

CASA AHS

DUBAI WATER CANAL

“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

A wide-angle photograph of the Dubai skyline, featuring the Burj Khalifa as the central focal point. The skyscraper is surrounded by other modern high-rise buildings. In the foreground, a large body of water reflects the city and the sky. The sky is blue with scattered white clouds. The overall scene conveys a sense of modernity and luxury.

Dubai epitomises the perfect fusion of dreams and opulence. Renowned for its breathtaking skyline and lavish lifestyle, the city thrives on blending traditional charm with cutting-edge modernity. From iconic skyscrapers and designer shopping to vibrant cultural events and exquisite dining, Dubai offers an experience where sophistication and excitement intertwine seamlessly. Dubai, Where Dreams Meet Luxury unveils a world where every detail is crafted to perfection and every moment is bathed in grandeur.



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.





Adjacent
to Safa Park



10 Min to
DIFC



10 Min to
Burj Al Arab



10 Min to
Mall Of The Emirates



10 Min to
Down Town



15 Min to
Dubai International Airport

A Place Where Luxury
is Redefined



CASA AHS

DUBAI WATER CANAL

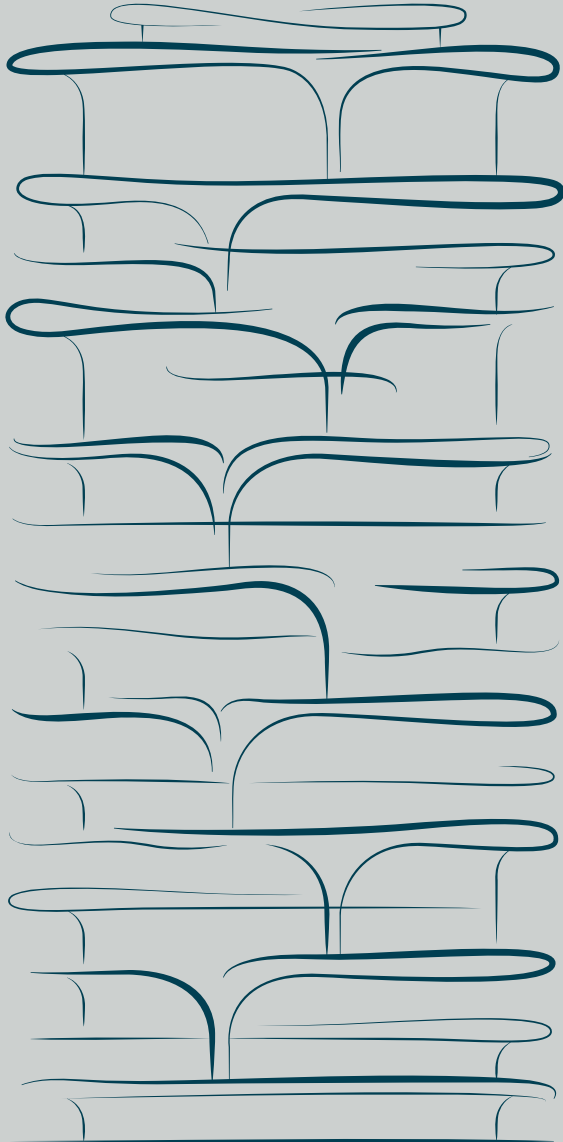
One Unique Story

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 double-height ceilings, creating an atmosphere of open, airy elegance.

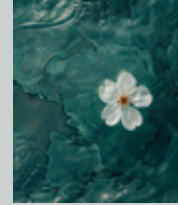
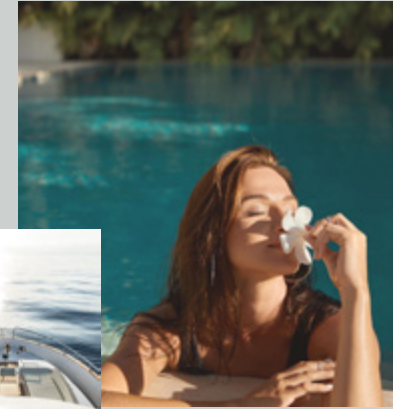
Each residence boasts a private infinity-edge pool that seems to merge seamlessly with the canal's tranquil waters. Jacuzzis offer moments of indulgence, while expansive terraces provide breathtaking views of the city skyline, perfect for serene relaxation or sophisticated gatherings.

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





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.

Our Partners:

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.



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.







Peerless 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

A Tapestry of Luxury

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 mirror-like 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

Your Ultimate Escape

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

Every detail of CASA AHS has been thoughtfully curated to provide a truly luxurious experience.



