



## WANT DISCUSS PRICES AND FLOORPLANS FOR THIS PROJECT?

Have peace of mind knowing you are in good hands and discover a wealth of investment options in Dubai with the help of a seasoned American Investor with 13 years of Real Estate Experience with In-Depth Experience in the United Arab Emirates.



Contact me Anytime

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VINCITORE REALTY  
**legacy of  
crafting  
Masterpieces**  
*Ornate Past. Promising Future.*



WINNER OF  
FASTEST GROWING REAL  
ESTATE BRANDED QUALITY  
PRODUCT



WINNER OF  
LUXURY APARTMENTS  
IN DUBAI



WINNER OF  
RESIDENTIAL PROJECT OF  
THE YEAR 2018



WINNER OF  
REAL ESTATE &  
CONSTRUCTION  
CATEGORY



WINNER OF  
LUXURY RESIDENTIAL &  
CUSTOMER EXPERIENCE  
INITIATIVE



WINNER OF  
BEST LUXURY  
RESIDENTIAL DEVELOPMENT  
IN DUBAI

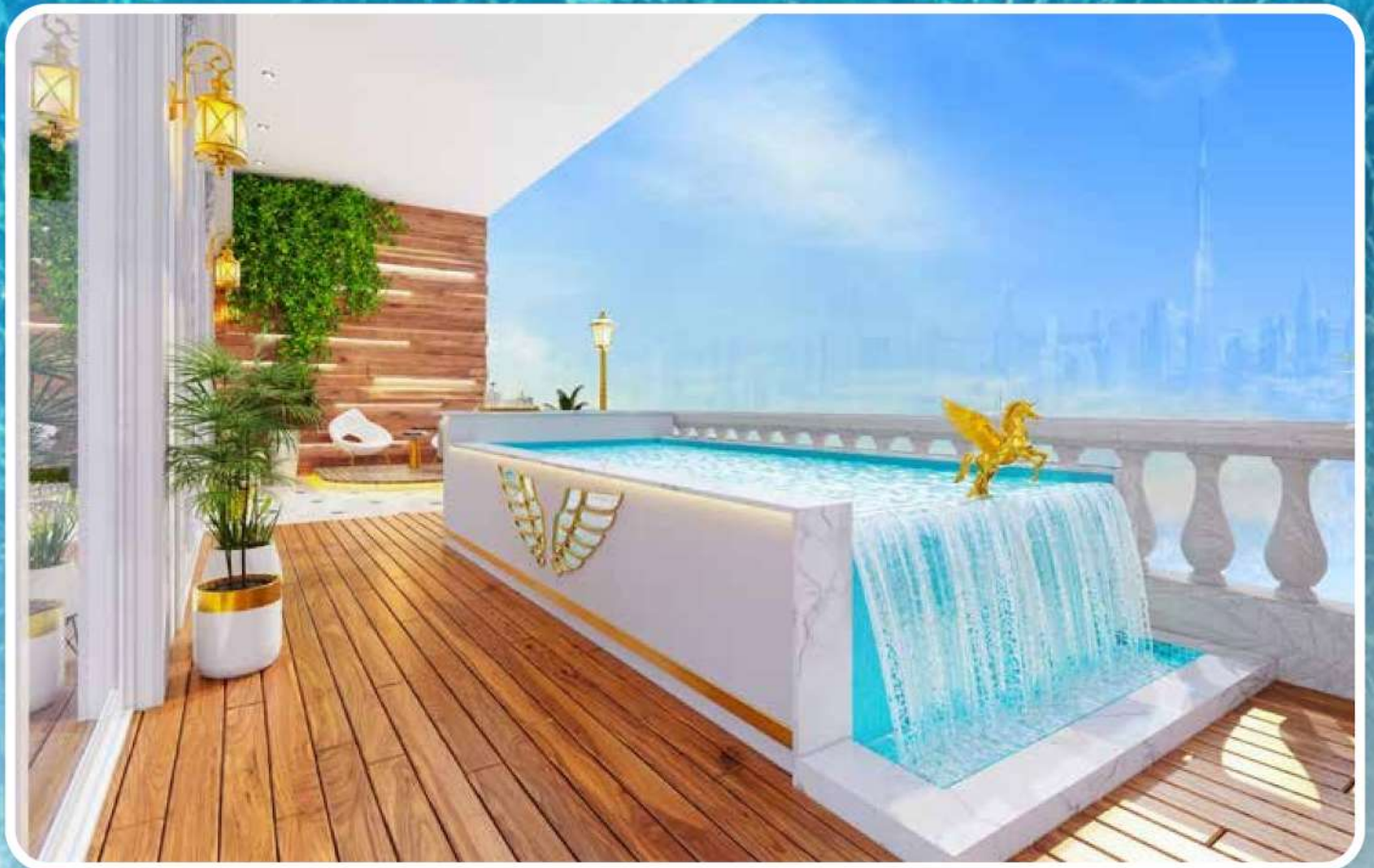


## THE CONNOISSEURS OF LUXURY LIVING

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



20+ LIFESTYLE AMENITIES



50,000 SQ. FT. DEDICATED TO AMENITIES



CLASSIC ITALIAN ARCHITECTURE



DUBAI'S FIRST-EVER INDOOR-OUTDOOR POOL

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

Whether you find inspiration in the gentle flow of water, the boundless skies, the deep forest or a sun-kissed island, Aqua Dimore offers an immersive and perpetual vacation experience, every day of your life.





# a life designed to fulfill all your Aspirations



PRESTIGIOUS 5-STAR DEDICATED LOCATION



40 METER  
GRAND LOBBY



20+ EXPERIENTIAL  
AMENITIES



OVER 50,000 SQ. FT.  
DEDICATED  
TO AMENITIES



ROYAL  
ITALIAN  
ARCHITECTURE



AQUA VILLAS WITH  
DESIGNER  
PRIVATE POOL



DUBAI'S FIRST INDOOR  
OUTDOOR POOL







# a world curated to enjoy life's very Best.



EXPLORE A WORLD THAT CELEBRATES  
EVERY ASPECT OF LIVING TO  
COCOON YOU IN AN ECOSYSTEM  
WITH ALL THE GOODNESS OF AN  
EXPERIENTIAL LIFESTYLE.



## Aqua Living

Rejuvenate every day as you dive  
into the blissful bounties of water.



## Sky Living

Reunite with unbroken views of the cityscape,  
from your sky-high comfort zone.



## Nature Living

Refresh yourself under the green  
canopy of nature's opulence.

