



WELCOME TO THE
EXCLUSIVE
BRIEFING OF OUR
NEW LANDMARK PROJECT

— ● IN THE HEART OF *Dubai* ● —





FIRST OF ITS KIND

Iconic
**PROJECT
OFFERING**



**BRANDED
DESIGNER
HOMES**



**REGAL
ITALIAN
HOSPITALITY**



**ROYAL
WORLD
CLASS
AMENITIES**



WELCOME TO THE
SWEET
Life



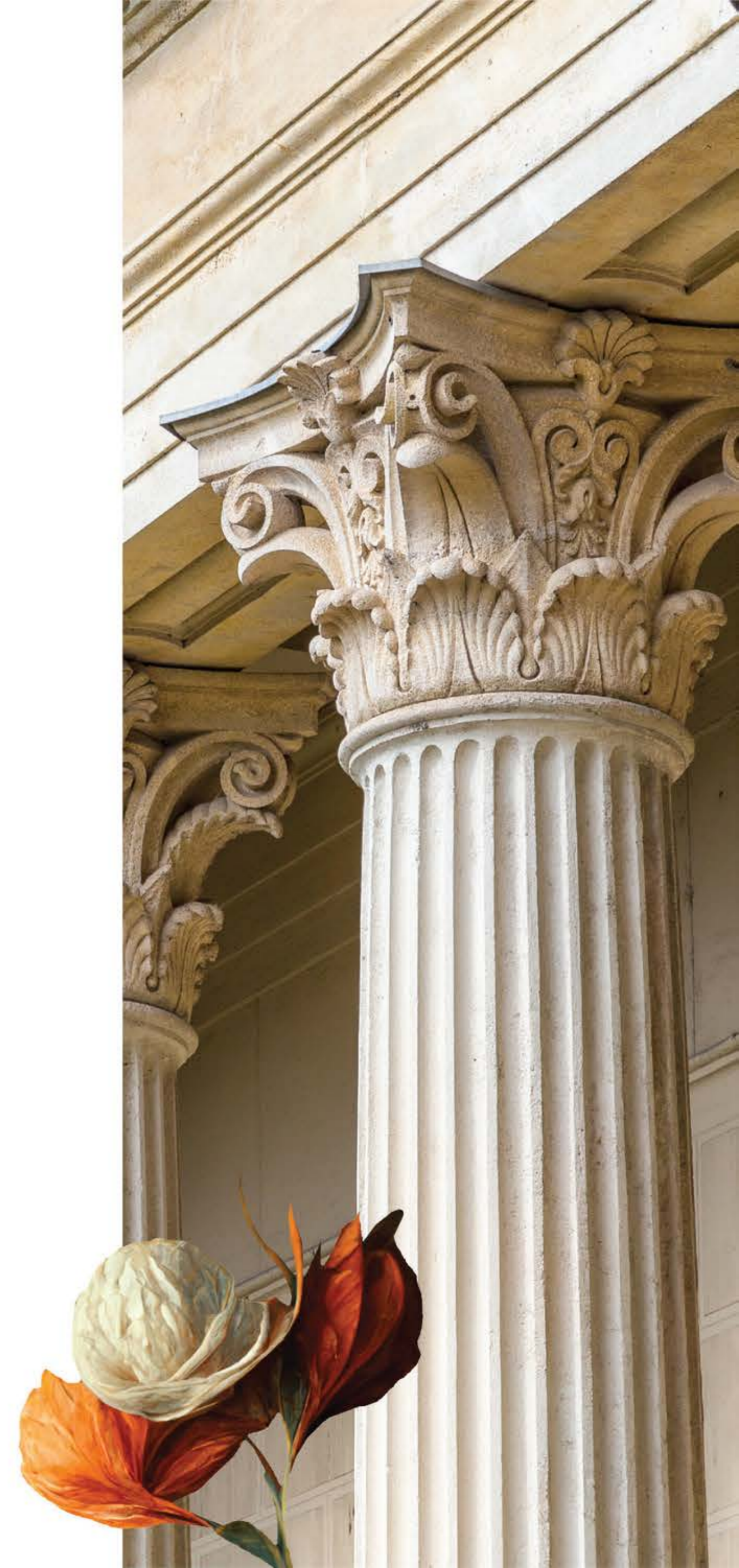
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VINCITORE

ARTISANS
OF LUXURY

Living





WELCOME TO

THE WORLD OF DESIGNER
LUXURY PROPERTIES

*“Where A True Investment
in Property Turns into
Prosperity”*



BOUTIQUE
Designer
DEVELOPER



Who We Are

Vincitore Realty is Dubai's Finest Bespoke Real Estate Development firm offering passionately designed Landmark Projects.

Being a Boutique Designer Developer, we believe in offering Quality over Quantity, giving our esteemed customers superior value for their investments and the highest client satisfaction in the industry.

Every Vincitore Project is created with a unique and awe-inspiring design, using only the best quality materials and finishes.

We proudly claim

"Every inch of Vincitore's project is designed, engineered and crafted to perfection"



THE VINCITORE

Legacy



- Dubai's Finest Bespoke Designer Developer
- Creating Timeless Landmarks on the Golden Land of Dubai
- All Projects Inspired by the Classical European Architecture
- Every Inch Designed, Engineered & Crafted to perfection



OUR
Founders



Mr. Vijay Doshi

Hailing from a successful business family, Mr. Vijay C. Doshi embarked upon his entrepreneurial journey at just 20 years of age. His in-depth understanding of the real estate industry is what motivated him to venture into property development. Propelled by the drive to raise the bar on expectations and add value to people's lifestyle, he founded Vincitore Real Estate Development LLC in 2013.

YOUR



Mr. Vir Doshi

A Young Entrepreneur Mr. Vir Doshi infuses his young energy and enthusiasm in Vincitore Realty. He is an engineering graduate from UC Berkeley, California and brings his technical expertise to the company.



Inspiration.

BRAND VINCITORE DNA

The primary nucleotides that form the brand's DNA are:

Quality

The emphasis is on producing something that is of a high standard, with universal appeal, and done in accordance with global best practices at optimal levels.

Style

Born of innovation, the brand exudes a sense of uniqueness that is inspirational and pioneering. Everything related to the brand is best in its class, and like no other.

Functionality

Ultimately, being efficient and practical is what sets the brand apart. Whether it is a living space or a corporate gift, the emphasis is on adding value.

These form the core values of the company as well, and are incorporated in everything that is related to the brand. Every property developed by the brand, every artwork, every piece of collateral, every communication and every kind of engagement with stakeholders encompasses these three core values.

Brand Values:

Passion

Redefining Dubai's pride by gifting the city with landmark projects.

Trust

Most trusted brand of Dubai because of our excellence, commitment & ethics.

Craftsmanship

Every inch is engineered, designed and crafted to maximize space and utility.



