

DESIGNER WELLNESS



WELLNESS



DESIGNER WELLNESS



**DUBAI'S MOST
REWARDING
REAL ESTATE
INVESTMENT**
Project



Dubai's Hottest
Property Choice



Record-Breaking
Capital appreciation



Exceptional
Rental Returns



Most Desired
Iconic Lifestyle



INTRODUCING



VINCITORE
WELLNESS
Estate

THE WORLD'S
LARGEST
DESIGNER
WELLNESS

• RESIDENTIAL TOWER •



CLICK HERE TO
WATCH THE VIDEO



The WORLD'S LARGEST
COLLECTION OF
**DESIGNER
WELLNESS
AMENITIES**



CLICK HERE TO
WATCH THE VIDEO

2000,000 SQ. FT.

CURATED LIFESTYLE SPACES



65+

EXCLUSIVE
WELLNESS EXPERIENCES

8

FLOORS OF
WELLNESS LIVING



VINCITORE
WELLNESS
Estate

EXPERIENCE THE WORLD'S
**FIRST DESIGNER
WELLNESS**
Lifestyle

WHERE WELLNESS IS CRAFTED
INTO EVERY SQUARE FOOT



Wellness in
Architecture



Wellness Inside
The Home



Wellness in
Your Surrounding



Wellness in
Movement



Wellness
Through Senses



Wellness in
Community Spaces





Live in Your Own *Private Paradise*

THE AURORA ISLAND



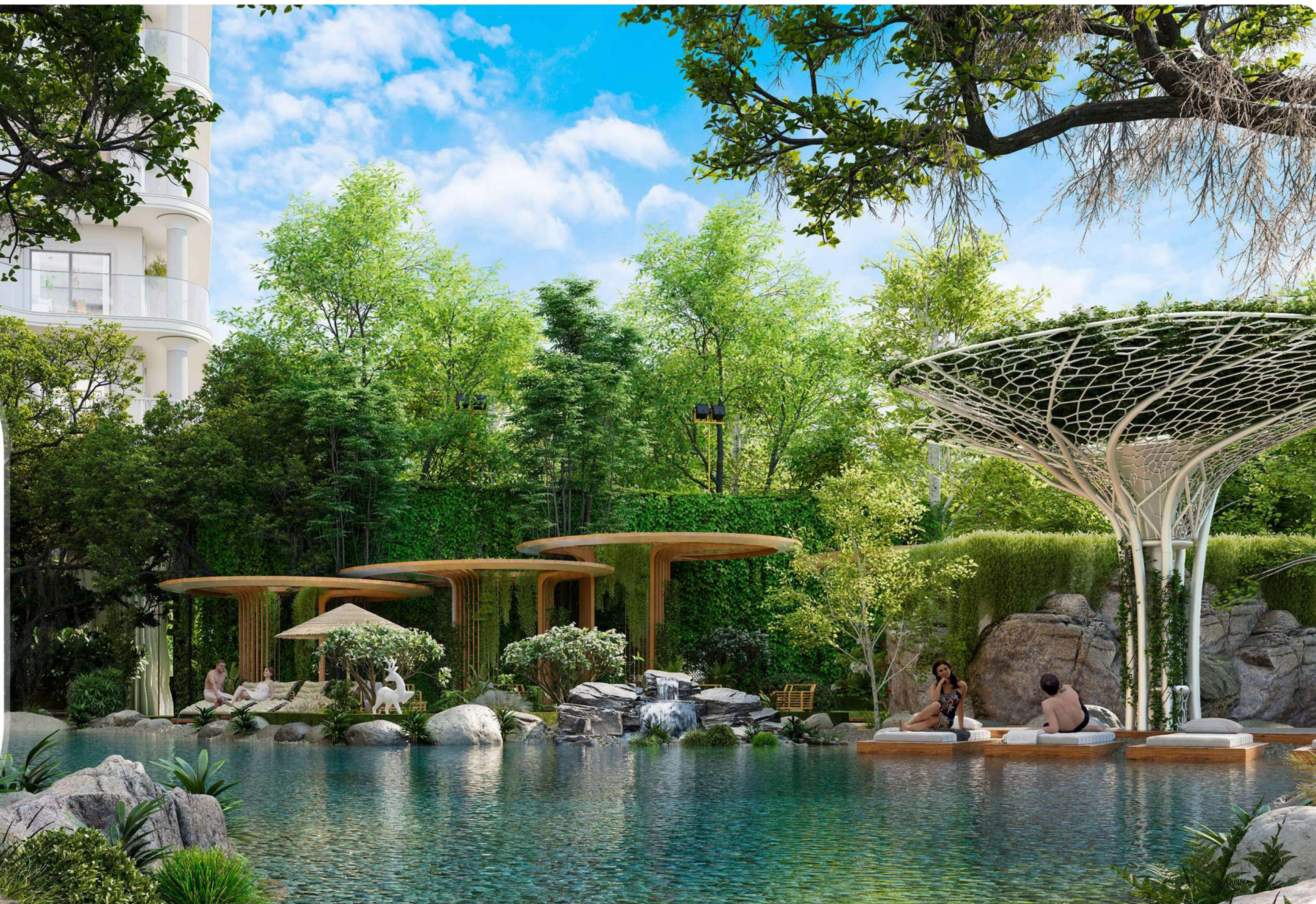
Meditation Deck



Swimming Pool



Natural Pond





Welcome Home to *Nature's Embrace*
