

CASA AHS

DUBAI WATER CANAL

A Journey of Luxury's Path  
**SKY VILLAS, SKY MANSIONS & SKY PALACES**

FACT SHEET



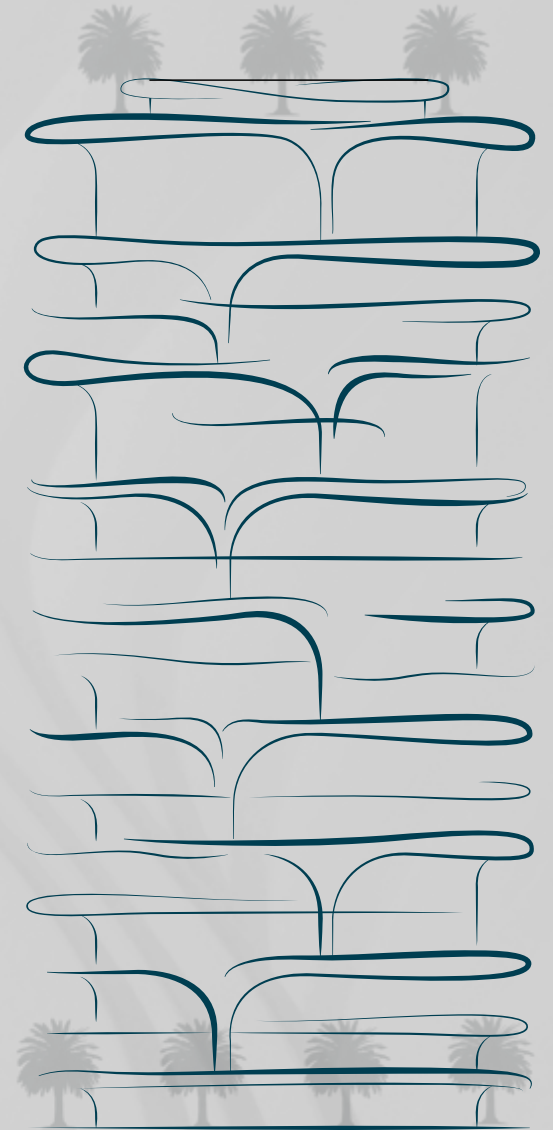




## A VISION OF LUXURY

### Opulence Refined

Casa AHS offered its residents an unmatched experience with two entire floors of exclusive amenities. These spaces, meticulously designed to extend the comforts of home, transformed working out, conducting business, and socialising into ultra-luxe experiences. With breathtaking 360-degree views, every moment was infused with peace, wonder, and exhilaration.





CASA AHS







## **Nestled along the Dubai Water Canal and neighboring the Safa Park.**

Casa AHS sits at the center of it all, where simplicity meets luxury. Picture joyful family picnics in Safa Park and peaceful evening strolls along the Dubai Water Canal, right by your signature residence.





Adjacent  
to Safa Park



10 minutes  
DIFC



10 minutes  
Burj  
Al Arab



10 minutes  
Mall  
Of The Emirates



10 minutes  
Down Town



15 minutes  
Dubai  
International  
Airport

## Experience Dubai's Pinnacle of Luxury

At the vibrant heart of Dubai, “Casa AHS” stands as a beacon of luxurious living. This exclusive residence epitomises sophistication and convenience, offering unparalleled access to the city’s most iconic destinations.

Located just moments from the prestigious DIFC and a short drive from the legendary Burj Al Arab and Mall of the Emirates, “Casa AHS” ensures residents experience seamless luxury in Dubai’s finest locales.

DIFC, renowned as the region’s premier financial hub, exudes sophistication and prosperity, attracting professionals and entrepreneurs alike. The Burj Al Arab, an architectural marvel synonymous with luxury and exclusivity, offers breathtaking views and unparalleled hospitality. Meanwhile, the Mall of the Emirates, a haven for luxury shopping and entertainment, satisfies every desire within moments of your doorstep.

Discover “Casa AHS” and elevate your Dubai living experience to unparalleled heights of luxury and convenience.



