



CASA CANAL

Interiors By **FENDI**
CASA

5Bedroom
SKYVILLAS &
PENTHOUSE

UNIT BROCHURE

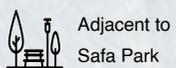


PROPERTIES



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



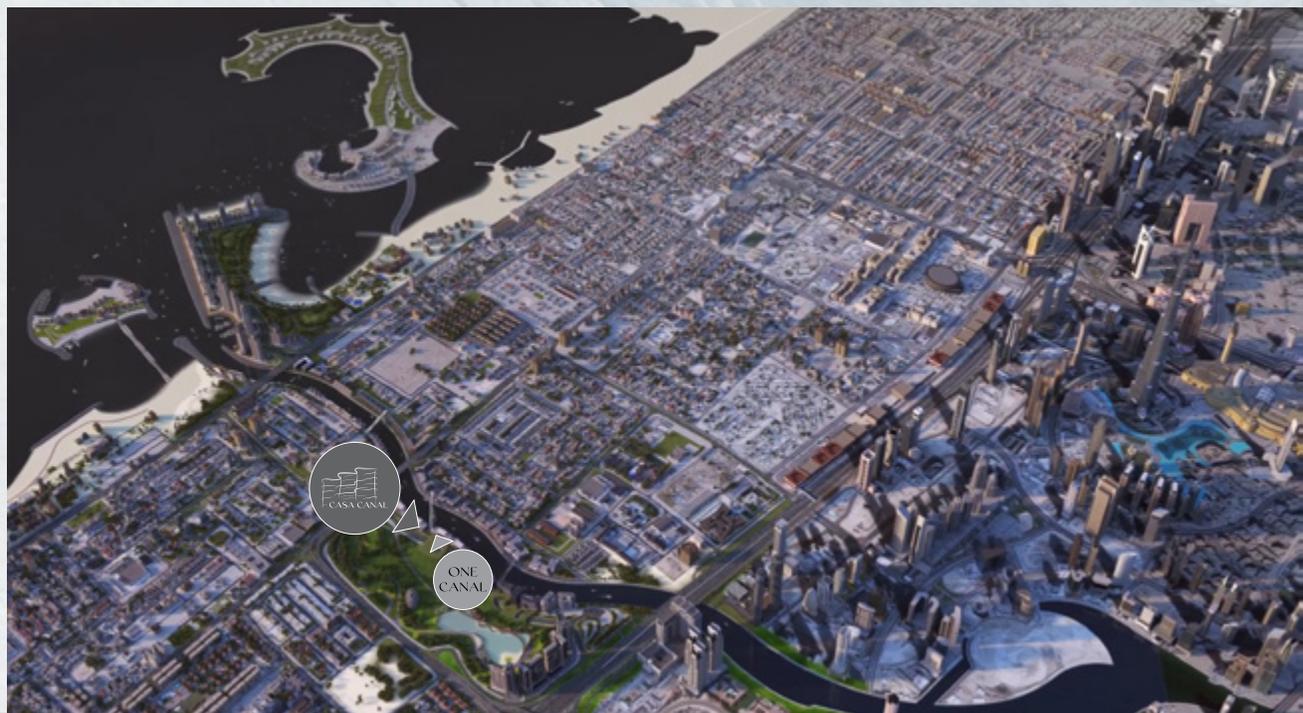
7 Min to
Burj Al Arab



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

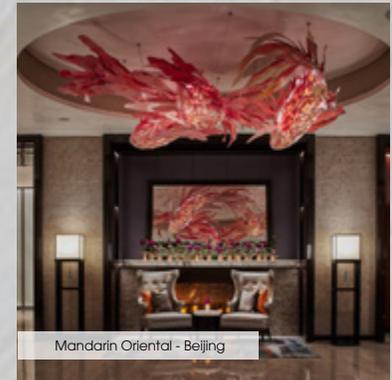
HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing

