



VINCITORE
WELLNESS
Estate

INVESTOR BRIEF

• CRAFTED BY VINCITORE •



DUBAI'S MOST REWARDING REAL ESTATE INVESTMENT *Project*



Dubai's Hottest
Property Choice



Record-Breaking
Capital appreciation



Exceptional
Rental Returns



Most Desired
Iconic Lifestyle



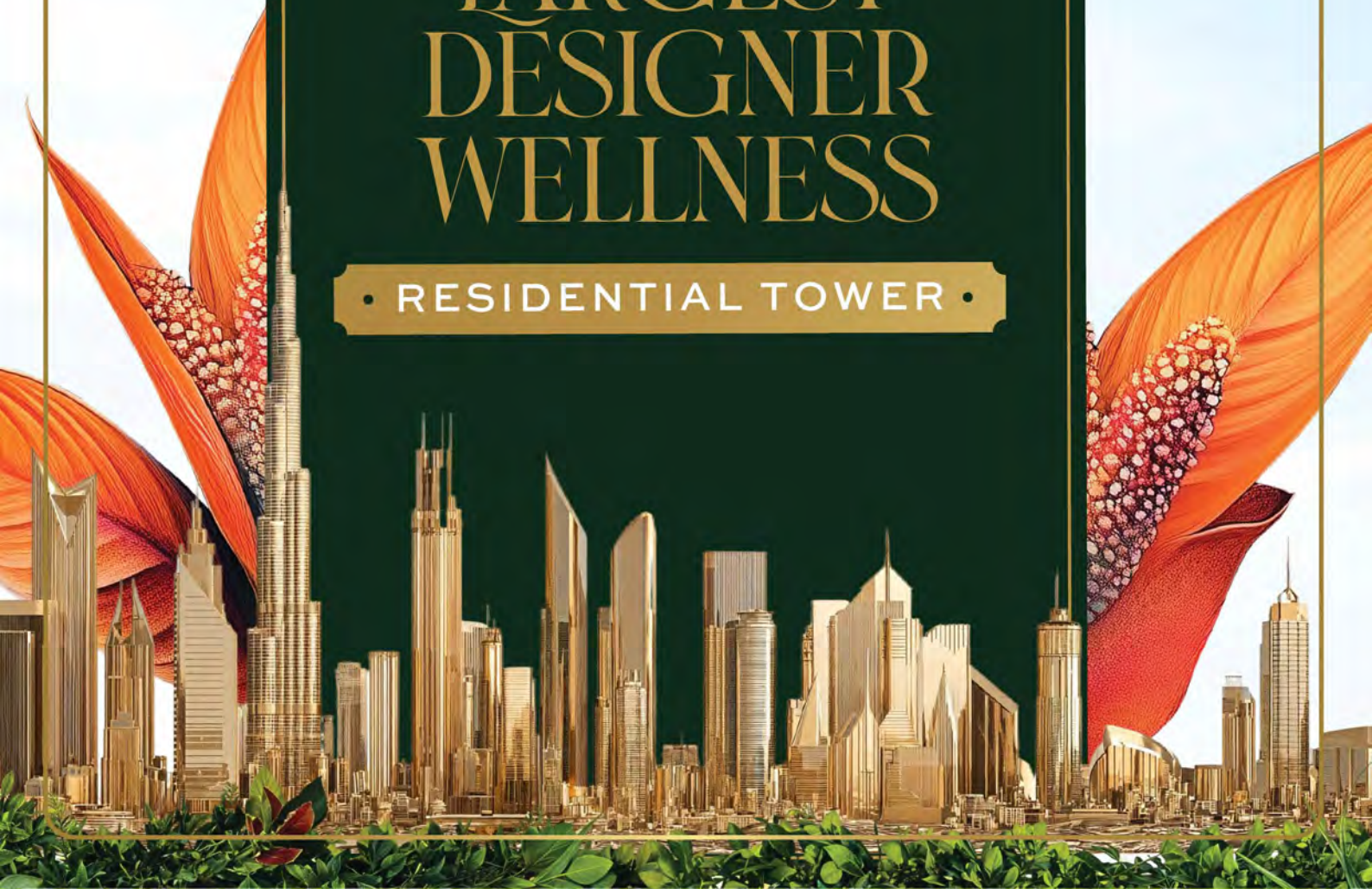
INTRODUCING



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

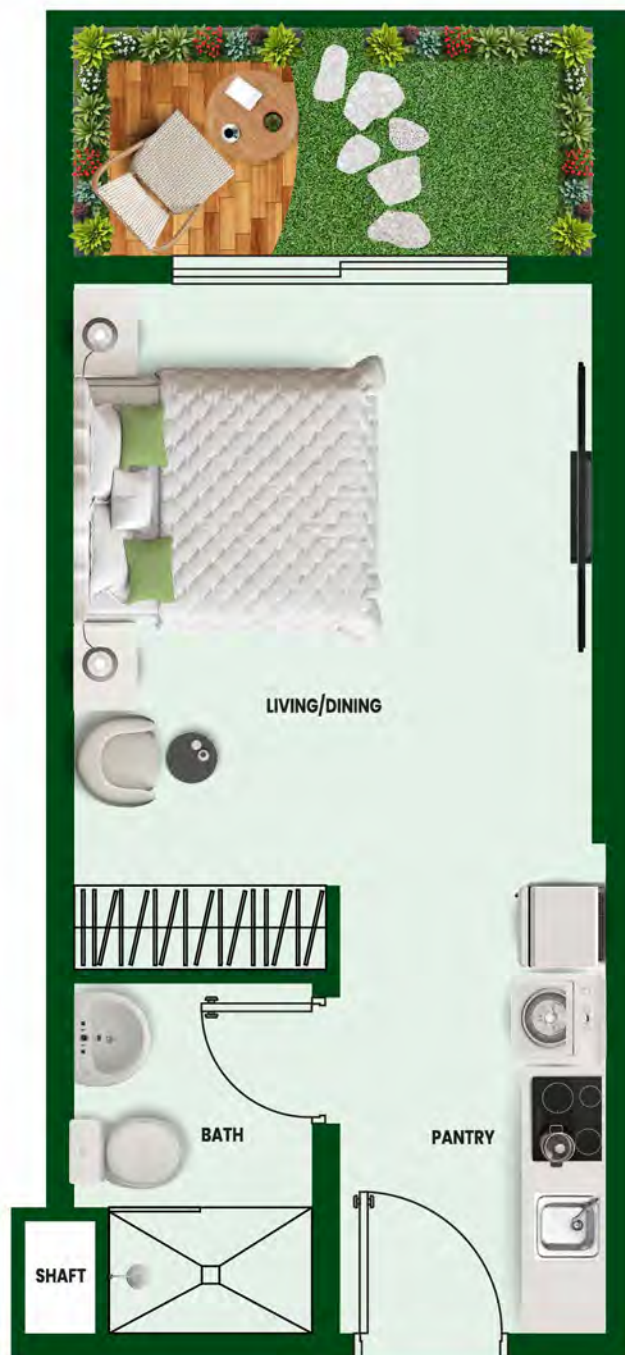
1.5 BHK Wellness Residence

2 BHK Wellness Residence

2.5 BHK Wellness Residence

3.5 BHK Wellness Villa with Pool

THE WELLNESS *Studio*



Fully Fitted
kitchen



Built-In
Designer
Wardrobes



Branded
Kitchen
Equipment



En-Suite
Bathroom



Terrace
Garden



Designer
Expansive
Balcony



Signature
European
Finishes

1 BHK WELLNESS *Residence*



1 Lavish
Bedroom



Powder
Room



Built-In
Designer
Wardrobes



Fully Fitted
Gourmet
Kitchen



Branded
Kitchen
Equipment



Terrace
Garden

