

AQUA  FLORA



A SLICE OF  
*PARADISE*

PROJECT BY VINCITORE



A GLIMPSE OF  
**VINCITORE LEGACY**

Step into the timeless legacy of Vincitore, where innovation meets tradition. Experience the pinnacle of real estate craftsmanship that has redefined the skyline of Dubai.





VINCITORE  
PALACIO  
OUR FLAGSHIP PROJECT





GRAND MAIN ENTRANCE



VICTORIAN STYLE ARCHITECTURE



TAILOR MADE CHANDELIER



60 FT. LONG TEMPERATURE CONTROLLED POOL



SPACIOUS STUDIO | 1 BHK & 2 BHK APARTMENTS



DESIGNER LOBBY

# VINCITORE PALACIO

## OUR FLAGSHIP PROJECT

As our flagship endeavor, Vincitore Palacio sits strategically within the bustling center of Al Barsha South, offering a comprehensive array of amenities essential for contemporary living. This benchmark development has spearheaded the concept of branded luxury residences and proudly earned various recognitions and numerous awards.

Awards:

**Top residential project of the year by MEED.**

**Most luxurious apartments in Dubai by the Luxury Lifestyle Awards.**

First residential project in GCC to be **Quality controlled by TUV Nord - Germany**

Aesthetically appealing Victorian style architecture with **GRC façade and designer crown walls**

Palatial **Double-height lobby**

**Handcrafted mural & tailor-made chandelier** for entrance and lift lobby

**Custom-designed branded elevators** and gypsum ceilings

**60 ft. long** temperature controlled **Pool**



AN ARCHITECTURAL  
STATEMENT  
IN LUXURY LIVING





## AN ARCHITECTURAL STATEMENT IN LUXURY LIVING

Vincitore Boulevard breaks away from the norm of glass towers, offering a picturesque European colonial style with inviting public spaces, subtle lighting, and soothing water features. The luxury apartments boast lavish carvings, elegant proportions, and seamless indoor-outdoor flow. Positioned opposite the Guinness World Record-holding Miracle Garden, it redefines luxury living in the heart of Dubai.

Awards:

**Royal Recognition Award for elegant design.**

**Infinity & Wave Pool** overlooking an awe-inspiring view of 150 million blooming flowers

**Dedicated designer courtyard area** for each of the 6 buildings

Boutique high street **experiential retail** with 6-meter wide boardwalk

**Luxurious 3.65 meters** internal apartment height

Customized **gold panoramic elevator** from Europe



SPACIOUS LIVING SPACES



SUNDECK



INFINITY POOL



WAVE POOL



DESIGNER COURTYARD



HIGH STREET RETAIL BOARDWALK



# MASTERPIECES

IN THE MAKING





YOUR SLICE OF  
*PARADISE*



7 EXPERIENTIAL  
GARDENS



40+ DEDICATED  
LIFESTYLE AMENITIES

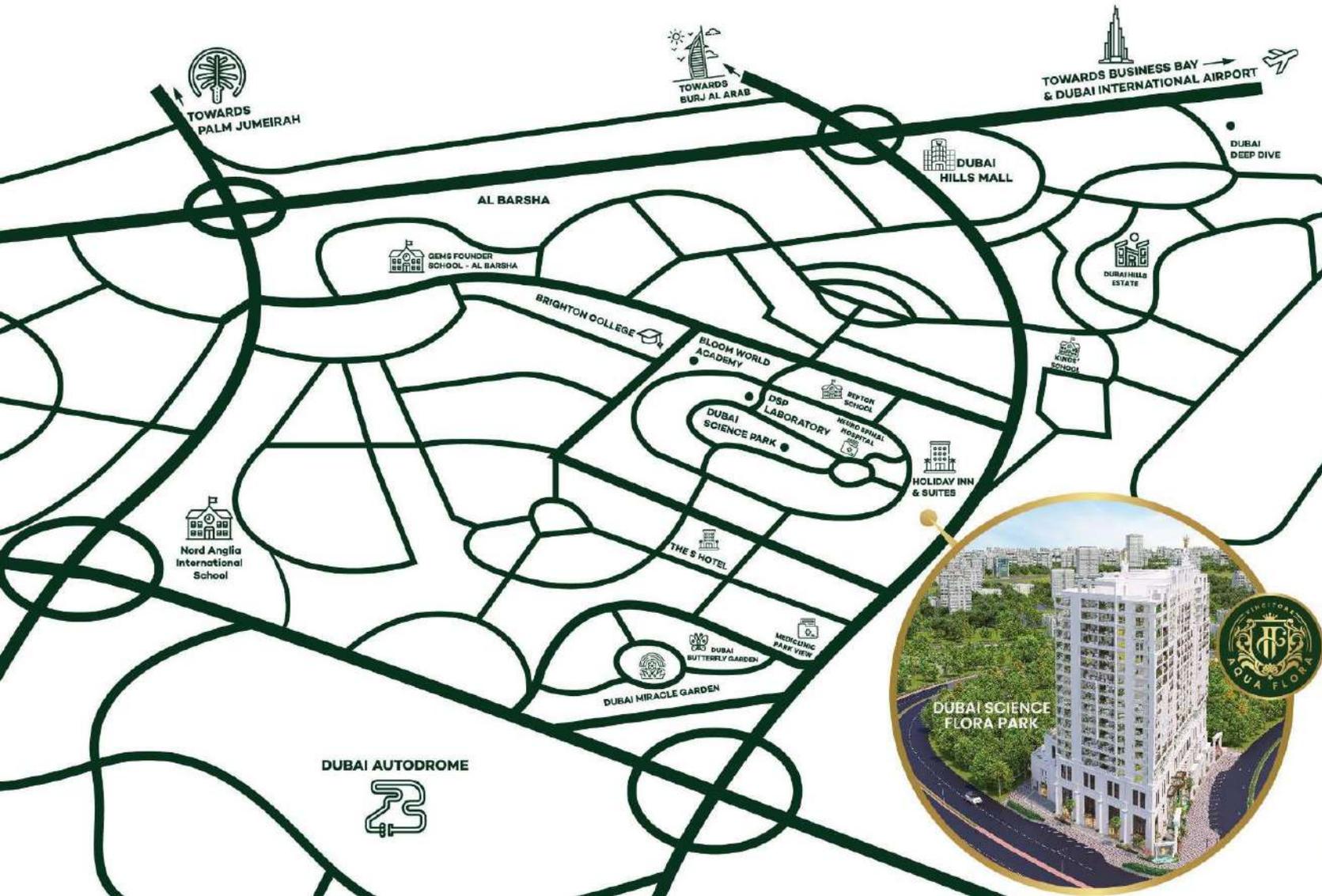


EXTRAVAGANT  
RETAIL PLAZA  
WITH 22+ OUTLETS



DIRECT ACCESS TO  
350,000 SQ.FT  
LUSH COMMUNITY  
GARDENS





## ULTIMATE LOCATION. UNMATCHED CONVENIENCE



### MAJOR ATTRACTIONS

Dubai Miracle Garden	02 Min
Dubai Butterfly Garden	02 Min
Dubai Autodrome	05 Min
Dubai Motor City	06 Min
Dubai Studio City	06 Min
Global Village	08 Min
Business Bay	16 Min
Burj Khalifa / Dubai Downtown	17 Min
Dubai Marina	18 Min
Dubai Airport	20 Min



