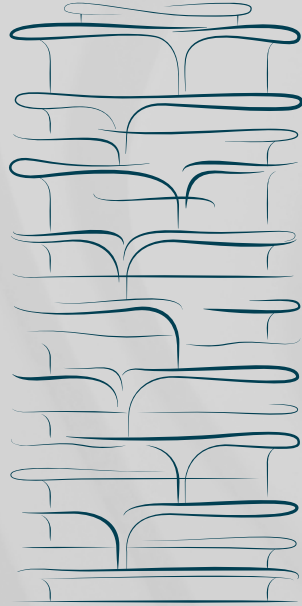




CASA AHS

DUBAI WATER CANAL

UNIT BROCHURE

3 Bedroom
SKY VILLAS

“WE USE KNOWLEDGE,
PASSION, DESIGN AND
- ABOVE ALL - CARE TO
TRANSFORM THE WAY
THAT PEOPLE LIVE.”



THE VISIONARY

Abbas Sajwani, an Emirati entrepreneur, embarked on his business journey at 18 by founding AHS Group. Abbas inherited strong leadership and strategic vision.

In 2017, Abbas launched AHS Group, including Ventures, Investments, and Properties, with the ambition to redefine luxury living. By 2021, AHS Properties focused on ultra-luxury real estate, redeveloping villas in prime Dubai locations with exquisite designs. The company expanded to off-plan projects featuring exclusive boutique units, penthouses, and sky villas, showcasing Abbas's innovative approach and dedication to excellence.

From 2021 to 2023, Abbas developed over five ultra-luxury villas and three off-plan projects in premier Dubai areas like Palm Jumeirah, Emirates Hills, and Dubai Water Canal. With assets valued at \$3.3 billion and a workforce of over 2,000 employees, Abbas continues to lead AHS Group, offering an unparalleled luxurious lifestyle. His visionary leadership ensures every project epitomizes sophistication and exclusivity.

CEO & Founder

Abbas Sajwani



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

CASA AHS epitomises luxury living. This exclusive residence offers unparalleled waterfront vistas, lush greenery, and expansive, unobstructed views.





Adjacent
to Safa Park



10 Min to
DIFC



10 Min to
Burj Al Arab



10 Min to
Mall Of The Emirates



10 Min to
Down Town



15 Min to
Dubai International Airport

Our Partners:

Architecture by:

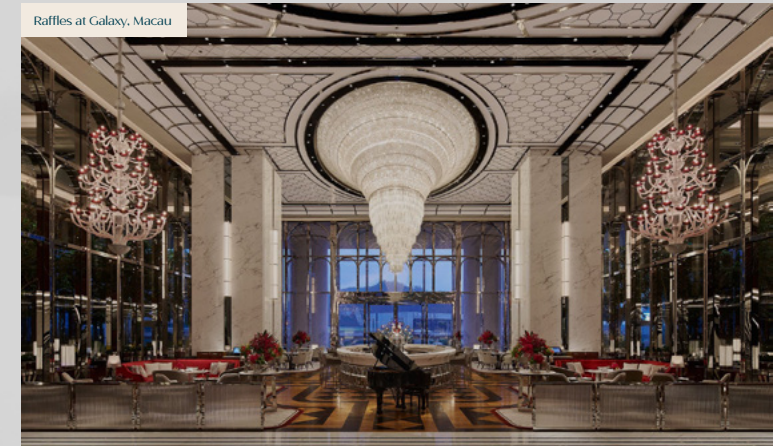


A leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis, Killa Design has distinguished itself as one of the most globally recognized firms of its generation. In all projects, Killa Design strives to go beyond the standard solution, redefine typologies, and invent new possibilities for content and everyday use.

Interiors by:

HBA

HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.





Signature Tales

Introducing an exceptional collection of three-bedroom sky villas 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.



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



Water Canal



Safa Park

Levels	Mapping
1	
2	

3 Bedroom	5 Bathroom	2 Parking Spaces
Total Size	5,237 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	6,292 Sq.Ft	585 Sq.M

