





  
BRAND  
MAKES A  
*Difference*

BRAND  
VINCITORE  
TRULY ONE  
OF ONE



DUBAI'S HAUTE  
**BOULEVARD LIFESTYLE**  
APARTMENTS  
BY  
*Vincitore*





# AN ARCHITECTURAL STATEMENT IN LUXURY LIVING

Stepping away from characteristic glass walls and towering skyscrapers, **Vincitore Boulevard** is an architectural landmark featuring picturesque European colonial-styled design and ingeniously linked by inviting public spaces and accented by subtle lighting elements and soothing water features. We are taking luxury to new heights — literally. It is both a resort and a retreat, a welcome antidote to everyday intrusions.

From ornate carvings, elegant proportions, trims and cornices to arches and elaborate door archways, the European-styled apartments at **Vincitore Boulevard** generate a sophisticated ambience and incorporate open spaces with a seamless flow from the outside to the inside. Inspired by a focused yet luxurious aesthetic, defined by warm tones, clean lines and an unwavering commitment to beauty and functionality, this is an architecture that respects its setting and sits in perfect harmony with the surrounding landscape.

ENJOY THE JOURNEY,  
LIVE THE *Destination!*





GALAXY



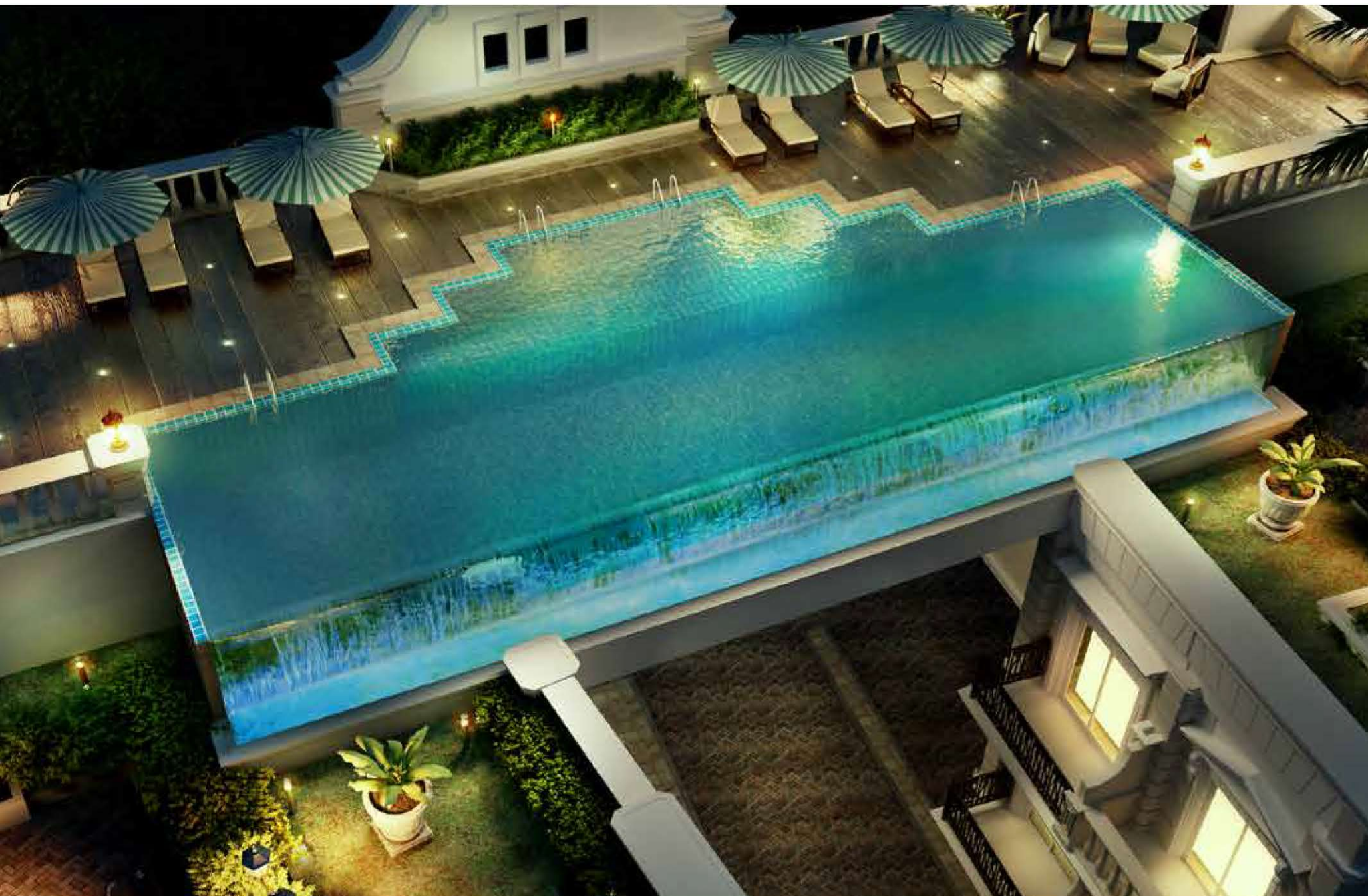


# THE HAUTE BOULEVARD LIFESTYLE

Living at **Vincitore Boulevard** is like having a permanent ticket to everything cutting-edge, exciting and new around you. It's a multi-tasking epicenter that takes life to a new level. Escape to where iconic design and contemporary luxury set the stage for exclusive and extraordinary experiences. From the intimacy of your own home experience leisure and lifestyle amenities.

