

CASA AHS

DUBAI WATER CANAL

TECHNICAL SHEET

DESIGN PRINCIPLES

.....

CASA AHS



BOTANICAL OASIS

Sanctuary for inner wellbeing, a chance to retreat in plush surroundings.



CONTEMPLATED LUXURY

A statement of wealth in a sophisticated, elegant manner.



WELLNESS & TRANQUILITY

Retreat for the mind, body and soul.



CRAFTSMANSHIP

Elevating the experience with meticulous attention to detail and unparalleled craftsmanship.

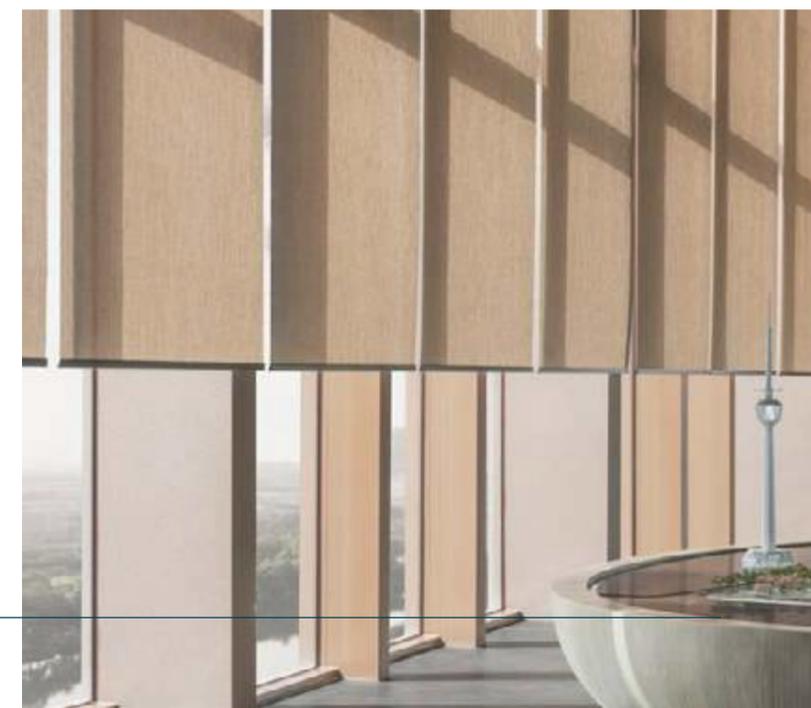
MOOD IMAGES



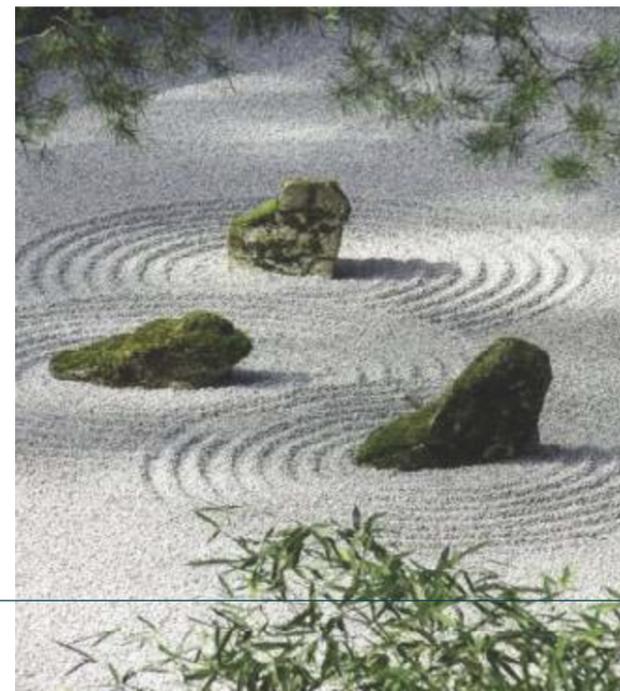
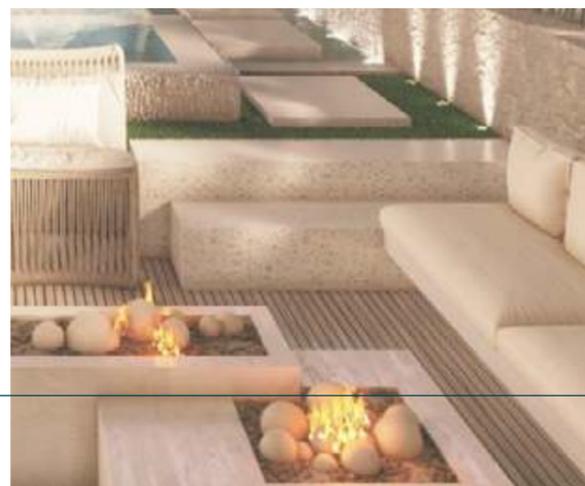
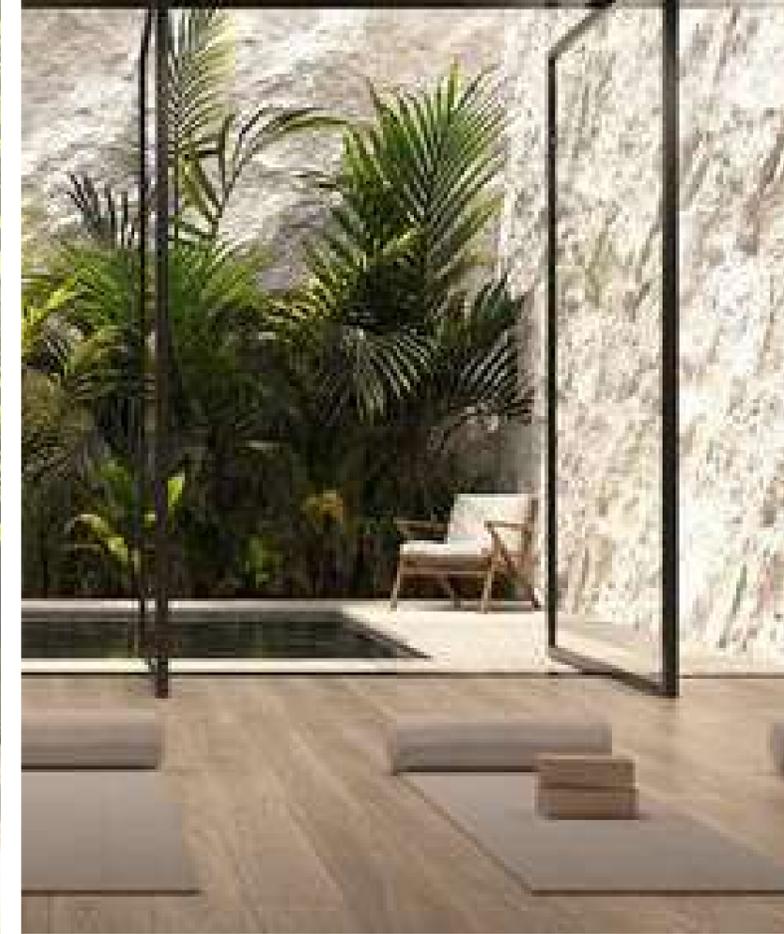
MOOD IMAGES



MOOD IMAGES



MOOD IMAGES



SHOJI SCREENS

A shoji is a door, window or room divider used in traditional Japanese architecture, consisting of handmade paper on a lattice frame.

Shoji are valued for not setting a sharp barrier, blurring the boundaries between interior and the landscape. Elegant silhouettes that can be appreciated from the inside.



GROUND FLOOR

LAYOUT PLAN

LEGEND

1. Entrance Lobby
2. Cigar Lounge
3. Lift Lobby Lounge
4. Juice Bar / Cafe
5. Indoor Gym
6. Massage Room
7. Indoor Pool
8. Pool Lounge
9. Wellness Area Lobby
10. Powder Room
11. Shower / Changing Room
12. Steam / Sauna Room
13. Onsen
14. Outdoor Gym
15. Outdoor Yoga
16. Outdoor Pool
17. Spa
18. Pilates/Yoga Studio



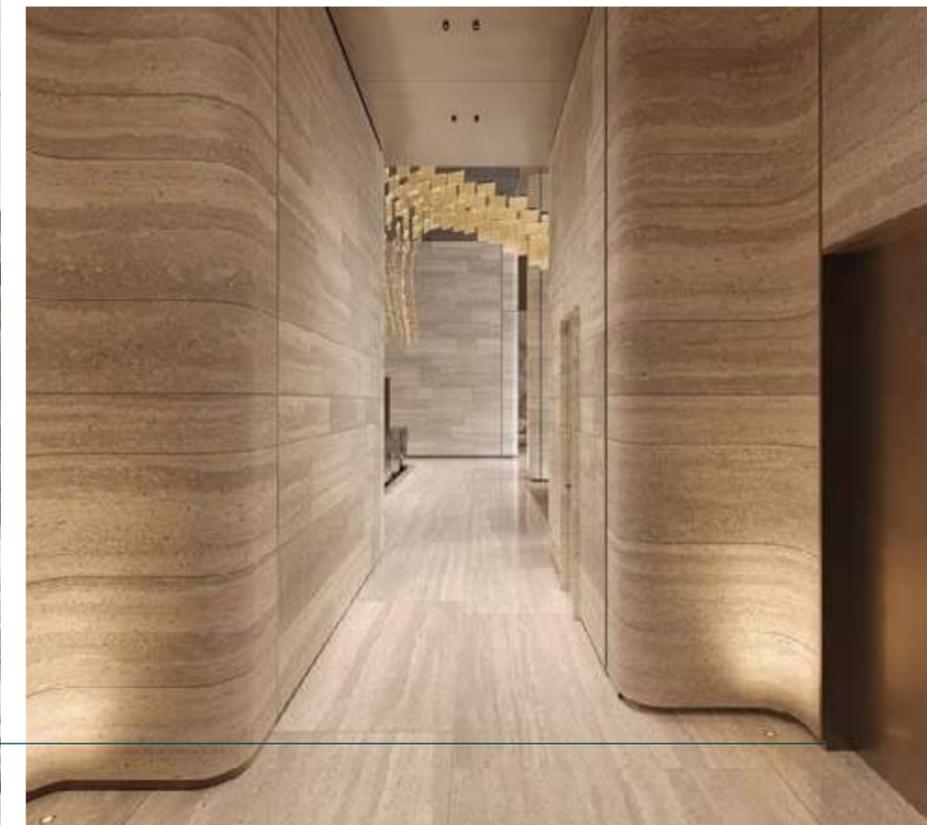
Water Canal



Safa Park



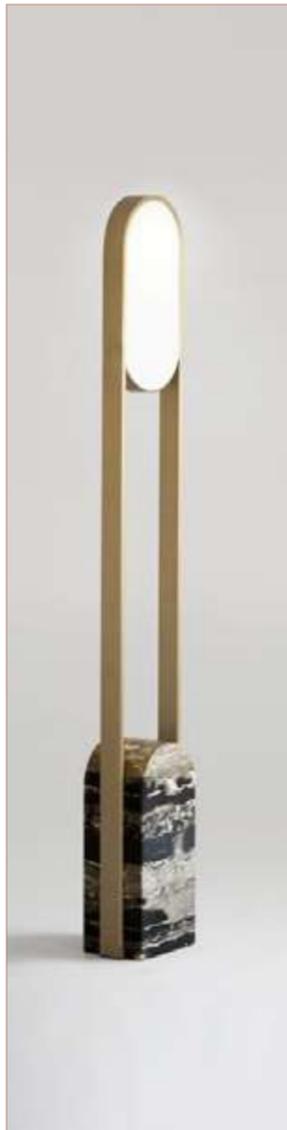
LOBBY



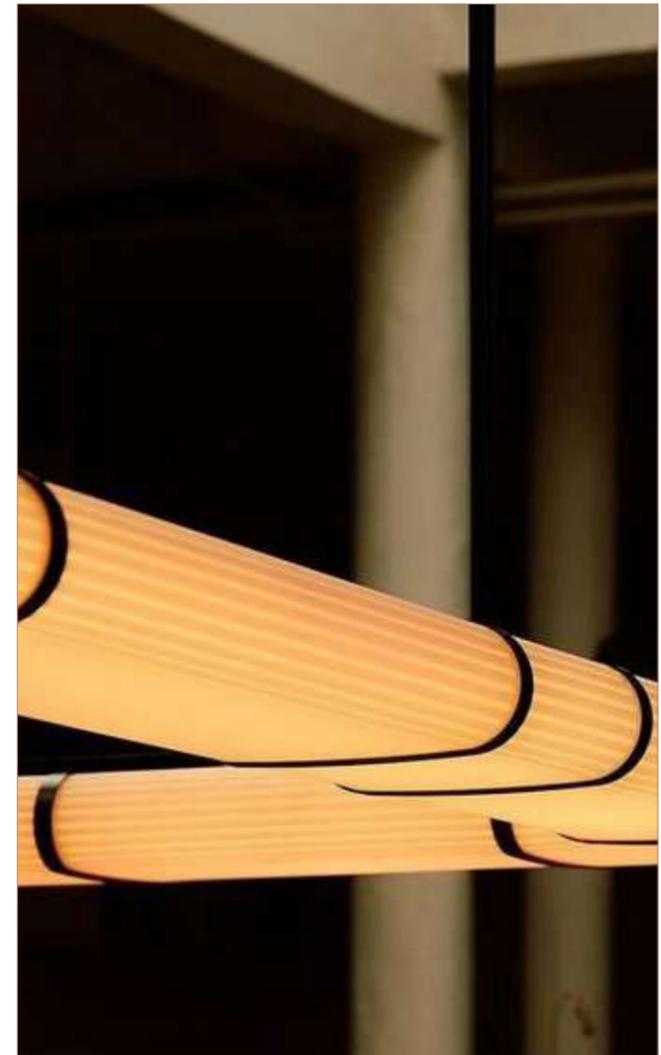
LOBBY WHITECARD



LOBBY F&E SELECTION



JUICE BAR F&E SELECTION



LOBBY & JUICE BAR FINISHES PALETTE

LEGEND

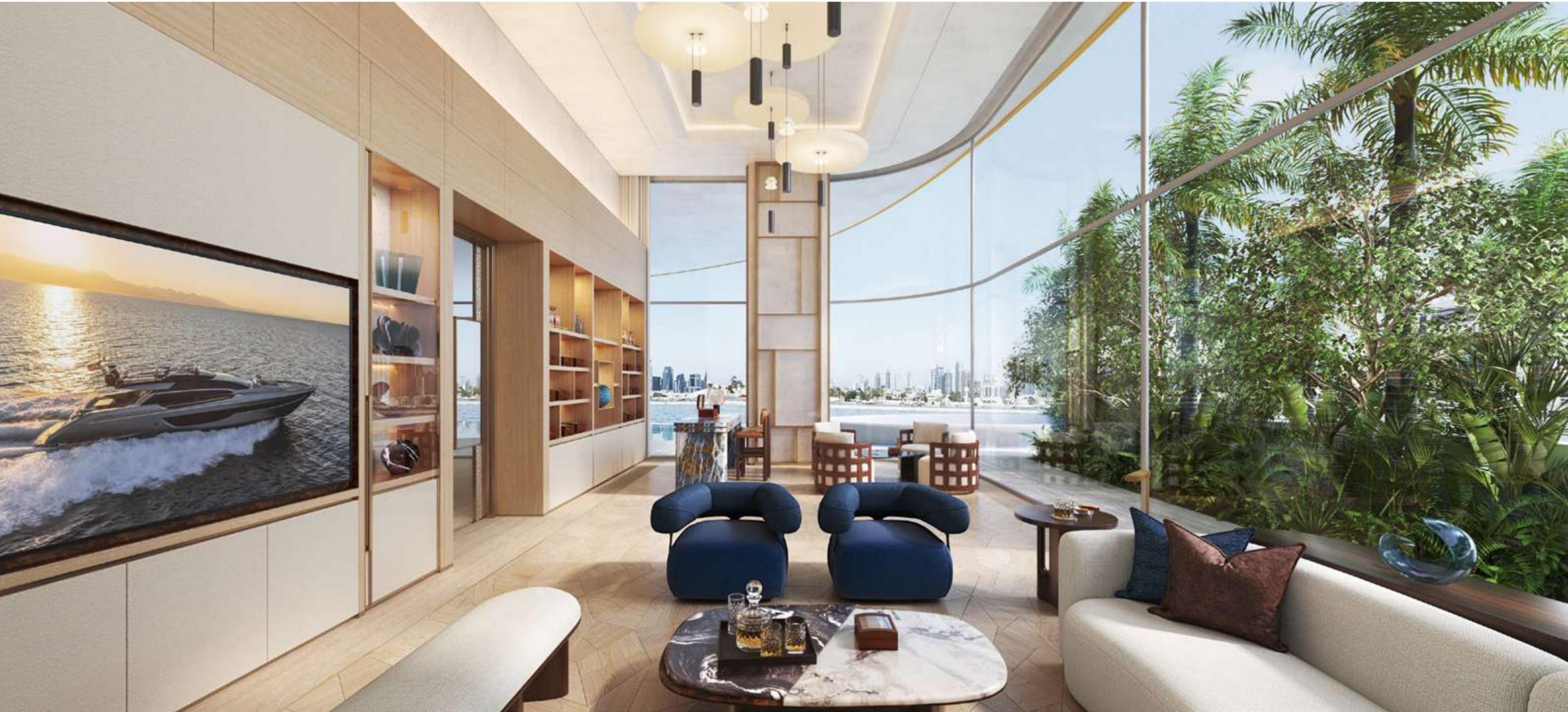
- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Leather to Reception Screen Panel
- 04. General Brushed Nickel Throughout
- 05. Cast Glass to Screen
- 06. Polished Rosso Levanto to Reception Desk & Bar Top
- 07. Polished Taj Mahal to Reception Desk
- 08. Fabric to Sofa
- 09. Fabric to Scatter Cushion
- 10. Fabric to Scatter Cushion
- 11. Fabric to Scatter Cushion
- 12. Leather to Armchair Detail
- 13. Fabric to Armchair
- 14. Fabric to Scatter Cushion Piping
- 15. Fabric to Scatter Cushion
- 16. Mid-tone Walnut Timber Veneer to Joinery
- 17. Gauged Travertine to Bar Base
- 18. Leather to Bar Stool



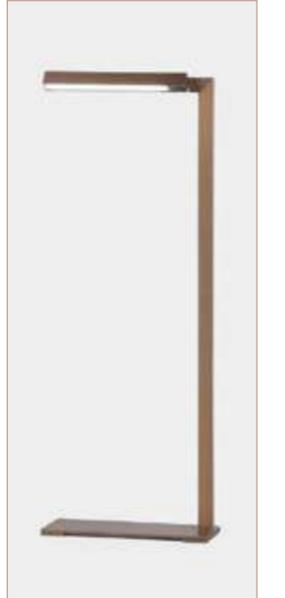
CIGAR LOUNGE



CIGAR LOUNGE



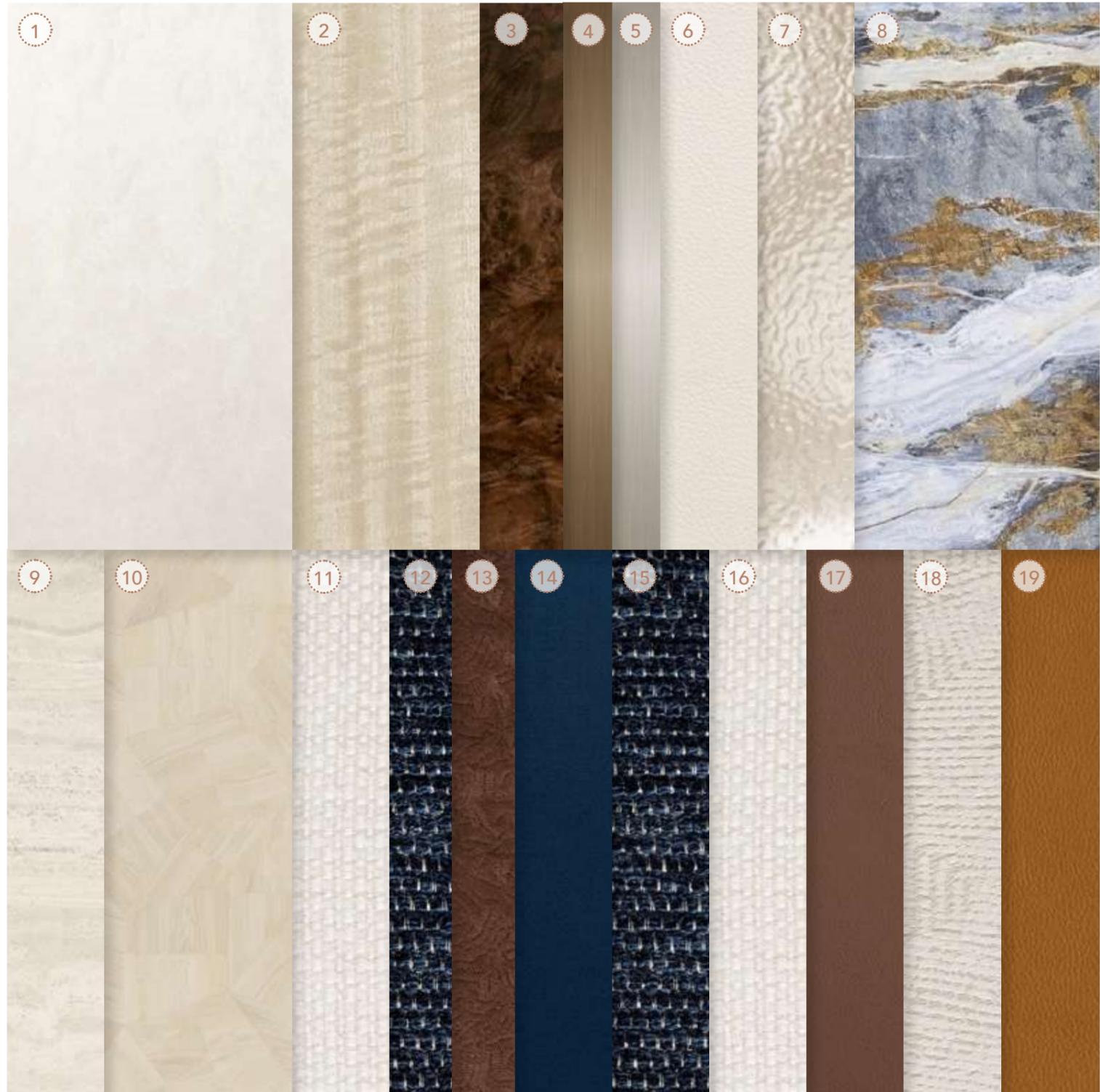
CIGAR LOUNGE F&E



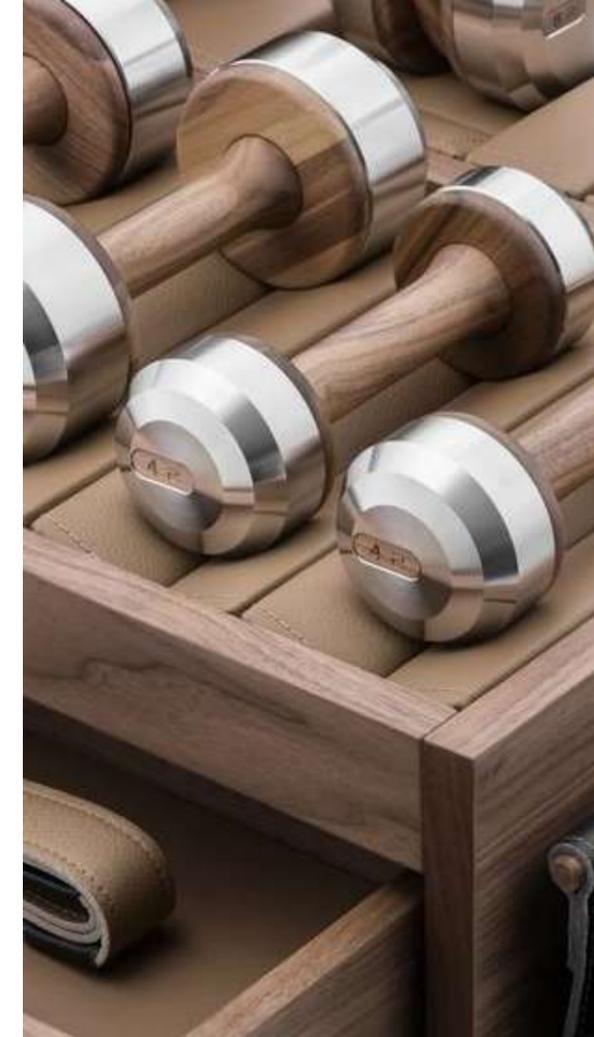
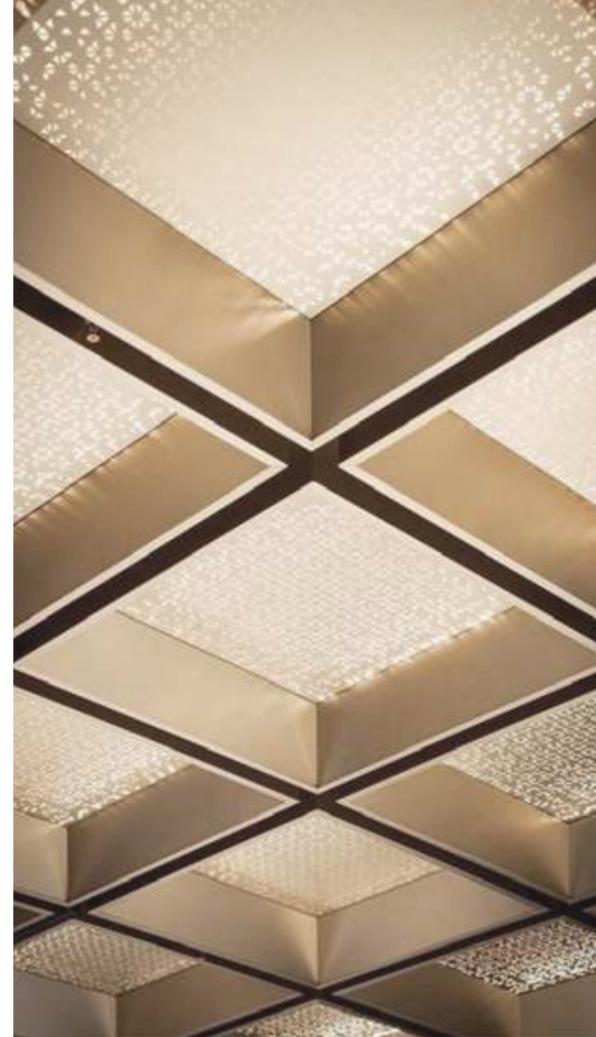
CIGAR LOUNGE FINISHES PALETTE

LEGEND

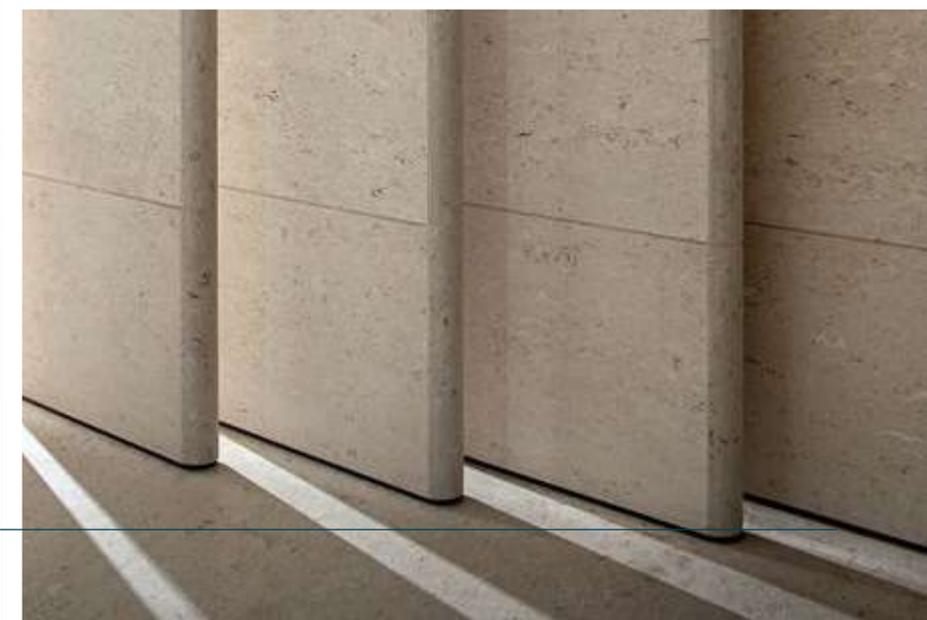
- 01. Polished Plaster to Ceiling
- 02. Figured Eucalyptus Timber Veneer to Joinery
- 03. Walnut Burr Timber Veneer to Joinery
- 04. Brushed Warm Bronze to Joinery and Screen Frame
- 05. General Brushed Nickel Throughout
- 06. Leather to Joinery Door Fronts
- 07. Cast Glass to Screen and Door
- 08. Polished Blue Denim to Bar
- 09. Honed Navona Travertine to Floor
- 10. Light Timber Parquet to Floor
- 11. Fabric to Sofa
- 12. Fabric to Scatter Cushion
- 13. Fabric to Scatter Cushion
- 14. Fabric to Armchair Seat
- 15. Fabric to Armchair Backrest
- 16. Fabric to Bench
- 17. Leather to Armchair Back
- 18. Fabric to Armchair Seat
- 19. Leather to Bar Stool



