

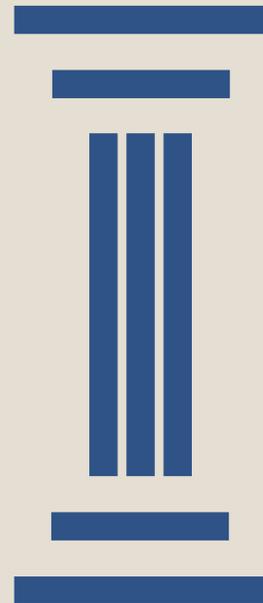


**CASAGRAN**  
HERMĪNA









Dear Resident,

I have been waiting.

For your quiet mornings. For your weekends with friends and family over for softly lit dinners.

I have been waiting for you. For the chance to make a home out of four walls and a roof.

For the deep satisfaction that settles within you when you're on your way back from work, from a long trip, from anywhere because you know you're heading home.

I have been waiting to be part of your every day. To build with you something that would last.

Yours sincerely,

*Hermiona*

# THE MESSENGER

Hermina is a place where the sea brings calm,  
and the city stays within reach.

Inspired by Hermes, the mythological messenger  
who moved between the divine and mortal realms,

# HAS ARRIVED

Hermina is designed to be a bridge  
between contrasts.

*Between movement  
and stillness...*

*Between the grounded  
and the elevated.*



An aerial photograph of a lush, green island, likely one of the Dubai Islands. The island is characterized by dense vegetation, including palm trees and other tropical plants. A prominent feature is a large, modern building complex with a curved, tiered design, situated in the lower-left quadrant. A winding road or path cuts through the island, connecting different areas. The island is surrounded by clear, turquoise water, and the overall scene is captured from a high-angle perspective, emphasizing the island's unique shape and the integration of nature with modern architecture.

# DUBAI ISLANDS

## THE LOCATION

# *Crafted by the Coast*

Dubai Islands is quickly emerging as one of Dubai's strongest investment stories as it offers rare access to prime waterfront living, where demand is high, and supply is shrinking fast.

With over 80 hotels in the pipeline, a new eight-lane bridge under construction, and solid yield potential, the area is positioned for strong growth in both capital values and rental returns over the next three to five years.



## KEY DRIVERS

- **21 km of beach** with Blue Flag Global Accreditation
- **80+ hotels** boosting year-round tourism and rental demand
- **An eight-lane bridge** linking to Downtown Dubai by 2026
- **Future Metro** feasibility under study to expand access
- **2,463 property transactions** recorded on Dubai Islands last year

## INVESTMENT HIGHLIGHTS

- **Tourism Magnet:** 80+ hotels will drive footfall, short-let occupancy, and property values
- **Seamless Access:** New bridge cuts Downtown Dubai-to-beach commutes to under 15 minutes
- **Government-Backed Growth:** Priority public spending under Dubai 2040 Plan
- **Scarcity Premium:** Limited waterfront plots, planned marinas, beach clubs, and a 75m yacht channel



### WHY INVEST IN DUBAI ISLANDS

## *A Growing Investment Hub*

Dubai Islands offers a rare opportunity to secure a front-row position in one of the city's master-planned coastal zones. With apartment supply capped and strong infrastructure backing, Hermina stands at the center of a high-growth precinct.

## LOCATION OVERVIEW

# *Modern Living by the Water*

Located on Dubai Islands and near the Infinity Bridge, Hermina offers direct access to a waterfront lifestyle shaped by green space, city vision, and daily ease.



Master-planned coastal destination



Steps from several marinas and the waterfront market



Close to the upcoming largest mall in the area



Easy access to the mainland via Infinity Bridge



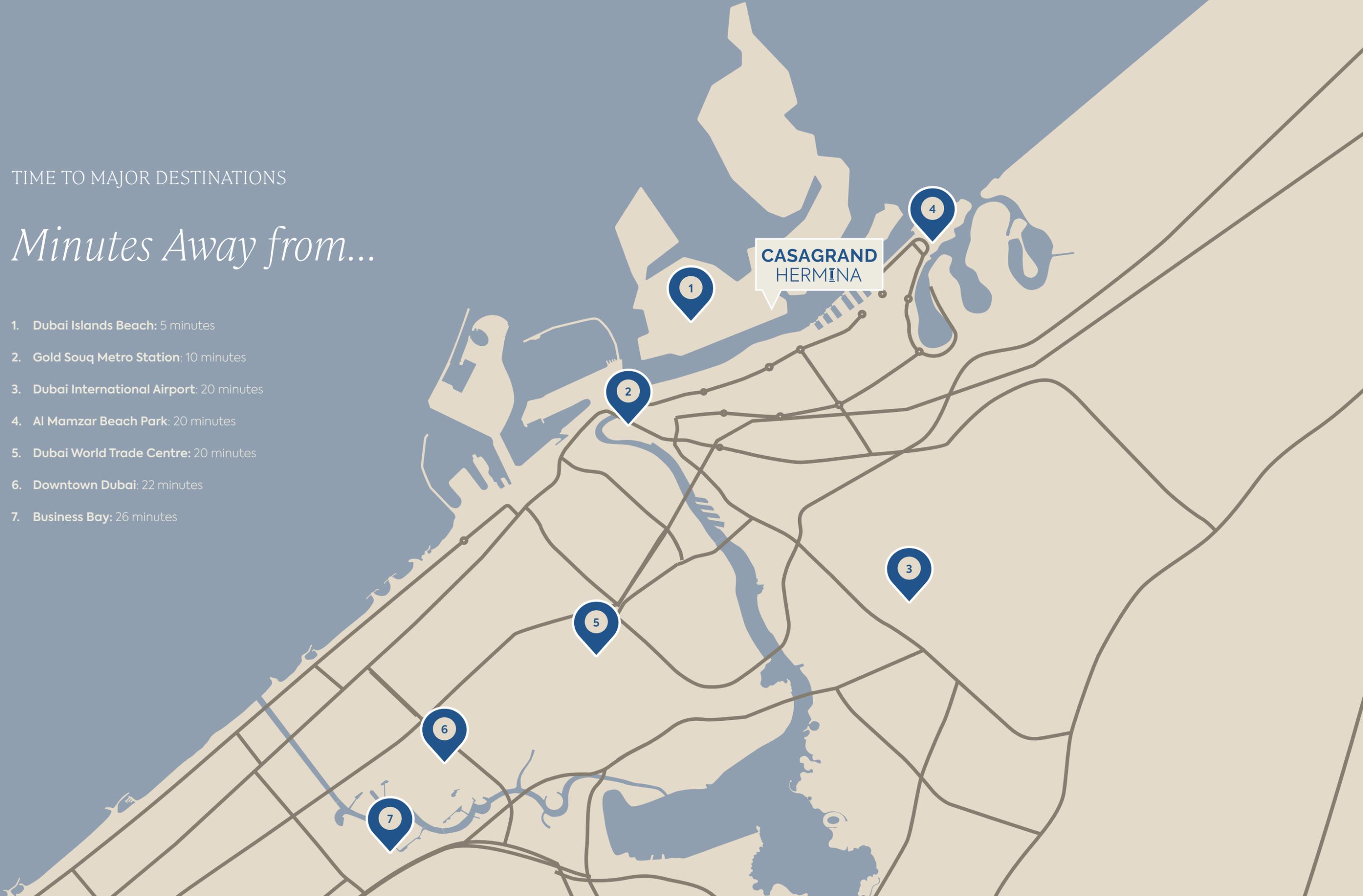
Surrounded by calm, yet close to key city destinations



TIME TO MAJOR DESTINATIONS

*Minutes Away from...*

- 1. **Dubai Islands Beach:** 5 minutes
- 2. **Gold Souq Metro Station:** 10 minutes
- 3. **Dubai International Airport:** 20 minutes
- 4. **Al Mamzar Beach Park:** 20 minutes
- 5. **Dubai World Trade Centre:** 20 minutes
- 6. **Downtown Dubai:** 22 minutes
- 7. **Business Bay:** 26 minutes



A woman wearing a wide-brimmed straw hat, sunglasses, and a dark blue two-piece outfit with a long, flowing skirt stands on a balcony. She is leaning against a glass railing that reflects her. The background is a vast, clear blue ocean under a bright sky. The text 'LIFE FLOWS DIFFERENTLY HERE' is overlaid in white, serif font on the glass railing.

LIFE  
FLOWS  
DIFFERENTLY  
HERE

# LIFE

Mornings stretch out over coffee by the water.

# AT HERMINA

Afternoons drift between work calls and time spent in the rooftop pool.

# MOVES AT ITS

Evenings return home to warm lights, open views, and your own unique rituals.

# OWN PACE.



## THE RESIDENCE

# *Architecture in Motion*

Curved balconies ripple along the façade like waves meeting the shore, softened by greenery and wrapped in light. Each floor steps gently into the next, creating a rhythm that mirrors the tide below and the skyline ahead.



SEAFRONT VIEWS

# *Open to New Horizons*

Glass balustrades open every home to its surroundings, some to the city, some to the sea. Thoughtful symmetry, soft materials, and layered terraces create a silhouette that feels like a living structure.





A COLLECTION  
OF 131 RESIDENCES  
DESIGNED AROUND  
QUIET ELEGANCE

On each floor, residences are spaced out to offer more privacy, quieter corridors, and a stronger sense of exclusivity.





CASAGRAN DI  
HERMINA

DROP OFF AREA

# THE INTERIORS





LOBBY



LOBBY LOUNGE



LIVING ROOM



DINING AREA



DINING AREA



KITCHEN



BEDROOM



BATHROOM



## THE VIEW

# *A Home Framed by the Horizon*

Double-height balconies open up panoramic views of the waterfront, Sharjah skyline, Dubai skyline, Burj Khalifa, and the Creek, bringing in light, openness, and a sense of balance where city and sea come into view together.

THE EVERYDAY

*Life That's Built  
Around Ease*

Walk-in closets and fully furnished interiors feature carefully selected branded pieces, while natural light embraces every room, turning daily living into something special.



EFFORTLESS LIVING

## *Built-in Smart Living*

All units are fully-furnished and include smart home systems that let you control lighting, temperature, and security by touch or voice, bringing comfort, efficiency, and peace of mind into everyday living.

- Voice or touch control
- Energy-efficient features
- Built-in security system
- Custom lighting and temperature settings





## DESIGNED WITH THE ENVIRONMENT IN MIND

Every detail in Hermina is chosen to reduce environmental impact and support long-term efficiency in everyday living.

- Energy-efficient lighting
- Eco-friendly interior materials
- Insulated glass to reduce cooling needs
- Low-consumption sanitary fittings
- Locally landscaped podium to help lower surrounding temperatures
- Non-toxic, user-friendly paint systems

## THE AMENITIES

# *Bask in the Glow of a Life Well-Lived*

Everything at Hermina is designed to support how you live, gather, unwind, and reset.

Each space carries something meaningful, from rooftop views to wellness zones, connecting comfort, calm, and everyday ease into a one-of-a-kind lifestyle.





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HERMINA



### Fitness & Wellness



Gym



Aerobics Area



Meditation & Yoga Space



Walking Track

### Recreation & Entertainment



Mini Theatre



Sky Cinema



Indoor Games



Trampoline



Observation Deck

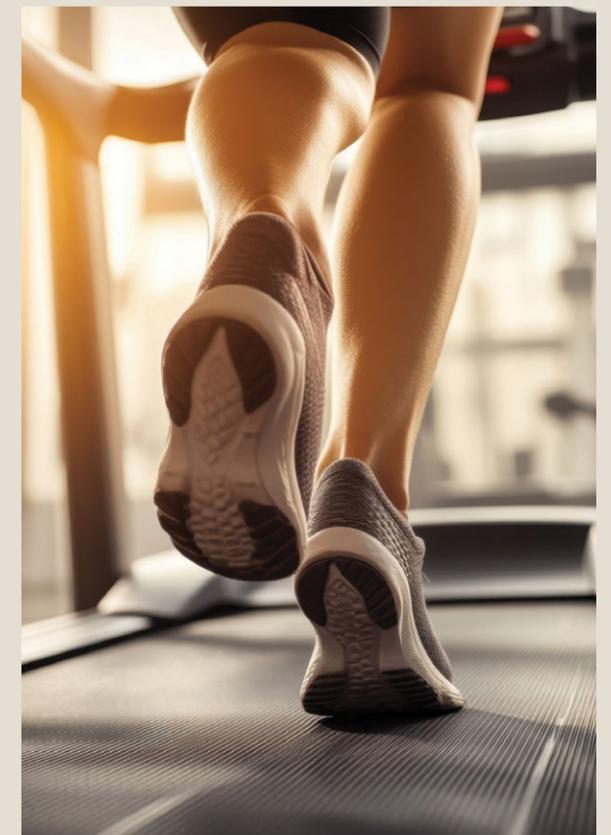
### Relaxation & Spa



Spa



Steam



## Access & Surroundings



Promenade linked to the marina



Landscaped ground-level areas



Dedicated drop-off zones

## Swimming & Poolside Amenities



Leisure Pool



Infinity Pool



Pool Cabana

## Children & Family-Oriented Spaces



Children's Play Area

## Community & Events



Multipurpose Hall





OBSERVATION DECK



SPA



GYM



INFINITY POOL



SKY CINEMA

## WHY INVEST IN DUBAI?

Dubai is a global hub for long-term investment, offering a strong economy, stable policies, and a lifestyle that attracts residents from around the world.