Take a refreshing dip in the outdoor plunge pool, work out at the gym, relax in the luxury of private cabanas and lounge chairs on the pool deck. From family fun to blissfully serene moments by the pool, it all happens here. Live a lifestyle where the only limits are your dreams and imagination. Experience timeless spaces that you'll never want to leave. Acquire a permanent sense of escape.

## CRYSTAL BLUE PERSUASION



### INFINITY POOL

Kick back in **Vincitore Boulevard**'s lush poolside setting. Start your day with an invigorating plunge into the infinity pool and a few laps to get you going. Or during a lazy afternoon, take in some rays on the pool deck while you flip through a magazine surrounded by gorgeous Miracle Garden vistas. Just don't forget your SPF as you drift away into paradise.

## HIGH FIVE THE WAVE



### WAVE POOL

Like to get tossed around in waves anytime you wish! **Vincitore Boulevard** residents will have access to an outdoor resort-style wave pool, where there will be plenty of room for you to spread your flippers and get your wave on. You would enjoy floating up and down in these super fun waves. Listen to the gentle sound of water. Walk amidst landscaped gardens. Unwind on the deck chair. Experience life.





THE MOST  
ROMANTIC  
**DATE IS WITH**  
*Nature*

A PIECE OF  
HEAVEN FOR  
VINCITORE  
*residents*



# INSPIRED BY NATURE

## COURTYARD

Step in from the city to extraordinary amenities that enhance your lifestyle. The centerpiece of each building is a large communal courtyard which provides a public space for use by the residents all year round. Quiet seating areas are nestled into the corners, while play features provide interest for younger residents. The lush space also serves as a mini-entertaining area. Environmentally friendly and sustainable, the apartment buildings feature custom- designed greywater reuse facilities to offset consumption.



WAKE UP.  
WORK OUT.  
**FEEL**

*Awesome*

HEALTHY  
VINCITORE  
*residents*



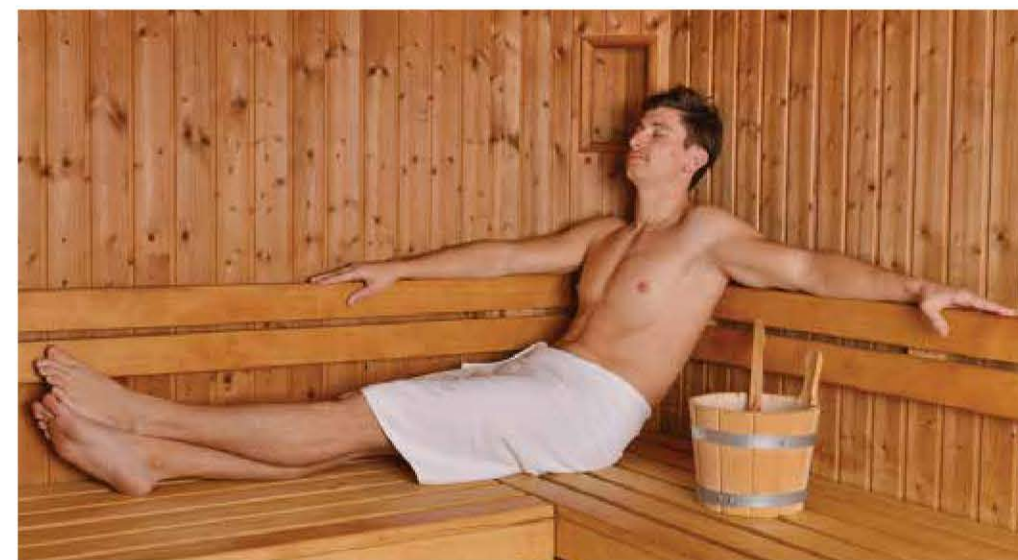
## HEAL THE SOUL



### YOGA & AEROBIC

A soothing sanctuary that will instantly get you into the zen mode, the exercise room at **Vincitore Boulevard** is a wonderful way to discover your inner peace. Filled with harmony to restore the balance of mind after a hard day's work, the room exudes an aura of calmness and comfort. If you fancy some healing for your mind, body, and soul, this is the place to be.

## STAY FIT



### GYM & SAUNA

An abundance of natural light and state of the art equipment set the perfect stage for a tough workout or an invigorating morning stretch at the state-of-the-art gymnasium. Head to the superbly equipped sauna for a spot of pampering. The resort lifestyle is yours for the taking.

# LIVE BOULEVARD

## RETAIL

Raise the curtain on the finer things in life, then enjoy the encore. Explore **Vincitore Boulevard**'s retail community of food and beverage outlets, supermarkets, anchor stores, clothing and boutique shopping avenues on the ground floor. Relax over a leisurely breakfast at a cozy café.

