



VINCITORE  
WELLNESS  
*Estate*

SALES DRAFT OFFER

THE WELLNESS  
STUDIO





**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

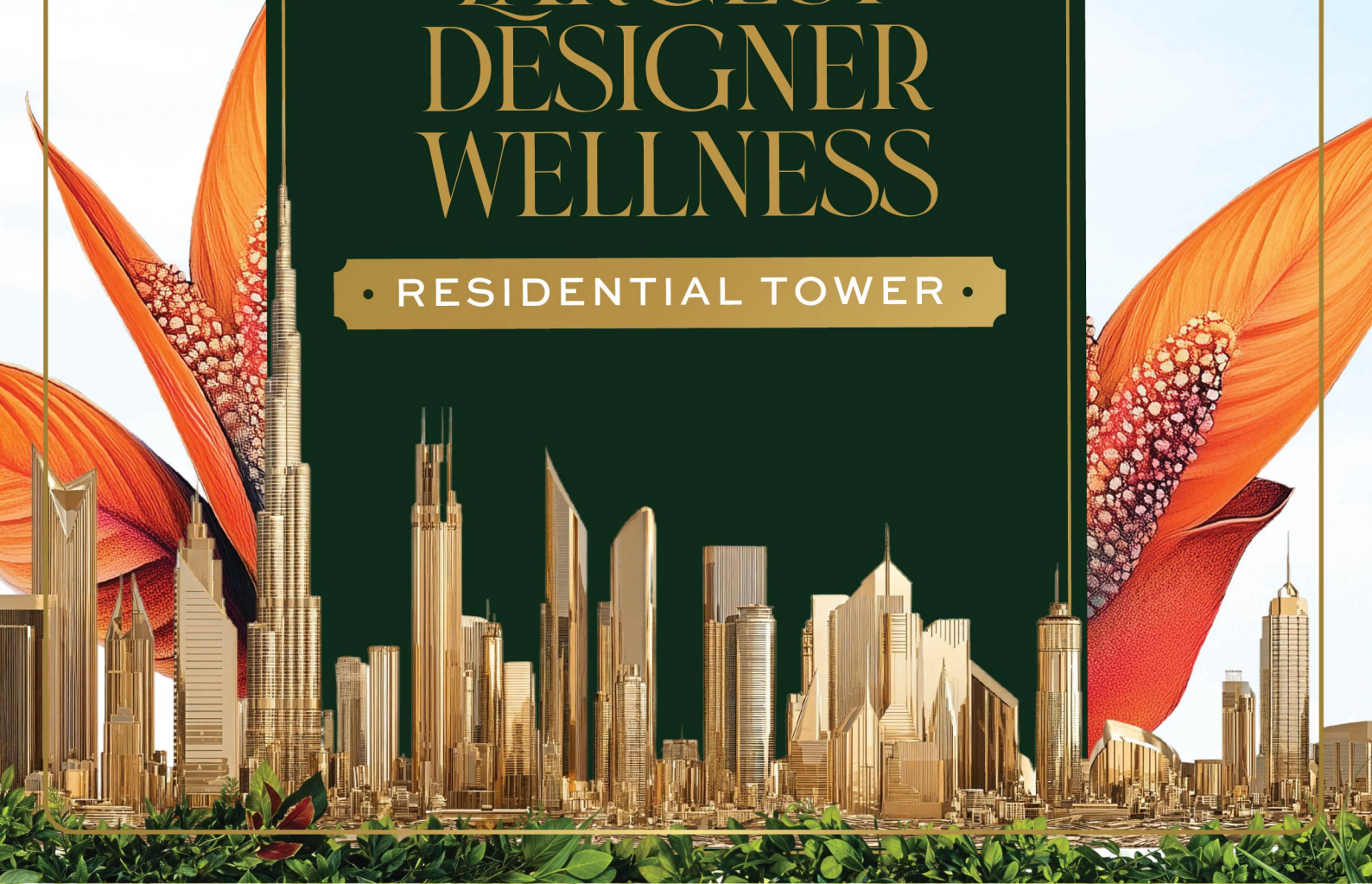


VINCITORE  
WELLNESS  
*Estate*

THE WORLD'S

LARGEST  
DESIGNER  
WELLNESS

• RESIDENTIAL TOWER •





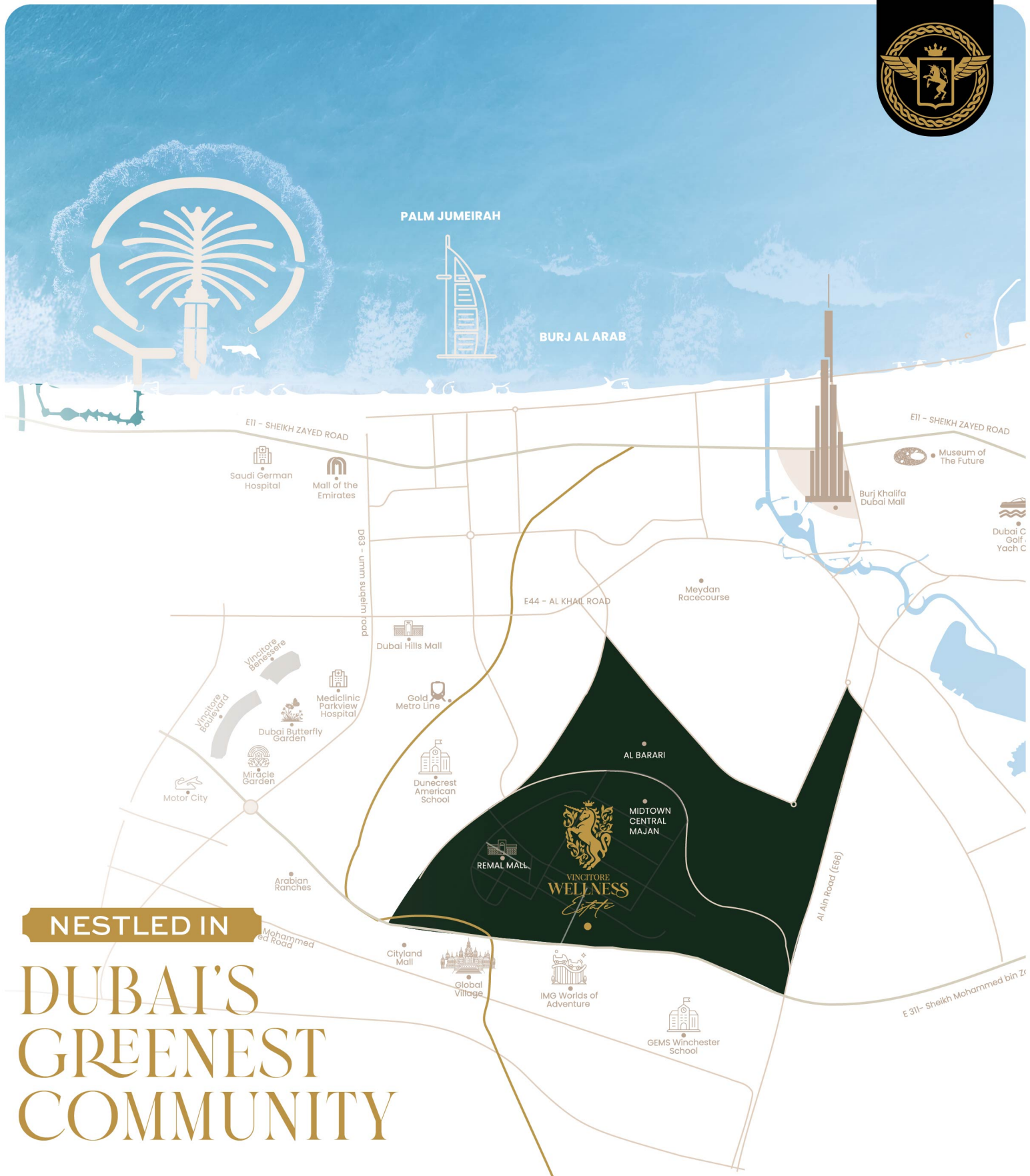
THE CROWN JEWEL OF  
DESIGNER WELLNESS

*Living*

CRAFTED BY

VINCITORE





PALM JUMEIRAH

BURJ AL ARAB

E11 - SHEIKH ZAYED ROAD

E11 - SHEIKH ZAYED ROAD

Saudi German Hospital  
Mall of the Emirates

Museum of The Future

Burj Khalifa  
Dubai Mall

Dubai C Golf  
Yach C

D63 - umm saljeim road

E44 - AL KHALI ROAD

Meydan  
Racecourse

Dubai Hills Mall

Gold  
Metro Line

Vincitore  
Persepolis

Mediclinic  
Parkview  
Hospital

Vincitore  
Boulevard

Dubai Butterfly  
Garden

Miracle  
Garden

Dunecrest  
American  
School

Motor  
City

Arabian  
Ranches

AL BARARI

MIDTOWN  
CENTRAL  
MAJAN

REMAI MALL

VINCITORE  
WELLNESS  
Estate

Al Ain Road (E66)

