VINCITORE

DESIGNER WELLNESS



Dubai

IS SET TO BREAK ANOTHER

WORLD RECORD





VINCITORE

WELLNESS ESTATE

DUBAI

TO BECOME

THE HAPPIEST CITY OF THE WORLD

UAE's National Strategy for Wellbeing 2031

VINCITORE

The

HOUSE OF WINNERS

WINNER OF Best Real Estate Investment 2025

DUBAI'S BEST REAL ESTATE INVESTMENT 2025

WINNER OF Luxury Residences 2022

BEST LUXURY RESIDENTIAL DEVELOPMENT IN DUBAI

WINNER OF GULF REAL ESTATE AWARDS 2018 THIRD PLACE

LUXURY RESIDENTIAL & CUSTOMER EXPERIENCE INITIATIVE

WINNER OF INTERNATIONAL BUSINESS EXCELLENCE AWARDS 2018 SECOND PLACE

REAL ESTATE & CONSTRUCTION CATEGORY

WINNER OF MEED AWARDS 2018 UAE

RESIDENTIAL PROJECT OF THE YEAR 2018

WINNER OF Luxury Residences 2017

LUXURY APARTMENTS IN DUBAI

WINNER OF FINANCE AWARDS 2017 UAE

FASTEST GROWING REAL ESTATE BRANDED QUALITY PRODUCT



VINCITORE

PIONEERS OF

DESIGNER WELLNESS

Real Estate

VINCITORE

• THE DEVELOPERS THAT •

DELIVERED DUBAI'S FIRST ICONIC WELLNESS RESIDENTIAL LANDMARK

BENESSERE
RETREAT FOR LIFE

100,000 SQ, FT.

DEDICATED TO WELLNESS AMENITIES




VINCITORE
AWARDED
DUBAI'S BEST REAL ESTATE
INVESTMENT
WINNER OF Best Real Estate Investment 2025
DUBAI'S BEST REAL ESTATE INVESTMENT 2025
WINNER OF Luxury Lifestyle Awards 2022
BEST LUXURY RESIDENTIAL DEVELOPMENT IN DUBAI
WINNER OF Gulf Real Estate Awards 2018 Third Place
LUXURY RESIDENTIAL & CUSTOMER EXPERIENCE INITIATIVE
WINNER OF International Business Excellence Awards 2018 Second Place
REAL ESTATE & CONSTRUCTION CATEGORY
WINNER OF MEED Awards 2018 UAE
RESIDENTIAL PROJECT OF THE YEAR 2018
WINNER OF Luxury Lifestyle Awards 2017
LUXURY APARTMENTS IN DUBAI
WINNER OF International Finance Awards 2017 UAE
FASTEST GROWING REAL ESTATE BRANDED QUALITY PRODUCT

VINCITORE

INVESTORS EARNED

RECORD BREAKING

80% - 150% ROI

IN 3 YEARS

Case Study of Investment ROI In Vincitore Benessere

UNIT PURCHASE - 2021

Unit Type	**1 BHK**
Purchase Price	**AED 700,000**
Payment Plan	**40/60 Investor Plan**

UNIT RESOLD - 2024

Unit Type	**1 BHK**
Resale Price	**AED 1,120,000**
Capital Invested	**AED 280,000**
Capital Appreciation	**AED 421,000**

$$\text{Investment ROI} = \frac{\text{Capital Appreciation}}{\text{Capital Invested}} \times 100 = 150\%$$

UNIT RENTED - 2024

Unit Type	**1 BHK**
Purchase Price	**AED 700,000**
Rental Income	**AED 97,500**

$$\text{RENTAL ROI} = \frac{\text{Rental Income}}{\text{Purchase Price}} \times 100 = 14\%$$

ALL DATA PROVIDED IS FROM OFFICIAL DUBAI LAND DEPARTMENT TRASNSACTION RECORDS



VINCITORE

DUBAI'S MOST

REWARDING REAL ESTATE INVESTMENT

Project

- Dubai's Hottest Property Choice
- Record Breaking Capital appreciation
- Exceptional Rental Returns
- Most Desired Iconic Lifestyle


VINCITORE
VINCITORE
WELLNESS ESTATE
A GLOBAL
MASTERPIECE
CRAFTED FOR YOUR
WELLNESS &
LONGEVITY
• Ground floor + 4 Podium + M + 31 Floors+ Roof •
Wellness in Architecture
Wellness in Lifestyle
Wellness Inside The Home
Wellness in Life
Wellness Through Senses
Wellness in Your Surrounding


VINCITORE
WELLNESS ESTATE
STEP INTO A
VICTORIAN ERA
INSPIRED NATURE'S PARADISE
Biophilic Design
Victorian Royal Architecture
Dedicated Drop-off
Personal Driveway