**THE EMERALD
RESERVE**



Vincitore
Vitale Cafe



Bliss Lounge



Timeless
Falls





Nourish Your *Mind, Body, & Soul*

THE VITALITY SANCTUARY



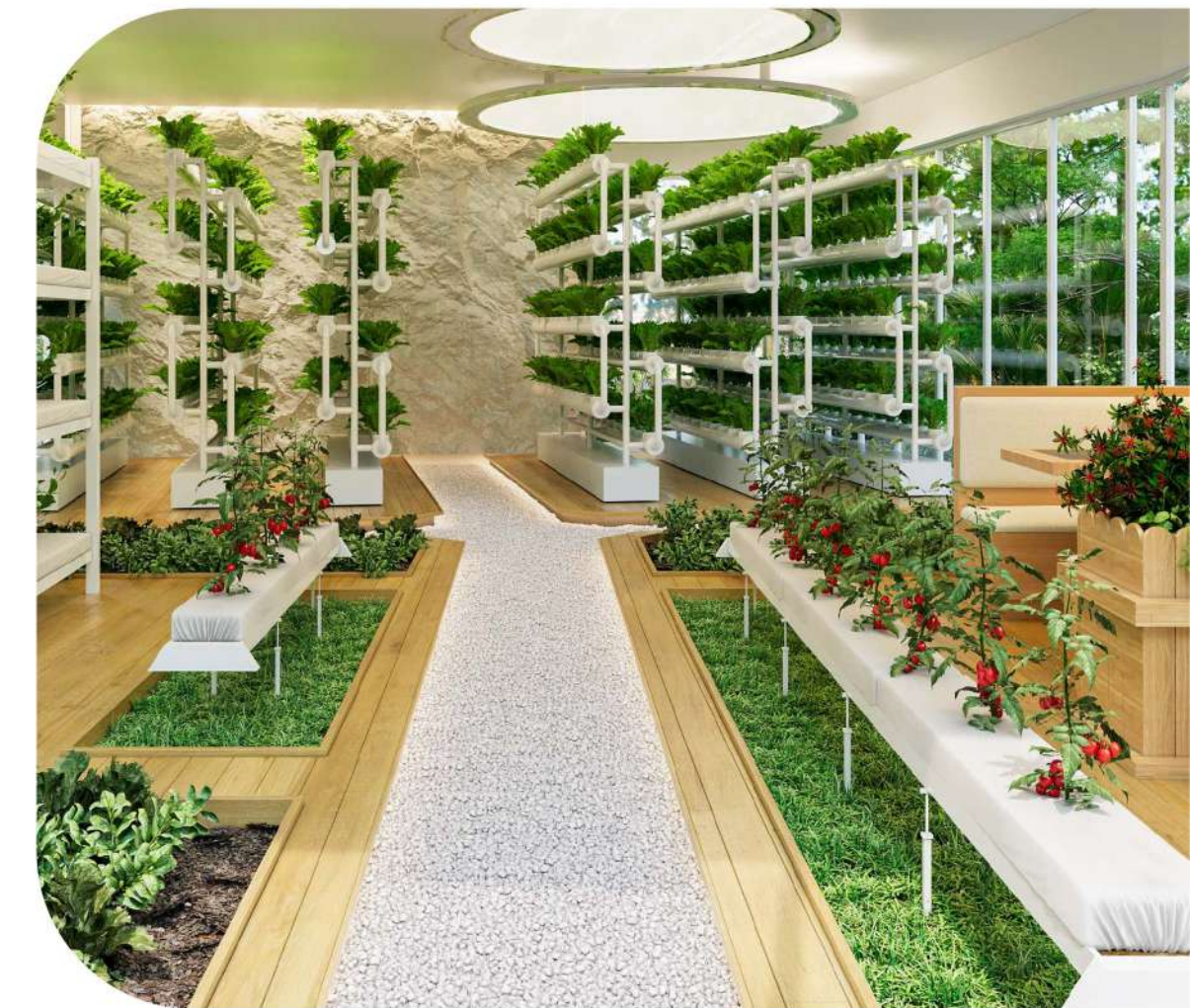
Hydroponic
Garden



Vitamin D
Deck



Herb
Garden





Welcome to Your
Own *Private Forest*

THE WHISPERING BAMBOO FOREST



Forest
Bridge



Solaris Circle
for Natural Sunlight



Serenity
Pond



Bamboo
Pathways



The Woodland
Seats





Gardens That Nurture *Life*
**THE BLOOM
HAVEN**



Lush Botanical
Gardens



Maze
Garden



Musical
Meditation
Fountain



Zen
Garden





Immerse Yourself In
Nature's Calming Symphony
**THE CRYSTAL
FALLS**



The Nature's
Shower



Hot Springs



Nature's
Walkway



Rose Quartz
Fountain





Embrace The Healing
Touch of *Water*

THE WATERS OF VITALIA



The Floating
Pods



Ice Bath



Hydrotherapy



Jacuzzi



Contrast
Therapy Shower



Relax, Refresh, & *Reconnect*

THE CELESTIAL SPRINGS

- | | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| Waves & Wonders Theatre | Kayaking | Lazy River | Waterfalls | Pilates & Yoga Deck |



