

FACT SHEET



ARRIVE AT TRUE LUXURY
PENTHOUSES & SKY VILLAS

By Invitation



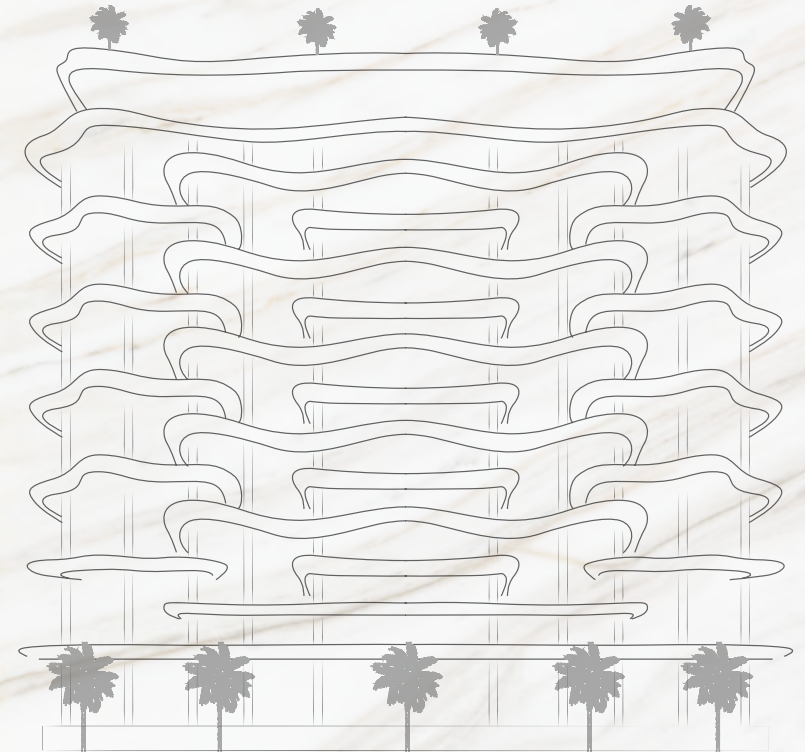




WHERE OPULENCE RESIDES

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° views, bringing a sense of peace, wonder and exhilaration to every moment.