- Strategic Location
- Investor Friendly Policies
- Tax-free Economy
- Golden Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-Art Education and Healthcare
- The Cleanest City in the World\*
- Most Desirable Global Destination for Expats\*\*

\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

\*\*Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to.'



The background is a teal-colored marbled paper with a complex, organic pattern of dark and light shades, creating a textured, stone-like appearance.

CASAGRANDE  
HERMINA

The background is a teal-colored marbled paper with a complex, organic pattern of light and dark veins. The text is centered horizontally and vertically.

# FLOOR PLAN

# CASAGRAND

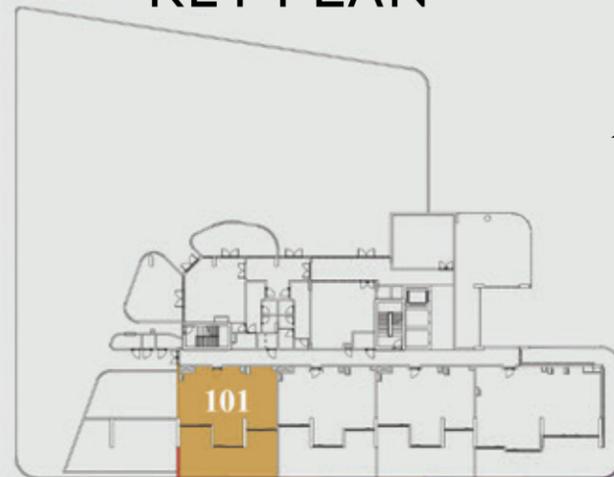
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.84	977.79
BALCONY AREA	62.83	676.30
TOTAL AR	153.67	1654.09

UNIT: 101.

### KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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# CASAGRAND

building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.28	971.77
BALCONY AREA	62.66	674.47
TOTAL AREA	152.94	1646.23

UNIT: 102.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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# CASAGRAND

building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.70	976.29
BALCONY AREA	61.99	667.25
TOTAL AREA	152.69	1643.54

UNIT: 103.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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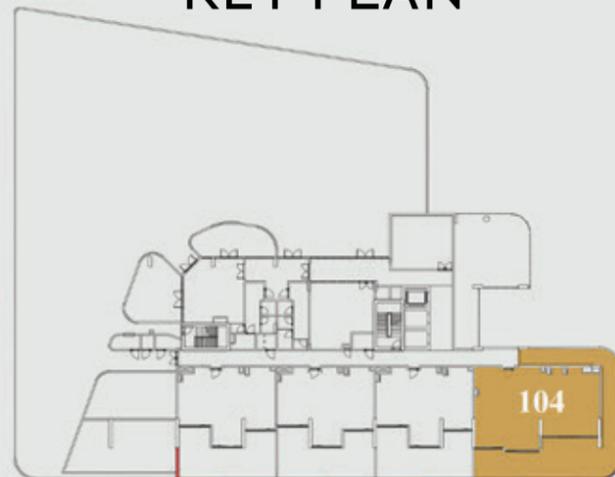
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	133.69	1439.03
BALCONY AREA	118.41	1274.55
TOTAL AREA	252.10	2713.58

UNIT: 104.

### KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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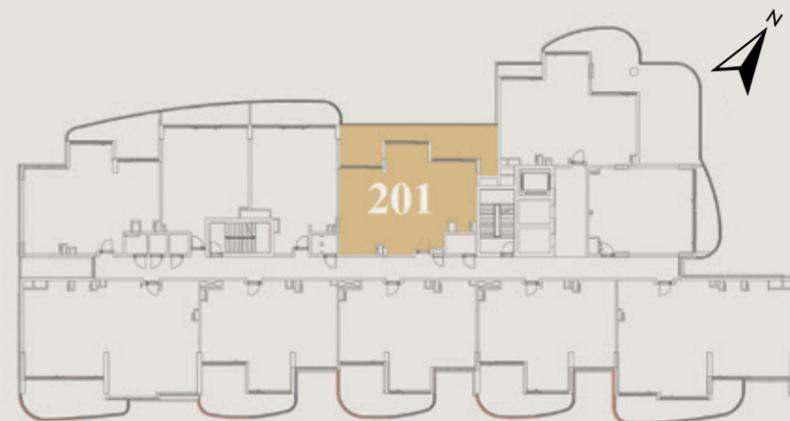
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.32	972.20
BALCONY AREA	36.27	390.41
TOTAL AREA	126.59	1362.60

UNIT: 201.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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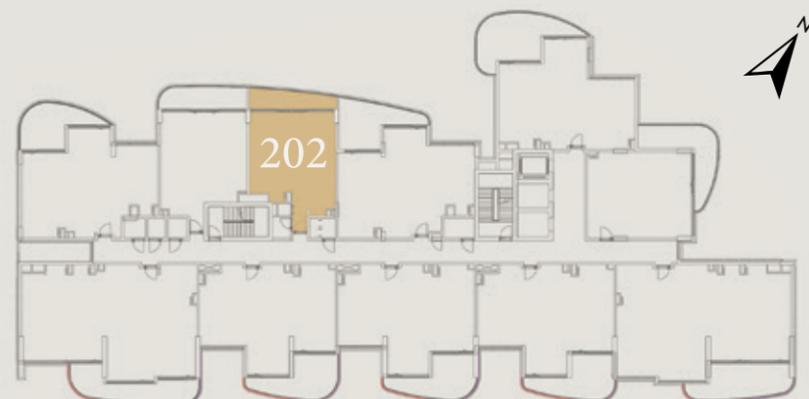
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	68.01	732.05
BALCONY AREA	15.18	163.40
TOTAL AREA	83.19	895.45

UNIT: 202.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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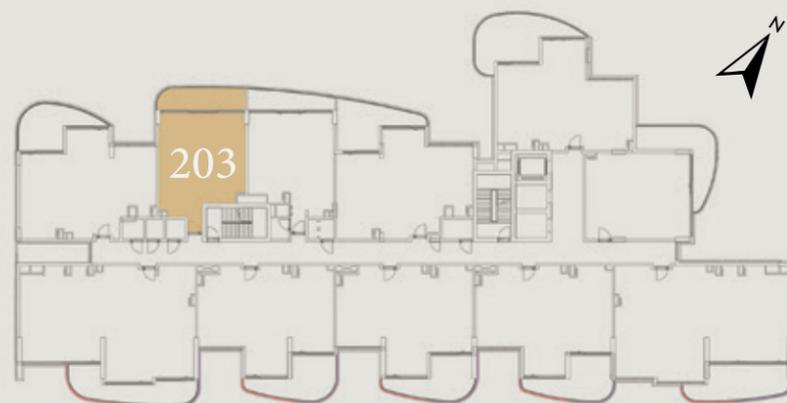
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	64.78	697.29
BALCONY AREA	12.72	136.92
TOTAL AREA	77.50	834.20

UNIT: 203.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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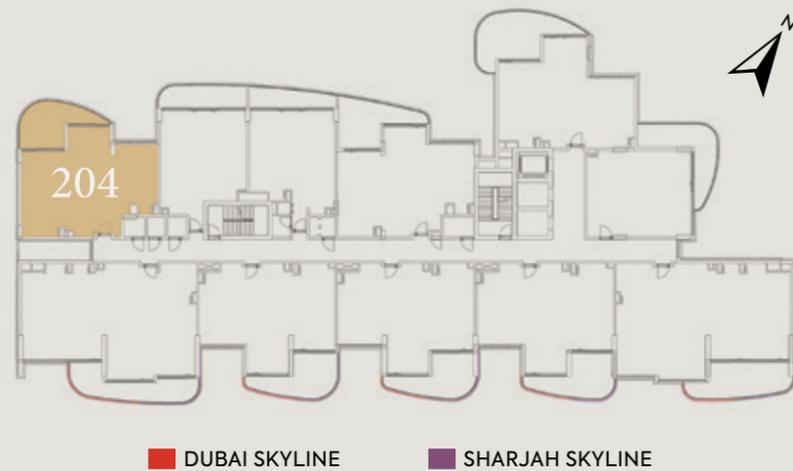
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	89.95	968.21
BALCONY AREA	20.54	221.09
TOTAL AREA	110.49	1189.30

UNIT: 204.

### KEY PLAN



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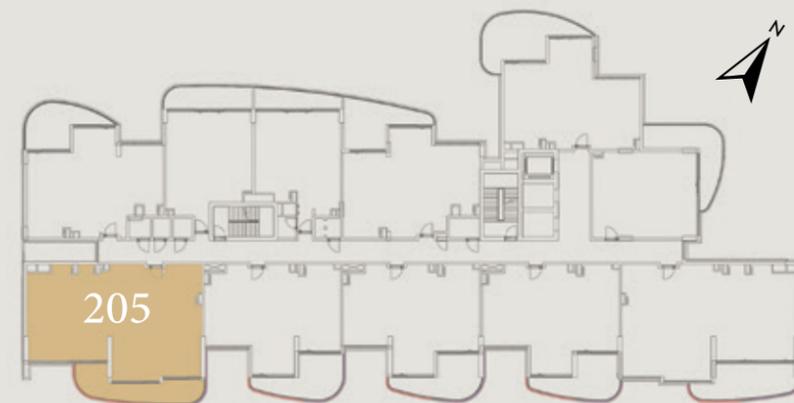
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	134.16	1444.09
BALCONY AREA	24.77	266.62
TOTAL AREA	158.93	1710.71

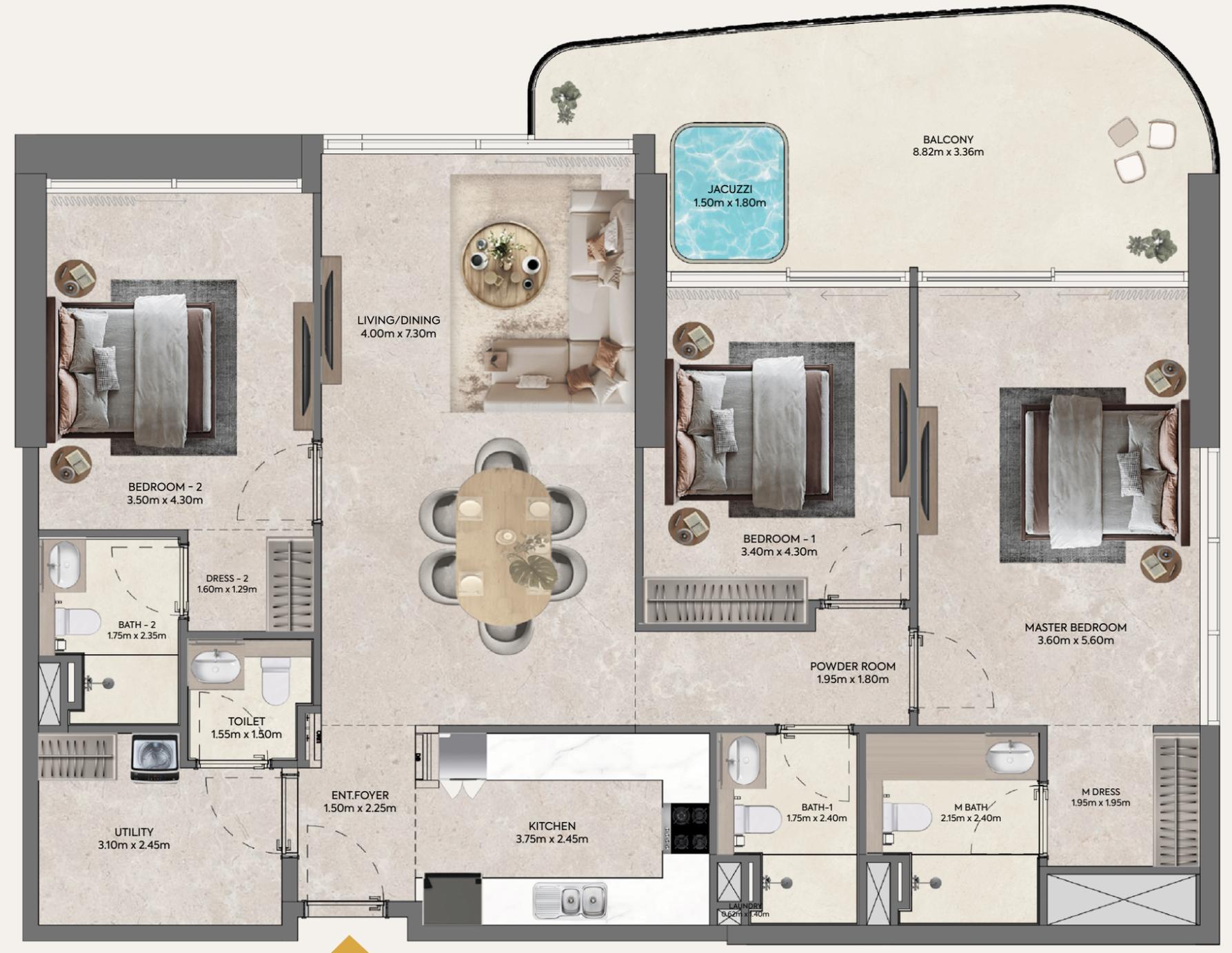
UNIT: 205.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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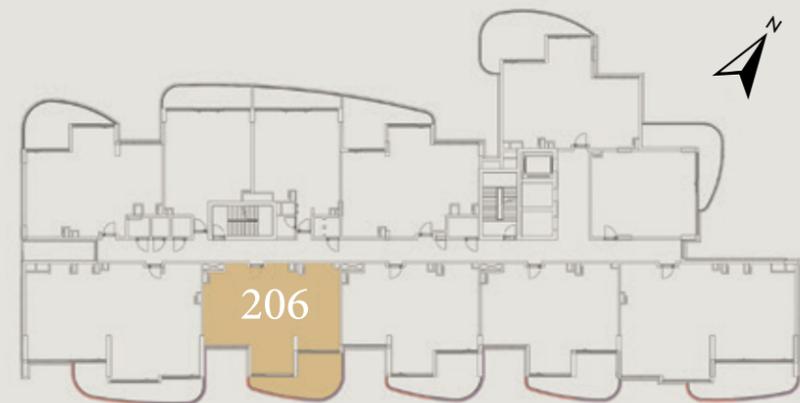
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.81	977.47
BALCONY AREA	24.45	263.18
TOTAL AREA	115.26	1240.65

