



Quietly Iconic.  
*Purposefully Boutique.*

Capital Horizon  
TERRACES

DUBAI ISLANDS

C I R R E R A  
— DEVELOPMENT —





## PRESENTATION OUTLINE

ABOUT CIRRERA DEVELOPMENT .....	3
OUR LOCATION .....	5
KEY FACTS LOCATION .....	6
DISTRICT PLAN .....	7
DUBAI REEF PROJECT .....	8
CONFIGURATION & PAYMENT PLAN .....	9
OUR VISION .....	10
OUR DIFFERENCE .....	11
EXTERIOR .....	13
GRAND LOBBY .....	15
LIVING ROOM .....	17
BEDROOM .....	20
AMENITIES .....	23





## ABOUT CIRRERA DEVELOPMENT

*In Cirrera Development, we create spaces that shape the quality of life. Home for us is an environment where emotions are born, dreams are realized and traditions are established.*



Zelimkhan Bashirov  
Founder and CEO Cirrera Development

Since 2010, we have been shaping exceptional living environments in Moscow, St. Petersburg, and other cities across Russia – and now, in the United Arab Emirates.

### Signature Achievements

**25+**

YEARS OF EXPERIENCE  
IN DEVELOPMENT

**30+**

INDUSTRY  
AWARDS

**400,000+sq.m**

REAL ESTATE  
DELIVERED

**3,000+**

APARTMENTS  
DELIVERED

**20+**

COMPLETED  
PROJECTS

**10,000+**

RESIDENTS IN OUR  
COMMUNITIES





## ABOUT CIRRERA DEVELOPMENT

*In Cirrera Development, our approach is based on a deep respect for aesthetics, details and those who choose us. We design with the understanding that a home is not just a living space, but a lifestyle that reflects a desire for freedom, comfort and inner wellbeing.*



Gianluca Paparcone  
Author of the Horizon Terraces Project Concept and Interior Design

Born in Italy, Gianluca is a seasoned professional with over 25 years of experience in construction, engineering, and high-end project development. His expertise spans complex infrastructure works, large residential and commercial buildings, ultra-luxury hotels, and airport developments. With a strong background in construction, interior design, and manufacturing, Gianluca has successfully led major large-scale projects across multiple sectors, blending architectural excellence with lifestyle-focused design.

### Signature Projects

#### PULKOVO INTERNATIONAL AIRPORT

ST. PETERSBURG, RUSSIA  
2011–2015

#### FOUR SEASONS HOTEL AND RESIDENCES

BAKU, AZERBAIJAN  
2009–2011





## OUR LOCATION

*Iconic places of the city*



## OUR RESIDENCE



5 -10 minutes: Dubai Canal / Gold Souq Metro Station / Port Rashid



10 -15 minutes: Sheikh Zayed Road / Dubai Creek / Deira



15- 20 minutes: Dubai International airport / JBR The Walk / Al Mamzar Beach Park