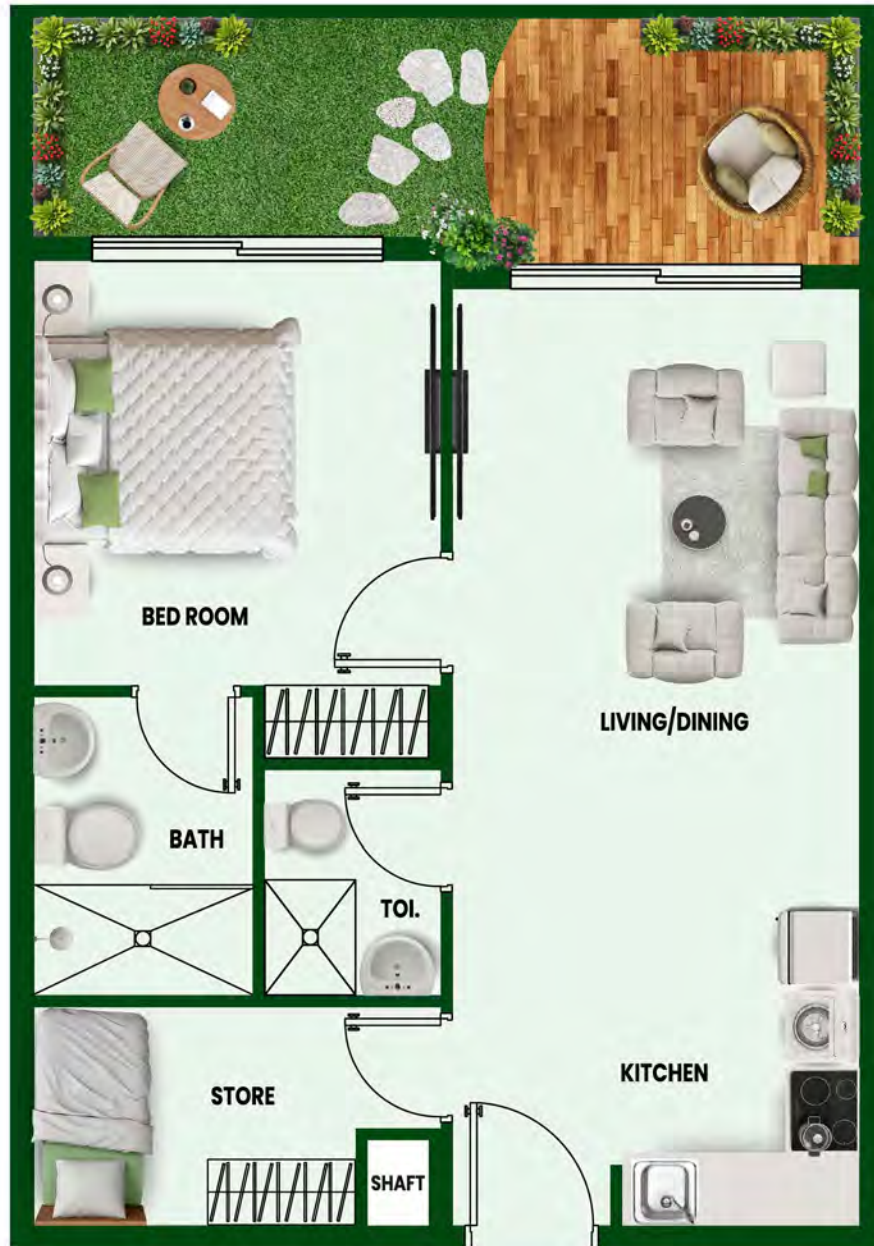


Designer
Expansive
Balcony



Signature
European
Finishes

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



2 BHK WELLNESS *Residence*



2 Lavish
Bedrooms



Built-In
Designer
Wardrobes



Guest
Powder
Room



Fully Fitted
Gourmet
Kitchen



Branded
Kitchen
Equipment



Terrace
Garden



Designer
Expansive
Balcony



Signature
European
Finishes



2.5 BHK WELLNESS *Residence*



2 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

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



SECURE YOUR EXCLUSIVE ADVANTAGE

PRE-LAUNCH BENEFITS

• EOI - AED 25,000 •



First-Access
to Inventory



Special
Discount



Exclusive
Pre-Launch
Commission



Tailored
Pre-Launch
Payment Plan



Limited
Time Privilege





The Vincitore Signature Rental Guarantee PAYMENT PLAN

• GET GUARANTEED •



8%

• NET ROI FOR 3 YEARS •



DUBAI'S FIRST-EVER

CONSTRUCTION-LINKED

POST HANDOVER

