

CASA CANAL

Interiors By **FENDI**
CASA



AHS
PROPERTIES

About Us

AHS Properties is a dynamic Dubai-based ultra-luxury property development company founded by Emirati entrepreneur Abbas Sajwani. Established in early 2021, we focus on revolutionising the real estate sector and transforming the aspirations of every clientele into luxury living experiences.

Quite simply, we understand luxury properties and aim to craft a legacy in the real estate sector through groundbreaking projects. Our unique combination of expertise in property and our conservative risk-assessment processes permit us to offer unparalleled luxury boutiques and a distinct identity to every project.

Not only do we meet clients' expectations, we exceed them. We punch above the conventional and successfully develop properties that are highly desired by home buyers and investors.

Today, AHS Properties stands as a beacon of excellence in ultra-luxury real estate, continually redefining standards with our eminent and uber-luxury developments.

AHS
PROPERTIES

Vision



Since its establishment, AHS Properties has built a reputation for being a leading ultra-luxury real estate company in Dubai. With our founding principles and core values, my team and I have not wavered on quality but have instead set a new benchmark for ultra-luxury properties.

It is through the lens of beauty and opulence that we deliver unique projects, carrying a symphony of exquisite design, meticulous craftsmanship, and architectural innovation that resonates with our clients' aspirations.

At AHS, we create a sense of awe and provide unparalleled comfort and serenity, so I encourage all buyers to take part in the AHS Properties experience and enjoy the professionalism they deserve as real estate clients.

I take pride in the long-term relationships we have forged with our clients, and I would like to thank all of them for their continued support in ensuring that we remain a leading international Real Estate development in the UAE.

CEO & Founder
Abbas Sajwani

ONE CANAL

As an ultimate combination of privacy and tranquility, the residence offers spectacular views of the 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 open directly into 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 worldwide concierge App By Lujo
- Expected delivery Q3, 2026

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

Architecture By



Interiors By

HIBA

Furnished By

FENDI
CASA





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, and 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 open directly into your living room
- Exclusive membership to a World Class Golf course
- 24/7 Dedicated worldwide concierge App By Lujo
- Expected delivery Q3, 2026

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

Architecture By



Interiors By

HIBA

A serene sunset over the ocean. The sky transitions from a pale blue at the top to a soft orange and pink near the horizon. The water in the foreground is a deep, dark blue, with gentle ripples and a small wave cresting in the center. The text "Destined for Fortune" is centered in the sky, flanked by two thin vertical lines.

Destined for Fortune

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Dubai at Your Fingertips



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

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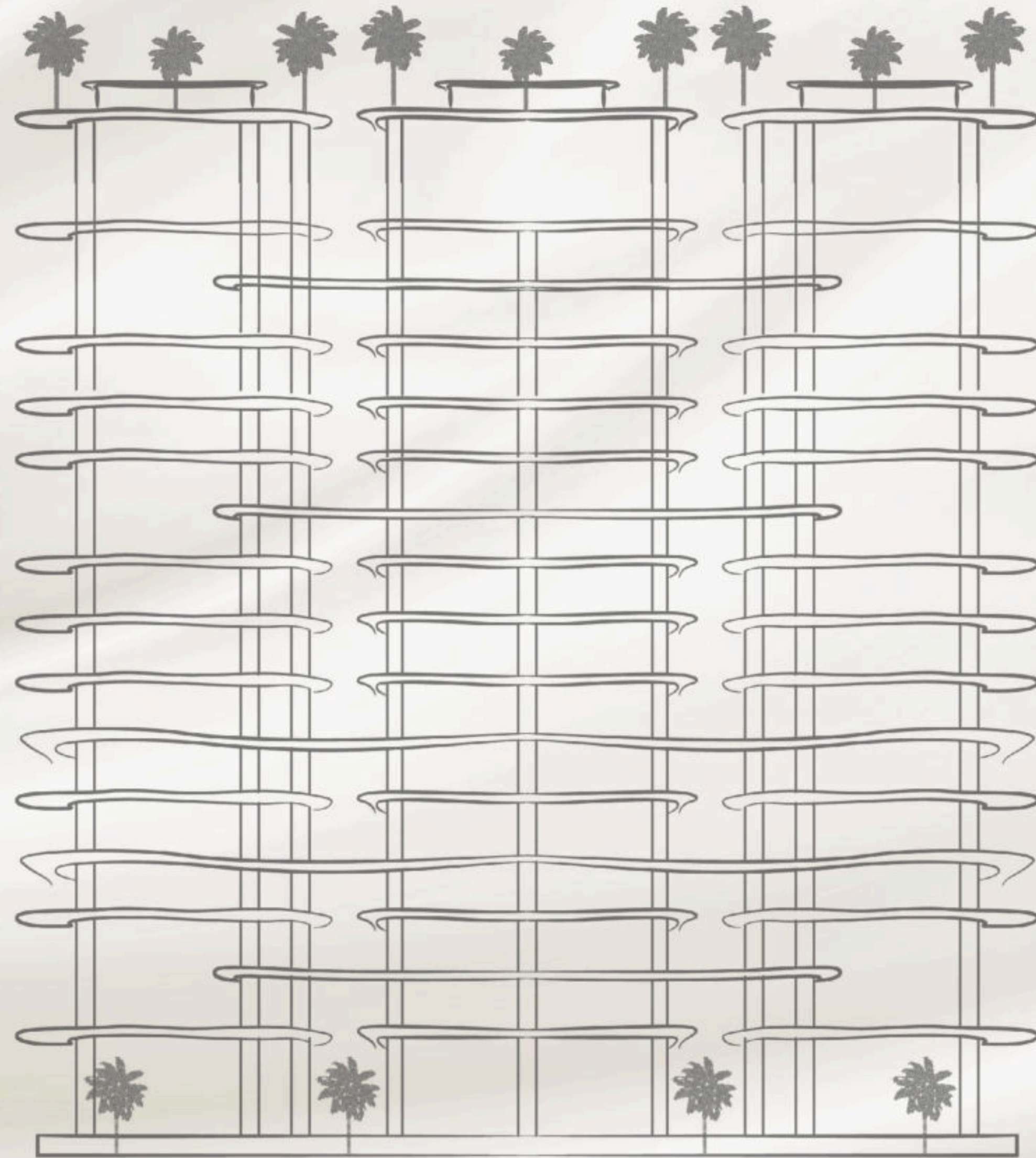