Interiors

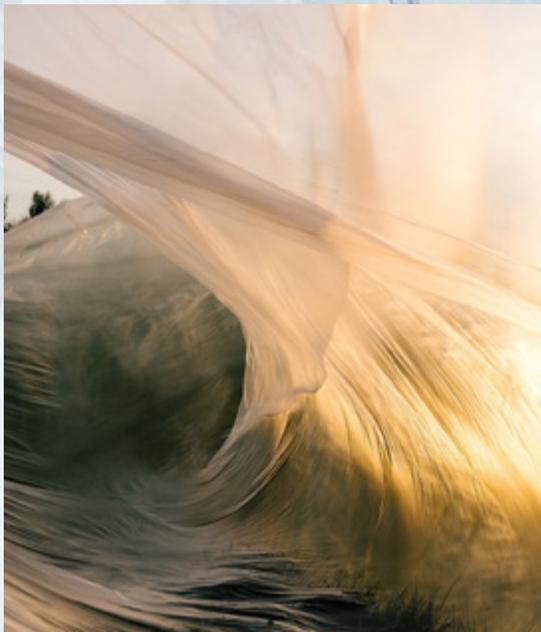
By Fendi Casa

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 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.

Immerse In
Serene Tranquility



Your Oasis of Ultra-Luxury Serenity





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.





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.



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.





Your Exclusive Residence

Where Elegance Meets Comfort





Serene and Opulent Living



Duplex Type A

Unit Amenities

Lower Floor

1. Entrance Foyer
2. Formal Living
3. Grand Staircase
4. Formal Dining
5. Bar Lounge
6. Show Kitchen
7. Powder Room
8. Wet Kitchen
9. Guestsuite 1
10. Guestsuite 2
11. Guestsuite 3
12. Outdoor Terrace
13. Tepenyaki
14. Sunken Seating
15. Pool
16. Jacuzzi

Upper Floor

17. Grand Staircase
18. Void To Formal Living Below
19. Guestsuite 4
20. Mastersuite Bedroom
21. Mastersuite Walk in Closet
22. Mastersuite Bathroom
23. Staff Quarter
24. Cinema
25. Outdoor Terrace
26. Jacuzzi



Water Canal



Safa Park

Lower Floor



Upper Floor

FLOOR MAPPING	
LEVEL	MAP
LOWER	
UPPER	

Duplex Type B

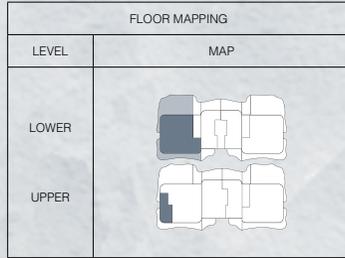
Unit Amenities

Lower Floor

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

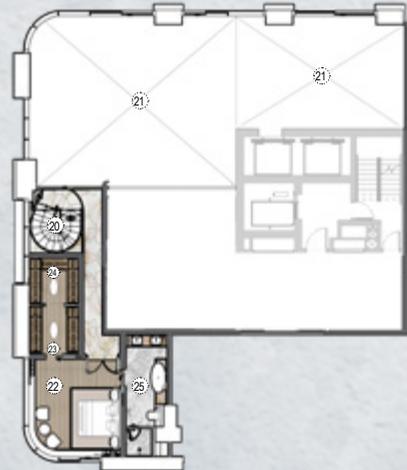
Upper Floor

20. Grand Staircase
21. Void To Formal Living Below
22. Mastersuite Bedroom
23. His Mastersuite Walk in Closet
24. Her Mastersuite Walk in Closet
25. Mastersuite Bathroom



