

TECHNICAL SHEET



ARRIVE AT TRUE LUXURY  
**PENTHOUSES & SKY VILLAS**

*By Invitation*

**B6**room  
Sky Mansion

## Legend

### Lower Floor

1. Entrance Foyer
2. Cigar Room
3. Bar Lounge
4. Grand Piano
5. Formal Living
6. Formal Dining
7. Grand Staircase
8. Show Kitchen
9. Wet Kitchen
10. Powder Room
11. Guestsuite 1
12. Guestsuite 2
13. Guestsuite 3
14. Guestsuite 4
15. Cinema Room
16. Staff Quarters
17. Outdoor Terrace
18. Pool
19. Sunken Seating
20. Tepenyaki

### Upper Floor

21. Grand Staircase
22. Family Living
23. Void to Formal Living Below
24. Guestsuite 5
25. Salon
26. Sauna
27. Treatment Massage Room
28. Mastersuite Walk in Closet
29. Mastersuite Bathroom
30. Mastersuite Bedroom
31. Outdoor Terrace
32. Jacuzzi



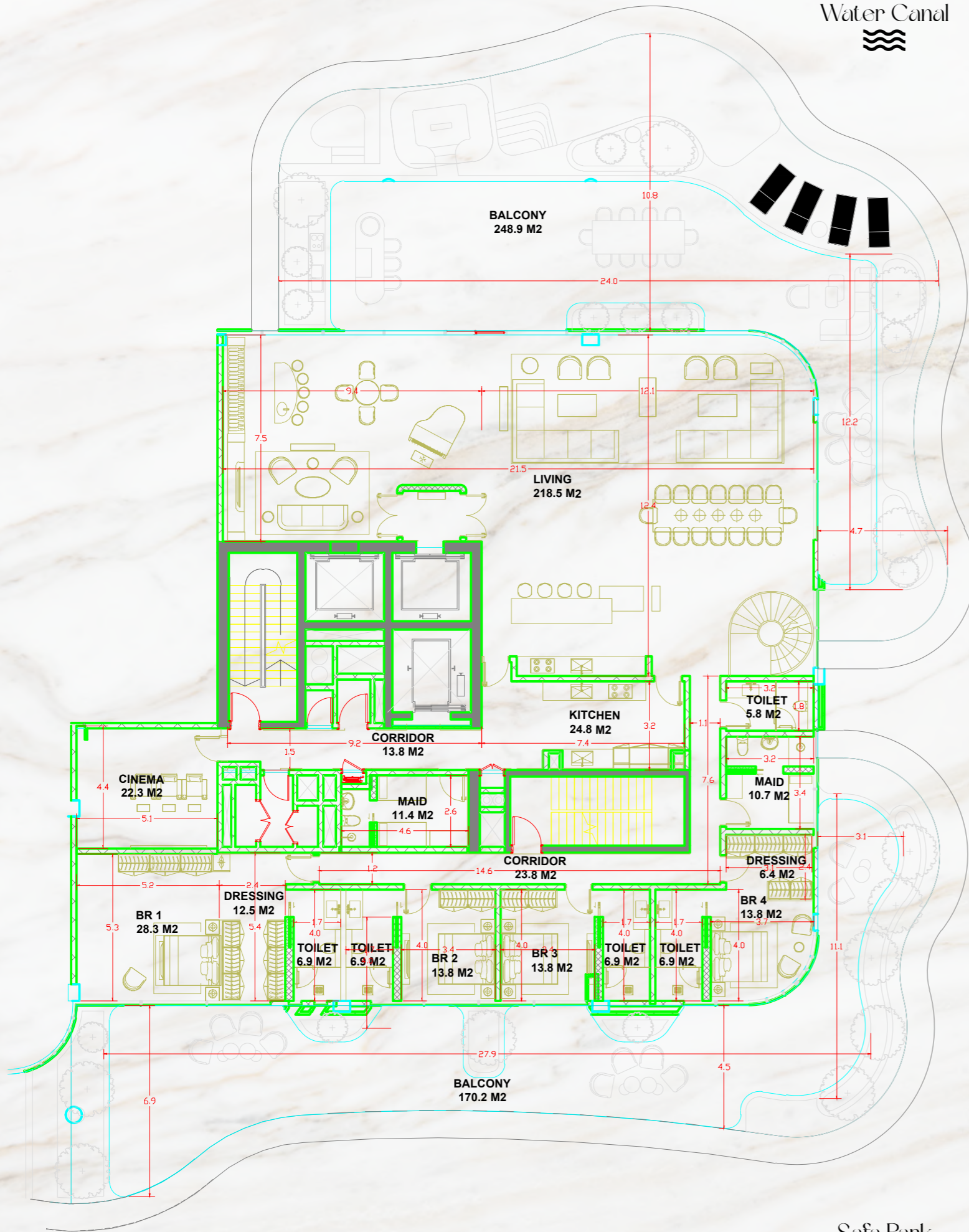
Lower Floor



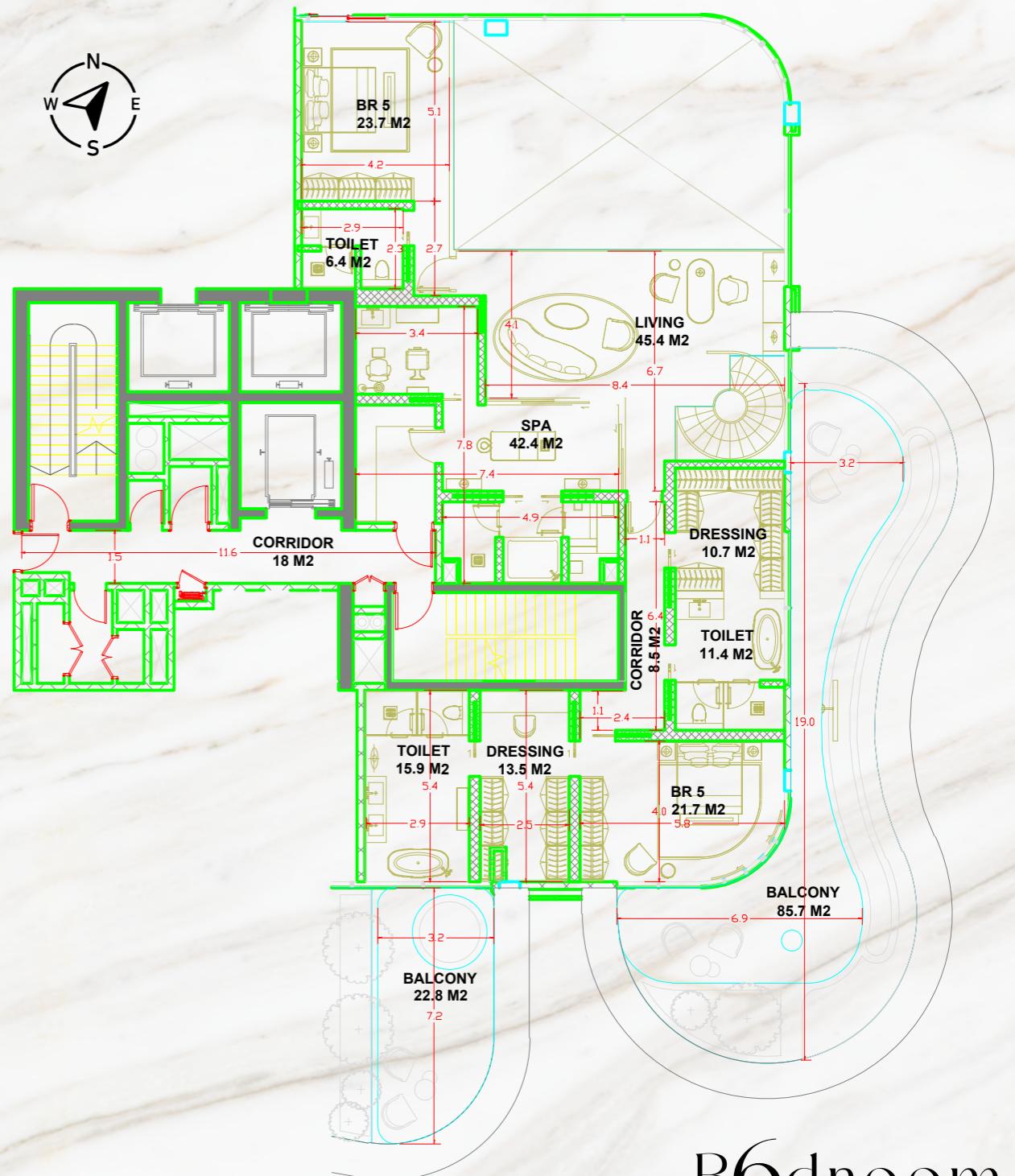
Safa Park



Upper Floor



Lower Floor



Upper Floor

6 BEDROOM DUPLEX : LIVING LAYOUT

LEGEND

- 01. Entrance Foyer
- 02. Grand Piano
- 03. Casual Lounge
- 04. Bar Lounge
- 05. Formal Living
- 06. Family Dining