THE VINCITORE

Promise



A Trusted Brand



Branded Quality Real Estate



True Value For Investment



Guaranteed Returns



End-to-End Property Management



Hassle Free Investment



VINCITORE BRAND RECOGNITION AWARDS



FASTEST GROWING REAL ESTATE BRANDED QUALITY PRODUCT



LUXURY APARTMENTS IN DUBAI



RESIDENTIAL PROJECT OF THE YEAR 2018



REAL ESTATE & CONSTRUCTION CATEGORY



LUXURY RESIDENTIAL & CUSTOMER EXPERIENCE INITIATIVE



BEST LUXURY RESIDENTIAL DEVELOPMENT IN DUBAI

PRESTIGIOUS ROYAL RECOGNITION AWARD



BY H.H. SHEIKH
SAEED BIN TAHNOUN BIN MOHAMMED AL NAHYAN.



THE VINCITORE

Journey

Our Timeless Landmarks on the Golden Lands of Dubai stand as an insignia of Vincitore's Eternal Legacy



VINCITORE PALACIO



VINCITORE BOULEVARD



VINCITORE BENESSERE



VINCITORE VOLARE



INVEST *in the*
BEST



VINCITORE

PRESENTING YOU



The Sweet Life



WELCOME TO
DOLCE
Vita

CRAFTED BY

VINCITORE





Le Inspiration

Inspired by the royal lifestyle of the Italian aristocrats and the genius of classical European architecture, Vincitore Dolce Vita brings to life the sweet Italian lifestyle.

Vincitore Dolce Vita derives its name from the Italian phrase "The Sweet Life", as it embodies the essence of living life to the fullest and enjoying every moment to its maximum potential.



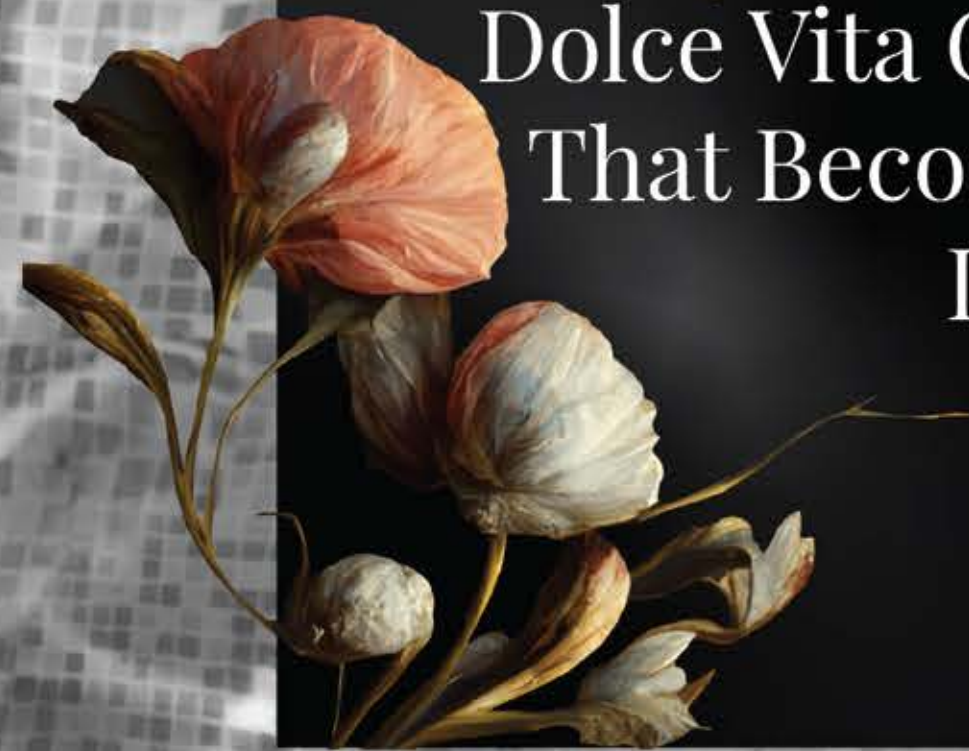
Sweet *Experiences*

Dolce Vita is Your Chance to
Experience Quintessential
Classic Luxury.



Sweet *Memories*

Dolce Vita Gives You Moments
That Become Memories of a
Lifetime.





