

4Bedroom  
SKYVILLA



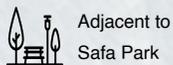
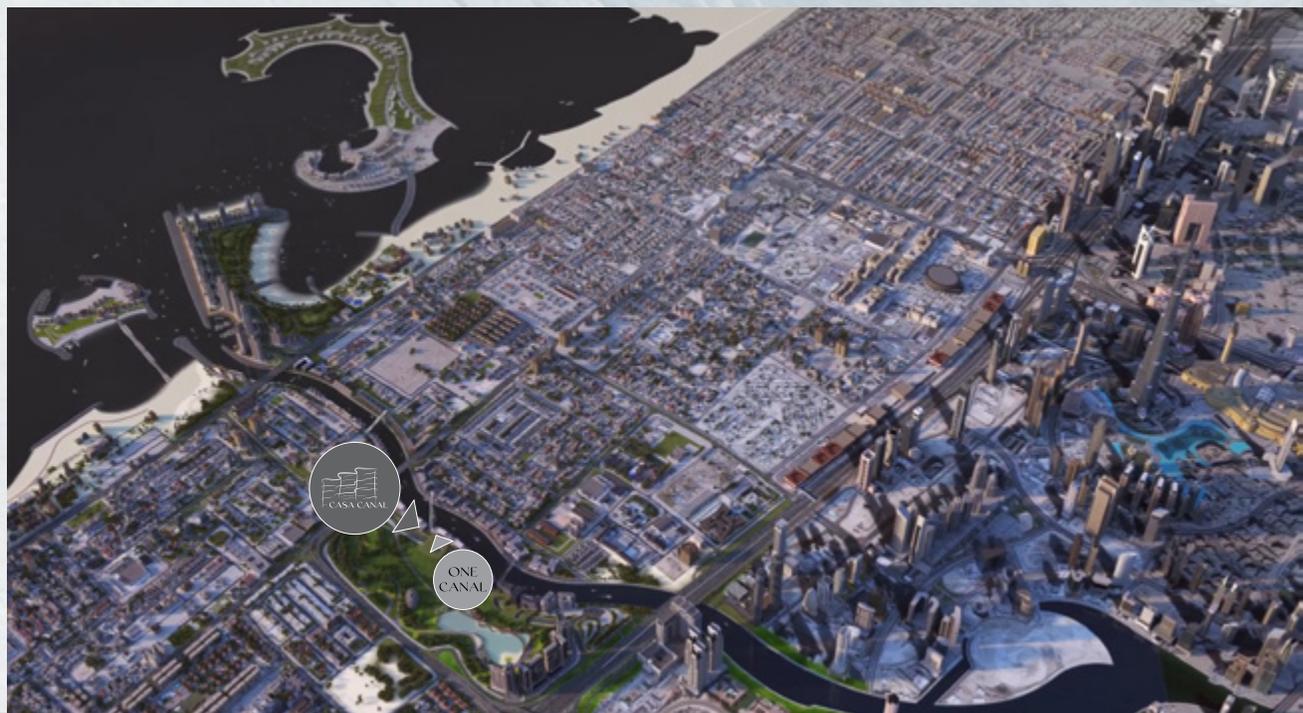
# UNIT BROCHURE





## 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

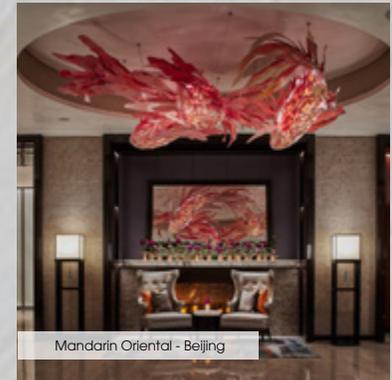
HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing

# Interiors

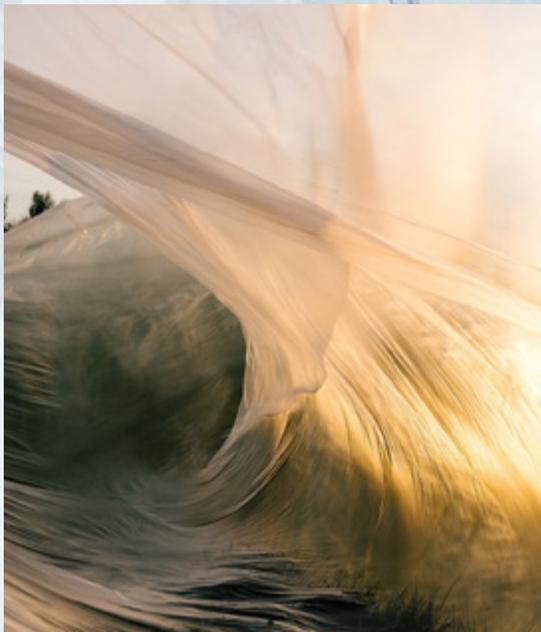
By Fendi Casa

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 4 Bedroom Sky 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



## 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.



## 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



# B4 Bedroom Sky Villa

## Type A

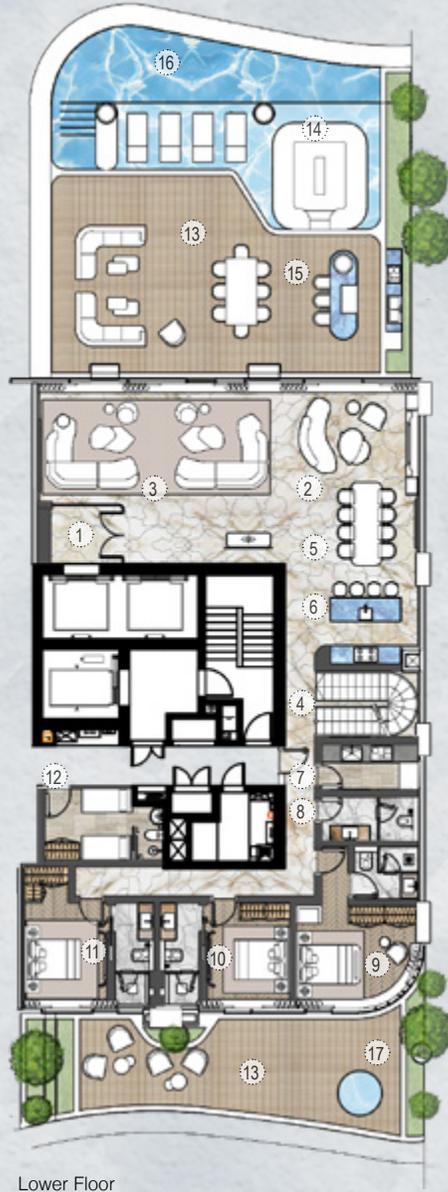
### Unit Amenities

#### Lower Floor

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

#### Upper Floor

18. Grand Staircase
19. Mastersuite Bedroom
20. Mastersuite Walk In Closet
21. Mastersuite Bathroom
22. Pool



Lower Floor

Water Canal



Upper Floor

Safa Park



## Layouts

FLOOR MAPPING	
LEVEL	MAP
LOWER	
UPPER	

# 4 Bedroom Sky Villa

## Type A

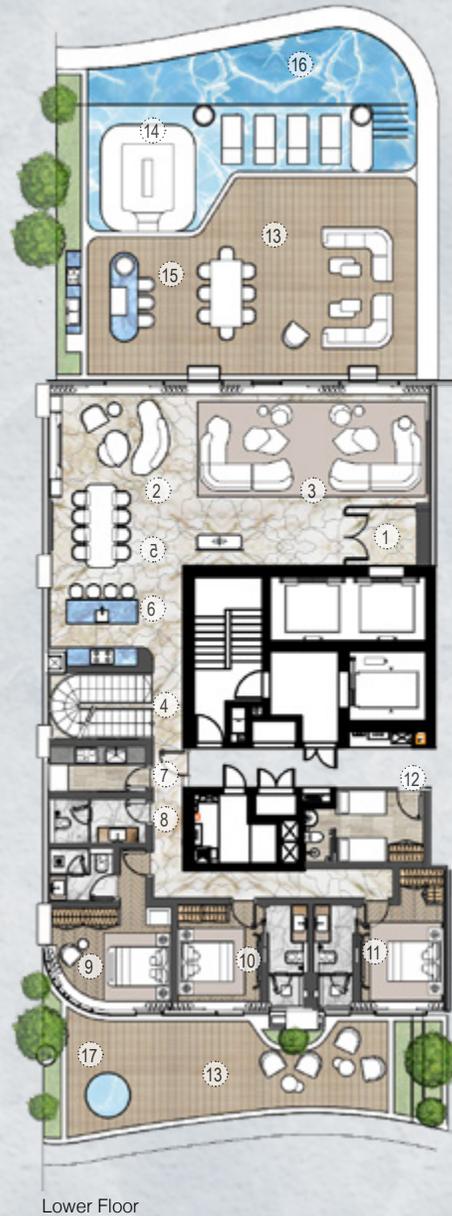
### Unit Amenities

#### Lower Floor

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