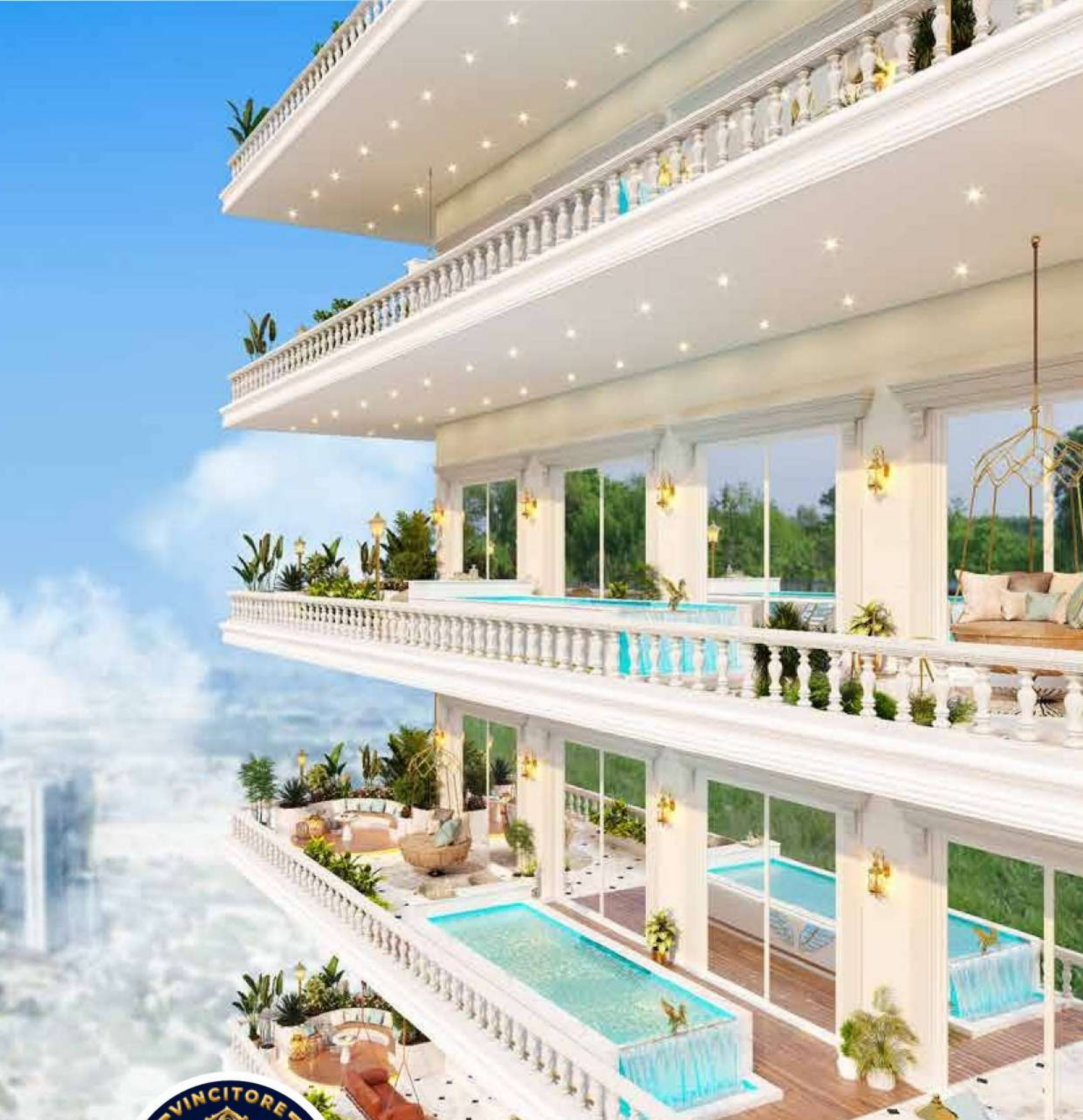


## Elite Living

Network and socialize endlessly as  
you rub shoulders with the  
like-minded.







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



# AT THE Center OF ALL THE ACTION



DUBAI MIRACLE GARDEN	1 MIN
DUBAI HILLS MALL	4 MIN
DUBAI AUTODROME	5 MIN
MALL OF THE EMIRATES	7 MIN
DUBAI POLO EQUESTERIAN CLUB	8 MIN
IMG WORLDS OF ADVENTURE	10 MIN
DUBAI MARINA	12 MIN
BURJ KHALIFA	15 MIN
PALM JUMEIRAH	15 MIN
DUBAI INTERNATIONAL AIRPORT	15 MIN
AL MAKHTOUM INTERNATIONAL AIRPORT	18 MIN

Aqua Dimore is located in Dubai Science Park (DSP) - a thriving and buzzing community that tops the city's list of areas with the highest occupancy rate. Making it a promising real estate investment avenue.

Strategically located along the Umm Suqeim Road with proximity to Sheikh Mohammed bin Zayed Road and Al Khail Road, Aqua Dimore enjoys excellent connectivity to prominent business areas and shopping destinations.



11 SCHOOLS



3 SHOPPING MALLS



4 PUBLIC PARKS



2 HOSPITALS



40 RESTAURANT & CAFES



7 ENTERTAINMENT & LEISURE SPOTS



Community with the Highest Average Occupancy Rate in Dubai: **90.2%**



Project Located 2 Mins from Upcoming Metro Station



Centrally Located with Direct Access to Main Roads of Dubai: **Umm Suqeim, Al Khail and Sheikh Zayed Road**



Project location with **3 sides open views**







# revel in Nature's embrace

Welcome to a 50,000 sq ft leisure zone unlike any other, meticulously designed to nourish both body and soul. This enchanting and thoughtful world invites you to immerse yourself in the soothing embrace of nature and unwind in the most serene settings.



