

# AQUORA

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CASA VISTA  
DEVELOPMENT

A NEW ERA  
WATERFRONT  
LIVING



# THE DEVELOPER





# CASA VISTA

DEVELOPMENT

Every remarkable story begins with vision - and Casa Vista Development is born from one man's vision to redefine luxury living in Dubai.



# BUILDING LEGACIES, DEFINING DUBAI

Today, that vision has evolved into Casa Vista Development — a brand that represents more than just structures. It represents *aspiration, craftsmanship, and the relentless pursuit of excellence.*

Guided by Abdul Basit's leadership, Casa Vista is setting its foundation on delivering not just projects, but legacies. With bold ideas, trusted partners, and an eye firmly set on the future, Casa Vista Development is here to create extraordinary landmarks that embody the spirit of Dubai: *limitless, innovative, and iconic.*

# THE LOCATION



Where Prestige Resides

DUBAI

ISLAND

# The Island of



Sanctuary for Exquisite  
Island Communities



Diverse Coastal Island Living  
& Vacationing Experience



Array of Luxury  
Resort Offerings



Assorted Village Cores for  
Gathering, Services & Entertainment



Haven for Wellness &  
Elite Sport Venues



Green & Blue Amenities for Public  
Visitors and Private Residents Alike

## Endless Possibilities



# EVERYDAY LUXURY

A perfect blend of resort-style living  
and urban sophistication, where every  
day feels like a holiday.



Effortlessly connected to  
Dubai's heart, with quick  
access to Downtown, the  
airport, and iconic landmarks.

SEAMLESS  
CONNECTIVITY



ISLAND A

ISLAND D

ISLAND E

ISLAND B

ISLAND C

## ISLAND A

### Mixed-Use Island Core

Vibrant, high-energy hub

Mall, entertainment, business, and waterfront commercial areas

Marina and high-end island living

## ISLAND B

### Integrated Resorts & Communities Island

Beachfront resorts & low-density communities

Promenade waterfront hotels and mid-density communities

Sports/community parks

Small village core with commercial and services

## ISLAND C

### Oasis Island

4 Resort Districts: Wellness, Eco, Family, Sports

Marina village

18-hole golf course

Integrated oasis landscape connecting all districts

Private villa enclaves

## ISLAND D

### Sports Country Club Island

Exclusive sports country club community

Facilities: soccer, tennis, pools, aquatic sports, archery, horseback riding, cycling, skateboarding, beach & water recreation

Boutique resort & marina, private beach club

Low-density residential with premium waterfront living

## ISLAND E

### Luxury Estates Island

Private luxury island community

Signature estate lots with private marina

Waterfront & waterfront-accessible villas

Exclusive clubhouse

ISLANDS

MASTERPIECE

A man with short brown hair and a light beard is standing on the deck of a boat. He is wearing a white, long-sleeved button-down shirt that is unbuttoned at the top, revealing his chest. He is also wearing a dark necklace with a circular pendant. The background is a vast, blue ocean under a clear sky. The text 'AT THE HEART OF IT ALL' is overlaid in white, serif font on the right side of the image.

# AT THE HEART OF IT ALL

Positioned within *Island A*, Aquora embodies the essence of dynamic island living. It rises at the very core of the archipelago — a place where life, leisure, and luxury converge. Surrounded by world-class retail, entertainment, and waterfront living,

Aquora places you at the center of a vibrant, high-energy island designed for those who seek **connection, convenience, and prestige.**

A blue sports car is driving on a two-lane road that curves through a desert landscape. The car is kicking up a cloud of dust behind it. The background shows rolling sand dunes and a few palm trees under a bright sky.

AN ADDRESS LIKE

A woman with dark hair is wearing a large, wide-brimmed straw hat and a light-colored tank top. She is lying down on a boat, looking up and to the side. The background shows the blue water of the sea with sunlight reflecting off the surface.

NO OTHER

# THE LOCATION

	DUBAI INTERNATIONAL AIRPORT (DXB)	18 min
	CITY WALK	19 min
	LA MER BEACH	19 min
	DUBAI MALL	20 min
	BURJ KHALIFA	21 min
	PALM JUMEIRAH	34 min
	DUBAI MARINA	40 min



18-HOLES  
GOLF COURSE

9-HOLES  
GOLF COURSE

RIXOS HOTEL



# THE PROJECT



# WELCOME TO AQUORA

Aquora is not just a project. It is the *signature statement of Casa Vista* — the first chapter of a legacy written on the pristine shores of Dubai Islands.

