



PRE-LAUNCH
DRAFT SALES OFFER

AQUA RESIDENCES

1 BHK WITH
MULTI-UTILITY ROOM &
DESIGNER PRIVATE POOL



VINCITORE REALTY
LEGACY OF CRAFTING
MASTERPIECES
Ornate Past. Promising Future.

Welcome to the world of Vincitore, where the art of design converges seamlessly with architectural brilliance, and the horizon of luxury stretches endlessly.

At Vincitore, we transcend the conventional realm of developers. As pioneers, we are passionate about creating structures that emerge as timeless works of art.





A NEW REALM OF AQUA *LIVING*

Aqua Dimore redefines the very essence of contemporary living, inspiring you to embark on an extraordinary journey of experiential living.

Whether you find inspiration in the gentle flow of water, the boundless skies or the bounties of nature, Aqua Dimore offers an immersive and perpetual vacation experience, every day of your life.



20+ LIFESTYLE AMENITIES



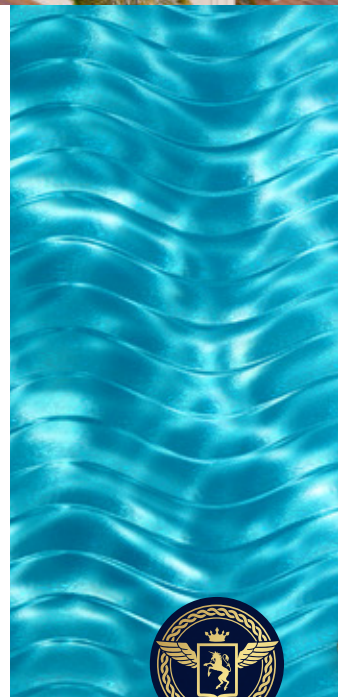
50,000 SQ. FT. DEDICATED TO AMENITIES



CLASSIC ITALIAN ARCHITECTURE



DUBAI'S FIRST-EVER INDOOR-OUTDOOR SKY POOL



DISCOVER YOUR
SANCTUARY
IN THE

SKY



Aqua Dimore is designed with a philosophy that links royal indulgence with nature's poetic state of flow.

Etched at the thriving landscape of Dubai Science Park, Aqua Dimore redefines experiential living with the subtle balance of an aquatic oasis.