Casa Canal

Opulent Residences, Tailored Luxury

Casa Canal residences redefine luxury living, offering penthouses, sky villas, and sky mansions (4,250 sq. ft. to 27,000 sq. ft.) with exquisite water canal and Safa Park views. Each residence boasts private elevators, opening into opulent spaces with ceiling heights from 4.5 to 9 meters.

Residents enjoy an exclusive membership to a world-class golf course, a 24/7 concierge app by Lujo, and personalized amenities tailored to your needs. With personal parking, electric vehicle charging stations, bicycle storage, and secured individual storage spaces, Casa Canal anticipates delivery in Q1, 2026, promising an unparalleled, catered luxury living experience.



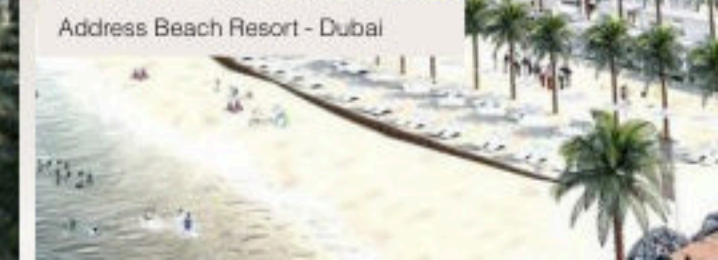
Serenity Redefined Luxury Waterside Living

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.

Interiors

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.

