



ARRIVE AT TRUE LUXURY  
**PENTHOUSES & SKY VILLAS**

*By Invitation*

# VISION

“We’re creating a truly iconic building, by bringing together the world’s most iconic names in a collaboration like no other. We wanted to create a lifestyle: the refined style of luxury living in an urban setting—with absolutely incredible water views from every residence.”



CEO & Founder

*Abbas Hussain Sajwani*





AHS Properties is a privately held real estate investment and development firm headquartered in Dubai.

Established in 2021, the firm leverages deep local market perspective and institutional quality to deliver superior execution of transformative developments. The focus of AHS Properties is on creating projects that enhance the fabric of local communities across the region.

Since its inception, the firm has raised its GVD to over \$1.2 Billion.



# ONE CANAL

As an ultimate combination of privacy and tranquility the residence offers spectacular views of Dubai Water Canal, Burj Khalifa, Safa park and Burj Al Arab. Comprised of exclusive 3,4 Bedroom Penthouses, 4, 5 Bedroom Sky Villas and Sky Mansions, redefining amenities, craftsmanship and a lifestyle beyond compare.

- Exclusive residences comprising of Penthouses, Sky Villas and one Sky Mansion
- Sizes ranging from 4,050 sq. ft. to 20,000 sq. ft.
- All residences with stunning Water Canal and Park Views
- Private Elevators, that opens directly in your living room
- Opulent spaces with ceiling height from 4.5 metres to 9 metres
- Exclusive membership to a World Class Golf course
- 24/7 Dedicated world wide concierge App By Lujo
- Expected delivery Q4, 2024

The project is fully sold out within **record time** from its launch in November 2022.

Architecture By



Interiors By



Collaboration with





# ONE CRESCENT

All set around Palm Crescent and designed with the building's sleek, nautical sensibility in mind from the elegant interior to the pools, spa, fitness, cigar lounge, residents have multiple spaces in which to relax, workout, socialize and enjoy this spectacular ocean-side, Burj Al Arab, Down-Town's Skyline's views.

- Only exclusive residences comprising of Penthouses, Sky Villas and two Sky Mansions
- Sizes ranging from 3,800 sq. ft. to 16,300 sq. ft.
- All residences with stunning Palm ocean view
- Private Elevators, that opens directly in your living room
- Exclusive membership to a World Class Golf course
- 24/7 Dedicated world wide concierge App By Lujo
- Expected delivery Q1, 2025

The project is fully sold out within **record time** from its launch in January 2023.

Architecture By



Interiors By



DESTINED FOR FORTUNE





Dubai

*At Your Fingertips*

Dubai is the city where the  
magic happens and you will  
be at the heart of it all.





Unwind In Style





# Elevated *In Every Day*

Stranded along the waterfront of  
Dubai Water Canal, with breathtaking  
vistas overlooking the immaculate  
beauty of Safa Park.



