


AQUA  FLORA



A SLICE OF  
*PARADISE*

PROJECT BY VINCITORE



PIONEERS OF BRANDED  
**LUXURY  
LIVING**  
IN DUBAI

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At Vincitore Realty, each project exemplifies a story of triumph and success. With a commitment to excellence ingrained in every aspect of our work, we strive to create spaces that leave an indelible mark on the communities they serve.

From innovative design concepts to meticulous attention to detail, we continue to redefine the standards of luxury living in the ever-changing Landscape of Dubai.





# EXCELLENCE IN EVERY ASPECT



**BRANDED QUALITY REAL ESTATE DEVELOPER**



**FINE CRAFTSMANSHIP**



**CLIENTS IN 160+ COUNTRIES**



**ATTENTION TO DETAIL**

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The Vincitore Group is an award-winning Boutique Real Estate Development Group crafting Designer Luxury projects in Dubai.

As an esteemed leader in the industry, Vincitore has been the receiver of various global real estate awards reaffirming its commitment to pursue excellence, quality and innovation.



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





SPACIOUS LIVING SPACES



SUNDECK



INFINITY POOL



WAVE POOL



DESIGNER COURTYARD



HIGH STREET RETAIL BOARDWALK



## 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





# MASTERPIECES

IN THE MAKING



A woman with long hair, wearing a light-colored straw hat and a matching sleeveless dress, stands in a vast field of purple lupine flowers. She is holding a large, woven basket filled with a bouquet of white daisies and purple flowers. The background features a hazy city skyline with several tall skyscrapers under a bright, clear sky. The overall scene is bathed in warm, golden light, suggesting a sunrise or sunset.

# PARADISE LIVING

**A PHILOSOPHY THAT LINKS  
LUXURY, NATURE AND FREEDOM**

From a lavish display of lifestyle experiences to a seamless manifestation of natural beauty, Vincitore Aqua Flora embodies the very essence of paradise living. Step into a world where, opulence intertwines with the serene allure of nature, creating a sanctuary where residents experience a harmonious blend of luxury and tranquility.



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



THE HEART OF  
*PARADISE*  
LIVING

DUBAI'S FIRST-OF-ITS-KIND  
RESIDENCES WITH DIRECT ACCESS TO  
360,000 SQ FT FLORA GARDEN.





EXPERIENCE A  
**SEVENTH  
HEAVEN FEELING**

DUBAI'S FIRST-OF-ITS-KIND  
PROJECT WITH 7 EXPERIENTIAL GARDENS

- VERDANA GARDEN CAFÉ & LOUNGE
- BELLA RIVE WELLNESS GARDEN
- FIORI TULIP GARDEN
- KIDS ADVENTURE GARDEN
- TROPICA AQUA GARDEN
- FLORENTINE SKY GARDEN
- TERRA NOVA PET GARDEN



