



PRE LAUNCH
DRAFT SALES OFFER

AQUA VILLAS

3 BHK WITH
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



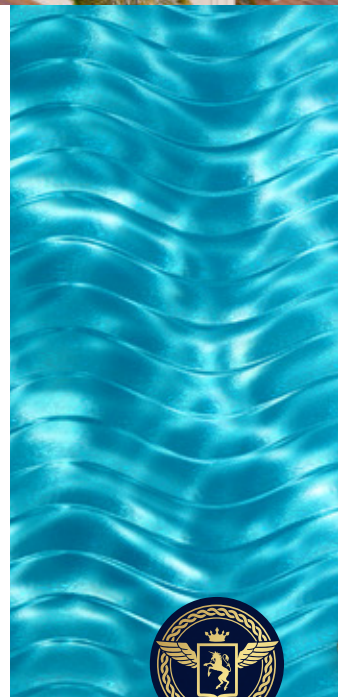
50,000 SQ. FT. DEDICATED TO AMENITIES



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.



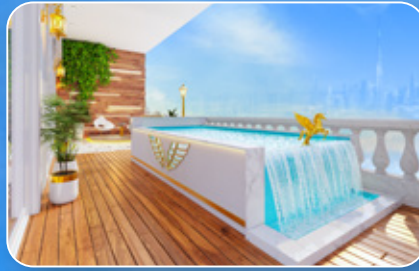


A WORLD CURATED TO ENJOY

LIFE'S VERY BEST



AQUA LIVING



SKY LIVING



ELITE LIVING



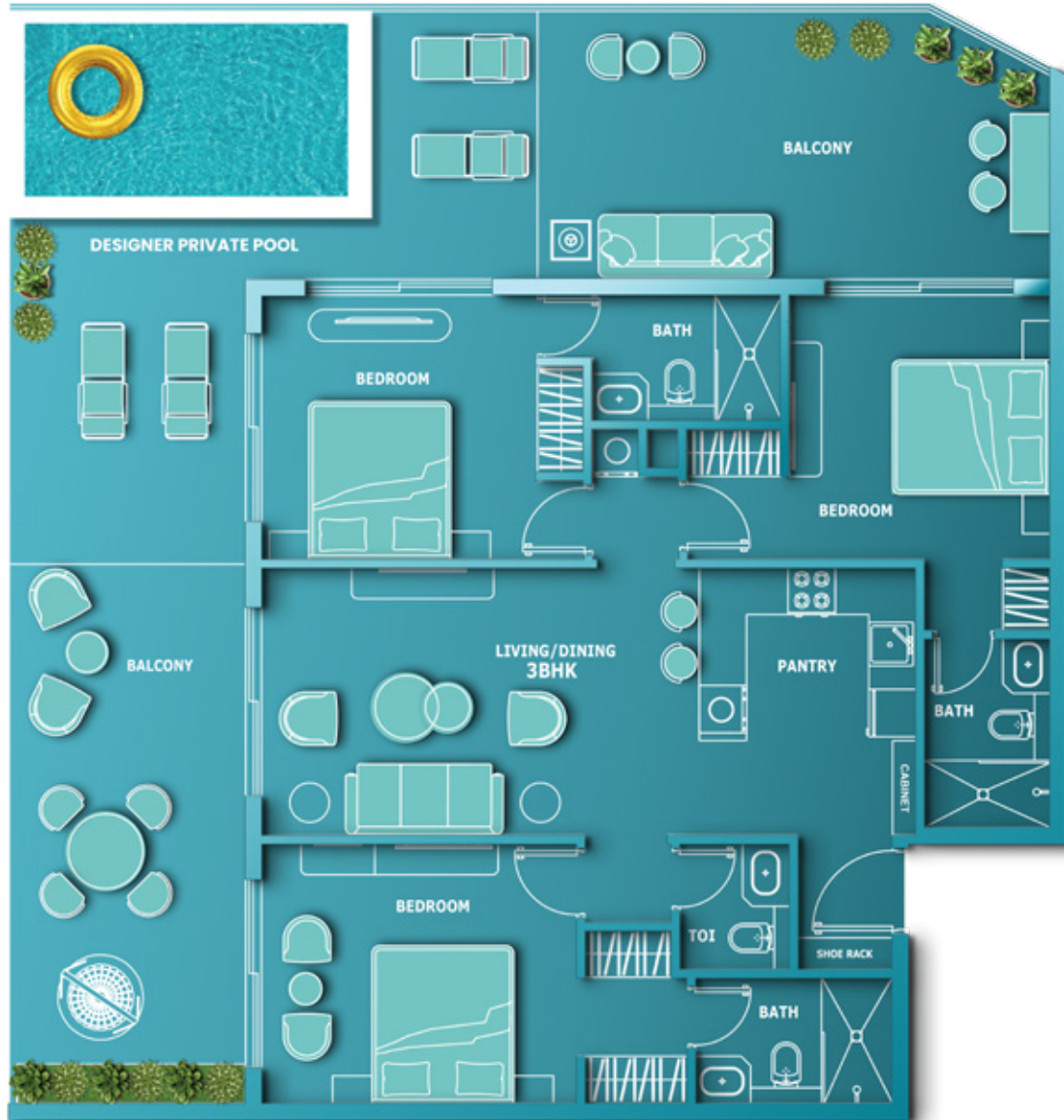
NATURE
LIVING



AQUA VILLAS



3 BHK WITH DESIGNER PRIVATE POOL



LAVISH MASTER
BEDROOM WITH
PRIVATE TERRACE



BEDROOM WITH
EN-SUITE BATHROOM



MULTI UTILITY ROOM



GUEST POWDER
BATHROOM



L-SHAPED TERRACE
BALCONY



DESIGNER
PRIVATE POOL



OUTDOOR
PARTY LOUNGE



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	1775 -1835	AED 2,415,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	100% Rental Guarantee	3 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 483,000
2	Dec-23	80.00%	AED 1,932,000
Total		100%	AED 2,415,000

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

Down Payment	Amount (AED)
Reservation Amount 20%	483,000.00
4% +AED 40-DLD Charges	96,640.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 583,200

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 193,200
2	Rental Guarantee Year 2	AED 193,200
3	Rental Guarantee Year 3	AED 193,200



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	1775 -1835	AED 2,415,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Rental Guarantee	3 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 483,000
2	Jun-24	30.00%	AED 724,500
3	Mar-25	40.00%	AED 966,000
4	Dec-26	10.00%	AED 241,500