### HOTELS

The S Hotel	03 Min
Holiday Inn & Suites	05 Min



### MEDICAL FACILITIES

Neuro Spinal Hospital	04 Min
Medilnic Parkview Hospital	05 Min



### EDUCATION INSTITUTIONS

Repton School	05 Min
Kings School	05 Min
Bloom World Academy	06 Min
Nord Anglia International School	06 Min
Brighton College	08 Min



### SHOPPING DESTINATIONS

My City Centre	04 Min
South Mall	08 Min
Dubai Hills Mall	10 Min
Circle Mall JVC	14 Min
Art Of Living Mall	16 Min

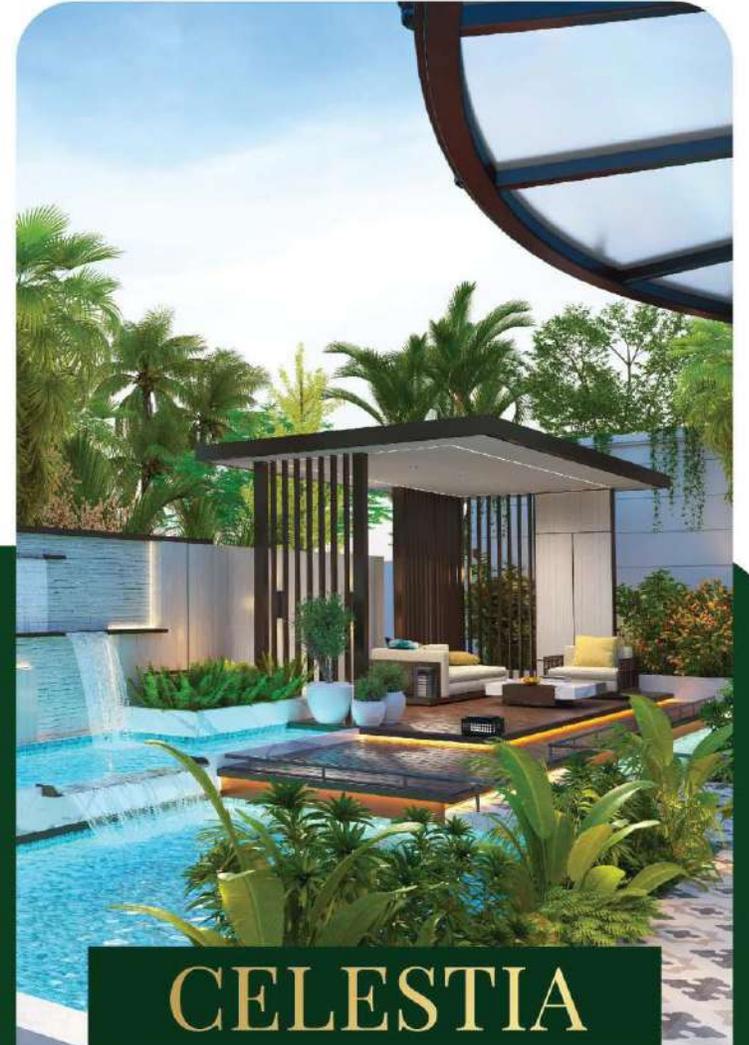
EVERY LEVEL,  
A PARADISE PERFECTED FOR YOU.



GARDENIA



UTOPIA



CELESTIA





JOURNEY INTO A REALM OF  
**LUXURIOUS  
SPLENDOUR**

European elegance meets natural splendor at Vincitore Aqua Flora's breathtaking display of architectural mastery. The glimmering exterior facade of this residential project is a sight to behold, with its majestic columns, ornate archways, and intricate detailing reminiscent of old-world charm.

Sweeping royal arches, cascading waterfalls, and lush green foliage bloom as a testament to the other-worldly experience that awaits.



CLASSIC  
EUROPEAN  
FAÇADE



GRAND  
ENTRANCE



PRIVATE  
DROP-OFF



DRIVEWAY

AQUA FLORA

AQUA FLORA

AQUA FLORA



RETAIL

lab x



# EDEN'S GRAND ATRIUM

Adorned with signature classic European architecture and double-heightened archways, Eden's Grand Atrium stands as the crowning jewel of Aqua Flora's paradisiacal experience. Indulge in the art of grand entrances as superior craftsmanship and gleaming gold columns, pave the way for a truly memorable escape into paradise.



CLASSIC EUROPEAN  
CRAFTSMANSHIP  
WITH GLIMMERING  
GOLD DETAIL



PLUSH FOLIAGE-RICH  
INTERIORS WITH  
CASCADING WATERFALLS



MARBLE COLUMNS  
AND INTRICATELY  
CARVED ARCHWAYS



[WWW.VINCITORELUXURY.COM](http://WWW.VINCITORELUXURY.COM)





# ZENITH FOYER

An atmosphere of timeless elegance welcomes you. Here, every arrival is a grand entrance, promising a lifestyle of luxury and sophistication.