Timeless Ancient *Therapies* for your *Wellness*

THE ETERNAL WELLNESS RETREAT



Steam
Room



Ayurveda
& TCM



Himalayan
Salt Cave



Aromatherapy



Turkish
Hammam





Futuristic *Modern Healing* Therapies for Your *Longevity*
THE AURUM RETREAT



Sleep
Optimization
Studio



Infrared
Sauna



The Infusion
Lounge



Sound Healing
Therapy



Compression
Therapy





Fuel Your *Power*, Find Your *Rhythm*
**THE PERFORMANCE
STUDIO**



Smart Mirror
Wellness Studio



Martial Arts
Room

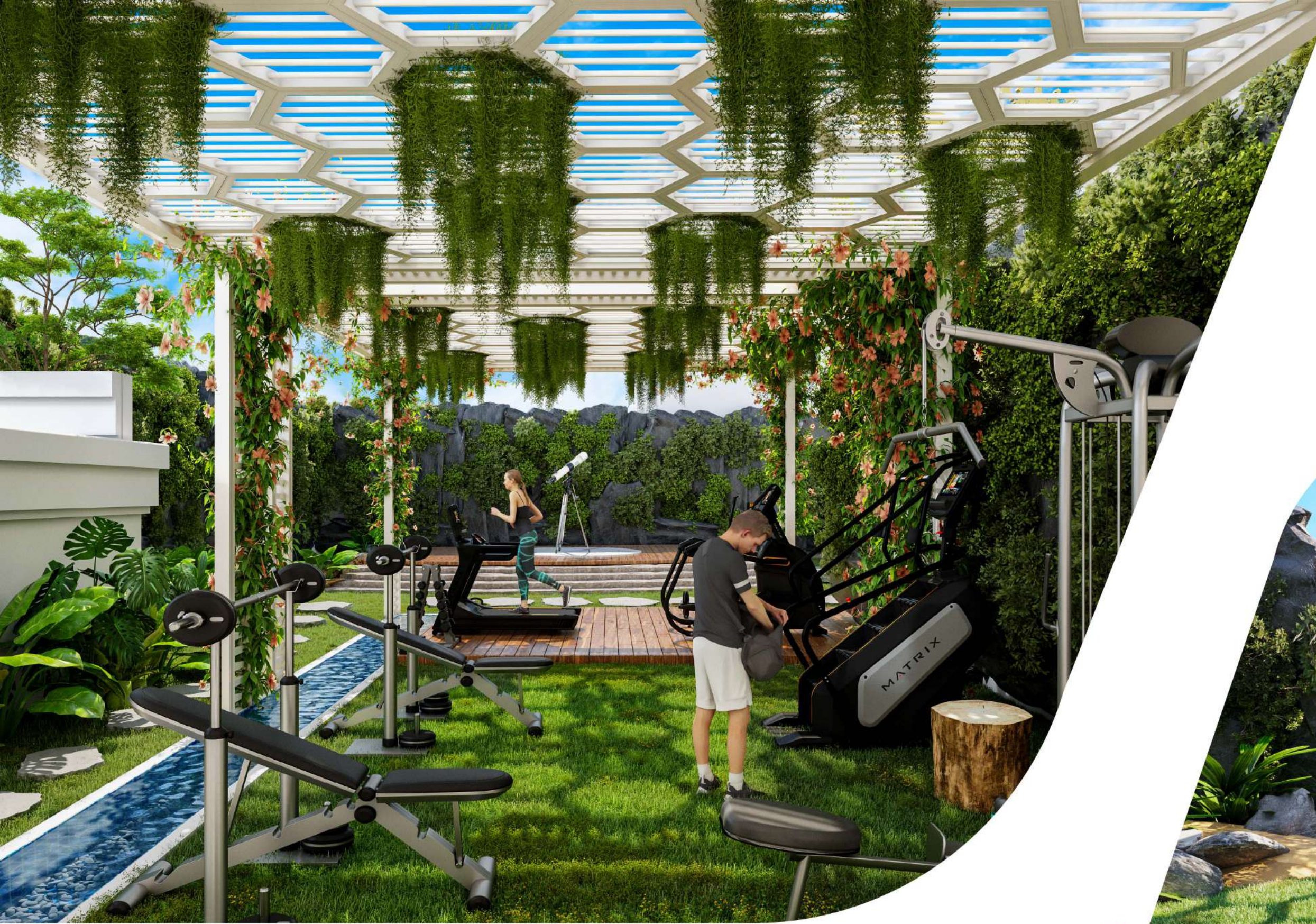


Kick Boxing



Trampoline
Fitness





Align Every Motion With The *Balance Of Nature*
THE EDEN'S ARENA



Dance Studio



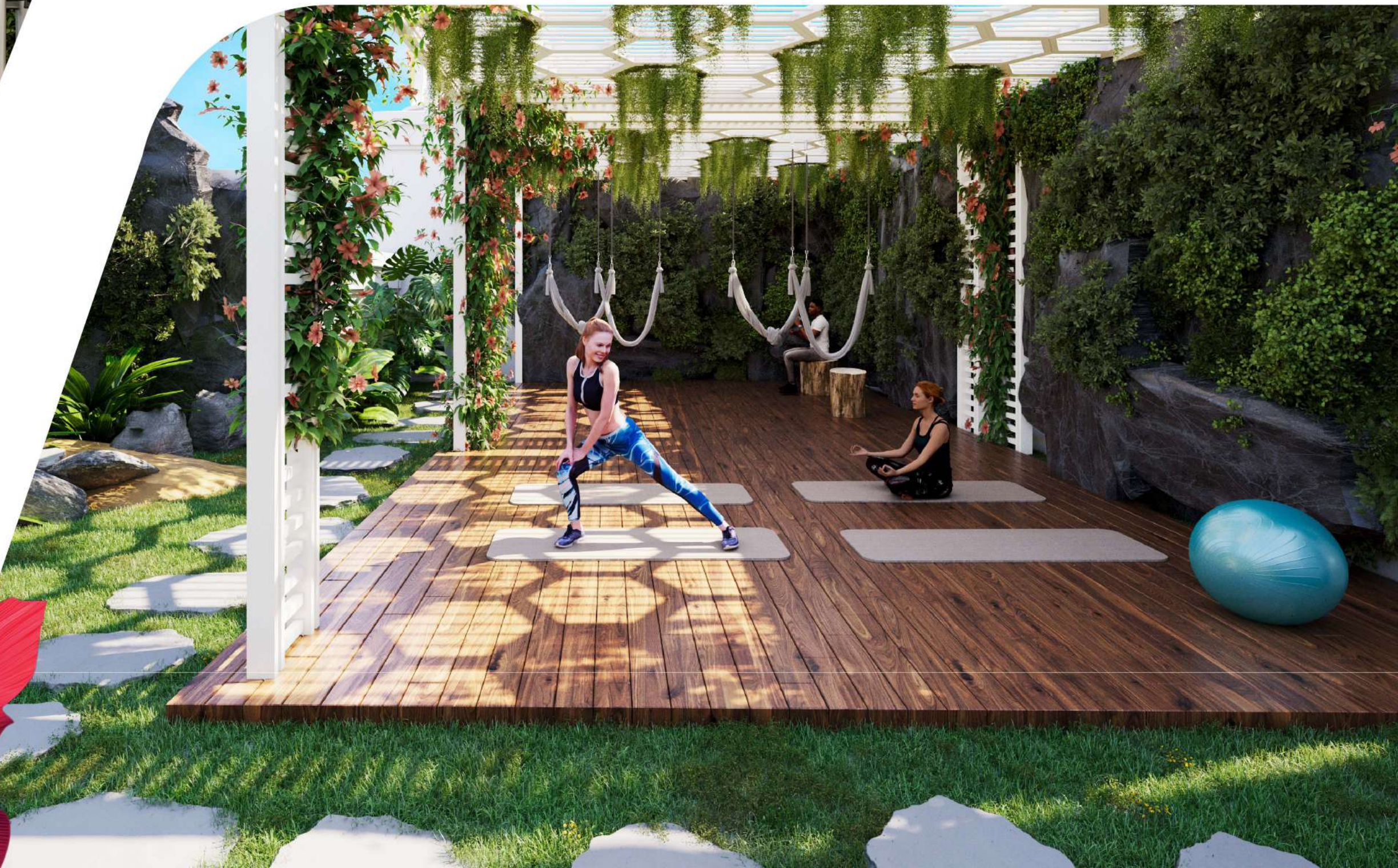
Calisthenics &
Parkour



Vitale Gym



Spin
Cycling





Play. Connect. *Triumph*

THE ATHLETIC COURT



Obstacle Course



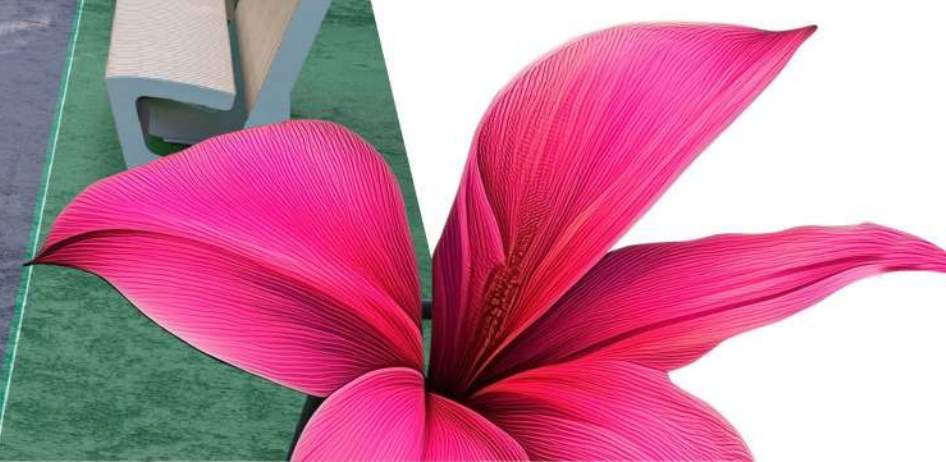
Multipurpose
