



# WHITE SAND

TRUSTED SINCE 1993



# Invest in a Vision. Live the Future.

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For over 30 years, **White Sand Real Estate** has been a trusted name in UAE's property market - connecting people with homes and investment opportunities that stand the test of time.

Now, we proudly present **Vincitore Wellness Estate**, an extraordinary **off-plan development** redefining modern living in Dubai. Designed with elegance, comfort, and convenience in mind, **Vincitore Wellness Estate** offers residents a lifestyle of sophistication and investors an opportunity for remarkable growth.





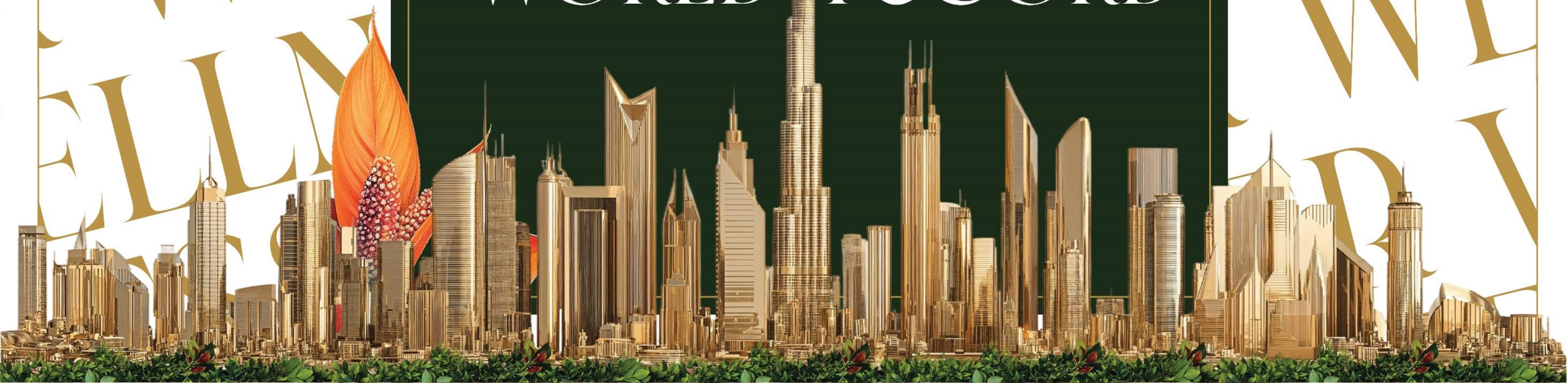




*Dubai*

IS SET TO BREAK ANOTHER

WORLD RECORD







# *The* HOUSE OF WINNERS



PIONEERS OF  
DESIGNER  
WELLNESS  
*Real Estate*

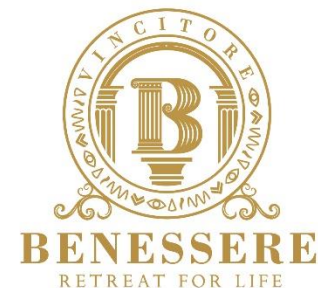






• THE DEVELOPERS THAT •

# DELIVERED DUBAI'S FIRST ICONIC WELLNESS RESIDENTIAL LANDMARK







# INVESTMENT



DUBAI'S BEST REAL ESTATE INVESTMENT 2025



BEST LUXURY RESIDENTIAL DEVELOPMENT IN DUBAI



LUXURY RESIDENTIAL & CUSTOMER EXPERIENCE INITIATIVE



REAL ESTATE & CONSTRUCTION CATEGORY



RESIDENTIAL PROJECT OF THE YEAR 2018



LUXURY APARTMENTS IN DUBAI



FASTEST GROWING REAL ESTATE BRANDED QUALITY PRODUCT





VINCITORE

INVESTORS EARNED



RECORD BREAKING

**80% - 150% ROI**

IN 3 YEARS





## Case Study of Investment ROI In Vincitore Benessere

### UNIT PURCHASE – 2021

Unit Type	1 BHK
Purchase Price	AED 700,000*
Payment Plan	40/60 Investor Plan

### UNIT RESOLD – 2024

Unit Type	1 BHK
Resale Price	AED 1,120,000*
Capital Invested	AED 280,000*
Capital Appreciation	AED 421,000*

$$\text{Investment ROI} = \frac{\text{Capital Appreciation}}{\text{Capital Invested}} \times 100 = 150\%^*$$