LAZY  
RIVER



MIST  
SPRAYS



RAIN  
SHOWER  
CURTAIN



CASCADING  
WATER  
FALL







# aqua Leisure

AN UNMATCHED SENSE  
OF CALM AND RELAXATION



DUBAI'S FIRST  
INDOOR-TO-OUTDOOR  
SKY POOL



TROPICAL POOL  
SURROUNDED  
BY NATURE



SUBMERGED  
WATER  
LOUNGERS



OUTDOOR  
JACUZZI







# a green Escape

FOR THOSE WHO FIND  
INSPIRATION IN NATURE



LUSH  
LANDSCAPED  
GREENS



LAZY  
RIVER



GRAND  
ARENA



NIRVANA  
MEDITATION  
DECK



DESIGNER  
RAIN  
CURTAIN







# Versa lounge

DO EVERYTHING UNDER  
THE SKY



STAR-GAZING  
DECK



SKY LOUNGE  
BAR



DINE  
UNDER THE  
STARS







# the rendezvous Zone

A SPACE PLANNED FOR  
CONVENIENCE OF EVERY KIND



PREMIUM  
BUSINESS  
LOUNGE



SMART  
CO-WORKING  
SPACE



LUXE  
NETWORKING  
HUB







# a sanctuary for every Dream

DREAMS COME IN EVERY SHAPE  
AND SIZE. OUR SKY SANCTUARIES  
ARE DESIGNED TO FULFILL EACH  
ONE OF THEM

## palatial studio

These classic homes surround you  
with all the goodness that life has to  
offer. A life designed to cherish every  
moment awaits.

Homes with designer private pool  
where you enjoy aqua bliss in your  
private haven. It is your escape from  
the daily grind.

- studio with designer private pool
- 1 bhk with designer private pool
- 1 bhk with multi-utility room & designer private pool 2 bhk
- with designer private pool

## aqua residences

## aqua villas

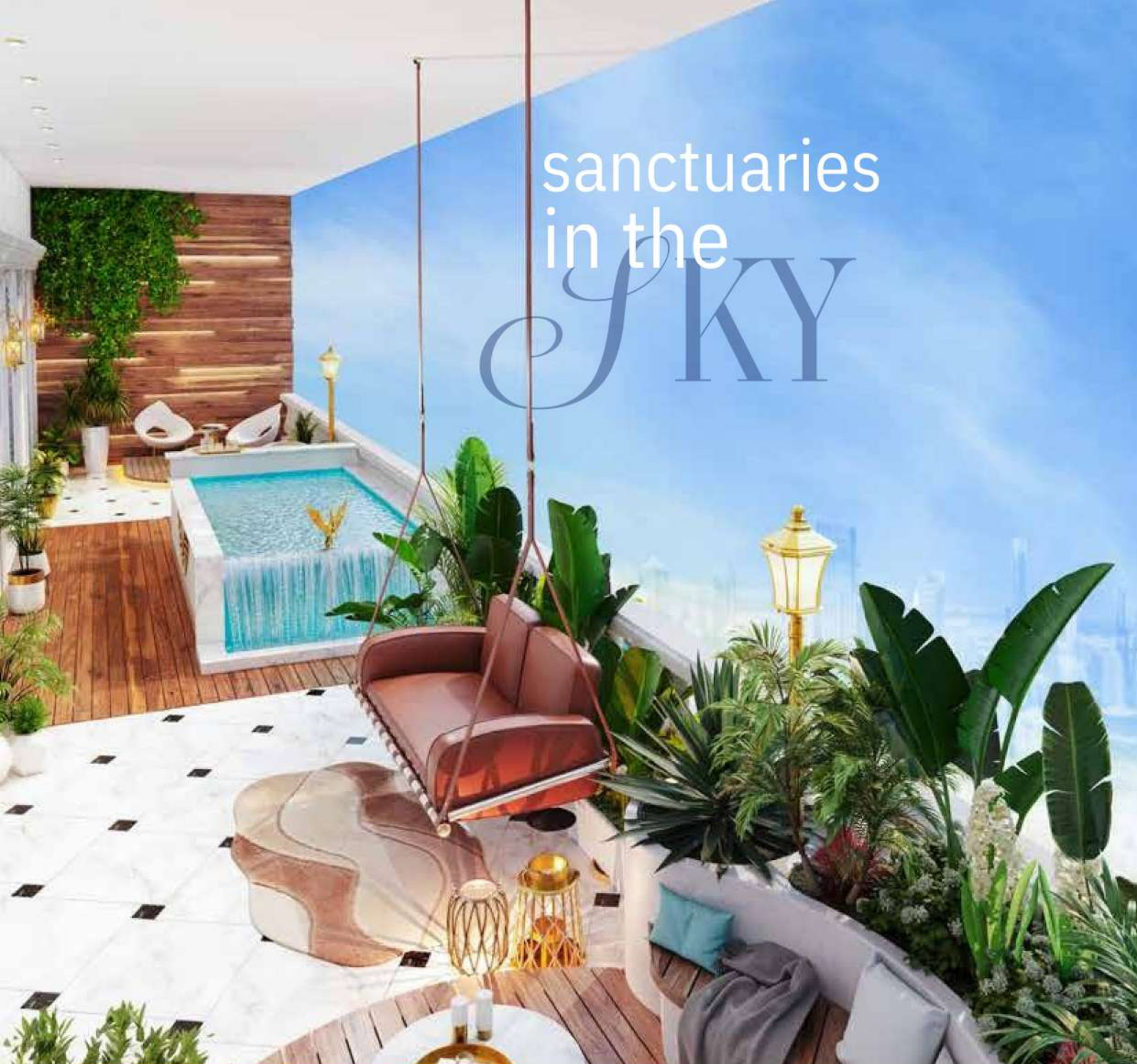
The biggest of the sanctuaries, these  
opulent apartments with their majestic  
balconies and designer private pool,  
invite you to celebrate the new realm of  
Aqua Living

- 2 bhk with multi-utility room &  
designer private pool
- 3 bhk with designer private pool





# sanctuaries in the SKY



**ELEVATE  
YOUR HOME  
LIVING**



Aqua Dimore is a paradigm for Dubai's forward-thinking community, offering a never-before Sky Villa concept.

Each sky Villa comes with an expansive balcony and private plunge pools that let you discover the perfect oasis above the city. These exclusive residences are more than just homes; they are a testament to your appreciation of life's finest pleasures.



