



VINCITORE

*Crafting Timeless Masterpieces*

[WWW.VINCITOREREALTY.COM](http://WWW.VINCITOREREALTY.COM)



About

# VINCITORE

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

Since 2013, Vincitore has redefined Dubai's skyline with timeless masterpieces, blending European architecture with visionary innovation.

Each Vincitore creation stands as a testament to impeccable design and craftsmanship, recognized by prestigious awards and built to inspire, elevate, and endure as a lasting legacy.

8

Masterpiece Projects

13+

Years of Experience

6.2 Million

Sq.Ft. Under Construction





# Introduction video



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



# The Vincitore 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

# Delivered Masterpieces. Proven Delivery.

A Decade Of Delivering Iconic Landmarks On The Golden Lands Of Dubai



VINCITORE  
PALACIO

Our Flagship Project



VINCITORE  
BOULEVARD

An Architectural Statement  
in Luxury Living



VINCITORE  
BENESSERE

Dubai's First Wellness  
Residential Landmark



# *Vision to Reality*

What We Promise Is  
Exactly What We Deliver

# Render Vs Reality

## VINCITORE PALACIO

What We Promised

What We Delivered

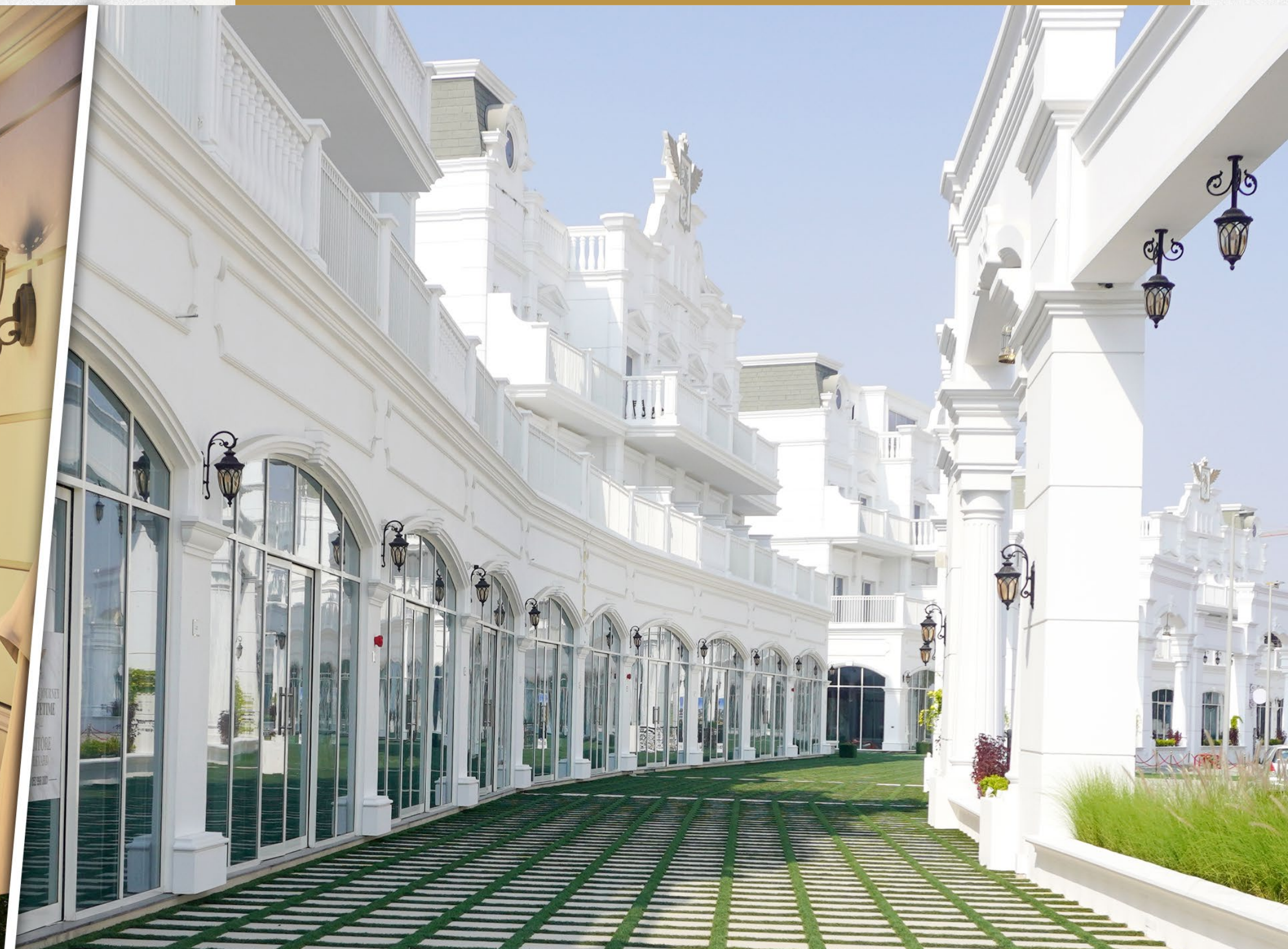


# Render Vs Reality



What We Promised

What We Delivered



# Render Vs Reality



What We Promised



What We Delivered





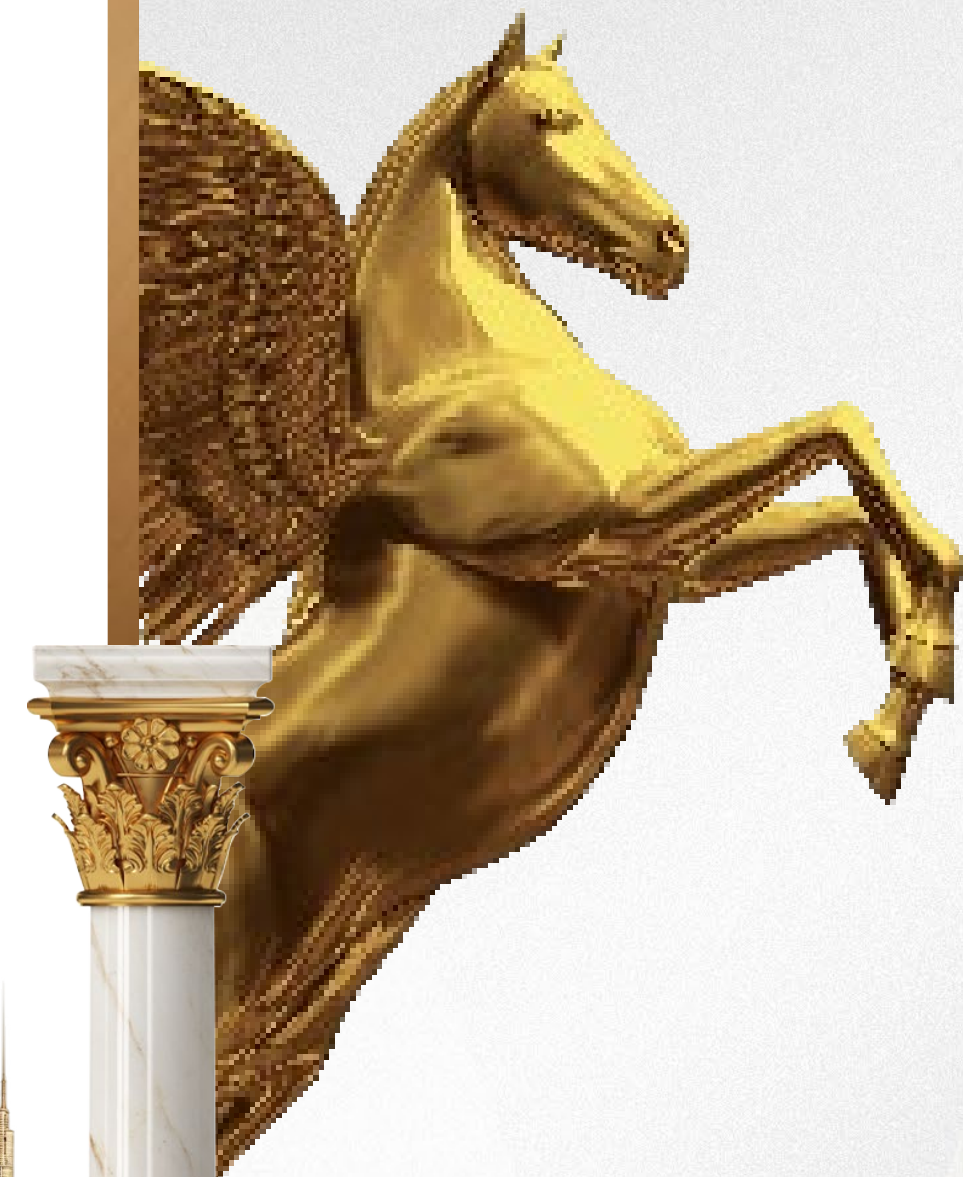
**INVESTMENT**



**INVESTORS EARNED  
RECORD BREAKING**

**80% - 150% ROI**

**IN 3 YEARS**



# Landmarks Under Construction

Rising With Precision. Advancing With Purpose. Designed To Last For Generations.



VINCITÖRE  
VOLARE

**Every Inch,  
A Masterpiece**



VINCITÖRE  
DOLCE VITA

**Branded Residences  
With Royal Italian  
Hospitality**



VINCITÖRE  
AQUA DIMORE

**A New Realm of  
Aqua Living**



VINCITÖRE  
AQUA FLORA

**The Heart of  
Paradise Living**



VINCITÖRE  
WELLNESS  
ESTATE

**The World's Largest  
Designer Wellness  
Residential Tower**

A large, dark red, draped fabric covers a golden, cylindrical object, possibly a piece of art or a decorative element, which is placed on a tiered, golden platform. The background is a warm, golden-brown color with soft lighting effects.