INDOOR GYM



INDOOR POOL



INDOOR POOL



INDOOR POOL



INDOOR POOL F&E SELECTION



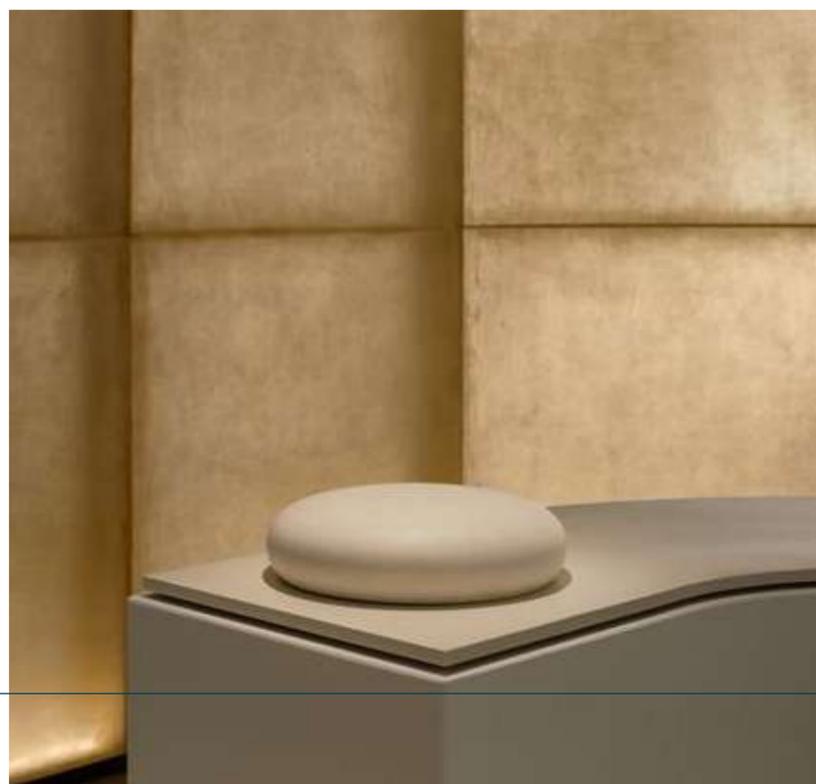
INDOOR POOL FINISHES PALETTE

LEGEND

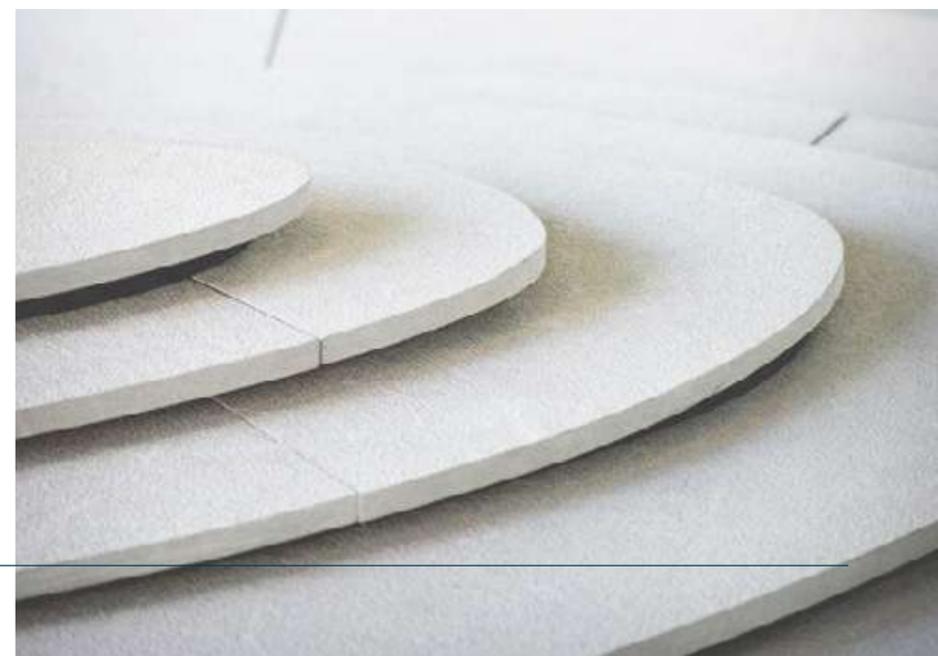
- 01. Honed Navona Travertine to General Wall
- 02. Leathered Navona Travertine to Wall
- 03. General Brushed Nickel Throughout
- 04. Mid-tone Walnut Timber to Ceiling Slats
- 05. Polished Plaster to General Ceiling
- 06. Mosaic Tiles to Swimming Pool
- 07. Caleidolegno Timber Veneer to Joinery
- 08. Rainbow Onyx to Joinery
- 09. Leather to Armchair Back
- 10. Fabric to Armchair Seat
- 11. Fabric to Lounger
- 12. Fabric to Scatter Cushion Piping
- 13. Fabric to Scatter Cushion
- 14. Fabric to Throw



SPA & SALON



OUTDOOR POOL



OUTDOOR GYM & ONSEN



OUTDOOR ONSEN GYM

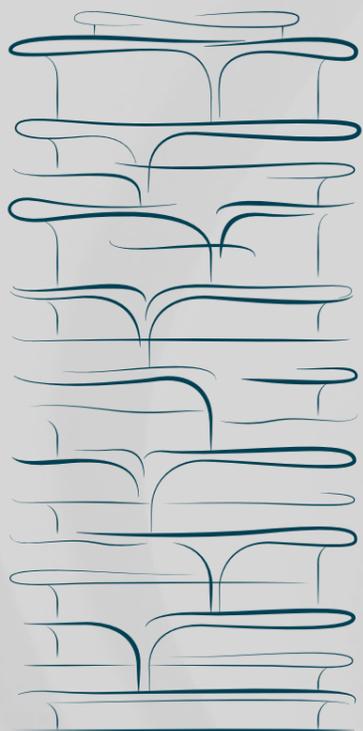


OUTDOOR ONSEN & GYM FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to General Wall
- 02. Textured Stone Wall
- 03. General Brushed Nickel Throughout
- 04. Decorative Metal Mesh to Screen
- 05. Mid-tone Walnut Timber to Screen Frame and Onsen Surround
- 06. Tiles to Onsen





CASA AHS

DUBAI WATER CANAL

3 Bedroom
SKY VILLAS

3 Bedroom SKY VILLAS

TYPE A

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Casual Living
3. Formal Living
4. Formal Dining
5. Show Kitchen
6. BOH Kitchen
7. Powder Room
8. Master Bedroom
9. Master Dressing
10. Master Bathroom
11. Bedroom 02
12. Bathroom 02
13. Bedroom 03
14. Bathroom 03
15. Staff Accommodation
16. Outdoor Terrace & Pool
17. Teppanyaki
18. Jacuzzi

MEZZANINE FLOOR

19. Study Room



Water Canal

Safa Park

3 Bedroom SKY VILLAS

TYPE B

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Casual Living
3. Formal Living
4. Formal Dining
5. Powder Room
6. Show Kitchen
7. BOH Kitchen
8. Master Bedroom
9. Master Dressing
10. Master Bathroom
11. Bedroom 02
12. Bathroom 02
13. Bedroom 03
14. Bathroom 03
15. Staff Accommodation
16. Laundry Room
17. Outdoor Terrace & Pool
18. Teppanyaki
19. Jacuzzi

MEZZANINE FLOOR

20. Study Room



3 Bedroom SKY VILLAS

Water Canal

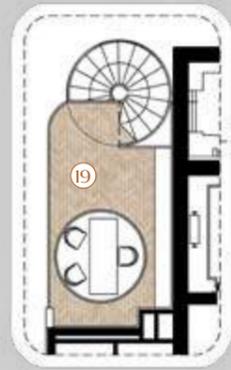


TYPE C

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Casual Living
3. Formal Living
4. Formal Dining
5. Powder Room
6. Show Kitchen
7. BOH Kitchen
8. Master Bedroom
9. Master Dressing
10. Master Bathroom
11. Bedroom 02
12. Bathroom 02
13. Bedroom 03
14. Bathroom 03
15. Staff Accommodation
16. Outdoor Terrace & Pool
17. Teppanyaki
18. Jacuzzi



Mezzanine Floor

MEZZANINE FLOOR

19. Study Room



Lower Floor



Safa Park



3 Bedroom SKY VILLAS

TYPE D

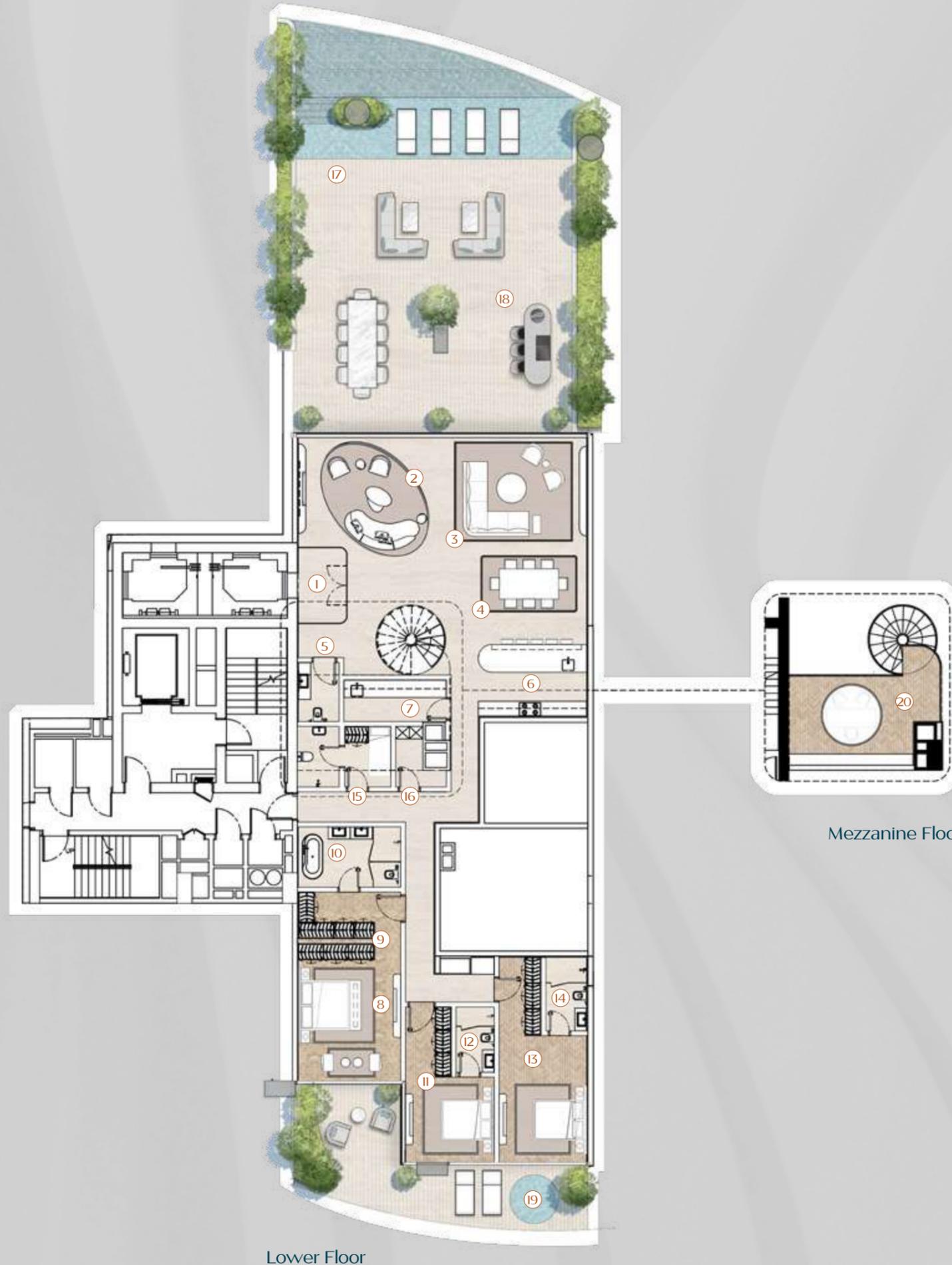
UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Casual Living
3. Formal Living
4. Formal Dining
5. Powder Room
6. Show Kitchen
7. BOH Kitchen
8. Master Bedroom
9. Master Dressing
10. Master Bathroom
11. Bedroom 02
12. Bathroom 02
13. Bedroom 03
14. Bathroom 03
15. Staff Accommodation
16. Laundry Room
17. Outdoor Terrace & Pool
18. Teppanyaki
19. Jacuzzi

MEZZANINE FLOOR

20. Study Room



Water Canal




Safa Park


LIVING AREA



LIVING VISUAL VIGNETTES



LIVING FF&E PROPOSAL



INVISIBLE COLLECTION
Above Clouds Sofa



LONGHI
Sun Coffee Table



COLLECTOR
Tobo Armchair



VEERMAKERS
SKL Coffee Table



DINING FF&E PROPOSAL



STUDIO DRIFT
Flylight Chandelier



COLLECTOR
Moca Bar Chair



CAPITAL COLLECTION
Mirage 24

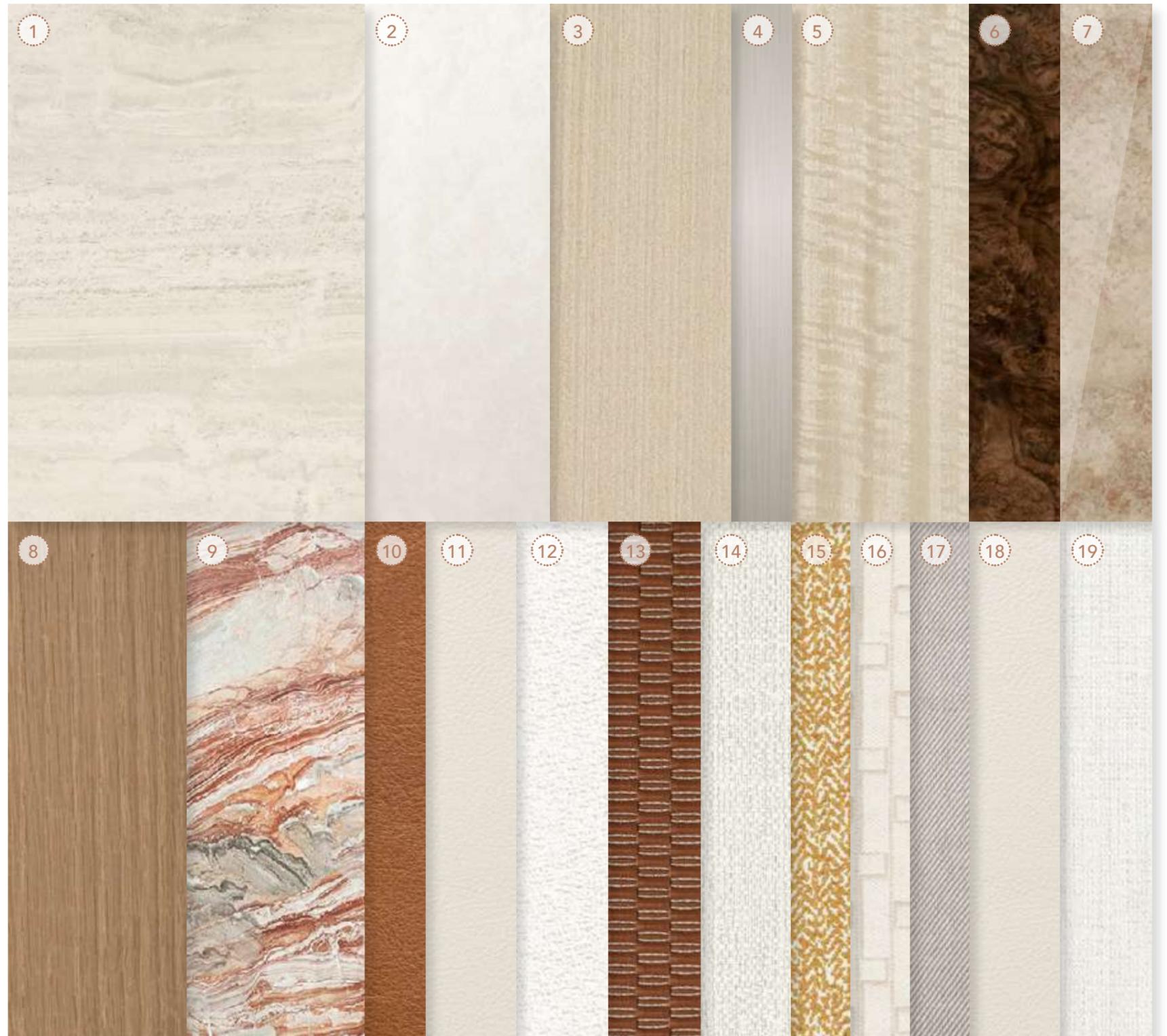


MARELLI
Onno Dining Table

LIVING & DINING FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Figured Eucalyptus Timber Veneer to Joinery
- 06. Walnut Burr Timber Veneer to Joinery
- 07. Antique Bronze Mirror to Joinery
- 08. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 09. Feature Polished Orobico Rosso Marble to
Kitchen Joinery
- 10. Leather to Bar Stool
- 11. Leather to Back of Dining Chair
- 12. Fabric to Seat of Dining Chair
- 13. Leather to Back to Sofa
- 14. Fabric to Sofa 1 & 2
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Leather to Back of Sofa 2
- 19. Fabric to Armchair



TERRACE AREA



TERRACE VISUAL VIGNETTES



TERRACE FF&E PROPOSAL



COCO WOLF
Tamarindo Bar Stool



FABIO ALEMANNI
Cleopatra Basico Lounger



FBC LONDON
Angelina Curved Outdoor Sofa



DEPADOVA
Firefly Multi-Purpose Lamp



LORO PIANA
The Delights Folding
Director's Chair



ATELIER PENDHAPA
Deepah Circular Table



PAOLO CASTELLI
Kenya Coffee Table Outdoor

TERRACE FINISHES PALETTE

LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest



MASTER BEDROOM



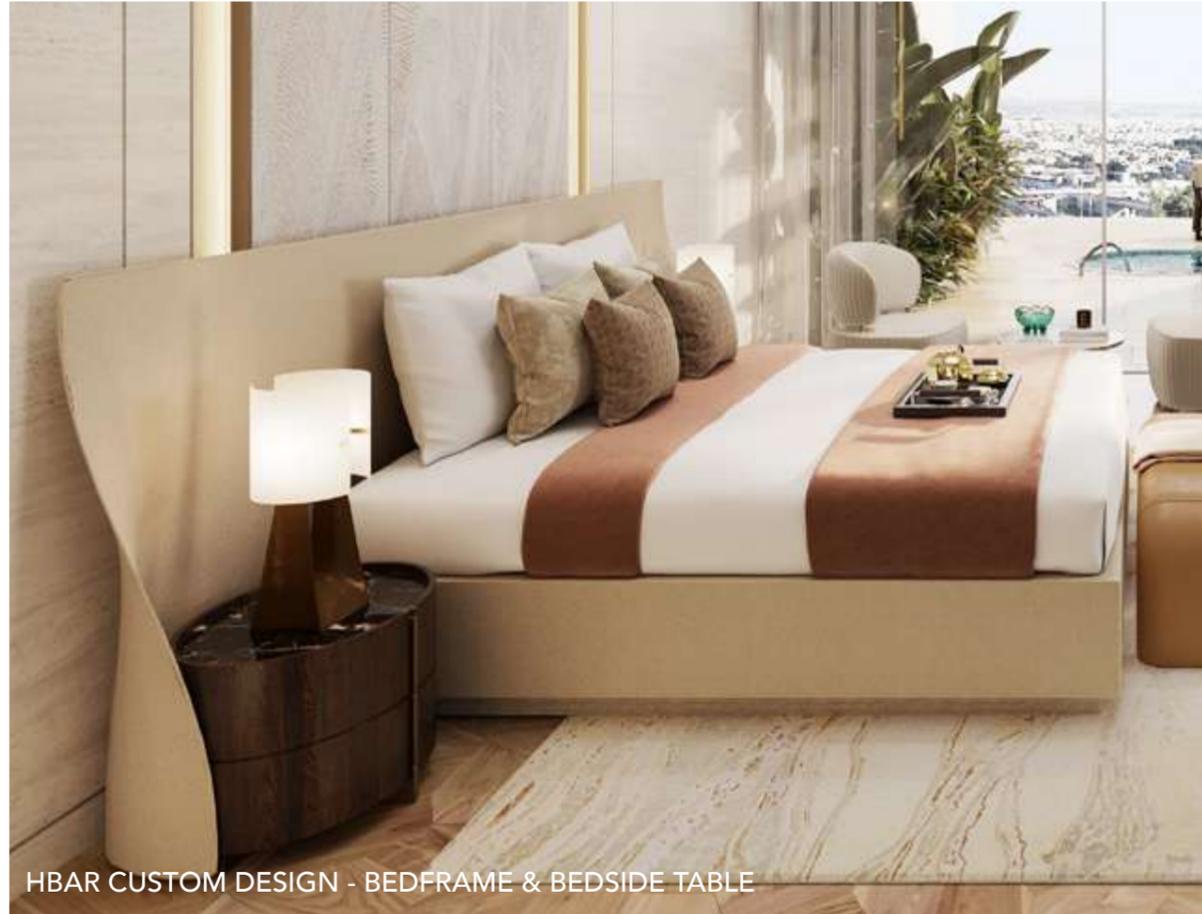
MASTER BEDROOM VISUAL VIGNETTES



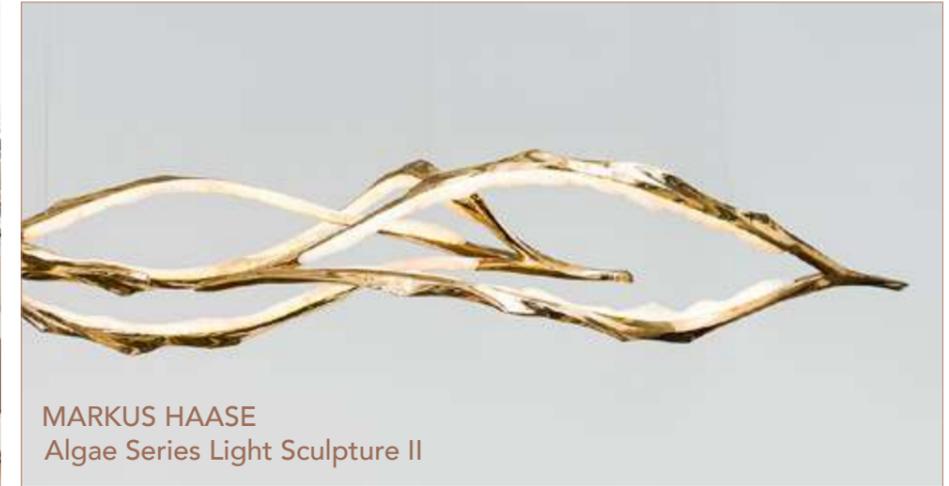
MASTER BEDROOM FF&E PROPOSAL



TUELL & REYNOLDS
Elytron Table Lamp



HBAR CUSTOM DESIGN - BEDFRAME & BEDSIDE TABLE



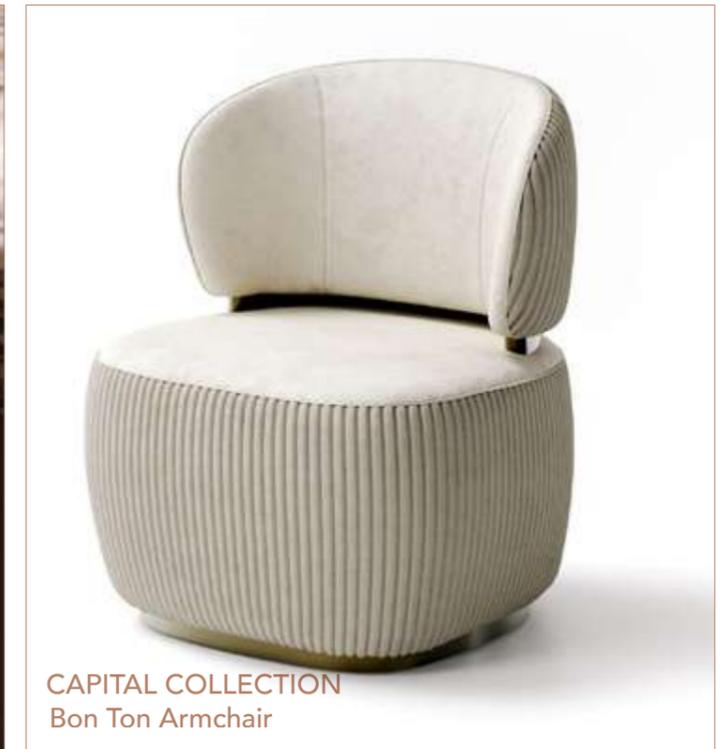
MARKUS HAASE
Algae Series Light Sculpture II



TURRI
Eclipse Bench



BAXTER
Tebe Small Table

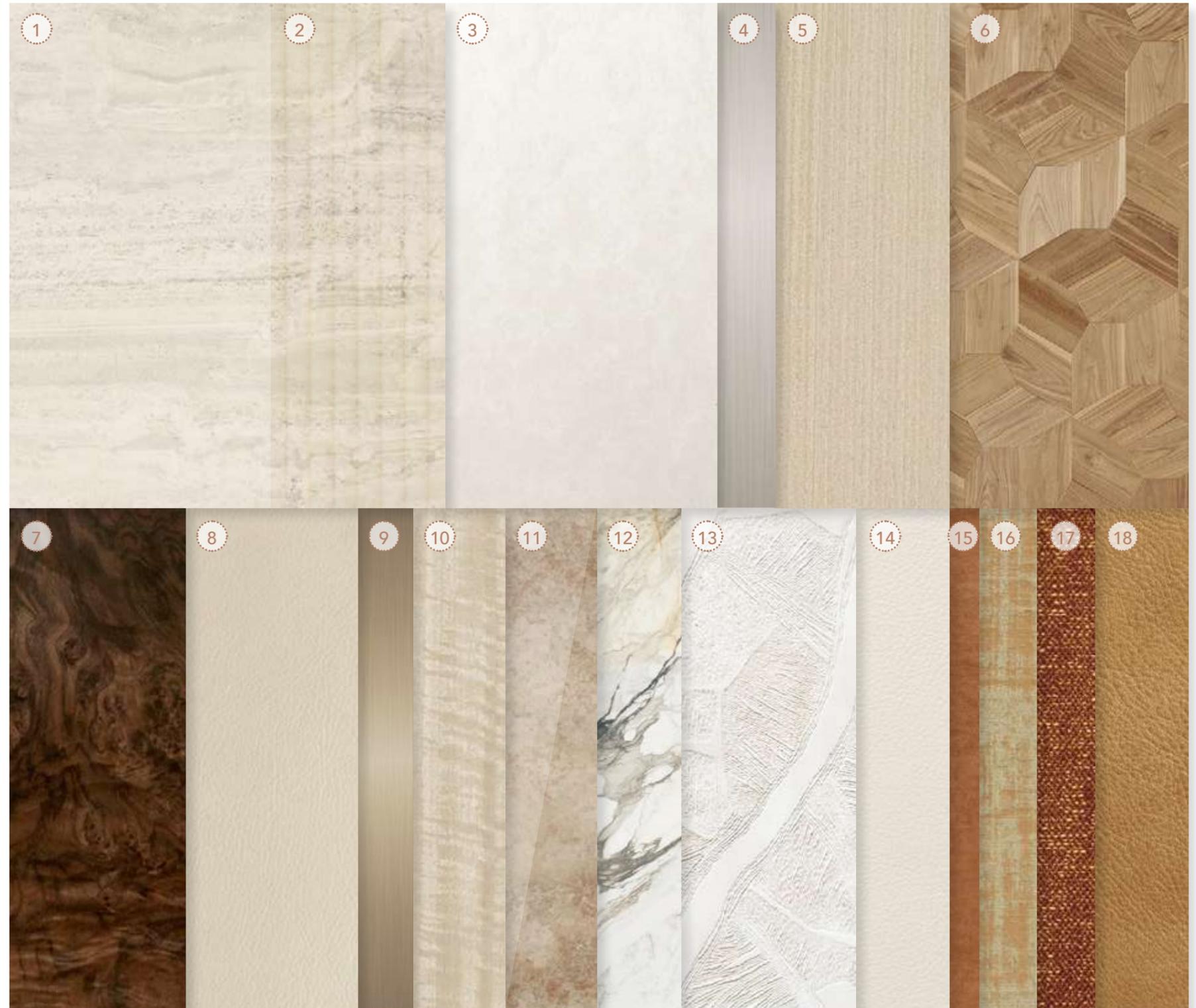


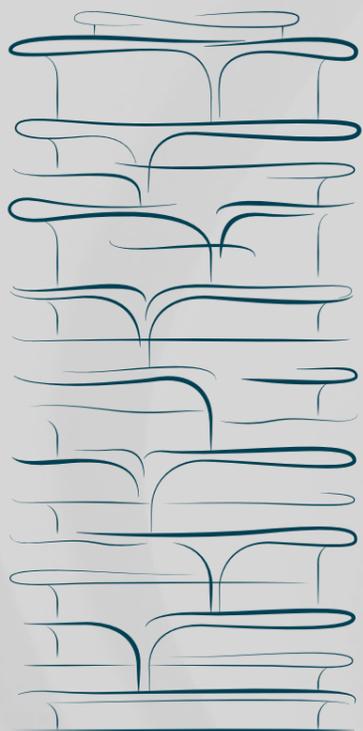
CAPITAL COLLECTION
Bon Ton Armchair

MASTER BEDROOM FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. General Brushed Nickel Throughout
- 05. Caleidolegno Timber Veneer to Door
- 06. Timber Parquet to Floor
- 07. Walnut Burr Timber Veneer to Dressing Joinery
- 08. Leather to Dressing Joinery
- 09. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 10. Figured Eucalyptus Timber Veneer to TV Joinery
- 11. Antique Bronze Mirror to Back of Dressing Joinery
- 12. Polished Paonazzo Marble to Dressing & TV Joinery
- 13. Feature Leather Stitchwork to Headboard
- 14. Leather to Bed Frame
- 15. Fabric to Scatter Cushion Piping
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Leather to Bench