### UNIT RENTED – 2024

Unit Type	1 BHK
Purchase Price	AED 700,000*
Rental Income	AED 97,500*

$$\text{RENTAL ROI} = \frac{\text{Rental Income}}{\text{Purchase Price}} \times 100 = 14\%^*$$

ALL DATA PROVIDED IS FROM OFFICIAL DUBAI LAND DEPARTMENT TRANSACTIONS RECORDS





DUBAI'S MOST  
REWARDING  
REAL ESTATE  
INVESTMENT  
*Project*



Dubai's Hottest  
Property Choice



Record Breaking  
Capital appreciation



Exceptional  
Rental Returns



Most Desired  
Iconic Lifestyle





A GLOBAL  
**MASTERPIECE**  
CRAFTED FOR YOUR  
**WELLNESS &  
LONGEVITY**

• Ground floor + 4 Podium + M + 31 Floors+ Roof •



Wellness in  
Architecture



Wellness in  
Lifestyle



Wellness Inside  
The Home



Wellness in  
Life



Wellness  
Through Senses



Wellness in  
Your Surrounding





STEP INTO A  
VICTORIAN  
ERA  
INSPIRED NATURE'S  
PARADISE







EXPERIENCE

THE WORLD'S

# FIRST DESIGNER WELLNESS

*Lifestyle*





INTRODUCING

THE WORLD'S LARGEST COLLECTION OF

# DESIGNER WELLNESS AMENITIES

200,000<sup>\*</sup> SQ. FT.