The Next Big Shift

# A Smarter Way to Invest in *Real Estate*

AN EXCLUSIVE FIRST-OF-ITS-KIND

Limited Exclusive  
Opportunity

Reserved Only For  
Selected 200  
Intelligent Investors





# Dubai's Most Powerful *Investment* Structure

INTRODUCING

# *The Secured Investor Program*

ZERO RISK | SECURED ASSET  
GUARANTEED LIFETIME EARNING

# SIP

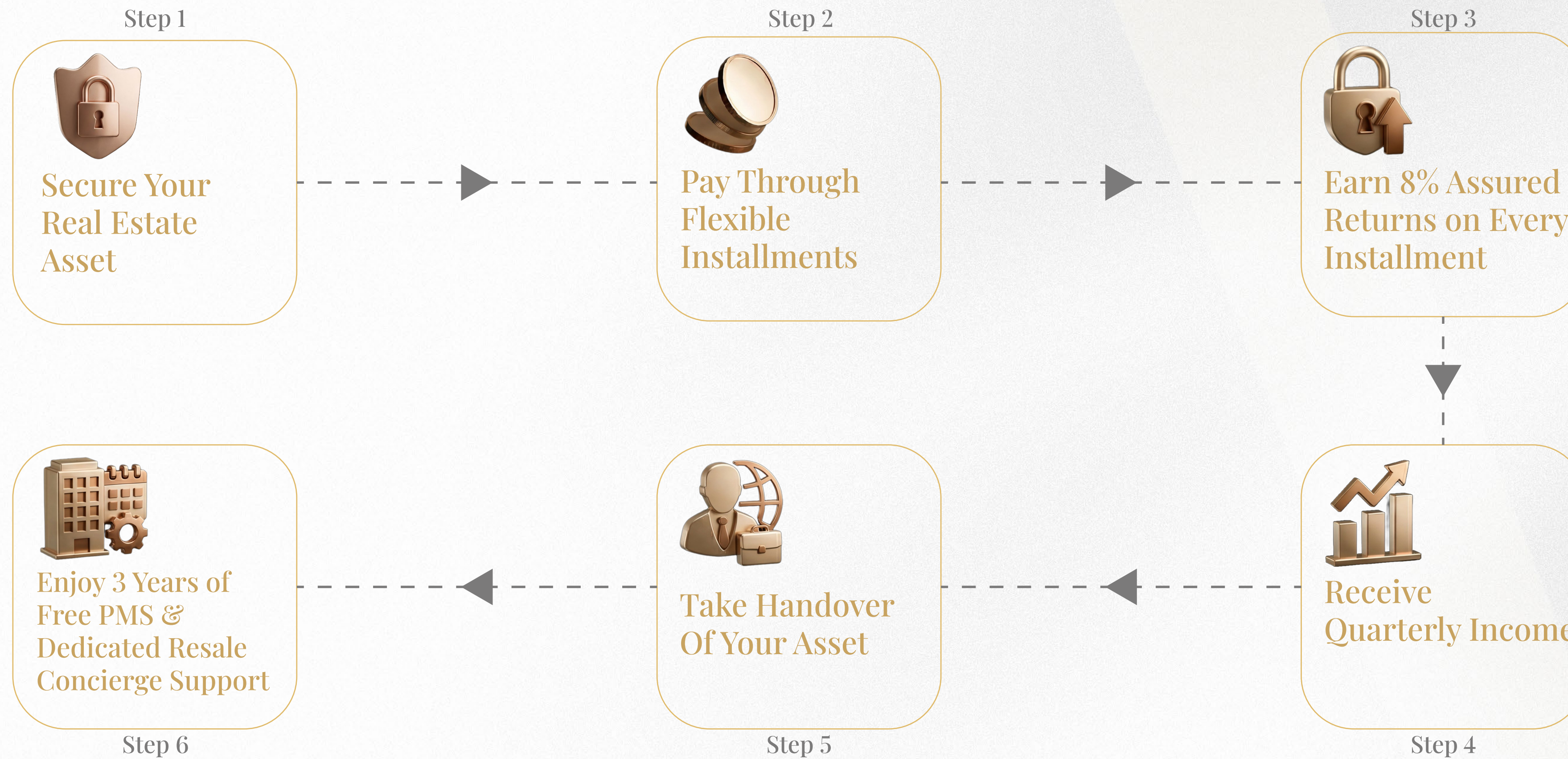
# What Is SIP?



## A First-Of-Its Kind Real Estate Investment Framework,

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

Delivering consistent earning during construction, while building long-term asset value.