PAYMENT PLAN (PDC)

SECURITY OF CONSTRUCTION AND CONVENIENCE OF POST HANDOVER

20%

DOWN
PAYMENT

1%

PER MONTH
FOR
18 MONTHS

1%

ADDITIONAL
IN THE
6TH MONTH

1%

ADDITIONAL
IN THE
12TH MONTH

5%

ON 20 %
CONSTRUCTION
MILESTONE

5%

ON 30 %
CONSTRUCTION
MILESTONE

5%

ON 40 %
CONSTRUCTION
MILESTONE

5%

ON 50 %
CONSTRUCTION
MILESTONE

5%

ON 60 %
CONSTRUCTION
MILESTONE

5%

ON 70 %
CONSTRUCTION
MILESTONE

• **6% HANDOVER** •

POST HANDOVER

1% PER MONTH FOR 24 MONTHS



DUBAI'S FIRST-EVER

CONSTRUCTION-LINKED

POST HANDOVER

PAYMENT PLAN (NON-PDC)

SECURITY OF CONSTRUCTION AND CONVENIENCE OF POST HANDOVER

20%

DOWN
PAYMENT

5%

IN
4 MONTHS

5%

IN
8 MONTHS

5%

IN
12 MONTHS

5%

IN
16 MONTHS

5%

ON 20 %
CONSTRUCTION
MILESTONE

5%

ON 30 %
CONSTRUCTION
MILESTONE

5%

ON 40 %
CONSTRUCTION
MILESTONE

5%

ON 50 %
CONSTRUCTION
MILESTONE

5%

ON 60 %
CONSTRUCTION
MILESTONE

5%

ON 70 %
CONSTRUCTION
MILESTONE