For those everyday essentials, there's no shortage of shops whether you're looking for your daily bread or weekly groceries. When it comes to food, you'll have access to a world of taste sensations. Happily, eat your way around the world without ever leaving home. And then, there's the rest of Dubai.





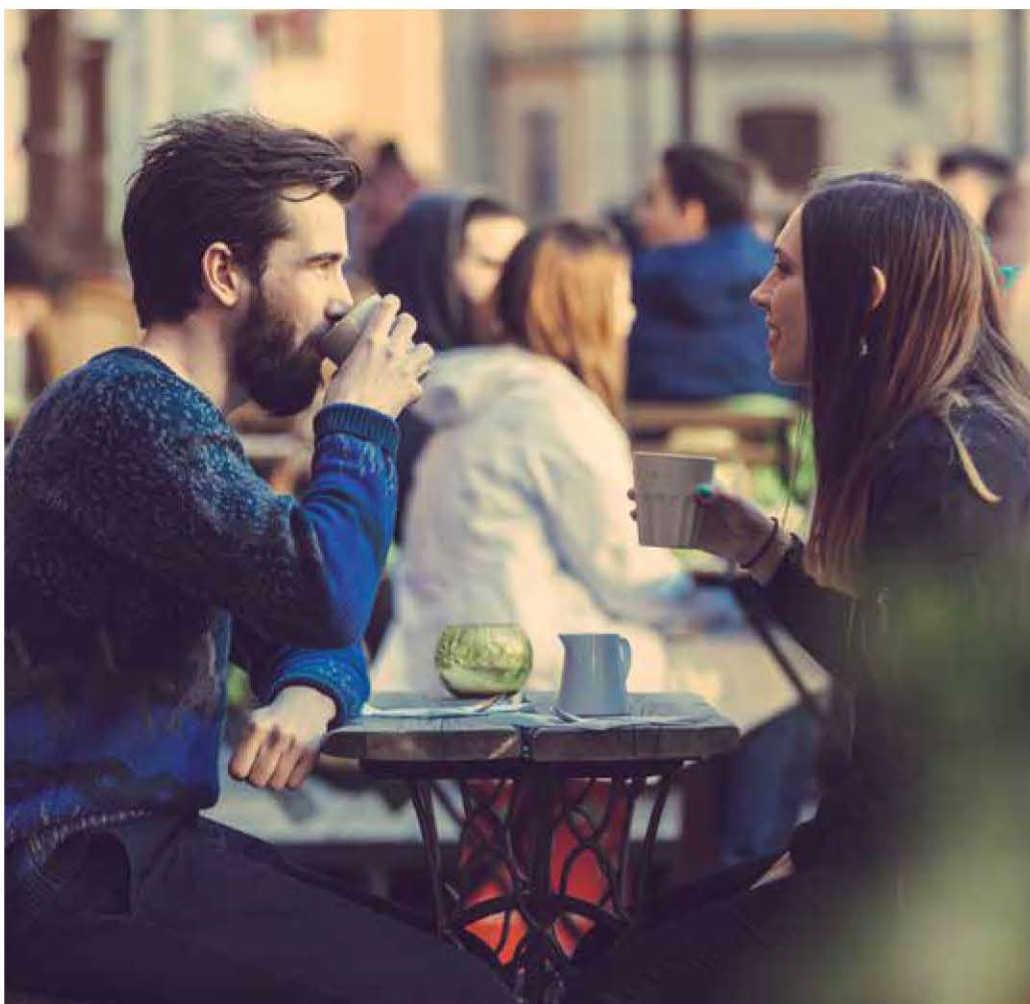
📍 LEISURE & ENTERTAINMENT

📍 LIFESTYLE & BOUTIQUE SHOPS

📍 SPA & REJUVENATION CENTERS

📍 FOOD & BEVERAGE

& MUCH MORE AT YOUR  
*Door steps*





*Every inch*  
OF  
VINCITORE'S PROJECTS  
ARE  
DESIGNED  
& CRAFTED  
TO  
*Excellence*

# INTERIORS OF DISTINCTION

## LIVING ROOM

The living rooms are the heart of the apartments, thoughtfully designed to accommodate many different aspects of everyday life, from relaxing to entertaining. Featuring luxurious flooring and designed with exquisite elegance and crafted according to the standards of the Vincitore brand, here refined modernity is merged with urban chic.

Natural light and open-plan living create an extraordinary sense of space. Sliding windows open out to plush private balconies that fuse old world charm and modern décor with intricate plasterwork ceiling, skirting, trimmings and rich lighting fixtures. Our residences come with a super-tall ceiling, well above the standard heights, allowing your space to feel more open, grand and luxurious.





## PAMPERED PRIVACY



### BEDROOM

Simple and elegant, the bedrooms are designed to be both a place for relaxation and a functional part of everyday life, with distinct sleeping and storage zones. Crisp, clean and elegantly designed – our stunning apartments offer bedrooms that allow the residents to create their own choice of interior's & furnitures. Sliding windows allow natural light to flood the room in the day, whilst downlights offer ambient lighting for the evenings. A well-proportioned layout brings versatility to the space, whilst walk-in wardrobes offer a sophisticated yet functional solution to deal with storage requirements.