Sports Arena



Ergonomic
Seating



Rock Climbing
Wall





Cultivating Wellness, *One Adventure At A Time*

THE LITTLE EXPLORER



Mini Adventure
Park



Indoor Kids
Play Area



Discovery Den



Sensory
Pathways





Where Connections Flourish And
Every Moment *Becomes Timeless*

THE SKYLINE CLUBHOUSE



Barbeque
Zones



The Family
Arbor



Star Gazing
Deck



Private
Chef Dining



The Sky
Orchard



Social
Lounge





Where Ideas *Breathe and Minds Thrive*
THE WELLNESS CO-WORK



Business
Lounge



Library



Outdoor Co-
Working Space



Ergonomic
Work Pods





An Exclusive *'Member's Only'*
Retreat In The Sky

THE SIGNATURE SKY BALLROOM

5,000 SQ. FT.

Premium Lounge in the Clouds



Double
Heighted



Premium Indoor
& Outdoor Space



Dubai's
Skyline Views



Exclusive
Social Venue



140+ Meters
Above the Ground





Dubai's First
1 KM Wellness Skywalk
**THE FLOATING
FOREST**



83 Meters Above
the Ground Level



Immersive 360°
Panoramic Skyline
Views



1 Km Forest
Trail



Vertical Gardens



THE
SKYDECK
OASIS

A CELESTIAL
ESCAPE
CRAFTED FOR PURE INDULGENCE



INTRODUCING

• **GCC'S FIRST** •

Scientifically
Designed & Certified
**WEIINESS
HOMES**



CLICK HERE TO
WATCH THE VIDEO





EVERY INCH
OF YOUR HOME
• CRAFTED BY •
SCIENTISTS,
ENGINEERS, &
DOCTORS





WELLNESS AT THE HEART OF YOUR HOME

• LIVE IN PURE AIR •



HEPA and UVC Filtration
for Purified Airflow



Humidity Control For
Everyday Comfort



Advanced Electromagnetic
Frequency Shielding
Technology



Premium False Ceilings,
Lighting, & Finishes



Mood Lighting for
Relaxation & Comfort



RECHARGE, RESTORE & INDULGE IN LUXURY

• RECHARGE YOUR SENSES •



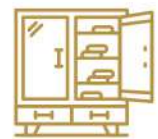
Circadian Rhythm
Lighting & Noise Insulation
for Deep Rest