Where Luxury Meets Tranquility



Imagine winding down in a space designed not just for living, but for transcending the ordinary. Here, your evenings are spent savoring quiet moments of peace, and your days are embraced by effortless elegance. This is not just a residence, it's a journey into a world where every element harmonises to create a perfect blend of luxury and tranquility.

Elysium on the Canal

Nestled on the Dubai Water Canal, a masterpiece of modern architecture rises—a creation of renowned architect Shaun Killa. This extraordinary structure is more than just a building; it is a testament to visionary genius and the epitome of luxury.

The exterior of the building is a breathtaking blend of glass, steel, and natural stone, with curves and angles that echo the gentle flow of the canal. The facade shimmers in the sunlight, reflecting a dazzling display of colors. It's a marvel of design, where daring angles and organic shapes create a sense of motion and life.

The location is unparalleled. Behind the structure lies the lush expanse of Safa Park, offering a serene contrast to the urban landscape. Expansive terraces and balconies provide stunning views of both the park and canal, where the gentle flow of water adds tranquility to this exclusive setting.

Shaun Killa's creation is more than an architectural triumph; it is a symbol of what is possible when art, innovation, and nature unite. This masterpiece is a haven of luxury, an extraordinary testament to human creativity in the heart of Dubai.



Elevate Your Movie Nights



The Art of Leisure

Your Exclusive
Cigar Lounge





Prestigious Workspace

Your Privet Office



Your Private Oasis

Nestled within your home is a hidden gem—a private garden designed for tranquility. In this intimate space, lush greenery and stylish seating create a serene escape. Here, you can enjoy peaceful moments and quiet contemplation, enveloped in a world of refined elegance and calm.



Your Private Retreat



Pure Bliss - Your Spa Experience

An exclusive spa treatment room in your private haven. Find your solace from daily worries and escape to a perfect oasis of calm.



The Art of Outdoor Luxury

Experience a luxurious outdoor sanctuary where sophistication blends with tranquility. An elegantly set Beliaro table provides the perfect setting for intimate gatherings, while a serene water feature adds a touch of peaceful ambiance. This meticulously designed retreat redefines outdoor living, offering a seamless blend of elegance and relaxation.





A Luxe Common
Area Retreat



CASA AHS Redefining Luxury Living

At CASA AHS, luxury living is redefined with an unmatched blend of elegance and comfort. Picture a realm 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

THE LUJO EXPERIENCE



24x7 Concierge Services



House Keeping Services



Your Curated
UHNI Network

Chauffeured Limo
Service





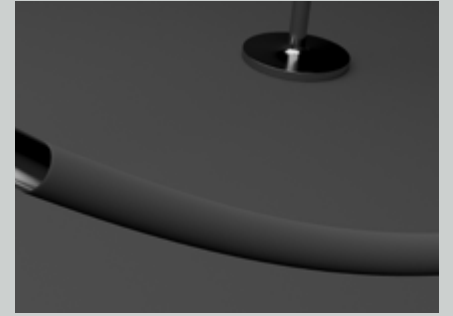
Privacy and
Exclusivity Define
Your Lifestyle

Yachting



Restaurants

Events



Experience

Aviation



Entertainment





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.

Splendor awaits
at CASA AHS



The Singular Tale

A stunning collection of Penthouses, Sky Villas, and Sky Mansions at CASA AHS, where ultra-luxury meets unrivaled elegance. Inspired by the graceful waves of the Dubai Water Canal, these upscale residences offer an extraordinary living experience. With expansive spaces, double-height ceilings, private infinity-edge pools, jacuzzis, and generous terraces, every detail sets a new standard in luxurious living. Immerse yourself in a meticulously designed space where elegant touches and the utmost style create pure opulence. Floor-to-ceiling windows frame uninterrupted views of the Dubai Water Canal and the city's iconic skyline, delivering a living experience that transcends the ordinary.



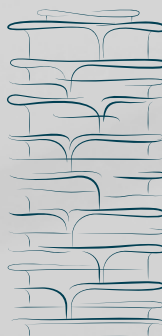
CASA AHS

DUBAI WATER CANAL

Icon of Luxury on
Dubai Water Canal







CASA AHS

DUBAI WATER CANAL



info@ahs-properties.com



+971 (4) 4581821



[ahs.properties](https://www.instagram.com/ahs.properties)



[ahs-properties.com](https://www.ahs-properties.com)



Sales Centre - AHS Properties, Happiness Street,
City Walk – Unit 2, Building 5 Dubai, UAE.