



VINCITORE

Secured *Investor* Program

INVESTOR BRIEF



Crafting Timeless *Masterpieces*



The Vincitore Group

Vincitore Real Estate is designer luxury real estate group dedicated to meticulously crafting luxury masterpieces on the golden lands of Dubai.

Dubai's Leading End-to-End Luxury Real Estate Group

Fully Integrated Luxury Real Estate Ecosystem
Crafting Timeless Masterpieces - From Land To Legacy



Direct Land
Ownership

In-House
Construction
Company

Designer
Residential &
Retail
Developments

Dedicated
Property
Management
Arm

Owners
Association &
Community
Management



INVESTMENT

**INVESTORS EARNED
RECORD BREAKING**

80% - 150%

ROI

IN 3 YEARS





The Secured Investor Program

SIP

ZERO RISK | SECURED ASSET

GUARANTEED LIFETIME EARNING



What Is SIP?

A First-Of-Its-Kind Real Estate *Investment* Framework.

Designed to combine the strength of real estate ownership with consistent & powerful financial performance.



How Does SIP Work?





The Vincitore SIP Difference

Pay. Earn. Own. Earn Again.



Capital at
Work from
Day One



Earnings
Begin
Immediately



Ownership
at
Handover



Earn
Beyond
Handover



The Conventional Way

Pay. Wait. Own. Then Earn.



Capital
Locked In



Capital
Remains Idle



Delayed
Ownership



Earnings
Begin Last

Vincitore Uniquely Combines Construction-Linked, %1 Monthly, And ROI-Guaranteed Plans —
Most Competitors Offer One Or Two, Not All.



SIP Exclusive Payment Plan

A Structured Path to Ownership & Earnings



Asset Secured
From Day 1

10% + 4%

Earn 8% Net ROI On
Every Installment Until Handover





Your Investment Performance Overview — With Returns Built In

Project	Unit	Avg Price
Vincitore Wellness Estate	1 BHK	AED 1,300,000

Avg Size	Sale Date	Handover
706.89 sqft	15 May 2026	30 June 2029

PAYMENT	WHEN	DATE
Down Payment (DP)	Day 1	15 May 2026
DLD Fee	Day 1	15 May 2026
Installment 1	On or before 30 days from DP	15 Jun 2026
Installment 2	On or before 6 months from DP	15 Nov 2026
Installment 3	On or before 12 months from DP	15 Mar 2027
Handover Payment	On Handover	30 Jun 2029

AMOUNT	ROI CALCULATION (AMOUNT X 8 % / 12 X MONTHS)	GUARANTEED ROI EARNED	% OF CAPITAL EMPLOYED
AED 130,000 (10%)	-	-	-
AED 52,000 (4%)	-	-	-
AED 130,000 (10%)	130,000 X 8% / 12 X 37 Months	AED 32,067	25%
AED 260,000 (20%)	260,000 X 8% / 12 X 32 Months	AED 55,467	21%
AED 260,000 (20%)	260,000 X 8% / 12 X 26 Months	AED 45,067	17%
AED 520,000 (40%)			

