



VINCITORE  
WELLNESS  
*Estate*

SALES DRAFT OFFER

3.5 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

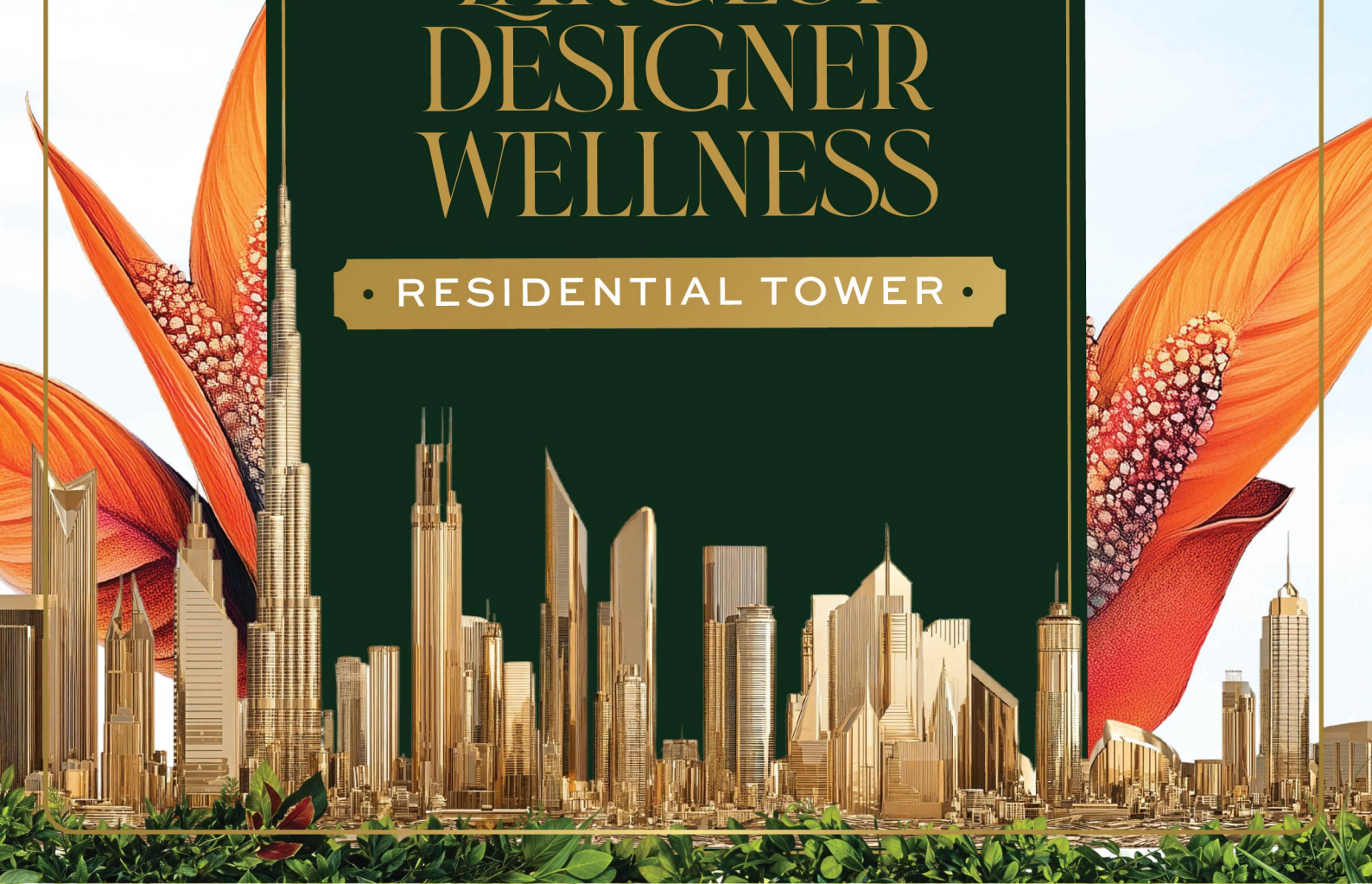


VINCITORE  
WELLNESS  
*Estate*

THE WORLD'S

LARGEST  
DESIGNER  
WELLNESS

• RESIDENTIAL TOWER •





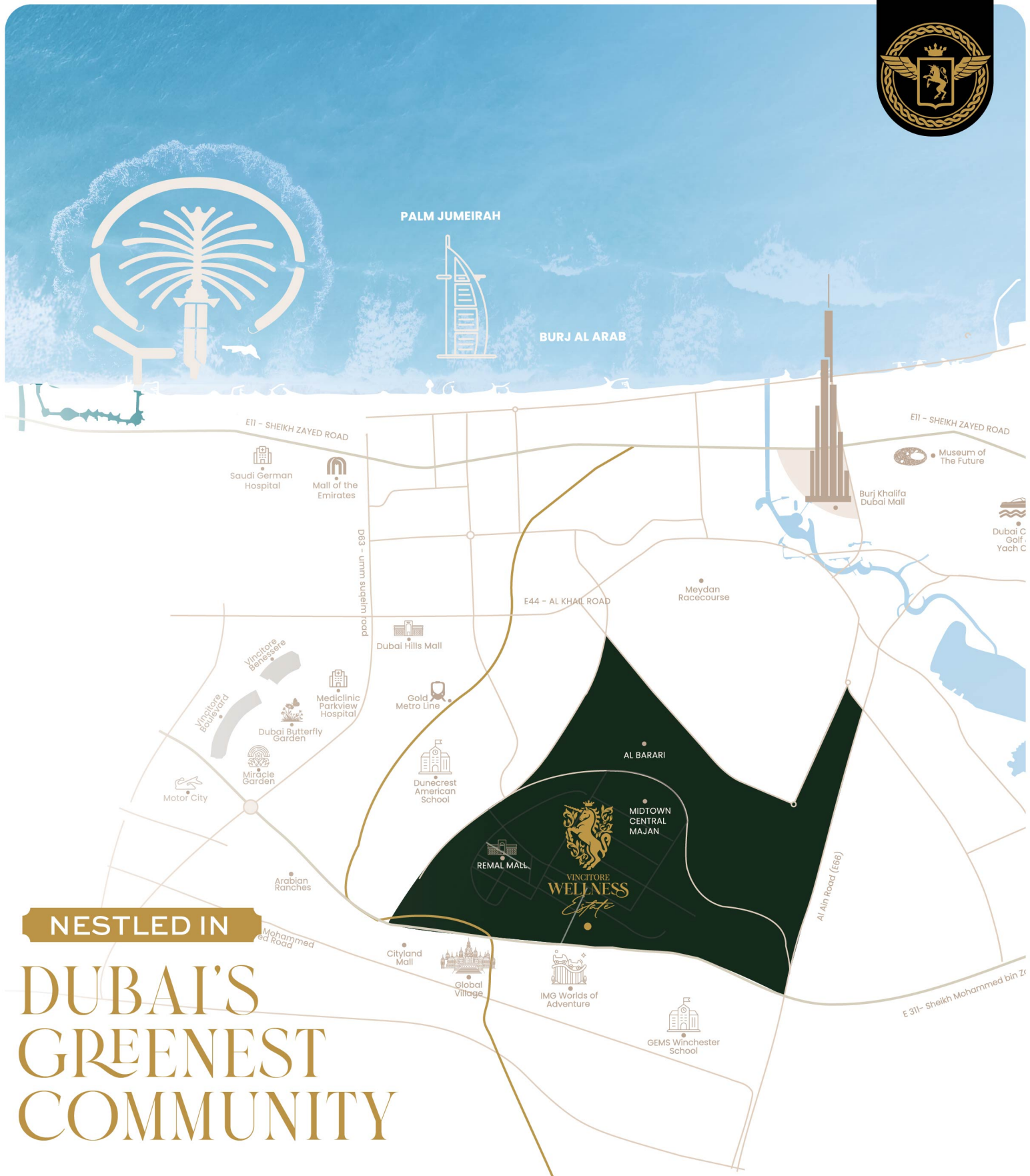
THE CROWN JEWEL OF  
DESIGNER WELLNESS

*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



