



Enter the World of Vincitore Wellness Estate

FOR INSTANT SUPPORT  
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**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 •







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

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



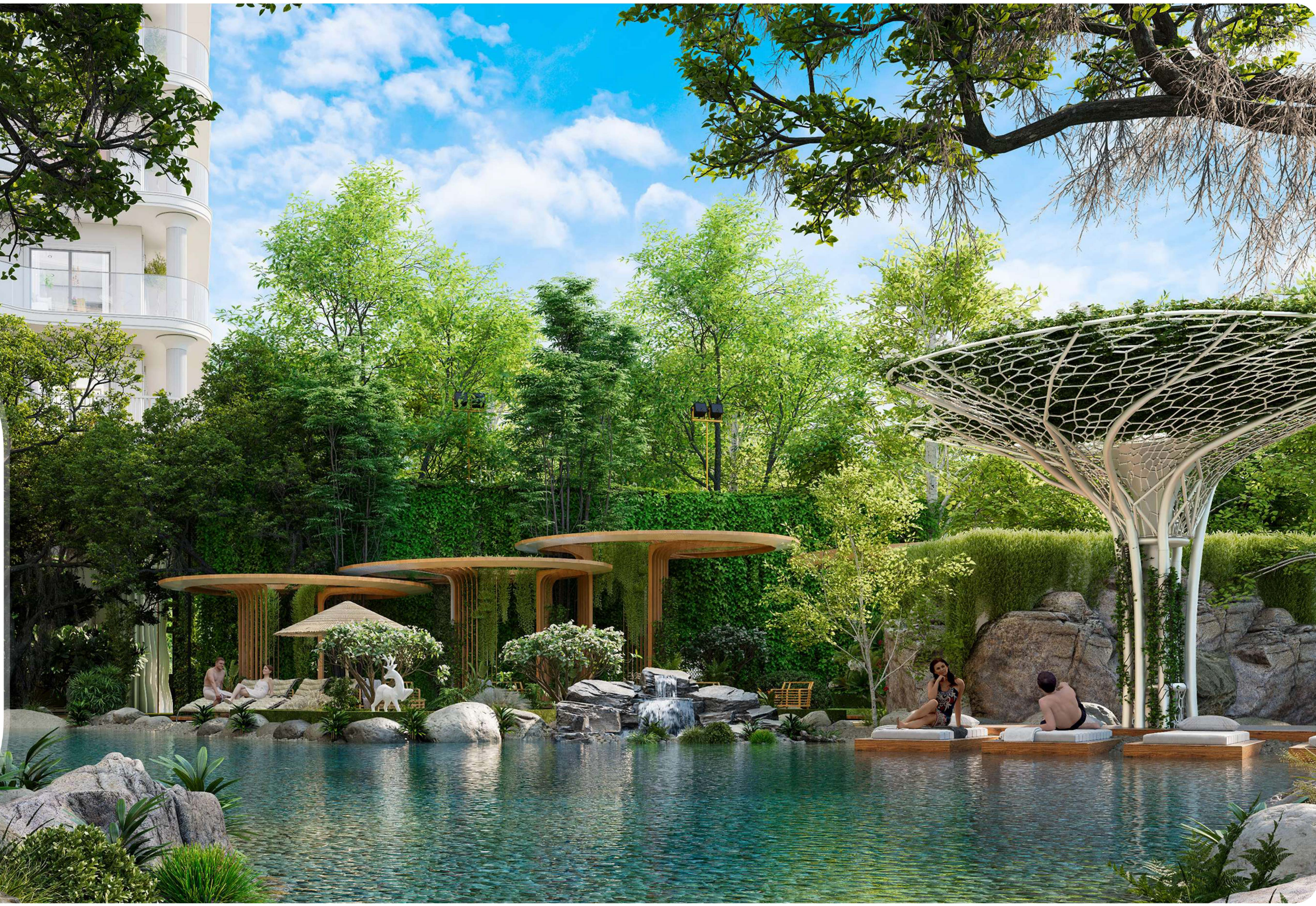
Meditation Deck



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



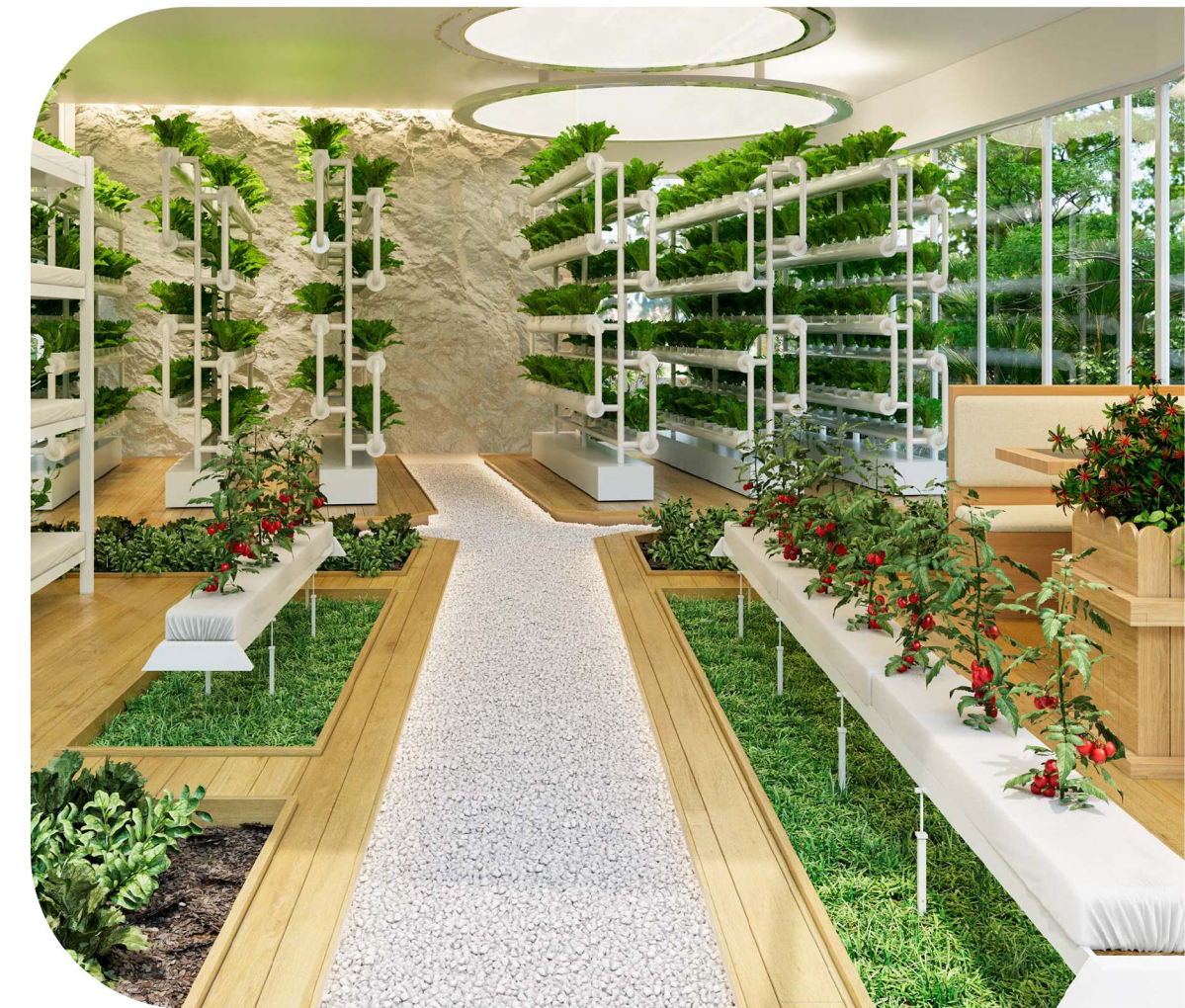
Hydroponic  
Garden



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



