

# CASA AHS

DUBAI WATER CANAL

AHS PROPERTIES

ABOUT US

# “WE USE KNOWLEDGE, PASSION, DESIGN AND - ABOVE ALL – CARE TO TRANSFORM THE WAY THAT PEOPLE LIVE.”

AHS PROPERTIES



# THE VISIONERY

## EMIRATI ENTREPRENEUR ABBAS SAJWANI BEGAN HIS BUSINESS JOURNEY AT THE AGE OF 18, FOUNDING AHS GROUP WITH A BOLD VISION AND A DEEP-ROOTED LEGACY OF LEADERSHIP AND STRATEGIC FORESIGHT.

In 2017, he launched AHS Group—encompassing Ventures, Investments, and Properties—with the ambition to redefine luxury living in the region. By 2021, AHS Properties had firmly positioned itself in the ultra-luxury real estate space, focusing on the redevelopment of high-end villas in Dubai's most prestigious locations. These projects quickly became known for their architectural elegance and uncompromising quality.

Building on this success, the company expanded into exclusive off-plan developments, introducing a curated collection of boutique residences, penthouses, and sky villas. These projects reflect Abbas's forward-thinking approach and unwavering commitment to excellence.

Between 2021 and 2023, Abbas delivered more than five ultra-luxury villas and three landmark off-plan developments across prime Dubai neighbourhoods including Palm Jumeirah, Emirates Hills, and Dubai Water Canal. Today, AHS Group boasts assets exceeding $2.7 billion and employs over 2,000 professionals.

Under Abbas's visionary leadership, every AHS project is a testament to refined sophistication, exclusivity, and a lifestyle that transcends expectations.

**CEO & FOUNDER** Abbas Sajwani

# DUBAI, WHERE DREAMS MEET LUXURY

DUBAI EMBODIES THE PERFECT BLAEND OF DREAMS AND OPULENCE. WITH ITS STUNNING SKYLINE, LUXURY LIFESTYLE, AND RICH CULTURE, THE CITY SEAMLESSLY MERGES TRADITION WITH MODERNITY. FROM ICONIC LANDMARKS TO WORLD-CLASS DINING, EVERY DETAIL IS CRAFTED FOR PERFECTION.