VINCITORE
WELLNESS ESTATE
EXPERIENCE
THE WORLD'S
FIRST
DESIGNER
WELLNESS
Lifestyle

VINCITORE
WELLNESS ESTATE

INTRODUCING

THE WORLD'S LARGEST COLLECTION OF

DESIGNER WELLNESS AMENITIES

200,000 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





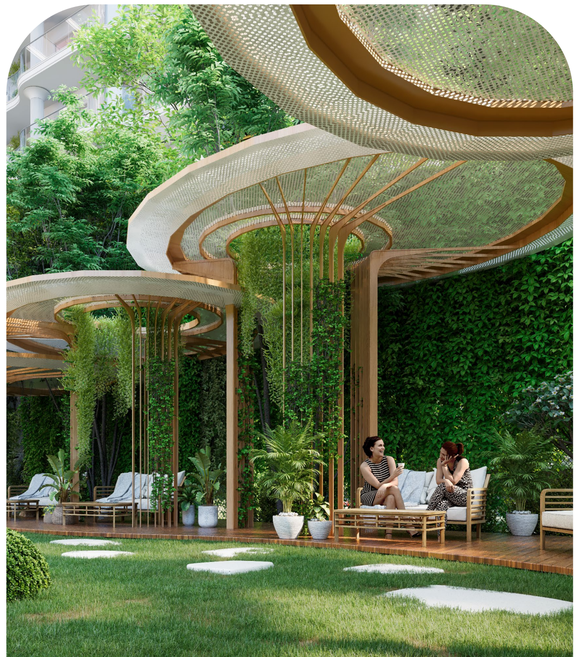
Nourish Your *Mind, Body, & Soul*

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

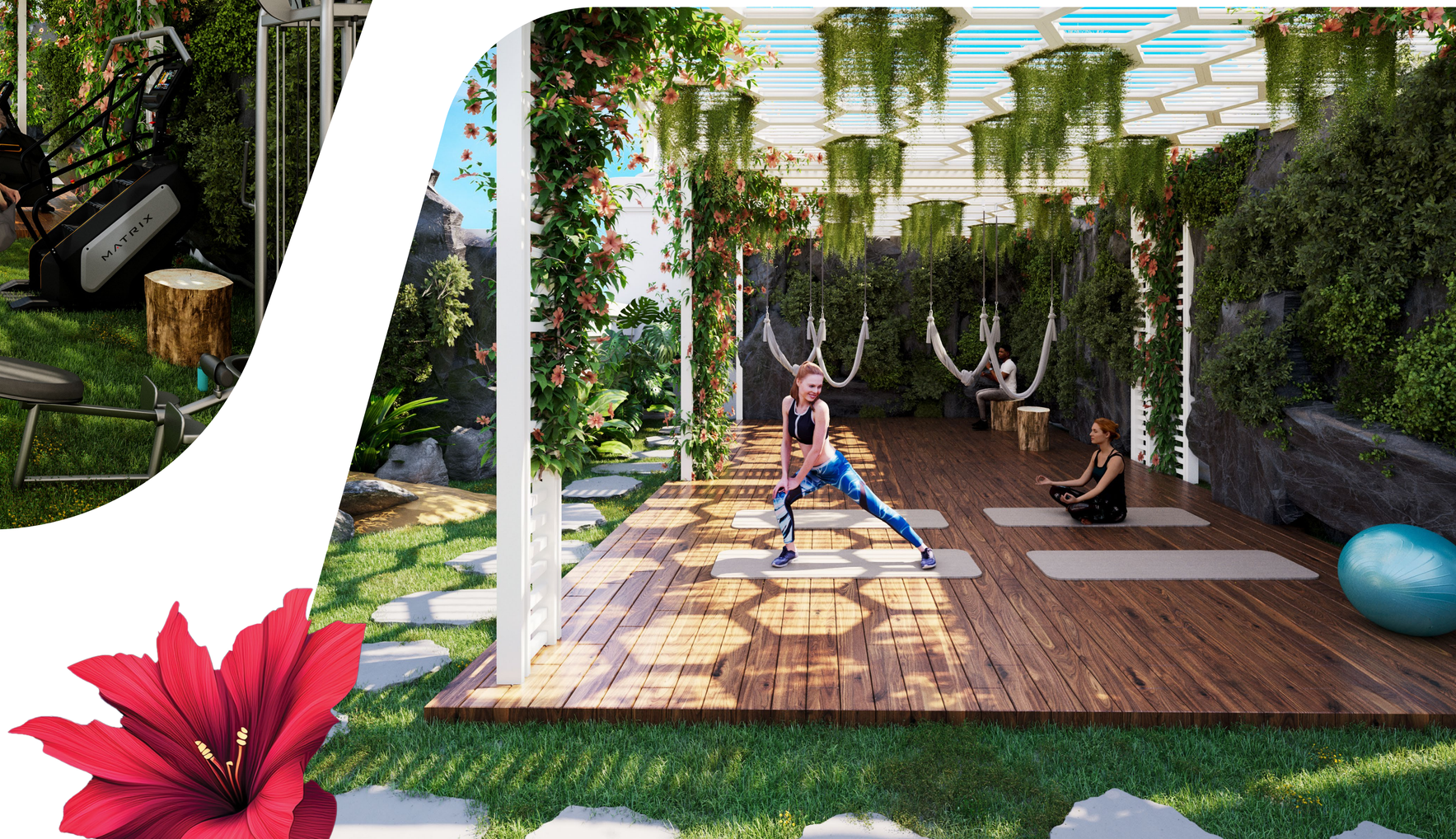
Kick Boxing

Trampoline Fitness



Align Every Motion With The *Balance Of Nature*

THE EDEN'S ARENA



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



The

ULTIMATE WELLNESS LIFE

5 DIMENSIONS OF LIFE





LIVE IN PURE AIR

HEPA and UVC Filtration
for Purified Airflow

Humidity Control For
Everyday Comfort

Antimicrobial
Flooring



RECHARGE YOUR SENSES

Circadian Rhythm
Lighting for Deep Rest

UV Filtered
Balcony Doors

Soundproof Insulation
for Relaxation & Comfort



VINCITORE
WELLNESS ESTATE

REFRESH, RESTORE & INDULGE IN LUXURY

Revitalizing Vitamin C Showers

Highest-Grade Water Purification

Water Softener Technology



VINCITORE WELLNESS ESTATE

EVERY DETAIL CRAFTED FOR YOUR WELL-BEING & LONGEVITY

- Low-VOC Designer Paints & Finishes
- Antibacterial Kitchen Surfaces
- Advanced Charcoal Anti-Odor Technology







HEAL IN HEALTHY SURROUNDINGS

Advanced Electromagnetic Frequency Shielding Technology

Biophilic Design with Terrace Garden

Designer Sky Pools for Relaxation



VINCITORE WELLNESS ESTATE

BRANDED

DESIGNER RESIDENCES

THAT DEFINE TIMELESS LUXURY

- Designer Wall and False Ceiling
- European Gold-finished Accessories
- Designer Mood Lighting
- Custom-made Designer Chandelier
- Luxury Wardrobes
- Fully Fitted Gourmet Kitchen
- Branded Kitchen White Goods
- Multi Utility Room