20 -25 minutes: Downtown Dubai / Dubai World Trade Centre / Dubai Gold Souq



33 minutes: Business Bay / Dubai Financial Centre





## KEY FACTS LOCATION

*Dubai Islands*



86 RESORT & HOTELS



21 KILOMETERS BEACH  
LENGTH



9 MARINAS



2 18-HOLE GOLF COURSE  
29-HOLE GOLF COURSE





## DISTRICT PLAN

### *Island A*



#### **BEACHFRONT HOTEL AND RESIDENTIAL DISTRICT**

Mix of luxury hotels and branded residential apartments



#### **SHOPPING CENTRES**

Mixed-use core for retail and entertainment



#### **MARINA HOTEL AND RESIDENTIAL DISTRICTS**

Mix of hotel and luxury residential apartments along the marina waterfront



#### **URBAN ISLAND RESIDENTIAL COMMUNITY DISTRICT**

High density garden apartments



#### **WATERFRONT RESIDENTIAL COMMUNITY DISTRICT**

Mix of medium and high density residential apartments



#### **DESTINATION ART AND CULTURAL DISTRICT**

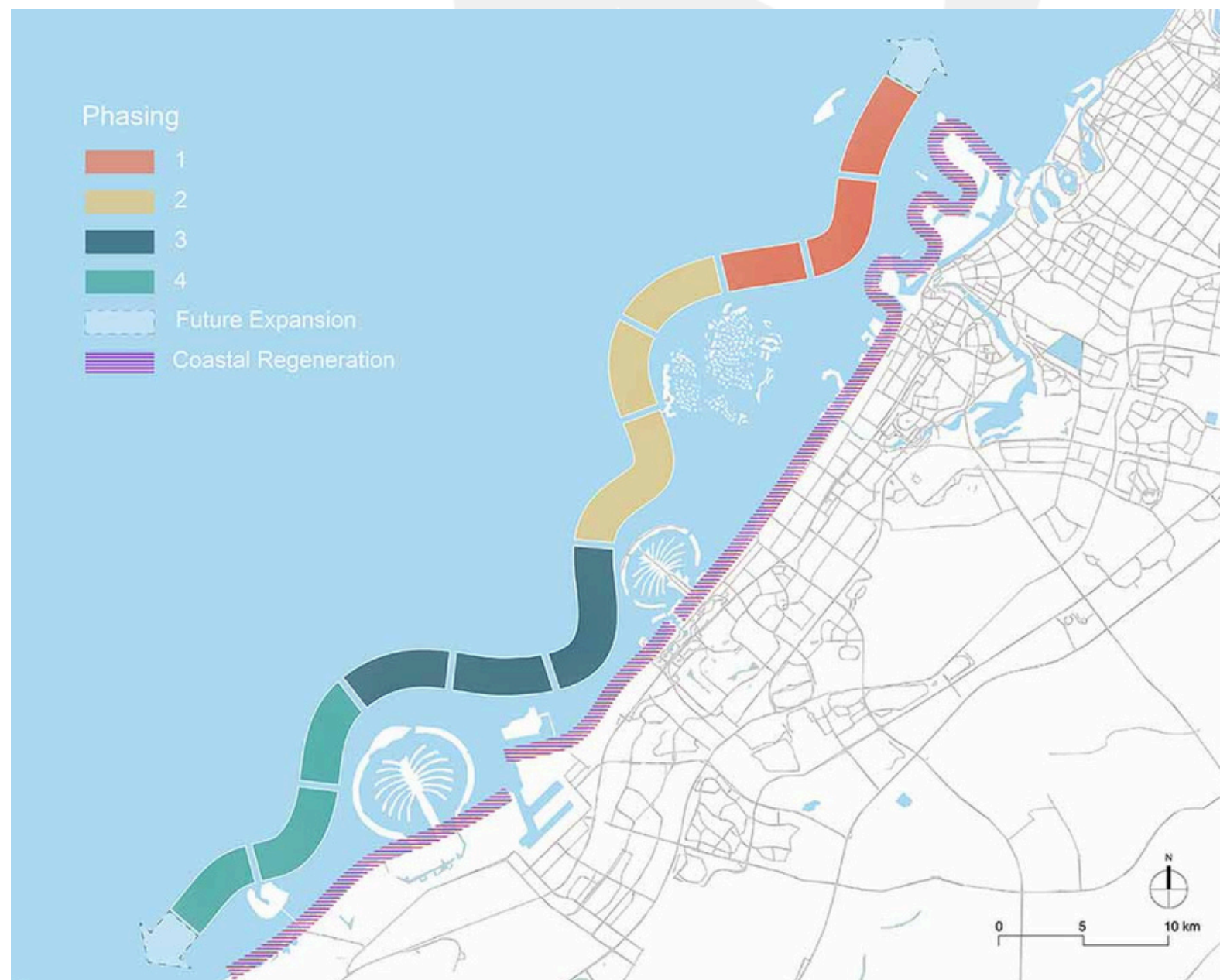
Specialty retail and cultural activities





## DUBAI REEF PROJECT

*Dubai reefs will become an eco-destination for human & ecological wellness.*



## MARINE LIFE RESTORATION



To develop one of the world's largest artificial reef systems (200 sq km)



To support marine biodiversity and promote eco-tourism



Projected to create over 30,000 green jobs



Dubai Master Plan for Public Beaches



Blue Flag accreditation for 5 years in a row



400% increase in the length of public beaches



300% raise of services





## CONFIGURATION & PAYMENT PLAN

*Quietly Iconic. Purposefully Boutique*

Building	Properties	Total Units
G+P+8	Apartments 1-2-3 BR's	63
1 BD Units	2 BDs Units	3 BDs Units
15	39	9

### Payment Plan

20% Booking + 40% Construction +  
20% Handover + 20% Post Handover

### Availability

Off-Plan  
Sale

### Delivery

Hand-Over  
Q4 - 2026







## OUR VISION

*Live thrillingly with Cirrera*



**WE ARE BUILDING THE  
ARCHITECTURE OF NEW TIMES  
FOR THOSE WHO VALUE  
AESTHETICS, PERFECTION AND  
A TRUE FEELING OF HOME.**

Cirrera exists to reimagine modern living through beautifully engineered spaces where intelligent design, refined aesthetics, and enduring quality come together to enhance how people live, today and for decades to come.