# Legacy Of Excellence

## *With Serenade of Senses*

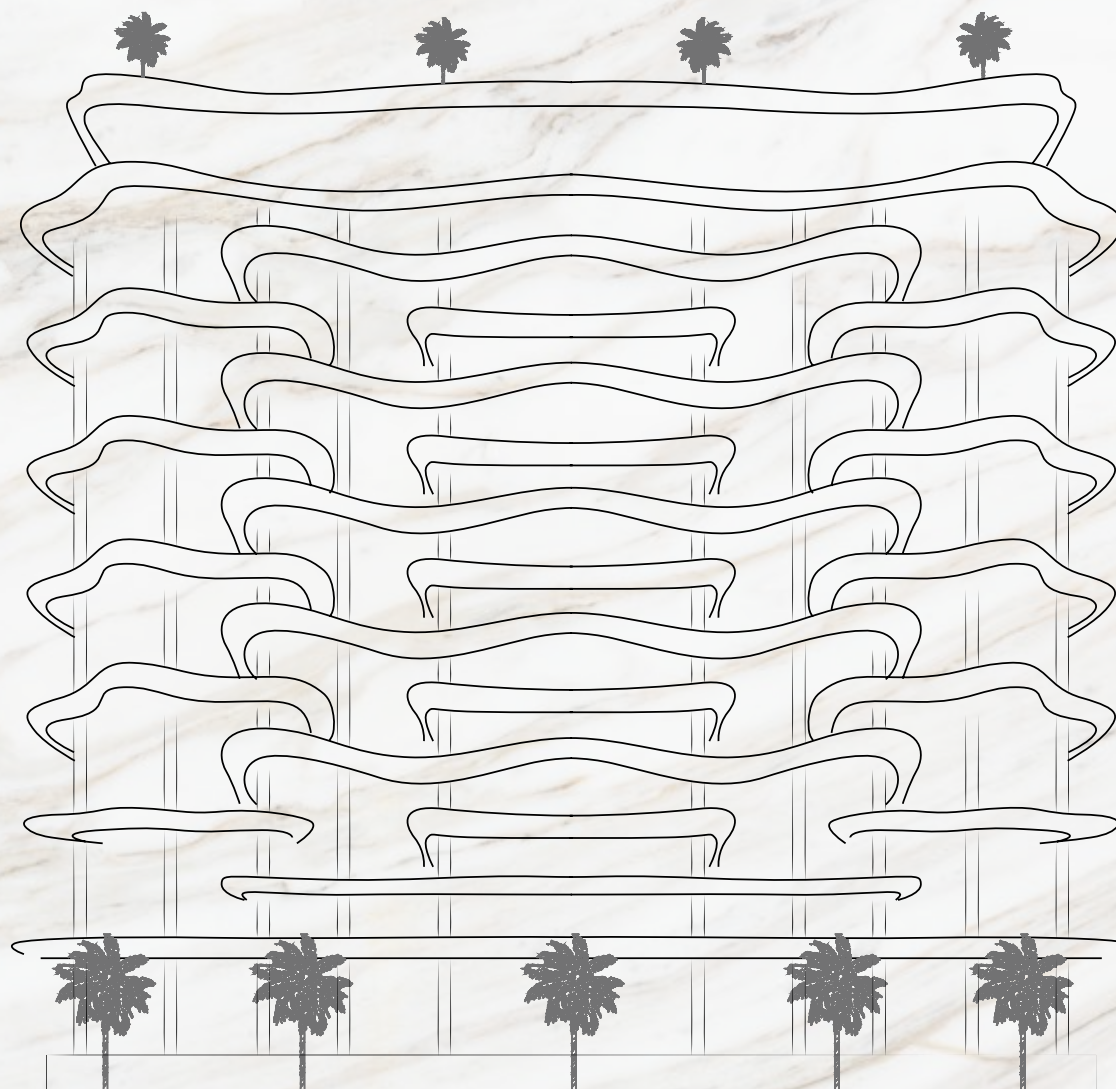
A masterpiece redefining a pure  
luxury water-front life style.





# Where Life *Forever Sparkles*

Born from the sparkling waters of Dubai Water Canal, Casa Canal is prestigious new landmark in Dubai. A stunning collection of boutique residences comprising 3 Bedroom Penthouses, 4-5 Bedroom Sky Villas, 6 Bedroom Sky Mansions and three Sky Palace in a contemporary designer edifice. Redefining luxury, amenities, craftsmanship and a lifestyle beyond compare.





# Architecture

By Killa Design. 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.





AHS Properties and Shaun Killa Associates have teamed up on various projects that have significantly transformed the skyline of Dubai. Their impressive portfolio comprises One Canal and One Crescent. The most recent masterpiece, Casa Canal, encapsulates the elegance and allure of the Dubai Water Canal. With its impressive height and sweeping contours, Casa Canal is a tribute to the stunning beauty of this exceptional location.



Casa Canal - Dubai Water Canal



One Canal - Dubai Water Canal



One Crescent - Palm Jumeirah



# Interiors

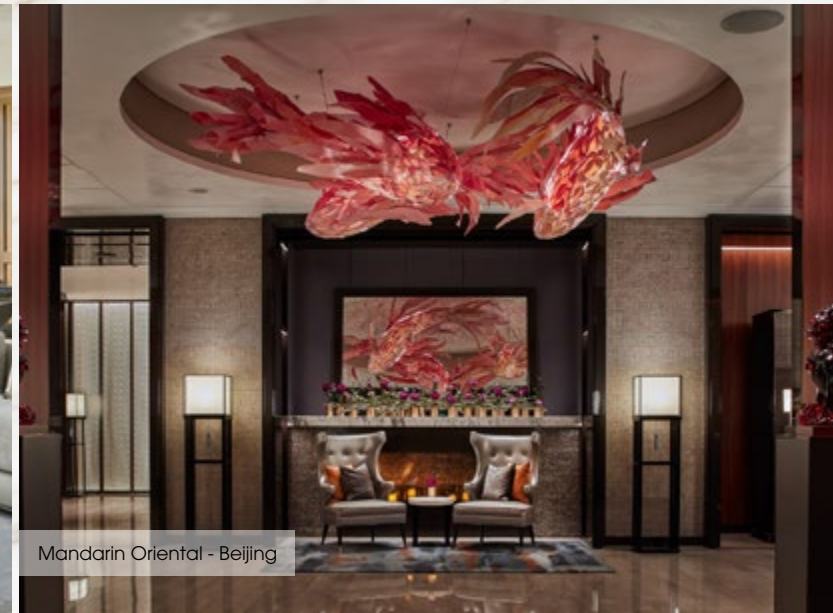
HBA Residential creates distinctive, sophisticated and sublime environments for private villas, penthouses, luxury buildings, and houses for the world's most distinguished individuals. Paying close attention to form and function Graphics combines beauty and purpose with a synergy that is timeless.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing