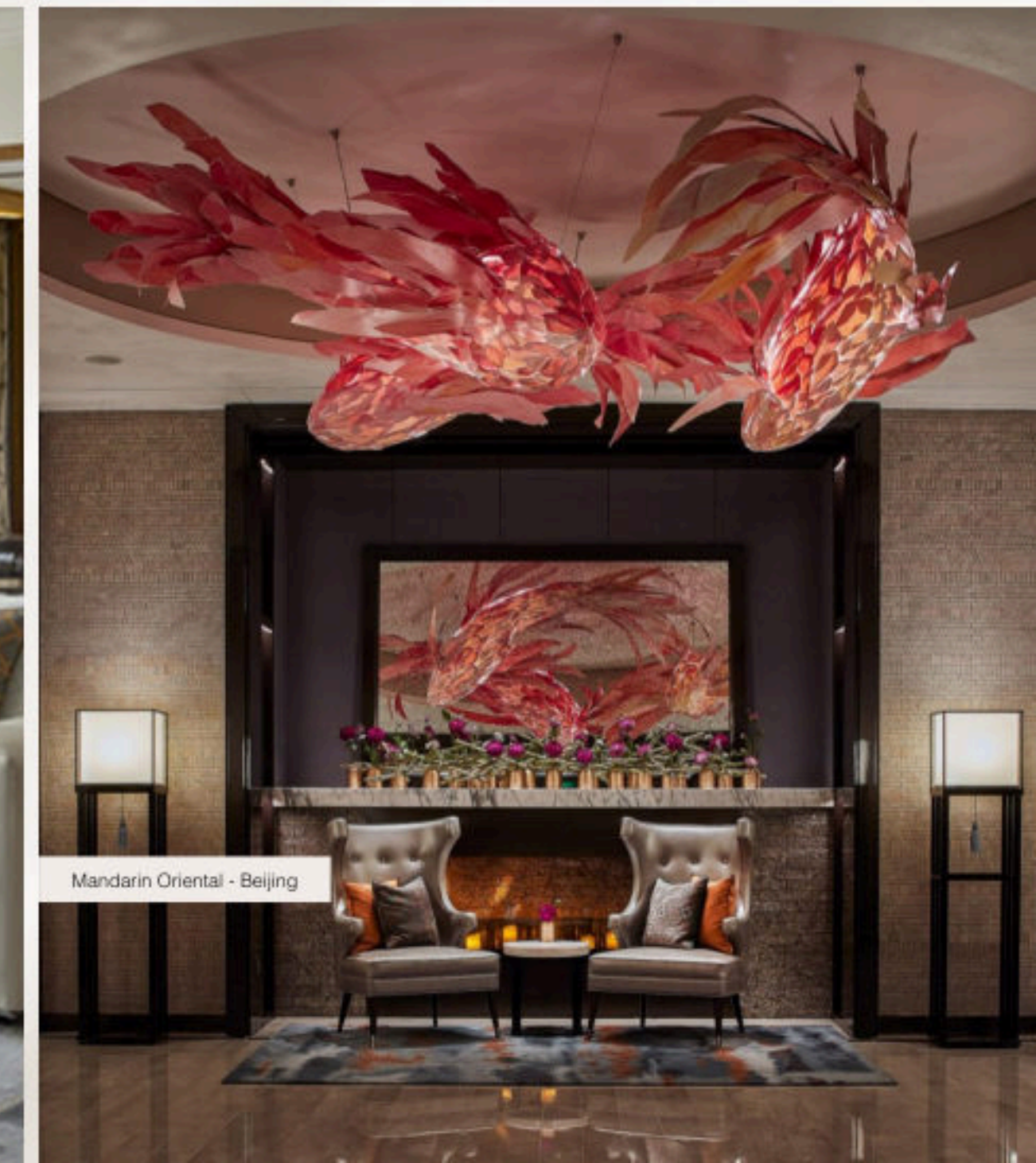
Building on the resounding success of our previous project, One Canal, we've joined forces with HBA Design to create Casa Canal's interiors, embodying the epitome of opulence. In a splendid continuation of our proven design prowess, each room of Casa Canal shimmers with unparalleled luxury. This collaboration 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.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing

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.