Cityland  
Mall

Global  
Village

IMG Worlds of  
Adventure

GEMS  
Winchester  
School

Mohammed  
Road

E 311 - sheikh Mohammed bin Z

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



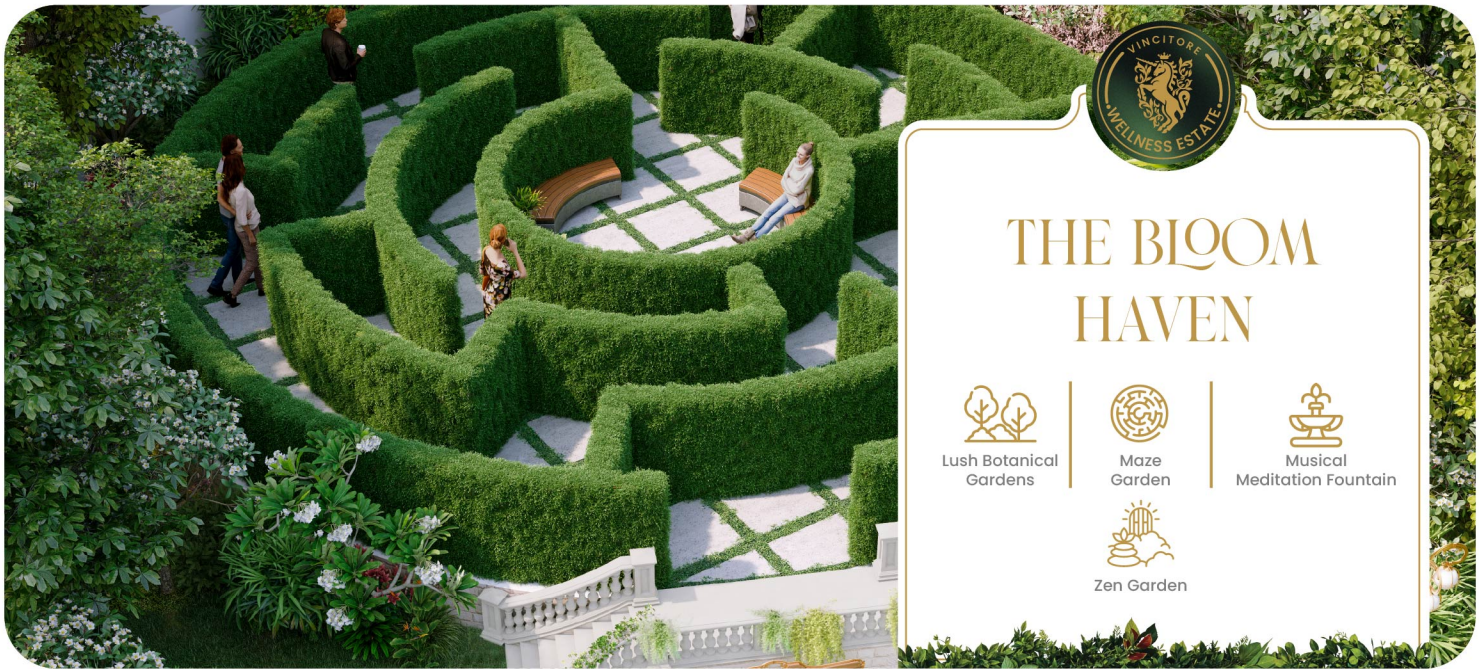
Library



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

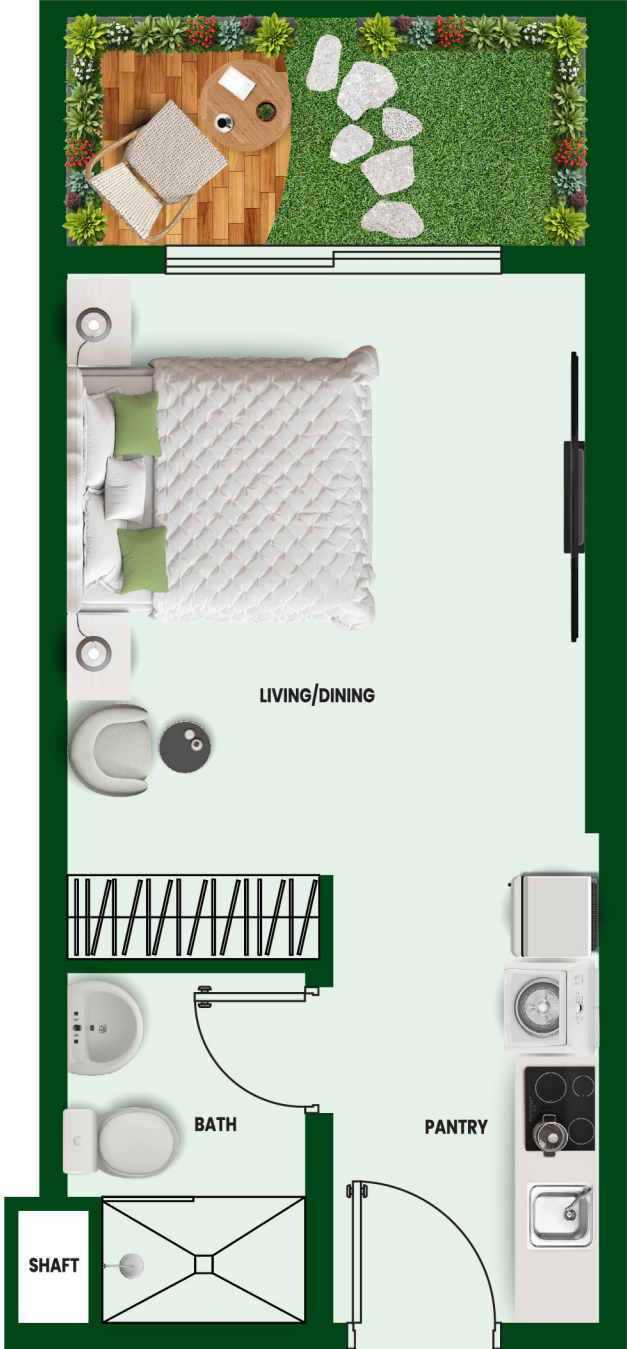
2 BHK Wellness Residence

2.5 BHK Wellness Residence

3.5 BHK Wellness Villa with Pool



# THE WELLNESS *Studio*



Fully Fitted kitchen



Built-In Designer Wardrobes



Branded Kitchen Equipment



En-Suite Bathroom



Terrace Garden



Designer Expansive Balcony



Signature European Finishes





## DRAFT 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	398-452 Sq Ft	AED 800,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Investor 60:40 Payment Plan	Wellness Studio

**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%	160,000.00	
2	01-Apr-26	5%	40,000.00	-
3	01-Oct-26	5%	40,000.00	-
4	01-Apr-27	10%	80,000.00	-
5	01-Dec-27	5%	40,000.00	30% of Construction Milestone
6	01-May-28	5%	40,000.00	40% of Construction Milestone
7	01-Oct-28	5%	40,000.00	50% of Construction Milestone
8	01-Mar-29	5%	40,000.00	60% of Construction Milestone
9	30-Jun-29	40%	320,000.00	Handover
	Total	100%	800,000.00	

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

Down Payment	Amount (AED )
Reservation Amount 20%	160,000.00
4% + AED 40-DLD Charges	32,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	195,600.00

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	398-452 Sq Ft	AED 800,000.00

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