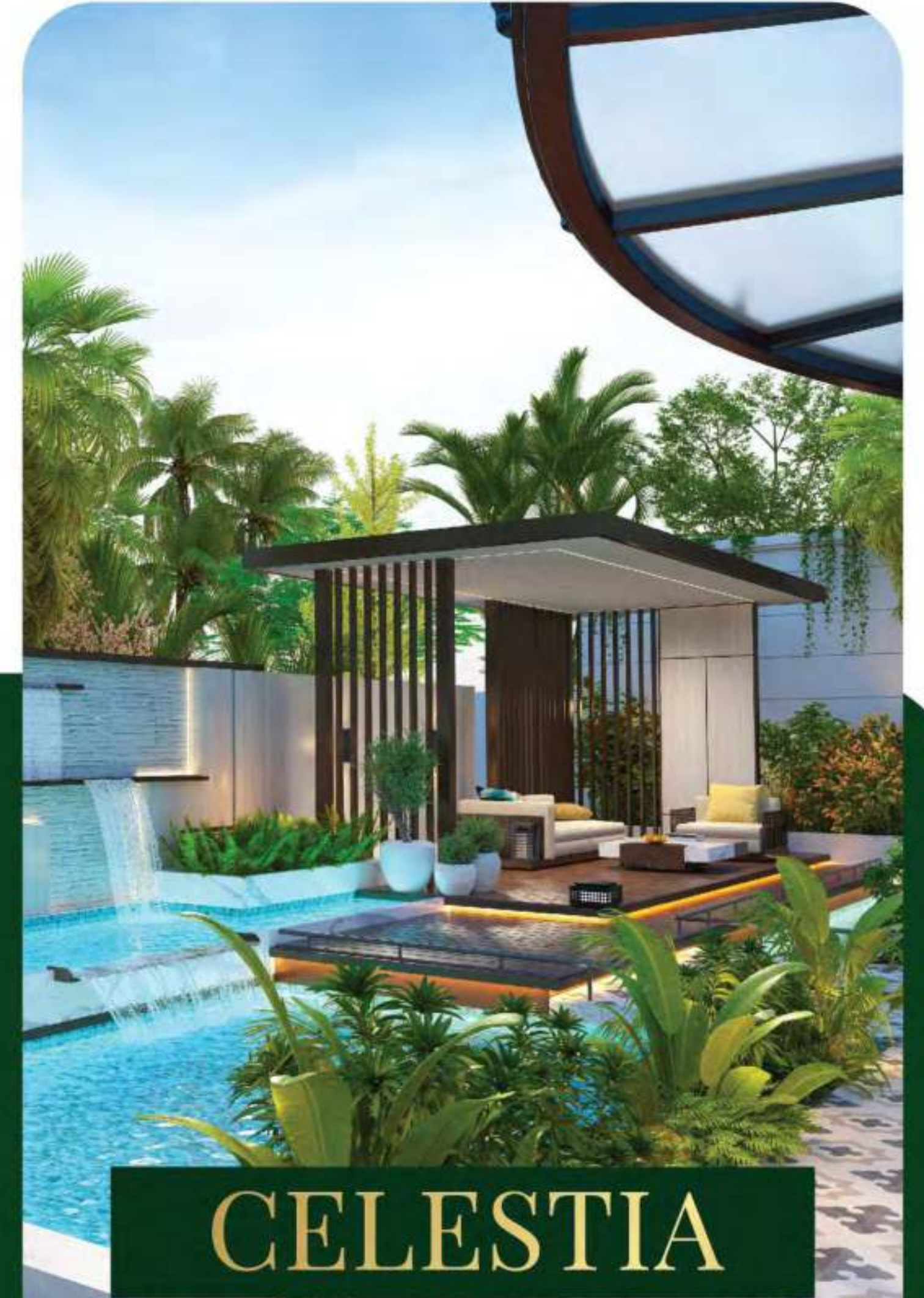
EVERY LEVEL,  
A PARADISE PERFECTED FOR YOU.



