



Quietly Iconic.  
*Purposefully Boutique.*

Capital Horizon  
TERRACES  
DUBAI ISLANDS

CIRRERA  
— DEVELOPMENT —

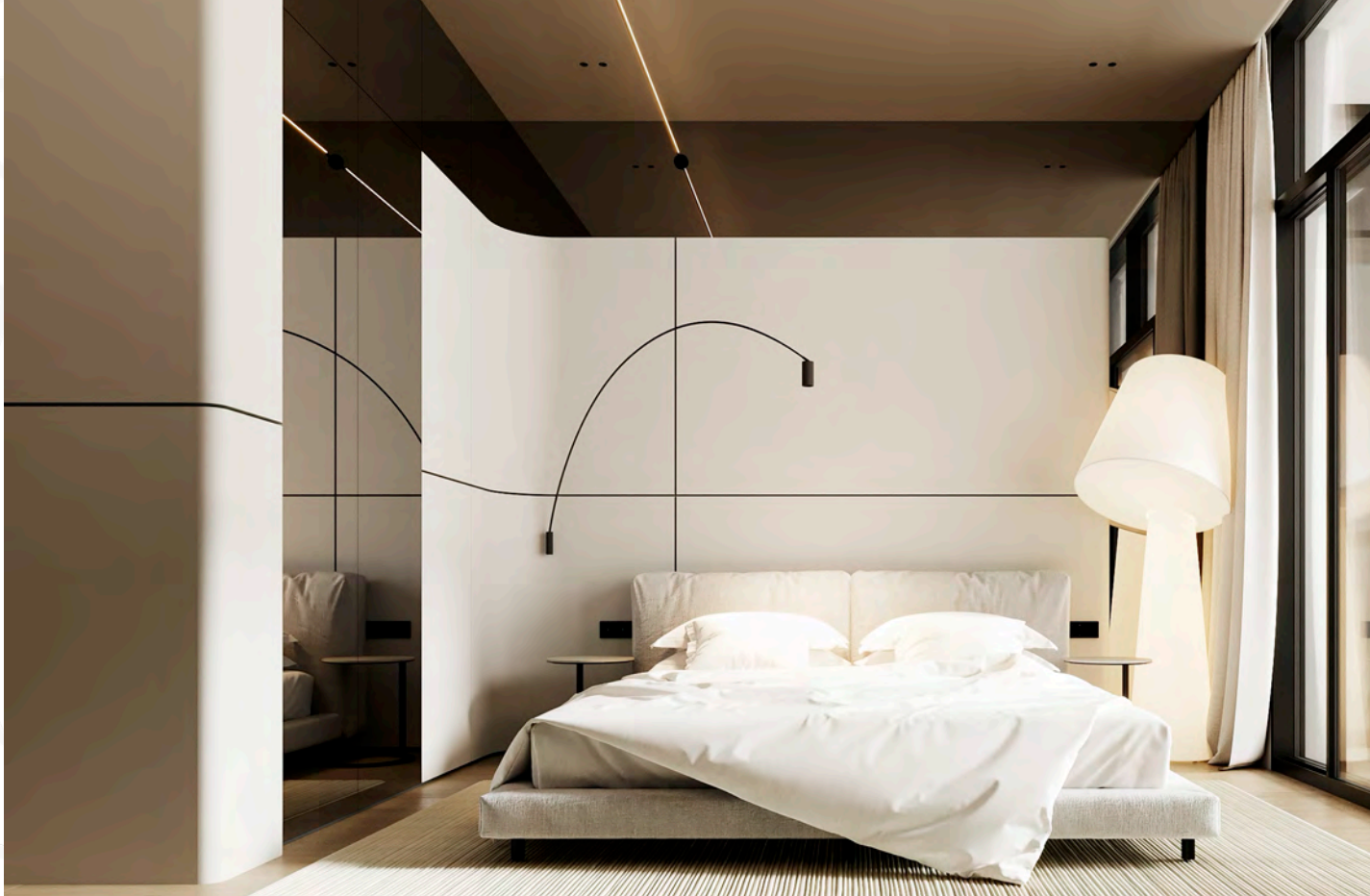




## Our Vision

Cirrera exists to **reimagine modern living** through beautifully engineered spaces where intelligent design, refined aesthetics, and enduring quality come together to enhance how people live, today and for decades to come.





