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OFF PLAN

Vincitore Wellness Estate

Location: Majan, Dubai

Starting From: AED 800,000

Permit No: 2

Vincitore Wellness Estate

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Vincitore Realty	**Apartments**	**Q2 2029**	**70/6**	**Off Plan**

ABOUT THE PROJECT

Vincitore Wellness Estate is a wellness-led residential development by **Vincitore Development** in Majan, Dubailand, conceived around the idea that a home should support physical wellbeing, relaxation and a more balanced everyday lifestyle. Combining contemporary residences with extensive greenery, resort-inspired leisure facilities and dedicated wellness spaces, the project offers a distinctive alternative for buyers considering an off-plan property in Dubai.

Located in **Majan**, the development forms part of the wider Dubailand growth corridor and benefits from proximity to Al Barari, one of Dubai's best-known nature-focused residential communities. This setting complements the project's own emphasis on landscaping, outdoor living and wellbeing.

Vincitore Wellness Estate is designed as more than a conventional apartment development. Its wider concept brings together residential buildings, landscaped communal areas and a substantial collection of lifestyle facilities, creating an environment where residents can exercise, relax, socialize and spend time outdoors without leaving the community.

The residential collection includes **studios and one-, two- and three-bedroom apartments**, catering to a broad range of buyer profiles. Compact residences provide an accessible option for individual professionals and investors, while larger apartments offer additional space for couples and families.

Architecture and landscaping work together to establish the project's wellness identity. Contemporary façades are complemented by balconies, terraces and planted spaces, helping create a stronger connection

between individual residences and the surrounding outdoor environment. Interiors follow a modern design language with carefully considered layouts, natural light and premium finishes.

Wellness is at the centre of the development's lifestyle proposition. Residents can expect a broad selection of **fitness, swimming, relaxation and spa-inspired facilities**, complemented by landscaped gardens and spaces for yoga and meditation. These facilities are designed to make wellbeing part of everyday life rather than an occasional experience.

Swimming and water features add a resort-style dimension, while dedicated fitness environments support active residents. Landscaped walking areas and outdoor recreational spaces encourage residents to spend more time outside, creating a lifestyle that extends beyond the individual apartment.

Social and family-oriented amenities broaden the community experience. Dedicated children's areas, lounges and communal gathering spaces provide environments for different age groups, while landscaped areas create opportunities for residents to relax or meet neighbours.

The **Majan location** adds practical appeal. Positioned close to Sheikh Mohammed Bin Zayed Road and Dubai–Al Ain Road, the community offers convenient road access towards several major parts of Dubai.

Al Barari, Global Village and IMG Worlds of Adventure are among the nearby lifestyle destinations, while Dubai Silicon Oasis and Academic City are also accessible. Downtown Dubai and Business Bay can be reached through the city's wider road network, allowing residents to enjoy a more relaxed Dubailand environment while remaining connected to central Dubai.

For end-users, Vincitore Wellness Estate offers an appealing proposition for buyers who prioritize health, outdoor space and lifestyle facilities alongside contemporary residential design. Its range of studios to three-bedroom apartments allows individuals, couples and families to choose according to their space requirements.

For investors searching for **apartments for sale in Majan**, the project's wellness positioning provides a point of differentiation within an increasingly active residential district. Proximity to Al Barari, growing community infrastructure and a broad range of apartment types can support appeal among future residents and tenants.

Overall, **Vincitore Wellness Estate by Vincitore Development** combines contemporary residences with a strong wellness and nature-focused concept, creating a distinctive option for buyers seeking a lifestyle-oriented property in Dubailand.

Why Buy Vincitore Wellness Estate Through A1 Properties?
Within a wellness-focused community, individual residences can vary significantly according to layout, size, building, floor, orientation and outlook. A1 Properties can help buyers compare available properties according to these factors, alongside price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and end-users navigating Dubai's real estate market. Investors can compare acquisition pricing, individual unit positioning, leasing considerations and future resale opportunities, while end-users can focus

on usable space, natural light, privacy, outdoor areas and long-term lifestyle suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**50%**	**6%**	**24%**
Down Payment	During Construction	On Handover	Post Handover

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