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



Lower Floor

Mezzanine Floor



Levels	Mapping
1	
2	

3 Bedroom	5 Bathroom	2 Parking Spaces
Total Size	5,158 Sq.Ft	479 Sq.M

3 Bedroom SKY VILLAS

TYPE D

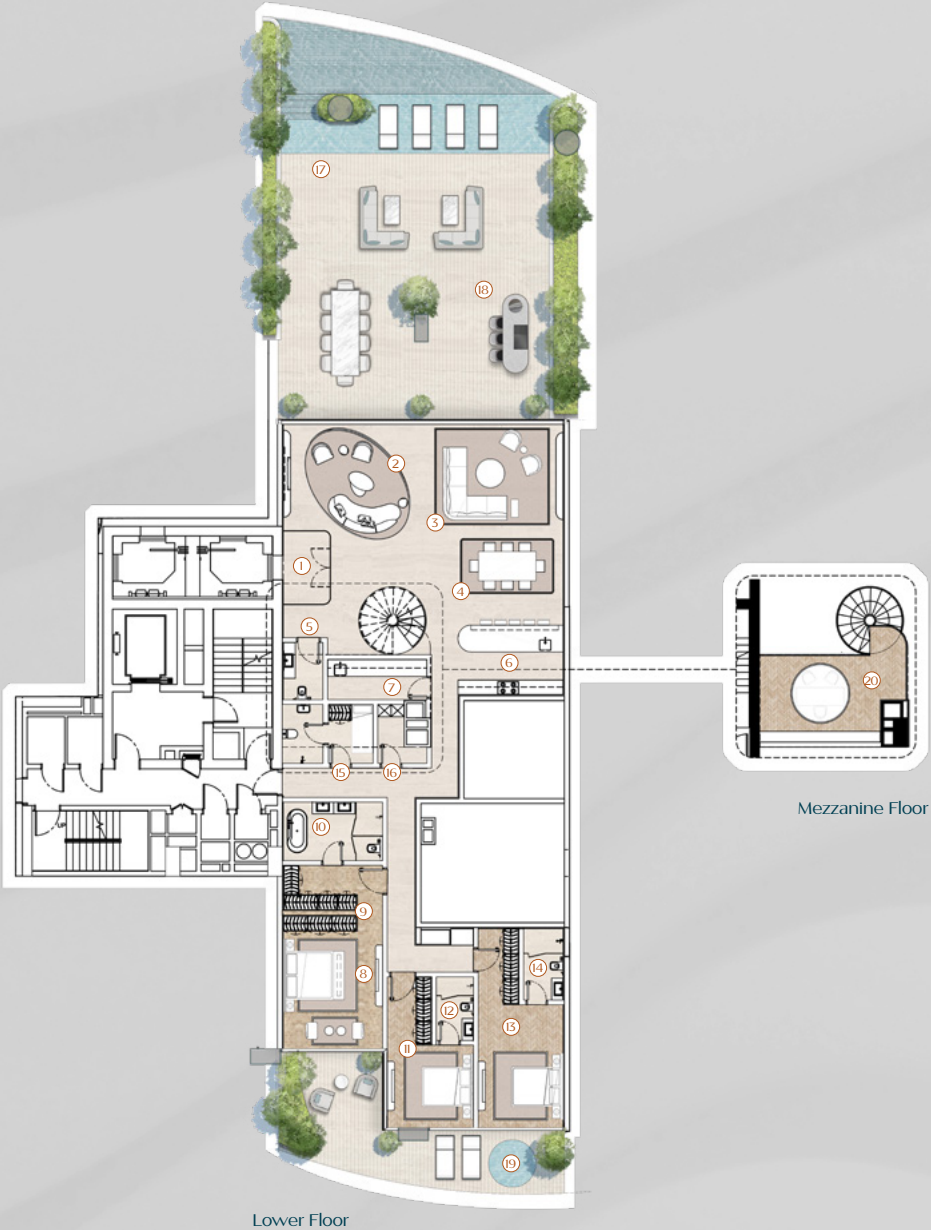
UNIT AMENITIES

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



Levels	Mapping
6	

3 Bedroom	5 Bathroom	2 Parking Spaces
Total Size	5,774 Sq.Ft	536 Sq.M

3 Bedroom
SKY VILLAS

TYPE A		
Total Size	5,237 Sq.Ft	487 Sq.M

TYPE B		
Total Size	6,292 Sq.Ft	585 Sq.M

TYPE C		
Total Size	5,158 Sq.Ft	479 Sq.M

TYPE D		
Total Size	5,774 Sq.Ft	536 Sq.M





Bespoke Luxury

In the heart of Dubai, overlooking the serene Dubai Water Canal, a collection of meticulously designed sky villas awaits. Each residence is a testament to opulence and elegance, with floor-to-ceiling windows framing breathtaking views of the city skyline. From morning tranquility by private infinity-edge pools to evenings aglow with city lights, these homes redefine luxury living, offering a harmonious blend of sophistication and comfort that transcends ordinary living.



