



CASA AHS

DUBAI WATER CANAL



AHS PROPERTIES

ABOUT US

“WE USE KNOWLEDGE, PASSION,
DESIGN AND – ABOVE ALL –
CARE TO TRANSFORM
THE WAY THAT PEOPLE LIVE.”



THE VISIONERY

ABBAS SAJWANI, AN EMIRATI ENTREPRENEUR, EMBARKED ON HIS BUSINESS JOURNEY AT 18 BY FOUNDING AHS GROUP. ABBAS INHERITED STRONG LEADERSHIP AND STRATEGIC VISION.

In 2017, Abbas launched AHS Group, including Ventures, Investments, and Properties, with the ambition to redefine luxury living. By 2021, AHS Properties focused on ultra-luxury real estate, redeveloping villas in prime Dubai locations with exquisite designs. The company expanded to off-plan projects featuring exclusive boutique units, penthouses, and sky villas, showcasing Abbas's innovative approach and dedication to excellence.

From 2021 to 2023, Abbas developed over five ultra-luxury villas and three off-plan projects in premier Dubai areas like Palm Jumeirah, Emirates Hills, and Dubai Water Canal. With assets valued at \$2.7 Billion and a workforce of over 2,000 employees, Abbas continues to lead AHS Group, offering an unparalleled luxurious lifestyle.

His visionary leadership ensures every project epitomizes sophistication and exclusivity.

CEO & FOUNDER

Abbas Sajwani

ONE CANAL

DUBAI WATER 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 meters to 9 meters
- Exclusive membership to a World Class Golf course
- 24/7 Dedicated worldwide concierge App By Lujo
- Expected delivery Q4, 2025

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

ARCHITECTURE BY:



INTERIORS BY:



FURNISHED BY:



ONE CRESCENT

PALM JUMEIRAH



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
- 24/7 Dedicated worldwide concierge App By Lujo
- Expected delivery Q3, 2025

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

ARCHITECTURE BY:



INTERIORS BY:



CASA CANAL

DUBAI WATER CANAL



AN UNPRECEDENTED TWO FLOORS OF AMENITIES ARE DEDICATED EXCLUSIVELY TO CASA CANAL RESIDENTS. A PRIMARY GOAL IS TO CREATE PURPOSEFULLY DESIGNED SPACES WHICH ARE EXTENSIONS OF THE HOME. WHERE A SUPERLATIVE ENVIRONMENT FOR WORKING OUT, CONDUCTING BUSINESS, OR SOCIALIZING WITH FRIENDS IS TURNED INTO AN ULTRA-LUXE EXPERIENCE COMPLEMENTED WITH 3600 VIEWS, BRINGING A SENSE OF PEACE, WONDER AND EXHILARATION TO EVERY MOMENT.

- 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 30,000 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 Q1, 2026

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

ARCHITECTURE BY:



INTERIORS BY:



FURNISHED BY:



DUBAI, WHERE DREAMS MEET LUXURY

DUBAI EMBODIES THE PERFECT BLEND OF DREAMS AND OPULENCE. WITH ITS STUNNING SKYLINE, LUXURY LIFESTYLE, AND RICH CULTURE, THE CITY SEAMLESSLY MERGES TRADITION WITH MODERNITY. FROM ICONIC LANDMARKS TO WORLD-CLASS DINING, EVERY DETAIL IS CRAFTED FOR PERFECTION.





A PLACE WHERE LUXURY IS REDEFINED

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.



NESTLED ALONG THE
DUBAI WATER CANAL AND
NEIGHBORING THE SAFA PARK

CASA AHS EPITOMISES LUXURY
LIVING. THIS EXCLUSIVE RESIDENCE
OFFERS UNPARALLELED WATERFRONT
VISTAS, LUSH GREENERY, AND
EXPANSIVE, UNOBSTRUCTED VIEWS.

WHERE WE ARE LOCATED

LOCATED IN THE VIBRANT DUBAI CANAL AREA —
WHERE INNOVATION MEETS LIFESTYLE IN THE HEART OF THE CITY.



