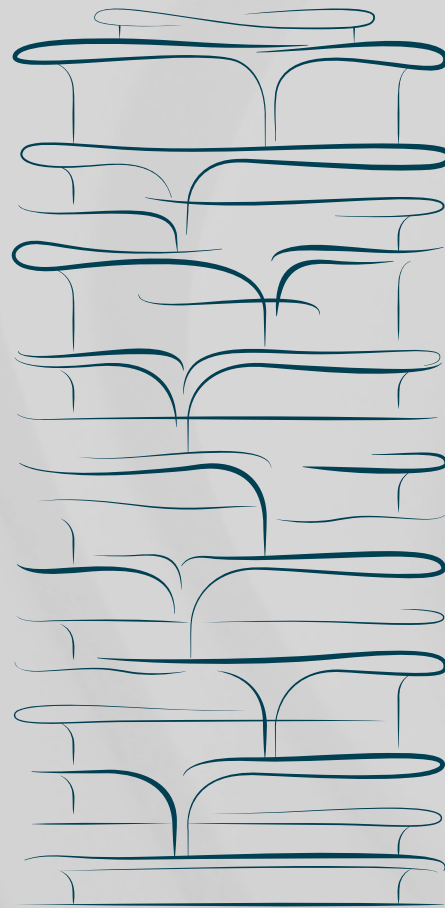


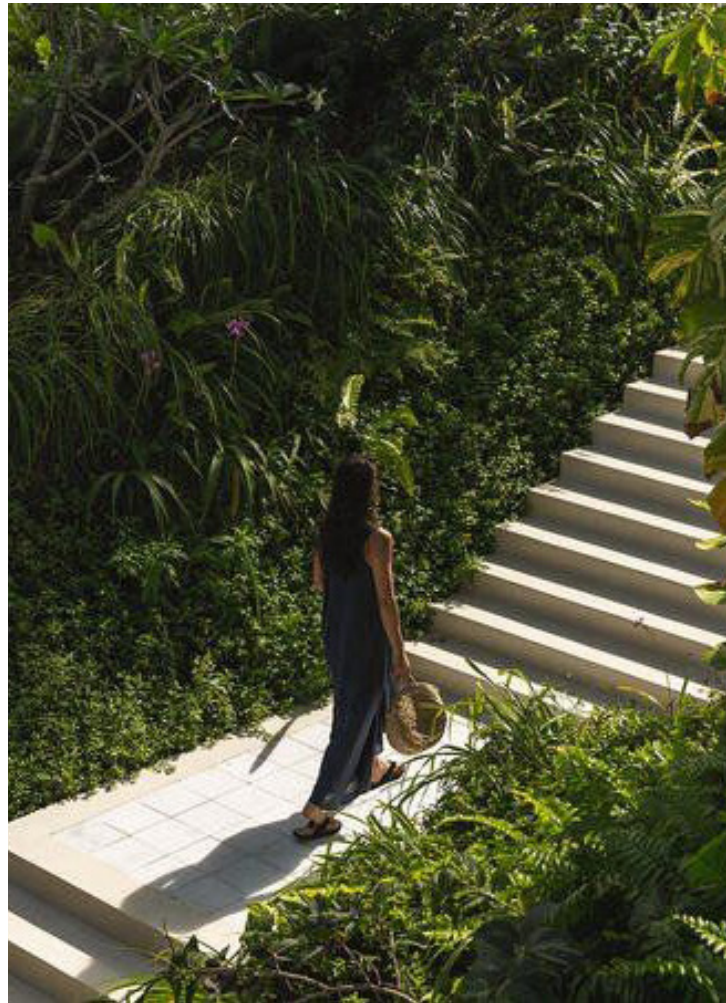


CASA AHS

DUBAI WATER CANAL

TECHNICAL SHEET

DESIGN PRINCIPLES  
.....  
CASA AHS



BOTANICAL OASIS

Sanctuary for inner wellbeing, a chance to retreat in plush surroundings.



CONTEMPLATED LUXURY

A statement of wealth in a sophisticated, elegant manner.



WELLNESS & TRANQUILITY

Retreat for the mind, body and soul.

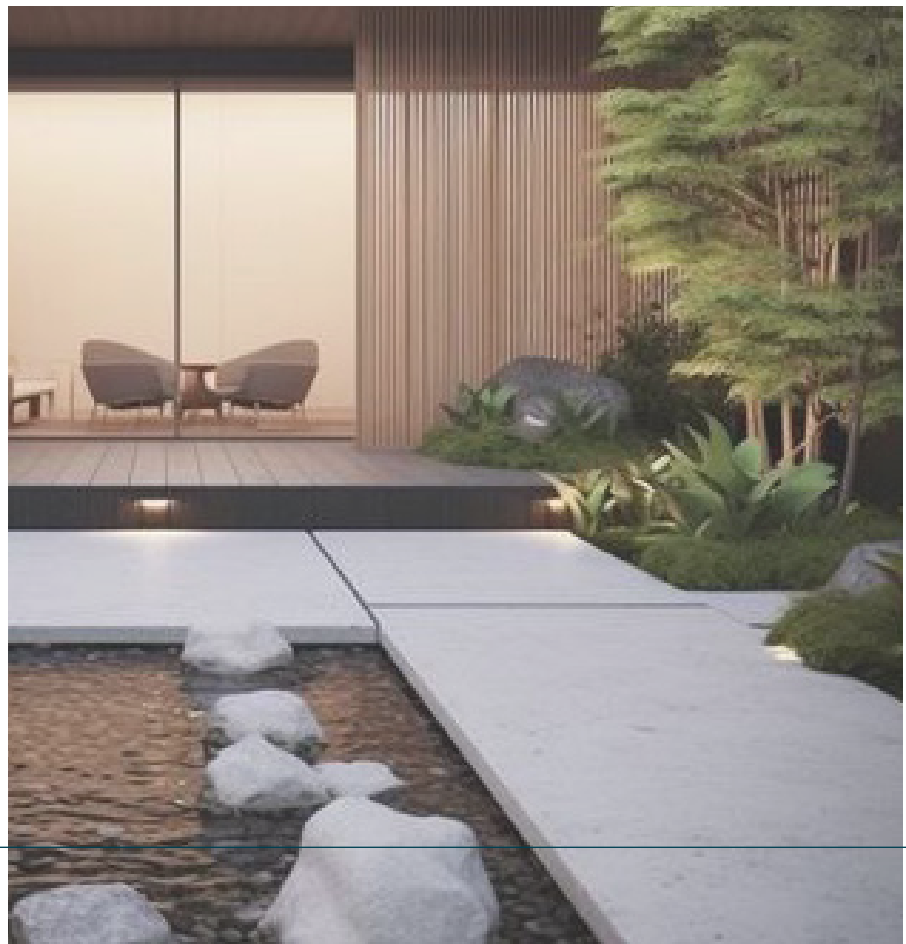
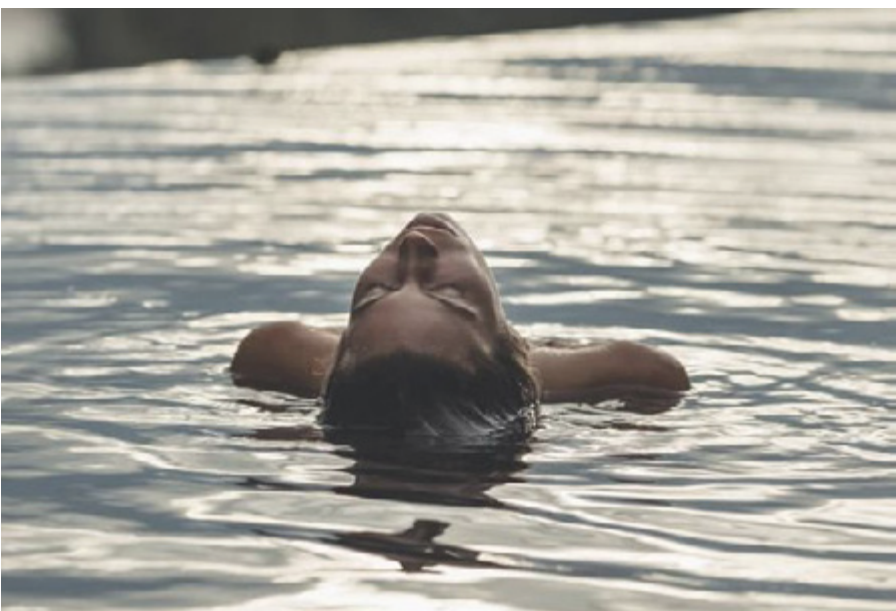


CRAFTSMANSHIP

Elevating the experience with meticulous attention to detail and unparalleled craftsmanship.

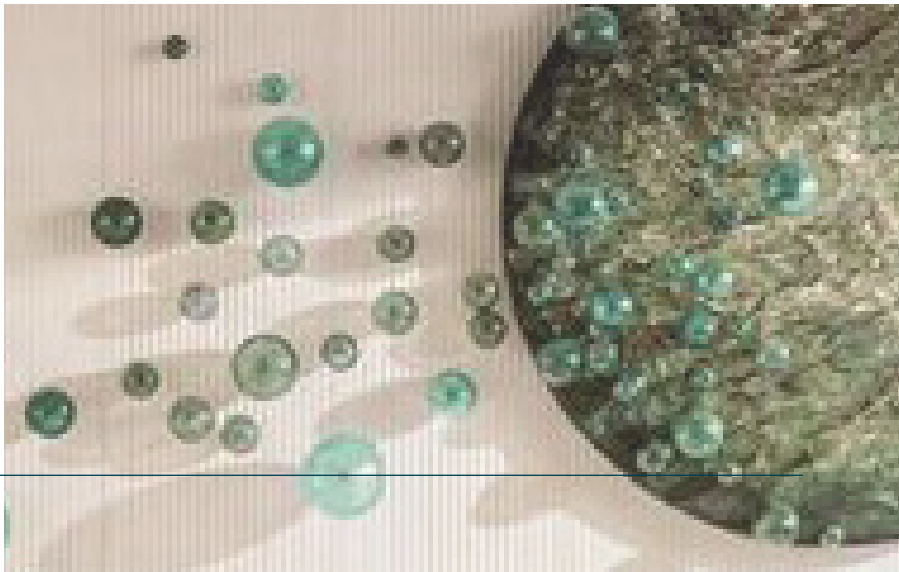
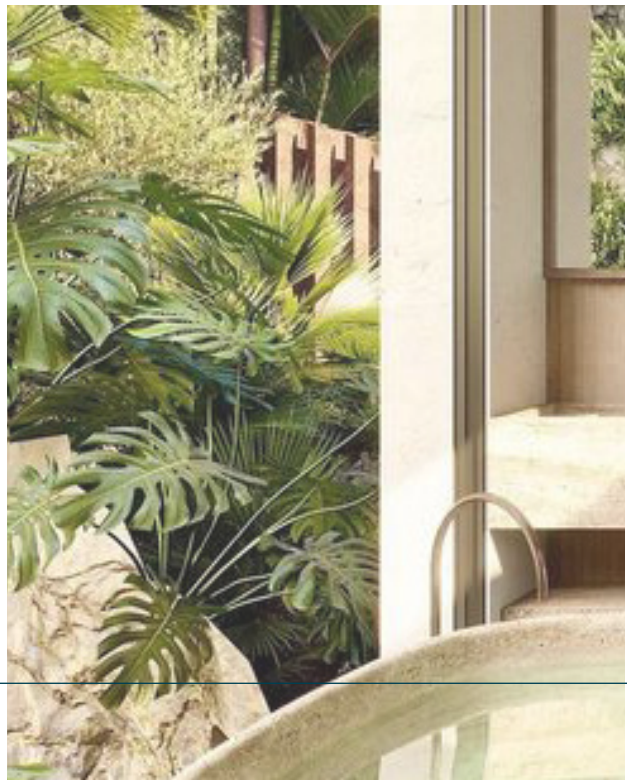


MOOD IMAGES





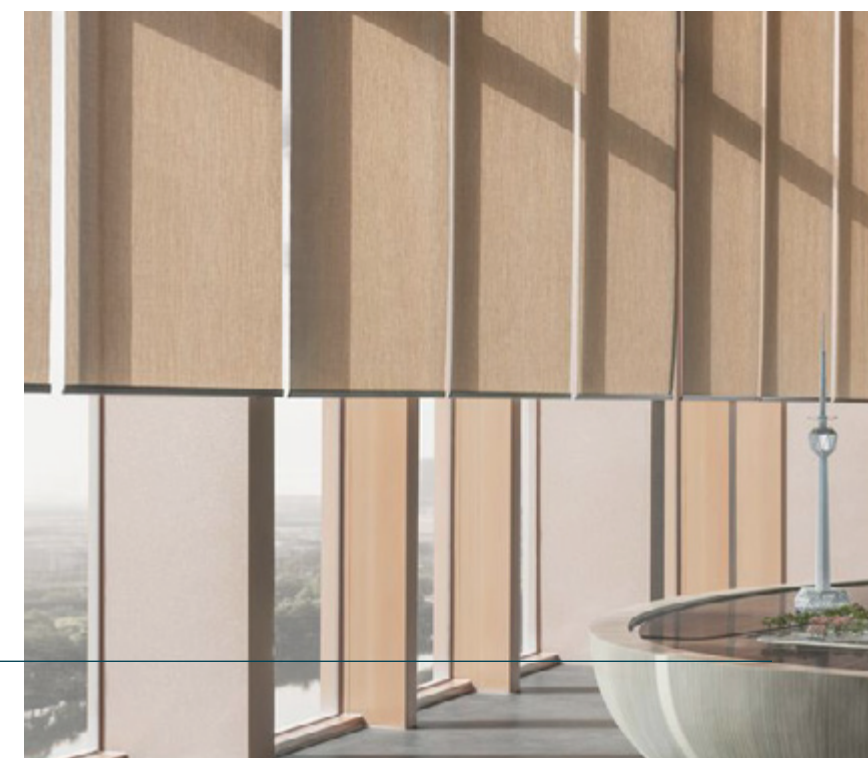
MOOD IMAGES





## MOOD IMAGES

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MOOD IMAGES

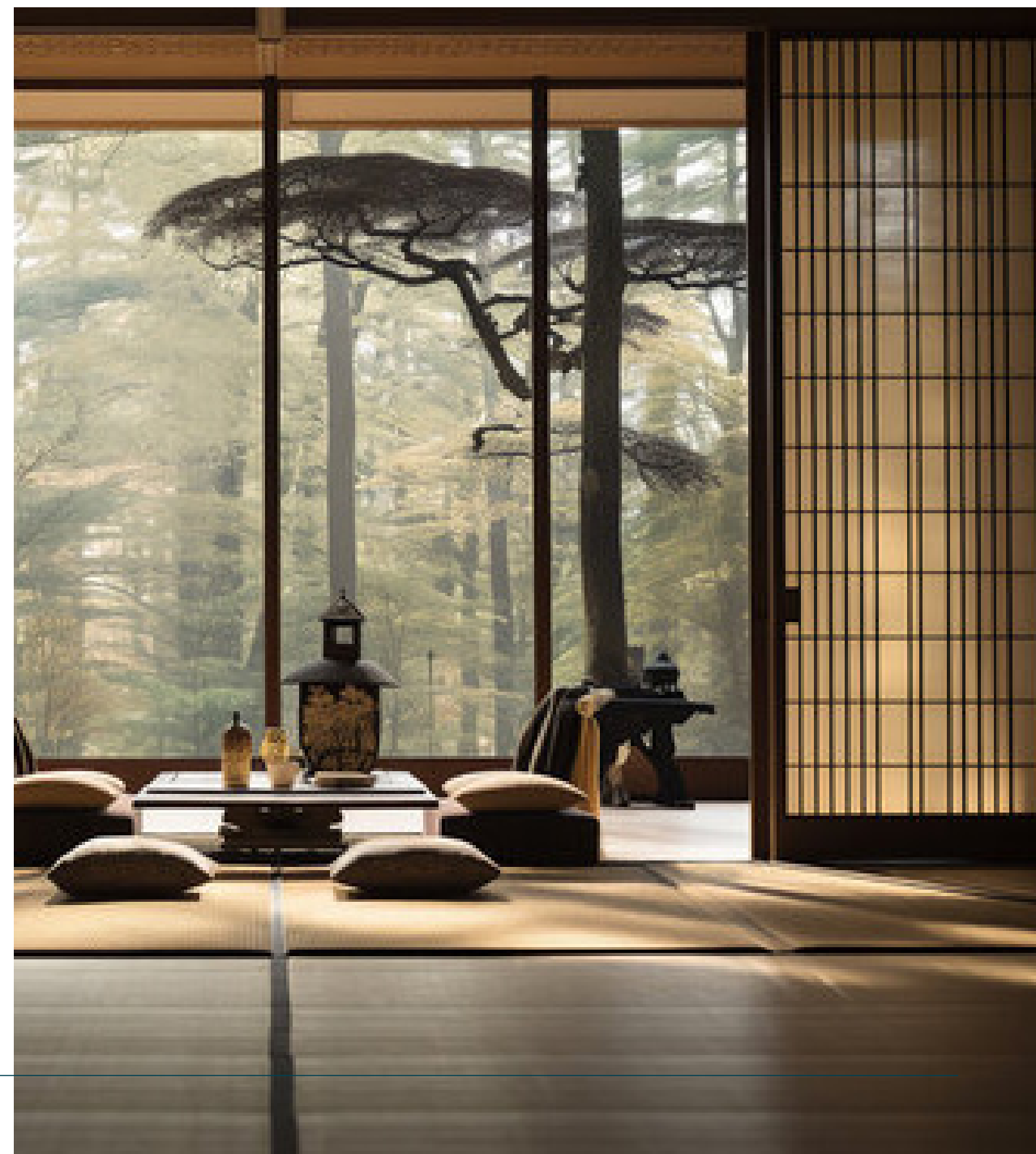
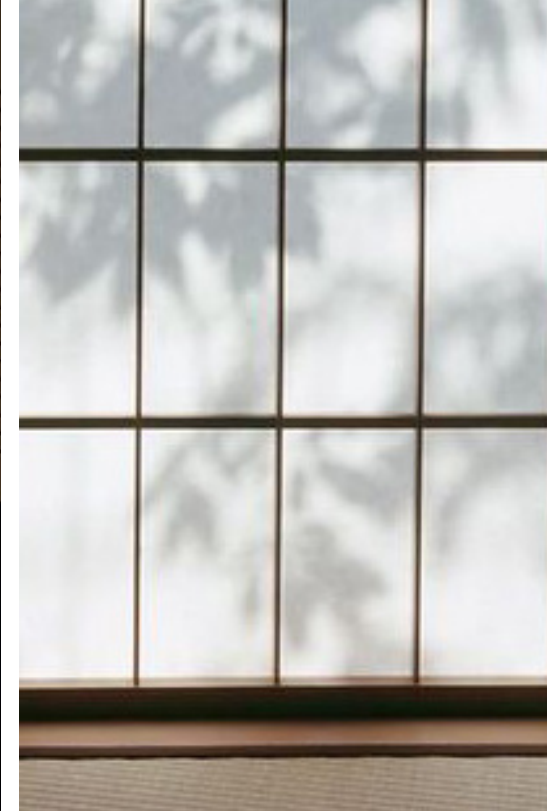
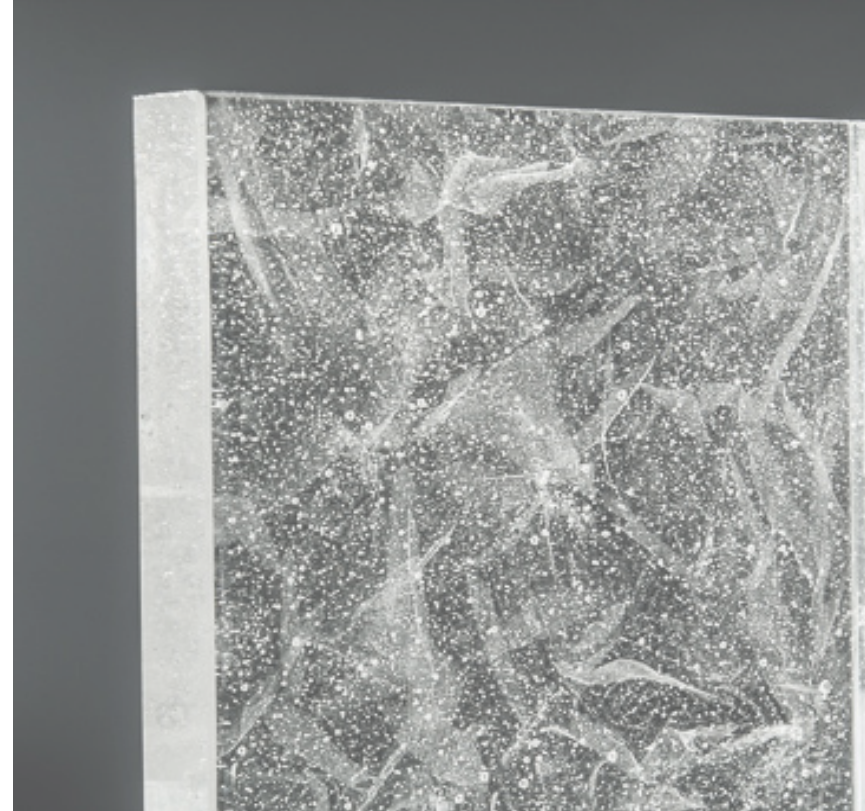




## SHOJI SCREENS

A shoji is a door, window or room divider used in traditional Japanese architecture, consisting of handmade paper on a lattice frame.

Shoji are valued for not setting a sharp barrier, blurring the boundaries between interior and the landscape. Elegant silhouettes that can be appreciated from the inside.