UNIT: 206.

### KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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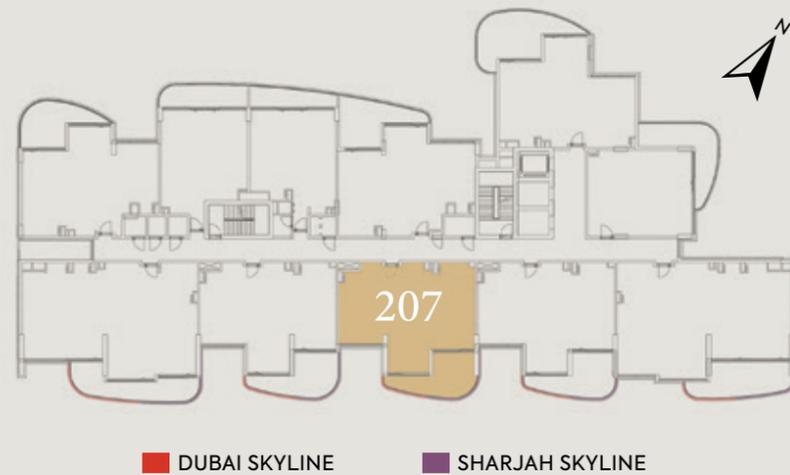
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.38	972.84
BALCONY AREA	24.28	261.35
TOTAL AREA	114.66	1234.19

UNIT: 207.

### KEY PLAN



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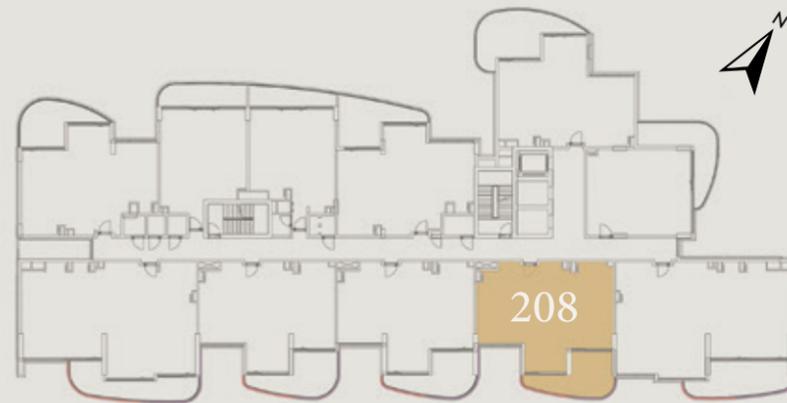
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.79	977.26
BALCONY AREA	23.92	257.47
TOTAL AREA	114.71	1234.73

UNIT: 208.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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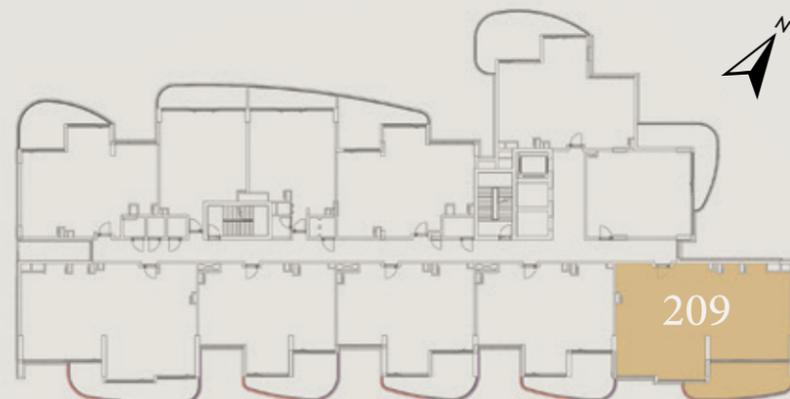
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	133.79	1440.10
BALCONY AREA	26.91	289.66
TOTAL AREA	160.70	1729.76

UNIT: 209.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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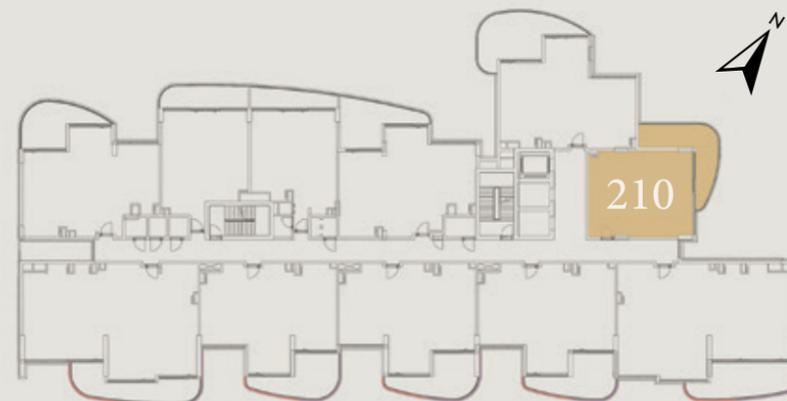
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	65.38	703.74
BALCONY AREA	12.79	137.67
TOTAL AREA	78.17	841.41

UNIT: 210.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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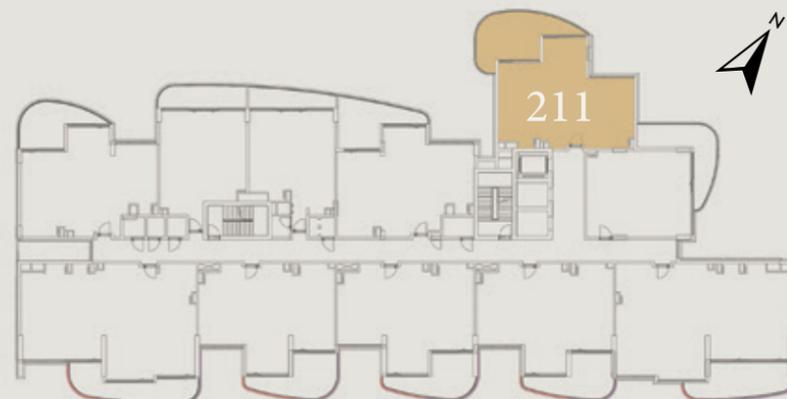
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	88.83	956.16
BALCONY AREA	75.15	808.91
TOTAL AREA	163.98	1765.07

UNIT: 211.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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# CASAGRAN

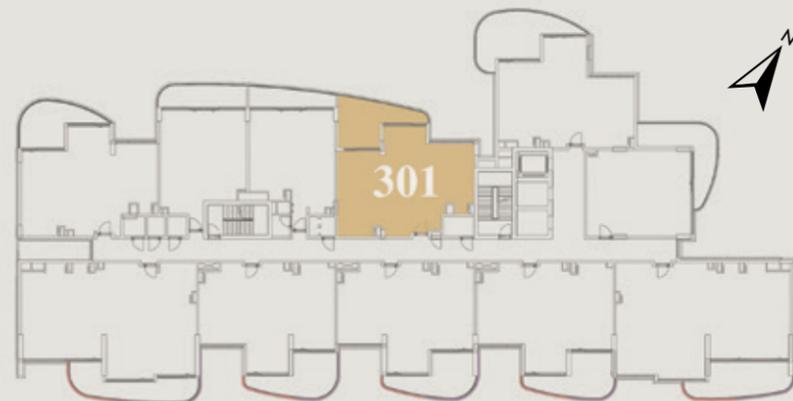
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.29	971.87
BALCONY AREA	22.31	240.14
TOTAL AREA	112.60	1212.02

UNIT: 301,501,701,901,1101.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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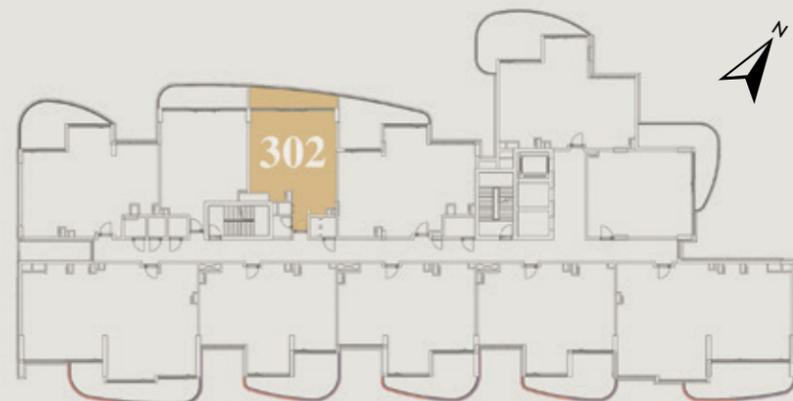
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	68.01	732.05
BALCONY AREA	12.63	135.95
TOTAL AREA	80.64	868.00

UNIT: 302,502,702,902,1102.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

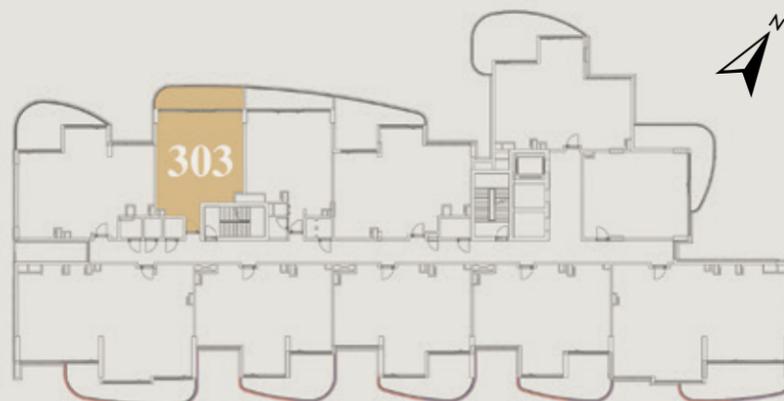
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	64.78	697.29
BALCONY AREA	15.19	163.50
TOTAL AREA	79.97	860.79