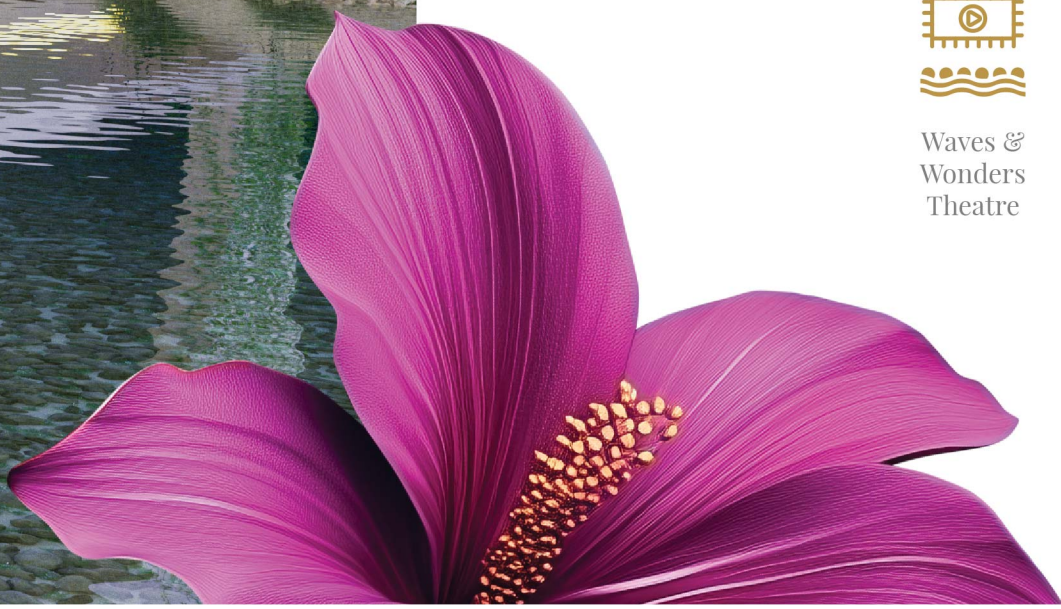
Lazy River



Waterfalls



Pilates &  
Yoga Deck







Timeless Ancient *Therapies* for your *Wellness*

# THE ETERNAL WELLNESS RETREAT



Steam  
Room



Ayurveda  
& TCM



Himalayan  
Salt Cave



Aromatherapy



Turkish  
Hamman