DESIGNER LOBBY



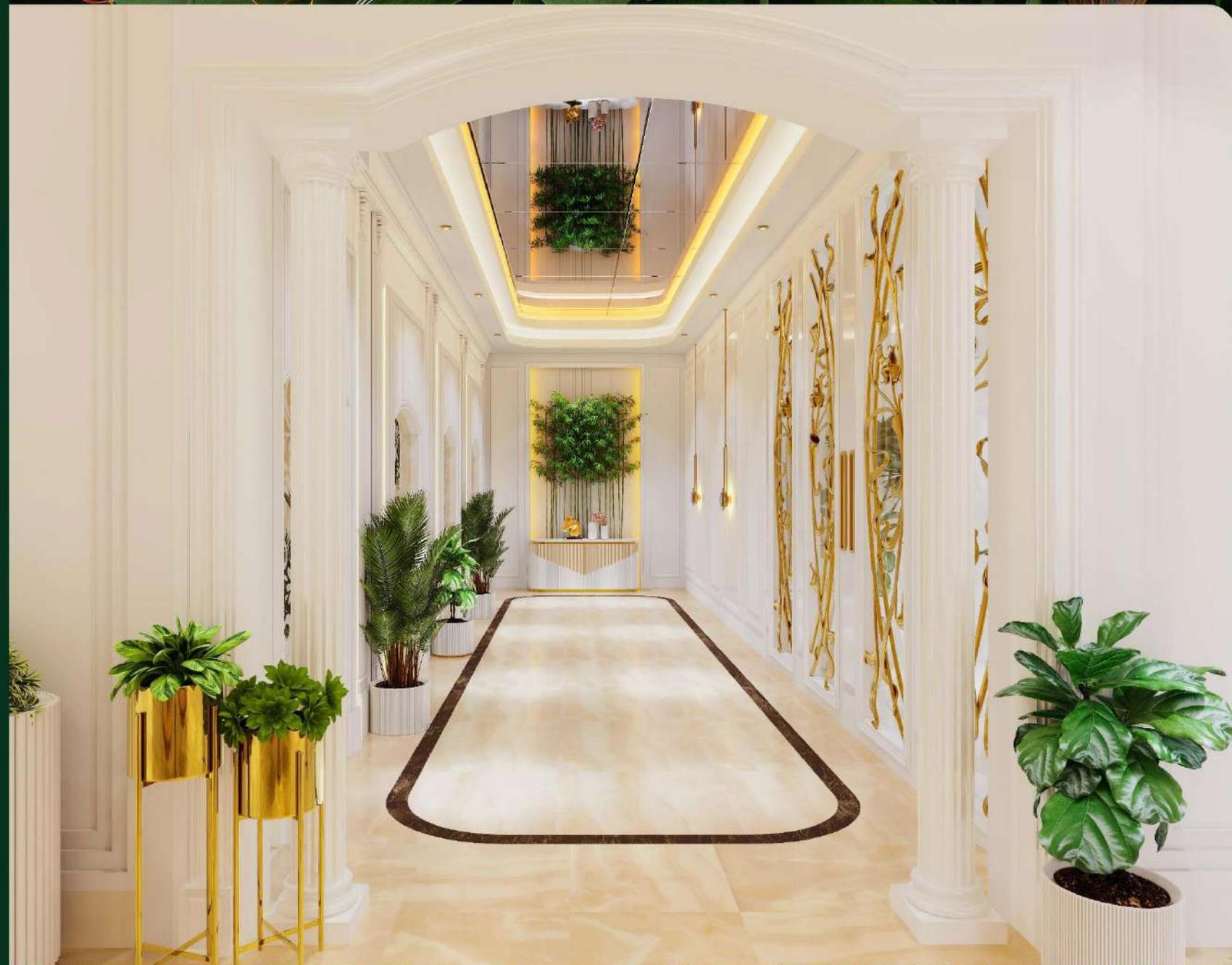
HI-SPEED  
ELEVATORS



REFINED  
EUROPEAN  
GRANDEUR



ORNAMENTAL  
DESIGNER CEILINGS





## GLYSIAN EXECUTIVE OASIS

Envision a space that is more than just a meeting of the minds. Enjoy a realm where service meets style as you embark on a serene ambience that leads you to achieve greater accomplishments.



FULLY SERVICED



LIBRARY LOUNGE



MEETING ROOMS



INDOOR DINNING



CONFERENCE ARENA



## VERDANA GARDEN CAFÉ & LOUNGE

Verdana Garden Cafe and Lounge offers a heavenly setting for conversations, gatherings, and business. Indulge in gourmet delights amidst lush gardens and sunlit seating for a productive retreat.



FULLY SERVICED LOUNGE



OPEN ALFRESCO SEATING



SOOTHING WATERFALLS



# UTOPIA

A SOUL-STIRRING JOURNEY  
TO PARADISE.

Utopia offers an abundance of exotic, retreat-inspired experiences, across lush green landscapes, inviting you to embrace the new realm of paradise living.



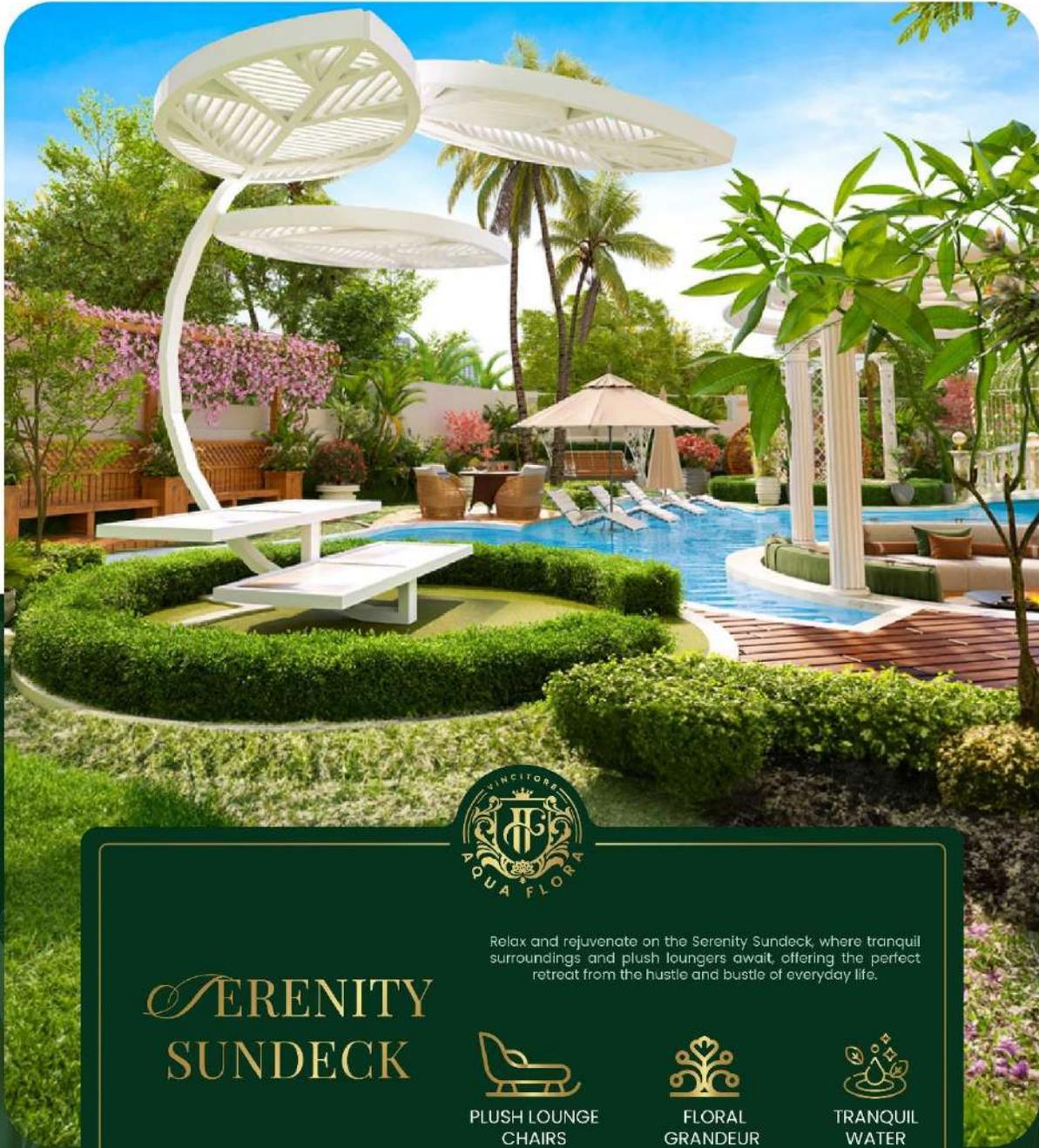


# SAPHIRE

## OASIS POOL

Soak up the sun, unwind with a leisurely swim, and savor moments of relaxation with this ultimate aquatic escape surrounded by lush landscaping and chic lounge areas.