## A PERFECT BLEND OF FORM & FUNCTION

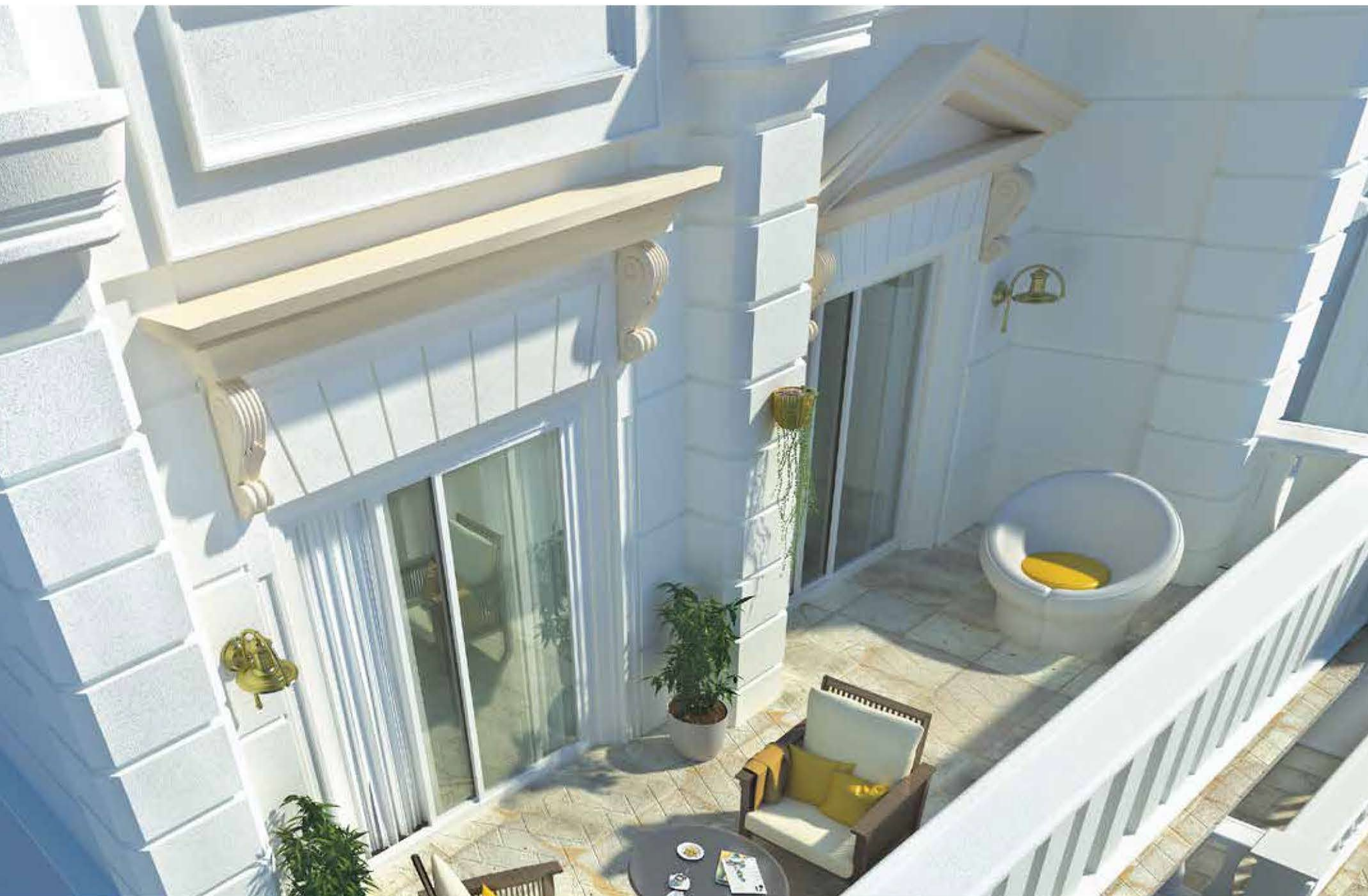


### KITCHEN

The European-styled kitchens are a striking feature of the open-plan living and entertaining spaces. The welcoming heart of the residences at **Vincitore Boulevard**, the interiors come lined with custom cabinetry, polished countertops, backsplash and feature top-of-the-range appliances, together with well-considered storage and task lighting.

With natural light all around, the result is a sophisticated yet practical haven. A quiet, sculpted presence within the apartment, the kitchen is finely detailed but also perfectly functional that can lend itself to anything from a gentle breakfast to evening dinner parties with ease and elegance.

## GET FRONT ROW SEAT TO TROPICAL BLISS



### SUNDECK WITH EACH APARTMENT

**Vincitore Boulevard**'s residences come with a private outside space. Stake your claim to a sun-kissed lifestyle, all year-round. Wind down at the sun deck: your very own private paradise.

Relax in style. Imagine cocktail hour, toasting the good life, in your very own apartment. Adorned with European-styled lamps on wrought-iron supports and ceiling fixtures, the private sun deck is a charming space with a turn-of-the-century feel.