Peerless Luxury

CASA AHS stands as an epitome of extravagance and refinement, where every detail is a testament to the art of luxurious living. Natural light pours through floor-to-ceiling windows, bathing opulent interiors adorned with sumptuous materials and meticulous finishes. These private sanctuaries redefine sophisticated living, offering a serene escape where elegance seamlessly blends with vibrant city life.



The Exquisite Guest Bedroom



Work In Pure
Opulence











LIVING VISUAL VIGNETTES



DINING FF&E PROPOSAL



INVISIBLE COLLECTION
Above Clouds Sofa



LONGHI
Sun Coffee Table



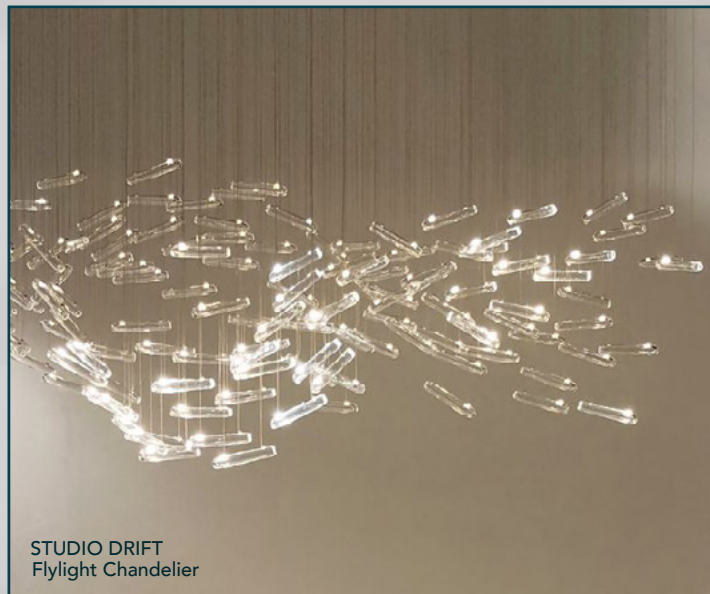
COLLECTOR
Tobo Armchair



VEERMAKERS
SKL Coffee Table



DINING FF&E PROPOSAL



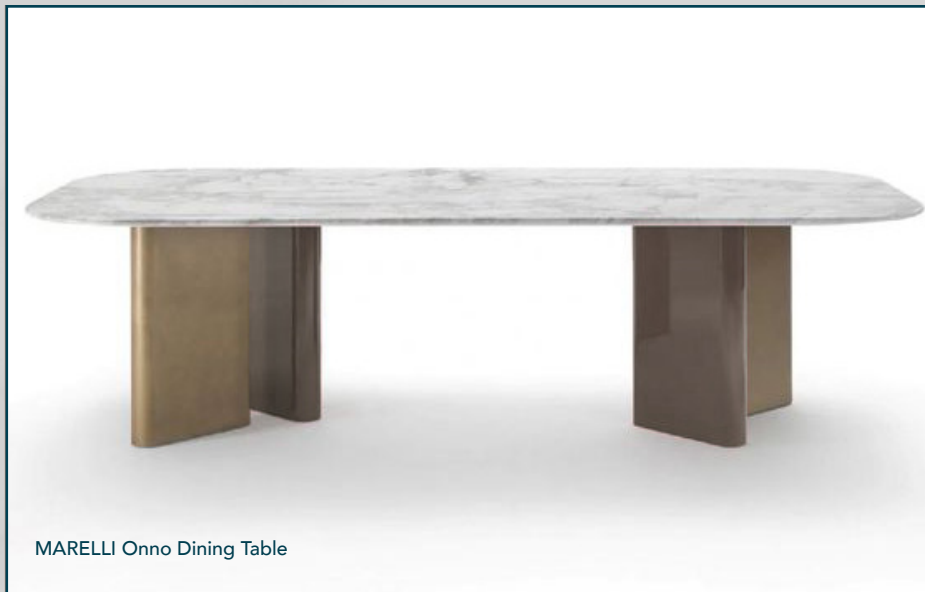
STUDIO DRIFT
Flylight Chandelier



COLLECTOR
Moca Bar Chair



CAPITAL COLLECTION
Mirage 24