For us it is important not only to create beautiful forms but also to form a new sensitivity to what “home” means.





## OUR DIFFERENCE

*Live the Logic of Better Design*



## MORE SPACE. SMARTER DESIGN.

We build the future based on years of experience, proven expertise, and the highest quality standards.

Through proprietary technical solutions, Cirrera can deliver up to 12% more usable internal space than comparable developments.

A feat of engineering that is both felt and measured. This is space, reengineered to work harder and feel better.





PROJECT PHOTOS

# Capital Horizon

TERRACES

*Dubai Islands*







## EXTERIOR







Capital Horizon  
TERRACES

RECEPTION



Capital Horizon  
TERRACES  
DUBAI ISLANDS

CIRRERA  
DEVELOPMENT







## GRAND LOBBY







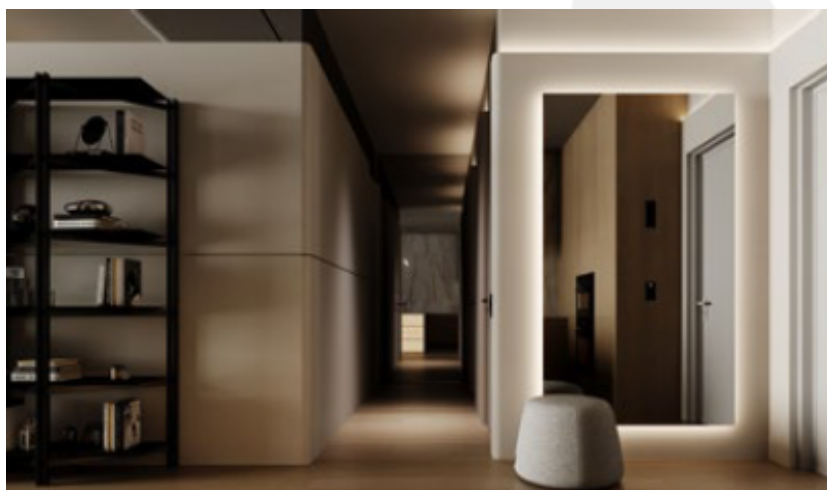
Capital Horizon  
TERRACES





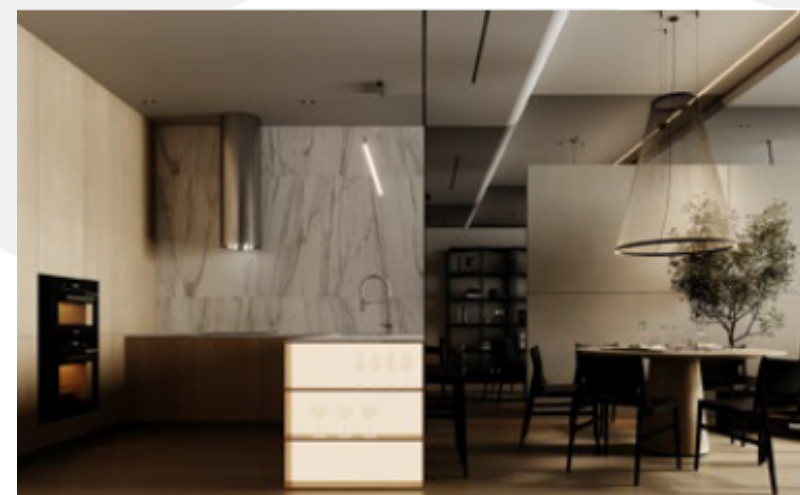


## LIVING ROOM



### CRAFTED FOR COMFORT AND QUALITY.

Fully furnished apartments, open-plan layouts, and 3.2-meter floor-to-ceiling panoramic windows-refined spaciousness in every square meter, designed for enjoying spectacular views.