## SLOW INDULGENCE

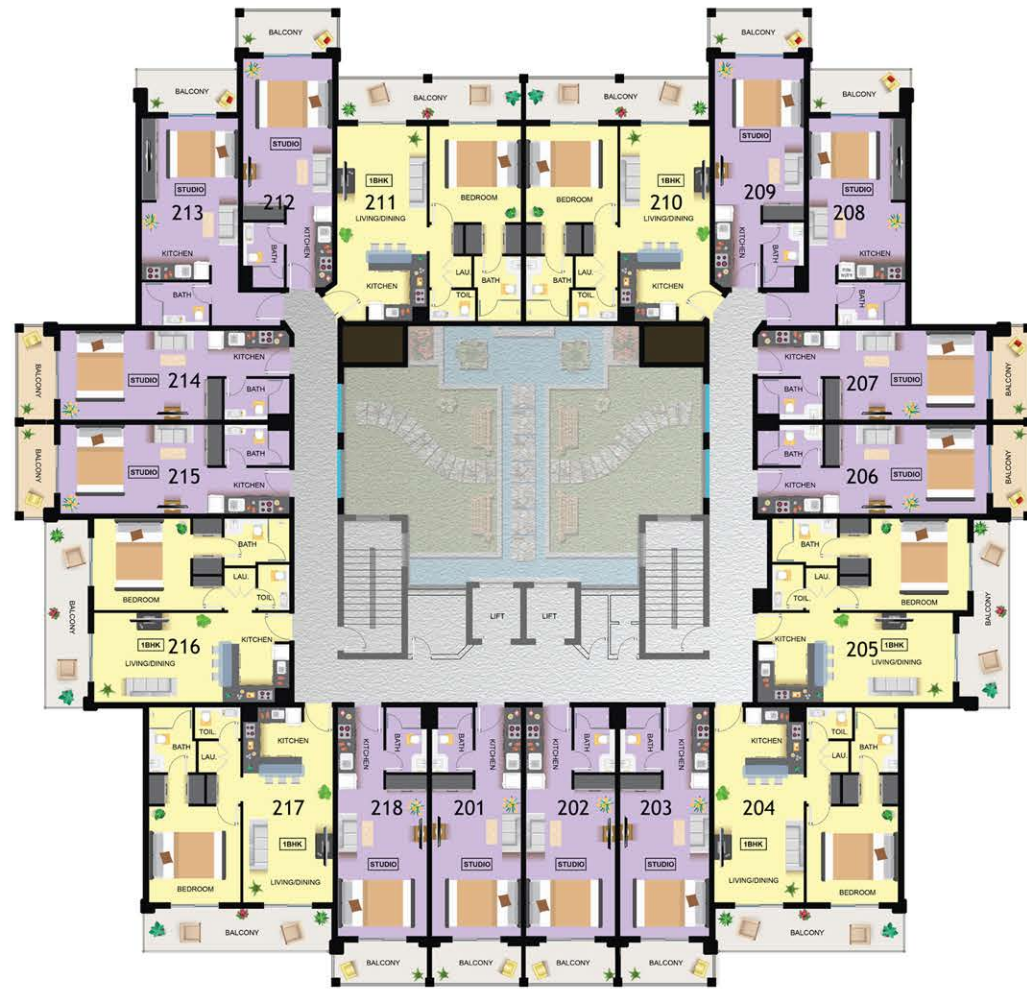


### BATHROOM

The bathrooms at **Vincitore Boulevard** take our reputation for high-quality artisanal design and exceptional attention to detail to a new level. Refresh and revive in serene bath suites designed for style and comfort and full of luxurious bliss.

Revel in elegantly composed interiors furnished with vanity counters, shower glass partitions, signature fixtures, faucets and accessories and textured tiled flooring. The ensuite shower room is designed and finished to the highest standards, with rich lines, modern fittings and carefully-sourced materials, reminiscent of only the finest hotels.

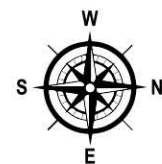
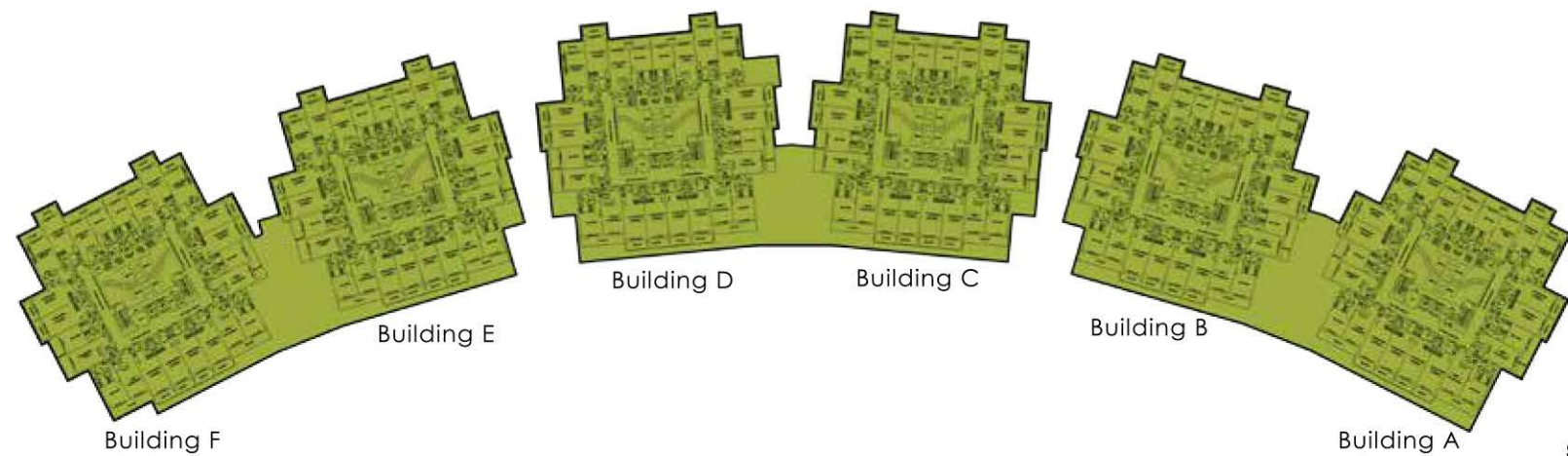
# FLOOR PLAN



