

ONE CASA

DUBAI WATER CANAL

A Journey of Luxury's Path
SKY VILLAS, SKY MANSIONS & SKY PALACES

FACT SHEET

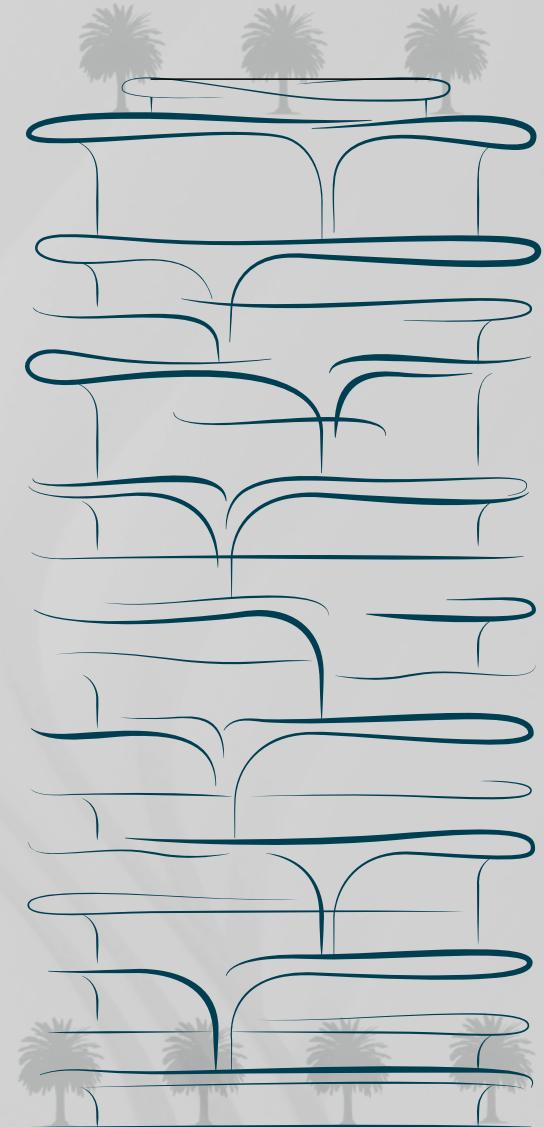




A VISION OF LUXURY

Opulence Refined

One Casa offered its residents an unmatched experience with two entire floors of exclusive amenities. These spaces, meticulously designed to extend the comforts of home, transformed working out, conducting business, and socialising into ultra-luxe experiences. With breathtaking 360-degree views, every moment was infused with peace, wonder, and exhilaration.



ONE CASA

DUBAI WATER CANAL





**Nestled along the Dubai Water Canal
and neighboring the Safa Park.**

One Casa sits at the center of it all, where simplicity meets luxury. Picture joyful family picnics in Safa Park and peaceful evening strolls along the Dubai Water Canal, right by your signature residence.





