



PRE-LAUNCH  
DRAFT SALES OFFER

# AQUA RESIDENCES

2 BHK WITH  
DESIGNER PRIVATE POOL

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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



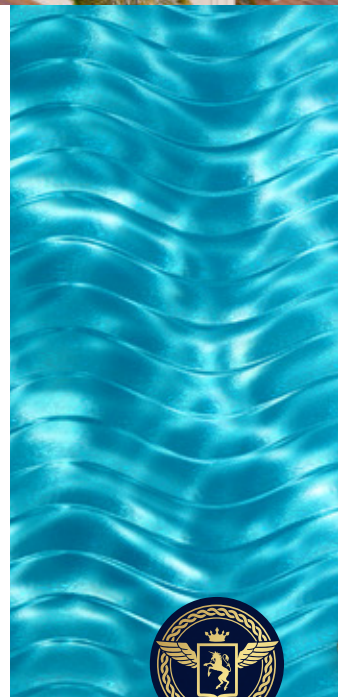
50,000 SQ. FT. DEDICATED TO AMENITIES



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

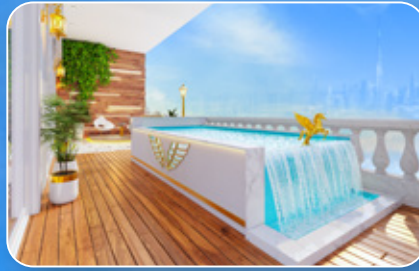


A WORLD CURATED TO ENJOY

# LIFE'S VERY BEST



AQUA LIVING



SKY LIVING



ELITE LIVING

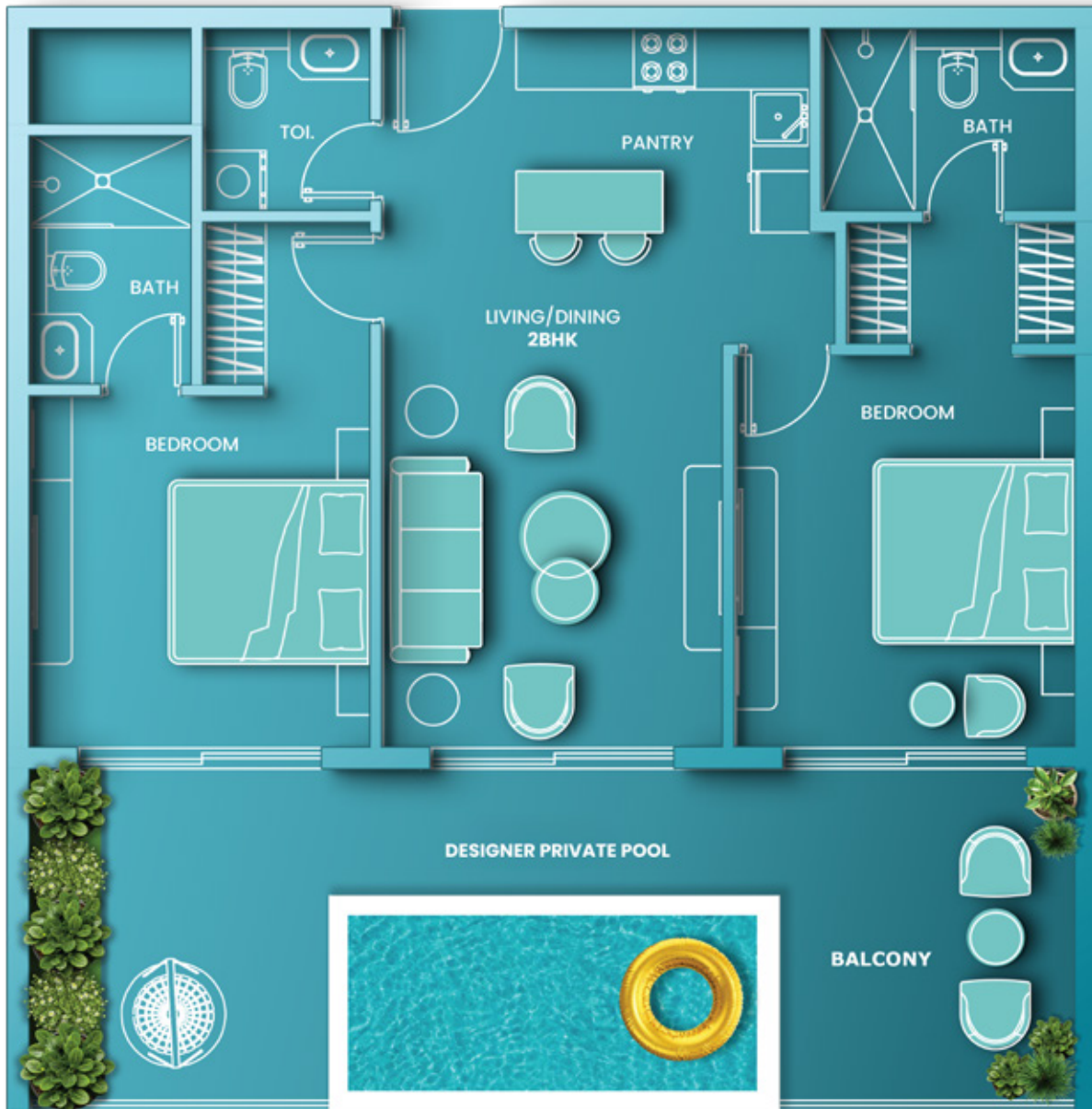


NATURE  
LIVING



# AQUA RESIDENCES

2 BHK WITH DESIGNER PRIVATE POOL



  
2 BEDROOM WITH EN-SUITE BATHROOM

  
FULLY FITTED KITCHEN

  
GUEST POWDER BATHROOM

  
TERRACE BALCONY

  
DESIGNER PRIVATE POOL

  
OUTDOOR LIVING SPACE

## 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	1220 - 1275	AED 1,795,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	100% Rental Guarantee	2 BHK With 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 359,000
2	Dec-23	80.00%	AED 1,436,000
<b>Total</b>		<b>100%</b>	AED 1,795,000

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

Down Payment	Amount (AED )
Reservation Amount 20%	359,000.00
4% +AED 40-DLD Charges	71,840.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
<b>Total</b>	<b>AED 434,400</b>

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 143,600
2	Rental Guarantee Year 2	AED 143,600
3	Rental Guarantee Year 3	AED 143,600



## 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	1220 - 1275	AED 1,795,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Rental Guarantee	2 BHK With 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 359,000
2	Jun-24	30.00%	AED 538,500
3	Mar-25	40.00%	AED 718,000
4	Dec-26	10.00%	AED 179,500
	Total	100.00%	AED 1,795,000

## DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER RENTAL GUARANTEE

Down Payment	Amount (AED )
Reservation Amount 20%	359,000.00
4% +AED 40-DLD Charges	71,840.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 434,400

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 143,600
2	Rental Guarantee Year 2	AED 143,600
3	Rental Guarantee Year 3	AED 143,600



## 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	1220 - 1275	AED 1,795,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Investor 50:50 Payment Plan	2 BHK With 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 359,000
2	Jun-24	10.00%	AED 179,500
3	Mar-25	10.00%	AED 179,500
4	Sep-25	10.00%	AED 179,500
5	Dec-26	50.00%	AED 897,500
Total		100.00%	AED 1,795,000

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

Down Payment	Amount (AED )
Reservation Amount 20%	359,000.00
4% +AED 40-DLD Charges	71,840.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 434,400

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	1220 - 1275	AED 1,795,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (Resident)	2 BHK With Designer Private Pool

### Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
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- 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 359,000
2	Jan-24	1.00%	AED 17,950
3	Feb-24	1.00%	AED 17,950
4	Mar-24	1.00%	AED 17,950
5	Apr-24	1.00%	AED 17,950
6	May-24	1.00%	AED 17,950
7	Jun-24	1.00%	AED 17,950
8	Jul-24	5.00%	AED 89,750
9	Aug-24	1.00%	AED 17,950
10	Sep-24	1.00%	AED 17,950
11	Oct-24	1.00%	AED 17,950
12	Nov-24	1.00%	AED 17,950
13	Dec-24	1.00%	AED 17,950
14	Jan-25	1.00%	AED 17,950
15	Feb-25	5.00%	AED 89,750





PAYMENT SCHEDULE -  
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
16	Mar-25	1.00%	AED 17,950
17	Apr-25	1.00%	AED 17,950
18	May-25	1.00%	AED 17,950
19	Jun-25	1.00%	AED 17,950
20	Jul-25	1.00%	AED 17,950
21	Aug-25	1.00%	AED 17,950
22	Sep-25	5.00%	AED 89,750
23	Oct-25	1.00%	AED 17,950
24	Nov-25	1.00%	AED 17,950
25	Dec-25	1.00%	AED 17,950
26	Jan-26	1.00%	AED 17,950
27	Feb-26	1.00%	AED 17,950
28	Mar-26	1.00%	AED 17,950
29	Apr-26	4.00%	AED 71,800
30	May-26	1.00%	AED 17,950



PAYMENT SCHEDULE –  
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
31	Jun-26	1.00%	AED 17,950
32	Jul-26	1.00%	AED 17,950
33	Aug-26	1.00%	AED 17,950
34	Sep-26	1.00%	AED 17,950
35	Oct-26	1.00%	AED 17,950
36	Nov-26	1.00%	AED 17,950
<b>37</b>	Dec-26	6.00%	AED 107,700
38	Jan-27	1.00%	AED 17,950
39	Feb-27	1.00%	AED 17,950
40	Mar-27	1.00%	AED 17,950
41	Apr-27	1.00%	AED 17,950
42	May-27	1.00%	AED 17,950
43	Jun-27	1.00%	AED 17,950
44	Jul-27	1.00%	AED 17,950
45	Aug-27	1.00%	AED 17,950



PAYMENT SCHEDULE -  
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
46	Sep-27	1.00%	AED 17,950
47	Oct-27	1.00%	AED 17,950
48	Nov-27	1.00%	AED 17,950
49	Dec-27	1.00%	AED 17,950
50	Jan-28	1.00%	AED 17,950
51	Feb-28	1.00%	AED 17,950
52	Mar-28	1.00%	AED 17,950
53	Apr-28	1.00%	AED 17,950
54	May-28	1.00%	AED 17,950
55	Jun-28	1.00%	AED 17,950
56	Jul-28	1.00%	AED 17,950
57	Aug-28	1.00%	AED 17,950
58	Sep-28	1.00%	AED 17,950
59	Jan-28	1.00%	AED 17,950
60	Nov-28	1.00%	AED 17,950
61	Dec-28	1.00%	AED 17,950
		100.00%	AED 1,795,000



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



Down Payment	Amount (AED )
Reservation Amount 20%	359,000.00
4% +AED 40-DLD Charges	71,840.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
<b>Total</b>	<b>AED 434,400</b>

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	1220 - 1275	AED 1,795,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (International)	2 BHK With Designer Private Pool

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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 359,000
2	May-24	10.00%	AED 179,500
3	Oct-24	5.00%	AED 89,750
4	Mar-25	10.00%	AED 179,500
5	Aug-25	5.00%	AED 89,750
6	Jan-26	10.00%	AED 179,500
7	Jun-26	5.00%	AED 89,750
8	Sep-26	5.00%	AED 89,750
<b>9</b>	<b>Dec-26</b>	6.00%	AED 107,700
10	May-27	5.00%	AED 89,750
11	Oct-27	5.00%	AED 89,750
12	Mar-28	5.00%	AED 89,750
13	Aug-28	5.00%	AED 89,750
14	Dec-28	4.00%	AED 71,800
		100.00%	AED 1,795,000



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



Down Payment	Amount (AED )
Reservation Amount 20%	359,000.00
4% +AED 40-DLD Charges	71,840.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 434,400

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

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