

ONE CANAL

ARRIVE AT TRUE LUXURY

PENTHOUSES & SKY VILLAS

BY INVITATION

4
DISCOVER
BEDROOM
SKY VILLA/
PENTHOUSE



LOCATION

LOCATED AT DUBAI WATER CANAL.
ADJACENT TO SAFA PARK.

One Canal is located at the center of everything that matters, enjoy family picnics at the lush-green Safa Park and evening walks by the Dubai Water Canal, right next to your signature residence.



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



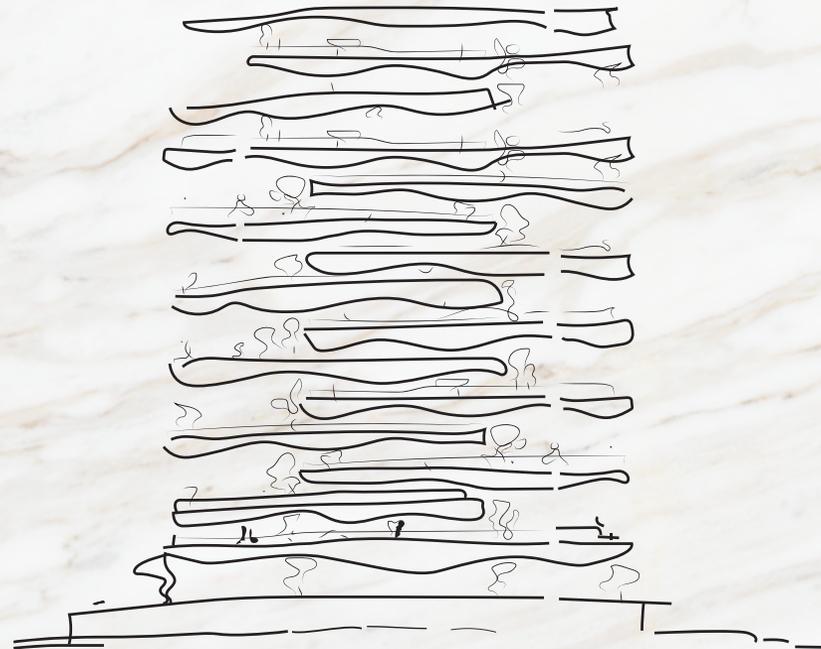
WELCOME
TO WHERE YOU
BELONG

A prestigious new landmark in Dubai, reserved for the select few. A stunning collection of 3-4 Bedroom Penthouses and 4-5 Bedroom Sky Villas, in a contemporary designer edifice. Redefining luxury, amenities, craftsmanship and a lifestyle beyond compare.



One Canal anchors on the Dubai Water Canal – a growing district and entertainment hub that sits adjacent to Safa Park and cuts through the heart of Dubai. From pockets of greenery that are pulled into the facade from the park behind, to the curved architecture inspired by waves in the water canal at the forefront of the site, the design celebrates and is characterised by various forms of nature. With an overall form that stands out from all other buildings in the city, One Canal evokes timeless elegant and exemplary design.

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Killa Design is dedicated to creating innovative buildings that are timeless, environmentally sustainable, and contextually inspired. They specialise in mixed-use, high rise, hospitality, office, and residential projects. They also have significant experience in retail, theatre, museum, urban design, and master planning projects. Driven by design excellence, Shaun Killa is an award-winning architect with international experience spanning over 26 years. Throughout his career, Shaun has focused his design philosophy on buildings and masterplans that are sustainable, innovative, contextually inspired and have a holistic approach to the natural and economic environment which has led to numerous highly recognisable iconic projects.

Shaun Killa

Founder - Killa Design





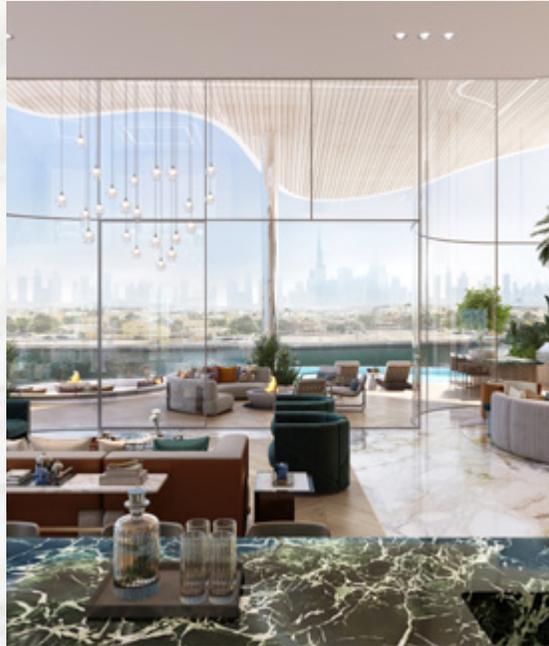
The Residence aims to create a new standard of luxury living, and to make a lasting imprint.



Bringing to life the concept of "Villas in the sky". Inspired by the smooth and rhythmic curves of the water canal waves. With distinctive features such as infinity edge pools, double height volumes, large terraces.



STUNNING
VIEW OF
DUBAI WATER
CANAL



MASTER BEDROOM

Your oasis of calm, serenity
and unmatched elegance





PANORAMIC
BATHROOM
WITH
SAFA PARK
VIEW

UNIT AMENITIES

- FORMAL LIVING
- CASUAL LIVING
- DINING
- SHOW KITCHEN
- BOH KITCHEN
- POWDER ROOM
- MASTER SUITE
- MASTER LOUNGE
- GUEST ROOM 1
- GUEST ROOM 2
- GUEST ROOM 3
- LAUNDRY ROOM
- STAFF QUARTERS
- OUTDOOR TERRACE
- PRIVATE POOL
- OUTDOOR DINING AREA
- TEPANYAKI STATON
- OUTDOOR SEATING AREA
- OUTDOOR SUNKEN SEATING

LIFESTYLE AMENITIES

- 24 X 7 LUXURY CONCIERGE SERVICE
- DEDICATED CONCIERGE APP
- RESIDENTS LOUNGE
- CIGAR LOUNGE
- CINEMA ROOM
- INDOOR POOL & POOL LOUNGE
- GYM & YOGA STUDIO
- WORLD-CLASS SPA



LAYOUTS

4 BR Penthouse

4 Bedrooms | 5 Bathrooms | 4 Parking Spaces

Total 5,128 Sq.Ft. 476 Sq.M

FLOOR MAPPING	
FLOOR	MAP
2 nd	

UNIT AMENITIES

1. FORMAL LIVING
2. CASUAL LIVING
3. DINING
4. SHOW KITCHEN
5. BOH KITCHEN
6. POWDER ROOM
7. MASTER SUITE
8. MASTER LOUNGE
9. GUEST ROOM 1
10. GUEST ROOM 2
11. GUEST ROOM 3
12. PRIVATE STUDY
13. CINEMA ROOM
14. LAUNDRY ROOM
15. STAFF QUARTERS X 2
16. OUTDOOR TERRACE
17. PRIVATE POOL
18. OUTDOOR DINING AREA
19. TEPANYAKI STATON
20. OUTDOOR SEATING AREA
21. OUTDOOR SUNKEN SEATING



UNIT AMENITIES

1. 24 X 7 Luxury Concierge Service
2. Dedicated Concierge App
3. Residents Lounge
4. Cigar Lounge
5. Cinema Room
6. Indoor Pool & Pool Lounge
7. Gym & Yoga Studio
8. World-class Spa



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.



ONE CANAL



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