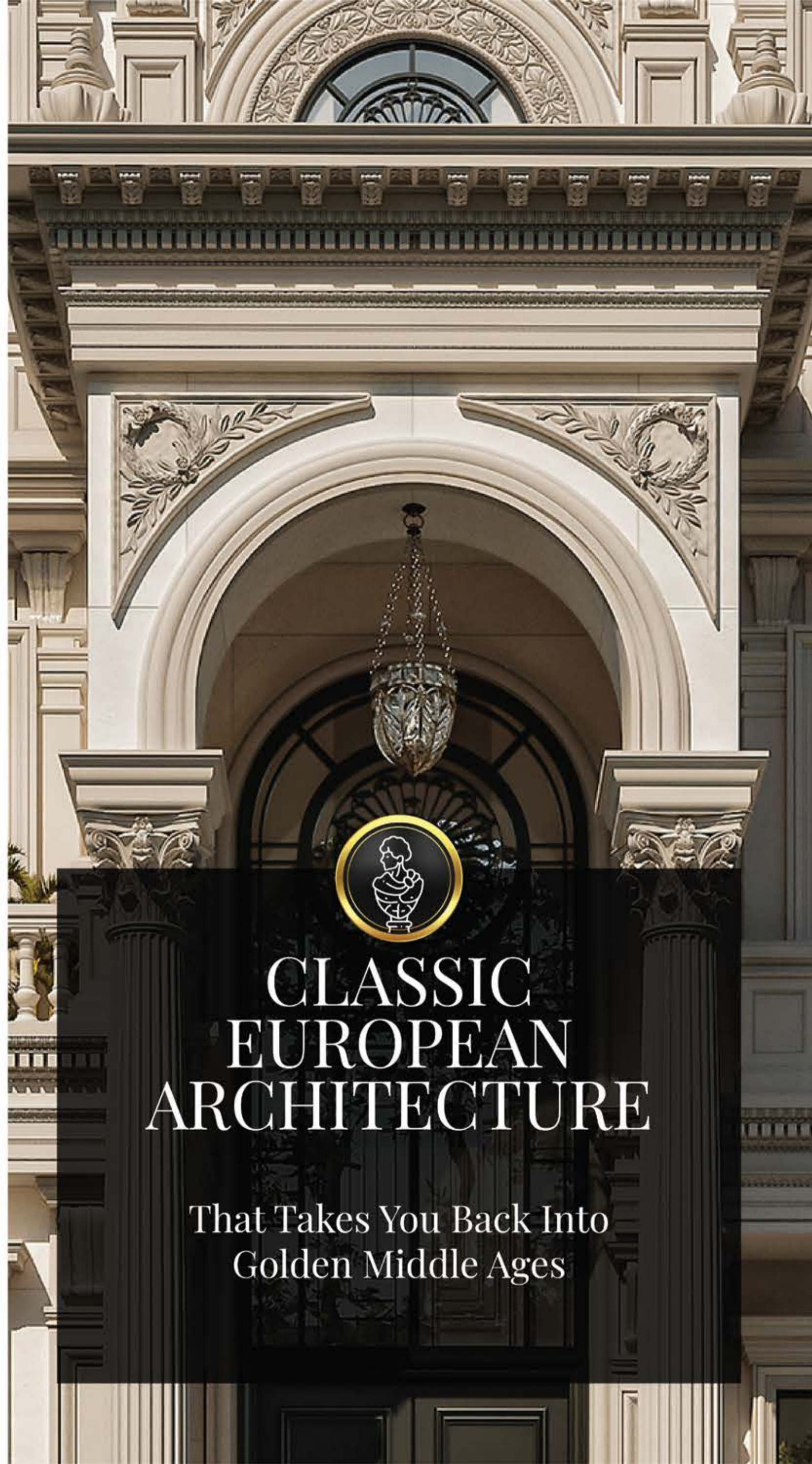
The Ultimate

Italian Experience





EXPERIENCE
the GOLDEN
AGE OF
Renaissance



CLASSIC
EUROPEAN
ARCHITECTURE

That Takes You Back Into
Golden Middle Ages



CRAFTED
ROYAL
INTERIORS

With a signature of Italian
Opulence in Each Element



EXPERIENCE *the* ELITE ITALIAN

Lifestyle



AN EMBODIMENT
OF ITALIAN
ARISTOCRACY

For Those Who Desire The
Best of Everything



AN EPITOME
OF ITALIAN
LUXURY

For Those Who Admire The
Finer Things in Life



A COMPLETE

Project



DOLCE VITA | *Residences*
BY VINCITORE

BRANDED
RESIDENTIAL

Homes

THE SWEETNESS OF BRANDED
DESIGNER HOME



THE BEST OF
BOTH

Worlds



DOLCE VITA | *Suites*
BY VINCITORE

ROYAL
ITALIAN

Hotel

THE LUXURIES OF
A ROYAL ITALIAN HOTEL





DOLCE VITA USP'S

Its Unique,
Its Special,
Its Dolce Vita!



An Exclusive Hotel cum Residential Project



Offering Luxurious Suites & Elite Residences



A Mega Project Spread Across an Area of 10426 SQ.M



Plethora of Elite World-Class Signature Amenities



An In-demand Location in The Heart of Dubai at Arjan





PROJECT ATA

Glance



PROJECT HEIGHT :

Ground + 3 Podium + 16 Floors + Roof



DOLCE VITA RESIDENCES :

479 Branded Residential Homes



DOLCE VITA SUITES :

220 Luxurious Hotel Apartment



RETAIL:

20 Boutique High Street Retails



AMENITIES:

25+ Royal World Class Amenities



HOSPITALITY SERVICES:

Regal Italian Hospitality Services



A *Sweet* LOCATION

Vibrant Neighbourhood | Exceptional Lifestyle



Arjan

THE MASTER COMMUNITY, THAT HAS IT ALL
THE UPCOMING GOLDEN QUARTER & THE FASTEST GROWING MASTER
COMMUNITY IN DUBAI



Centrally Located
With Unmatched
Connectivity



A Unique Mix Of
Rich Suburban Life



Low Density &
Strategically Planned
Master Community



Affordable Prices With
Highest Potential
For Growth



Poised To Be
The Most Beautiful
& Largest Landscaped
Community Of Dubai



An Exclusive
**IN-DEMAND
LOCATION**



Located In Arjan, The heart of Dubai.



