

4Bedroom
GARDEN VILLA



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



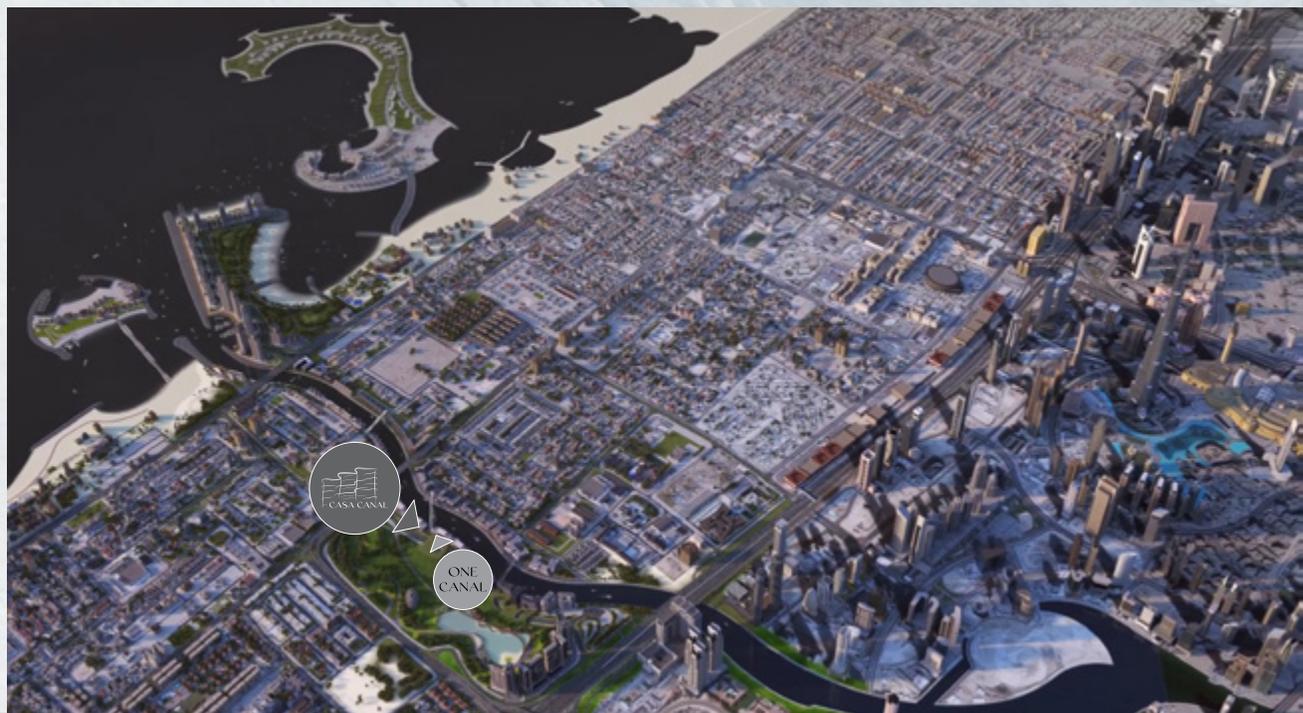
7 Min to
Burj Al Arab



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

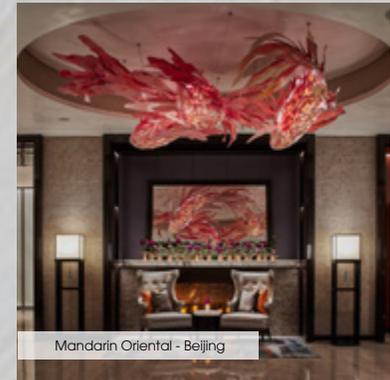
HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing

Interiors

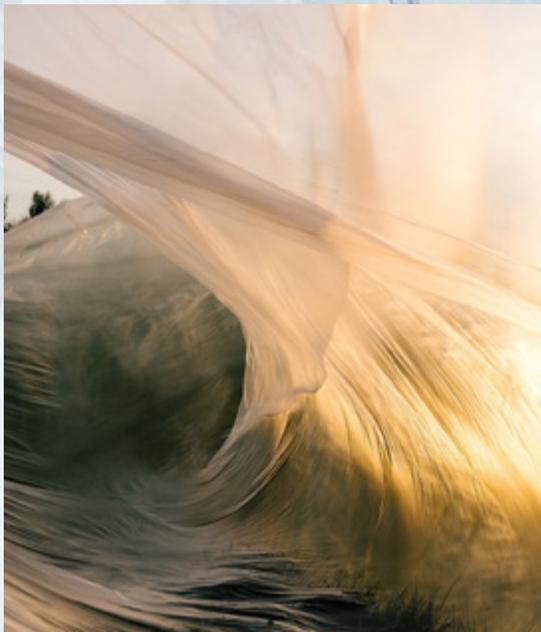
By Fendi Casa

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 Garden Villas

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.