CASA AHS

DUBAI WATER CANAL

4 Bedroom
SKY VILLA

4 Bedroom SKY VILLA

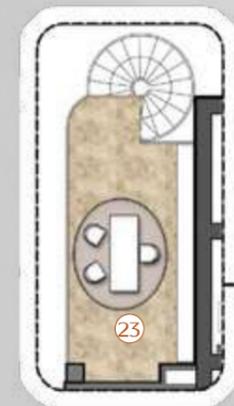
UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Casual Living
4. Formal Dining
5. Powder Room
6. Garden Courtyard 01
7. Show Kitchen
8. BOH Kitchen
9. Garden Courtyard 02
10. Master Bedroom
11. Master Dressing
12. Master Bathroom
13. Bedroom 02
14. Bathroom 02
15. Bedroom 03
16. Bathroom 03
17. Bedroom 04
18. Bathroom 04
19. Staff Accommodation
20. Laundry Room
21. Outdoor Terrace & Pool
22. Jacuzzi

MEZZANINE FLOOR

23. Study Room



Mezzanine Floor



Lower Floor



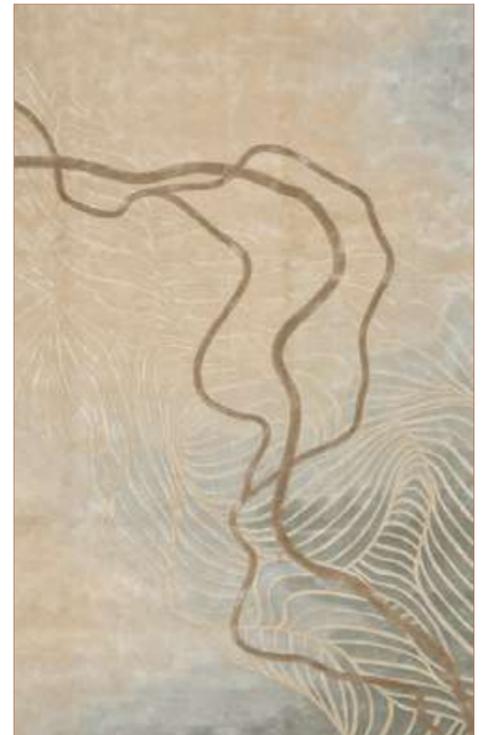
LIVING AREA



LIVING VISUAL



LIVING FF&E PROPOSAL



DINING FF&E PROPOSAL



STUDIO DRIFT
Flylight Chandelier



COLLECTOR
Moca Bar Chair



CAPITAL COLLECTION
Mirage 24



MARELLI
Onno Dining Table

LIVING & DINING FINISHES PALETTE

LEGEND

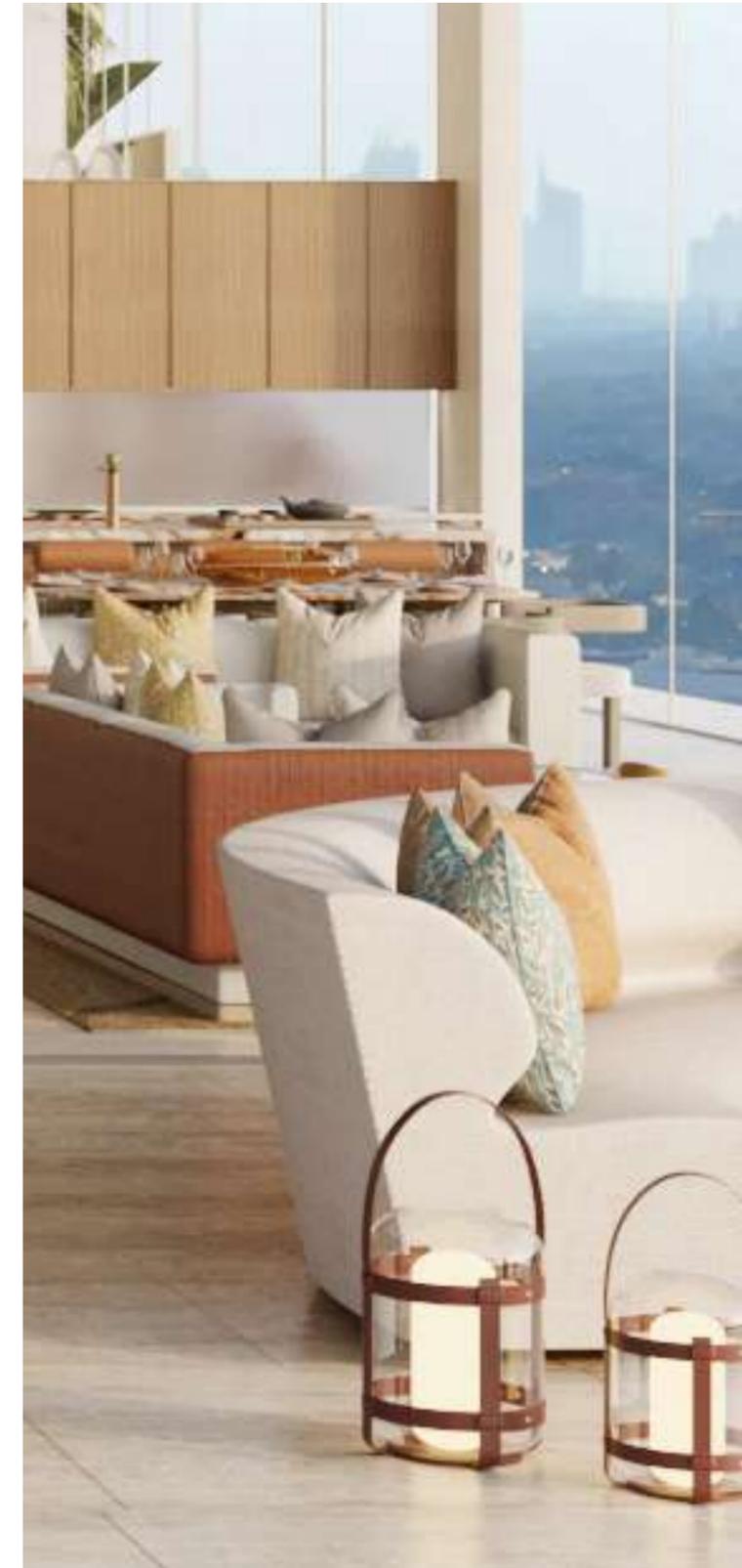
- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Figured Eucalyptus Timber Veneer to Joinery
- 06. Walnut Burr Timber Veneer to Joinery
- 07. Antique Bronze Mirror to Joinery
- 08. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 09. Feature Polished Alta Marea Marble to Kitchen Joinery
- 10. Leather to Bar Stool
- 11. Leather to Back of Dining Chair
- 12. Fabric to Seat of Dining Chair
- 13. Leather to Back to Sofa
- 14. Fabric to Sofa 1 & 2
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Leather to Back of Sofa 2
- 19. Fabric to Armchair



TERRACE AREA



TERRACE VISUAL VIGNETTES



TERRACE FF&E PROPOSAL



COCO WOLF
Tamarindo Bar Stool



FABIO ALEMANNI
Cleopatra Basico Lounger



FBC LONDON
Angelina Curved Outdoor Sofa



DEPADOVA
Firefly Multi-Purpose Lamp



PAOLO CASTELLI
Imane Table



LORO PIANA
The Delights Folding
Director's Chair

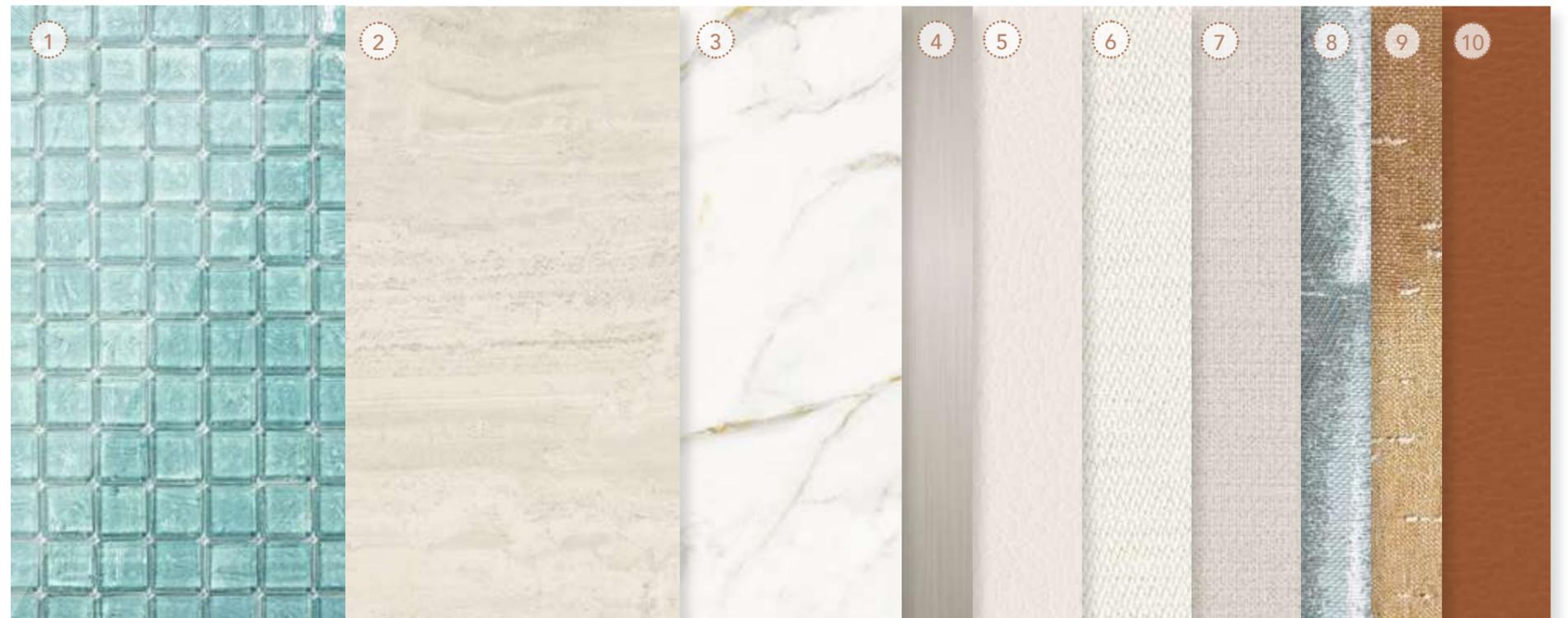


PAOLO CASTELLI
Kenya Coffee Table Outdoor

TERRACE FINISHES PALETTE

LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest



MASTER BATHROOM - OPTION 1



MASTER BATHROOM VISUAL VIGNETTES (OPT 1)



MASTER BATHROOM - OPTION 2



MASTER BATHROOM VISUAL VIGNETTES (OPT 2)



MASTER BATHROOM FF&E PROPOSAL



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection, Satin Nickel



RESTORATION HARDWARE
Ponti Round Side Table



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection,
Satin Nickel



HBAR CUSTOM DESIGN

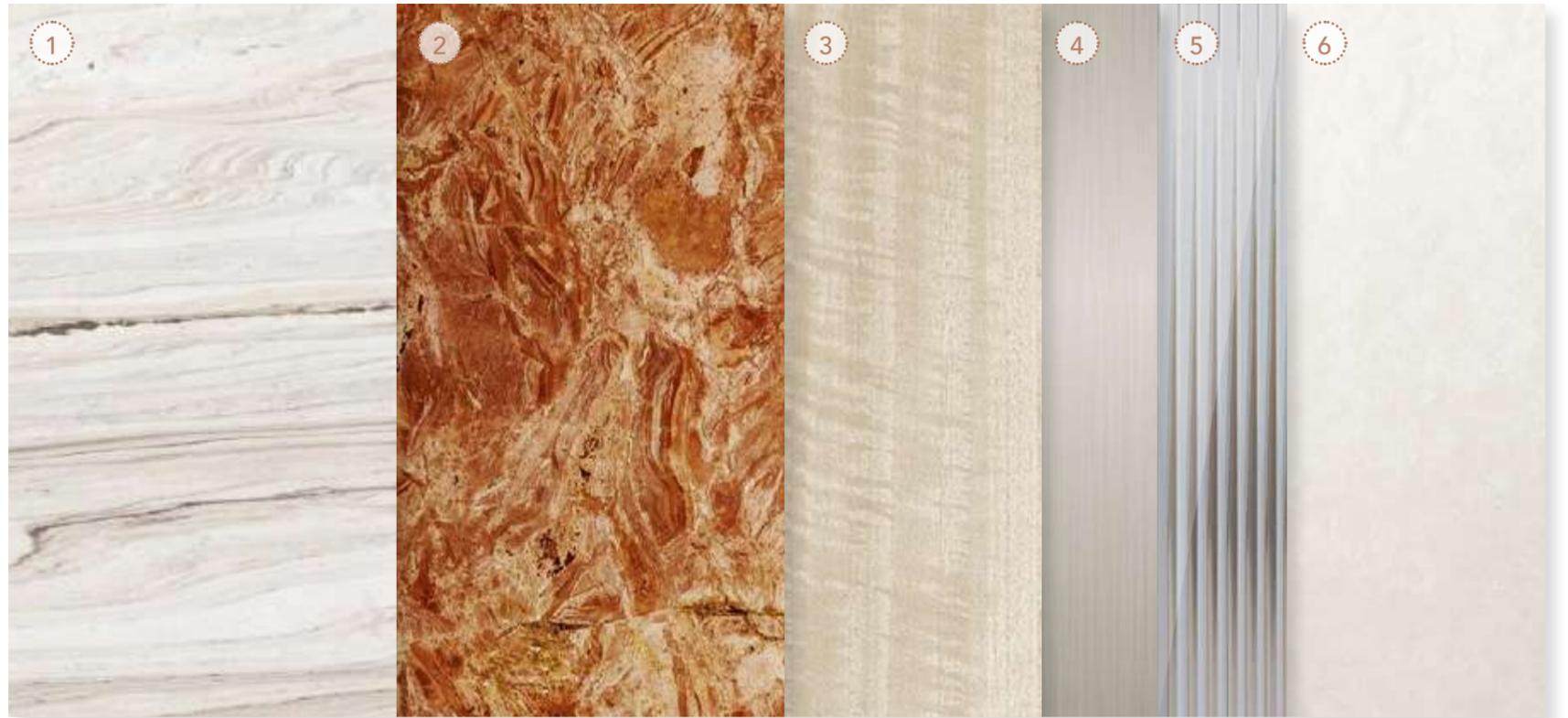


VOLA
FS3 Free Standing Shower

MASTER BATHROOM FINISHES PALETTE (OP 1)

LEGEND

- 01. Polished Pallisandro Classico Marble to Wall &
Honed to Floor
- 02. Feature Polished Breccia Bohemien Marble to Shower,
Vanity & Honed to Bathtub
- 03. Figured Eucalyptus Timber Veneer to Vanity Joinery
- 04. General Brushed Nickel Throughout
- 05. Fluted Glass to Shower Screen
- 06. Polished Plaster to Ceiling



MASTER BATHROOM FINISHES PALETTE (OP 2)

LEGEND

01. Polished Pallisandro Classico Marble to Wall &
Honed to Floor

02. Feature Polished Macchia Vecchia Marble to Shower,
Vanity & Honed to Bathtub

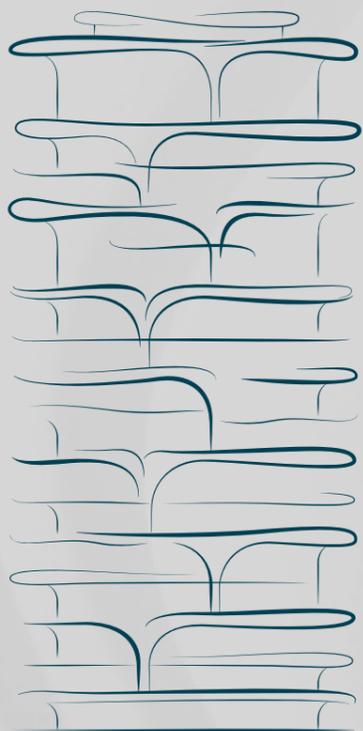
03. Figured Eucalyptus Timber Veneer to Vanity Joinery

04. General Brushed Nickel Throughout

05. Fluted Glass to Shower Screen

06. Polished Plaster to Ceiling





CASA AHS

DUBAI WATER CANAL

5 Bedroom
SKY VILLA

5 Bedroom SKY VILLA

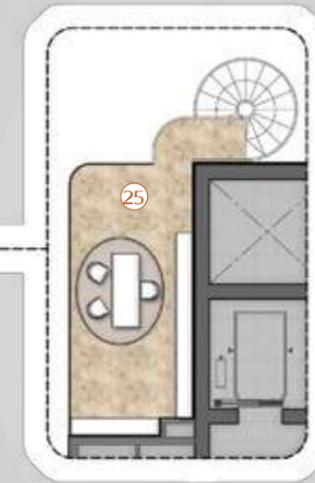
UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Casual Living
4. Powder Room
5. Courtyard Garden
6. Bar
7. Formal Dining
8. Show Kitchen
9. BOH Kitchen
10. Master Bedroom
11. Master Dressing
12. Master Bathroom
13. Bedroom 02
14. Bathroom 02
15. Bedroom 03
16. Bathroom 03
17. Bedroom 04
18. Bathroom 04
19. Laundry Room
20. Cinema
21. Outdoor Garden
22. Outdoor Terrace & Pool
23. Jacuzzi
24. Sunken Seating

MEZZANINE FLOOR

25. Study Room



Mezzanine Floor

Lower Floor



LIVING AREA



LIVING VISUAL VIGNETTES



BAR & CIGAR LOUNGE



LIVING FF&E PROPOSAL



DINING & BAR FF&E PROPOSAL



STUDIO DRIFT
Flylight Chandelier



MONOLOGUE
Ora Desk Lamp



MONOLOGUE
Tempe Bar Stool



CAPITAL COLLECTION
Mirage 24



MARELLI
Onno Dining Table

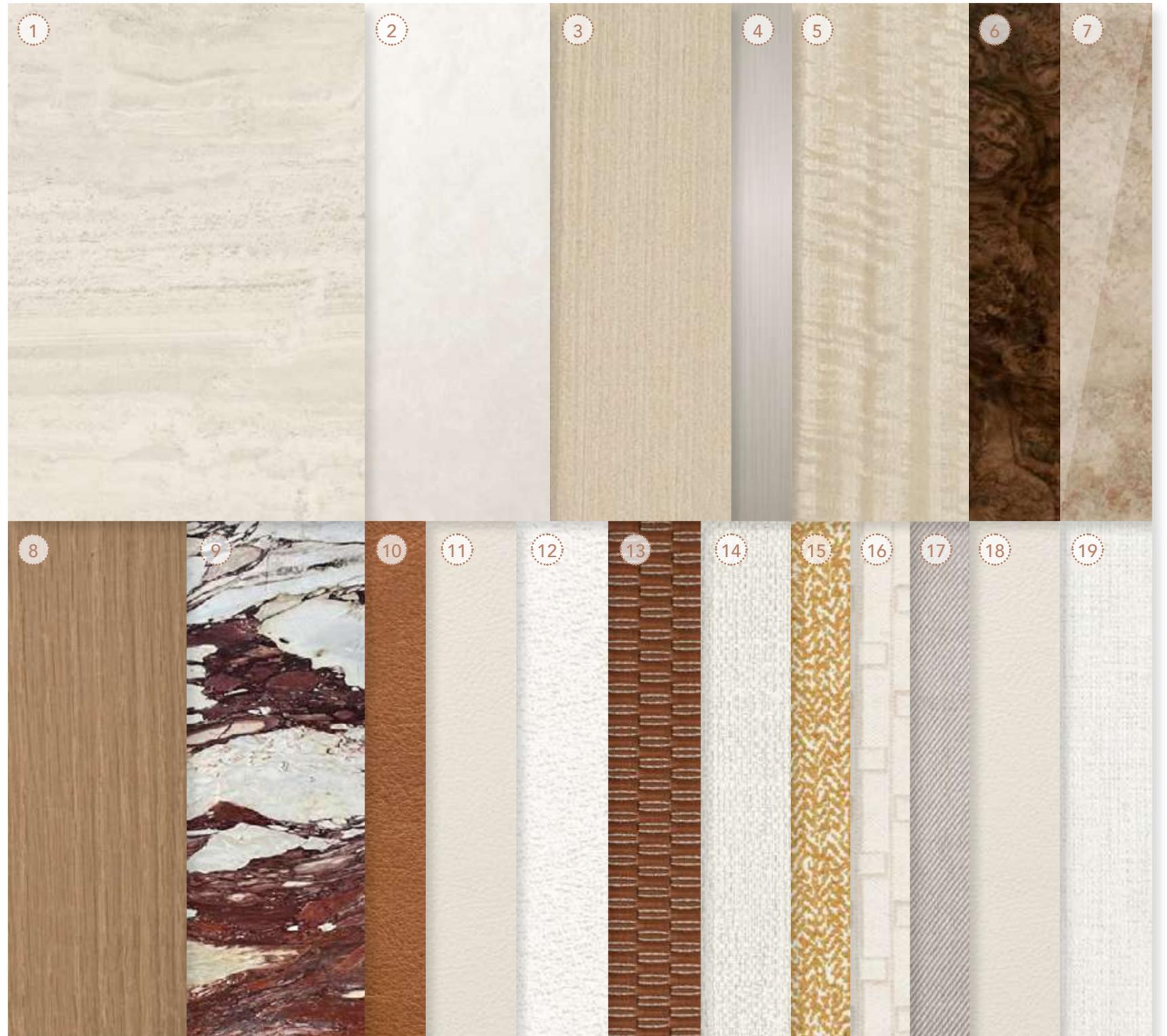


COLLECTOR
Moca Bar Chair

LIVING, DINING & BAR FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Figured Eucalyptus Timber Veneer to Joinery
- 06. Walnut Burr Timber Veneer to Joinery
- 07. Antique Bronze Mirror to Joinery
- 08. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 09. Feature Polished Calacatta Viola Marble to Kitchen Joinery & Bar
- 10. Leather to Bar Stool
- 11. Leather to Back of Dining Chair
- 12. Fabric to Seat of Dining Chair
- 13. Leather to Back to Sofa
- 14. Fabric to Sofa 1 & 2
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Leather to Back of Sofa 2
- 19. Fabric to Armchair



TERRACE



TERRACE VISUAL VIGNETTES



TERRACE FF&E PROPOSAL



COCO WOLF
Tamarindo Bar Stool



FABIO ALEMANNI
Cleopatra Basico Lounger



GLOSTER
Blow Outdoor Table



FBC LONDON
Angelina Curved Outdoor Sofa



DEPADOVA
Firefly Multi-Purpose Lamp



LORO PIANA
The Delights Folding
Director's Chair



PAOLO CASTELLI
Imane Table



PAOLO CASTELLI
Kenya Coffee Table Outdoor



FLEXFORM
Alison Outdoor Armchair

TERRACE FINISHES PALETTE

LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest



MASTER BEDROOM



MASTER BEDROOM VISUAL VIGNETTES



MASTER BEDROOM FF&E PROPOSAL



TUELL & REYNOLDS
Elytron Table Lamp



HBAR CUSTOM DESIGN - BEDFRAME & BEDSIDE TABLE



HOLLY HUNT
Martini Side Table



&TRADITION
Margas LC1 Padded

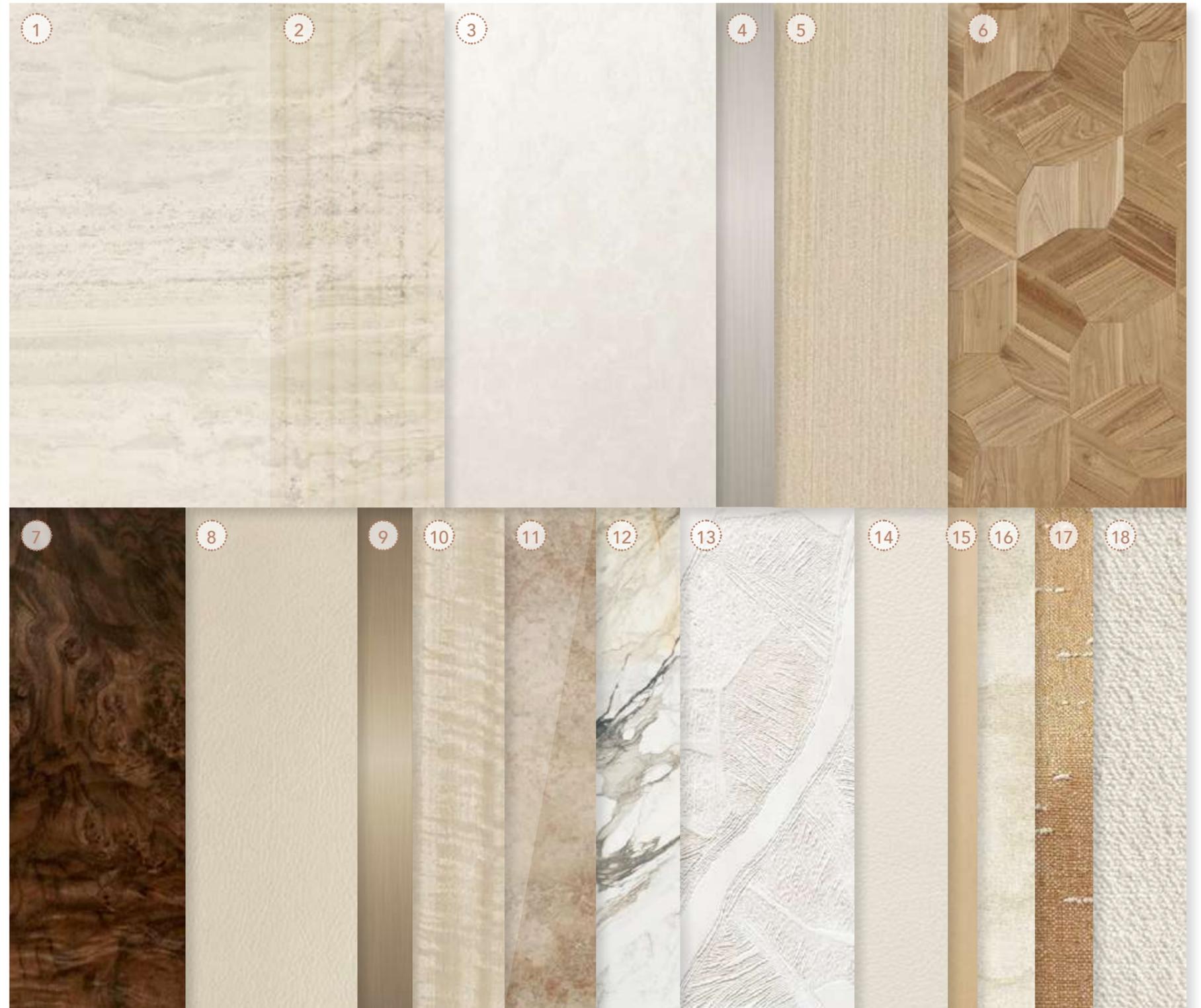


MARIONI
Cecile Floor Lamp II

MASTER BEDROOM FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. General Brushed Nickel Throughout
- 05. Caleidolegno Timber Veneer to Door
- 06. Timber Parquet to Floor
- 07. Walnut Burr Timber Veneer to Dressing Joinery
- 08. Leather to Dressing Joinery
- 09. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 10. Figured Eucalyptus to TV Joinery
- 11. Antique Bronze Mirror to Back of Dressing Joinery
- 12. Polished Paonazzo Marble to Dressing & TV Joinery
- 13. Feature Leather Stitchwork to Headboard
- 14. Leather to Bed Frame
- 15. Fabric to Scatter Cushion Piping
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Fabric to Armchair