UNIT: 303,503,703,903,1103.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

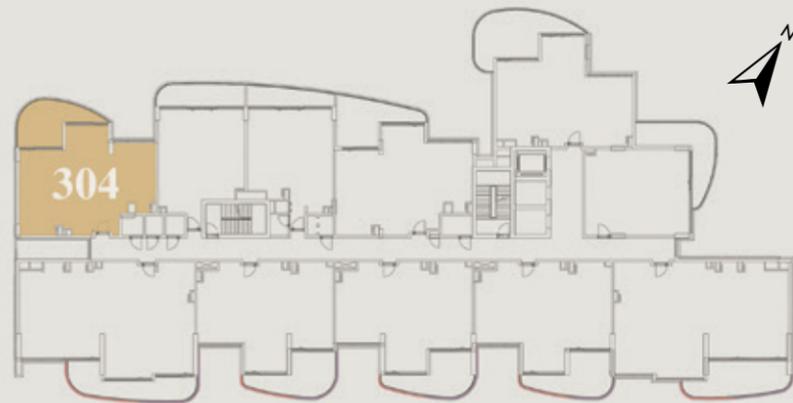
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	89.59	964.34
BALCONY AREA	20.44	220.01
TOTAL AREA	110.03	1184.35

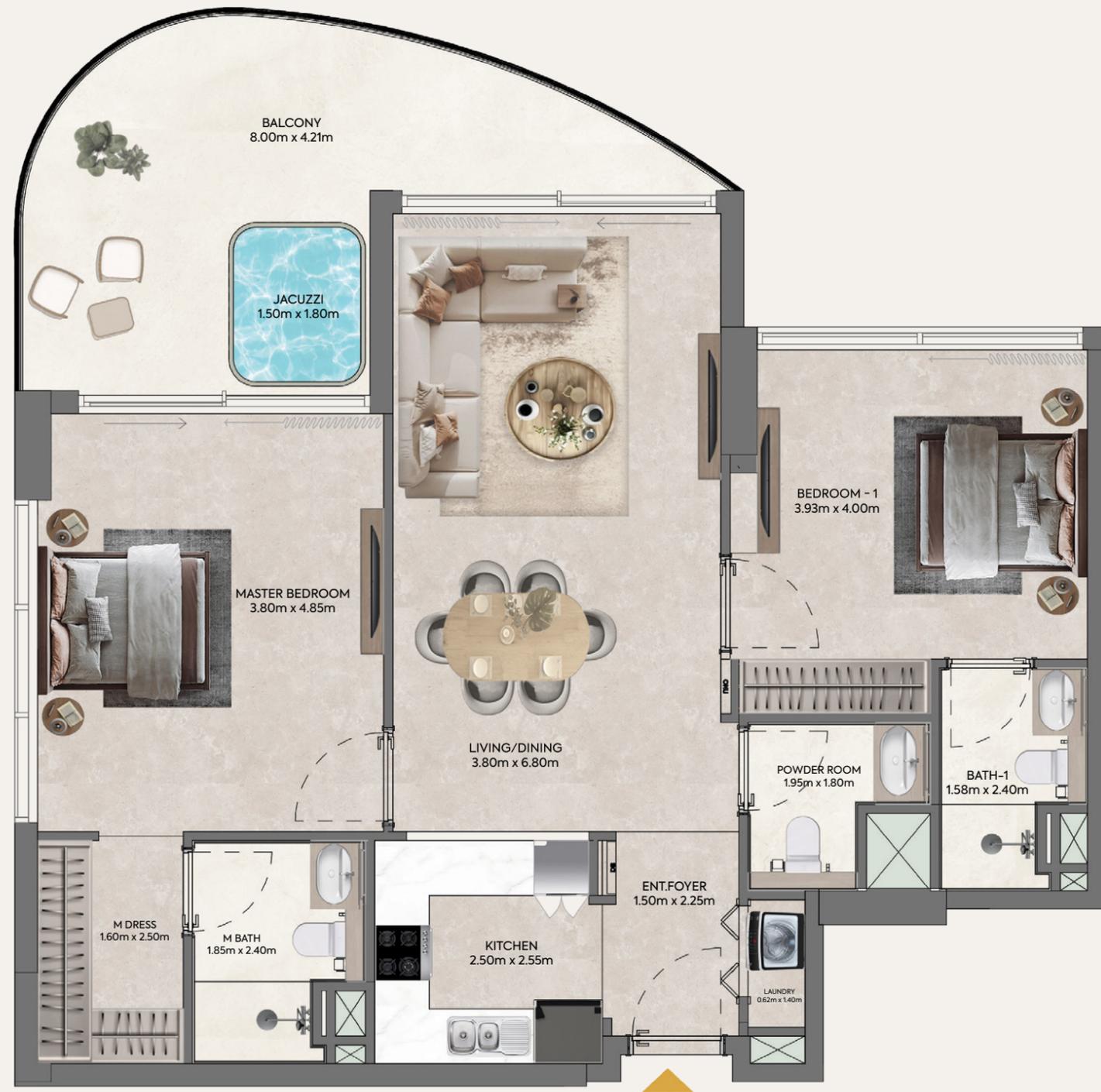
UNIT: 304,504,704,904,1104.

### KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

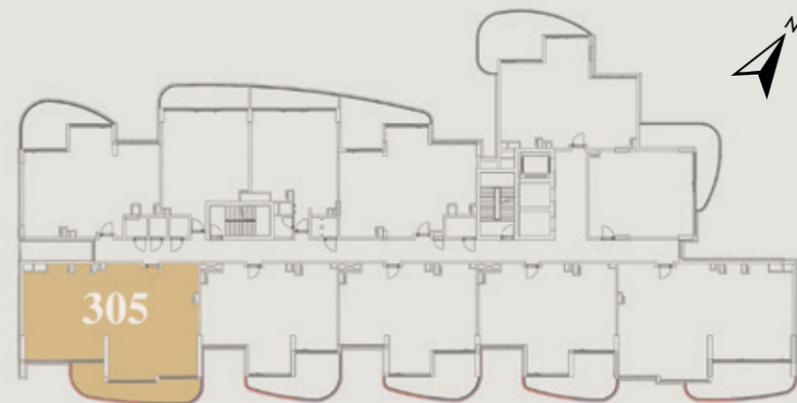
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	134.07	1443.12
BALCONY AREA	25.28	272.11
TOTAL AREA	159.35	1715.23

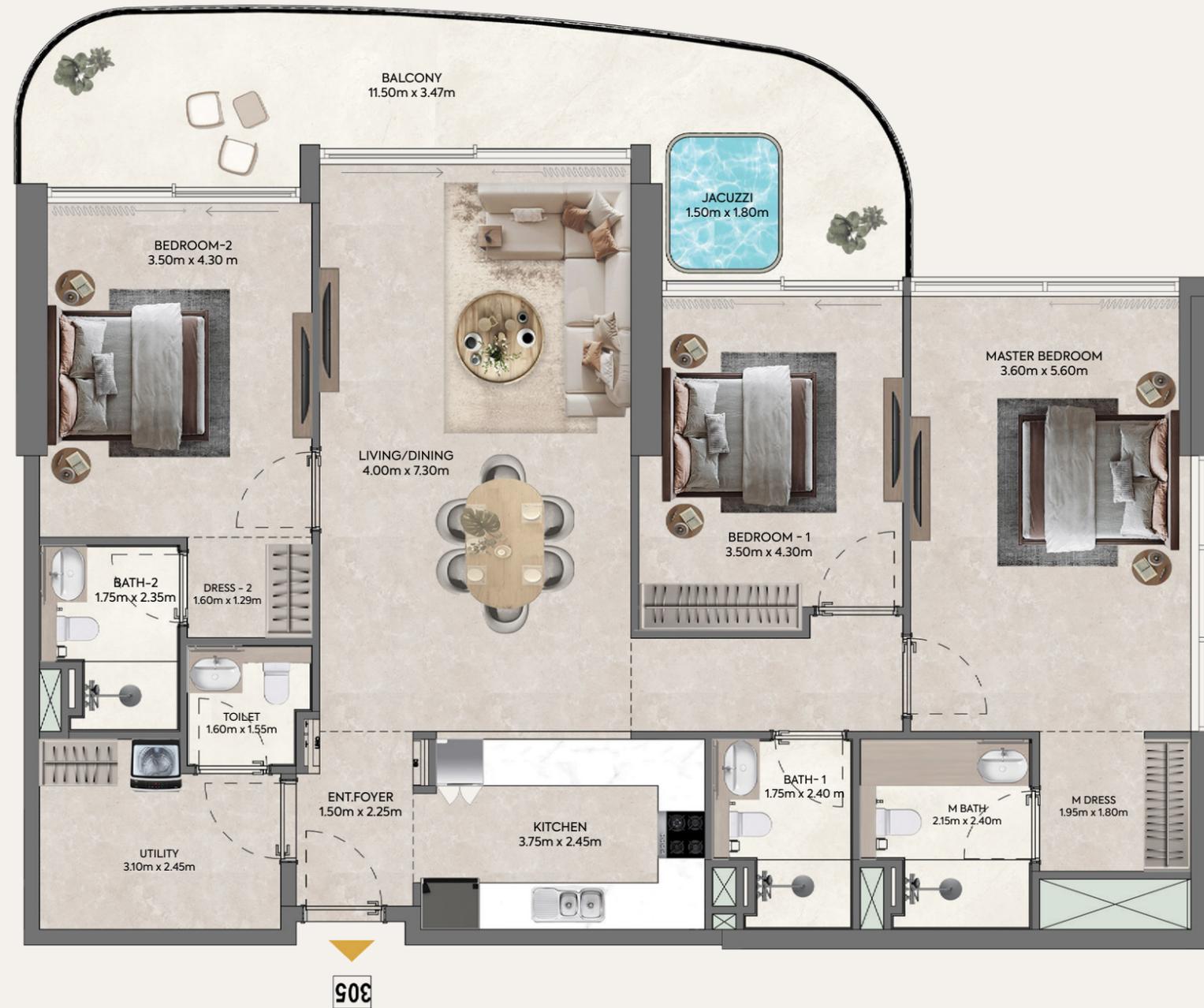
UNIT: 305,505,705,905,1105.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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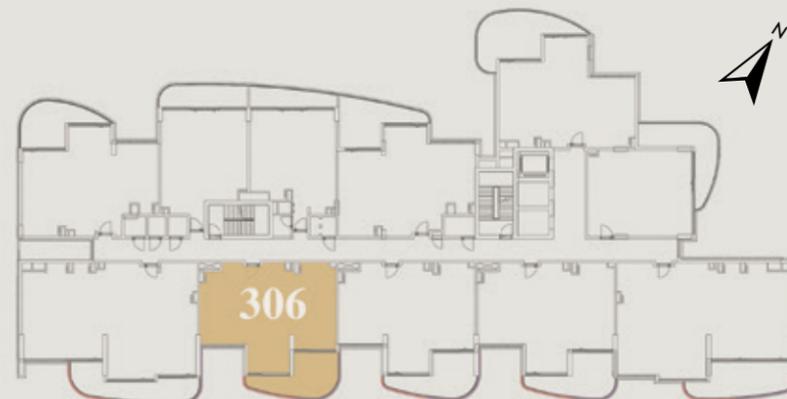
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.83	977.69
BALCONY AREA	20.95	225.50
TOTAL AREA	111.78	1203.19

UNIT: 306,506,706,906,1106.

### KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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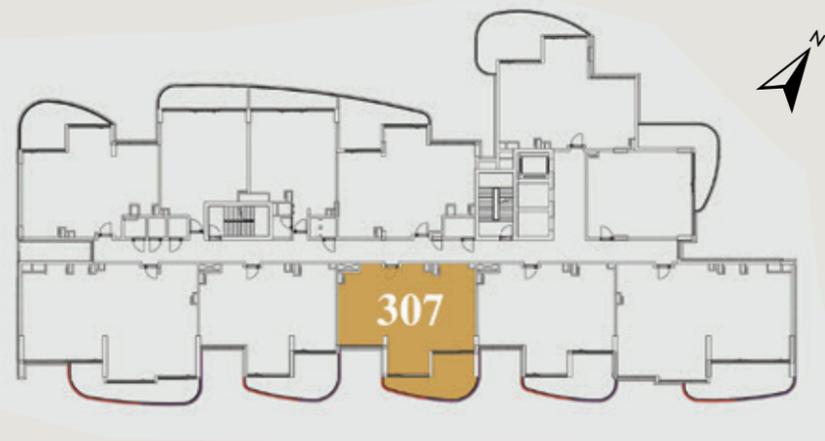
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.12	970.04
BALCONY AREA	20.85	224.43
TOTAL AREA	110.97	1194.47

UNIT: 307,507,707,907,1107.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

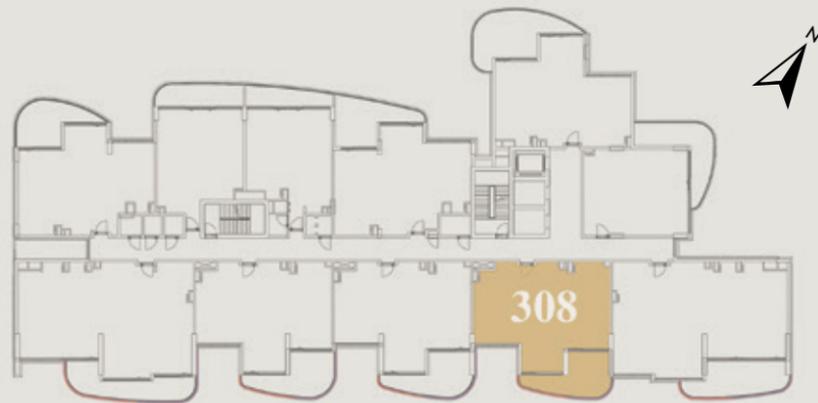
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.81	977.47
BALCONY AREA	20.96	225.61
TOTAL AREA	111.77	1203.08

UNIT: 308,508,708,908,1108.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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# CASAGRAND

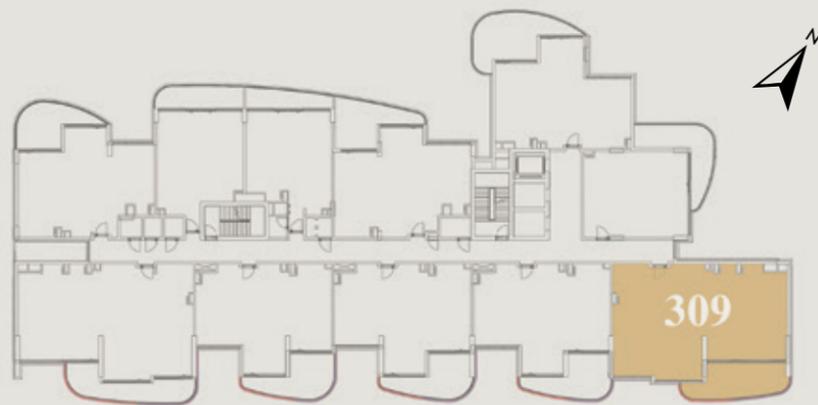
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	133.89	1441.18
BALCONY AREA	23.03	247.89
TOTAL AREA	156.92	1689.07

UNIT: 309,509,709,909,1109.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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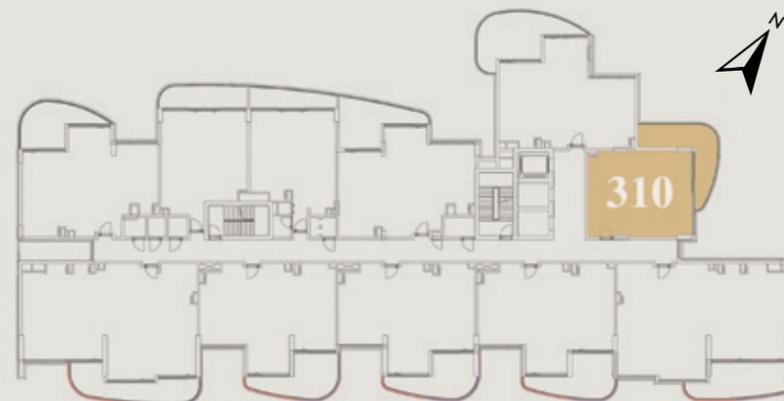
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	65.57	705.79
BALCONY AREA	22.16	238.53
TOTAL AREA	87.73	944.32

UNIT: 310,510,710,910,1110.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

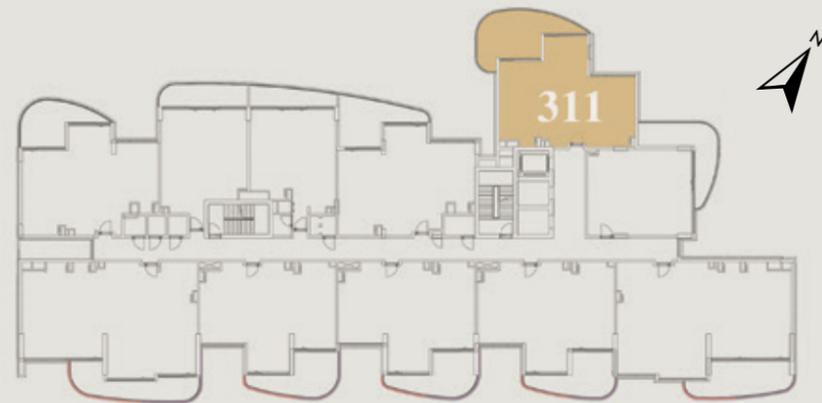
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	88.64	954.11
BALCONY AREA	27.98	301.17
TOTAL AREA	116.62	1255.29

UNIT: 311,511,711,911,1111.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

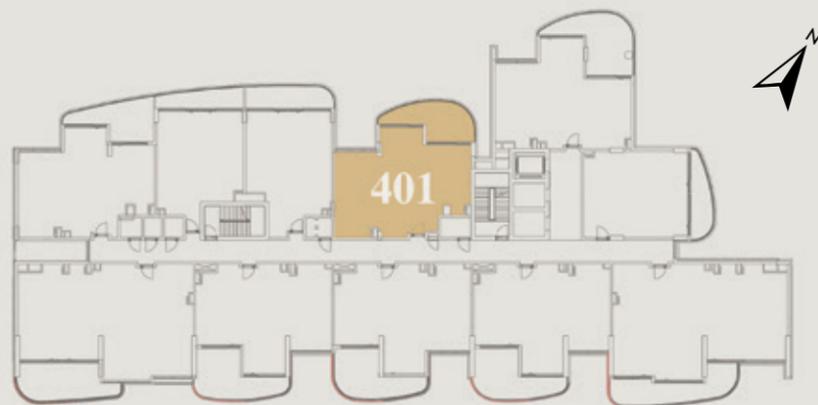
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.21	971.01
BALCONY AREA	19.82	213.34
TOTAL AREA	110.03	1184.35

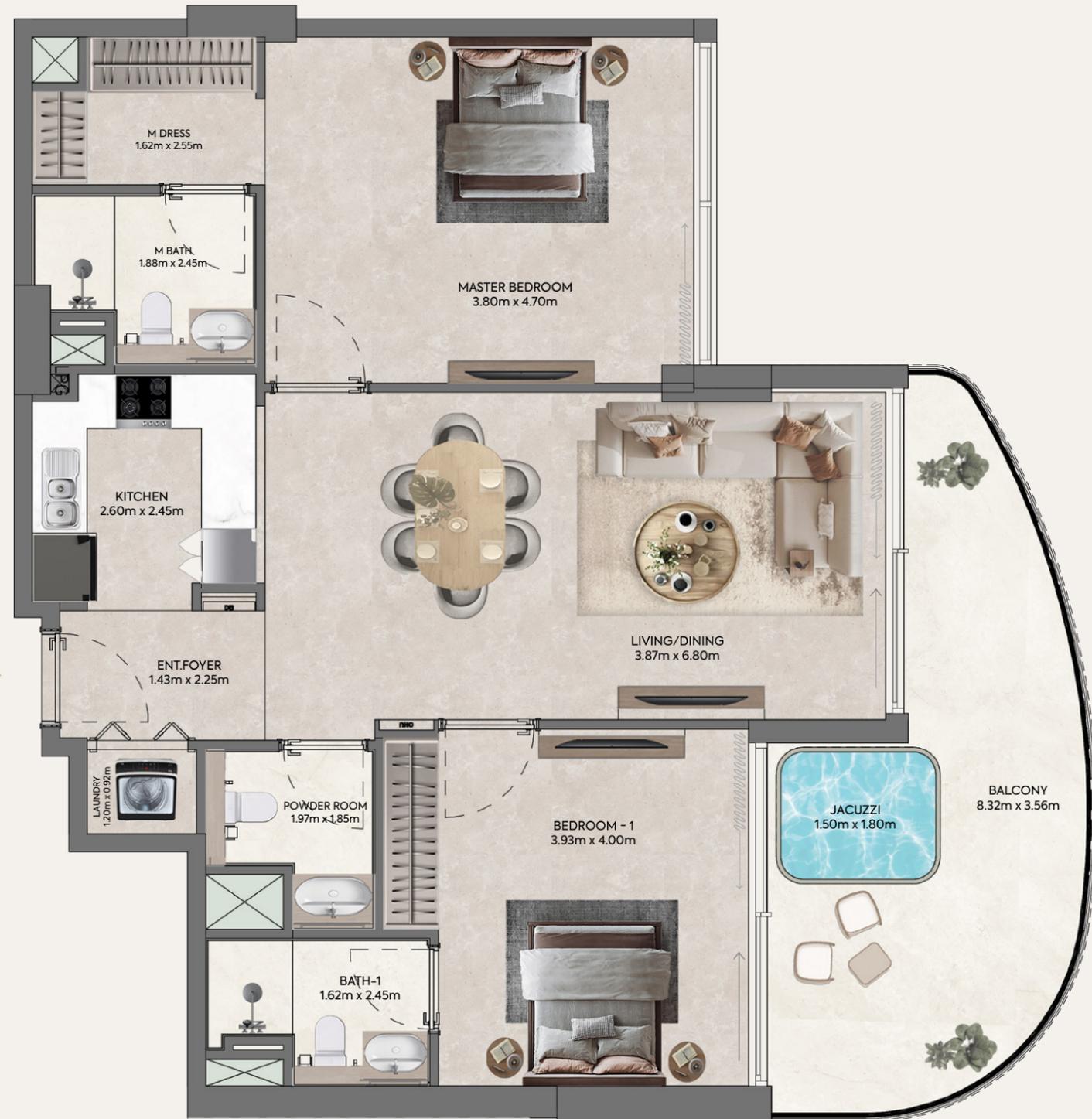
UNIT: 401,601,801,1001,1201.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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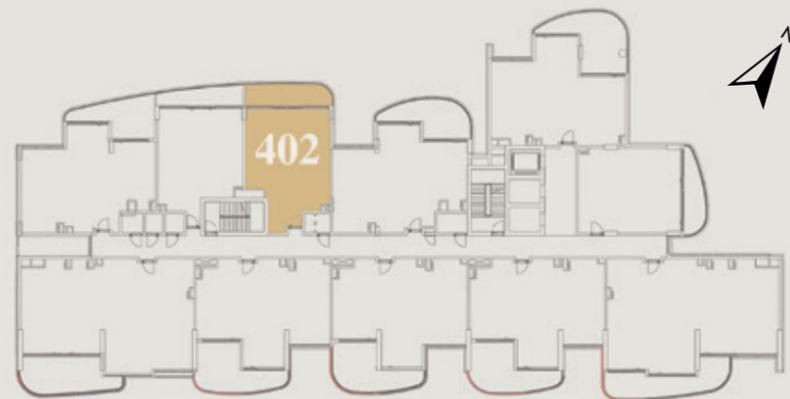
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	68.01	732.05
BALCONY AREA	15.01	161.57
TOTAL AREA	83.02	893.62

UNIT: 402,602,802,1002,1202.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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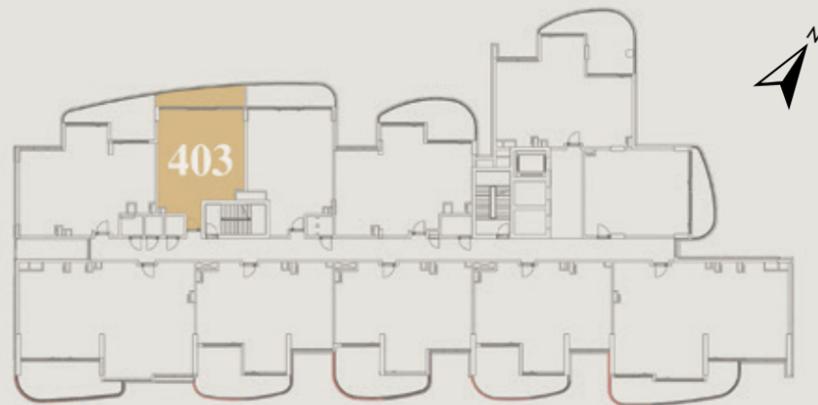
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	64.77	697.18
BALCONY AREA	12.57	135.30
TOTAL AREA	77.34	832.48