Revitalizing Vitamin C
Showers



Highest-Grade
Water Purification



Designer Wardrobes with
Gold-finished Accessories





EVERY DETAIL CRAFTED FOR YOUR WELL-BEING & LONGEVITY

• WELLNESS WOVEN INTO EVERY SURFACE •



Low-VOC Designer
Paints & Finishes



Antibacterial
Kitchen Surfaces



Antimicrobial
Flooring



Advanced Charcoal
Anti-Odor Technology



Fully-Fitted Kitchen with
Branded White Goods





YOUR PRIVATE OASIS IN THE SKY

• HEAL IN HEALTHY SURROUNDINGS •



Biophilic Design with
Terrace Garden



Designer Sky Pools for
Relaxation



Panoramic
Skyline Horizons



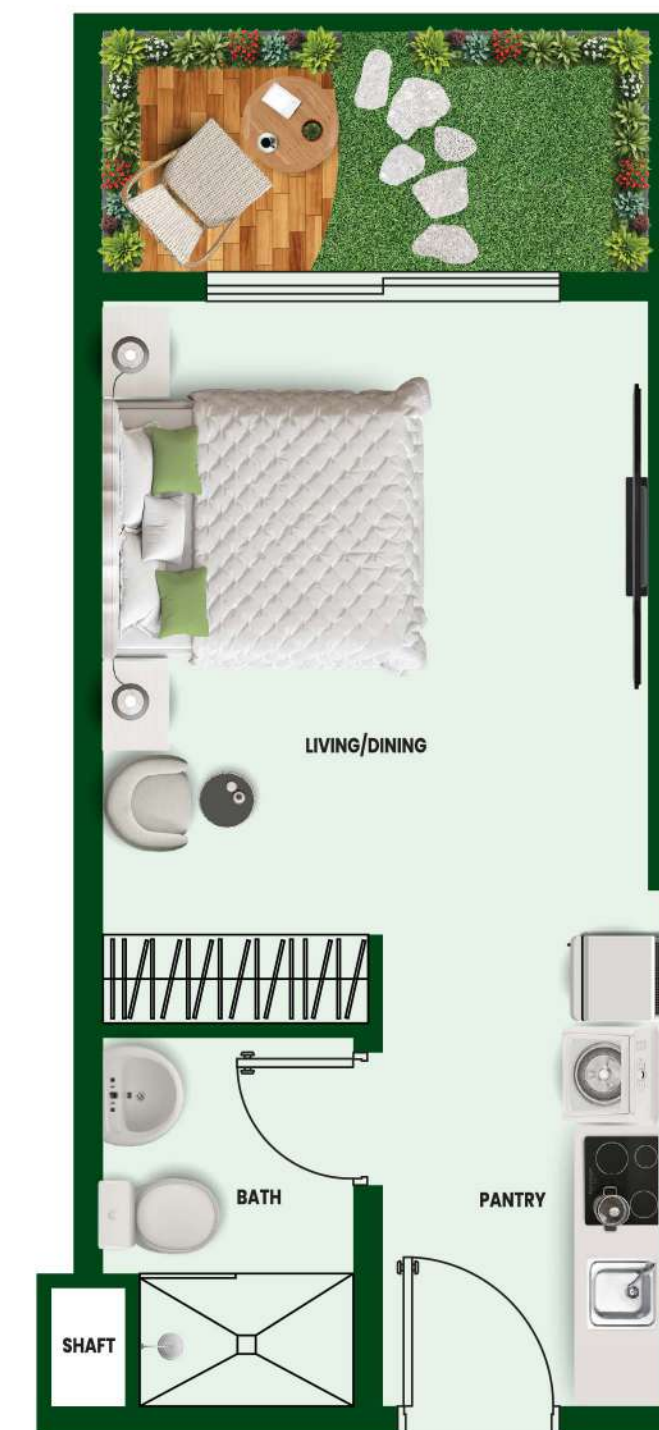


OUR SIGNATURE WELLNESS

Residences



THE WELLNESS *Studio*



Fully Fitted
Kitchen



Built-In
Designer
Wardrobes



Branded
Kitchen
Equipment



En-Suite
Bathroom

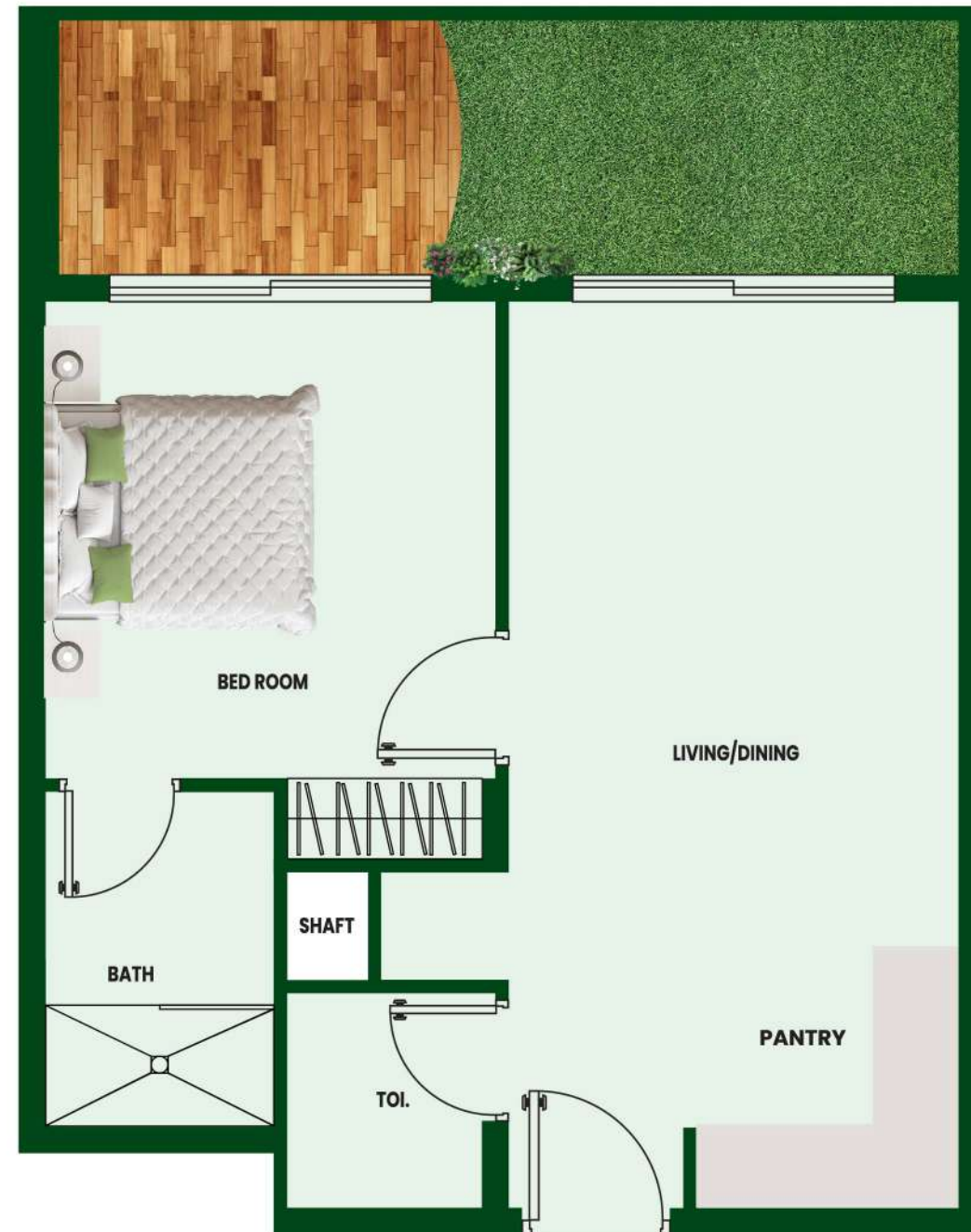


Terrace
Garden



Designer
Expansive
Balcony

1 BHK WELLNESS *Residence*



1 Lavish
Bedroom



Powder
Room



Built-In
Designer
Wardrobes



Fully Fitted
Gourmet
Kitchen



Branded
Kitchen
Equipment



Terrace
Garden



Designer
Expansive
Balcony



Signature
European
Finishes

1.5 BHK WELLNESS *Residence*



1 Luxury
Master
Bedroom



Built-In
Designer
Wardrobes



Guest
Powder
Room



Multi-Utility
Room



Fully Fitted
Gourmet
Kitchen



Branded
Kitchen
Equipment



Terrace
Garden



Designer
Expansive
Balcony



Signature
European
Finishes

2 BHK WEIINESS *Residence*



2 Lavish Bedrooms



Built-In Designer Wardrobes



Guest Powder Room



Fully Fitted Gourmet Kitchen



Branded Kitchen Equipment



Terrace Garden



Designer Expansive Balcony



Signature European Finishes

2.5 BHK WEIINESS *Residence*



2 Lavish Bedrooms



Built-In Designer Wardrobes



Guest Powder Room



Fully Fitted Gourmet Kitchen



Branded Kitchen Equipment



Terrace Garden



Designer Expansive Balcony



Multi Utility Room



Signature European Finishes



3.5 BHK WELLNESS VILLA WITH POOL



3 Lavish
Bedrooms



Built-In
Designer
Wardrobes



Guest
Powder
Room



Fully Fitted
Gourmet
Kitchen



Branded
Kitchen
Equipment



Terrace
Garden



Designer
Expansive
Balcony



Multi-Utility
Room



Signature
European
Finishes



Private
Designer
Pool





NESTLED IN DUBAI'S GREENEST COMMUNITY



Perfectly Located Next to
**Al Barari, Dubai's Greenest
Nature-Rich Community**



