



ARRIVE AT TRUE LUXURY
PENTHOUSES & SKY VILLAS

By Invitation

B5droom
Sky Villa





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



Killa Design is dedicated to creating innovative buildings that are timeless, environmentally sustainable, and contextually inspired. They specialise in mixed-use, high rise, hospitality, office, and residential projects. Also They have significant experience in retail, theatre, museum, urban design, and master planning projects. Driven by design excellence, Shaun Killa is an award winning architect with international experience spanning over 26 years. Throughout his career, Shaun has focused his design philosophy on buildings and masterplans that are sustainable, innovative, contextually inspired and have a holistic approach to the natural and economic environment which has led to numerous highly recognisable iconic projects.

Shaun Killa

Founder - Killa Design



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.





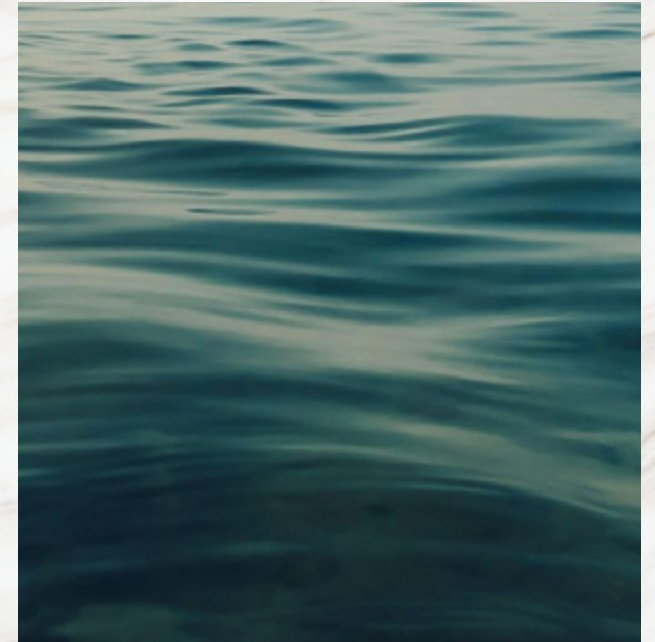
The Residence aims to create a new standard of luxury living, and to make a lasting imprint.

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 5 Bedroom Sky Villas

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.

B5droom
Sky Villa

Type A



Type B





Floor-to-ceiling glass frontages and expansive sunrise terraces seamlessly integrate the interior and exterior of your home, taking in sweeping views over the Dubai Water Canal.



B5droom
Sky Villa

Double Master Suites



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



*The Exquisite
Guest Bedroom*

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Sky Villa





Stunning Panoramic Views

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

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Hand-Crafted Walk-In Closets

To accommodate the
flowing luxury rhythms of
your life.

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Make a Power Point

Taking the lead from stunning office
will definitely make
the difference.

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Blockbuster Experience

Enjoy the big screen experience
from the comfort of your home.

Treat guests and family to their
favourite movies or create
'blockbuster' birthday parties
powered by the magic of movies!



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Sky Villa

A modern rooftop lounge with a swimming pool, lounge area, and city view. The lounge features a large glass-walled interior with a curved wooden ceiling and a spiral staircase. The outdoor area includes a swimming pool with a curved edge, a lounge area with a curved sofa and a fire pit, and a bar area with a curved counter. The view is of a city at dusk.

An Ode to Balcony Views

Legend

Lower Floor

- 1. Entrance Foyer
- 2. Formal Living
- 3. Grand Staircase
- 4. Formal Dining
- 5. Breakfast Nook
- 6. Show Kitchen
- 7. Powder Room
- 8. Wet Kitchen
- 9. Guestsuite 1
- 10. Guestsuite 2
- 11. Guestsuite 3
- 12. Outdoor Terrace
- 13. Tepenyaki
- 14. Sunken Seating
- 15. Pool

Upper Floor

- 16. Grand Staircase
- 17. Void To Formal Living Below
- 18. Guestsuite 4
- 19. Mastersuite Bedroom
- 20. Mastersuite Walk in Closet
- 21. Mastersuite Bathroom
- 22. Staff Quarter
- 23. Cinema
- 24. Outdoor Terrace
- 25. Jacuzzi



Lower Floor

Water Canal



Safa Park



Upper Floor

Layouts

FLOOR MAPPING	
FLOOR	MAP
1 st	
2 nd	

B5droom
Sky Villa
Type A

Legend

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



Water Canal

Safa Park

Layouts

FLOOR MAPPING	
FLOOR	MAP
3 rd	
5 th	

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Sky Villa
Type B

Unit Details

Type A

5 Bedrooms | 7 Bathrooms | 4 Parking Spaces

	From		To	
Residences	4,914 Sq.Ft.	457 Sq.M.	4,914 Sq.Ft.	457 Sq.M.
Terrace	3,542 Sq.Ft.	329 Sq.M.	3,793 Sq.Ft.	352 Sq.M.
Total	8,456 Sq.Ft.	786 Sq.M.	8,707 Sq.Ft.	809 Sq.M.

Type B

5 Bedrooms | 8 Bathrooms | 4 Parking Spaces

	From		To	
Residences	5,224 Sq.Ft.	485 Sq.M.	5,224 Sq.Ft.	485 Sq.M.
Terrace	4,366 Sq.Ft.	406 Sq.M.	4,497 Sq.Ft.	418 Sq.M.
Total	9,590 Sq.Ft.	891 Sq.M.	9,721 Sq.Ft.	903 Sq.M.

RESIDENCE FEATURES

- 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



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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