GARDENIA



UTOPIA

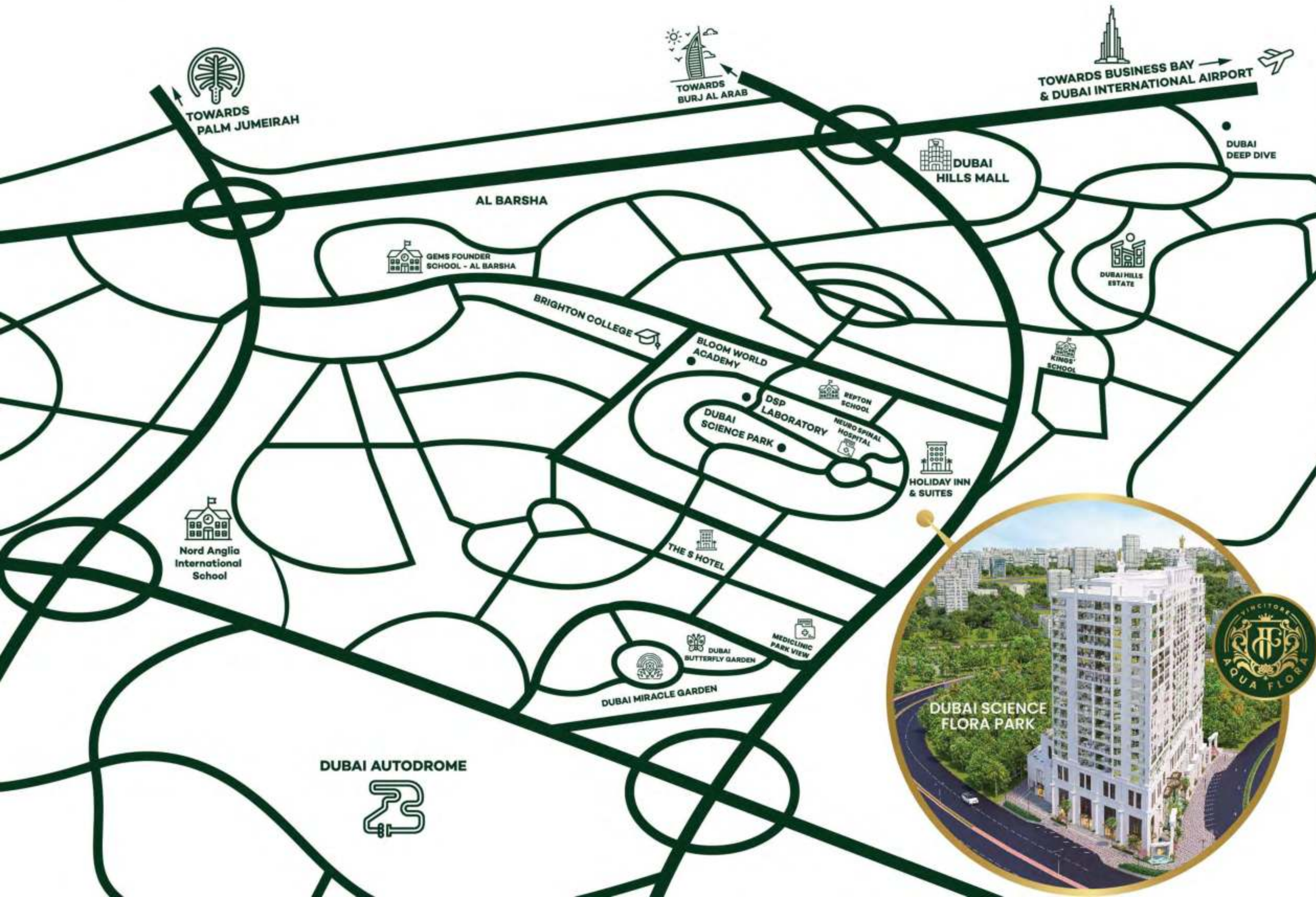


CELESTIA



# A PERFECTLY PLACED PARADISE





## 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
Mediclinic 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





# A PARADISE

ON ALL FRONTS



Direct Access to  
360,000 sq. Ft.  
**Community Garden**



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 garden view**



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

laboX



# EDEN'S GRAND ATRIUM

Adorned with signature classic European architecture and double-height 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.VINCITOREALTY.COM](http://WWW.VINCITOREALTY.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





## LYSIAN 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



# GARDENIA

NATURE'S DIVINE RETREAT WITH  
DIRECT ACCESS TO 360,000 SQ. FT.  
DUBAI SCIENCE FLORA PARK

Gardenia welcomes you to the allure of flora with a lush green expanse right at your doorstep, together with the convenience of a fully-serviced, sophisticated space for the discerning elite.





# PARADISE PROMENADE

Explore our charming promenade, where a tapestry of retail delights awaits. From chic boutiques to artisanal cafes, each step unveils sophistication. Immerse yourself in luxury as cobblestone pathways lead to stylish storefronts. With elegance at every corner, indulge in refined pleasures at every turn.