Relax and rejuvenate on the Serenity Sundeck, where tranquil surroundings and plush loungers await, offering the perfect retreat from the hustle and bustle of everyday life.

## SERENITY SUNDECK



PLUSH LOUNGE CHAIRS



FLORAL GRANDEUR



TRANQUIL WATER



Sink into serenity as you relax in the sunken seating area, enveloped by lush surroundings and the gentle sounds of soothing waters.

## SUNKEN COVE



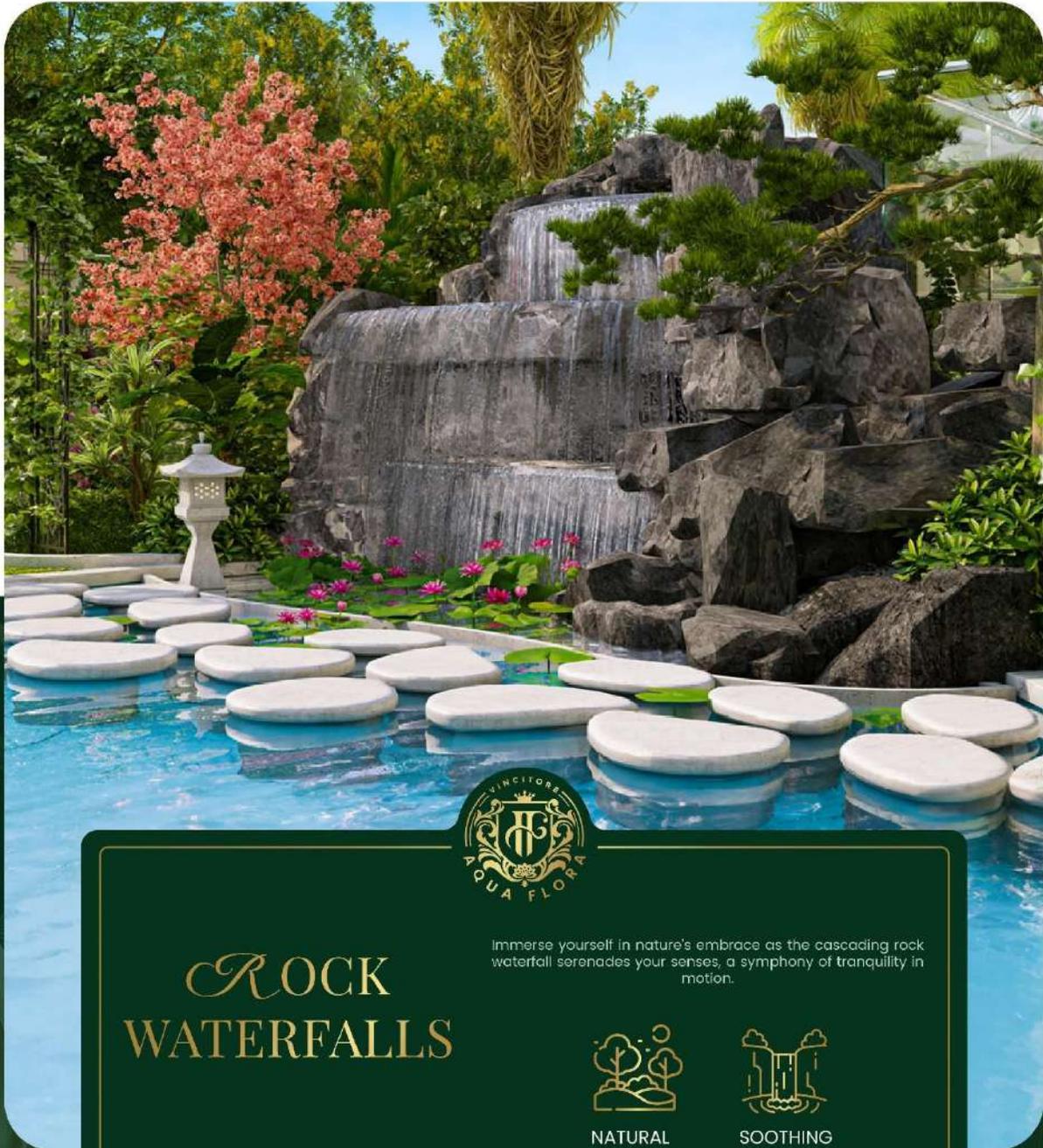
FIRE PITS



PLUSH CUSHIONS



WATER FEATURES



# ROCK WATERFALLS

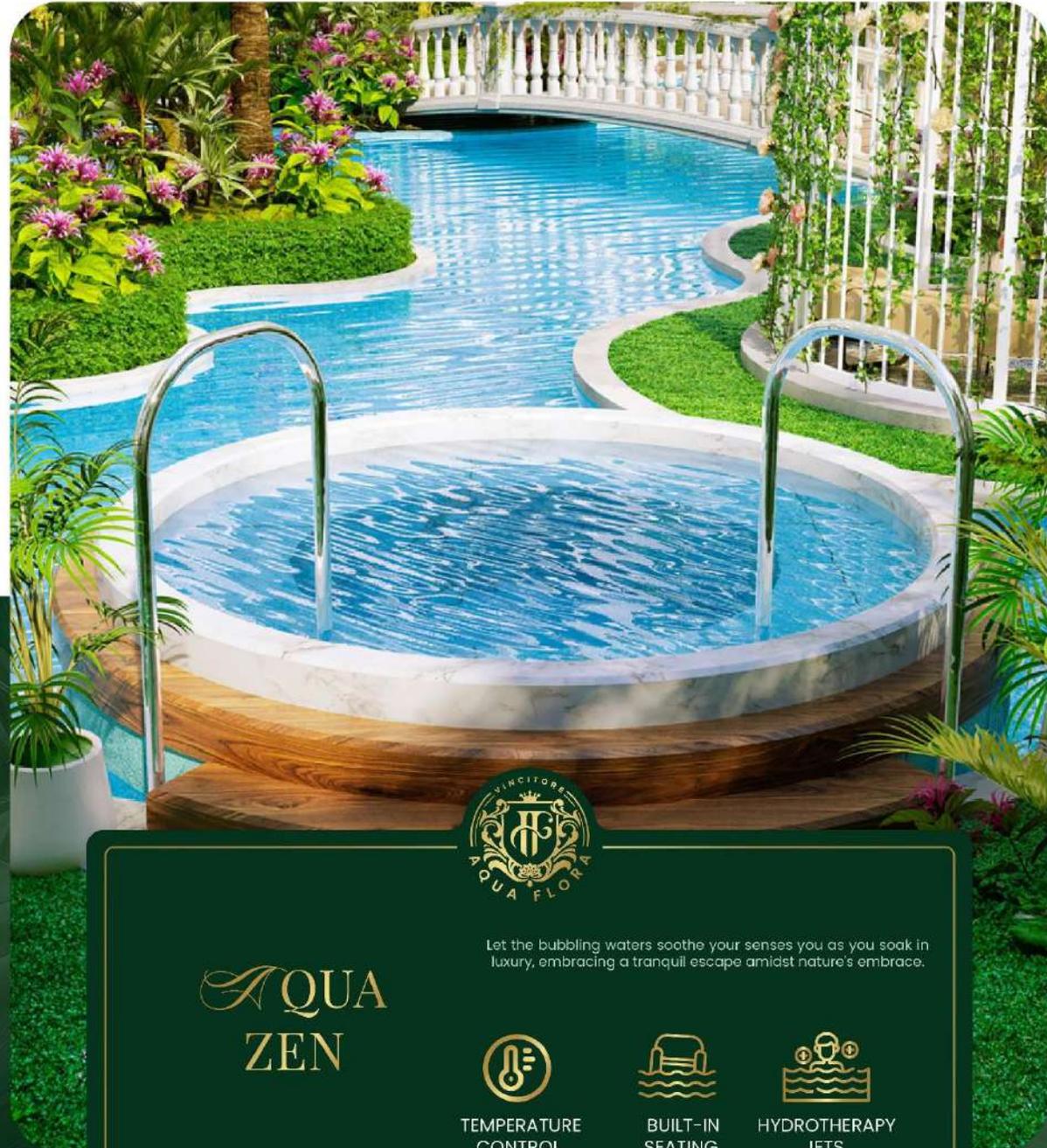
Immerse yourself in nature's embrace as the cascading rock waterfall serenades your senses, a symphony of tranquility in motion.