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



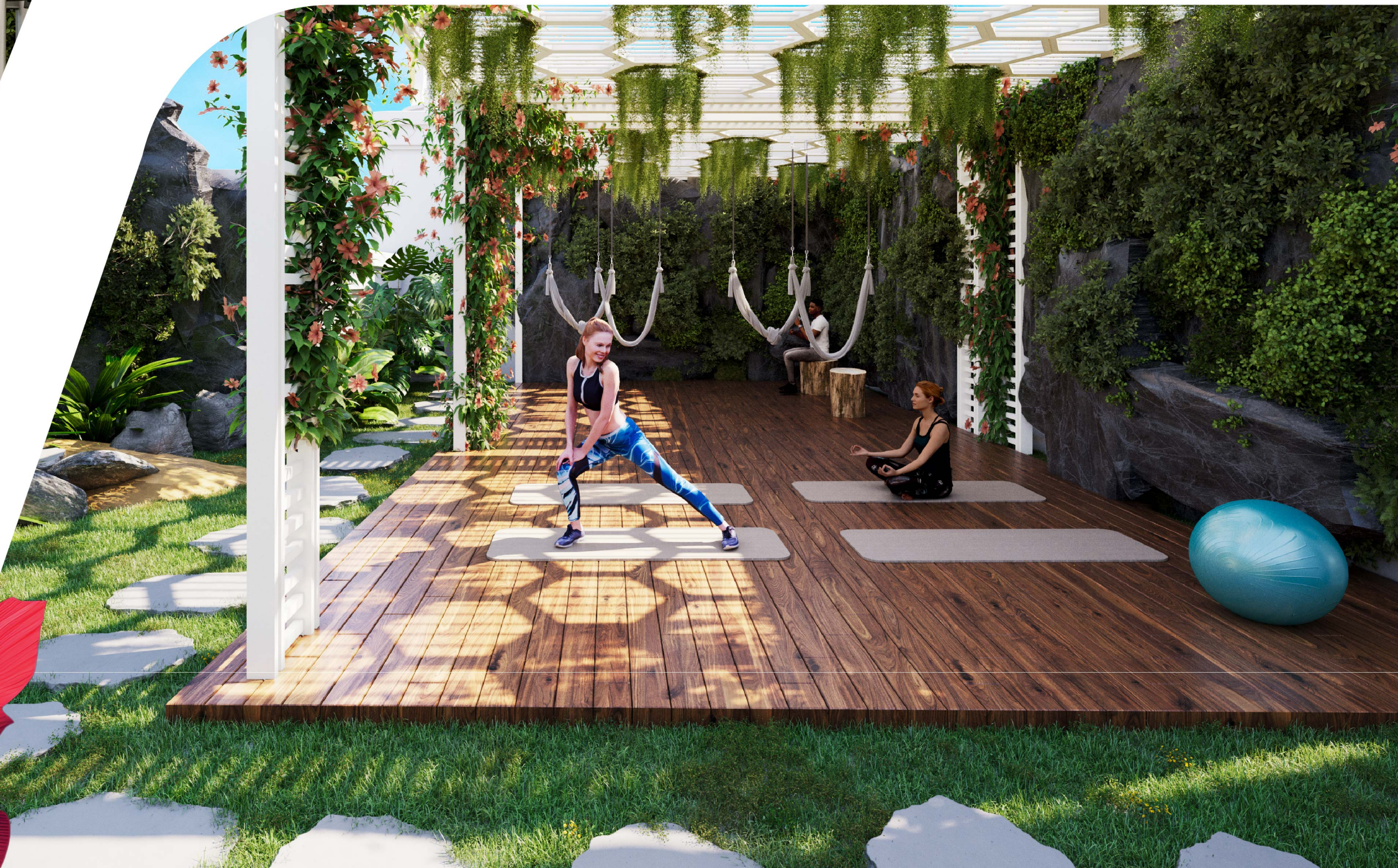
Calisthenics &  
Parkour



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



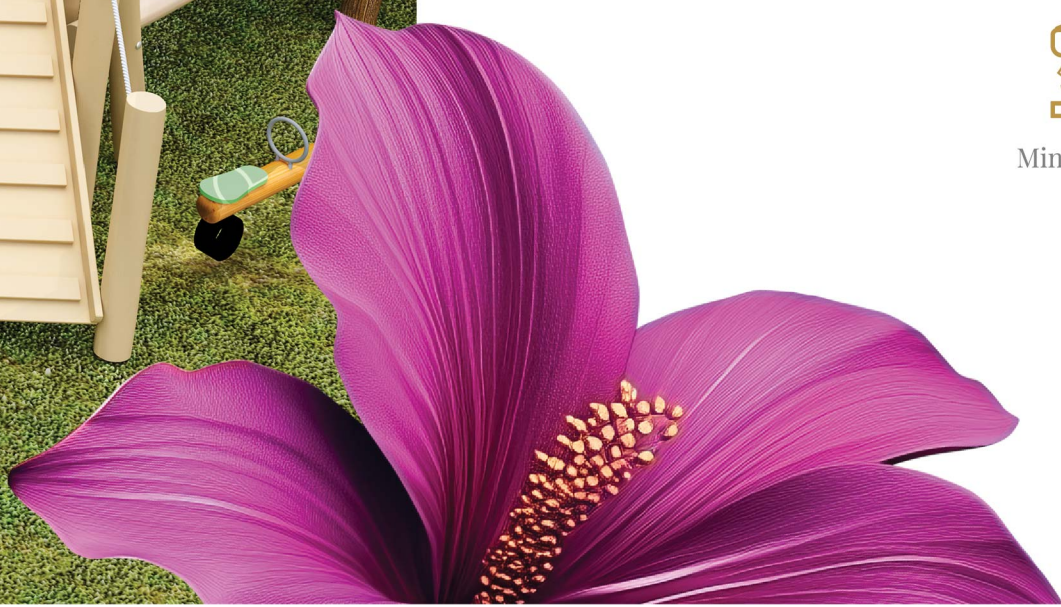
Indoor Kids  
Play Area



Discovery Den



Sensory  
Pathways







