

CASA AHS

DUBAI WATER CANAL

LAYOUT BROCHURE



CASA AHS

DUBAI WATER CANAL

One Unique Story

Along the Dubai Water Canal, CASA AHS emerges as the ultimate sanctuary of luxury. This architectural marvel redefines grandeur with its expansive spaces and striking double-height ceilings, creating an atmosphere of open, airy elegance.

Each residence boasts a private infinity-edge pool that seems to merge seamlessly with the canal's tranquil waters. Jacuzzis offer moments of indulgence, while expansive terraces provide breathtaking views of the city skyline, perfect for serene relaxation or sophisticated gatherings.

CASA AHS sets a new benchmark for luxurious living, where every detail is meticulously designed to offer the highest standard of refinement and comfort.



Signature Tales

Introducing an exceptional collection of Sky Villas, Sky Mansion's and Sky Palaces that redefine the essence of luxury living. Inspired by the serene beauty of the Dubai Water Canal, these upscale residences offer expansive interiors, soaring double-height ceilings, private infinity-edge pools, serene jacuzzis, expansive terraces, and bespoke amenities. Setting a new benchmark for sophistication, each residence harmoniously blends elegance and comfort against the iconic backdrop of Dubai's breathtaking skyline.

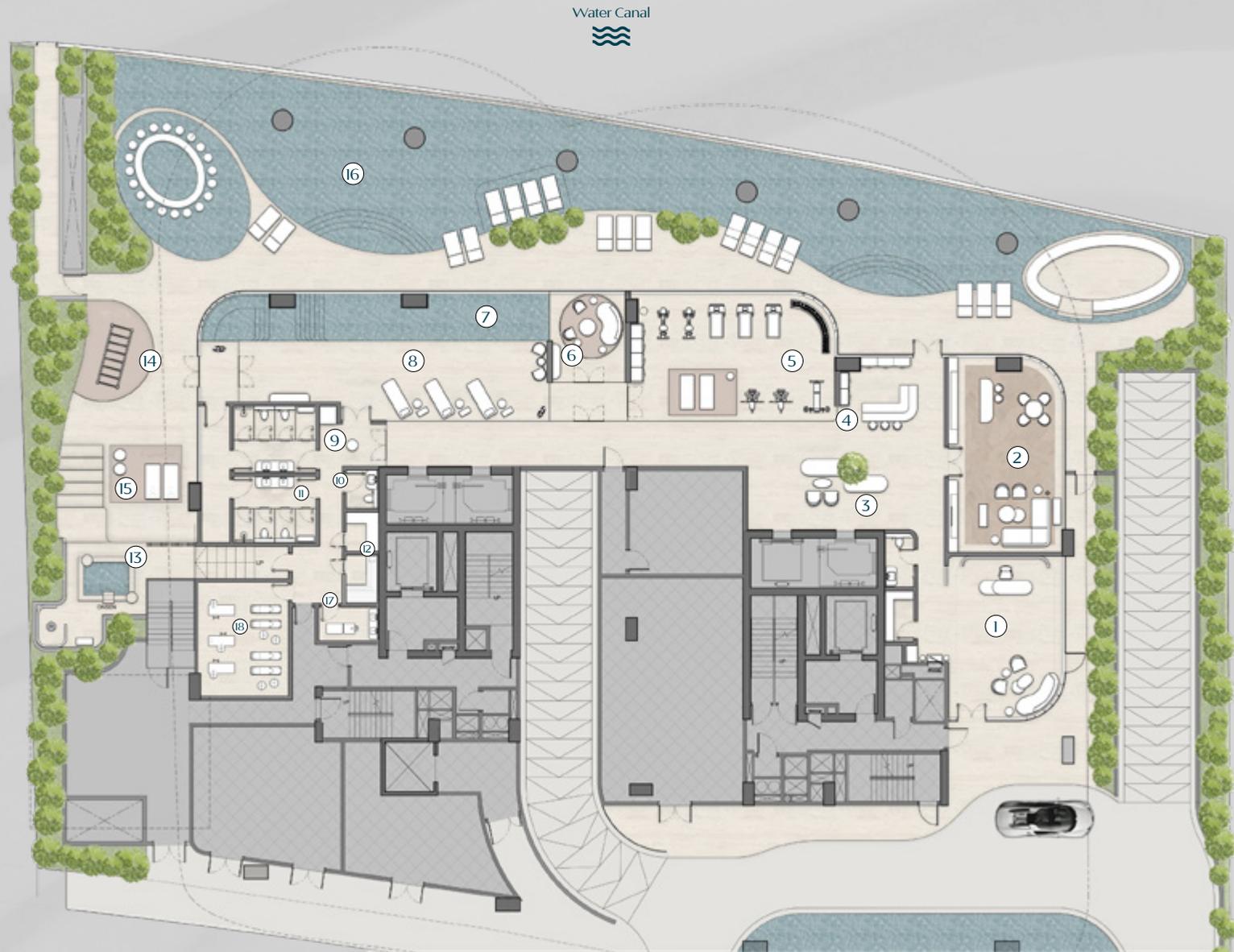
GROUND FLOOR



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

3 Bedroom
SKY VILLAS



3 Bedroom SKY VILLAS

TYPE A

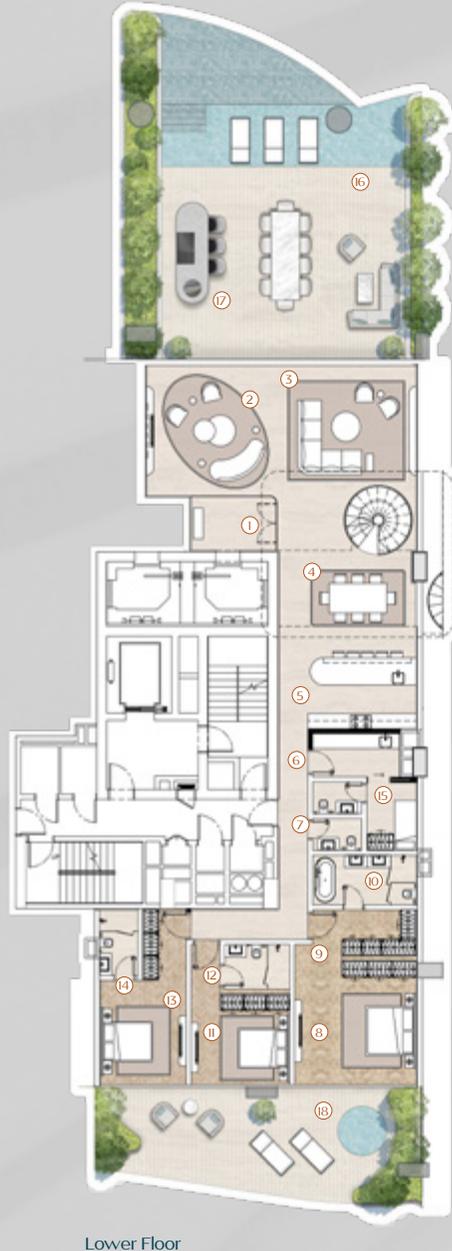
UNIT AMENITIES

LOWER FLOOR

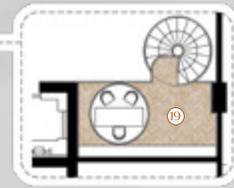
- 1. Entrance Foyer
- 2. Casual Living
- 3. Formal Living
- 4. Formal Dining
- 5. Show Kitchen
- 6. BOH Kitchen
- 7. Powder Room
- 8. Master Bedroom
- 9. Master Dressing
- 10. Master Bathroom
- 11. Bedroom 02
- 12. Bathroom 02
- 13. Bedroom 03
- 14. Bathroom 03
- 15. Staff Accommodation
- 16. Outdoor Terrace & Pool
- 17. Teppanyaki
- 18. Jacuzzi

MEZZANINE FLOOR

- 19. Study Room



Lower Floor



Mezzanine Floor



Levels	Mapping
1	
2	

3 Bedroom	5 Bathroom	2 Parking Spaces
Total Size	5,238 Sq.Ft	487 Sq.M

3 Bedroom SKY VILLAS

TYPE B

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Casual Living
3. Formal Living
4. Formal Dining
5. Powder Room
6. Show Kitchen
7. BOH Kitchen
8. Master Bedroom
9. Master Dressing
10. Master Bathroom
11. Bedroom 02
12. Bathroom 02
13. Bedroom 03
14. Bathroom 03
15. Staff Accommodation
16. Laundry Room
17. Outdoor Terrace & Pool
18. Teppanyaki
19. Jacuzzi