Your Oasis of Ultra-
Luxury Serenity



Garden Villa

Water Canal



Layouts

Unit Amenities

Lower Floor

1. Entrance Foyer
2. Family Living
3. Grand Staircase
4. Formal Dining
5. Show Kitchen
6. Wet Kitchen
7. Powder Room
8. Staff Quarters
9. Guestsuite 1
10. Outdoor Terrace
11. Pool

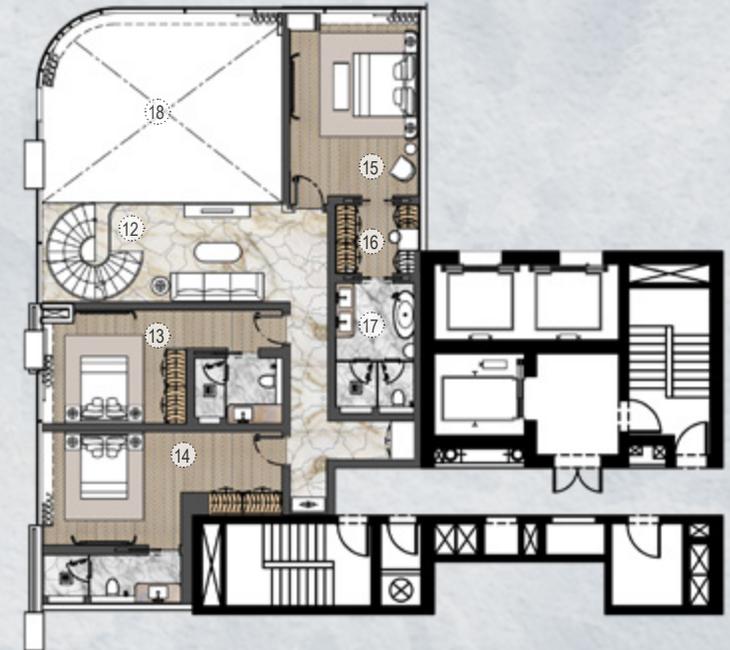
Upper Floor

12. Grand Staircase
13. Guestsuite 2
14. Guestsuite 3
15. Mastersuite Bedroom
16. Mastersuite Walk In Closet
17. Mastersuite Bathroom
18. Void Area



Lower Floor

Safa Park



Upper Floor

Garden Villa

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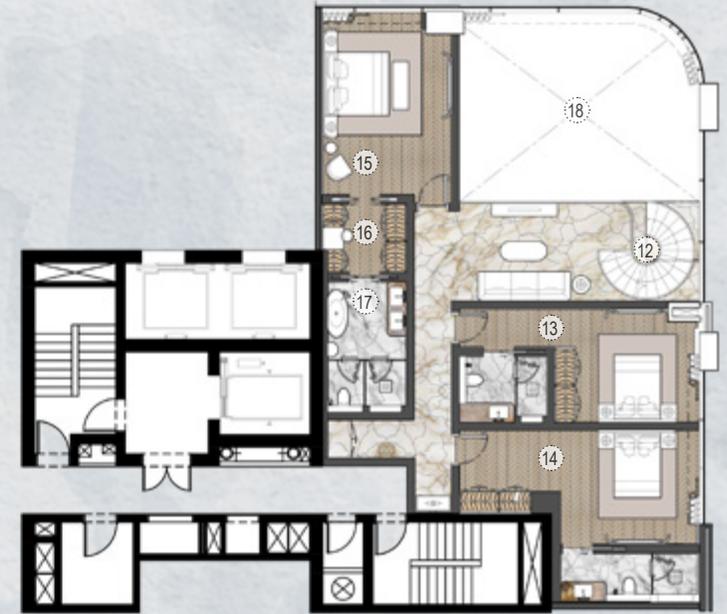


Lower Floor

Water Canal



Safa Park



Upper Floor

Unmatched Elegance



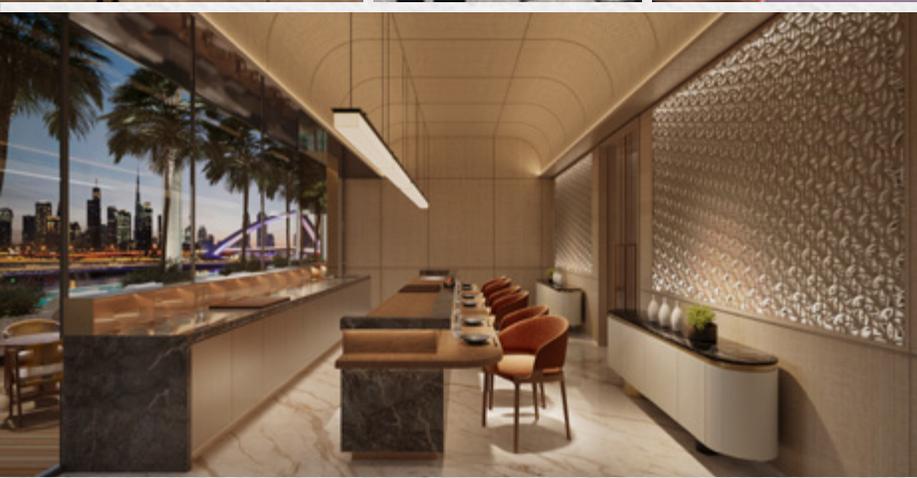
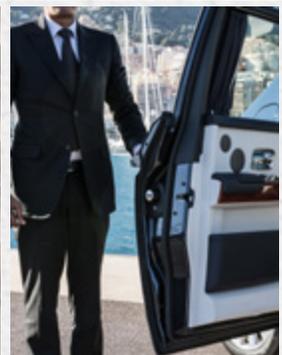
Unit Details

Type A

4 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Total	5,413 Sq.Ft.	503 Sq.M.	5,607 Sq.Ft.	521 Sq.M.

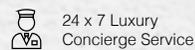




Residence Features

- 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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