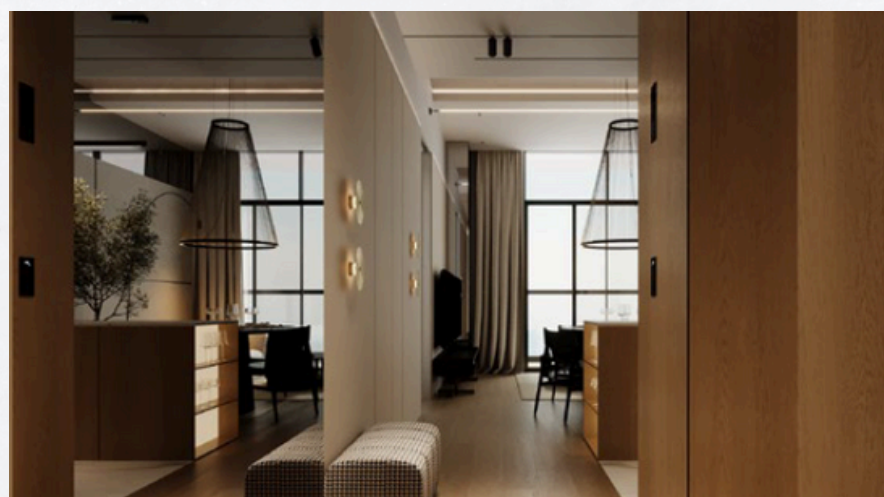
### KITCHENS & LIVING ROOMS.

Kitchens feature premium veneer cabinetry and are fully equipped with high-performance appliances by Miele, meeting the standards of modern lifestyles.





## LIVING ROOM



### TIMELESS INTERIORS, MODERN ELEGANCE.

Each space is thoughtfully curated by OCKHOME – our in-house interior design and Italian furniture production company – to evoke comfort, serenity, and aesthetic excellence.



### KITCHENS & LIVING ROOMS.

Clean lines, warm natural tones, and refined proportions create a perfect canvas for luxury living-spaces that inspire and elevate everyday living.







Capital Horizon  
TERRACES





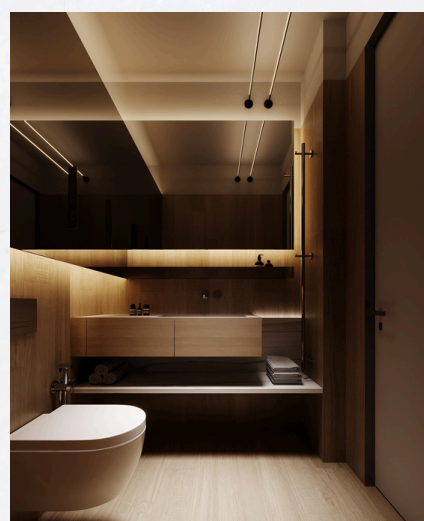


## BEDROOM



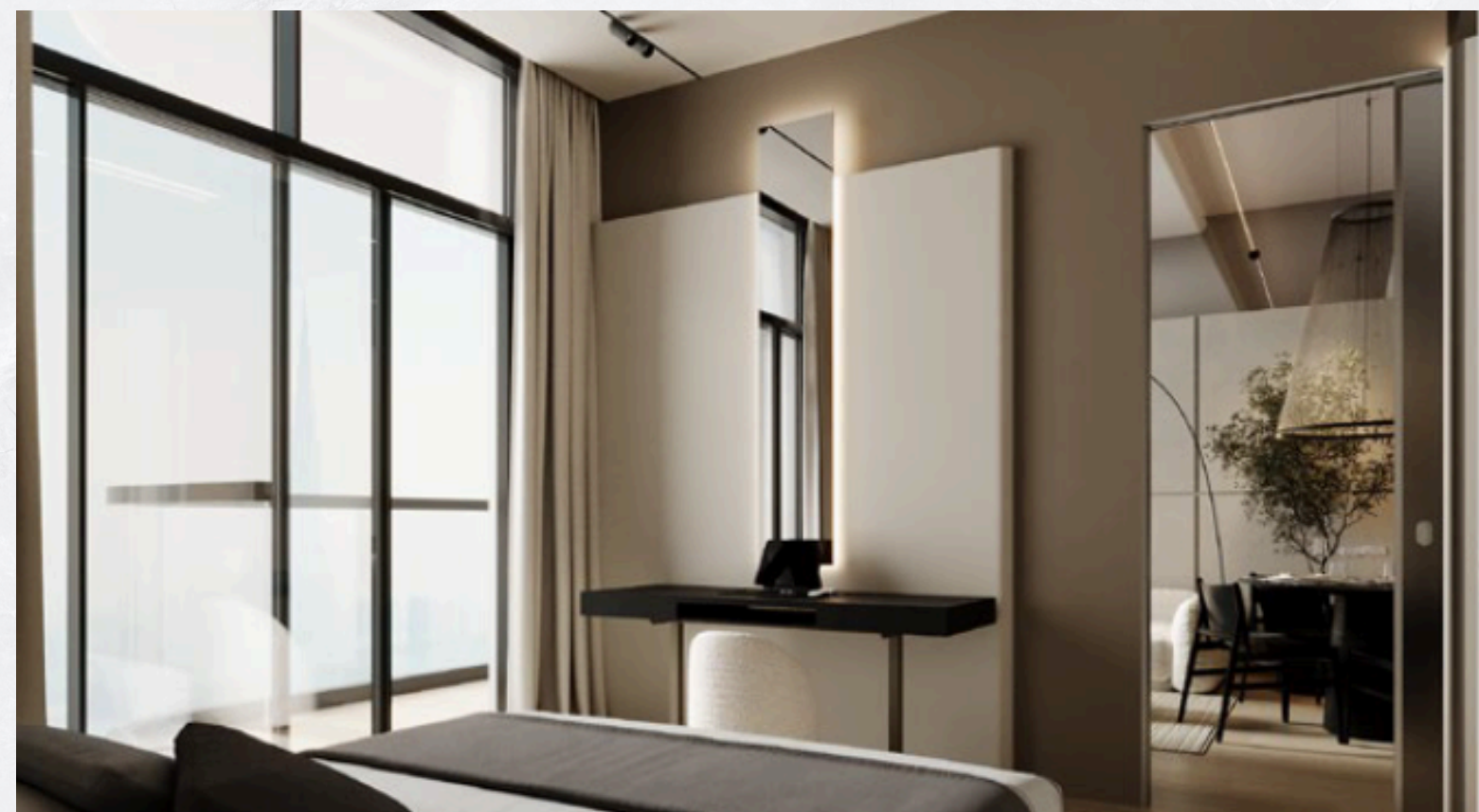
### EXCEPTIONAL FINISHES, ECO-CONSCIOUS CHOICES.

