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
- Expected delivery Q4, 2026

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

Architecture By

killa design

Interiors By

HBA

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
- Expected delivery Q4, 2026

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

Architecture By

killa design

Interiors By

HBA


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.



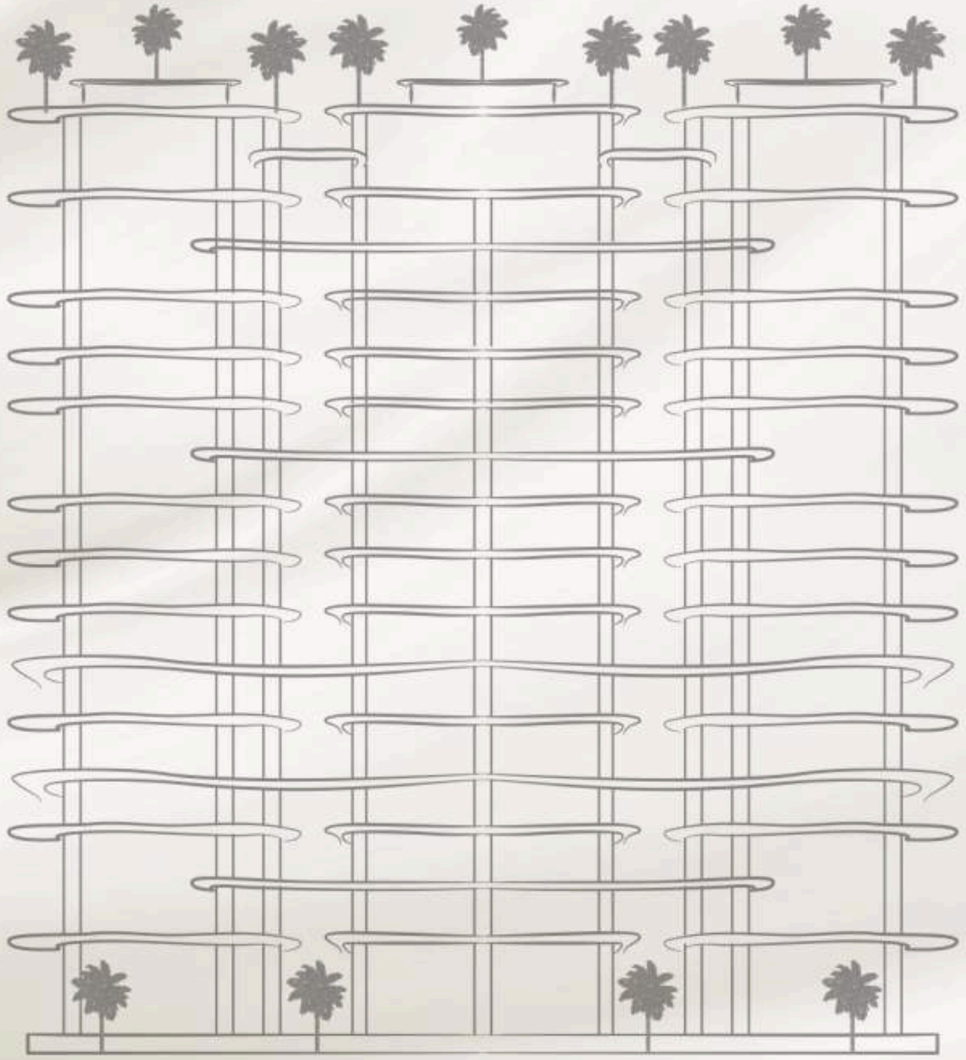


Casa Canal

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.


Museum of the Future - Dubai


Marsa AL Arab Hotel - Dubai


Address Beach Resort - Dubai









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

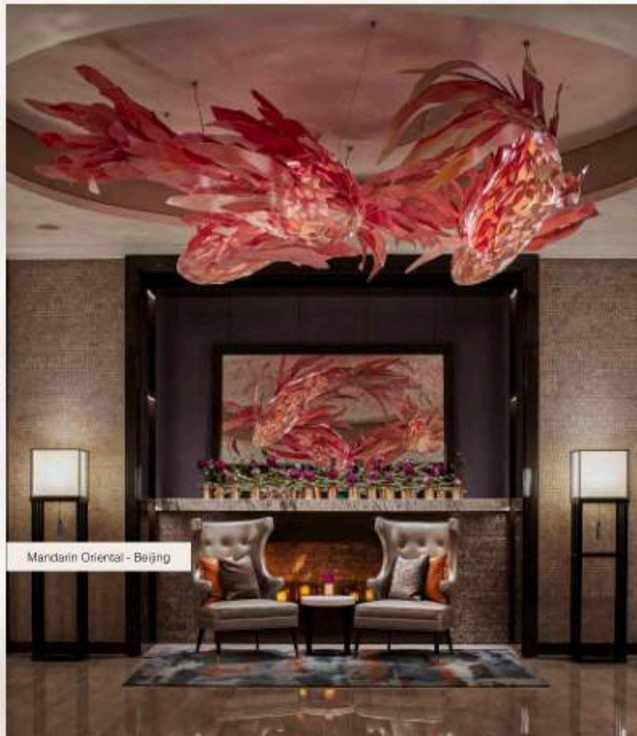
HBA

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.



