

3Bedroom
PENTHOUSE



UNIT BROCHURE





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



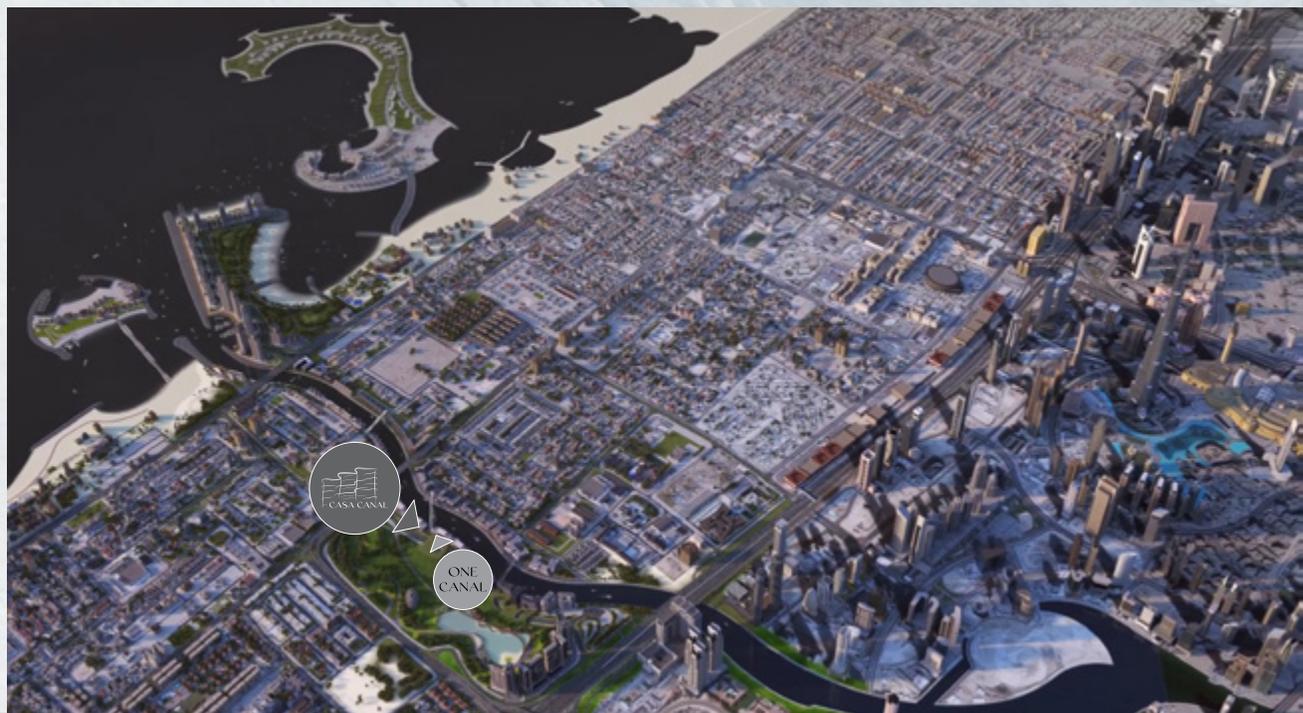
7 Min to
Burj Al Arab



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.



Museum of the Future - Dubai



Marssa AL Arab Hotel - Dubai



Address Beach Resort - Dubai

Interiors

By HBA

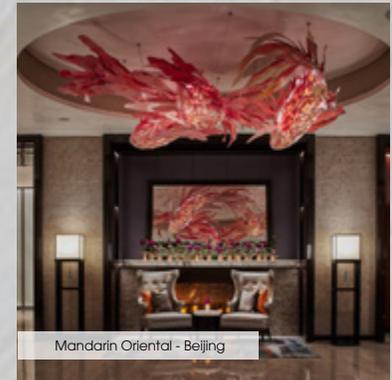
HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing

Interiors

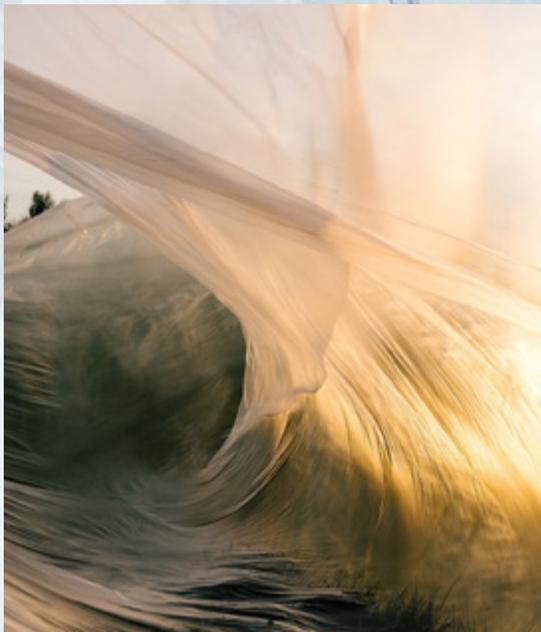
By Fendi Casa

Casa 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



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.