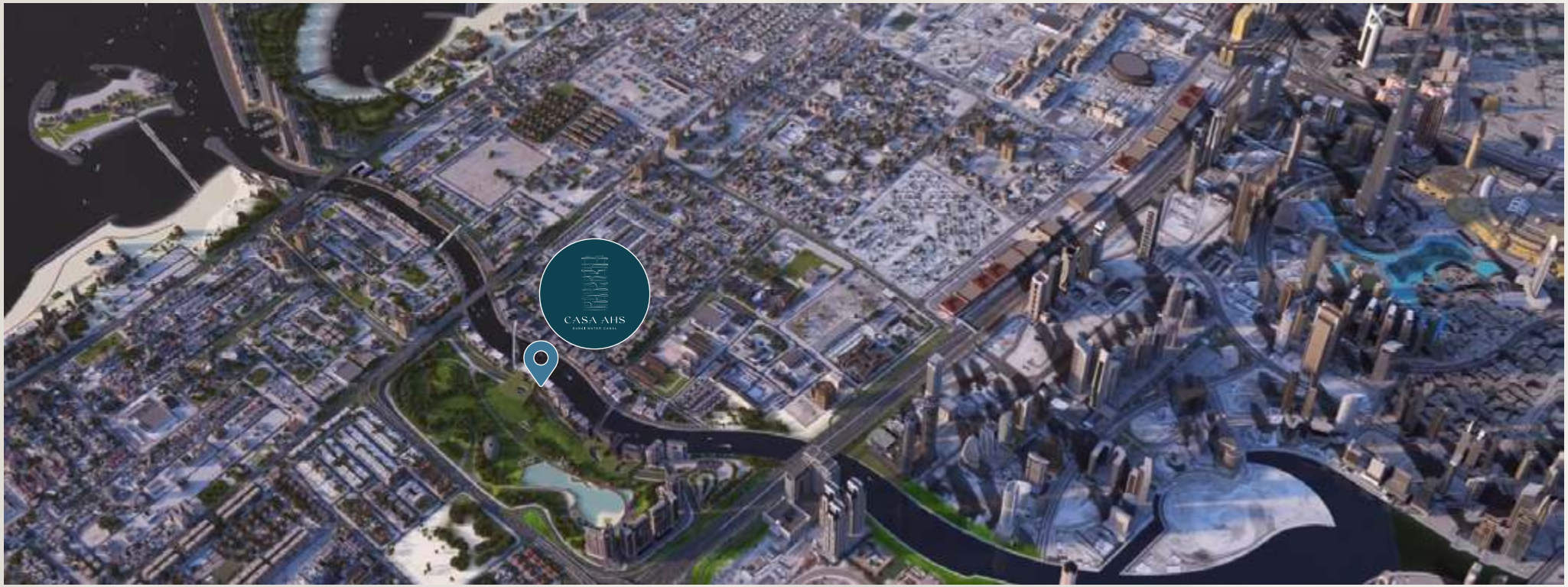


# NESTLED ALONG THE DUBAI WATER CANAL AND NEIGHBORING THE SAFA PARK

CASA AHS EPITOMISES LUXURY LIVING. THIS EXCLUSIVE RESIDENCE OFFERS UNPARALLELED WATERFRONT VISTAS, LUSH GREENERY, AND EXPANSIVE, UNOBSTRUCTED VIEWS.

# WHERE WE ARE LOCATED

LOCATED IN THE VIBRANT DUBAI CANAL AREA —
WHERE INNOVATION MEETS LIFESTYLE IN THE HEART OF THE CITY.




**ADJACENT**
TO SAFA PARK

**10 MIN TO**
DUBAI
INTERNATIONAL
FINANCIAL CENTRE

**10 MIN TO**
BURJ AL ARAB

**10 MIN TO**
MALL OF THE
EMIRATES

**10 MIN TO**
DOWN TOWN
DUBAI

**15 MIN TO**
DUBAI
INTERNATIONAL
AIRPORT

# ONE UNIQUE STORY

Along the Dubai Water Canal, CASA AHS emerges as the ultimate sanctuary of luxury. This architectural marvel redefines grandeur with its expansive spaces and striking doubleheight ceilings, creating an atmosphere of open, airy elegance.

Each residence boasts a private infinity edge pool that seems to merge seamlessly with the canal›s tranquil waters. Jacuzzis offer moments of indulgence, while expansive terraces provide breathtaking views of the city skyline, perfect for serene relaxation or sophisticated gatherings.

CASA AHS sets a new benchmark for luxurious living, where every detail is meticulously designed to offer the highest standard of refinement and comfort.