- 07. Grand Staircase
- 08. Show Kitchen
- 09. Outdoor Terrace



6 BEDROOM DUPLEX : LIVING VISUAL



6 BEDROOM DUPLEX : LIVING FF&E SELECTION



MOLTENI & C  
SURF SOFA



FRATO  
OTSU CONSOLE



RUGIANO  
INCANTO COFFEE TABLE



RUGIANO  
ARTHUR BENCH



FENDI  
ANABELLE ARMCHAIR



HOLLY HUNT  
PORTIA SIDE TABLE



6 BEDROOM DUPLEX : LIVING MATERIAL PALETTE

**LEGEND**

- 01. Figured Eucalyptus General  
Timber @ Walls
- 02. Polished Plaster @ Ceiling
- 03. General Metal @ Joinery & FFE
- 04. General Metal @ Joinery & FFE
- 05. Bronze Hammered Metal @ FFE
- 06. Feature Palissandro Blue Marble  
@ Bar & FFE
- 07. Light Tone Leather @ Joinery
- 08. Fabric @ Curtain
- 09. Fabric @ Sheer
- 10. Ariston Marble @ General Floor
- 11. Accent Parquet @ Flooring
- 12. Fabric @ Sofa Upholstery
- 13. Fabric @ Sofa Pillow & Piping
- 14. Fabric @ Sofa Pillow & Piping
- 15. Fabric @ Sofa Throw Pillow
- 16. Fabric @ Bench Upholstery
- 17. Suede @ Armchair Back
- 18. Fabric @ Armchair Seat  
Upholstery
- 19. Fabric @ Armchair Throw Pillow