UNIT: 403,603,803,1003,1203.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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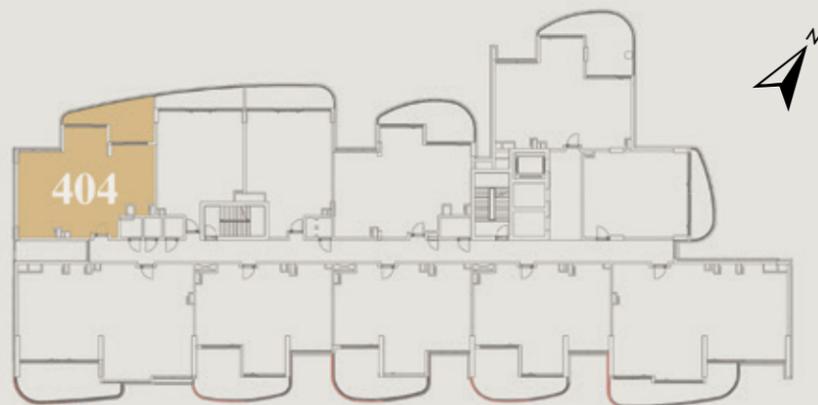
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	89.57	964.12
BALCONY AREA	20.37	219.26
TOTAL AREA	109.94	1183.38

UNIT: 404,604,804,1004,1204.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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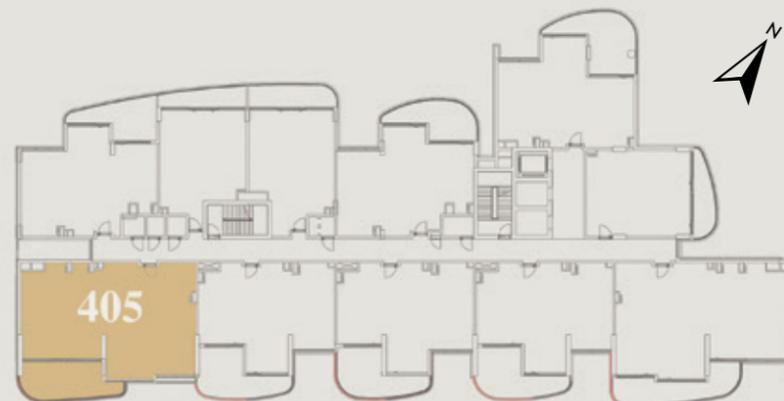
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	134.18	1444.30
BALCONY AREA	24.43	262.96
TOTAL AREA	158.61	1707.26

UNIT: 405,605,805,1005,1205.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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# CASAGRAND

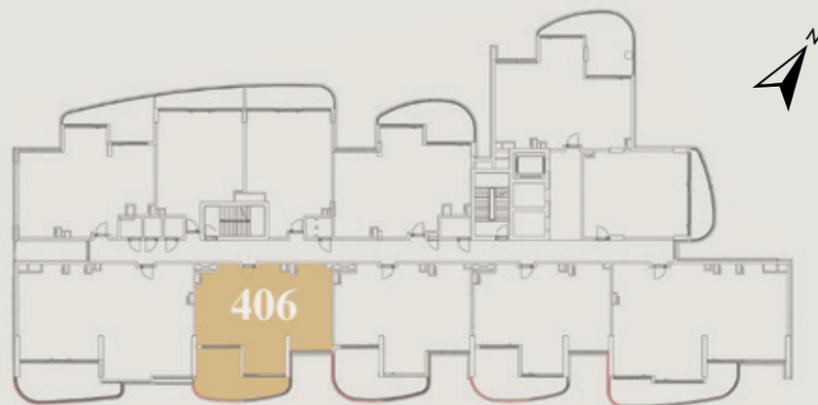
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.55	974.67
BALCONY AREA	24.99	268.99
TOTAL AREA	115.54	1243.66

UNIT: 406,606,806,1006,1206.

### KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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# CASAGRAND

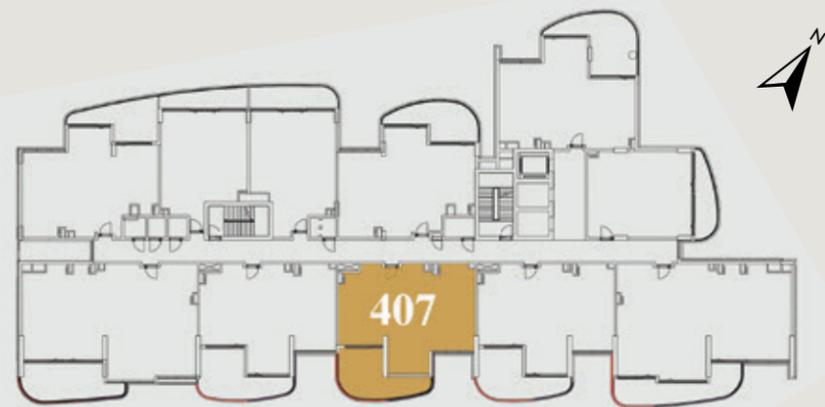
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.39	972.95
BALCONY AREA	23.75	255.64
TOTAL AREA	114.14	1228.59

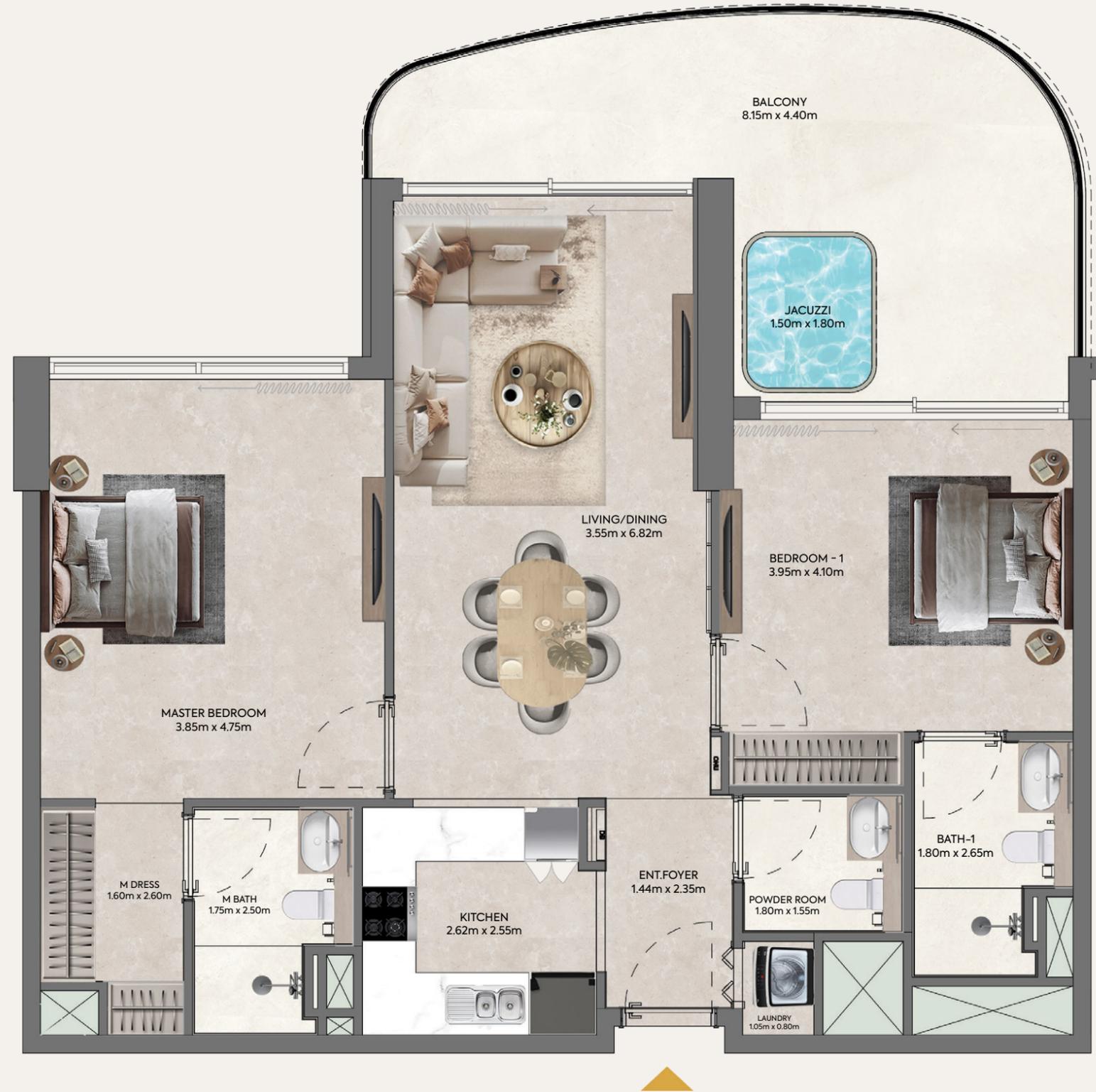
UNIT: 407,607,807,1007,1207.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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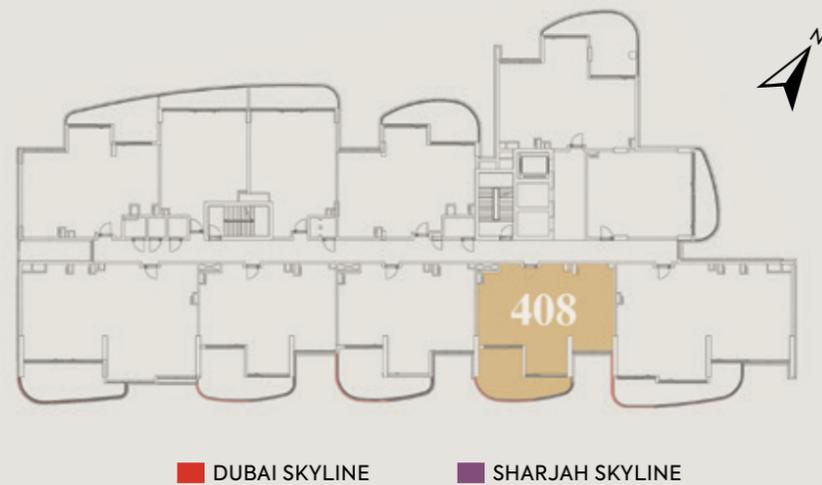
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	90.79	977.26
BALCONY AREA	24.39	262.53
TOTAL AREA	115.18	1239.79

UNIT: 408,608,808,1008,1208.

### KEY PLAN



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

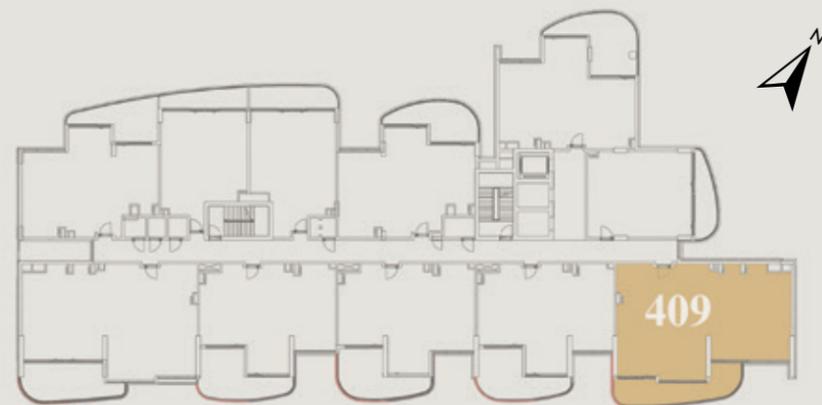
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	133.82	1440.43
BALCONY AREA	26.73	287.72
TOTAL AREA	160.55	1728.15