NATURAL LANDSCAPING



SOOTHING WATERFALL



# AQUA ZEN

Let the bubbling waters soothe your senses you as you soak in luxury, embracing a tranquil escape amidst nature's embrace.



TEMPERATURE CONTROL



BUILT-IN SEATING



HYDROTHERAPY JETS



# FLORAL RETREAT

Here lush greenery and vibrant blooms create a serene sanctuary amidst the urban landscape, inviting residents to unwind in nature's embrace.



WALKING  
PATHS



FRAGRANCE  
GARDEN



LANDSCAPED  
SURROUNDING



KIDS

# ADVENTURE PARK

An exciting and stimulating environment for the young and the energetic to explore and unleash their imagination for hours of fun and adventure.



SWINGS &  
SLIDES



OBSTACLE  
COURSES



TRAMPOLINE



# FIORI

TULIP GARDENS

Colorful tulip blooms, manicured pathways, and serene seating areas. It's all there at this delightful oasis where you can sit for hours and admire the picturesque surroundings.



# BELLE RIVE

WELLNESS GARDEN

Wellness reaches new heights of luxury in this peaceful sanctuary where residents can unwind, meditate, and indulge in moments of tranquility



REFLEXOLOGY  
PATHWAYS



PLANTATION  
DECK



SOOTHING  
FISH POND



OPEN-AIR  
SEATING PODS



# CELESTIA

A HEAVENLY RETREAT AMIDST  
BREATHTAKING PANORAMAS.

Serenade your senses with infinite amenities set against glimmering skyline of the city. Here everyday moments come to life, and transcend into memories that last a lifetime.



GLAMOROUS SKYLINE  
VIEWS



ROOFTOP SKY LOUNGE



OUTDOOR SEATING  
AREAS



MULTI-PURPOSE  
HALL

[WWW.VINCITOREALTY.COM](http://WWW.VINCITOREALTY.COM)





# CRYSTAL

## GLASS HAVEN

Soak in panoramic views of Dubai's iconic landmarks as you lounge in the opulent interiors that provide an unparalleled setting for relaxation and entertainment.