6 BEDROOM DUPLEX : CIGAR LOUNGE FF&E SELECTION



BENTLEY RICHMOND SOFA



RALPH PUCCI GRANDE CIELO PENDANT



STUDIO DABROWA PD04 COFFEE TABLE



LONGHI HARMONY CHAIR



CORNELIO CAPELLINI SPINNAKER TABLE



CASA MAGNA INVICTA I STOOL



FAHRER POLTRONA CHEVELLE



HOLLY HUNT GOBLET TABLE





6 BEDROOM DUPLEX : CIGAR BAR FF&E SELECTION



BOCCI  
14.5 PENDANT



CASA MAGNA  
INVICTA STOOL

6 BEDROOM DUPLEX : LIVING, DINING AND WESTERN KITCHEN LAYOUT

LEGEND

- 01. Entrance Foyer
- 02. Grand Piano
- 03. Casual Lounge
- 04. Bar Lounge
- 05. Formal Living
- 06. Family Dining
- 07. Grand Staircase
- 08. Show Kitchen
- 09. Outdoor Terrace



6 BEDROOM DUPLEX : LIVING, DINING AND WESTERN KITCHEN VISUAL



6 BEDROOM DUPLEX : FF&E SELECTION



RUGIANO  
ARTHUR BENCH



GABRIEL SCOTT  
BARDOT BENCH



GIORGETTI  
AURA ARMCHAIR



CATTELAN ITALIA  
STRATOS DINING TABLE



6 BEDROOM DUPLEX : KITCHEN & DINING MATERIAL PALETTE

**LEGEND**

- 01. Figured Eucalyptus General  
Timber @ Walls
- 02. Polished Plaster @ Ceiling
- 03. General Metal @ Joinery & FFE
- 04. General Metal @ Joinery & FFE
- 05. Bronze Mirror @ Joinery
- 06. Feature Light Burl @ Joinery
- 07. Feature Taj Mahal Marble @  
Joinery
- 08. Feature Palissandro Blue Marble  
@ Joinery
- 09. Ariston Marble @ General Floor
- 10. Accent Parquet @ Flooring
- 11. Brushed Bronze @ FFE
- 12. Portoro Marble @ FFE
- 13. Dark Burl Walnut @ FFE
- 14. Leather @ Dining Chair Back
- 15. Fabric @ Dining Chair Seat
- 16. Leather @ Counter High Stool  
Seat
- 17. Fabric @ Counter Stool Seat



6 BEDROOM DUPLEX : LIVING, DINING AND WESTERN KITCHEN LAYOUT

LEGEND

- 01. Bar Lounge
- 02. Formal Living
- 03. Grand Piano
- 04. Outdoor Terrace
- 05. Outdoor Pool
- 06. Pool Sun Loungers
- 07. Outdoor Dining
- 08. Teppanyaki Bar
- 09. Sunken Seating
- 10. Outdoor Terrace Lounge





6BR: TERRACE FF&E SELECTION



MINOTTI  
FLORIDA OUTDOOR SOFA



MINOTTI  
TAPE CORD OUTDOOR STOOL



GIORGETTI  
ASPARA SIDE TABLE



GIORGETTI  
LOOP OUTDOOR ARMCHAIR



MINOTTI  
FLORIDA COFFEE TABLE



FABIO ALEMANNI



GIORGETTI  
LOOP DINING CHAIR



COCOWOLF  
TAMARINDO OUTDOOR DINING TABLE





6 BEDROOM DUPLEX : TERRACE MATERIAL PALETTE

**LEGEND**

- 01. White Botticino Marble @ Joinery
- 02. Silver Travertine @ Joinery & Column
- 03. Polished Plaster @ Ceiling
- 04. General Metal @ Joinery & FFE
- 05. General Metal @ Joinery & FFE
- 06. Smeraldo Onyx @ Table Tops
- 07. Outdoor Timber @ Flooring
- 08. Tiles @ Swimming Pool
- 09. Fabric @ Banquette Seat & Sofa
- 10. Throw Pillow @ Banquette Seat
- 11. Throw Pillow @ Banquette Seat
- 12. Throw Pillow @ Sofa
- 13. Throw Pillow @ Sofa
- 14. Fabric @ Lounge Chair & Dining Chair



6 BEDROOM DUPLEX : MASTER BEDROOM LAYOUT

LEGEND

- 01. Treatment Massage Room
- 02. Sauna, Juccuzi and Shower
- 03. His Master Walk in Closet
- 04. His Master Bathroom
- 05. Mastersuite Bedroom
- 06. Hers Master Walk in Closet
- 07. Hers Master Bathroom
- 08. Store and Laundry Area
- 09. Outdoor Terrace