Second Floor Plan



First Floor Plan



Studio  
 1 BHK

\* Disclaimer  
 All particulars mentioned herein, such as floor plans, unit plan are subject to change. Interior contents, furniture, size of the units, pictures are general outline and for illustrative purpose only and does not constitute any part of the offer or contract.

# UNIT LAYOUT



STUDIO APARTMENT



ONE BEDROOM APARTMENT



# ROLL OUT THE RED CARPET



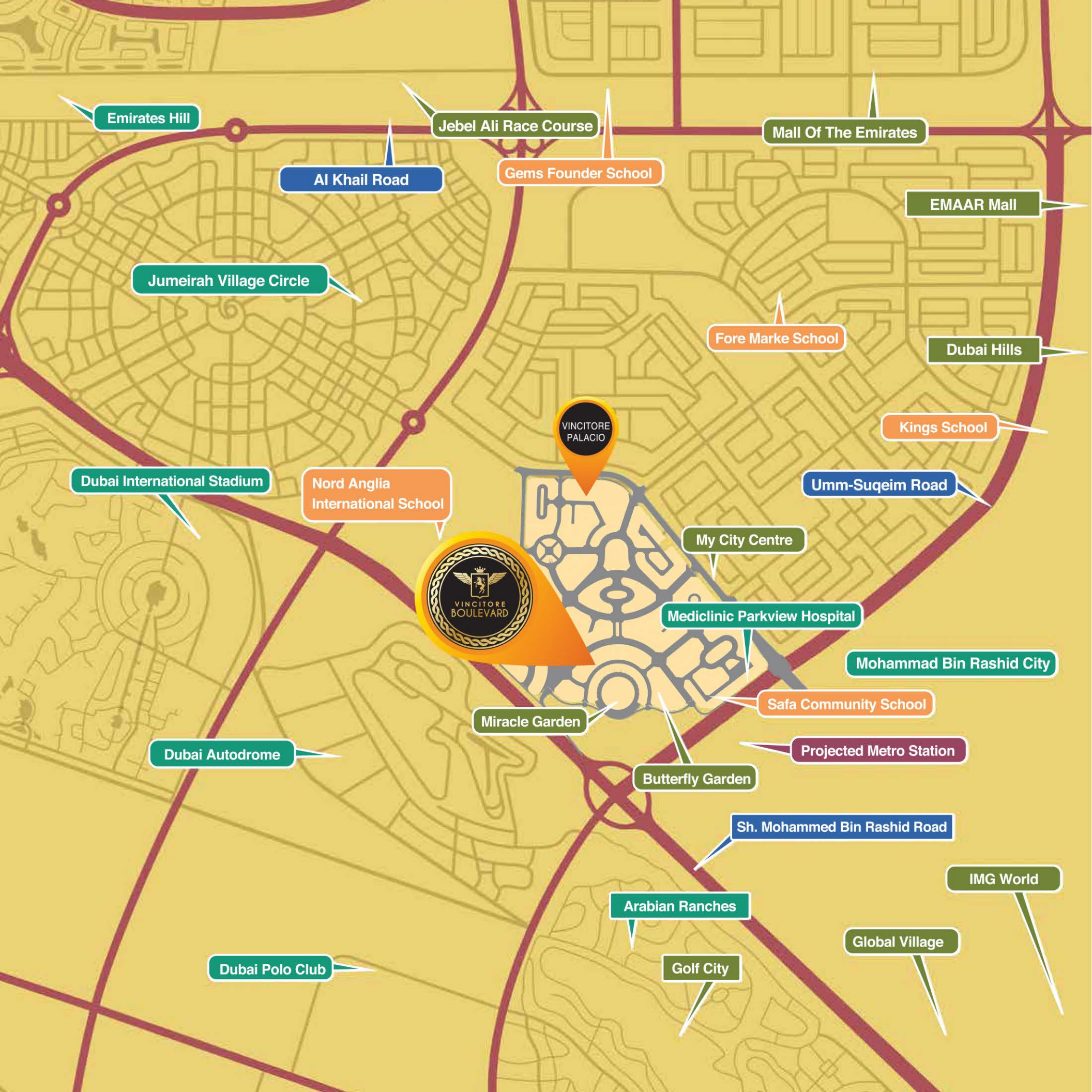
Arjan is Dubai's upcoming golden quarter, where those looking to live in style reside. Join the privileged elite in **Vincitore Boulevard**, the entrance of which opens near to the leafy expanses of Miracle Garden—a garden that attracts a million tourists every year and is a home to over 45 million blooming flowers, all showcased in a range of beautiful sculptures and designs.



