

CASA AHS

DUBAI WATER CANAL

LAYOUT BROCHURE



# CASA AHS

DUBAI WATER CANAL

## One Unique Story

Along the Dubai Water Canal, CASA AHS emerges as the ultimate sanctuary of luxury. This architectural marvel redefines grandeur with its expansive spaces and striking double-height ceilings, creating an atmosphere of open, airy elegance.

Each residence boasts a private infinity-edge pool that seems to merge seamlessly with the canal's tranquil waters. Jacuzzis offer moments of indulgence, while expansive terraces provide breathtaking views of the city skyline, perfect for serene relaxation or sophisticated gatherings.

CASA AHS sets a new benchmark for luxurious living, where every detail is meticulously designed to offer the highest standard of refinement and comfort.





# Signature Tales

Introducing an exceptional collection of Sky Villas, Sky Mansion's and Sky Palaces that redefine the essence of luxury living. Inspired by the serene beauty of the Dubai Water Canal, these upscale residences offer expansive interiors, soaring double-height ceilings, private infinity-edge pools, serene jacuzzis, expansive terraces, and bespoke amenities. Setting a new benchmark for sophistication, each residence harmoniously blends elegance and comfort against the iconic backdrop of Dubai's breathtaking skyline.

# GROUND FLOOR



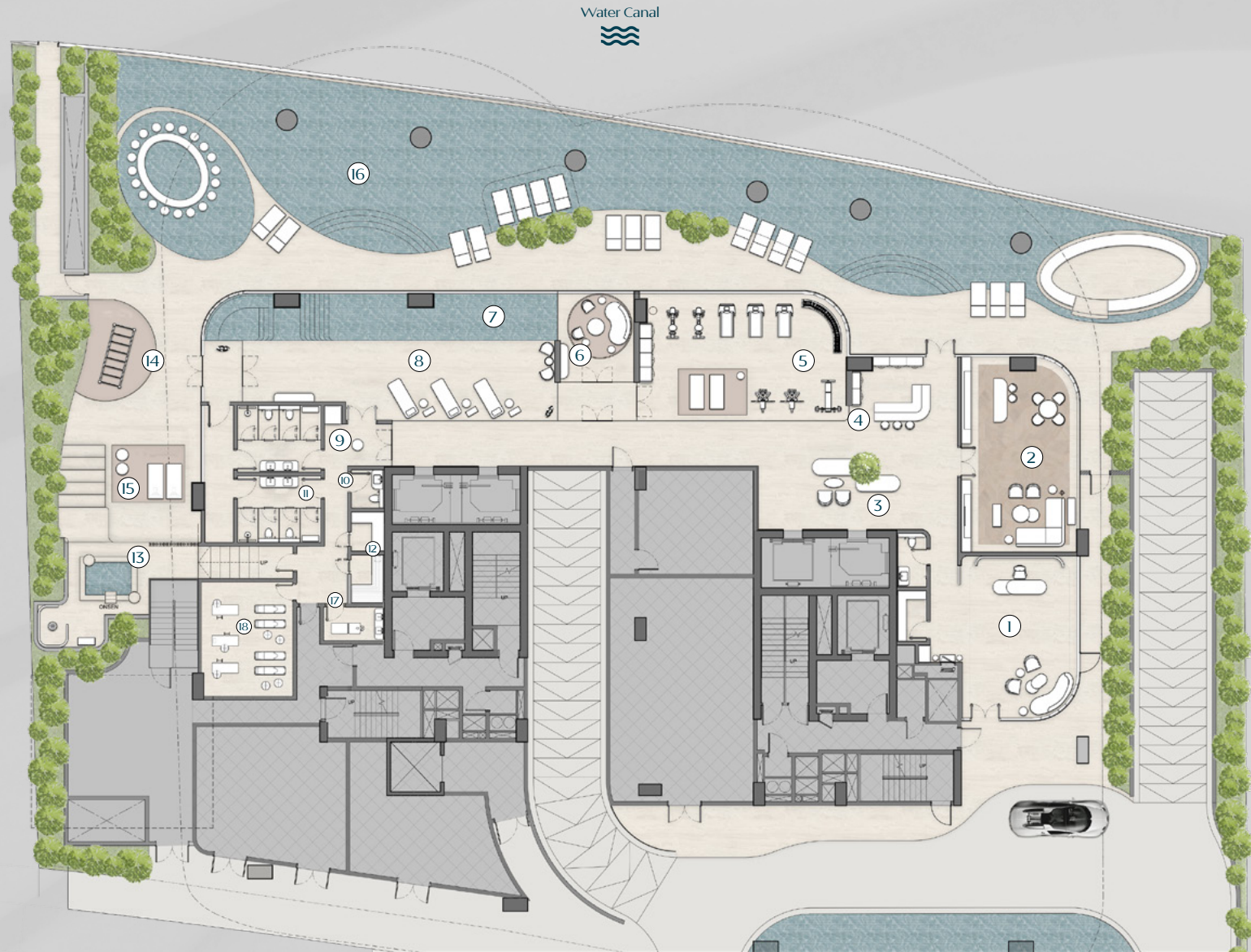




# AMENITIES

## 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



Water Canal

Safa Park

GROUND FLOOR  
LAYOUT PLAN





3 Bedroom  
SKY VILLAS







# 3 Bedroom SKY VILLAS

## TYPE A

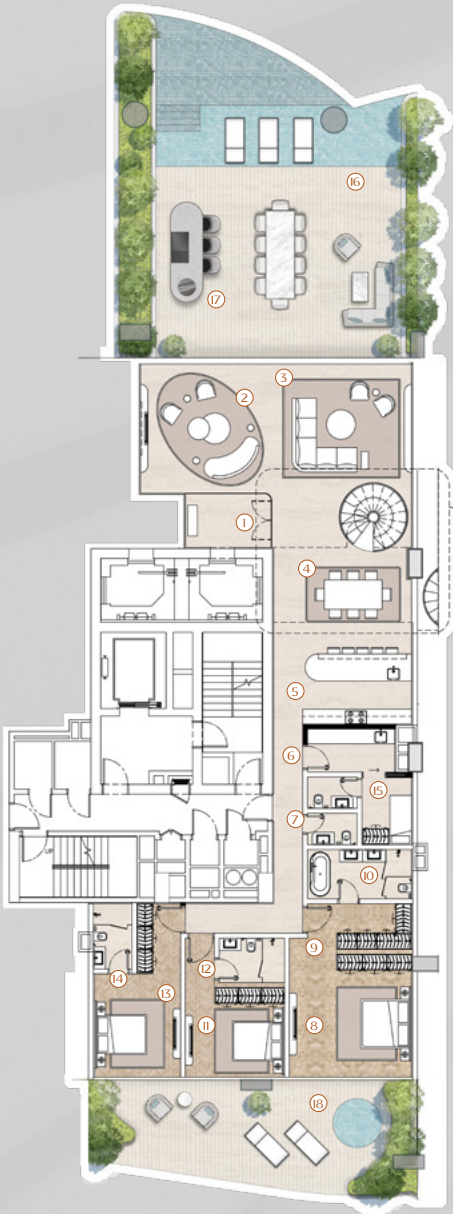
### UNIT AMENITIES

#### LOWER FLOOR

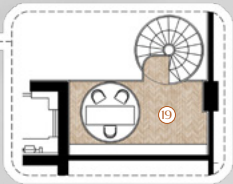
- I. Entrance Foyer
- 2. Casual Living
- 3. Formal Living
- 4. Formal Dining
- 5. Show Kitchen
- 6. BOH Kitchen
- 7. Powder Room
- 8. Master Bedroom
- 9. Master Dressing
- 10. Master Bathroom
- 11. Bedroom 02
- 12. Bathroom 02
- 13. Bedroom 03
- 14. Bathroom 03
- 15. Staff Accommodation
- 16. Outdoor Terrace & Pool
- 17. Teppanyaki
- 18. Jacuzzi

#### MEZZANINE FLOOR

- 19. Study Room



Lower Floor



Mezzanine Floor



| Levels | Mapping |
|--------|---------|
| 1      |         |
| 2      |         |

|            |             |                  |
|------------|-------------|------------------|
| 3 Bedroom  | 5 Bathroom  | 2 Parking Spaces |
| Total Size | 5,238 Sq.Ft | 487 Sq.M         |