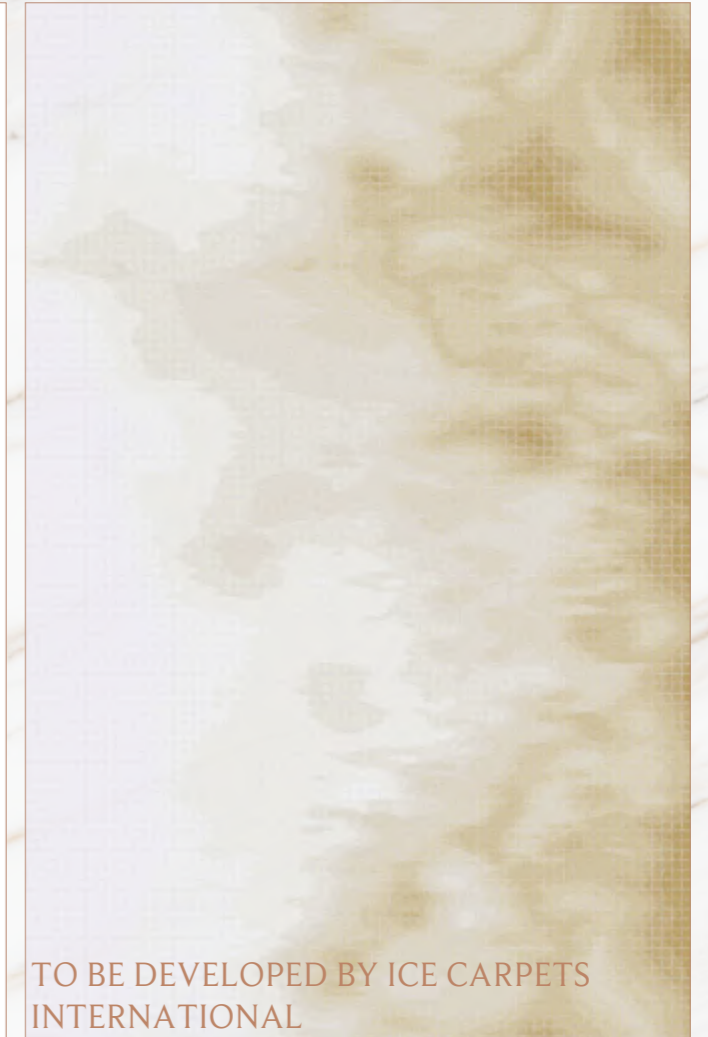
6 BEDROOM DUPLEX :MASTER BEDROOM VISUAL



6 BEDROOM DUPLEX :MASTER BEDROOM FF&E SELECTION



ALEXANDER LAMONT  
MALUKU TABLE LAMP



TO BE DEVELOPED BY ICE CARPETS  
INTERNATIONAL



GIORGETTI  
VIBE SIDE TABLE



VISIONNAIRE  
MIRA ARMCHAIR



FRATO  
BERLIN SIDE TABLE



6 BEDROOM DUPLEX : MASTER BEDROOM MATERIAL PALETTE

**LEGEND**

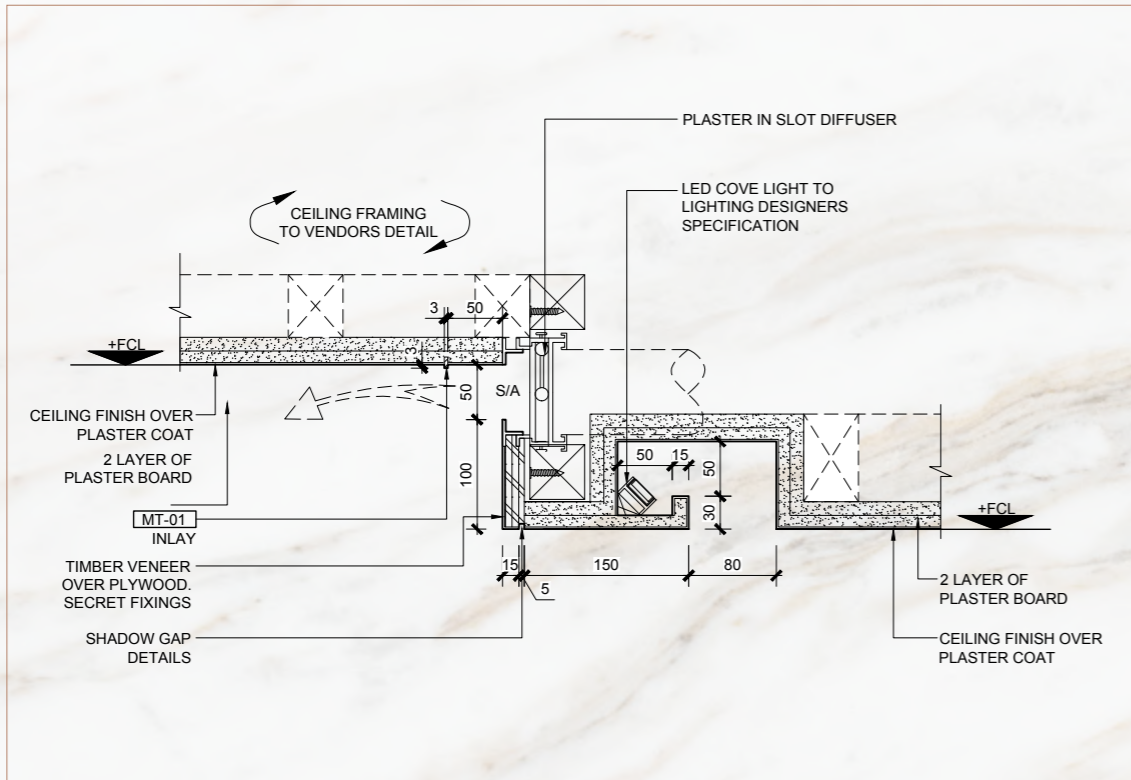
- 01. Figured Eucalyptus General Timber @ Walls
- 02. Polished Plaster @ Ceiling
- 03. General Metal @ Joinery & FFE
- 04. Dark Burl Walnut @ Joinery
- 05. Onyx @ Bedside Table
- 06. Leather @ Bedside Table
- 07. Fabric @ Curtain
- 08. Fabric @ Sheer
- 09. Accent Parquet @ Flooring
- 10. Leather @ Joinery
- 11. Fabric @ Bed Pillow
- 12. Fabric @ Bed Pillow Piping
- 13. Fabric @ Bed Pillow
- 14. Fabric @ Armchair Upholstery
- 15. Fabric @ Armchair Throw Pillow
- 16. Marble @ FFE