In Close Proximity to the World Famous Miracle Garden



Offering Panoramic Views of the Dubai Skyline



Promising High Returns & Exponential Growth



An Investor's Delight

IN & AROUND

Arjan



11 SCHOOLS



3 SHOPPING MALLS



4 PUBLIC PARKS



2 MEDICAL CENTERS



40 RESTAURANT & CAFES



7 ENTERTAINMENT &
LEISURE SPOTS



VINCITORE PALACIO

MEDICLINIC HOSPITAL

VINCITORE DOLCE VITA

VINCITORE VOLARE

NORD ANGLIA SCHOOL

VINCITORE BENESSERE

VINCITORE BOULEVARD

MIRACLE GARDEN



VINCITORE DOLCE VITA THE HOTTEST LOCATION IN ARJAN, DUBAI

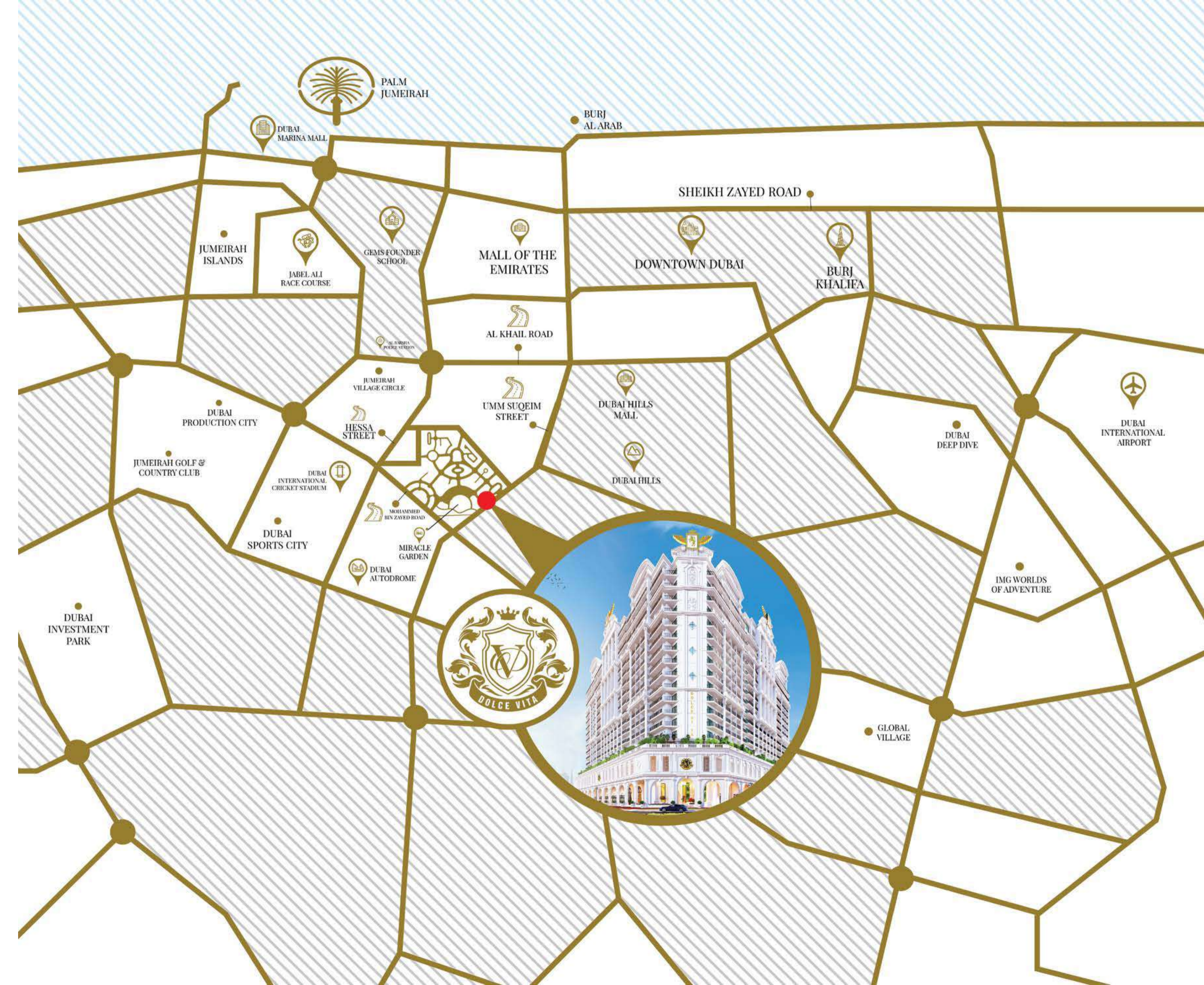
LOCATED IN
THE DOWNTOWN OF ARJAN

DIRECTLY FACING
OPPOSITE MEDICLINIC HOSPITAL

THE BEST OF BOTH
PRIVACY & CONNECTIVITY

VIBRANT & ACTIVE
LOCATION

UNOBSTRUCTED VIEWS OF
DUBAI'S SKYLINE FOR ELITE FEW





EXPERIENCE THE ULTIMATE

ROYAL
ITALIAN
LIFESTYLE

IN THE HEART OF *Dubai*





CLASSIC VICTORIAN
ARCHITECTURE
& ROYAL ITALIAN

Interiors





WELCOME TO THE REALM OF
LUXURIOUS
Elegance!

Behold Dolce Vita, an architectural triumph that breathes life into the canvas of classic European design, meticulously crafted to embody supreme luxury and regality, both inside and out. The exterior facade, a testament to timeless elegance, sets the stage for the opulent journey that unfolds within.



ROYAL
DESIGN



UNICORN WATER
FOUNTAIN



DEDICATED DRIVEWAY
& DROPOFF





THE ROYAL *Lobby*

CRAFTING GRANDEUR
DOLCE VITA'S ODE TO CLASSIC
EUROPEAN ARCHITECTURE



MAJESTIC DOUBLE
HEIGHTED LOBBY



BESPOKE CLASSIC
FURNITURE



REFINED EUROPEAN
GRANDEUR



*T&C Apply, Kindly Refer Disclaimer



A SYMPHONY OF
CLASSIC
Artistry

Step into a world of grandeur and pamper yourself with Dolce Vita's Suite Life. Indulge in the beauty of Italian luxury and live like royalty. Experience pure relaxation in style and bask in the lap of luxury with our plush amenities and world-class services





WORLD CLASS LEISURE
& ENTERTAINMENT

Amenities



VERDE GOLF

Club

EXPERIENCE A NEW LEVEL OF GOLFING
AT DOLCE VITA'S VERDE GOLF COURSE.

Verde Golf Club is the epitome of exclusivity and premium luxury tailored for the most discerning tastes. Meticulously designed with 9000 sq.ft of pristine greens and classical architecture, experience world-class golfing in breathtaking surroundings. Unleash the golfer within you at Verde Golf Club.



9000 SQ. FT
GOLF COURSE



ROYAL ARCHES & CLASSICAL
THEMED AMBIENCE



WORLD CLASS LUXURY
FOR THE ELITES



*T&C Apply, Kindly Refer To Designer



STEP INTO PARADISE AT THE

AQUA *Paradiso*

A tropical Italian oasis pool that transcends the ordinary. This perfect harmony of Italian elegance and modern luxury amidst lush greenery will transport you to a state of pure bliss. Let the tranquil azure waters wash away your worries, and surrender to the pool's serene ambiance.



TROPICAL OASIS POOL
Take a Dip in Our Secluded Lagoon



WAVE POOL
Catch a Wave of Excitement bringing beach vibes to you



JACUZZI
Soak in luxury: bask in the warmth of the sea-like heaven



KIDS POOL
Fun in the sun: The perfect place for splashy adventures



SUBMERGED LOUNGERS
Float into tranquility for a dreamy escape



POOL BAR
The Ultimate Chill-out spot



THE *Paradise* ISLAND

ESCAPE TO YOUR OWN PRIVATE PARADISE
IN THE HEART OF THE AQUA PARADISO

Swim up to a secluded island in the heart of azure waters and bask in the harmonious blend of Italian elegance and modern luxury. Soak up the sun, savour the finest cuisine and unwind in pure relaxation and tranquility.





ESCAPE TO SERENITY
EXPERIENCE THE ENCHANTING

GARDEN OF *Florence*

Dolce Vita's Garden of Florence celebrates the history of Florence via a 60-meter expanse of unadulterated natural luxury. Be greeted by soaring classical arches and a resplendent water fountain evoking vintage extravagance.



CLASSICAL WATER
FOUNTAIN



GRAND EUROPEAN
DESIGN



LUSH LANDSCAPED
SEATING



GAZEBO



CABANAS





EXPERIENCE MAGICAL MOMENTS AT
CRYSTAL GLASS

Heaven



CRYSTAL GLASS DESIGN



AIR CONDITIONED



360-DEGREE
PANORAMIC VIEWS
OF LEISURE DECK



PRIVATE SEATING
& DINING

Discover the mesmerizing Crystal Heaven, a luxurious, air-conditioned gem, designed for the discerning elites. This enchanting retreat embodies the perfect fusion of classic Italian elegance and modern comfort, creating the most magical sanctuary on the leisure deck.





VENICIA *Retreat* LOUNGE

Escape to Venicia Retreat Lounge - an entertainment haven where relaxation meets unforgettable experiences. Enjoy a laid-back atmosphere, landscaped surroundings, and stunning views from our floating cabanas. Let us transport you to a carefree state of mind, perfect for creating lasting memories.



STAGE FOR EVENTS
& ENTERTAINMENT



CLASSICAL
VENICE DESIGN



RETREAT
LOUNGING
& SEATING



FLOATING
CABANAS



*T&C Apply, Kindly Refer Disclaimer



THE IMPERIAL BUSINESS *Lounge*

A SOPHISTICATED SYNERGY

Step into a world of elegance at Dolce Vita Imperial Lounge, where luxury meets business. Designed for impactful meetings and intimate seminars, our luxurious ambiance conveys an image of prestige that commands admiration from clients and associates alike.





EXQUISITE CULINARY F&B

Experiences



GUSTO ITALIANO

Ristorante

A TASTE OF ITALY IN A DREAMY SETTING

Savor the exquisite taste of authentic cuisine in a dreamy setting that exudes elegance and sophistication. Offering an all day dining experience like no other, every dish is prepared with the finest ingredients to delight your senses. Immerse yourself in the warm and welcoming ambiance of Dolce Vita, where every meal is an occasion worth savoring.



FLAVORFUL
EXQUISITE DINING



LUXURIOUS
INDOOR SEATING



OUTDOOR LANDSCAPED
TERRACE SEATING





BELLA VITA CAFÉ
COFFEE

Lounge

Discover Dolce Vita's perfect blend of refined luxury and timeless elegance at our coffee lounge. Admire the opulent decor and exquisite furnishings, sip on finely crafted coffee, and indulge in delightful delicacies.



SHEESHA *Lounge*

GATHER YOUR FRIENDS AND INDULGE
IN A DELIGHTFUL EXPERIENCE

Sit back, relax, and enjoy the flavorful smoke as
you catch up and make memories with your loved
ones. Our cozy and inviting atmosphere





CHAMPIONE SPORTS

Bar

ESCAPE & MINGLE AT DOLCE VITA'S LUXURIOUS SPORTS BAR

Socialize and mingle like elite royals amongst the regal surroundings of The Champione sports bar. Embrace the Dolce Vita way of living and discover the perfect path to creating the good times.