FROM THE BEST IN THE WORLD

- Italy
- Germany
- Europe
- USA



The
DESIGNER WELLNESS RESIDENCES

• A Symphony of Nature in Every Inch •

Wellness *Studio*

1 BHK Wellness *Residence*

1.5 BHK Wellness *Residence*

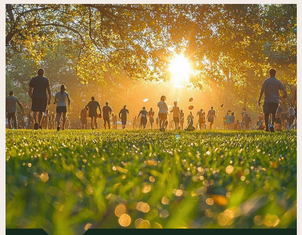
2 BHK Wellness *Residence*

2.5 BHK Wellness *Residence*

3.5 BHK Wellness *Villa with Pool*

• NESTLED IN •

DUBAI'S GREENEST COMMUNITY



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



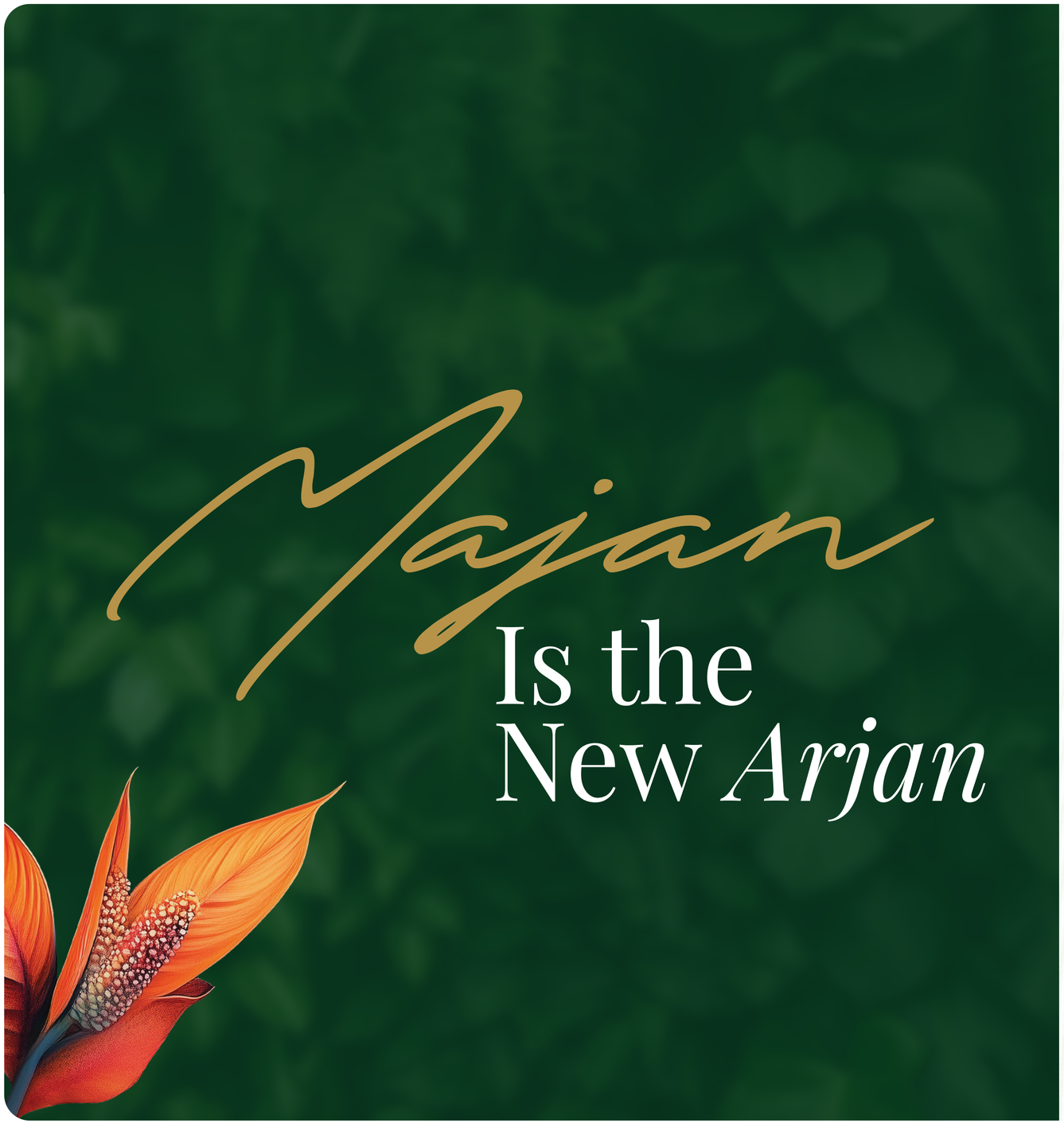
Direct access to **Sheikh Mohammed Bin Zayed Road (E311), Al Ain Road (E66) & Emirates Road (E611)**



4 Minutes from the Upcoming **Gold Line Metro**



A Master Community Poised for **Massive Capital Appreciation**



Early Growth Stage:

Majan today is where Arjan was in 2015 – strong rental growth, affordable entry, and increasing investor activity.

Upcoming Catalysts:

With new malls, school campus, and future Metro connectivity, Majan has transformative infrastructure in place.

Proven Pattern:

Arjan's rise from an emerging zone to a thriving lifestyle hub shows how the right developments can accelerate community growth.

Investor Opportunity:

Entering Majan now offers the same early-mover advantage that rewarded investors in Arjan with triple-digit ROI and strong capital appreciation.

The Vincitore Effect:

As seen in Arjan, quality-led developments drive confidence, lifestyle demand, and long-term value — positioning Majan as Vincitore's next success story.


EXCLUSIVELY CURATED
PAYMENT
PLANS

The Secured Investors Payment Plan



Asset Secured
From Day 1

10% + 4%

Down Payment & DLD

Earn 8% Net ROI On Every Installment Until Handover

10%	20%	20%	40%
Within 30 Days From Booking	Within 6 Months From Booking	Within 12 Months From Booking	On Handover

VINCITORE
WELLNESS ESTATE

100%

Platinum Payment Plan

Guaranteed

8% ROI

For 3 Years

50/50

Investor Payment Plan

20%	Down Payment
30%	During Construction
50%	Handover







The UAE Resident Payment Plan

PDC and Non PDC Available

20%	36%	8%	1%
Down Payment	During Construction	Handover	Per Month (for 36 months Post handover)

Post-dated cheque mandatory




THE CROWN JEWEL OF
DESIGNER WELLNESS
Living
CRAFTED BY
VINCITORE

VINCITORE

RIDE THE TRILLION-DOLLAR

WELLNESS REAL ESTATE WAVE

WITH THE

PIONEERS OF DESIGNER WELLNESS REAL ESTATE