



A THRIVING AND BUZZING COMMUNITY IN THE HEART OF DUBAI



Community with the Highest Average Occupancy Rate in Dubai: **90.2%**



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 open view**



AT THE CENTRE OF ALL THE ACTION

DUBAI MIRACLE GARDEN	1 MIN
DUBAI HILLS MALL	4 MIN
DUBAI AUTODROME	5 MIN
MALL OF THE EMIRATES	7 MIN
DUBAI POLO EQUESTERIAN CLUB	8 MIN
IMG WORLDS OF ADVENTURE	10 MIN
DUBAI MARINA	12 MIN
BURJ KHALIFA	15 MIN
PALM JUMEIRAH	15 MIN
DUBAI INTERNATIONAL AIRPORT	15 MIN
AL MAKHTOUM INTERNATIONAL AIRPORT	18 MIN



LOCATED IN DUBAI SCIENCE PARK

SALE OFFER

Project		Total Area(Sqft)	Selling Price(AED)
Aqua Dimore		822.69	AED 1,351,000.00
Category	Unit Number	Payment Plan Type	Bedrooms
Residential	1816	VAD- Post Handover Payment Plan - 20% - With PDC	1 BHK with Pool

Disclaimer:

- 1. Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2. The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3. Units will be reserved subject to the terms and conditions of the Reservation Agreement.
- 4. Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options.
- 5. All payments must be made in UAE Dirhams (AED) only. Please note that any other currencies mentioned are indicative and should not be relied upon for transactions.
- 6. The validity of the offer is subject to the availability of the unit and the Developer's Confirmation which will be via issuance of SPA only.
- 7. Please be advised that the offer documents provided are indicative and for reference purposes only. They are not binding and should not be considered as final agreements or legal documents.
- 8. Applicable Fees Payable To Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.

Payment Schedule

Sr. No.	Date	Percentage	Amount
1	May 2024	20%	AED 270,200.00
2	August 2024	1%	AED 13,510.00
3	September 2024	1%	AED 13,510.00

4	October 2024	1%	AED 13,510.00
5	November 2024	1%	AED 13,510.00
6	December 2024	1%	AED 13,510.00
7	January 2025	4%	AED 54,040.00
8	February 2025	1%	AED 13,510.00
9	March 2025	1%	AED 13,510.00
10	April 2025	1%	AED 13,510.00
11	May 2025	1%	AED 13,510.00
12	June 2025	1%	AED 13,510.00
13	July 2025	4%	AED 54,040.00
14	August 2025	1%	AED 13,510.00
15	September 2025	1%	AED 13,510.00
16	October 2025	1%	AED 13,510.00
17	November 2025	1%	AED 13,510.00
18	December 2025	1%	AED 13,510.00

19	January 2026	4%	AED 54,040.00
20	February 2026	1%	AED 13,510.00
21	March 2026	1%	AED 13,510.00
22	April 2026	1%	AED 13,510.00
23	May 2026	1%	AED 13,510.00
24	June 2026	1%	AED 13,510.00
25	July 2026	4%	AED 54,040.00
26	August 2026	1%	AED 13,510.00
27	September 2026	1%	AED 13,510.00
28	October 2026	1%	AED 13,510.00
29	November 2026	1%	AED 13,510.00
30	December 2026	4%	AED 54,040.00
31	January 2027	1%	AED 13,510.00
32	February 2027	1%	AED 13,510.00
33	March 2027	1%	AED 13,510.00

34	April 2027	1%	AED 13,510.00
35	May 2027	1%	AED 13,510.00
36	June 2027	1%	AED 13,510.00
37	July 2027	1%	AED 13,510.00
38	August 2027	1%	AED 13,510.00
39	September 2027	1%	AED 13,510.00
40	October 2027	1%	AED 13,510.00
41	November 2027	1%	AED 13,510.00
42	December 2027	1%	AED 13,510.00
43	January 2028	1%	AED 13,510.00
44	February 2028	1%	AED 13,510.00
45	March 2028	1%	AED 13,510.00
46	April 2028	1%	AED 13,510.00
47	May 2028	1%	AED 13,510.00
48	June 2028	1%	AED 13,510.00

49	July 2028	1%	AED 13,510.00
50	August 2028	1%	AED 13,510.00
51	September 2028	1%	AED 13,510.00
52	October 2028	1%	AED 13,510.00
53	November 2028	1%	AED 13,510.00
54	December 2028	1%	AED 13,510.00
55	January 2029	1%	AED 13,510.00
56	February 2029	1%	AED 13,510.00
57	March 2029	1%	AED 13,510.00
58	April 2029	1%	AED 13,510.00
59	May 2029	1%	AED 13,510.00
60	June 2029	1%	AED 13,510.00
61	July 2029	1%	AED 13,510.00
62	August 2029	1%	AED 13,510.00
63	September 2029	1%	AED 13,510.00

64	October 2029	1%	AED 13,510.00
65	November 2029	1%	AED 13,510.00
66	December 2029	1%	AED 13,510.00

AMOUNT TO BE PAID

Reservation	Amount	Total Amount(AED)
Reservation Amount	20%	AED 270,200.00
4% Dubai Land Department Registration Fee + AED 40	4%	AED 54,080.00
Oqood Registration Fee	AED 1060	AED 1060
Admin Fee	AED 2500	AED 2500
Additional Fee	AED 0	0
Total Payable on Signing & Reservation		AED 327,840.00

*Disclaimer: The Information is confidential and you must not distribute it to any third party, in whole or partial, without Vincitore Premium Real Estate Development LLC written confirmation. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, Vincitore makes no representations or warranties as to the completeness or accuracy of the information. The Proposed unit are subject to availability at the time of booking and prices are subject to change without any prior notice. The Purchaser acknowledges and agrees that the details of the design, features and amenities, layout and area of the unit and building as described in this form and the Brochure are indicative only and the Seller may vary the design, features, amenities, layout and area of the unit and Building as considered necessary, or to comply with any Applicable Law or the requirements of any Relevant Authority.

UNIT LAYOUT

