



CASA CANAL

Interiors By **FENDI**
CASA



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 ultraluxury 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

RESIDENTIAL



ONE CANAL

Location: Dubai Water Canal

Value: \$450 Million / AED 1.65 Billion

Status: Limited Units Available



ONE CRESCENT

Location: Palm Jumeirah

Value: \$200 Million / AED 734 Million

Status: Limited Units Available



CASA CANAL

Location: Dubai Water Canal

Value: \$850 Million / AED 3.12 Billion

Status: Limited Units Available



CASA CANAL

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Adjacent to Safa Park



5 Min to DIFC



7 Min to Burj Al Arab

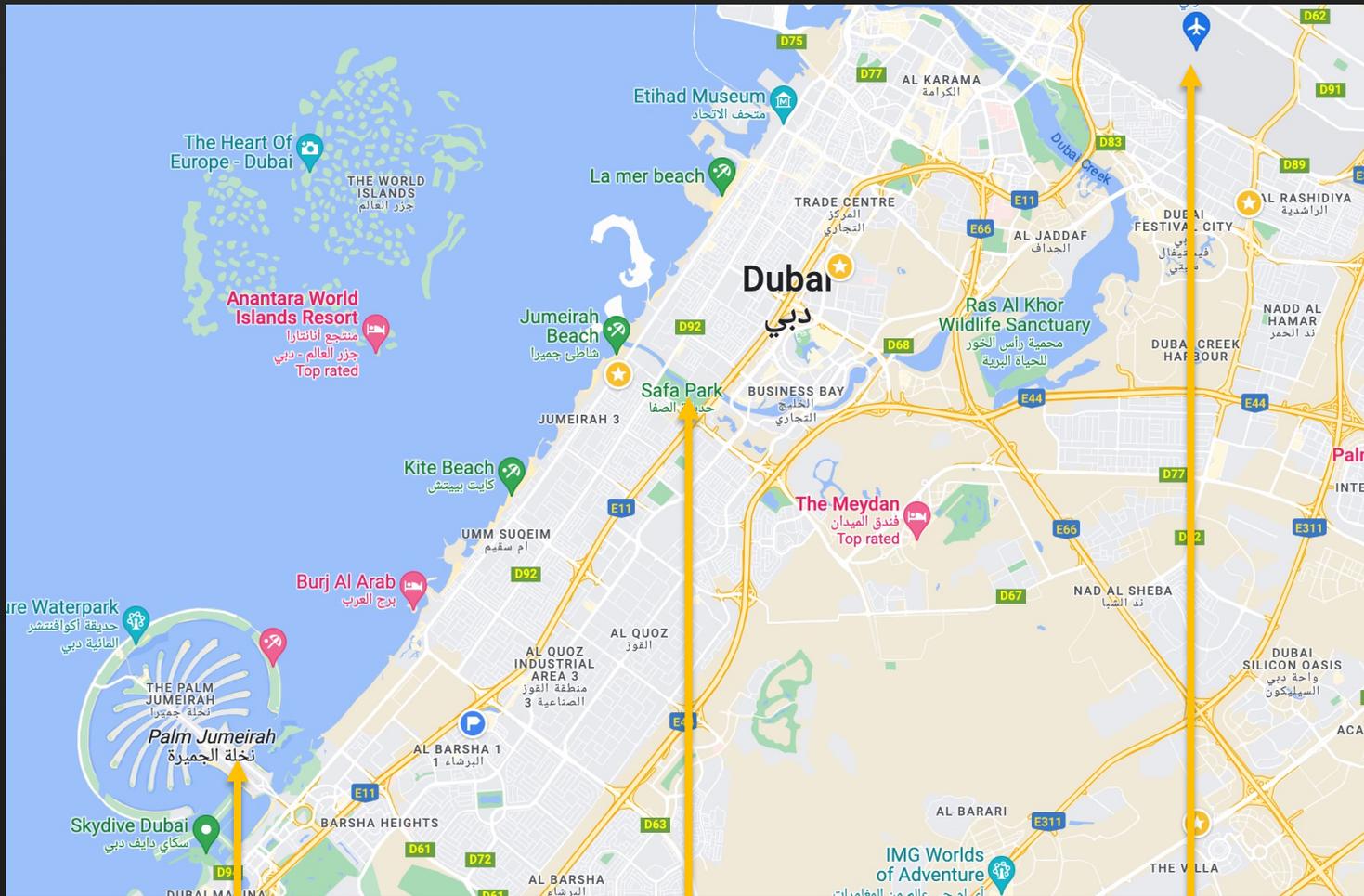


7 Min to Mall of The Emirates



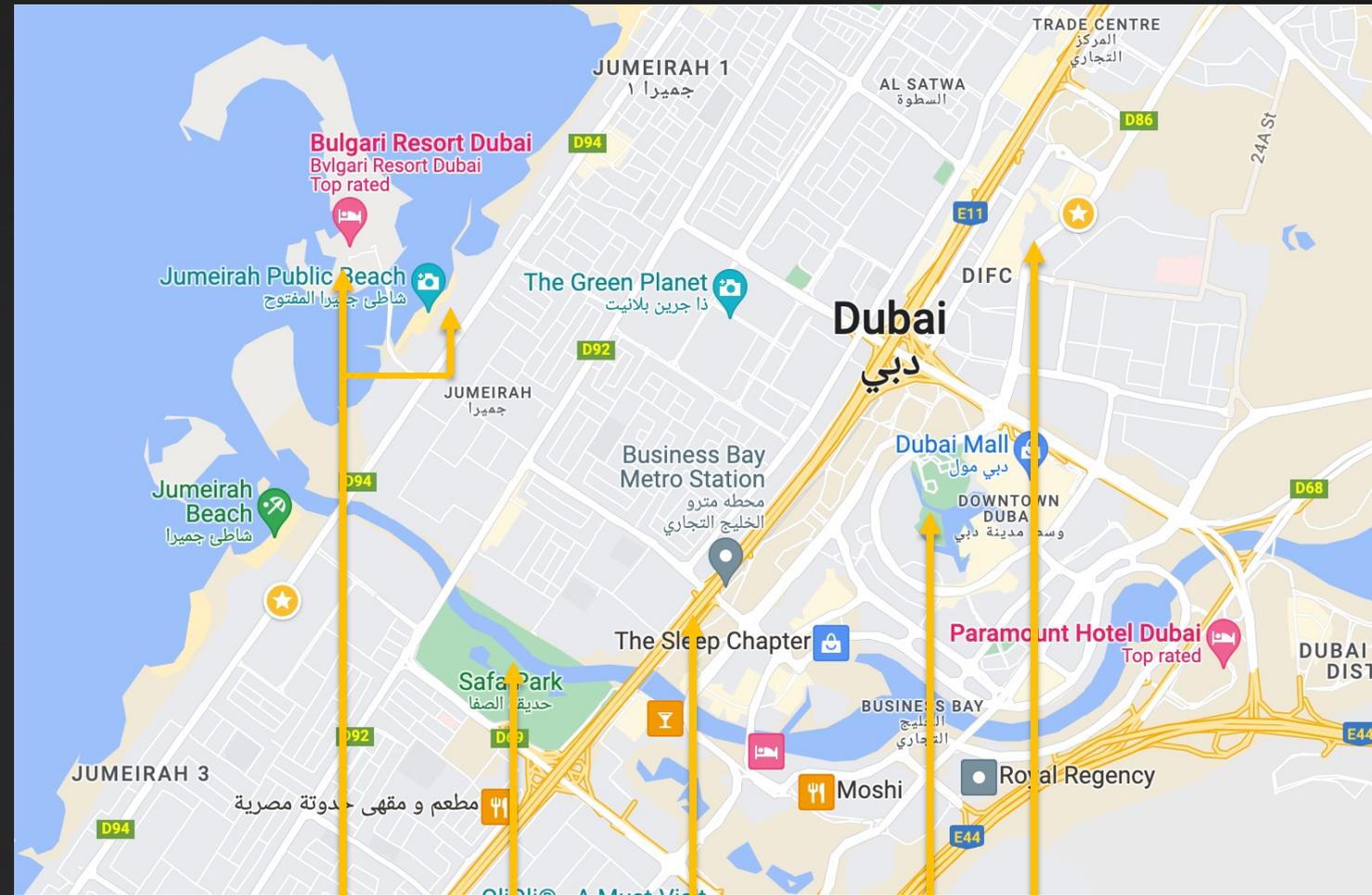
12 Min to Dubai International Airport





PALM JUMEIRAH

AIRPORT
DXB



BULGARI ISLAND
FOUR SEASONS DUBAI

SHEIKH ZAYED
ROAD

DIFC DUBAI

DOWNTOWN
DUBAI





UPCOMING ULTRA LUXURY RESORTS

J1 BEACH

AL SAFA PARK

AL WASL ROAD

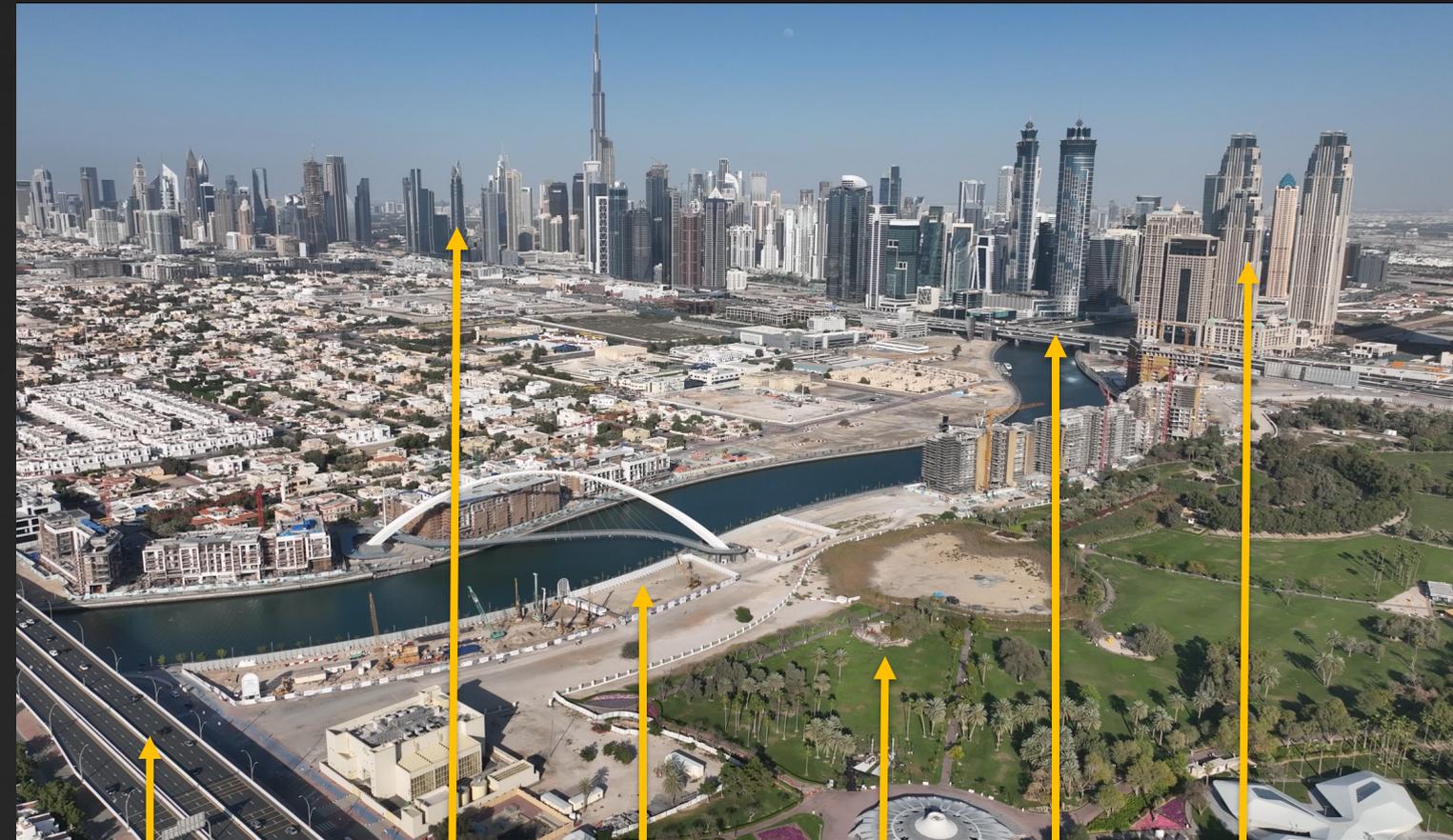
BULGARI ISLAND

FOUR SEASONS DUBAI



FOUR SEASONS RESIDANCE

MR.C BY CIPRIANI



AL WASL ROAD

DOWNTOWN DUBAI

AL SAFA PARK

SHEIKH ZAYED ROAD

BUSINESS BAY



Price Comparison

#	Evidence Date	Type	Amount (AED)	AED/Sq ft	Sales Recurrence
1	22 Feb 2024	Transferred Sales (Title Deed)	32,700,000	13,223	Resale
2	06 Dec 2021	Off-Plan Sales (Oqood Registrations)	11,597,850	4,690	Initial Sale

Casa Canal	Unit Type	Size	Price per Sqft	Selling Price	Transatction Date
First Floor	3BR	4,656	AED 4,832	AED 22.5	Offplan -2026
Fourth Floor	4BR	6,758	AED 5,179	AED 35mn	Offplan - 2026
Fifth Floot	5BR	9,539	AED 5,789	AED 55mn	Offplan - 2026



Strategically located on the bank of the Dubai Water Canal, offering breathtaking views of the immaculate beauty of Safa Park.





Crafted to Perfection

Where Opulence
Meets Precision





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

Interiors



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.