Building on the resounding success of our previous project, One Canal, we've joined forces with HBA Design to create Casa Canal's interiors, embodying the epitome of opulence. In a splendid continuation of our proven design prowess, each room of Casa Canal shimmers with unparalleled luxury. This collaboration has amplified the grandeur of our architectural legacy, reinforcing Casa Canal's stature as a monumental sequel in our portfolio, and a radiant gem adorning Dubai's skyline.

Casa Canal - Dubai Water Canal



One Canal - Dubai Water Canal



## Located at Dubai Water Canal

The canal side-walk comprises one shopping center, four hotels, 450 restaurants, luxury housing, walkways and cycle paths. It is starting from Business Bay into the Persian Gulf through Safa Park and Jumeirah.



## Adjacent to Safa Park

Safa Park is a leafy sanctuary in the middle of the city. An ideal destination to spend the day, especially on weekends, Safa Park has been popular among residents for several years.





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



# 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 wellbeing.





This sanctuary has been thoughtfully  
*Designed to Complement your Lifestyle*

Featuring wide layouts, panoramic patios, and private elevators for all Sky-villas & Penthouses.

Residents are greeted with breath-taking vistas from the minute the elevator doors open into their residences.

The bedrooms and living areas are located along the shoreline, providing sweeping, unimpeded views. Floor-to-ceiling windows provide natural light into each open-plan area, and extra-large patios are thoughtfully incorporated into the great rooms and bedrooms. While bringing attention to the water, sliding doors offer an open connection to the major living rooms and a smooth movement between inside and outdoors. The width of windows within the dwellings contrasts with the warmth of natural materials.

Every finish and surface is influenced by boat design, lending an air of sophistication.



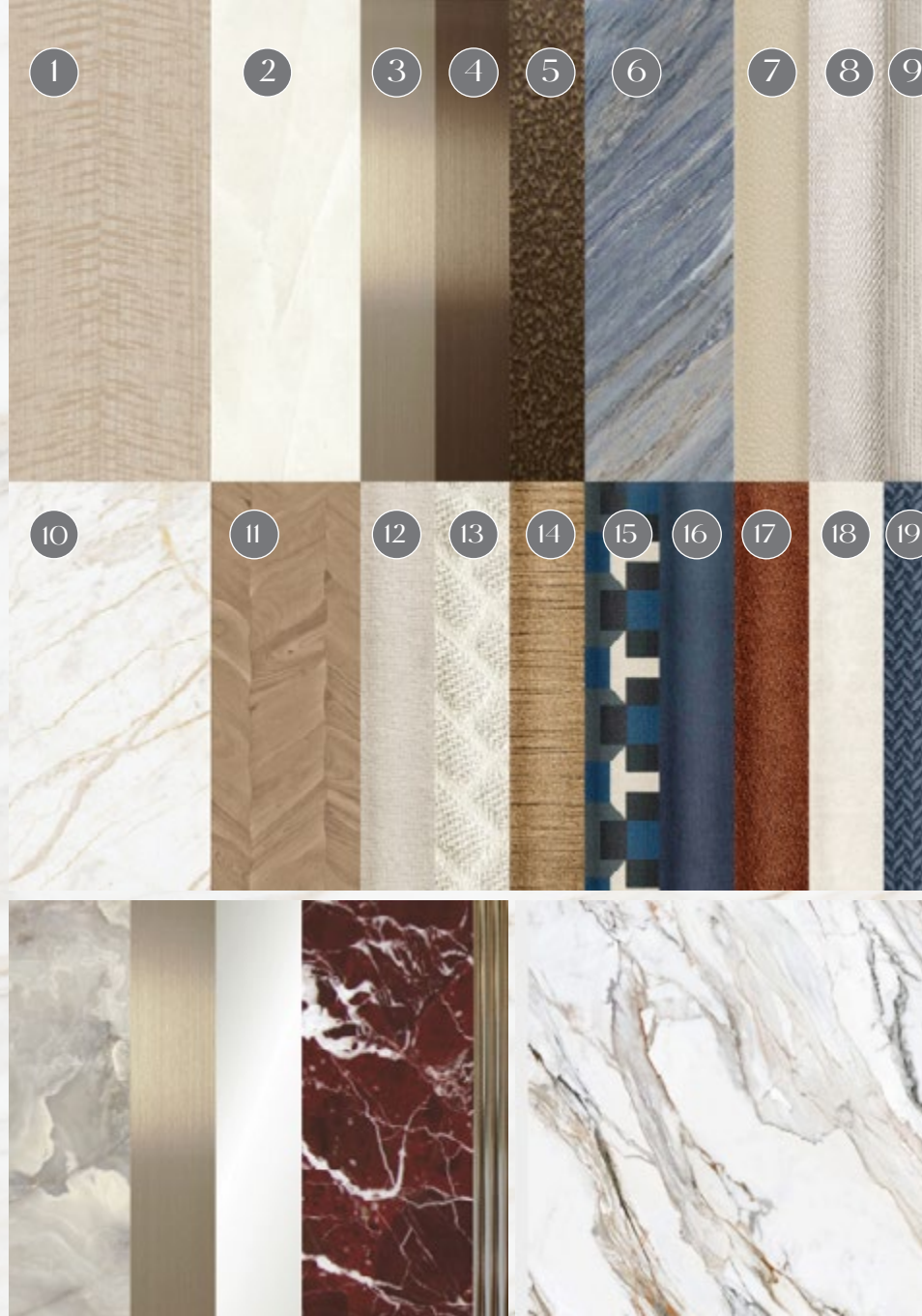
Uniquely Curate  
*Furniture Collection*