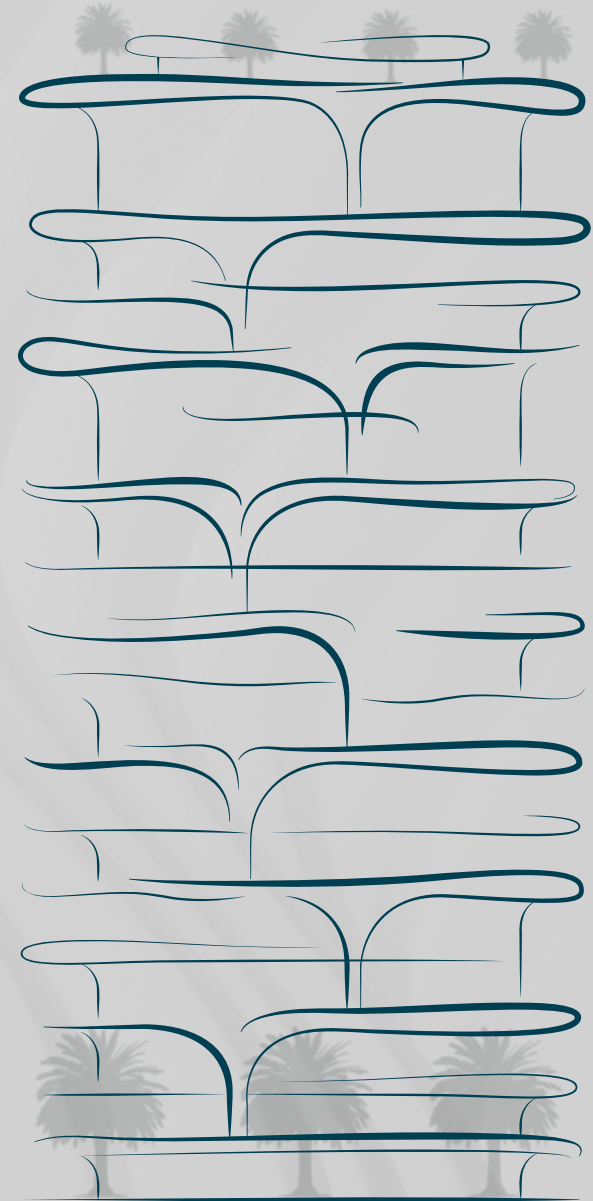


CASA AHS  
DUBAI WATER CANAL



# PROJECT FEATURES

- Casa AHS Residences comprising of Sky Villas, Sky Mansions and Sky Palaces.
- Sizes ranging from 5,088 sq. Ft. To 29,700 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 6 Meters to 12 Meters
- 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, 2027







## RESIDENCE FEATURES

Developed by **AHS Properties.**

Architecture by **Killa Design.**

Interior Design by **HBA.**

Featuring wide layouts, panoramic patios, and private elevators for all Sky Villas & Sky Mansions and Sky Palaces.

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.











## EXCLUSIVE AMENITIES



24 X 7 Luxury Concierge Service



Screening Room



Breakfast & Cafe Lounge



Dedicated Concierge App



Ciger Lounge



Sushi Omakase Counter



Dedicated Chauffeur Service



Indoor Pool & Pool Lounge



Residents Lounge



SPA



Yoga Room



GYM





## SIZE RANGE PER UNIT TYPE

3 Bedroom Sky Villa:	5,088 - 6,292 sq. ft.
4 Bedroom Sky Villa:	7,278 - 7,747 sq. ft.
5 Bedroom Sky Villa:	10,303 - 10,644 sq. ft.
Sky Mansion:	20,872 - 20,972 sq. ft.
Sky Palaces:	29,700 sq.ft.

## PAYMENT PLAN

**5%**

On Booking

**15%**

On Signing SPA

**40%**

During Construction

**40%**

On Completion Date



# 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.





# AMENITIES

## LEGEND

1. Entrance Lobby
2. Cigar Lounge
3. Lift Lobby Lounge
4. Juice Bar / Cafe
5. Indoor Gym
6. Massage Room
7. Indoor Pool
8. Pool Lounge
9. Wellness Area Lobby
10. Powder Room
11. Shower / Changing Room
12. Steam / Sauna Room
13. Onsen
14. Outdoor Gym
15. Outdoor Yoga
16. Outdoor Pool
17. SPA
18. Pilates/Yoga Studio



Water Canal

Safa Park

GROUND FLOOR  
LAYOUT PLAN





## Residence Features

- CASA AHS Residences comprising of 32 Sky Villas, Sky Mansions and Sky Palaces.
- Sizes ranging from 5,088 sq. Ft. To 29,700 sq. Ft.
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## 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 services- all 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.





Cruising into Luxury





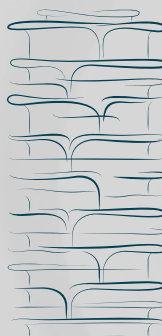


## ABOUT AHS PROJECTS

AHS Properties has embarked on a series of successful off-plan projects, including One Canal, One Crescent, and Casa Canal interiors by Fendi Casa. These developments epitomise luxury, offering exclusive boutique units, penthouses, and sky villas across dedicated floors. Emphasizing uncompromising quality, each detail of the meticulously crafted exteriors and interiors redefines opulence, ensuring an unparalleled standard of luxury.







# CASA AHS

DUBAI WATER CANAL



PROPERTIES



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