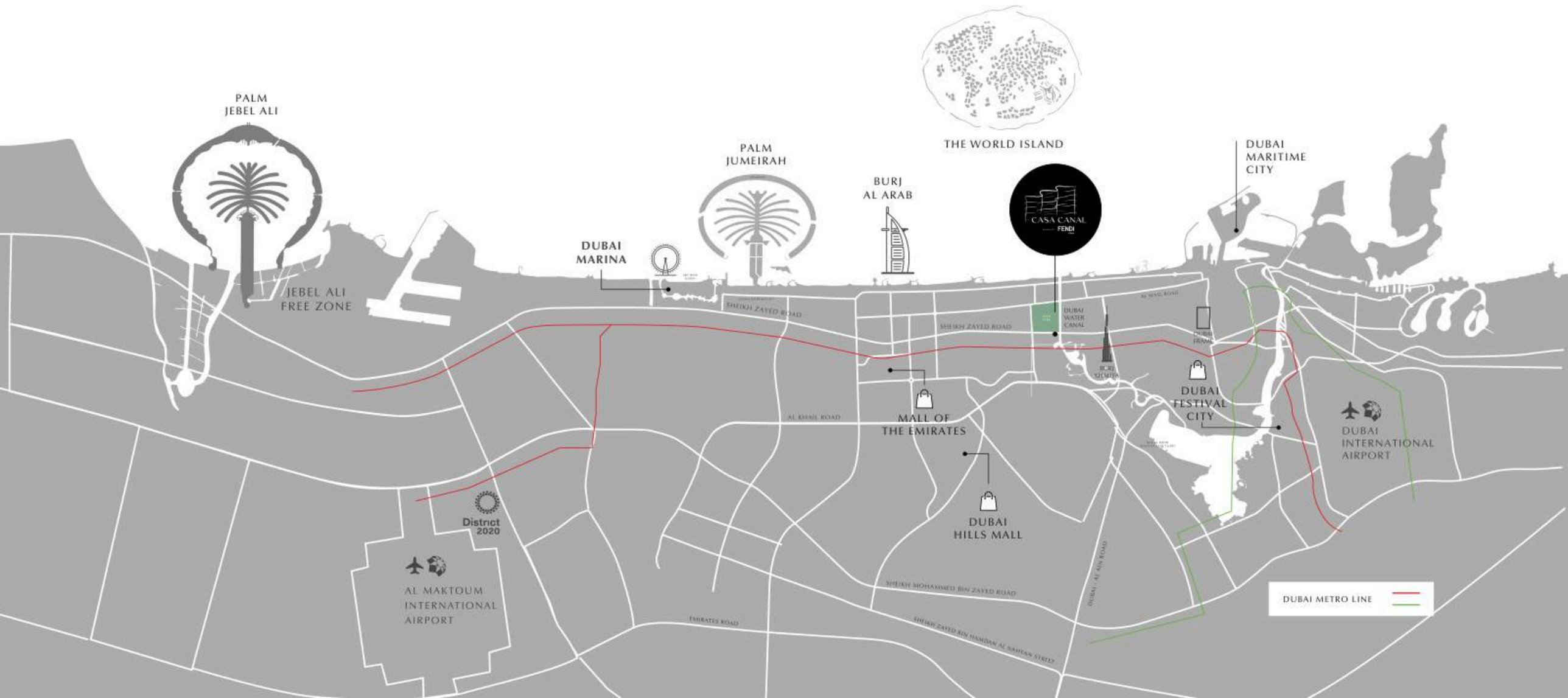


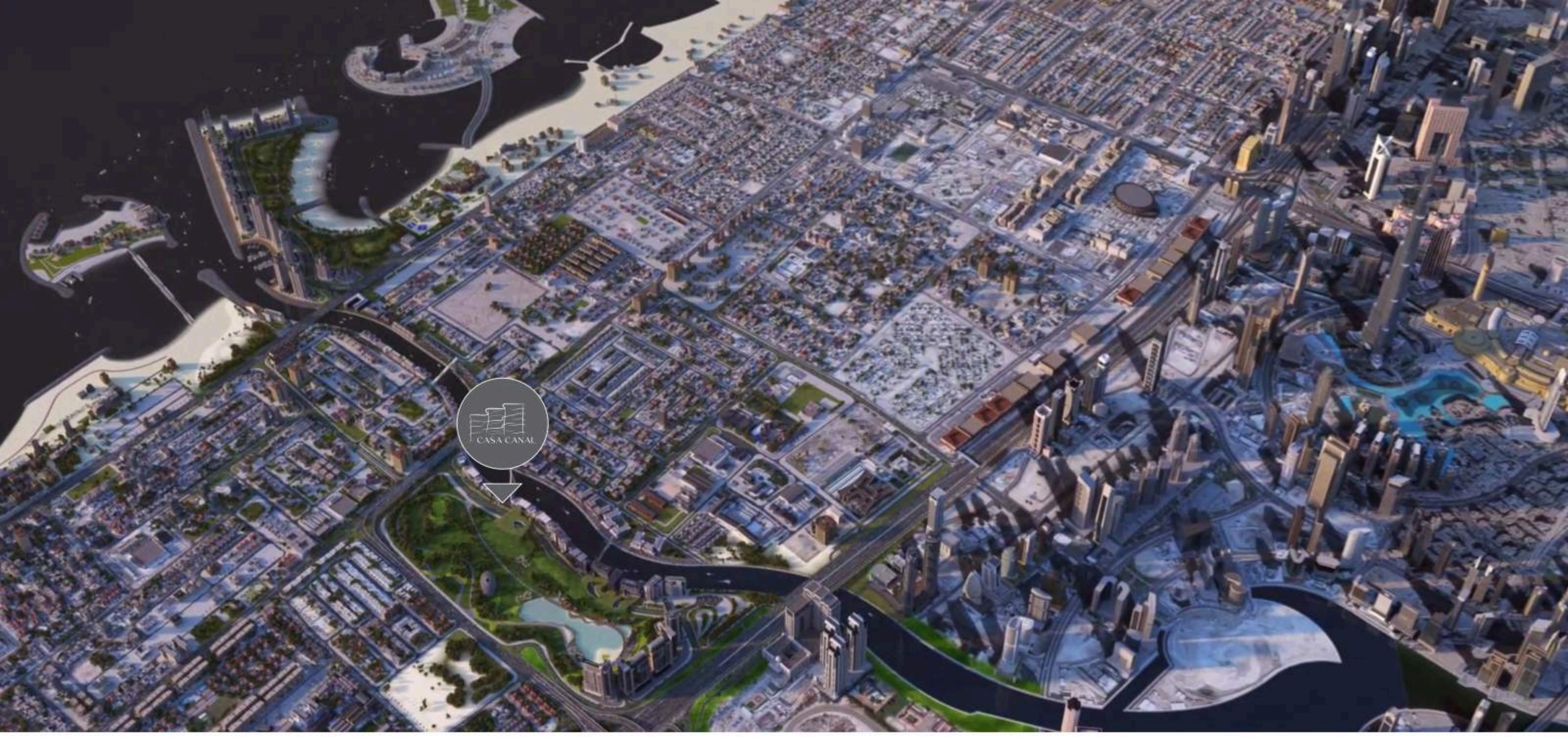
Adjacent to Safa Park

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

10 Min to
Burj Khalifa

10 Min to
Burj Al Arab

10 Min to
Mall Of The Emirates

15 Min to
DIFC

20 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.