PISCINA *Paradiso*

Discover Piscina Paradiso, Dolce Vita's exquisite pool bar, where Italian elegance meets refreshing tranquility. This open-air oasis, connected to the lagoon pool, features exclusive floating deck seating, lush greenery, and soothing sounds of water. Immerse yourself in an enchanting haven of relaxation and sophistication.





PERSONAL HEALTH
&

Wellbeing



SKY *Gym*

Elevate your fitness journey at our exquisite gym and wellness club blending classic sophistication with state-of-the-art facilities. Experience a renaissance of well-being, sculpting a healthier you.





HEAVEN'S WELLNESS

Club

Get Pampered with Luxurious Treatments at the Heaven's Wellness Club. A peaceful retreat for your Mind, Body & Soul to relax & unwind after a long day.



STEAM



SAUNA



SPA



JACUZZI





CALMO MEDITATION

Deck

HAVEN OF HARMONY

Uncover inner tranquility on Calmo's meditation deck,
a serene oasis inspired by timeless elegance.

Immerse yourself in nature's symphony,
fostering harmony and mindfulness within your soul.





TUSCANY SKY

Gardens

Welcome to the Beautiful Tuscany Sky Gardens, A landscaped Paradise at the edge of the Sky. Take in the mesmerizing Views of the city and make cherished moments for a lifetime.



OUTDOOR SEATING
LOUNGERS



BREATHTAKING
VIEWS





WORLD CLASS
HIGH STREET RETAIL
WITH UNLIMITED

Experiences



MILANO HIGH STREET

Retail

UNLEASH YOUR INNER SHOPAHOLIC

Step into the world of Italian luxury at Dolce Vita and indulge in a chic and classy shopping experience that transports you to the refined streets of Milan. Browse through exquisite collections under the stunning, chandelier clad, luxurious double heighted promenade and let the allure of Dolce Vita seduce your senses with sophistication and glamour.



DOUBLE HEIGHTED COVERED PROMENADE



ITALIAN THEMED GRAND FAÇADE



BOUTIQUE HIGH STREET RETAILS



DEDICATED RETAIL VISITORS PARKING



EXQUISITE
REGAL ITALIAN

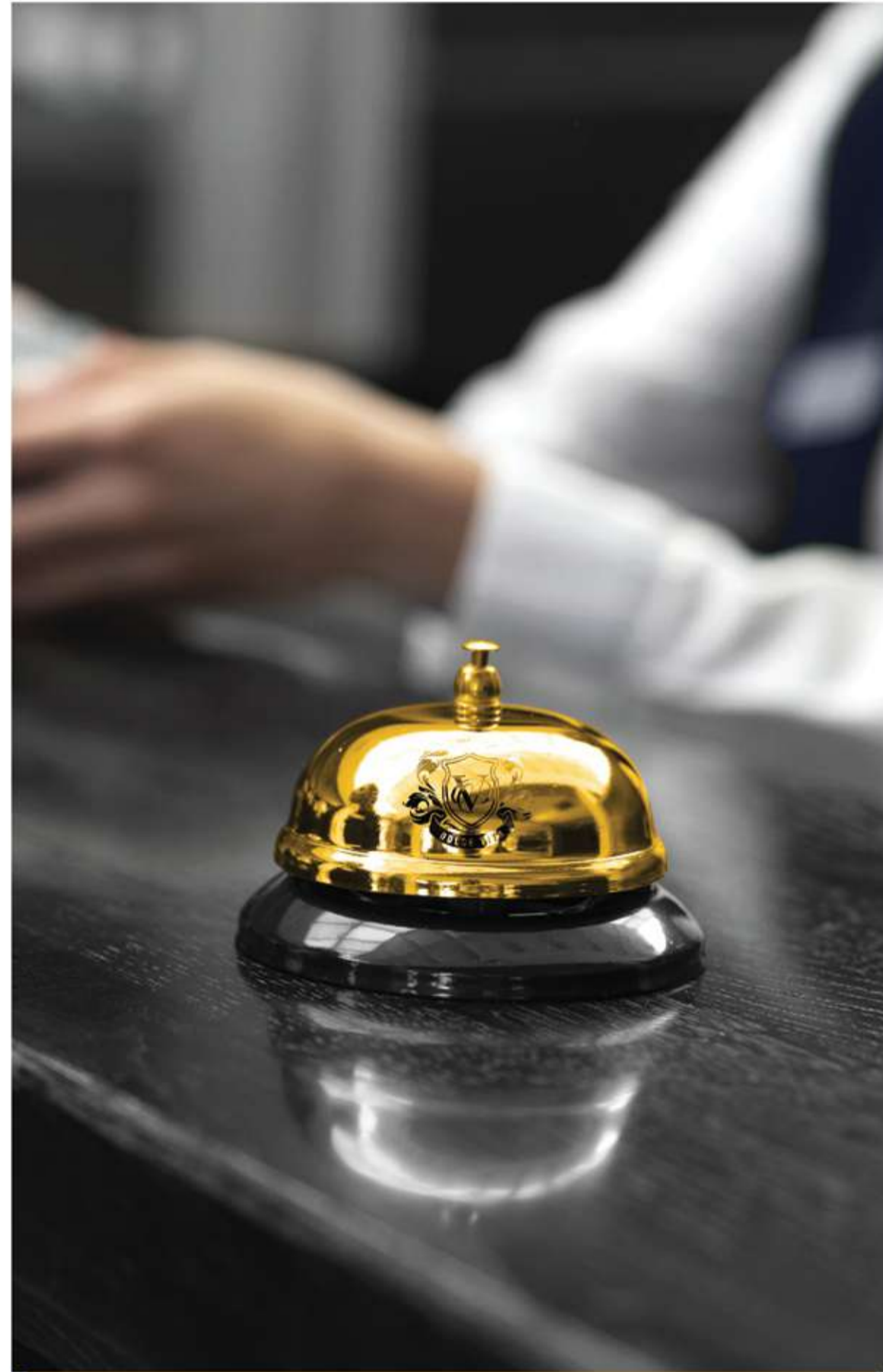
Hospitality



VALET & CHAUFFEUR SERVICES



LET OUR VALET AND CHAUFFEUR SERVICES TAKE CARE OF YOU



CONCIERGE SERVICE



BEYOND THE BASICS



IMPECCABLE HOUSEKEEPING



RELAX AND RECHARGE IN A SPOTLESS SPACE



IN-ROOM DINING



INDULGE IN THE LUXURY OF PERSONALIZED DINING EXPERIENCES IN THE COMFORT AND PRIVACY OF YOUR OWN SUITE



THE ULTIMATE
SWEET LIFE

Beckons you



DOLCE VITA | *Residences*
BY VINCITORE

EXPERIENCE THE
QUINTESSENTIAL
ITALIAN
Luxury



CRAFTED DESIGNER
BRANDED HOMES



LUXURIOUS
RESIDENTIAL AMENITIES



ACCESS TO WORLD-CLASS
ROYAL LIFESTYLE



T&C Apply, Kin...