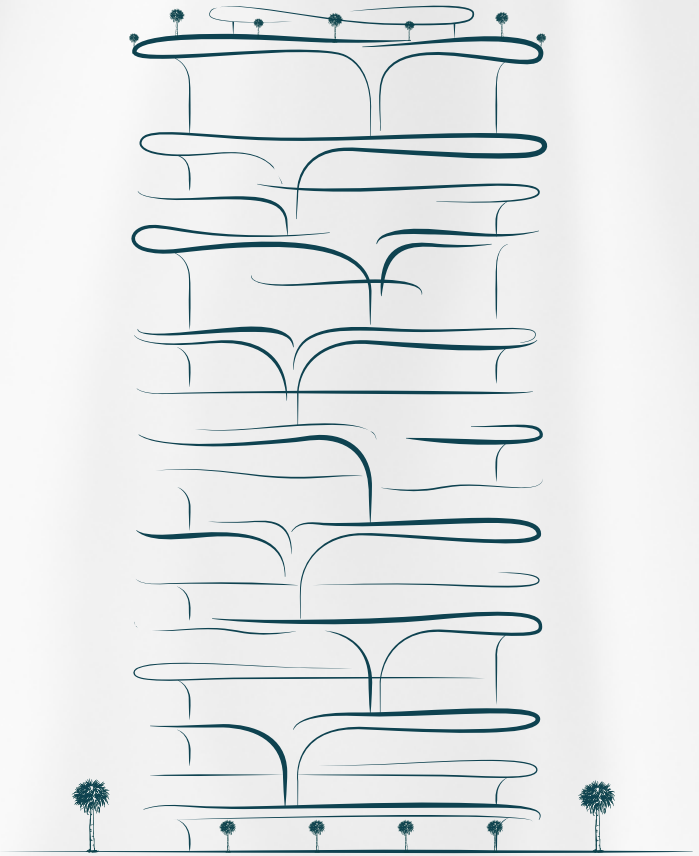


# EXPERIENCE LUXURIOUS WATERSIDE LIVING.

Born from the sparkling waters of the Dubai Water Canal, Casa AHS stands as a prestigious new landmark in the heart of the city.

This architectural masterpiece presents an exclusive collection of boutique residences, including 3-bedroom Penthouses, 4 and 5-bedroom Sky Villas, 6-bedroom Sky Mansions, and three ultra-luxurious Sky Palaces, all housed within a striking contemporary edifice.

Casa AHS redefines the essence of luxury, blending world-class amenities, exceptional craftsmanship, and an unparalleled lifestyle.



# ARCHITECTURE BY:

killa design

A leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis, Killa Design has distinguished itself as one of the most globally recognized firms of its generation. In all projects, Killa Design strives to go beyond the standard solution, redefine typologies, and invent new possibilities for content and everyday use.

# INTERIORS BY:

HBA
HIRSCH BEDNER ASSOCIATES

HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.



Museum of the Future, Dubai



Hangzhou, China



Raffles at Galaxy, Macau



Marsa Al Arab, Dubai

# THE MAJESTIC ARRIVALS

STEP INTO OPULENCE. OUR ULTRA-LUXURIOUS RESIDENCE DEFINES REFINED LIVING WITH A GRAND DOUBLE-HEIGHT LOBBY WELCOMING YOU TO INDULGE IN COMFORT, STYLE, AND SOPHISTICATION. WELCOME HOME TO UNPARALLELED LUXURY, WHERE EVERY MOMENT REACHES EXTRAORDINARY HEIGHTS.



# RESIDENCE FEATURES:



- SKY VILLAS, SKY MANSIONS AND SKY PALACES
- SIZE RANGES 5,088 SQ. FT. - 29,700 SQ. FT.
- WATER CANAL & SAFA PARK VIEWS
- PRIVATE ELEVATORS
- CEILING HEIGHT FROM 6 M TO 12 M
- 24/7 CONCIERGE APP. BY LUJO
- PERSONAL PARKING
- ELECTRIC VEHICLE CHARGING STATIONS & BICYCLE STORAGE
- SECURED INDIVIDUAL RESIDENTIAL STORAGE SPACE
- EXPECTED DELIVERY Q1, 2027

# EXCLUSIVE AMENITIES:



- 24 X 7 LUXURY CONCIERGE SERVICE
- SCREENING ROOM
- BREAKFAST & CAFE LOUNGE
- DEDICATED CONCIERGE APP
- CIGAR LOUNGE
- A WORLD-CLASS OMAKASE EXPERIENCE
- DEDICATED CHAUFFEUR SERVICE
- INDOOR POOL & POOL LOUNGE
- RESIDENTS LOUNGE
- YOGA ROOM
- SPA
- GYM

# LUXURY ONSEN WITH A BREATHTAKING DUBAI WATER CANAL VIEW

Indulge in a world of tranquility with exclusive onsen amenities, featuring rejuvenating hot springs and premium servicesall set against the amazing view of the Dubai Water Canal for an unforgettable wellness escape.



# A CLASS ACT CIGAR LOUNGE

A haven of luxury by the Dubai Water Canal, where elegance meets indulgence. Savor the world's finest cigars and spirits in an atmosphere of exclusivity, sophistication, and timeless allure.