# 3 Bedroom SKY VILLAS

## TYPE B

### UNIT AMENITIES

#### LOWER FLOOR

- 1. Entrance Foyer
- 2. Casual Living
- 3. Formal Living
- 4. Formal Dining
- 5. Powder Room
- 6. Show Kitchen
- 7. BOH Kitchen
- 8. Master Bedroom
- 9. Master Dressing
- 10. Master Bathroom
- 11. Bedroom 02
- 12. Bathroom 02
- 13. Bedroom 03
- 14. Bathroom 03
- 15. Staff Accommodation
- 16. Laundry Room
- 17. Outdoor Terrace & Pool
- 18. Teppanyaki
- 19. Jacuzzi

#### MEZZANINE FLOOR

- 20. Study Room



Lower Floor

Water Canal



Safa Park

| Levels | Mapping |
|--------|---------|
| 3      |         |
| 4      |         |

|            |             |                  |
|------------|-------------|------------------|
| 3 Bedroom  | 5 Bathroom  | 2 Parking Spaces |
| Total Size | 6,331 Sq.Ft | 588 Sq.M         |

# 3 Bedroom SKY VILLAS

TYPE C

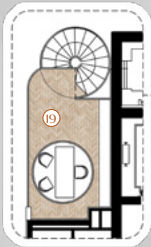
## UNIT AMENITIES

### LOWER FLOOR

- I. Entrance Foyer
- 2. Casual Living
- 3. Formal Living
- 4. Formal Dining
- 5. Powder Room
- 6. Show Kitchen
- 7. BOH Kitchen
- 8. Master Bedroom
- 9. Master Dressing
- 10. Master Bathroom
- 11. Bedroom 02
- 12. Bathroom 02
- 13. Bedroom 03
- 14. Bathroom 03
- 15. Staff Accommodation
- 16. Outdoor Terrace & Pool
- 17. Teppanyaki
- 18. Jacuzzi

### MEZZANINE FLOOR

- 19. Study Room



Mezzanine Floor



Lower Floor



| Levels | Mapping |
|--------|---------|
| 1      |         |
| 2      |         |

|            |             |                  |
|------------|-------------|------------------|
| 3 Bedroom  | 5 Bathroom  | 2 Parking Spaces |
| Total Size | 5,349 Sq.Ft | 497 Sq.M         |