## Our Difference

Through proprietary technical solutions, Cirrera can deliver up to **12% more usable internal space** than comparable developments; a feat of engineering that is both felt and measured. This is space, reengineered to work harder and feel better.



**AERIAL VIEW FROM  
SOUTHEAST**



CAPITAL HORIZON TERRACES



# ILLUSTRATIVE PLAN

## Island A

### Mixed-Use Island Core

- Vibrant, high energy mixed-use island core providing a hub for Dubai islands: mall, entertainment, business, waterfront commercial, marina and high-end island living
- Primary access from the city, providing connection to Islands B, C and D
- First arrival experience into Dubai islands
- Variety of waterfront experiences: public and private marinas, boardwalks, promenades, public and semi-private beaches.

#### LEGEND

- ❶ Beach Front Hotel/Resort
- ❷ Marina
- ❸ Marina Hotels & Apartments
- ❹ Mall
- ❺ Urban Island Residential
- ❻ Waterfront Residential
- ❼ Beach
- ❽ Promenade
- ❾ Community Park
- ❿ Destination Art & Cultural District





## KEY FACTS LOCATION



**86** Resorts  
& Hotels



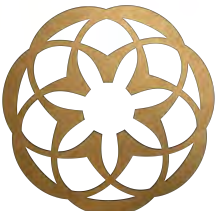
**21** kilometers  
Beach Length



**9** Marinas



**2** 18-Hole Golf Course  
9-Hole Golf Course



CAPITAL HORIZON  
TERRACES





## DISTANCE

- 3 min walk to Beach
- 4 min walk to Deira Mall
- 5 min walk to Marina



## Building

G + P + 8

## Properties

Apartments  
1 – 2 – 3 BR's

## Total Units

63

## 1 BD Units

15

## 2 BDs Units

39

## 3 BDs Units

9



## DISTANCE

- 15 min DXB Airport
- 25 min Downtown
- 30 min Burj Al Arab

## Availability

Off-Plan Sale  
Available Now

## Delivery

Hand-Over  
Q4 - 2026

## Payment Plan

Flexible  
50% + 50%

## 1 BD Units

15

## 2 BDs Units

39

## 3 BDs Units

9







# Driven to Create

## *Designed to Inspire*

Every Cirrera project starts with a blank canvas and a clear **point of view**: design with intelligence, build with precision, and create spaces that feel as good as they look.



