

CASA AHS

DUBAI WATER CANAL

A Journey of Luxury's Path
SKY VILLAS, SKY MANSIONS & SKY PALACES

FACT SHEET

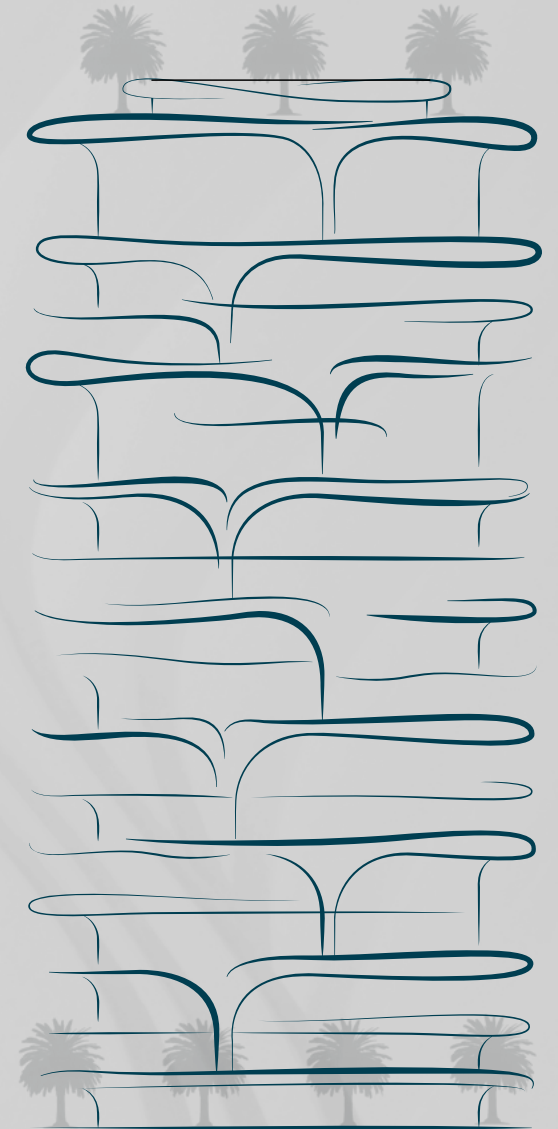




A VISION OF LUXURY

Opulence Refined

Casa AHS offered its residents an unmatched experience with two entire floors of exclusive amenities. These spaces, meticulously designed to extend the comforts of home, transformed working out, conducting business, and socialising into ultra-luxe experiences. With breathtaking 360-degree views, every moment was infused with peace, wonder, and exhilaration.



CASA AHS





Nestled along the Dubai Water Canal and neighboring the Safa Park.

Casa AHS sits at the center of it all, where simplicity meets luxury. Picture joyful family picnics in Safa Park and peaceful evening strolls along the Dubai Water Canal, right by your signature residence.





Adjacent
to Safa Park



10 minutes
DIFC



10 minutes
Burj
Al Arab



10 minutes
Mall
Of The Emirates



10 minutes
Down Town



15 minutes
Dubai
International
Airport

Experience Dubai's Pinnacle of Luxury

At the vibrant heart of Dubai, “Casa AHS” stands as a beacon of luxurious living. This exclusive residence epitomises sophistication and convenience, offering unparalleled access to the city’s most iconic destinations.

Located just moments from the prestigious DIFC and a short drive from the legendary Burj Al Arab and Mall of the Emirates, “Casa AHS” ensures residents experience seamless luxury in Dubai’s finest locales.

