

6Bedroom  
SKY MANSION



# 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



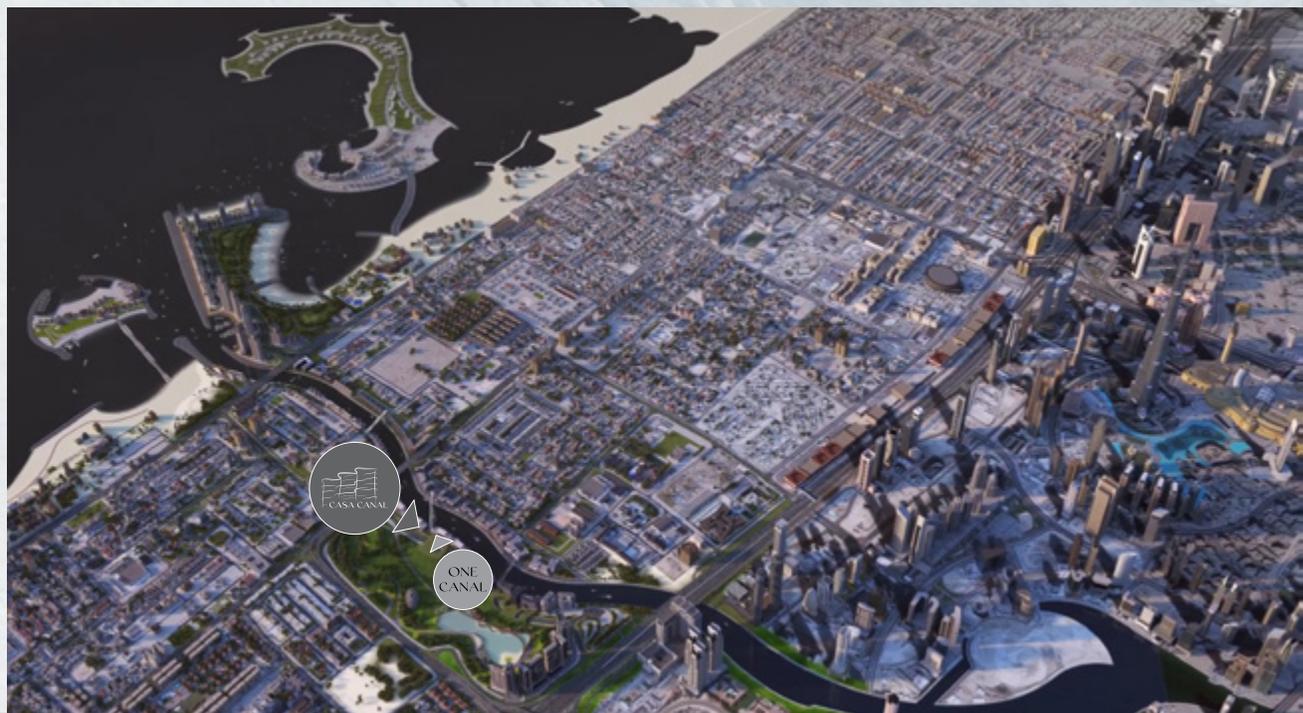
7 Min to  
Burj Al Arab



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.



# Interiors

By HBA

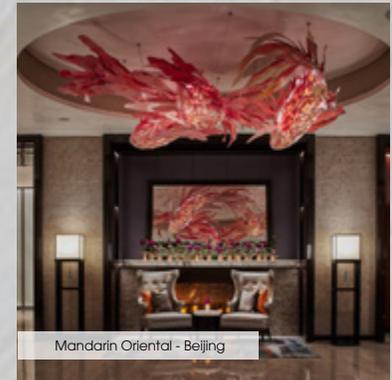
HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing

# Interiors

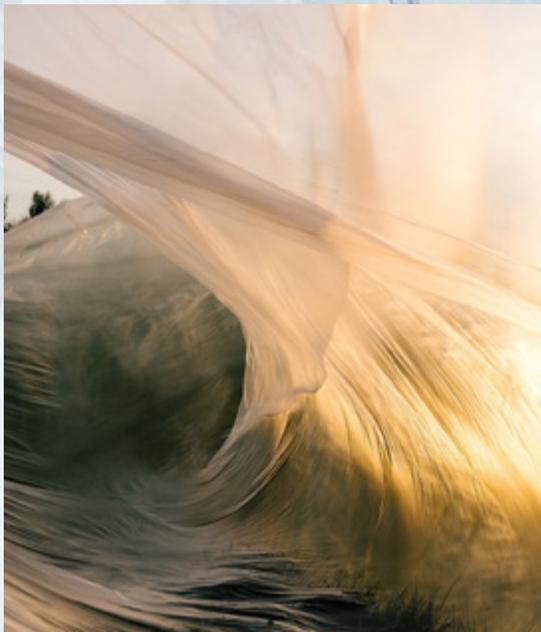
By Fendi Casa

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 6 Bedroom Sky Mansions

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.