# The Highest Quality Materials

The seamless combination of art and craft within The Residences at Casa Canal comes to life through the exquisite materiality found throughout the building.



1. Figured Eucalyptus General Timber @ Walls
2. Polished Plaster @ Ceiling
3. General Metal @ Joinery & FFE
4. General Metal @ Joinery & FFE
5. Bronze Hammered Metal @ FFE
6. Feature Palissandro Blue Marble @ Bar & FFE
7. Light Tone Leather @ Joinery
8. Fabric @ Curtain
9. Fabric @ Sheer
10. Ariston Marble @ General Floor
11. Accent Parquet @ Flooring
12. Fabric @ L-Shaped Sofa Upholstery
13. Fabric @ Sofa Throw Pillow
14. Fabric @ Sofa Throw Pillow
15. Fabric @ Sofa Throw Pillow
16. Fabric @ Bench Upholstery
17. Suede @ Armchair Back
18. Fabric @ Armchair Seat
19. Fabric @ Armchair Throw Pillow

CASA



CASA

## The Finest Finishes

Inspired by the finest natural materials and the master craftsmen who have fashioned, molded, forged, and finessed each element for centuries, the residences are a stunning work of architecture with thought and meaning crafted into every square inch.



CASA



## Streamlined Forms

The seamless combination of art and craft within The Residences at Casa Canal comes to life through the exquisite materiality found throughout the building.







## Aspirations *With Clear Vision*

Floor-to-ceiling glass frontages and expansive sunrise terraces seamlessly integrate the interior and exterior of your home, taking in sweeping views over Dubai Water Canal and Downtown's skylines



The Promise  
*Of True Luxury*





# Tropical Retreat at Home

A private aquatic therapy area with  
stationery exercise lap pool and jacuzzi spa  
enriching your Penthouse experience.







An Ode to the Unfolding  
*Sky Palace Landscape*

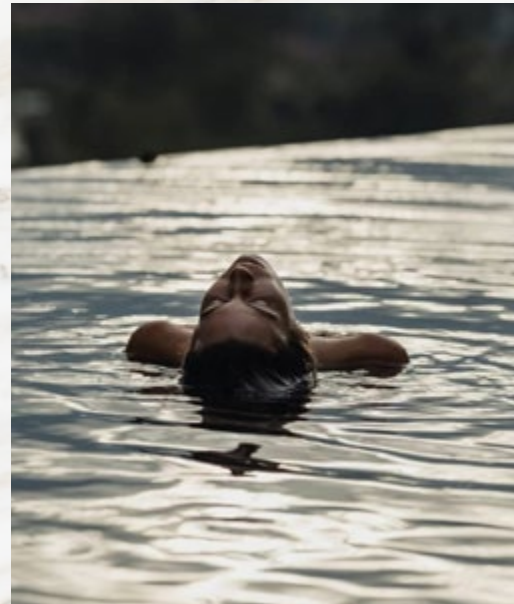




## Amenities That Redefine Water-Front Living *An Effortless Lifestyle*



Where a superlative environment for working out, conducting business, or socializing with friends is turned into an ultra-luxe experience complemented with magnificent views in the air, bringing a sense of peace, wonder and exhilaration to every moment.