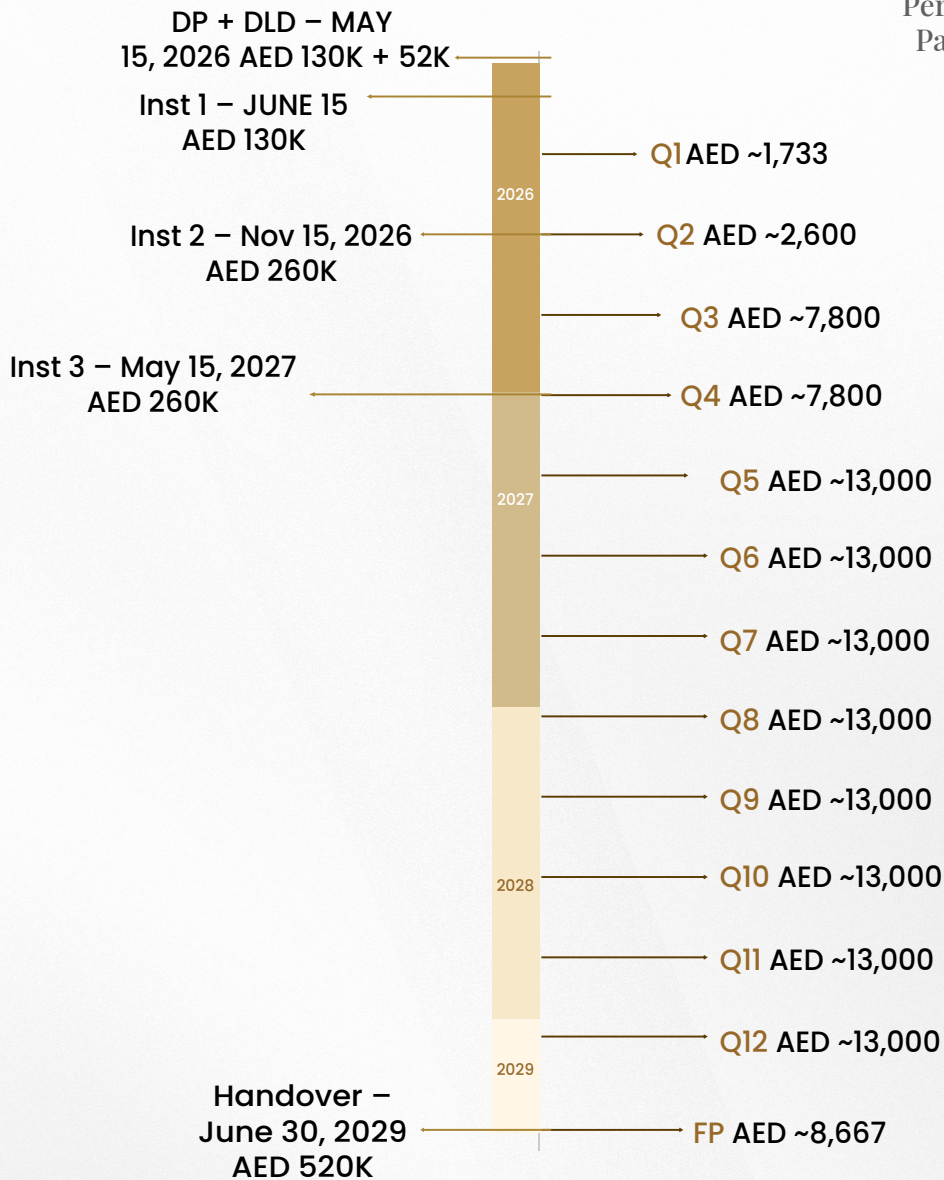


Vincitore SIP Real Passive Income. Before You Own.

Illustration

■ Payment IN (installment)

8% Net
Per Annum ROI
Paid Quarterly



■ ROI Payout OUT (every quarter)

Cashflow Movement



AED 1,300,000

Sale Price

8% P.A

Return Guarantee

Until

Handover

Payout Schedule

Return Guarantee Breakdown

OVERVIEW

SIP Payment Structure

TOTAL SALE PRICE

**AED
1,300,000**

8% Return Guarantee applied on all eligible installments — pro-rated annually until handover.
DP & Handover tranches excluded.

- Down Payment — 10%
- Installments 1-3-50%
- Handover - 40%

SIP PAYMENT SCHEDULE

DESCRIPTION	%	AMOUNT (AED)	TIMING
Down Payment	10%	130,000	Month 0
Installment 1	10%	130,000	Month 1
Installment 2	20%	260,000	Month 6
Installment 3	20%	260,000	Month 12
Handover	40%	520,000	On Completion
TOTAL	100%	1,300,000	

INSTALLMENT 1 SIP Payouts	
AED ~32,067	
Q1	1,733
Q2	2,600
Q3	2,600
Q4	2,600
Q5	2,600
Q6	2,600
Q7	2,600
Q8	2,600
Q9	2,600
Q10	2,600
Q11	2,600
Q12	2,600
FP	1,733

INSTALLMENT 2 SIP Payouts	
AED ~55,467	
Q1	-
Q2	-
Q3	5,200
Q4	5,200
Q5	5,200
Q6	5,200
Q7	5,200
Q8	5,200
Q9	5,200
Q10	5,200
Q11	5,200
Q12	5,200
FP	3,467

INSTALLMENT 3 SIP Payouts	
AED ~45,067	
Q1	-
Q2	-
Q3	-
Q4	-
Q5	5,200
Q6	5,200
Q7	5,200
Q8	5,200
Q9	5,200
Q10	5,200
Q11	5,200
Q12	5,200
FP	3,467