STUDY



STUDY ROOM



STUDY VISUAL VIGNETTES



STUDY FF&E PROPOSAL



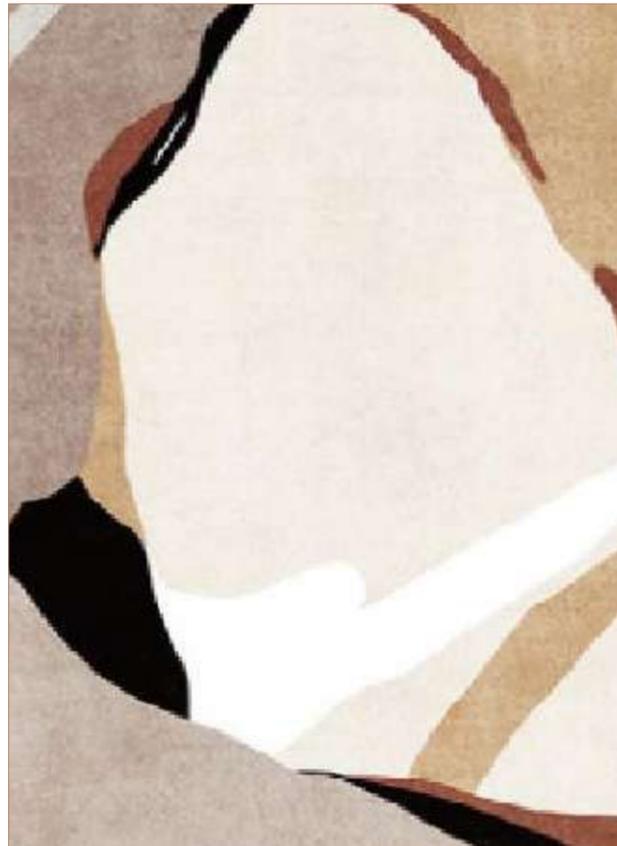
RESTORATION HARDWARE
Cardin Desk



FRAMA
T-Lamp



MINOTTI
Daiki Studio Armchair

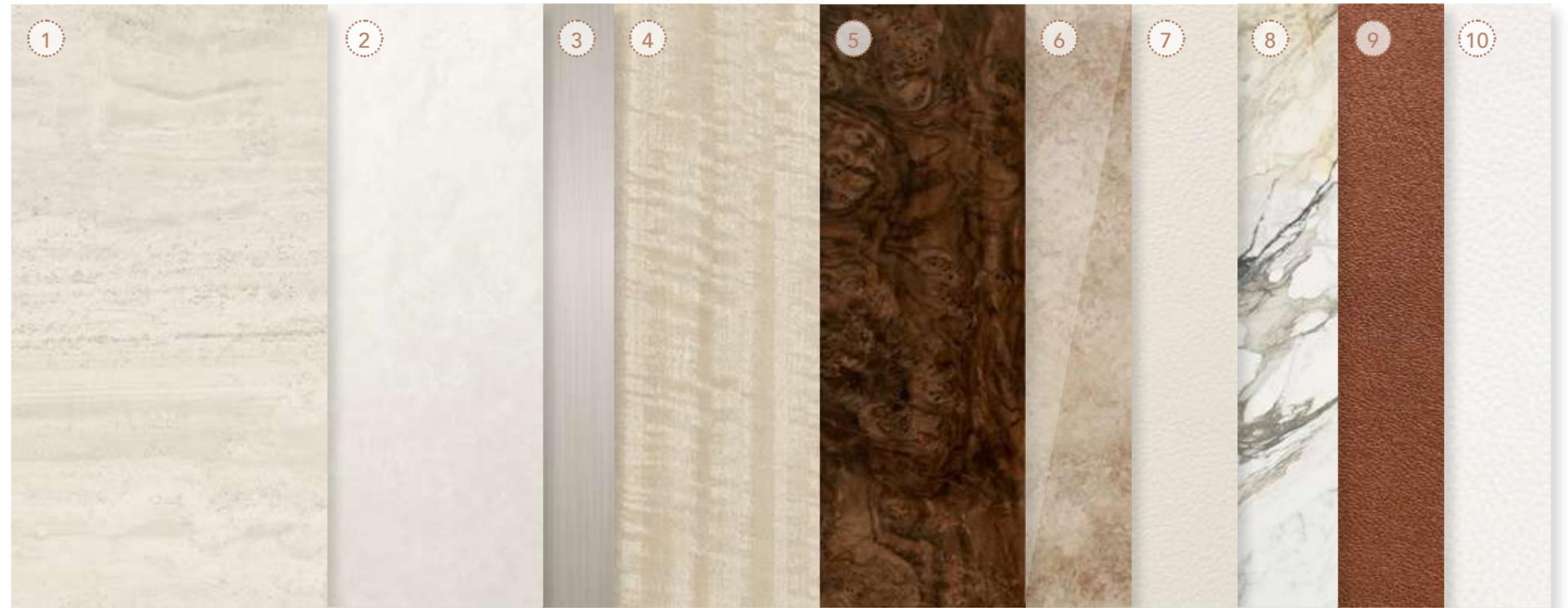


GIORGETTI
Pamina Armchair

STUDY FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Figured Eucalyptus Timber Veneer to Joinery
- 05. Walnut Burr Timber Veneer to Joinery
- 06. Antique Bronze Mirror to Back of Joinery
- 07. Leather to Joinery
- 08. Polished Paonazzo Marble to Joinery
- 09. Leather to Armrest of Desk Chair
- 10. Leather to Desk Chair & Guest Chair



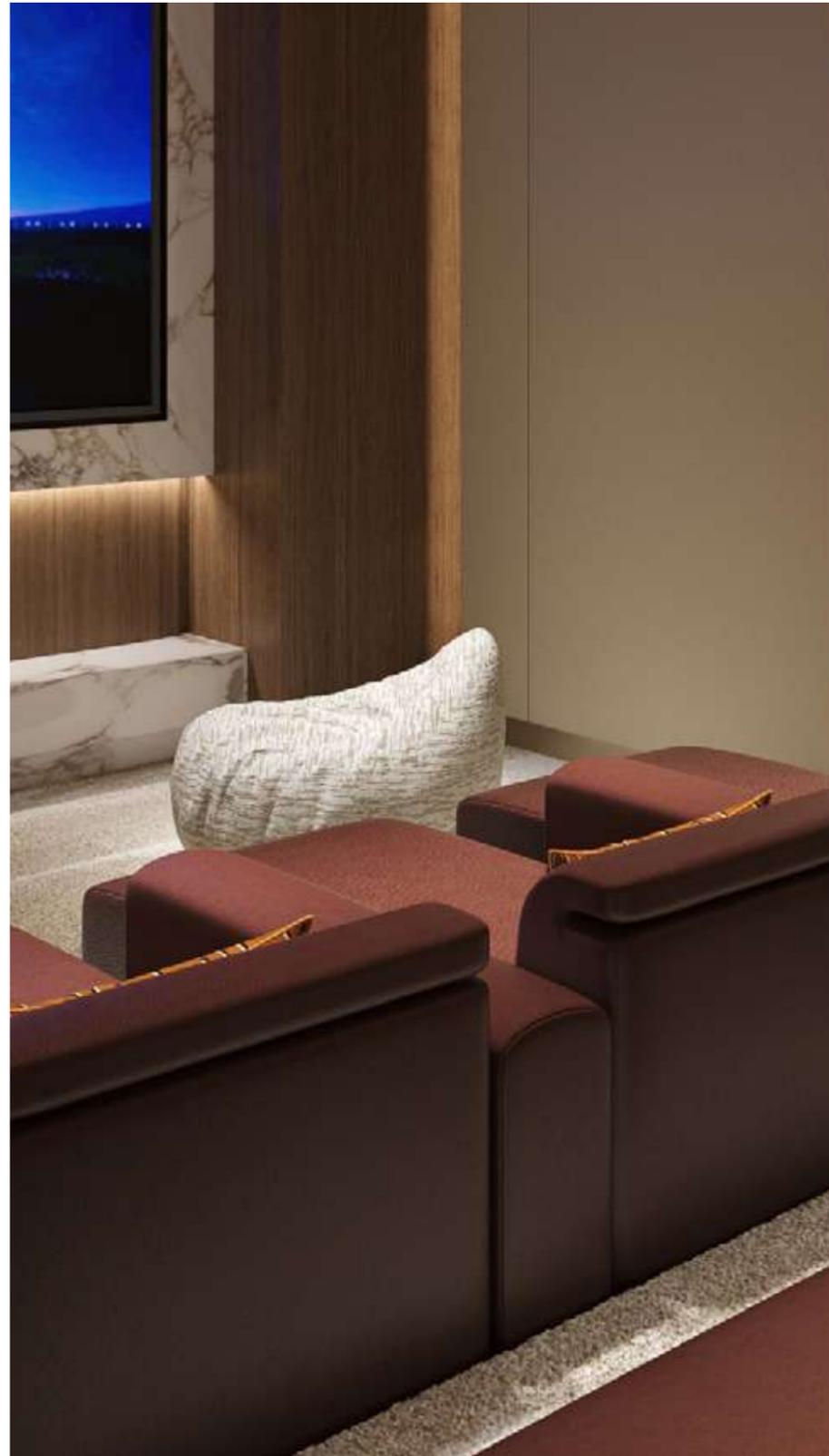
CINEMA ROOM



CINEMA ROOM



CINEMA VISUAL VIGNETTES





PIERRE PAULINE
C Club Chair

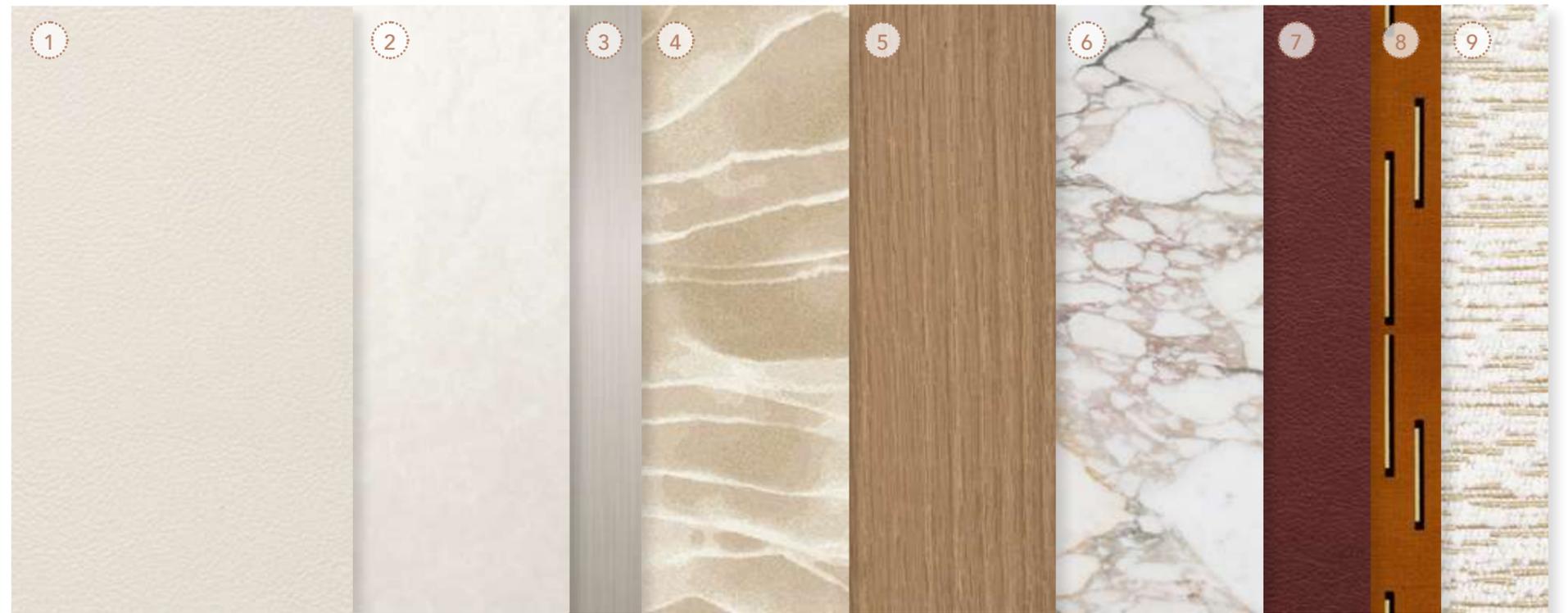


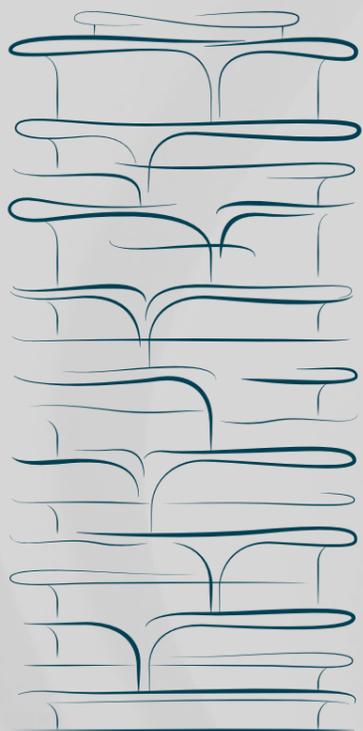
HBAR CUSTOM DESIGN

CINEMA FINISHES PALETTE

LEGEND

- 01. Leather to Wall Panel
- 02. Polished Plaster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Fitted Rug to Floor
- 05. Mid-tone Walnut Timber Veneer to Joinery
- 06. Polished Calcatta Vagli Oro Marble to Joinery
- 07. Leather to Lounger
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion





CASA AHS

DUBAI WATER CANAL

6 Bedroom
SKY VILLAS

6 Bedroom SKY VILLAS

TYPE A

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Family Room / Cigar Lounge
4. Bar
5. Formal Dining
6. Show Kitchen
7. BOH Kitchen
8. Powder Room
9. Staff Accommodation
10. Laundry Room
11. Bedroom 01
12. Bathroom 01
13. Bedroom 02
14. Bathroom 02
15. Bedroom 03
16. Bathroom 03
17. Bedroom 04
18. Bathroom 04
19. Bedroom 05
20. Bathroom 05
21. Cinema
22. Outdoor Terrace & Pool
23. Sunken Seating
24. Teppenyaki
25. Jacuzzi
26. Study Room

Upper Floor

27. Master Bedroom
28. His Master Dressing
29. Her Master Dressing
30. Master Bathroom
31. Treatment Room
32. Steam Room
33. Sauna
34. Salon
35. Changing Room
36. Indoor Gym
37. Courtyard Garden



Lower Floor



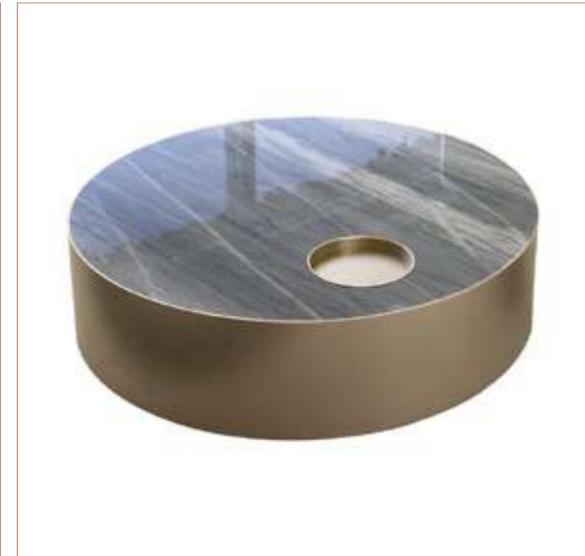
Upper Floor



LIVING ROOM



LIVING FF&E



DINING & BAR FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Cast Glass to Sliding Screen
- 06. Laminated Glass to Sliding Screen
- 07. Figured Eucalyptus Timber Veneer to Joinery
- 08. Polished Macchia Vecchia Antico to Joinery & Staircase
- 09. Walnut Burr Timber Veneer to Joinery
- 10. Antique Bronze Mirror to Back of Joinery
- 11. Leather to Back of Sofa 1
- 12. Fabric to Sofa 1 & 2
- 13. Fabric to Scatter Cushion
- 14. Fabric to Scatter Cushion
- 15. Fabric to Scatter Cushion
- 16. Leather to Back of Sofa 2
- 17. Fabric to Armchair



MASTER BEDROOM



MASTER BEDROOM FF&E SELECTION

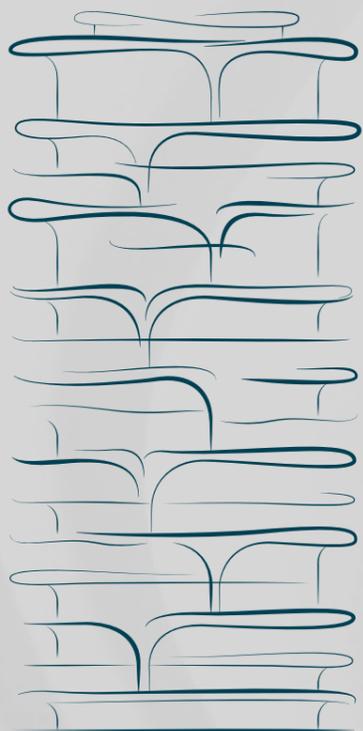


MASTER BEDROOM & MASTER DRESSING FINISHES PALETTE

LEGEND

01. Honed Navona Travertine to Wall & Floor
02. Fluted Honed Navona Travertine to Wall
03. Polished Plaster to Ceiling
04. General Brushed Nickel Throughout
05. Caleidolegno Timber Veneer to Door
06. Timber Parquet to Floor
07. Walnut Burr Timber Veneer to Headboard & Dressing Joinery
08. Leather to Headboard & Dressing Joinery
09. Brushed Warm Bronze Metal to Dressing Joinery Detail
10. Figured Eucalyptus Timber Veneer to Dressing Joinery
11. Antique Bronze Mirror to Back of Dressing Joinery
12. Polished Paonazzo Marble to Dressing Joinery
13. Leather to Hearboard & Bedbase
14. Fabric to Scatter Cushion Piping
15. Fabric to Scatter Cushion
16. Fabric to Scatter Cushion
17. Fabric to Armchair
18. Fabric to Dressing Chair
19. Fitted Rug to Dressing Floor





CASA AHS

DUBAI WATER CANAL

SKY MANSION

SKY MANSION

TYPE B

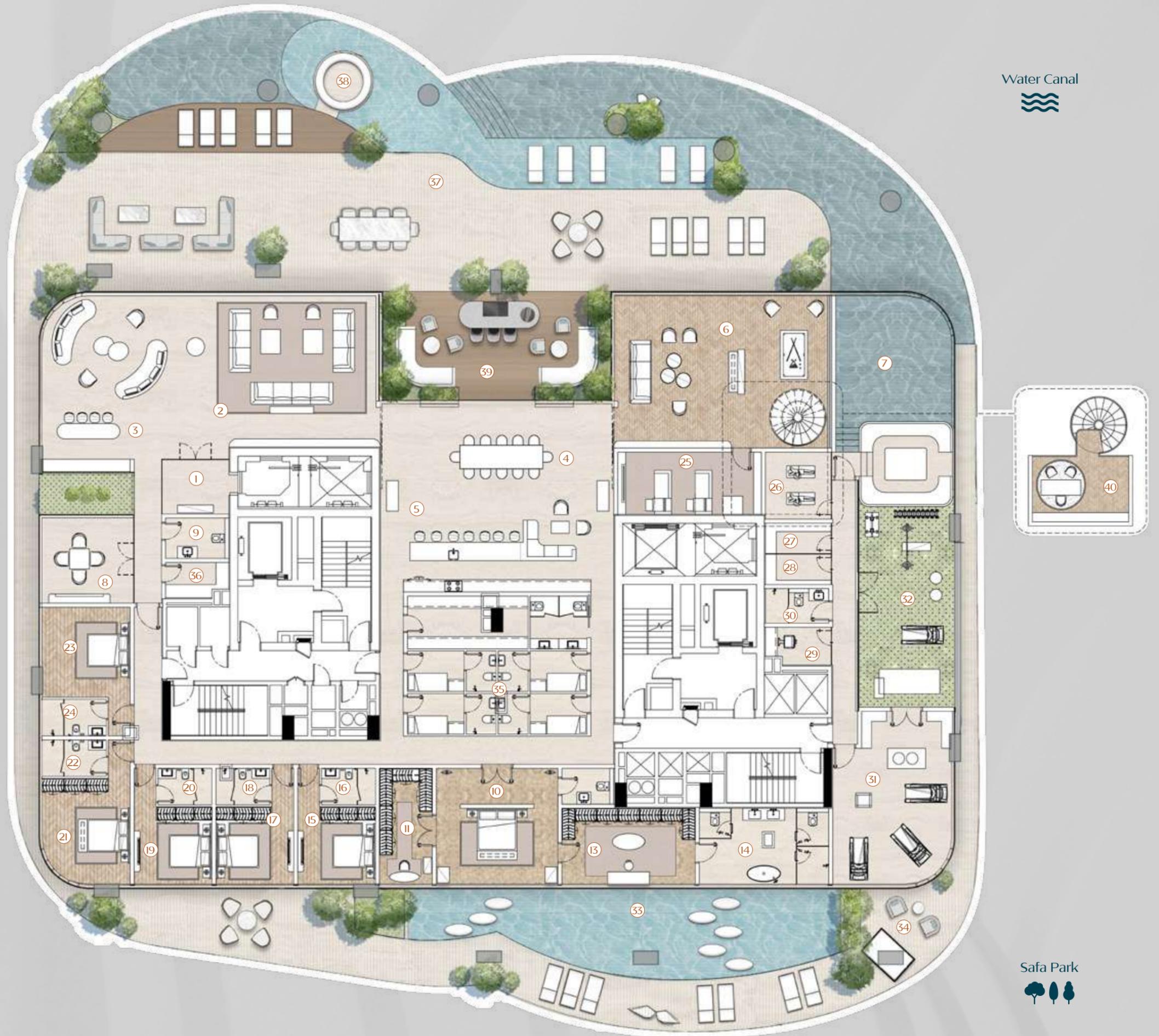
UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Bar
4. Formal Dining
5. Show Kitchen
6. Family Room / Cigar Lounge
7. Indoor Pool
8. Study
9. Powder Room 01
10. Master Bedroom
11. His Master Dressing
12. Night Powder Room
13. Her Master Dressing
14. Master Bathroom
15. Bedroom 01
16. Bathroom 01
17. Bedroom 02
18. Bathroom 02
19. Bedroom 03
20. Bathroom 03
21. Bedroom 04
22. Bathroom 04
23. Bedroom 05
24. Bathroom 05
25. Cinema
26. Treatment Room
27. Steam Room
28. Sauna
29. Salon
30. Changing Room
31. Indoor Gym
32. Outdoor Gym
33. Master Bedroom Terrace & Pool
34. Outdoor Cinema
35. Staff Accommodation
36. Laundry
37. Outdoor Terrace & Pool
38. Sunken Seating
39. Indoor/ Outdoor Teppenyaki

UPPER FLOOR

40. Study Room



Water Canal

Safa Park

LIVING ROOM



LIVING ROOM



LIVING ROOM VISUAL VIGNETTES



LIVING FF&E PROPOSAL



STUDIOTWENTYSEVEN
Toupis Stool



INVISIBLE COLLECTION
Above Clouds Sofa



COLLECTOR
Tobo Armchair



LLAB.DESIGN
Duality Coffee Table



ATELIER DE TROUPE
Alice Chandelier



VEERMAKERS
SKL Coffee Table



DISTRICTEIGHT
Lola Compact Sofa 1-Seater



SQUARE IN CIRCLE
Orb 2 Floor Lamp



HBAR CUSTOM DESIGN



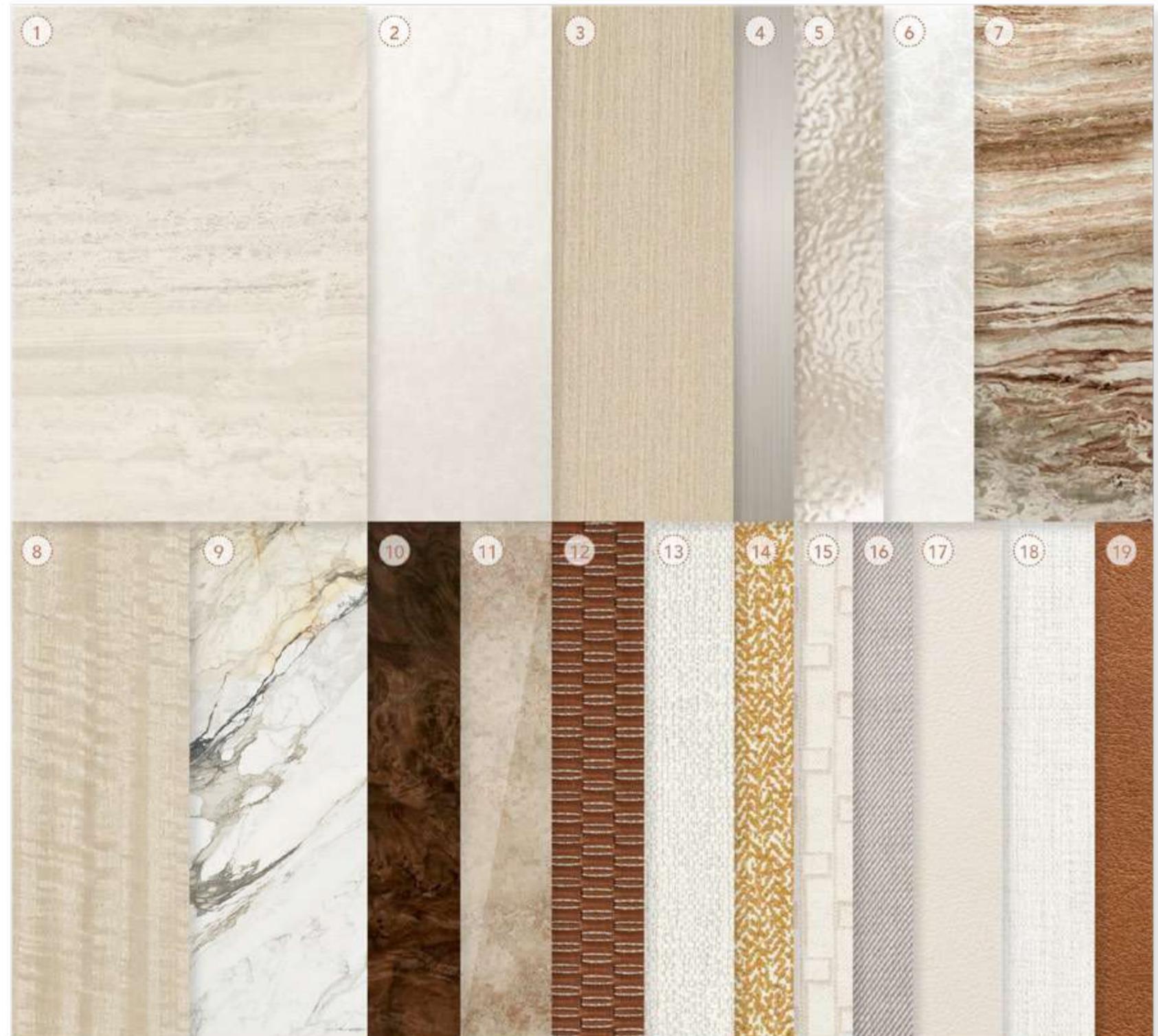
LONGHI
Sun Coffee Table



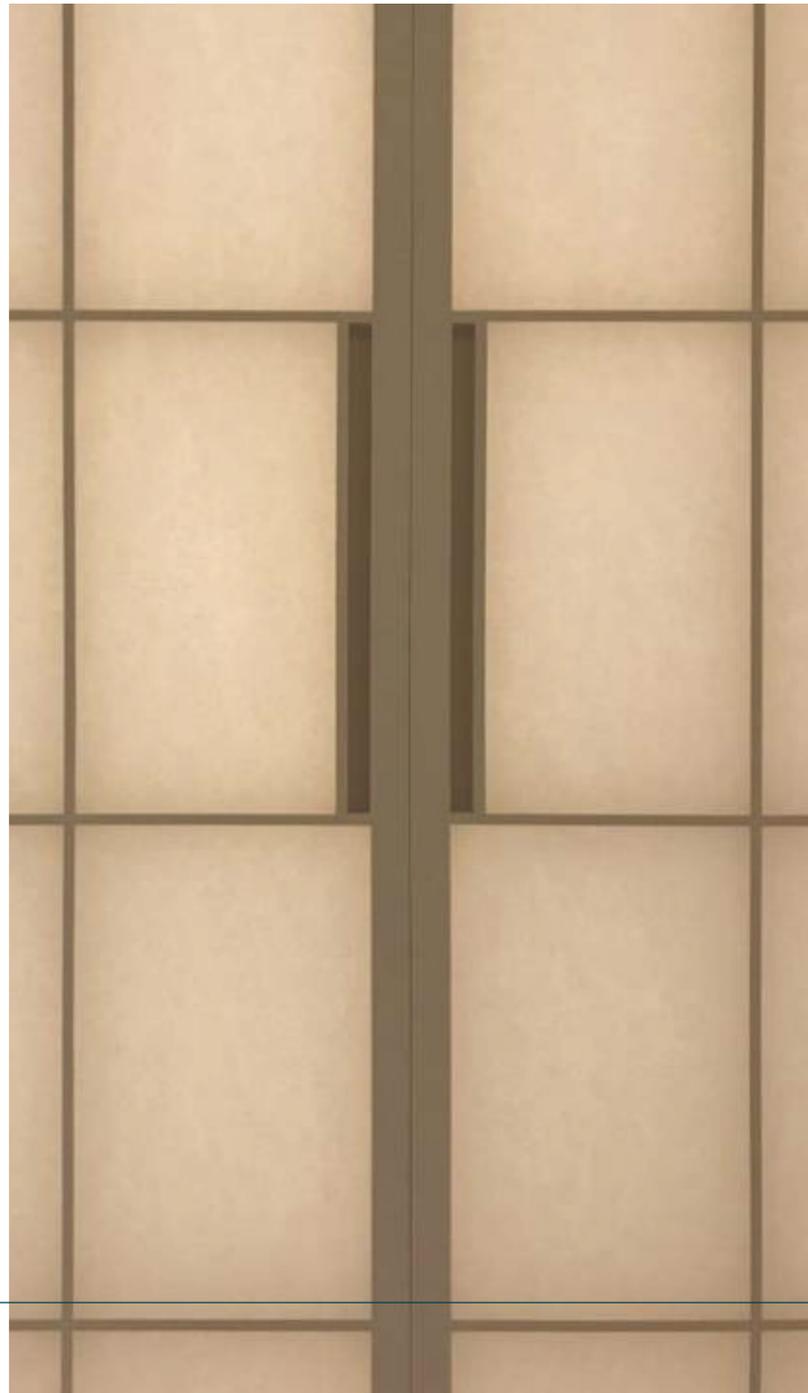
LIVING FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Cast Glass to Sliding Screen
- 06. Laminated Glass to Sliding Screen
- 07. Polished Fantasy Brown Marble to Bar Unit and Joinery
- 08. Figured Eucalyptus Timber Veneer to Joinery
- 09. Polished Paonazzo Marble to Joinery
- 10. Walnut Burr Timber Veneer to Joinery
- 11. Antique Bronze Mirror to Back of Joinery
- 12. Leather to Back of Sofa 1
- 13. Fabric to Sofa 1 & 2
- 14. Fabric to Scatter Cushion
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Leather to Back of Sofa 2
- 18. Fabric to Armchair
- 19. Leather to Bar Stool



