A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Vincitore Aqua Flora

Location: Al Barsha, Dubai

Starting From: AED 760,000

Permit No: 0013517309

Vincitore Aqua Flora

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Vincitore Realty	**Apartments**	**Q2 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Vincitore Aqua Flora is an iconic luxury residential development by **Vincitore Real Estate Development**, located in the heart of **Dubai Science Park (Al Barsha South)**. Inspired by the beauty of nature and the elegance of classical European architecture, the project introduces the concept of **"Paradise Living"**, where resort-style experiences are seamlessly integrated into everyday life. Featuring distinctive Italian-inspired architecture, lush landscaped gardens, cascading water features, and an impressive collection of leisure amenities, Aqua Flora delivers an elevated residential lifestyle that blends sophistication, wellness, and modern luxury. Its prime location within Dubai Science Park also offers residents convenient access to Dubai's key commercial, educational, and leisure destinations.

The development offers a premium collection of **studio, 1, 1.5, 2, and 3.5-bedroom residences**, ranging from approximately **399 sq. ft. to 2,250 sq. ft.** Many residences feature **designer private pools** , private terrace gardens, and expansive balconies, creating an exclusive resort-inspired living experience. Every home has been thoughtfully designed with spacious layouts, floor-to-ceiling windows, premium European finishes, designer kitchens fitted with high-quality appliances, elegant bathrooms, and smart home features. The interiors maximise natural light while offering refined contemporary living spaces that cater to homeowners and investors seeking premium lifestyle properties.

Residents enjoy more than **40 lifestyle amenities** thoughtfully divided into themed leisure zones including **Gardenia**, **Utopia**, and **Celestia**. Facilities include the Azure Sky Pool, Crystal Glass Haven, Aqua Dive-In Cinema, Florentine Sky Gardens, Amare Spa & Wellness Centre, Veranda Garden Café & Lounge, rooftop

sky lounge, fitness centre, squash court, business lounge, children's adventure park, pet garden, landscaped promenades, retail boulevard with more than 20 outlets, barbecue areas, concierge services, covered parking, and 24-hour security. Every amenity has been carefully curated to create a luxury hospitality experience within a residential community.

Strategically positioned in **Dubai Science Park**, Vincitore Aqua Flora offers excellent connectivity to **Dubai Miracle Garden**, **Dubai Butterfly Garden**, **Dubai Hills Mall**, **Mall of the Emirates**, **Dubai Hills Estate** , **Business Bay**, **Downtown Dubai**, and **Dubai Marina** via **Umm Suqeim Street**, **Al Khail Road**, and **Sheikh Mohammed Bin Zayed Road**. The area continues to evolve into one of Dubai's strongest emerging residential and innovation districts, supported by healthcare, education, and scientific research institutions. Developed by **Vincitore Real Estate Development**, renowned for its distinctive boutique luxury projects, Vincitore Aqua Flora presents an outstanding opportunity for buyers seeking premium branded residences, attractive rental yields, and long-term capital appreciation.

Why Buy Vincitore Aqua Flora Through A1 Properties?
Purchasing **Vincitore Aqua Flora** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubai Science Park and the city's leading luxury developments. Our consultants provide personalised guidance to help you identify the ideal residence based on your lifestyle aspirations or investment objectives while ensuring access to the latest inventory, preferred unit selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai Science Park's continued growth and Vincitore's award-winning design philosophy, we help you secure a premium residence offering exceptional lifestyle value and outstanding long-term investment potential.

PAYMENT PLAN

10%	**40%**	**50%**
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.