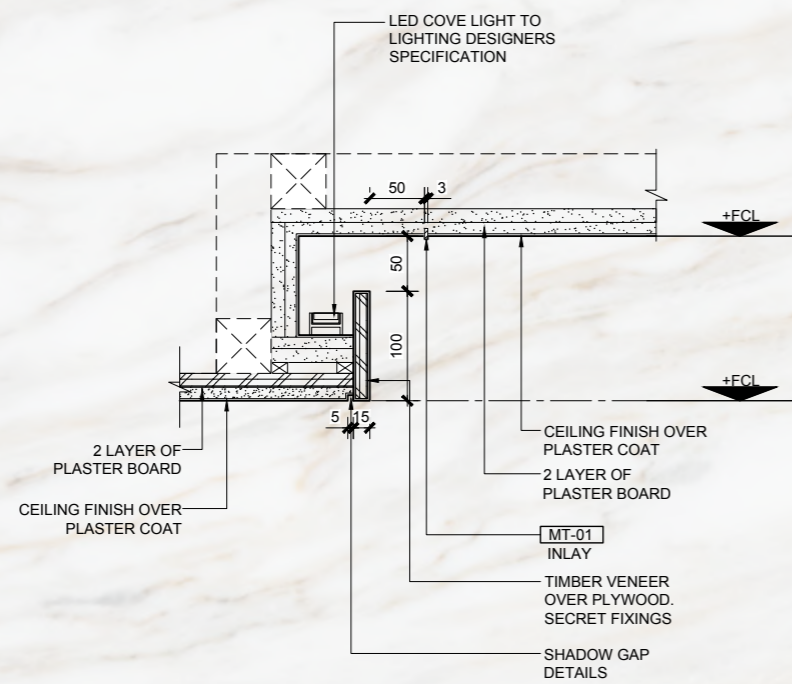


DUBAI CANAL RESIDENCES

TYPICAL DETAIL DRAWINGS

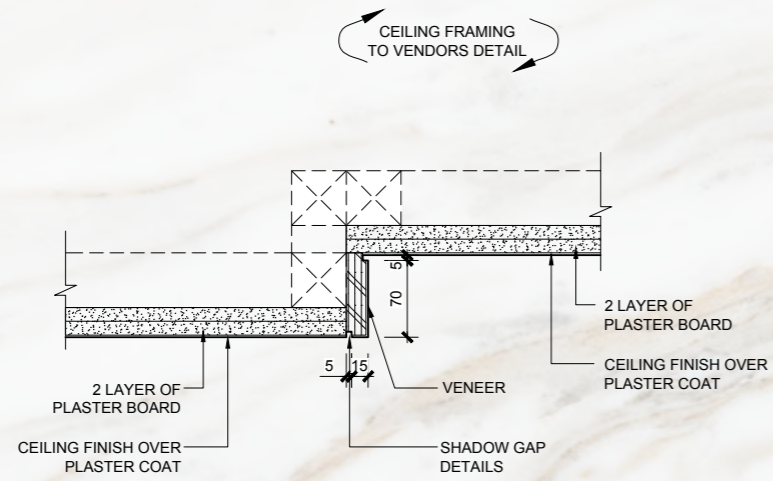


TYPICAL CEILING DETAIL 1

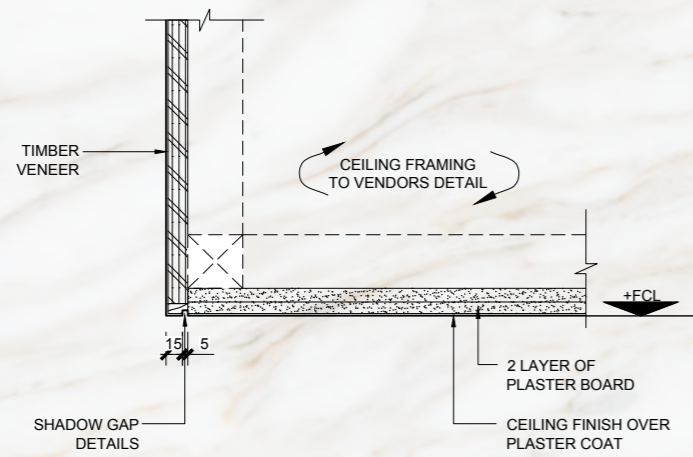


TYPICAL CEILING DETAIL 2