CURATED LIFESTYLE SPACES

65<sup>+</sup>

EXCLUSIVE  
WELLNESS EXPERIENCES

8<sup>\*</sup>

FLOORS OF  
WELLNESS LIVING



SCAN TO EXPERIENCE  
95+ DESIGNER WELLNESS  
AMENITIES





Welcome Home to *Nature's Embrace*

# THE EMERALD RESERVE



Vincitore  
Vitale Cafe



Bliss Lounge



Timeless  
Falls







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







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







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



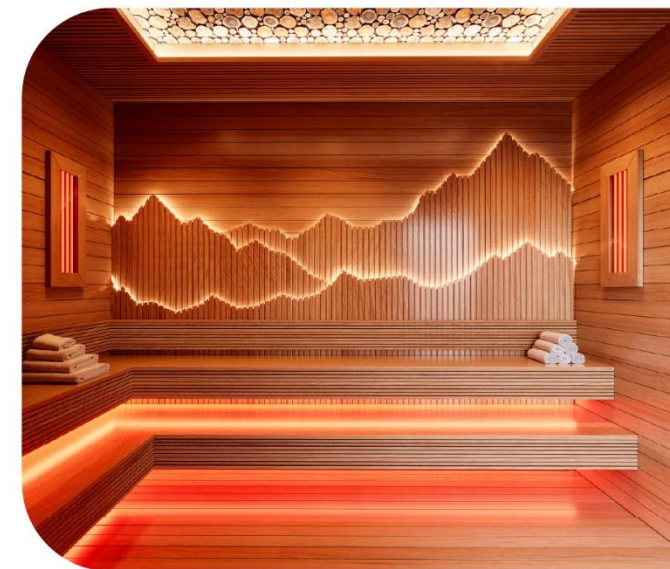
The Infusion  
Lounge



Sound Healing  
Therapy



Compression  
Therapy







Relax, Refresh, & *Reconnect*

# THE CELESTIAL SPRINGS



Waves &  
Wonders  
Theatre



Kayaking



Lazy River



Waterfalls



Pilates &  
Yoga Deck







Embrace The Healing  
Touch of *Water*

## THE WATERS OF VITALIA



The Floating  
Pods



Ice Bath



Hydrotherapy



Jacuzzi



Contrast  
Therapy Shower







Nourish Your *Mind, Body, & Soul*

# THE VITALITY SANCTUARY



Hydroponic  
Garden