Every detail speaks of quality - from first-choice ceramic finishes and designer sanitary ware to eco-friendly paints and artisanal decorative plasters.



### OUR FURNITURE.

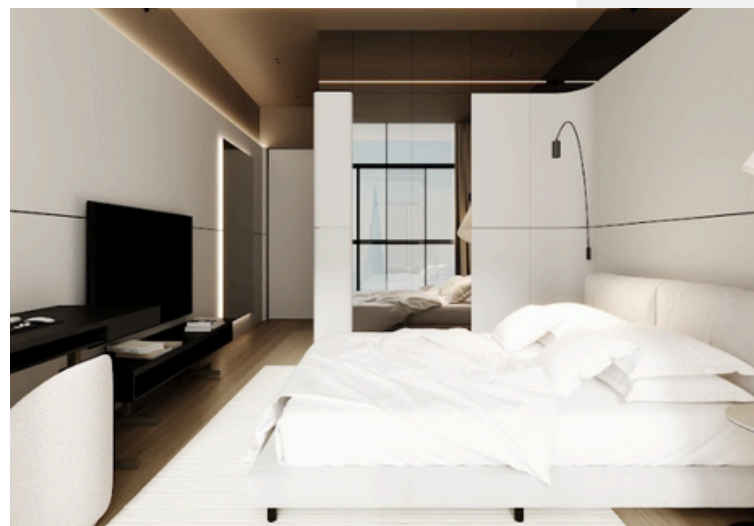
Our bespoke furniture is crafted with Italian skin-friendly fabrics and natural foams for wellness and durability. From plush sofas to beds, every element is designed to lasting comfort.