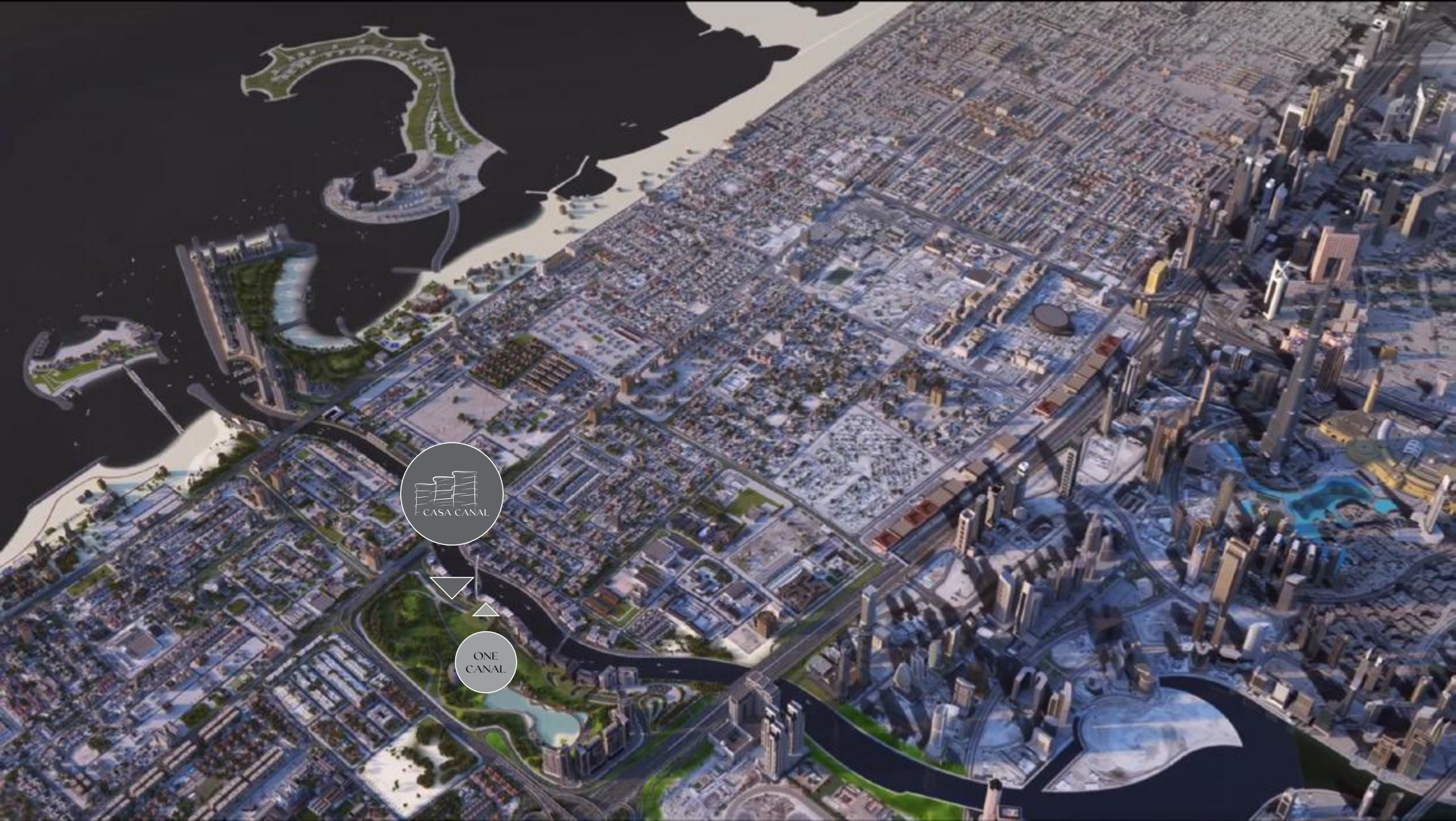




**LOCATED AT DUBAI WATER CANAL
ADJACENT TO SAFA PARK**

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



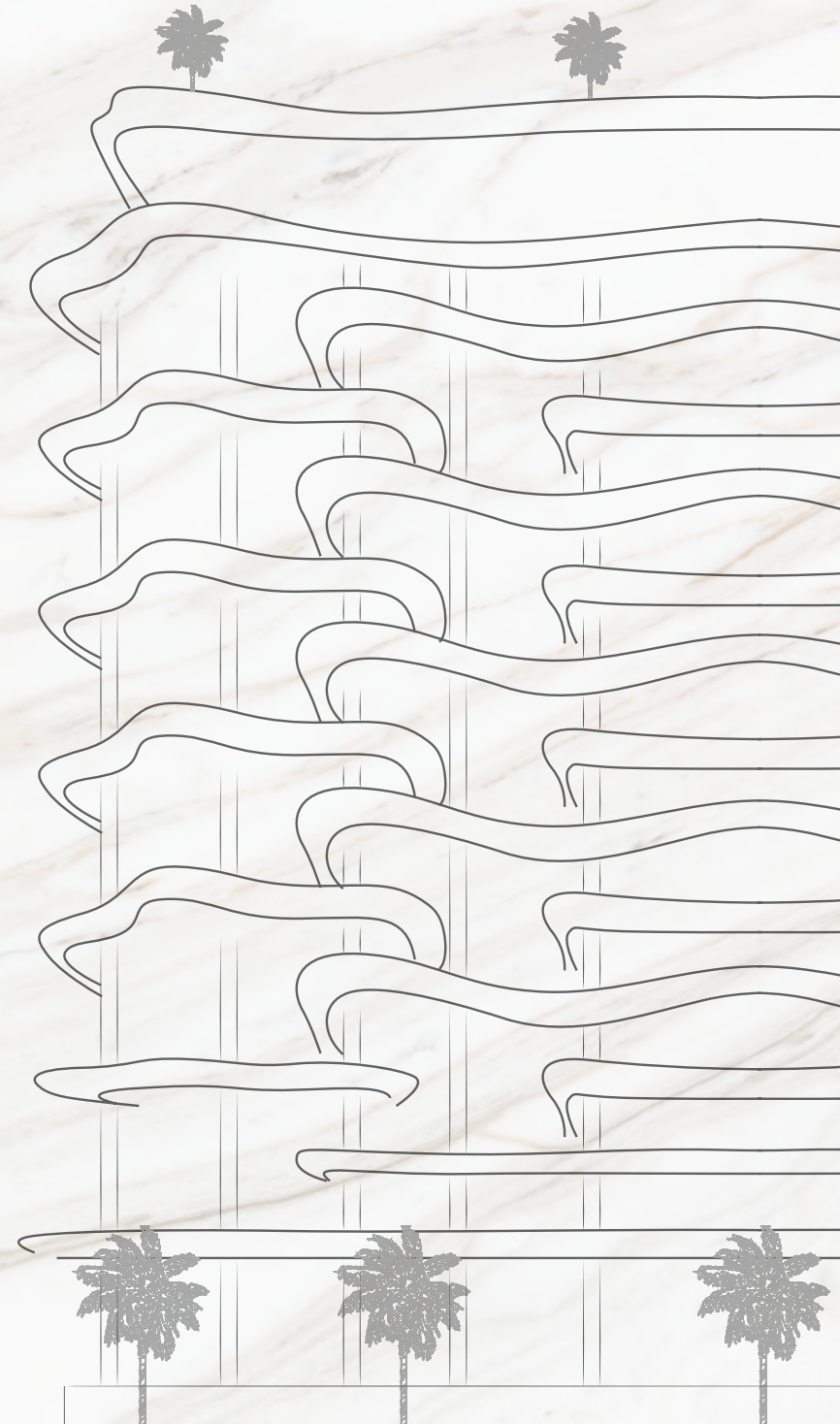
7 Min To Mall Of
The Emirates



12 Min To Dubai
International Airport

PROJECT FEATURES

- Casa Canal Residences comprising of Penthouses, Sky Villas, Sky Mansions, 2 Sky Palazzos and 3 Sky Palaces
- Sizes ranging from 4,601 sq. Ft. To 28,750 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 - 4,601 to 5,547 sq. ft.
- 4 Bedroom Sky Villa - 5,586 to 6,669 sq. ft.
- 5 Bedroom Sky Villa - 8,456 - 9,721 sq. ft.
- 6 Bedroom Sky Mansion - 12,274 - 12,694 sq. ft.
- 2 Sky Palazzo's - 17,771 - 17,771 sq. ft.
- 3 Sky Palaces - 26,033 - 28,750 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



Screening Room



Breakfast & Cafe Lounge



Dedicated Concierge App



Cigar Lounge



Sushi Omakase Counter



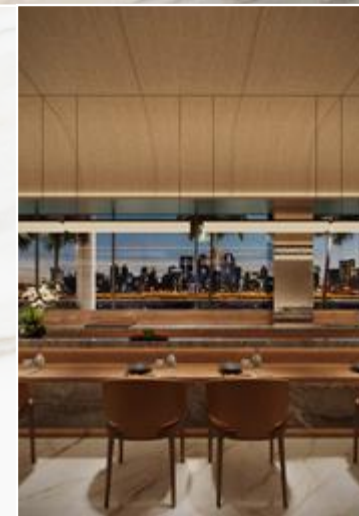
Dedicated Chauffeur Service