Vitamin D  
Deck



Herb  
Garden







Where Ideas *Breathe and Minds Thrive*  
**THE WELLNESS CO-WORK**



Business  
Lounge



Library



Outdoor Co-  
Working Space



Ergonomic  
Work Pods







Fuel Your *Power*, Find Your *Rhythm*  
**THE PERFORMANCE  
STUDIO**



Smart Mirror  
Wellness Studio



Martial Arts  
Room



Kick Boxing



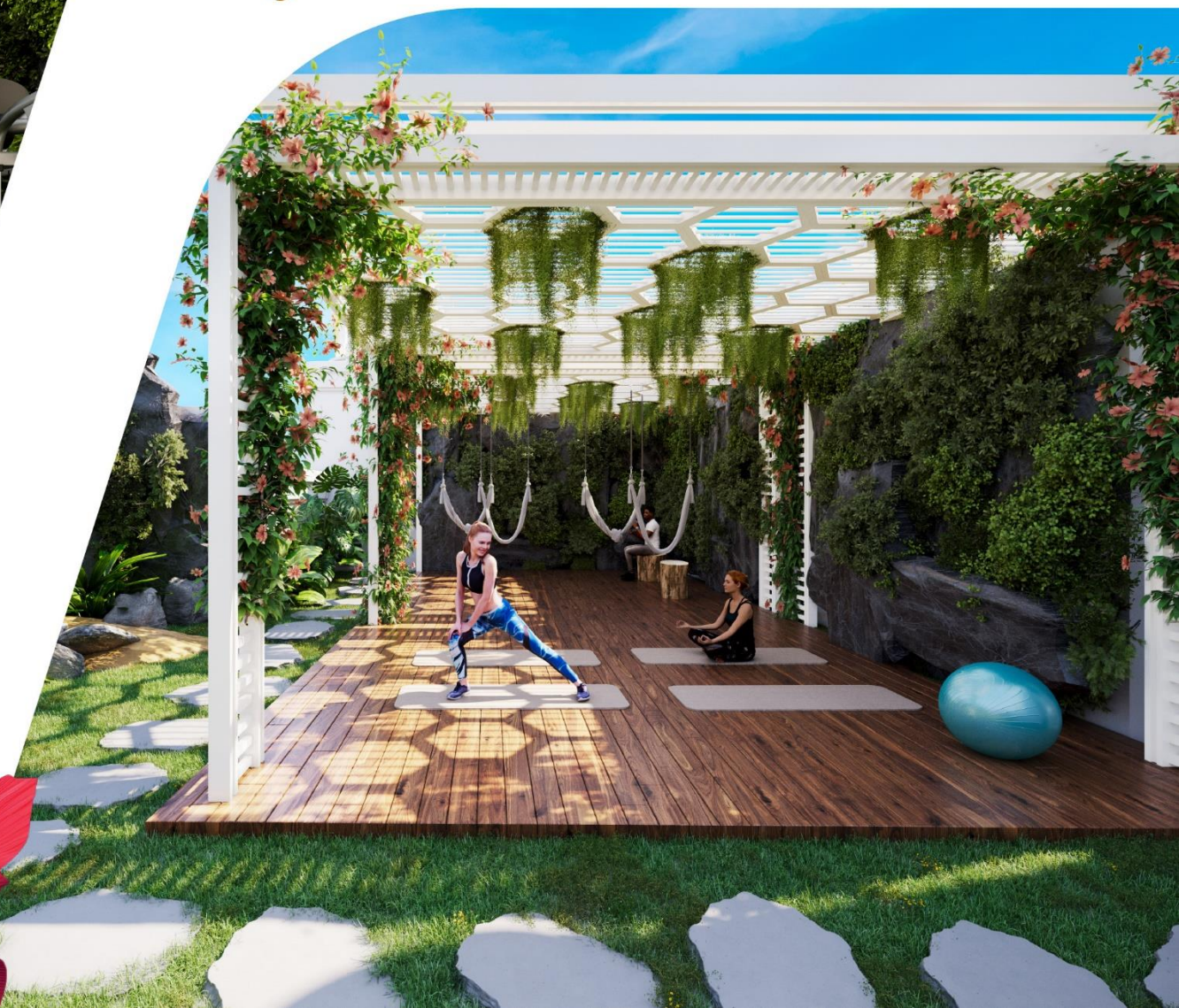
Trampoline  
Fitness







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



Dance Studio



Calisthenics &  
Parkour



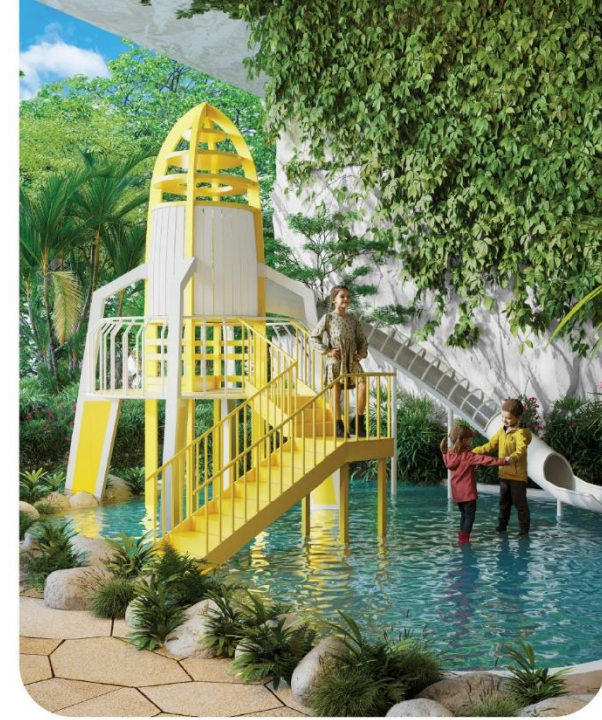
Vitale Gym



Spin  
Cycling







Cultivating Wellness, *One Adventure At A Time*

## THE LITTLE EXPLORER



Mini Adventure  
Park



Indoor Kids  
Play Area



Discovery Den



Sensory  
Pathways







Play. Connect. *Triumph*

# THE ATHLETIC COURT



Obstacle Course



Multipurpose  
Sports Arena



Ergonomic  
Seating



Rock Climbing  
Wall







An Exclusive *'Member's Only'*  
*Retreat* In The Sky

## THE SIGNATURE SKY BALLROOM

5,000 SQ. FT.