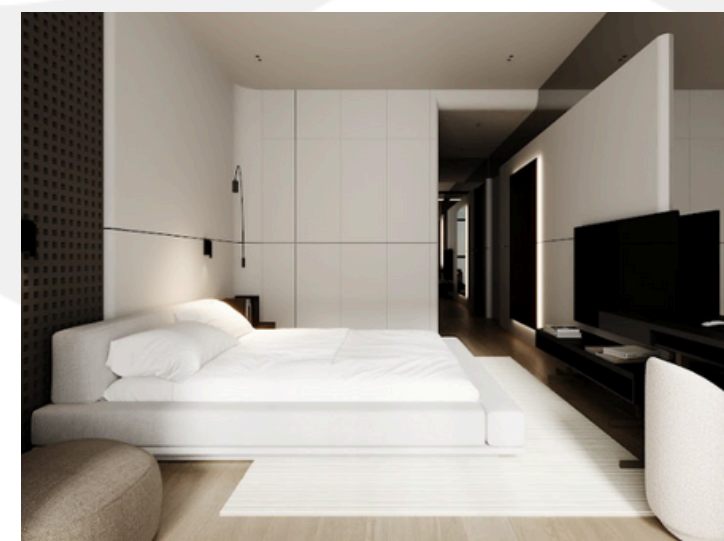
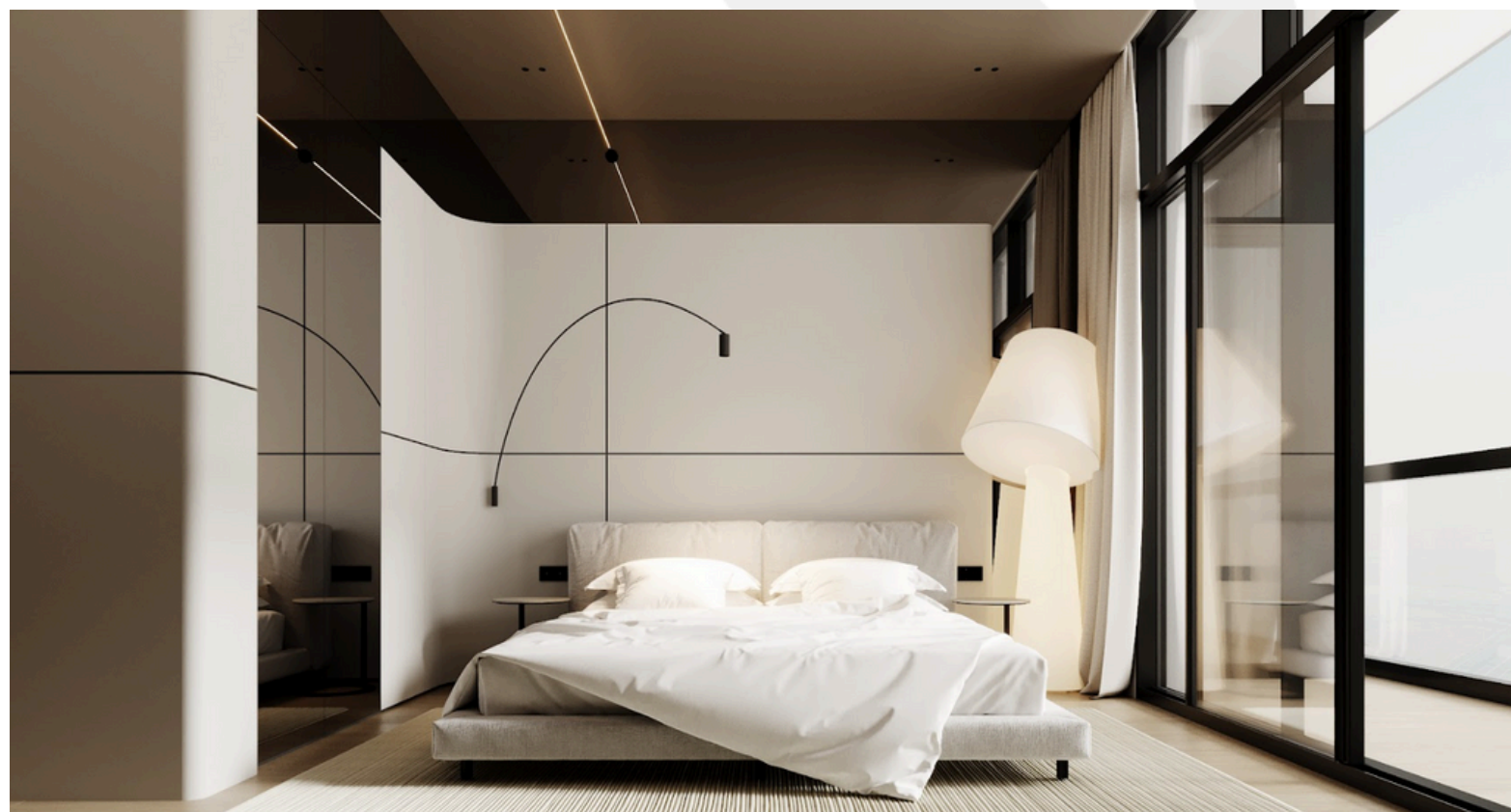


## BEDROOM



### CRAFTED WITH PRECISION, TIMELESS ELEGANCE.

We create more than just aesthetically pleasing spaces - we create a lifestyle in which there is no compromise between beauty, meaning and comfort.



### GOOD DESIGN ISN'T A FEATURE. IT'S A FOUNDATION.

Our own production of key interior elements allows us not only to control but to create quality from scratch – with attention to every detail, with respect for aesthetics, and with full confidence in the result that we are responsible for at every stage.