TYPICAL CEILING DETAIL 3



CEILING EDGE DETAIL

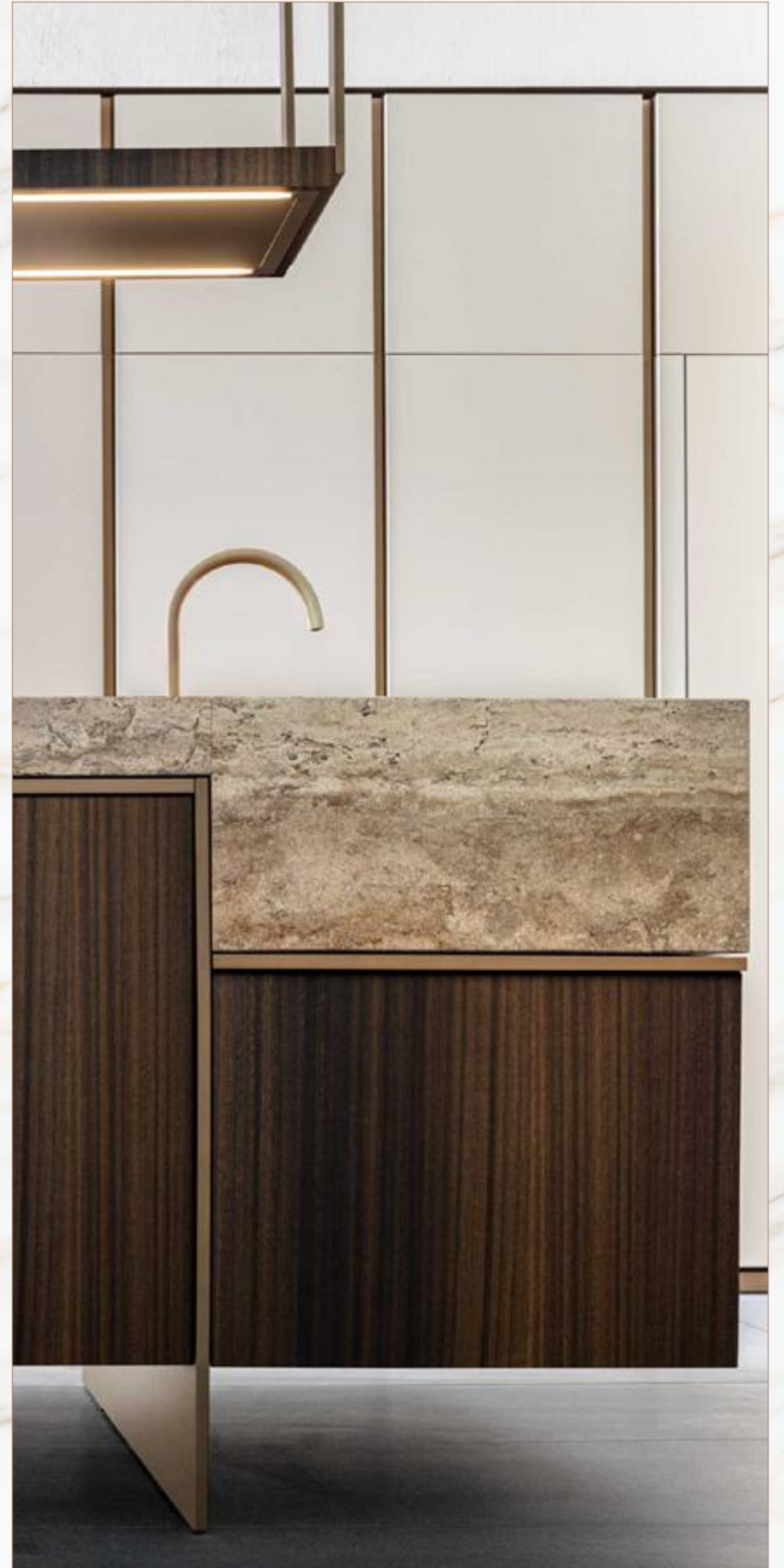






BRAND PROPOSALS

SHOW KITCHEN BRAND PROPOSAL  
DADA - RATIO



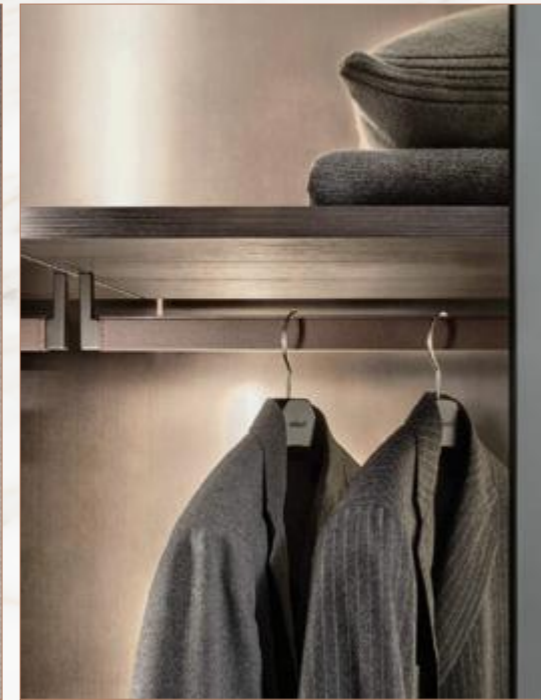
SHOW KITCHEN BRAND PROPOSAL  
POLIFORM - ALEA PRO



