



CASA CANAL

Interiors By **FENDI**
CASA

504
SKYVILLA

504 SKYVILLA

Ultra-Luxury Redefined

Casa Canal, strategically located on the Dubai Water Canal along Safa Park, embodies upscale living with stunning waterfront views and lush green surroundings. Meticulously designed, this ultra-luxury development offers modern elegance and features upscale sky villas and penthouses. Residents enjoy world-class amenities, gourmet dining, and easy access to key attractions. More than just a home, Casa Canal symbolizes prestige, seamlessly blending water-front living and green vistas for an elevated Dubai experience.





Located at Dubai Water Canal, Adjacent to Safa Park.

Casa Canal, strategically positioned on the Dubai Water Canal adjacent to Safa Park, embodies upscale living with breathtaking waterfront views, lush green surroundings, and uninterrupted vistas.



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



Architecture

By Killa Design

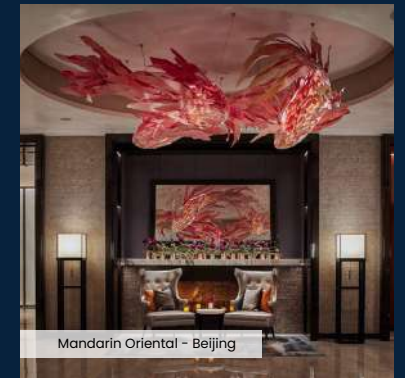
A leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis, Killa Design has distinguished itself as one of the most globally recognized firms of its generation. In all projects, Killa Design strives to go beyond the standard solution,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



Interiors

By HBA

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.



Interiors

By Fendi Casa

Casal Canal's ultra-luxury development, interiors by Fendi Casa, epitomizes opulence and sophistication in the heart of Dubai. This collaboration seamlessly integrates architectural elegance with Italian design excellence. Fendi Casa's exquisite furnishings, from sumptuous sofas to meticulously crafted dining sets, adorn every corner, reflecting a commitment to luxury living. The result is a refined grandeur that offers residents an unparalleled lifestyle of sophistication and style in the vibrant city of Dubai.