# 3 Bedroom SKY VILLAS

TYPE D

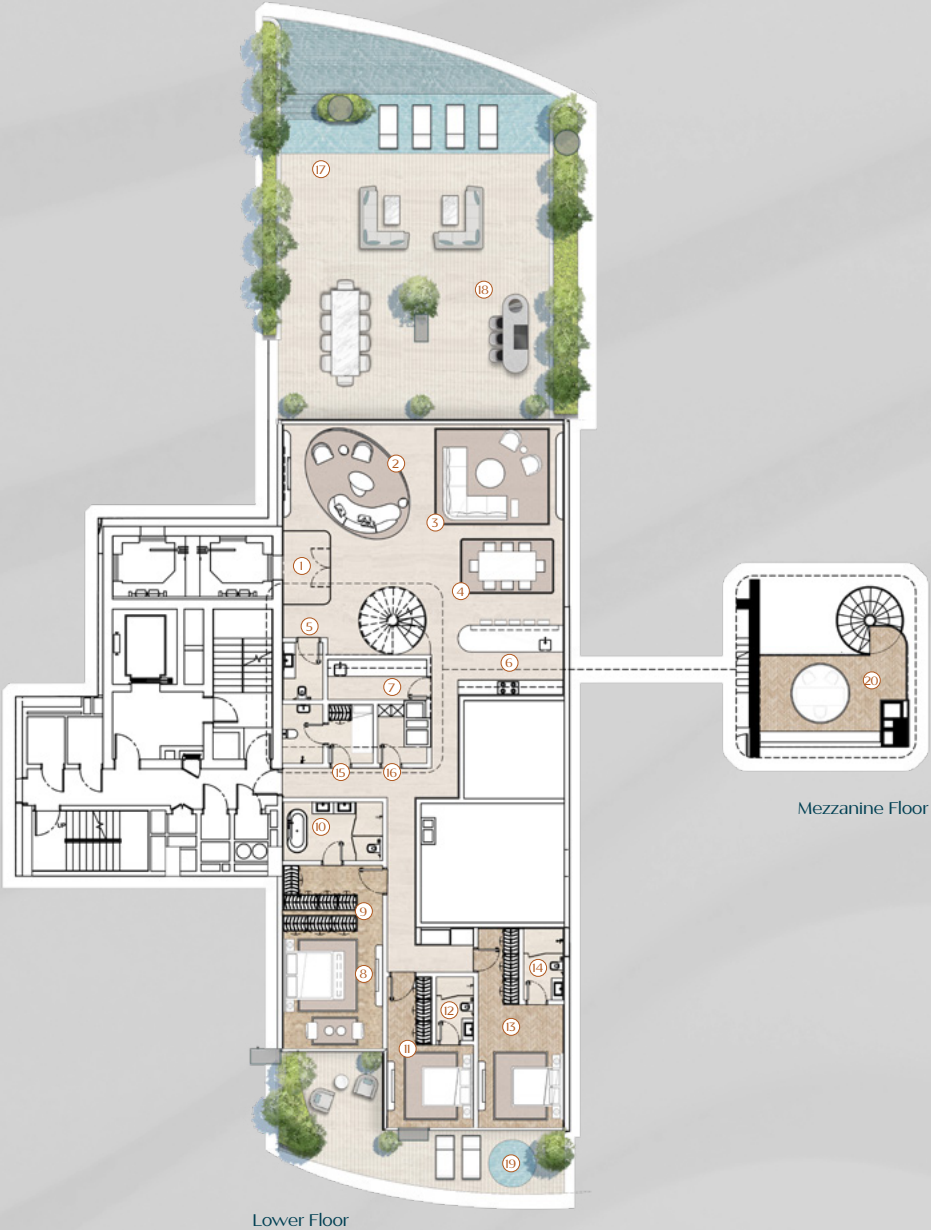
## UNIT AMENITIES

### LOWER FLOOR

- 1. Entrance Foyer
- 2. Casual Living
- 3. Formal Living
- 4. Formal Dining
- 5. Powder Room
- 6. Show Kitchen
- 7. BOH Kitchen
- 8. Master Bedroom
- 9. Master Dressing
- 10. Master Bathroom
- 11. Bedroom 02
- 12. Bathroom 02
- 13. Bedroom 03
- 14. Bathroom 03
- 15. Staff Accommodation
- 16. Laundry Room
- 17. Outdoor Terrace & Pool
- 18. Teppanyaki
- 19. Jacuzzi

### MEZZANINE FLOOR

- 20. Study Room



Water Canal



Safa Park

| Levels | Mapping |
|--------|---------|
| 6      |         |

|            |             |                  |
|------------|-------------|------------------|
| 3 Bedroom  | 5 Bathroom  | 2 Parking Spaces |
| Total Size | 5,810 Sq.Ft | 540 Sq.M         |

















# 4 Bedroom

SKY VILLAS







# 4 Bedroom

## SKY VILLAS

### UNIT AMENITIES

#### LOWER FLOOR

- 1. Entrance Foyer
- 2. Formal Living
- 3. Casual Living
- 4. Formal Dining
- 5. Powder Room
- 6. Garden Courtyard 01
- 7. Show Kitchen
- 8. BOH Kitchen
- 9. Garden Courtyard 02
- 10. Master Bedroom
- 11. Master Dressing
- 12. Master Bathroom
- 13. Bedroom 02
- 14. Bathroom 02
- 15. Bedroom 03
- 16. Bathroom 03
- 17. Bedroom 04
- 18. Bathroom 04
- 19. Staff Accommodation
- 20. Laundry Room
- 21. Outdoor Terrace & Pool
- 22. Jacuzzi