# Your Capital Starts Working From Day 1

## The Conventional Way

Pay. Wait. Own. Then Earn.

- **Capital Locked In**  
Years of instalments during construction- your capital is tied up, with no returns.
- **Capital Remains Idle**  
Every dirham sits unutilized no income, no growth, no momentum.
- **Delayed Ownership**  
Ownership materialises only at handover- years after your first payment.
- **Earnings Begin Last**  
Rental income starts post-handover- after years of inactive capital.

## The Vincitore SIP Way

Pay. Earn. Own. Earn Again.



**Capital at Work from Day One**  
From the moment you invest, your capital starts working



**Earnings Begin Immediately**  
Start earning from your very first installment, with returns paid to you every quarter.



**Ownership at Handover**  
Take full ownership at handover, with your investment already performing.



**Earn Beyond Handover**  
Your asset transitions into consistent rental income after completion.

# SIP Exclusive Payment Plan

A Structured Path to Ownership & Earnings



Asset Secured  
From Day 1

**10% + 4%**

Down Payment & DLD

Earn 8% Net ROI on every installment until handover

**10%**

Within  
30 Days  
From Booking

**20%**

Within  
6 Months  
From Booking

**20%**

Within  
12 Months  
From Booking

**40%**

On Handover

# Your Investment Performance Overview — With Returns Built In

Project	Unit	Avg Price	Avg Size	Sale Date	Handover
Vincitore Wellness Estate	1 BHK	AED 1,300,000	706.89 sqft	15 May 2026	30 June 2029

PAYMENT	WHEN	DATE	TIMELINE TO HANDOVER	AMOUNT	ROI CALCULATION (AMOUNT X 8 % / 12 X MONTHS)	GUARANTEED ROI EARNED	% OF CAPITAL EMPLOYED
Down Payment (DP)	Day 1	15 May 2026	-	AED 130,000 (10%)	-	-	-
DLD Fee	Day 1	15 May 2026	-	AED 52,000 (4%)	-	-	-
Installment 1	On or before 30 days from DP	15 Jun 2026	<b>37 months</b>	AED 130,000 (10%)	<b>130,000 X 8% / 12 X 37 Months</b>	<b>AED 32,067</b>	<b>25%</b>
Installment 2	On or before 6 months from DP	15 Nov 2026	<b>32 months</b>	AED 260,000 (20%)	<b>260,000 X 8% / 12 X 32 Months</b>	<b>AED 55,467</b>	<b>21%</b>
Installment 3	On or before 12 months from DP	15 May 2027	<b>26 months</b>	AED 260,000 (20%)	<b>260,000 X 8% / 12 X 26 Months</b>	<b>AED 45,067</b>	<b>17%</b>
Handover Payment	On Handover	30 Jun 2029	<b>0 months</b>	AED 520,000 (40%)	-	-	-

ROI is paid quarterly.

# 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
<b>TOTAL</b>	<b>100%</b>	<b>1,300,000</b>	

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

\*T&C Apply

\* RG Payout = Purchase Price × 8% p.a. pro rata for the applicable period.  
Return Guarantee applies to eligible installment payments only — Down Payment & Handover tranches excluded.