WHERE ELEGANCE
REIGNS SUPREME



# WHERE DESIGN MEETS DISTINCTION

Introducing CASA AHS, a new benchmark in ultra-luxury living situated in the heart of Dubai. This architectural marvel seamlessly blends modern design with timeless elegance. Each residence within CASA AHS is adorned with exquisite furnishings, from bespoke dining sets to lavishly upholstered sofas, all crafted with meticulous attention to detail.





The interiors are a testament to refined living, offering a sanctuary of sophistication amidst the vibrant cityscape of Dubai. Residents are treated to an unparalleled lifestyle, where every corner of their home exudes grandeur and style.

# THE FINEST FINISHES

Our project is a masterpiece of refined elegance and exquisite craftsmanship. High ceilings create a vast expanse of freedom and grandeur, where every detail is crafted to perfection. Marble floors, polished to a mirrorlike finish, reflect light and amplify the sense of space, setting a luxurious foundation.





Honed Navona Travertine to Wall & Floor



Polished Plaster to Ceiling



Caleidolegno Timber Veneer to Door



General Brushed Nickel Throughout



Cast Glass to Sliding Screen



Laminated Glass to Sliding Screen



Polished Fantasy Brown Marble to Bar Unit and Joinery



Figured Eucalyptus Timber Veneer to Joinery



Polished Paonazzo Marble to Joinery



Walnut Burr Timber Veneer to Joinery



Antique Bronze Mirror to Back of Joinery



Leather to Back of Sofa 1



Fabric to Sofa 1 & 2



Fabric to Scatter Cushion



Fabric to Scatter Cushion



Fabric to Scatter Cushion



Leather to Back of Sofa 2



Fabric to Armchair



Leather to Bar Stool

Sumptuous fabrics and bespoke woodwork add layers of warmth and sophistication, creating a symphony of textures that elevate the senses. This residence is more than a dwelling; it is a sanctuary where luxury becomes a lifestyle and artistry transforms the everyday into the extraordinary.



# THE ART OF LIVING

Our project is a masterpiece of refined elegance and exquisite craftsmanship. High ceilings create a vast expanse of freedom and grandeur, where every detail is crafted to perfection. Marble floors, polished to a mirrorlike finish, reflect light and amplify the sense of space, setting a luxurious foundation.





Sumptuous fabrics and bespoke woodwork add layers of warmth and sophistication, creating a symphony of textures that elevate the senses. This residence is more than a dwelling; it is a sanctuary where luxury becomes a lifestyle and artistry transforms the everyday into the extraordinary.

# OPULENT RESIDENCES



# SKYLINE SANCTUARY

Escape to a sanctuary of luxury and tranquility, where the skyline becomes your personal masterpiece. Expansive glass walls open to breathtaking city views, transforming your space into an extraordinary experience. Double-height ceilings enhance the elegance, while sophisticated design and ambient lighting create an inviting retreat.





In this haven, sophistication meets serenity, offering a perfect blend of modern elegance and timeless beauty. Welcome to CASA AHS where every moment is a testament to luxury living.



# THE EXQUISITE GUEST BEDROOM

The exquisite guest bedroom at CASA AHS is a refined retreat designed to impress. Every element, from luxurious textures to a calming color palette, reflects elegance and comfort. A plush bed with premium linens, bespoke lighting, and tasteful furnishings create a serene, welcoming ambiance.





Floor-to-ceiling windows offer natural light and stunning views, while integrated storage ensures a sleek, clutter-free space. High-end finishes, custom cabinetry, and curated artwork enhance the room's sophistication. The ensuite bathroom features marble surfaces and designer fixtures.


PEERLESS
GRANDEUR

# ELYSIUM ON THE CANAL

Perched on the Dubai Water Canal, a masterpiece by renowned architect Shaun Killa redefines modern luxury. This striking structure, a fusion of glass, steel, and natural stone, mirrors the canal's graceful flow with its bold angles and organic curves.

Bathed in sunlight, the shimmering facade casts a mesmerizing play of colors, a testament to visionary design. Behind it, the lush greenery of Safa Park offers a serene contrast, while expansive terraces frame breathtaking views of both water and nature.