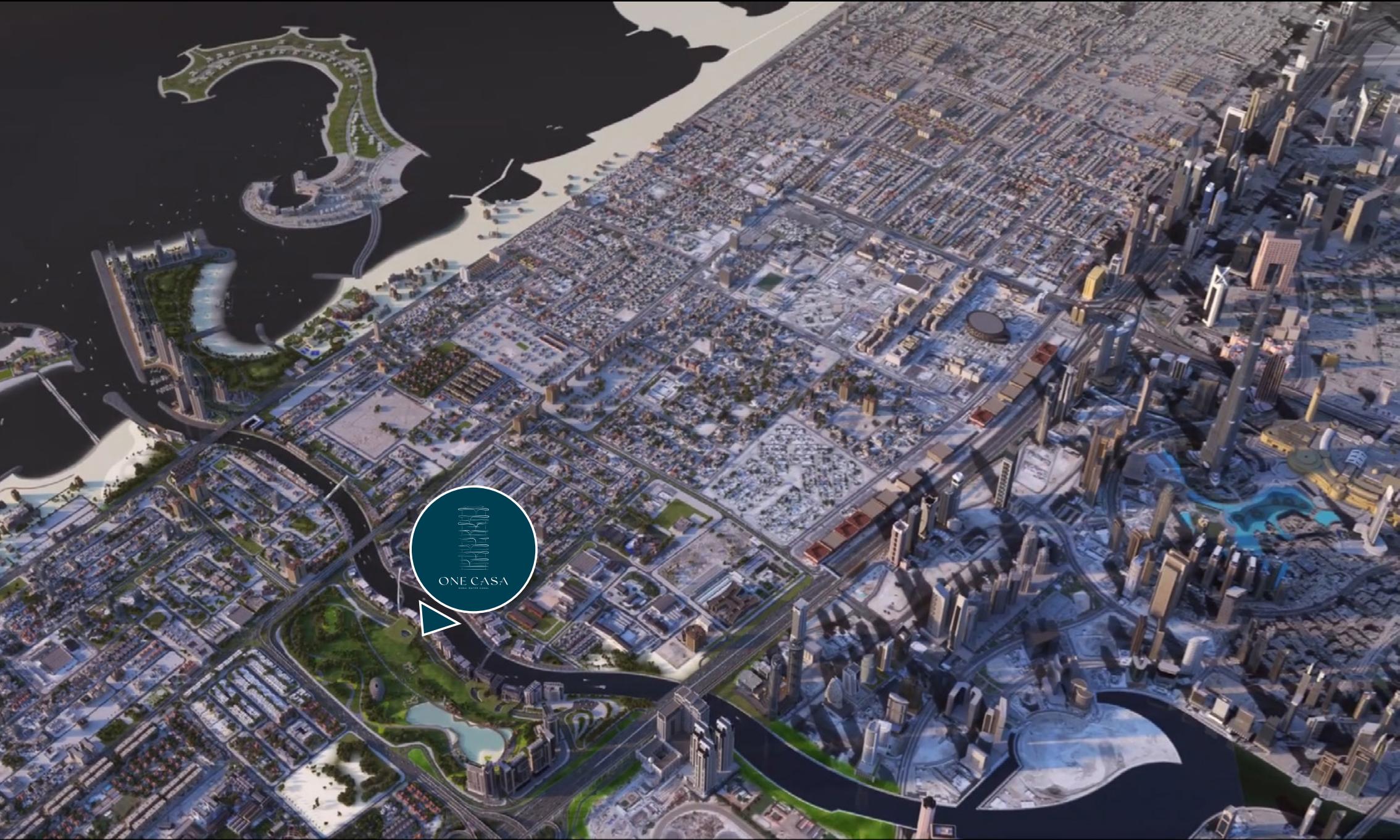
Experience Dubai's Pinnacle of Luxury

At the vibrant heart of Dubai, “One Casa” stands as a beacon of luxurious living. This exclusive residence epitomises sophistication and convenience, offering unparalleled access to the city’s most iconic destinations.

Located just moments from the prestigious DIFC and a short drive from the legendary Burj Al Arab and Mall of the Emirates, “One Casa” ensures residents experience seamless luxury in Dubai’s finest locales.

DIFC, renowned as the region’s premier financial hub, exudes sophistication and prosperity, attracting professionals and entrepreneurs alike. The Burj Al Arab, an architectural marvel synonymous with luxury and exclusivity, offers breathtaking views and unparalleled hospitality. Meanwhile, the Mall of the Emirates, a haven for luxury shopping and entertainment, satisfies every desire within moments of your doorstep.

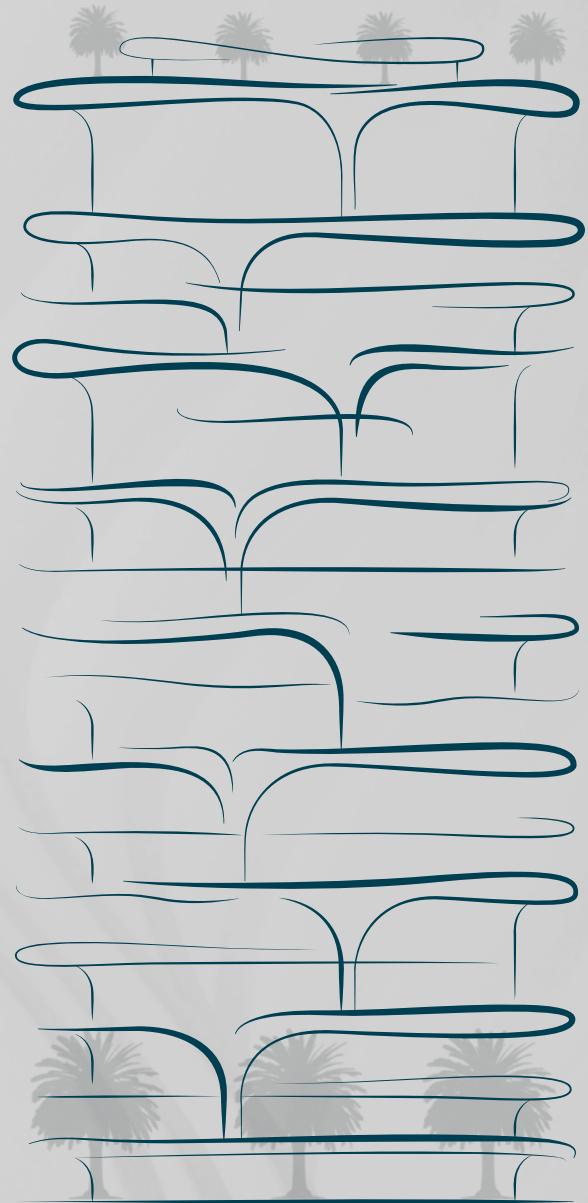
Discover “One Casa” and elevate your Dubai living experience to unparalleled heights of luxury and convenience.