22 RETAIL SPACES



CLINICS, SHOPPING, RETAILS,  
CONVENIENCE STORES, RESTAURANTS



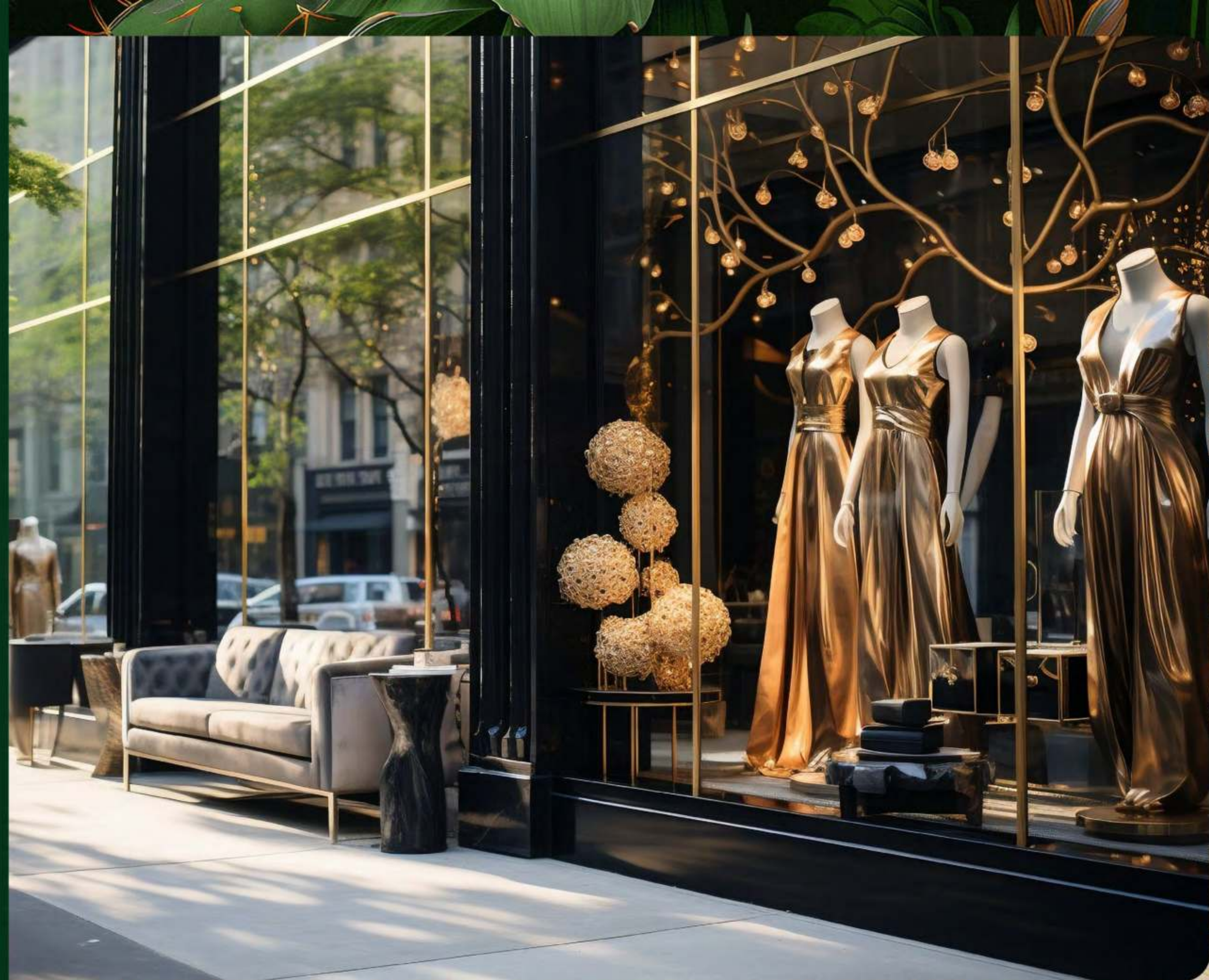
ALFRESCO DINNING  
VENUES



COBBLESTONE  
WALKWAYS



LUSH GREEN  
LANDSCAPES





ESCAPE THE ORDINARY IN  
*NATURE'S* SANCTUARY

Vincitore Aqua Flora is Dubai's first-ever residential project to feature 8 experiential gardens. Designed to offer residents a sanctuary that aligns with their evolving lifestyle aspirations, it pledges to redefine contemporary living standards.