**12**  
TOTAL QUARTERLY  
PAYOUTS

**1**  
FINAL  
PAYOUTS (FP)

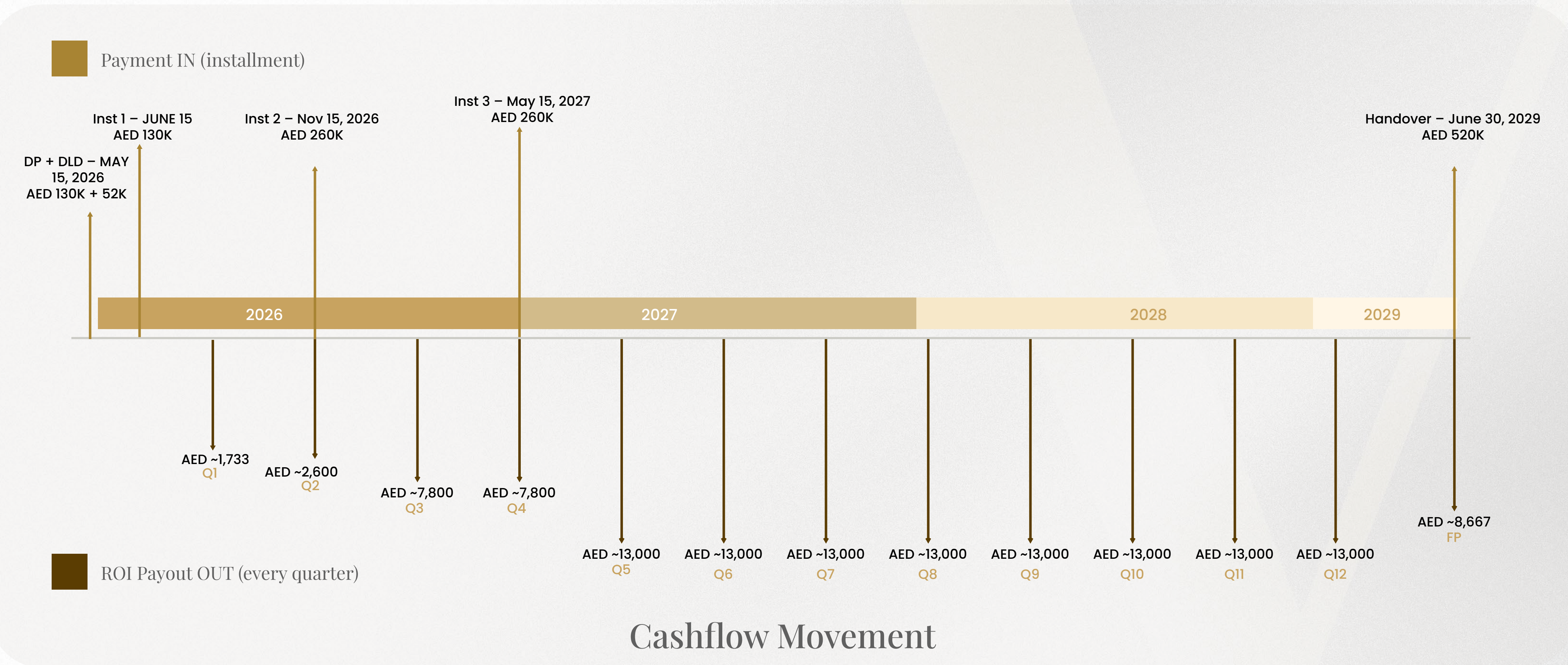


Vincitore SIP

# Real Passive Income. Before You Own.

8% Net  
Per Annum ROI  
Paid Quarterly

Illustration



\*T&C Apply



# THE VINCITORE SIP Advantage



Assured  
Capital Safety



Flexible  
Payment Plan



Guaranteed financial  
earnings on Every  
Installment



Earn 8% NET ROI  
up to Construction  
Completion



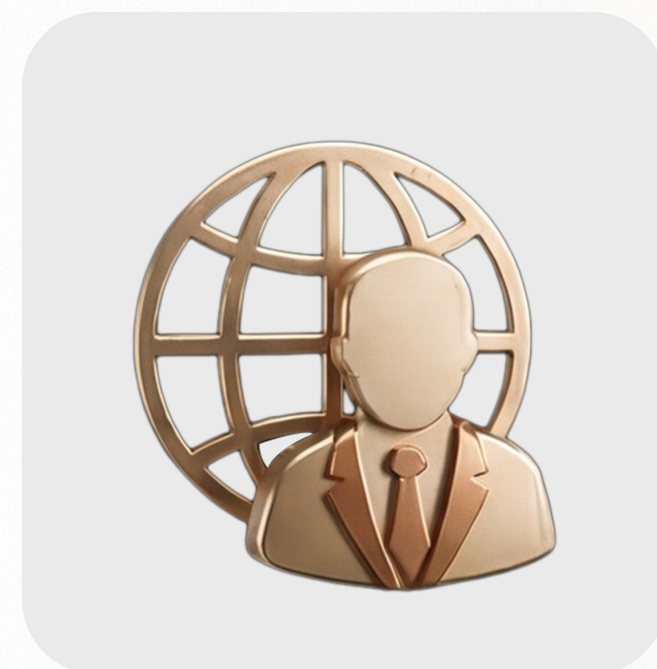
3 Years of  
Complimentary  
Post Handover Property  
Management Services