Where Connections Flourish And  
Every Moment *Becomes Timeless*

# THE SKYLINE CLUBHOUSE

  
Barbeque  
Zones

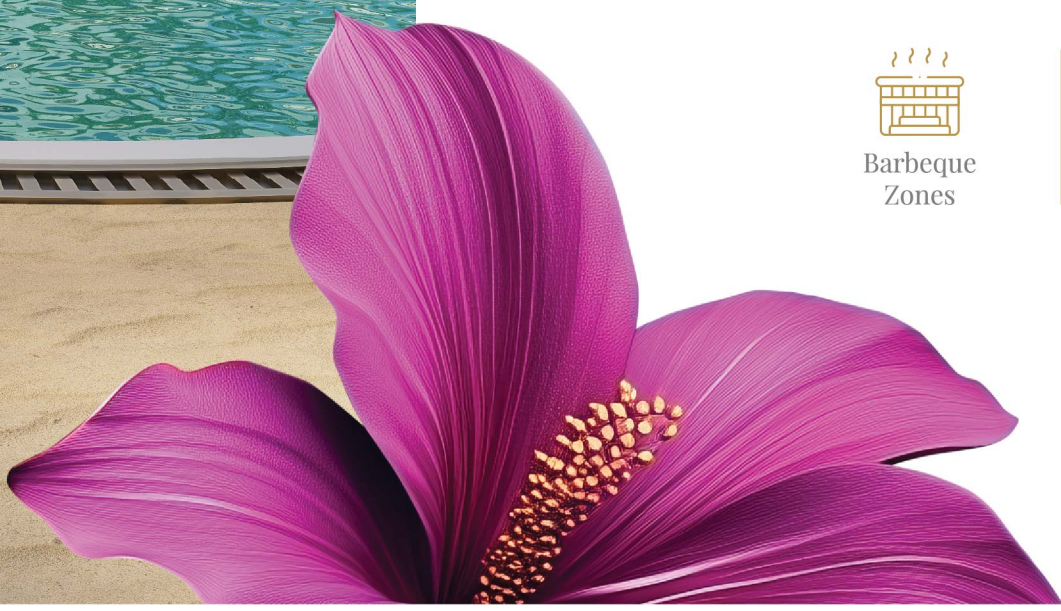
  
The Family  
Arbor

  
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  
**WELLNESS  
HOMES**



YOUR EXCLUSIVE 3D  