An architectural rendering of a modern, multi-story waterfront building. The building features a prominent curved facade with multiple levels of balconies, each adorned with lush greenery. The balconies are enclosed with glass railings. The ground floor has large glass windows and arched entrances. In the foreground, a wide, paved promenade with a wooden plank pattern runs alongside the building. A person is riding a bicycle on the left, and several people are walking on the right. The background shows a clear blue sky and a distant city skyline with a tall skyscraper.

AN  
ICON OF  
WATERFRONT  
LUXURY

105  
Residential  
Units

6  
Waterfront  
Retail

# ELEGANCE BY THE WATER

Inspired by *water* and the *serenity* it brings, Aquora is designed to capture the stillness of the sea and the elegance of true luxury.

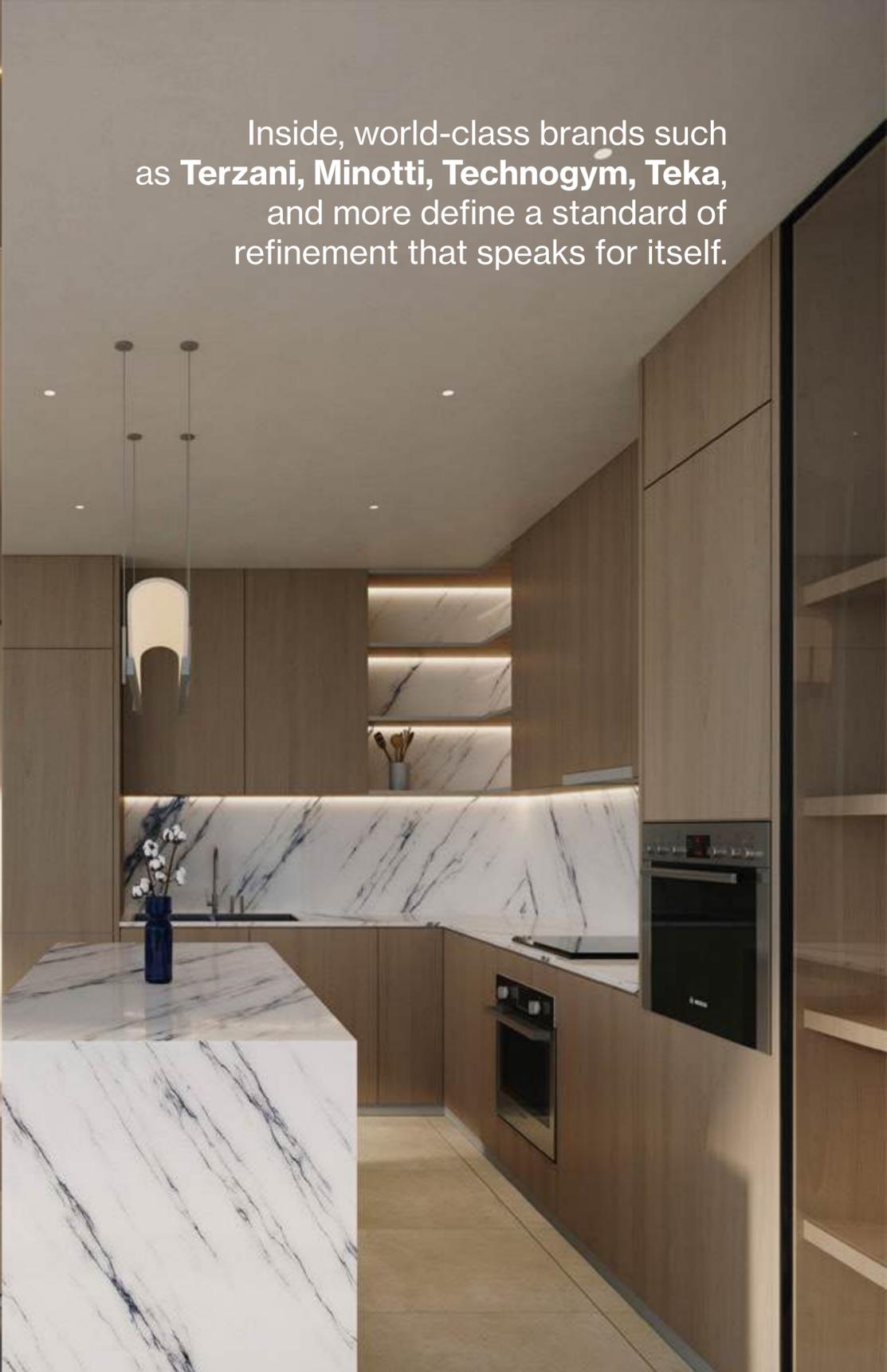
Positioned on the waterfront of one of Dubai's most prestigious new destinations, *Aquora blends exclusivity with lifestyle in a way never seen before.*



