

CASA AHS

DUBAI WATER CANAL

DUBAI, WHERE DREAMS MEET LUXURY

DUBAI EMBODIES THE PERFECT BLEND OF DREAMS AND OPULENCE. WITH ITS STUNNING SKYLINE, LUXURY LIFESTYLE, AND RICH CULTURE, THE CITY SEAMLESSLY MERGES TRADITION WITH MODERNITY. FROM ICONIC LANDMARKS TO WORLD-CLASS DINING, EVERY DETAIL IS CRAFTED FOR PERFECTION.



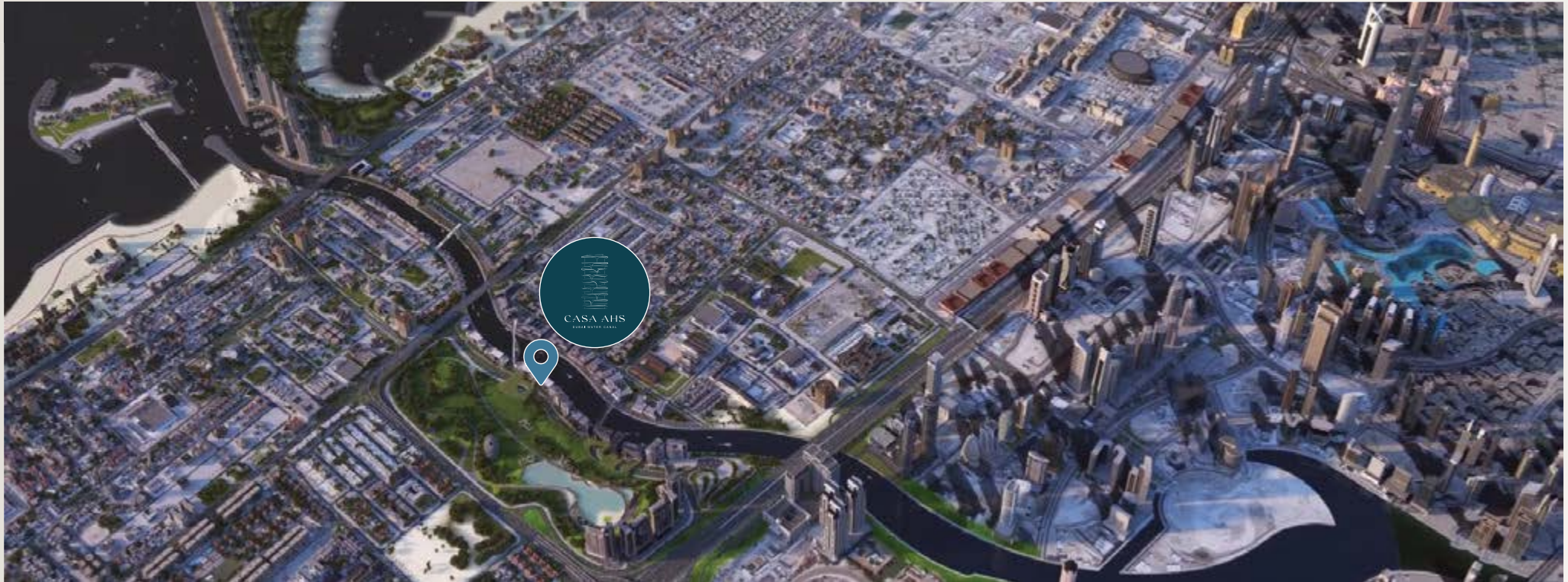


NESTLED ALONG THE
DUBAI WATER CANAL AND
NEIGHBORING THE SAFA PARK

CASA AHS EPITOMISES LUXURY
LIVING. THIS EXCLUSIVE RESIDENCE
OFFERS UNPARALLELED WATERFRONT
VISTAS, LUSH GREENERY, AND
EXPANSIVE, UNOBSTRUCTED VIEWS.

WHERE WE ARE LOCATED

LOCATED IN THE VIBRANT DUBAI CANAL AREA —
WHERE INNOVATION MEETS LIFESTYLE IN THE HEART OF THE CITY.



ADJACENT
TO SAFA PARK



10 MIN TO
DUBAI
INTERNATIONAL
FINANCIAL CENTRE



10 MIN TO
BURJ AL ARAB



10 MIN TO
MALL OF THE
EMIRATES



10 MIN TO
DOWN TOWN
DUBAI



15 MIN TO
DUBAI
INTERNATIONAL
AIRPORT

ONE UNIQUE STORY

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

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

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





THE 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:



SKY VILLAS,
SKY MANSIONS
AND SKY PALACES



SIZE RANGES
5,088 SQ. FT. -
29,700 SQ. FT.