• **6% HANDOVER** •

POST HANDOVER

1% PER MONTH FOR 24 MONTHS



60/40

CONSTRUCTION LINKED INVESTOR PAYMENT PLAN

STRUCTURED FOR SECURITY, BUILT FOR ROI

20%

DOWN
PAYMENT

5%

IN
6 MONTHS

5%

IN
12 MONTHS

10%

IN
18 MONTHS

5%

ON 30 %
CONSTRUCTION
MILESTONE

5%

ON 40 %
CONSTRUCTION
MILESTONE

5%

ON 50 %
CONSTRUCTION
MILESTONE

5%

ON 60 %
CONSTRUCTION
MILESTONE

• **40% HANDOVER** •



VINCITORE



INVESTMENT



DUBAI'S BEST REAL ESTATE INVESTMENT 2025



BEST LUXURY RESIDENTIAL DEVELOPMENT IN DUBAI



LUXURY RESIDENTIAL & CUSTOMER EXPERIENCE INITIATIVE



REAL ESTATE & CONSTRUCTION CATEGORY



RESIDENTIAL PROJECT OF THE YEAR 2018



LUXURY APARTMENTS IN DUBAI



FASTEST GROWING REAL ESTATE BRANDED QUALITY PRODUCT





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.





CRAFTING TIMELESS

MASTERPIECES
ON THE
GOLDEN LANDS OF
DUBAI

FOR INSTANT SUPPORT
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