Grand Arrivals & Elegant Departures

*At Lobby*







Entertainment spaces range from a screening room to residents lounge cater to all out-of-home leisure, while meeting rooms cater to all business needs.







## The Classy Touch

*Comfort At Well Appointed*

Sink in to the next level of comfort at the well-appointed Cigar Lounge and Residents Lounge served with a fine selection of cigars, beverages, spirits and hors d'oeuvres.





# A Culinary Journey

*Curated by world-class Chef's*

From wide water front views through swaying palms, to intimately secluded tables amongst ravishing fabrics, Casa Canal presents choreographed experiences to gently sweep you off your feet and into an enthralling world of food and drink that will nourish your soul with each tantalising taste.





# A World-Class Omakase Experience

*Operated By*

**M MINE & YOURS**

Dedicated formal dining experience is as reserved or as intimidating as Omakase, a form of Japanese dining in which guests leave themselves in the hands of a chef and receive a meal which is seasonal, elegant, artistic and uses the finest ingredients available.



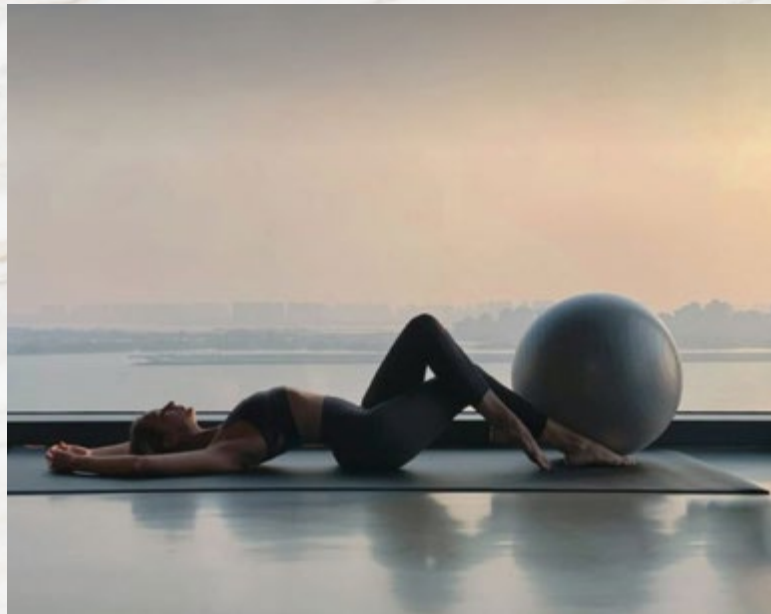
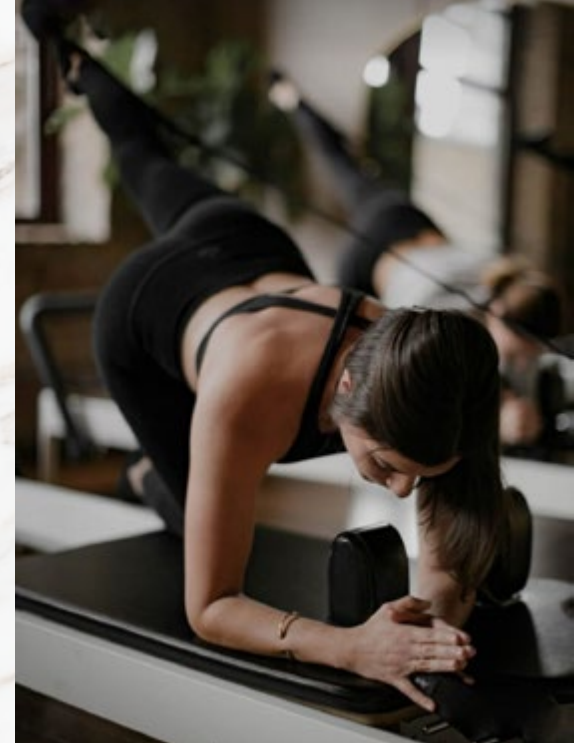




## Wellness Center

### *Holistic Wellbeing*

Casa Canal awarded a full floor of wellness facilities include a tranquil Spa with private garden terraces for reflection and relaxation operated by world class specialised therapists. Serene treatment rooms include private saunas, while the Salon offers a full range of personalized beauty services. The fully equipped, high-impact Training Room overlooks the Dubai Water Canal.