DOLCE VITA | *Residences*
BY VINCITORE

LUXE *Living*

A REGAL AMBIENCE TO RELAX AND ENJOY

A spacious and luxurious space designed to create a comfortable and elegant ambiance. Decorated with Beautiful Designer Ceilings, Tastefully Crafted walls and ample natural light, a space for you to relax, enjoy and kick back.





DOLCE VITA | *Residences*
BY VINCITORE

ROYAL *Heaven*

WHERE COMFORT MEETS LUXURY

Retreat to your own private haven, where comfort and style harmonize effortlessly. Carefully curated finishings and tasteful decor create a cozy and inviting atmosphere that allows you to unwind and recharge.



DOLCE VITA | *Residences*
BY VINCITORE

THE PERFECT *Sanctuary*

SUNDECK TERRACE BALCONIES

Terrace Balconies that offer a grand space to enjoy the sun, entertain, or simply relax and recharge, providing the perfect backdrop for memorable moments.





DOLCE VITA | *Residences*
BY VINCITORE

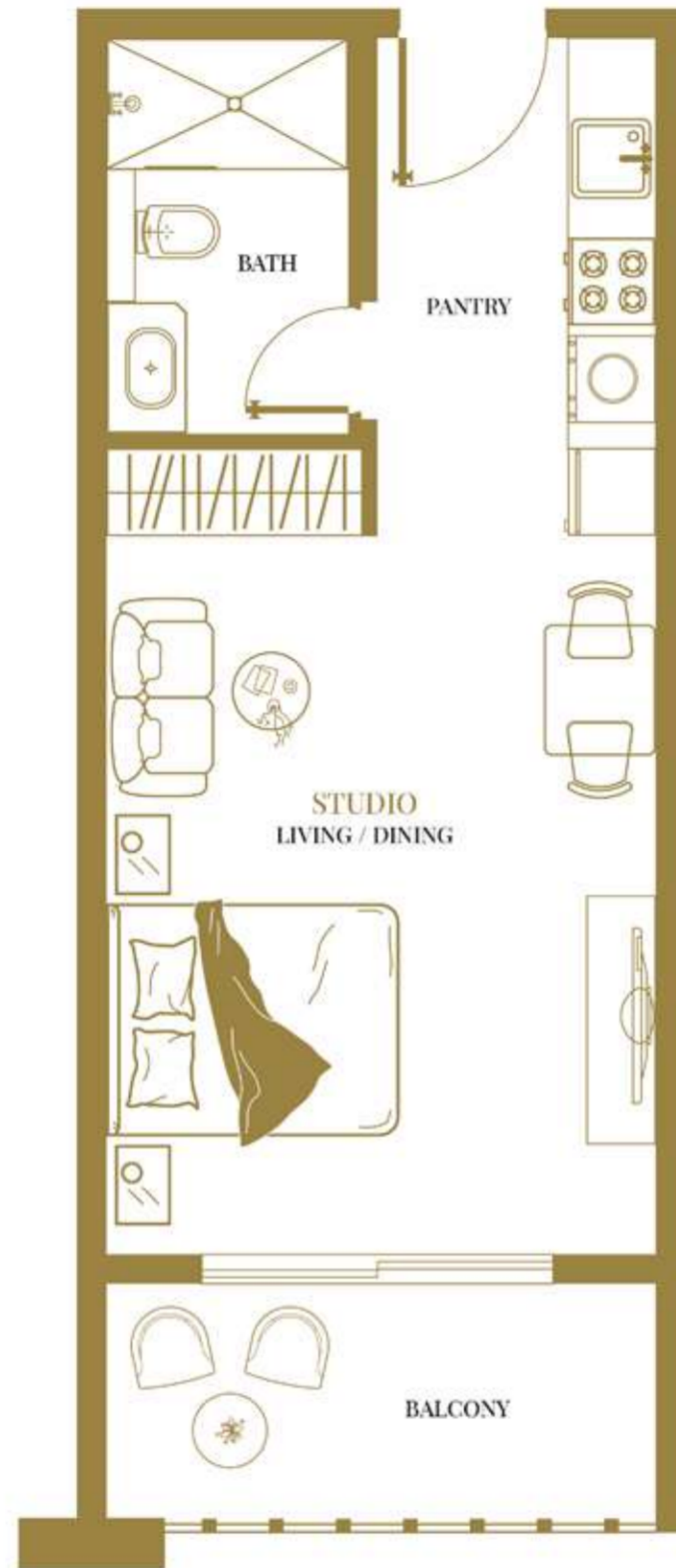
ELEVATE YOUR

Lifestyle

MULTI-UTILITY SPACE

A luxurious and versatile Space that caters to your every need.
A space for creativity, play, or work-life balance,
a room that adapts to your needs and exceeds your expectations.