VINCITORE EXPERIENCE







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





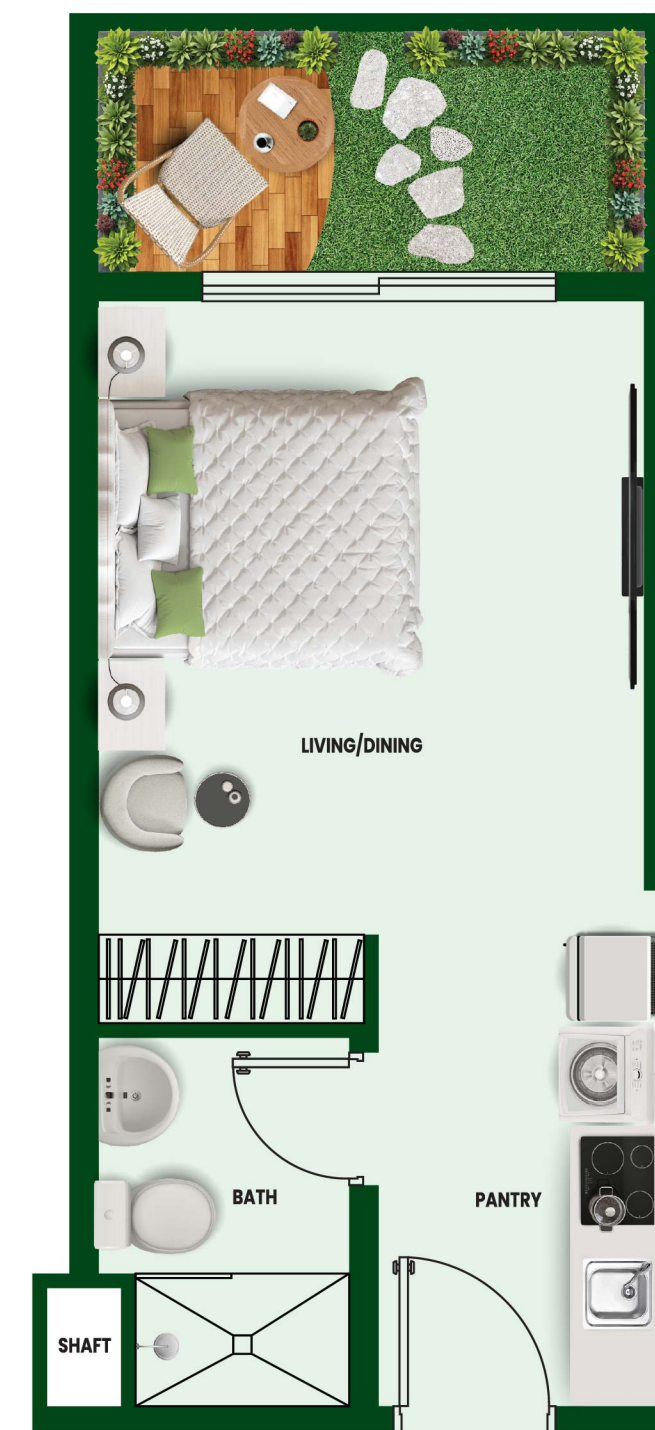


# OUR SIGNATURE WELLNESS

*Residences*



## THE WELLNESS *Studio*



Fully Fitted  
Kitchen



Built-In  
Designer  
Wardrobes



Branded  
Kitchen  