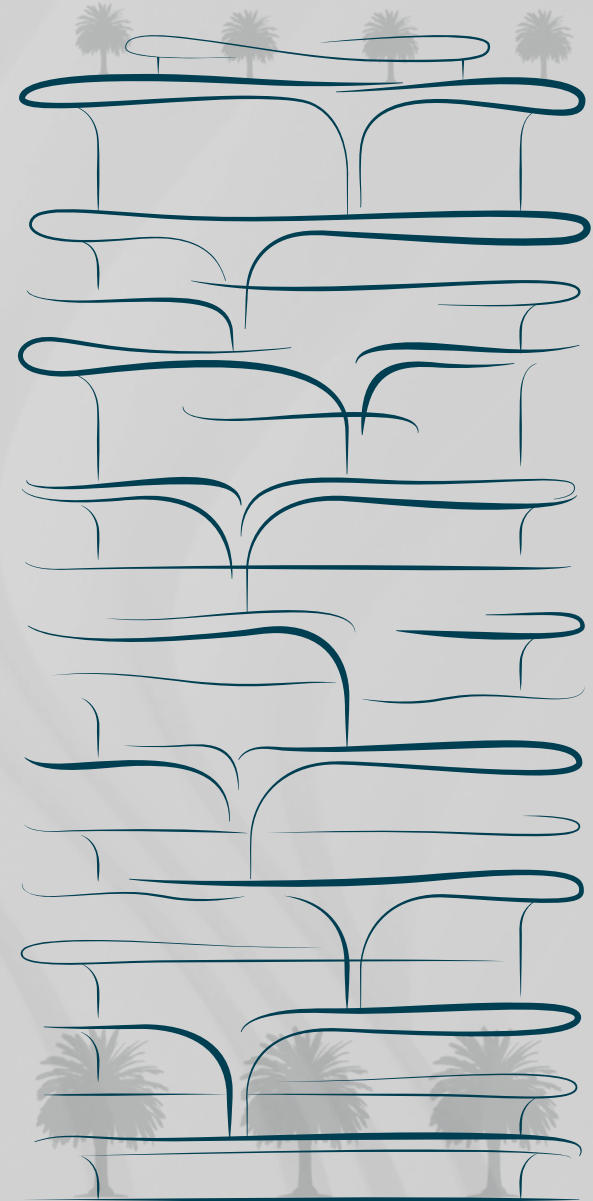
DIFC, renowned as the region’s premier financial hub, exudes sophistication and prosperity, attracting professionals and entrepreneurs alike. The Burj Al Arab, an architectural marvel synonymous with luxury and exclusivity, offers breathtaking views and unparalleled hospitality. Meanwhile, the Mall of the Emirates, a haven for luxury shopping and entertainment, satisfies every desire within moments of your doorstep.

Discover “Casa AHS” and elevate your Dubai living experience to unparalleled heights of luxury and convenience.



PROJECT FEATURES

- Casa AHS Residences comprising of Sky Villas, Sky Mansions and Sky Palaces.
- Sizes ranging from 5,088 sq. Ft. To 29,700 sq. Ft.
- All residences with stunning Water Canal and Safa Park views
- Private elevators, that opens directly in your living room
- Opulent spaces with ceiling height to 6 Meters
- 24/7 Dedicated world wide concierge app by Lujo
- Personal parking spaces in fully enclosed garage
- Electric vehicle charging stations and bicycle storage
- Secured individual residential storage space
- Expected delivery Q4, 2027





RESIDENCE FEATURES

Developed by **AHS Properties.**

Architecture by **Killa Design.**

Interior Design by **HBA.**

Featuring wide layouts, panoramic patios, and private elevators for all Sky Villas & Sky Mansions and Sky Palaces.

Floor-to-ceiling windows provide natural light into each open-plan area.

Sliding doors offer an open connection to the major living rooms and a smooth movement between inside and outdoors.

Located on the iconic Dubai Water Canal adjacent to Safa Park.







EXCLUSIVE AMENITIES



24 X 7 Luxury Concierge Service



Screening Room



Breakfast & Cafe Lounge



Dedicated Concierge App



Ciger Lounge



Sushi Omakase Counter



Dedicated Chauffeur Service



Indoor Pool & Pool Lounge



Residents Lounge



SPA



Yoga Room



GYM





SIZE RANGE PER UNIT TYPE

3 Bedroom Sky Villa:	5,088 - 6,292 sq. ft.
4 Bedroom Sky Villa:	7,278 - 7,747 sq. ft.
5 Bedroom Sky Villa:	10,303 - 10,644 sq. ft.
Sky Mansion:	20,872 - 20,972 sq. ft.
Sky Palaces:	29,700 sq.ft.