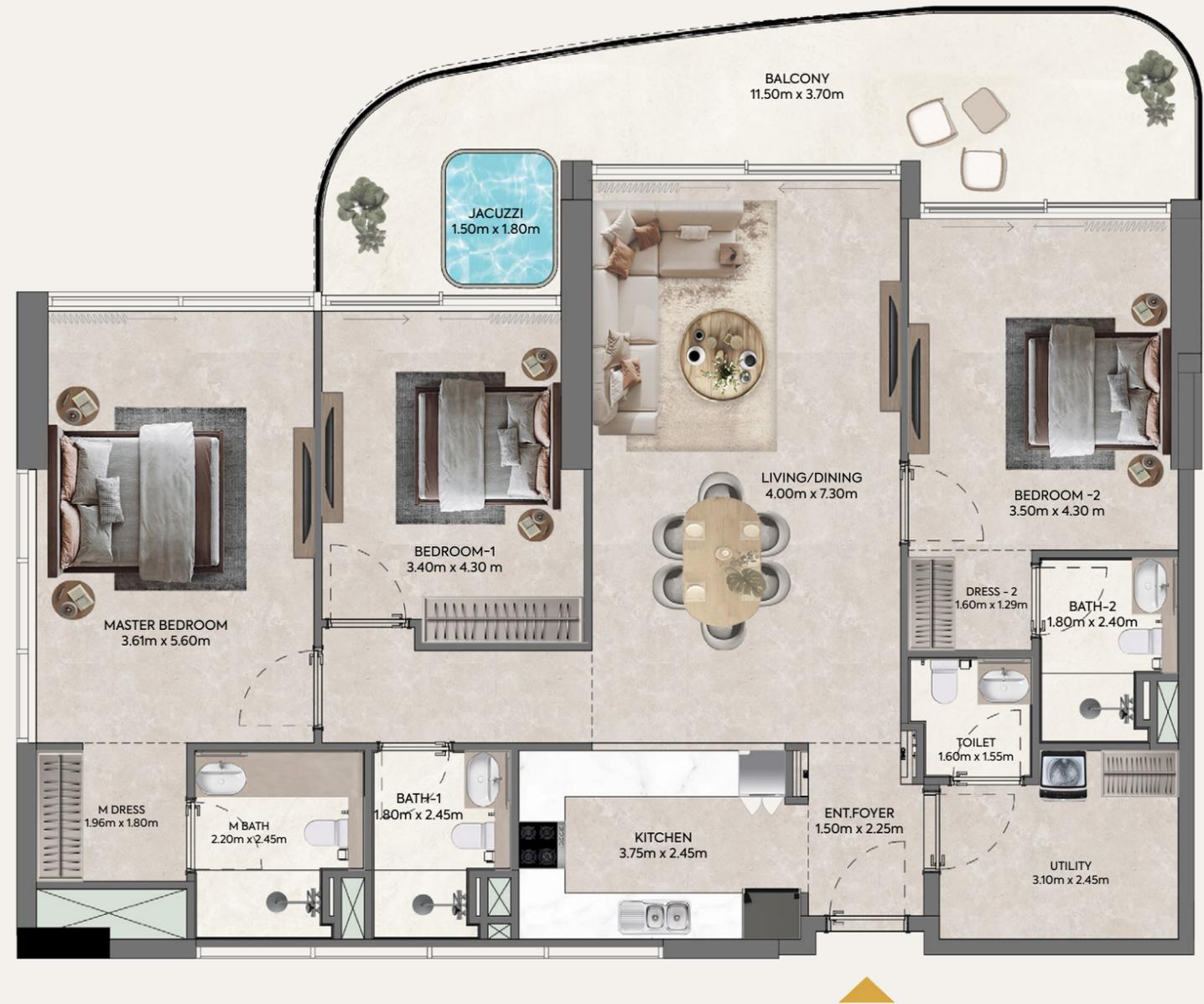
UNIT: 409,609,809,1009,1209.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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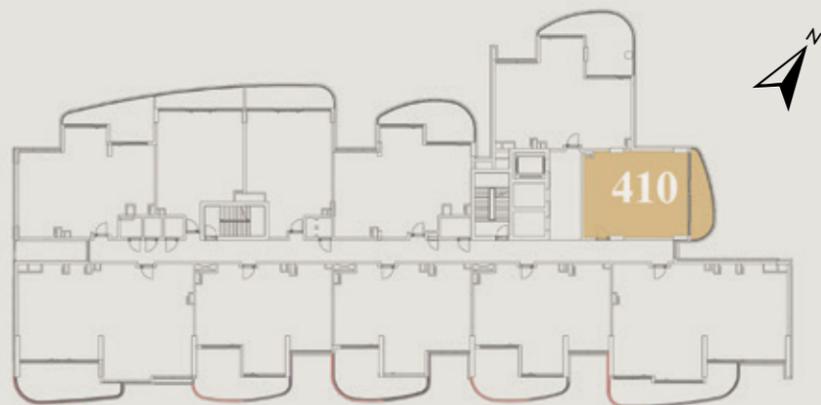
building aspirations

## 1 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	65.38	703.74
BALCONY AREA	12.51	134.66
TOTAL AREA	77.89	838.40

UNIT: 410,610,810,1010,1210.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

# CASAGRAND

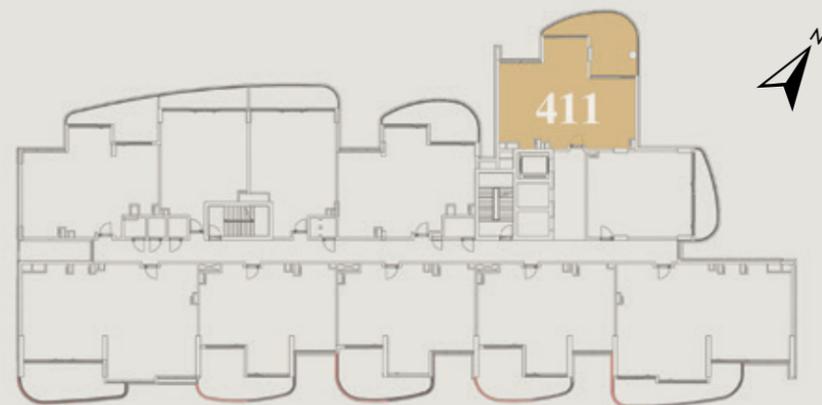
building aspirations

## 2 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	88.67	954.44
BALCONY AREA	26.78	288.26
TOTAL AREA	115.45	1242.69

UNIT: 411,611,811,1011,1211.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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# CASAGRAND

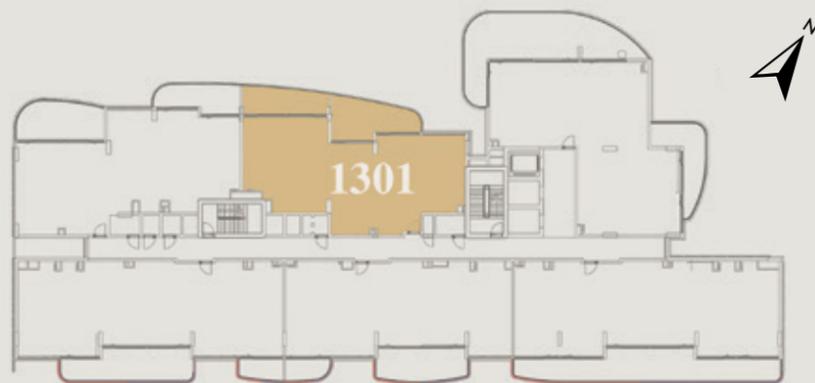
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	149.44	1608.56
BALCONY AREA	40.10	431.63
TOTAL AREA	189.54	2040.19

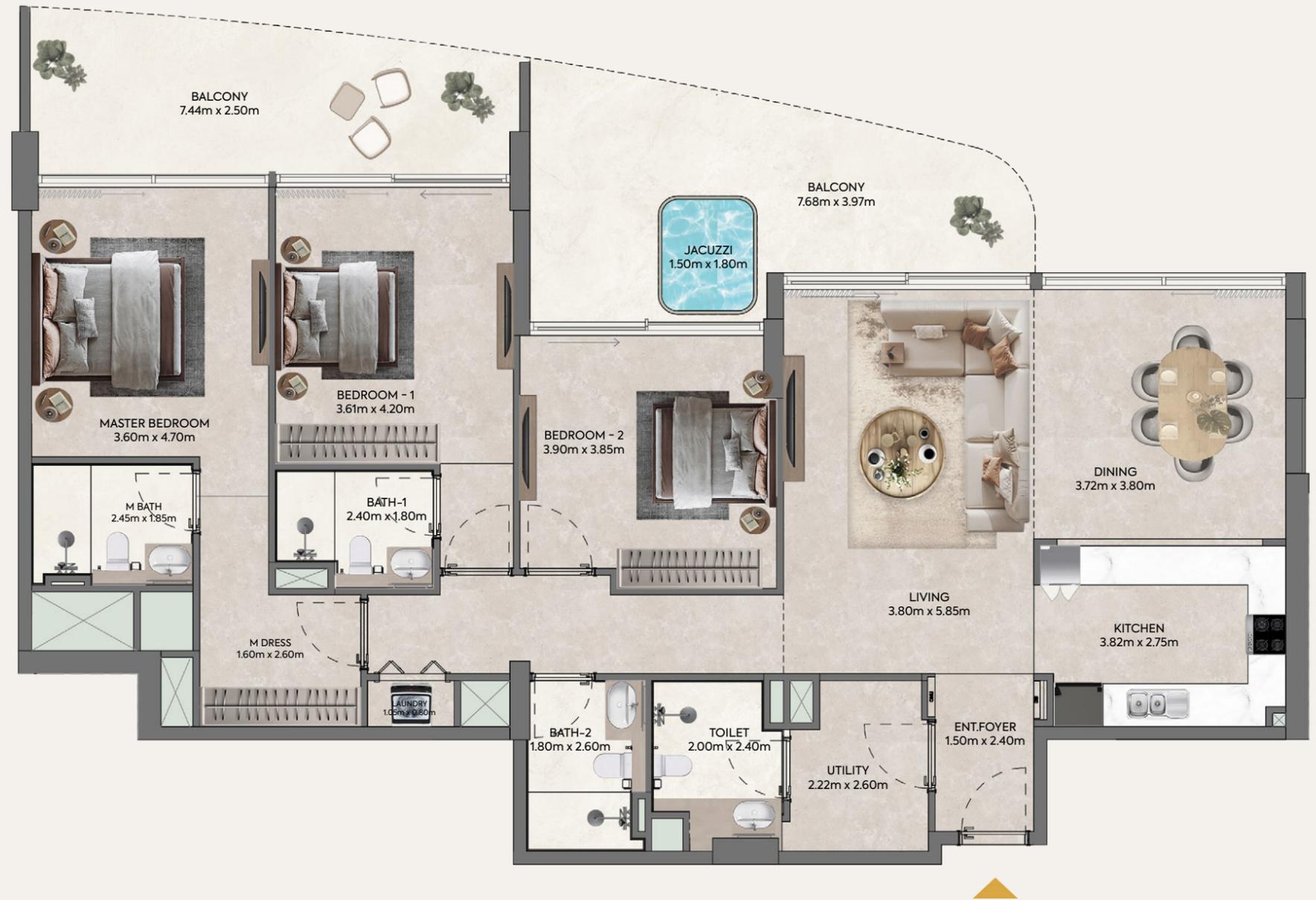
UNIT: 1301.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

# CASAGRAN

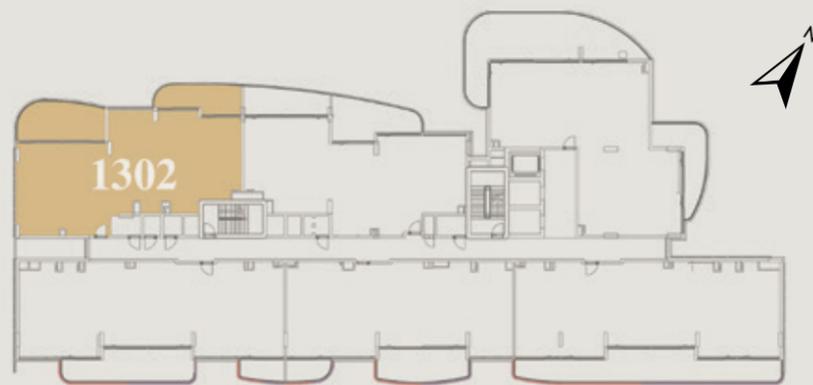
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	157.55	1695.85
BALCONY AREA	43.01	462.96
TOTAL AREA	200.56	2158.81