# GROUND FLOOR

## LAYOUT PLAN

### 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

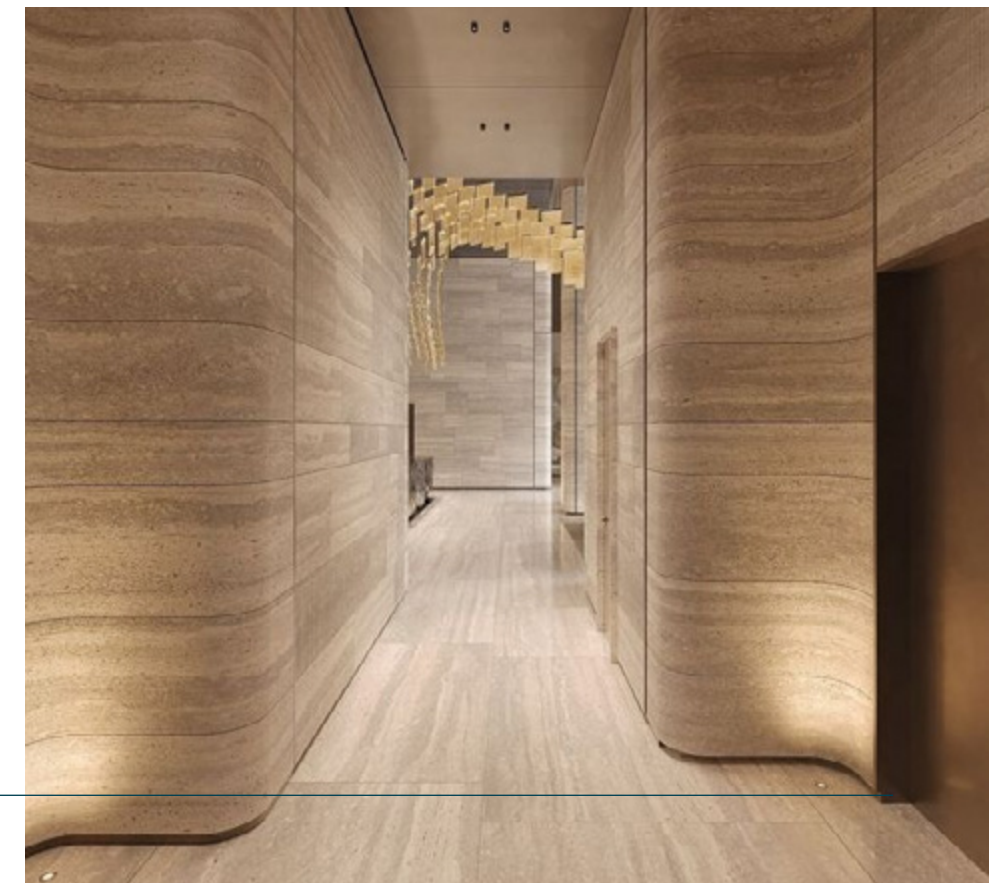


Safa Park



## LOBBY

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LOBBY F&E SELECTION









# LOBBY & JUICE BAR FINISHES PALETTE

## LEGEND

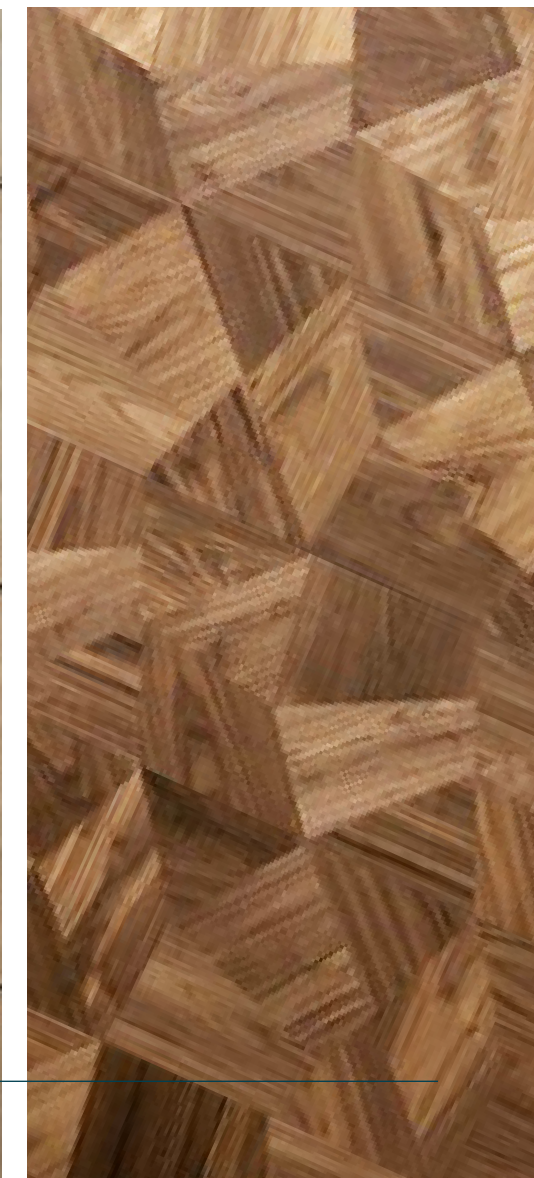
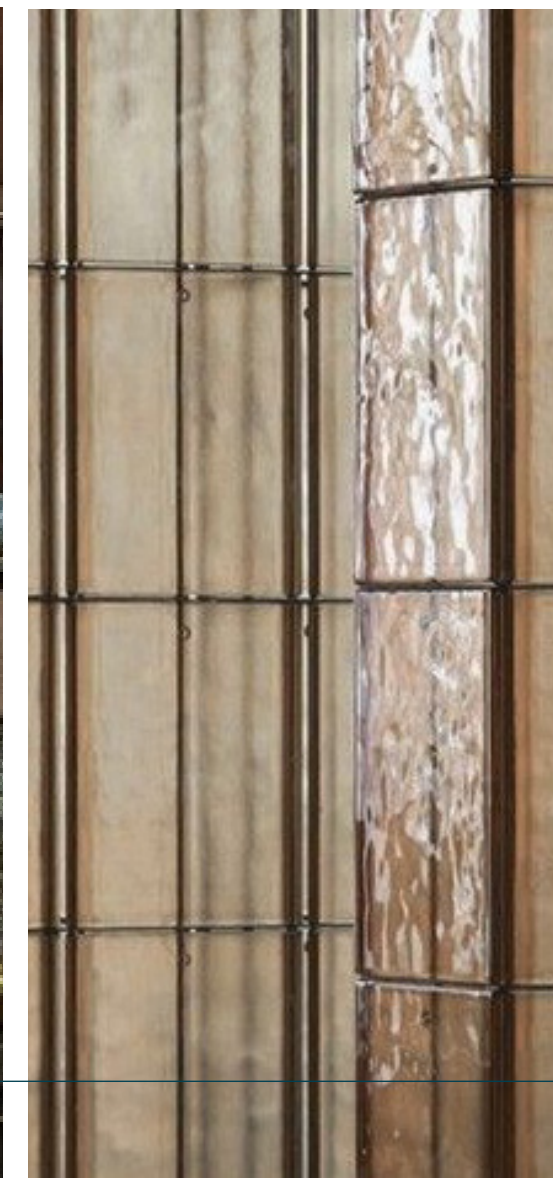
- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Leather to Reception Screen Panel
- 04. General Brushed Nickel Throughout
- 05. Cast Glass to Screen
- 06. Polished Rosso Levanto to Reception Desk & Bar Top
- 07. Polished Taj Mahal to Reception Desk
- 08. Fabric to Sofa
- 09. Fabric to Scatter Cushion
- 10. Fabric to Scatter Cushion
- 11. Fabric to Scatter Cushion
- 12. Leather to Armchair Detail
- 13. Fabric to Armchair
- 14. Fabric to Scatter Cushion Piping
- 15. Fabric to Scatter Cushion
- 16. Mid-tone Walnut Timber Veneer to Joinery
- 17. Gauged Travertine to Bar Base
- 18. Leather to Bar Stool





## CIGAR LOUNGE

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## CIGAR LOUNGE

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CIGAR LOUNGE F&E





# CIGAR LOUNGE FINISHES PALETTE

## LEGEND

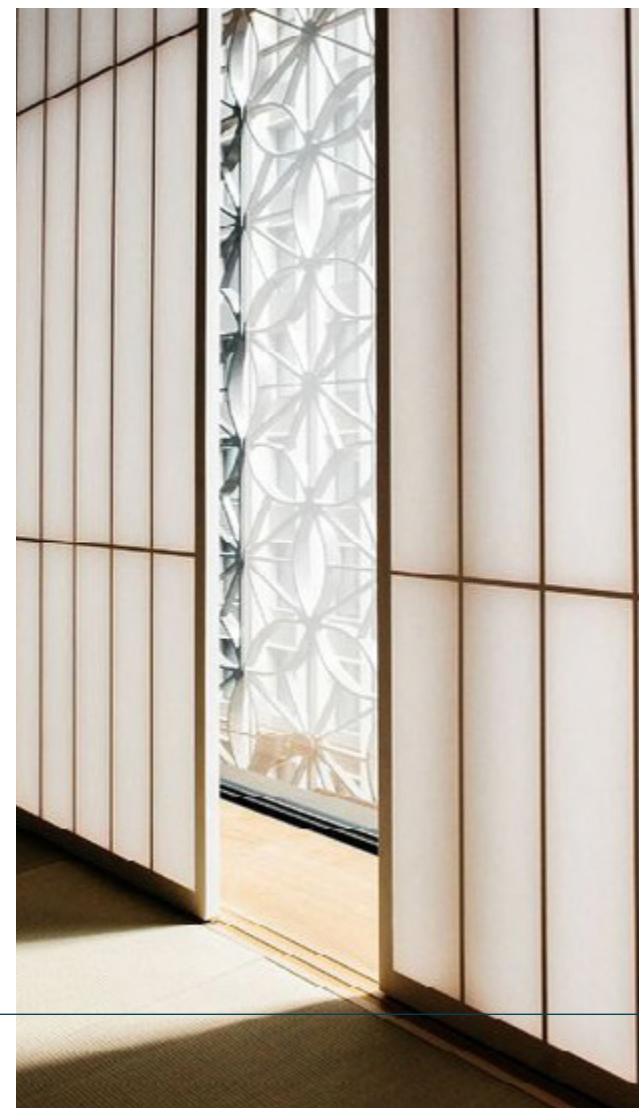
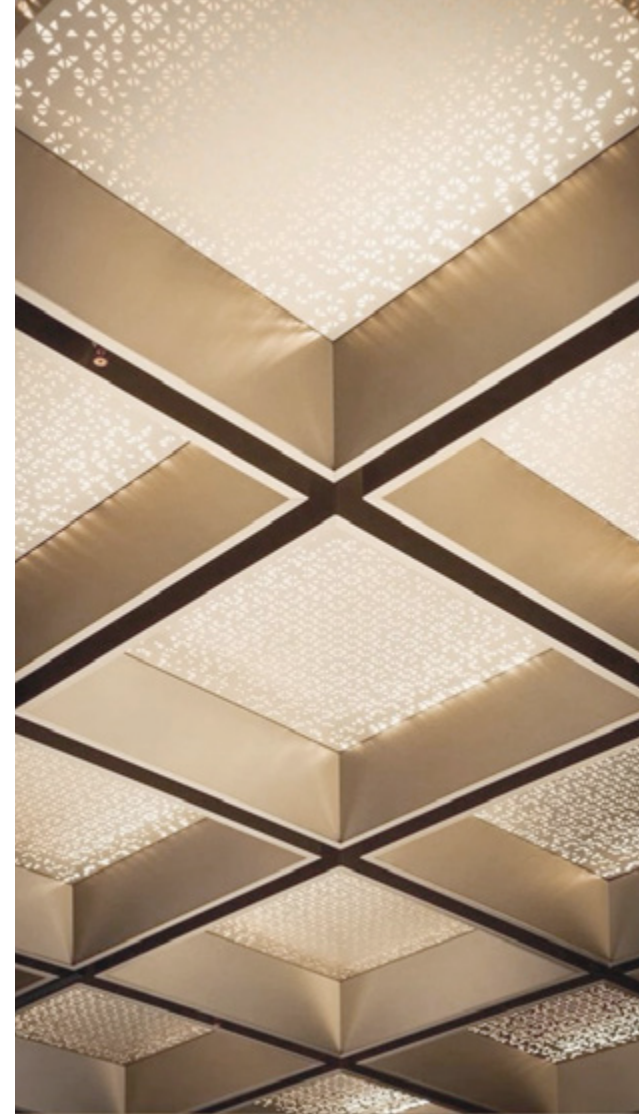
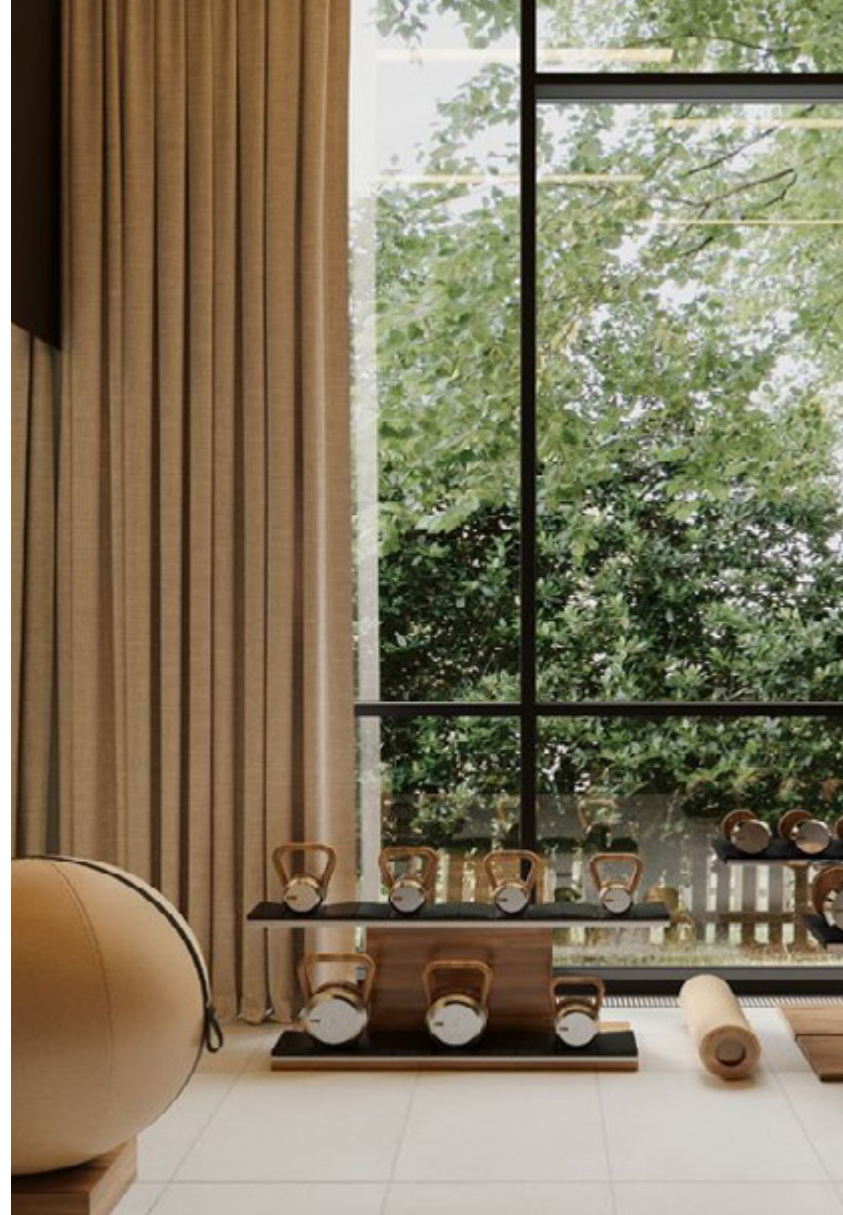
- 01. Polished Plaster to Ceiling
- 02. Figured Eucalyptus Timber Veneer to Joinery
- 03. Walnut Burr Timber Veneer to Joinery
- 04. Brushed Warm Bronze to Joinery and Screen Frame
- 05. General Brushed Nickel Throughout
- 06. Leather to Joinery Door Fronts
- 07. Cast Glass to Screen and Door
- 08. Polished Blue Denim to Bar
- 09. Honed Navona Travertine to Floor
- 10. Light Timber Parquet to Floor
- 11. Fabric to Sofa
- 12. Fabric to Scatter Cushion
- 13. Fabric to Scatter Cushion
- 14. Fabric to Armchair Seat
- 15. Fabric to Armchair Backrest
- 16. Fabric to Bench
- 17. Leather to Armchair Back
- 18. Fabric to Armchair Seat
- 19. Leather to Bar Stool





## INDOOR GYM

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## INDOOR POOL

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## INDOOR POOL

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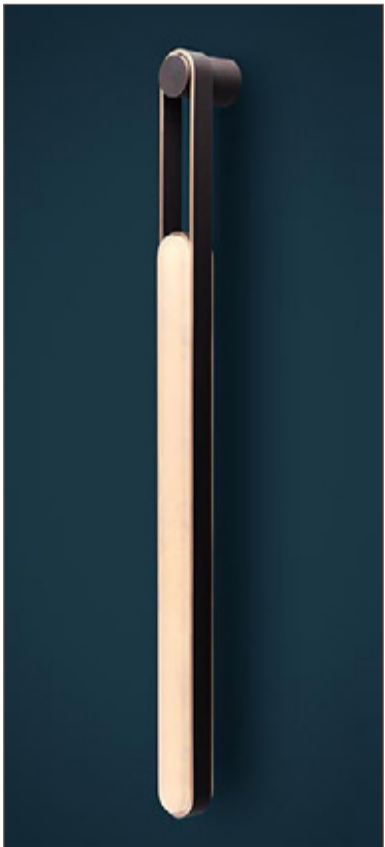
## INDOOR POOL

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INDOOR POOL F&E SELECTION





# INDOOR POOL FINISHES PALETTE

LEGEND

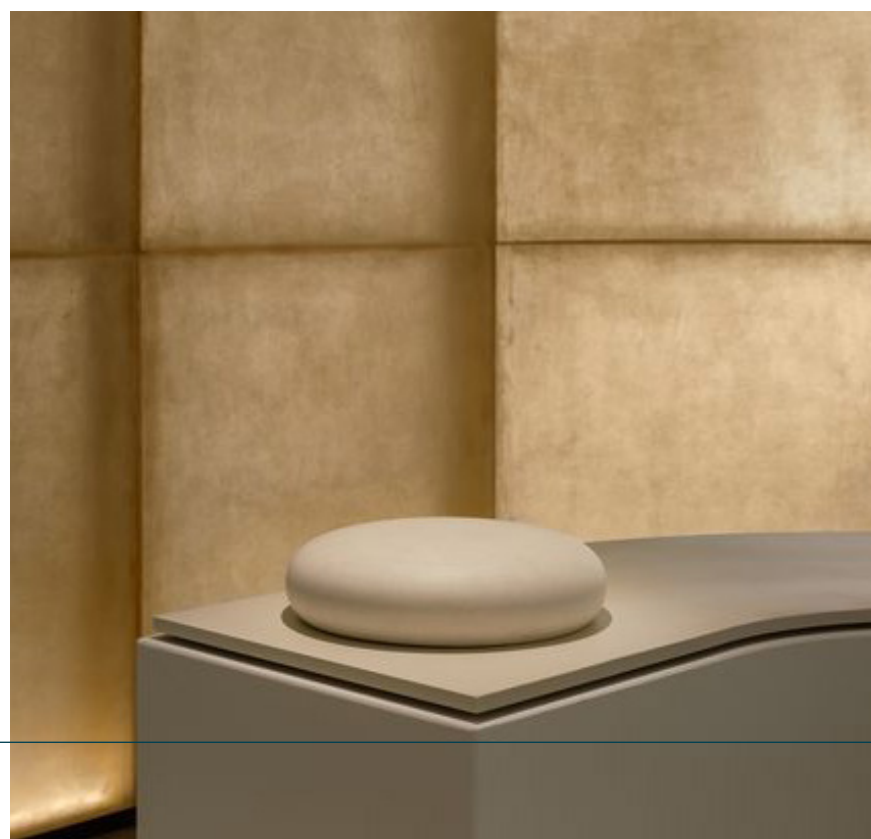
- 01. Honed Navona Travertine to General Wall
- 02. Leathered Navona Travertine to Wall
- 03. General Brushed Nickel Throughout
- 04. Mid-tone Walnut Timber to Ceiling Slats
- 05. Polished Plaster to General Ceiling
- 06. Mosaic Tiles to Swimming Pool
- 07. Caleidolegno Timber Veneer to Joinery
- 08. Rainbow Onyx to Joinery
- 09. Leather to Armchair Back
- 10. Fabric to Armchair Seat
- 11. Fabric to Lounger
- 12. Fabric to Scatter Cushion Piping
- 13. Fabric to Scatter Cushion
- 14. Fabric to Throw





## SPA & SALON

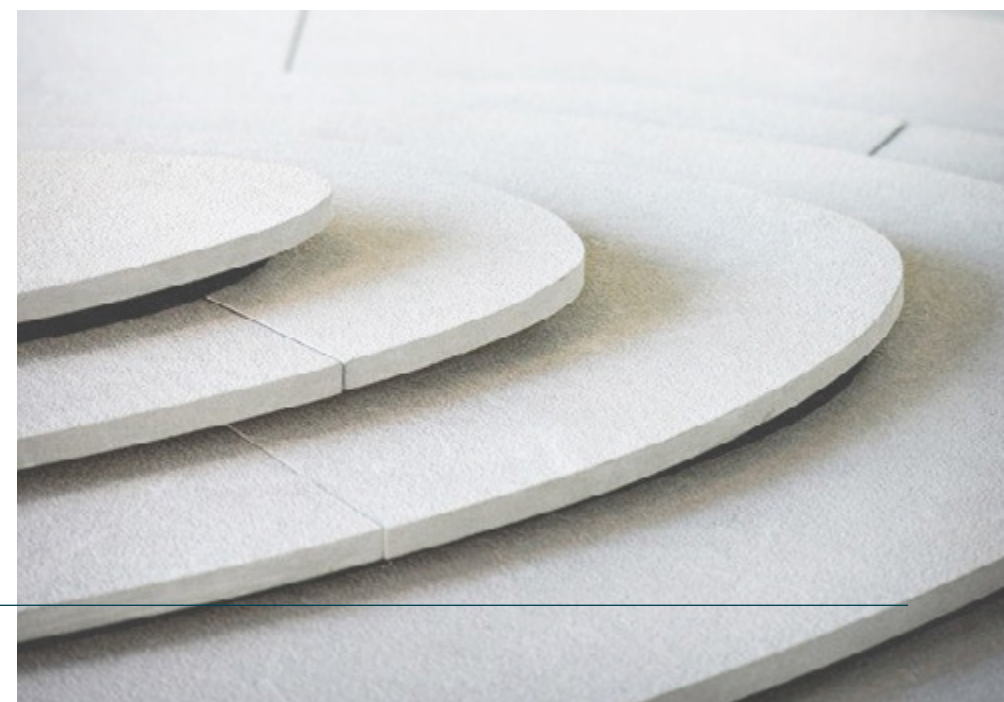
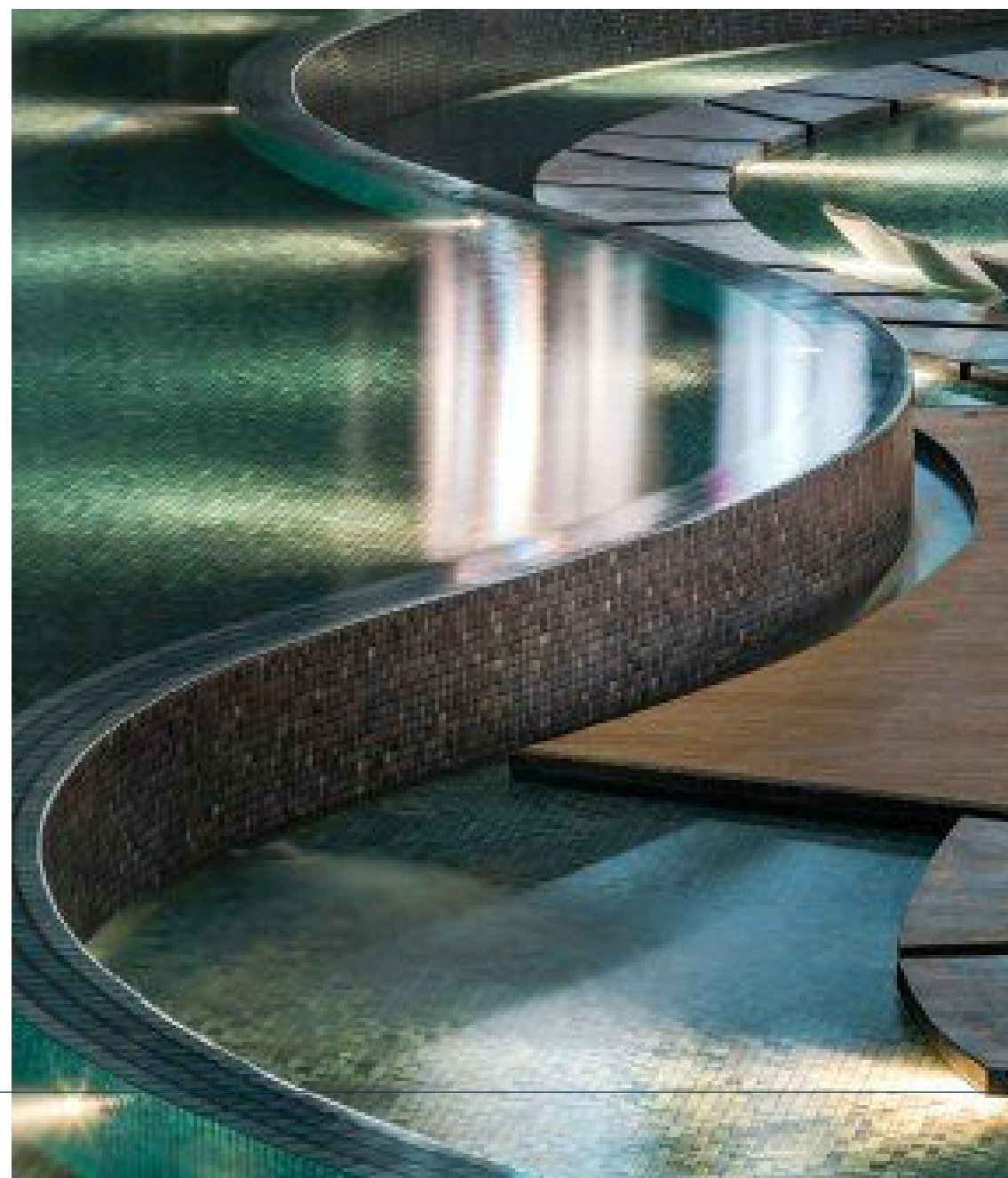
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## OUTDOOR POOL