STARLIT EVENINGS



PANORAMIC CITY VIEWS



SUNSET BAY

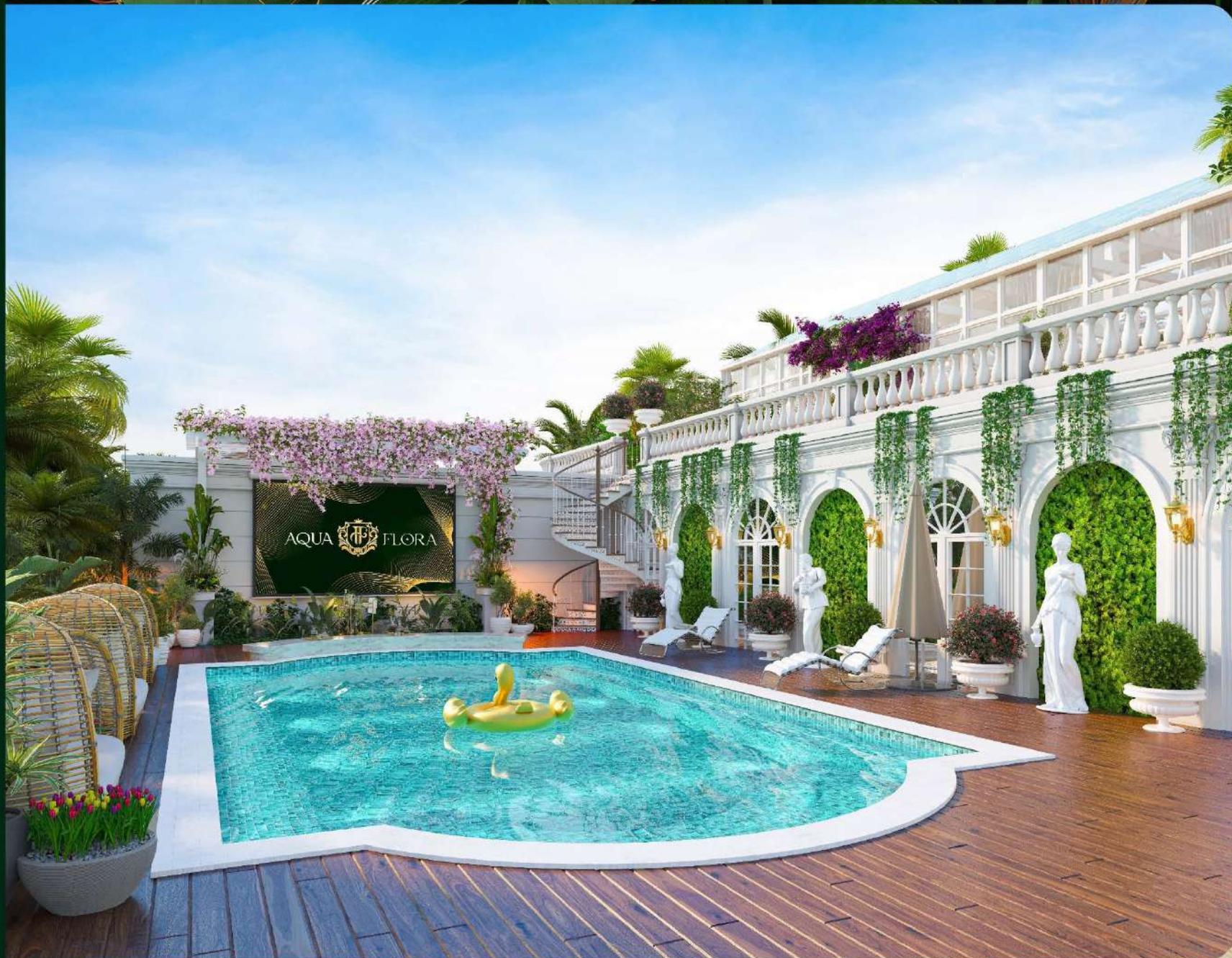




# CINE AQUA

## DIVE-IN CINEMA

Nestled amidst the azure waters of a shimmering pool, this innovative cinema concept invites you to immerse in an unforgettable cinematic experience under the open sky.





# FLORENTINE

## SKY GARDENS

A verdant oasis beckons you to indulge in the ultimate rooftop retreat as you rejuvenate your senses and reconnect with nature amidst the vibrant energy of Dubai.



PANORAMIC  
SKYLINE VIEWS



BARBEQUE AREA



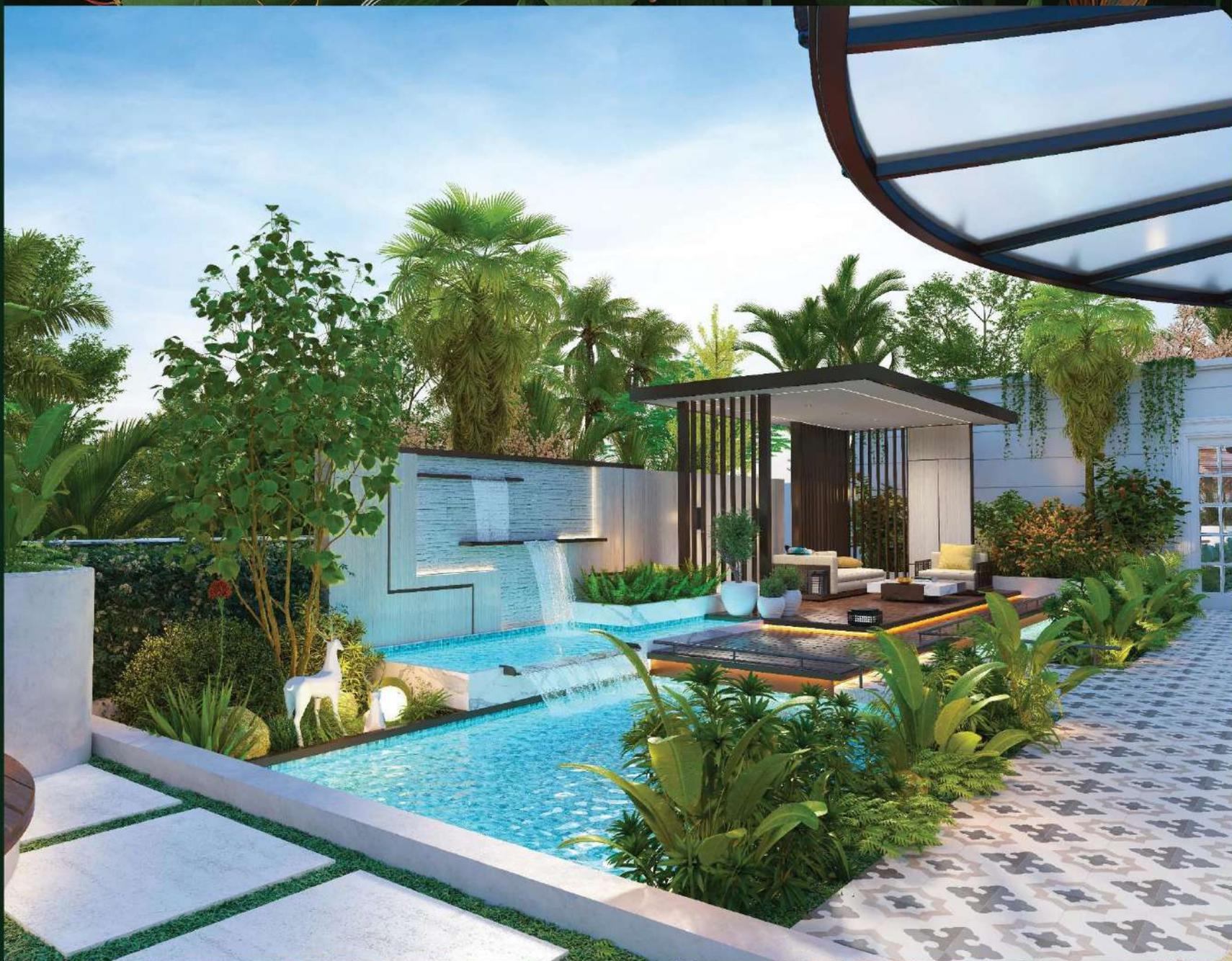
STARGAZING DECK





# TROPICA AQUA GARDENS

Bask in the sun and refresh in crystal-clear waters while enjoying breathtaking panoramic views of the skyline amidst a serene ambiance and luxurious amenities.





# ARCADIA LOUNGE

A versatile multi-purpose hall that provides a sophisticated setting to indulge in entertainment and fitness needs high above the urban landscape.





# QUASH

SUMMIT

A state-of-the-art squash court awaits enthusiasts, offering an exhilarating space for spirited matches.





# EUPHORIA ENCLAVE

STATE-OF-THE-ART  
GYMNASIUM

A modern fitness sanctuary equipped with cutting-edge equipment for residents to meet their fitness goals and elevate their well-being.



# AMARE

SPA & WELLNESS CLUB

A serene escape for you to rejuvenate your mind, body, and spirit with luxurious treatments and state-of-the-art facilities in a haven of relaxation.



# A Haven For Luxurious Retreats

A setting that enthalls with its elegance, inviting tones, and meticulous craftsmanship, establishing a welcoming environment suitable for both unwinding and friendly gatherings.





# ESCAPE TO PARADISE

Adorned With Vincitore's distinctive attention to detail, each area offers an atmosphere designed to leave you revitalized and renewed, ready to embrace the day.



VICTORIAN ARCHITECTURE



ATTENTION TO DETAIL



PREMIUM WALL FINISHES





# THE HEART OF EVERY HOME

A thoughtfully crafted kitchen that transcends beyond and serves as the nucleus of daily life, where shared meals, laughter, and meaningful conversations unfold.





# YOUR PRIVATE RETREAT

Your rooftop sundeck terrace offers an unparalleled retreat where every moment is a celebration of opulence and serenity. Dive into ultimate relaxation as you indulge in the exclusivity of your own private pool, enveloped by breathtaking panoramic views of the city skyline and serene natural landscapes.