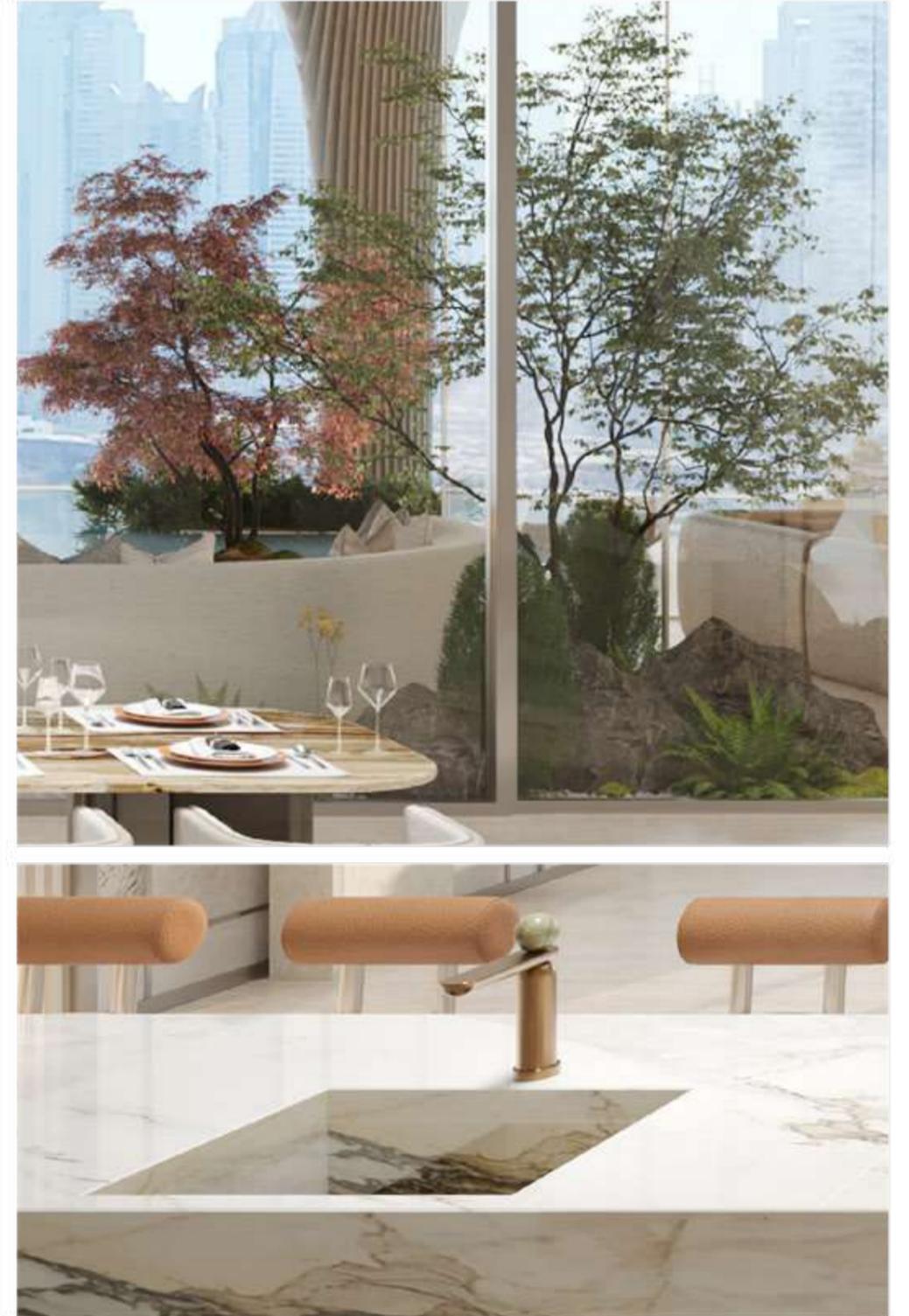
DINING



DINING AREA



DINING VISUAL VIGNETTES



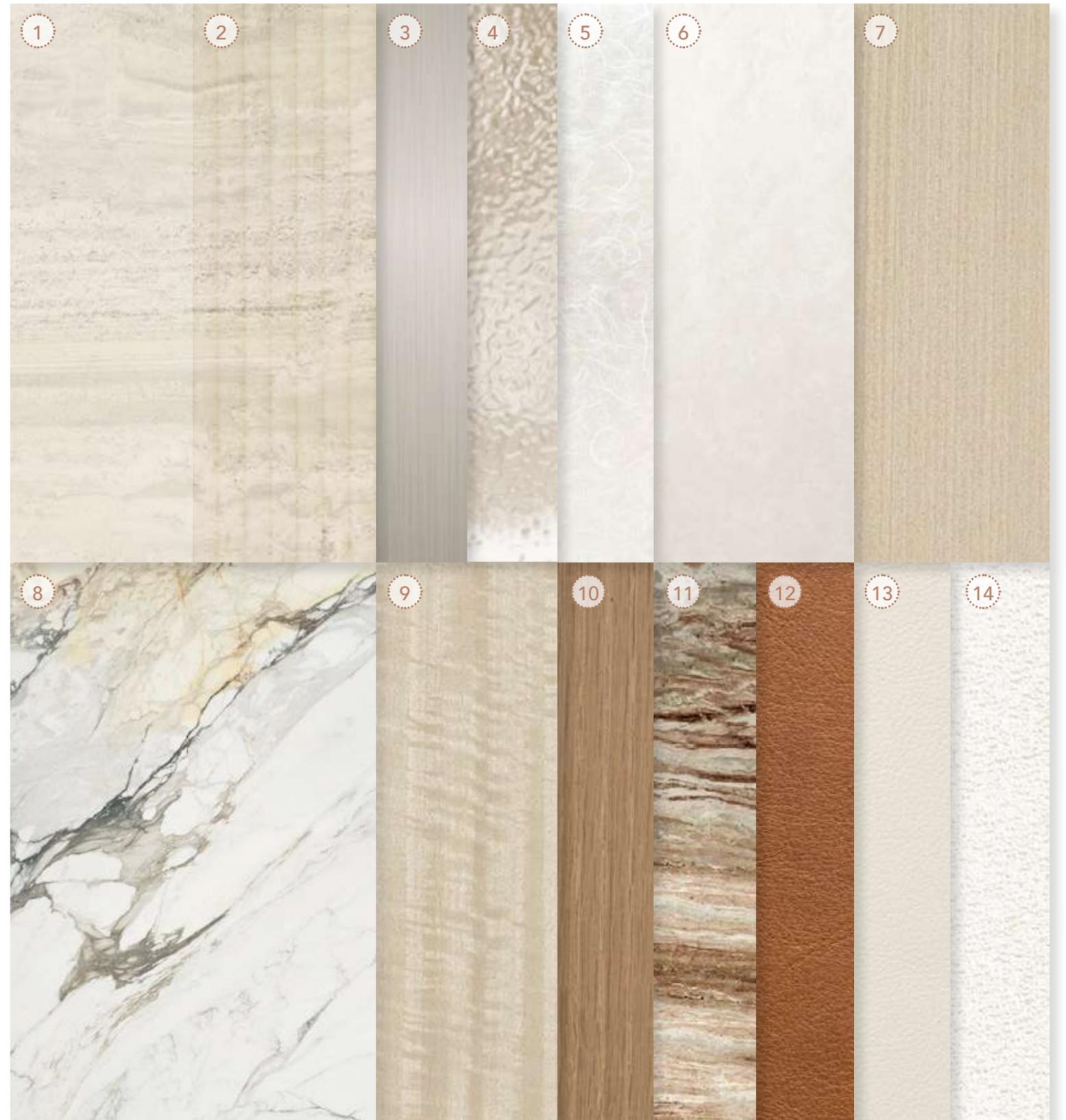
DINING FF&E PROPOSAL



DINING FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. General Brushed Nickel Throughout
- 04. Cast Glass to Sliding Screen
- 05. Laminated Glass to Sliding Screen
- 06. Polished Plaster to Ceiling
- 07. Caleidolegno Timber Veneer to Door
- 08. Polished Paonazzo Marble to Kitchen Joinery
- 09. Figured Eucalyptus Timber Veneer to Kitchen Joinery
- 10. Mid-tone Walnut Timber Veneer to Kitchen Joinery
- 11. Feature Polished Fantasy Brown Marble to Dining Table
- 12. Leather to Bar Stool
- 13. Leather to Back of Dining Chair
- 14. Fabric to Seat of Dining Chair



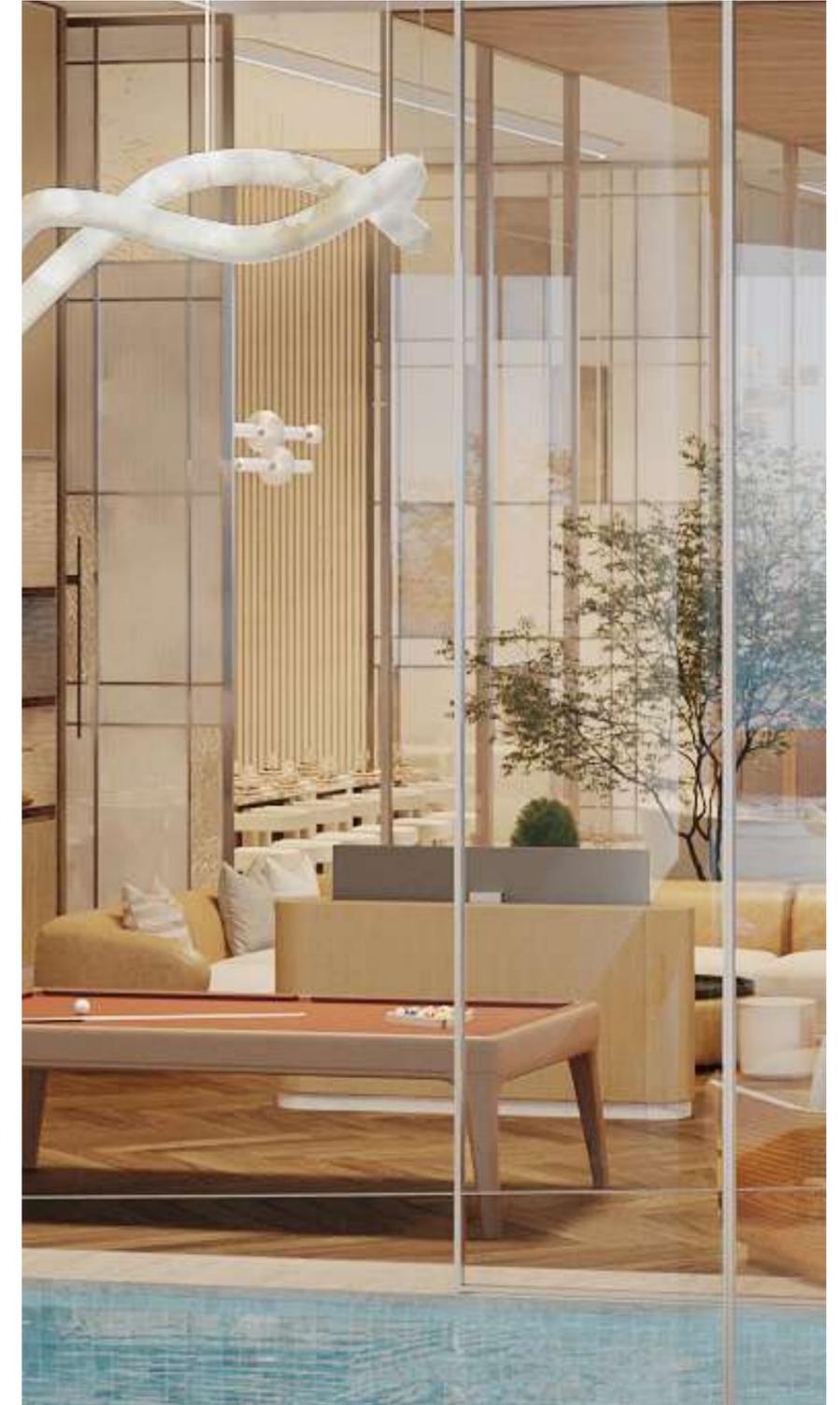
TEPPANYAKI &
OUTDOOR LOUNGE



OUTDOOR TEPPANYAKI & SUSHI BAR



OUTDOOR TERRACE VISUAL VIGNETTES



ENTERTAINMENT ROOM FF&E PROPOSAL



ATELIER ALAIN ELLOUZ
Infinity 8H Chandelier



MERIDIANI
Rene Modular Sofa



SQUARE IN CIRCLE
Two Cylinders Floor Lamp



VISMARA
Dandy Pool Table



POLTRONA FRAU
Ilary Table



CAPITAL COLLECTION
Mon Allure Armchair

OUTDOOR TERRACE FF&E PROPOSAL



DEPADOVA
Firefly Multi-
Purpose Lamp



MERIDIANI
Claud Open Air Lounger



GLOSTER
Blow Outdoor Table



FBC LONDON
Angelina Curved Outdoor Sofa



COCO WOLF
Tamarindo Bar Stool



ETHIMO
Esedra Lounge Armchair



FABIO ALEMANN
Cleopatra Basico Lounger



PAOLO CASTELLI
Kenya Coffee Table Outdoor

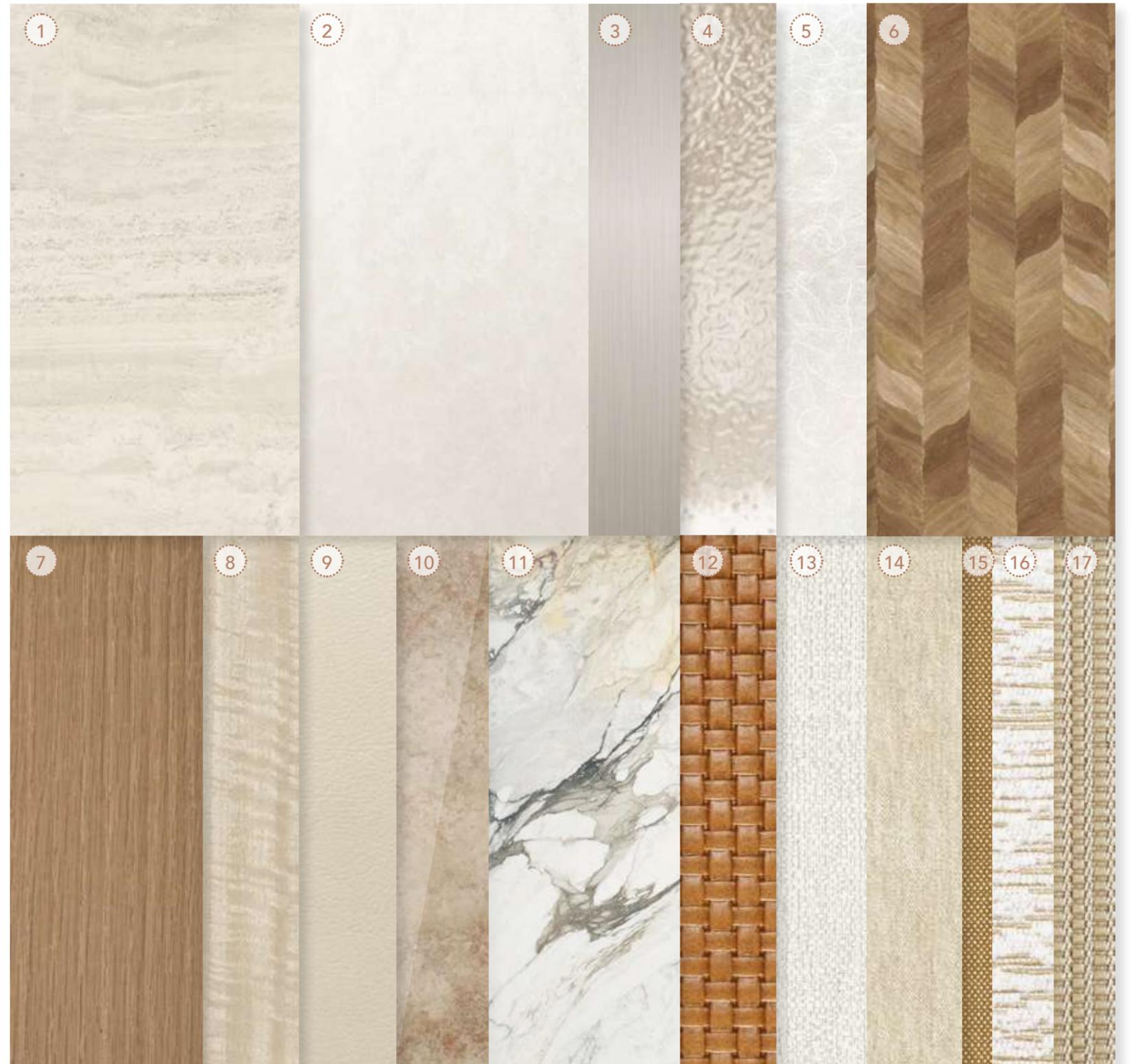


FLEXFORM
Alison Outdoor Armchair

ENTERTAINMENT ROOM FINISHES PALETTE

LEGEND

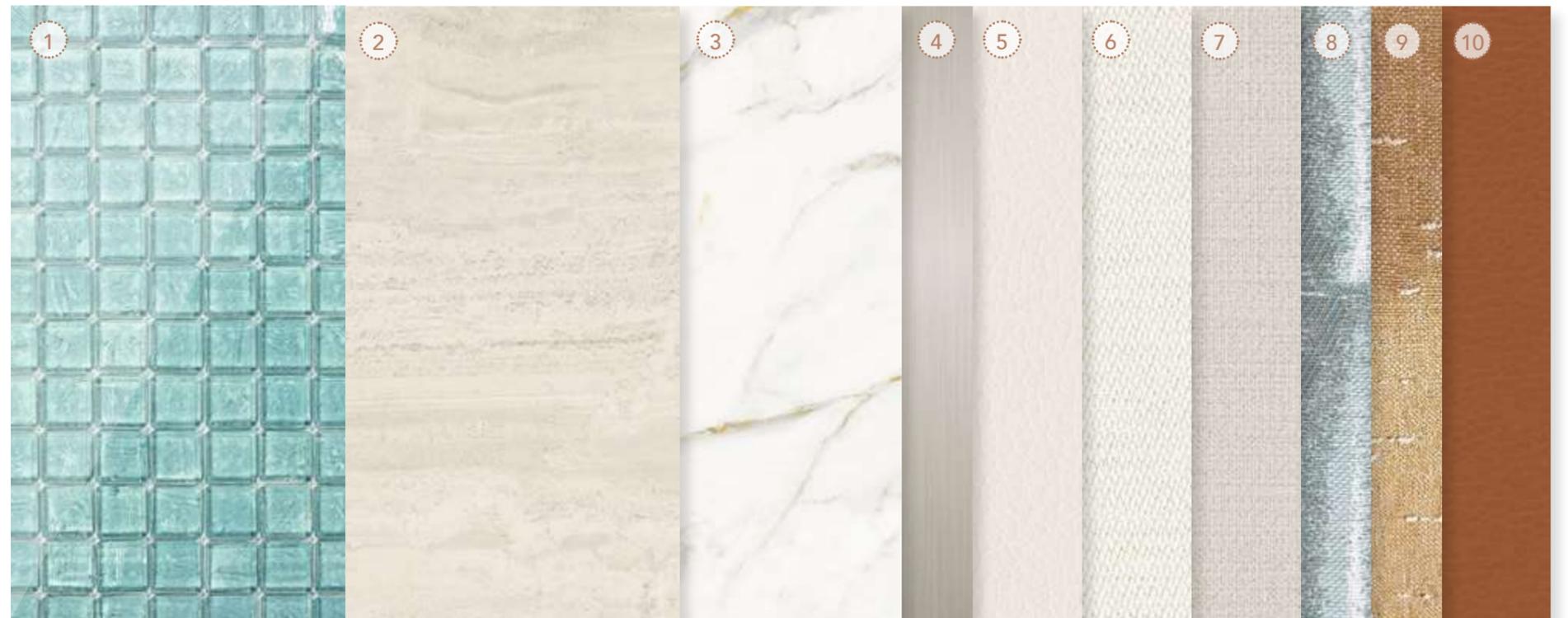
- 01. Honed Navona Travertine to Wall & Floor
- 02. Polished Plaster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Cast Glass to Sliding Screen
- 05. Laminated Glass to Sliding Screen
- 06. Timber Parquet to Floor
- 07. Mid-tone Walnut Timber Veneer to Joinery
- 08. Figured Eucalyptus Timber Veneer to Joinery
- 09. Leather to Joinery
- 10. Antique Bronze Mirror to Back of Joinery
- 11. Polished Paonazzo Marble to Joinery
- 12. Leather to Back of Armchair
- 13. Fabric to Seat of Armchair
- 14. Fabric to Sofa
- 15. Fabric to Scatter Cushion Piping
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion



OUTDOOR TERRACE FINISHES PALETTE

LEGEND

- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Calacatta Oro Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest



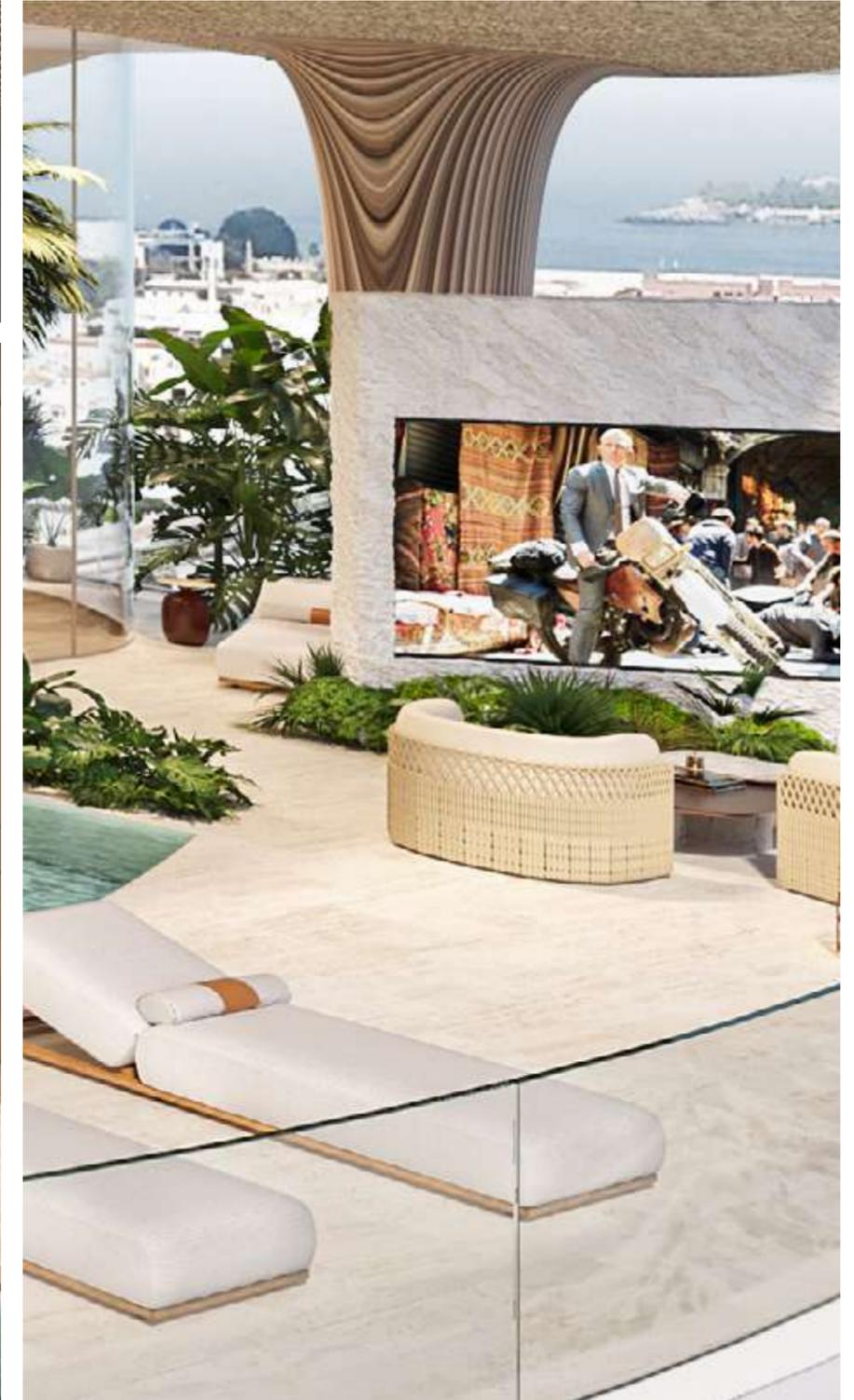
MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM VISUAL VIGNETTES



