



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.



Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.



**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



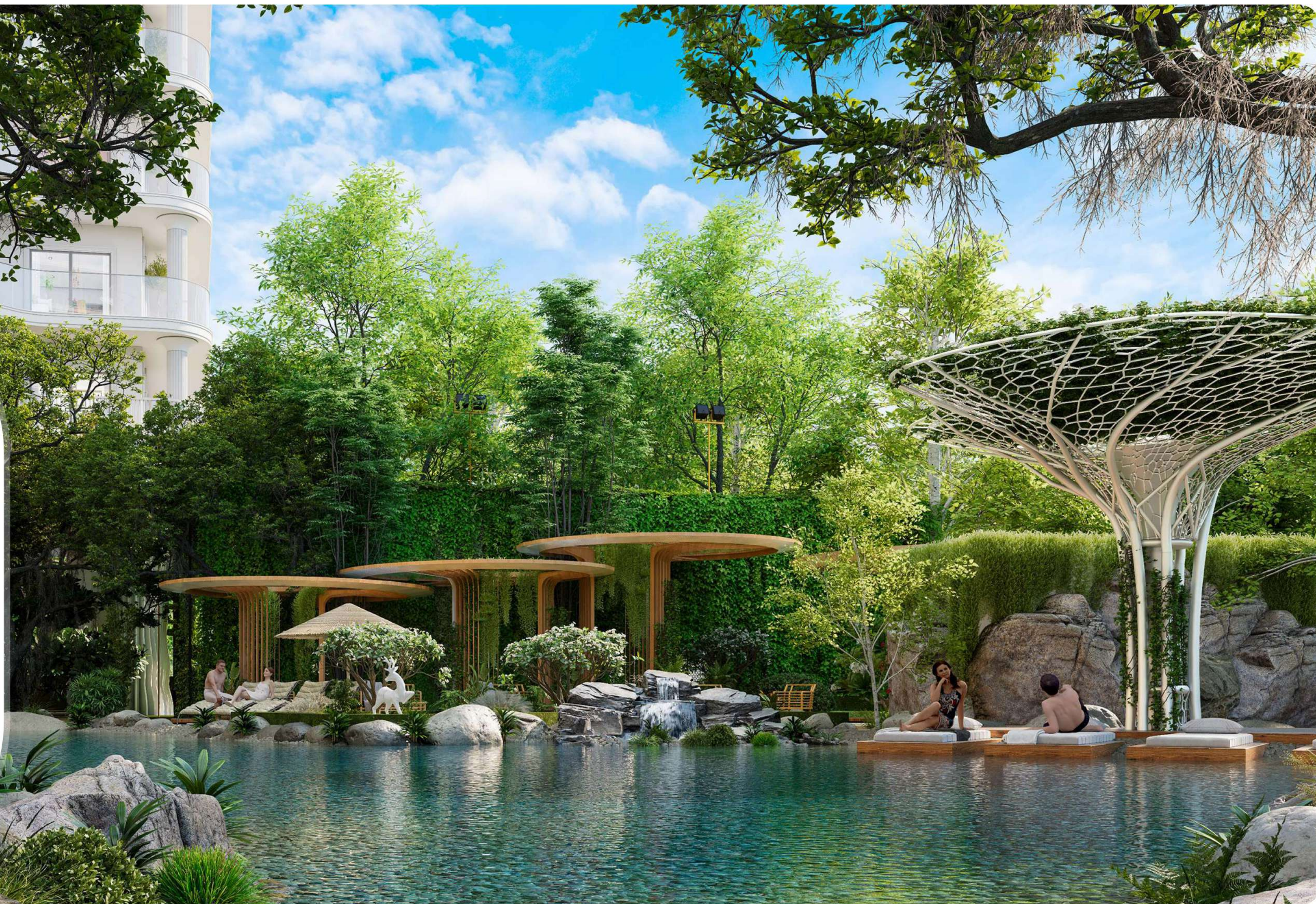
Meditation Deck



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