	Total	100.00%	AED 2,415,000

DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER RENTAL GUARANTEE

Down Payment	Amount (AED)
Reservation Amount 20%	483,000.00
4% +AED 40-DLD Charges	96,640.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 583,200

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 193,200
2	Rental Guarantee Year 2	AED 193,200
3	Rental Guarantee Year 3	AED 193,200



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	1775 -1835	AED 2,415,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Investor 50:50 Payment Plan	3 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 483,000
2	Jun-24	10.00%	AED 241,500
3	Mar-25	10.00%	AED 241,500
4	Sep-25	10.00%	AED 241,500
5	Dec-26	50.00%	AED 1,207,500
Total		100.00%	AED 2,415,000

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

Down Payment	Amount (AED)
Reservation Amount 20%	483,000.00
4% +AED 40-DLD Charges	96,640.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 583,200

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	1775 -1835	AED 2,415,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (Resident)	3 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 PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
1	Dec-23	20.00%	AED 483,000
2	Jan-24	1.00%	AED 24,150
3	Feb-24	1.00%	AED 24,150
4	Mar-24	1.00%	AED 24,150
5	Apr-24	1.00%	AED 24,150
6	May-24	1.00%	AED 24,150
7	Jun-24	1.00%	AED 24,150
8	Jul-24	5.00%	AED 120,750
9	Aug-24	1.00%	AED 24,150
10	Sep-24	1.00%	AED 24,150
11	Oct-24	1.00%	AED 24,150
12	Nov-24	1.00%	AED 24,150
13	Dec-24	1.00%	AED 24,150
14	Jan-25	1.00%	AED 24,150
15	Feb-25	5.00%	AED 120,750