**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%	160,000.00	-
2	1-Mar-2026	5.00%	40,000.00	-
3	1-Jul-2026	5.00%	40,000.00	-
4	1-Nov-2026	5.00%	40,000.00	-
5	1-Mar-2027	5.00%	40,000.00	-
6	1-Jul-2027	5.00%	40,000.00	20% of Construction Milestone
7	1-Nov-2027	5.00%	40,000.00	30% of Construction Milestone
8	1-Mar-2028	5.00%	40,000.00	40% of Construction Milestone
9	1-Jul-2028	5.00%	40,000.00	50% of Construction Milestone
10	1-Nov-2028	5.00%	40,000.00	60% of Construction Milestone
11	1-Mar-2029	5.00%	40,000.00	70% of Construction Milestone
12	30-Jun-2029	6.00%	48,000.00	Handover
13	1-Aug-2029	1.00%	8,000.00	Post Handover
14	1-Sep-2029	1.00%	8,000.00	Post Handover
15	1-Oct-2029	1.00%	8,000.00	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%	8,000.00	Post Handover
17	31-Dec-2029	1.00%	8,000.00	Post Handover
18	1-Jan-2030	1.00%	8,000.00	Post Handover
19	1-Feb-2030	1.00%	8,000.00	Post Handover
20	1-Mar-2030	1.00%	8,000.00	Post Handover
21	1-Apr-2030	1.00%	8,000.00	Post Handover
22	1-May-2030	1.00%	8,000.00	Post Handover
23	1-Jun-2030	1.00%	8,000.00	Post Handover
24	1-Jul-2030	1.00%	8,000.00	Post Handover
25	1-Aug-2030	1.00%	8,000.00	Post Handover
26	1-Sep-2030	1.00%	8,000.00	Post Handover
27	1-Oct-2030	1.00%	8,000.00	Post Handover
28	1-Nov-2030	1.00%	8,000.00	Post Handover
29	1-Dec-2030	1.00%	8,000.00	Post Handover
30	1-Jan-2031	1.00%	8,000.00	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%	8,000.00	Post Handover
32	1-Mar-2031	1.00%	8,000.00	Post Handover
33	1-Apr-2031	1.00%	8,000.00	Post Handover
34	1-May-2031	1.00%	8,000.00	Post Handover
35	1-Jun-2031	1.00%	8,000.00	Post Handover
36	1-Jul-2031	1.00%	8,000.00	Post Handover