Indoor Pool & Pool Lounge



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

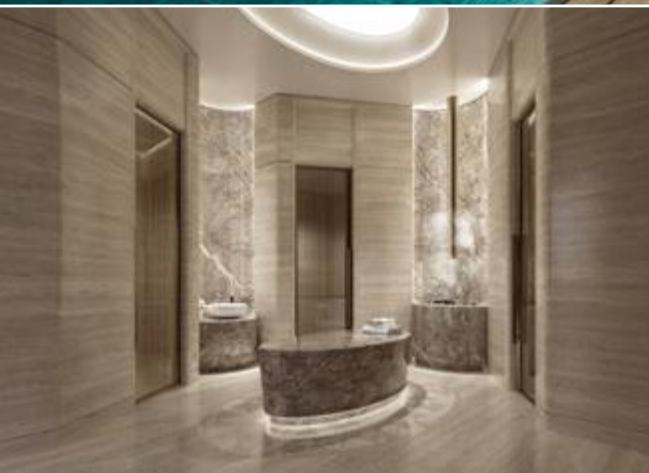
Retreat

BEAUTY CENTER

Greeting your best image

GYM

Holistic wellbeing



WELLNESS CENTER LAYOUT



LEGENDS

- | | | |
|-----------------------|-------------------------|------------------------------|
| 1. Spa Reception | 6. Female Changing Room | 11. Juice Bar |
| 2. Indoor Pool | 7. Hammam | 12. Pilates Studio |
| 3. Pool Lounge | 8. Cold Room | 13. Barber Shop |
| 4. Gym | 9. Sauna Room | 14. Massage Treatment Room 1 |
| 5. Male Changing Room | 10. Steam Room | 15. Massage Treatment Room 2 |

CASA CANAL

An Unparalleled Quality of Life





ONE CANAL

DUBAI WATER CANAL



ONE CRESCENT

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 transformative 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 its GVD to over \$1.2 Billion.





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

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