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
16	Mar-25	1.00%	AED 24,150
17	Apr-25	1.00%	AED 24,150
18	May-25	1.00%	AED 24,150
19	Jun-25	1.00%	AED 24,150
20	Jul-25	1.00%	AED 24,150
21	Aug-25	1.00%	AED 24,150
22	Sep-25	5.00%	AED 120,750
23	Oct-25	1.00%	AED 24,150
24	Nov-25	1.00%	AED 24,150
25	Dec-25	1.00%	AED 24,150
26	Jan-26	1.00%	AED 24,150
27	Feb-26	1.00%	AED 24,150
28	Mar-26	1.00%	AED 24,150
29	Apr-26	4.00%	AED 96,600
30	May-26	1.00%	AED 24,150



PAYMENT SCHEDULE –
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
31	Jun-26	1.00%	AED 24,150
32	Jul-26	1.00%	AED 24,150
33	Aug-26	1.00%	AED 24,150
34	Sep-26	1.00%	AED 24,150
35	Oct-26	1.00%	AED 24,150
36	Nov-26	1.00%	AED 24,150
37	Dec-26	6.00%	AED 144,900
38	Jan-27	1.00%	AED 24,150
39	Feb-27	1.00%	AED 24,150
40	Mar-27	1.00%	AED 24,150
41	Apr-27	1.00%	AED 24,150
42	May-27	1.00%	AED 24,150
43	Jun-27	1.00%	AED 24,150
44	Jul-27	1.00%	AED 24,150
45	Aug-27	1.00%	AED 24,150



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



Sr No	Date	Percentage	Amount
46	Sep-27	1.00%	AED 24,150
47	Oct-27	1.00%	AED 24,150
48	Nov-27	1.00%	AED 24,150
49	Dec-27	1.00%	AED 24,150
50	Jan-28	1.00%	AED 24,150
51	Feb-28	1.00%	AED 24,150
52	Mar-28	1.00%	AED 24,150
53	Apr-28	1.00%	AED 24,150
54	May-28	1.00%	AED 24,150
55	Jun-28	1.00%	AED 24,150
56	Jul-28	1.00%	AED 24,150
57	Aug-28	1.00%	AED 24,150
58	Sep-28	1.00%	AED 24,150
59	Jan-28	1.00%	AED 24,150
60	Nov-28	1.00%	AED 24,150
61	Dec-28	1.00%	AED 24,150
		100.00%	AED 2,415,000



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



Down Payment	Amount (AED)
Reservation Amount 20%	483,000.00
4% +AED 40-DLD Charges	96,640.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 583,200

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,
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	1775 -1835	AED 2,415,000.00

Category	Unit Number	Payment Plan	Unit Type
Residential	TBD	Post Handover Payment Plan (International)	3 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 483,000
2	May-24	10.00%	AED 241,500
3	Oct-24	5.00%	AED 120,750
4	Mar-25	10.00%	AED 241,500
5	Aug-25	5.00%	AED 120,750
6	Jan-26	10.00%	AED 241,500
7	Jun-26	5.00%	AED 120,750
8	Sep-26	5.00%	AED 120,750
9	Dec-26	6.00%	AED 144,900
10	May-27	5.00%	AED 120,750
11	Oct-27	5.00%	AED 120,750
12	Mar-28	5.00%	AED 120,750
13	Aug-28	5.00%	AED 120,750
14	Dec-28	4.00%	AED 96,600
		100.00%	AED 2,415,000



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



Down Payment	Amount (AED)
Reservation Amount 20%	483,000.00
4% +AED 40-DLD Charges	96,640.00
Oqood Registration Fee	1,060.00
Admin Fee	2,500.00
Total	AED 583,200

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

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