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

Inspired by the gentle curves and undulating waves of nature.

Transcend to
New Heights



The Pinnacle of
Opulence in the Sky

Waterfront Ultra Luxury Living





One Unique Story

A stunning collection of 3 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.



Immerse In
Serene Tranquility

Tailored Luxury

From elegant touches to the utmost style, immerse yourself in a living space meticulously designed for pure opulence. With floor-to-ceiling windows providing uninterrupted views of the Dubai Water Canal and Dubai's skyline, this residence offers a luxurious experience beyond compare.



Your Oasis of Ultra-
Luxury Serenity



Unmatched Elegance

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.



Panoramic Bliss

Your Private Pool Escape

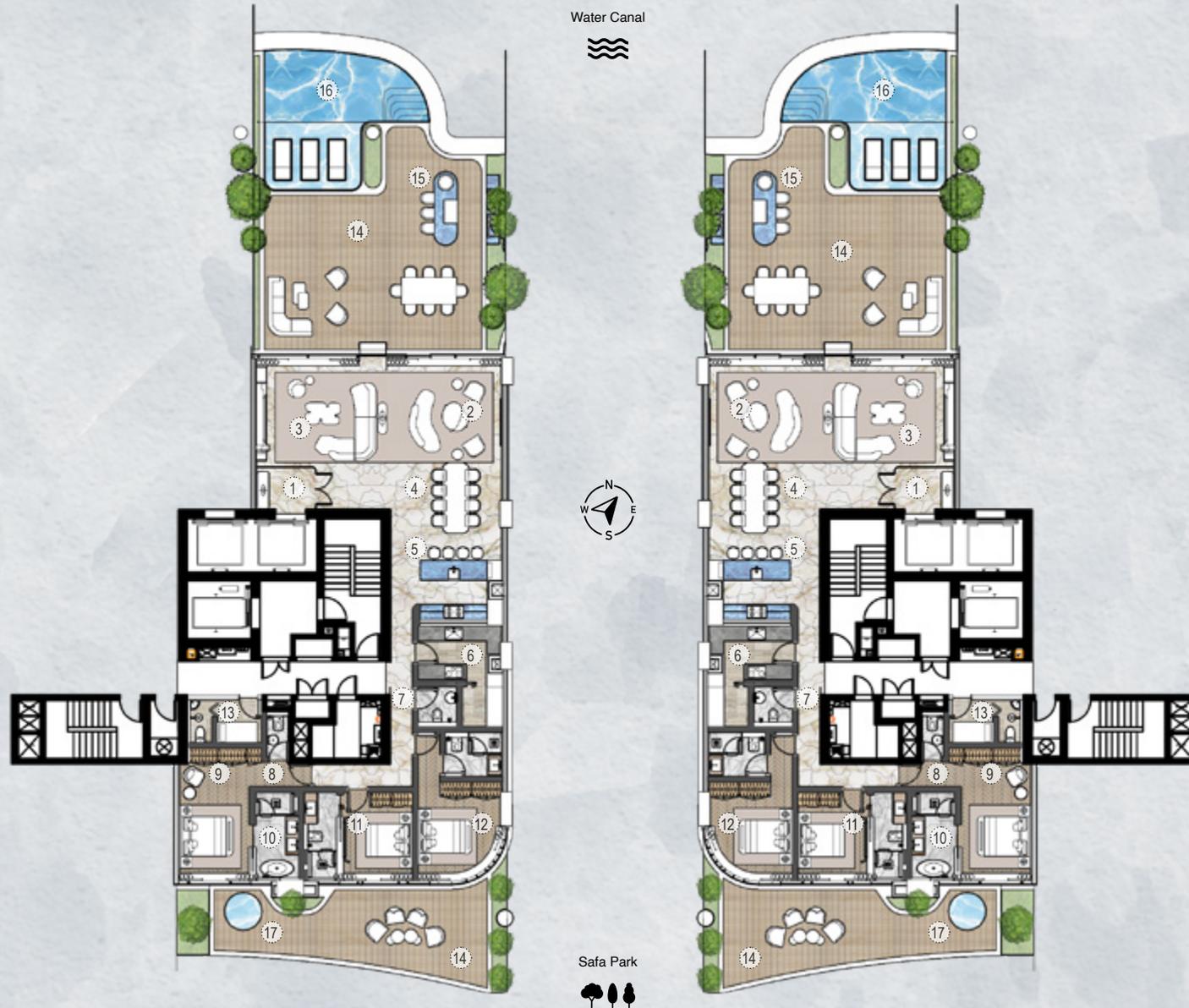


B3droom Penthouse

Type A

Unit Amenities

1. Entrance Foyer
2. Family Living
3. Formal Living
4. Formal Dining
5. Show Kitchen
6. Wet Kitchen
7. Powder Room
8. Mastersuite Walk In Closet
9. Mastersuite Bathroom
10. Mastersuite Bedroom
11. Guestsuite 1
12. Guestsuite 2
13. Staff Quarter
14. Outdoor Terrace
15. Tepenyaki
16. Pool
17. Jacuzzi