— THE —


Trophy *Asset* Collection





Vincitore Wellness Estate

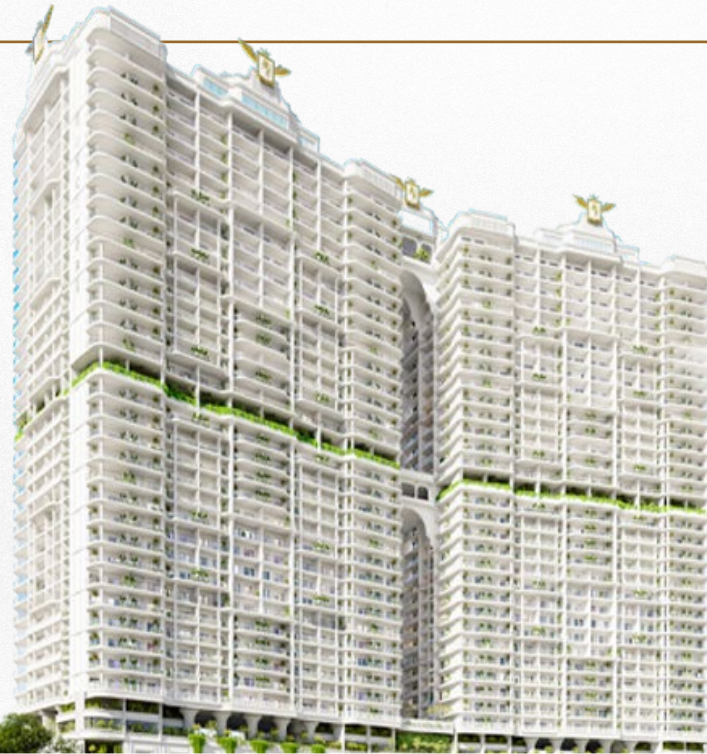
 The World's First Designer **Wellness Lifestyle Concept**

 **GCC's First** Scientifically Designed & Certified Wellness Homes

 **65+ World-Class Wellness Amenities** Spread Across **200,000 Sq.ft. & 8 Floors**

 Prestigious Location Next To The **Greenest Community Of Dubai**

 Biophilic **European Architecture**



Price Starting from **AED 832,000**

Exclusive Limited- Edition Payment Plan

Unit Type	Starting Price (AED)
Wellness Studio	AED 832,000
1 Bedroom Wellness Residence	AED 1,206,000
1.5 Bedroom Wellness Residence	AED 1,413,000
2 Bedroom Wellness Residence	AED 1,752,000
2.5 Bedroom Wellness Residence	AED 2,146,000
3.5 Wellness Villa with Pool	AED 3,230,000



Vincitore Aqua Dimore

- 👑 **25+ Stunning Resort-Like Amenities**
- 👑 **Aqua Branded Residences With Designer Private Pool**
- 👑 **Dubai's First Indoor-To-Outdoor Sky Pool**
- 👑 **Set In Dubai Science Park, A Prime Address In One Of Dubai's Most Vibrant And High-Demand Communities.**



Price Starting from **AED 1,152,000**

Exclusive Limited- Edition Payment Plan

Unit Type	Starting Price (AED)
Studio with Pool	AED 1,152,000
1 BHK with Pool	AED 1,377,000
1.5 BHK with Pool	AED 1,768,000
2 BHK with Pool	AED 2,223,000
2.5 BHK with Pool	AED 2,315,000
3.5 BHK Aqua Villa with Pool	AED 2,819,000



Vincitore Aqua Flora

👑 Nature-Infused **Luxury Living**

👑 **40+** Experiential Lifestyle Amenities

👑 Branded Residences With Signature Features

👑 Set Beside Dubai Science Park in a High-Demand Corridor

👑 **22+** High End **Luxury Retail** & Lifestyle Promenade



Price Starting from **AED 1,085,000**

Exclusive Limited- Edition Payment Plan

Unit Type	Starting Price (AED)
Studio with Pool	AED 1,085,000
1 BHK with Pool	AED 1,419,000
1 BHK with Pool & Terrace Garden	AED 1,427,000
1.5 BHK with Pool	AED 1,632,000
2 BHK	AED 1,813,000
3.5 BHK Aqua Villa with Pool	AED 3,226,000



Vincitore Your Gateway to Smart Real Estate Investment



Pick Your Asset



Lock in Your
Investment Plan



Start Earning
Returns



Watch Your
Capital Perform





PIONEERS OF
**DESIGNER
WELLNESS**
Real Estate



At Vincitore, every project tells a story of triumph, a testament to timeless craftsmanship, iconic architecture, and an unwavering commitment to luxury and well-being. We are not driven by quantity, but by quality, curating boutique designer projects that rise as iconic landmarks across Dubai's skyline.





Need to change QR code FOR SIP



CRAFTING TIMELESS



MASTERPIECES

ON THE

GOLDEN LANDS OF DUBAI

FOR INSTANT SUPPORT

+971 800 27263 | ENQUIRY@VINCITOREREALTY.COM

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VINCITORE PREMIUM DEVELOPMENT LLC

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

www.vincitorerealty.com