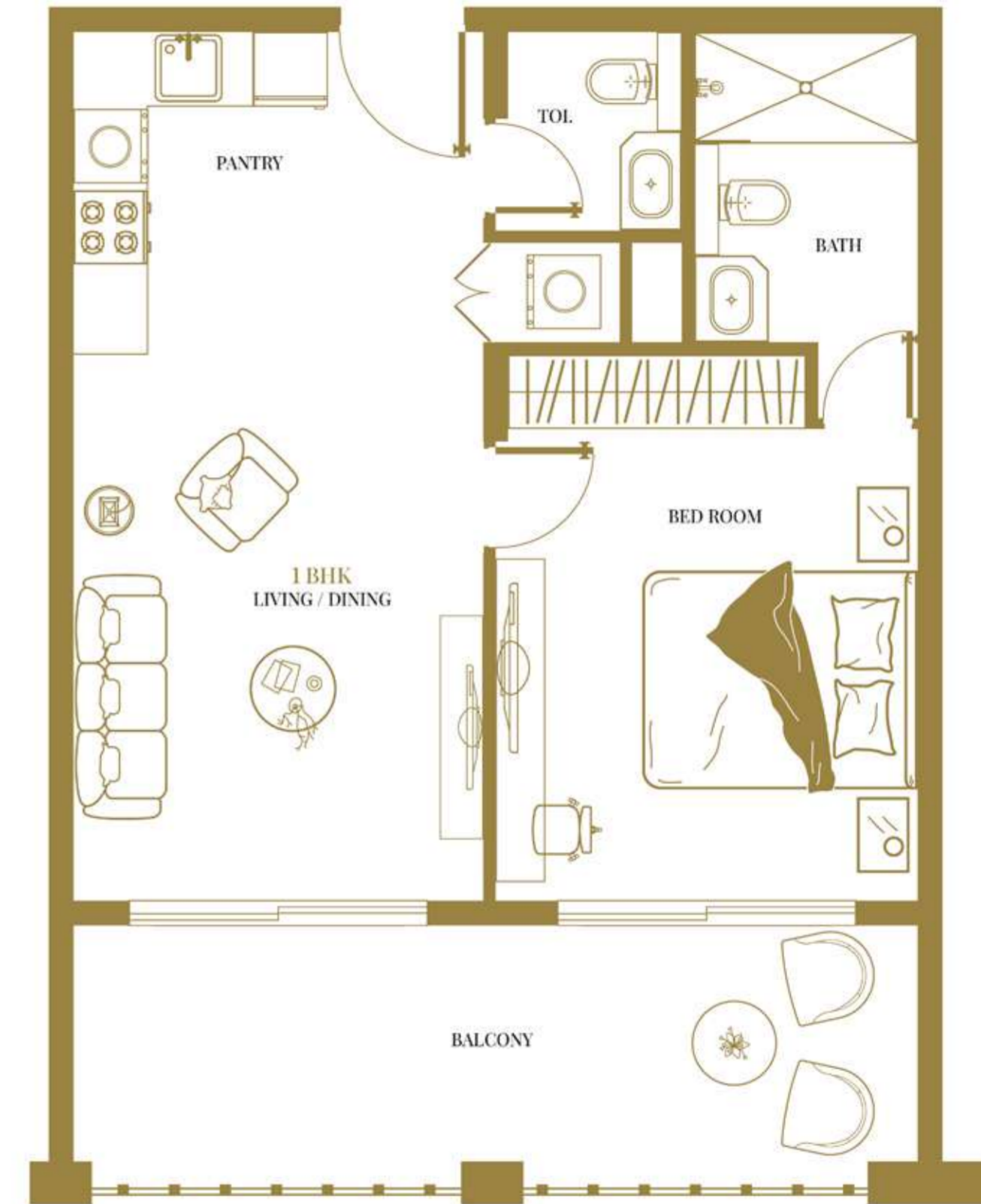
PALATIAL STUDIO



SIZE: 380 - 461 SQ. FT.

Dolce Vita Palatial Studio is the perfect choice for seeking a cozy and comfortable living space, with ample room to relax and unwind, every detail is carefully designed to meet your needs and exceed your expectations.

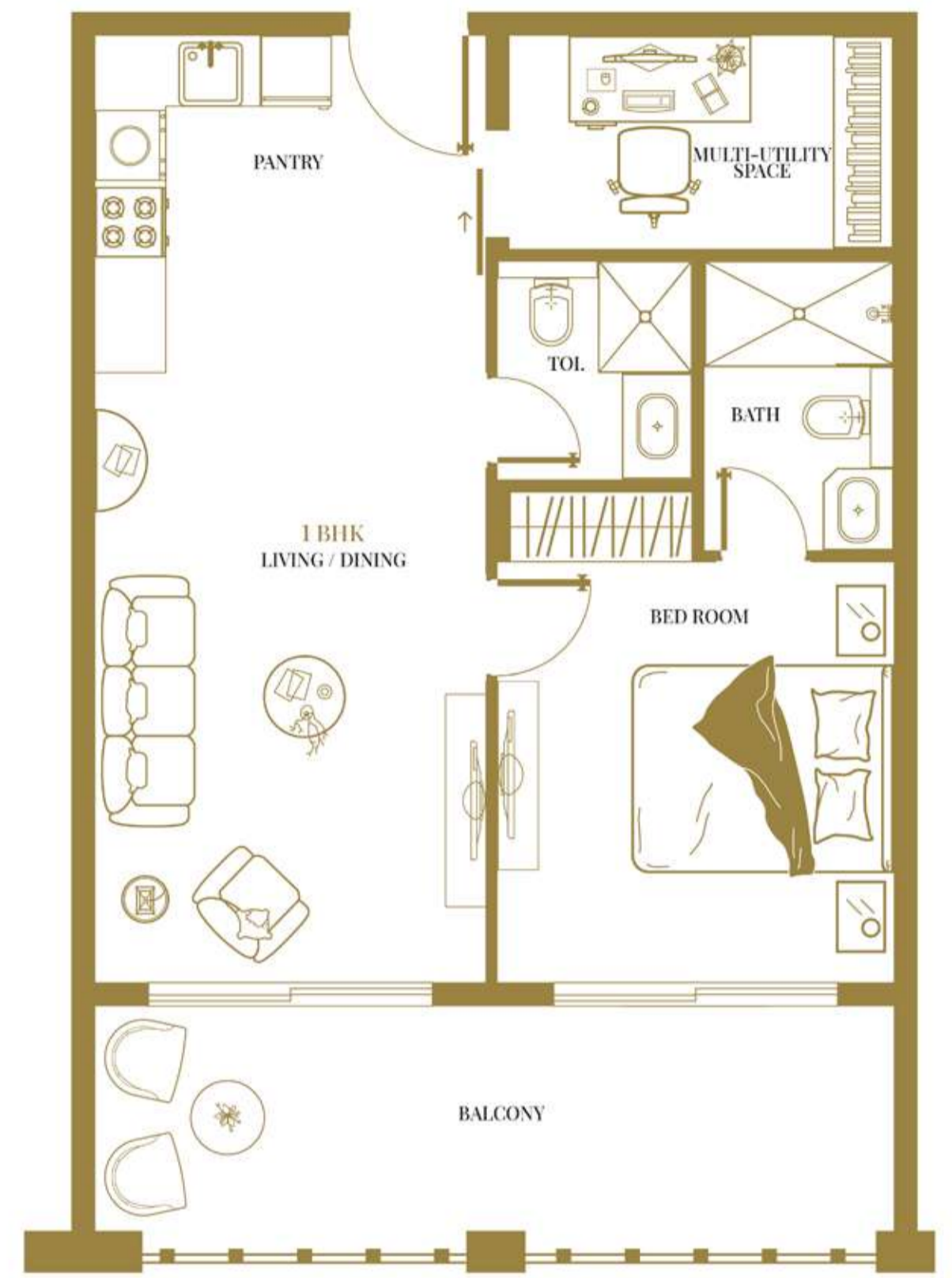
LAVISH 1BHK



SIZE: 685 - 756 SQ. FT.

Dolce Vita's Lavish 1 BHK offers the perfect balance of comfort and convenience, featuring a luxurious bedroom with a private bathroom, plus an extra guest powder bathroom, separate laundry room, and ample space to create your own oasis.