MASTER BEDROOM FF&E SELECTION



MARCIN RUSAK STUDIO
Flora Lamp



NOVIBELO
Ali Bedside Table



GIOPATO & COOMBES
Gem Chandelier Branch



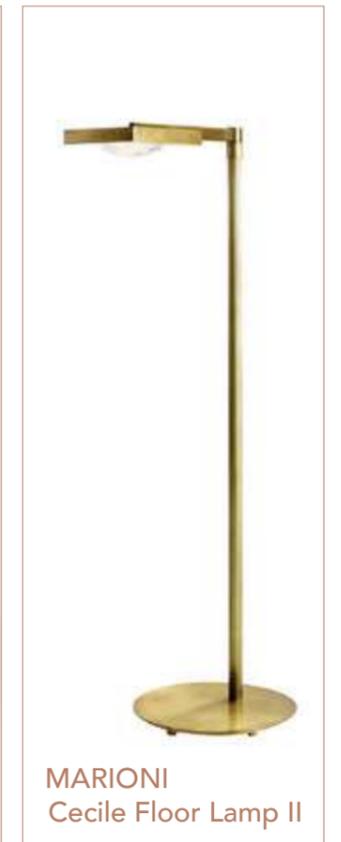
TURRI
Zero Sideboard



HOLLY HUNT
Martini Side Table



&TRADITION
Margas LC1 Padded



MARIONI
Cecile Floor Lamp II

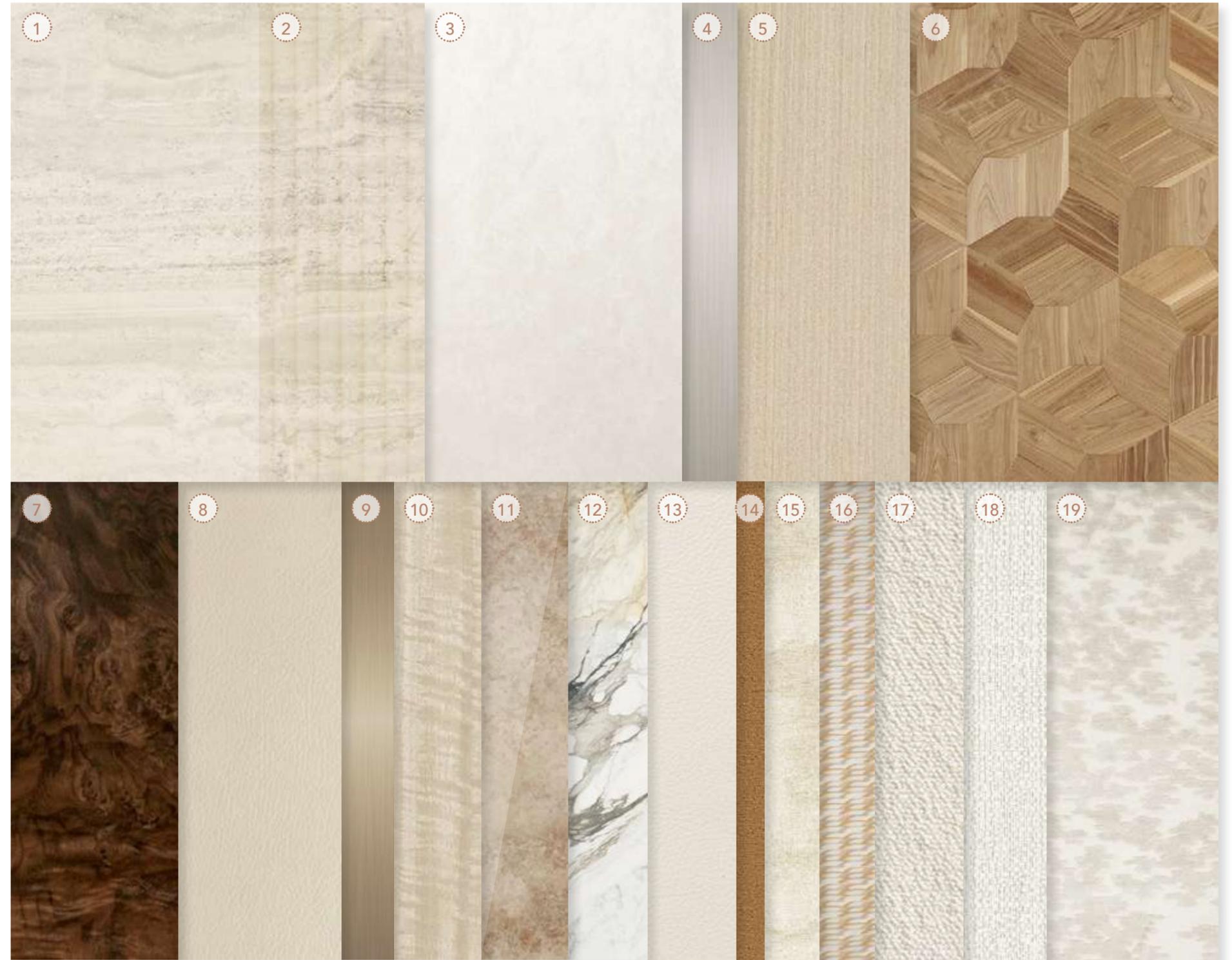
MASTER DRESSING FF&E SELECTION



MASTER BEDROOM & MASTER DRESSING FINISHES PALETTE

LEGEND

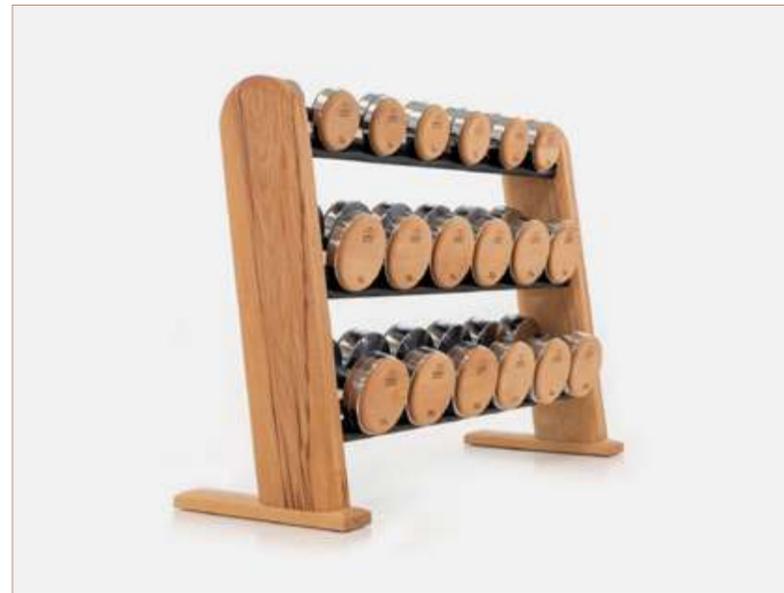
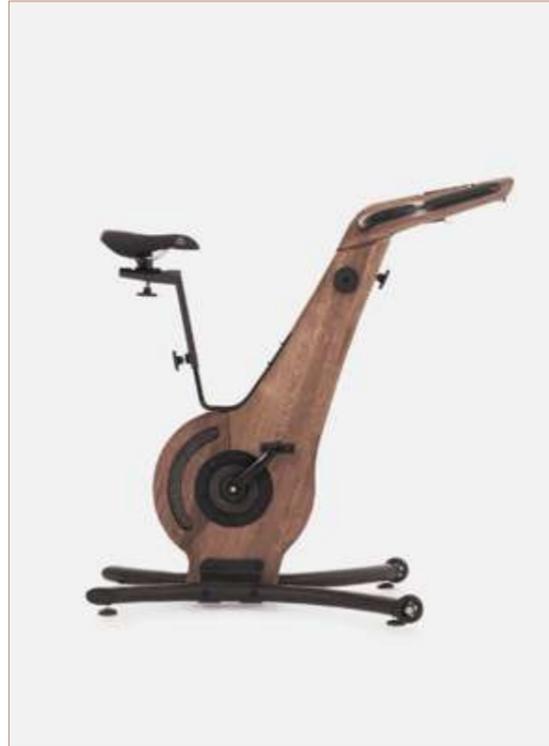
- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. General Brushed Nickel Throughout
- 05. Caleidolegno Timber Veneer to Door
- 06. Timber Parquet to Floor
- 07. Walnut Burr Timber Veneer to Headboard & Dressing Joinery
- 08. Leather to Headboard & Dressing Joinery
- 09. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 10. Figured Eucalyptus Timber Veneer to Dressing Joinery
- 11. Antique Bronze Mirror to Back of Dressing Joinery
- 12. Polished Paonazzo Marble to Dressing Joinery
- 13. Leather to Hearboard & Bedbase
- 14. Fabric to Scatter Cushion Piping
- 15. Fabric to Scatter Cushion
- 16. Fabric to Scatter Cushion
- 17. Fabric to Armchair
- 18. Fabric to Dressing Chair
- 19. Fitted Rug to Dressing Floor



OUTDOOR GYM



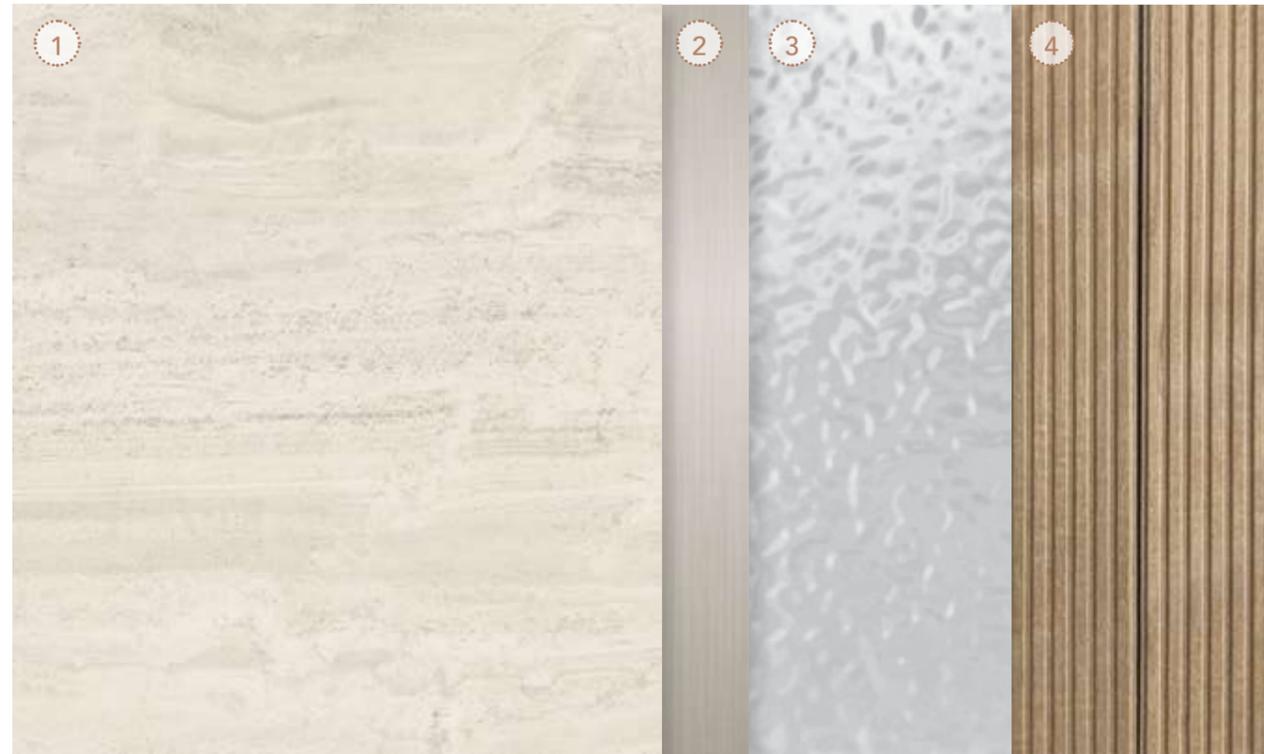
OUTDOOR GYM FF&E SELECTION



OUTDOOR GYM FINISHES PALETTE

LEGEND

- 01. Honed Navona Travertine to Wall
- 02. General Brushed Nickel Throughout
- 03. Clear Cast Glass to Glazing Panel
- 04. Timber Decking to Floor



MASTER BATHROOM



MASTER BATHROOM VISUAL VIGNETTES



MASTER BATHROOM FF&E PROPOSAL



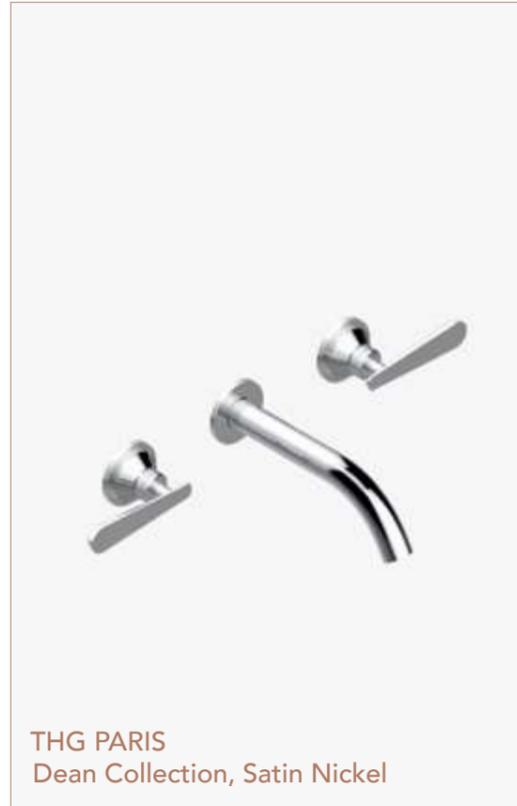
THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection, Satin Nickel



ARTICOLO
Fini Wall Sconce



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection,
Satin Nickel



HBAR CUSTOM DESIGN

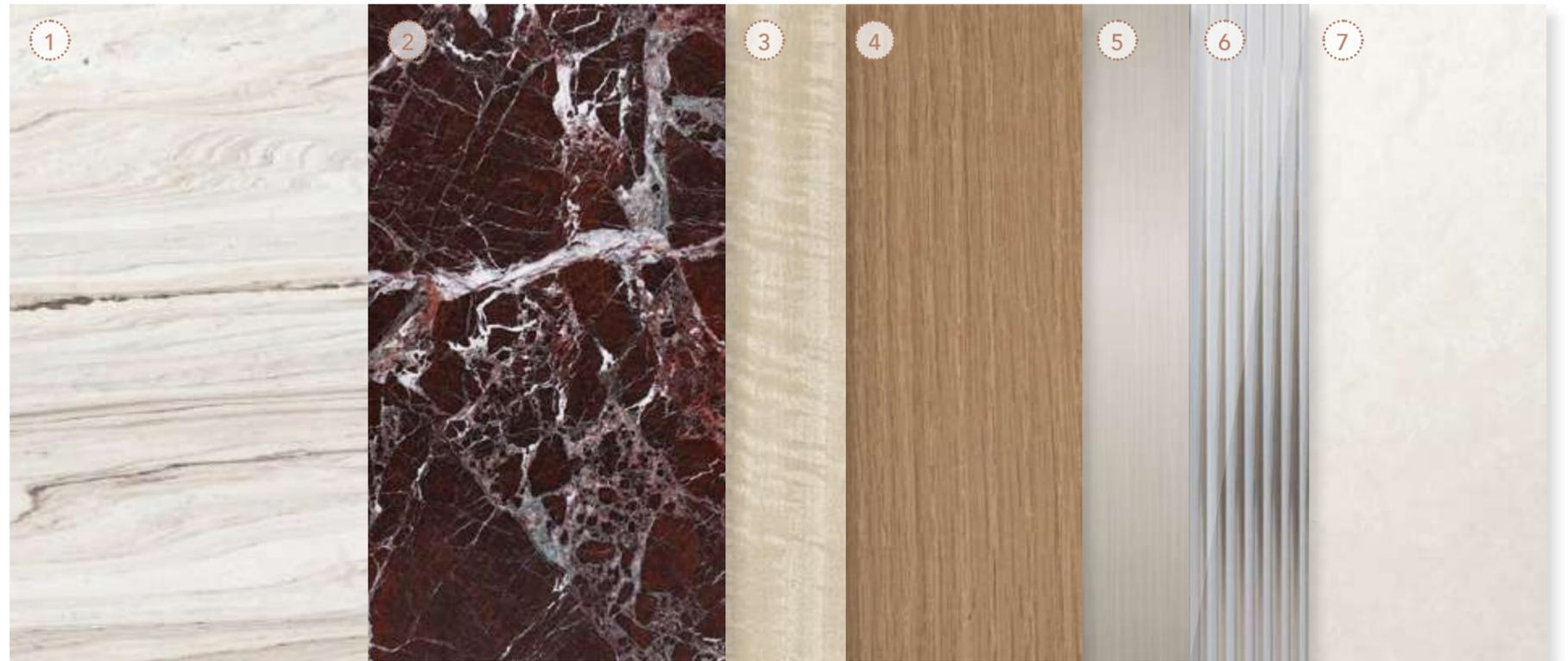


RESTORATION HARDWARE
Ponti Round Side Table

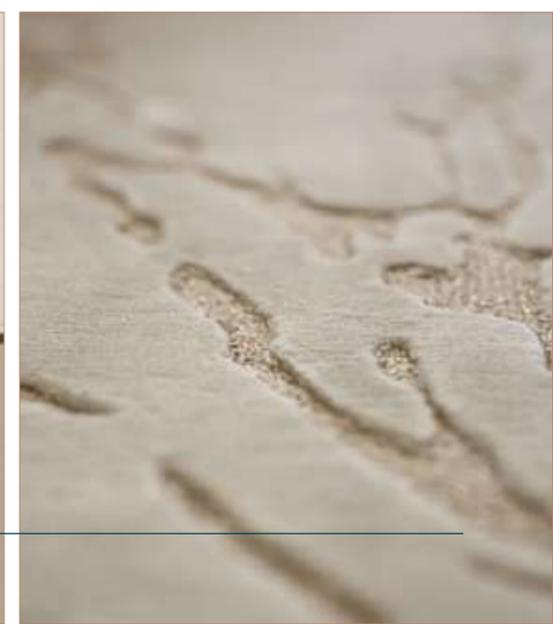
MASTER BATHROOM FINISHES PALETTE

LEGEND

- 01. Polished Pallisandro Classico Marble to Wall & Honed to Floor
- 02. Feature Polished Rosso Levanto Marble to Vanity, Shower & Honed to Bathtub
- 03. Figured Eucalyptus Timber Veneer to Vanity Joinery
- 04. Mid-tone Walnut Timber Veneer to Vanity Joinery
- 05. General Brushed Nickel Throughout
- 06. Fluted Glass to Shower Screen
- 07. Polished Plaster to Ceiling



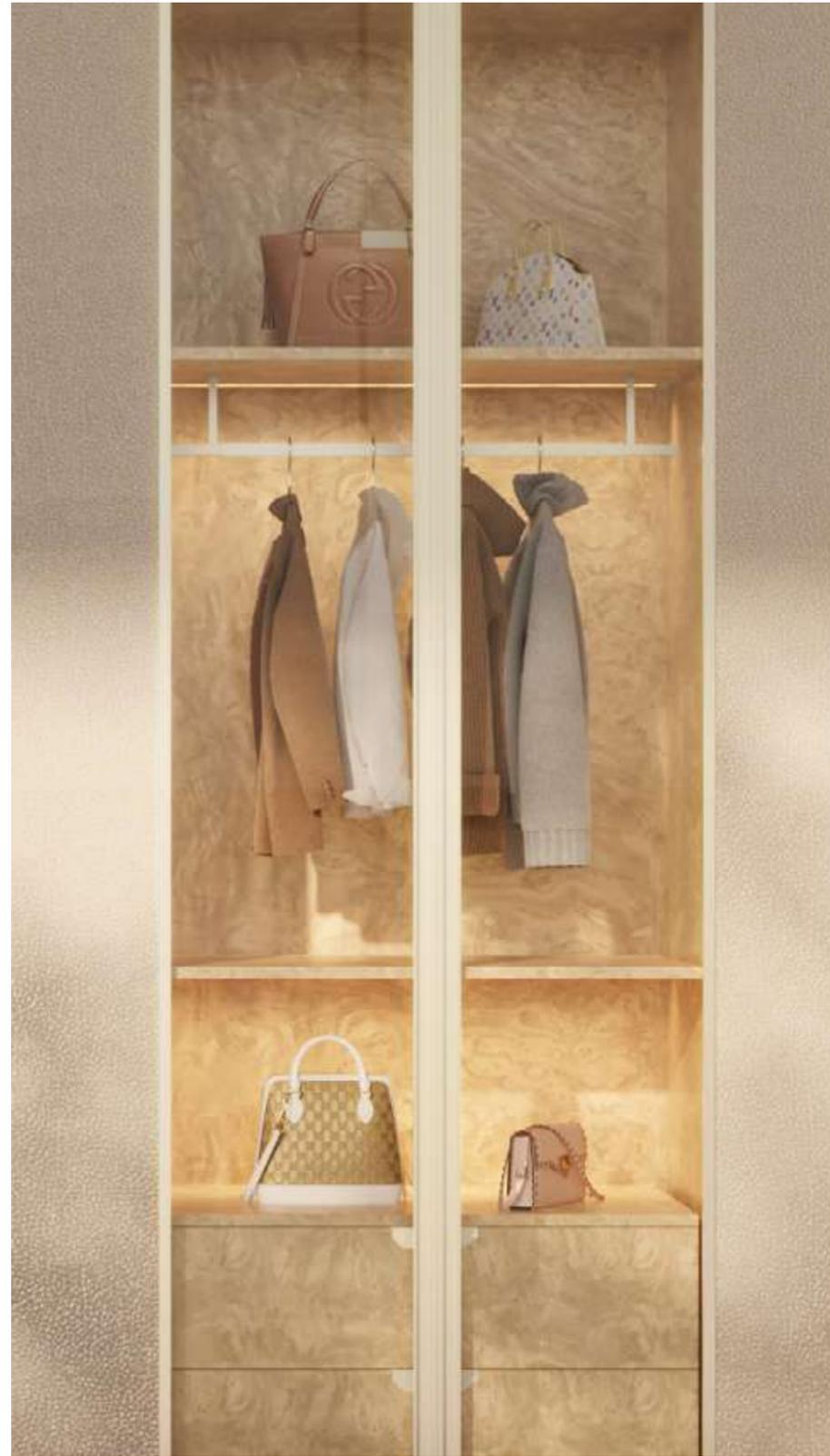
GUEST BEDROOM



GUEST BEDROOM



GUEST BEDROOM VISUAL VIGNETTES



GUEST BEDROOM FF&E PROPOSAL



DITRE ITALIA
Bend Bed



COLLECTION PARTICULIERE
Via Table Light



R HUGHES
Sempione Bench



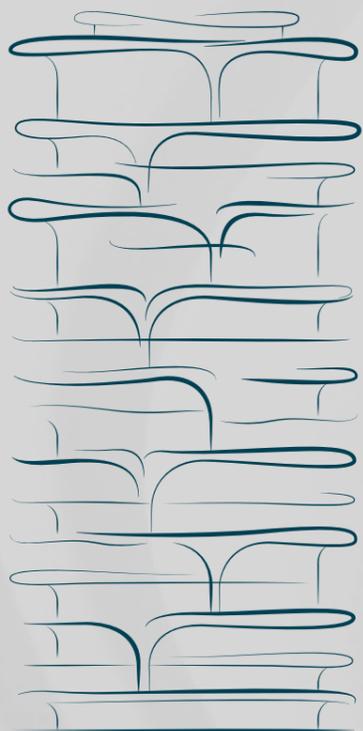
LEMA
Top Bedside Table

GUEST BEDROOM FINISHES PALETTE

LEGEND

- 01. Wallcovering to Wall
- 02. Polished Paster to Ceiling
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Mid-tone Walnut Timber Veneer to Headboard
& TV Joinery
- 06. Timber Parquet to Floor
- 07. Figured Eucalyptus Timber Veneer to TV Joinery &
Wardrobe Joinery
- 08. Leather to Wardrobe Joinery
- 09. Laurel Burr Timber Veneer to Wardrobe Joinery
- 10. Leather to Bed Frame
- 11. Fabric to Scatter Cushion
- 12. Fabric to Scatter Cushion Piping
- 13. Fabric to Scatter Cushion
- 14. Leather to Bench





CASA AHS

DUBAI WATER CANAL

SKY PALACE

SKY PALACE

UNIT AMENITIES

LOWER FLOOR

1. Entrance Foyer
2. Formal Living
3. Casual Living
4. Bar
5. Formal Dining
6. Powder Room
7. Show Kitchen
8. BOH Kitchen
9. Games Room
10. Bedroom 01
11. Bathroom 01
12. Bedroom 02
13. Bathroom 02
14. Bedroom 03
15. Bathroom 03
16. Bedroom 04
17. Bathroom 04
18. Bedroom 05
19. Bathroom 05
20. Staff Accommodation
21. Laundry Room
22. Garden Room
23. Outdoor Terrace & Pool
24. Jacuzzi

UPPER FLOOR

25. Master Lobby
26. Master Bedroom
27. Master Bathroom
28. His Master Dressing
29. Her Master Dressing
30. Family Lounge
31. Steam Room
32. Changing Room
33. Massage / Salon Room
34. Gym
35. Indoor Pool
36. Cinema
37. Outdoor Cinema

ROOF-TOP

38. Infinity Lap Pool
39. Sunken
40. Cocktail Bar
41. Internal Lounge
42. Teppanyaki
43. External Lounge
44. Outdoor Cinema
45. Stairs
46. Sushi Bar
47. Dining
48. Smoking Lounge