ADJACENT
TO SAFA PARK



10 MIN TO
DUBAI
INTERNATIONAL
FINANCIAL CENTRE



10 MIN TO
BURJ AL ARAB



10 MIN TO
MALL OF THE
EMIRATES



10 MIN TO
DOWN TOWN
DUBAI



15 MIN TO
DUBAI
INTERNATIONAL
AIRPORT

ONE UNIQUE STORY

Along the Dubai Water Canal, CASA AHS emerges as the ultimate sanctuary of luxury. This architectural marvel redefines grandeur with its expansive spaces and striking doubleheight ceilings, creating an atmosphere of open, airy elegance.

Each residence boasts a private infinity edge pool that seems to merge seamlessly with the canal's tranquil waters. Jacuzzis offer moments of indulgence, while expansive terraces provide breathtaking views of the city skyline, perfect for serene relaxation or sophisticated gatherings.

CASA AHS sets a new benchmark for luxurious living, where every detail is meticulously designed to offer the highest standard of refinement and comfort.



ARCHITECTURE BY:



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.

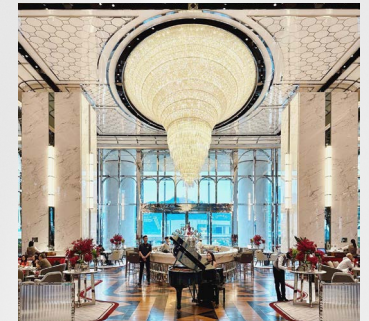
INTERIORS BY:



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.



Hangzhou, China



Raffles at Galaxy, Macau



Marsa Al Arab, Dubai

THE 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.



RESIDENCE FEATURES:



SKY VILLAS,
SKY MANSIONS
AND SKY PALACES



SIZE RANGES
5,088 SQ. FT. -
29,700 SQ. FT.



WATER CANAL &
SAFA PARK VIEWS



PRIVATE
ELEVATORS



CEILING
HEIGHT FROM
6 M TO 12 M



24/7 CONCIERGE
APP. BY LUJO



PERSONAL
PARKING



ELECTRIC VEHICLE
CHARGING
STATIONS &
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



YOGA
ROOM



SPA



GYM

LUXURY ONSEN WITH A BREATHTAKING DUBAI WATER CANAL VIEW

Indulge in a world of tranquility with exclusive onsen amenities, featuring rejuvenating hot springs and premium services all set against the amazing view of the Dubai Water Canal for an unforgettable wellness escape.



A CLASS ACT CIGAR LOUNGE

A haven of luxury by the Dubai Water Canal, where elegance meets indulgence. Savor the world's finest cigars and spirits in an atmosphere of exclusivity, sophistication, and timeless allure.



BESPOKE
LUXURY





THE FINEST FINISHES

Introducing CASA AHS, a new benchmark in ultra-luxury living situated in the heart of Dubai. This architectural marvel seamlessly blends modern design with timeless elegance. Each residence within CASA AHS is adorned with exquisite furnishings, from bespoke dining sets to lavishly upholstered sofas, all crafted with meticulous attention to detail.



The interiors are a testament to refined living, offering a sanctuary of sophistication amidst the vibrant cityscape of Dubai. Residents are treated to an unparalleled lifestyle, where every corner of their home exudes grandeur and style.

THE ART OF LIVING

Our project is a masterpiece of refined elegance and exquisite craftsmanship. High ceilings create a vast expanse of freedom and grandeur, where every detail is crafted to perfection. Marble floors, polished to a mirrorlike finish, reflect light and amplify the sense of space, setting a luxurious foundation.



Sumptuous fabrics and bespoke woodwork add layers of warmth and sophistication, creating a symphony of textures that elevate the senses. This residence is more than a dwelling; it is a sanctuary where luxury becomes a lifestyle and artistry transforms the everyday into the extraordinary.

OPULENCE
HOMES



SKYLINE SANCTUARY

Escape to a sanctuary of luxury and tranquility, where the skyline becomes your personal masterpiece. Expansive glass walls open to breathtaking city views, transforming your space into an extraordinary experience. Double-height ceilings enhance the elegance, while sophisticated design and ambient lighting create an inviting retreat.



In this haven, sophistication meets serenity, offering a perfect blend of modern elegance and timeless beauty. Welcome to CASA AHS where every moment is a testament to luxury living.



