



ARRIVE AT TRUE LUXURY
PENTHOUSES & SKY VILLAS

By Invitation

4 Bedroom
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.



HBA
HIRSCH BEDNER ASSOCIATES



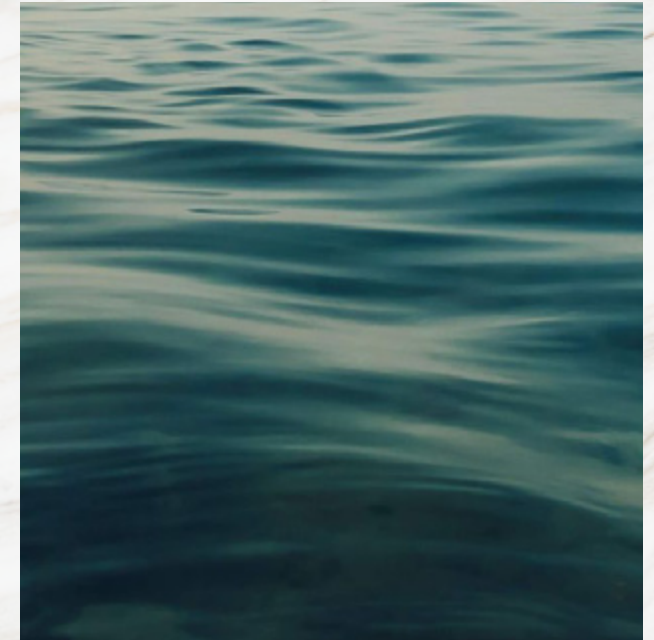
The Residence aims to create a new standard of luxury living, and to make a lasting imprint.

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 4 Bedroom Sky Villa

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.

4
Bedroom
Sky Villa



*The Art of Living
in Style*

4 Bedroom
Sky Villa







Unmatched Elegance

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

4 Bedroom
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.

4 Bedroom
Sky Villa



Legend

Lower Floor

1. Entrance Foyer
2. Family Living
3. Formal Living
4. Grand Staircase
5. Formal Dining
6. Show Kitchen
7. Wet Kitchen
8. Powder Room
9. Guestsuite 1
10. Guestsuite 2
11. Guestsuite 3
12. Staff Quarters
13. Outdoor Terrace
14. Sunken Area
15. Tepenyaki
16. Pool
17. Jacuzzi

Upper Floor

18. Grand Staircase
19. Study Room
20. Mastersuite Bedroom
21. Mastersuite Walk In Closet
22. Mastersuite Bathroom
23. Pool
24. Outdoor Terrace



Lower Floor

Water Canal



Safa Park



Upper Floor

Layouts

FLOOR MAPPING	
FLOOR	MAP
2 nd	
3 rd	
4 th	
5 th	
8 th	
9 th	
10 th	
11 th	

4 Bedroom
Sky Villa
Type A

Legend

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



Layouts

FLOOR MAPPING	
FLOOR	MAP
11 th	

B4 Bedroom
Sky Villa
Type B

Unit Details

Type A

4 Bedrooms | 6 Bathrooms | 4 Parking Spaces

	From	
Residences	3,618 Sq.Ft.	336 Sq.M.
Terrace	3,051 Sq.Ft.	283 Sq.M.
Total	6,669 Sq.Ft.	619 Sq.M.

Type B

4 Bedrooms | 6 Bathrooms | 4 Parking Spaces

	From	
Residences	3,612 Sq.Ft.	336 Sq.M.
Terrace	2,501 Sq.Ft.	232 Sq.M.
Total	6,113 Sq.Ft.	558 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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