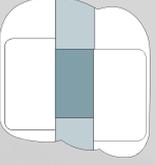
MEZZANINE FLOOR

20. Study Room



Lower Floor

Water Canal


Levels	Mapping
3	
4	



Mezzanine Floor

3 Bedroom

5 Bathroom

2 Parking Spaces

Total Size

6,331 Sq.Ft

588 Sq.M

Safa Park


3 Bedroom SKY VILLAS

TYPE C

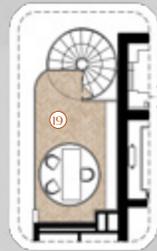
UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Casual Living
3. Formal Living
4. Formal Dining
5. Powder Room
6. Show Kitchen
7. BOH Kitchen
8. Master Bedroom
9. Master Dressing
10. Master Bathroom
11. Bedroom 02
12. Bathroom 02
13. Bedroom 03
14. Bathroom 03
15. Staff Accommodation
16. Outdoor Terrace & Pool
17. Teppanyaki
18. Jacuzzi

MEZZANINE FLOOR

19. Study Room



Mezzanine Floor

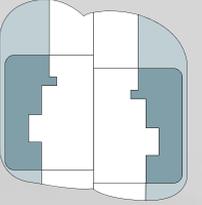
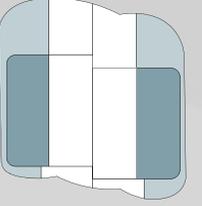


Lower Floor

Water Canal




Safa Park


Levels	Mapping
1	
2	

3 Bedroom	5 Bathroom	2 Parking Spaces
Total Size	5,349 Sq.Ft	497 Sq.M

3 Bedroom SKY VILLAS

TYPE D

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Casual Living
3. Formal Living
4. Formal Dining
5. Powder Room
6. Show Kitchen
7. BOH Kitchen
8. Master Bedroom
9. Master Dressing
10. Master Bathroom
11. Bedroom 02
12. Bathroom 02
13. Bedroom 03
14. Bathroom 03
15. Staff Accommodation
16. Laundry Room
17. Outdoor Terrace & Pool
18. Teppanyaki
19. Jacuzzi

MEZZANINE FLOOR

20. Study Room



Levels	Mapping
6	

3 Bedroom	5 Bathroom	2 Parking Spaces
Total Size	5,810 Sq.Ft	540 Sq.M







4 Bedroom
SKY VILLAS



4 Bedroom SKY VILLAS

UNIT AMENITIES

LOWER FLOOR

- I. Entrance Foyer
2. Formal Living
3. Casual Living
4. Formal Dining
5. Powder Room
6. Garden Courtyard 01
7. Show Kitchen
8. BOH Kitchen
9. Garden Courtyard 02
10. Master Bedroom
- II. Master Dressing
12. Master Bathroom
13. Bedroom 02
14. Bathroom 02
15. Bedroom 03
16. Bathroom 03
17. Bedroom 04
18. Bathroom 04
19. Staff Accommodation
20. Laundry Room
21. Outdoor Terrace & Pool
22. Jacuzzi

MEZZANINE FLOOR

23. Study Room



Water Canal



Safa Park

Levels	Mapping
2	
3	
4	
6	

4 Bedroom	5 Bathroom	3 Parking Spaces
Total Size	7,476Sq.Ft	695 Sq.M





5 Bedroom
SKY VILLAS



5 Bedroom SKY VILLAS

UNIT AMENITIES

LOWER FLOOR

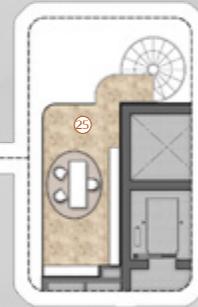
1. Entrance Foyer
2. Formal Living
3. Casual Living
4. Powder Room
5. Courtyard Garden
6. Bar
7. Formal Dining
8. Show Kitchen
9. BOH Kitchen
10. Master Bedroom
11. Master Dressing
12. Master Bathroom
13. Bedroom 02
14. Bathroom 02
15. Bedroom 03
16. Bathroom 03
17. Bedroom 04
18. Bathroom 04
19. Laundry Room
20. Cinema
21. Outdoor Garden
22. Outdoor Terrace & Pool
23. Jacuzzi
24. Sunken Seating