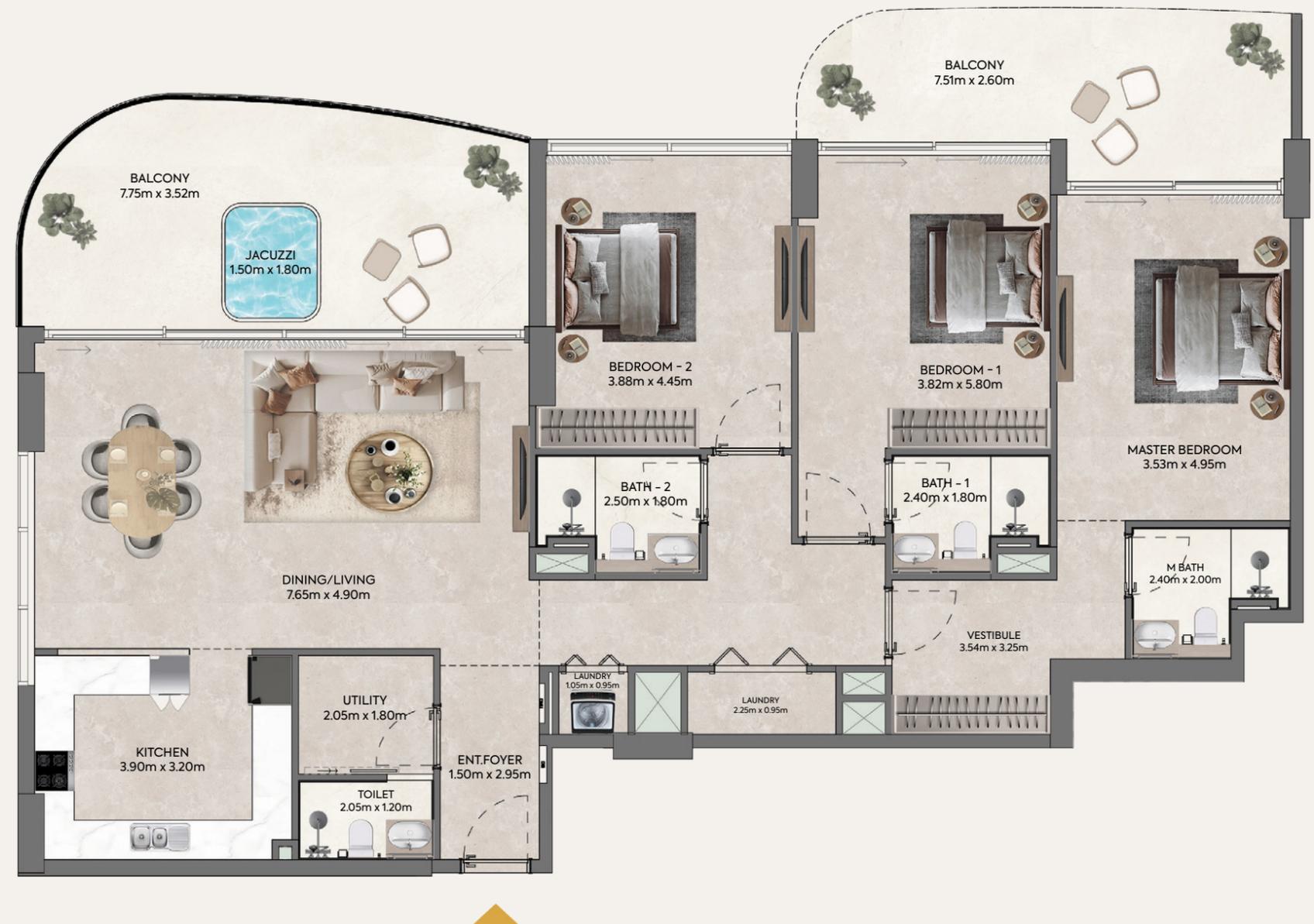
UNIT: 1302.

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



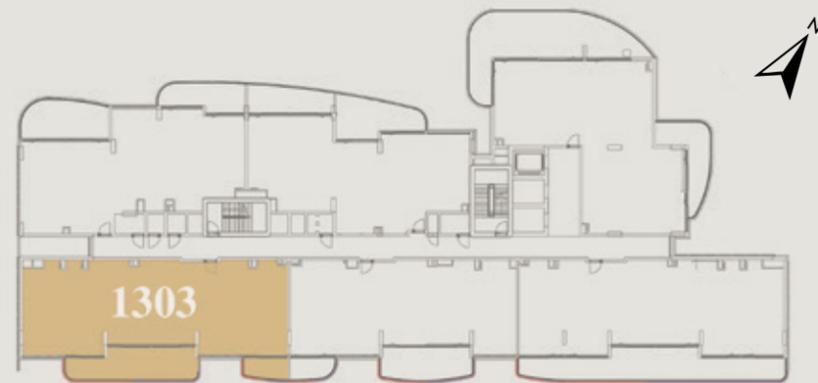
FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

## 4 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	177.96	1915.55
BALCONY AREA	38.14	410.54
TOTAL AREA	216.10	2326.08

UNIT: 1303

## KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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# CASAGRAND

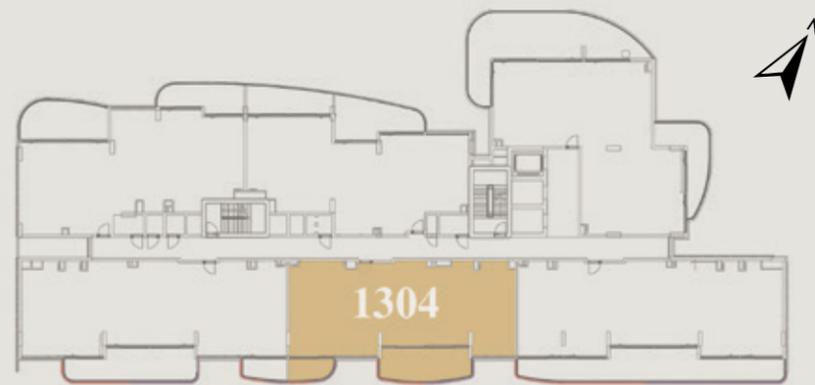
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	151.51	1630.84
BALCONY AREA	30.14	324.42
TOTAL AREA	181.65	1955.26

UNIT: 1304.

## KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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# CASAGRAND

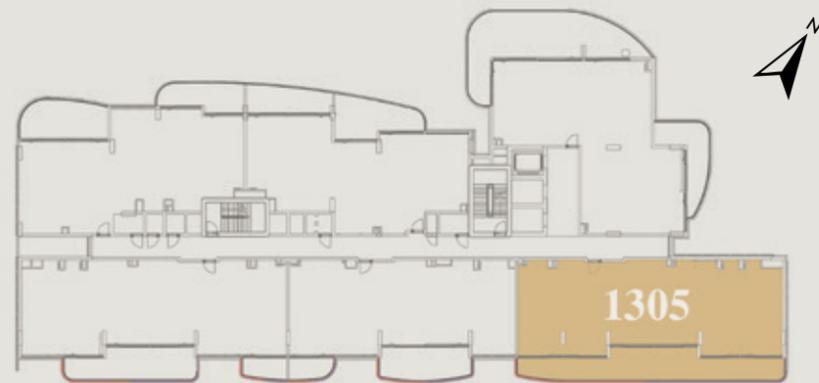
building aspirations

## 4 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	178.08	1916.84
BALCONY AREA	53.87	579.85
TOTAL AREA	231.95	2496.69

UNIT: 1305.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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# CASAGRAND

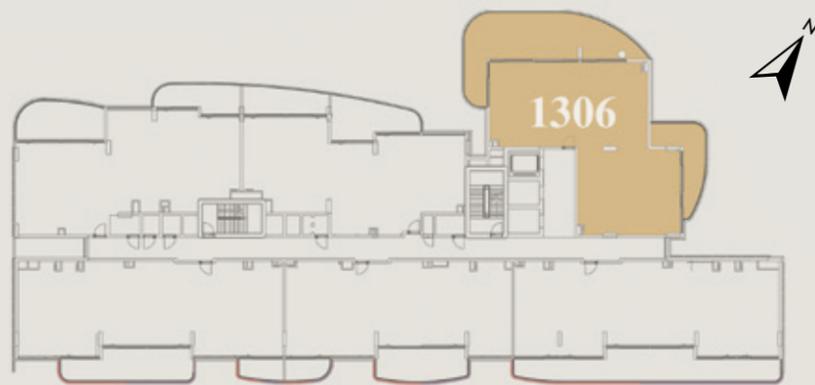
building aspirations

## 3 BEDROOM

	AREA (sq.m.)	AREA (sq.ft.)
SUITE AREA	168.05	1808.88
BALCONY AREA	84.25	906.86
TOTAL AREA	252.30	2715.73

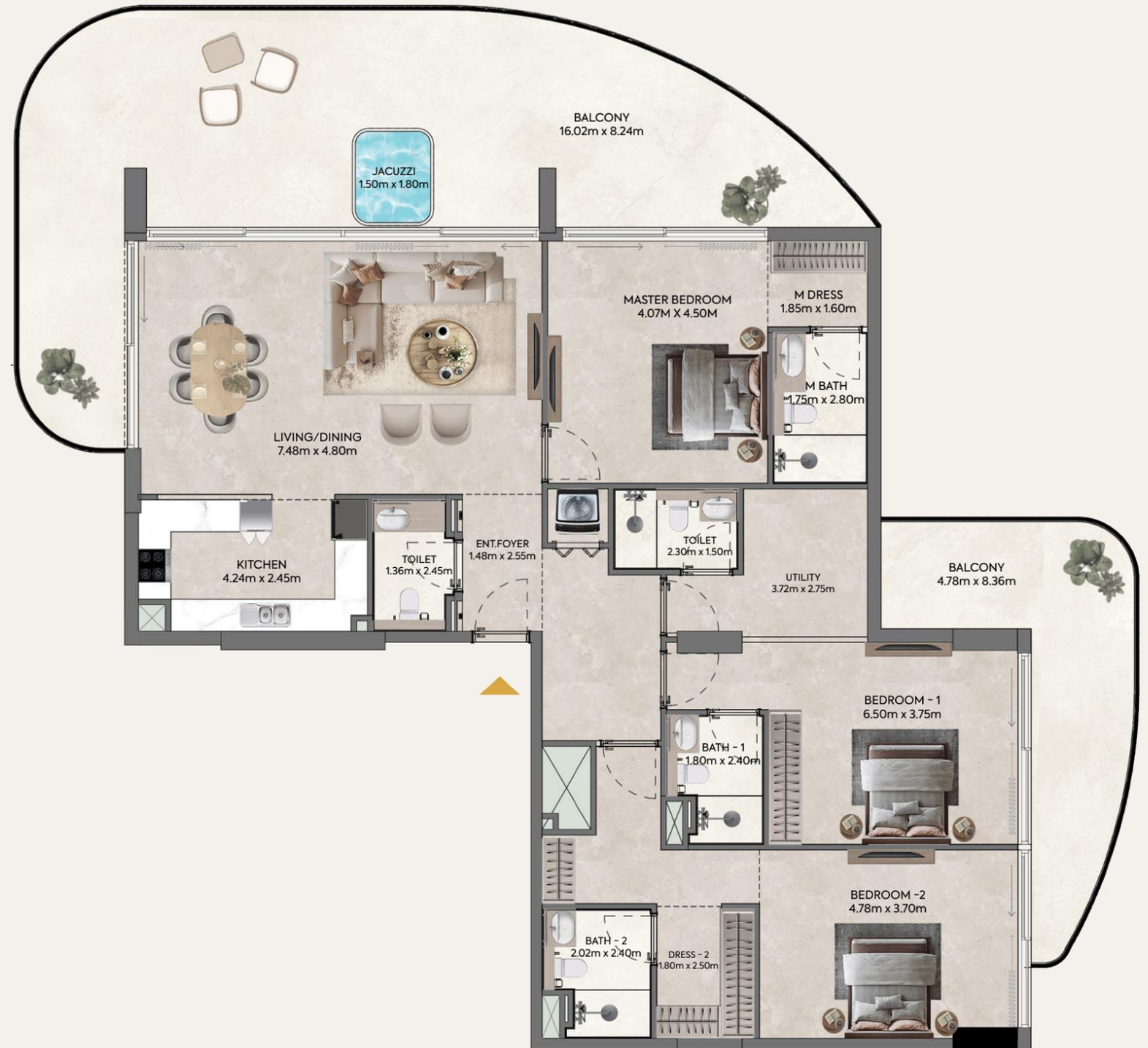
UNIT: 1306.

### KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.



## UNIT TYPES & SIZES

UNITS	UNITS AVAILABLE	SIZE (SQ.FT)
One-Bedroom	33	827 to 954
Two-Bedroom	69	1189 to 1783
Three-Bedroom	27	1721 to 2721
Four-Bedroom (with Pool)	2	2361 to 2536

## PROJECT DETAILS

TOTAL UNITS	131
LEVELS	Basement + Ground + 13 Floors
PROJECT STATUS	Off-Plan
COMPLETION	Q2 - 2028

## PAYMENT PLAN

**60%**  
During construction

**40%**  
on completion

**₪ 1.92M\***  
starting price

\*The images, renders, and illustrations provided are for representational purposes only.

DEVELOPED BY



Established in 2003, Casagrand is one of India's leading real estate developers, with more than 160 landmark projects delivered across key cities. With over 55,000 customers and 53 million square feet developed, the company's reputation is built on quality, consistency, and long-term value.

Casagrand's entry into Dubai marks a new chapter, bringing its proven approach to thoughtful design, timely delivery, and customer trust to one of the world's most dynamic markets. With a portfolio that spans luxury apartments, independent villas, and commercial spaces, Casagrand continues to grow by focusing on what matters most: creating homes and communities that stand the test of time.

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