Four Seasons - Singapore



Mandarin Oriental - Beijing

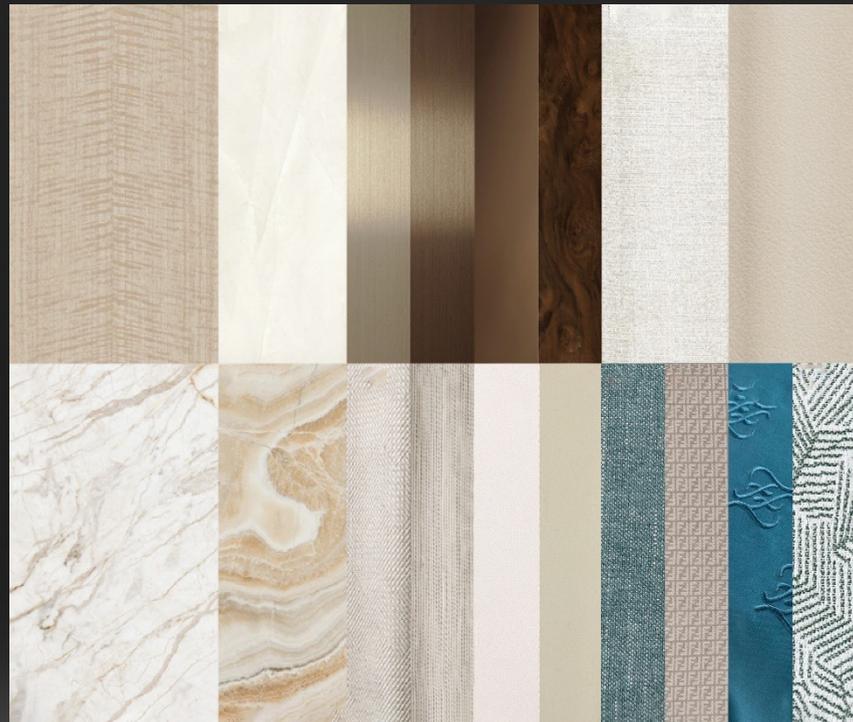
Interiors

FENDI

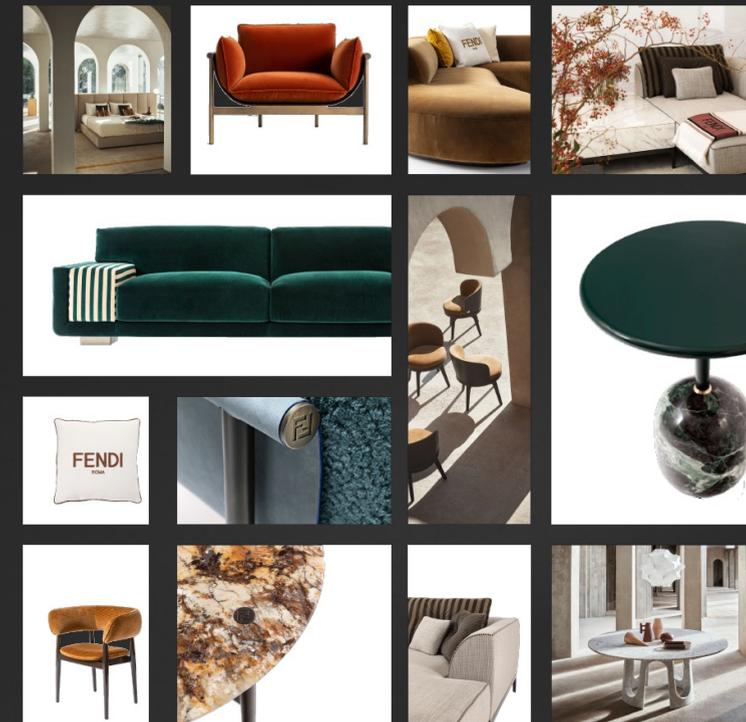
CASA

Casal 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.