More than architecture, this creation is a symphony of art, innovation, and elegance an icon of human ingenuity in the heart of Dubai.





# THE ART OF LEISURE

## YOUR EXCLUSIVE CIGAR LOUNGE



# PRESTIGIOUS WORKSPACE

**YOUR PRIVATE OFFICE**



# PRIVATE PANORAMIC GYM & YOGA STUDIO

## EXCLUSIVE WELLNESS ESCAPE

Mix and match your work-out schedule in the state of- the-art Gym & Yoga Studio at Casa AHS. The Fully equipped studio has everything you need to stay fit and in great shape!

# A HAVEN FOR THE SENSES

## YOUR PRIVATE OFFICE

Indulge in the ultimate relaxation within your exclusive spa treatment room, nestled in the heart of your private sanctuary. Designed as a personal retreat, this tranquil space offers a peaceful escape from the demands of everyday life. Soft lighting, calming aromas, and sophisticated interiors harmoniously blend to create an ambiance of serenity, allowing you to unwind, rejuvenate, and embrace true relaxation.





Whether indulging in a massage or a personalized wellness ritual, every moment is crafted for your comfort and tranquility. Let go of stress, restore your inner balance, and embrace the luxury of solitude in this perfect oasis of calm, tailored entirely for your well-being.



# A LUXE THEATRE EXPERIENCE

**YOUR PERSONAL CINEMATIC ESCAPE**



# CURATING THE ART OF ELEVATED LIVING

At CASA AHS, luxury living is redefined with an unmatched blend of elegance and comfort. Picture a real where every detail is meticulously crafted to elevate your experience—where sophistication meets daily indulgence. From bespoke amenities to impeccable service, CASA AHS transforms each day into a journey of opulence and style. Elevate your everyday living with a residence that anticipates your every desire, making each moment a testament to refined living.



## PAYMENT PLAN

| INSTALLMENT NO. | PAYMENT MILESTONE | PAYMENT(%) |
|---|---|---|
| 1 | On booking | 5% |
| 2 | On signing SPA | 15% + 4% DLD |
| 3 | Quarterly payment 3 months from SPA signing | 5% |
| 4 | Quarterly payment 6 months from SPA signing | 5% |
| 5 | Quarterly payment 9 months from SPA signing | 5% |
| 6 | Quarterly payment 12 months from SPA signing | 5% |
| 7 | Quarterly payment 15 months from SPA signing | 5% |
| 8 | Quarterly payment 18 months from SPA signing | 5% |
| 9 | Quarterly payment 21 months from SPA signing | 5% |
| 10 | Quarterly payment 24 months from SPA signing | 5% |
| 11 | On completion date | 40% |
| 12 | TOTAL | 100% |

## UNIT MIX

| UNIT TYPES | PRICE RANGES IN AED | SIZE RANGES IN SQ.FT. |
|---|---|---|
| 3 Bedroom Penthouse | 23,500,000 - 30,000,000 | 5,158 - 6,292 |
| 4 Bedroom Sky Villa | 35,000,000 - 38,500,000 | 7,365 - 7,747 |
| 5 Bedroom Sky Villa | 52,500,000 - 55,000,000 | 10,303 - 10,644 |
| 6 Bedroom Sky Mansion | 115,000,000 | 20,872 - 20,972 |
| 6 Bedroom Sky Palace | 165,000,000 | 32,000 |

# CRAFTING AN UNRIVALLED REALM OF PRESTIGE

At CASA AHS, luxury is reimagined through an unparalleled fusion of elegance and comfort. Step into a realm where every detail is thoughtfully crafted to enhance your experience—where sophistication seamlessly blends with everyday indulgence. From bespoke amenities to impeccable service, CASA AHS transforms each day into a celebration of opulence and style. Experience a residence that anticipates your every desire, turning each moment into a true expression of refined taste.