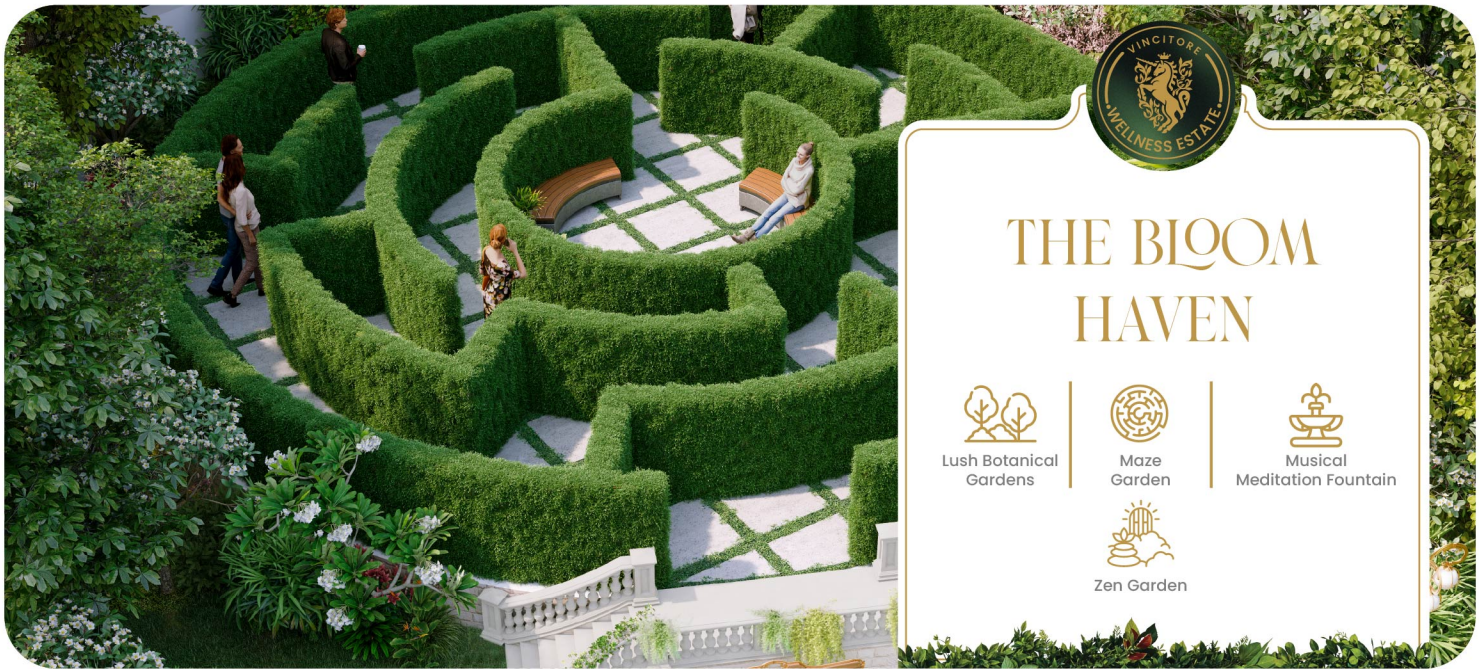
Library



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

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### Wellness Studio

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1 BHK Wellness Residence

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1.5 BHK Wellness Residence

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2 BHK Wellness Residence

