FACT SHEET

CASA CANAL

ARRIVE AT TRUE LUXURY

PENTHOUSES & SKY VILLAS

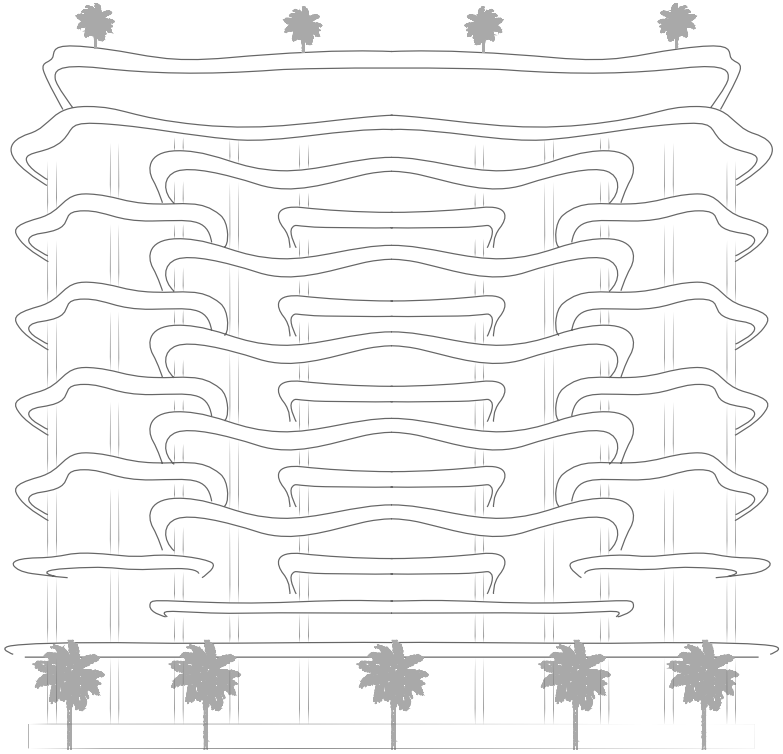
By Invitation





WHERE OPULENCE RESIDES

with clear vision



An unprecedented two floors of amenities are dedicated exclusively to Casa Canal residents. A primary goal is to create purposefully designed spaces which are extensions of the home. where a superlative environment for working out, conducting business, or socializing with friends is turned into an ultra-luxe experience complemented with 360^0 views, bringing a sense of peace, wonder and exhilaration to every moment.









LOCATED AT DUBAI WATER CANAL ADJACENT TO SAFA PARK

Casa Canal is located at the centre of everything that matters. Enjoy family picnics at the lush-green Safa Park and evening walks by the Dubai Water Canal, right next to your signature residence.