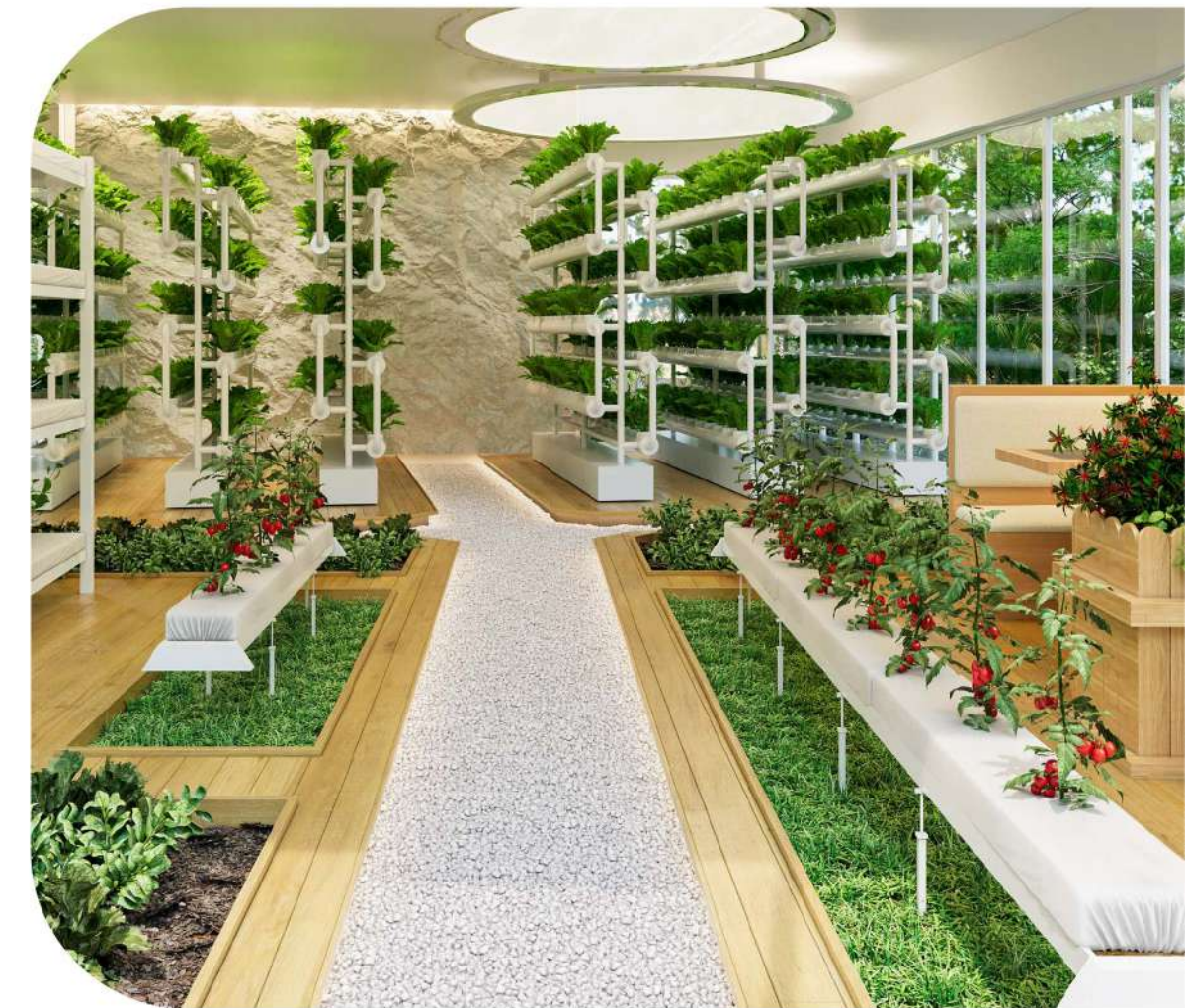
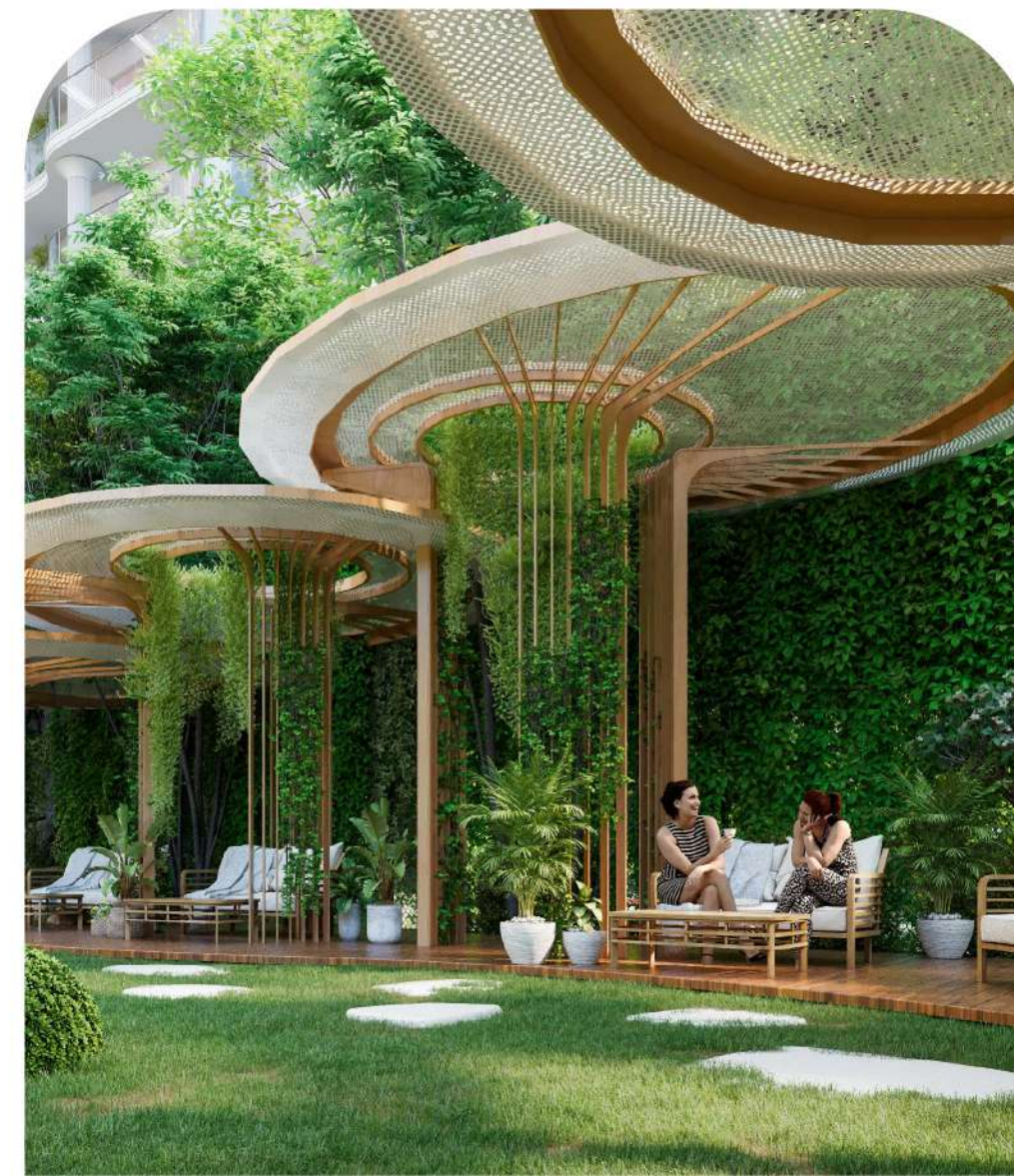
Hydroponic
Garden