# BEYOND EXPECTATION

From rooftop infinity pools overlooking the horizon to private cinemas, wellness-inspired gyms, yoga decks, and even a dedicated dog park — every corner of Aquora is crafted to enrich lives with experiences that go *beyond expectation.*





Inside, world-class brands such as **Terzani, Minotti, Technogym, Teka**, and more define a standard of refinement that speaks for itself.

CRAFTED

BY

MASTERS

BUILT WITH  
THE FINEST

GESI®

Minotti

TECHNOGYM

TERZANI

FONDOVALLE ERGON® TEKA

MORE  
THAN A  
HOME

A place where architecture  
meets artistry, where design  
meets lifestyle, and where every  
detail is created to inspire.

A  
DESTINATION

For those who seek the *rare, the refined, and the remarkable:*

# AQUORA IS THE ANSWER



# AMENITIES



# A WORLD WITHIN



# LUXURY BEYOND YOUR DOORSTEP

Aquora blends relaxation, recreation, and refinement, creating a sanctuary that nurtures both body and soul.



Prayer Room



Luxury Lobby



Business Lounge



Kids Play Area



Landscaping



Parking



Concierge Service



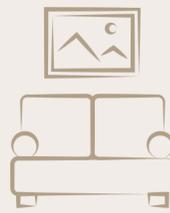
Sauna



Podium Pool



Outdoor Cabanas



Club House



Gym



Yoga



Indoor Gaming



Kids Pool



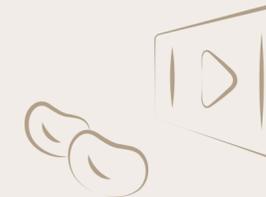
Zen Garden



Infinity Pool



Pickle Ball Court



Outdoor Cinema



Dog Park

# LOBBY

*Minotti* sofas meet *Terzani* chandeliers, where Italian design and artistry transform the lobby into a statement of timeless luxury.



# Minotti



Founded in 1948, Minotti is an Italian brand celebrated worldwide for its blend of *tradition and innovation*.

Guided by *timeless design*, each piece embodies meticulous craftsmanship and Italian elegance, making Minotti a symbol of *refined living* in the most exclusive homes and projects.



AQUORA



Founded in Florence, Terzani has redefined the **art of lighting** for over 40 years.

