



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

*By Invitation*

**B6droom**  
Sky Mansion







## 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



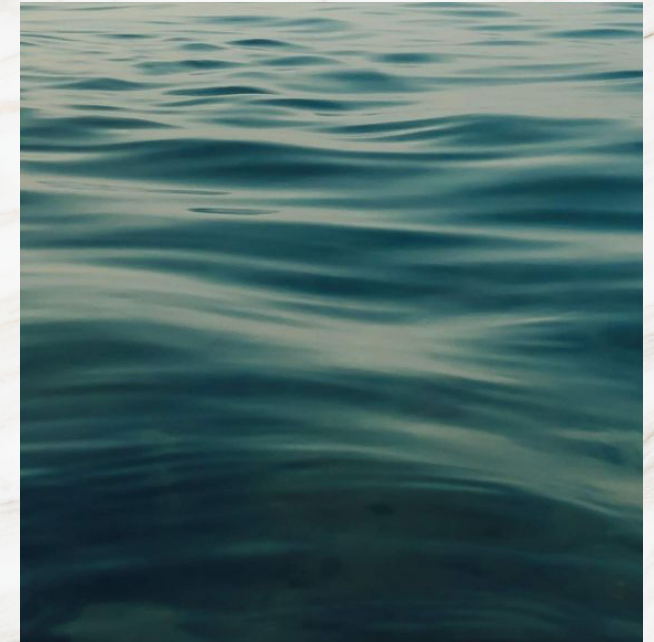


Feel the soothing embrace of nature as the wind whispers through the trees, creating a symphony of melodies that serenade your senses.



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.



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



ELEVATED EXCELLENCE



*Where Luxury Meets Sky-High  
Living Standards*





## ONE UNIQUE STORY

*A stunning collection of 6 Bedroom Sky Mansions*

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.

**B6droom**  
Sky Mansion









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.



B6droom  
Sky Mansion



# Double Master Suites



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





*The Exquisite  
Guest Bedroom*

B5droom  
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.

**B6droom**  
Sky Mansion







## *Hand-Crafted Walk-In Closets*

To accommodate the  
flowing luxury rhythms of  
your life.

B6droom  
Sky Mansion







## *Make a Power Point*

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

**B6**droom  
Sky Mansion







## 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!





*An Ode to Balcony Views*





# Legend

## Lower Floor

1. Entrance Foyer
2. Cigar Room
3. Bar Lounge
4. Grand Piano
5. Formal Living
6. Formal Dining
7. Grand Staircase
8. Show Kitchen
9. Wet Kitchen
10. Powder Room
11. Guestsuite 1
12. Guestsuite 2
13. Guestsuite 3
14. Guestsuite 4
15. Cinema Room
16. Staff Quarters
17. Outdoor Terrace
18. Pool
19. Sunken Seating
20. Tepenyaki

## Upper Floor

21. Grand Staircase
22. Family Living
23. Void to Formal Living Below
24. Guestsuite 5
25. Salon
26. Sauna
27. Treatment Massage Room
28. Mastersuite Walk in Closet
29. Mastersuite Bathroom
30. Mastersuite Bedroom
31. Outdoor Terrace
32. Jacuzzi



Lower Floor



Upper Floor

# Layouts

FLOOR MAPPING	
FLOOR	MAP
7 <sup>th</sup>	
8 <sup>th</sup>	
9 <sup>th</sup>	
10 <sup>th</sup>	
11 <sup>th</sup>	
12 <sup>th</sup>	

Bedroom  
Sky Mansion

Type A

Water Canal

Safa Park





# Legend

## Lower Floor

1. Entrance Foyer
2. Grand Piano
3. Formal Living
4. Formal Dining
5. Bar Lounge
6. Cigar Lounge
7. Show Kitchen
8. Wet Kitchen
9. Powder Room
10. Office
11. Cinema Room
12. Guestsuite 1
13. Guestsuite 2
14. Guestsuite 3
15. Guestsuite 4
16. Guestsuite 5
17. Staff Quarters
18. Outdoor Terrace
19. Jacuzzi
20. Pool
21. Sunken Seating
22. Tepenyaki

## Upper Floor

23. Grand Staircase
24. Mastersuite Walk in Closet
25. Mastersuite Bathroom
26. Mastersuite Bedroom
27. Pool
28. Outdoor Terrace

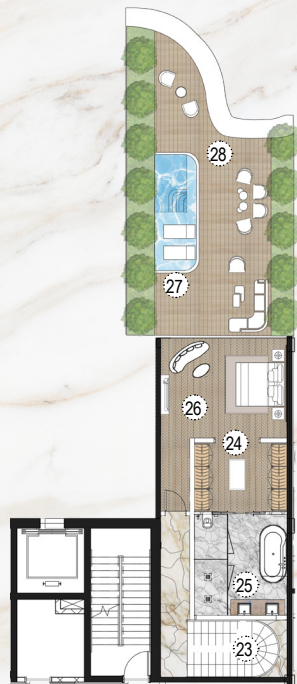


Lower Floor

Water Canal

Safa Park

# Layouts



Upper Floor

FLOOR MAPPING	
FLOOR	MAP
6 <sup>th</sup>	
7 <sup>th</sup>	

Bedroom  
Sky Mansion  
Type B

Option 1



# Legend

## Lower Floor

1. Entrance Foyer
2. Grand Piano
3. Formal Living
4. Formal Dining
5. Bar Lounge
6. Cigar Lounge
7. Show Kitchen
8. Wet Kitchen
9. Powder Room
10. Office
11. Cinema Room
12. Guestsuite 1
13. Guestsuite 2
14. Guestsuite 3
15. Guestsuite 4
16. Staff Quarters
17. Gym
18. Spa Treatment Room
19. Sauna Room
20. Steam Room
21. Outdoor Terrace
22. Jacuzzi
23. Pool
24. Sunken Seating
25. Tepenyaki

## Upper Floor

26. Grand Staircase
27. Mastersuite Walk in Closet
28. Mastersuite Bathroom
29. Mastersuite Bedroom
30. Pool
31. Outdoor Terrace



Lower Floor

Water Canal

Safa Park

# Layouts



Upper Floor

FLOOR MAPPING	
FLOOR	MAP
6 <sup>th</sup>	
7 <sup>th</sup>	

Bedroom  
Sky Mansion  
Type B

Option 2



# Unit Details

## 6 Bedroom Sky Mansion

### Type A

6 Bedrooms | 8 Bathrooms | 5 Parking Spaces

	From		To	
Residences	7,518 Sq.Ft.	698 Sq.M.	7,518 Sq.Ft.	698 Sq.M.
Terrace	5,042 Sq.Ft.	468 Sq.M.	5,173 Sq.Ft.	481 Sq.M.
Total	12,560 Sq.Ft.	1,166 Sq.M.	12,691 Sq.Ft.	1,179 Sq.M.

### Type B

6 Bedrooms | 8 Bathrooms | 5 Parking Spaces

	From		To	
Residences	6,862 Sq.Ft.	638 Sq.M.	6,862 Sq.Ft.	638 Sq.M.
Terrace	5,413 Sq.Ft.	503 Sq.M.	5,491 Sq.Ft.	510 Sq.M.
Total	12,275 Sq.Ft.	1,141 Sq.M.	12,353 Sq.Ft.	1,148 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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