Lower Floor



Upper Floor



Roof-Top

LIVING & DINING



FORMAL LOUNGE



FORMAL LOUNGE VISUAL VIGNETTES



FORMAL LOUNGE FF&E PROPOSAL



INVISIBLE COLLECTION
Above Clouds Sofa



COLLECTOR
Tobo Armchair



HBAR CUSTOM DESIGN



VEERMAKERS
SKL Coffee Table



DISTRICTEIGHT
Lola Compact Sofa 1-Seater



LONGHI
Sun Coffee Table



COLLECTOR
Moca Bar Chair



CARLYLE COLLECTIVE
Gatsby I Bench



DINING & BAR FF&E PROPOSAL



DE CASTELLI
Aare Wall Light



KOLEKTIV ATELIERS
Elements



MONOLOGUE
Ora Desk Lamp



ATELIER PENDHAPA
Mast Chair



ATELIER PENDHAPA
Uddukai Table

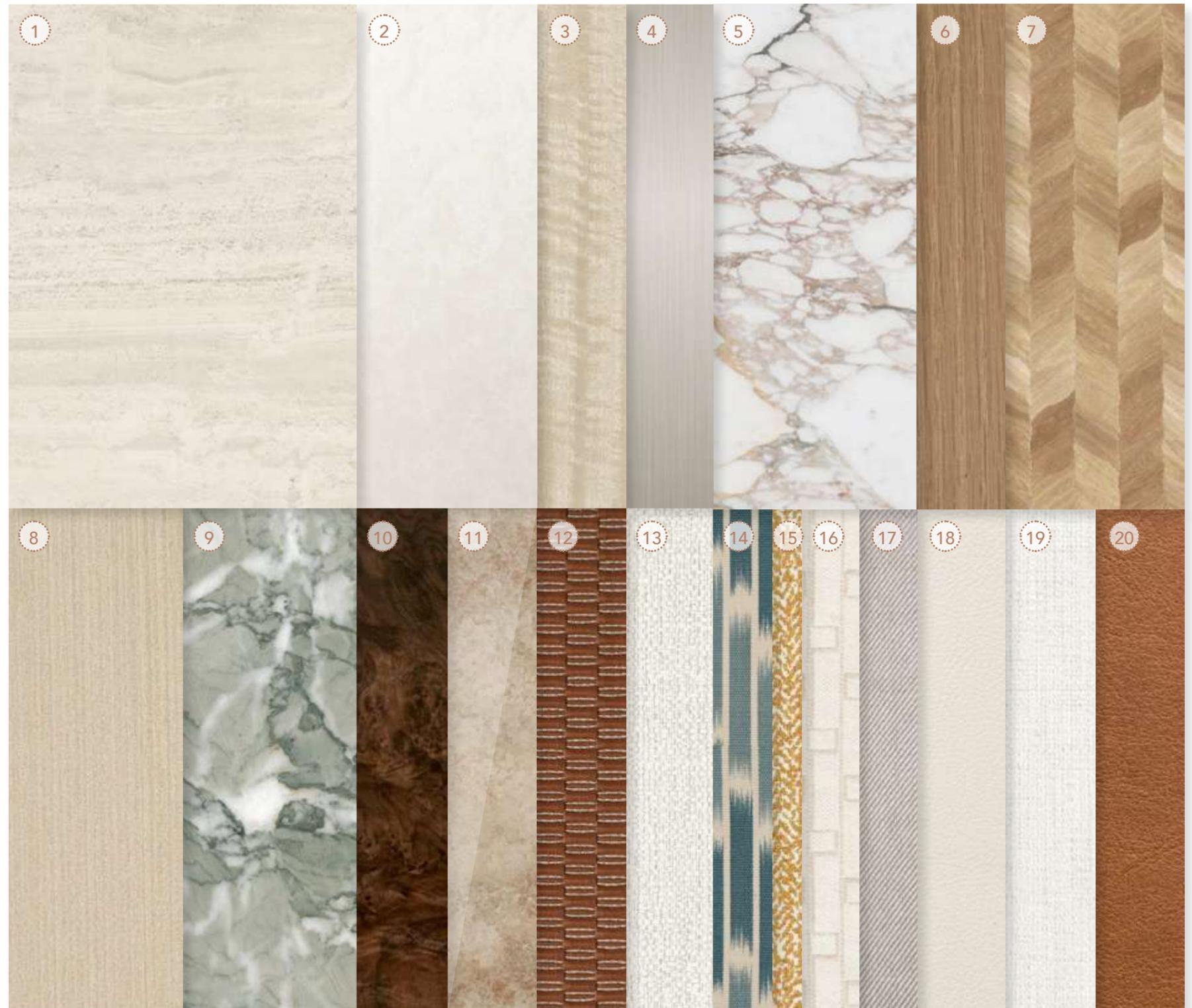


MONOLOGUE
Tempe Bar Stool

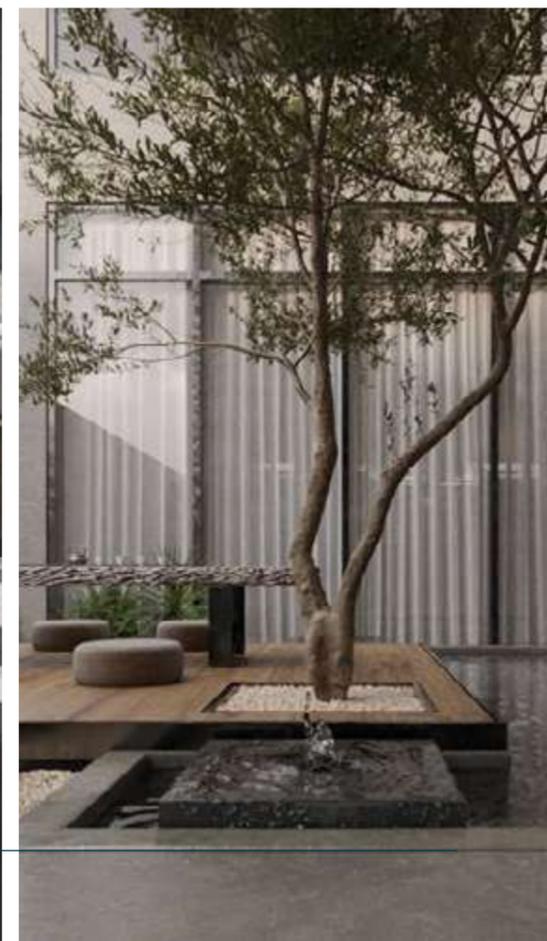
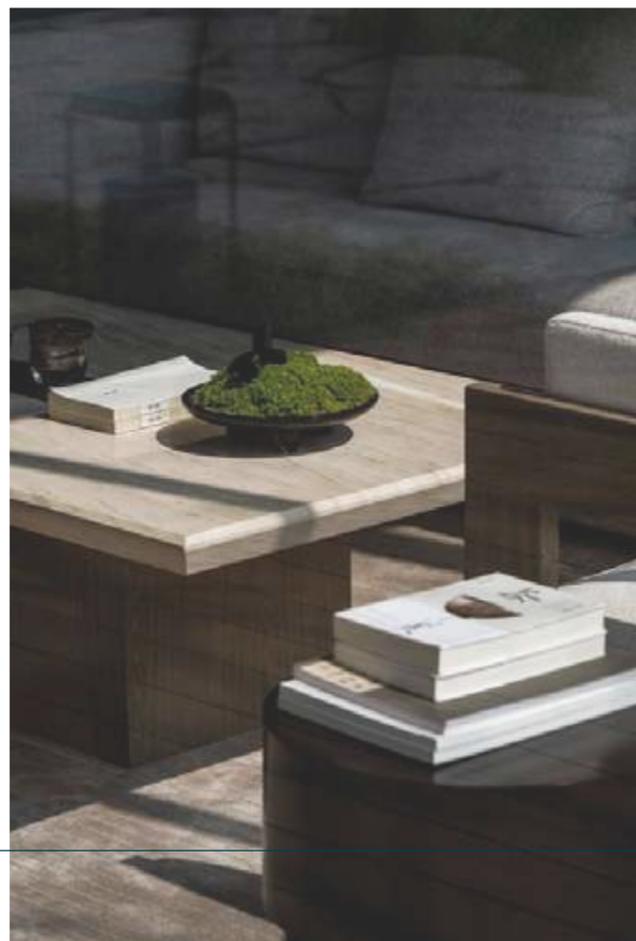
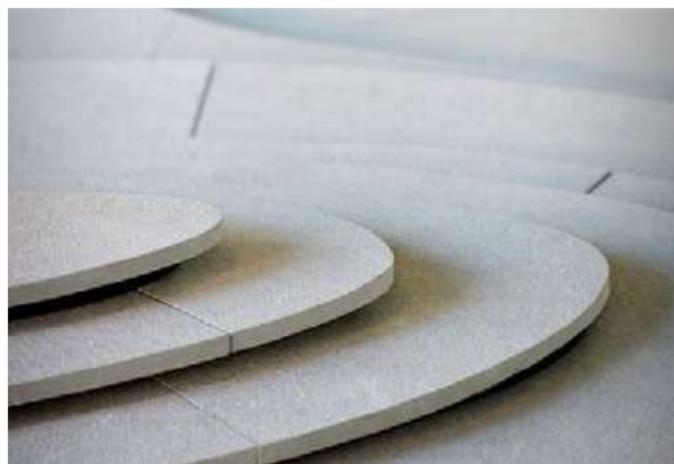
FORMAL LOUNGE FINISHES PALETTE

LEGEND

01. Honed Navona Travertine to Wall & Floor
02. Polished Plaster to Ceiling
03. Figured Eucalyptus Timber Veneer to Joinery
04. General Brushed Nickel Throughout
05. Polished Calacatta Vagli Oro Marble to Joinery
06. Mid-tone Walnut Timber Veneer to Kitchen Joinery
07. Timber Parquet to Entrance Vestibule Floor
08. Caleidolegno Timber Veneer to Door & Joinery
09. Feature Polished Verde Antigua Marble To Joinery & Bar
10. Walnut Burr Timber Veneer to Joinery
11. Antique Bronze Mirror to Back of Joinery
12. Leather to Back of Sofa
13. Fabric to Sofa
14. Fabric to Scatter Cushion
15. Fabric to Scatter Cushion Piping
16. Fabric to Scatter Cushion
17. Fabric to Scatter Cushion
18. Leather to Bench
19. Fabric to Armchair
20. Leather to Bar Stool



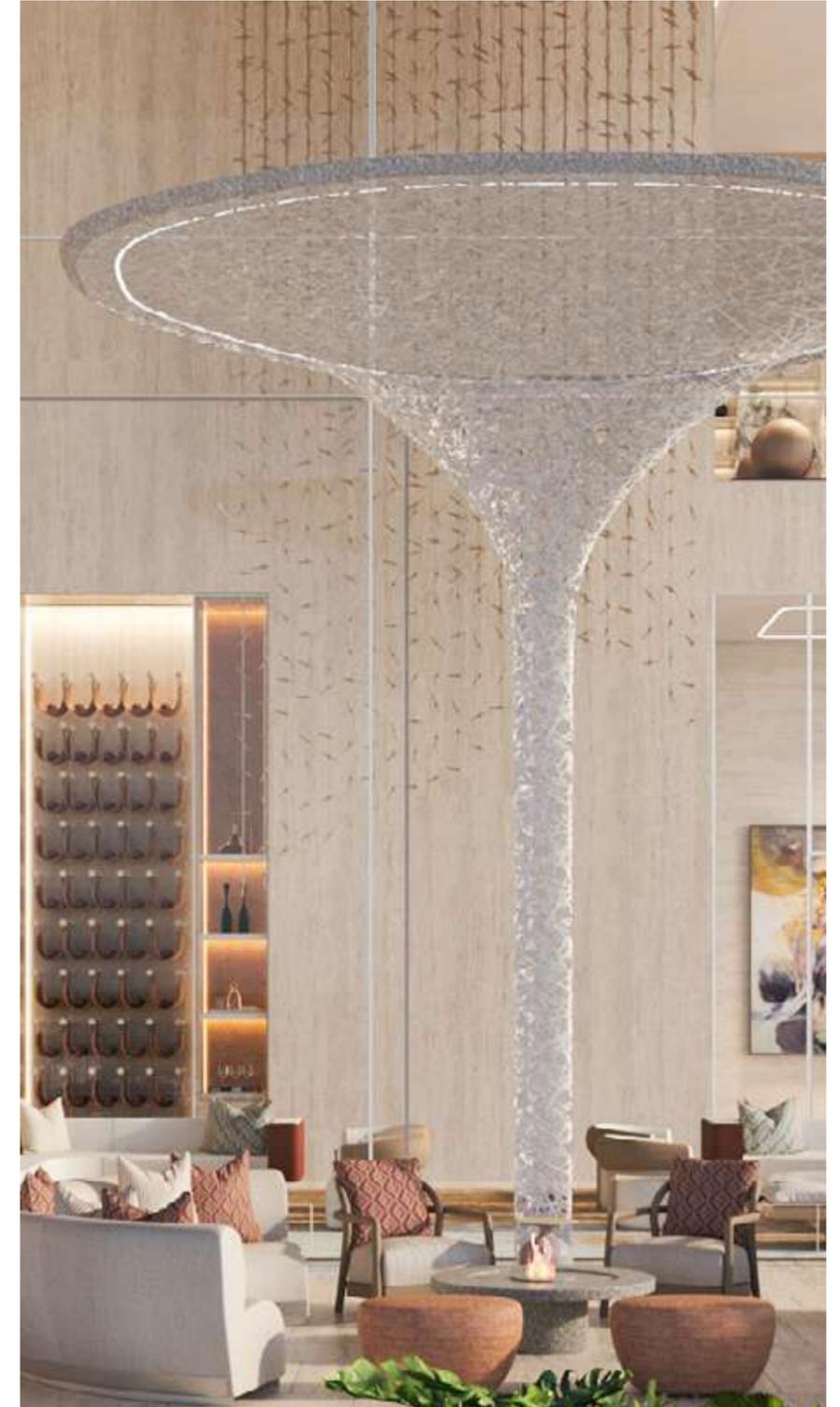
TERRACE



TERRACE



TERRACE VISUAL VIGNETTES



TERRACE FF&E PROPOSAL



DEPADOVA
Firefly Multi-
Purpose Lamp



FABIO ALEMANNI
Cleopatra Basico Lounger



GLOSTER
Blow Outdoor Table



FBC LONDON
Angelina Curved Outdoor Sofa



COCO WOLF
Tamarindo Bar Stool



LORO PIANA
The Delights Folding
Director's Chair



PAOLO CASTELLI
Imane Table



JAMES DE WULF
Floating Fire Table



DEPADOVA
Afternoons Pouf



FLEXFORM
Alison Outdoor Armchair

TERRACE FINISHES PALETTE

LEGEND

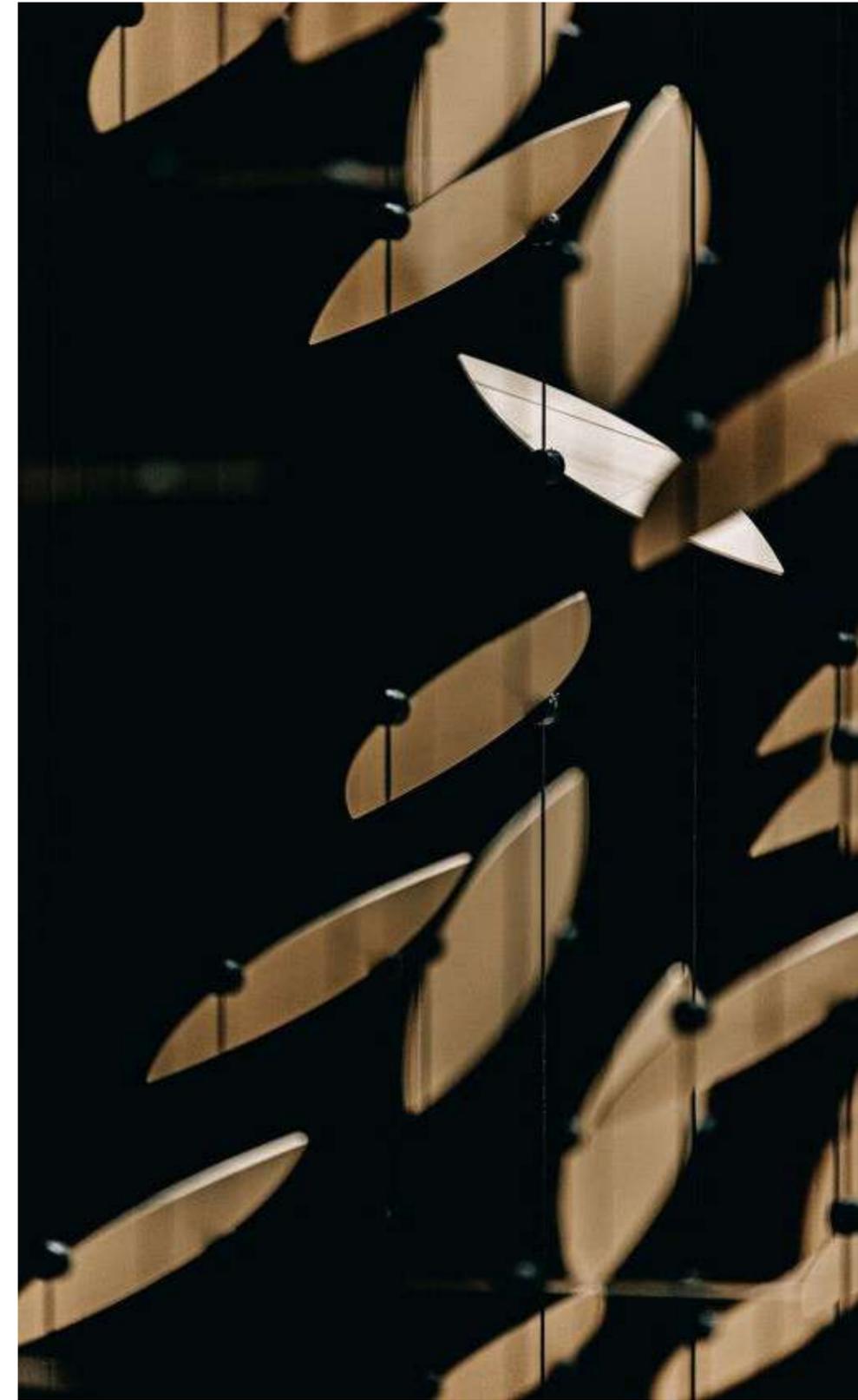
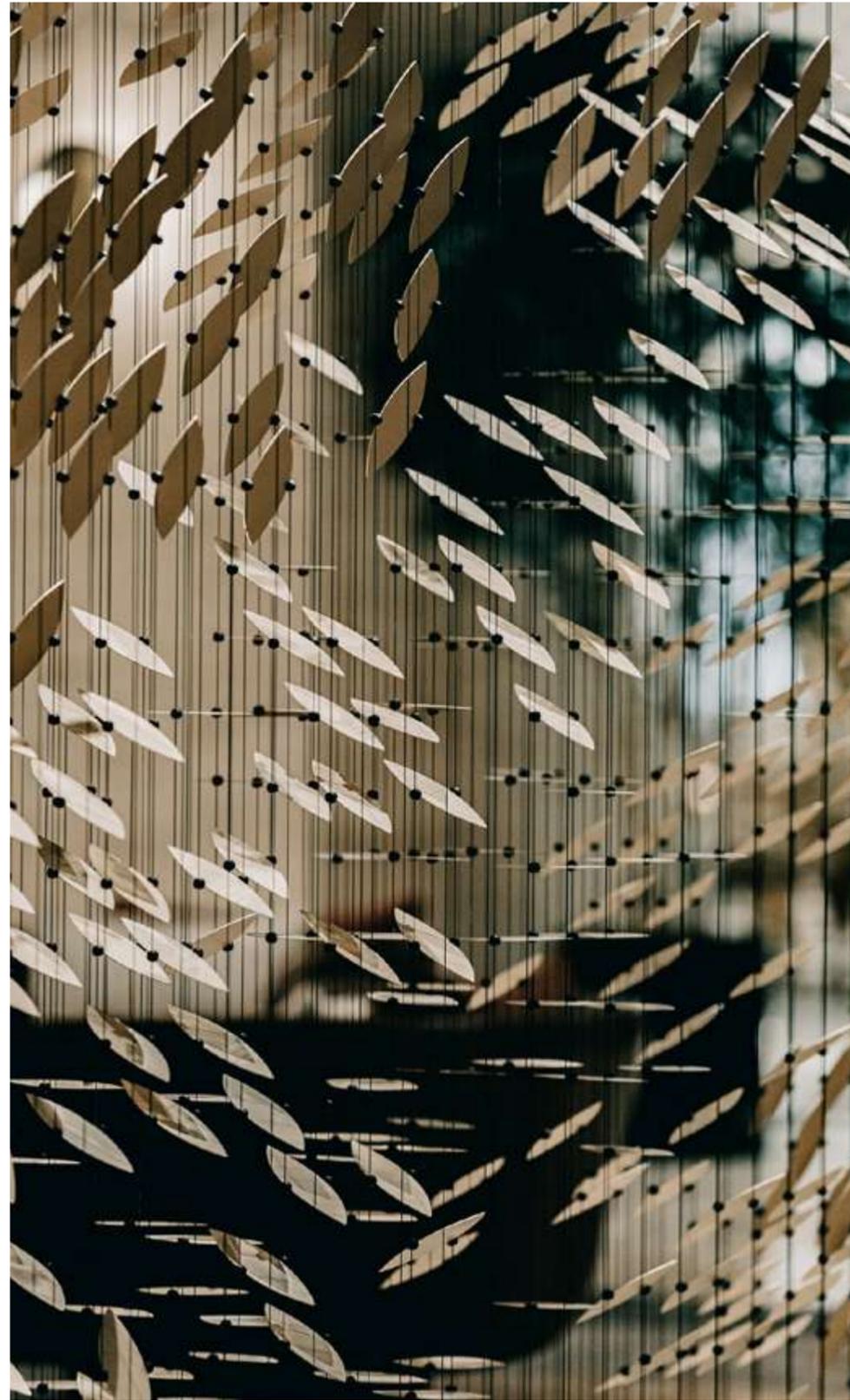
- 01. Mosaic Tile to Swimming Pool
- 02. Honed Navona Travertine to Floor & Base of Teppanyaki Bar
- 03. Honed Verde Antigua Marble to Teppanyaki Bar
- 04. General Brushed Nickel Throughout
- 05. Faux Leather to Dining Chair
- 06. Fabric to Bar Stool
- 07. Fabric to Sofa
- 08. Fabric to Scatter Cushion
- 09. Fabric to Scatter Cushion
- 10. Faux Leather to Lounger Headrest & Pouf



POOL TERRACE



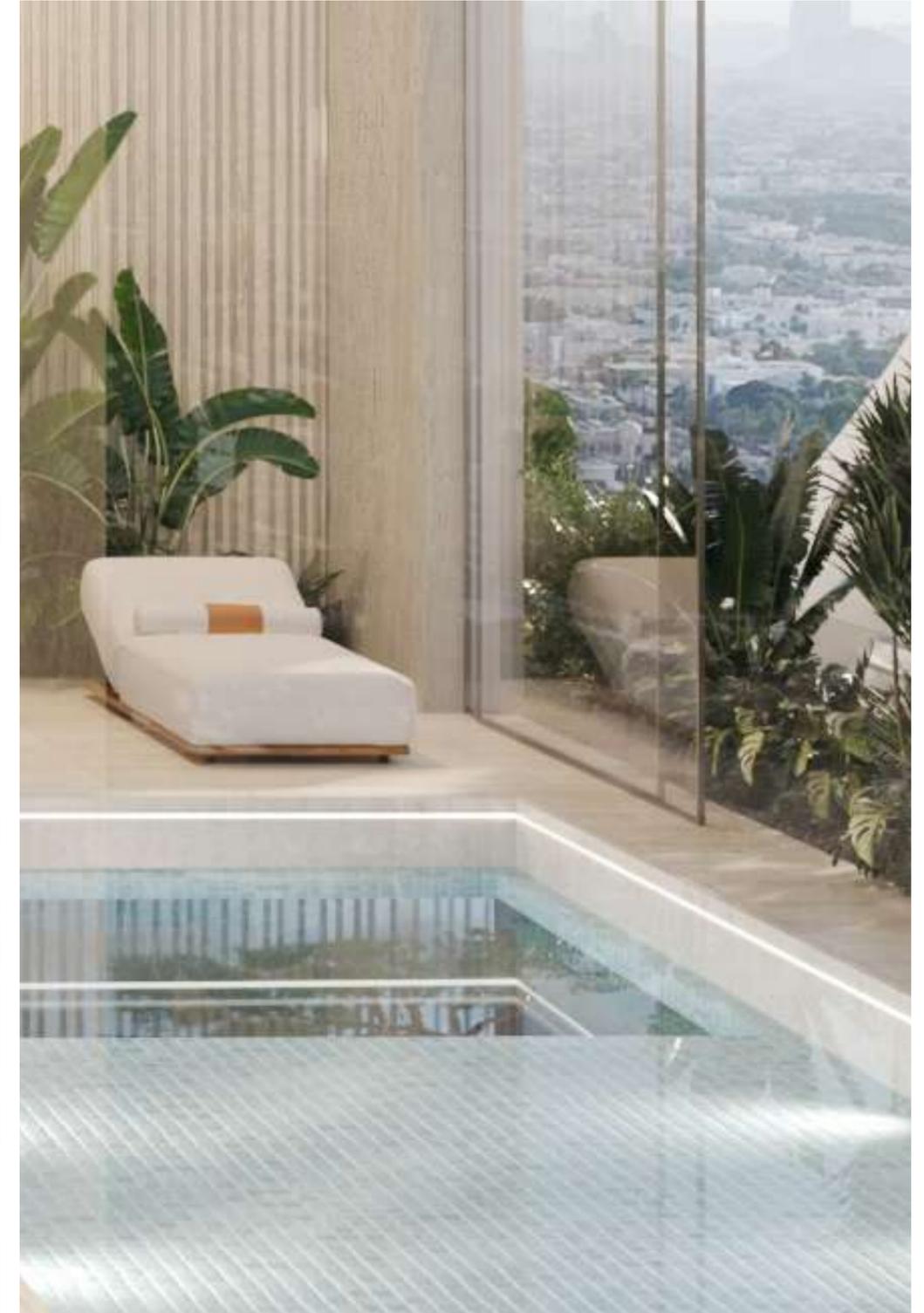
FEATURE WALL CONCEPT IMAGES



GYM & POOL TERRACE



POOL TERRACE VISUAL VIGNETTES



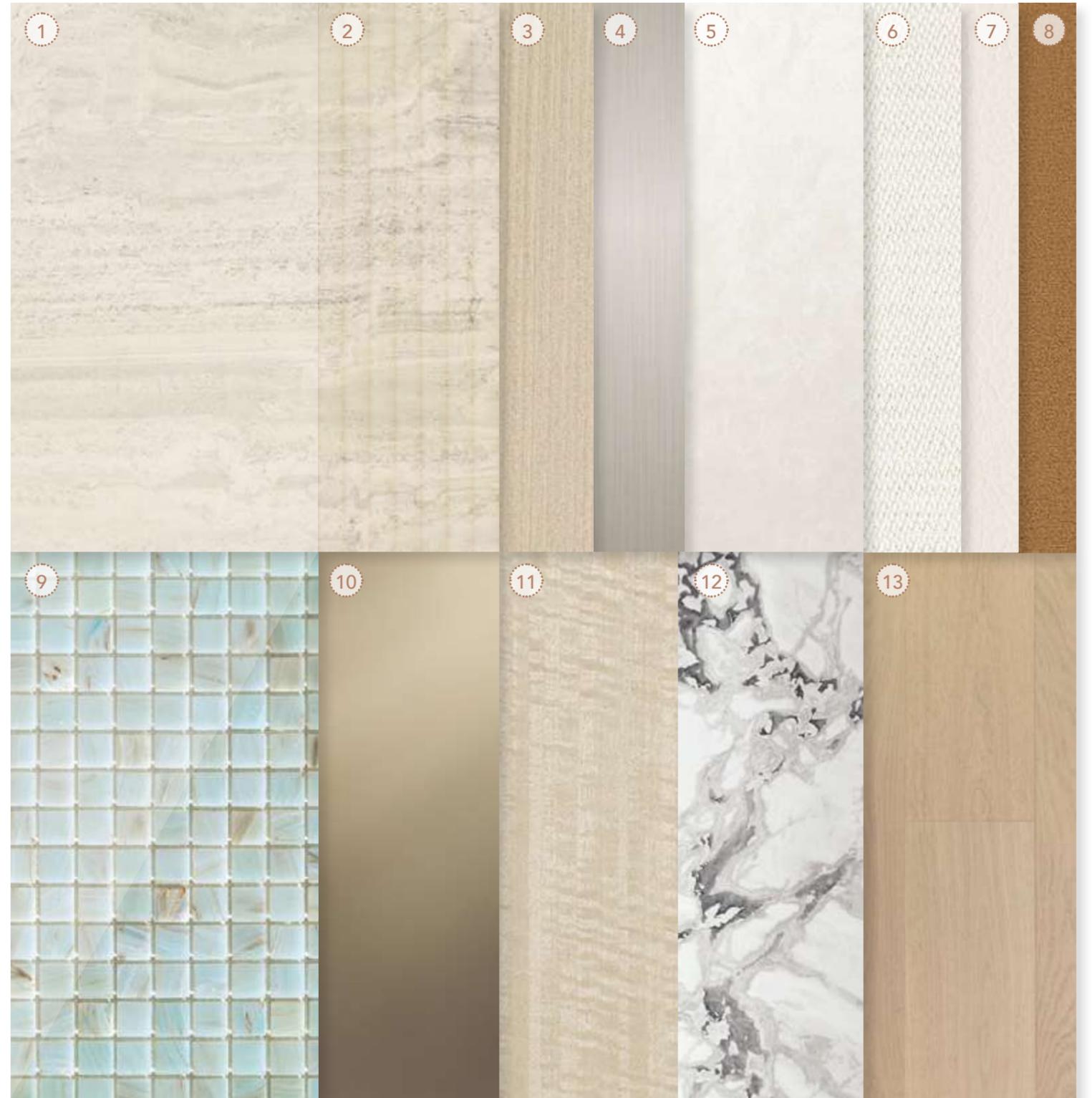
POOL TERRACE FF&E PROPOSAL



POOL TERRACE & GYM FINISHES PALETTE

LEGEND

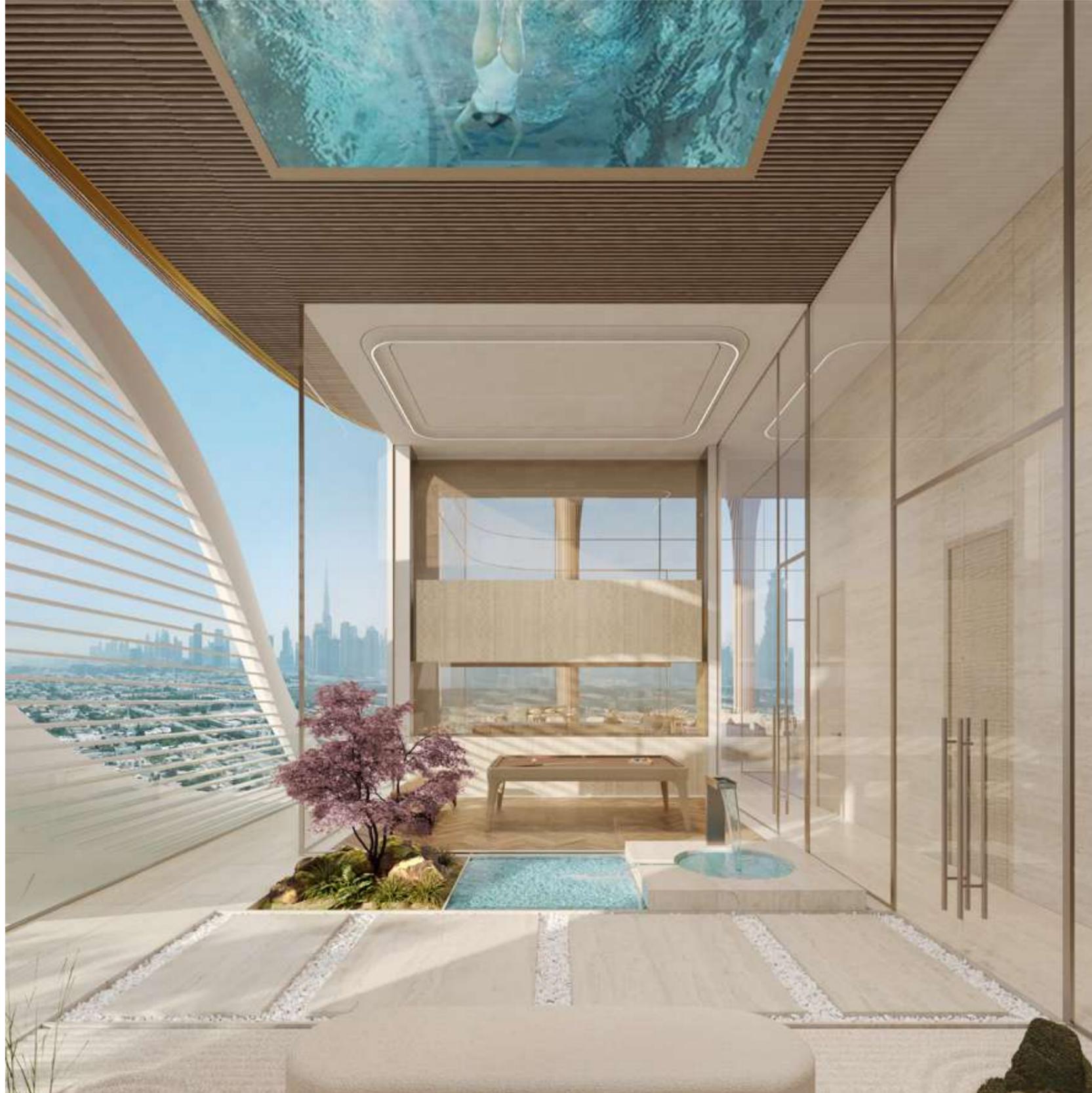
- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Caleidolegno Timber Veneer to Door
- 04. General Brushed Nickel Throughout
- 05. Polished Plaster To Ceiling
- 06. Fabric to Pool Lounger
- 07. Faux Leather to Lounger Cushion
- 08. Fabric to Lounger Cushion Detail
- 09. Mosaic Tile to Swimming Pool
- 10. Bronze Tinted Mirror to Wall
- 11. Figured Eucalyptus Timber Veneer to Joinery
- 12. Polished Dover White Marble to Joinery
- 13. Rubber Flooring to Gym Floor