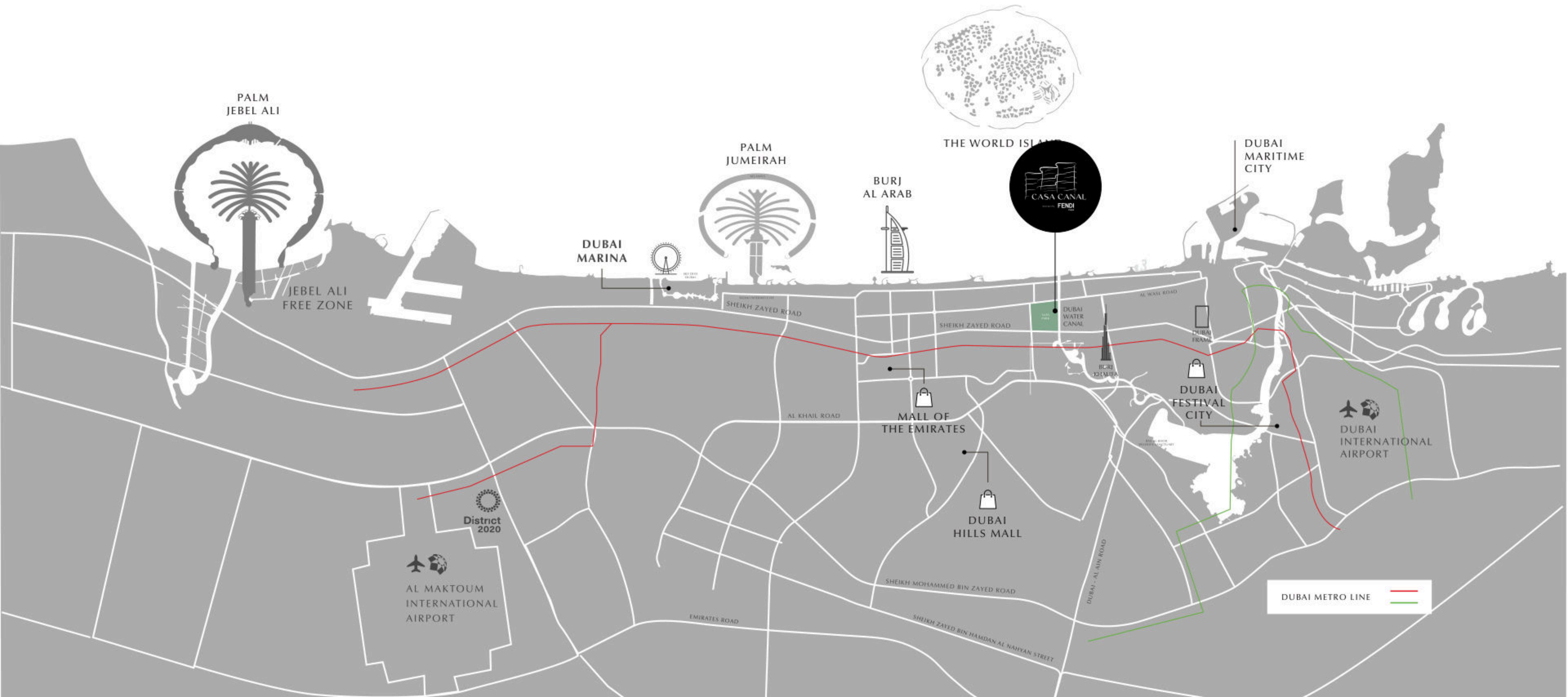
Adjacent to Safa Park

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.



Urban Elegance:

Ultra Luxury Living in the Heart of Dubai





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 well-being.



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.