THE EXQUISITE GUEST BEDROOM

The exquisite guest bedroom at CASA AHS is a refined retreat designed to impress. Every element, from luxurious textures to a calming color palette, reflects elegance and comfort. A plush bed with premium linens, bespoke lighting, and tasteful furnishings create a serene, welcoming ambiance.



Floor-to-ceiling windows offer natural light and stunning views, while integrated storage ensures a sleek, clutter-free space. High-end finishes, custom cabinetry, and curated artwork enhance the room's sophistication. The ensuite bathroom features marble surfaces and designer fixtures.

PEERLESS
LUXURY



ELYSIUM ON THE CANAL

Perched on the Dubai Water Canal, a masterpiece by renowned architect Shaun Killa redefines modern luxury. This striking structure, a fusion of glass, steel, and natural stone, mirrors the canal's graceful flow with its bold angles and organic curves.

Bathed in sunlight, the shimmering facade casts a mesmerizing play of colors, a testament to visionary design. Behind it, the lush greenery of Safa Park offers a serene contrast, while expansive terraces frame breathtaking views of both water and nature.

More than architecture, this creation is a symphony of art, innovation, and elegance an icon of human ingenuity in the heart of Dubai.





THE ART OF LEISURE

YOUR EXCLUSIVE CIGAR LOUNGE



PRESTIGIOUS WORKSPACE

YOUR PRIVATE OFFICE



PRIVATE PANORAMIC GYM & YOGA STUDIO

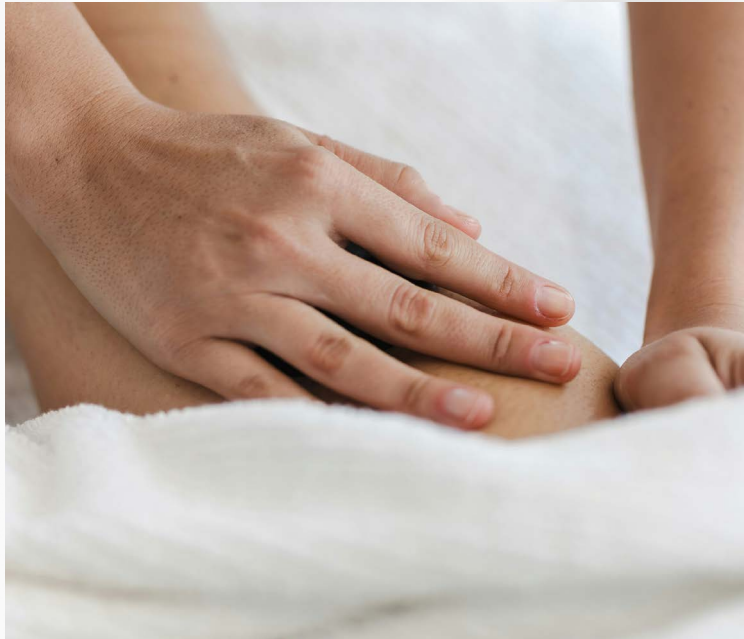
Mix and match your work-out schedule in the state-of-the-art Gym & Yoga Studio at Casa AHS. The Fully equipped studio has everything you need to stay fit and in great shape!



PURE BLISS

YOUR PRIVATE OFFICE

Experience the ultimate relaxation in your exclusive spa treatment room, nestled within the comfort of your private haven. Designed to be a personal sanctuary, this serene space offers a soothing escape from the demands of daily life. Soft lighting, calming aromas, and elegant interiors create a peaceful ambiance where you can unwind and rejuvenate



Whether indulging in a massage or a personalized wellness ritual, every moment is crafted for your comfort and tranquility. Let go of stress, restore your inner balance, and embrace the luxury of solitude in this perfect oasis of calm, tailored entirely for your well-being.

ELEVATE YOUR
MOVIE NIGHTS



REDEFINING LUXURY LIVING

At CASA AHS, luxury living is redefined with an unmatched blend of elegance and comfort. Picture a real where every detail is meticulously crafted to elevate your experience—where sophistication meets daily indulgence. From bespoke amenities to impeccable service, CASA AHS transforms each day into a journey of opulence and style. Elevate your everyday living with a residence that anticipates your every desire, making each moment a testament to refined living.