Mindfully Crafted





Exclusivity and  
Tranquility



# Magistral Living Space



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



Meticulously  
Designed



# Magistral Living Space



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

Elegance  
Redefined



Your Oasis of Ultra-  
Luxury Serenity



## 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.

# The Exquisite Guest Bedroom

Every detail of Casa Canal has been thoughtfully curated to provide a truly luxurious experience.



## 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.



# Hand-Crafted Walk-In Closets

Step into opulence; an exclusive  
walk-in closet experience.



# Work in Pure Opulence

Unleash peak productivity  
in your private office with  
immaculate views.



# Blockbuster Experience

Step into the ultimate cinematic escape within the cozy embrace of your home.

Create lasting memories and share the enchantment of film right where you feel most comfortable.



# 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.





# Breathtaking Views



# Panoramic Bliss

Your Private Pool Escape



# Bedroom Sky Mansion

## Type A

### Unit Amenities

#### Lower Floor

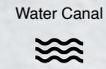
1. Entrance Foyer
2. Cigar Room
3. Bar Lounge
4. Grand Piano
5. Formal Living
6. Formal Dining
7. Grand Staircase
8. Show Kitchen
9. Wet Kitchen
10. Powder Room
11. Guestsuite 1
12. Guestsuite 2
13. Guestsuite 3
14. Guestsuite 4
15. Cinema Room
16. Staff Quarters
17. Jacuzzi
18. Pool
19. Sunken Seating
20. Tepenyaki
21. Outdoor Terrace

#### Upper Floor

22. Grand Staircase
23. Family Living
24. Void to Formal Living Below
25. Guestsuite 5
26. Salon
27. Sauna
28. Treatment Massage Room
29. Mastersuite Walk in Closet
30. Mastersuite Bathroom
31. Mastersuite Bedroom
32. Outdoor Terrace
33. Jacuzzi



Lower Floor



Safa Park



## Layouts

FLOOR MAPPING	
LEVEL	MAP
LOWER	
UPPER	



Upper Floor

# Bedroom Sky Mansion

## Type B

### Unit Amenities

#### Lower Floor

1. Entrance Foyer
2. Formal Living
3. Formal Dining
4. Bar Lounge
5. Cigar Lounge
6. Show Kitchen
7. Wet Kitchen
8. Powder Room
9. Grand Staircase
10. Guestsuite 1
11. Guestsuite 2
12. Guestsuite 3
13. Guestsuite 4
14. Staff Quarters
15. Cinema Room
16. Study Room
17. Sauna
18. Salon
19. Spa
20. Japanese Garden
21. Yoga Studio
22. Tepenyaki
23. Outdoor Pool
24. Sunken
25. Outdoor Terrace
26. Jacuzzi

#### Upper Floor

27. Guestsuite 5
28. Mastersuite Walk in Closet
29. Mastersuite Bedroom
30. Mastersuite Bathroom
31. Outdoor Terrace



Lower Floor

Water Canal



Safa Park



## Layouts

FLOOR MAPPING	
LEVEL	MAP
LOWER	
UPPER	



Upper Floor - Mezzanine



## Unit Details

### 6 Bedroom Sky Mansion

#### Type A

6 Bedrooms | 8 Bathrooms | 5 Parking Spaces

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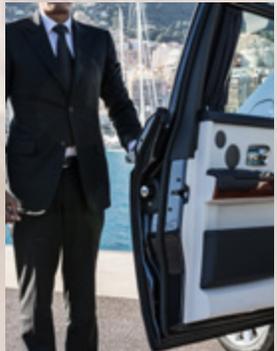
<b>Total</b>	<b>12,404 Sq.Ft.</b>	<b>1,152 Sq.M.</b>
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#### Type B

6 Bedrooms | 8 Bathrooms | 5 Parking Spaces

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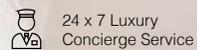
<b>Total</b>	<b>12,389 Sq.Ft.</b>	<b>1,151 Sq.M.</b>
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## Residence Features

- 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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