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
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

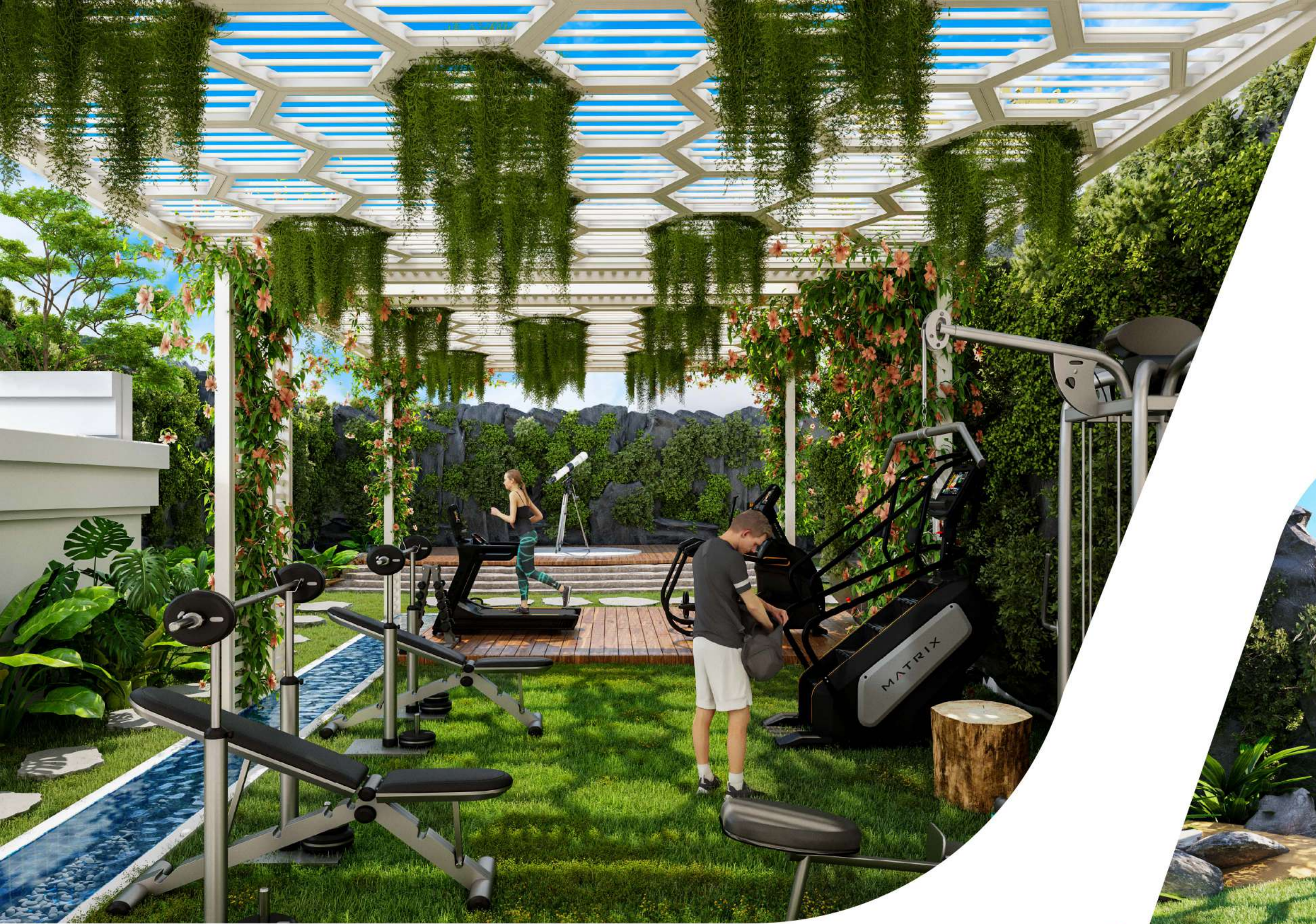


Kick Boxing



Trampoline
Fitness





Align Every Motion With The *Balance Of Nature*
THE EDEN'S ARENA



Dance Studio



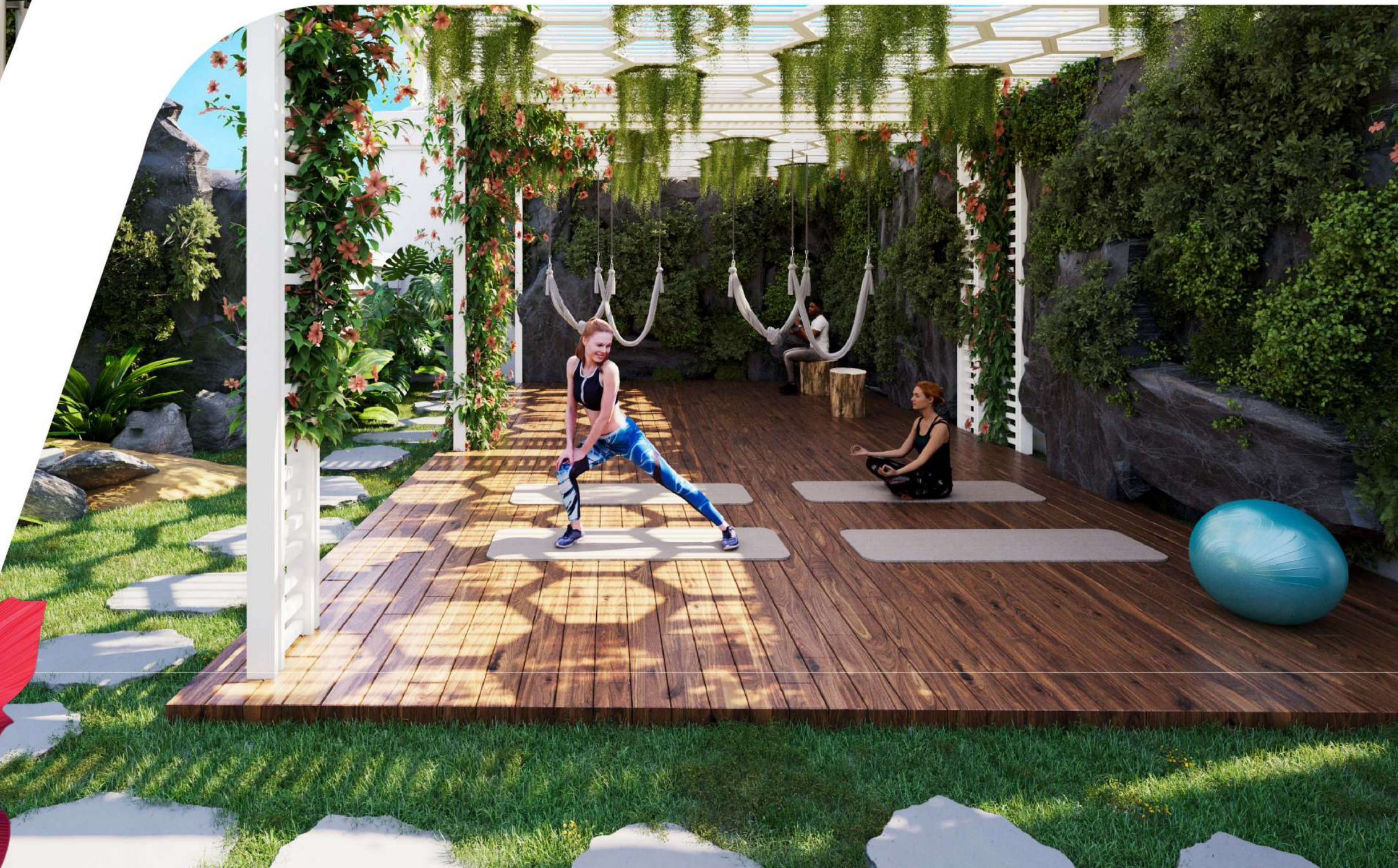
Calisthenics &
Parkour



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 •



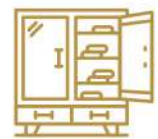
Circadian Rhythm
Lighting & Noise Insulation
for Deep Rest



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





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