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OUTDOOR GYM & ONSEN





## OUTDOOR ONSEN GYM

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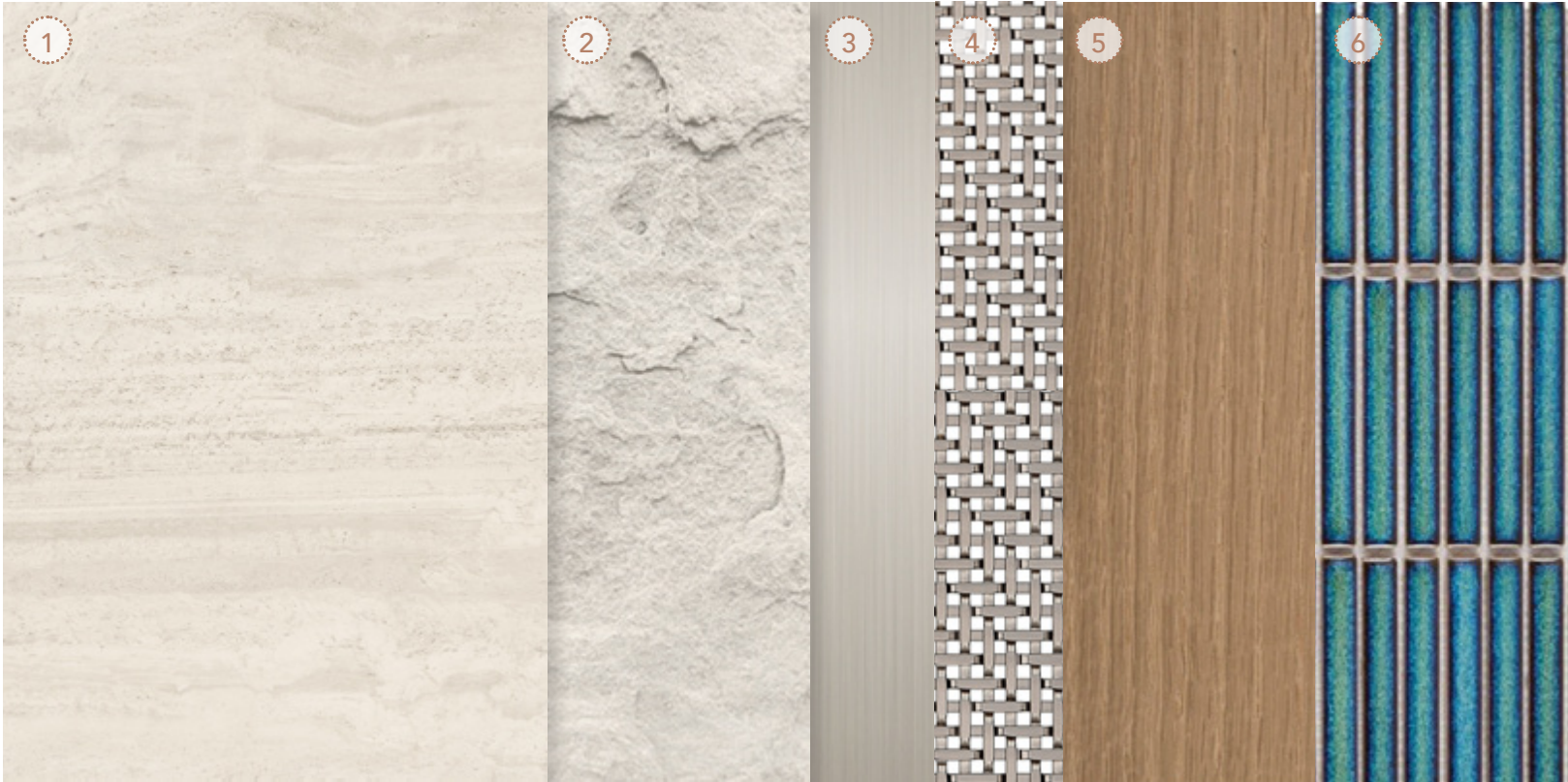




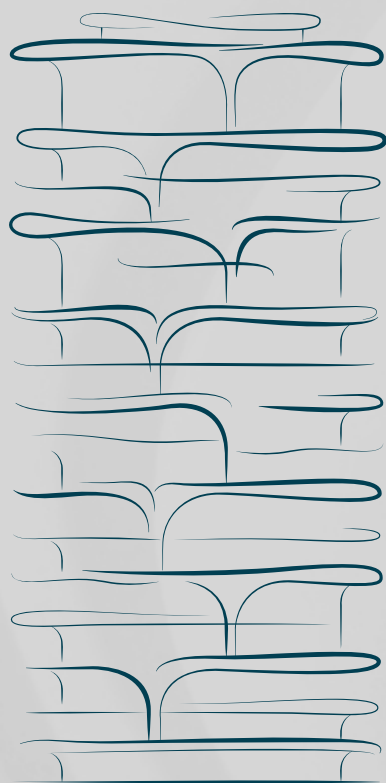
# OUTDOOR ONSEN & GYM FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to General Wall
- 02. Textured Stone Wall
- 03. General Brushed Nickel Throughout
- 04. Decorative Metal Mesh to Screen
- 05. Mid-tone Walnut Timber to Screen Frame and Onsen Surround
- 06. Tiles to Onsen







CASA AHS

DUBAI WATER CANAL

3 Bedroom  
SKY VILLAS



# 3 Bedroom SKY VILLAS

## TYPE A

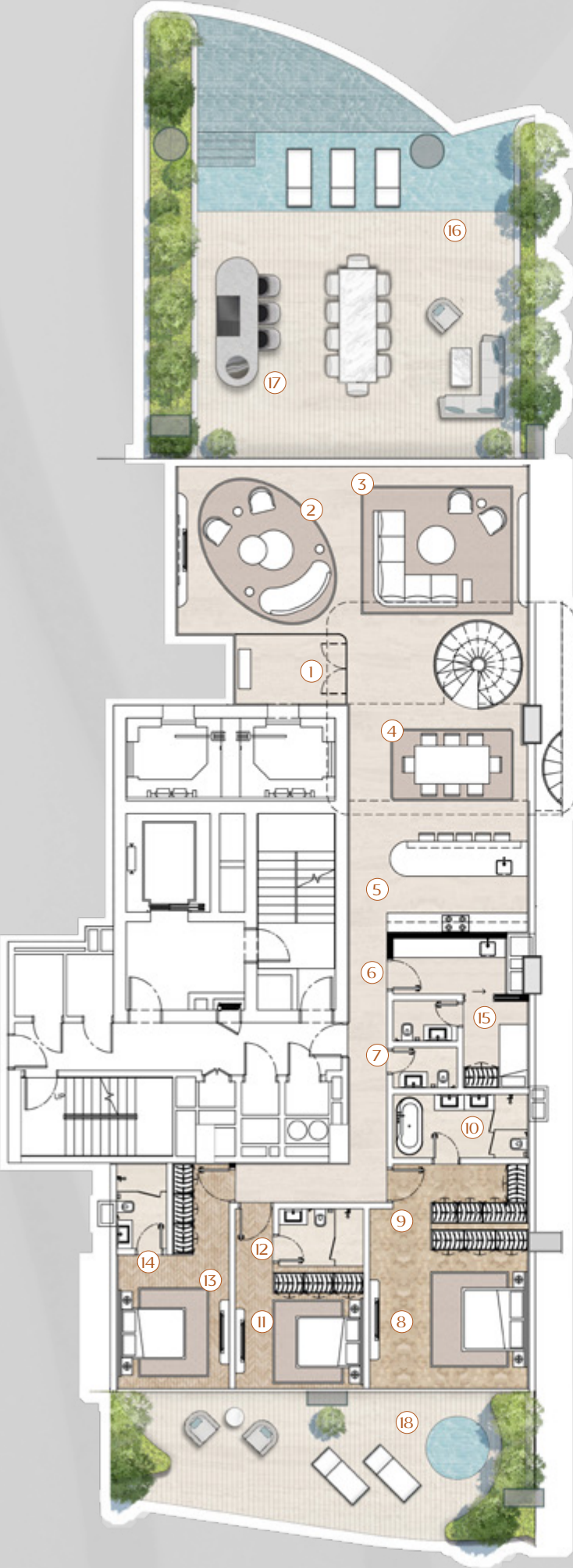
### UNIT AMENITIES

#### LOWER FLOOR

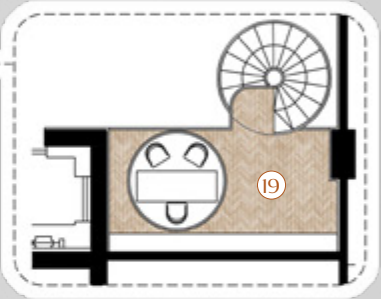
- 1. Entrance Foyer
- 2. Casual Living
- 3. Formal Living
- 4. Formal Dining
- 5. Show Kitchen
- 6. BOH Kitchen
- 7. Powder Room
- 8. Master Bedroom
- 9. Master Dressing
- 10. Master Bathroom
- 11. Bedroom 02
- 12. Bathroom 02
- 13. Bedroom 03
- 14. Bathroom 03
- 15. Staff Accommodation
- 16. Outdoor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

#### MEZZANINE FLOOR

- 19. Study Room



Lower Floor



Mezzanine Floor



Water Canal

Safa Park



# 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





# 3 Bedroom SKY VILLAS

## TYPE C

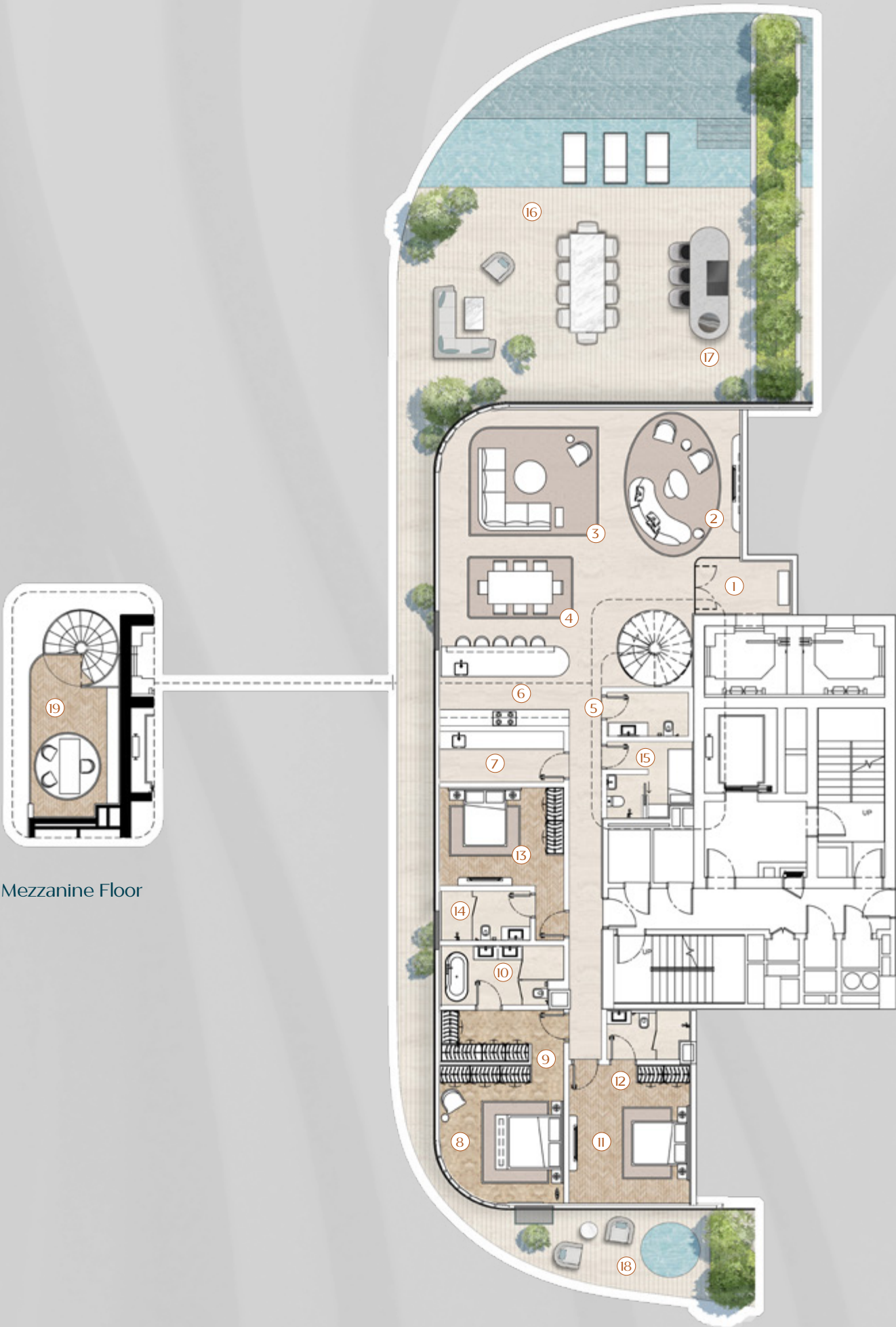
### UNIT AMENITIES

#### 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. Outdoor Terrace & Pool
- 17. Teppanyaki
- 18. Jacuzzi

#### MEZZANINE FLOOR

- 19. Study Room



Water Canal

Safa Park



# 3 Bedroom SKY VILLAS

## TYPE D

## UNIT AMENITIES

### LOWER FLOOR

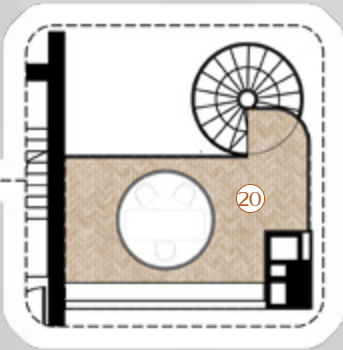
- 1. Entrance Foyer
- 2. Casual Living
- 3. Formal Living
- 4. Formal Dining
- 5. Powder Room
- 6. Show Kitchen
- 7. BOH Kitchen
- 8. Master Bedroom
- 9. Master Dressing
- 10. Master Bathroom
- 11. Bedroom 02
- 12. Bathroom 02
- 13. Bedroom 03
- 14. Bathroom 03
- 15. Staff Accommodation
- 16. Laundry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

### MEZZANINE FLOOR

- 20. Study Room



Lower Floor



Mezzanine Floor





## LIVING AREA

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## LIVING VISUAL VIGNETTES

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LIVING FF&E PROPOSAL



INVISIBLE COLLECTION  
Above Clouds Sofa



LONGHI  
Sun Coffee Table



COLLECTOR  
Tobo Armchair



VEERMAKERS  
SKL Coffee Table





DINING FF&E PROPOSAL



STUDIO DRIFT  
Flylight Chandelier



COLLECTOR  
Moca Bar Chair



CAPITAL COLLECTION  
Mirage 24



MARELLI  
Onno Dining Table



# LIVING & DINING FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Figured Eucalyptus Timber Veneer to Joinery
- 06. Walnut Burr Timber Veneer to Joinery
- 07. Antique Bronze Mirror to Joinery
- 08. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 09. Feature Polished Orobico Rosso Marble to Kitchen Joinery
- 10. Leather to Bar Stool
- 11. Leather to Back of Dining Chair
- 12. Fabric to Seat of Dining Chair
- 13. Leather to Back to Sofa
- 14. Fabric to Sofa 1 & 2
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Leather to Back of Sofa 2
- 19. Fabric to Armchair





## TERRACE AREA

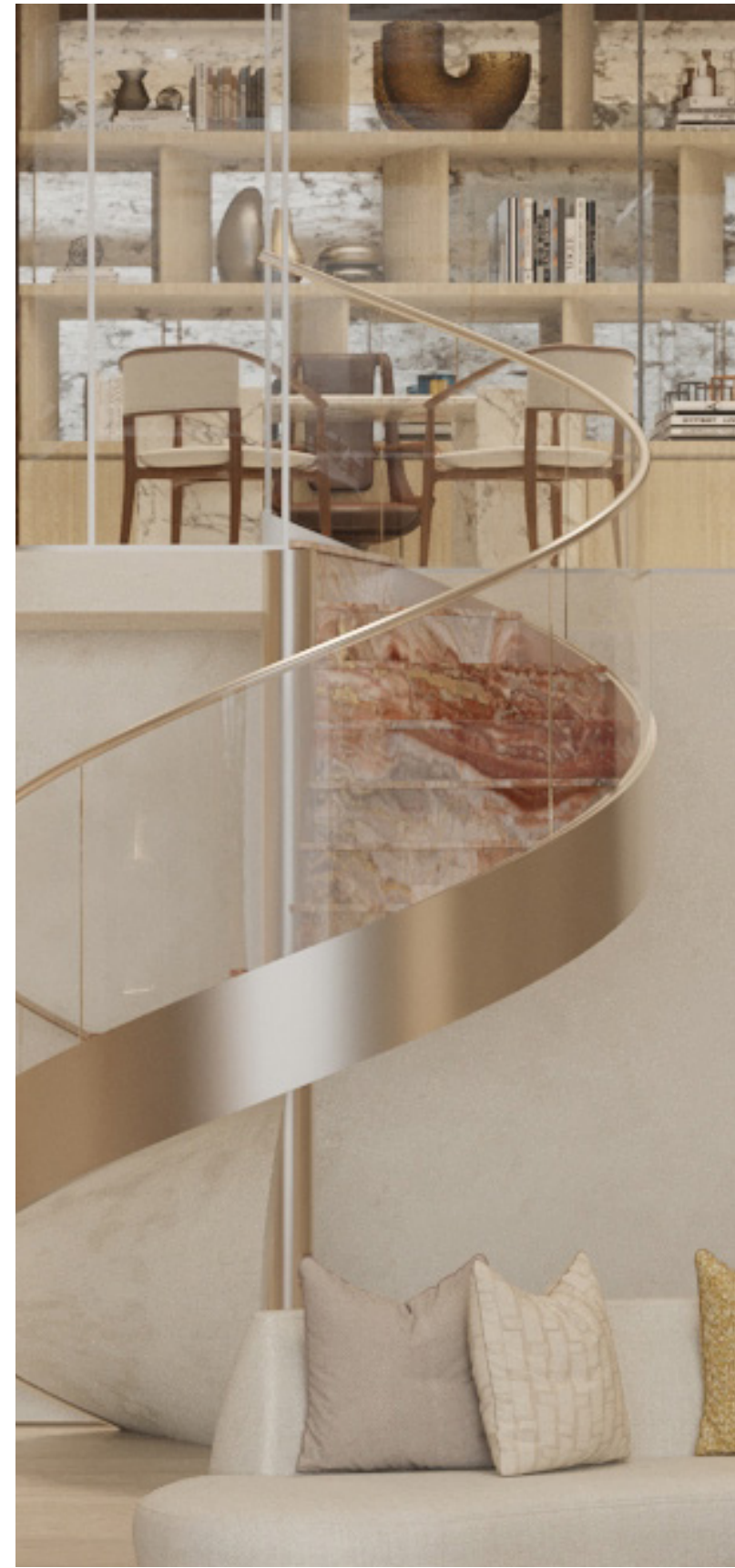
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## TERRACE VISUAL VIGNETTES

---





TERRACE FF&E PROPOSAL



COCO WOLF  
Tamarindo Bar Stool



FABIO ALEMANNO  
Cleopatra Basico Lounger



FBC LONDON  
Angelina Curved Outdoor Sofa



DEPADOVA  
Firefly Multi-Purpose Lamp



LORO PIANA  
The Delights Folding  
Director's Chair



ATELIER PENDHAPA  
Deepah Circular Table



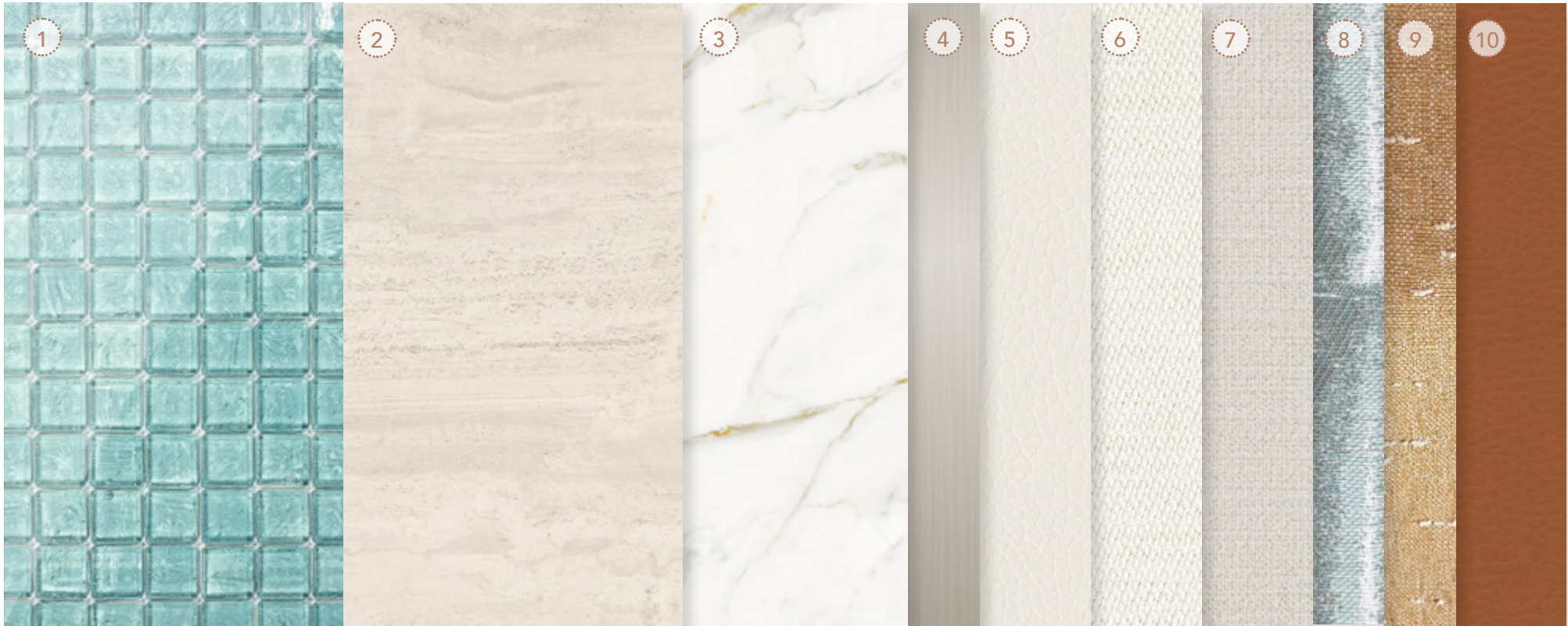
PAOLO CASTELLI  
Kenya Coffee Table Outdoor



# TERRACE FINISHES PALETTE

## LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest





## MASTER BEDROOM

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## MASTER BEDROOM VISUAL VIGNETTES

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MASTER BEDROOM FF&E PROPOSAL