ONE CASA

PROJECT FEATURES

- One Casa Residences comprising of Sky Villas, Sky Mansions and Sky Palaces.
- Sizes ranging from 5,088 sq. Ft. To 29,700 sq. Ft.
- All residences with stunning Water Canal and Safa Park views
- Private elevators, that opens directly in your living room
- Opulent spaces with ceiling height from 6 Meters to 12 Meters
- 24/7 Dedicated world wide concierge app by Lujo
- Personal parking spaces in fully enclosed garage
- Electric vehicle charging stations and bicycle storage
- Secured individual residential storage space
- Expected delivery Q1, 2027





RESIDENCE FEATURES

Developed by **AHS Properties**.

Architecture by **Killa Design**.

Interior Design by **HBA**.

Featuring wide layouts, panoramic patios, and private elevators for all Sky Villas & Sky Mansions and Sky Palaces.

Floor-to-ceiling windows provide natural light into each open-plan area.

Sliding doors offer an open connection to the major living rooms and a smooth movement between inside and outdoors.

Located on the iconic Dubai Water Canal adjacent to Safa Park.







EXCLUSIVE AMENITIES

- | | | |
|---|---|---|
|  24 X 7 Luxury Concierge Service |  Screening Room |  Breakfast & Cafe Lounge |
|  Dedicated Concierge App |  Ciger Lounge |  Sushi Omakase Counter |
|  Dedicated Chauffeur Service |  Indoor Pool & Pool Lounge |  Residents Lounge |
|  SPA |  Yoga Room |  GYM |





SIZE RANGE PER UNIT TYPE

3 Bedroom Sky Villa:	5,088 - 6,292 sq. ft.
4 Bedroom Sky Villa:	7,278 - 7,747 sq. ft.
5 Bedroom Sky Villa:	10,303 - 10,644 sq. ft.
6 Bedroom Sky Villa:	12,726 - 12,754 sq. ft.
Sky Mansion:	20,872 - 20,972 sq. ft.
Sky Palaces:	29,700 sq.ft.

