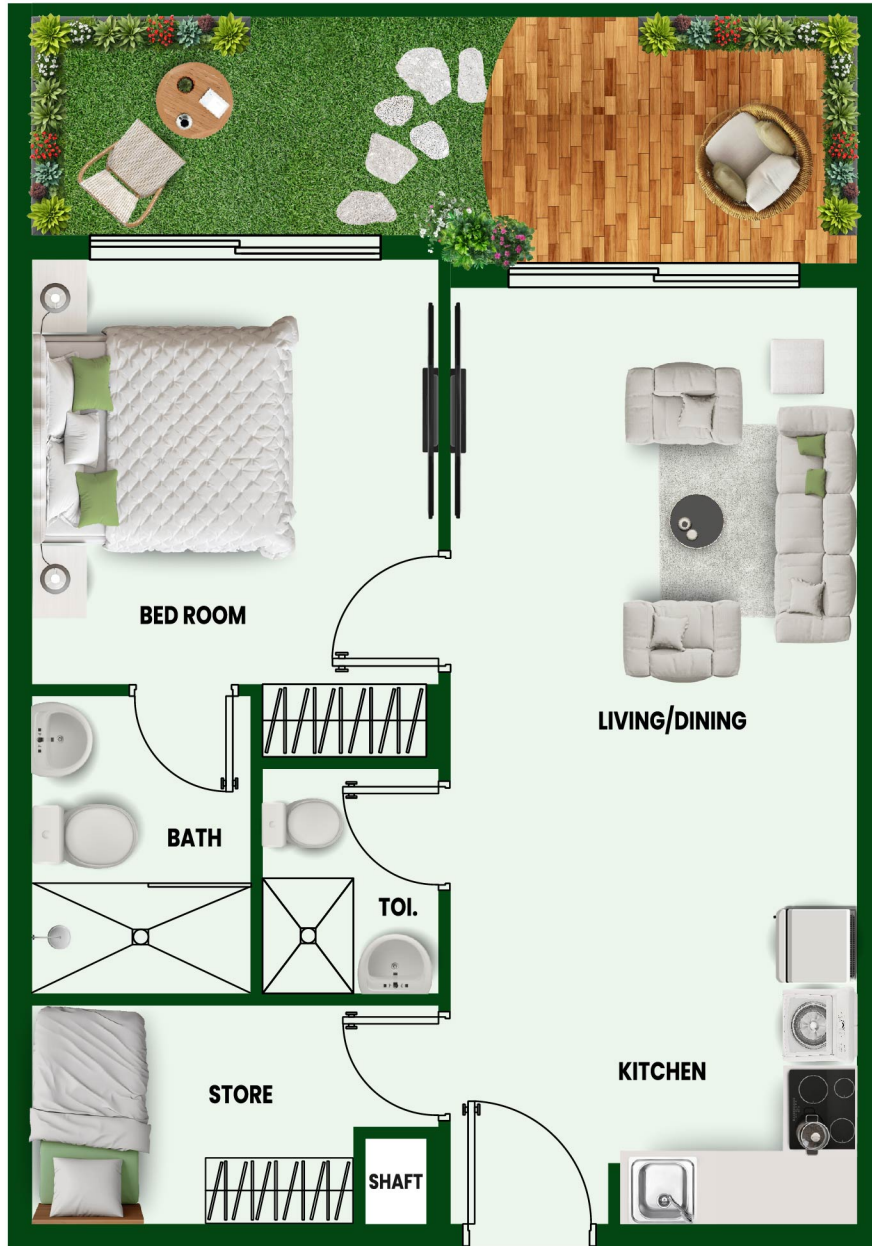
1.5 BHK Wellness Residence

2 BHK Wellness Residence

2.5 BHK Wellness Residence

3.5 BHK Wellness Villa with Pool

1.5 BHK WELLNESS *Residence*



1 Luxury Master Bedroom



Built-In Designer Wardrobes



Guest Powder Room



Multi-Utility Room



Fully Fitted Gourmet Kitchen



Branded Kitchen Equipment



Terrace Garden



Designer Expansive Balcony



Signature European Finishes





CONSTRUCTION LINKED INVESTOR 60:40 PAYMENT PLAN



Dear Customer,

Thank you for your Interest in our Vincitore Wellness Estate, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Wellness Estate	737 - 808 Sq Ft	AED 1,350,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Investor 60:40 Payment Plan	1.5 Bedroom Wellness Residence

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.