PANORAMIC  
SKYLINE VIEW



PRIVATE  
TERRACE GARDEN



LAVISH SUNDECK



PARTY LOUNGE &  
BAR SETUP



DESIGNER  
PLUNGE POOL



BUBBLE &  
MASSAGE JETS





# SKY SANCTUARIES

ELEVATE YOUR HOME LIVING

Aqua Flora is a paradigm for Dubai's reward-thinking community, offering a newer-before sky villa concept. Each sky villa comes with an expansive balcony and a designer private pool that let you discover the perfect oasis above the city.



DESIGNER  
PRIVATE POOL



PARTY LOUNGE &  
BAR SETUP



TERRACE  
SWING



PANORAMIC  
SKYLINE VIEW



[WWW.VINCITOREALTY.COM](http://WWW.VINCITOREALTY.COM)





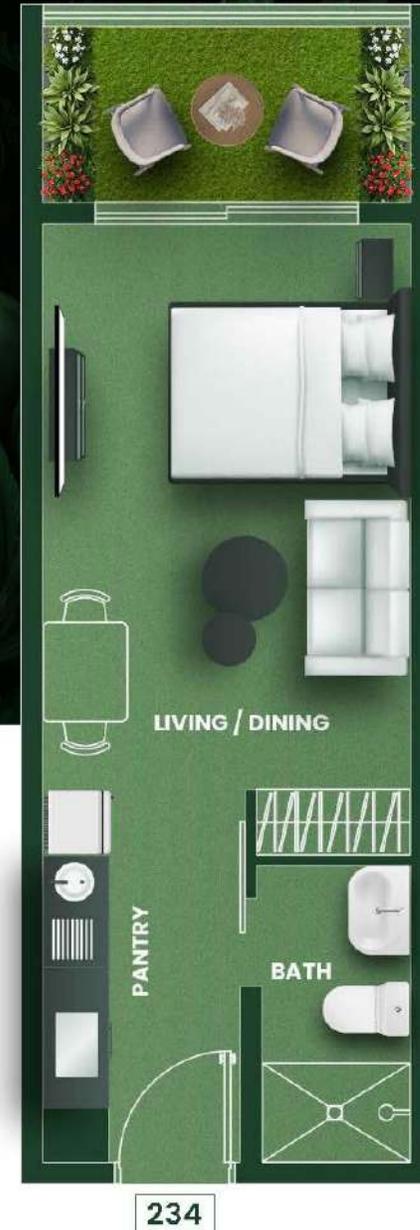
# AQUA RESIDENCES

PALATIAL STUDIO



Series X-08, X-09, X-14, X-15, X-19, X-21, X-22, X-30, X-34

-   
FULLY FITTED KITCHEN
-   
BRANDED KITCHEN EQUIPMENT
-   
BEDROOM WITH EN-SUITE BATHROOM
-   
TERRACE BALCONY
-   
OUTDOOR GARDEN SPACE



UNIT SIZE: 403-458 SQ. FT.

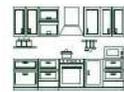


# AQUA RESIDENCES

PALATIAL STUDIO WITH DESIGNER  
PRIVATE POOL



Series X-27, X-28



FULLY FITTED  
KITCHEN



BRANDED KITCHEN  
EQUIPMENT



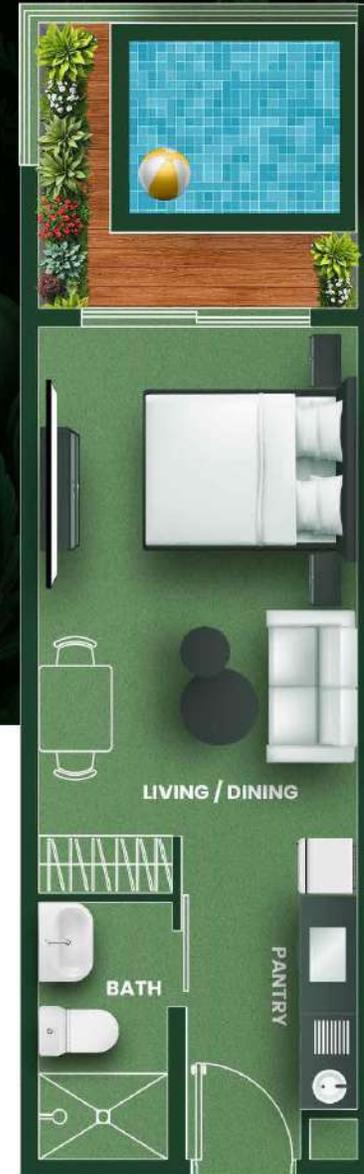
BEDROOM WITH  
EN-SUITE BATHROOM



TERRACE  
BALCONY



DESIGNER  
PRIVATE PPOL



226



UNIT SIZE: 472-483 SQ. FT.



# AQUA RESIDENCES

1 BHK WITH DESIGNER  
PRIVATE POOL



Series X-07, X-10, X-11, X-12, X-13, X-16, X-29, X-32



L-SHAPED FULLY  
FITTED KITCHEN



BRANDED KITCHEN  
EQUIPMENT



GUEST POWDER  
BATHROOM



DEDICATED  
LAUNDRY ROOM



BEDROOM WITH  
EN-SUITE BATHROOM



TERRACE  
BALCONY



DESIGNER  
PRIVATE PPOOL



OUTDOOR  
LOUNGE SPACE



UNIT SIZE: 730-848 SQ. FT.

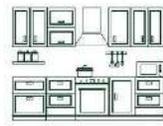


# AQUA RESIDENCES

1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



Starting from 1,307,000  
Series X-02 & X-03



L-SHAPED FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



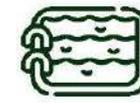
2 FULL BATHROOM



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



LAVISH TERRACE GARDEN



OUTDOOR LOUNGE SPACE



UNIT SIZE: 862-875 SQ. FT.



# AQUA RESIDENCES

1.5 BHK WITH MULTI-UTILITY ROOM & DESIGNER PRIVATE POOL



Series X-05, X-06, X-17, X-18



L-SHAPED FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



2 FULL BATHROOM



MULTI-UTILITY ROOM FOR KIDS/MAID/STORE



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



OUTDOOR LOUNGE SPACE



UNIT SIZE: 868-869 SQ. FT.



# AQUA RESIDENCES

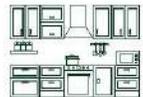
2 BHK WITH DESIGNER PRIVATE POOL



220



Series X-20



L-SHAPED FULLY FITTED KITCHEN



BRANDED KITCHEN EQUIPMENT



2 FULL BATHROOM



BEDROOM WITH EN-SUITE BATHROOM



TERRACE BALCONY



DESIGNER PRIVATE POOL



OUTDOOR LOUNGE SPACE



UNIT SIZE: 1061 SQ. FT.



# AQUA RESIDENCES

2 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN

Series X-24 & X-25



UNIT SIZE: 1207-1266 SQ. FT.