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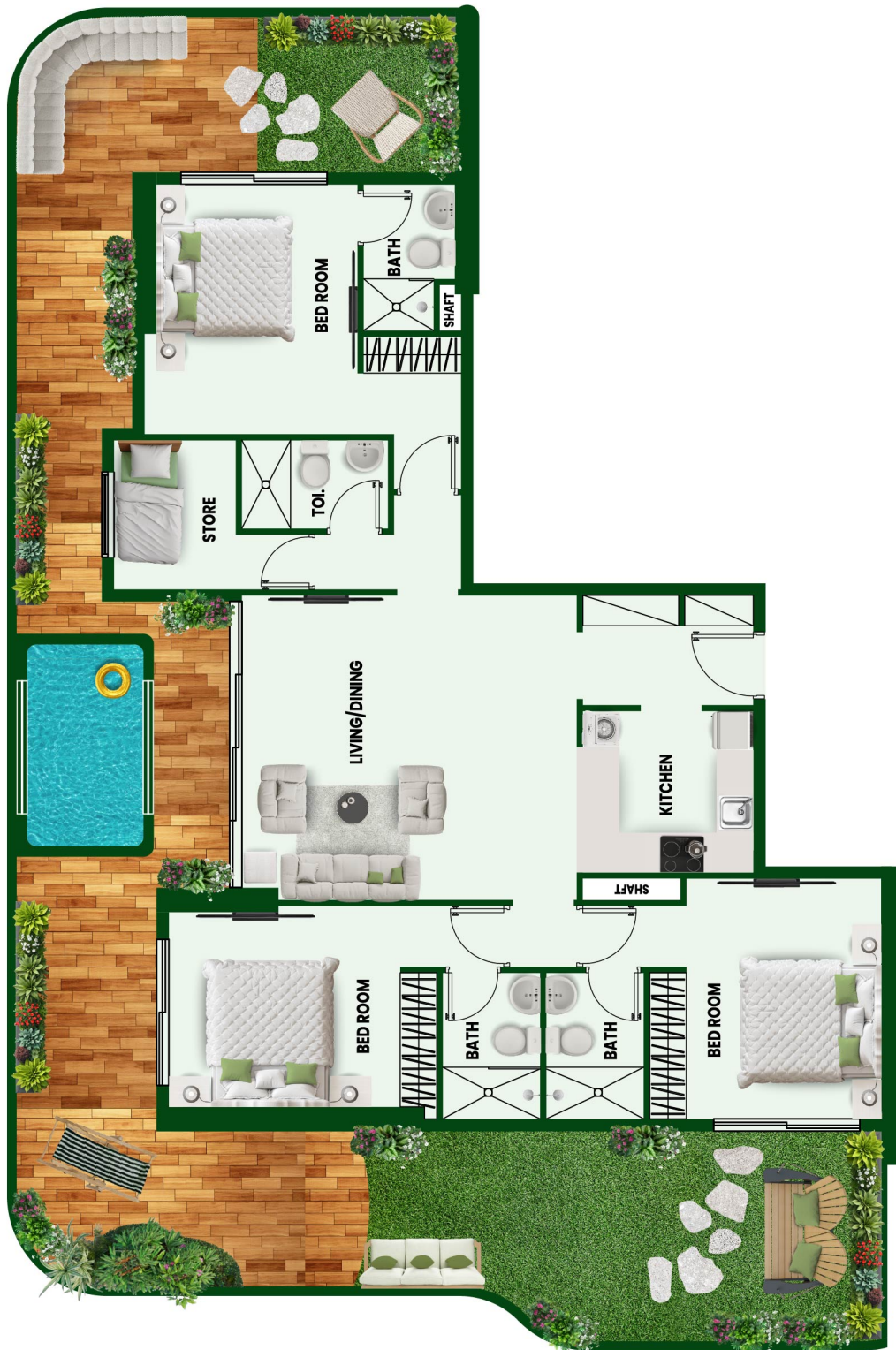
2.5 BHK Wellness Residence

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3.5 BHK Wellness Villa with Pool

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# 3.5 BHK WELLNESS VILLA WITH POOL



3 Lavish Bedrooms



Built-In Designer Wardrobes



Guest Powder Room



Fully Fitted Gourmet Kitchen



Branded Kitchen Equipment



Terrace Garden



Designer Expansive Balcony



Multi-Utility Room



Signature European Finishes



Private Designer Pool





## 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	2290 - 2411 Sq Ft	AED 3,100,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Investor 60:40 Payment Plan	3.5 Wellness Villa with Pool