Dedicated Asset &  
Resale Concierge  
Desk Services

# Designed For A Select Group of *200* Intelligent Investors

Crafted Exclusively For Visionaries  
Who Expect Their Wealth To Perform



Global UHNIs



Founders



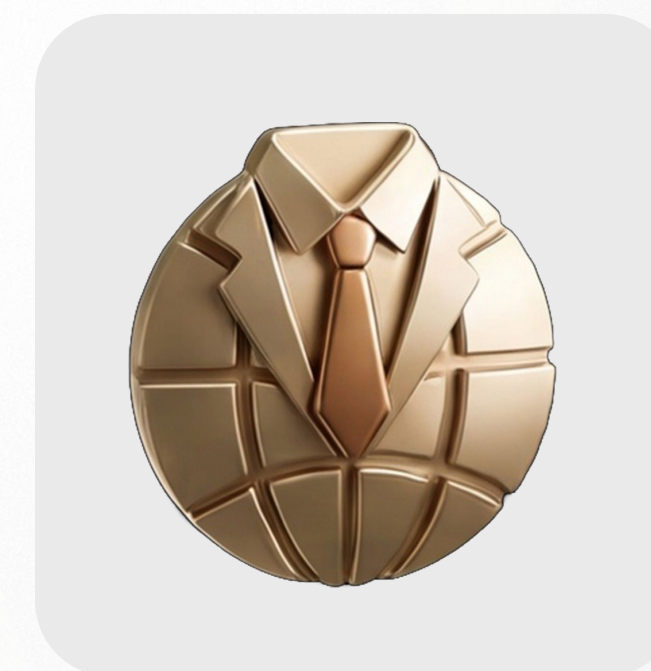
CXOs



Entrepreneur



Family Offices



Elite Professionals



# The *Trophy* Asset Collection



VINCITORE  
WELLNESS  
*Estate*

# THE WORLD'S LARGEST DESIGNER WELLNESS RESIDENTIAL TOWER

- 👑 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**
- 👑 Biophilic **European Architecture**
- 👑 Prestigious Location Next To The **Greenest Community Of Dubai**



**AURORA ISLAND**



**HIMALAYAN SALT  
THERAPY CAVE**



**TURKISH HAMMAM**



**KAYAKING**



AQUA DIMORE

# DUBAI'S FIRST AQUA-INSPIRED LUXURY LIVING

- 👑 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.



AQUA RESORT LIVING



AMAZZONIA WORLD



GRAND ARENA



VERSA LOUNGE

\*T&C Apply

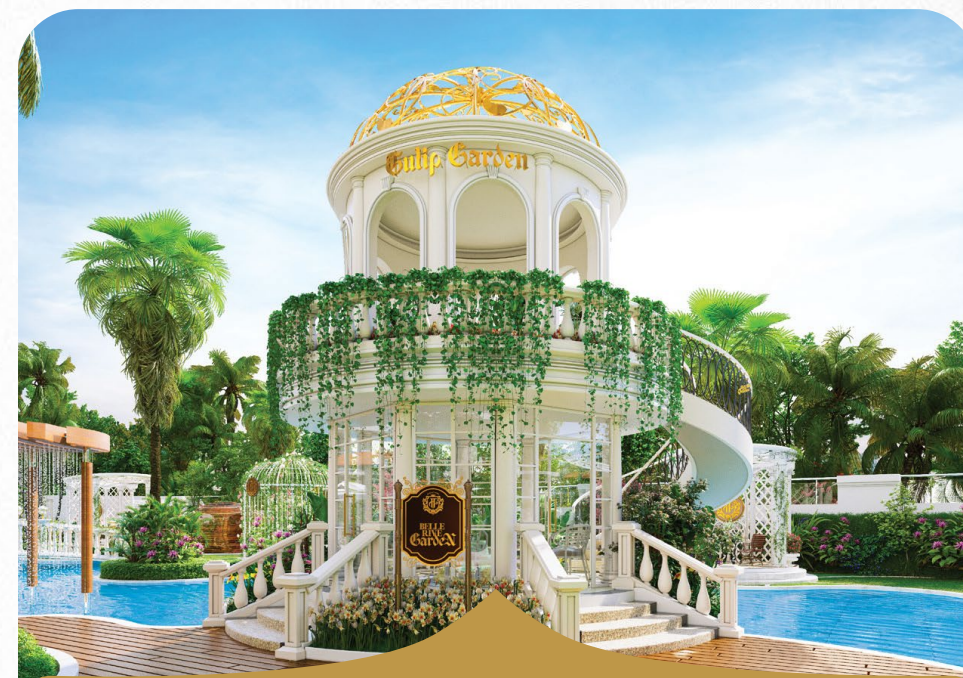
VINCITORE  
AQUA FLORA

A SLICE OF  
PARADISE

- 👑 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



UTOPIA



WELLNESS GARDEN



CINE AQUA DIVE-IN CINEMA



AMARE SPA & WELLNESS CLUB

The Vincitore

# Pillars of Excellence

An uncompromising legacy of absolute financial stability and flawless execution.



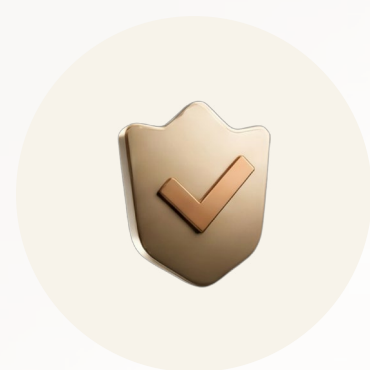
Pioneers of  
Wellness  
Real Estate

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360°  
Real Estate  
Chain

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100%  
Delivery  
Record

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Flawless Rental  
Guarantee  
Execution

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A Decade  
Of Earning  
Investors

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Absolute  
Stability

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*Exclusive* Payment Plans  
Crafted for *Every Investor*