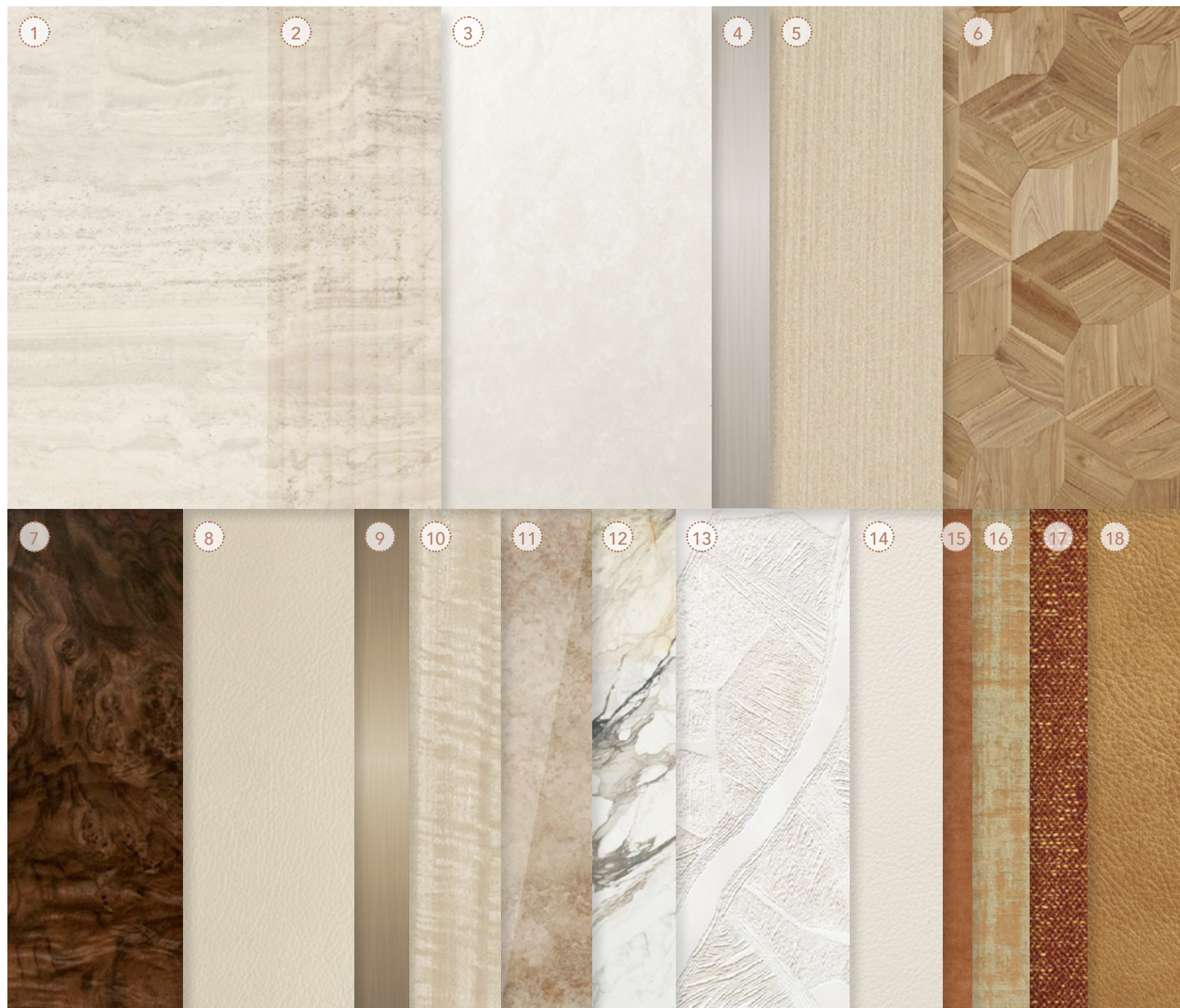




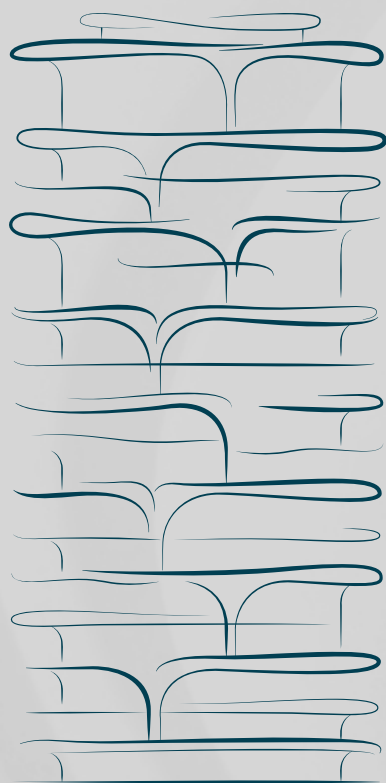
# MASTER BEDROOM FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. General Brushed Nickel Throughout
- 05. Caleidolegno Timber Veneer to Door
- 06. Timber Parquet to Floor
- 07. Walnut Burr Timber Veneer to Dressing Joinery
- 08. Leather to Dressing Joinery
- 09. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 10. Figured Eucalyptus Timber Veneer to TV Joinery
- 11. Antique Bronze Mirror to Back of Dressing Joinery
- 12. Polished Paonazzo Marble to Dressing & TV Joinery
- 13. Feature Leather Stitchwork to Headboard
- 14. Leather to Bed Frame
- 15. Fabric to Scatter Cushion Piping
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Leather to Bench







CASA AHS

DUBAI WATER CANAL

4 Bedroom  
SKY VILLA



# 4 Bedroom SKY VILLA

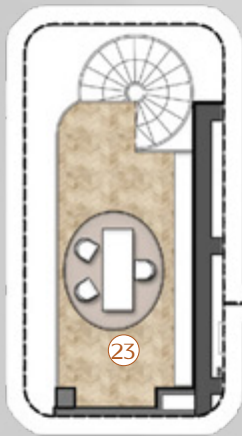
## UNIT AMENITIES

### LOWER FLOOR

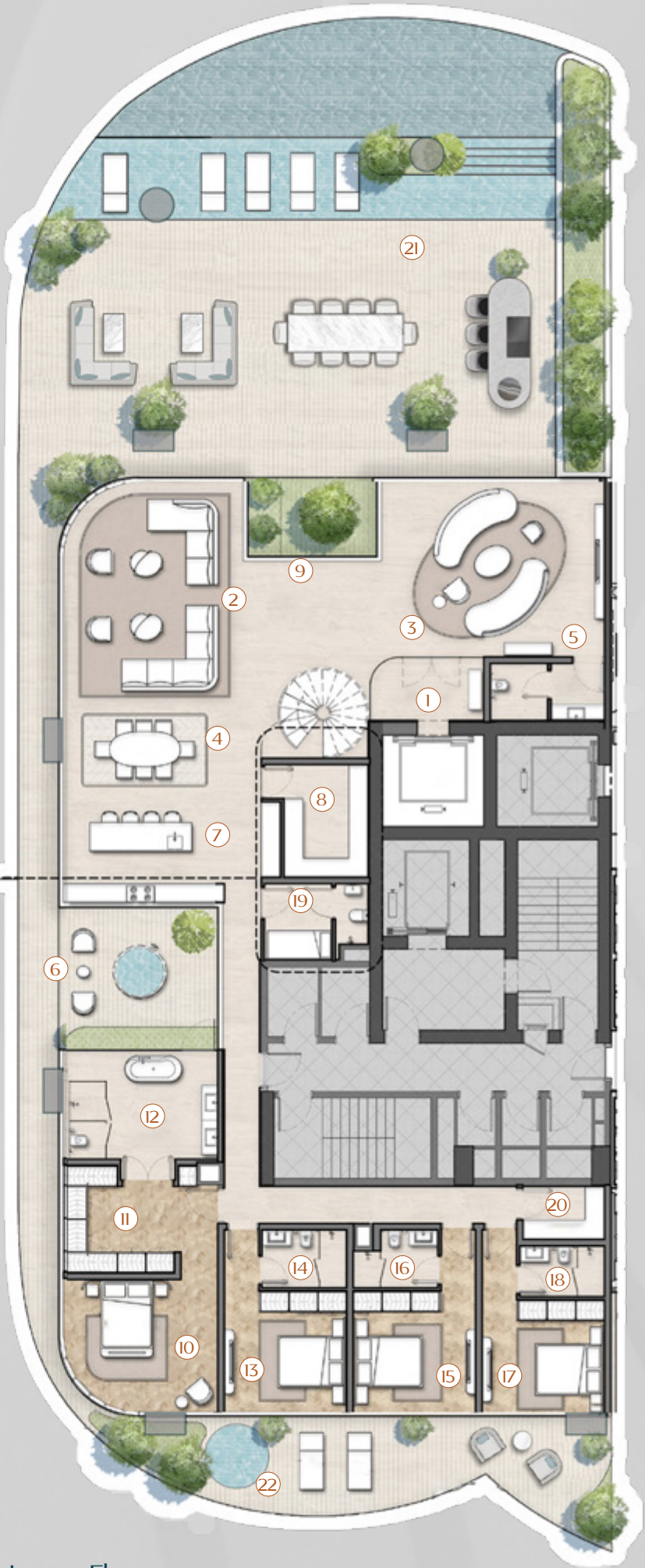
- 1. Entrance Foyer
- 2. Formal Living
- 3. Casual Living
- 4. Formal Dining
- 5. Powder Room
- 6. Garden Courtyard 01
- 7. Show Kitchen
- 8. BOH Kitchen
- 9. Garden Courtyard 02
- 10. Master Bedroom
- 11. Master Dressing
- 12. Master Bathroom
- 13. Bedroom 02
- 14. Bathroom 02
- 15. Bedroom 03
- 16. 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



Mezzanine Floor



Lower Floor





## LIVING AREA

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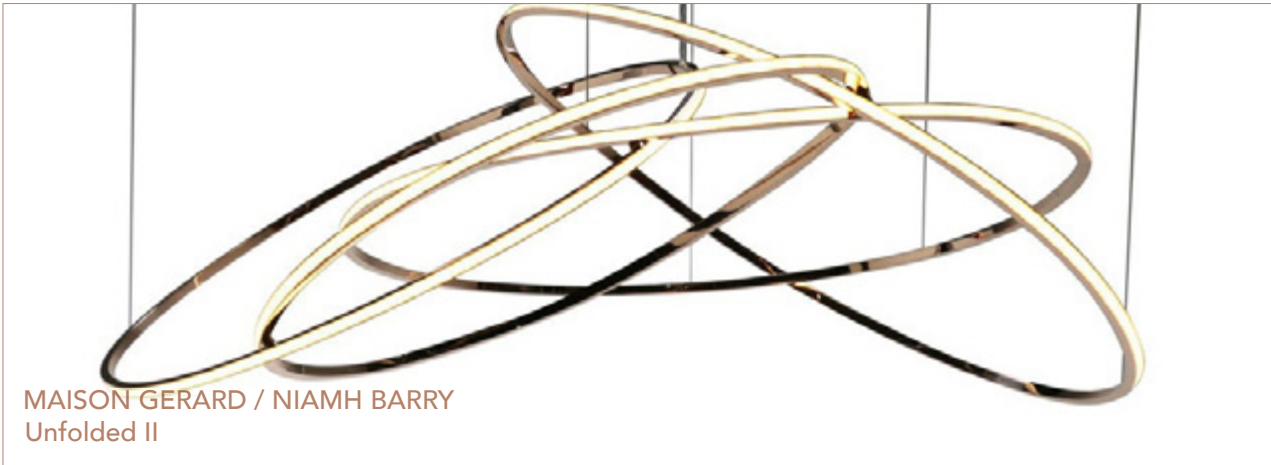






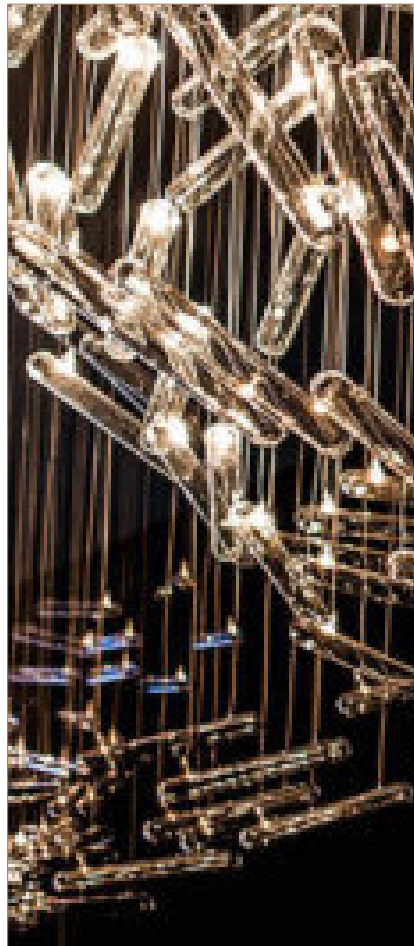


LIVING FF&E PROPOSAL





## DINING FF&E PROPOSAL



STUDIO DRIFT  
Flylight Chandelier



COLLECTOR  
Moca Bar Chair



CAPITAL COLLECTION  
Mirage 24



MARELLI  
Onno Dining Table



# LIVING & DINING FINISHES PALETTE

- LEGEND
- 01. Honed Navona Travertine to Wall & Floor
  - 02. Polished Plaster to Ceiling
  - 03. Caleidolegno Timber Veneer to Door
  - 04. General Brushed Nickel Throughout
  - 05. Figured Eucalyptus Timber Veneer to Joinery
  - 06. Walnut Burr Timber Veneer to Joinery
  - 07. Antique Bronze Mirror to Joinery
  - 08. Mid-tone Walnut Timber Veneer to Kitchen Joinery
  - 09. Feature Polished Alta Marea Marble to Kitchen Joinery
  - 10. Leather to Bar Stool
  - 11. Leather to Back of Dining Chair
  - 12. Fabric to Seat of Dining Chair
  - 13. Leather to Back to Sofa
  - 14. Fabric to Sofa 1 & 2
  - 15. Fabric to Scatter Cushion
  - 16. Fabric to Scatter Cushion
  - 17. Fabric to Scatter Cushion
  - 18. Leather to Back of Sofa 2
  - 19. Fabric to Armchair





## TERRACE AREA

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TERRACE VISUAL VIGNETTES





TERRACE FF&E PROPOSAL



COCO WOLF  
Tamarindo Bar Stool



FABIO ALEMANNO  
Cleopatra Basico Lounger



FBC LONDON  
Angelina Curved Outdoor Sofa



DEPADOVA  
Firefly Multi-Purpose Lamp



PAOLO CASTELLI  
Imane Table



LORO PIANA  
The Delights Folding  
Director's Chair



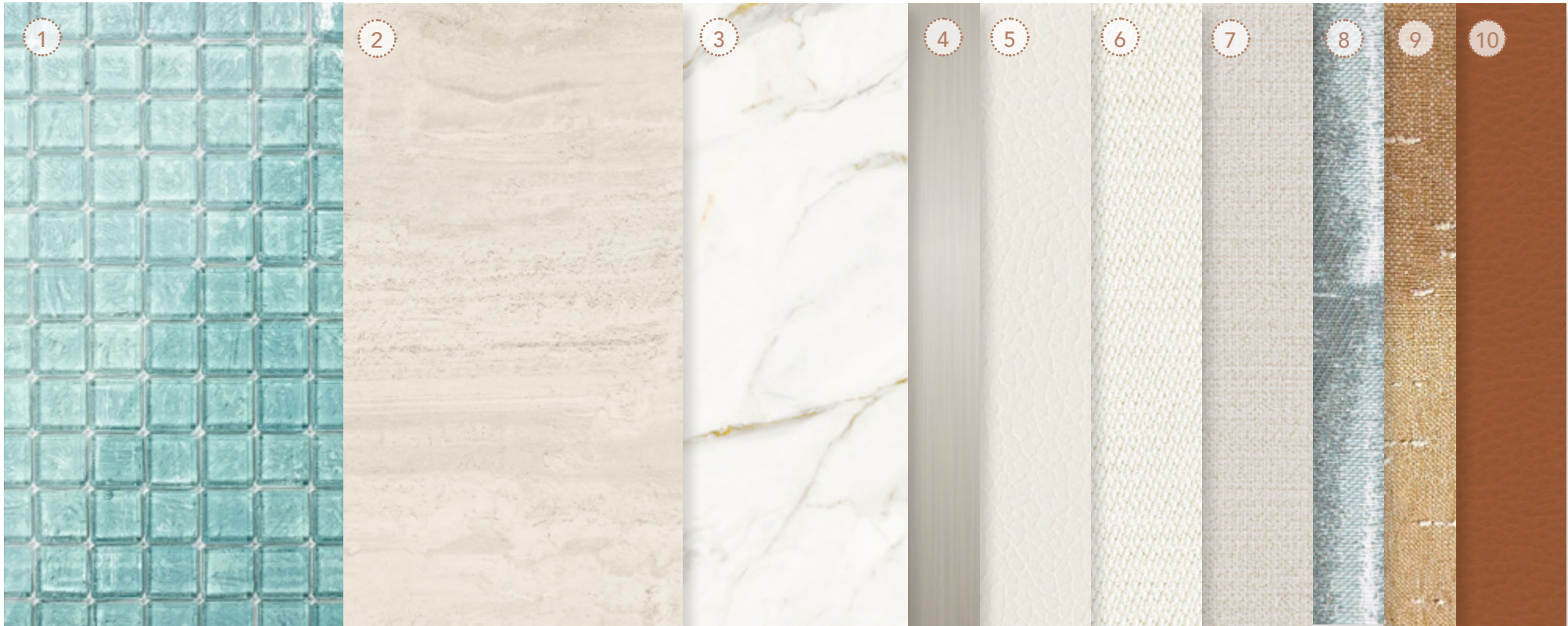
PAOLO CASTELLI  
Kenya Coffee Table Outdoor



# TERRACE FINISHES PALETTE

## LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest





## MASTER BATHROOM - OPTION 1

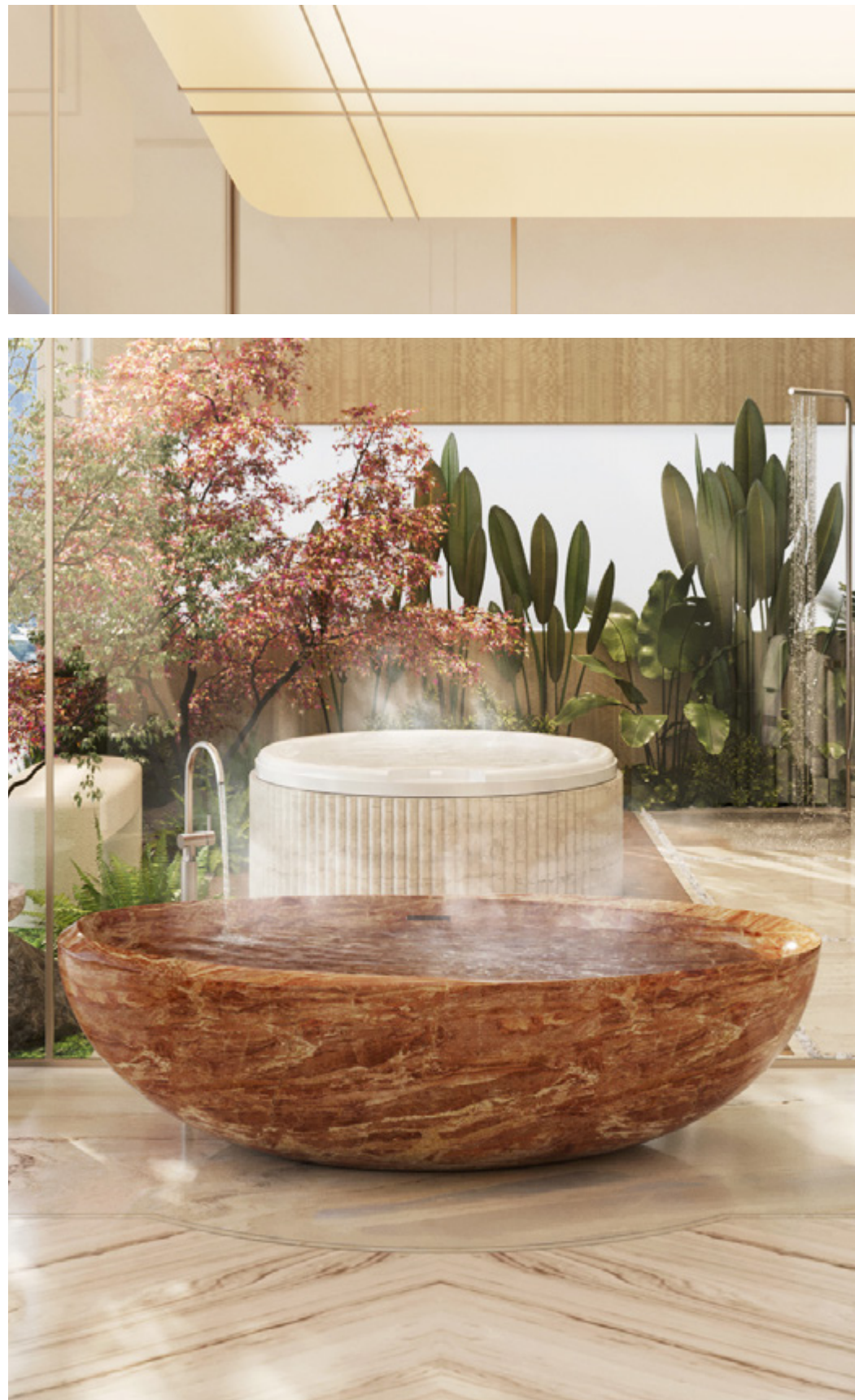
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## MASTER BATHROOM VISUAL VIGNETTES (OPT 1)

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## MASTER BATHROOM - OPTION 2

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## MASTER BATHROOM VISUAL VIGNETTES (OPT 2)

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MASTER BATHROOM FF&E PROPOSAL