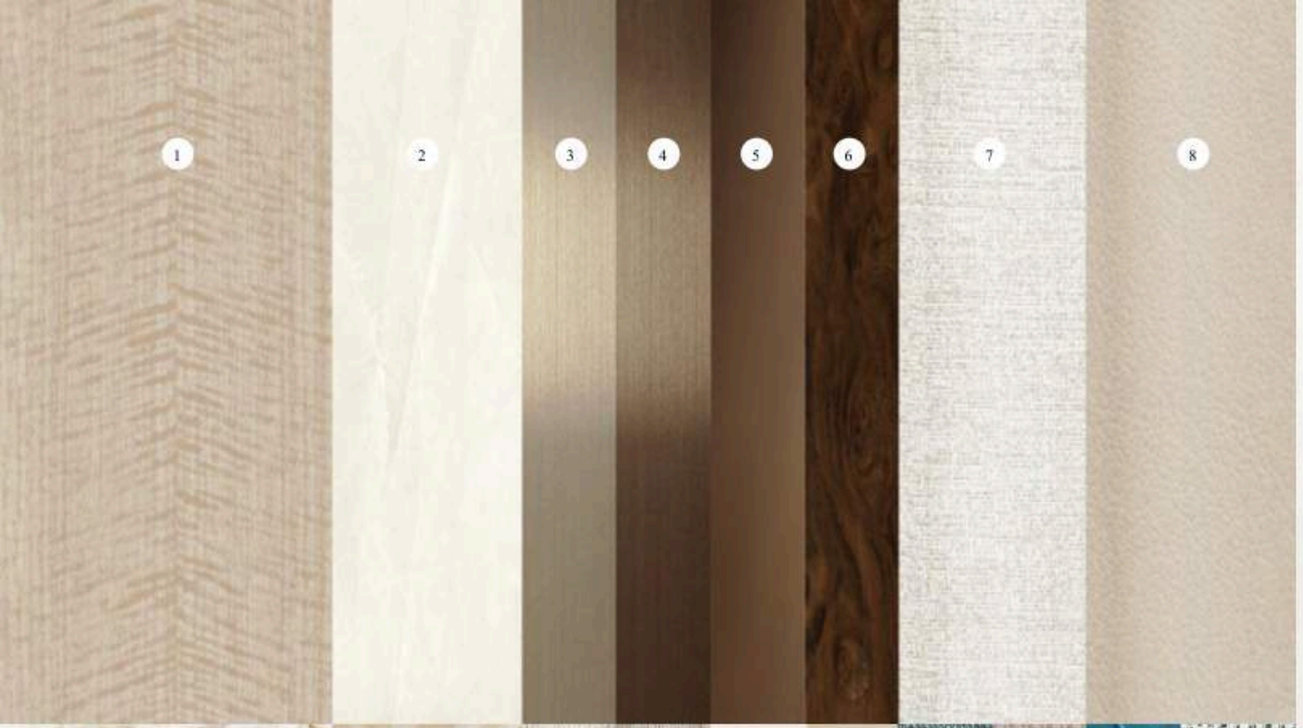


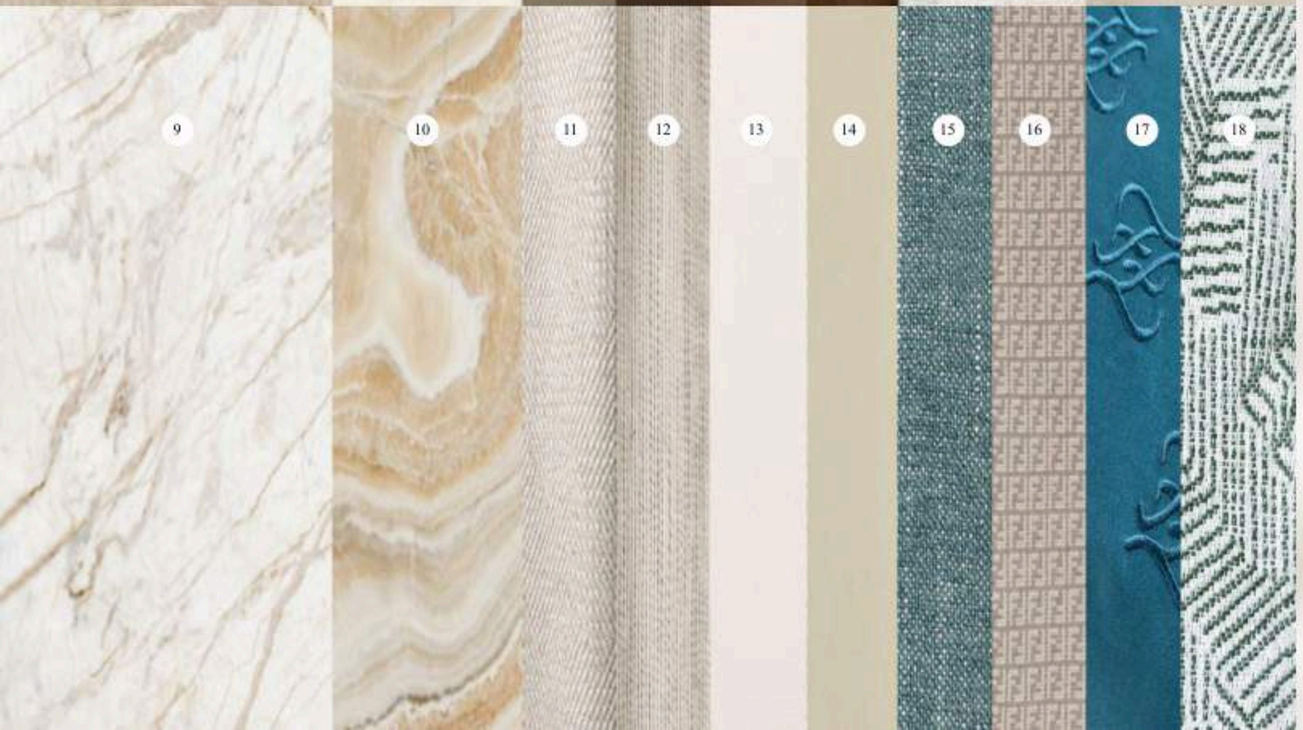
FENDI
CASA

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.