T&C Apply, Kindly Refer Disclaimer

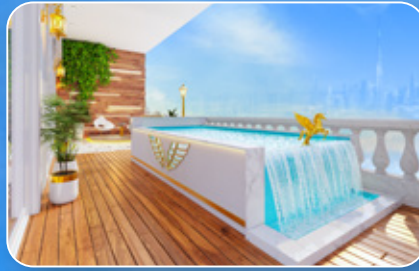


A WORLD CURATED TO ENJOY

LIFE'S VERY BEST



AQUA LIVING



SKY LIVING



ELITE LIVING



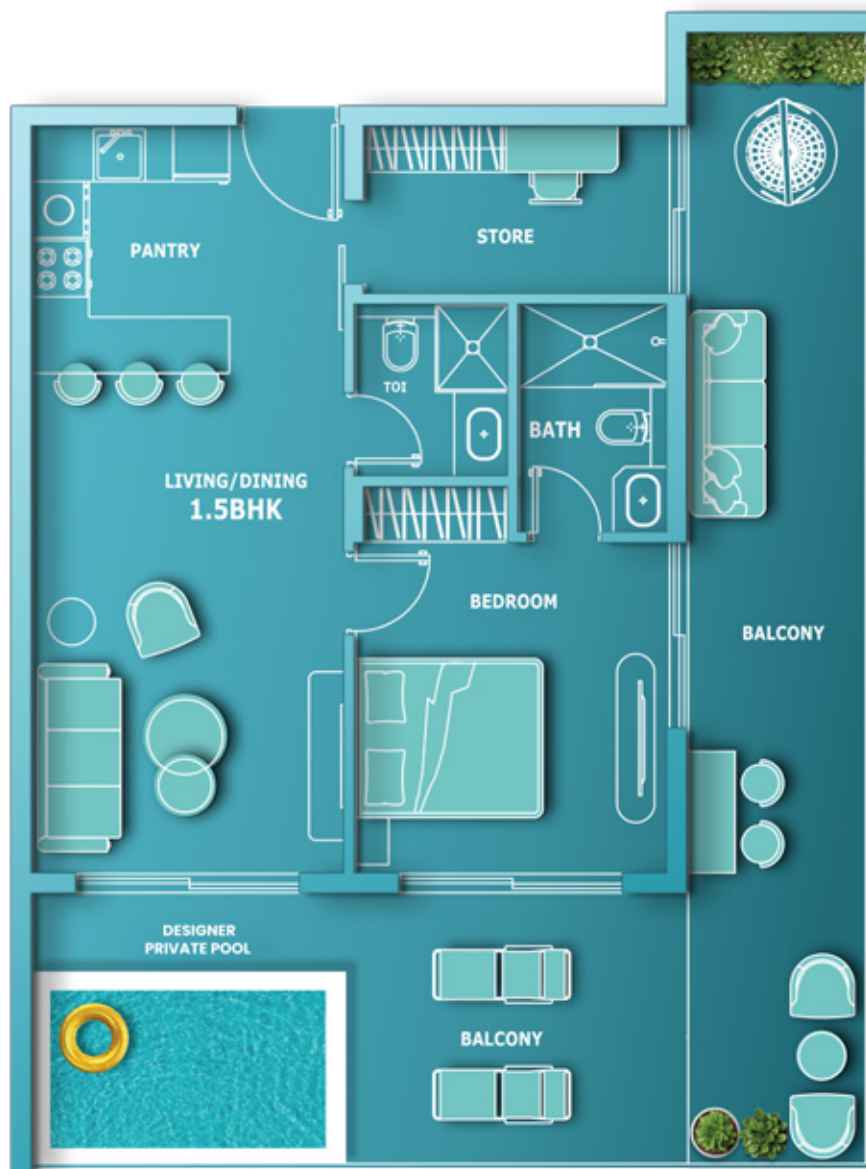
NATURE
LIVING



AQUA RESIDENCES



1 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL



BEDROOM WITH EN-SUITE BATHROOM



FULLY FITTED KITCHEN



2 FULL BATHROOM



MULTI UTILITY ROOM



L-SHAPED TERRACE BALCONY



DESIGNER PRIVATE POOL



OUTDOOR LIVING SPACE



OUTDOOR PARTY LOUNGE



VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

BRANDED HOMES *For* LIFESTYLE LIVING



A haven for recharging your physical and mental well-being to make you feel refreshed and rejuvenated each day.





HOME TRUE
To Your
TASTE





DRAFT SALES OFFER – 100% RENTAL GUARANTEE



Dear Customer,

Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Aqua Dimore	1070-1085	AED 1,475,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	100% Rental Guarantee	1 BHK With Multi-Utility Room & Designer Private 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.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



• PAYMENT SCHEDULE -100% RENTAL GUARANTEE •



Sr No	Date	Percentage	Amount
1	Dec-23	20.00%	AED 295,000
2	Dec-23	80.00%	AED 1,180,000
	Total	100%	AED 1,475,000

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

Down Payment	Amount (AED)
Reservation Amount 20%	295,000.00
4% +AED 40-DLD Charges	59,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 357,600

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 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 118,000
2	Rental Guarantee Year 2	AED 118,000
3	Rental Guarantee Year 3	AED 118,000



DRAFT SALES OFFER – POST HANDOVER RENTAL GUARANTEE



Dear Customer,
Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Aqua Dimore	1070-1085	AED 1,475,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Rental Guarantee	1 BHK With Multi-Utility Room & Designer Private 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.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE -POST HANDOVER RENTAL GUARANTEE



Sr No	Date	Percentage	Amount
1	Dec-23	20.00%	AED 295,000
2	Jun-24	30.00%	AED 442,500
3	Mar-25	40.00%	AED 590,000
4	Dec-26	10.00%	AED 147,500
	Total	100.00%	AED 1,475,000

DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER RENTAL GUARANTEE

Down Payment	Amount (AED)
Reservation Amount 20%	295,000.00
4% +AED 40-DLD Charges	59,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 357,600

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 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 - POST HANDOVER RENTAL GUARANTEE

1	Rental Guarantee Year 1	AED 118,000
2	Rental Guarantee Year 2	AED 118,000
3	Rental Guarantee Year 3	AED 118,000



INVESTOR 50:50 PAYMENT PLAN



Dear Customer,
Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Aqua Dimore	1070-1085	AED 1,475,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Investor 50:50 Payment Plan	1 BHK With Multi-Utility Room & Designer Private 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.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE – INVESTOR 50:50 PAYMENT PLAN



Sr No	Date	Percentage	Amount
1	Dec-23	20.00%	AED 295,000
2	Jun-24	10.00%	AED 147,500
3	Mar-25	10.00%	AED 147,500
4	Sep-25	10.00%	AED 147,500
5	Dec-26	50.00%	AED 737,500
Total		100.00%	AED 1,475,000

DOWN PAYMENT AMOUNT TO BE PAID- INVESTOR 50:50 PAYMENT PLAN

Down Payment	Amount (AED)
Reservation Amount 20%	295,000.00
4% +AED 40-DLD Charges	59,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 357,600

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 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 – POST HANDOVER PAYMENT PLAN (RESIDENT)