THG PARIS  
Dean Collection, Satin Nickel



THG PARIS  
Dean Collection, Satin Nickel



THG PARIS  
Dean Collection, Satin Nickel



THG PARIS  
Dean Collection, Satin Nickel



RESTORATION HARDWARE  
Ponti Round Side Table



THG PARIS  
Dean Collection, Satin Nickel



THG PARIS  
Dean Collection,  
Satin Nickel



HBAR CUSTOM DESIGN



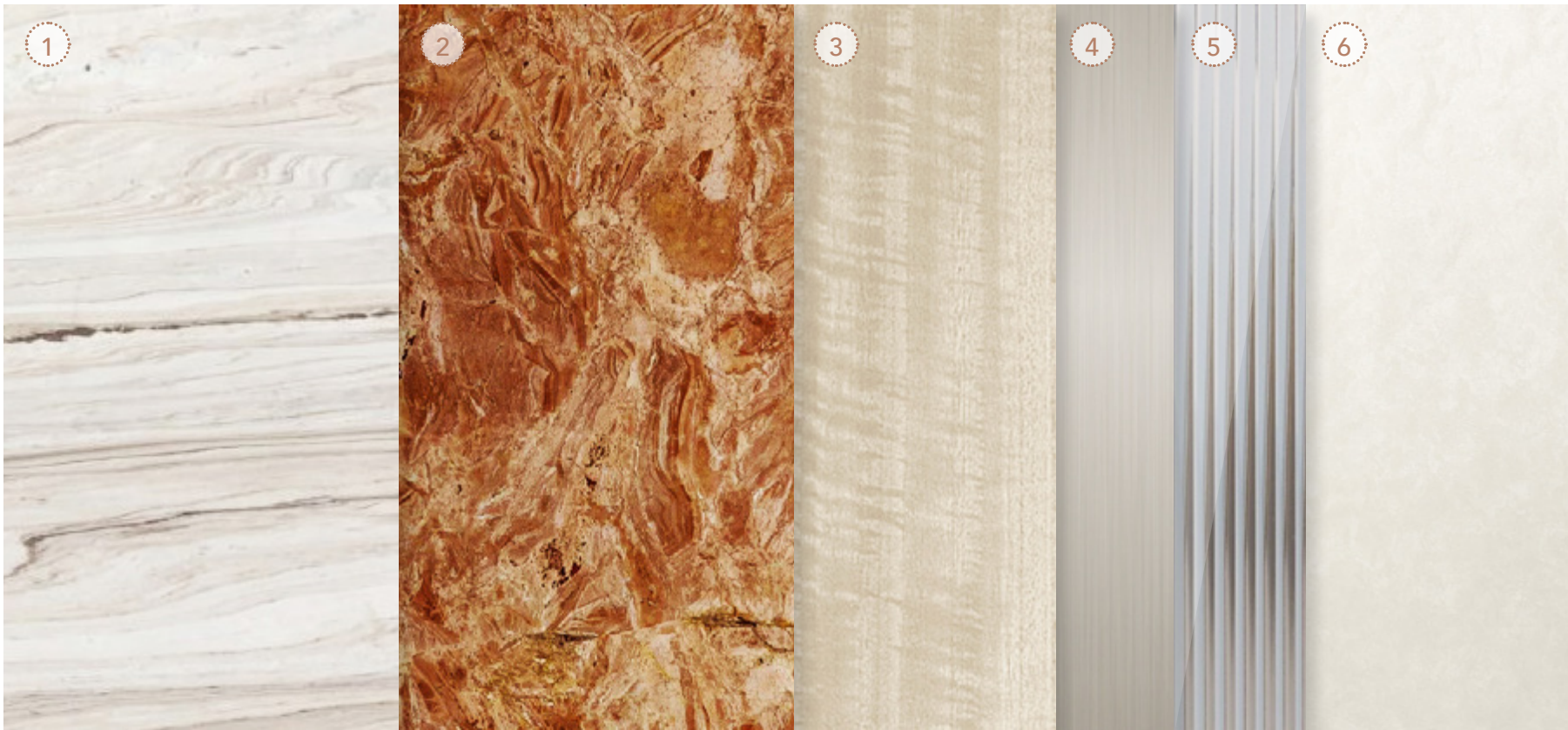
VOLA  
FS3 Free Standing Shower



# MASTER BATHROOM FINISHES PALETTE (OP 1)

## LEGEND

- 01. Polished Pallisandro Classico Marble to Wall & Honed to Floor
- 02. Feature Polished Breccia Bohemien Marble to Shower, Vanity & Honed to Bathtub
- 03. Figured Eucalyptus Timber Veneer to Vanity Joinery
- 04. General Brushed Nickel Throughout
- 05. Fluted Glass to Shower Screen
- 06. Polished Plaster to Ceiling

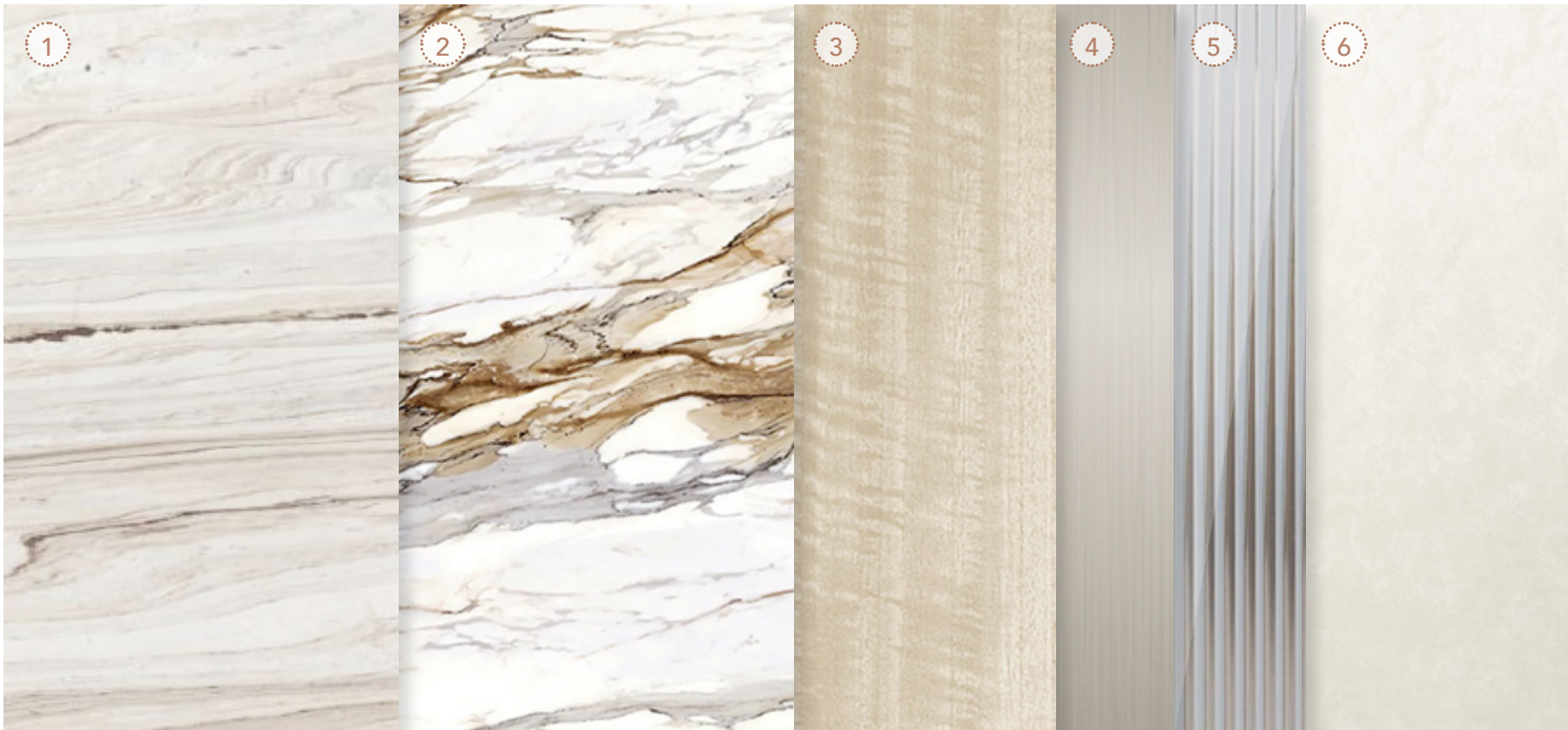




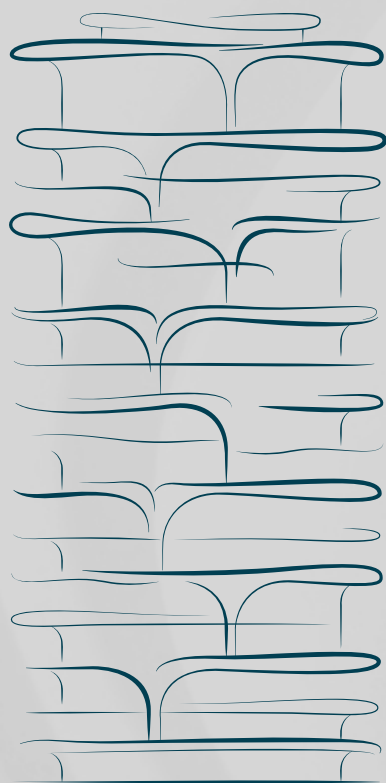
# MASTER BATHROOM FINISHES PALETTE (OP 2)

## LEGEND

- 01. Polished Pallisandro Classico Marble to Wall & Honed to Floor
- 02. Feature Polished Macchia Vecchia Marble to Shower, Vanity & Honed to Bathtub
- 03. Figured Eucalyptus Timber Veneer to Vanity Joinery
- 04. General Brushed Nickel Throughout
- 05. Fluted Glass to Shower Screen
- 06. Polished Plaster to Ceiling







# CASA AHS

DUBAI WATER CANAL

5 Bedroom  
SKY VILLA



# 5 Bedroom SKY VILLA

## 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





## LIVING AREA





## LIVING VISUAL VIGNETTES

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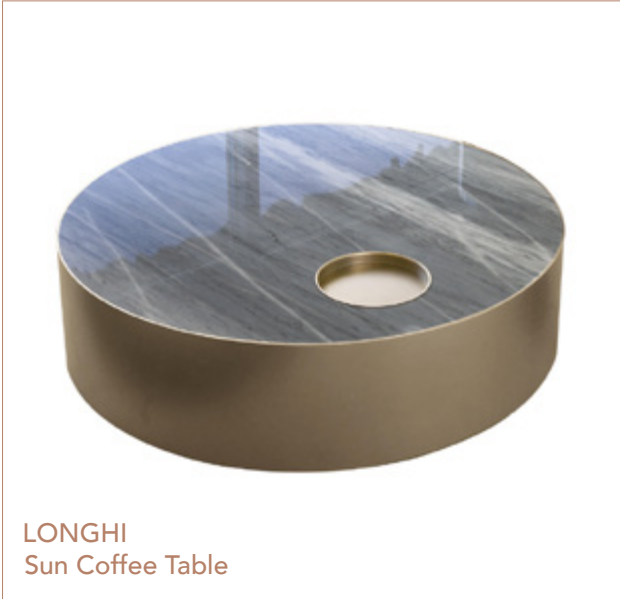
## BAR & CIGAR LOUNGE

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LIVING FF&E PROPOSAL





DINING & BAR FF&E PROPOSAL



STUDIO DRIFT  
Flylight Chandelier



MONOLOGUE  
Ora Desk Lamp



MONOLOGUE  
Tempe Bar Stool



CAPITAL COLLECTION  
Mirage 24



MARELLI  
Onno Dining Table



COLLECTOR  
Moca Bar Chair



# LIVING, DINING & BAR FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Figured Eucalyptus Timber Veneer to Joinery
- 06. Walnut Burr Timber Veneer to Joinery
- 07. Antique Bronze Mirror to Joinery
- 08. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 09. Feature Polished Calacatta Viola Marble to Kitchen Joinery & Bar
- 10. Leather to Bar Stool
- 11. Leather to Back of Dining Chair
- 12. Fabric to Seat of Dining Chair
- 13. Leather to Back to Sofa
- 14. Fabric to Sofa 1 & 2
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Leather to Back of Sofa 2
- 19. Fabric to Armchair





# TERRACE

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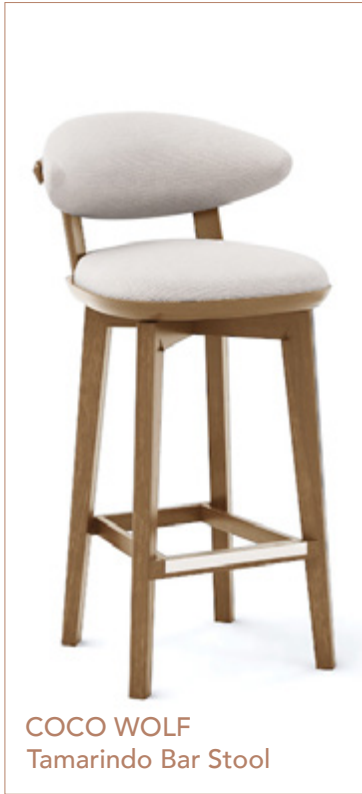


TERRACE VISUAL VIGNETTES





# TERRACE FF&E PROPOSAL



COCO WOLF  
Tamarindo Bar Stool



FABIO ALEMANNO  
Cleopatra Basico Lounger



GLOSTER  
Blow Outdoor Table



FBC LONDON  
Angelina Curved Outdoor Sofa



DEPADOVA  
Firefly Multi-Purpose Lamp



LORO PIANA  
The Delights Folding  
Director's Chair



PAOLO CASTELLI  
Imane Table



PAOLO CASTELLI  
Kenya Coffee Table Outdoor



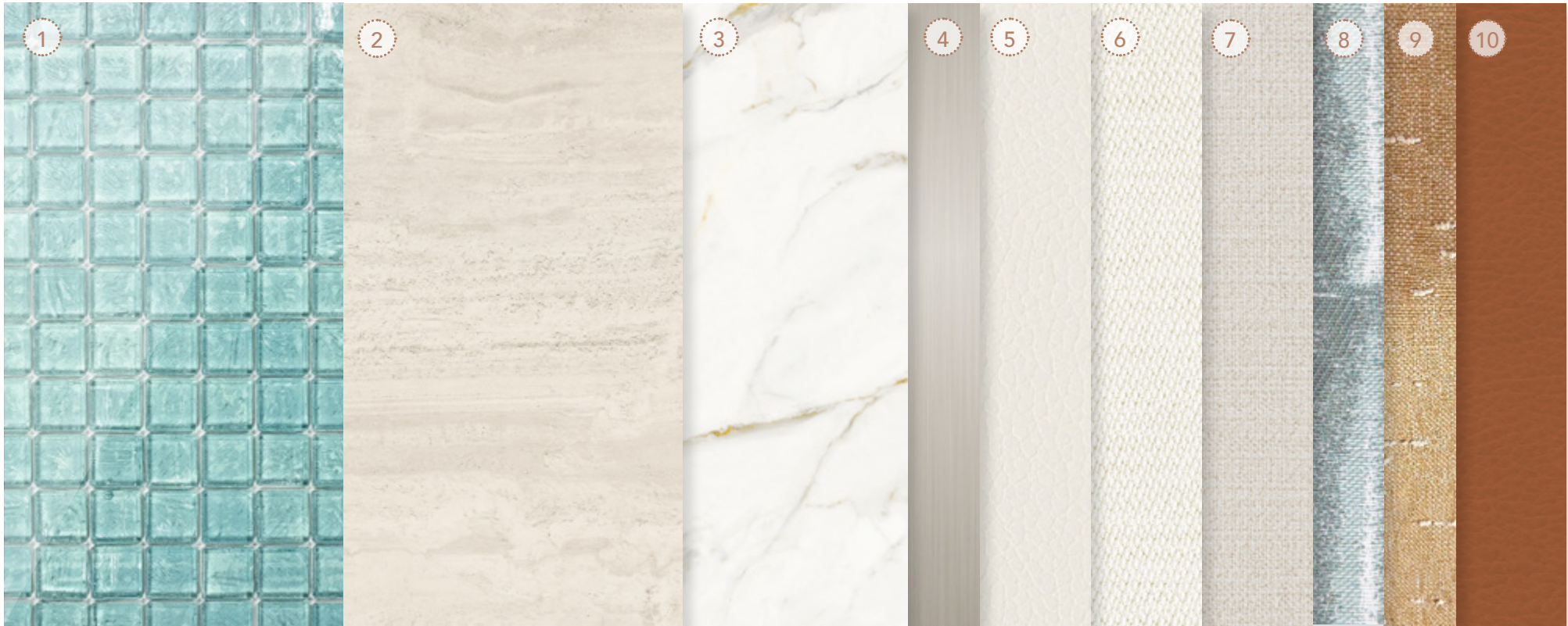
FLEXFORM  
Alison Outdoor Armchair



# TERRACE FINISHES PALETTE

## LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest





# MASTER BEDROOM

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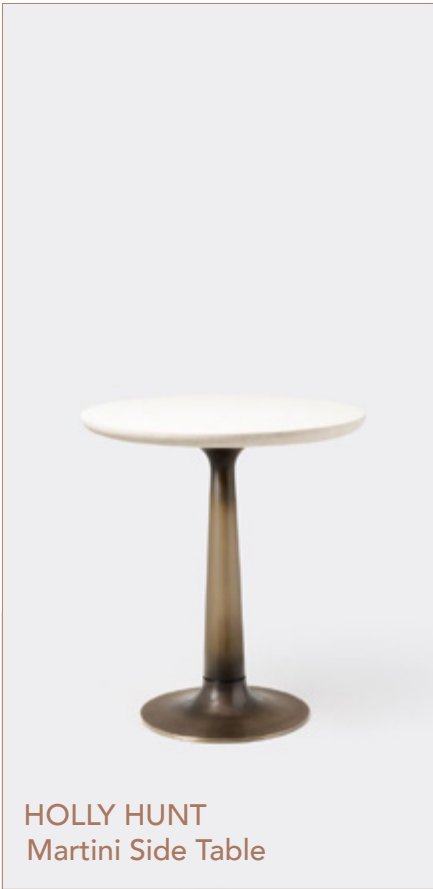
## MASTER BEDROOM VISUAL VIGNETTES

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MASTER BEDROOM FF&E PROPOSAL





# MASTER BEDROOM FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. General Brushed Nickel Throughout
- 05. Caleidolegno Timber Veneer to Door
- 06. Timber Parquet to Floor
- 07. Walnut Burr Timber Veneer to Dressing Joinery
- 08. Leather to Dressing Joinery
- 09. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 10. Figured Eucalyptus to TV Joinery
- 11. Antique Bronze Mirror to Back of Dressing Joinery
- 12. Polished Paonazzo Marble to Dressing & TV Joinery
- 13. Feature Leather Stitchwork to Headboard
- 14. Leather to Bed Frame
- 15. Fabric to Scatter Cushion Piping
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Fabric to Armchair





## STUDY

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STUDY ROOM





STUDY VISUAL VIGNETTES





STUDY FF&E PROPOSAL

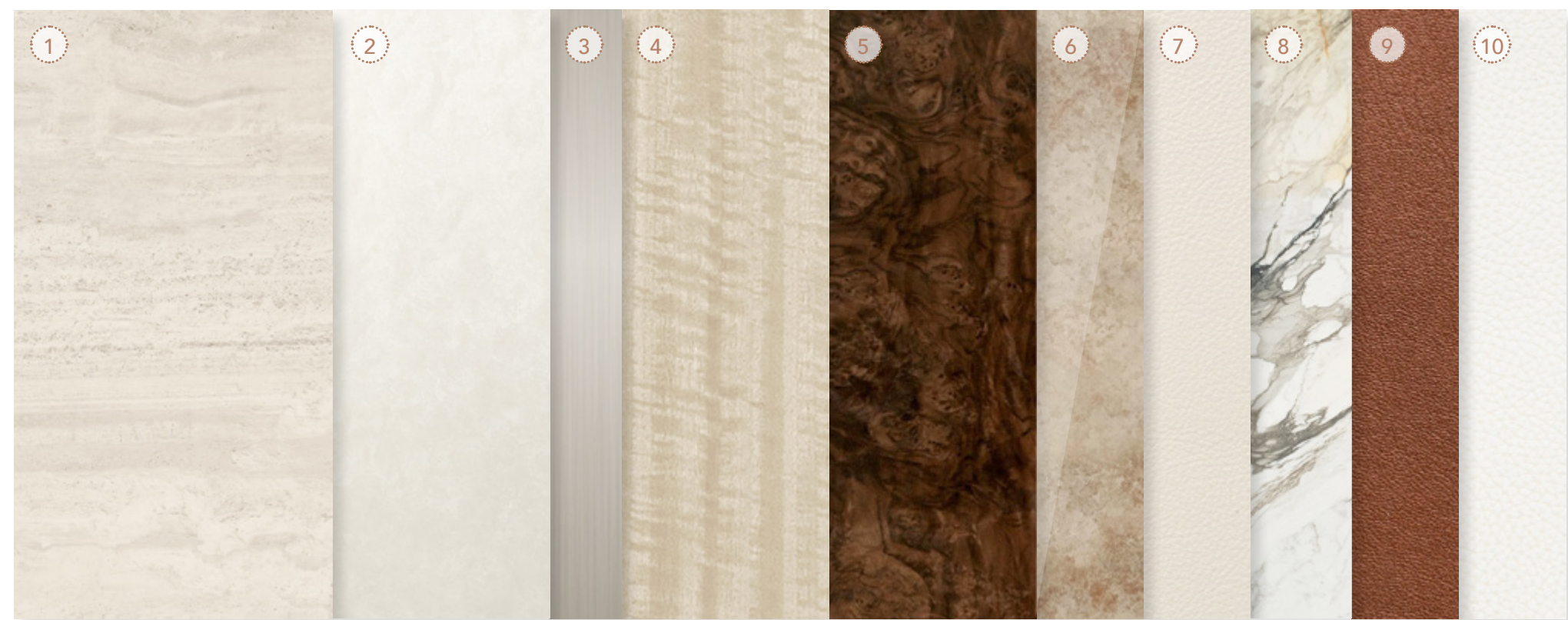




# STUDY FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Figured Eucalyptus Timber Veneer to Joinery
- 05. Walnut Burr Timber Veneer to Joinery
- 06. Antique Bronze Mirror to Back of Joinery
- 07. Leather to Joinery
- 08. Polished Paonazzo Marble to Joinery
- 09. Leather to Armrest of Desk Chair
- 10. Leather to Desk Chair & Guest Chair





## CINEMA ROOM

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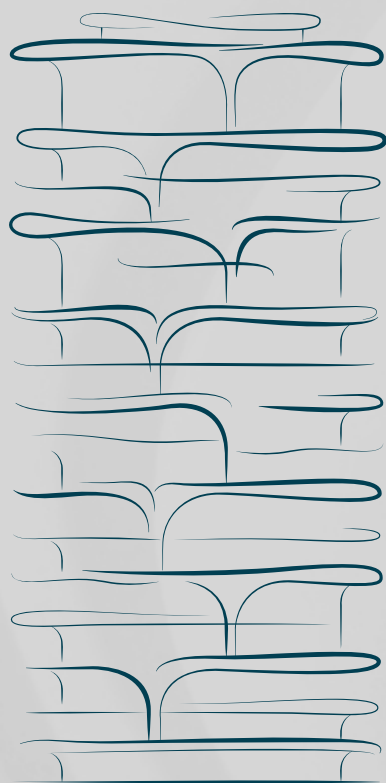
# CINEMA FINISHES PALETTE

## LEGEND

- 01. Leather to Wall Panel
- 02. Polished Plaster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Fitted Rug to Floor
- 05. Mid-tone Walnut Timber Veneer to Joinery
- 06. Polished Calcatta Vagli Oro Marble to Joinery
- 07. Leather to Lounger
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion







CASA AHS

DUBAI WATER CANAL

SKY MANSION



# SKY MANSION

TYPE B

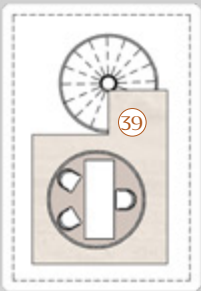
## UNIT AMENITIES

### 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. 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

### MEZZANINE FLOOR

- 39. Study Room





## LIVING ROOM

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## LIVING ROOM

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LIVING ROOM VISUAL VIGNETTES