Lower Floor

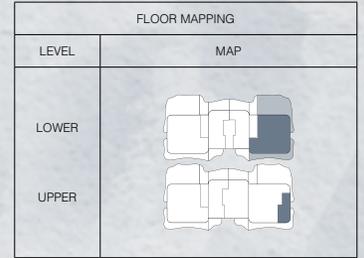
Upper Floor



Water Canal

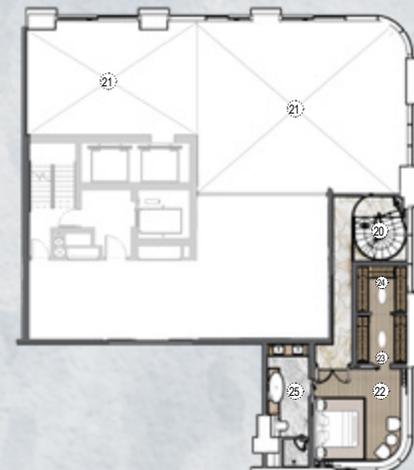


Safa Park



Lower Floor

Upper Floor



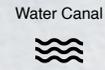
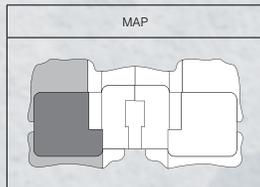
B5droom

Sky Villas & Penthouse

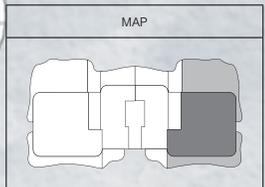
Simplex Type C

Unit Amenities

1. Entrance Foyer
2. Formal Living
3. Formal Dining
4. Bar Lounge
5. Breakfast Nook
6. Show Kitchen
7. Powder Room
8. Wet Kitchen
9. Mastersuite Bedroom
10. Mastersuite Walk in Closet
11. Mastersuite Bathroom
12. Guestsuite 1
13. Guestsuite 2
14. Guestsuite 3
15. Guestsuite 4
16. Staff Quarters
17. Tepenyaki
18. Sunken Seating
19. Pool
20. Jacuzzi
21. Outdoor Terrace
22. Cinema Room
23. Office
24. Spa



Layout Option I

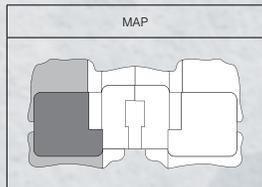


B5droom

Sky Villas & Penthouse

Unit Amenities

1. Entrance Foyer
2. Formal Living
3. Formal Dining
4. Bar Lounge
5. Breakfast Nook
6. Show Kitchen
7. Powder Room
8. Wet Kitchen
9. Mastersuite Bedroom
10. Mastersuite Walk in Closet
11. Mastersuite Bathroom
12. Guestsuite 1
13. Guestsuite 2
14. Guestsuite 3
15. Guestsuite 4
16. Staff Quarters
17. Tepenyaki
18. Sunken Seating
19. Pool
20. Jacuzzi
21. Outdoor Terrace
22. Cinema Room
23. Office

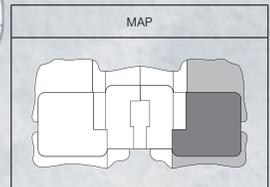


Water Canal



Safa Park

Layout Option 2



Unit Details

Duplex Type A

5 Bedrooms | 7 Bathrooms | 4 Parking Spaces

Total **7,943 Sq.Ft.** **738 Sq.M.**

Duplex Type B

5 Bedrooms | 8 Bathrooms | 4 Parking Spaces

	From		To	
Total	10,500 Sq.Ft.	975 Sq.M.	10,685 Sq.Ft.	993 Sq.M.

Simplex

5 Bedrooms | 7 Bathrooms | 4 Parking Spaces

Total **9,820 Sq.Ft.** **912 Sq.M.**



Panoramic Bliss

Your Private Pool Escape



Where Exclusivity
Meets Luxury



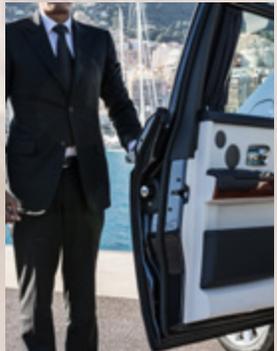


Japanese Garden & Yoga Studio

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



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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