## WELLNESS CENTER FULLY DEDICATED FLOOR

### THE SPA

*A recipe for beauty*

### YOGA ROOM

*Listen to the waves*

### WORLD-CLASS HAMMAM

*A recipe for relaxation and rejuvenation*

### ICE ROOM

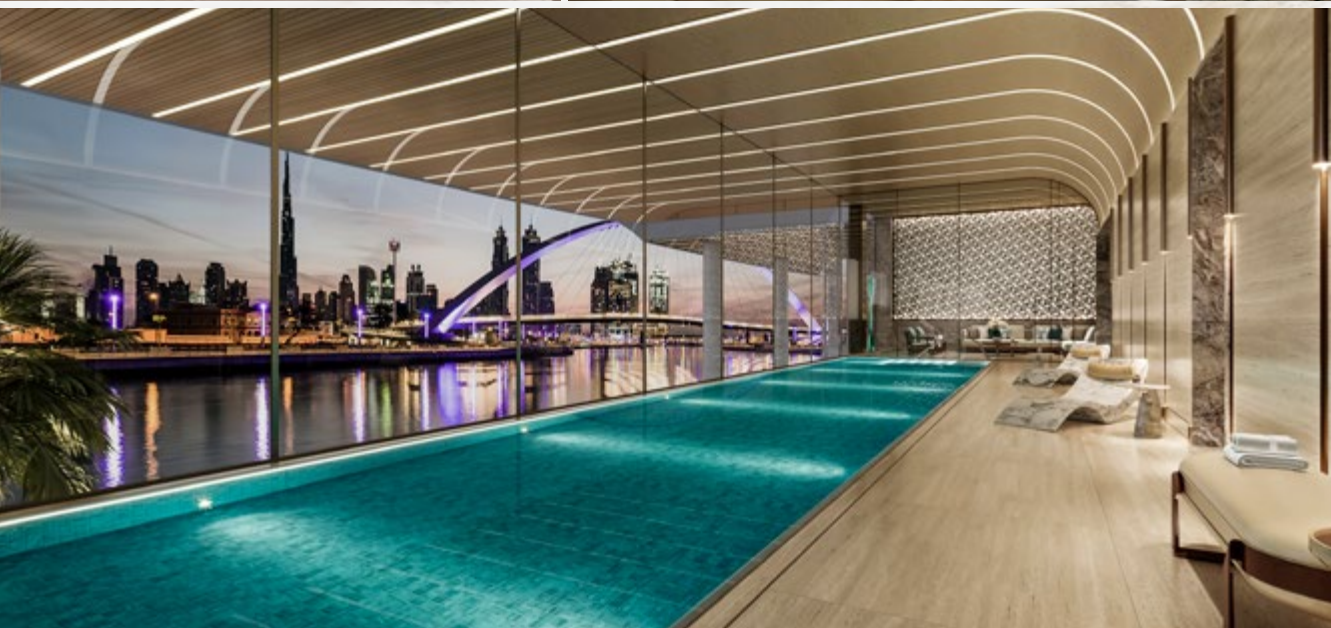
*Retreat*

### BEAUTY CENTER

*Greeting your best image*

### GYM

*Holistic wellbeing*





# WELLNESS CENTER LAYOUT



## LEGENDS

1. Spa Reception
2. Indoor Pool
3. Pool Lounge
4. Gym
5. Male Changing Room

6. Female Changing Room
7. Hammam
8. Cold Room
9. Sauna Room
10. Steam Room

11. Juice Bar
12. Pilates Studio
13. Barber Shop
14. Massage Treatment Room 1
15. Massage Treatment Room 2



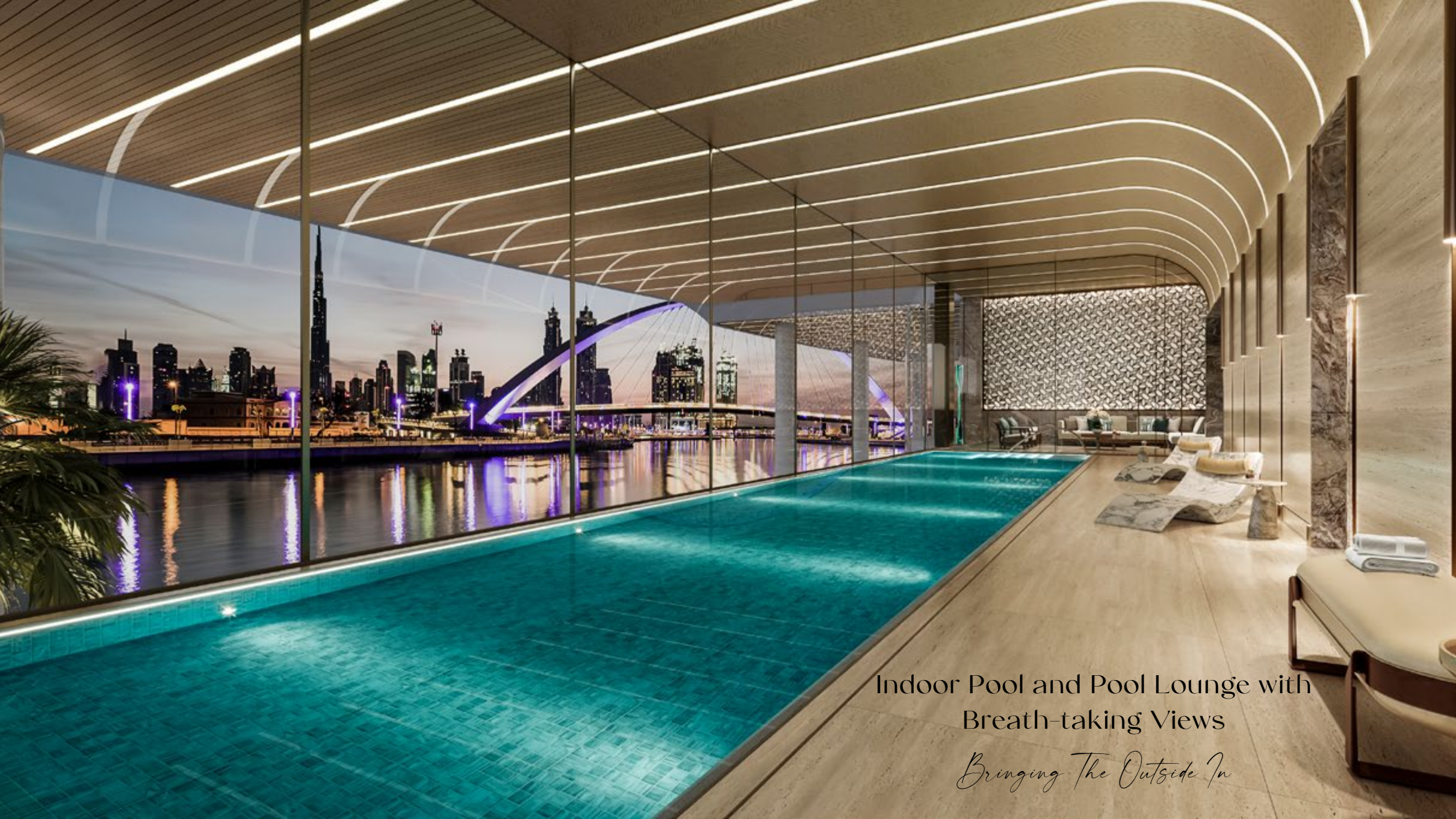
## The Spa

### *Recipe For Mind & Soul*

Casa Canal Spa offers the perfect couple massage that is sure to leave you feeling relaxed and invigorated. Our team of experienced professionals provides the highest quality service and aim to deliver an unforgettable experience.







Indoor Pool and Pool Lounge with  
Breath-taking Views

*Bringing The Outside In*



## Yoga Room

*Listen to the waves*



Concentrate on your breath. Synchronize it with the rhythm of the sea. You are bodiless; you are made of sea breeze. Casa Canal provides you the right space to join your body, mind and soul.

## Gym

*Holistic Wellbeing*



At Casa Canal, our luxury gym is designed to cater to the discerning tastes and needs of our residents. With its modern design, cutting-edge equipment, exclusive access, and serene ambiance, our gym is a haven for fitness enthusiasts seeking the ultimate fitness experience in the lap of luxury.



# World-Class Hammam

*A Recipe For Relaxation & Rejuvenation*

Ice Room

*Retreat*



## Beauty Center

*Greeting your best image*

At Casa Canal, our luxury gym is designed to cater to the discerning tastes and needs of our residents. With its modern design, cutting-edge equipment, exclusive access, and serene ambiance, our gym is a haven for fitness enthusiasts seeking the ultimate fitness experience in the lap of luxury.





# An Effortless Lifestyle

*Style, Tranquility & Comfort*

Casa Canal residences comprising of penthouses, sky villas and sky mansion sizes ranging from 4,250 sq. Ft. To 27,000 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 from 4.5 Meters to 9 Meters Exclusive membership to a world class golf course 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, 2025





## 24x7 Concierge

Your every wish, waiting to be fulfilled!

From travel bookings to securing invites for sought-after events to customised experiences; the dedicated concierge team is trained to handle every request with utmost care and professionalism.





## House Keeping Services

Enjoy 5 star-level attention-to-detail and service standards with a team of hospitality staff who elevate your daily lifestyle experience. From bellboy service to valet parking, settle for exceptional every day.