**DESIGNER  
PRIVATE  
POOL**



**PARTY  
LOUNGE &  
BAR SETUP**



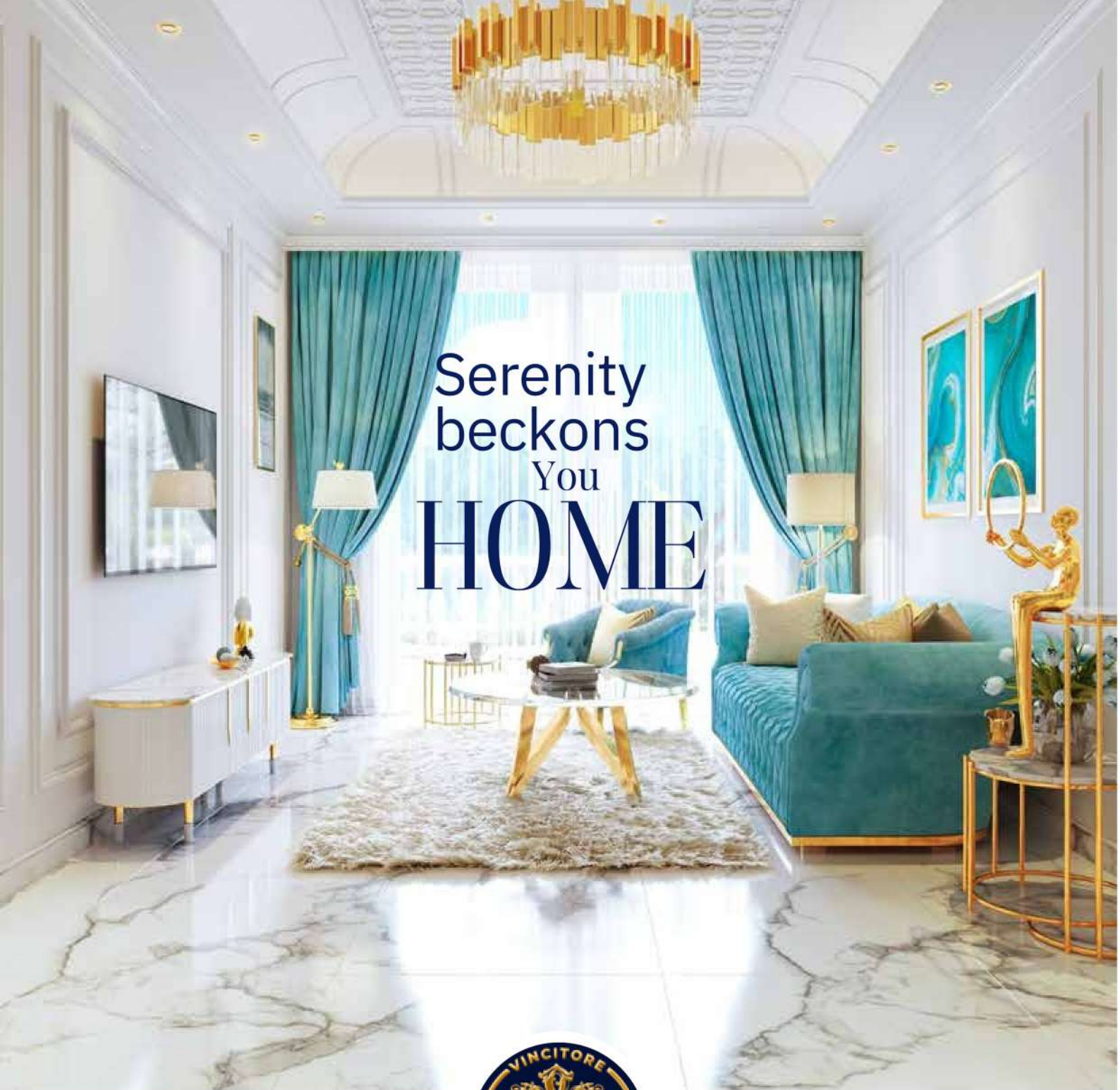
**TERRACE  
SWING**



**PANORAMIC  
SKYLINE  
VIEW**







# Serenity beckons You HOME



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







the heart  
of your  
**HOME**

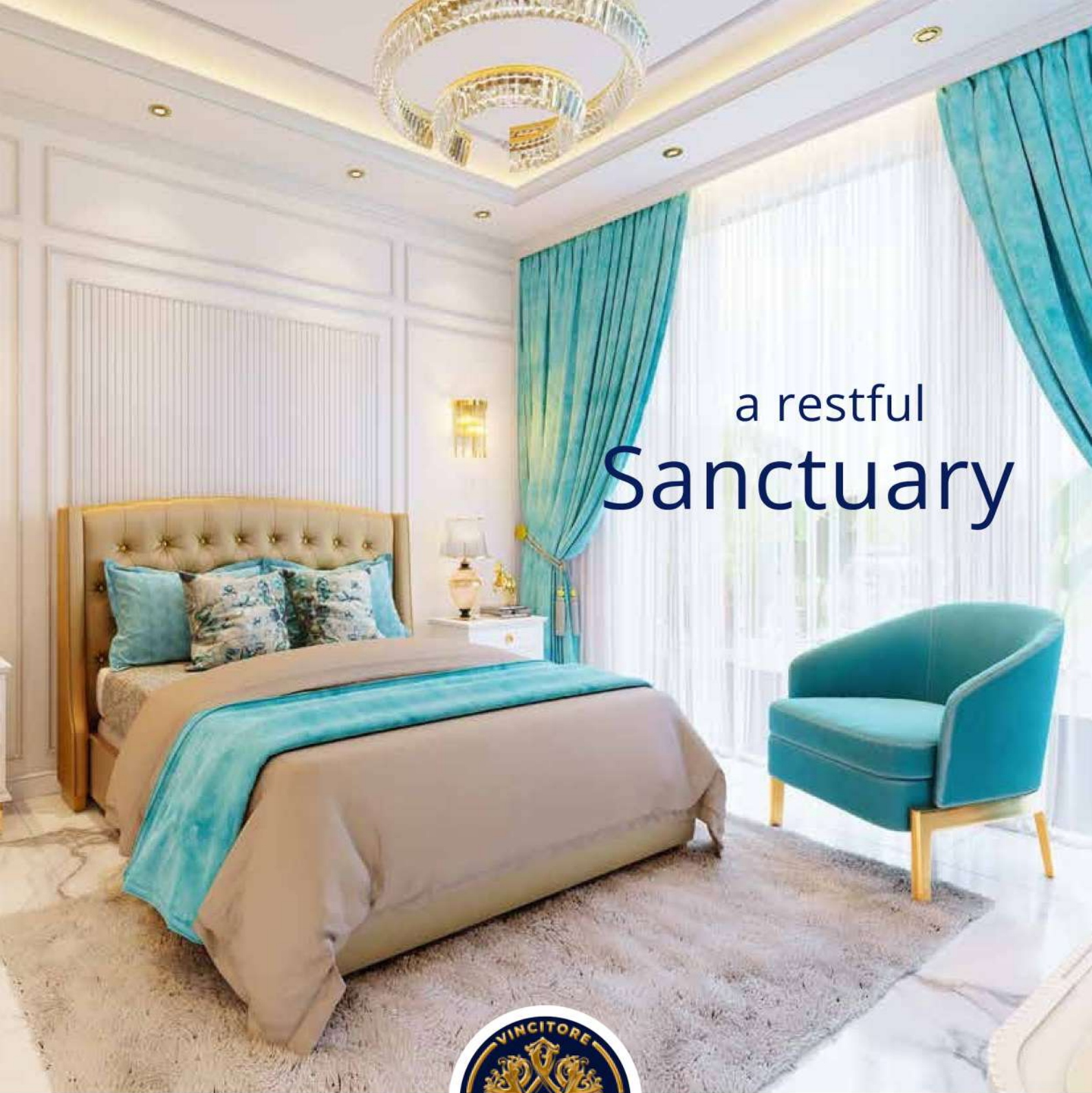


A well-designed kitchen that combines functionality with style and personal touches to create a kitchen that truly becomes the heart of your home.