CONSTRUCTION LINKED INVESTOR 60:40 PAYMENT PLAN



Sr No	Date	Percentage	Amount (AED)	Construction Link
1	Booking date	20.00%	270,000.00	-
2	1-Apr-2026	5.00%	67,500.00	-
3	1-Oct-2026	5.00%	67,500.00	-
4	1-Apr-2027	10.00%	135,000.00	-
5	1-Dec-2027	5.00%	67,500.00	30% of Construction Milestone
6	1-May-2028	5.00%	67,500.00	40% of Construction Milestone
7	1-Oct-2028	5.00%	67,500.00	50% of Construction Milestone
8	1-Mar-2029	5.00%	67,500.00	60% of Construction Milestone
9	31-Dec-2029	40.00%	540,000.00	Handover
	TOTAL	100%	1,350,000.00	

DOWN PAYMENT AMOUNT TO BE PAID-INVESTOR 60:40 PAYMENT PLAN

Down Payment	Amount (AED)
Reservation Amount 20%	270,000.00
4% + AED 40-DLD Charges	54,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	327,600.00

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 21 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.



**CONSTRUCTION LINKED POST HANDOVER
PAYMENT PLAN (WITHOUT PDC)**



Dear Customer,

Thank you for your Interest in our Vincitore Wellness Estate, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Wellness Estate	737 - 808 Sq Ft	AED 1,350,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Construction Linked Post Handover (Without PDC)	1.5 Bedroom Wellness Residence

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.



CONSTRUCTION LINKED POST HANDOVER PAYMENT PLAN (WITHOUT PDC) - PAYMENT SCHEDULE



Sr No	Date	Percentage	Amount (AED)	Constuction link
1	Booking Date	20.00%	270,000.00	-
2	1-Mar-2026	5.00%	67,500.00	-
3	1-Jul-2026	5.00%	67,500.00	-
4	1-Nov-2026	5.00%	67,500.00	-
5	1-Mar-2027	5.00%	67,500.00	-
6	1-Jul-2027	5.00%	67,500.00	20% of Construction Milestone
7	1-Nov-2027	5.00%	67,500.00	30% of Construction Milestone
8	1-Mar-2028	5.00%	67,500.00	40% of Construction Milestone
9	1-Jul-2028	5.00%	67,500.00	50% of Construction Milestone
10	1-Nov-2028	5.00%	67,500.00	60% of Construction Milestone
11	1-Mar-2029	5.00%	67,500.00	70% of Construction Milestone
12	30-Jun-2029	6.00%	81,000.00	Handover
13	1-Aug-2029	1.00%	13,500.00	Post Handover
14	1-Sep-2029	1.00%	13,500.00	Post Handover
15	1-Oct-2029	1.00%	13,500.00	Post Handover