#### MEZZANINE FLOOR

- 23. Study Room



Water Canal



Safa Park

| Levels | Mapping |
|--------|---------|
| 2      |         |
| 3      |         |
| 4      |         |
| 6      |         |

|            |            |                  |
|------------|------------|------------------|
| 4 Bedroom  | 5 Bathroom | 3 Parking Spaces |
| Total Size | 7,476Sq.Ft | 695 Sq.M         |













5 Bedroom  
SKY VILLAS







# 5 Bedroom SKY VILLAS

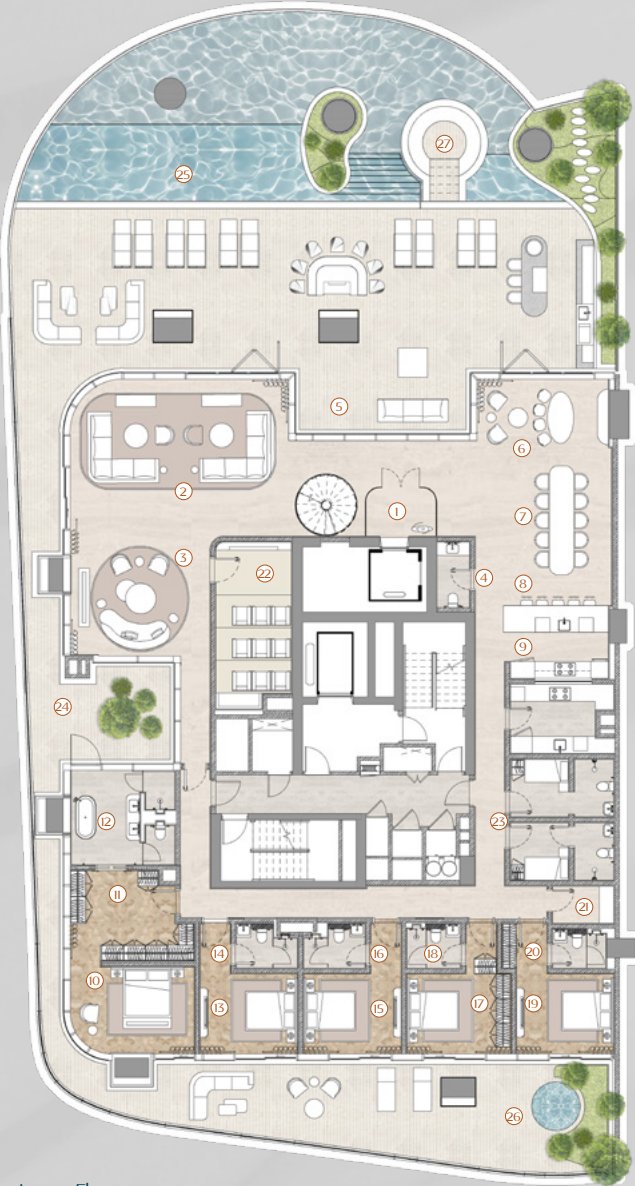
## UNIT AMENITIES

### LOWER FLOOR

- 1. Entrance Foyer
- 2. Formal Living
- 3. Casual Living
- 4. Powder Room
- 5. Courtyard Garden
- 6. Bar
- 7. Formal Dining
- 8. Show Kitchen
- 9. BOH Kitchen
- 10. Master Bedroom
- 11. Master Dressing
- 12. Master Bathroom
- 13. Bedroom 02
- 14. Bathroom 02
- 15. Bedroom 03
- 16. Bathroom 03
- 17. Bedroom 04
- 18. Bathroom 04
- 19. Bedroom 05
- 20. Bathroom 05
- 21. Laundry Room
- 22. Cinema
- 23. Maid Rooms
- 24. Outdoor Garden
- 25. Outdoor Terrace & Pool
- 26. Jacuzzi
- 27. Sunken Seating