## Always A Smooth Ride

Take In The Sights And Sounds Of Dubai, In Style!  
Chauffeured Limo Service Is Available For Guests,  
Friends And Family Of Casa Canal Residents.





## Your Curated UHNI Network

Owning a residence at Casa Canal automatically entitles you to be a part of a super-exclusive club of Ultra-high-net-worth-individuals. You will be a part of the Lujo network a top-quality luxury concierge service and lifestyle platform that caters to you with compelling and well-curated recommendations together with personalised solutions and suggestions from around the world directly to your phone.





The World is Your  
Playground

THE LUJO EXPERIENCE







## Events

Enjoy the incredible array of live performances from theatre spectacles, concerts, film festivals to car races and sports events around the globe. Our concierge partner will grant you access to a wide range of distinctive events.



## Experience

Embark on a journey in a myriad of worldly possibilities, curated to each and every detail according to your taste. Our talented team of experts will attentively design an unforgettable experience that will combine all of your delights in one.



## Entertainment

Drift through the fabulous nightlife of the notoriously exciting cosmopolitan hotspots, with ease and the ultimate enjoyment, rest assured you are always at the right place. The most attractive and the most private spots will be reserved for you





## Aviation

Exclusive to Lujo is a global fleet of over 7000 aircraft, which are in reserve for all the members. Spectacular service, discretion and absolutely pleasant experience will unlock new horizons to you.



## Yachting

Through an extensive fleet selection of the finest yachts, dive into the world of ultimate privacy, luxury and beauty. In no time you will be coasting into the unforgettable, soaking up the sun and exploring the world's most outstanding destinations.



## Restaurants

The world of dining has never tasted this incredible, with such a versatile palate, all tastes and preferences are bound to be satisfied. You can look forward to gourmet experiences that can be immersive and transformative - linking culture, tradition and innovation.





Luxuriate In Your  
Private Sky Pool



True bliss is a rejuvenating swim in your temperature-controlled private pool every day after work or a long-night. Float above the mundane, while savouring mesmerizing views.



Your Own Private Oasis  
*From Your Sky Palace*





# The Tepenyaki Experience

*At Your Terrace*



Every residence at the Casa Canal comes fitted with a  
Teppanyaki station. Enthrall guests and family with a live  
feast for all the senses.



# Cruising Into Luxury

## *With the Ultimate Garage Goals*

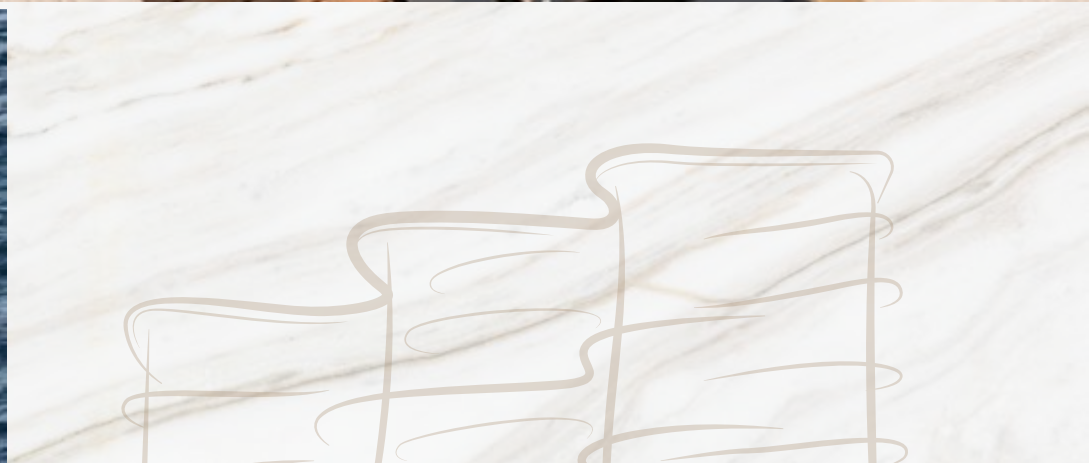
Where your prized car collection  
deserves a garage as grand as  
your life style.





# Life is Designed *To Be Directed By Your Compass*

One of the greatest things about living on the  
Dubai Water Canal is enjoying all the on-the-  
water activities whenever you choose







## Water-Side Life Style

*Experience The Ultimate  
Waterfront Living*

Set sail or set paddle Casa Canal  
waterfront gives you an abundance  
options of Oceanside activities.





## Nature's Embrace

*Where Serenity Meets  
Spectacular Surroundings*







Evening Stunning Views

*From Casa Canal Balconies*



Embrace The Wave

*Your Luxury Balcony, Shaped by the Sea, Serenely Cradling the Horizon*







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