# THE WORLD

## IS YOUR PLAYGROUND

Lujo Services offers tailored luxury experiences designed to elevate your lifestyle. From curated travel and exclusive concierge to personalized home management, every detail is crafted with elegance and precision. Lujo transforms everyday moments into exceptional ones, with seamless service and refined sophistication.




THE LUJO EXPERIENCE



# 24X7 CONCIERGE
## SERVICES



# HOUSE KEEPING
## SERVICES



# CURATED UHNI
## NETWORK



# CHAUFFEURED LIMO
## SERVICES



# A JOURNEY OF ULTIMATE WELLNESS AND SERENITY





Mornings are spent in serene, private gardens and pools with breathtaking views, while evenings are graced by the tranquil beauty of a proximate park beneath a celestial canopy. Here, every moment invites you to experience unparalleled luxury and tranquillity.

# CRUISING INTO LUXURY



# WITH YOUR PRIVATE GARAGE & LOUNGE





# CASA AHS

DUBAI WATER CANAL



# ICON OF LUXURY

**ON DUBAI WATER CANAL**

## CURRENT PROJECTS



### ONE CANAL
DUBAI WATER CANAL



### ONE CRESCENT
PALM JUMEIRAH



### CASA CANAL
DUBAI WATER CANAL



### AHS TOWER
SHEIKH ZAYED ROAD

## COMPLETED PROJECTS



### SEARENITY
PALM JUMEIRAH

Location: K70, Palm Jumeirah
Selling Price: $35.5 Million
Status: **SOLD**

Bedrooms: 6+
Bathrooms: 9+
Total Area: 17,000 Sq.Ft



### AMARA
EMIRATES HILLS

Location: L22, Emirates Hills
Selling Price: $45 Million
Status: **SOLD**

Bedrooms: 7+
Bathrooms: 13+
Total Area: 45,000 Sq.Ft



### AZALEA
PALM JUMEIRAH

Location: N49, Palm Jumeirah
Selling Price: $25 Million
Status: **SOLD**

Bedrooms: 6+
Bathrooms: 9+
Total Area: 13,500 Sq.Ft



### SERENE
PALM JUMEIRAH

Location: K73, Palm Jumeirah
Selling Price: $25 Million
Status: **SOLD**

Bedrooms: 6+
Bathrooms: 9+
Total Area: 14,000 Sq.Ft



### SUN RAYS
PALM JUMEIRAH

Location: C128, Palm Jumeirah
Selling Price: $25 Million
Status: **SOLD**

Bedrooms: 5+
Bathrooms: 8+
Total Area: 15,000 Sq.Ft

# CASA CANAL

DUBAI WATER CANAL



AN UNPRECEDENTED TWO FLOORS OF AMENITIES ARE DEDICATED EXCLUSIVELY TO CASA AHS 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 ULTRALUXE EXPERIENCE COMPLEMENTED WITH 3600 VIEWS, BRINGING A SENSE OF PEACE, WONDER AND EXHILARATION TO EVERY MOMENT.

- Casa AHS Residences comprising of Penthouses, Sky Villas,
- Sky Mansions, 2 Sky Palazzos and 3 Sky Palaces
- Sizes ranging from 4,601 sq. Ft. To 30,000 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 Q1, 2026

The project is fully sold out within record time from its launch in 2023.

**ARCHITECTURE BY:** killa design

**INTERIORS BY:** HBA

**FURNISHED BY:** FENDI CASA

# ONE CRESCENT

PALM JUMEIRAH



ALL SET AROUND PALM CRESCENT AND DESIGNED WITH THE BUILDING'S SLEEK, NAUTICAL SENSIBILITY IN MIND FROM THE ELEGANT INTERIOR TO THE POOLS, SPA, FITNESS, AND CIGAR LOUNGE, RESIDENTS HAVE MULTIPLE SPACES IN WHICH TO RELAX, WORKOUT, SOCIALIZE, AND ENJOY THIS SPECTACULAR OCEAN-SIDE, BURJ AL ARAB, DOWN-TOWN'S SKYLINE'S VIEWS.