The Highest Quality Materials



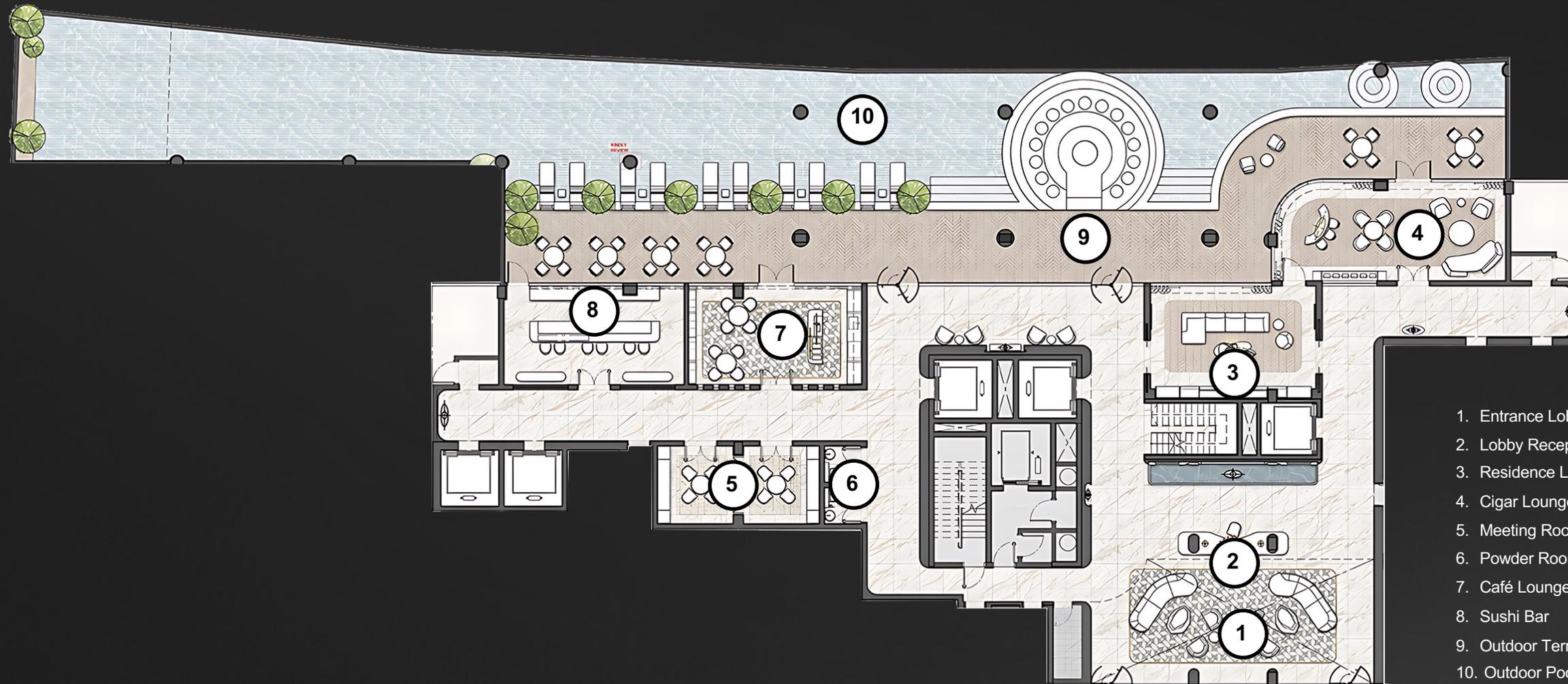
The Finest Finishes



**Entrance
Lobby**



Ground Floor Plan





24 x 7 Luxury Concierge Service



Breakfast & Café Lounge



Residents Lounge



Dedicated Chauffeur Service



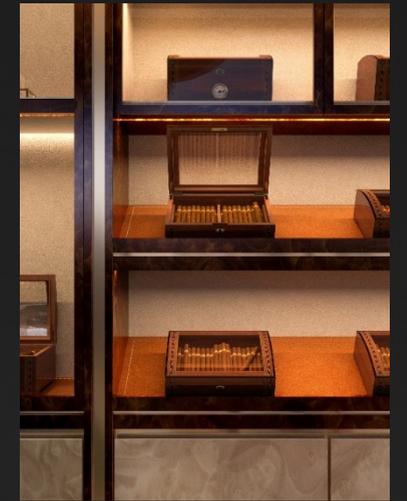
Dedicated Concierge App.



Cigar Lounge