PAYMENT PLAN

30%

On Booking and
SPA Signing

30%

During
Construction

40%

On Completion
Date

Majestic Arrivals

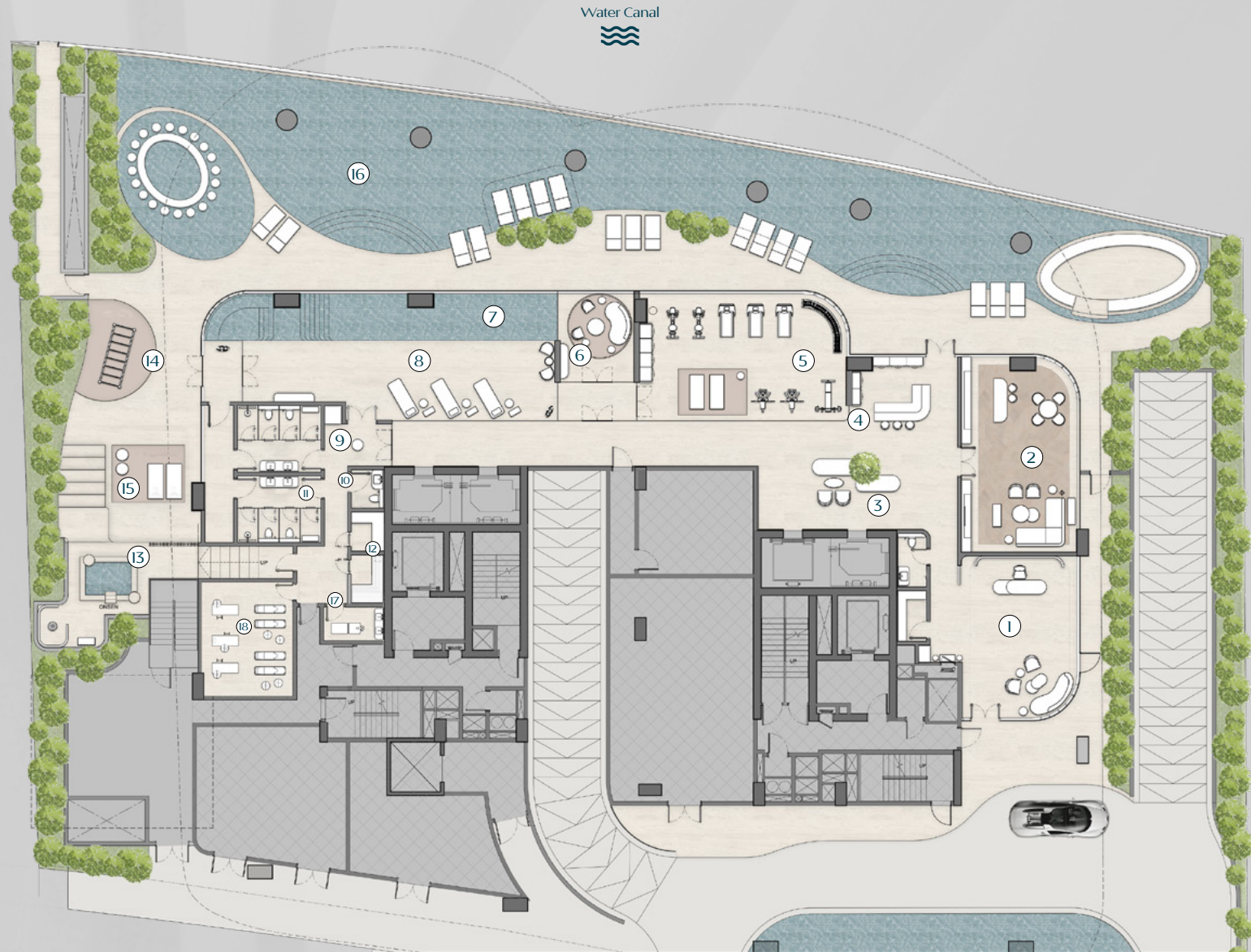
Step into opulence. Our ultra-luxurious residence defines refined living with a grand double-height lobby welcoming you to indulge in comfort, style, and sophistication. Welcome home to unparalleled luxury, where every moment reaches extraordinary heights.