PAYMENT PLAN

5%

On Booking

15%

On Signing SPA

40%

During Construction

40%

On Completion Date

Majestic Arrivals

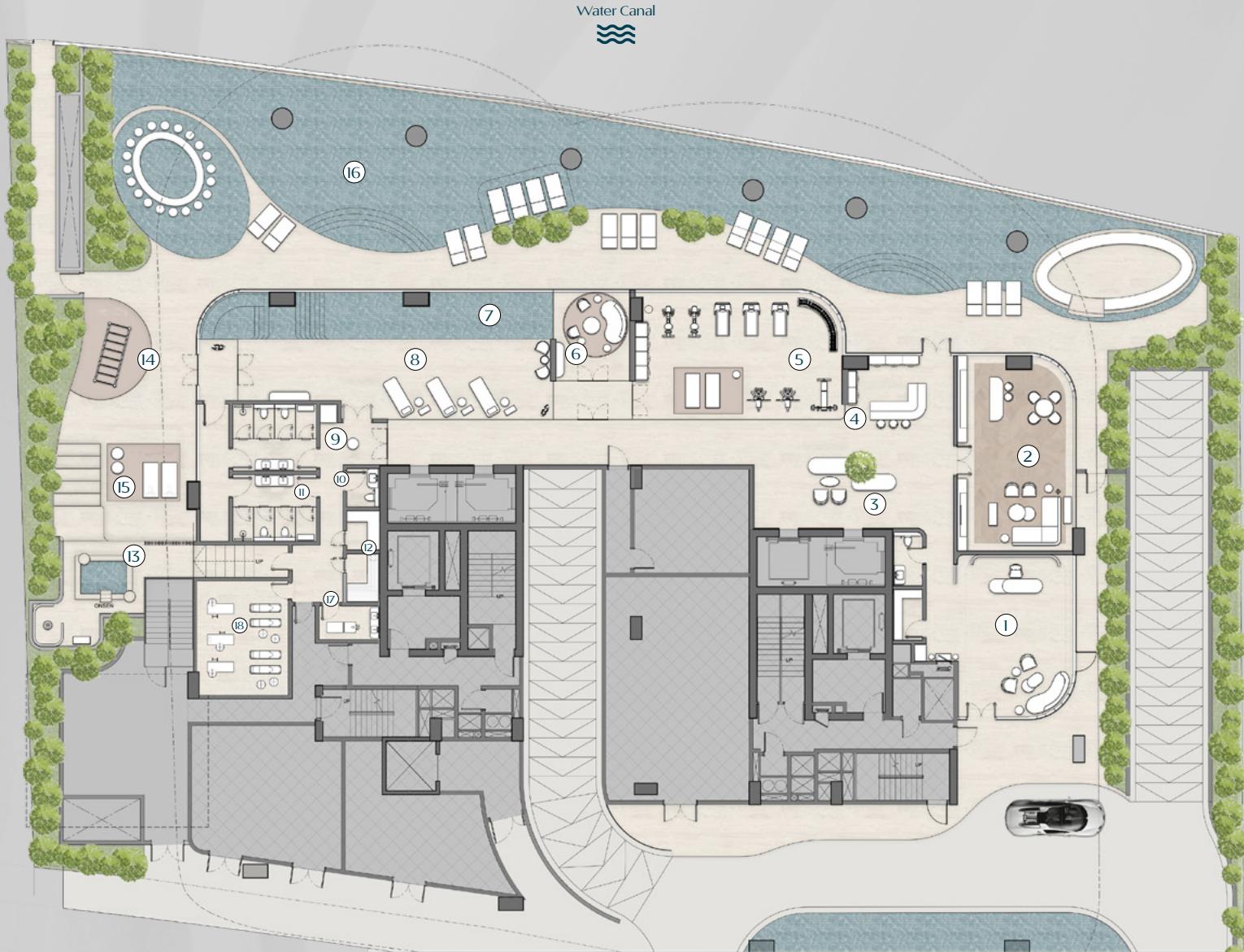
Step into opulence. Our ultra-luxurious residence defines refined living with a grand double-height lobby welcoming you to indulge in comfort, style, and sophistication. Welcome home to unparalleled luxury, where every moment reaches extraordinary heights.



AMENITIES

LEGEND

1. Entrance Lobby
2. Cigar Lounge
3. Lift Lobby Lounge
4. Juice Bar / Cafe
5. Indoor Gym
6. Massage Room
7. Indoor Pool
8. Pool Lounge
9. Wellness Area Lobby
10. Powder Room
11. Shower / Changing Room
12. Steam / Sauna Room
13. Onsen
14. Outdoor Gym
15. Outdoor Yoga
16. Outdoor Pool
17. SPA
18. Pilates/Yoga Studio



Safa Park
Tree icon

GROUND FLOOR
LAYOUT PLAN



Residence Features

- One Casa Residences comprising of 35 Sky Villas, Sky Mansions and Sky Palaces.
- Sizes ranging from 5,088 sq. Ft. To 29,700 sq. Ft.
- All residences with stunning Water Canal and Safa Park views
- Private elevators, that opens directly in your living room
- Opulent spaces with ceiling height from 6 Meters to 12 Meters
- 24/7 Dedicated world wide concierge app by Lujo
- Personal parking spaces in fully enclosed garage
- Electric vehicle charging stations and 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 |
| | Spa | | Yoga Room | | Gym |

Cruising into Luxury







ONE CASA

An Unparalleled Quality of Life

ONE CRESCENT



PALM JUMEIRAH

CASA CANAL



DUBAI WATER CANAL

ONE CANAL



DUBAI WATER CANAL

ABOUT AHS PROJECTS

AHS Properties has embarked on a series of successful off-plan projects, including One Canal, One Crescent, and Casa Canal interiors by Fendi Casa.

These developments epitomise luxury, offering exclusive boutique units, penthouses, and sky villas across dedicated floors.

Emphasizing uncompromising quality, each detail of the meticulously crafted exteriors and interiors redefines opulence, ensuring an unparalleled standard of luxury.