



ARRIVE AT TRUE LUXURY
PENTHOUSES & SKY VILLAS

By Invitation

B3droom
Penthouse





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



ELEVATED EXCELLENCE



*Where Luxury Meets Sky-High
Living Standards*



ONE UNIQUE STORY

A stunning collection of 3 Bedroom Penthouses

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.

B3droom
Penthouse



*Your Oasis of
Calm and Serenity*



B3droom
Penthouse



Living areas are set along
the waterfront maximizing striking
Dubai Water Canal & Down Town's Skyline views

*With Stunning
Views*

B3droom
Penthouse





Unmatched Elegance

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

B3droom
Penthouse





Panoramic Safa Park View

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

B3droom
Penthouse



Legend

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



Layouts

FLOOR MAPPING	
FLOOR	MAP
12th	

B3droom
Penthouse
Type A

Legend

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



Layouts

FLOOR MAPPING	
FLOOR	MAP
2 nd	
3 rd	
4 th	
5 th	
6 th	
7 th	
8 th	
9 th	
12 th	

B3droom
Penthouse
Type B

Legend

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



Water Canal



Safa Park



Layouts

FLOOR MAPPING	
FLOOR	MAP
10 th	
11 th	

B3droom
Penthouse
Type C

Unit Details

Type A

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Residences	2,655 Sq.Ft.	247 Sq.M.	2,655 Sq.Ft.	247 Sq.M.
Terrace	1,638 Sq.Ft.	152 Sq.M.	2,174 Sq.Ft.	203 Sq.M.
Total	4,289 Sq.Ft.	400 Sq.M.	4,832 Sq.Ft.	450 Sq.M.

Type B

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Residences	2,725 Sq.Ft.	253 Sq.M.	2,725 Sq.Ft.	247 Sq.M.
Terrace	1,637 Sq.Ft.	152 Sq.M.	2,741 Sq.Ft.	255 Sq.M.
Total	4,362 Sq.Ft.	405 Sq.M.	5,466 Sq.Ft.	502 Sq.M.

Type C

3 Bedrooms | 5 Bathrooms | 2 Parking Spaces

	From		To	
Residences	2,882 Sq.Ft.	268 Sq.M.	2,882 Sq.Ft.	268 Sq.M.
Terrace	2,254 Sq.Ft.	209 Sq.M.	3,137 Sq.Ft.	291 Sq.M.
Total	5,136 Sq.Ft.	477 Sq.M.	6,019 Sq.Ft.	559 Sq.M.





CASA CANAL
An Unparalleled Quality of Life



*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



An Ode to Balcony Views



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. Jacuzzi
- 15. Sunken Area
- 16. Tepenyaki
- 17. Pool

Upper Floor

- 18. Grand Staircase
- 19. Void to Formal Living Below
- 20. Study Room
- 21. Mastersuite Bedroom
- 22. Mastersuite Walk In Closet
- 23. Mastersuite Bathroom
- 24. Outdoor Terrace
- 25. Tepenyaki



Lower Floor

Safa Park

Upper Floor

Layouts

FLOOR MAPPING	
FLOOR	MAP
2 nd	
3 rd	
4 th	
5 th	
6 th	
7 th	

4 Bedroom
Sky Villa
Type A

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

Upper Floor

17. Grand Staircase
18. Study Room
19. Mastersuite Bedroom
20. Mastersuite Walk In Closet
21. Mastersuite Bathroom



Lower Floor

Water Canal

Safa Park

Layouts



Upper Floor

FLOOR MAPPING	
FLOOR	MAP
8 th	
9 th	

4 Bedroom
 Sky Villa
 Type B

Unit Details

Type A

4 Bedrooms | 7 Bathrooms | 4 Parking Spaces

	From		To	
Residences	4,090 Sq.Ft.	380 Sq.M.	4,090 Sq.Ft.	380 Sq.M.
Terrace	1,845 Sq.Ft.	171 Sq.M.	2,741 Sq.Ft.	255 Sq.M.
Total	5,935 Sq.Ft.	551 Sq.M.	6,831 Sq.Ft.	635 Sq.M.

Type B

4 Bedrooms | 7 Bathrooms | 4 Parking Spaces

	From		To	
Residences	3,714 Sq.Ft.	345 Sq.M.	3,714 Sq.Ft.	345 Sq.M.
Terrace	1,848 Sq.Ft.	172 Sq.M.	2,174 Sq.Ft.	202 Sq.M.
Total	5,562 Sq.Ft.	517 Sq.M.	5,888 Sq.Ft.	547 Sq.M.