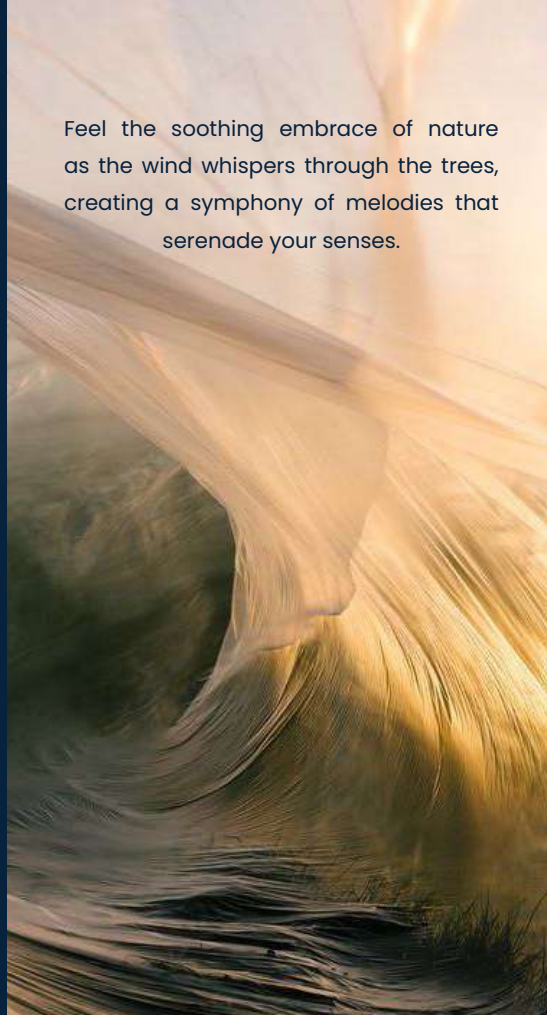
FENDI
CASA



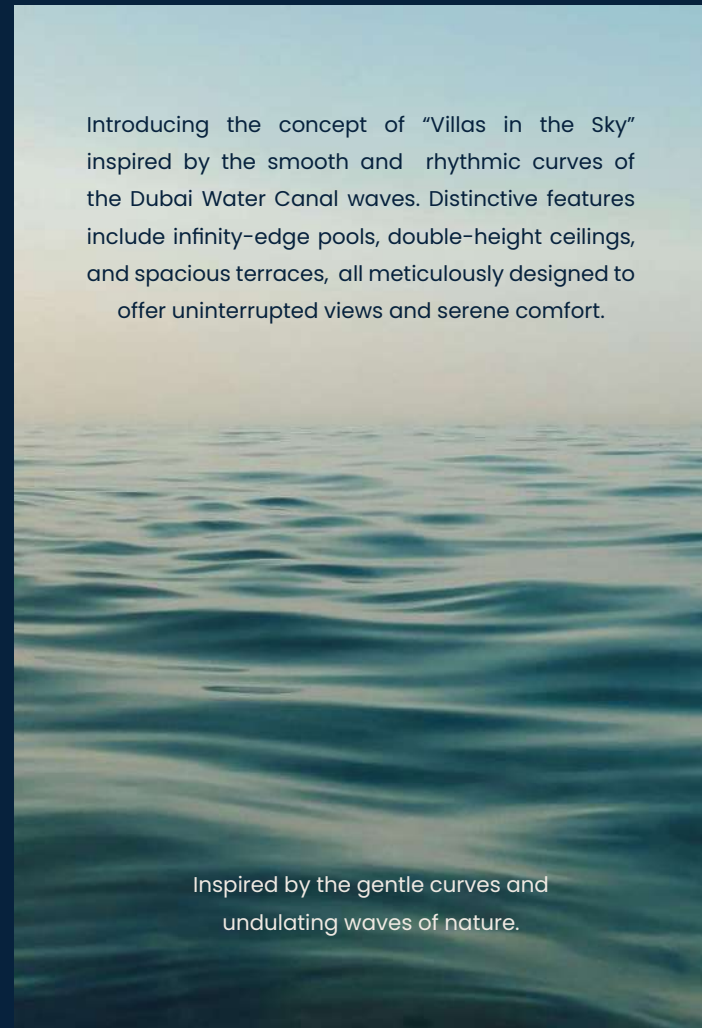
The Residence aspires to redefine the standards of opulent living, aiming not just for excellence but to create an enduring legacy in luxury living.



Feel the soothing embrace of nature as the wind whispers through the trees, creating a symphony of melodies that serenade your senses.



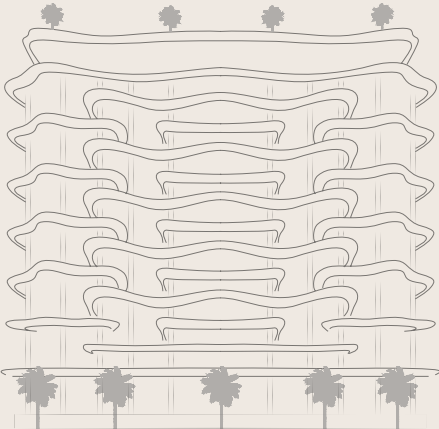
Introducing the concept of “Villas in the Sky” inspired by the smooth and rhythmic curves of the Dubai Water Canal waves. Distinctive features include infinity-edge pools, double-height ceilings, and spacious terraces, all meticulously designed to offer uninterrupted views and serene comfort.



Inspired by the gentle curves and undulating waves of nature.



The Pinnacle of Opulence in the Sky



Transcend to
New Heights



One Unique Story

A stunning collection of 5 Bedroom Penthouses

Upscaled homes offering an ultra-luxurious experience, inspired by the graceful waves of the Dubai Water Canal, feature expansive spaces, double-height ceilings, private infinity-edge pools, jacuzzis, expansive terraces, and exclusive amenities, setting a new benchmark for luxurious living.



Where Grandeur Greets

Double Heights Define Luxury

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.