AMENITIES

LEGEND

1. Entrance Lobby
2. Cigar Lounge
3. Lift Lobby Lounge
4. Juice Bar / Cafe
5. Indoor Gym
6. Massage Room
7. Indoor Pool
8. Pool Lounge
9. Wellness Area Lobby
10. Powder Room
11. Shower / Changing Room
12. Steam / Sauna Room
13. Onsen
14. Outdoor Gym
15. Outdoor Yoga
16. Outdoor Pool
17. SPA
18. Pilates/Yoga Studio





Residence Features

- CASA AHS Residences comprising of 32 Sky Villas, Sky Mansions and Sky Palaces.
- Sizes ranging from 5,088 sq. Ft. To 29,700 sq. Ft.
- All residences with stunning Water Canal and Safa Park views
- Private elevators, that opens directly in your living room
- Opulent spaces with ceiling height to 6 Meters
- 24/7 Dedicated world wide concierge app by Lujó
- Personal parking spaces in fully enclosed garage
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- Secured individual residential storage space
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Exclusive Amenities



24 x 7 Luxury
Concierge Service



Screening
Room



Breakfast &
Cafe Lounge



Dedicated
Concierge App



Cigar
Lounge



A World-Class
Omakase Experience



Dedicated
Chauffeur Service



Indoor Pool &
Pool Lounge



Residents
Lounge



Yoga
Room



Spa



Gym



Luxury Onsen with a Breathtaking Dubai Water Canal View

Indulge in a world of tranquility with exclusive onsen amenities, featuring rejuvenating hot springs and premium services- all set against the amazing view of the Dubai Water Canal for an unforgettable wellness escape.



A Class Act Cigar Lounge

A haven of luxury by the Dubai Water Canal, where elegance meets indulgence. Savor the world's finest cigars and spirits in an atmosphere of exclusivity, sophistication, and timeless allure.



Cruising into Luxury



CURRENT PROJECTS



ONE CANAL
DUBAI WATER CANAL

Location: Dubai Water Canal
Development Value: \$500 Million



ONE CRESCENT
PALM JUMEIRAH

Location: Palm Jumeirah
Development Value: \$250 Million



CASA CANAL
DUBAI WATER CANAL

Location: Dubai Water Canal
Development Value: \$850 Million



CASA AHS
DUBAI WATER CANAL

Location: Dubai Water Canal
Development Value: \$750 Million



AHS TOWER
SHEIKH ZAYED ROAD

Location: Sheikh Zayed Road
Development Value: \$750 Million

COMPLETED PROJECTS



AMARA
EMIRATES HILLS

Location: L22, Emirates Hills
Development Value: \$45 Million



SEARENITY
PALM JUMEIRAH

Location: K70, Palm Jumeirah
Development Value: \$35.5 Million



AZALEA
PALM JUMEIRAH

Location: N49, Palm Jumeirah
Development Value: \$25 Million



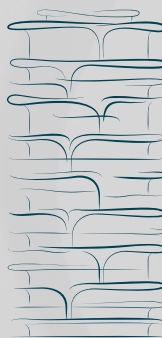
SERENE
PALM JUMEIRAH

Location: K73, Palm Jumeirah
Development Value: \$25 Million



SUN RAYS
PALM JUMEIRAH

Location: C128, Palm Jumeirah
Development Value: \$25 Million



CASA AHS

DUBAI WATER CANAL

AHS

PROPERTIES



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