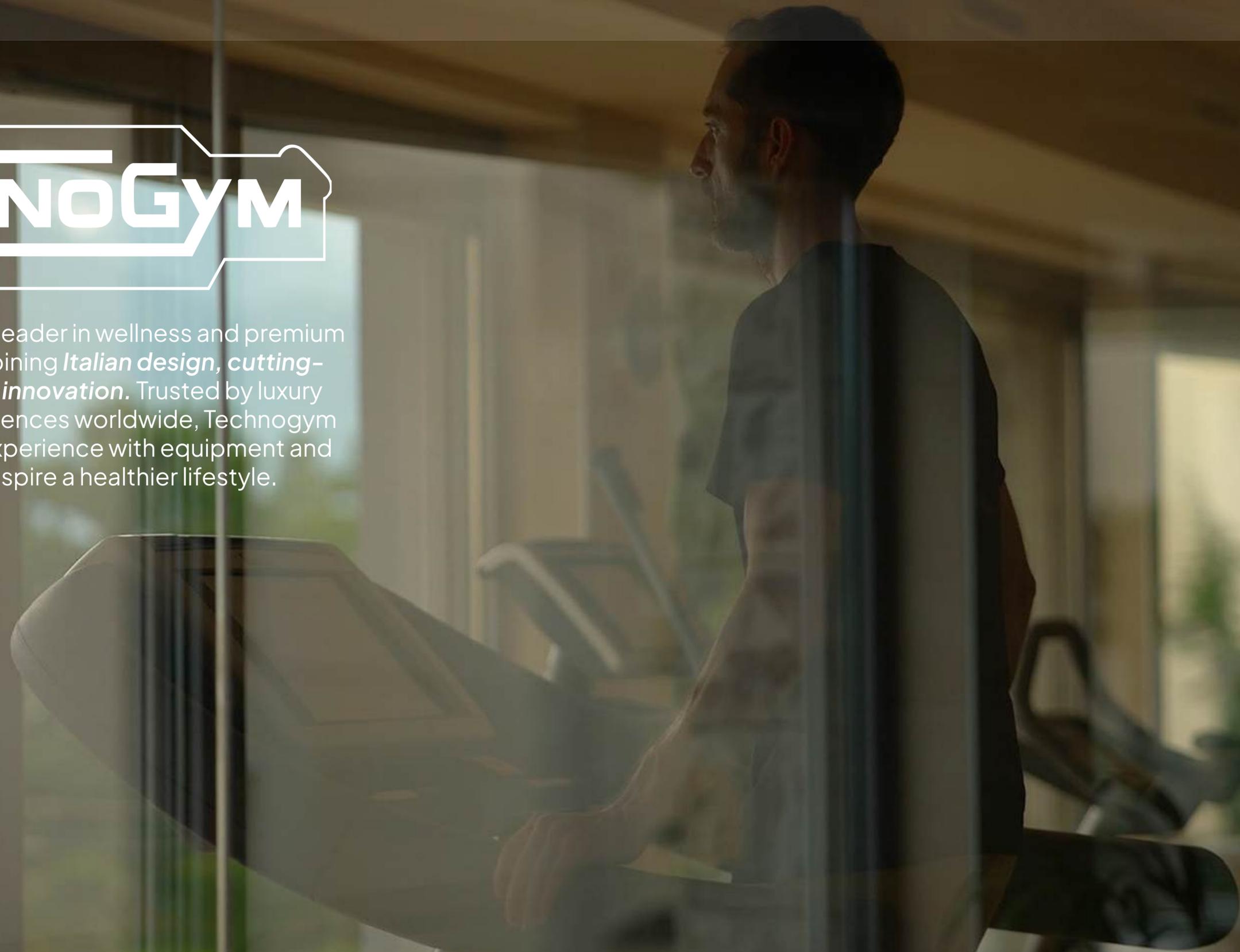
Every chandelier is **handmade**, reflecting a philosophy where lighting is not just functional, but an immersive expression of beauty, innovation, and timeless elegance.

**T E R Z A N I**



# TECHNOGYM

Technogym is a global leader in wellness and premium fitness solutions, combining *Italian design, cutting-edge technology, and innovation*. Trusted by luxury gyms, hotels, and residences worldwide, Technogym redefines the fitness experience with equipment and digital platforms that inspire a healthier lifestyle.



# GYM



OPULENT

ELEGANT

PRESTIGIOUS



Where residents gather, unwind, and enjoy the beauty of island living in an atmosphere of effortless elegance.