Expansive 3.2 m windows bring in sunlight and panoramic views



Fully furnished and equipped kitchen



Interior space optimised for comfort and value



Health & Wellness: Gym, Yoga Area, Sauna & Pool

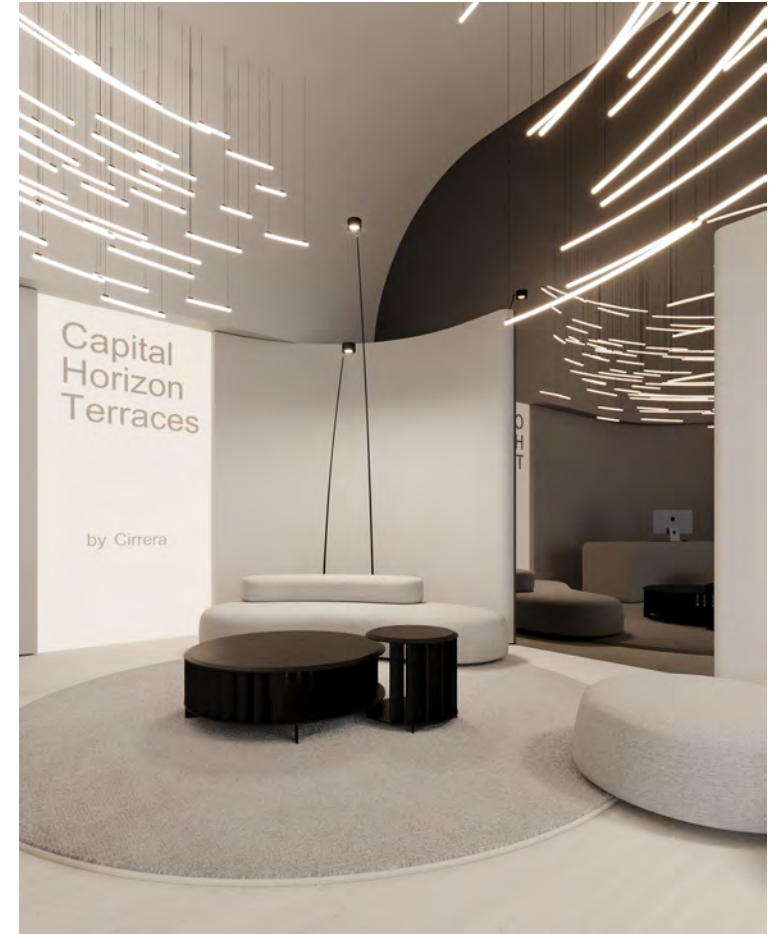
Apartments with 1, 2 or 3 bedrooms from AED 1,700,000