# 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



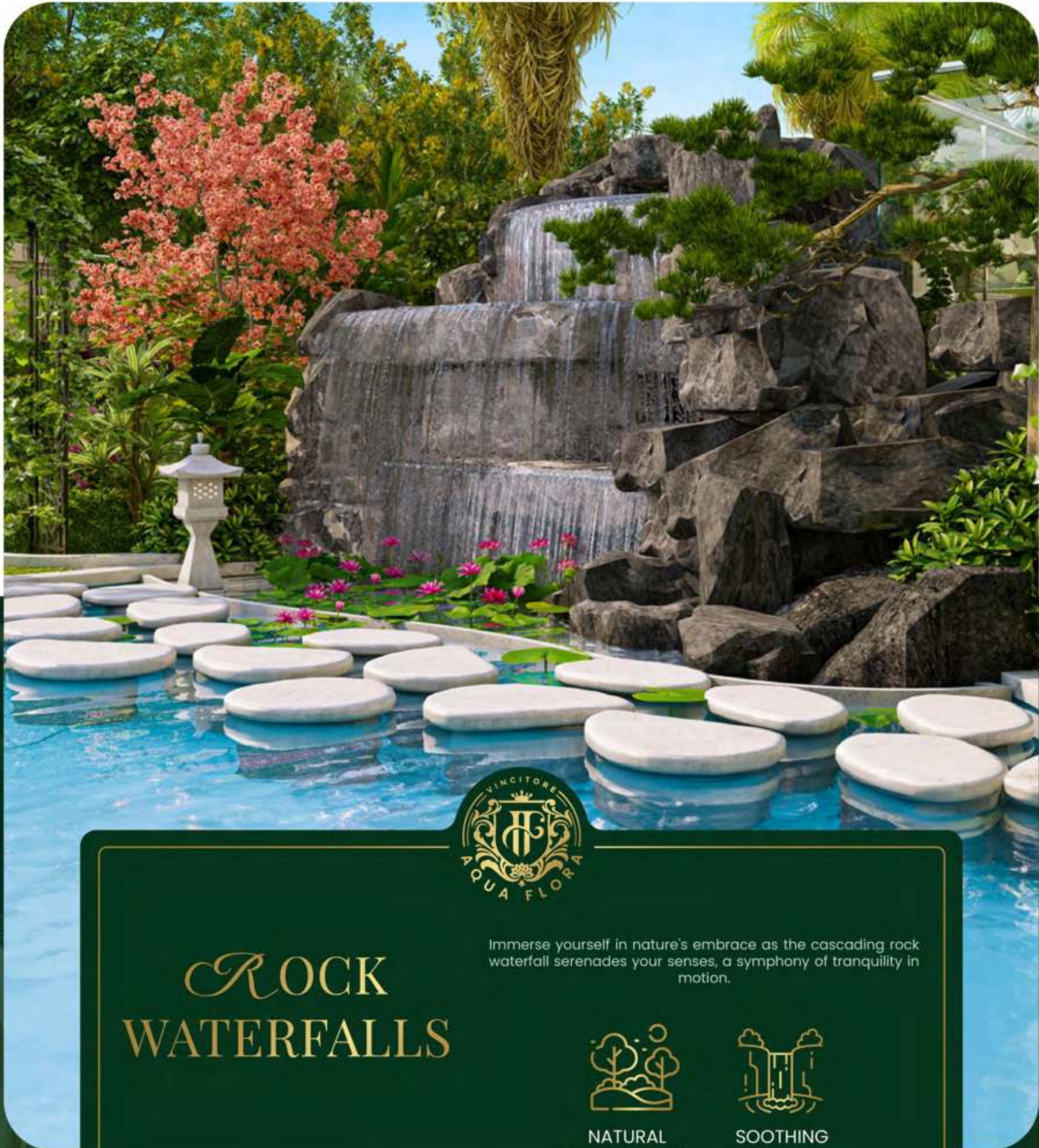
FIRE PITS



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.



