



PRE LAUNCH
DRAFT SALES OFFER

AQUA VILLAS

2 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



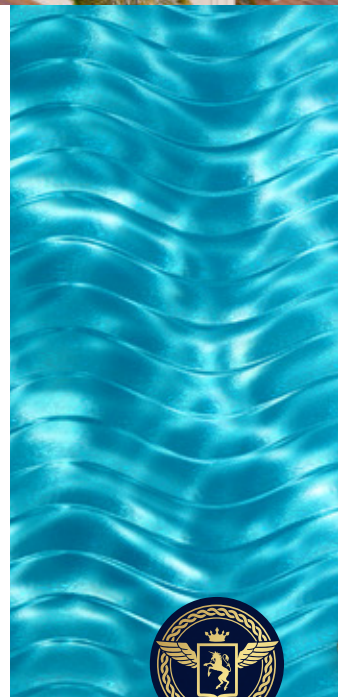
50,000 SQ. FT. DEDICATED TO AMENITIES



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.



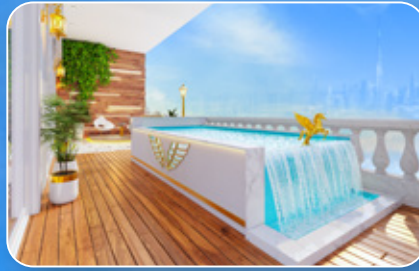


A WORLD CURATED TO ENJOY

LIFE'S VERY BEST



AQUA LIVING



SKY LIVING



ELITE LIVING



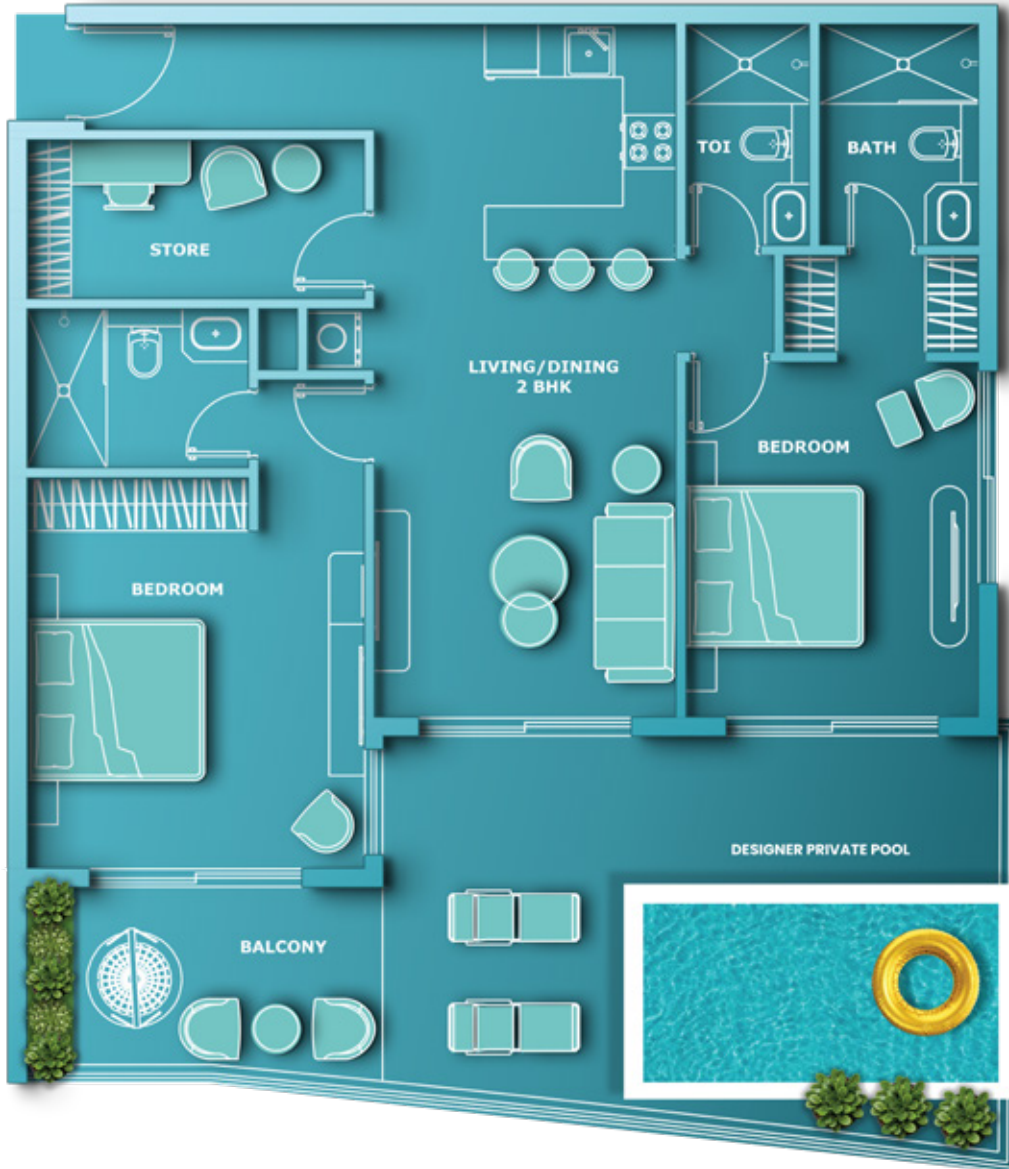
NATURE
LIVING



AQUA VILLAS



2 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL



LAVISH MASTER BEDROOM WITH PRIVATE TERRACE



BEDROOM WITH EN-SUITE BATHROOM



MULTI UTILITY ROOM



GUEST POWDER BATHROOM



DESIGNER PRIVATE POOL



OUTDOOR PARTY LOUNGE



FULLY FITTED KITCHEN



TERRACE GARDEN WITH SWING

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	1375-1605	AED 2,050,000

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	100% Rental Guarantee	2 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 410,000
2	Dec-23	80.00%	AED 1,640,000
Total		100%	AED 2,050,000

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

Down Payment	Amount (AED)
Reservation Amount 20%	410,000.00
4% +AED 40-DLD Charges	82,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 495,600

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 164,000
2	Rental Guarantee Year 2	AED 164,000
3	Rental Guarantee Year 3	AED 164,000



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	1375-1605	AED 2,050,000

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Rental Guarantee	2 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 410,000
2	Jun-24	30.00%	AED 615,000
3	Mar-25	40.00%	AED 820,000
4	Dec-26	10.00%	AED 205,000
	Total	100.00%	AED 2,050,000

DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER RENTAL GUARANTEE

Down Payment	Amount (AED)
Reservation Amount 20%	410,000.00
4% +AED 40-DLD Charges	82,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 495,600

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 164,000
2	Rental Guarantee Year 2	AED 164,000
3	Rental Guarantee Year 3	AED 164,000



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	1375-1605	AED 2,050,000

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Investor 50:50 Payment Plan	2 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 410,000
2	Jun-24	10.00%	AED 205,000
3	Mar-25	10.00%	AED 205,000
4	Sep-25	10.00%	AED 205,000
5	Dec-26	50.00%	AED 1,025,000
Total		100.00%	AED 2,050,000

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

Down Payment	Amount (AED)
Reservation Amount 20%	410,000.00
4% +AED 40-DLD Charges	82,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 495,600