## Reception





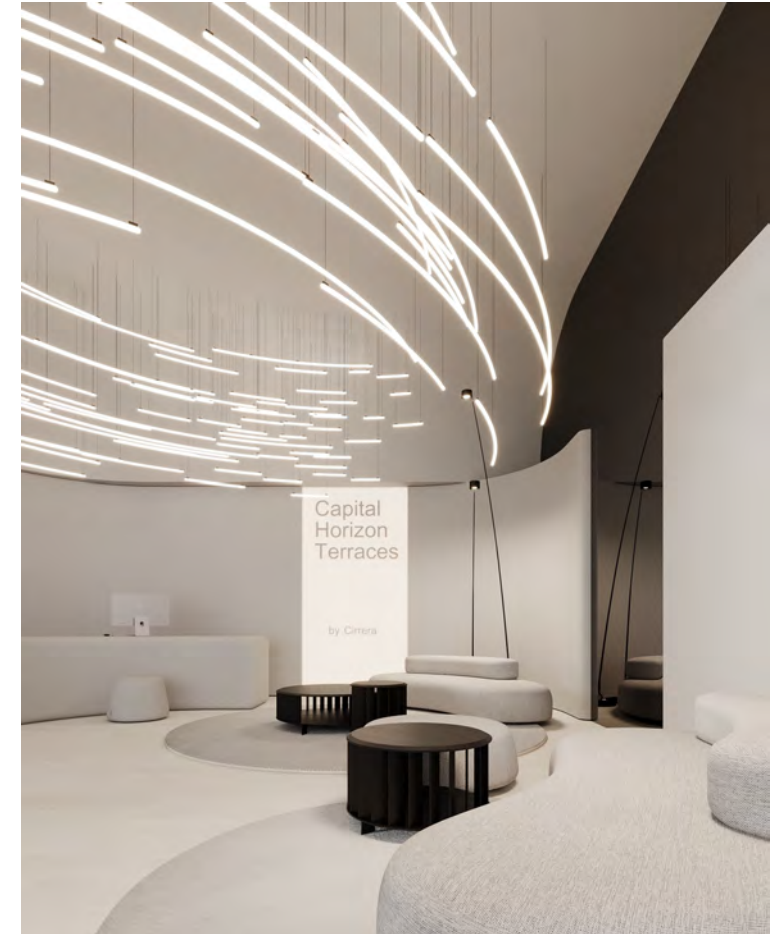


RECEPTION

Capital  
Horizon  
Terraces

by Cirrera









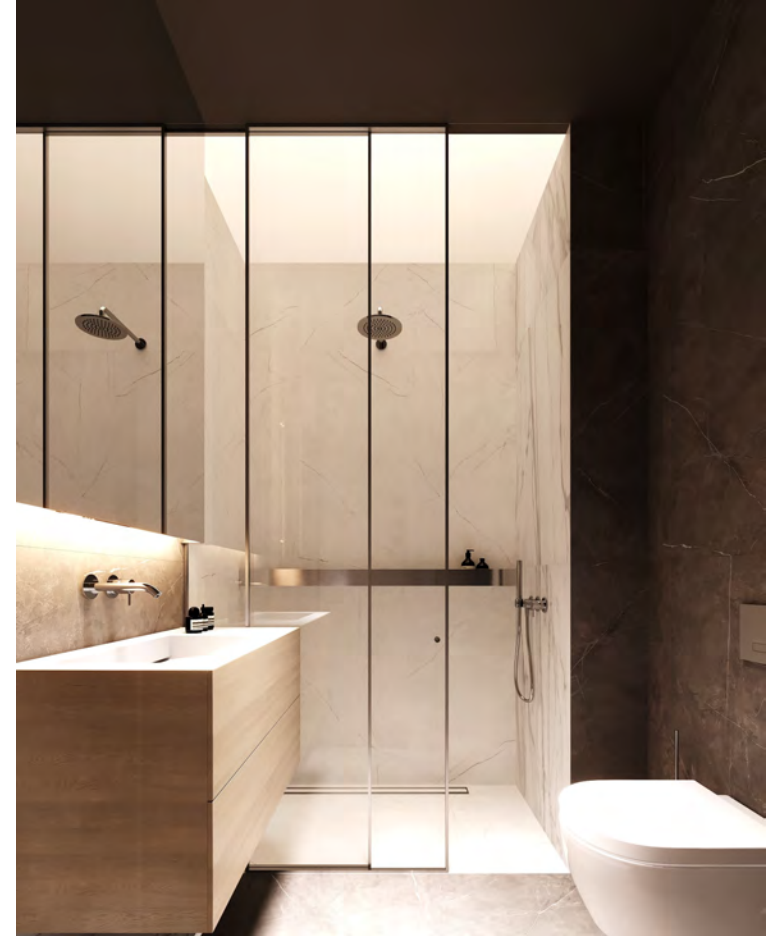
## Apartment 1 BDR















## Apartment 2 BDR







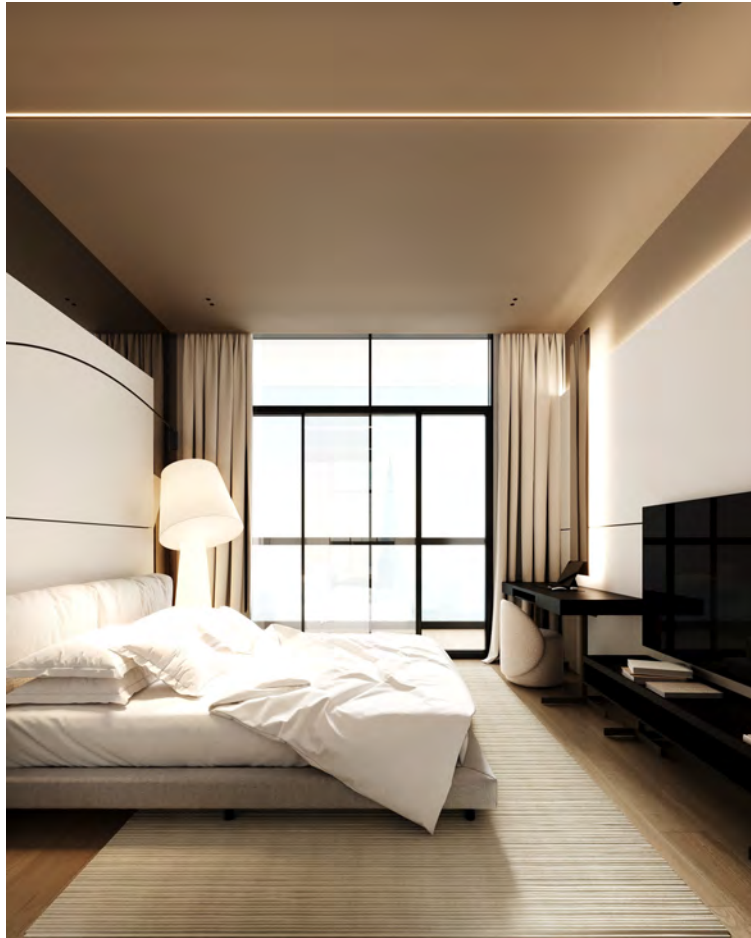








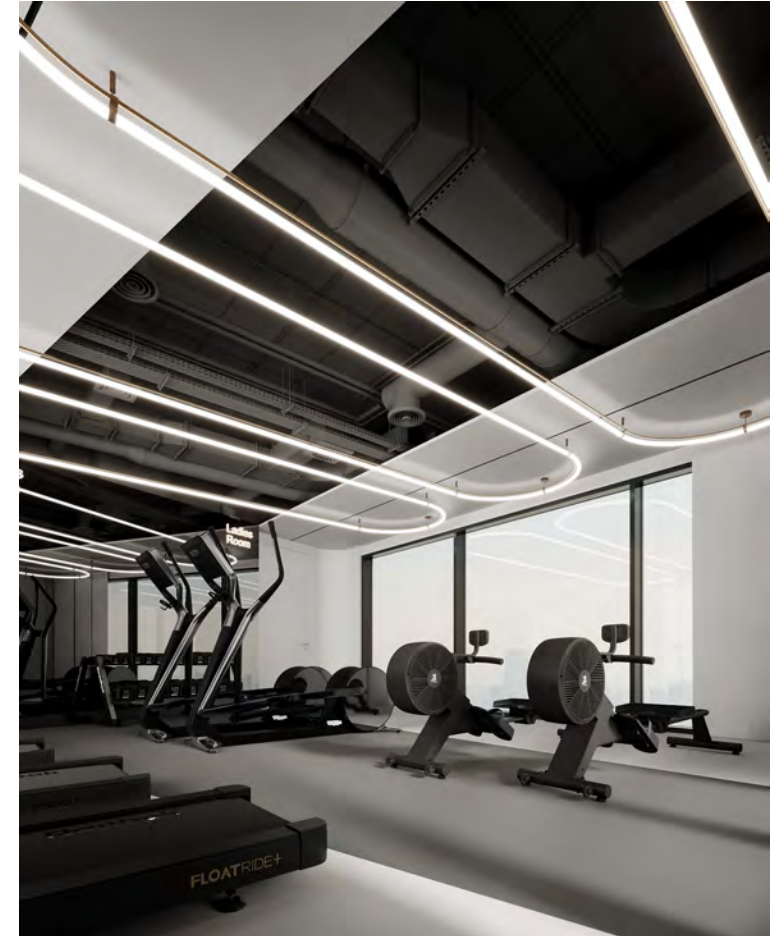








# Gym







Gent's  
Room

Ladi  
Room





## Our Location

**5-10 minutes:**

Dubai Canal / Gold Souq Metro Station / Port Rashid

**10-15 minutes:**

Sheikh Zayed Road / Dubai Greek / Deira

**15-20 minutes:**

Dubai International airport / JBR The Walk/ Al Mamzar Beach Park

**20-25 minutes:**

Downtown Dubai / Dubai World Trade Centre / Dubai Gold Souq

**25 - 30 minutes:**

Business Bay / Dubai Financial Centre







# CIRRERA

— DEVELOPMENT —

Interior spaces at Capital Horizon Terraces  
have been proudly designed by:

**OCKHOME**  
HOME COLLECTION