# DUBAI'S STYLISH MODERN LANDMARK

As one of the UAE's fastest-growing metropolises, Dubai offers an unrivaled array of cultural, physical and lifestyle amenities – many, just minutes from **Vincitore Boulevard**. Residents will find, innovative boutiques, retailers and top-notch schools together with the best shopping, dining and entertainment avenues.

Enjoy the serenity to relish the important things in life, while still having the energy and excitement of a city right outside your door. Arjan is rich with all the adventure and exploration a burgeoning downtown scene has to offer. It's the best of both the worlds. A calm suburban location just minutes from the center of the city.



## Arjan at a Glance

In & around Arjan

<b>07</b> Schools nearby	<b>10</b> Hospitality	<b>03</b> Shopping Malls & Destinations	<b>02</b> Public Parks
<b>03</b> Medical centers	<b>15</b> Restaurants & Café	<b>07</b> Entertainment & Leisure/Tourist spots	

## The World Within Reach

- 05 min.**  
Dubai Autodrome
- 07 min.**  
Mall of The Emirates
- 10 min.**  
to IMG-World of Adventure
- 15 min.**  
to Burj Khalifa
- 15 min.**  
to The Palm
- 18 min.**  
to EXPO 2020
- 18 min.**  
to Dubai International Airport & Al Maktoum International Airport

## Within The Community

- Miracle Garden
- Butterfly Garden
- Mediclinic Parkview Hospital
- Safa Community School & Nord Angelia School
- My City Center Majid Al-Futtaim

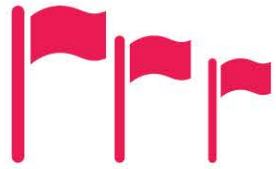
Much more in making.....



## Schools

There are excellent schools in and around Arjan for early starters alongside secondaries such as the Safa Community School inside the community and Nord Anglia International School located at the boundary. Other schools serving the area include the prestigious King's School, GEMS Al Barsha, Wellington School and New Millennium School on Al Khail Road.

- [Safa Community School \(2 minutes\)](#)
- [Nord Anglia International School \(3 minutes\)](#)
- [Kings School \(5 minutes\)](#)
- [Foremarke \(5 minutes\)](#)
- [GEMS Al barsha \(5 minutes\)](#)
- [Wellington School \(5 minutes\)](#)
- [New Millenium School \(5 minutes\)](#)



## Medicals

Close to Arjan are also located some of Dubai's most trusted names in healthcare. The Mediclinic Parkview Hospital which is under-construction in Arjan, and the Mediclinic at Arabian Ranches is about a 7-minutes drive away. Then, there's the Med 7 Pharmacy inside Arjan for emergencies.

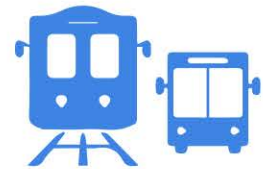
- [Mediclinic Parkview Hospital \(5 minutes\)](#)
- [Mediclinic Arabian Ranches \(7 minutes\)](#)



## Shopping

Arjan with its nearby locations is perfectly placed for shopping with its rich choice of boutiques, high street brands and stylish atmosphere, with major experiences such as Mall of the Emirates, one of the world's premier shopping centres, at just a 10-minute drive away to broaden your choice. A little further afield is City Centre Me'aisem, a huge draw for residents with its clothing labels, charming independent stores, chic cafés, restaurants, cinemas, supermarkets and pharmacies. Aside from that, a mere train ride away is Dubai Mall, which has every imaginable shopping experience possible.

- [My city center Al barsha \(2 min.\)](#)
- [Mall of The Emirates \(7 min.\)](#)
- [Dubai Hills Mall \(5 min.\)](#)



## Transport

[Bus station \(Inside Arjan\)](#)

[Proposed Metro: Near by Arjan is proposed Metro Station to get you connected to all over Dubai.](#)



## Restaurant & Cafes

Arjan is a special pocket of Dubai with its own unique character and strong sense of community. In close vicinity of Arjan, relish the eclectic mix of tastes and experiences. Arjan's surroundings have a galore of varieties to suit everyone's taste buds. Arjan vicinity is packed with restaurants, bars and pubs. Whichever you choose, you'll be guaranteed hearty welcomes and friendly faces

- [Arabian Courtyard \(Inside Arjan\)](#)
- [Tim Hortons \(Inside Arjan\)](#)
- [McDonald's \(Inside Arjan\)](#)