MEZZANINE FLOOR

25. Study Room



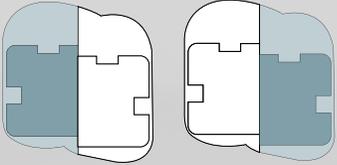
Lower Floor



Mezzanine Floor

Water Canal




Levels	Mapping
5	
7	
8	
9	

5 Bedroom

6 Bathroom

4 Parking Spaces

Total Size

10,429 Sq.Ft

969 Sq.M

Safa Park






SKY MANSION



SKY MANSION

TYPE B

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Bar
4. Formal Dining
5. Show Kitchen
6. Family Room / Cigar Lounge
7. Indoor Pool
8. Study
9. Powder Room 01
10. Master Bedroom
11. His Master Dressing
12. Night Powder Room
13. Her Master Dressing
14. Master Bathroom
15. Bedroom 01
16. Bathroom 01
17. Bedroom 02
18. Bathroom 02
19. Bedroom 03
20. Bathroom 03
21. Bedroom 04
22. Bathroom 04
23. Bedroom 05
24. Bathroom 05
25. Cinema
26. Treatment Room
27. Steam Room
28. Sauna
29. Salon
30. Changing Room
31. Indoor Gym
32. Outdoor Gym
33. Master Bedroom Terrace & Pool
34. Outdoor Cinema
35. Staff Accommodation
36. Laundry
37. Outdoor Terrace & Pool
38. Sunken Seating
39. Indoor/ Outdoor Teppenyaki

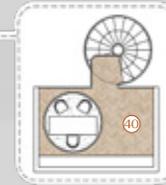
MEZZANINE FLOOR

40. Study Room



Lower Floor

Water Canal



Mezzanine Floor

6 Bedroom

7 Bathroom

5 Parking Spaces

Total Size

20,972 Sq.Ft

1,948 Sq.M

Safa Park



Levels	Mapping
10	
11	
12	
13	
14	



SKY PALACE



SKY PALACE

Layout

TYPE B

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Bar
4. Formal Dining
5. Show Kitchen
6. Family Room / Cigar Lounge
7. Indoor Pool
8. Powder Room
9. Master Bedroom
10. His Master Dressing
11. Night Powder Room
12. Her Master Dressing
13. Master Bathroom
14. Bedroom 01
15. Bathroom 01
16. Bedroom 02
17. Bathroom 02
18. Bedroom 03
19. Bathroom 03
20. Bedroom 04
21. Bathroom 04
22. Bedroom 05
23. Bathroom 05
24. Cinema
25. Treatment Room
26. Steam Room
27. Sauna
28. Salon
29. Changing Room
30. Indoor Gym
31. Outdoor Gym
32. Master Bedroom Terrace & Pool
33. Outdoor Cinema
34. Staff Accommodation
35. Laundry
36. Outdoor Terrace & Pool
37. Sunken Seating
38. Indoor/ Outdoor Teppanyaki

MEZZANINE FLOOR

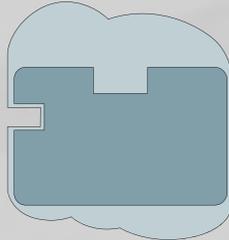
39. Study Room

ROOF-TOP

40. Infinity Lap Pool
41. Sunken
42. Cocktail Bar
43. Internal Lounge
44. Teppanyaki
45. External Lounge
46. Cigar Lounge
47. Stairs
48. Entertainment Area
49. Dining
50. DJ Console
51. Cabana
52. Changing Room



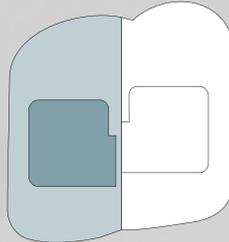
Dubai Water Canal View



Level 15



Roof-Top



Safa Park View



6 Bedroom	10 Bathroom	6 Parking Spaces
Unit Size	32,000 Sq.Ft	2,973 Sq.M
Private Lounge & Garage Area	3,200 Sq. Ft	297 Sq.M
TOTAL	35,200 Sq. Ft	3,270 Sq.M