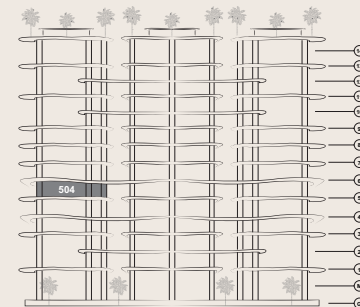
504

SKYVILLA



Sales Offer

Unit Number	504	Parking	4
Unit Type	5 Bedroom Sky Villa	Total Size	10,499 Sq. Ft.
Level	5	Price/Sq.Ft.	AED 5,238
Views	Dubai Water Canal/Down Town/ Safa Park/Burj Al Arab	Unit Total Price	AED 55,000,000



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%

504

SKYVILLA

Water Canal



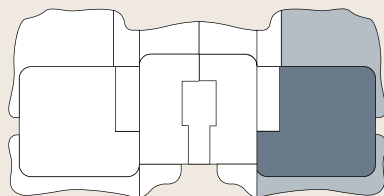
Layouts

Unit Amenities

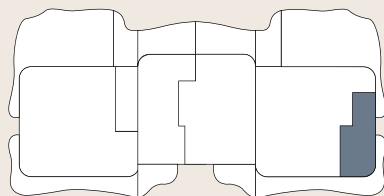
- Entrance Foyer
- Formal Living
- Formal Dining
- Wine Bar Lounge
- Cigar Lounge
- Breakfast Nook
- Show Kitchen
- Powder Room
- Wet Kitchen
- Mastersuite Bedroom
- Mastersuite Walk in Closets
- Mastersuite Bathroom
- Guestsuite 1
- Guestsuite 2
- Guestsuite 3
- Guestsuite 4
- Staff Quarters
- Tepenyaki
- Sunken
- Pool
- Outdoor Terrace
- Cinema Room
- Japanese Garden
- Yoga Studio



Dubai Water Canal View



Level 5



Level 5 Mezzanine

Safa Park View

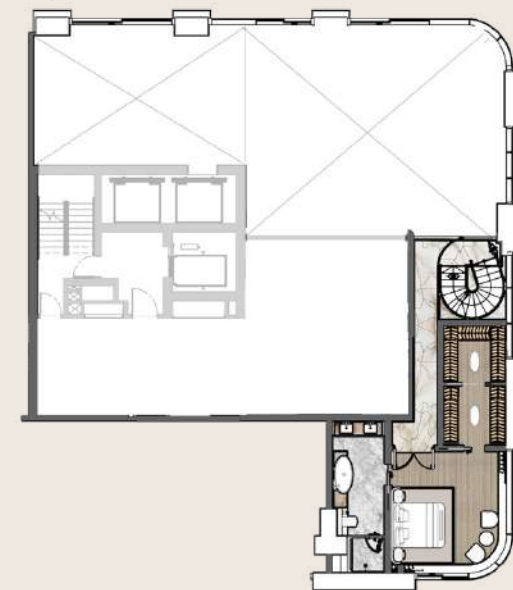
5 Bedrooms | 8 Bathrooms | 4 Parking Spaces

Residences	5,965 Sq.Ft.	554 Sq.M.
Terrace	4,534 Sq.Ft.	421 Sq.M.
Total	10,499 Sq.Ft.	975 Sq.M.



Lower Floor

Safa Park



Upper Floor - Mezzanine





Magistral Living Space ...

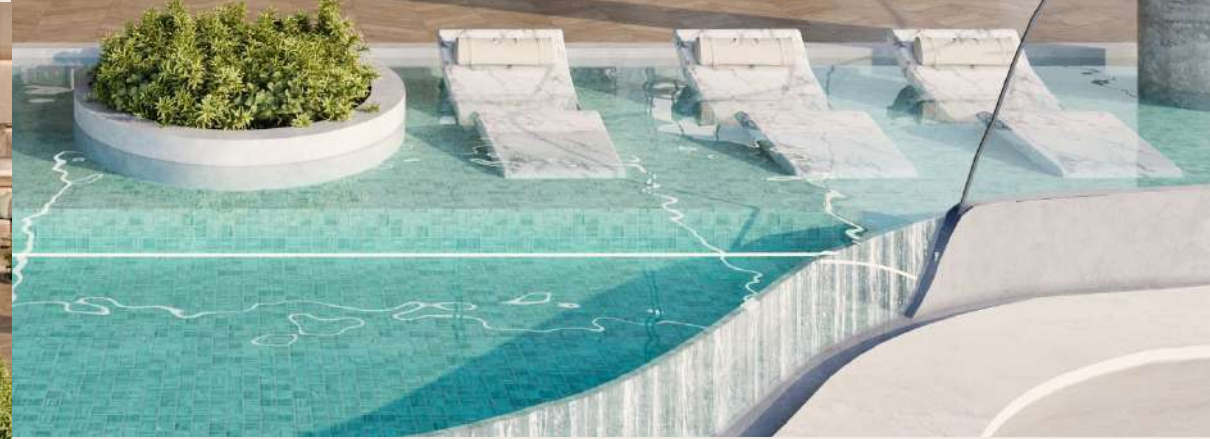
Astounding Skylines and water canal views from your Lavish living area and its private balcony are the hallmark of contemporary luxury.