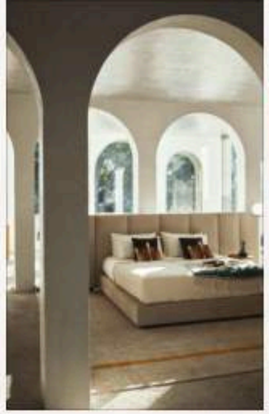
1. Figured Eucalyptus Timber @ Walls
2. Polished Plaster @ Ceiling
3. General Metal @ Joinery & FFE
4. General Metal @ Joinery & FFE
5. Bronze Mirror Glass @ Joinery
6. Dark Burl @ Joinery
7. Wallcovering @ Joinery
8. Leather @ Joinery
9. Aristo Marble @ General Floor
10. Feature Onyx Marble @ Joinery
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



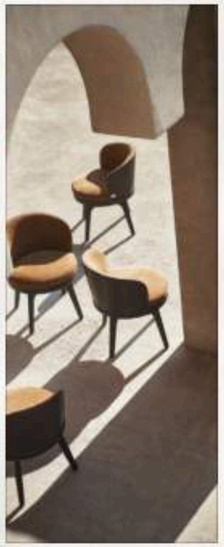
The Finest Finishes

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

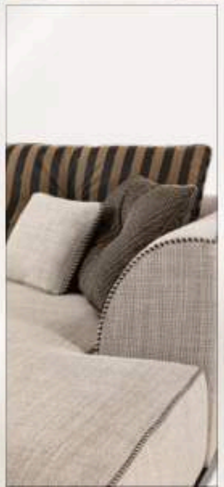











Exquisite Sophistication

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.

