



ARRIVE AT TRUE LUXURY  
**PENTHOUSES & SKY VILLAS**

*By Invitation*

B3droom  
Penthouse







## LOCATED AT DUBAI WATER CANAL, ADJACENT TO SAFA PARK.

Casa Canal is located at the center of everything that matters, enjoy family picnics at the lush-green Safa Park and evening walks by the Dubai Water Canal, right next to your signature residence.



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





# 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



# 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.



The St. Regis - Dubai



Four Seasons - Singapore



Mandarin Oriental - Beijing





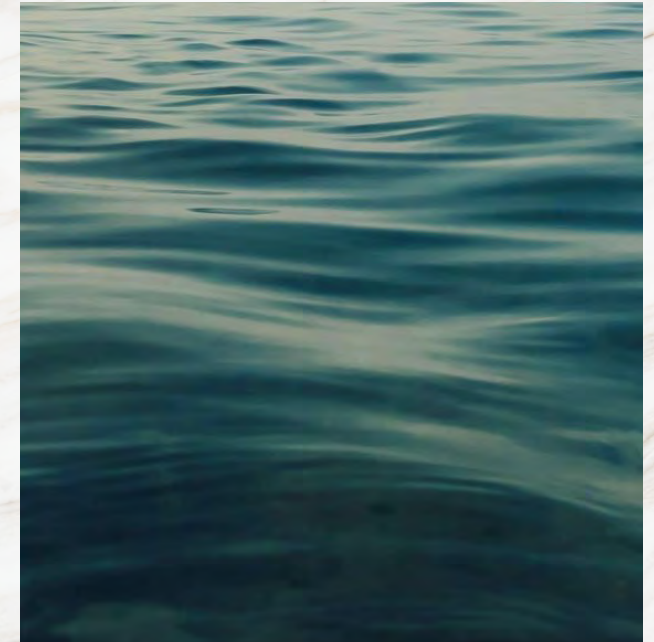
The Residence aims to create a new standard of luxury living, and to make a lasting imprint.

Feel the soothing embrace of nature as the wind whispers through the trees, creating a symphony of melodies that serenade your senses.



Inspired by the gentle curves and undulating waves of nature.

Bringing to life the concept of "Villas in the sky." Inspired by the smooth and rhythmic curves of Dubai Water Canal waves. With distinctive features such as infinity edge pools, double height volumes, large terraces.





ELEVATED EXCELLENCE



*Where Luxury Meets Sky-High  
Living Standards*





## ONE UNIQUE STORY

*A stunning collection of 3 Bedroom Penthouses*

Bringing to life the concept of "Villas in the sky".

Inspired by the smooth and rhythmic curves of the Ocean waves. With distinctive features such as infinity edge pools, double height volumes, large terraces. The Residence aims to create a new standard of luxury living, and to make a lasting imprint.

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*Your Oasis of  
Calm and Serenity*



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Living areas are set along  
the waterfront maximizing striking  
Dubai Water Canal & Down Town's Skyline views

*With Stunning  
Views*

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## *Unmatched Elegance*

The floor to ceiling curved glass windows are adding vertical volume and space to every room.

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## *Panoramic Safa Park View*

En-suite, luxurious  
bathrooms feature his  
and her split vanities with  
an oversized travertine  
shower and free-standing  
sculptural tub.