LIVING FF&E PROPOSAL



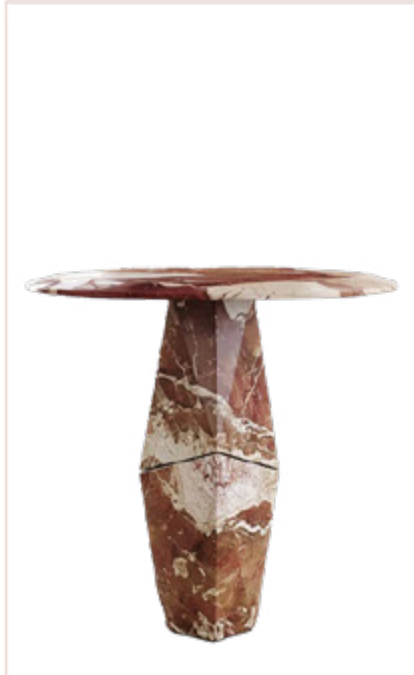
STUDIOTWENTYSEVEN  
Toupis Stool



INVISIBLE COLLECTION  
Above Clouds Sofa



COLLECTOR  
Tobo Armchair



LLAB.DESIGN  
Duality Coffee Table



ATELIER DE TROUPE  
Alice Chandelier



VEERMAKERS  
SKL Coffee Table



DISTRICTEIGHT  
Lola Compact Sofa 1-Seater



SQUARE IN CIRCLE  
Orb 2 Floor Lamp



HBAR CUSTOM DESIGN



LONGHI  
Sun Coffee Table





# LIVING FINISHES PALETTE

## LEGEND

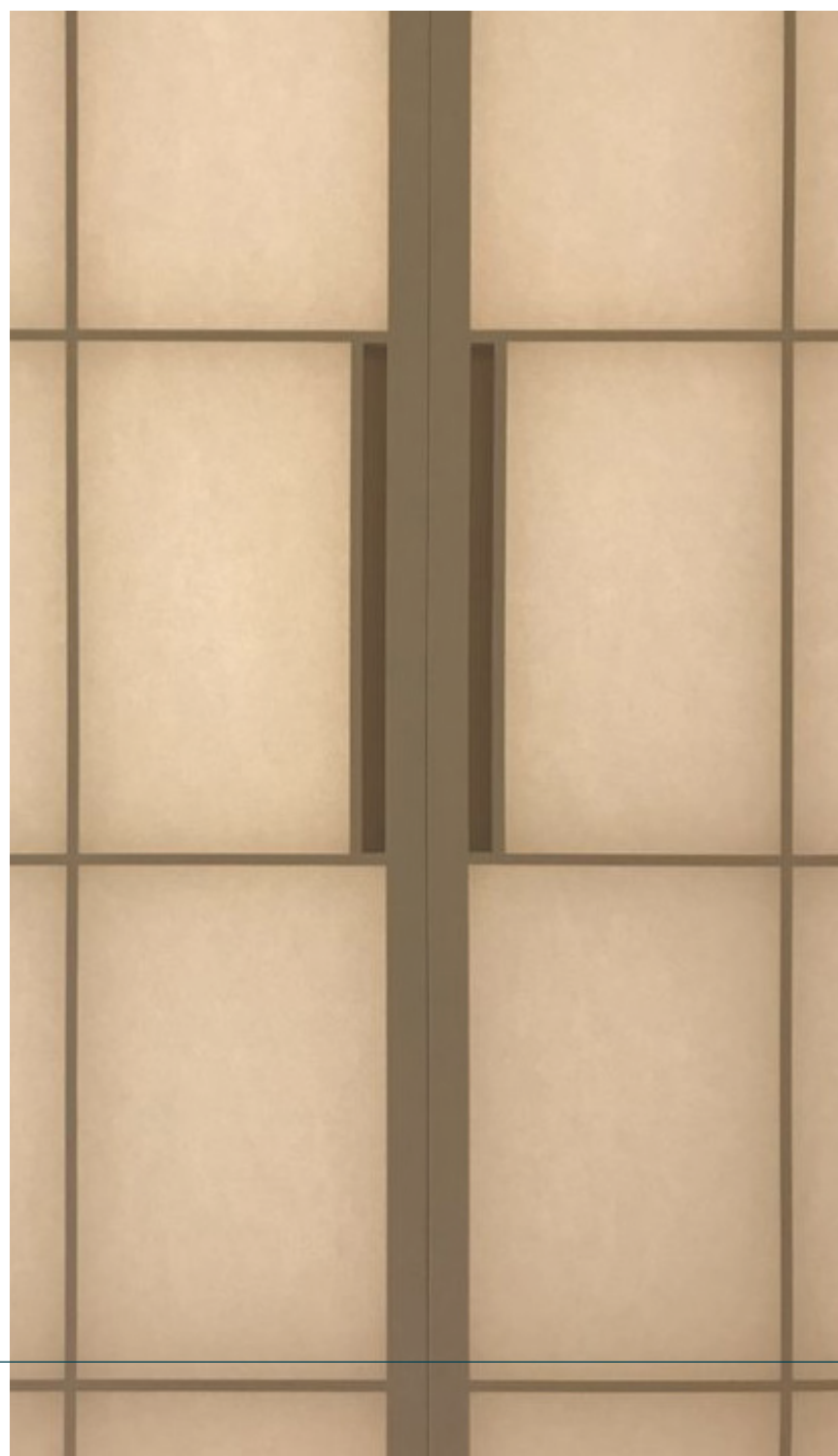
- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Cast Glass to Sliding Screen
- 06. Laminated Glass to Sliding Screen
- 07. Polished Fantasy Brown Marble to Bar Unit and Joinery
- 08. Figured Eucalyptus Timber Veneer to Joinery
- 09. Polished Paonazzo Marble to Joinery
- 10. Walnut Burr Timber Veneer to Joinery
- 11. Antique Bronze Mirror to Back of Joinery
- 12. Leather to Back of Sofa 1
- 13. Fabric to Sofa 1 & 2
- 14. Fabric to Scatter Cushion
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Leather to Back of Sofa 2
- 18. Fabric to Armchair
- 19. Leather to Bar Stool





## DINING

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## DINING AREA

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DINING VISUAL VIGNETTES





DINING FF&E PROPOSAL



COLLECTOR  
Moca Bar Chair



LASVIT  
Cipher Horizontal Pendant S



PAOLO CASTELLI  
Alba Round Dining Table



OLIVIA STONE  
Kennedy Dining Chair



STUDIOTWENTYSEVEN  
T2 Console



MARELLI  
Onno Dining Table



CAPITAL COLLECTION  
Mirage 24



# DINING FINISHES PALETTE

## LEGEND

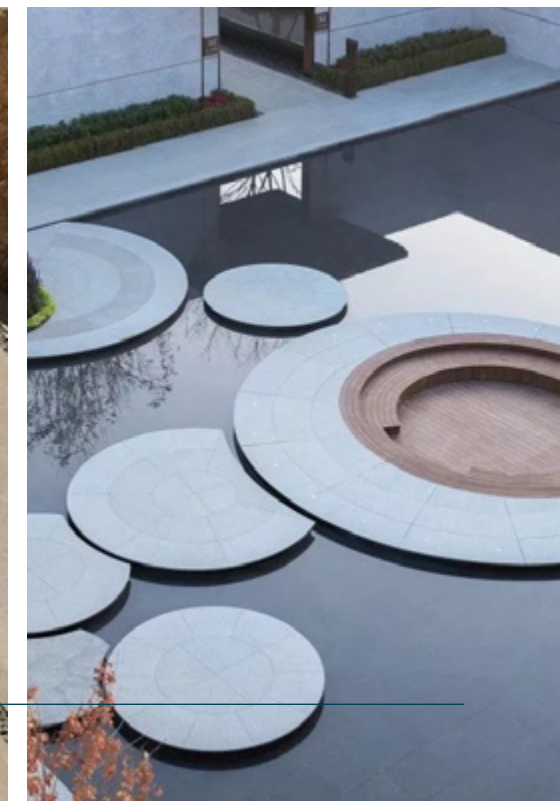
- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. General Brushed Nickel Throughout
- 04. Cast Glass to Sliding Screen
- 05. Laminated Glass to Sliding Screen
- 06. Polished Plaster to Ceiling
- 07. Caleidolegno Timber Veneer to Door
- 08. Polished Paonazzo Marble to Kitchen Joinery
- 09. Figured Eucalyptus Timber Veneer to Kitchen Joinery
- 10. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 11. Feature Polished Fantasy Brown Marble to Dining Table
- 12. Leather to Bar Stool
- 13. Leather to Back of Dining Chair
- 14. Fabric to Seat of Dining Chair





TEPPANYAKI &  
OUTDOOR LOUNGE

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## OUTDOOR TEPPANYAKI & SUSHI BAR

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OUTDOOR TERRACE VISUAL VIGNETTES





ENTERTAINMENT ROOM FF&E PROPOSAL





OUTDOOR TERRACE FF&E PROPOSAL



DEPA DOVA  
Firefly Multi-  
Purpose Lamp



MERIDIANI  
Claud Open Air Lounger



GLOSTER  
Blow Outdoor Table



FBC LONDON  
Angelina Curved Outdoor Sofa



COCO WOLF  
Tamarindo Bar Stool



ETHIMO  
Esedra Lounge Armchair



FABIO ALEMANNO  
Cleopatra Basico Lounger



PAOLO CASTELLI  
Kenya Coffee Table Outdoor



FLEXFORM  
Alison Outdoor Armchair



# ENTERTAINMENT ROOM FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Cast Glass to Sliding Screen
- 05. Laminated Glass to Sliding Screen
- 06. Timber Parquet to Floor
- 07. Mid-tone Walnut Timber Veneer to Joinery
- 08. Figured Eucalyptus Timber Veneer to Joinery
- 09. Leather to Joinery
- 10. Antique Bronze Mirror to Back of Joinery
- 11. Polished Paonazzo Marble to Joinery
- 12. Leather to Back of Armchair
- 13. Fabric to Seat of Armchair
- 14. Fabric to Sofa
- 15. Fabric to Scatter Cushion Piping
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion

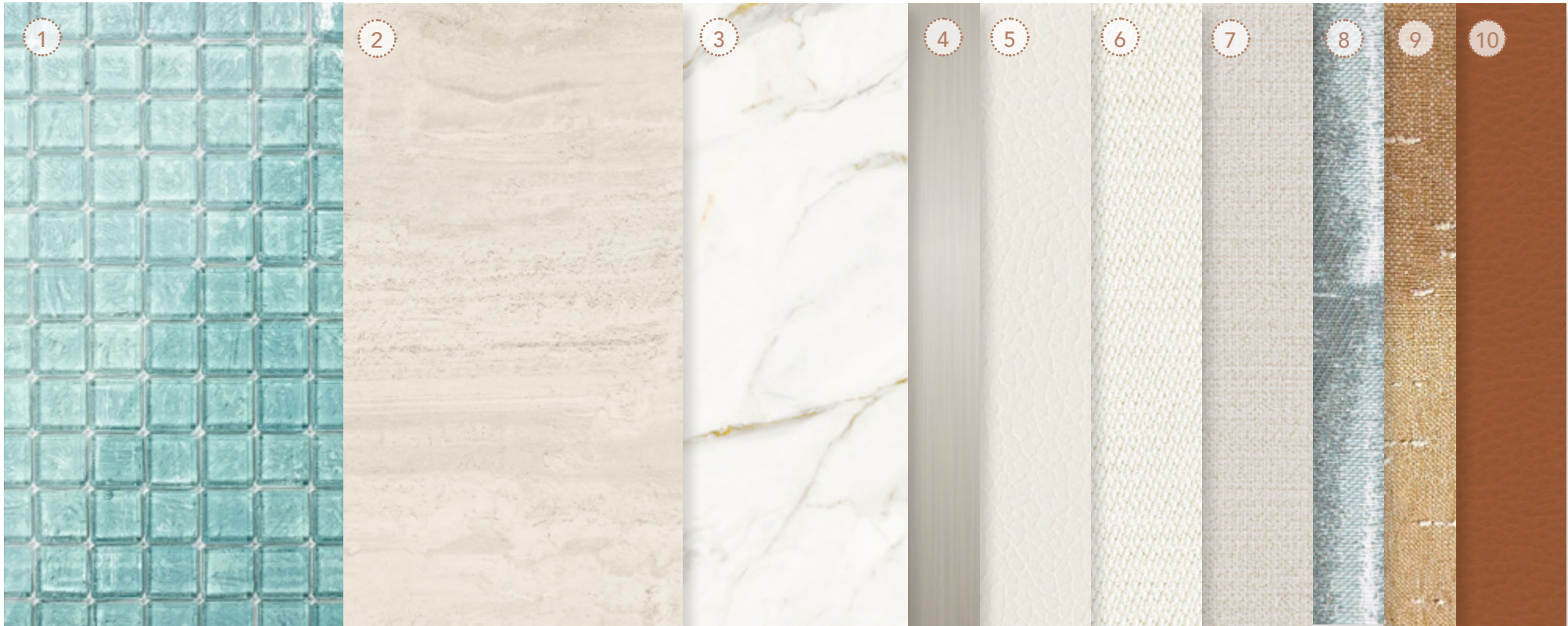




# OUTDOOR TERRACE FINISHES PALETTE

## LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest





## MASTER BEDROOM

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# MASTER BEDROOM

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MASTER BEDROOM VISUAL VIGNETTES





MASTER BEDROOM FF&E SELECTION



MARCIN RUSAK STUDIO  
Flora Lamp



NOVIBELO  
Ali Bedside Table



GIOPATO & COOMBES  
Gem Chandelier Branch



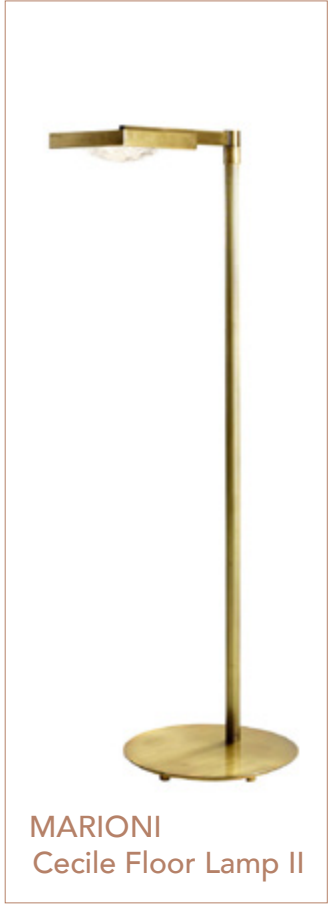
TURRI  
Zero Sideboard



HOLLY HUNT  
Martini Side Table



&TRADITION  
Margas LC1 Padded



MARIONI  
Cecile Floor Lamp II



MASTER DRESSING FF&E SELECTION



SHAKE DESIGN  
Hege Pouf



CPRN HOMOOD  
Vanity Jules



DESIGN BY US  
Trip Portable Table Lamp



FRATO  
Burgos Bench



HOLLY HUNT  
Bar Desk Lamp



STUDIOTWENTYSEVEN  
Kaimana Desk



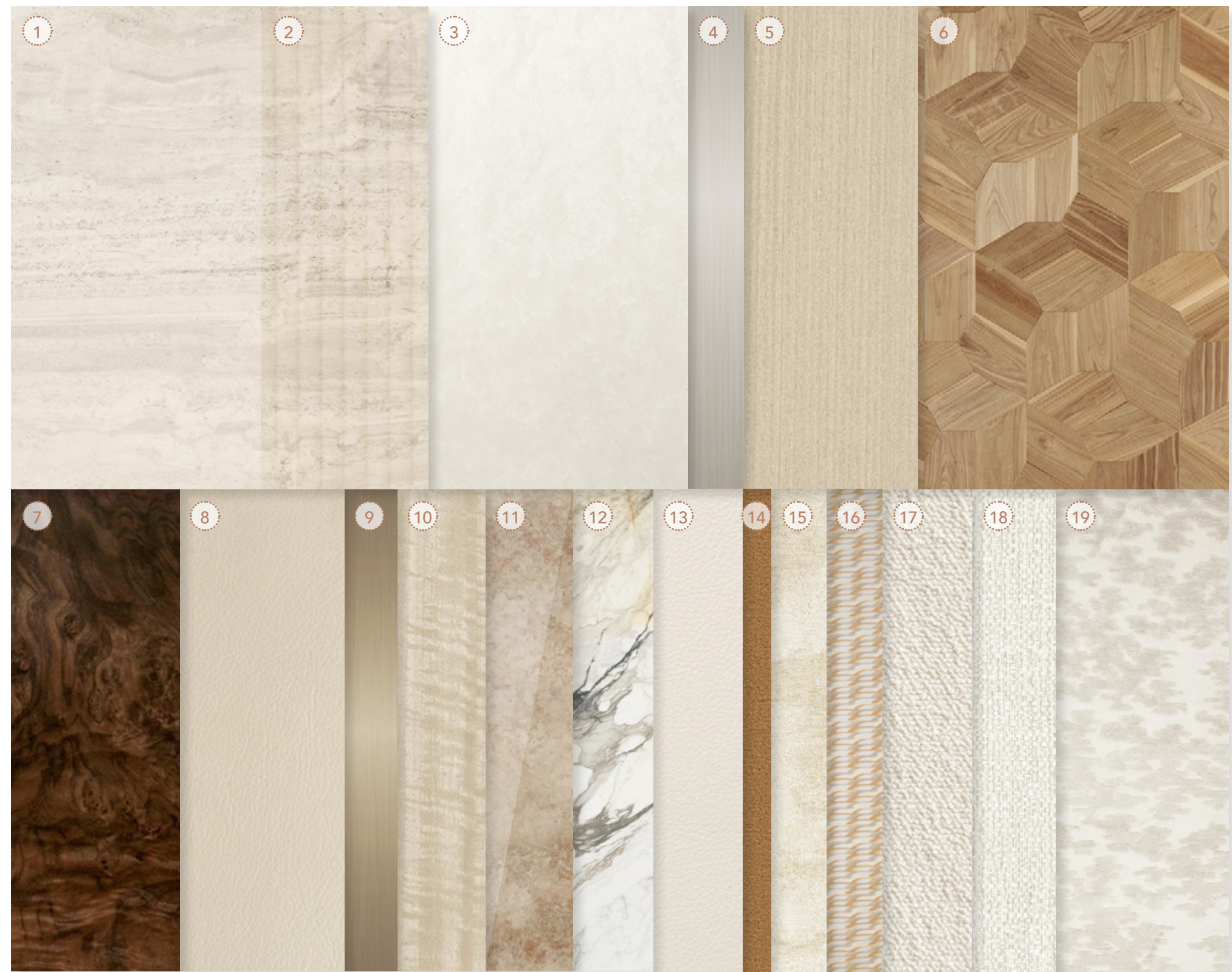
ENNE  
Gimma Chair



# MASTER BEDROOM & MASTER DRESSING FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. General Brushed Nickel Throughout
- 05. Caleidolegno Timber Veneer to Door
- 06. Timber Parquet to Floor
- 07. Walnut Burr Timber Veneer to Headboard & Dressing Joinery
- 08. Leather to Headboard & Dressing Joinery
- 09. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 10. Figured Eucalyptus Timber Veneer to Dressing Joinery
- 11. Antique Bronze Mirror to Back of Dressing Joinery
- 12. Polished Paonazzo Marble to Dressing Joinery
- 13. Leather to Hearboard & Bedbase
- 14. Fabric to Scatter Cushion Piping
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Armchair
- 18. Fabric to Dressing Chair
- 19. Fitted Rug to Dressing Floor



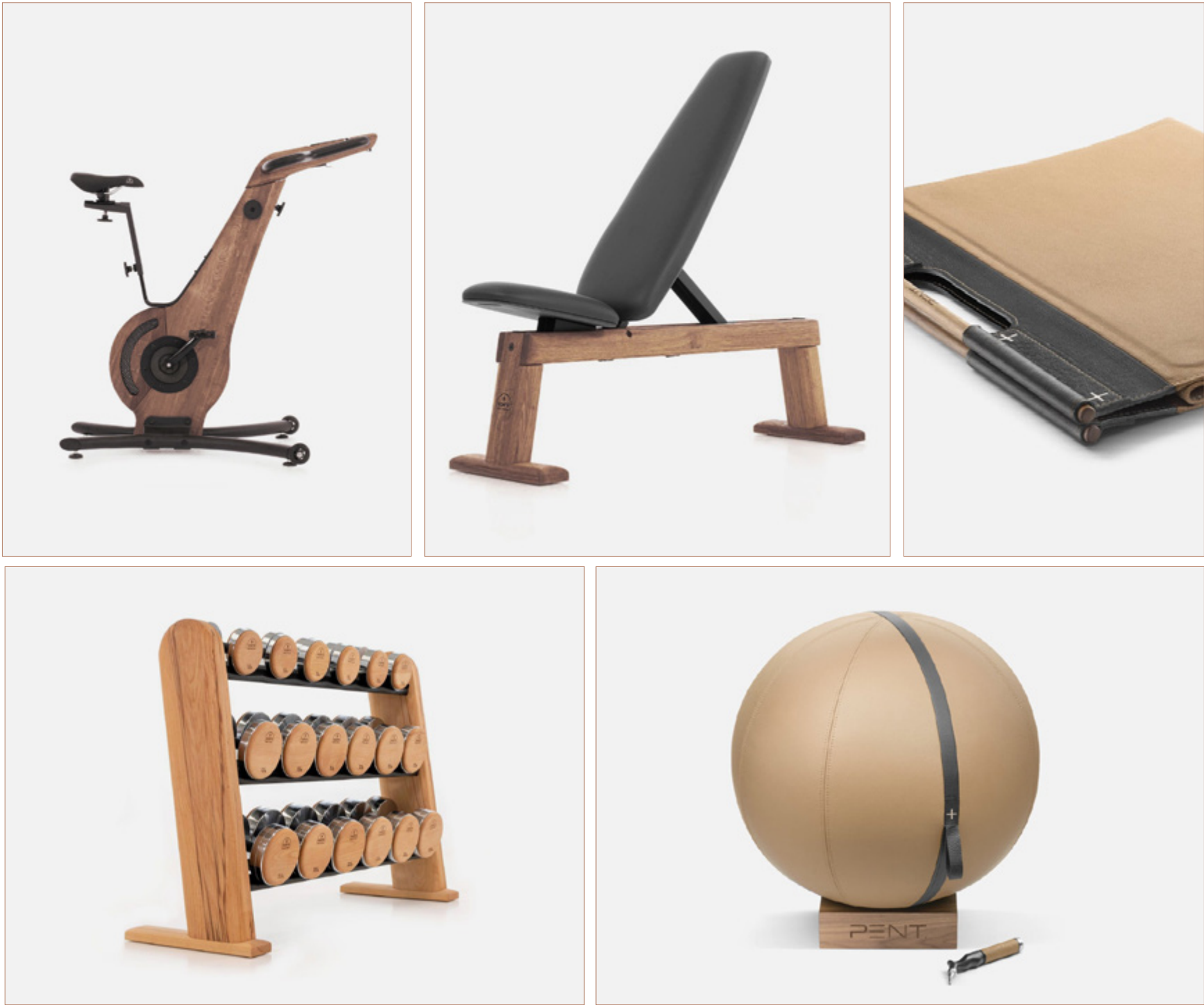


OUTDOOR GYM





OUTDOOR GYM FF&E SELECTION





# OUTDOOR GYM FINISHES PALETTE

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LEGEND

- 01. Honed Navona Travertine to Wall
- 02. General Brushed Nickel Throughout
- 03. Clear Cast Glass to Glazing Panel
- 04. Timber Decking to Floor





## MASTER BATHROOM

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MASTER BATHROOM VISUAL VIGNETTES

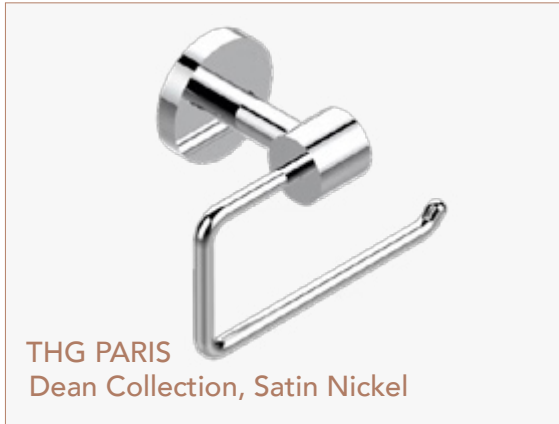




MASTER BATHROOM FF&E PROPOSAL



THG PARIS  
Dean Collection, Satin Nickel



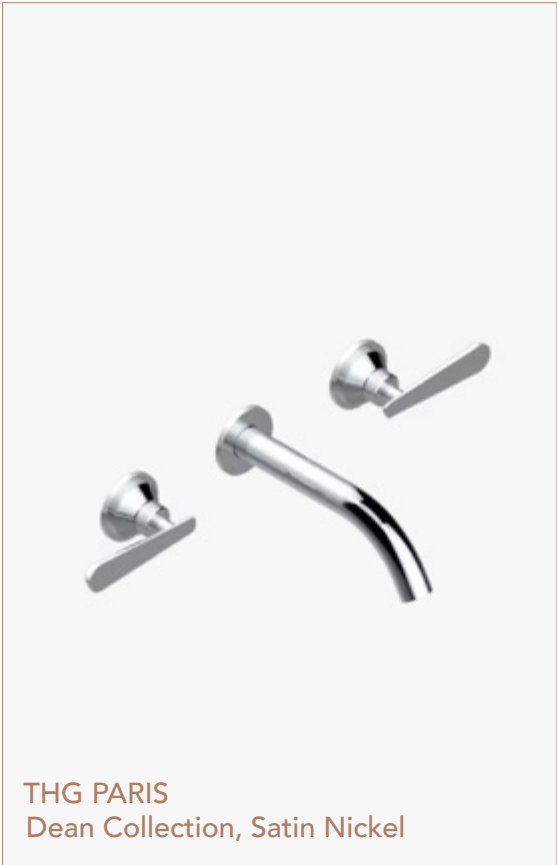
THG PARIS  
Dean Collection, Satin Nickel