CASA CANAL

Interiors By FENDI CASA

PAYMENT PLAN

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

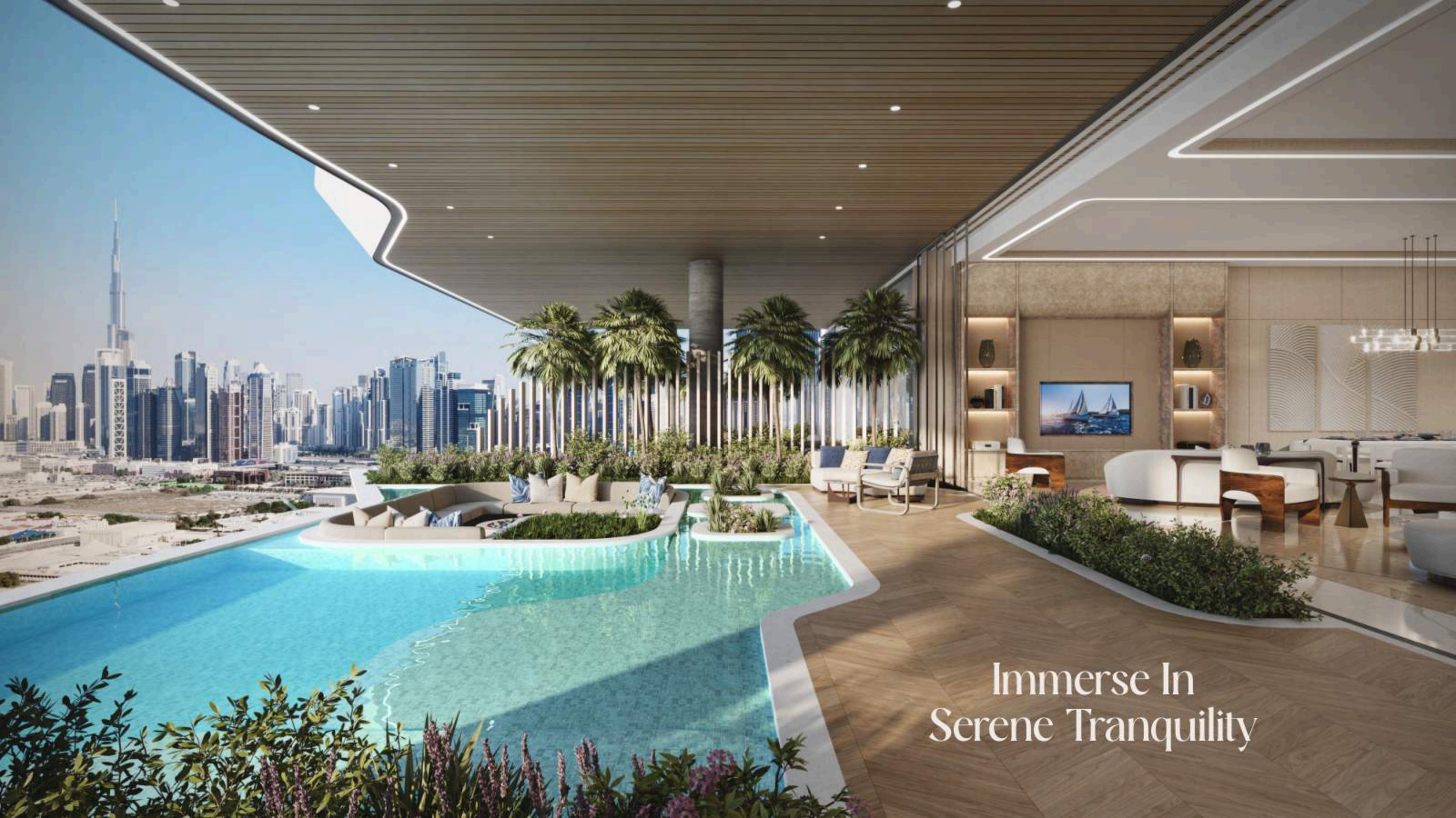
UNIT MIX

UNITS	AVERAGE SIZE SQ.FT.	UNIT PRICE AED
3 Bedroom Penthouse	4,888	24 M
4 Bedroom Sky Villa	6,769 - 6,843	32.75 M to 35 M
5 Bedroom Sky Villa	9,026	55 M
6 Bedroom Sky Mansion	12,274 - 12,450	75 M

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

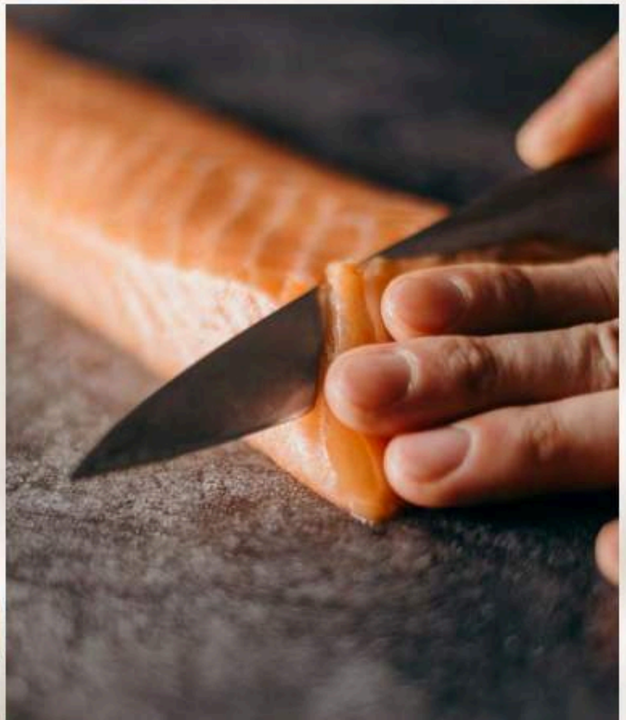












A World-Class Omakase Experience

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

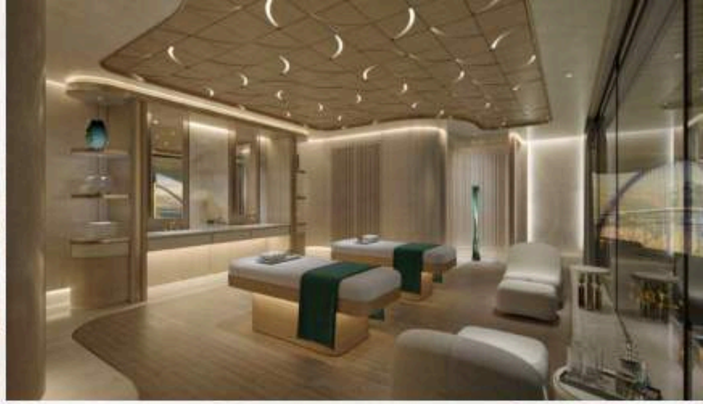
World-Class Hammam
A Recipe for Relaxation and Rejuvenation