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

Down Payment	Amount (AED )
Reservation Amount 20%	160,000.00
4% +AED 40-DLD Charges	32,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	195,600.00

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	398-452 Sq Ft	AED 800,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	100% Rental Guarantee	Wellness Studio

**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.



## PAYMENT SCHEDULE -100% RENTAL GUARANTEE



Sr No	Date	Percentage	Amount (AED)
1	Booking Date	100%	800,000.00
	Total	100%	800,000.00

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

Down Payment	Amount (AED )
Reservation Amount 100%	800,000.00
4% +AED 40-DLD Charges	32,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	835,600.00

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 64,000.00
2	Rental Guarantee Year 2	AED 64,000.00
3	Rental Guarantee Year 3	AED 64,000.00



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	398-452 Sq Ft	AED 800,000.00

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

**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  
(WITH PDC) – PAYMENT SCHEDULE**



Sr No	Date	Percentage	Amount (AED )	Constuction link
1	Booking Date	20.00%	160,000.00	-
2	1-Jan-2026	1.00%	8,000.00	-
3	1-Feb-2026	1.00%	8,000.00	-
4	1-Mar-2026	1.00%	8,000.00	-
5	1-Apr-2026	1.00%	8,000.00	-
6	1-May-2026	2.00%	16,000.00	-
7	1-Jun-2026	1.00%	8,000.00	-
8	1-Jul-2026	1.00%	8,000.00	-
9	1-Aug-2026	1.00%	8,000.00	-
10	1-Sep-2026	1.00%	8,000.00	-
11	1-Oct-2026	1.00%	8,000.00	-
12	1-Nov-2026	2.00%	16,000.00	-
13	1-Dec-2026	1.00%	8,000.00	-
14	1-Jan-2027	1.00%	8,000.00	-
15	1-Feb-2027	1.00%	8,000.00	-



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



Sr No	Date	Percentage	Amount (AED )	Constuction link
16	1-Mar-2027	1.00%	8,000.00	-
17	1-Apr-2027	1.00%	8,000.00	-
18	1-May-2027	1.00%	8,000.00	-
19	1-Jun-2027	1.00%	8,000.00	-
20	1-Jul-2027	5.00%	40,000.00	20% of Construction Milestone
21	1-Nov-2027	5.00%	40,000.00	30% of Construction Milestone
22	1-Mar-2028	5.00%	40,000.00	40% of Construction Milestone
23	1-Jul-2028	5.00%	40,000.00	50% of Construction Milestone
24	1-Nov-2028	5.00%	40,000.00	60% of Construction Milestone
25	1-Mar-2029	5.00%	40,000.00	70% of Construction Milestone
26	30-Jun-2029	6.00%	48,000.00	Handover
27	1-Aug-2029	1.00%	8,000.00	Post Handover
28	1-Sep-2029	1.00%	8,000.00	Post Handover
29	1-Oct-2029	1.00%	8,000.00	Post Handover
30	1-Nov-2029	1.00%	8,000.00	Post Handover