WATER CANAL &
SAFA PARK VIEWS



PRIVATE
ELEVATORS



CEILING
HEIGHT TO 6 M



24/7 CONCIERGE
APP. BY LUJO



PERSONAL
PARKING



ELECTRIC VEHICLE
CHARGING
STATIONS &
BICYCLE STORAGE



SECURED INDIVIDUAL
RESIDENTIAL
STORAGE SPACE



EXPECTED
DELIVERY
Q1, 2027

EXCLUSIVE AMENITIES:



24 X 7 LUXURY
CONCIERGE
SERVICE



SCREENING
ROOM



BREAKFAST &
CAFE LOUNGE



DEDICATED
CONCIERGE APP



CIGAR
LOUNGE



A WORLD-CLASS
OMAKASE
EXPERIENCE



DEDICATED
CHAUFFEUR
SERVICE



INDOOR POOL &
POOL LOUNGE



RESIDENTS
LOUNGE



YOGA
ROOM



SPA



GYM

LUXURY ONSEN WITH A BREATHTAKING DUBAI WATER CANAL VIEW

Indulge in a world of tranquility with exclusive onsen amenities, featuring rejuvenating hot springs and premium services all set against the amazing view of the Dubai Water Canal for an unforgettable wellness escape.



A CLASS ACT CIGAR LOUNGE

A haven of luxury by the Dubai Water Canal, where elegance meets indulgence. Savor the world's finest cigars and spirits in an atmosphere of exclusivity, sophistication, and timeless allure.



WHERE ELEGANCE
REIGNS SUPREME





WHERE DESIGN MEETS DISTINCTION

Introducing CASA AHS, a new benchmark in ultra-luxury living situated in the heart of Dubai. This architectural marvel seamlessly blends modern design with timeless elegance. Each residence within CASA AHS is adorned with exquisite furnishings, from bespoke dining sets to lavishly upholstered sofas, all crafted with meticulous attention to detail.



The interiors are a testament to refined living, offering a sanctuary of sophistication amidst the vibrant cityscape of Dubai. Residents are treated to an unparalleled lifestyle, where every corner of their home exudes grandeur and style.

THE FINEST FINISHES

Our project is a masterpiece of refined elegance and exquisite craftsmanship. High ceilings create a vast expanse of freedom and grandeur, where every detail is crafted to perfection. Marble floors, polished to a mirrorlike finish, reflect light and amplify the sense of space, setting a luxurious foundation.



Honed Navona Travertine to Wall & Floor



Polished Plaster to Ceiling



Caleidolegno Timber Veneer to Door



General Brushed Nickel Throughout



Cast Glass to Sliding Screen



Laminated Glass to Sliding Screen



Polished Fantasy Brown Marble to Bar Unit and Joinery



Figured Eucalyptus Timber Veneer to Joinery



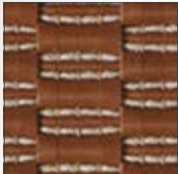
Polished Paonazzo Marble to Joinery



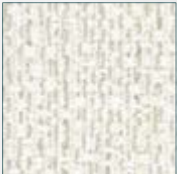
Walnut Burr Timber Veneer to Joinery



Antique Bronze Mirror to Back of Joinery



Leather to Back of Sofa 1



Fabric to Sofa 1 & 2



Fabric to Scatter Cushion



Fabric to Scatter Cushion



Fabric to Scatter Cushion



Leather to Back of Sofa 2



Fabric to Armchair



Leather to Bar Stool

Sumptuous fabrics and bespoke woodwork add layers of warmth and sophistication, creating a symphony of textures that elevate the senses. This residence is more than a dwelling; it is a sanctuary where luxury becomes a lifestyle and artistry transforms the everyday into the extraordinary.



THE ART OF LIVING

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OPULENT
RESIDENCES



SKYLINE SANCTUARY

Escape to a sanctuary of luxury and tranquility, where the skyline becomes your personal masterpiece. Expansive glass walls open to breathtaking city views, transforming your space into an extraordinary experience. Double-height ceilings enhance the elegance, while sophisticated design and ambient lighting create an inviting retreat.



In this haven, sophistication meets serenity, offering a perfect blend of modern elegance and timeless beauty. Welcome to CASA AHS where every moment is a testament to luxury living.