PODIUM



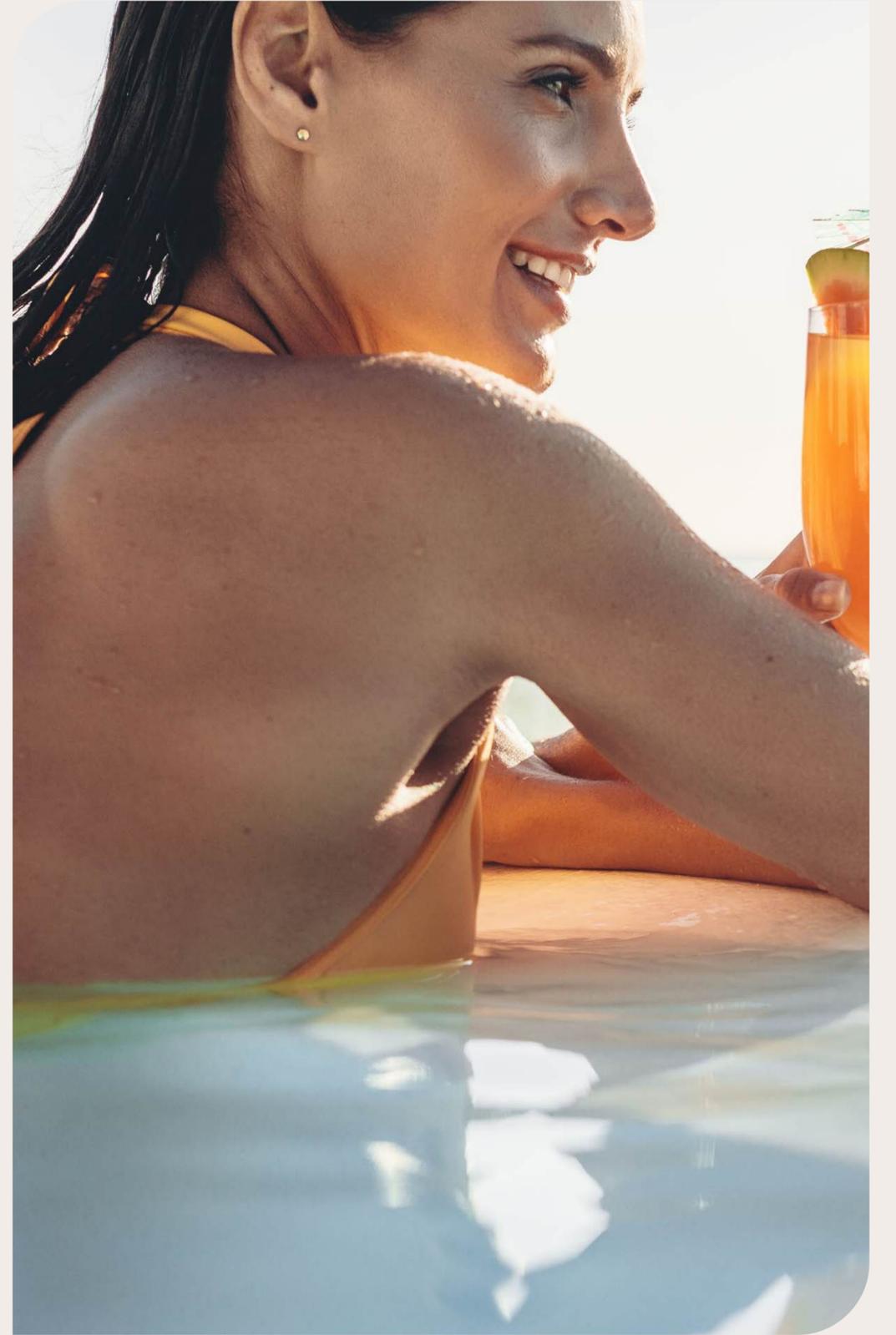
ELEGANT

EXCLUSIVE

TIMELESS



PODIUM



DOG



PARK

Suspended above the city, the rooftop *infinity pool* offers breathtaking views where horizon and water merge in pure elegance.

# ROOFTOP





An intimate rooftop oasis, where serene waters, lush greenery, and elegant seating create the perfect setting for refined relaxation.

# ZEN GARDEN

# APARTMENTS



REFINED

LIVING

A life of openness and light, where every detail is designed to elevate the senses. Aquora embodies refined living, blending serenity, sophistication, and the beauty of Dubai's horizon.

# 1 BEDROOM DUPLEX

MODERN

ELEGANT

EXCLUSIVE





# TEKA



TEKA stands at the forefront of premium kitchen innovation, delivering appliances where cutting-edge technology meets refined design. Known for precision, durability, and elegance, TEKA sets the standard in culinary excellence worldwide.



A modern, open-plan living and kitchen area. The living room features a grey sofa, a blue coffee table, and a large TV. The kitchen has a marble countertop, wooden cabinets, and a bar area with stools. A large window provides a view of a city skyline.

2 BEDROOM

# 2 BEDROOM

Bathed in natural light, this bedroom blends serene elegance with *breathtaking city views*, creating a private sanctuary of luxury and tranquility.

# 2 BEDROOM



Panoramic windows, open-plan elegance, and a marble Tekka kitchen define the living room's modern luxury.

# DUPLEX



3 BEDROOM



# GESSI<sup>®</sup>

Gessi is a symbol of *Italian luxury and craftsmanship*, renowned for creating kitchen and bathroom fixtures that are as functional as they are *sculptural*. With meticulous attention to detail, innovative design, and the finest materials, Gessi transforms daily living into an *experience of elegance and sophistication*.



3 BEDROOM

# 3 BEDROOM

A spacious duplex with floor-to-ceiling windows, offering panoramic waterfront views, elegant interiors, and a seamless blend of comfort and style.



# DUPLEX

# 3 BEDROOM DUPLEX



3 BEDROOM

PANORAMIC SOPHISTICATED

DUPLEX

3 BEDROOM



DUPLEX



A woman in a white, flowing dress is captured in a graceful dance pose, with her right arm raised high and her left arm extended. She is positioned in the foreground, looking down. The background features a modern, multi-story building with a curved facade and large glass windows, situated near a body of water. Palm trees and a street with a car are visible in the mid-ground. The sky is clear and blue.

OWN THE  
EXTRAORDINARY

ENTER  
YOUR  
WORLD





CASA VISTA  
DEVELOPMENT