Panorama of
Luxury



Marooned Balconies



Experience elevated ambiance and sensory captivation with our exclusive double-height, heat and sound insulated floor-to-ceiling windows, providing unparalleled clarity and tranquility.



Double Master Suites

Experience the epitome of extravagance at Casa Canal, where bedrooms are drenched in natural light cascading through majestic floor-to-ceiling glass windows. Meticulously curated with opulent finishes and sumptuous materials, these private retreats redefine the art of sophisticated living.



Elegance Redefined Retreat

Indulge in the lavish en-suite retreat, where opulence meets personalized luxury. Discover the allure of individualized vanities for both him and her, harmonized by a generously proportioned travertine shower and a sophisticated freestanding sculptural tub. A haven designed exclusively for your relaxation and tailored to your every indulgence.



Work in Pure Opulence

Unleash peak productivity in your private office with immaculate views.

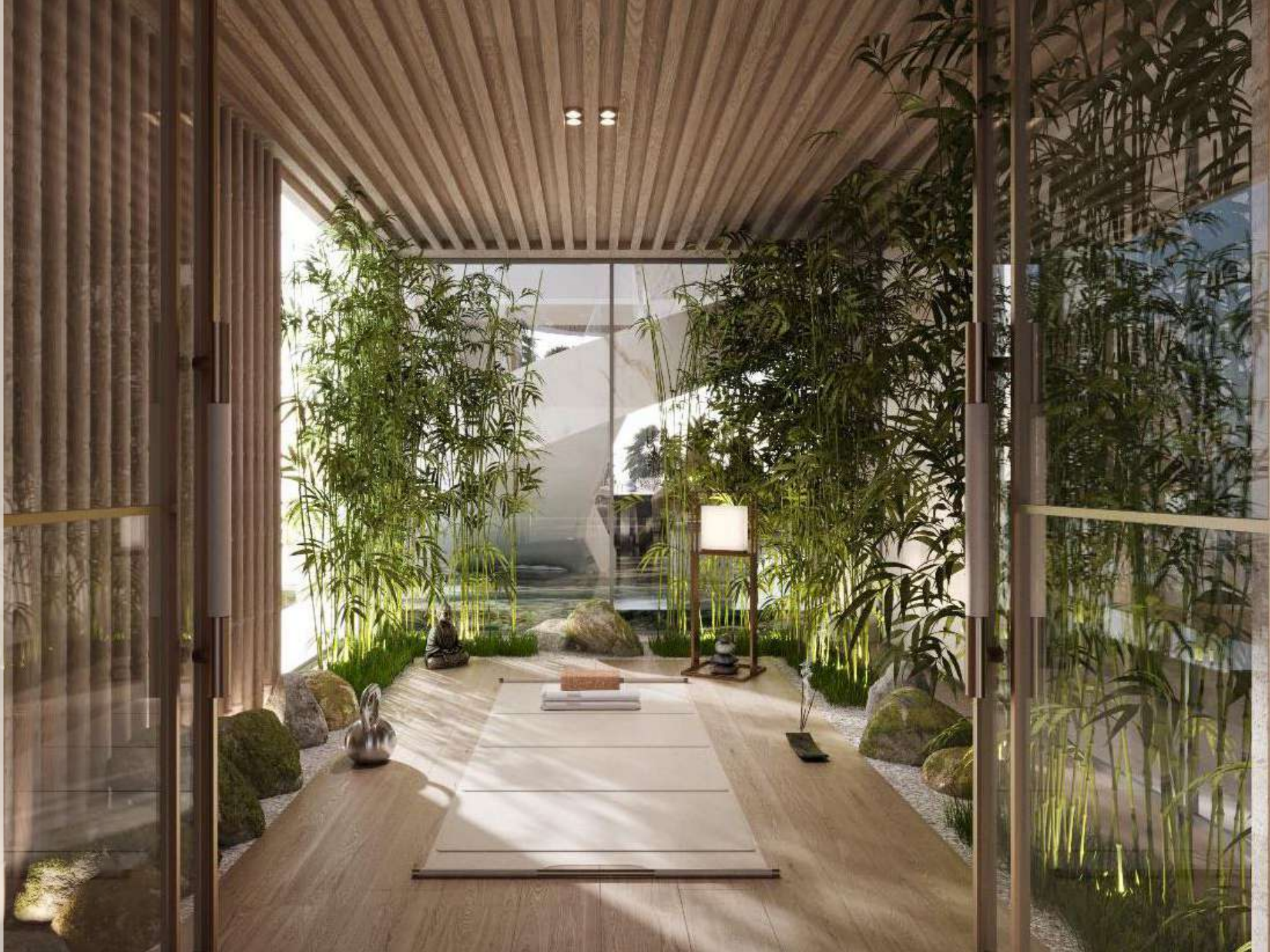


Blockbuster Experience



Japanese Garden & Yoga Studio

Escape to tranquility at your private Japanese Garden & Yoga Studio. Immerse in serene landscapes, by finding inner peace through amidst nature's embrace.

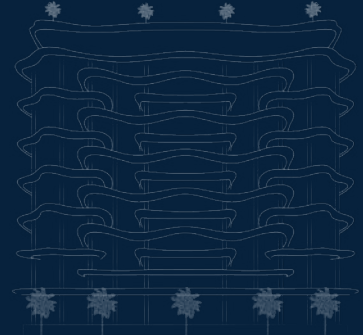






Residence Features

- Casa Canal Residences provides a diverse array of luxurious living opportunities, including Penthouses, Sky Villas, Sky Mansions, Sky Palazzos, and Sky Palaces.
- Sizes ranging from 4,601 sq. Ft. To 30,000 sq. Ft.
- All residences boast stunning, uninterrupted views of Dubai Water Canal and Safa Park.
- Opulent spaces featuring double ceiling heights ranging from 4.5 meters to 9 meters.
- Private elevators, that opens directly in your living room.
- Exclusive membership to a world class golf course.