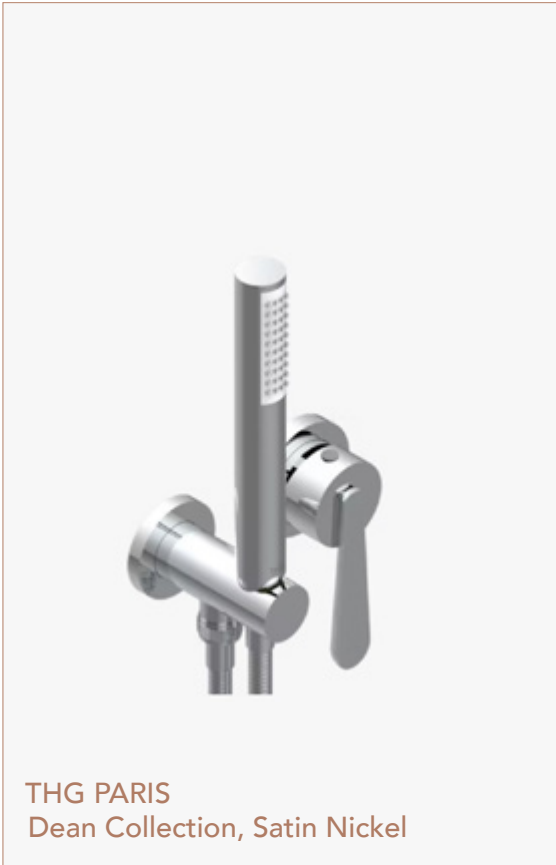
THG PARIS  
Dean Collection, Satin Nickel



ARTICOLO  
Fini Wall Sconce



THG PARIS  
Dean Collection, Satin Nickel



THG PARIS  
Dean Collection, Satin Nickel



THG PARIS  
Dean Collection,  
Satin Nickel



HBAR CUSTOM DESIGN



RESTORATION HARDWARE  
Ponti Round Side Table

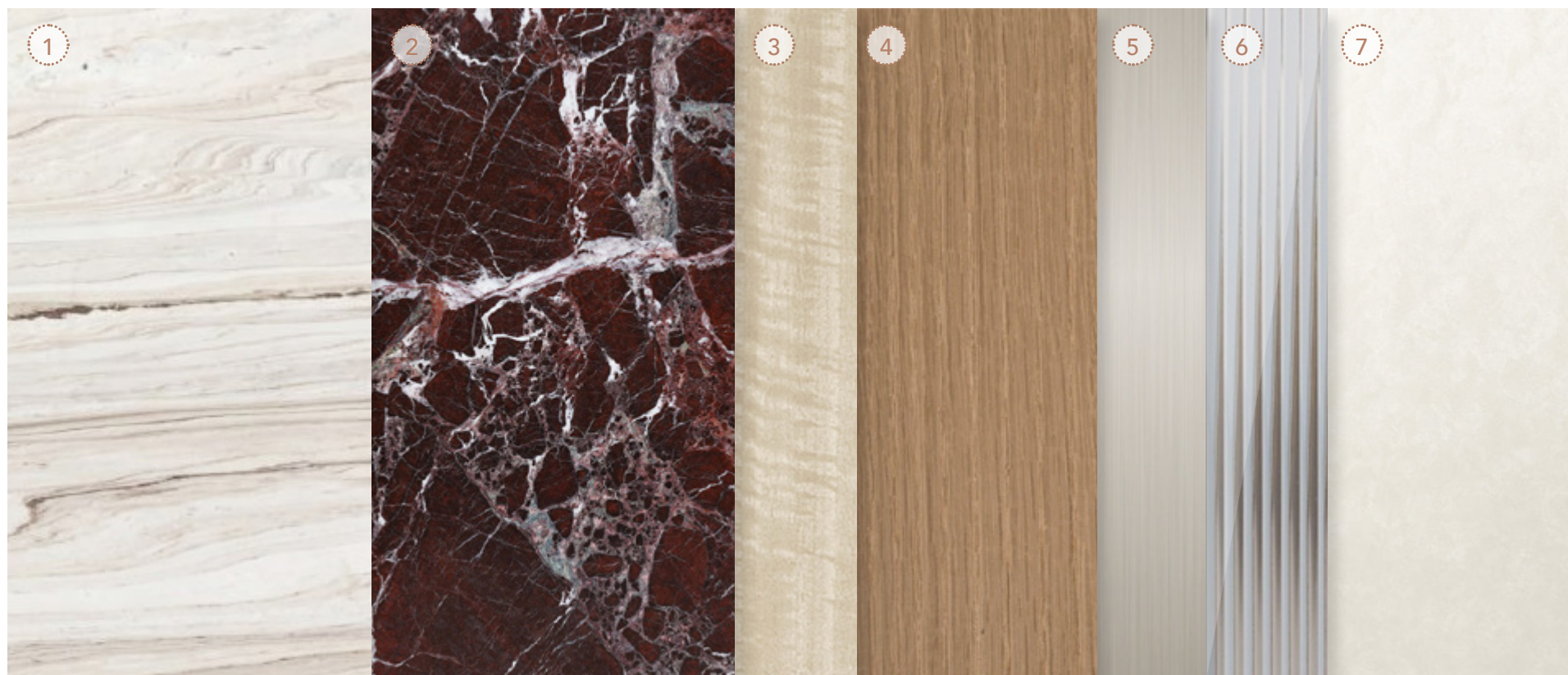


# MASTER BATHROOM FINISHES PALETTE

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## LEGEND

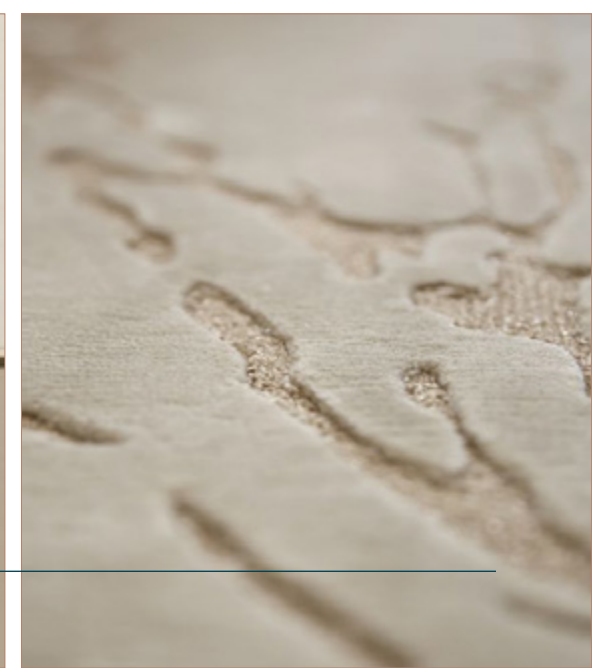
- 01. Polished Pallisandro Classico Marble to Wall & Honed to Floor
- 02. Feature Polished Rosso Levanto Marble to Vanity, Shower & Honed to Bathtub
- 03. Figured Eucalyptus Timber Veneer to Vanity Joinery
- 04. Mid-tone Walnut Timber Veneer to Vanity Joinery
- 05. General Brushed Nickel Throughout
- 06. Fluted Glass to Shower Screen
- 07. Polished Plaster to Ceiling





## GUEST BEDROOM

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GUEST BEDROOM





GUEST BEDROOM VISUAL VIGNETTES





GUEST BEDROOM FF&E PROPOSAL



DITRE ITALIA  
Bend Bed



COLLECTION PARTICULIERE  
Via Table Light



R HUGHES  
Sempione Bench



LEMA  
Top Bedside Table



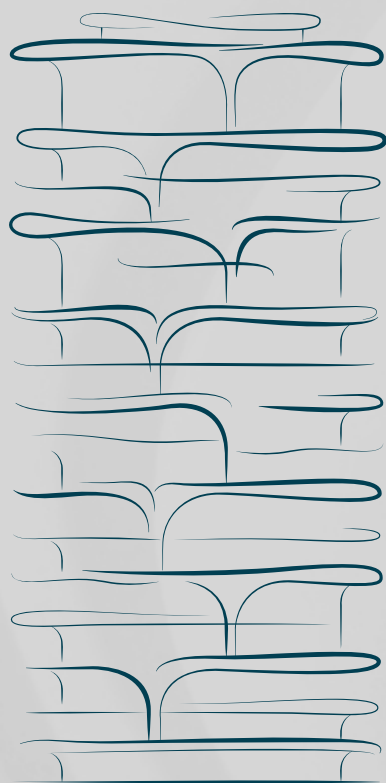
# GUEST BEDROOM FINISHES PALETTE

## LEGEND

- 01. Wallcovering to Wall
- 02. Polished Paster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Mid-tone Walnut Timber Veneer to Headboard  
& TV Joinery
- 06. Timber Parquet to Floor
- 07. Figured Eucalyptus Timber Veneer to TV Joinery &  
Wardrobe Joinery
- 08. Leather to Wardrobe Joinery
- 09. Laurel Burr Timber Veneer to Wardrobe Joinery
- 10. Leather to Bed Frame
- 11. Fabric to Scatter Cushion
- 12. Fabric to Scatter Cushion Piping
- 13. Fabric to Scatter Cushion
- 14. Leather to Bench







CASA AHS

DUBAI WATER CANAL

SKY PALACE



# SKY PALACE

## 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

Water Canal



Lower Floor



Roof-Top

Safa Park



## LIVING ROOM

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## LIVING ROOM

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LIVING ROOM VISUAL VIGNETTES





LIVING FF&E PROPOSAL



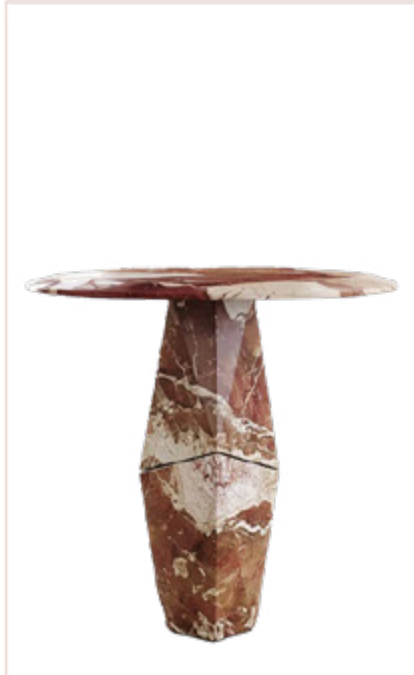
STUDIOTWENTYSEVEN  
Toupis Stool



INVISIBLE COLLECTION  
Above Clouds Sofa



COLLECTOR  
Tobo Armchair



LLAB.DESIGN  
Duality Coffee Table



ATELIER DE TROUPE  
Alice Chandelier



VEERMAKERS  
SKL Coffee Table



DISTRICTEIGHT  
Lola Compact Sofa 1-Seater



SQUARE IN CIRCLE  
Orb 2 Floor Lamp



HBAR CUSTOM DESIGN



LONGHI  
Sun Coffee Table





# LIVING FINISHES PALETTE

## LEGEND

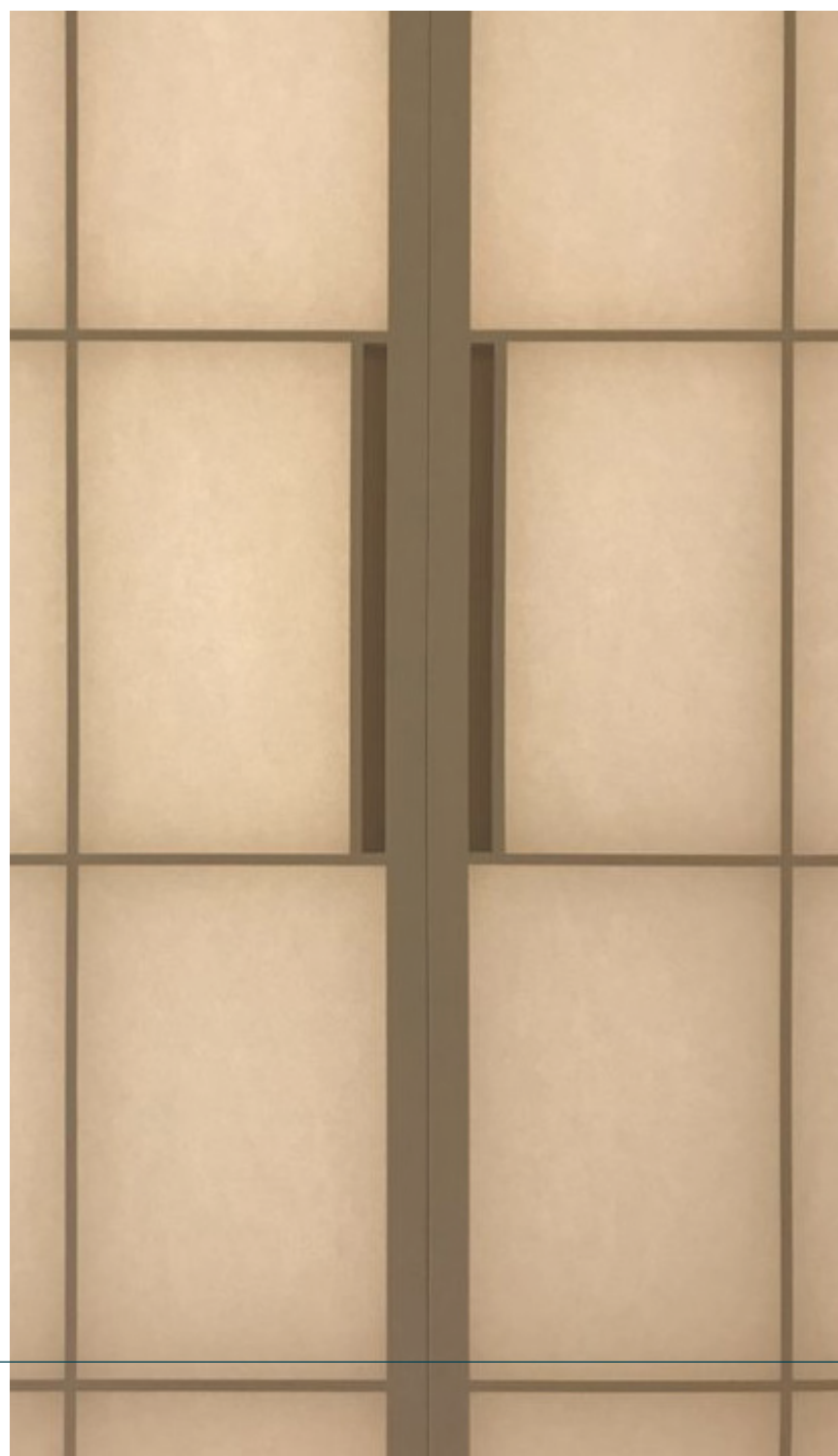
- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Cast Glass to Sliding Screen
- 06. Laminated Glass to Sliding Screen
- 07. Polished Fantasy Brown Marble to Bar Unit and Joinery
- 08. Figured Eucalyptus Timber Veneer to Joinery
- 09. Polished Paonazzo Marble to Joinery
- 10. Walnut Burr Timber Veneer to Joinery
- 11. Antique Bronze Mirror to Back of Joinery
- 12. Leather to Back of Sofa 1
- 13. Fabric to Sofa 1 & 2
- 14. Fabric to Scatter Cushion
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Leather to Back of Sofa 2
- 18. Fabric to Armchair
- 19. Leather to Bar Stool





## DINING

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## DINING AREA

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## DINING VISUAL VIGNETTES

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DINING FF&E PROPOSAL



COLLECTOR  
Moca Bar Chair



LASVIT  
Cipher Horizontal Pendant S



PAOLO CASTELLI  
Alba Round Dining Table



OLIVIA STONE  
Kennedy Dining Chair



STUDIOTWENTYSEVEN  
T2 Console



MARELLI  
Onno Dining Table



CAPITAL COLLECTION  
Mirage 24



# DINING FINISHES PALETTE

## LEGEND

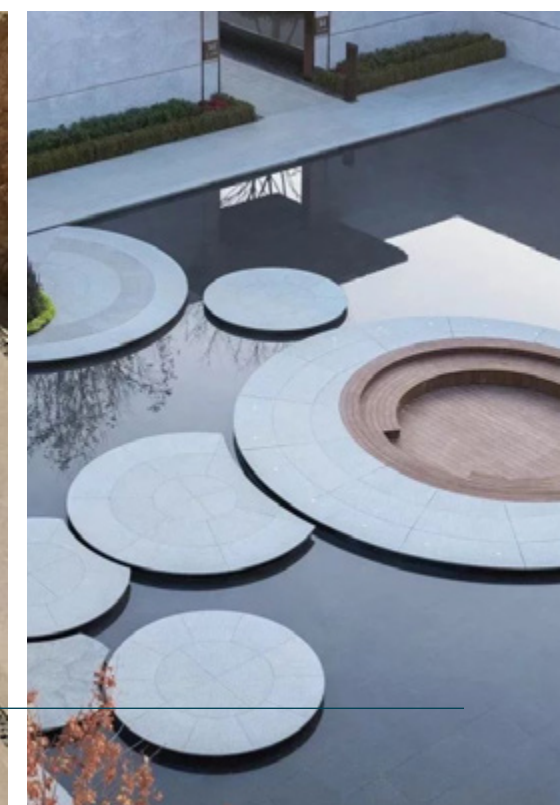
- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. General Brushed Nickel Throughout
- 04. Cast Glass to Sliding Screen
- 05. Laminated Glass to Sliding Screen
- 06. Polished Plaster to Ceiling
- 07. Caleidolegno Timber Veneer to Door
- 08. Polished Paonazzo Marble to Kitchen Joinery
- 09. Figured Eucalyptus Timber Veneer to Kitchen Joinery
- 10. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 11. Feature Polished Fantasy Brown Marble to Dining Table
- 12. Leather to Bar Stool
- 13. Leather to Back of Dining Chair
- 14. Fabric to Seat of Dining Chair





TEPPANYAKI &  
OUTDOOR LOUNGE

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## OUTDOOR TEPPANYAKI & SUSHI BAR

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OUTDOOR TERRACE VISUAL VIGNETTES





ENTERTAINMENT ROOM FF&E PROPOSAL





OUTDOOR TERRACE FF&E PROPOSAL



DEPA DOVA  
Firefly Multi-  
Purpose Lamp



MERIDIANI  
Claud Open Air Lounger



GLOSTER  
Blow Outdoor Table



FBC LONDON  
Angelina Curved Outdoor Sofa



COCO WOLF  
Tamarindo Bar Stool



ETHIMO  
Esedra Lounge Armchair



FABIO ALEMANNO  
Cleopatra Basico Lounger



PAOLO CASTELLI  
Kenya Coffee Table Outdoor



FLEXFORM  
Alison Outdoor Armchair



# ENTERTAINMENT ROOM FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Cast Glass to Sliding Screen
- 05. Laminated Glass to Sliding Screen
- 06. Timber Parquet to Floor
- 07. Mid-tone Walnut Timber Veneer to Joinery
- 08. Figured Eucalyptus Timber Veneer to Joinery
- 09. Leather to Joinery
- 10. Antique Bronze Mirror to Back of Joinery
- 11. Polished Paonazzo Marble to Joinery
- 12. Leather to Back of Armchair
- 13. Fabric to Seat of Armchair
- 14. Fabric to Sofa
- 15. Fabric to Scatter Cushion Piping
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion

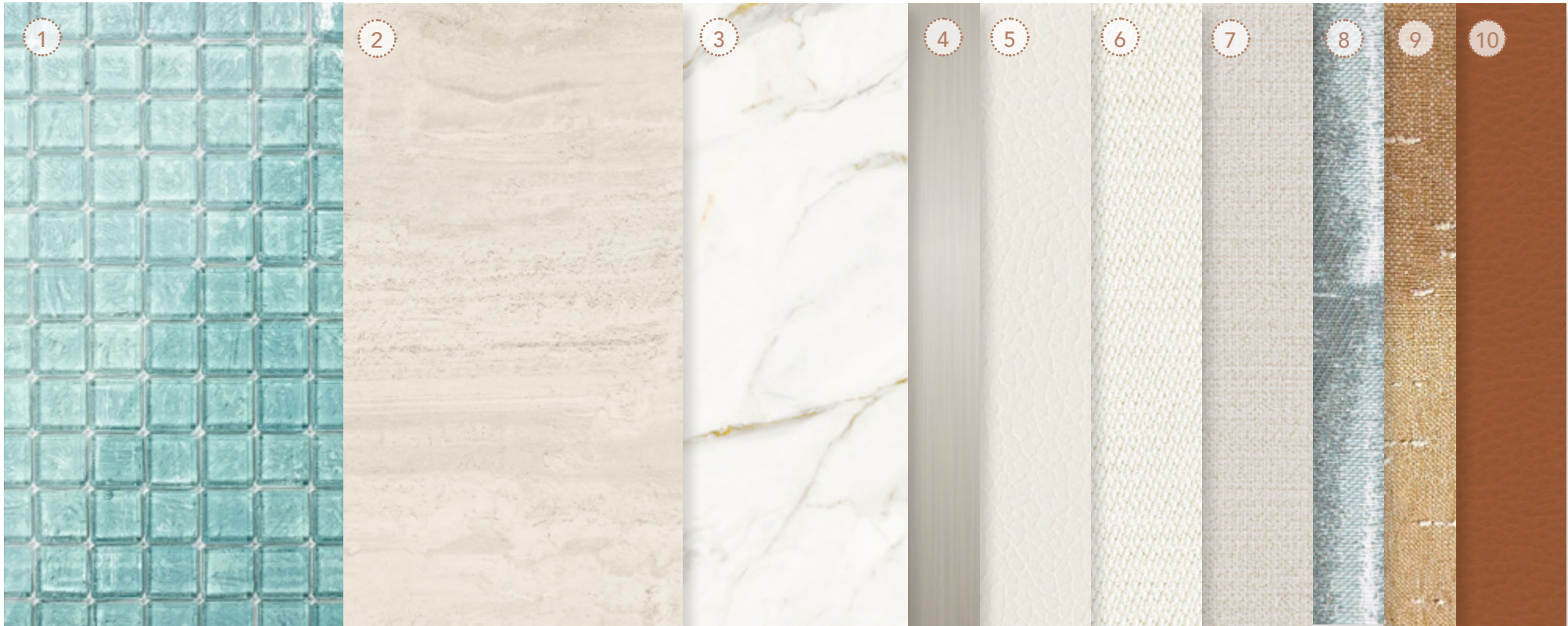




# OUTDOOR TERRACE FINISHES PALETTE

## LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest





## MASTER BEDROOM

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# MASTER BEDROOM

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MASTER BEDROOM VISUAL VIGNETTES