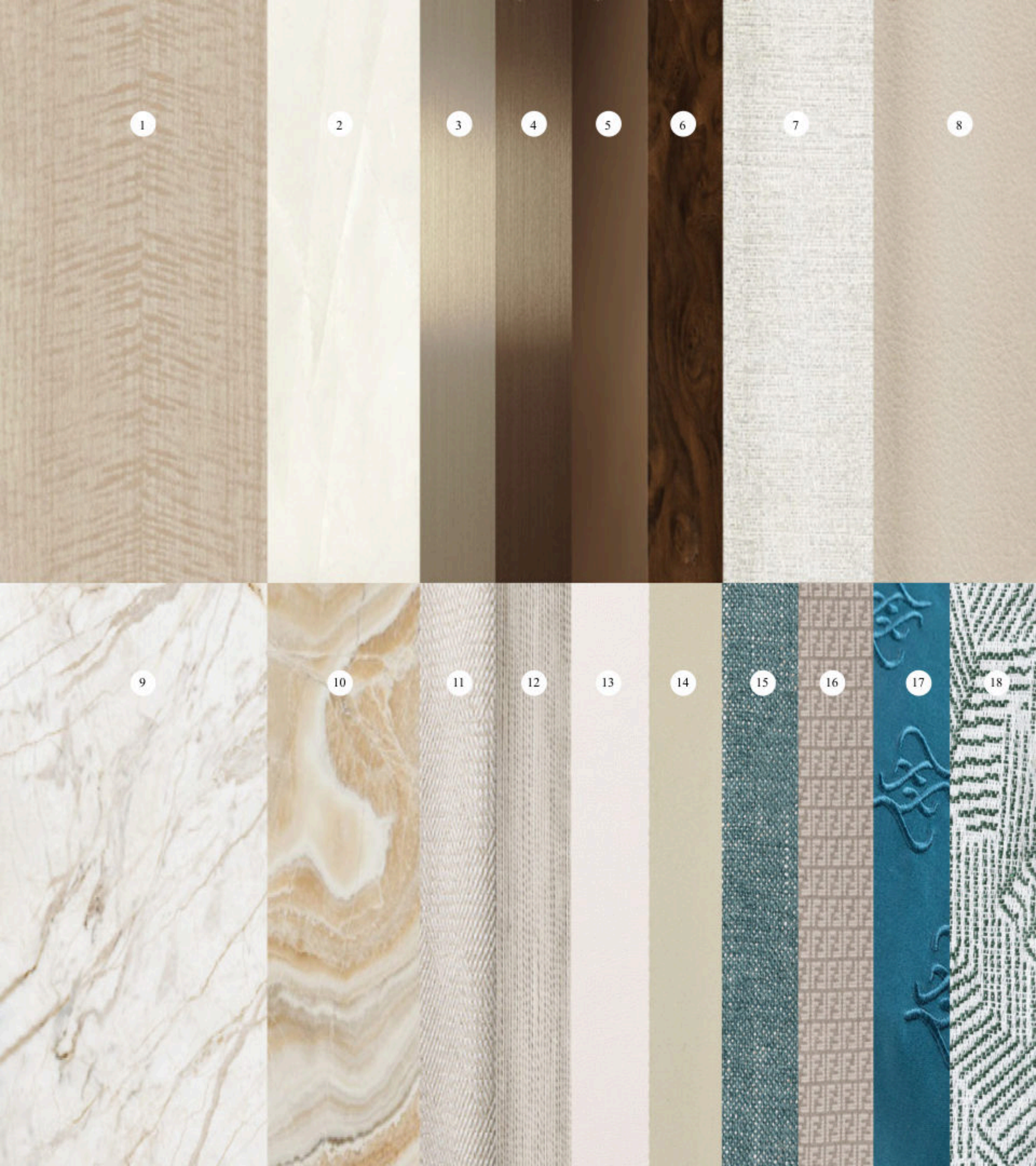
FENDI

CASA

Embracing the seamless fusion of natural design and unparalleled fashion, Fendi Casa stands as the epitome of refinement and precision. In envisioning a community that mirrors the opulence and allure of Dubai, Fendi Casa emerged as the definitive choice. Its luxurious furnishings, exquisite textiles, and captivating décor not only define the upscale Ultra Luxury residences but also extend their influence to the inviting communal spaces.

For those with a discerning taste for fashion, the Fendi Casa theme can be elevated further through the exclusive partnership with Casa Canal. This collaboration introduces an expert design team ready to curate fully bespoke homes, ensuring a personalized touch that aligns seamlessly with the iconic Fendi Casa aesthetic. In this way, Casa Canal enhances the luxurious experience, delivering residences that exude sophistication and individuality.





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.