Adjacent To Safa Park

5 Min To DIFC

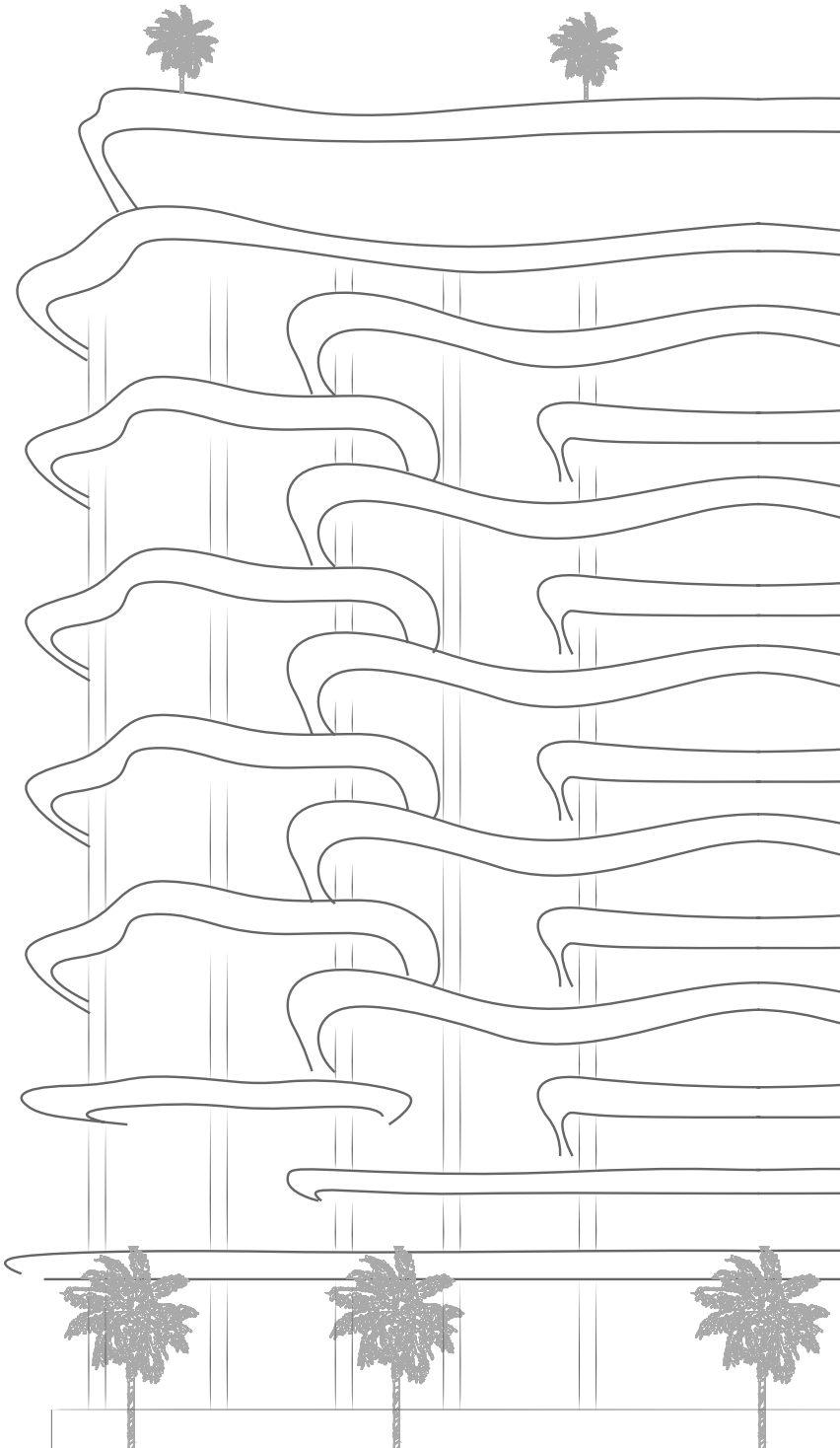
7 Min To Burj Al Arab

7 Min To Mall Of The Emirates

12 Min To Duba I International Airport

PROJECT FEATURES

- Casa Canal Residences comprising of Penthouses, Sky Villas, Sky Mansions and 3 Sky Palaces
- Sizes ranging from 4,250 sq. Ft. To 27,000 sq. Ft.
- All residences with stunning Water Canal and Safa Park views
- Private elevators, that opens directly in your living room
- Opulent spaces with ceiling height from 4.5 Meters to 9 Meters
- Exclusive membership to a world class golf course
- 24/7 Dedicated world wide concierge app by Lujo
- Personal parking spaces in fully enclosed garage
- Electric vehicle charging stations and bicycle storage
- Secured individual residential storage space
- Expected delivery Q4, 2025







SIZE RANGE PER UNIT TYPE

- Three Bedroom Penthouse - 4,730 to 5,130 sq. ft.
- 4 Bedroom Sky Villa - 6,665 to 5,785 sq. ft.
- 5 Bedromm Sky Villa - 9,200 - 10,400 sq. ft.
- 6 Bedroom Sky Mansion – 12,661 - 13,020 sq. ft.
- 3 Sky Palaces - 26,540 - 26,650 sq.ft.

PAYMENT PLAN

5%	15%	40%	40%
On Booking	On Signing SPA	During Construction	On Completion Date



RESIDENCE FEATURES

Developed by AHS Properties.

Architecture by Killa Design.

Interior Design by HBA.

80 metre tower consisting of 3 staggered towers linking together to create a dramatic form.

Featuring wide layouts, panoramic patios, and private elevators for all Sky-villas & Penthouses.

Floor-to-ceiling windows provide natural light into each open-plan area.

Sliding doors offer an open connection to the major living rooms and a smooth movement between inside and outdoors.

Located on the iconic Dubai Water Canal adjacent to Safa Park.





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EXCLUSIVE AMENITIES

- 24 x 7 Luxury Concierge Service
- Dedicated Concierge App
- Dedicated Chauffeur Service
- Screening Room
- Cigar Lounge
- Indoor Pool & Pool Lounge
- Breakfast & Cafe Lounge
- Sushi Omakase Counter
- Residents Lounge

















WELLNESS CENTER
FULLY DEDICATED FLOOR

THE SPA

A recipe for beauty

YOGA ROOM

Listen to the waves

WORLD-CLASS HAMMAM

A recipe for relaxation and rejuvenation

ICE ROOM

Retreat

BEAUTY CENTER

Greeting your best image

GYM

Holistic wellbeing

CASA CANAL

An Unparalleled Quality of Life





DUBAI WATER CANAL



PALM JUMEIRAH

ABOUT AHS PROPERTIES

AHS Properties is a privately held real estate investment and development firm headquartered in Dubai.

Established in 2021, the firm leverages deep local market perspective and institutional quality to deliver superior execution of trans formative developments. The focus of AHS Properties is on creating projects that enhance the fabric of local communities across the region.

Since its inception, the firm has raised it's GVD to over $1.2 Billion.