KITCHEN APPLIANCES BRAND PROPOSAL  
MIELE



WARDROBE BRAND PROPOSAL  
RIMADESIO



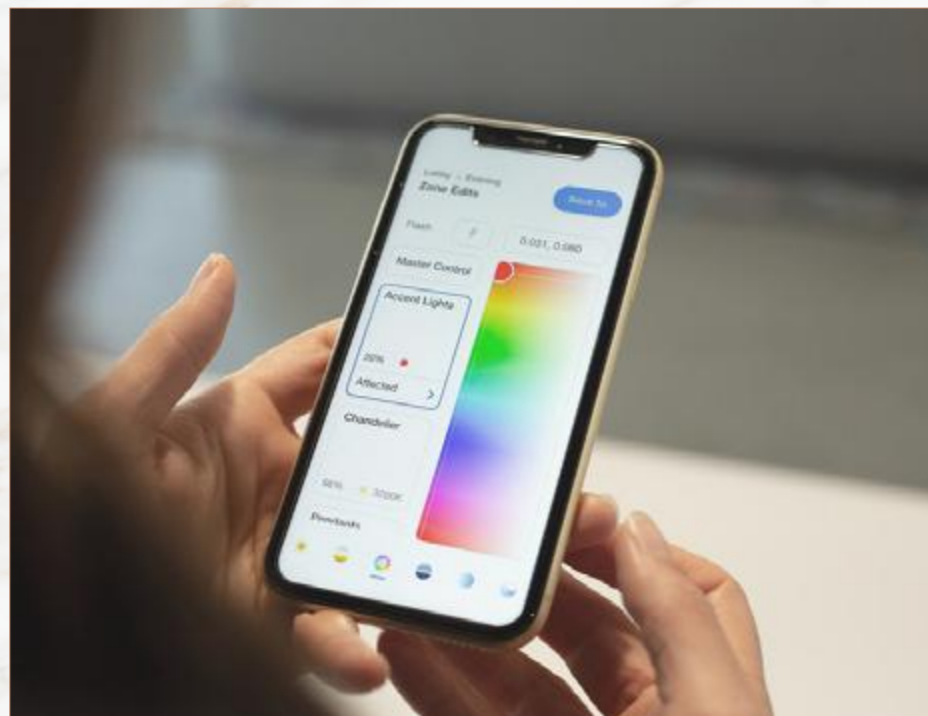
WARDROBE BRAND PROPOSAL  
POLIFORM



IRONMONGERY BRAND PROPOSAL  
JOSEPH GILES



DRAPERY AND LIGHTING CONTROL BRAND PROPOSAL  
LUTRON SYSTEM





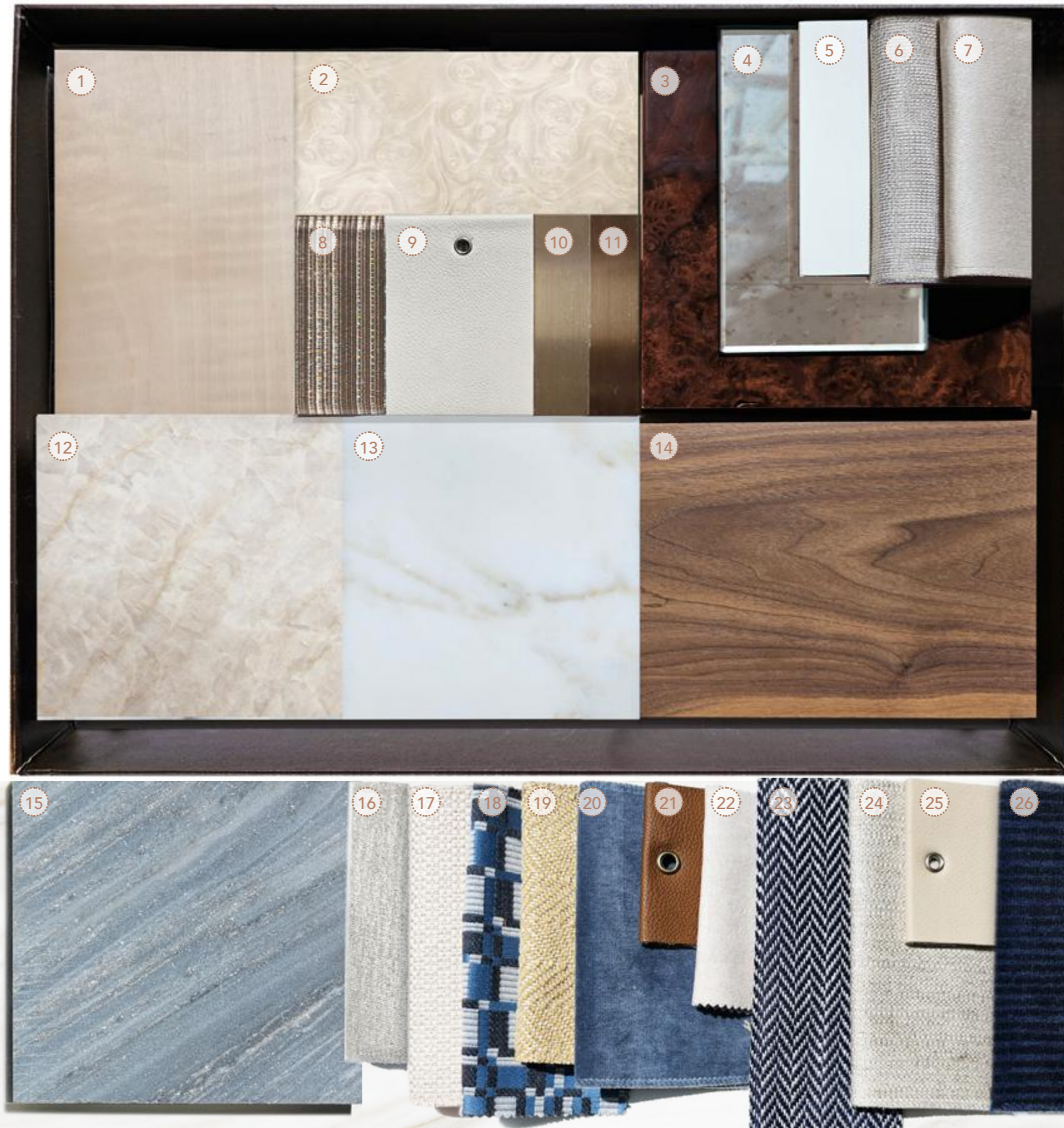


MATERIAL BOARDS

6 BEDROOM DUPLEX : LIVING, KITCHEN & DINING MATERIAL PALETTE

LEGEND

- 01. Figured Eucalyptus General Timber @ Walls
- 02. Feature Light Burl @ Joinery
- 03. Dark Walnut Burl @ Joinery
- 04. Antique Mirror Glass @ Joinery
- 05. Polished Plaster @ Ceiling
- 06. Fabric @ Curtain
- 07. Fabric @ Sheer
- 08. Metal Mesh Laminated Glass @ Joinery
- 09. Light Tone Leather @ Joinery
- 10. General Metal @ Joinery & FFE
- 11. General Metal @ Joinery & FFE
- 12. Feature Taj Mahal Marble @ Kitchen Counter
- 13. Ariston Marble @ General Floor
- 14. Accent Parquet @ Flooring
- 15. Accent Palissadro Blue Marble @ Joinery
- 16. Fabric @ Sofa Upholstery
- 17. Fabric @Sofa Throw Pillow
- 18. Fabric @ Sofa Throw Pillow
- 19. Fabric @ Sofa Throw Pillow
- 20. Fabric @ Bench
- 21. Leather @ Armchair Back
- 22. Fabric @ Armchair Seat
- 23. Fabric @ Armchair Throw Pillow
- 24. Fabric @ Dining Chair Seat
- 25. Leather @ Dining Chair Back & Counter Stool
- 26. Fabric @ Stool



6 BEDROOM DUPLEX : TERRACE MATERIAL PALETTE

LEGEND

- 01. Outdoor Timber @ Joinery
- 02. Smeraldo Onyx @ Table Tops
- 03. Tiles @ Swimming Pool
- 04. General Metal @ Joinery & FFE