Ice Room
Retreat

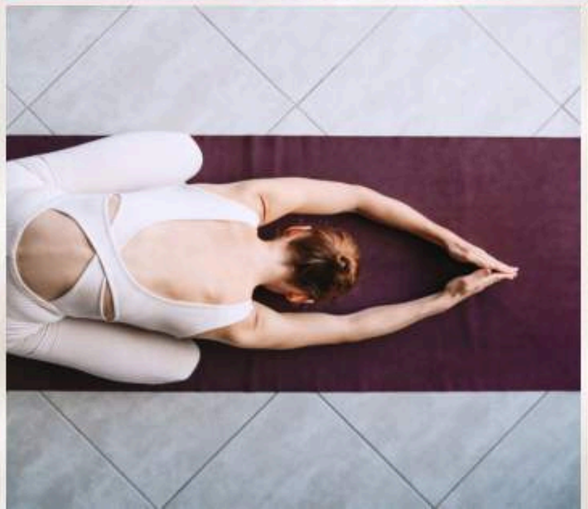
Beauty Center
Greeting Your Best Image

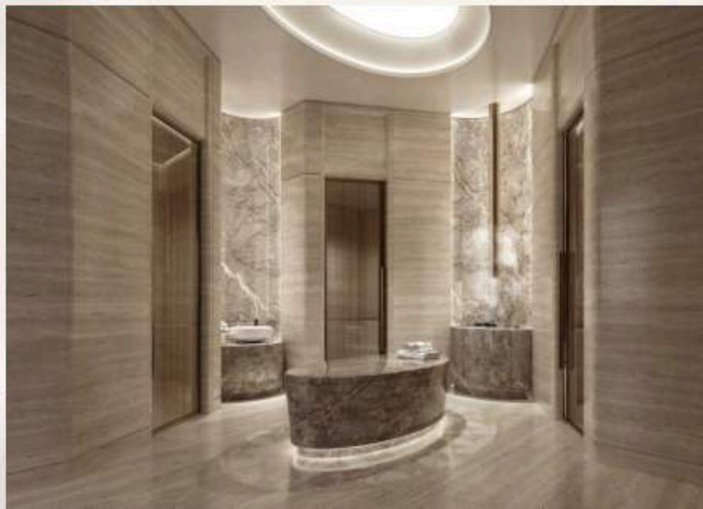
Gym
Holistic Wellbeing







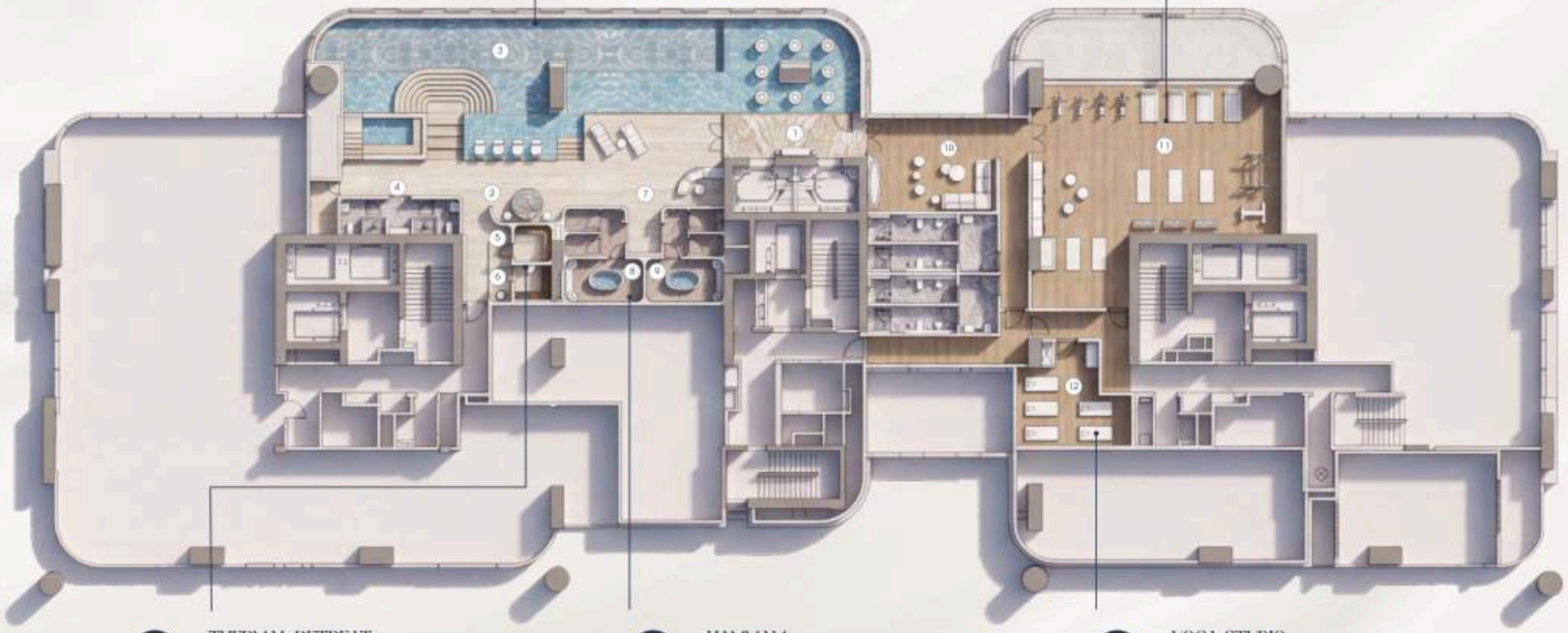




Wellness Center Layout

INDOOR POOL & LOUNGE
A serene indoor pool offering residents a private setting for swimming, unwinding and enjoying moments of relaxation throughout the day.