**CONSTRUCTION LINKED POST HANDOVER PAYMENT PLAN  
(WITH PDC) - PAYMENT SCHEDULE**



Sr No	Date	Percentage	Amount (AED )	Constuction link
31	31-Dec-2029	1.00%	8,000.00	Post Handover
32	1-Jan-2030	1.00%	8,000.00	Post Handover
33	1-Feb-2030	1.00%	8,000.00	Post Handover
34	1-Mar-2030	1.00%	8,000.00	Post Handover
35	1-Apr-2030	1.00%	8,000.00	Post Handover
36	1-May-2030	1.00%	8,000.00	Post Handover
37	1-Jun-2030	1.00%	8,000.00	Post Handover
38	1-Jul-2030	1.00%	8,000.00	Post Handover
39	1-Aug-2030	1.00%	8,000.00	Post Handover
40	1-Sep-2030	1.00%	8,000.00	Post Handover
41	1-Oct-2030	1.00%	8,000.00	Post Handover
42	1-Nov-2030	1.00%	8,000.00	Post Handover
43	1-Dec-2030	1.00%	8,000.00	Post Handover
44	1-Jan-2031	1.00%	8,000.00	Post Handover
45	1-Feb-2031	1.00%	8,000.00	Post Handover



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



Sr No	Date	Percentage	Amount (AED )	Constuction link
46	1-Mar-2031	1.00%	8,000.00	Post Handover
47	1-Apr-2031	1.00%	8,000.00	Post Handover
48	1-May-2031	1.00%	8,000.00	Post Handover
49	1-Jun-2031	1.00%	8,000.00	Post Handover
50	1-Jul-2031	1.00%	8,000.00	Post Handover
Total		100%	800,000.00	

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

Down Payment	Amount (AED )
Reservation Amount 20%	160,000.00
4% +AED 40-DLD Charges	32,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	195,600.00

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

+971 800 27263 | ENQUIRY @VINCITOREREALTY.COM

## DISCLAIMER BY VINCITORE PREMIUM REAL ESTATE DEVELOPMENT LLC

1. Vincitore is the registered Brand and no permission is given by the developer in respect of the use of any brand marks, information or images. You are notified that use of any marks, Images or information elsewhere without the consent of the Developer will likely constitute an infringement of the owner's intellectual property rights and action may be taken accordingly to enforce the owner's right. 2. The Information presented herein is proposed and should not be relied upon as a basis for purchasing since all elements are subject to change, refinement or elimination by the developer without notice. Verify all details before purchasing. 3. This presentation is not an offering nor an offer to sell nor a solicitation of offers to purchase. It is provided solely for informational purposes and is not intended to constitute an advertisement in any jurisdiction. In no event will the developer be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this catalogue. 4. All information contained herein is subject to change, and no representations are made as to the accuracy of such information. Neither the information and materials described herein, nor any communication made or given in connection with any of the foregoing, may be deemed to constitute any form of warranty or may otherwise be relied upon by any person or entity for any reason whatsoever. 5. The plans and information presented herein are proposed and subject to modification or elimination by the developer without notice. All plans and information are subject to governmental approvals. Unobstructed views are not guaranteed. 6. The artist renderings and floor plans are provided for illustrative purposes only and should not be relied upon as a basis for purchasing since all elements are subject to change, refinement or elimination without notice. Finish details should be verified before purchasing. 7. Maps, floor plans and models are not to scale. Any references to square footage information is approximate only and should not be relied upon as a basis for purchasing. Floor plans and models are provided for illustrative and marketing purposes only and are subject to change or refinement without notice by the developer. Furniture layouts are for illustrative purposes only. Verify all plan details before purchasing. 8. Proposed services, amenities, fixtures and finishes identified herein are subject to change, modification or elimination by the developer without notice. Proposed services, amenities, fixtures and finishes identified herein may have additional charges, restrictions, or terms and conditions that apply. Please refer to the Sales and Purchase Documents for more information. All items including furniture & fixture, fixed furniture, pictures, display items, interior decoration, art effects, wall decoration, special wall paints/finishes, movable items and wallpapers are not included in the offers. 9. The unauthorized use or reproduction of plans and information is strictly prohibited without express written consent of the developer. The user agrees to indemnify and defend the developer and its parents, subsidiaries, affiliates, directors, officers, consultants, and employees and hold them harmless from any and all claims and expenses, including attorney's fees, arising from user's misuse of this brochure or Service. 10. Refer Sales and Purchase Documents for more information.

## VINCITORE PREMIUM REAL ESTATE DEVELOPMENT LLC

P.O. Box: 123519, Dubai, UAE, Toll Free : 800 BRAND ( 27263) Tel: +971 4 324 2263,  
Fax: + 971 4 324 2273, e-mail: enquiry@vincitorerealty.com

[www.vincitorerealty.com](http://www.vincitorerealty.com)