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*

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.

B5droom
Sky Villa





Hand-Crafted Walk-In Closets

To accommodate the
flowing luxury rhythms of
your life.

B5droom
Sky Villa





Make a Power Point

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

B5droom
Sky Villa





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!



B5droom
Sky Villa

A modern rooftop lounge with a swimming pool, lounge seating, and a city view. The lounge features a large glass-enclosed area with a curved wooden ceiling and integrated lighting. Inside, there are comfortable sofas, a dining table, and a bar area. Outside, a swimming pool with a curved edge is surrounded by lounge seating and a fire pit. The view of the city and the ocean is stunning.

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

Lower Floor

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

Upper Floor

- 19. Grand Staircase
- 20. Void To Formal Living Below
- 21. Family Living
- 22. Cigar Lounge
- 23. Guestsuite 4
- 24. Mastersuite Bedroom
- 25. Mastersuite Walk in Closet
- 26. Mastersuite Bathroom
- 27. Staff Quarter
- 28. Cinema
- 29. Outdoor Terrace
- 30. Jacuzzi



Lower Floor

Water Canal
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Upper Floor

Layouts

FLOOR MAPPING	
FLOOR	MAP
3 rd	
4 th	
5 th	
6 th	
7 th	
8 th	

B5droom
Sky Villa
Type B

Legend

Lower Floor

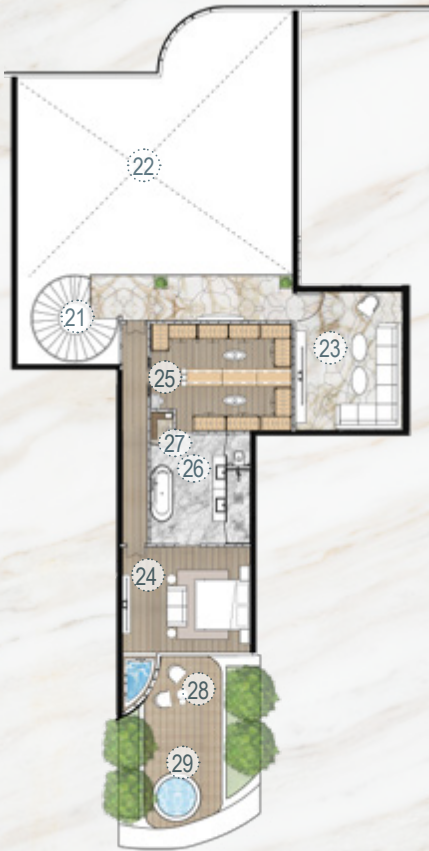
- 1. Entrance Foyer
- 2. Bar Lounge
- 3. Formal Living
- 4. Grand Staircase
- 5. Formal Dining
- 6. Breakfast Nook
- 7. Show Kitchen
- 8. Powder Room
- 9. Wet Kitchen
- 10. Study Room
- 11. Guestsuite 1
- 12. Guestsuite 2
- 13. Guestsuite 3
- 14. Guestsuite 4
- 15. Staff Quarters
- 16. Outdoor Terrace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

Upper Floor

- 21. Grand Staircase
- 22. Void To Formal Living Below
- 23. Family Living
- 24. Mastersuite Bedroom
- 25. Mastersuite Walk in Closet
- 26. Mastersuite Bathroom
- 27. Sauna
- 28. Outdoor Terrace
- 29. Jacuzzi



Lower Floor



Upper Floor

Layouts

FLOOR MAPPING	
FLOOR	MAP
10 th	
11 th	

B5droom
Sky Villa
Type C

Unit Details

Type A

5 Bedrooms | 8 Bathrooms | 4 Parking Spaces

	From		To	
Residences	4,991 Sq.Ft.	464 Sq.M.	4,991 Sq.Ft.	464 Sq.M.
Terrace	4,001 Sq.Ft.	378 Sq.M.	4,001 Sq.Ft.	378 Sq.M.
Total	9,000 Sq.Ft.	842 Sq.M.	9,000 Sq.Ft.	842 Sq.M.

Type B

5 Bedrooms | 8 Bathrooms | 4 Parking Spaces

	From		To	
Residences	5,870 Sq.Ft.	545 Sq.M.	5,870 Sq.Ft.	545 Sq.M.
Terrace	4,130 Sq.Ft.	384 Sq.M.	4,130 Sq.Ft.	384 Sq.M.
Total	10,000 Sq.Ft.	929 Sq.M.	10,000 Sq.Ft.	929 Sq.M.