THE WORLD

IS YOUR PLAYGROUND

Lujo Services offers tailored luxury experiences designed to elevate your lifestyle. From curated travel and exclusive concierge to personalized home management, every detail is crafted with elegance and precision. Lujo transforms everyday moments into exceptional ones, with seamless service and refined sophistication.



THE LUJO EXPERIENCE



24X7 CONCIERGE SERVICES



HOUSE KEEPING SERVICES



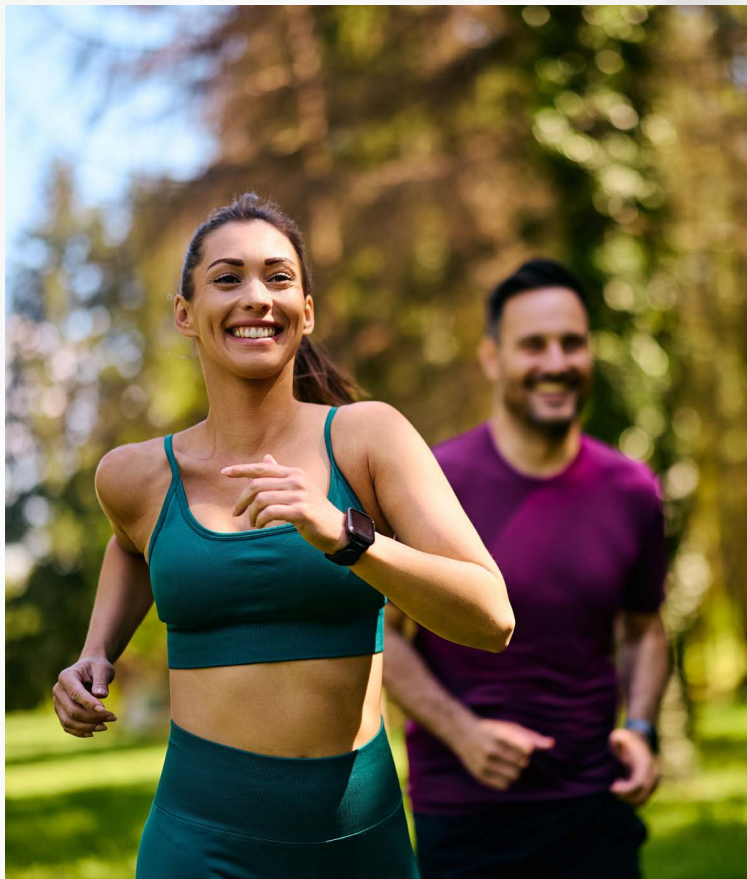
YOUR CURATED UHNI NETWORK



CHAUFFEURED LIMO SERVICES



SPLENDOR AWAITS



Where each sunrise unveils a world of refined wellness. Days are spent in serene, private gardens, and evenings are graced with elegant gatherings under a celestial canopy. Here, every moment is an invitation to experience ultimate luxury and tranquility.

CRUISING
INTO LUXURY



WITH YOUR PRIVATE
GARAGE & LOUNGE





CASA AHS

DUBAI WATER CANAL



ICON OF LUXURY

ON DUBAI WATER CANAL

CURRENT PROJECTS



ONE CANAL
DUBAI WATER CANAL



ONE CRESCENT
PALM JUMEIRAH



CASA CANAL
DUBAI WATER CANAL



AHS TOWER
SHEIKH ZAYED ROAD

COMPLETED PROJECTS



SEARENITY
PALM JUMEIRAH



AMARA
EMIRATES HILLS



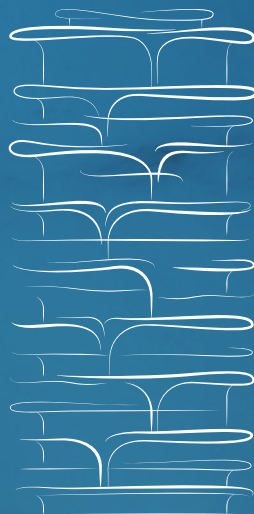
AZALEA
PALM JUMEIRAH



SERENE
PALM JUMEIRAH



SUN RAYS
PALM JUMEIRAH



CASA AHS

DUBAI WATER CANAL

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SALES CENTRE - AHS PROPERTIES, HAPPINESS STREET, CITY WALK - UNIT 2, BUILDING 5 DUBAI, UAE