*Premium Lounge in the Clouds*



Double  
Height



Premium Indoor  
& Outdoor Space



Dubai's  
Skyline Views



Exclusive  
Social Venue



140+ Meters  
Above the Ground







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







THE  
SKYDECK  
OASIS

A CELESTIAL  
ESCAPE  
CRAFTED FOR PURE INDULGENCE





INTRODUCING

• GCC'S FIRST •

Scientifically  
Designed & Certified  
**WELLNESS  
HOMES**







# *The* ULTIMATE WELLNESS LIFE

**5 DIMENSIONS OF LIFE**

AIR

LIGHT

WATER

TOUCH

SURROUNDING







## LIVE IN PURE AIR



HEPA and UVC Filtration  
for Purified Airflow



Humidity Control For  
Everyday Comfort



Antimicrobial  
Flooring





## RECHARGE YOUR SENSES



Circadian Rhythm  
Lighting for Deep Rest



UV Filtered  
Balcony Doors



Soundproof Insulation  
for Relaxation & Comfort





# REFRESH, RESTORE & INDULGE IN LUXURY



Revitalizing Vitamin C Showers



Highest-Grade Water Purification



Water Softener Technology







EVERY DETAIL CRAFTED  
FOR YOUR WELL-BEING  
& LONGEVITY



Low-VOC Designer  
Paints & Finishes



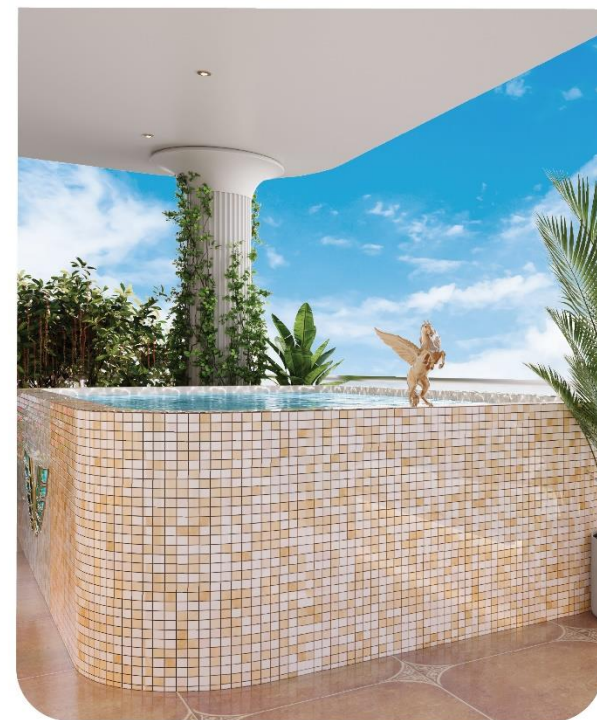
Antibacterial  
Kitchen Surfaces



Advanced Charcoal  
Anti-Odor Technology







## HEAL IN HEALTHY SURROUNDINGS



Advanced Electromagnetic  
Frequency Shielding Technology



Biophilic Design with  
Terrace Garden



Designer Sky Pools for  
Relaxation







• **BRANDED** •

## DESIGNER RESIDENCES

THAT DEFINE TIMELESS LUXURY



Designer Wall and  
False Ceiling



European  
Gold-finished  
Accessories



Designer  
Mood Lighting



Custom-made  
Designer Chandelier



Luxury  
Wardrobes



Fully Fitted  
Gourmet Kitchen



Branded Kitchen  
White Goods



Multi Utility  
Room

FROM THE BEST IN THE WORLD



Italy



Germany



Europe



USA







# *The* DESIGNER WELLNESS RESIDENCES

• A Symphony of Nature in Every Inch •

*Wellness Studio*

1 BHK Wellness Residence

1.5 BHK Wellness Residence

2 BHK Wellness Residence

2.5 BHK Wellness Residence

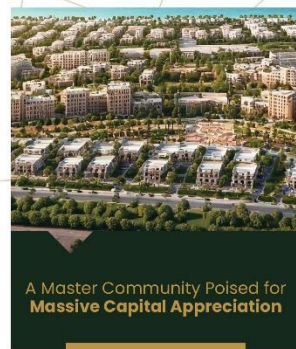
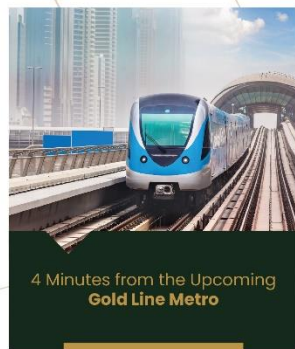
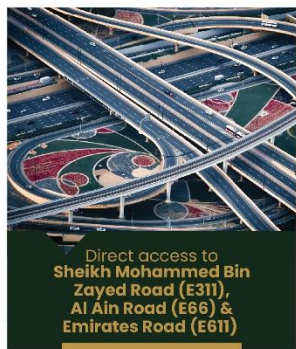
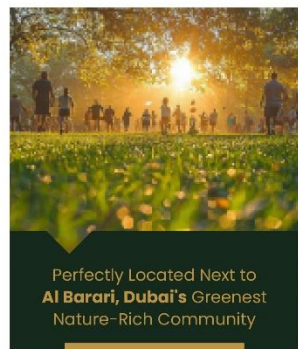
3.5 BHK Wellness Villa with Pool





• NESTLED IN •

# DUBAI'S GREENEST COMMUNITY





# Majan

## Is the New Arjan



### Early Growth Stage:

Majan today is where Arjan was in 2015 – strong rental growth, affordable entry, and increasing investor activity.



### Upcoming Catalysts:

With new malls, school campus, and future Metro connectivity, Majan has transformative infrastructure in place.



### Proven Pattern:

Arjan's rise from an emerging zone to a thriving lifestyle hub shows how the right developments can accelerate community growth.



### Investor Opportunity:

Entering Majan now offers the same early-mover advantage that rewarded investors in Arjan with triple-digit ROI and strong capital appreciation.



### The Vincitore Effect:

As seen in Arjan, quality-led developments drive confidence, lifestyle demand, and long-term value — positioning Majan as Vincitore's next success story.