- luxury 24/7 dedicated worldwide concierge service app by Lujo.
- Personal parking spaces in fully enclosed garage.
- Electric vehicle charging stations and bicycle storage.
- Secured individual residential storage space.



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

Where Exclusivity Meets Luxury



Panoramic Bliss Your Private
Pool Escape





Wellness Center Fully Dedicated Floor

Welcome to Casa Canal's Wellness Center, an exclusive haven on a dedicated floor tailored to provide Casa Canal's residents with an extraordinary ultra-luxury experience. Immerse yourself in the epitome of well-being with our world-class amenities, including a rejuvenating spa, a serene yoga room, a luxurious hammam, an invigorating ice room, a private indoor pool, a state-of-the-art gym, and a variety center for holistic activities. Whether you seek relaxation, mindfulness, or an intense workout, our Wellness Center is designed to cater to your unique needs, offering an unparalleled blend of opulence and wellness in every aspect.



The Spa

A Recipe for Beauty



Yoga Room

Listen to the Waves



World-Class Hammam

A Recipe for Relaxation and Rejuvenation



Beauty Center

Greeting Your Best Image



Ice Room

Retreat



Gym

Holistic Wellbeing



Luxury Car Showroom



Opulence Homes
Redefining Luxury Living



Founded in the dawn of 2021, AHS Properties stands as the quintessence of opulence and magnificence, proudly presenting an awe-inspiring collection of distinguished properties. This avant-garde and foresighted venture embarked upon its odyssey within the domain of ultra-luxurious development. Propelled by an unyielding ardor for ingenuity and supremacy, AHS Properties has materialized into a vanguard entity, deftly traversing uncharted territories, and garnering an esteemed renown for unmatched patronage and devotion.

