WATERFRONT RESIDENCES FACTSHEET

CASAGRAND HERMINA





Where two worlds settle into one

Hermina, inspired by Hermes, is a residential development on Dubai Islands.

Inspired by Hermes, the mythological messenger who moved between worlds, it brings together the energy of the city and the calm of the coast, with design that responds to its waterfront location and connections that keep the rest of Dubai within easy reach.

Offering 1,2,3,4 bedrooms residences, it provides space, privacy, and views that make the most of its setting.

DUBAI ISLANDS

Modern living by the water

Dubai Islands is a fast growing coastal district supported by priority funding under the Dubai 2040 Plan. It features 21 km of Blue Flag-certified beaches, over 80 upcoming hotels, and major infrastructure projects, including an eight-lane bridge to Downtown Dubai by 2026 and a planned Metro link. With high demand, limited supply, and strong connectivity, it is positioned as one of Dubai's strongest investment areas.

86
Hotel & Resorts

21
Km of Beach

9
Marinas

1
18-hole
Golf Course

1
9-hole
Golf Course



Minutes away from...

- **Dubai Islands Beach:** 5 minutes
- **Gold Souq Metro Station**: 10 minutes
- **Dubai International Airport**: 20 minutes
- **Al Mamzar Beach Park**: 20 minutes
- **Dubai World Trade Centre:** 20 minutes
- **Downtown Dubai**: 22 minutes
- **Business Bay:** 26 minutes





Interiors that grace every corner

On each floor at Hermina, spacious residences are spread out to offer more privacy, quieter corridors, and a stronger sense of exclusivity. This sense of openness extends outdoors, where double height balconies frame panoramic views of the waterfront, the Sharjah skyline, the Dubai skyline, the Burj Khalifa, and the Creek.

FEATURES

- **Entry foyers** in all units
- **Fully furnished layouts** with branded pieces
- **Abundant natural light** in every room
- **Double-height** balconies
- **Walk in closets**
- **Built in jacuzzis** in 2 bed Units
- **Maid's room & built-in jacuzzi** in 3 & 4, bed Units























Built-in smart & sustainable living

Hermina combines technology and eco-conscious design to create homes that are efficient, comfortable, and future-ready. From smart home systems to environmentally responsible materials, every detail works toward reducing negative environmental impact and enhancing daily life.



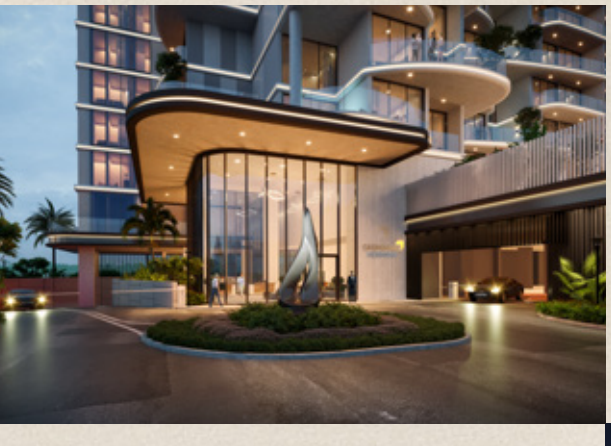


FEATURES

- **Smart home controls** for lighting, temperature, and security
- **Built in security system** with voice or touch control
- **Energy efficient lighting and insulated glass** to lower cooling needs
- **Eco friendly interior materials** and non toxic paint
- **Low consumption** sanitary fittings
- **Locally landscaped podium** to help regulate temperatures

Bask in the glow of a life well-lived





FAMILY & COMMUNITY

- Children's play area
- Multipurpose hall
- Landscaped ground-level areas
- Promenade linked to the marina
- Dedicated drop-off zones



LEISURE & RECREATION

- Swimming pools
- Pool cabanas
- Spa
- Steam rooms
- Mini theatre
- Sky cinema
- Indoor games
- Trampoline
- Observation deck



FITNESS & WELLNESS

- Gym
- Aerobics area
- Meditation area
- Yoga space
- Walking track

Unit types & sizes

UNITS	AVAILABLE	AREA (sq.ft)	PRICE (Đ)
1 Bedroom	**33**	**827 to 954**	**2.3 M***
2 Bedrooms	**69**	**1189 to 1783**	**3.0 M***
3 Bedrooms	**27**	**1721 to 2721**	**4.9 M***
4 Bedrooms (with Jacuzzi)	**2**	**2361 to 2536**	**8.3 M***

TOTAL UNITS — **131**

LEVELS — **Basement + Ground + 13 Floors**

PROJECT STATUS — **Off-Plan**

COMPLETION — **Q2 - 2028**





Payment Plan
60:40

BOOKING		20%
INSTALLMENT 1	3 months from booking	5%
INSTALLMENT 2	6 months from booking	5%
INSTALLMENT 3	9 months from booking	5%
INSTALLMENT 4	12 months from booking	5%
INSTALLMENT 5	15 months from booking	5%
INSTALLMENT 6	18 months from booking	5%
INSTALLMENT 7	21 months from booking	5%
INSTALLMENT 8	24 months from booking	5%
ON COMPLETION		40%