T&C Apply\*. Kindly Refer Disclaimer







a restful  
**Sanctuary**

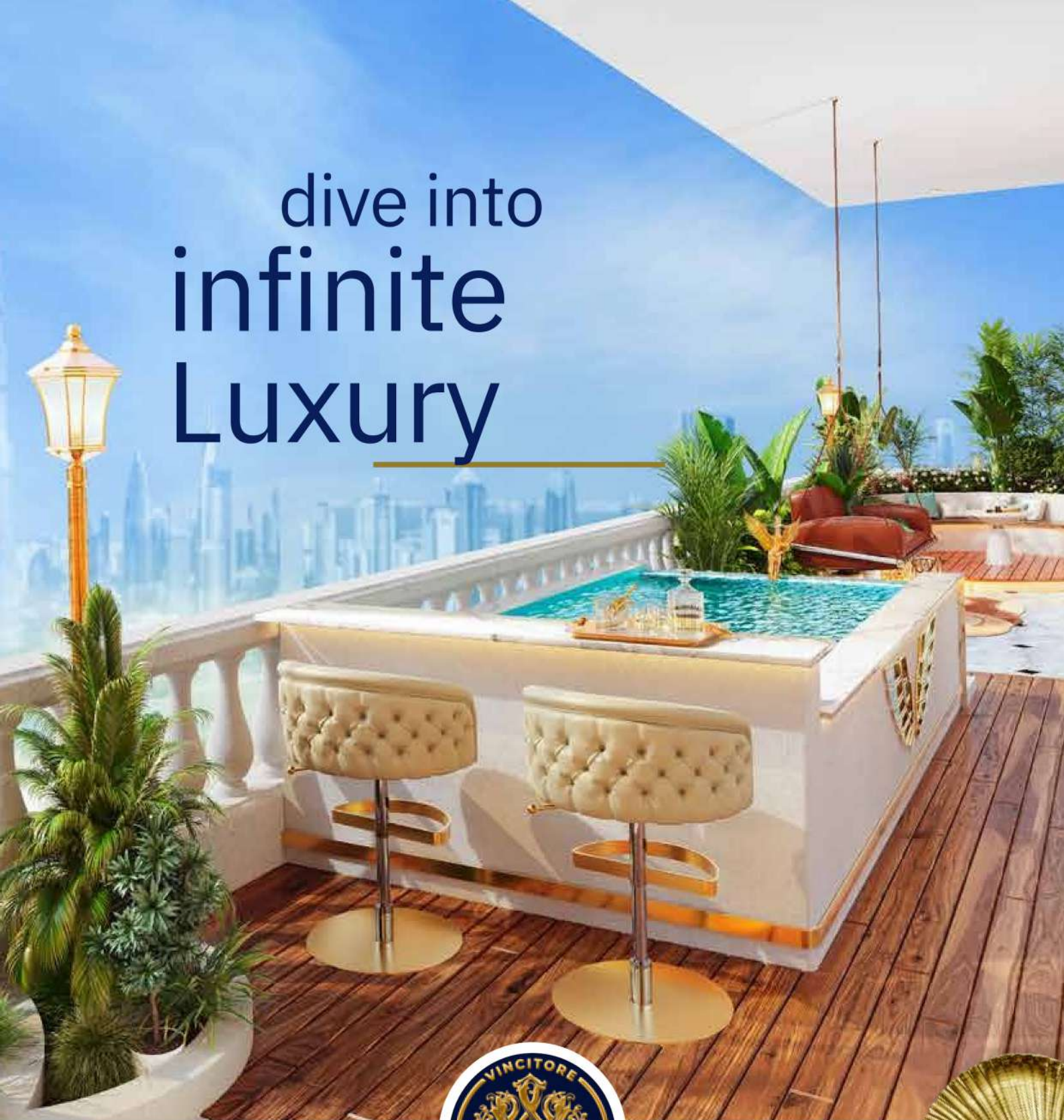


A haven for recharging your physical and mental well-being to make you feel refreshed and rejuvenated each day.





# dive into infinite Luxury



The designer private pool creates a harmonious balance between natural beauty and luxurious living, providing residents with a serene escape just a few steps from their living space.



T&C Apply\*, Kindly Refer Disclaimer



# every view, a grand Spectacle



Your home at Aqua Dimore surrounds you with enviable views that take your lifestyle to new heights. Along with its strategic location in the prestigious Dubai Science Park, Aqua Dimore enjoys the unique 3-sides open advantage with dynamic views that change at every turn. The location also ensures that the green views of the community park and the panoramic view of the vibrant Dubai skyline are forever reserved for the residents of Aqua Dimore.