A World-Class Omakase Experience



Mezzanine Floor Plan



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

Wellness Center Fully Dedicated Floor



The Spa
A Recipe for Beauty



Yoga Room
Listen to the waves



Ice Room
Retreat



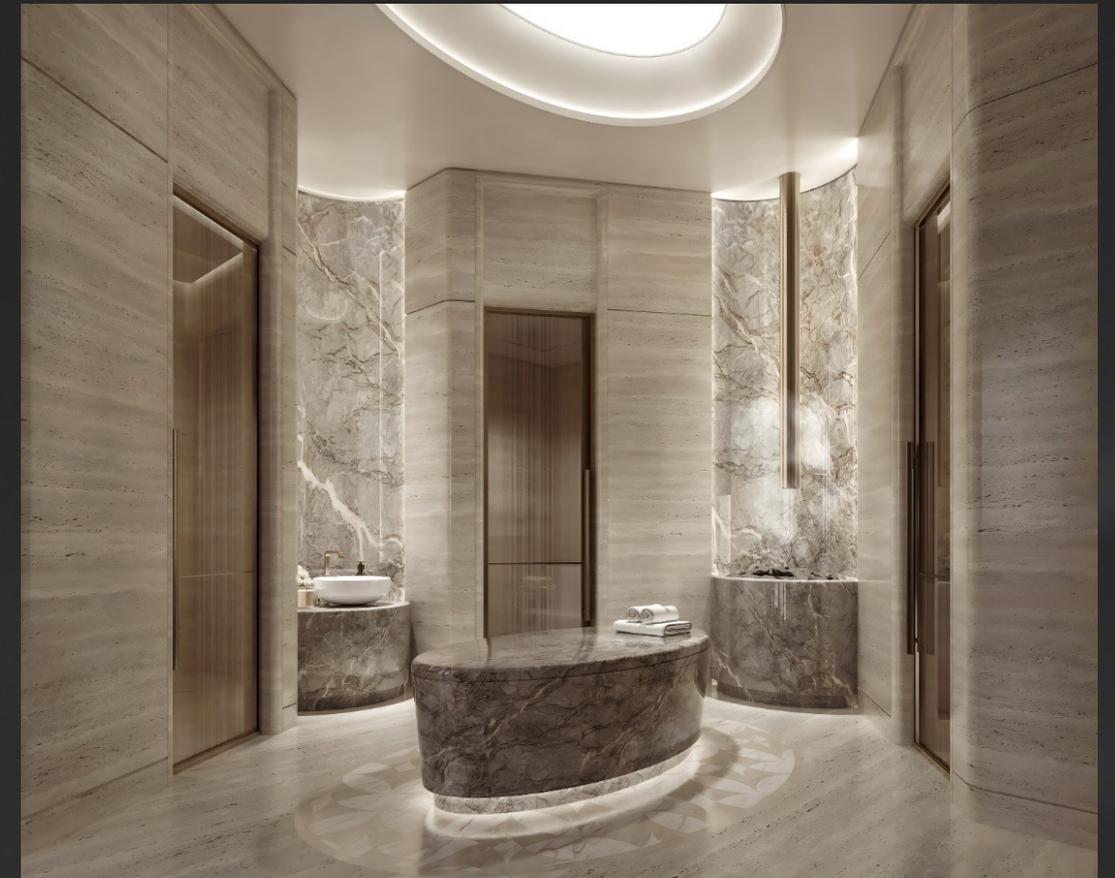
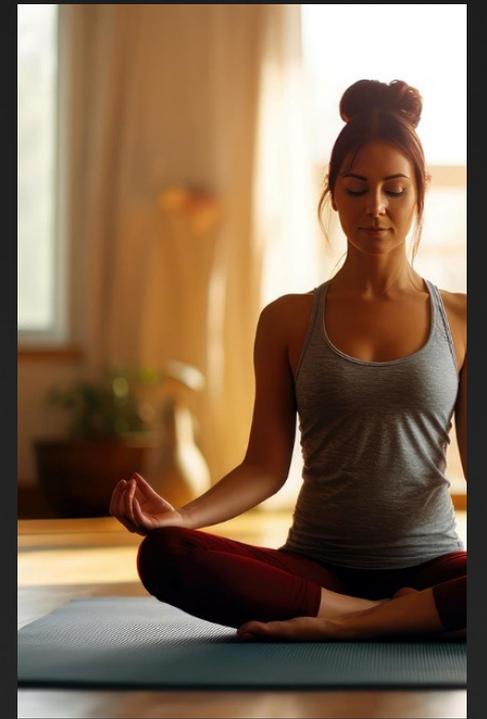
Beauty Center
Greeting Your Best Image