Dear Customer,
Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Aqua Dimore	1070-1085	AED 1,475,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (Resident)	1 BHK With Multi-Utility Room & Designer Private 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.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE –
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
1	Dec-23	20.00%	AED 295,000
2	Jan-24	1.00%	AED 14,750
3	Feb-24	1.00%	AED 14,750
4	Mar-24	1.00%	AED 14,750
5	Apr-24	1.00%	AED 14,750
6	May-24	1.00%	AED 14,750
7	Jun-24	1.00%	AED 14,750
8	Jul-24	5.00%	AED 73,750
9	Aug-24	1.00%	AED 14,750
10	Sep-24	1.00%	AED 14,750
11	Oct-24	1.00%	AED 14,750
12	Nov-24	1.00%	AED 14,750
13	Dec-24	1.00%	AED 14,750
14	Jan-25	1.00%	AED 14,750
15	Feb-25	5.00%	AED 73,750



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
16	Mar-25	1.00%	AED 14,750
17	Apr-25	1.00%	AED 14,750
18	May-25	1.00%	AED 14,750
19	Jun-25	1.00%	AED 14,750
20	Jul-25	1.00%	AED 14,750
21	Aug-25	1.00%	AED 14,750
22	Sep-25	5.00%	AED 73,750
23	Oct-25	1.00%	AED 14,750
24	Nov-25	1.00%	AED 14,750
25	Dec-25	1.00%	AED 14,750
26	Jan-26	1.00%	AED 14,750
27	Feb-26	1.00%	AED 14,750
28	Mar-26	1.00%	AED 14,750
29	Apr-26	4.00%	AED 59,000
30	May-26	1.00%	AED 14,750



PAYMENT SCHEDULE –
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
31	Jun-26	1.00%	AED 14,750
32	Jul-26	1.00%	AED 14,750
33	Aug-26	1.00%	AED 14,750
34	Sep-26	1.00%	AED 14,750
35	Oct-26	1.00%	AED 14,750
36	Nov-26	1.00%	AED 14,750
37	Dec-26	6.00%	AED 88,500
38	Jan-27	1.00%	AED 14,750
39	Feb-27	1.00%	AED 14,750
40	Mar-27	1.00%	AED 14,750
41	Apr-27	1.00%	AED 14,750
42	May-27	1.00%	AED 14,750
43	Jun-27	1.00%	AED 14,750
44	Jul-27	1.00%	AED 14,750
45	Aug-27	1.00%	AED 14,750



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
46	Sep-27	1.00%	AED 14,750
47	Oct-27	1.00%	AED 14,750
48	Nov-27	1.00%	AED 14,750
49	Dec-27	1.00%	AED 14,750
50	Jan-28	1.00%	AED 14,750
51	Feb-28	1.00%	AED 14,750
52	Mar-28	1.00%	AED 14,750
53	Apr-28	1.00%	AED 14,750
54	May-28	1.00%	AED 14,750
55	Jun-28	1.00%	AED 14,750
56	Jul-28	1.00%	AED 14,750
57	Aug-28	1.00%	AED 14,750
58	Sep-28	1.00%	AED 14,750
59	Jan-28	1.00%	AED 14,750
60	Nov-28	1.00%	AED 14,750
61	Dec-28	1.00%	AED 14,750
			AED 1,475,000



**DOWN PAYMENT AMOUNT TO BE PAID-
POST HANDOVER PAYMENT PLAN (RESIDENT)**



Down Payment	Amount (AED)
Reservation Amount 20%	295,000.00
4% +AED 40-DLD Charges	59,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 357,600

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 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 -
POST HANDOVER PAYMENT PLAN (INTERNATIONAL)**



Dear Customer,
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Project	Total Area (Sqft)	Starting Price (AED)
Vincitore Aqua Dimore	1070-1085	AED 1,475,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (International)	1 BHK With Multi-Utility Room & Designer Private Pool

Disclaimer:

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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.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (INTERNATIONAL)



Sr No	Date	Percentage	Amount
1	Dec-23	20.00%	AED 295,000
2	May-24	10.00%	AED 147,500
3	Oct-24	5.00%	AED 73,750
4	Mar-25	10.00%	AED 147,500
5	Aug-25	5.00%	AED 73,750
6	Jan-26	10.00%	AED 147,500
7	Jun-26	5.00%	AED 73,750
8	Sep-26	5.00%	AED 73,750
9	Dec-26	6.00%	AED 88,500
10	May-27	5.00%	AED 73,750
11	Oct-27	5.00%	AED 73,750
12	Mar-28	5.00%	AED 73,750
13	Aug-28	5.00%	AED 73,750
14	Dec-28	4.00%	AED 59,000
		100.00%	AED 1,475,000



DOWN PAYMENT AMOUNT TO BE PAID-
POST HANDOVER PAYMENT PLAN (INTERNATIONAL)



Down Payment	Amount (AED)
Reservation Amount 20%	295,000.00
4% +AED 40-DLD Charges	59,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 357,600

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 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

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VINCITORE ELITE 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