3 SIDES  
OPEN VIEW



ARJAN CENTRAL  
PARK VIEW



PARK VIEW



MBR GARDEN  
VIEW



COMMUNITY DUBAI  
VIEWSKYLINE VIEW





# palatial studio



BEDROOM WITH  
EN-SUITE BATHROOM



FULLY FITTED  
KITCHEN



TERRACE  
BALCON  
Y



## VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING



# aqua residences

STUDIO WITH DESIGNER PRIVATE POOL



BEDROOM WITH  
EN-SUITE BATHROOM



TERRACE  
BALCONY



FULLY FITTED  
KITCHEN



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

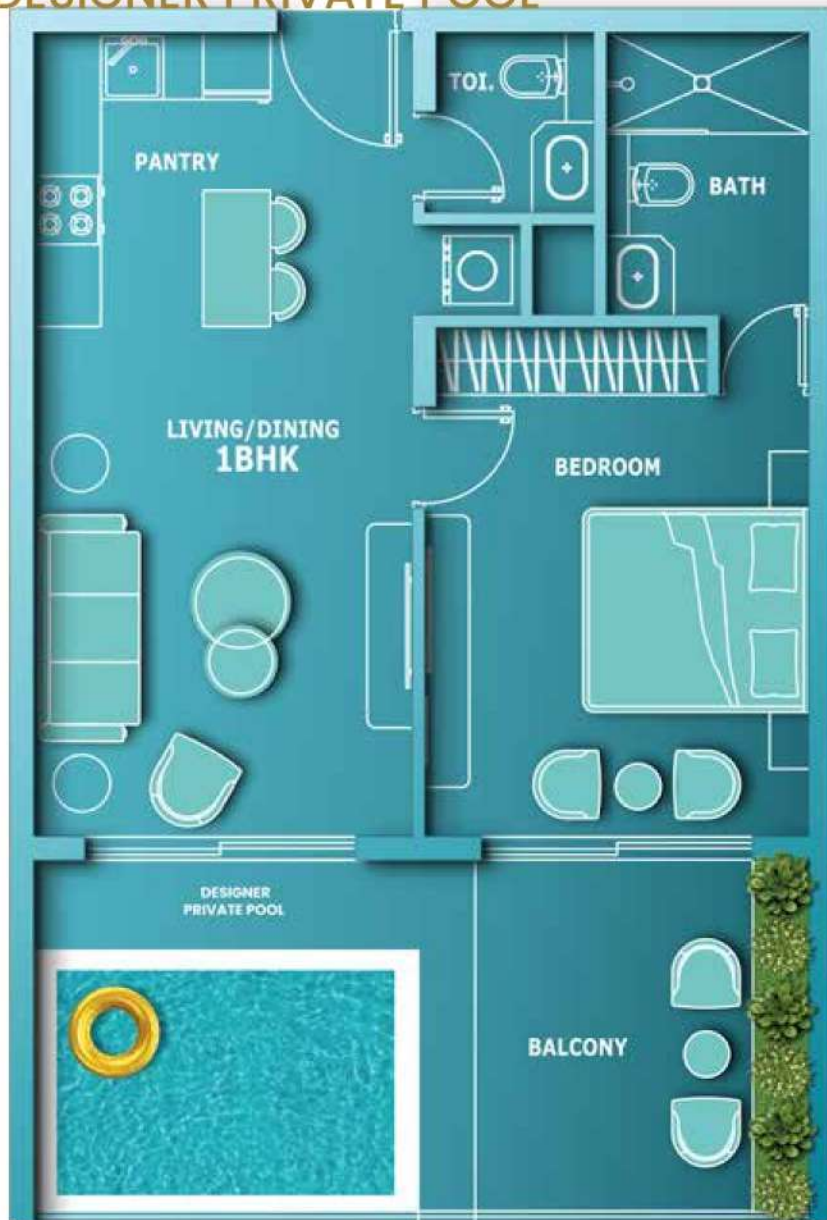
DESIGNER MOOD LIGHTING



# aqua residences



1 BHK WITH DESIGNER PRIVATE POOL



## VINCITORE DESIGNER HOMES



DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

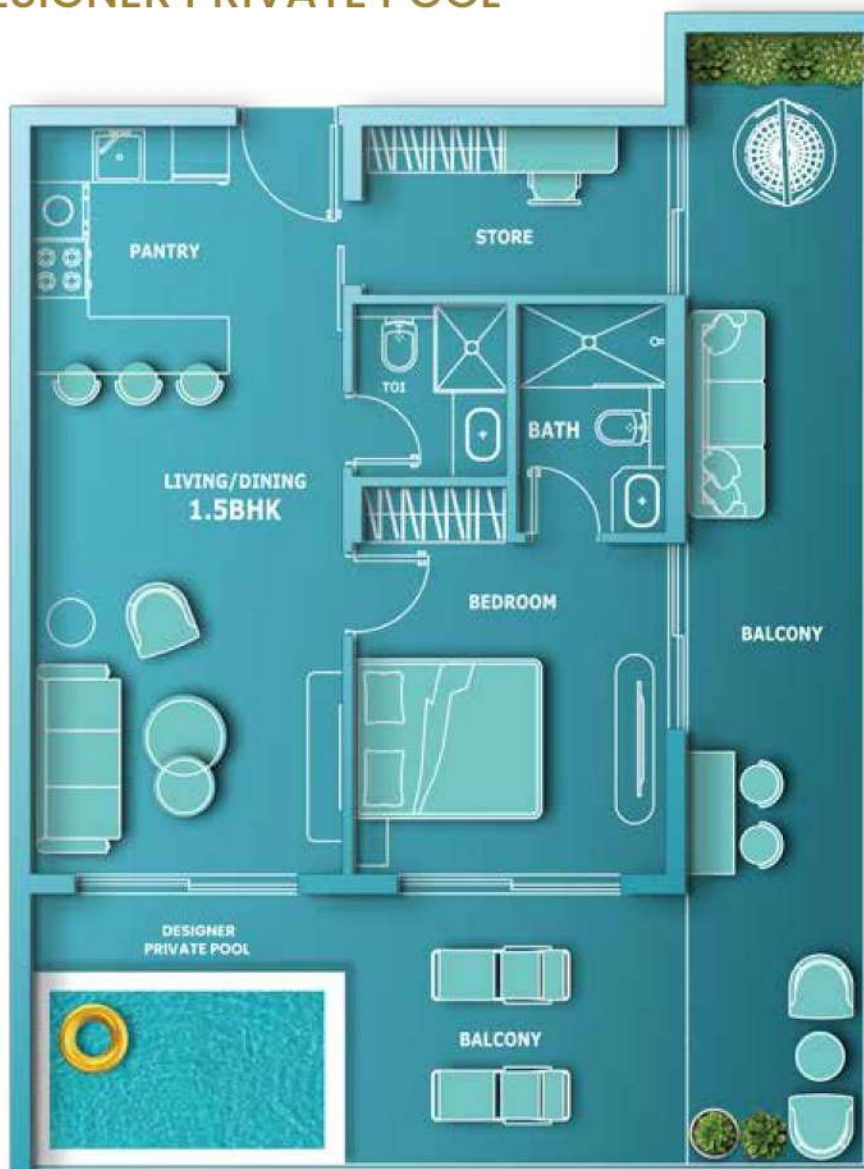
DESIGNER MOOD LIGHTING



# 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

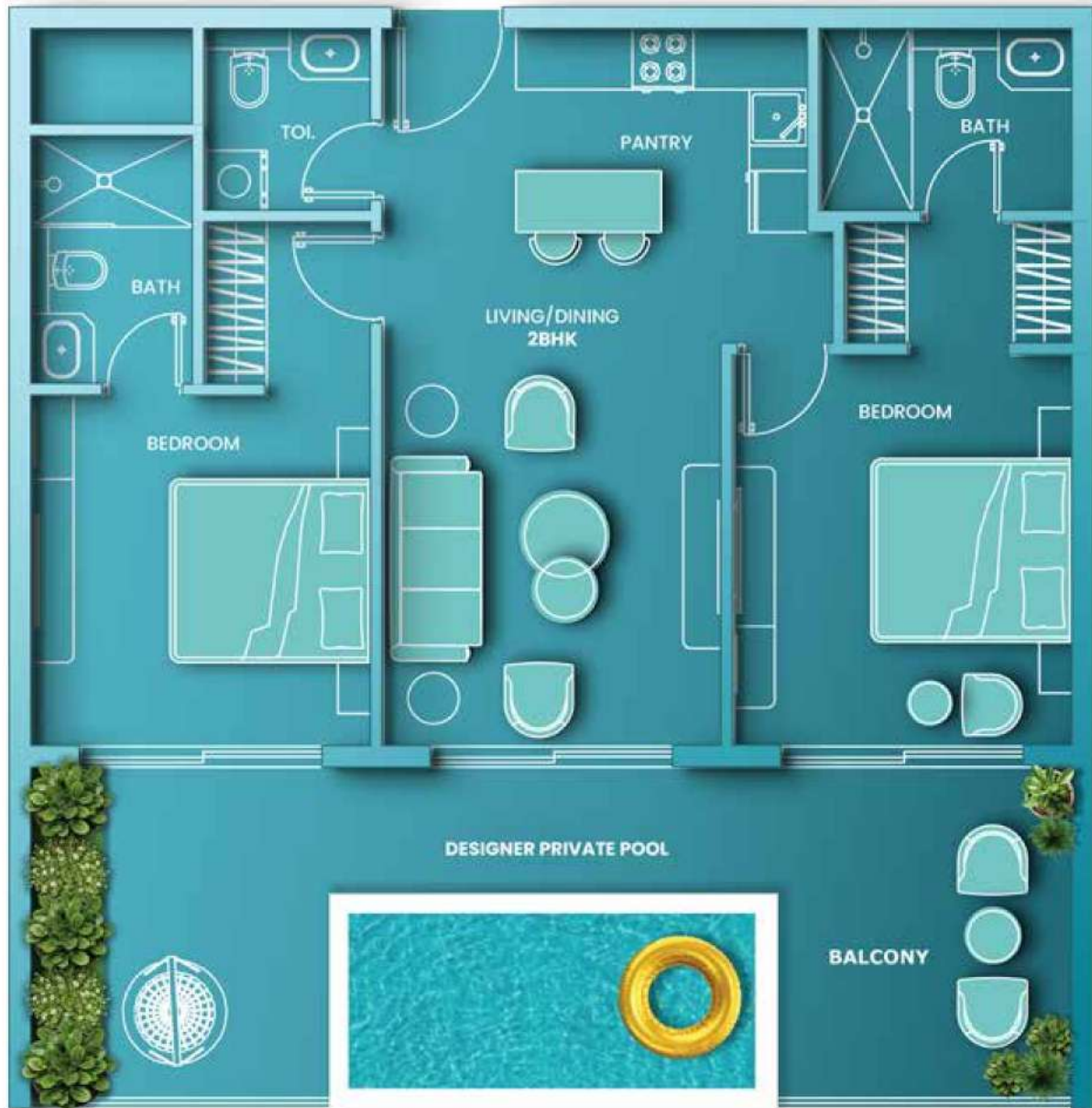
GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING



# aqua residences

2 BHK WITH DESIGNER PRIVATE POOL



## VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING

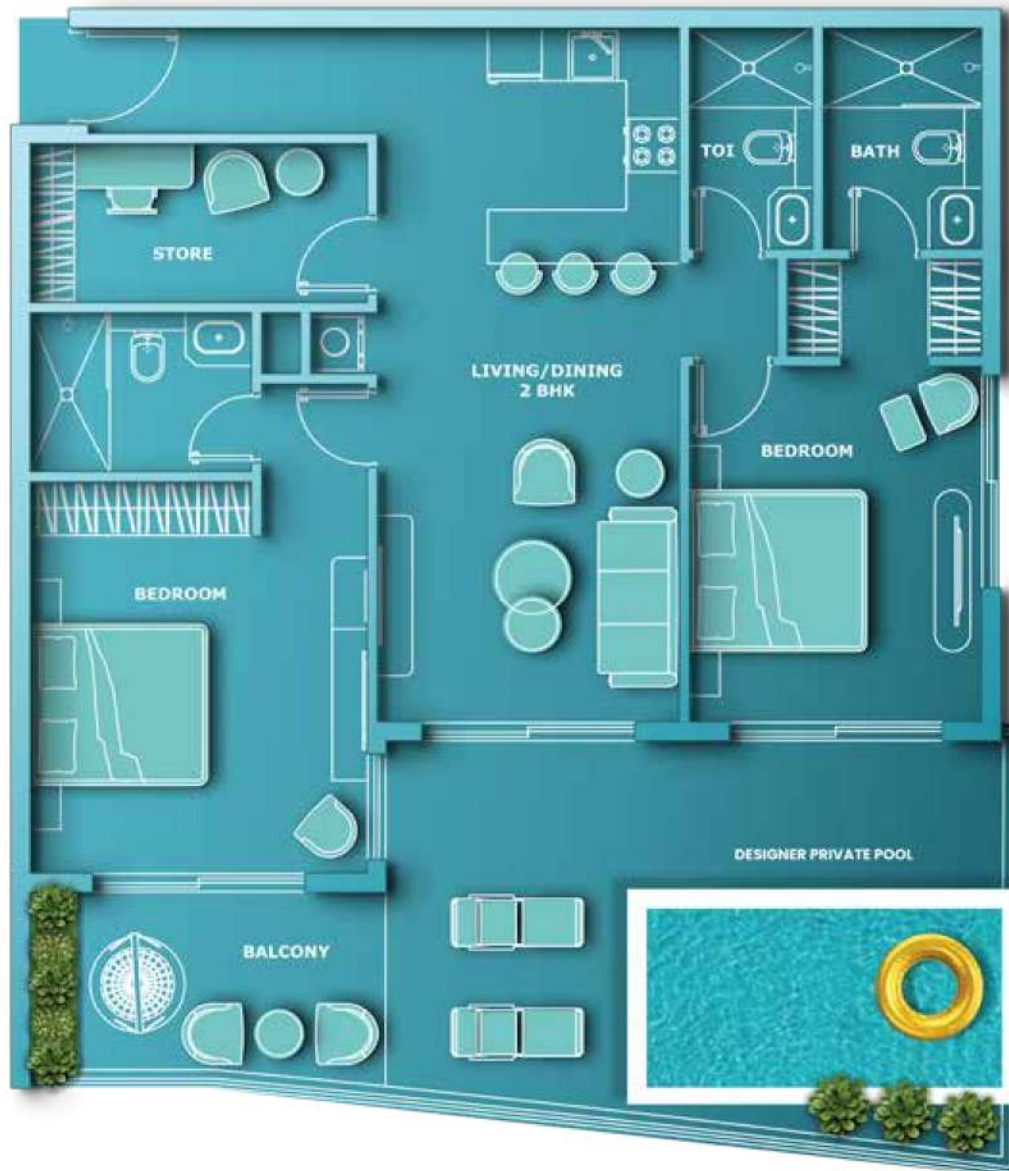




# aqua villas



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

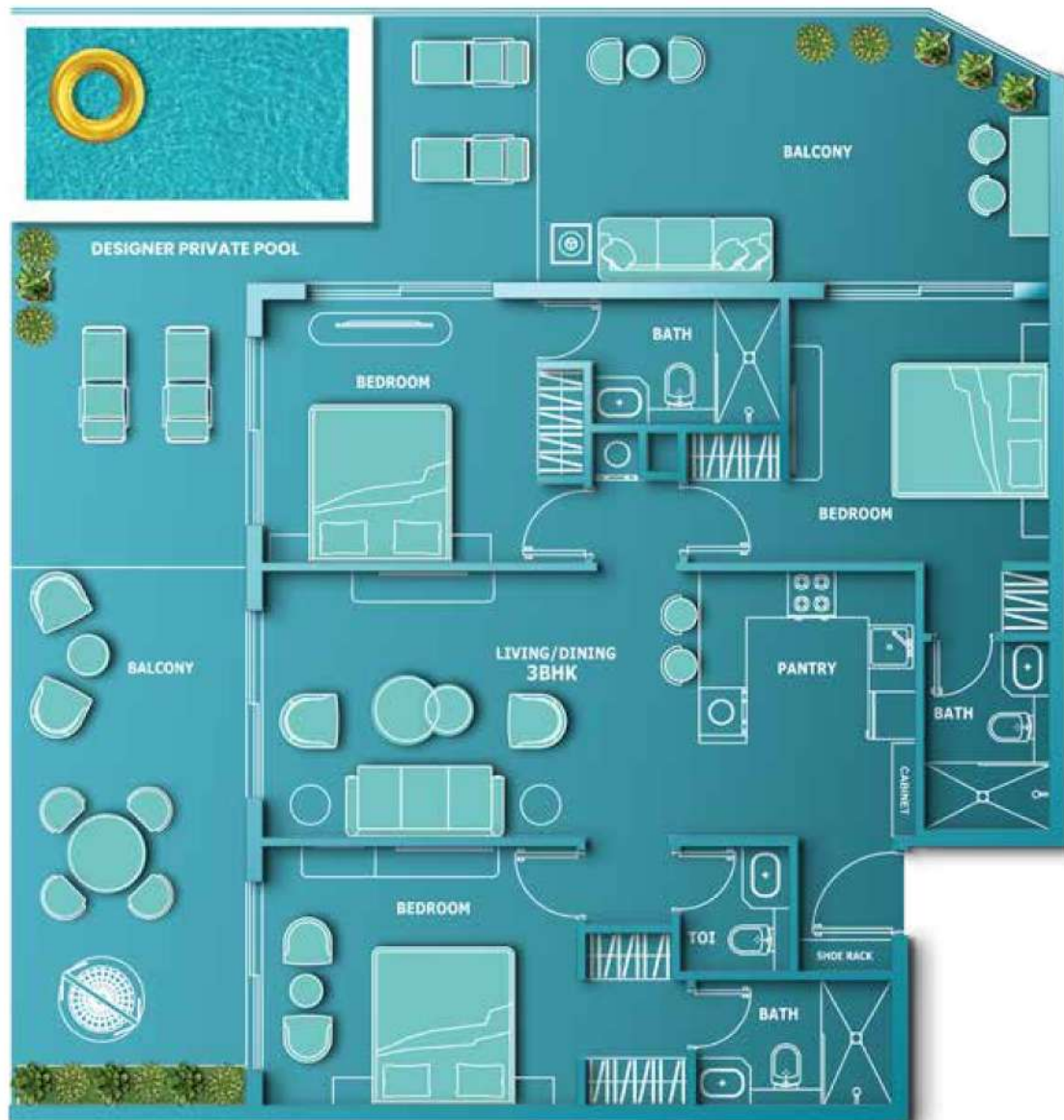
GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING



# aqua villas

3 BHK WITH DESIGNER PRIVATE POOL



## VINCITORE DESIGNER HOMES

DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING





GOLDEN INVESTMENT

# OPPORTUNITY



NO FEES



NO SERVICE  
CHARGE



LONG-TERM  
GUARANTEED RETURN







## exquisite payment plans

### GUARANTEED RETURNS PLAN

#### GUARANTEED

**8% NET ROI FOR 3 YEARS**

NO SERVICE CHARGE | NO FEES | NO INTEREST

### 5-YEAR POST HANDOVER PLAN

#### 5 YEAR FLEXIBLE PAYMENT OF

**1% PER MONTH**

NO FEES | NO INTEREST | LONG-TERM PAYMENT PLAN

### EASY INVESTOR PLAN

**50:50**

50% DURING CONSTRUCTION

**50 % ON HANDOVER**

MAXIMUM RETURNS | RELAXED PAYMENT PLAN

STARTING PRICE\*

**695,000 AED**





# WHY INVEST IN Dubai



TAX-FREE BOOMING

ENVIRONMENT ECONOMY



SAFE AND  
STABLE CITY



ROBUST TOURISM  
INDUSTRY



STRONG  
RENTAL MARKET



COMPETITIVE  
PROPERTY  
PRICES



STRONG  
RETURN ON  
INVESTMENT



WORLD-  
CLASS  
DEVELOPERS







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