# AQUA VILLAS

2 BHK ROYAL VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN



Series X-33



233



UNIT SIZE: 1221-1931 SQ. FT.

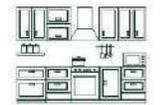


# AQUA VILLAS

3.5 BHK WITH DESIGNER  
PRIVATE POOL &  
TERRACE GARDEN



Series X04



CLOSED FULLY  
FITTED KITCHEN



BRANDED KITCHEN  
EQUIPMENT



MULTI-UTILITY SPACE  
FOR KIDS/MAID/STORE



4 FULL  
BATHROOM



3 BEDROOM WITH  
EN-SUITE  
BATHROOMS



PRIVATE BALCONY  
ACCESS ALL ROOM



LAVISH TERRACE  
GARDEN



DESIGNER  
PRIVATE POOL  
WITH PATIO DECK



TERRACE GARDEN  
WITH PARTY LAWN



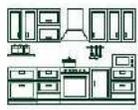
OUTDOOR SUN  
LOUNGERS

UNIT SIZE: 2222-2247 SQ. FT.



# AQUA VILLAS

3.5 BHK WITH DESIGNER  
PRIVATE POOL &  
TERRACE GARDEN



FULLY FITTED  
KITCHEN



BRANDED KITCHEN  
EQUIPMENT



MULTI-UTILITY ROOM FOR  
KIDS/MAID/STORE



3 EN-SUITE  
BATHROOMS



L-SHAPE TERRACE  
BALCONY



PRIVATE BALCONY  
ACCESS ALL ROOM



DESIGNER  
PRIVATE POOL



EXPANSIVE  
ROOFTOP DECK



TERRACE GARDEN  
WITH PARTY LAWN



OUTDOOR SUN  
LOUNGERS

UNIT SIZE: 2222-2247 SQ. FT.



AQUA  
FLORA

A SLICE OF  
PARADISE

DUBAI SCIENCE FLORA PARK  
360,000 sq. ft.

AMENITIES VIEW + FLORA PARK VIEW



TYPICAL FLOOR

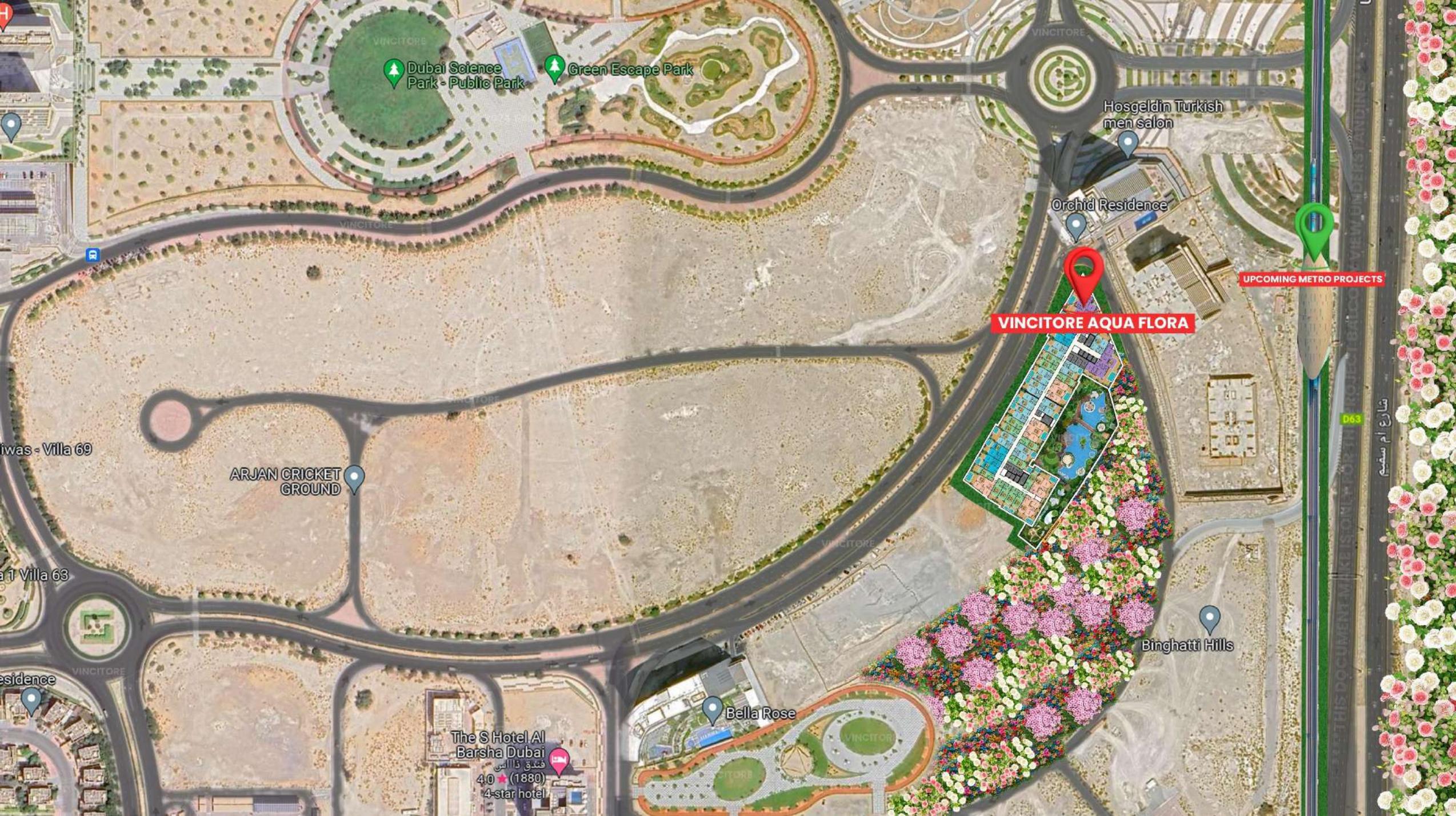
- 3.5 BHK WITH POOL
- 2 BHK WITH POOL
- 1.5 BHK WITH POOL
- 1 BHK WITH POOL
- STUDIO WITH POOL

TYPICAL FLOOR

FLOOR PLAN

CENTRAL PARK VIEW





Dubai Science Park - Public Park

Green Escape Park

Hosgeldin Turkish men salon

Orchid Residence

VINCITORE AQUA FLORA

ARJAN CRICKET GROUND

Bella Rose

The S Hotel Al Barsha Dubai  
فندق ذا الس  
4.0 (1880)  
4-star hotel

Binghatti Hills

UPCOMING METRO PROJECTS

D63

شارع ام سقيم

THIS DOCUMENT IS NOT FOR CONSTRUCTION





|

# FLEXIBLE PAYMENT PLANS

[WWW.VINCITOREALTY.COM](http://WWW.VINCITOREALTY.COM)



RESERVE YOUR SLICE OF

# PARADISE *Today*

HANDOVER Q4 2027



VINCITORE