Direct access to
**Sheikh Mohammed Bin
Zayed Road (E311),
Al Ain Road (E66) &
Emirates Road (E611)**



4 Minutes from the Upcoming
Gold Line Metro



A Master Community Poised for
Massive Capital Appreciation





PIONEERS OF
**DESIGNER
WELLNESS**
Real Estate

Vincitore is an award-winning boutique designer developer dedicated to crafting iconic masterpieces on the golden lands of Dubai. We champion quality over quantity, delivering exclusively crafted designer lifestyle communities that offer exceptional value to our discerning clientele while setting new benchmarks in trust and customer satisfaction.





• THE DEVELOPERS THAT •

DELIVERED DUBAI'S
FIRST ICONIC
WELLNESS RESIDENTIAL
LANDMARK



INVESTOR EARNED
CROWN

RECORD BREAKING
80% - 140% ROI
• IN 3 YEARS •



• PRESTIGIOUS . PROVEN. PROFITABLE. •



THE CROWN JEWEL OF
DESIGNER WELLNESS

Living

CRAFTED BY

VINCITORE





FOR INSTANT SUPPORT
+971 800 27263 | ENQUIRY@VINCITOREREALTY.COM

DISCLAIMER BY VINCITORE PREMIUM REAL ESTATE DEVELOPMENT LLC

1. Vincitore is the registered Brand and no permission is given by the developer in respect of the use of any brand marks, information or images. You are notified that use of any marks, Images or information elsewhere without the consent of the Developer will likely constitute an infringement of the owner's intellectual property rights and action may be taken accordingly to enforce the owner's right. 2 . The Information presented herein is proposed and should not be relied upon as a basis for purchasing since all elements are subject to change, refinement or elimination by the developer without notice. Verify all details before purchasing. 3 . This presentation is not an offering nor an offer to sell nor a solicitation of offers to purchase. It is provided solely for informational purposes and is not intended to constitute an advertisement in any jurisdiction. In no event will the developer be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this catalogue. 4 . All information contained herein is subject to change, and no representations are made as to the accuracy of such information. Neither the information and materials described herein, nor any communication made or given in connection with any of the foregoing, may be deemed to constitute any form of warranty or may otherwise be relied upon by any person or entity for any reason whatsoever. 