Type C

5 Bedrooms | 8 Bathrooms | 4 Parking Spaces

	From		To	
Residences	5,518 Sq.Ft.	513 Sq.M.	5,427 Sq.Ft.	504 Sq.M.
Terrace	3,097 Sq.Ft.	288 Sq.M.	3,097 Sq.Ft.	288 Sq.M.
Total	8,615 Sq.Ft.	801 Sq.M.	8,615 Sq.Ft.	801 Sq.M.





CASA CANAL

An Unparalleled Quality of Life





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.

B6room
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!



B6droom
Sky Mansion

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
9 th	
10 th	
11 th	
12 th	

Unit Details

6 Bedroom Sky Mansion

6 Bedrooms | 8 Bathrooms | 5 Parking Spaces

	From		To	
Residences	7,611 Sq.Ft.	707 Sq.M.	7,611 Sq.Ft.	707 Sq.M.
Terrace	4,889 Sq.Ft.	454 Sq.M.	5,389 Sq.Ft.	501 Sq.M.
Total	12,500 Sq.Ft.	1,161 Sq.M.	13,000 Sq.Ft.	1,208 Sq.M.



RESIDENCE FEATURES

- Casa Canal Residences comprising of penthouses, Sky Villas, Sky Mansions and 3 Sky Palaces
- Sizes ranging from 4,250 sq. Ft. To 27,000 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 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



ARRIVE AT TRUE LUXURY
PENTHOUSES & SKY VILLAS

By Invitation

The Sky Palace







*The Art of Living
in Style*



The Sky Palace





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.



The Sky Palace



Double Master Suites

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



The Exquisite Guest Bedroom

The Sky Palace





Stunning Panoramic Views

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

The Sky Palace





Hand-Crafted Walk-In Closets

To accommodate the
flowing luxury rhythms of
your life.

The Sky Palace





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!



The Sky Palace



A Tropical Retreat at Home

A private aquatic therapy area
with stationery exercise lap pool
and jacuzzi spa enriching your
Penthouse experience.



The Sky Palace

An Ode to Balcony Views



Legend

- Lower Floor**

 - 1. Entrance Foyer
 - 2. Bar Lounge
 - 3. Formal Living
 - 4. Formal Dining
 - 5. Show Kitchen
 - 6. Wet Kitchen
 - 7. Grand Staircase
 - 8. Powder Rooms
 - 9. Formal Dining
 - 10. Cigar & Wine Display
 - 11. Cigar & Wine Lounge
 - 12. Guest Suite 1
 - 13. Guest Suite 2
 - 14. Guest Suite 3
 - 15. Guest Suite 4
 - 16. Cinema Room
 - 17. Staff Quarters
 - 18. Outdoor Terrace
 - 19. Tepenyaki
 - 20. Sunken Seating
 - 21. Pool
- Upper Floor**

 - 22. Grand Staircase
 - 23. Void to Formal Living Below
 - 24. Casual Living
 - 25. Changing & Shower Room
 - 26. Indoor Pool
 - 27. Zen Lounge
 - 28. Spa Foyer
 - 29. Treatment Massage Room
 - 30. Salon
 - 31. Sauna
 - 32. Mastersuite Foyer
 - 33. Mastersuite Bedroom
 - 34. His Master Walk In Closet
 - 35. His Master Bathroom
 - 36. Her Master Walk In Closet
 - 37. Her Master Bathroom
 - 38. Guest Suite 5
 - 39. Staff Quarters
 - 40. Outdoor Terrace
- Roof Terrace**

 - 41. Main Lounge
 - 42. Pool
 - 43. Jacuzzi
 - 44. Kitchen/Bar
 - 45. Outdoor Dining
 - 46. Sunken Seating
 - 47. Loungers
 - 48. Outdoor Cinema



Lower Floor

FLOOR MAPPING	
FLOOR	MAP
13 th	
14 th	
15 th	

Water Canal



Upper Floor

Safa Park

Layouts



Roof Terrace

The Sky Palace

Unit Details

The Sky Palace

6 Bedrooms | 10 Bathrooms | 6 Parking Spaces

	From		To	
Residences	10,768 Sq.Ft.	1000 Sq.M.	10,699 Sq.Ft.	994 Sq.M.
Terrace	15,053 Sq.Ft.	1398 Sq.M.	16,056 Sq.Ft.	1492 Sq.M.
Total	25,821 Sq.Ft.	2,398 Sq.M.	26,755 Sq.Ft.	2,486 Sq.M.



YOUR OWN PRIVATE OASIS

From Your Sky Palace