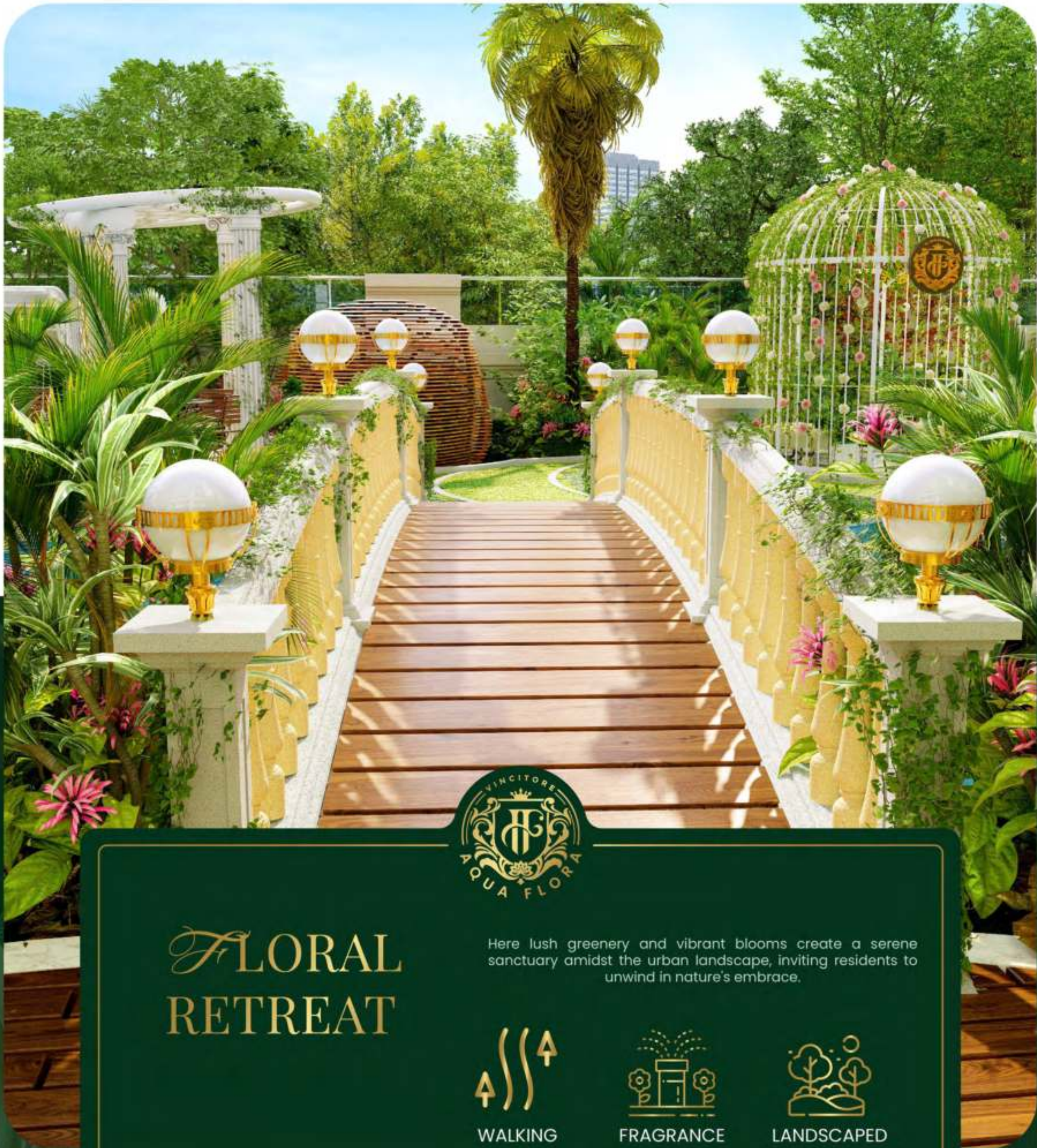
TEMPERATURE CONTROL



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





# 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.



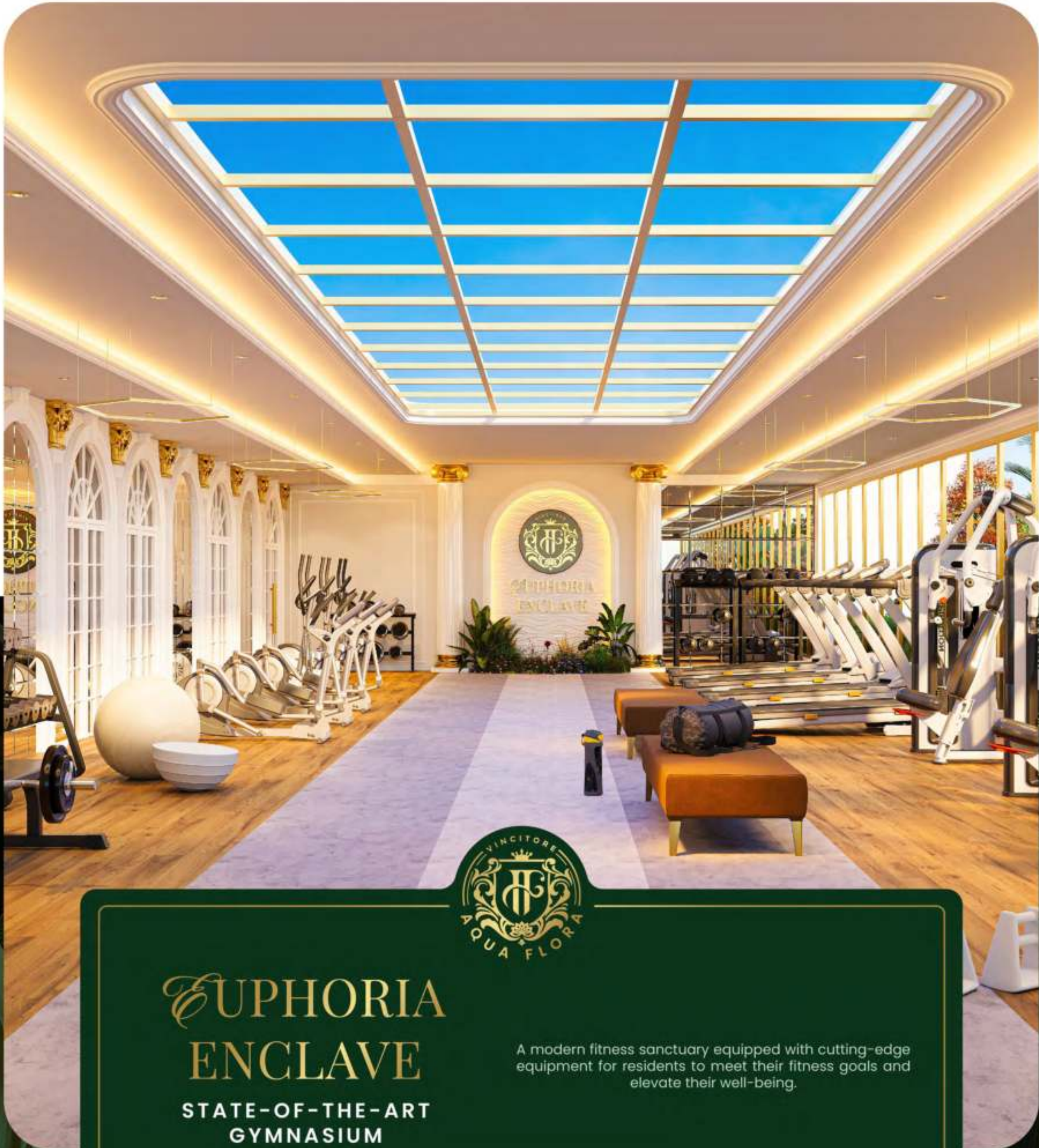


# QUASH

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.



STEP INTO YOUR

# PRIVATE PARADISE





# A Haven For Luxurious Retreats

A setting that enralls 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





## DESIGNER PRIVATE POOL

### DESIGNER POOL TYPES

-  Royal 4 Mtr. X 2 Mtr.
-  Majestic 3 Mtr. X 2 Mtr.
-  Lavish 2 Mtr. X 2 Mtr.

### DESIGNER POOL FEATURES

-  Bar Counter
-  Infinity Overflow System
-  Massage Jets
-  Bubble Jets
-  Mood Lighting
-  UV Filtration System

### POOL SAFETY FEATURES

-  Slip Proof Tiles
-  Anti Vortex Drain
-  Chemical Dosing System
-  High Glass Handrail with Stainless Steel Support





# 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



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AN OASIS FOR  
**LIFE'S LUXURIES**

A haven of peace and indulgence, a place  
where you can savour the life you truly deserve.



**BREAKFAST IN POOL**



**PRIVATE GARDEN**



**SWING**



**OUTDOOR PATIO**



**BAR COUNTER**



## PALATIAL STUDIO

These thoughtful residences envelop you in the abundance of paradise living. A lifestyle crafted to embrace each moment beckons.