### MEZZANINE FLOOR

- 28. Study Room



Lower Floor

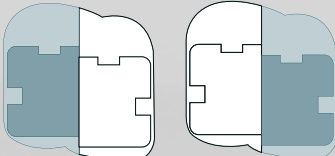


Mezzanine Floor

Water Canal



Safa Park

| Levels | Mapping                                                                             |
|--------|-------------------------------------------------------------------------------------|
| 5      |  |
| 7      |                                                                                     |
| 8      |                                                                                     |
| 9      |                                                                                     |

|            |              |                  |
|------------|--------------|------------------|
| 5 Bedroom  | 6 Bathroom   | 4 Parking Spaces |
| Total Size | 10,429 Sq.Ft | 969 Sq.M         |











# SKY MANSION







# SKY MANSION

## UNIT AMENITIES

### LOWER FLOOR

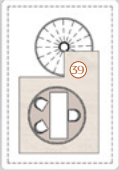
- 1. Entrance Foyer
- 2. Formal Living
- 3. Bar
- 4. Formal Dining
- 5. Show Kitchen
- 6. Family Room / Cigar Lounge
- 7. Indoor Pool
- 8. Study
- 9. Powder Room
- 10. Master Bedroom
- 11. His Master Dressing
- 12. Night Powder Room
- 13. Her Master Dressing
- 14. Master Bathroom
- 15. Bedroom 01
- 16. Bathroom 01
- 17. Bedroom 02
- 18. Bathroom 02
- 19. Bedroom 03
- 20. Bathroom 03
- 21. Bedroom 04
- 22. Bathroom 04
- 23. Bedroom 05
- 24. Bathroom 05
- 25. Cinema
- 26. Treatment & Salon Room
- 27. Steam Room
- 28. Sauna
- 29. Changing Room
- 30. Indoor Gym
- 31. Outdoor Gym
- 32. Master Bedroom Terrace & Pool
- 33. Outdoor Cinema
- 34. Staff Accommodation
- 35. Laundry
- 36. Outdoor Terrace & Pool
- 37. Sunken Seating
- 38. Indoor/ Outdoor Teppenyaki

### UPPER FLOOR

- 39. Study Room



Lower Floor



Mezzanine Floor



| Levels | Mapping |
|--------|---------|
| 10     |         |
| 11     |         |
| 12     |         |
| 13     |         |
| 14     |         |

|            |              |                  |
|------------|--------------|------------------|
| 6 Bedroom  | 7 Bathroom   | 5 Parking Spaces |
| Total Size | 20,972 Sq.Ft | 1,948 Sq.M       |







SKY PALACE







SKY PALACE

TYPE B

UNIT AMENITIES

LOWER FLOOR

- 1. Entrance Foyer
- 2. Formal Living
- 3. Bar
- 4. Formal Dining
- 5. Show Kitchen
- 6. Family Room / Cigar Lounge
- 7. Indoor Pool
- 8. Powder Room
- 9. Master Bedroom
- 10. His Master Dressing
- 11. Night Powder Room
- 12. Her Master Dressing
- 13. Master Bathroom
- 14. Bedroom 01
- 15. Bathroom 01
- 16. Bedroom 02
- 17. Bathroom 02
- 18. Bedroom 03
- 19. Bathroom 03
- 20. Bedroom 04
- 21. Bathroom 04
- 22. Bedroom 05
- 23. Bathroom 05
- 24. Cinema
- 25. Treatment Room
- 26. Steam Room
- 27. Sauna
- 28. Salon
- 29. Changing Room
- 30. Indoor Gym
- 31. Outdoor Gym
- 32. Master Bedroom Terrace & Pool
- 33. Outdoor Cinema
- 34. Staff Accommodation
- 35. Laundry
- 36. Outdoor Terrace & Pool
- 37. Sunken Seating
- 38. Indoor/ Outdoor Teppenyaki

MEZZANINE FLOOR

- 39. Study Room

ROOF-TOP

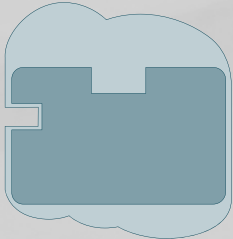
- 40. Infinity Lap Pool
- 41. Sunken
- 42. Cocktail Bar
- 43. Internal Lounge
- 44. Teppanyaki
- 45. External Lounge
- 46. Cigar Lounge
- 47. Stairs
- 48. Entertainment Area
- 49. Dining
- 50. DJ Console
- 51. Cabana
- 52. Changing Room

|                              |               |                  |
|------------------------------|---------------|------------------|
| 6 Bedroom                    | 10 Bathroom   | 6 Parking Spaces |
| Unit Size                    | 32,000 Sq.Ft  | 2,973 Sq.M       |
| Private Lounge & Garage Area | 3,200 Sq. Ft  | 297 Sq.M         |
| TOTAL                        | 35,200 Sq. Ft | 3,270 Sq.M       |