# Capital Horizon

TERRACES







## AMENITIES

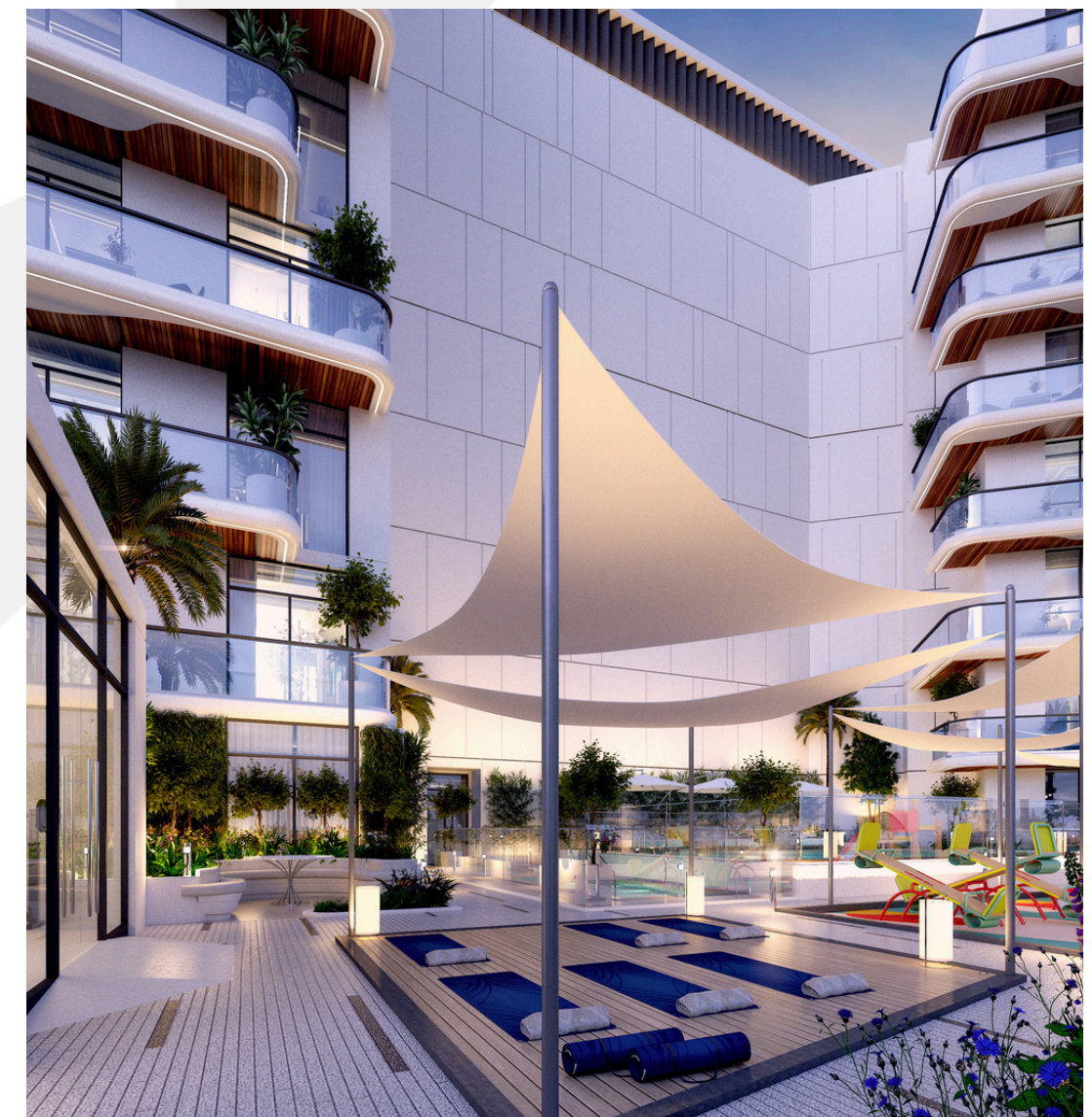
KIDS POOL AREA



SWIMMING POOL AREA



YOGA & FITNESS AREA







## AMENITIES



OUTDOOR LOUNGE AREA

YOGA & FITNESS AREA



KIDS' PLAY AREA





## AMENITIES

*Innovation Meets Wellness*  
*Cryosauna — technology that cares for your body and mind.*



### **WE INTEGRATE ADVANCED RECOVERY AND WELLNESS PRACTICES INTO THE EVERYDAY LIFESTYLE OF OUR RESIDENTS.**

As part of the project's wellness infrastructure, the cryosauna offers an innovative, scientifically proven therapy. With temperatures reaching -100°C and sessions lasting just 2-3 minutes, the results are long-lasting and revitalizing.