- **STUDIO**



## AQUA RESIDENCES

Residences featuring designer private pools, offering a serene aquatic sanctuary for your everyday pleasure. It's your escape from the routine of daily life.

- **STUDIO WITH DESIGNER PRIVATE POOL**
- **1 BHK WITH DESIGNER PRIVATE POOL**
- **1 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN**
- **1.5 BHK WITH DESIGNER PRIVATE POOL**
- **2 BHK WITH DESIGNER PRIVATE POOL**
- **2 BHK WITH DESIGNER PRIVATE POOL & TERRACE GARDEN**



## AQUA VILLAS

The largest of sanctuaries, these lavish apartments with their grand balconies and designer private pools, welcome you to embrace a new paradigm in luxury living.

- **ROYAL 2 BHK AQUA VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN**
- **ROYAL 3.5 BHK AQUA VILLA WITH DESIGNER PRIVATE POOL & TERRACE GARDEN**



# YOUR HOME, YOUR PARADISE.

Experience the epitome of luxury living with our branded residences where every detail exudes sophistication and elegance that welcomes you to your slice of paradise.



Designer Wall & False Ceiling



European Branded Fixtures & Fittings



Custom-made Designer Chandelier



Marble Counter Top



Gold-finished Accessories



Designer Mood Lighting





RESERVE YOUR SLICE OF

# PARADISE *Today*

HANDOVER Q3 2027



VINCITORE