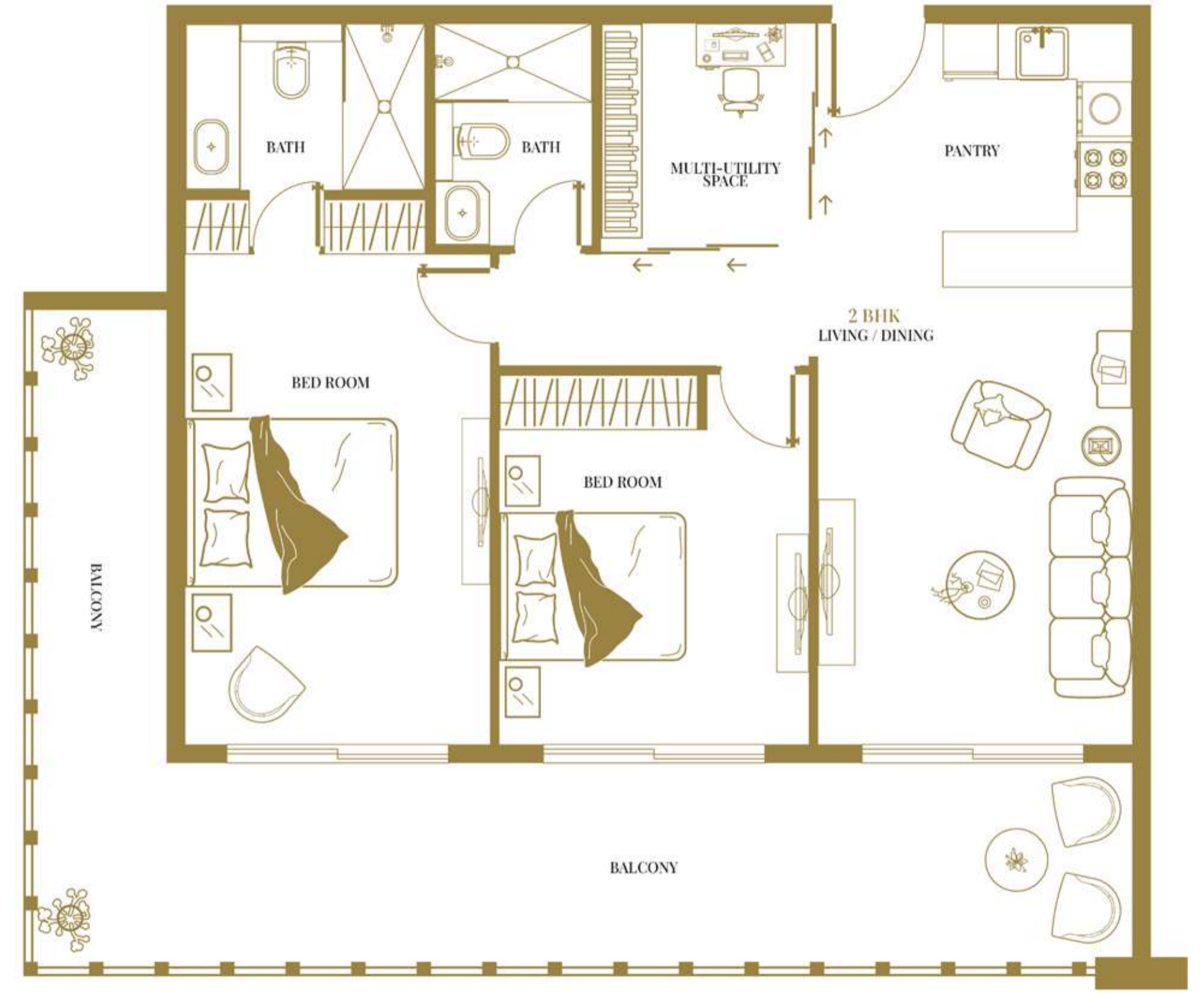
IMPERIAL 1 BHK



SIZE: 770 - 850 SQ. FT.

Dolce Vita's Imperial 1 BHK redefines luxury living with an exquisite bedroom adorned with premium finishes, two lavish full bathrooms, and a bespoke multi-utility space that can be customized to suit your unique needs.

ROYAL 2 BHK



SIZE: 928 - 1262 SQ. FT.

Dolce Vita's Royal 2 BHK offers the ultimate in grandeur and luxurious living, boasting two majestic bedrooms, two opulent full bathrooms, a specially-designed multi-utility room, a stunning kitchen, and a sprawling amount of space to make your own.

MASTERFULLY CRAFTED DESIGNER HOMES

Styled To Perfection With The Ultimate Functionality,
These Revolutionary Homes Will Redefine The Future Of Luxury Lifestyle



PRESENTING

DOLCE VITA | *Residences*
BY VINCITORE

APARTMENT TYPE	STARTING PRICE*	SIZE (SQ. FT.)*
PALATIAL STUDIO	603,000 AED	380 - 461
LAVISH 1 BHK	995,000 AED	685 - 756
IMPERIAL 1 BHK**	1,225,000 AED	770 - 850
ROYAL 2 BHK**	1,425,000 AED	928 - 1262

**This unit comes with an additional Multi-utility Space that adapts to your needs & can be converted into a home office, private dining or kids area



TAILOR MADE PAYMENT PLANS
TO SUIT EVERY NEED

THE GUARANTEE PLAN

• POST HANDOVER RENTAL GUARANTEE* •

EARN **8%**

GUARANTEED*
NET RENTAL INCOME FOR 3 YEARS*
NO SERVICE CHARGE FOR 3 YEARS*





PRESENTING

DOLCE VITA | *Residences*
BY VINCITORE

THE INVESTOR PLAN

PAY AS YOU GO,
RELAXED INVESTOR PAYMENT PLAN.

20%

ON
BOOKING

10%

ON
6 MONTHS

10%

ON
12 MONTHS

10%

ON
18 MONTHS

50%

ON
HANDOVER



PRESENTING

DOLCE VITA | *Residences*
BY VINCITORE

THE END USER PLAN

• POST HANDOVER PAYMENT PLAN* •

• 5 YEAR
PAYMENT PLAN •



SECOND FLOOR



DOLCE VITA Residences
BY VINCITORE

- PALATIAL STUDIO
- LAVISH 1 BHK
- IMPERIAL 1 BHK
- ROYAL 2 BHK

DOLCE VITA Suites
BY VINCITORE

- EXECUTIVE SUITE
- PREMIUM CLUB SUITE



THE ROYAL ITALIAN Lifestyle

*T&C Apply. Kindly Refer Disclaimer



DON'T MISS
THIS GOLDEN

Opportunity



SWEET INVESTMENT

WHY *Dubai*

A land of dreamers and achievers. In the heart of the UAE, this vibrant city is a melting pot of cultures, ideas, and ambitions. With a skyline that sparkles like diamonds, Dubai is a place where the impossible becomes possible, and dreams become reality.

This majestic city that rises from the desert beckons travelers from all corners of the world with its warmth and hospitality. Its diverse and vibrant culture welcomes visitors with open arms, embracing them into a tapestry of different nationalities, beliefs, and lifestyles.

Dubai's hospitality is matched only by the opportunities it offers. The city's Golden Visa program is a game-changer for investors seeking residency in the UAE, providing access to tax-free status, world-class healthcare, and a thriving community. Dubai is a city that invites all to flourish and thrive.

WHY DOLCE VITA

Vincitore Dolce Vita ticks all the boxes for location, High returns on Investment, and flexibility, making it an excellent investment opportunity.

With a prime location offering easy access to Dubai's major attractions, presenting an ideal opportunity for significant high net returns on the investment. Additionally, Dolce Vita's flexible payment plans make it accessible to a wide range of investors.

THE SWEET LIFE

Experience



GEO STRATEGIC
LOCATION

6th

MOST VISITED CITY
INTH WORLD



WORLD'S 3RD
BUSIEST AIRPORT

2.3%

GROWTH RATE IN
RETAIL SPENDING



EASE OF
INVESTMENT



WORLD CLASS
INFRASTRUCTURE &
SERVICE SECTOR



CAPITAL GAINS &
LUCRATIVE YIELDS



MILLION VISITORS
2018



RISE IN DUBAI
POPULATION



EAST MEETS
WEST



MILLION VISITORS
*DUBAI 2020 VISION



POLITICAL AND
ECONOMICAL STABILITY