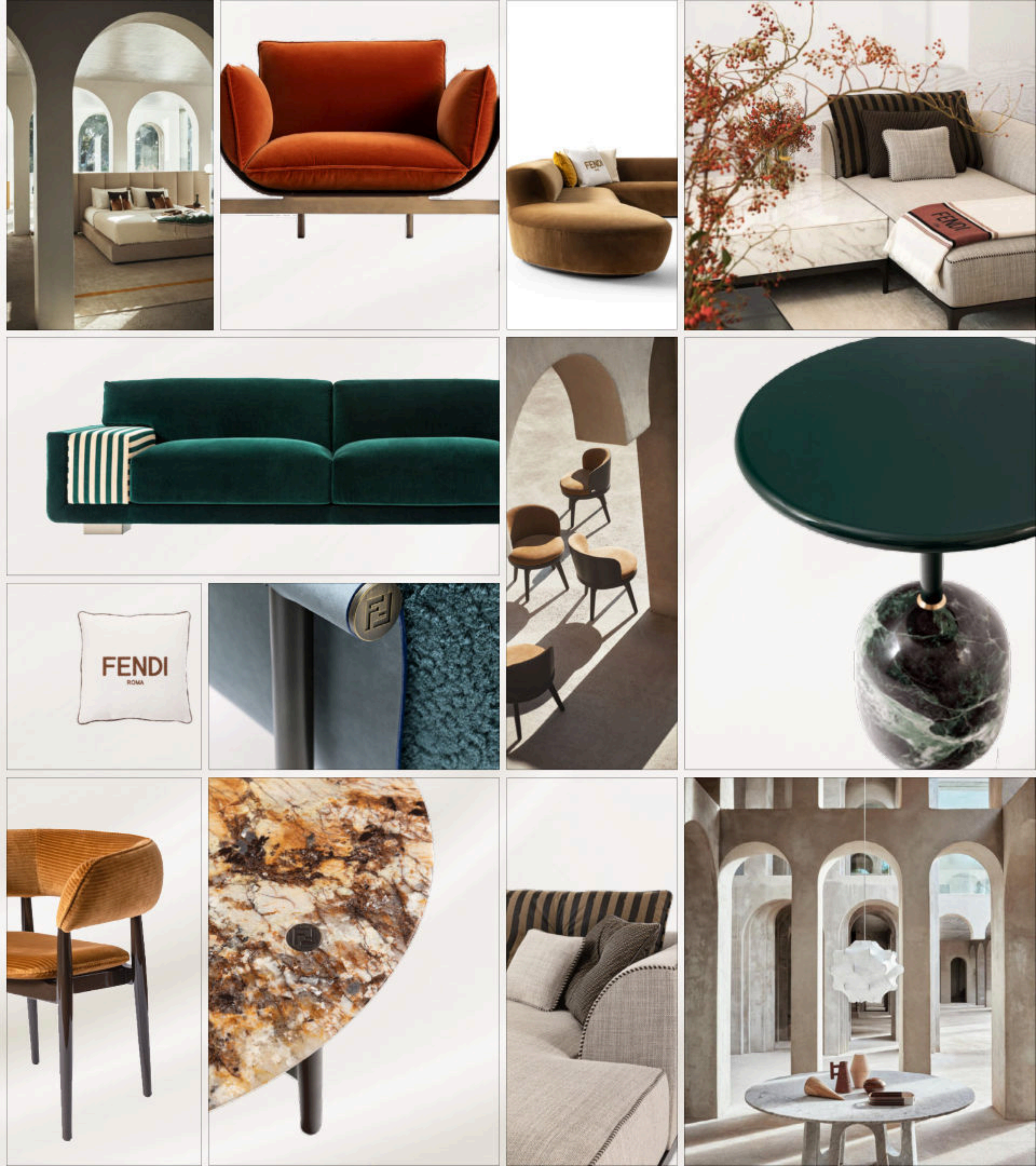
1. Figured Eucalyptus Timber @ Walls
2. Polished Plaster @ Ceiling
3. General Metal @ Joinery & FFE
4. General Metal @ Joinery & FFE
5. Bronze Mirror Glass @ Joinery
6. Dark Burl @ Joinery
7. Wallcovering @ Joinery
8. Leather @ Joinery
9. Aristo Marble @ General Floor
10. Feature Onyx Marble @ Joinery
11. Fabric @ Curtain
12. Fabric @ Sheer
13. Leather @ Bed Head
14. Fabric @ Armchair
15. Fabric @ Armchair Throw Pillow
16. Fabric @ Bed Throw
17. Fabric @ Bed Throw Pillow
18. Fabric @ Bed Throw Pillow



The Finest Finishes

Casa Canal's ultra-luxury development, interiors by Fendi Casa, epitomizes opulence and sophistication in the heart of Dubai. This collaboration seamlessly integrates architectural elegance with Italian design excellence. Fendi Casa's exquisite furnishings, from sumptuous sofas to meticulously crafted dining sets, adorn every corner, reflecting a commitment to luxury living. The result is a refined grandeur that offers residents an unparalleled lifestyle of sophistication and style in the vibrant city of Dubai.

FENDI
CASA





Exquisite Sophistication

Meticulously Curated

From elegant touches to the utmost style, immerse yourself in a living space meticulously designed for pure opulence. With floor-to-ceiling windows providing uninterrupted views of the Dubai Water Canal and Dubai's skyline, this residence offers a luxurious experience beyond compare.





Panoramic Dreams

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



Opulent Guest Bedrooms

Lavish design featuring rich fabrics, ornate furnishings, and decadent accents. Enveloped in luxury, this space offers comfort and sophistication for esteemed visitors, ensuring a memorable stay.





Opulence Homes

Redefining Luxury Living



Tropical Retreat

at Home

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



PAYMENT PLAN

INSTALLMENT NO.	PAYMENT MILESTONE	PAYMENT(%)
1	On booking and SPA Signing	30% + 4% DLD
2	1 st Installment by June 2026	6%
3	2 nd Installment by September 2026	6%
4	3 rd Installment by December 2026	6%
5	4 th Installment by March 2027	6%
6	5 th Installment by June 2027	6%
7	At Handover	40%
8	TOTAL	100%



UNIT MIX

UNITS	AVERAGE SIZE	UNIT PRICE AED
3 Bedroom Penthouse	4,630 to 5,320	From 22.5 M to 35 M
4 Bedroom Sky Villa	5,414 to 6,773	From 35 M to 40 M
5 Bedroom Sky Villa	7,943 to 9,477	From 50 M to 65 M
6 Bedroom Sky Mansion	12,389	From 75 M
6 Bedroom Sky Palazzo's	17,498 to 18,021	From 125 M
6 Bedroom Sky Palaces		

An Ode to the
Unfolding
Sky Palace Landscape





Immerse In
Serene Tranquility

Urban Nightscape

Spectacular
Views



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.