Layouts

B3droom Penthouse

Type B

Unit Amenities

1. Entrance Foyer
2. Family Living
3. Formal Living
4. Formal Dining
5. Show Kitchen
6. Breakfast Nook
7. Wet Kitchen
8. Powder Room
9. Mastersuite Walk In Closet
10. Mastersuite Bathroom
11. Mastersuite Bedroom
12. Guestsuite 1
13. Guestsuite 2
14. Staff Quarter
15. Outdoor Terrace
16. Tepenyaki
17. Pool
18. Jacuzzi
19. Sunken



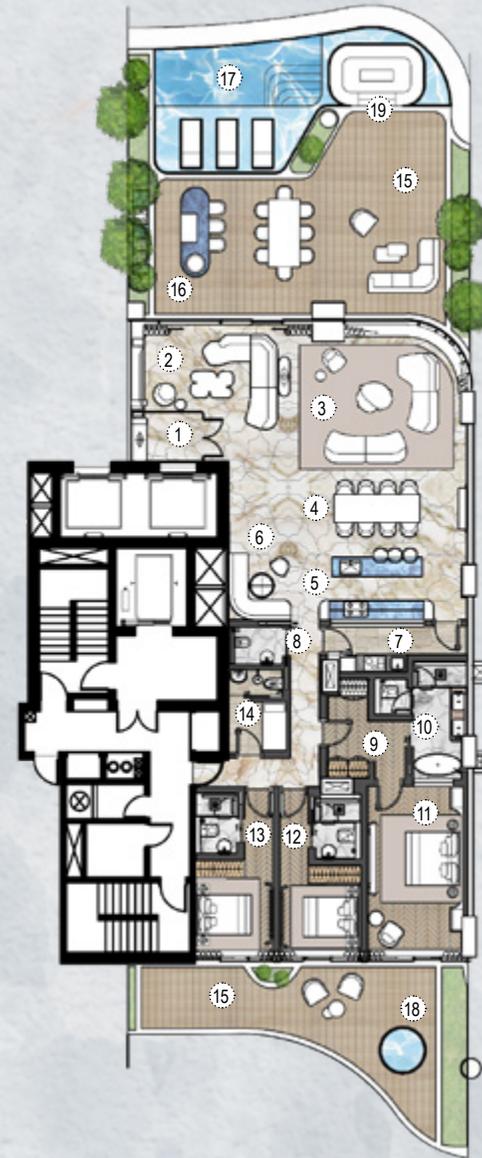
Water Canal



Safa Park



Layouts



B3droom Penthouse

Type C

Unit Amenities

1. Entrance Foyer
2. Family Living
3. Formal Living
4. Formal Dining
5. Show Kitchen
6. Wet Kitchen
7. Mastersuite Bathroom
8. Mastersuite Bedroom
9. Guestsuite 1
10. Guestsuite 2
11. Staff Quarter
12. Outdoor Terrace
13. Sunken
14. Pool
15. Tepenyaki
16. Jacuzzi



Water Canal



Safa Park



Layouts



Type D

Unit Amenities

1. Entrance Foyer
2. Family Living
3. Formal Living
4. Formal Dining
5. Show Kitchen
6. Wet Kitchen
7. Powder Room
8. Mastersuite Walk In Closet
9. Mastersuite Bathroom
10. Mastersuite Bedroom
11. Guestsuite 1
12. Guestsuite 2
13. Staff Quarter
14. Outdoor Terrace
15. Tepenyaki
16. Pool
17. Jacuzzi
18. Sunken



Unit Details

Type A

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Total	4,652 Sq.Ft.	432 Sq.M.	5,546 Sq.Ft.	515 Sq.M.

Type B

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Total	4,601 Sq.Ft.	428 Sq.M.	4,733 Sq.Ft.	440 Sq.M.

Type C

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

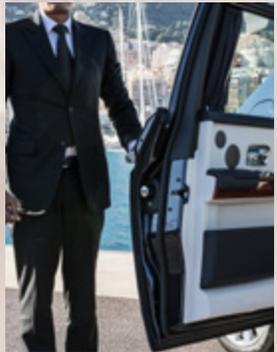
	From		To	
Total	5,207 Sq.Ft.	484 Sq.M.	5,566 Sq.Ft.	517 Sq.M.

Type D

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

Total	5,546 Sq.Ft.	515 Sq.M.
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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



Spa



Dedicated Concierge App



Cigar Lounge



A World-Class Omakase Experience



Yoga Room



Dedicated Chauffeur Service



Indoor Pool & Pool Lounge



Residents Lounge



Gym



Opulence Homes

Redefining Luxury Living

ABOUT AHS PROJECTS

AHS Properties has embarked on a series of successful off-plan projects, including One Canal, One Crescent, Casa AHS, 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.





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