• YOUR FIRST •

ACCESS ADVANTAGE

AN EXCLUSIVE  
PRE-LAUNCH  
PRIVILEGE







SECURE YOUR  
EXCLUSIVE ADVANTAGE  
VIP SHOWCASE BENEFITS

• EOI - AED 25,000\* •



First-Access  
to Inventory



2% Special  
Discount



Exclusive  
Pre-Launch  
Commission



Tailored  
Pre-Launch  
Payment Plan



Limited  
Time Privilege







# EXCLUSIVE DISCOUNTED PRE-LAUNCH PRICES

S.NO	UNIT TYPE	STARTING PRICES (AED)
01	The Wellness Studio	800,000*
02	1 BHK Wellness Residence	1,150,000*
03	1.5 BHK Wellness Residence	1,350,000*
04	2 BHK Wellness Residence	1,700,000*
05	2.5 BHK Wellness Residence	2,000,000*
06	3.5 BHK Wellness Villa with Pool	3,100,000*





EXCLUSIVELY CURATED  
PAYMENT  
PLANS







60/40  
CONSTRUCTION  
LINKED  
INVESTOR  
PAYMENT PLAN







# 60/40\*

## CONSTRUCTION LINKED INVESTOR PAYMENT PLAN



SECURITY OF CONSTRUCTION FOR MAXIMUM ROI

**20%**

DOWN  
PAYMENT

**5%**

IN  
6 MONTHS

**5%**

IN  
12 MONTHS

**10%**

IN  
18 MONTHS

**5%**

ON 30 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 40 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 50 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 60 %  
CONSTRUCTION  
MILESTONE

• **40% HANDOVER** •







# DUBAI'S FIRST-EVER CONSTRUCTION LINKED POST HANDOVER PAYMENT PLAN

SECURITY OF CONSTRUCTION AND CONVENIENCE OF POST HANDOVER







# CONSTRUCTION-LINKED POST HANDOVER

PAYMENT PLAN (PDC)



**20%**

DOWN  
PAYMENT

**1%**

PER MONTH  
FOR  
18 MONTHS

**1%**

ADDITIONAL  
IN THE  
6<sup>TH</sup> MONTH

**1%**

ADDITIONAL  
IN THE  
12<sup>TH</sup> MONTH

**5%**

ON 20 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 30 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 40 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 50 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 60 %  
CONSTRUCTION  
MILESTONE

**5%**

ON 70 %  
CONSTRUCTION  
MILESTONE

• **6% HANDOVER** •

**POST HANDOVER**

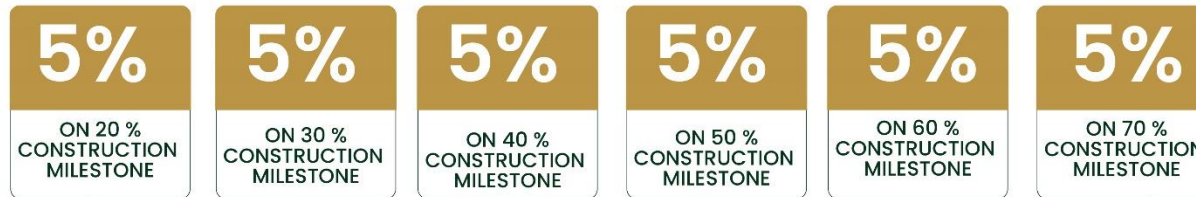
**1% PER MONTH FOR 24 MONTHS**





# CONSTRUCTION-LINKED POST HANDOVER

PAYMENT PLAN (NON-PDC)



• 6% HANDOVER •

POST HANDOVER

1% PER MONTH FOR 24 MONTHS







# THE VINCITORE SIGNATURE RENTAL GUARANTEE







# VINCITORE SIGNATURE *Plan*

GET GUARANTEED\*

8%

• NET ROI FOR 3 YEARS •





THE CROWN JEWEL OF  
DESIGNER WELLNESS

*Living*

CRAFTED BY

VINCITORE





# Thank You for Your Interest

Your next great investment begins with **Vincitore Wellness Estate** - where vision meets opportunity.

Explore many amazing opportunities with **White Sand Real Estate** to secure a future built on trust, value, and excellence.

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