Entertainments and Leisures



Meeting Room Center

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.


Your Exclusive
Cigar Lounge





A World-Class Omakase Experience

Operated by

 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 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



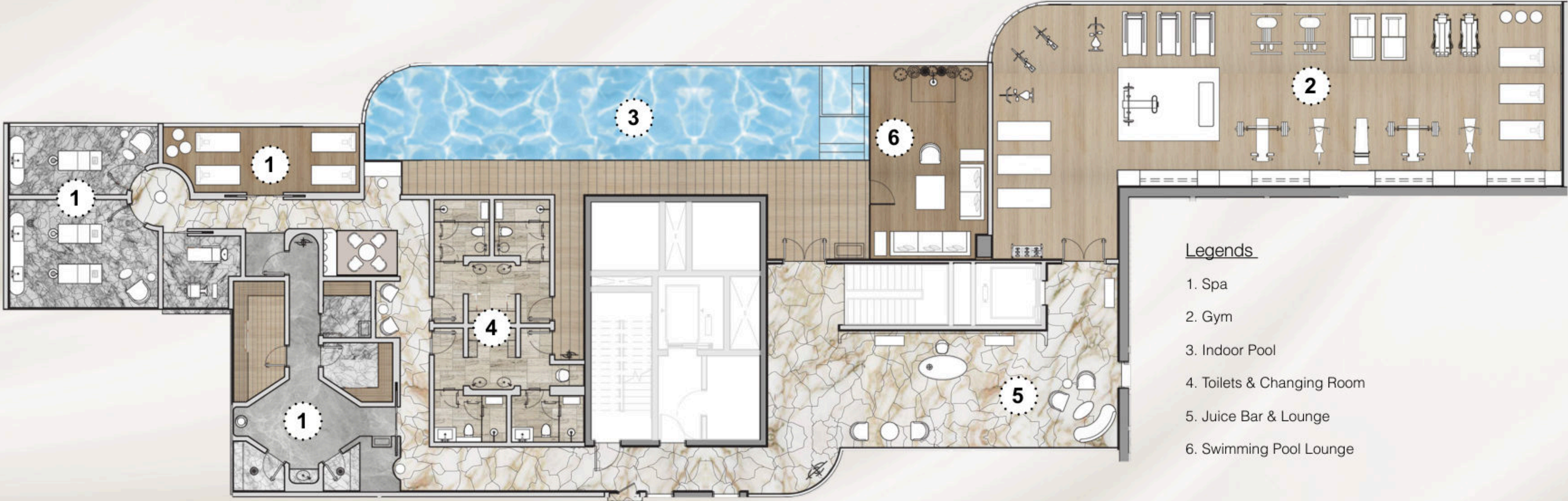
Beauty Center
Greeting Your Best Image



Gym
Holistic Wellbeing



Wellness Center Layout



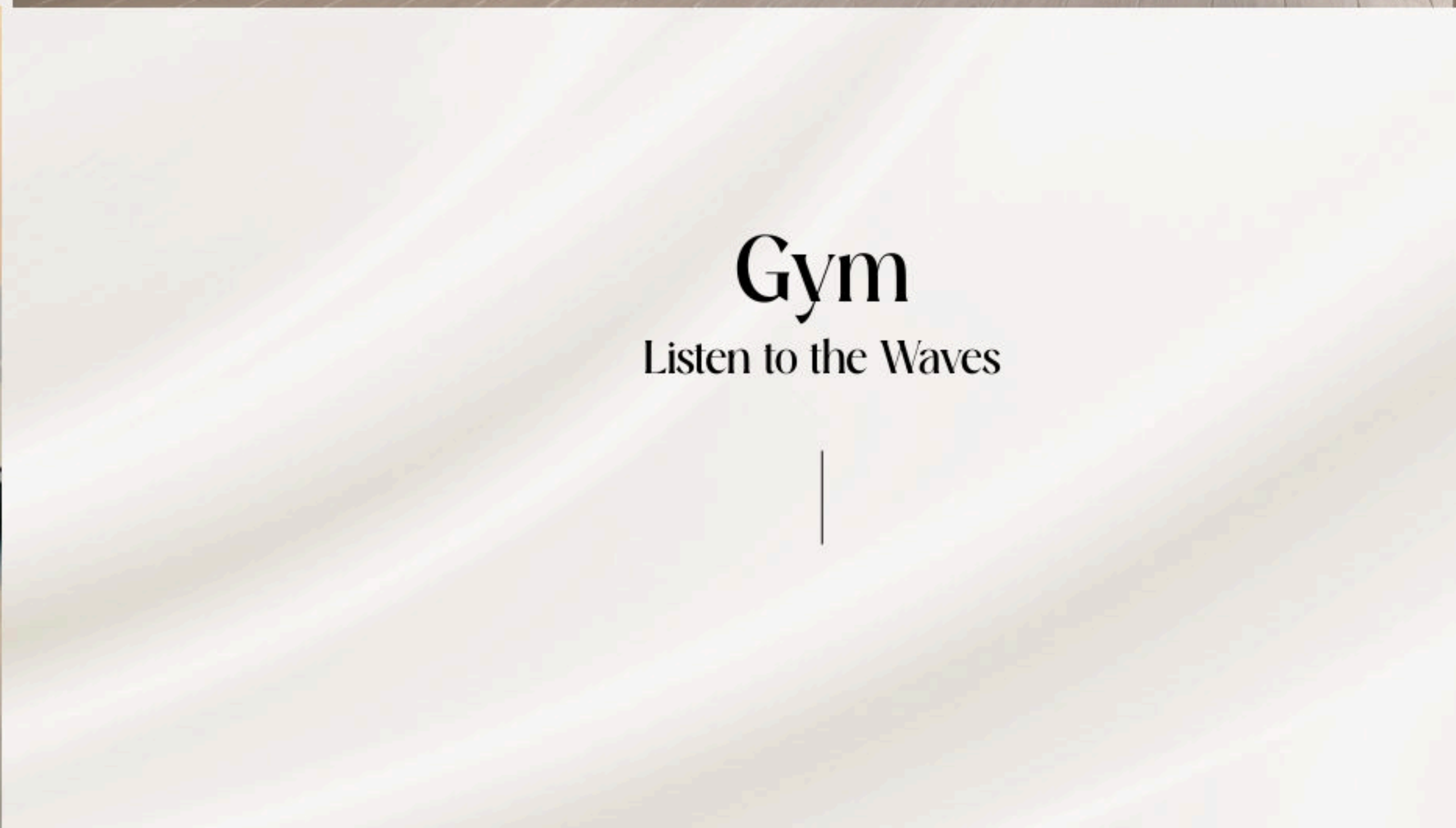
Legends

- 1. Spa
- 2. Gym
- 3. Indoor Pool
- 4. Toilets & Changing Room
- 5. Juice Bar & Lounge
- 6. Swimming Pool Lounge

Wellness Center
Holistic Wellbeing



Gym
Listen to the Waves



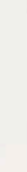
World-Class Hammam

A Recipe for Relaxation & Rejuvenation



The Spa

Recipe for Mind & Soul





Your Ultimate Well-being

At Casa Canal, our exquisite beauty salon is meticulously crafted to meet the refined preferences and wellness desires of our residents. Showcasing contemporary design, state-of-the-art facilities, exclusive appointments, and a tranquil ambiance, our luxurious salon is a sanctuary for beauty enthusiasts seeking the ultimate pampering experience in an opulent setting.



— **Unrivaled Poolside Luxury** —

Your Personal Vista Awaits

The World is Your Playground

THE LUJO EXPERIENCE



|

House Keeping

Services



24x7
Concierge

|

|

Your Curated

UHNI Network



Chauffeured Limo Service

|



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.

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.



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





— Bask in the Opulence of Your Private Pool Haven —

Your Own Private Oasis
from Your Sky Palace



—

Cruising into Luxury

with the Ultimate Garage Goals

—

Where Your Exquisite and Exotic Car Collection
Demands a Garage as Grand as Your Lifestyle.



The Teppenyaki Experience

at Your Terrace



Indulge in the epitome of luxury at Casa Canal, where every residence is adorned with a private Teppanyaki station. Offer your guests and family a live feast for all the senses, creating an exclusive and ultra-luxurious culinary haven within the comforts of your home.



|

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

Casa Canal

Where Opulence Meets Waterfront Elegance

Discover waterfront luxury living at Casa Canal, where meticulous details blend opulence, comfort, and the tranquility of water canal and Safa Park views. Experience a residence where every moment is a seamless embrace of elegance and natural beauty. Welcome home to the epitome of waterfront living.





Nature's Embrace

Where Serenity Meets Spectacular Surroundings



— Evening Stunning Views —
from Casa Canal Private Balconies



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1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purposes only.
3. All renderings and landscaping visuals, materials, facades are for illustrative purposes only.
4. AHS reserves the right to make non-fundamental changes to the measurements and materials provided herein.