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	1375-1605	AED 2,050,000

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (Resident)	2 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 410,000
2	Jan-24	1.00%	AED 20,500
3	Feb-24	1.00%	AED 20,500
4	Mar-24	1.00%	AED 20,500
5	Apr-24	1.00%	AED 20,500
6	May-24	1.00%	AED 20,500
7	Jun-24	1.00%	AED 20,500
8	Jul-24	5.00%	AED 102,500
9	Aug-24	1.00%	AED 20,500
10	Sep-24	1.00%	AED 20,500
11	Oct-24	1.00%	AED 20,500
12	Nov-24	1.00%	AED 20,500
13	Dec-24	1.00%	AED 20,500
14	Jan-25	1.00%	AED 20,500
15	Feb-25	5.00%	AED 102,500



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
16	Mar-25	20.00%	AED 410,000
17	Apr-25	1.00%	AED 20,500
18	May-25	1.00%	AED 20,500
19	Jun-25	1.00%	AED 20,500
20	Jul-25	1.00%	AED 20,500
21	Aug-25	1.00%	AED 20,500
22	Sep-25	1.00%	AED 20,500
23	Oct-25	5.00%	AED 102,500
24	Nov-25	1.00%	AED 20,500
25	Dec-25	1.00%	AED 20,500
26	Jan-26	1.00%	AED 20,500
27	Feb-26	1.00%	AED 20,500
28	Mar-26	1.00%	AED 20,500
29	Apr-26	1.00%	AED 20,500
30	May-26	5.00%	AED 102,500



PAYMENT SCHEDULE –
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
31	Jun-26	1.00%	AED 20,500
32	Jul-26	1.00%	AED 20,500
33	Aug-26	1.00%	AED 20,500
34	Sep-26	1.00%	AED 20,500
35	Oct-26	1.00%	AED 20,500
36	Nov-26	1.00%	AED 20,500
37	Dec-26	6.00%	AED 123,000
38	Jan-27	1.00%	AED 20,500
39	Feb-27	1.00%	AED 20,500
40	Mar-27	1.00%	AED 20,500
41	Apr-27	1.00%	AED 20,500
42	May-27	1.00%	AED 20,500
43	Jun-27	1.00%	AED 20,500
44	Jul-27	1.00%	AED 20,500
45	Aug-27	1.00%	AED 20,500



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
46	Sep-27	1.00%	AED 20,500
47	Oct-27	1.00%	AED 20,500
48	Nov-27	1.00%	AED 20,500
49	Dec-27	1.00%	AED 20,500
50	Jan-28	1.00%	AED 20,500
51	Feb-28	1.00%	AED 20,500
52	Mar-28	1.00%	AED 20,500
53	Apr-28	1.00%	AED 20,500
54	May-28	1.00%	AED 20,500
55	Jun-28	1.00%	AED 20,500
56	Jul-28	1.00%	AED 20,500
57	Aug-28	1.00%	AED 20,500
58	Sep-28	1.00%	AED 20,500
59	Jan-28	1.00%	AED 20,500
60	Nov-28	1.00%	AED 20,500
61	Dec-28	1.00%	AED 20,500
			AED 2,050,000



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



Down Payment	Amount (AED)
Reservation Amount 20%	410,000.00
4% +AED 40-DLD Charges	82,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 495,600

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	1375-1605	AED 2,050,000

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (International)	2 BHK with Multi-Utility Room & Designer Private Pool

Disclaimer:

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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 410,000
2	May-24	10.00%	AED 205,000
3	Oct-24	5.00%	AED 102,500
4	Mar-25	10.00%	AED 205,000
5	Aug-25	5.00%	AED 102,500
6	Jan-26	10.00%	AED 205,000
7	Jun-26	5.00%	AED 102,500
8	Sep-26	5.00%	AED 102,500
9	Dec-26	6.00%	AED 123,000
10	May-27	5.00%	AED 102,500
11	Oct-27	5.00%	AED 102,500
12	Mar-28	5.00%	AED 102,500
13	Aug-28	5.00%	AED 102,500
14	Dec-28	4.00%	AED 82,000
		100.00%	AED 2,050,000



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



Down Payment	Amount (AED)
Reservation Amount 20%	410,000.00
4% +AED 40-DLD Charges	82,040.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 495,600

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

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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