**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%	620,000.00	-
2	1-Apr-2026	5.00%	155,000.00	-
3	1-Oct-2026	5.00%	155,000.00	-
4	1-Apr-2027	10.00%	310,000.00	-
5	1-Dec-2027	5.00%	155,000.00	30% of Construction Milestone
6	1-May-2028	5.00%	155,000.00	40% of Construction Milestone
7	1-Oct-2028	5.00%	155,000.00	50% of Construction Milestone
8	1-Mar-2029	5.00%	155,000.00	60% of Construction Milestone
9	31-Dec-2029	40.00%	1,240,000.00	Handover
	TOTAL	100%	3,100,000.00	

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

Down Payment	Amount (AED )
Reservation Amount 20%	620,000.00
4% + AED 40-DLD Charges	124,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	747,600.00

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	2290 - 2411 Sq Ft	AED 3,100,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Construction Linked Post Handover (Without PDC)	3.5 Wellness Villa with Pool

**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.
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- 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.
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- 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%	620,000.00	-
2	1-Mar-2026	5.00%	155,000.00	-
3	1-Jul-2026	5.00%	155,000.00	-
4	1-Nov-2026	5.00%	155,000.00	-
5	1-Mar-2027	5.00%	155,000.00	-
6	1-Jul-2027	5.00%	155,000.00	20% of Construction Milestone
7	1-Nov-2027	5.00%	155,000.00	30% of Construction Milestone
8	1-Mar-2028	5.00%	155,000.00	40% of Construction Milestone
9	1-Jul-2028	5.00%	155,000.00	50% of Construction Milestone
10	1-Nov-2028	5.00%	155,000.00	60% of Construction Milestone
11	1-Mar-2029	5.00%	155,000.00	70% of Construction Milestone
12	30-Jun-2029	6.00%	186,000.00	Handover
13	1-Aug-2029	1.00%	31,000.00	Post Handover
14	1-Sep-2029	1.00%	31,000.00	Post Handover
15	1-Oct-2029	1.00%	31,000.00	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%	31,000.00	Post Handover
17	31-Dec-2029	1.00%	31,000.00	Post Handover
18	1-Jan-2030	1.00%	31,000.00	Post Handover
19	1-Feb-2030	1.00%	31,000.00	Post Handover
20	1-Mar-2030	1.00%	31,000.00	Post Handover
21	1-Apr-2030	1.00%	31,000.00	Post Handover
22	1-May-2030	1.00%	31,000.00	Post Handover
23	1-Jun-2030	1.00%	31,000.00	Post Handover
24	1-Jul-2030	1.00%	31,000.00	Post Handover
25	1-Aug-2030	1.00%	31,000.00	Post Handover
26	1-Sep-2030	1.00%	31,000.00	Post Handover
27	1-Oct-2030	1.00%	31,000.00	Post Handover
28	1-Nov-2030	1.00%	31,000.00	Post Handover
29	1-Dec-2030	1.00%	31,000.00	Post Handover
30	1-Jan-2031	1.00%	31,000.00	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%	31,000.00	Post Handover
32	1-Mar-2031	1.00%	31,000.00	Post Handover
33	1-Apr-2031	1.00%	31,000.00	Post Handover
34	1-May-2031	1.00%	31,000.00	Post Handover
35	1-Jun-2031	1.00%	31,000.00	Post Handover
36	1-Jul-2031	1.00%	31,000.00	Post Handover
Total		100%	3,100,000.00	

### DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER PAYMENT PLAN (WITHOUT PDC)

Down Payment	Amount (AED )
Reservation Amount 20%	620,000.00
4% +AED 40-DLD Charges	124,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	747,600.00

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	2290 – 2411 Sq Ft	AED 3,100,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	100% Rental Guarantee	3.5 Wellness Villa with Pool

**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.
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## PAYMENT SCHEDULE -100% RENTAL GUARANTEE



Sr No	Date	Percentage	Amount (AED)
1	Booking Date	100%	3,100,000.00
	Total	100%	3,100,000.00

## DOWN PAYMENT AMOUNT TO BE PAID-100% RENTAL GUARANTEE

Down Payment	Amount (AED )
Reservation Amount 100%	3,100,000.00
4% +AED 40-DLD Charges	124,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	3,227,600.00