LIMITED-TIME PRIVILEGE

# Built For The Mass Vs Crafted For The Class

## The Vincitore Advantage

Mass Developers – Market Reality	Vincitore Group – Crafted For The Class
 Standard, repetitive architecture focused on volume	 Signature architecture designed for lifestyle and long-term value
 No proven track record of consistent capital appreciation	 Strong track record of capital appreciation across all delivered projects
 Inconsistent or market-dependent returns	 Proven performance with returns delivered across all 3 projects
 Limited, generic amenities	 Exclusive, thoughtfully curated world-class amenities
 Reliance on third-party contractors with limited control	 Fully in-house contracting ensuring quality and precision
 Build & exit approach	 Built, owned, and maintained for a long 100 year legacy
 Basic maintenance with minimal oversight	 5-star hospitality-level asset management and upkeep
 No assurance of capital growth	 Proven appreciation of up to 150% across projects
 Inconsistent product performance post-handover	 Strong and consistent product performance after delivery



# Exclusive May Limited- Edition Payment Plan for Vincitore Wellness Estate



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

## PAYMENT PLAN 1



100% RG

9% ROI For 3 years

## PAYMENT PLAN 2



SIP Program

8% Unlimited ROI

## PAYMENT PLAN 3



50/50 Investor Plan

50% DLD Waiver

## PAYMENT PLAN 4



64/36 The UAE Resident Payment Plan  
Pay Only 1% Per Month  
for 72 months Months Post Handover



# Exclusive May Limited- Edition Payment Plan for Vincitore Aqua Dimore



Unit Type	Starting Price (AED)
1 Studio with Pool	AED 1,152,000
2 1 BHK with Pool	AED 1,377,000
3 1.5 BHK with Pool	AED 1,768,000
4 2 BHK with Pool	AED 2,223,000
5 2.5 BHK with Pool	AED 2,315,000
6 3.5 BHK Aqua Villa with Pool	AED 2,819,000

## PAYMENT PLAN 1



100% RG  
9% ROI For 3 years

## PAYMENT PLAN 2



SIP Program  
8% Unlimited ROI

## PAYMENT PLAN 3



50/50 Investor Plan  
50% DLD Waiver

## PAYMENT PLAN 4



55/45 Post-Handover Payment Plan  
Pay Only 1% Per Month  
for 45 months (Post-Handover)



Exclusive May Limited- Edition Payment Plan for  
**Vincitore Aqua Flora**



Unit Type	Starting Price (AED)
1 Studio with Pool	AED 1,085,000
2 1 BHK with Pool	AED 1,419,000
3 1 BHK with Pool & Terrace Garden	AED 1,427,000
4 1.5 BHK with Pool	AED 1,632,000
5 2 BHK	AED 1,813,000
6 3.5 BHK Aqua Villa with Pool	AED 3,226,000

PAYMENT PLAN 1



100% RG

9% ROI For 3 years

PAYMENT PLAN 2



SIP Program

8% Unlimited ROI

PAYMENT PLAN 3



50/50 Investor Plan

50% DLD Waiver

PAYMENT PLAN 4



55/45 Post-Handover Payment Plan  
Pay Only 1% Per Month  
for 45 months (Post-Handover)

\*T&C Apply



*One Price* Policy  
A Unified Price Across  
all Investment Plans

# Flexible Down Payment

A Thoughtfully Designed Capital Entry Framework for Every Investor



## Down Payment

A Flexible Entry Designed For  
Measured Capital Allocation  
And Strategic Participation.



## Down Payment

A Stronger Commitment That  
Enhances Your Investment  
Positioning From The Outset.



*May Exclusive*  
Fast-Track Commission  
Advantage

LIMITED-TIME PRIVILEGE



# Exclusive *Commission Structure*

Faster Closures | Faster Earnings




**Fast-Track Commission**  
***Paid within 15 Days***

\*Fast-track (15-day) commission is released subject to 20% payment, 4% DLD, SPA signed, LMS update, and invoice submission.







# The Conversation Every Smart Agent Is Having Right Now.



## THE SECONDARY MARKET

-  **Slow Commision**  
2% per deal (max 4%)
-  **Long Payment Cycles**  
45 to 90 days. Sometimes longer.
-  **Limited Scalability**  
One property. One client. Start over.
-  **Crowded Market**  
Everyone has the same listings.
-  **Reactive Selling**  
You pitch what is available.
-  **Uncertain Returns**  
Up to 6% variable returns,  
ongoing service charges

## VINCITORE SIP

-  **Flat 6% Commission**  
On every single deal.
-  **Paid in 15 Days\***  
Fast. Reliable. Commissioned.
-  **Unlimited Scalability**  
One pitch. Unlimited clients. Infinite scale.
-  **Exclusive Market Access**  
Rare. Exclusive. Nobody else  
has access to this.
-  **Proactive Approach**  
You bring opportunities they've  
never heard before.
-  **Structured 8% ROI**  
Guaranteed 8% annual returns  
with quarterly payouts.