Gym
Holistic Wellbeing



A World-Class Hamman
a Recipe for Relaxation and
Rejuvenation



Indoor Pool





Luxury
Car Garage

Water Canal



3 Bedroom Penthouse

3 Bedrooms 5 Bathrooms 2 Parking Space

Size From To
4,601 Sq. Ft. 5,546 Sq Ft.

Safa Park



Water Canal



4 Bedroom Sky Villa

4 Bedrooms 7 Bathrooms 3 Parking Space

Size 6,681 Sq. Ft. 621 Sq M.

Safa Park







Water Canal



5 Bedroom Sky Villa

5 Bedrooms 8 Bathrooms 4 Parking Space

TOTAL 9,530 Sq. Ft. 885 Sq M.

Safa Park



Water Canal



6 Bedroom Sky Mansion

5 Bedrooms 9 Bathrooms 5 Parking Space

TOTAL 12,389 Sq. Ft. 1,151 Sq M.

Safa Park











Starting Prices



UNIT TYPE	STARTING PRICE (AED)	STARTING PRICE (EURO)
3 Bedroom Penthouse	AED 22,500,000	5,770,000
4 Bedroom Sky Villa	AED 32,500,000	8,330,000
4 Bedroom Garden Villa	AED 35,000,000	8,980,000
5 Bedroom Sky Villa	AED 50,000,000	12,820,000
6 Bedroom Sky Mansion	AED 75,000,000	19,230,000
6 Bedroom Sky Palazzo	AED 125,000,000	32,050,000

Payment Plan



Installment No.	Payment Milestone	Payment (%)
1	On booking	5%
2	On signing SPA	15% + 4% DLD
3	Quarterly payment for 3 months from SPA agreement	5%
4	Quarterly payment for 6 months from SPA agreement	5%
5	Quarterly payment for 9 months from SPA agreement	5%
6	Quarterly payment for 12 months from SPA agreement	5%
7	Quarterly payment for 15 months from SPA agreement	5%
8	Quarterly payment for 18 months from SPA agreement	5%
9	Quarterly payment for 21 months from SPA agreement	5%
10	Quarterly payment for 24 months from SPA agreement	5%
11	On completion date	40%
12	TOTAL	100%