- 05. General Metal @ Joinery & FFE
- 06. Polished Plaster @ Ceiling
- 07. Silver Travertine @ Joinery & Column
- 08. Fabric @ Banquette Seat & Sofa
- 09. Throw Pillow @ Banquette Seat & Sofa
- 10. Throw Pillow @ Banquette Seat & Sofa
- 11. Throw Pillow @ Banquette Seat & Sofa
- 12. Piping & Throw Pillow @ Banquette Seat & Sofa
- 13. Fabric @ Lounge Chair & Dining Chair



6 BEDROOM DUPLEX : MASTER BEDROOM MATERIAL PALETTE

LEGEND

- 01. Figured Eucalyptus General Timber @ Walls
- 02. Feature Light Burl @ Joinery
- 03. Dark Walnut Burl @ Joinery
- 04. Polished Plaster @ Ceiling
- 05. Fabric @ Curtain
- 06. Fabric @ Sheer
- 07. Warm Tone Leather @ Joinery
- 08. General Metal @ Joinery & FFE
- 09. General Metal @ Joinery & FFE
- 10. Feature Ivory Onyx @ Joinery
- 11. Ariston Marble @ General Floor
- 12. Accent Parquet @ Flooring
- 13. Carpet Pom
- 14. Leather @ Bed Frame
- 15. Fabric @ Bed Throw Pillow
- 16. Fabric @ Bed Throw Pillow Piping & Back
- 17. Fabric @ Bed Throw Pillow
- 18. Fabric @ Armchair Upholstery
- 19. Fabric @ Armchair Throw Pillow



6 BEDROOM DUPLEX : MASTER BATHROOM MATERIAL PALETTE

**LEGEND**

- 01. Ariston Marble @ Flooring & Walls
- 02. Feature Onyx Marble @ Vanity & Bathtub
- 03. Ribbed Bronze Glass @ Joinery
- 04. General Metal @ Joinery & FFE
- 05. Polished Plaster @ Ceiling





INFO@AHS-PROPERTIES.COM | +971 (4) 4581821

SALES CENTRE - AHS PROPERTIES, HAPPINESS STREET, CITY WALK - UNIT 2, BUILDING 5, DUBAI, UAE. P.O. BOX: 2195

📷 AHS.PROPERTIES | AHS-PROPERTIES.COM