Water Canal



Safa Park



SKY PALACE

Layout

TYPE B

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Bar
4. Formal Dining
5. Show Kitchen
6. Family Room / Cigar Lounge
7. Indoor Pool
8. Powder Room
9. Master Bedroom
10. His Master Dressing
11. Night Powder Room
12. Her Master Dressing
13. Master Bathroom
14. Bedroom 01
15. Bathroom 01
16. Bedroom 02
17. Bathroom 02
18. Bedroom 03
19. Bathroom 03
20. Bedroom 04
21. Bathroom 04
22. Bedroom 05
23. Bathroom 05
24. Cinema
25. Treatment Room
26. Steam Room
27. Sauna
28. Salon
29. Changing Room
30. Indoor Gym
31. Outdoor Gym
32. Master Bedroom Terrace & Pool
33. Outdoor Cinema
34. Staff Accommodation
35. Laundry
36. Outdoor Terrace & Pool
37. Sunken Seating
38. Indoor/ Outdoor Teppanyaki

MEZZANINE FLOOR

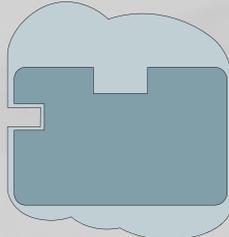
39. Study Room

ROOF-TOP

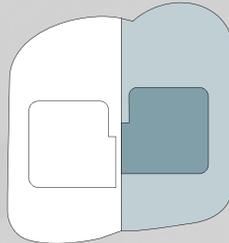
40. Infinity Lap Pool
41. Sunken
42. Cocktail Bar
43. Internal Lounge
44. Teppanyaki
45. External Lounge
46. Cigar Lounge
47. Stairs
48. Entertainment Area
49. Dining
50. DJ Console
51. Cabana
52. Changing Room



Dubai Water Canal View



Level 16

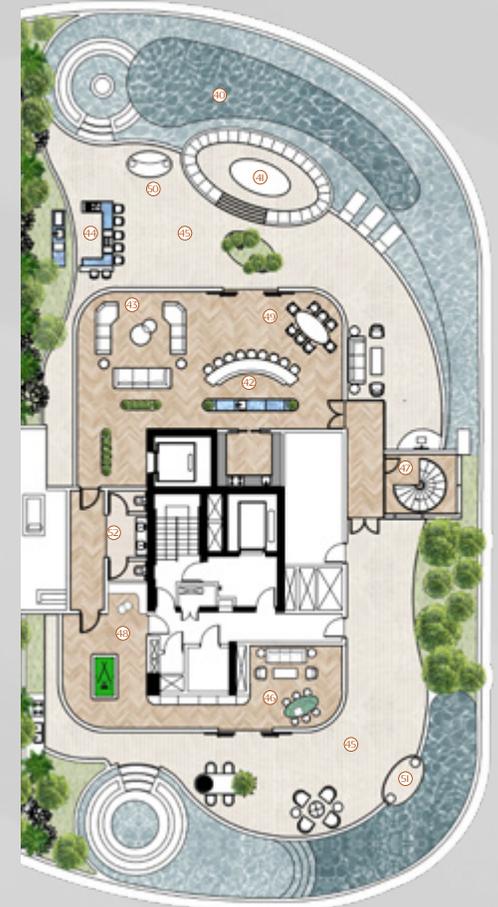


Roof-Top

Safa Park View



6 Bedroom	10 Bathroom	6 Parking Spaces
Unit Size	32,000 Sq.Ft	2,973 Sq.M
Private Lounge & Garage Area	3,200 Sq. Ft	297 Sq.M
TOTAL	35,200 Sq. Ft	3,270 Sq.M







Enveloped in Tranquility

Your Private Sanctuary Awaits

Created for the individual who values privacy, cherishes peace and desires to be in the heart of a city as vibrant as Dubai. In this urban sanctuary, residents transcend everyday constraints and discover a profound and lasting sense of well-being.



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.





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.
- 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 Lujó
- Personal parking spaces in fully enclosed garage
- Electric vehicle charging stations and bicycle storage
- Secured individual residential storage space
- Expected delivery Q1, 2027



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

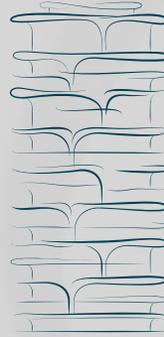


A place where luxury is redefined

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



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