### **CRYOTHERAPY HELPS TO:**

- Slow down the aging process
- Support skin, muscles, and collagen health
- Strengthen immunity and stress resilience

*The perfect way to start your day -  
recharged, balanced, and clear-headed!*

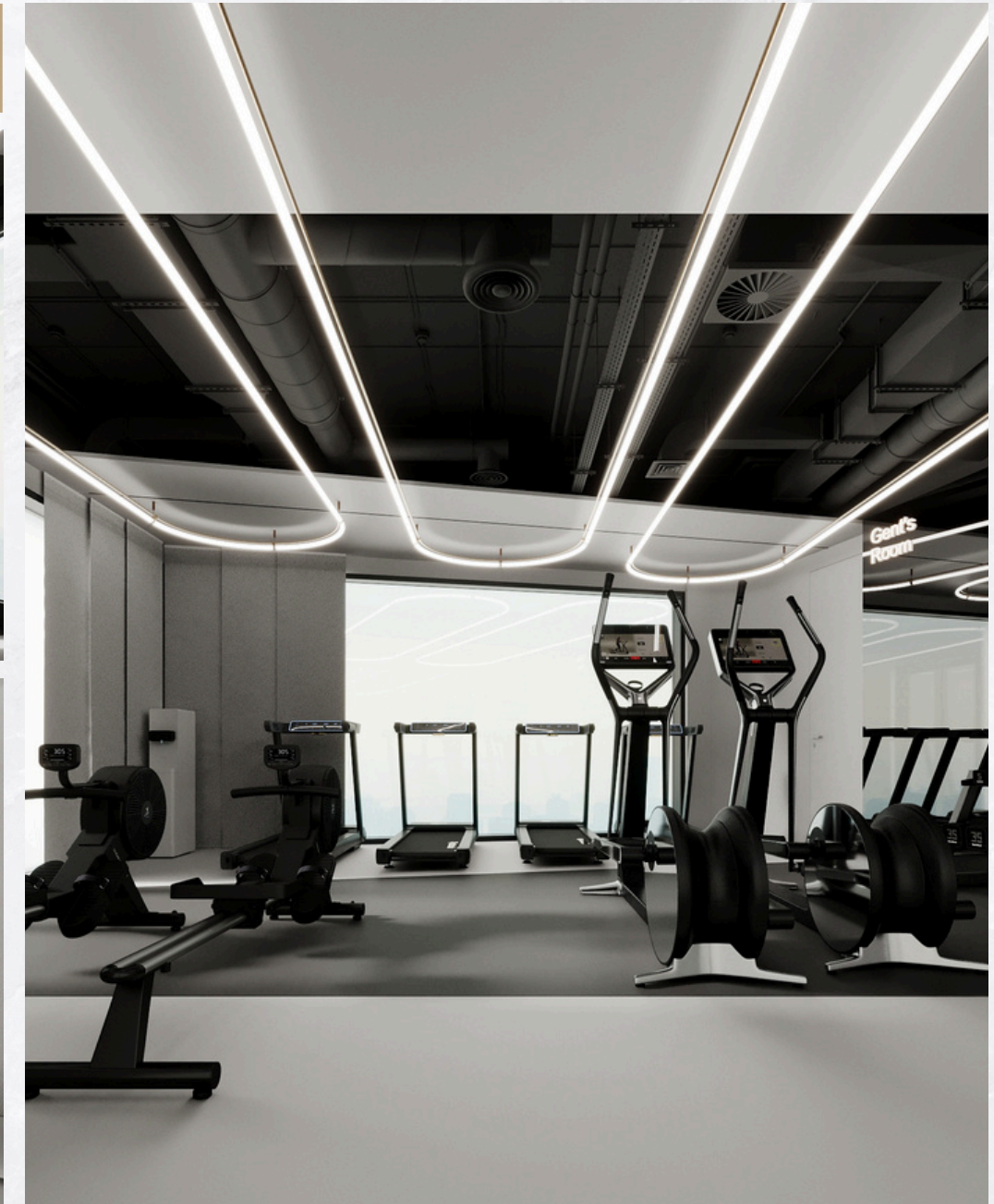




## AMENITIES



### GYM AREA







## AMENITIES

### OUTDOOR BBQ AREA



### GOLF CART ACCESS FOR RESIDENTS