#### Upper Floor

18. Grand Staircase
19. Mastersuite Bedroom
20. Mastersuite Walk In Closet
21. Mastersuite Bathroom
22. Pool

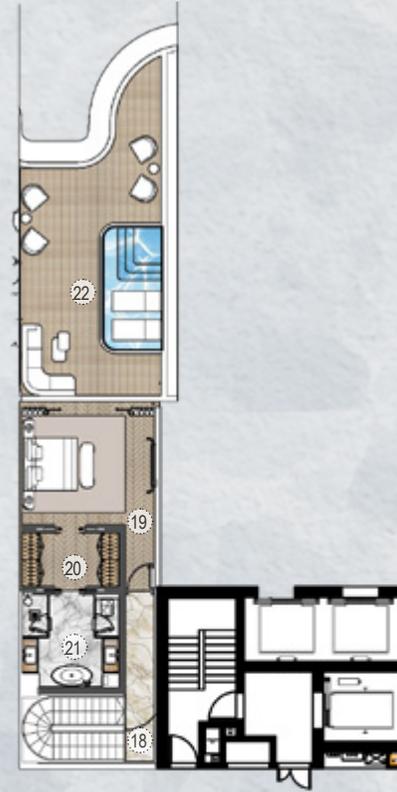


Lower Floor

Water Canal



Safa Park



Upper Floor

## Layouts

FLOOR MAPPING	
LEVEL	MAP
LOWER	
UPPER	

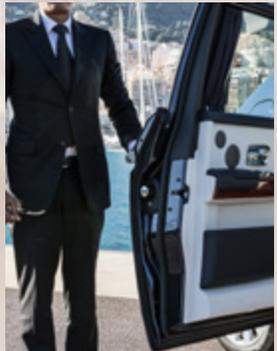
## Unit Details

### Type A

4 Bedrooms | 6 Bathrooms | 4 Parking Spaces

	From		To	
<b>Total</b>	<b>6,758 Sq.Ft.</b>	<b>627 Sq.M.</b>	<b>6,923 Sq.Ft.</b>	<b>643 Sq.M.</b>

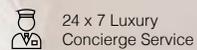




## Residence Features

- 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.





 [info@ahs-properties.com](mailto:info@ahs-properties.com)

 [ahs.properties](https://www.instagram.com/ahs.properties)

 Sales Centre - AHS Properties,  
Happiness Street, City Walk -  
Unit 2, Building 5 Dubai, UAE.

 +971 (4) 4581821

 [ahs-properties.com](https://www.ahs-properties.com)