GYM
A contemporary fitness environment offering residents dedicated space for strength, cardio and functional training, supporting active routines throughout the day.



THERMAL RETREAT
Steam and sauna experiences create a calming environment for residents to unwind, decompress and enjoy moments of restorative warmth.

HAMMAM
A tranquil bathing experience offering residents a warm, restorative setting for cleansing, relaxation and moments of quiet renewal and repose.

YOGA STUDIO
A tranquil studio offering residents a dedicated setting for yoga, mindful movement and stretching, supporting balance and wellbeing throughout the day.

Layout Overview

1. Lift Lobby
2. Pool Lounge
3. Pool
4. Changing Rooms
5. Steam Room
6. Sauna Room
7. Hammam Lounge
8. Male Hammam Room
9. Female Hammam Room
10. Juice Bar & Lounge
11. Gym
12. Yoga Studio

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

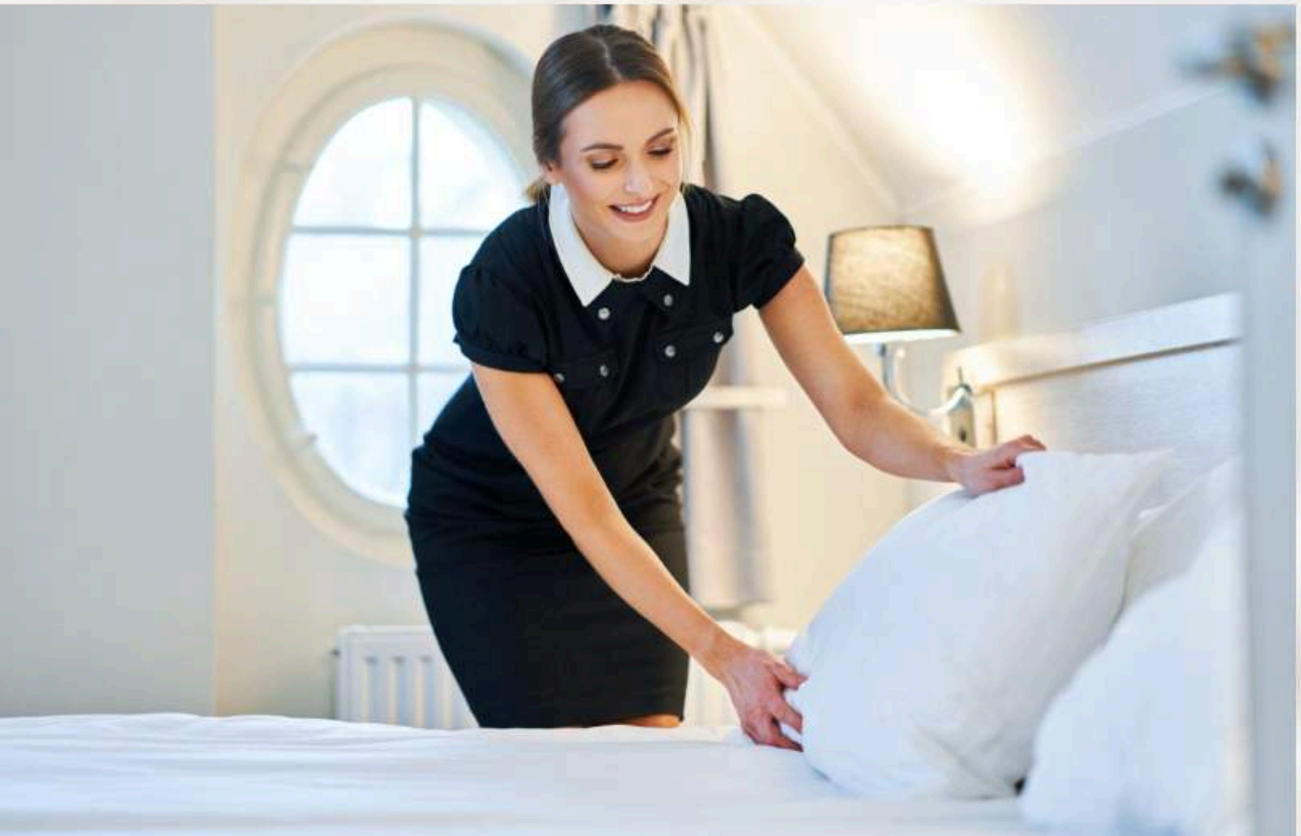
THE LUJO EXPERIENCE





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 Tepenyaki 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

CASA CANAL

Interiors By FENDI CASA

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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.