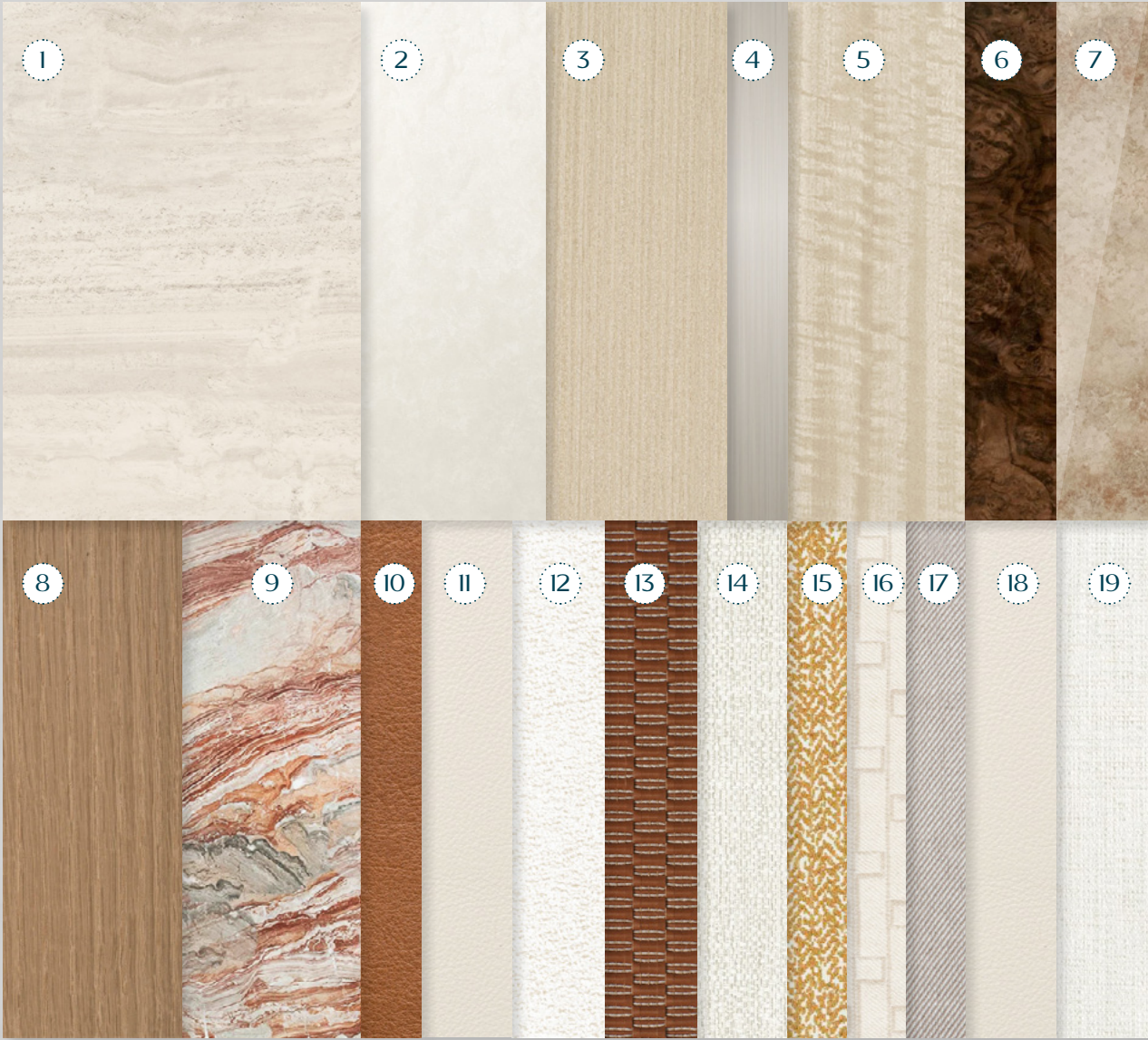


MARELLI Onno Dining Table

LIVING & DINING FINISHES PALETTE

LEGEND

- 1. Honed Navona Travertine to Wall & Floor
- 2. Polished Plaster to Ceiling
- 3. Caleidolegno Timber Veneer to Door
- 4. General Brushed Nickel Throughout
- 5. Figured Eucalyptus Timber Veneer to Joinery
- 6. Walnut Burr Timber Veneer to Joinery
- 7. Antique Bronze Mirror to Joinery
- 8. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 9. 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





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 Q4, 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: \$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



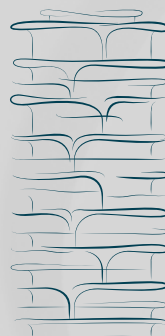
SERENE
PALM JUMEIRAH

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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