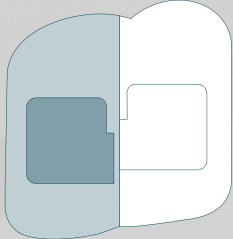
Layout



Dubai Water Canal View



Level 15



Roof-Top

Safa Park View





SKY PALACE

TYPE B

UNIT AMENITIES

LOWER FLOOR

- 1. Entrance Foyer
- 2. Formal Living
- 3. Bar
- 4. Formal Dining
- 5. Show Kitchen
- 6. Family Room / Cigar Lounge
- 7. Indoor Pool
- 8. Powder Room
- 9. Master Bedroom
- 10. His Master Dressing
- 11. Night Powder Room
- 12. Her Master Dressing
- 13. Master Bathroom
- 14. Bedroom 01
- 15. Bathroom 01
- 16. Bedroom 02
- 17. Bathroom 02
- 18. Bedroom 03
- 19. Bathroom 03
- 20. Bedroom 04
- 21. Bathroom 04
- 22. Bedroom 05
- 23. Bathroom 05
- 24. Cinema
- 25. Treatment Room
- 26. Steam Room
- 27. Sauna
- 28. Salon
- 29. Changing Room
- 30. Indoor Gym
- 31. Outdoor Gym
- 32. Master Bedroom Terrace & Pool
- 33. Outdoor Cinema
- 34. Staff Accommodation
- 35. Laundry
- 36. Outdoor Terrace & Pool
- 37. Sunken Seating
- 38. Indoor/ Outdoor Teppanyaki

MEZZANINE FLOOR

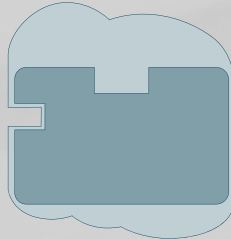
- 39. Study Room

ROOF-TOP

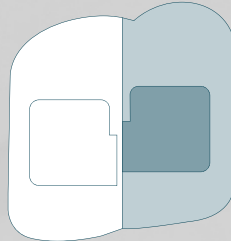
- 40. Infinity Lap Pool
- 41. Sunken
- 42. Cocktail Bar
- 43. Internal Lounge
- 44. Teppanyaki
- 45. External Lounge
- 46. Cigar Lounge
- 47. Stairs
- 48. Entertainment Area
- 49. Dining
- 50. DJ Console
- 51. Cabana
- 52. Changing Room



Dubai Water Canal View



Level 16



Roof-Top

Safa Park View



Water Canal



Safa Park



Layout









# Enveloped in Tranquility

Your Private Sanctuary Awaits

Created for the individual who values privacy, cherishes peace and desires to be in the heart of a city as vibrant as Dubai. In this urban sanctuary, residents transcend everyday constraints and discover a profound and lasting sense of well-being.





# 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.







## 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
- Electric vehicle charging stations and bicycle storage
- Secured individual residential storage space
- Expected delivery Q1, 2027





## 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





A place where luxury is redefined



CURRENT PROJECTS



ONE CANAL  
DUBAI WATER CANAL

Location: Dubai Water Canal  
Development Value: \$450 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

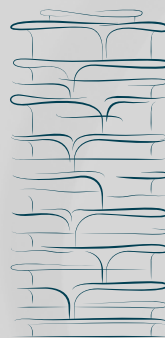
Location: K73, Palm Jumeirah  
Development Value: \$25 Million



SUN RAYS  
PALM JUMEIRAH

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





## CASA AHS

DUBAI WATER CANAL

# AHS

PROPERTIES



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



+971 (4) 4581821



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



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



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