- Only exclusive residences comprising of Penthouses,
- Sky Villas and two Sky Mansions.
- Sizes ranging from 3,800 sq. ft. to 16,300 sq. ft.
- All residences with stunning Palm ocean view
- Private Elevators, that open directly into your living room
- Exclusive membership to a World Class Golf course
- 24/7 Dedicated worldwide concierge App By Lujo
- Expected delivery Q3, 2025

The project is fully sold out within record time from its launch in January 2023.

ARCHITECTURE BY:

killa design

INTERIORS BY:

HBA

# ONE CANAL

DUBAI WATER CANAL



AS AN ULTIMATE COMBINATION OF PRIVACY AND TRANQUILITY, THE RESIDENCE OFFERS SPECTACULAR VIEWS OF THE DUBAI WATER CANAL, BURJ KHALIFA, SAFA PARK, AND BURJ AL ARAB. COMPRISED OF EXCLUSIVE 3, 4 BEDROOM PENTHOUSES, 4, 5 BEDROOM SKY VILLAS, AND SKY MANSIONS, REDEFINING AMENITIES, CRAFTSMANSHIP AND A LIFESTYLE BEYOND COMPARE.

- Exclusive residences comprising of Penthouses,
- Sky Villas and one Sky Mansion
- Sizes ranging from 4,050 sq. ft. to 20,000 sq. ft.
- All residences with stunning Water Canal and Park Views
- Private Elevators, that open directly into 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 worldwide concierge App By Lujo
- Expected delivery Q4, 2025

The project is fully sold out within record time from its launch in November 2022.

| ARCHITECTURE BY: | INTERIORS BY: | FURNISHED BY: |
| --- | --- | --- |
| killa design | HBA | FENDI CASA |



# AHS TOWER

SHEIKH ZAYED ROAD



LOCATED ON SHIEK ZAYED ROAD, YAQOUB TOWER HAS STOOD AS AN ICONIC PART OF DUBAI'S SKYLINE FOR SEVERAL DECADES. IT HAS NOW RECEIVED A VISIONARY REDESIGN, TAKING ON A NEW LIFE AS A COMMERCIAL TOWER SERVICING THE ICONIC DIFC DISTRICT. CONTINUING THE LEGACY OF THIS HISTORIC SITE, THE DEVELOPMENT HAS BEEN REDESIGNED TO CAPTURE THE EXCEPTIONAL SUNSET VIEWS TOWARDS THE OCEAN WHILST ENSURING PRIVACY FROM ADJACENT BUILDINGS. THE TOWER REAFFIRMS ITSELF AS A PREMIER VENUE FOR EXCLUSIVE TENANTS FROM AROUND THE WORLD.

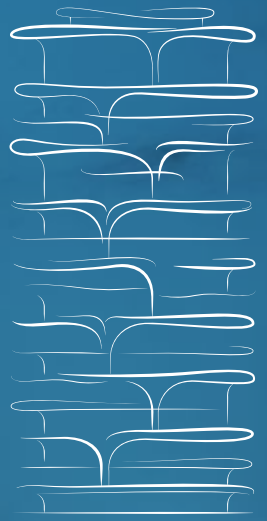
- Exclusive commercial tower with direct access to DIFC
- 69 floors with panoramic ocean and sunset views
- Expansive floor plates with flexible layouts for global tenants
- Ground floor featuring curated F&B and retail experiences
- Biophilic drop-off with landscaped pedestrian zones
- Central core ensuring optimal vertical circulation
- Sky-level amenities including spa, gym, and indoor pool on the 63rd floor

The project is currently under renovation and is scheduled to launch in Q4 2025.

**ARCHITECTURE BY:** killa design

**INTERIORS BY:** HBA

**LEAD CONSULTANT BY:** MAK



# CASA AHS

DUBAI WATER CANAL

AHS PROPERTIES


INFO@AHS-PROPERTIES.COM

+971 (4) 4581821

AHS.PROPERTIES

AHS-PROPERTIES.COM

SALES CENTRE - AHS PROPERTIES, HAPPINESS STREET, CITY WALK – UNIT 2, BUILDING 5 DUBAI, UAE