THE EXQUISITE GUEST BEDROOM

The exquisite guest bedroom at CASA AHS is a refined retreat designed to impress. Every element, from luxurious textures to a calming color palette, reflects elegance and comfort. A plush bed with premium linens, bespoke lighting, and tasteful furnishings create a serene, welcoming ambiance.



Floor-to-ceiling windows offer natural light and stunning views, while integrated storage ensures a sleek, clutter-free space. High-end finishes, custom cabinetry, and curated artwork enhance the room's sophistication. The ensuite bathroom features marble surfaces and designer fixtures.

PEERLESS
GRANDEUR



ELYSIUM ON THE CANAL

Perched on the Dubai Water Canal, a masterpiece by renowned architect Shaun Killa redefines modern luxury. This striking structure, a fusion of glass, steel, and natural stone, mirrors the canal's graceful flow with its bold angles and organic curves.

Bathed in sunlight, the shimmering facade casts a mesmerizing play of colors, a testament to visionary design. Behind it, the lush greenery of Safa Park offers a serene contrast, while expansive terraces frame breathtaking views of both water and nature.

More than architecture, this creation is a symphony of art, innovation, and elegance an icon of human ingenuity in the heart of Dubai.





THE ART OF LEISURE

YOUR EXCLUSIVE CIGAR LOUNGE



PRESTIGIOUS WORKSPACE

YOUR PRIVATE OFFICE



PRIVATE PANORAMIC GYM & YOGA STUDIO

EXCLUSIVE WELLNESS ESCAPE

Mix and match your work-out schedule in the state-of-the-art Gym & Yoga Studio at Casa AHS. The Fully equipped studio has everything you need to stay fit and in great shape!



A HAVEN FOR THE SENSES

YOUR PRIVATE OFFICE

Indulge in the ultimate relaxation within your exclusive spa treatment room, nestled in the heart of your private sanctuary. Designed as a personal retreat, this tranquil space offers a peaceful escape from the demands of everyday life. Soft lighting, calming aromas, and sophisticated interiors harmoniously blend to create an ambiance of serenity, allowing you to unwind, rejuvenate, and embrace true relaxation.



Whether indulging in a massage or a personalized wellness ritual, every moment is crafted for your comfort and tranquility. Let go of stress, restore your inner balance, and embrace the luxury of solitude in this perfect oasis of calm, tailored entirely for your well-being.

A LUXE THEATRE EXPERIENCE

YOUR PERSONAL CINEMATIC ESCAPE



CURATING THE ART OF ELEVATED LIVING

At CASA AHS, luxury living is redefined with an unmatched blend of elegance and comfort. Picture a real where every detail is meticulously crafted to elevate your experience—where sophistication meets daily indulgence. From bespoke amenities to impeccable service, CASA AHS transforms each day into a journey of opulence and style. Elevate your everyday living with a residence that anticipates your every desire, making each moment a testament to refined living.





CRAFTING AN UNRIVALLED REALM OF PRESTIGE

At CASA AHS, luxury is reimagined through an unparalleled fusion of elegance and comfort. Step into a realm where every detail is thoughtfully crafted to enhance your experience—where sophistication seamlessly blends with everyday indulgence. From bespoke amenities to impeccable service, CASA AHS transforms each day into a celebration of opulence and style. Experience a residence that anticipates your every desire, turning each moment into a true expression of refined taste.



THE WORLD

IS YOUR PLAYGROUND

Lujo Services offers tailored luxury experiences designed to elevate your lifestyle. From curated travel and exclusive concierge to personalized home management, every detail is crafted with elegance and precision. Lujo transforms everyday moments into exceptional ones, with seamless service and refined sophistication.



THE LUJO EXPERIENCE



24X7 CONCIERGE SERVICES



HOUSE KEEPING SERVICES



CURATED UHNI NETWORK



CHAUFFEURED LIMO SERVICES



A JOURNEY OF ULTIMATE WELLNESS AND SERENITY



Mornings are spent in serene, private gardens and pools with breathtaking views, while evenings are graced by the tranquil beauty of a proximate park beneath a celestial canopy. Here, every moment invites you to experience unparalleled luxury and tranquillity.

CRUISING
INTO LUXURY



WITH YOUR PRIVATE
GARAGE & LOUNGE





CASA AHS

DUBAI WATER CANAL



ICON OF LUXURY

ON DUBAI WATER CANAL