Equipment



En-Suite  
Bathroom



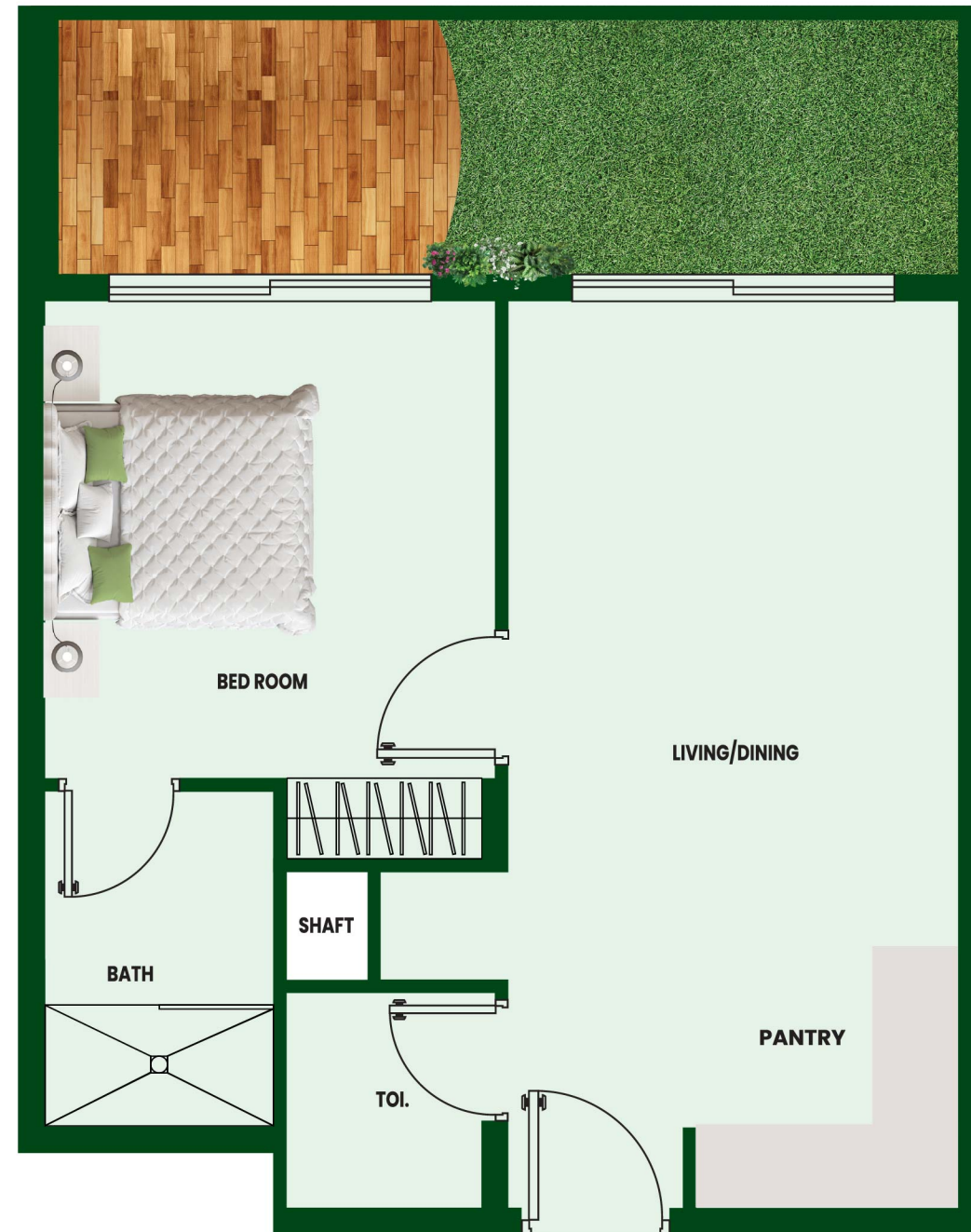
Terrace  
Garden



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

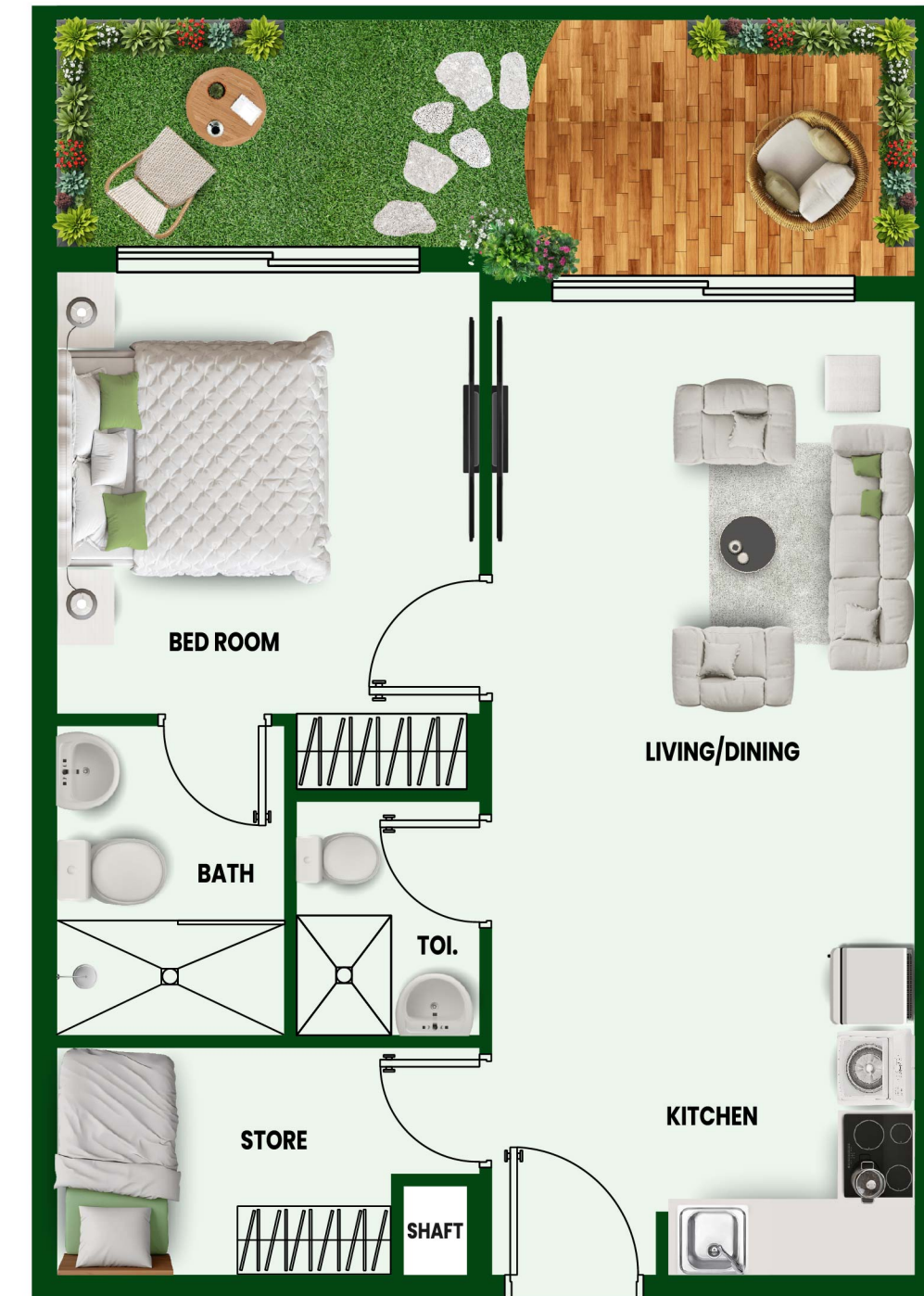


Designer  
Expansive  
Balcony



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