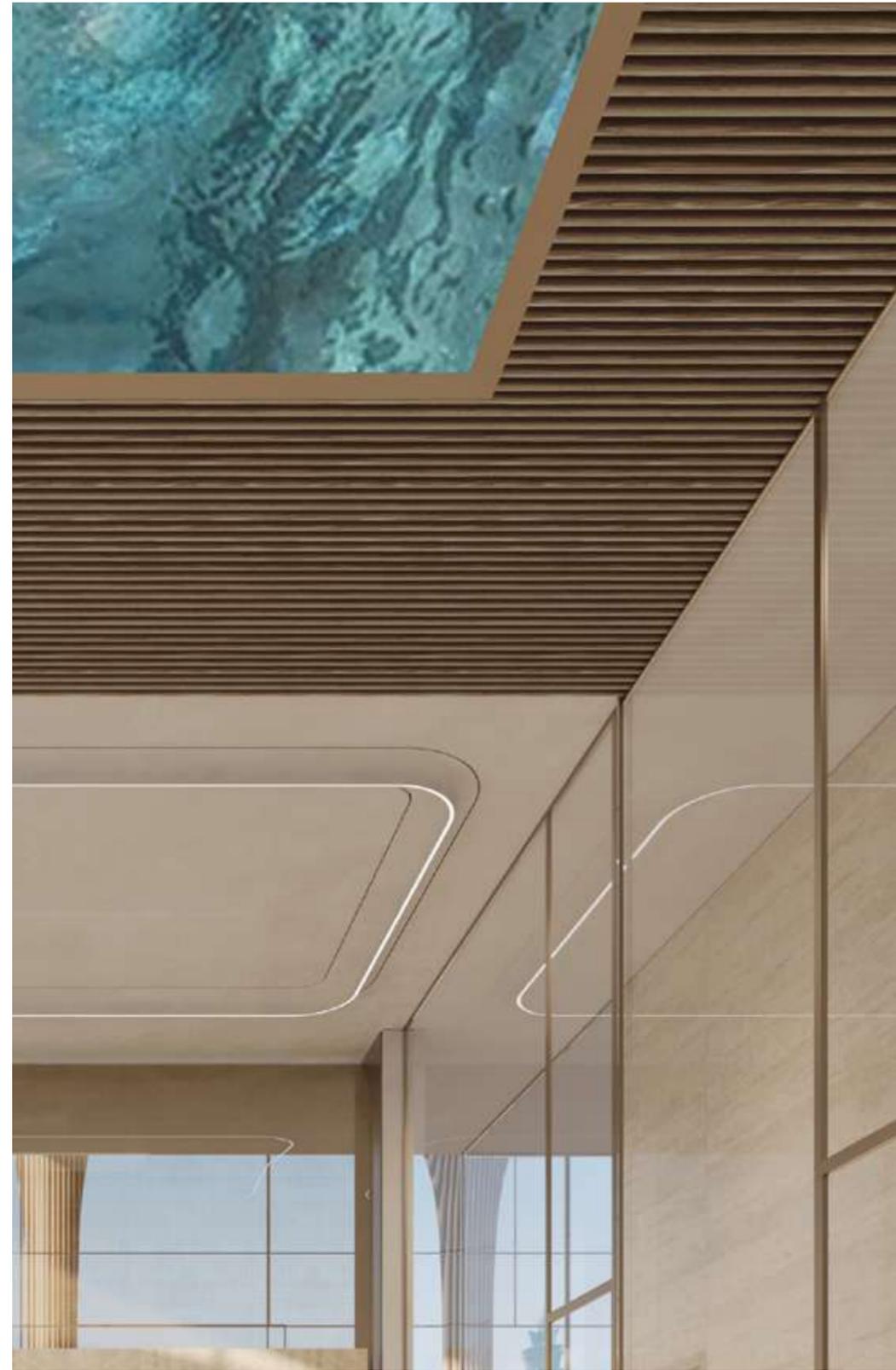
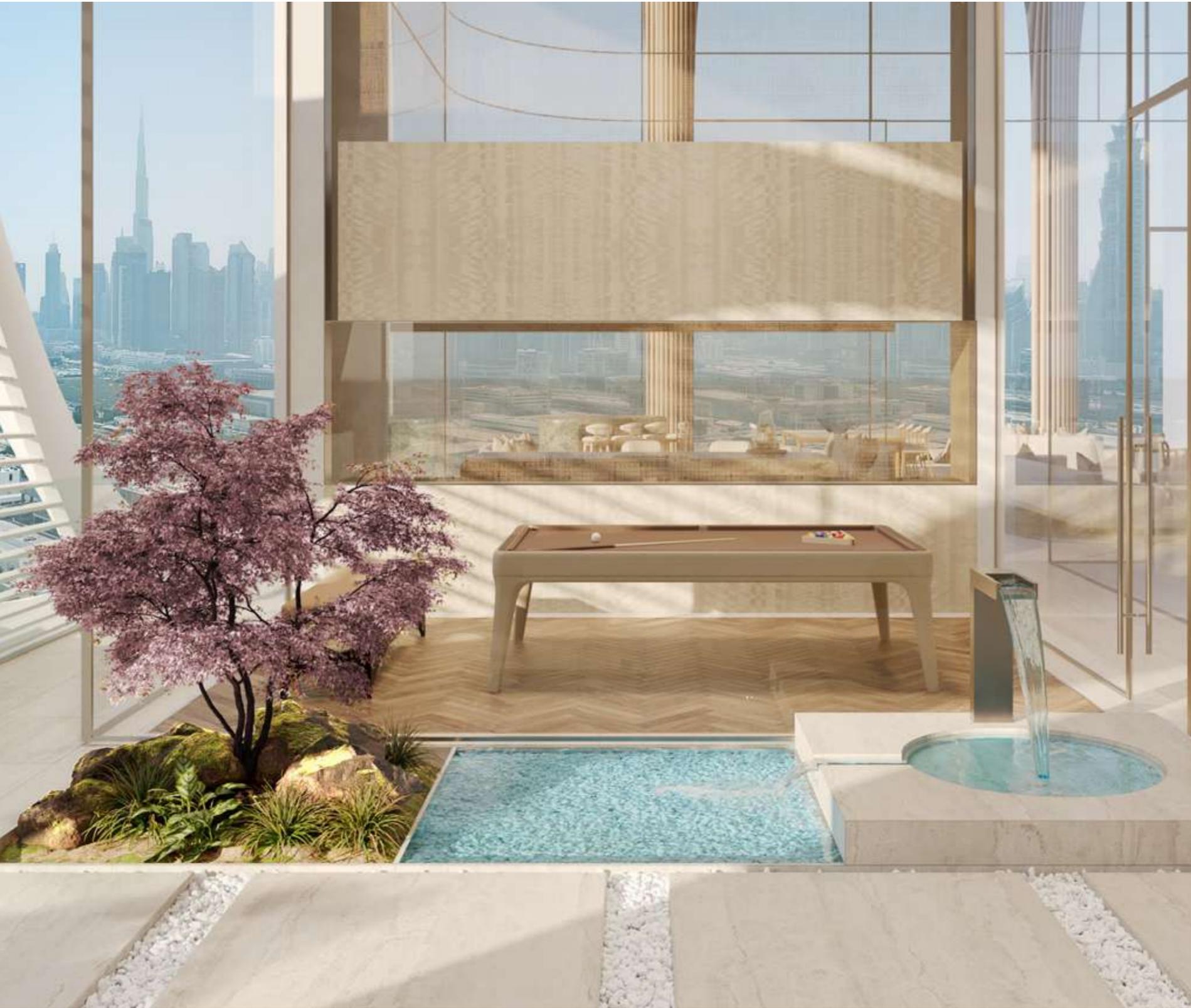
GARDEN ROOM



GARDEN ROOM



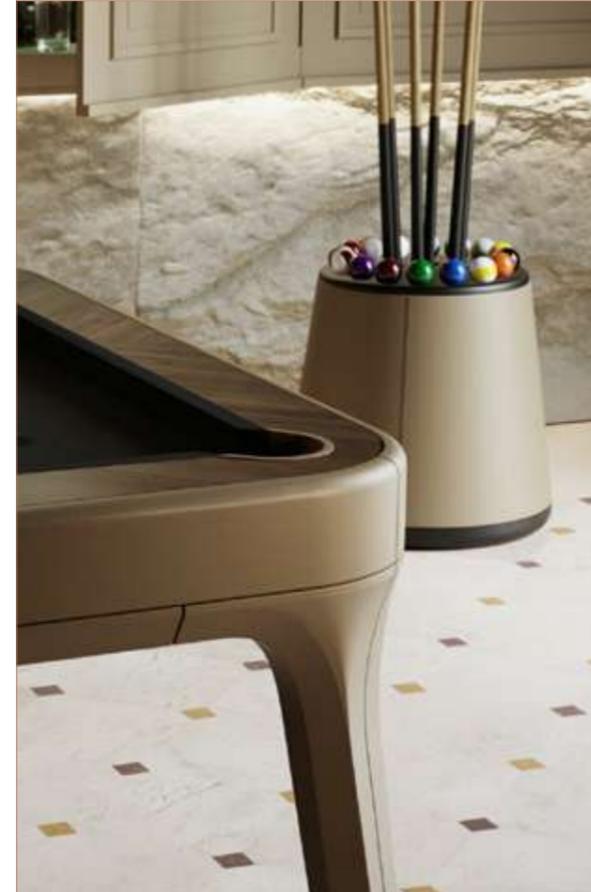
GARDEN ROOM VISUAL VIGNETTES



ENTERTAINMENT & GARDEN ROOM FF&E PROPOSAL



VISMARA
Dandy Pool Table



ALEXANDER LAMONT
Wing Bench



JANUS ET CIE
Chill Backless Bench

MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM VISUAL VIGNETTES



MASTER BEDROOM FF&E PROPOSAL



HOLLY HUNT
Bar Desk Lamp



RESTORATION HARDWARE
Cardin Desk



MATTALIANO
Pilier Table Lamp



SHAKE DESIGN
Hege Pouf



SHAKE DESIGN
Hege Pouf



VISIONNAIRE
Le Comte Bedside Table



HOLLY HUNT
Martini Side Table



&TRADITION
Margas LC1 Padded



CATTELAN ITALIA
Peyote Side Table



TACCHINI
Julep Sofa



MARIONI
Cecile Floor Lamp II

MASTER BEDROOM & MASTER DRESSING FINISHES PALETTE

LEGEND

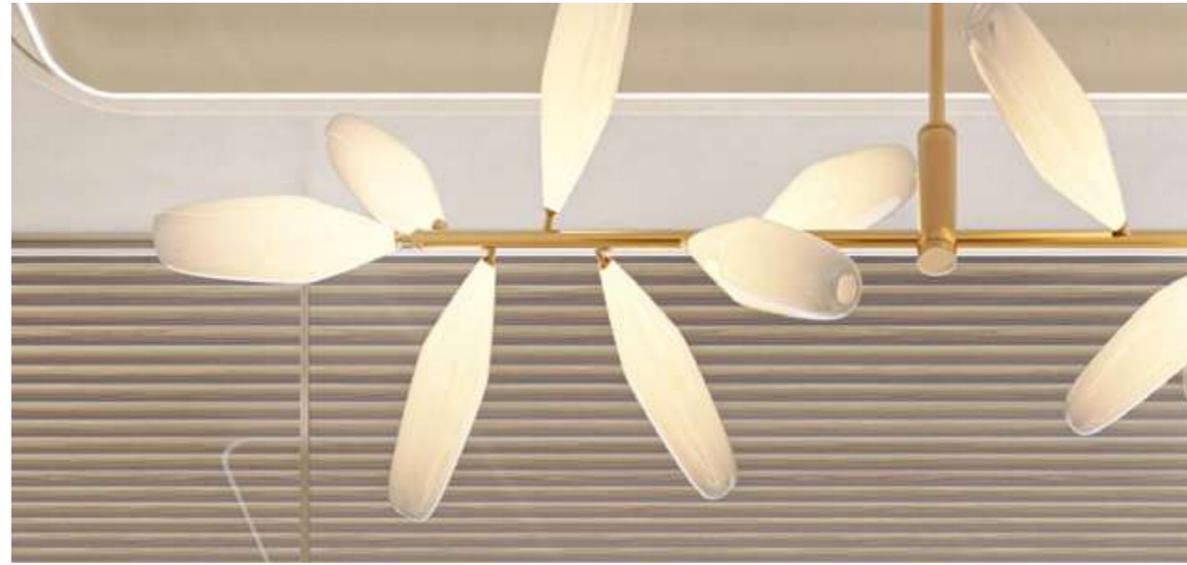
- 01. Honed Navona Travertine to Wall & Floor
- 02. Fluted Honed Navona Travertine to Wall
- 03. Polished Plaster to Ceiling
- 04. Caleidolegno Timber Veneer to Door
- 05. General Brushed Nickel Throughout
- 06. Brushed Warm Bronze Metal to Dressing Joinery Detail
- 07. Leather to Dressing Joinery
- 08. Antique Bronze Mirror to Back of Dressing Joinery
- 09. Polished Paonazzo Marble to Dressing Joinery
- 10. Timber Parquet to Floor
- 11. Walnut Burr Timber Veneer to Headboard & Dressing Joinery
- 12. Figured Eucalyptus Timber Veneer to Headboard
- 13. Feature Leather Stitchwork to Headboard
- 14. Leather to Bed Frame
- 15. Leather to Bed Frame Detail
- 16. Fabric to Scatter Cushion
- 17. Fabric to Scatter Cushion
- 18. Fabric to Sofa
- 19. Fabric to Scatter Cushion
- 20. Fabric to Scatter Cushion Piping
- 21. Fabric to Scatter Cushion
- 22. Fabric to Armchair



MASTER BATHROOM



MASTER BATHROOM VISUAL VIGNETTES



MASTER BATHROOM FF&E PROPOSAL



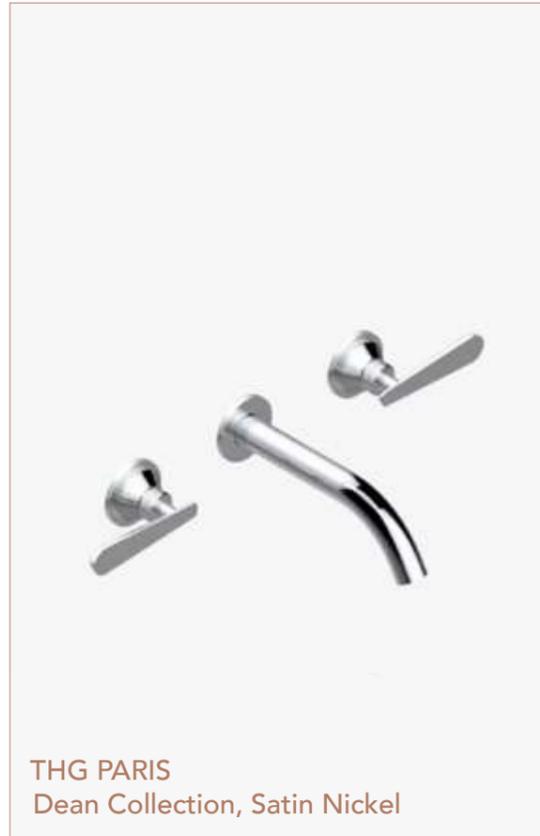
THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection, Satin Nickel



MARK WOOD
STUDIO
Case Wall Lamp



THG PARIS
Dean Collection, Satin Nickel



GIOPATO & COOMBES
Gem Chandelier Branch



THG PARIS
Dean Collection, Satin Nickel



THG PARIS
Dean Collection,
Satin Nickel



THG PARIS
Dean Collection, Satin Nickel

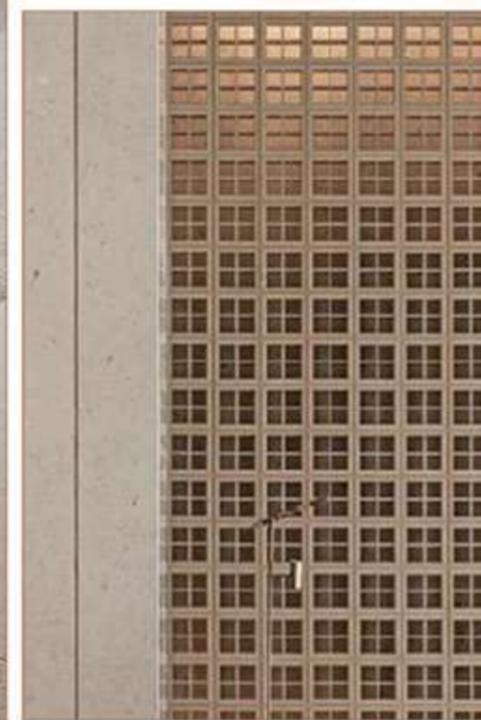
MASTER BATHROOM FINISHES PALETTE

LEGEND

- 01. Polished Stella Alpina Gold Marble to Wall &
Honed to Floor
- 02. Feature Polished Ivory Chiffon Onyx to Shower,
Vanity & Honed to Bathtub
- 03. Mid-tone Walnut Timber Veneer to Vanity Joinery
- 04. General Brushed Nickel Throughout
- 05. Fluted Glass to Shower Screen
- 06. Polished Plaster to Ceiling



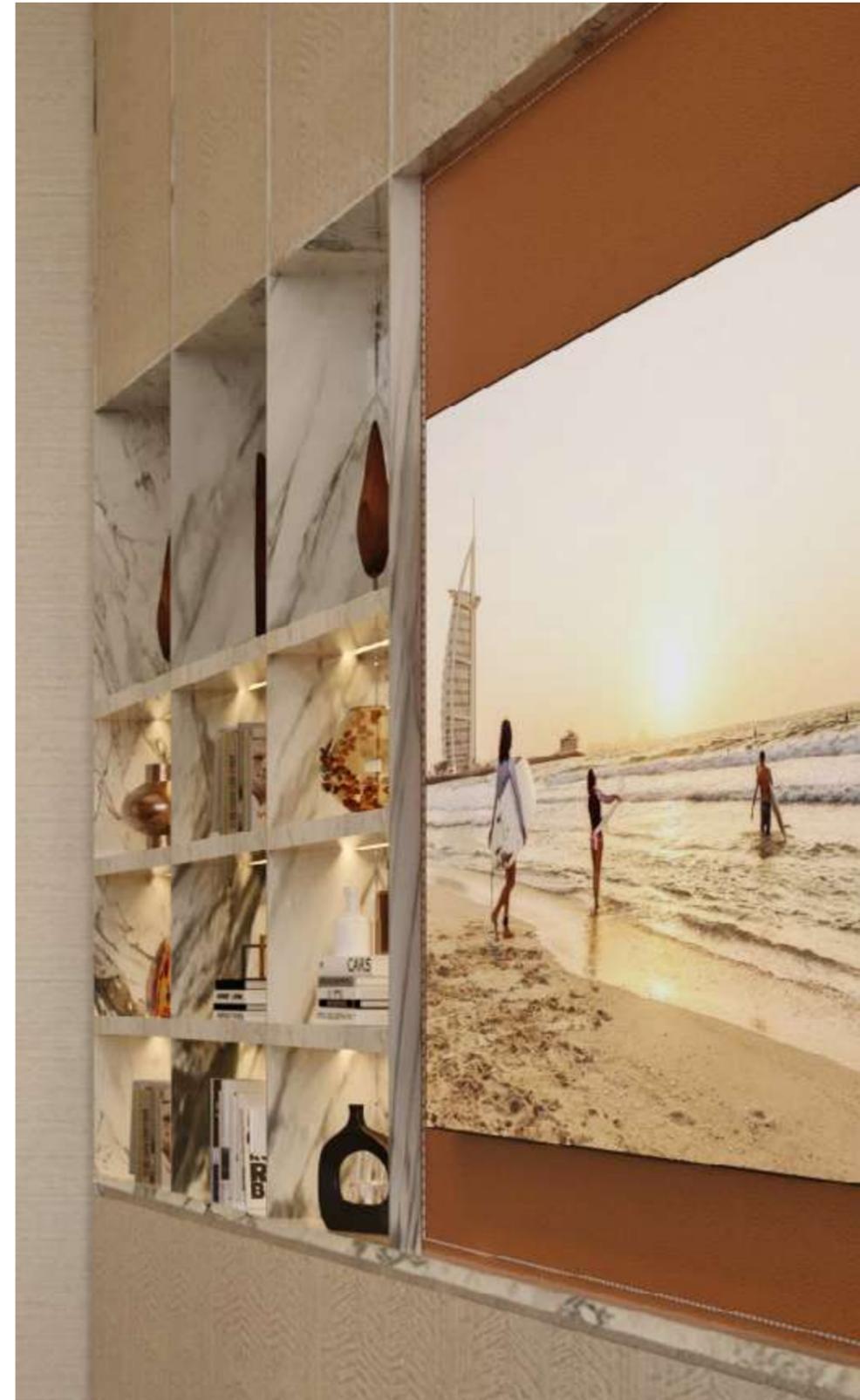
FAMILY LOUNGE



FAMILY LOUNGE



FAMILY LOUNGE VISUAL VIGNETTES



FAMILY LOUNGE FF&E PROPOSAL



STUDIO PENDHAPA
Mengala Chair



GIORGETTI
Fang Dining Table



APPARATUS
Trapeze : 7 Mobile Pendant



CAPITAL COLLECTION
Mon Allure Armchair



GIORGETTI
Galet Coffee Table



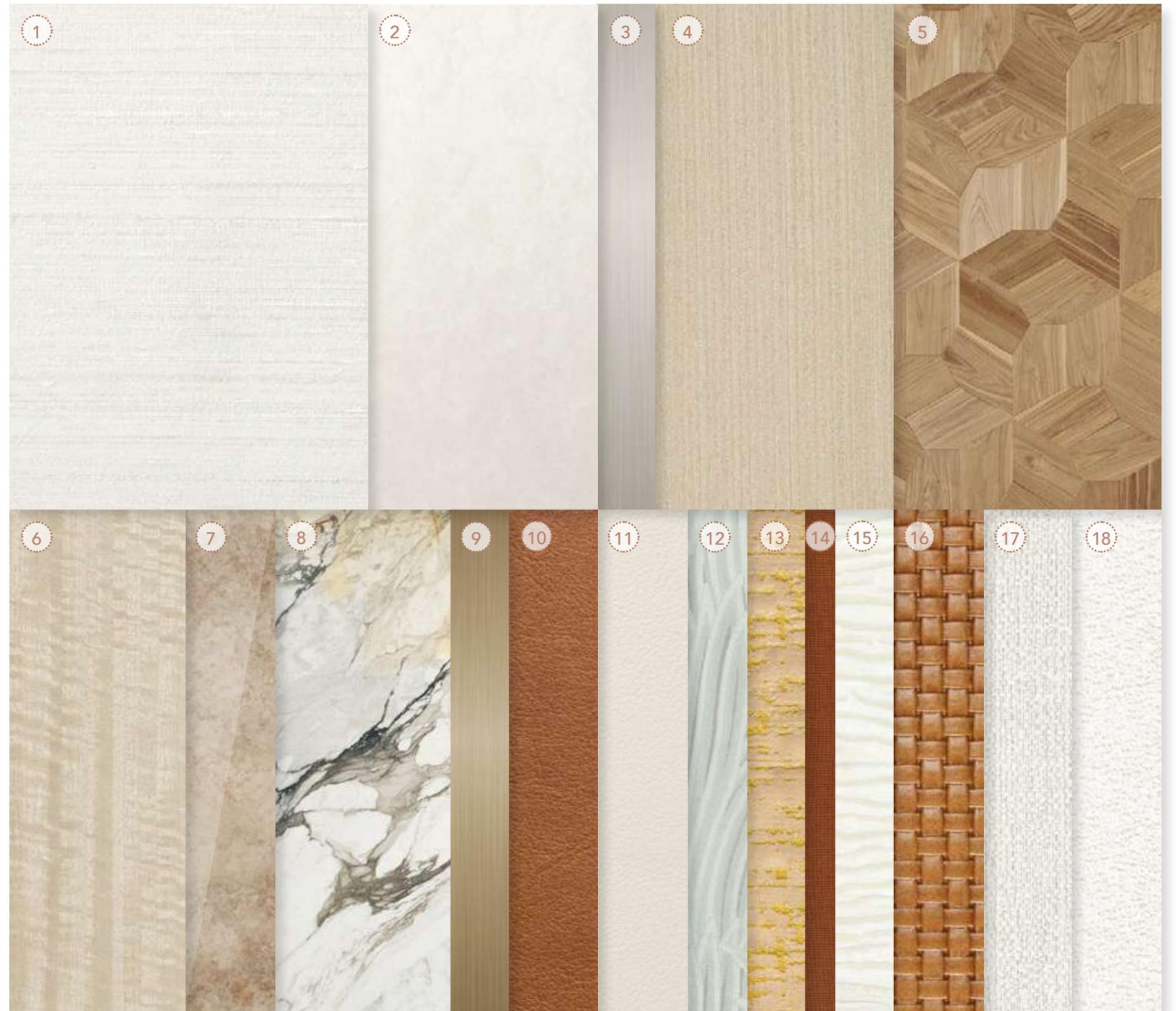
GIORGETTI
Skyline Sofa

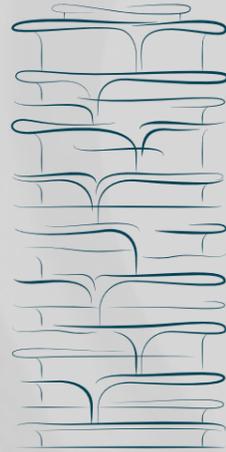


FAMILY LOUNGE FINISHES PALETTE

LEGEND

- 01. Wallcovering to Wall
- 02. Polished Paster to Ceiling
- 03. General Brushed Nickel Throughout
- 04. Caleidolegno Timber Veneer to Door
- 05. Timber Parquet to Floor
- 06. Figured Eucalyptus Timber Veneer to Joinery
- 07. Antique Bronze Mirror to Back of Joinery
- 08. Polished Paonazzo Marble to Joinery
- 09. Brushed Warm Bronze to Joinery Detail
- 10. Leather to Back of Joinery
- 11. Leather to Sofa
- 12. Fabric to Scatter Cushion
- 13. Fabric to Scatter Cushion
- 14. Fabric to Scatter Cushion Piping
- 15. Fabric to Scatter Cushion
- 16. Leather to Back of Armchair
- 17. Fabric to Seat of Armchair
- 18. Fabric to Dining Chair





CASA AHS
DUBAI WATER CANAL



PROPERTIES



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