5 . The plans and information presented herein are proposed and subject to modification or elimination by the developer without notice. All plans and information are subject to governmental approvals. Unobstructed views are not guaranteed. 6 . The artist renderings and floor plans are provided for illustrative purposes only and should not be rolled upon as a basis for purchasing since all elements are subject to change, refinement or elimination without notice. Finish details should be verified before purchasing. 7 . Maps, floor plans and models are not to scale. Any references to square footage information is approximate only and should not be relied upon as a basis for purchasing. Floor plans and models are provided for illustrative and marketing purposes only and are subject to change or refinement without notice by the developer. Furniture layouts are for illustrative purposes only. Verify all plan details before purchasing. 8 . Proposed services, amenities, fixtures and finishes identified herein are subject to change, modification or elimination by the developer without notice. Proposed services, amenities, fixtures and finishes identified herein may have additional charges, restrictions, or terms and conditions that apply. Please refer to the Sales and Purchase Documents for more information. All items including furniture & fixture, fixed furniture, pictures, display items, interior decoration, art effects, wall decoration, special wall paints/finishes, movable items and wallpapers are not included in the offers. 9. The unauthorized use or reproduction of plans and information is strictly prohibited without express written consent of the developer. The user agrees to indemnify and defend the developer and its parents, subsidiaries, affiliates, directors, officers, consultants, and employees and hold them harmless from any and all claims and expenses, including attorney's fees, arising from user's misuse of this brochure or Service. 10. Refer Sales and Purchase Documents for more information.

VINCITORE PREMIUM REAL ESTATE DEVELOPMENT LLC

P.O. Box: 123519, Dubai, UAE, Toll Free: 800 BRAND (27263) Tel: +971 4 324 2263
e mail: enquiry@vincitorerealty.com

www.vincitorerealty.com