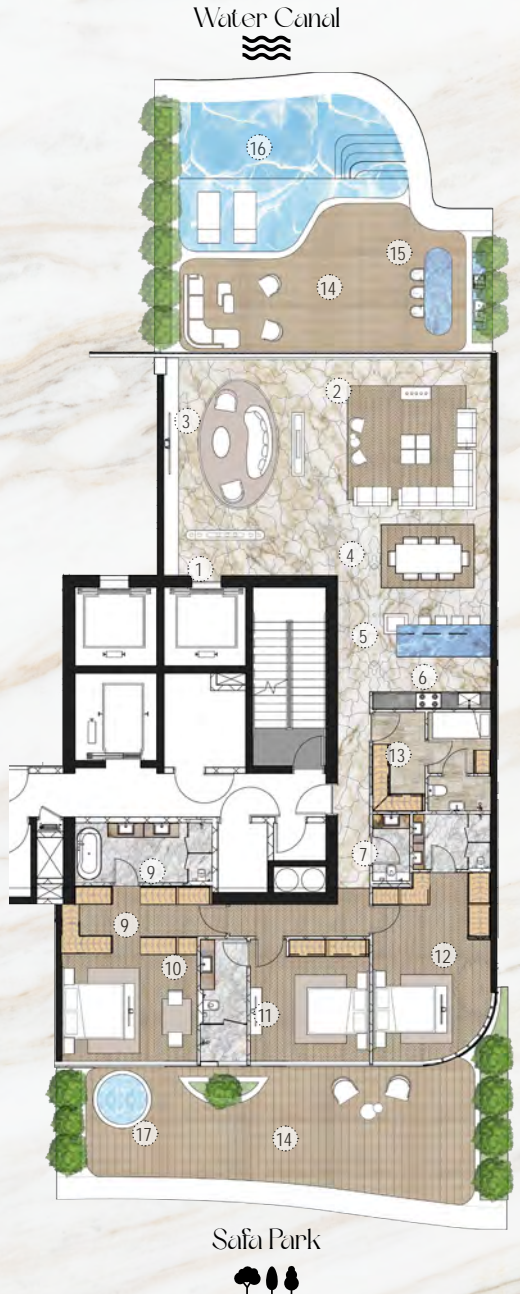
B3droom  
Penthouse





# Legend

- 1. Entrance Foyer
- 2. Family Living
- 3. Formal Living
- 4. Formal Dining
- 5. Show Kitchen
- 6. Wet Kitchen
- 7. Powder Room
- 8. Mastersuite Walk In Closet
- 9. Mastersuite Bathroom
- 10. Mastersuite Bedroom
- 11. Guestsuite 1
- 12. Guestsuite 2
- 13. Staff Quarter
- 14. Outdoor Terrace
- 15. Tepenyaki
- 16. Pool
- 17. Jacuzzi



# Layouts

FLOOR MAPPING	
FLOOR	MAP
1 <sup>st</sup>	
12 <sup>th</sup>	

B3droom  
Penthouse  
Type A



# Legend

1. Entrance Foyer
2. Family Living
3. Formal Living
4. Formal Dining
5. Show Kitchen
6. Breakfast Nook
7. Wet Kitchen
8. Powder Room
9. Mastersuite Walk In Closet
10. Mastersuite Bathroom
11. Mastersuite Bedroom
12. Guestsuite 1
13. Guestsuite 2
14. Staff Quarter
15. Outdoor Terrace
16. Tepenyaki
17. Pool
18. Jacuzzi
19. Sunken



# Layouts

FLOOR MAPPING	
FLOOR	MAP
1 <sup>st</sup>	
2 <sup>nd</sup>	
3 <sup>rd</sup>	
4 <sup>th</sup>	
5 <sup>th</sup>	
6 <sup>th</sup>	
8 <sup>th</sup>	
9 <sup>th</sup>	
10 <sup>th</sup>	
11 <sup>th</sup>	
12 <sup>th</sup>	

B3droom  
Penthouse  
Type B



# Legend

- 1. Entrance Foyer
- 2. Family Living
- 3. Formal Living
- 4. Formal Dining
- 5. Show Kitchen
- 6. Wet Kitchen
- 7. Mastersuite Walk In Closet
- 8. Mastersuite Bathroom
- 9. Mastersuite Bedroom
- 10. Guestsuite 1
- 11. Guestsuite 2
- 12. Staff Quarter
- 13. Outdoor Terrace
- 14. Sunken
- 15. Pool
- 16. Tepenyaki
- 17. Jacuzzi



# Layouts

FLOOR MAPPING	
FLOOR	MAP
4th	

B3droom  
Penthouse  
Type C



# Unit Details

## Type A

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Residences	2,636 Sq.Ft.	245 Sq.M.	2,638 Sq.Ft.	245 Sq.M.
Terrace	2,016 Sq.Ft.	187 Sq.M.	2,016 Sq.Ft.	187 Sq.M.
Total	4,652 Sq.Ft.	432 Sq.M.	4,654 Sq.Ft.	432 Sq.M.

## Type B

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Residences	2,776 Sq.Ft.	258 Sq.M.	2,776 Sq.Ft.	258 Sq.M.
Terrace	1,825 Sq.Ft.	170 Sq.M.	1,863 Sq.Ft.	173 Sq.M.
Total	4,601 Sq.Ft.	428 Sq.M.	4,639 Sq.Ft.	431 Sq.M.

## Type C

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Residences	2,905 Sq.Ft.	270 Sq.M.	2,905 Sq.Ft.	270 Sq.M.
Terrace	2,302 Sq.Ft.	214 Sq.M.	2,442 Sq.Ft.	227 Sq.M.
Total	5,207 Sq.Ft.	484 Sq.M.	5,347 Sq.Ft.	497 Sq.M.





## RESIDENCE FEATURES

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- Casa Canal Residences comprising of Penthouses, Sky Villas, Sky Mansions, 2 Sky Palazzos and 3 Sky Palaces
- Sizes ranging from 4,601 sq. Ft. To 28,209 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 4.5 Meters to 9 Meters
- Exclusive membership to a world class golf course
- 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 Q4, 2025

## EXCLUSIVE AMENITIES

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24 x 7 Luxury Concierge Service



Screening Room



Breakfast & Cafe Lounge



Dedicated Concierge App



Cigar Lounge



Sushi Omakase Counter



Dedicated Chauffeur Service



Indoor Pool & Pool Lounge



Residents Lounge





CASA CANAL

*An Unparalleled Quality of Life*





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