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 248,000.00
2	Rental Guarantee Year 2	AED 248,000.00
3	Rental Guarantee Year 3	AED 248,000.00



## 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	2290 - 2411 Sq Ft	AED 3,100,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Costruction Linked Post Handover (With PDC)	3.5 Wellness Villa with Pool

**Disclaimer:**

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- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
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- 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.
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**CONSTRUCTION LINK POST HANDOVER PAYMENT PLAN  
(WITH PDC) - PAYMENT SCHEDULE**



Sr No	Date	Percentage	Amount (AED )	Constuction link
1	Booking Date	20.00%	620,000.00	-
2	1-Jan-2026	1.00%	31,000.00	-
3	1-Feb-2026	1.00%	31,000.00	-
4	1-Mar-2026	1.00%	31,000.00	-
5	1-Apr-2026	1.00%	31,000.00	-
6	1-May-2026	2.00%	62,000.00	-
7	1-Jun-2026	1.00%	31,000.00	-
8	1-Jul-2026	1.00%	31,000.00	-
9	1-Aug-2026	1.00%	31,000.00	-
10	1-Sep-2026	1.00%	31,000.00	-
11	1-Oct-2026	1.00%	31,000.00	-
12	1-Nov-2026	2.00%	62,000.00	-
13	1-Dec-2026	1.00%	31,000.00	-
14	1-Jan-2027	1.00%	31,000.00	-
15	1-Feb-2027	1.00%	31,000.00	-



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



Sr No	Date	Percentage	Amount (AED )	Constuction link
16	1-Mar-2027	1.00%	31,000.00	-
17	1-Apr-2027	1.00%	31,000.00	-
18	1-May-2027	1.00%	31,000.00	-
19	1-Jun-2027	1.00%	31,000.00	-
20	1-Jul-2027	5.00%	155,000.00	20% of Construction Milestone
21	1-Nov-2027	5.00%	155,000.00	30% of Construction Milestone
22	1-Mar-2028	5.00%	155,000.00	40% of Construction Milestone
23	1-Jul-2028	5.00%	155,000.00	50% of Construction Milest one
24	1-Nov-2028	5.00%	155,000.00	60% of Construction Milestone
25	1-Mar-2029	5.00%	155,000.00	70% of Construction Milestone
26	30-Jun-2029	6.00%	186,000.00	Handover
27	1-Aug-2029	1.00%	31,000.00	Post Handover
28	1-Sep-2029	1.00%	31,000.00	Post Handover
29	1-Oct-2029	1.00%	31,000.00	Post Handover
30	1-Nov-2029	1.00%	31,000.00	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%	31,000.00	Post Handover
32	1-Jan-2030	1.00%	31,000.00	Post Handover
33	1-Feb-2030	1.00%	31,000.00	Post Handover
34	1-Mar-2030	1.00%	31,000.00	Post Handover
35	1-Apr-2030	1.00%	31,000.00	Post Handover
36	1-May-2030	1.00%	31,000.00	Post Handover
37	1-Jun-2030	1.00%	31,000.00	Post Handover
38	1-Jul-2030	1.00%	31,000.00	Post Handover
39	1-Aug-2030	1.00%	31,000.00	Post Handover
40	1-Sep-2030	1.00%	31,000.00	Post Handover
41	1-Oct-2030	1.00%	31,000.00	Post Handover
42	1-Nov-2030	1.00%	31,000.00	Post Handover
43	1-Dec-2030	1.00%	31,000.00	Post Handover
44	1-Jan-2031	1.00%	31,000.00	Post Handover
45	1-Feb-2031	1.00%	31,000.00	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%	31,000.00	Post Handover
47	1-Apr-2031	1.00%	31,000.00	Post Handover
48	1-May-2031	1.00%	31,000.00	Post Handover
49	1-Jun-2031	1.00%	31,000.00	Post Handover
50	1-Jul-2031	1.00%	31,000.00	Post Handover
		100%	3,100,000.00	

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

Down Payment	Amount (AED )
Reservation Amount 20%	620,000.00
4% +AED 40-DLD Charges	124,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	747,600.00

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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