**CONSTRUCTION LINKED POST HANDOVER PAYMENT PLAN
(WITHOUT PDC) - PAYMENT SCHEDULE**



Sr No	Date	Percentage	Amount (AED)	Constuction link
16	1-Nov-2029	1.00%	13,500.00	Post Handover
17	31-Dec-2029	1.00%	13,500.00	Post Handover
18	1-Jan-2030	1.00%	13,500.00	Post Handover
19	1-Feb-2030	1.00%	13,500.00	Post Handover
20	1-Mar-2030	1.00%	13,500.00	Post Handover
21	1-Apr-2030	1.00%	13,500.00	Post Handover
22	1-May-2030	1.00%	13,500.00	Post Handover
23	1-Jun-2030	1.00%	13,500.00	Post Handover
24	1-Jul-2030	1.00%	13,500.00	Post Handover
25	1-Aug-2030	1.00%	13,500.00	Post Handover
26	1-Sep-2030	1.00%	13,500.00	Post Handover
27	1-Oct-2030	1.00%	13,500.00	Post Handover
28	1-Nov-2030	1.00%	13,500.00	Post Handover
29	1-Dec-2030	1.00%	13,500.00	Post Handover
30	1-Jan-2031	1.00%	13,500.00	Post Handover



CONSTRUCTION LINKED POST HANDOVER PAYMENT PLAN (WITHOUT PDC) - PAYMENT SCHEDULE



Sr No	Date	Percentage	Amount (AED)	Constuction link
31	1-Feb-2031	1.00%	13,500.00	Post Handover
32	1-Mar-2031	1.00%	13,500.00	Post Handover
33	1-Apr-2031	1.00%	13,500.00	Post Handover
34	1-May-2031	1.00%	13,500.00	Post Handover
35	1-Jun-2031	1.00%	13,500.00	Post Handover
36	1-Jul-2031	1.00%	13,500.00	Post Handover
Total		100%	1,350,000.00	

DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER PAYMENT PLAN (WITH PDC)

Down Payment	Amount (AED)
Reservation Amount 20%	270,000.00
4% +AED 40-DLD Charges	54,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	327,600.00

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 21 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.



DRAFT SALES OFFER – 100% RENTAL GUARANTEE



Dear Customer,

Thank you for your Interest in our Vincitore Wellness Estate, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Wellness Estate	737 - 808 Sq Ft	AED 1,350,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	100% Rental Guarantee	1.5 Bedroom Wellness Residence

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
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PAYMENT SCHEDULE -100% RENTAL GUARANTEE



Sr No	Date	Percentage	Amount (AED)
1	Booking Date	100%	1,350,000.00
	Total	100%	1,350,000.00

DOWN PAYMENT AMOUNT TO BE PAID-100% RENTAL GUARANTEE

Down Payment	Amount (AED)
Reservation Amount 100%	1,350,000.00
4% +AED 40-DLD Charges	54,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	1,407,600.00

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 30 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.

FIXED ANNUAL INCOME - 100% RENTAL GUARANTEE

1	Rental Guarantee Year 1	AED 108,000.00
2	Rental Guarantee Year 2	AED 108,000.00
3	Rental Guarantee Year 3	AED 108,000.00



CONSTRUCTION LINKED POST HANDOVER PAYMENT PLAN (WITH PDC)



Dear Customer,

Thank you for your Interest in our Vincitore Wellness Estate, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Wellness Estate	737 - 808 Sq Ft	AED 1,350,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Costruction Linked Post Handover (With PDC)	1.5 Bedroom Wellness Residence

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.



CONSTRUCTION LINK POST HANDOVER PAYMENT PLAN
(WITH PDC) - PAYMENT SCHEDULE



Sr No	Date	Percentage	Amount (AED)	Constuction link
1	Booking Date	20.00%	270,000.00	-
2	1-Jan-2026	1.00%	13,500.00	-
3	1-Feb-2026	1.00%	13,500.00	-
4	1-Mar-2026	1.00%	13,500.00	-
5	1-Apr-2026	1.00%	13,500.00	-
6	1-May-2026	2.00%	27,000.00	-
7	1-Jun-2026	1.00%	13,500.00	-
8	1-Jul-2026	1.00%	13,500.00	-
9	1-Aug-2026	1.00%	13,500.00	-
10	1-Sep-2026	1.00%	13,500.00	-
11	1-Oct-2026	1.00%	13,500.00	-
12	1-Nov-2026	2.00%	27,000.00	-
13	1-Dec-2026	1.00%	13,500.00	-
14	1-Jan-2027	1.00%	13,500.00	-
15	1-Feb-2027	1.00%	13,500.00	-