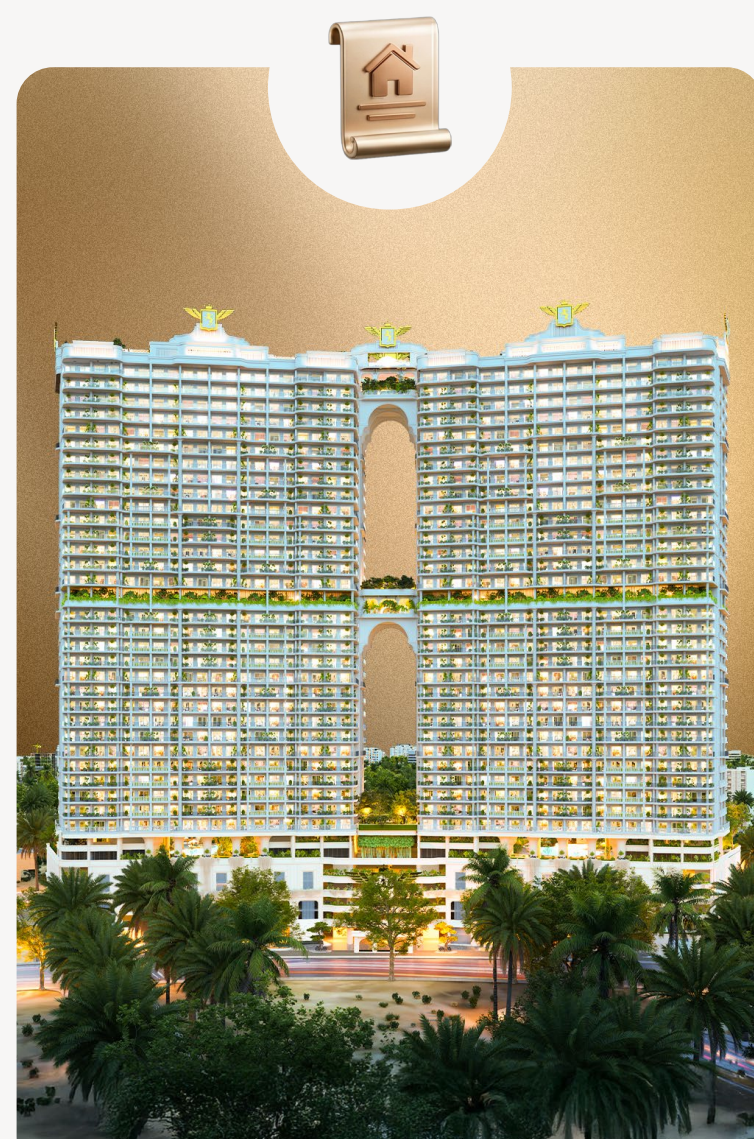


Structured contractual income.

# The Difference Between Chasing Deals... And Building Wealth

	SECONDARY MARKET (DISTRESS DEALS)	VINCITORE SIP (SECURED INVESTOR PLAN)
 Property Quality	Aging asset. Wear & tear.	Brand-new landmark property. Premium quality. 
 Rental Income	Discounted rents. Unstable tenants	Premium tenants. Strong rental demand 
 Net Yield	Up to 6%. Variable returns.	Guaranteed 8% net ROI. Quarterly payouts 
 Future Appeal	Outdated lifestyle offering	Future-ready wellness living. 
 Capital Appreciation	Uncertain appreciation.	Structured price growth. 
 Tenant Risk	Vacancies. Payment delays.	Guaranteed income. Zero tenant stress. 
 Maintenance	Repairs. Service costs. Constant upkeep.	Fully managed by Vincitore at 0 cost for 3 years 
 Entry Capital	Heavy upfront investment.	Start with just 10%. 
 Financial Risk	Market-dependent returns.	Structured contractual income. 

# Vincitore Your Gateway to Smart Real Estate Investment



Pick Your  
Asset



Lock in Your  
Investment Plan



Start Earning  
Returns



Watch Your  
Capital Perform



Curated *Residential &*  
*Retail Leasing*

## Residential



- 👑 **Semi-Furnished Designer Residences**
- 👑 **Ready to Move In** - Studios to 3 BHK
- 👑 **WELL Certified Homes**
- 👑 **World-Class Amenities**

## Retail



- 👑 **High-Street Retail** - Built for Footfall & Growth
- 👑 **Strategically Located Next To Miracle Garden** - Attracting 1.5M+ Visitors Annually
- 👑 **Perfect For F&B, Wellness, Beauty, And Boutique Concepts**
- 👑 **Surrounded By A Vibrant Community Of 150K+ Families**

Designed For Lifestyle,  
Positioned For Visibility,  
Built For Demand



VINCITORE

PIONEERS OF

Designer  
Wellness  
*Real Estate*