## Entertainment & Cinema

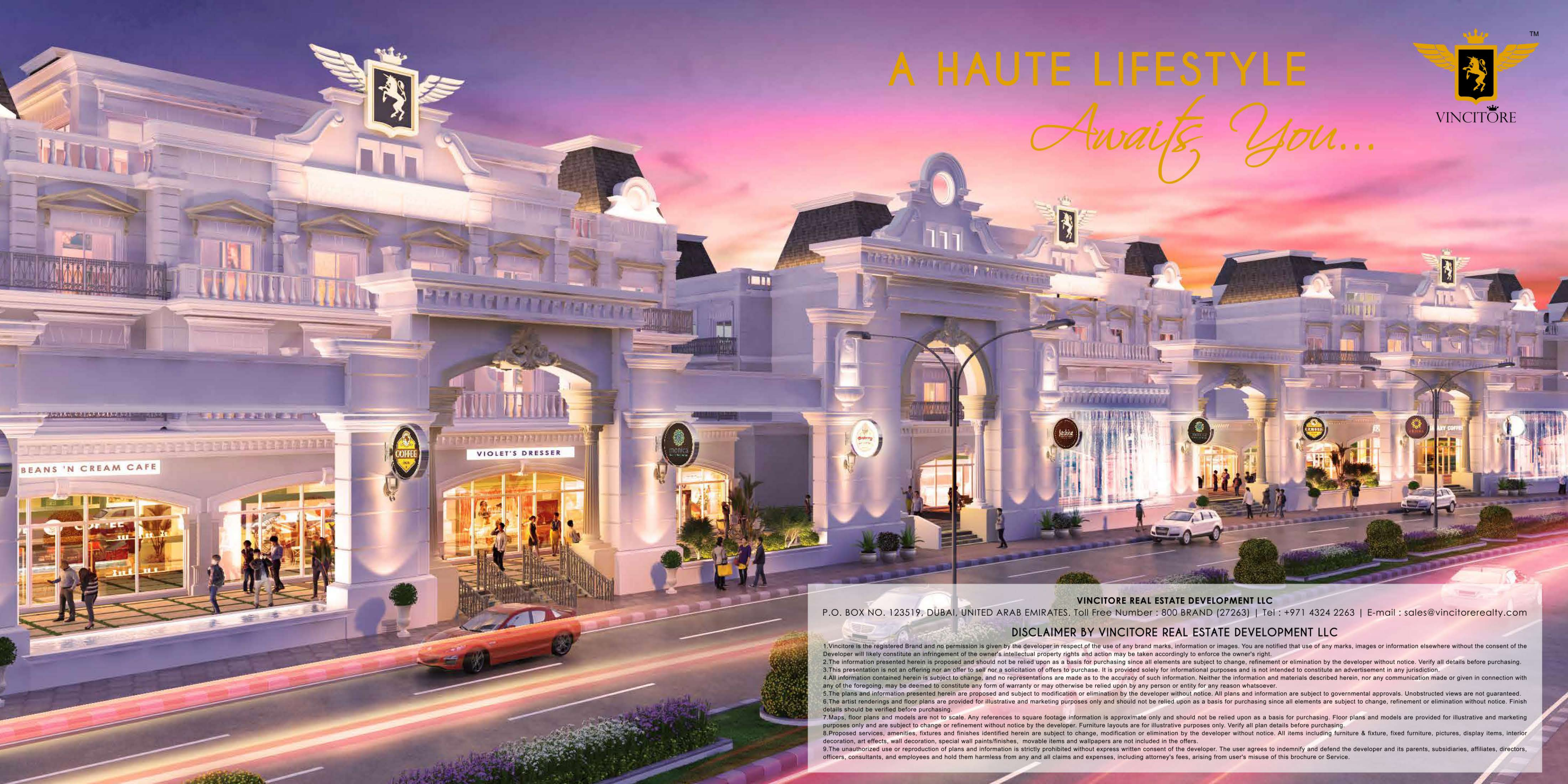
Whether you want to run or walk, or stand and admire, you'll appreciate the glorious gateway to Arjan that is Dubai Miracle Garden. There's also Dubai Butterfly Garden, a haven for 15,000 butterflies of over 30 species from around the world. Global Village, a mega cultural extravaganza of festivity shopping and entertainment, is a sheer 15-minute drive away and the IMG Worlds of Adventure, an indoor amusement and Dubai's first mega themed entertainment destination featuring four epic adventure zones in one location, just a 5-minute drive away.

- [Miracle Garden \(Walking Distance\)](#)
- [Butterfly Garden \(Walking Distance\)](#)
- [Dubai Autodrome \(5 minutes\)](#)
- [Global Village \(7 minutes\)](#)
- [IMG World \(5 minutes\)](#)
- [Cinema in Mall of The Emirates \(7 minutes\)](#)
- [Dubai Polo & Equestrian Club \(7 minutes\)](#)

# TAKING CENTRE STAGE

From restaurants and schools to medical centers and multi-screen cinemas, Arjan has a truly awe-inspiring choice of entertainment. Bordered by other landmark districts, Arjan is located within easy reach of Dubai's most desirable recreational parks and sporting events.





# A HAUTE LIFESTYLE

## *Awaits You...*



**VINCITORE REAL ESTATE DEVELOPMENT LLC**

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