CONSTRUCTION LINK POST HANDOVER PAYMENT PLAN (WITH PDC) - PAYMENT SCHEDULE



Sr No	Date	Percentage	Amount (AED)	Constuction link
16	1-Mar-2027	1.00%	13,500.00	-
17	1-Apr-2027	1.00%	13,500.00	-
18	1-May-2027	1.00%	13,500.00	-
19	1-Jun-2027	1.00%	13,500.00	-
20	1-Jul-2027	5.00%	67,500.00	20% of Construction Milestone
21	1-Nov-2027	5.00%	67,500.00	30% of Construction Milestone
22	1-Mar-2028	5.00%	67,500.00	40% of Construction Milestone
23	1-Jul-2028	5.00%	67,500.00	50% of Construction Milestone
24	1-Nov-2028	5.00%	67,500.00	60% of Construction Milestone
25	1-Mar-2029	5.00%	67,500.00	70% of Construction Milestone
26	30-Jun-2029	6.00%	81,000.00	Handover
27	1-Aug-2029	1.00%	13,500.00	Post Handover
28	1-Sep-2029	1.00%	13,500.00	Post Handover
29	1-Oct-2029	1.00%	13,500.00	Post Handover
30	1-Nov-2029	1.00%	13,500.00	Post Handover



CONSTRUCTION LINK POST HANDOVER PAYMENT PLAN (WITH PDC) - PAYMENT SCHEDULE



Sr No	Date	Percentage	Amount (AED)	Constuction link
31	31-Dec-2029	1.00%	13,500.00	Post Handover
32	1-Jan-2030	1.00%	13,500.00	Post Handover
33	1-Feb-2030	1.00%	13,500.00	Post Handover
34	1-Mar-2030	1.00%	13,500.00	Post Handover
35	1-Apr-2030	1.00%	13,500.00	Post Handover
36	1-May-2030	1.00%	13,500.00	Post Handover
37	1-Jun-2030	1.00%	13,500.00	Post Handover
38	1-Jul-2030	1.00%	13,500.00	Post Handover
39	1-Aug-2030	1.00%	13,500.00	Post Handover
40	1-Sep-2030	1.00%	13,500.00	Post Handover
41	1-Oct-2030	1.00%	13,500.00	Post Handover
42	1-Nov-2030	1.00%	13,500.00	Post Handover
43	1-Dec-2030	1.00%	13,500.00	Post Handover
44	1-Jan-2031	1.00%	13,500.00	Post Handover
45	1-Feb-2031	1.00%	13,500.00	Post Handover



CONSTRUCTION LINK POST HANDOVER PAYMENT PLAN (WITH PDC) - PAYMENT SCHEDULE



Sr No	Date	Percentage	Amount (AED)	Constuction link
46	1-Mar-2031	1.00%	13,500.00	Post Handover
47	1-Apr-2031	1.00%	13,500.00	Post Handover
48	1-May-2031	1.00%	13,500.00	Post Handover
49	1-Jun-2031	1.00%	13,500.00	Post Handover
50	1-Jul-2031	1.00%	13,500.00	Post Handover
		100%	1,350,000.00	

DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER PAYMENT PLAN (WITH PDC)

Down Payment	Amount (AED)
Reservation Amount 20%	270,000.00
4% +AED 40-DLD Charges	54,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	327,600.00

The downpayment (comprising the Reservation Amount + 4% DLD Fees + AED 40 DLD Admin Fees and General Admin Fees) is to be paid within 21 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.



INVEST TODAY

TO AVAIL SPECIAL PRICES AND LIMITED
TIME OFFERS

FOR INSTANT SUPPORT

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VINCITORE PREMIUM REAL ESTATE DEVELOPMENT LLC

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Fax: + 971 4 324 2273, e-mail: enquiry@vincitorerealty.com

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