MASTER BEDROOM FF&E SELECTION



MARCIN RUSAK STUDIO  
Flora Lamp



NOVIBELO  
Ali Bedside Table



GIOPATO & COOMBES  
Gem Chandelier Branch



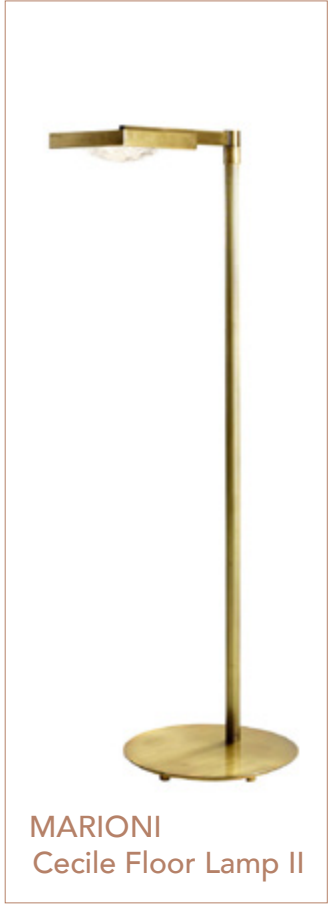
TURRI  
Zero Sideboard



HOLLY HUNT  
Martini Side Table



&TRADITION  
Margas LC1 Padded



MARIONI  
Cecile Floor Lamp II



MASTER DRESSING FF&E SELECTION

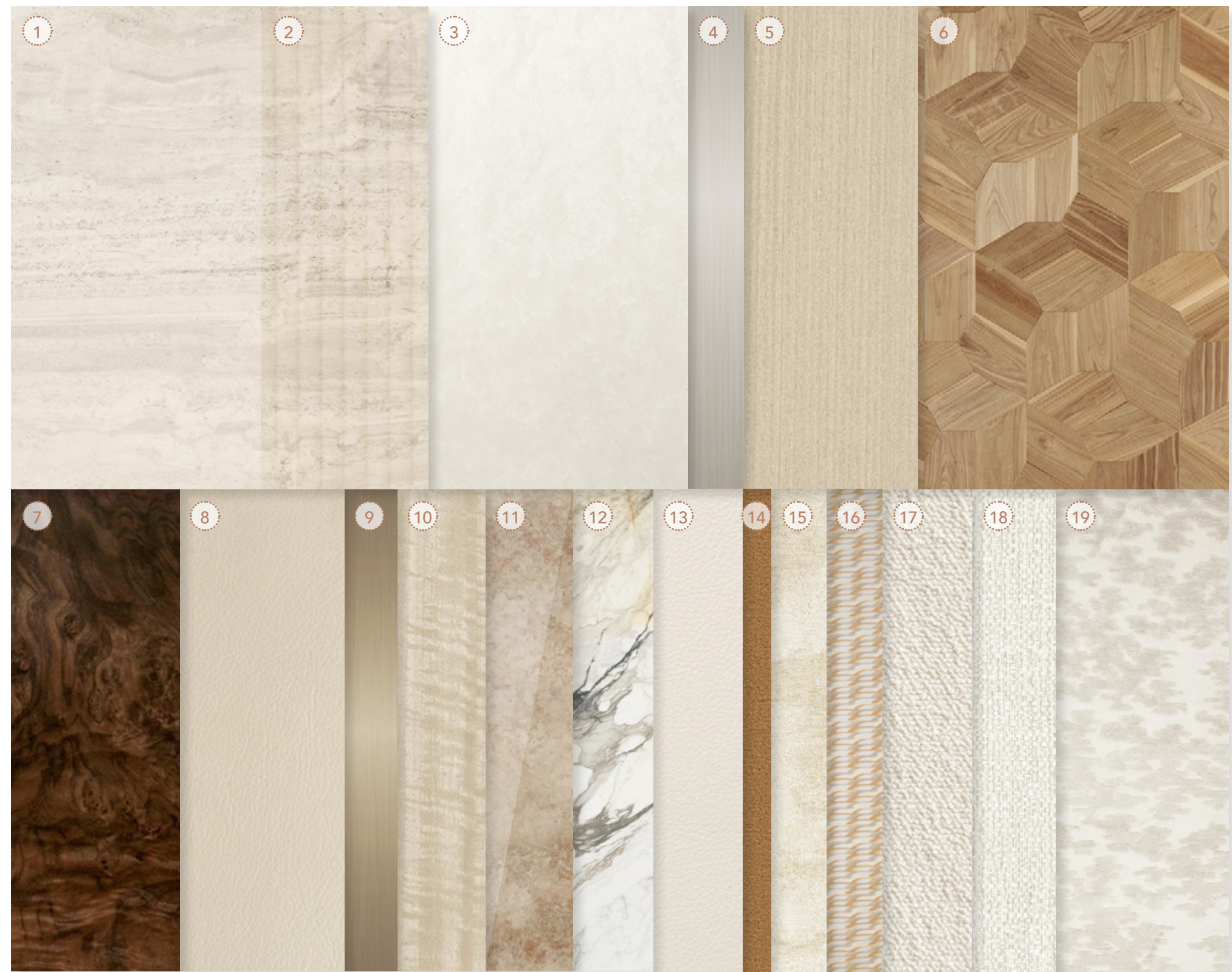




# MASTER BEDROOM & MASTER DRESSING FINISHES PALETTE

## LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. General Brushed Nickel Throughout
- 05. Caleidolegno Timber Veneer to Door
- 06. Timber Parquet to Floor
- 07. Walnut Burr Timber Veneer to Headboard & Dressing Joinery
- 08. Leather to Headboard & Dressing Joinery
- 09. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 10. Figured Eucalyptus Timber Veneer to Dressing Joinery
- 11. Antique Bronze Mirror to Back of Dressing Joinery
- 12. Polished Paonazzo Marble to Dressing Joinery
- 13. Leather to Hearboard & Bedbase
- 14. Fabric to Scatter Cushion Piping
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Armchair
- 18. Fabric to Dressing Chair
- 19. Fitted Rug to Dressing Floor



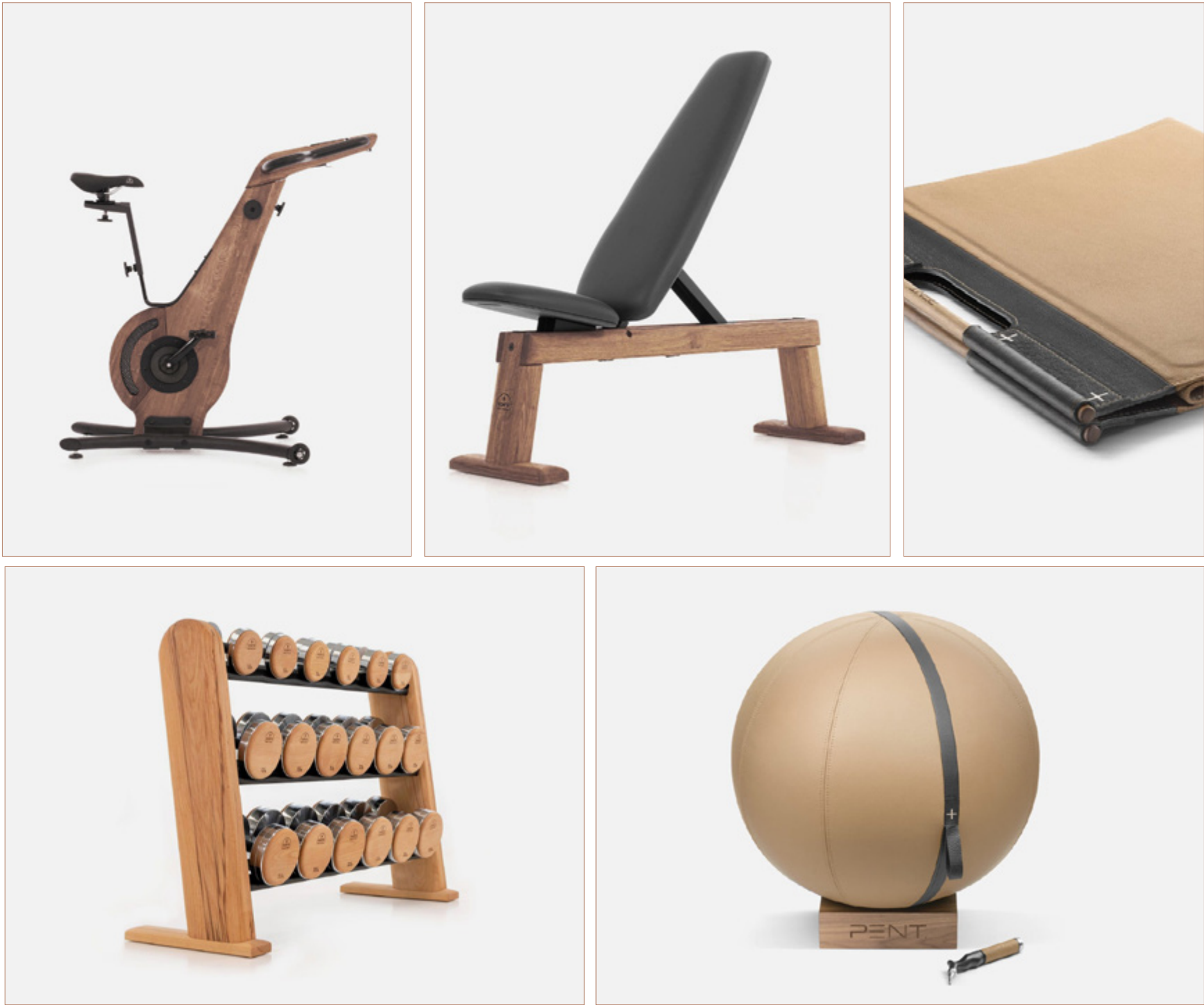


OUTDOOR GYM





OUTDOOR GYM FF&E SELECTION





# OUTDOOR GYM FINISHES PALETTE

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LEGEND

- 01. Honed Navona Travertine to Wall
- 02. General Brushed Nickel Throughout
- 03. Clear Cast Glass to Glazing Panel
- 04. Timber Decking to Floor





## MASTER BATHROOM

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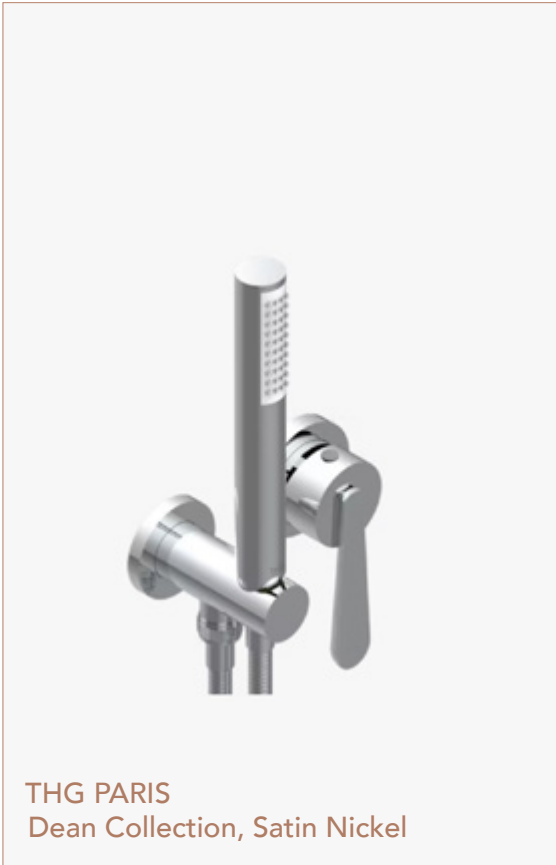
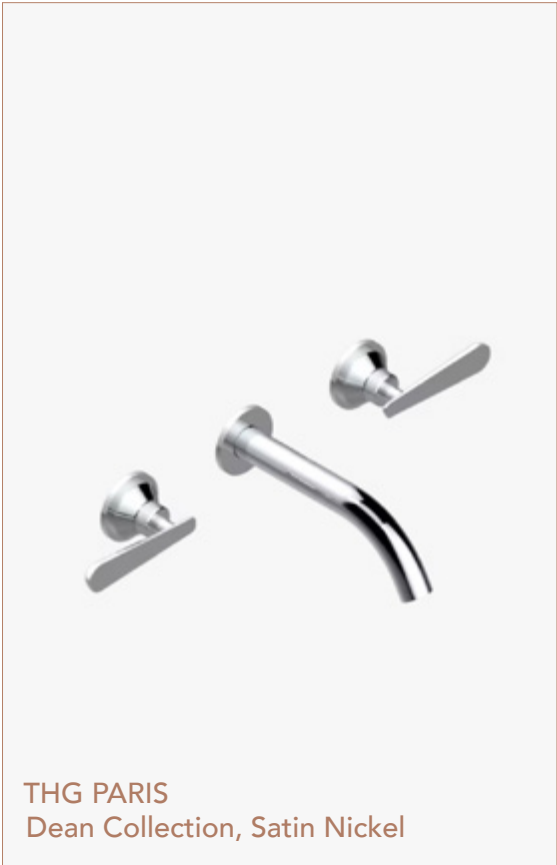
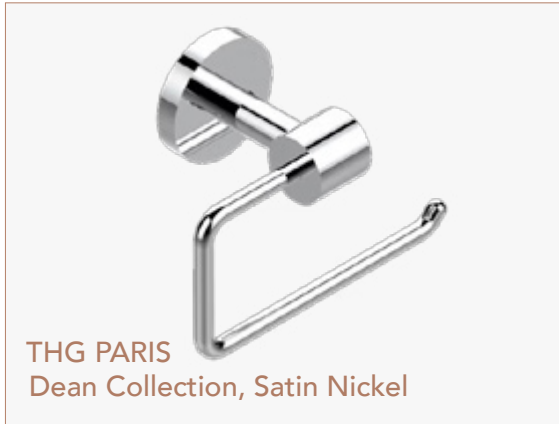


MASTER BATHROOM VISUAL VIGNETTES





MASTER BATHROOM FF&E PROPOSAL

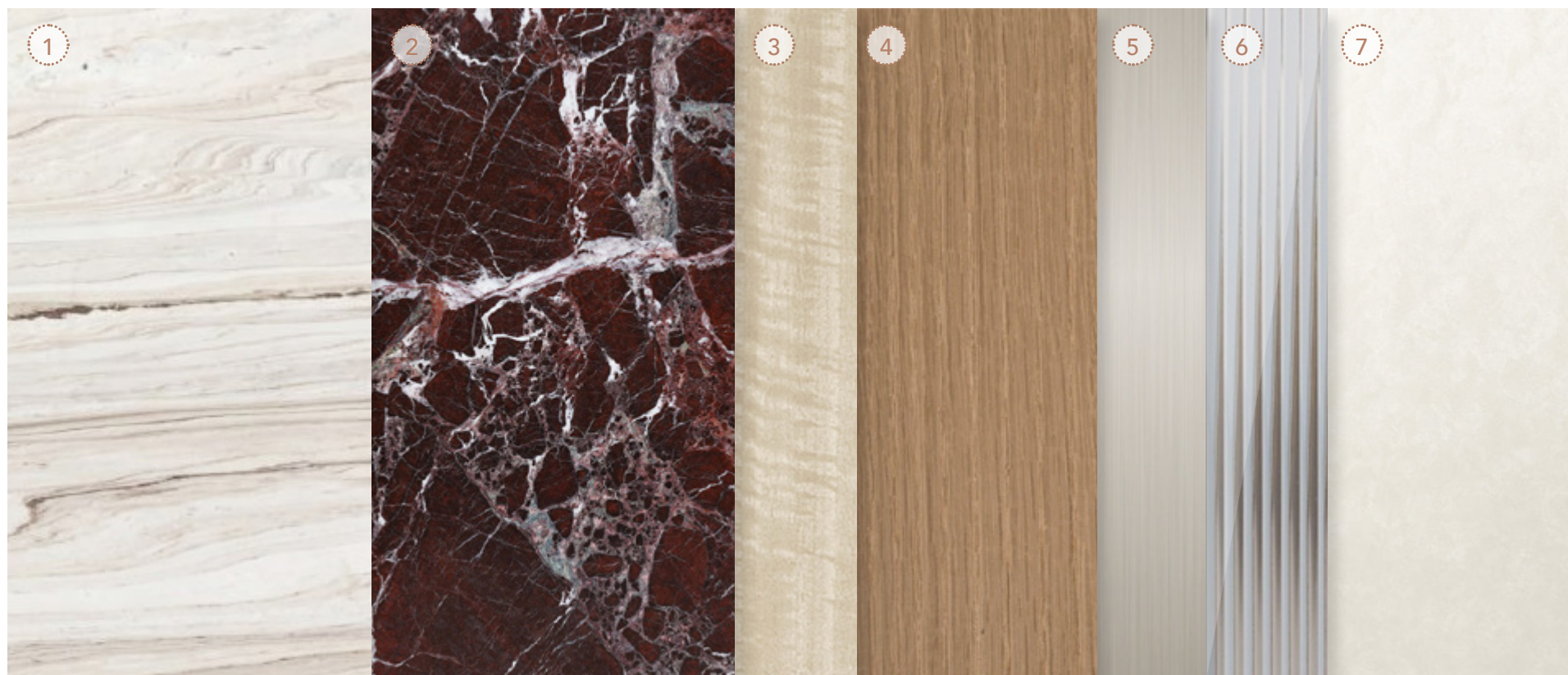




# MASTER BATHROOM FINISHES PALETTE

## LEGEND

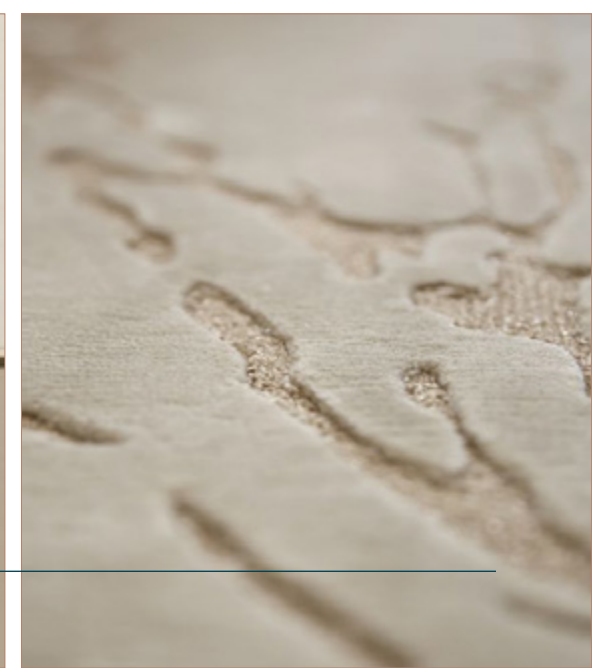
- 01. Polished Pallisandro Classico Marble to Wall & Honed to Floor
- 02. Feature Polished Rosso Levanto Marble to Vanity, Shower & Honed to Bathtub
- 03. Figured Eucalyptus Timber Veneer to Vanity Joinery
- 04. Mid-tone Walnut Timber Veneer to Vanity Joinery
- 05. General Brushed Nickel Throughout
- 06. Fluted Glass to Shower Screen
- 07. Polished Plaster to Ceiling





## GUEST BEDROOM

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GUEST BEDROOM





GUEST BEDROOM VISUAL VIGNETTES





GUEST BEDROOM FF&E PROPOSAL



DITRE ITALIA  
Bend Bed



COLLECTION PARTICULIERE  
Via Table Light



R HUGHES  
Sempione Bench



LEMA  
Top Bedside Table



# GUEST BEDROOM FINISHES PALETTE

## LEGEND

- 01. Wallcovering to Wall
- 02. Polished Paster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Mid-tone Walnut Timber Veneer to Headboard  
& TV Joinery
- 06. Timber Parquet to Floor
- 07. Figured Eucalyptus Timber Veneer to TV Joinery &  
Wardrobe Joinery
- 08. Leather to Wardrobe Joinery
- 09. Laurel Burr Timber Veneer to Wardrobe Joinery
- 10. Leather to Bed Frame
- 11. Fabric to Scatter Cushion
- 12. Fabric to Scatter Cushion Piping
- 13. Fabric to Scatter Cushion
- 14. Leather to Bench





# A Sanctuary Above It All

Elevate your lifestyle with a stunning rooftop retreat. Dive into an infinity lap pool, relax in chic sunken seating, lounge on luxurious sunbeds, and savor the breathtaking view of the Burj Al Arab. Here, luxury meets the sky.









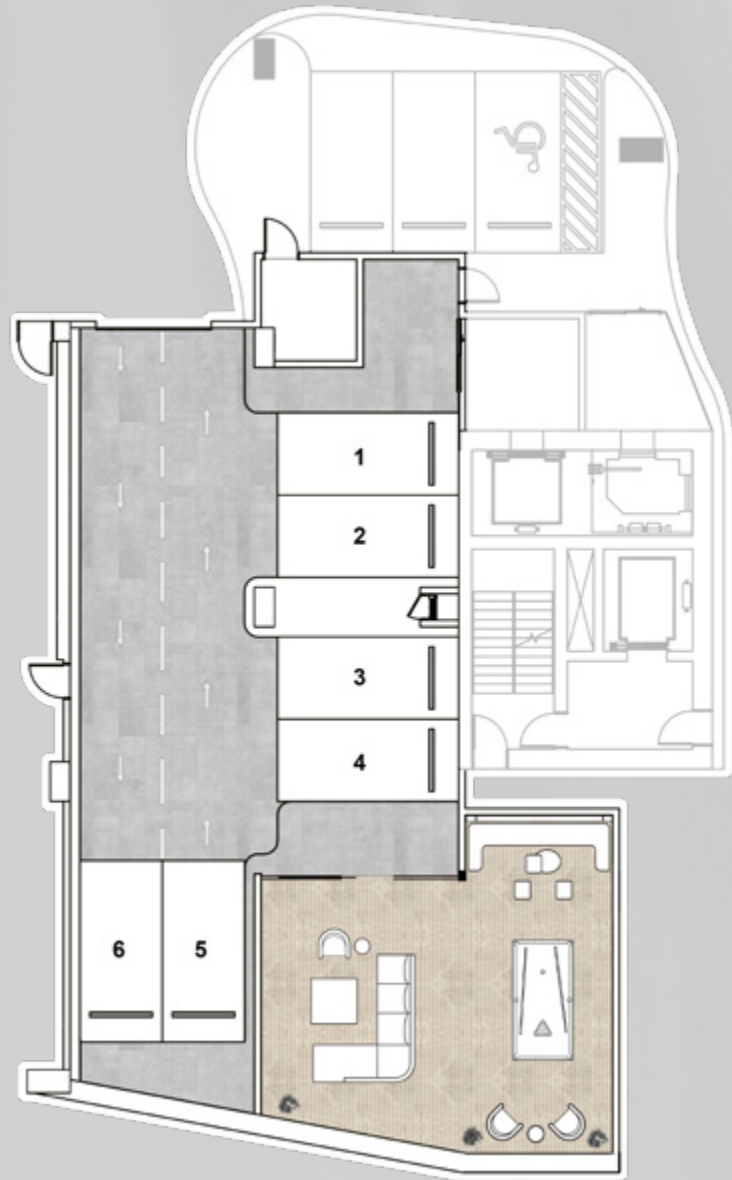
# Serenity in the Sky,

Sky Palace with a Japanese Garden Overlooking  
Downtown Dubai's Splendid Views





# Private Lounge & Garage Area





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

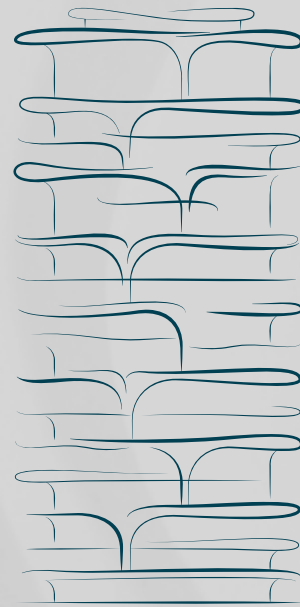
**Location:** K73, Palm Jumeirah  
**Development Value:** \$25 Million



SUN RAYS  
PALM JUMEIRAH

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





# CASA AHS

DUBAI WATER CANAL

## AHS

PROPERTIES



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