



AHS ONE CANAL

LOCATION: DUBAI CANAL/AL SAFA COMPLETED: Q4 2024

ONE CANAL

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- SITUATED RIGHT NEXT TO SAFA PARK
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI AND THE DUBAI SKYLINE
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI
- RIGHT NEXT TO AL WASL ROAD- LOTS OF AMENITIES

AHS One Canal is a stylish and truly unique 9-storey building with a luxury collection of limited-edition Penthouses and superb Sky Villas. The residences will feature stunning interiors by the British leading design studio 1508 London and Hirsch Bedner Associate. The world-famous Shaun Killa – founder of Killa Design Studio will be the architect of the stunning complex. The building will consist of 3-4 bedroom Penthouses and 4-5 Sky Villas which all have incredible views of Dubai Canal and Safa Park. Owners will also have access to a huge array of premium amenities on-site.

FACILITIES

- INDOOR & OUTDOOR POOL
- MEMBERSHIP TO GOLF COURSE
- CIGAR LOUNGE
- 24/7 WORLDWIDE CONCIERGE APP
- RESIDENTS' LOUNGE
- SPA
- 24/7 CONCIERGE SERVICE
- SCREENING ROOM
- CHAUFFEUR SERVICE
- GYM & YOGA STUDIOS
- PRIVATE ELEVATOR

SIZES & PRICES

3 BR PENTHOUSE – 4,100 SQFT TO 5,145 SQFT	FROM AED 18,000,000
4 BR PENTHOUSE – FROM 6,725 SQFT	FROM AED 27,000,000
4 BR SKY VILLA – FROM 7,190 SQFT	FROM AED 28,000,000
5 BR SKY VILLA – FROM 8,834 SQFT	FROM AED 40,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams Al Wasl, Union Coop Jumeirah, Spinneys Al Wasl, Gate Plus Supermarket

PUBLIC TRANSPORT: METRO- Business Bay Metro Station, BUS- Hadiqa Street 2

RETAIL/F&B: Wasl Square Mall, Al Wasl Road, The Dubai Mall

PETROL STATION: Emarat Petrol Sation Al Ittihad

MEDICAL FACILITIES: Medcare Hospital Al Safa, Prime Medical Center, Medcare Dr. Saeed

SCHOOLS/NURSERIES: JESS (Jumeirah English Speaking School), Jumeirah College, Safa British School

LANDMARKS: The Burj Khalifa, The Dubai Mall, Safa Park, Tolerance Bridge, Al Habtoor City



+7 969 179 97 79



These magnificent residences have outstanding features and details throughout. Four and five-bedroom Sky Villas have 2 floors with a spiral staircase and all homes come with a private infinity pool. All units have floor-to-ceiling windows and doors which will allow the outside to merge with inside. Materials include wood, timber, light coloured marble and gold/brass details. Pure luxury and opulence is what makes these beautiful homes so special.

PITCH POINTS / WHY BUY?

- EXCELLENT LOCATION
- TRULY UNIQUE DEVELOPMENT WITH A VERY LIMITED COLLECTION OF RESIDENCES
- THE RESIDENCES WILL HAVE SOME OF THE BEST VIEWS OF THE CANAL AND SAFA PARK
- AL SAFA AREA HOUSES PLENTY OF AMENITIES AND FACILITIES
- DEVELOPMENT IS RIGHT NEXT TO SAFA PARK
- GREAT LOCATION FOR SCHOOLS AND MEDICAL FACILITIES
- SITUATED IN THE HIGHLY ANTICIPATED AREA OF AL SAFA/ DUBAI CANAL
- HIGHLY SOUGHT-AFTER AREA WITH SIMILAR DEVELOPMENTS BEING BUILT BY OTHER DEVELOPERS IN THE SAME AREA

PAYMENT PLAN: 60/40 (5% booking fee)

ROI: 5BR 2.7%

DEVELOPER OVERVIEW

Established in early 2021, AHS Properties has quickly built an impressive property portfolio with a total asset value in excess of USD 115 million. AHS Properties is well-known for the infamous Amara Villa in Emirates Hills. Even though the company has only just started out, they use the best partners to make the most beautiful and unique properties.

THINGS TO KNOW

SERVICE CHARGE:	AED 25-30 PER SQFT
ALLOCATED PARKING:	YES (3BR – X3, 4BR – X4, 5BR – X5)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 300m BUS STOP
- 1km SHEIKH ZAYED ROAD
- 800m MEDCARE HOSPITAL
- 800m SAFA BRITISH SCHOOL
- 5.2km THE DUBAI MALL
- 1km SUPERMARKET
- 2.2km PETROL STATION



KEY FEATURES

- 4&5BR SKY VILLAS COME WITH A PRIVATE STUDY, CINEMA ROOM, 2 STAFF QUARTERS, FORMAL AND CASUAL LIVING ROOMS AND SUNKEN SEATING
- FLOOR-TO-CEILING WINDOWS AND DOORS OPEN UP ONTO PRIVATE TERRACE
- ALL HOMES HAVE A PRIVATE ELEVATOR OPENING INTO THE LIVING ROOM
- ALL RESIDENCES COME WITH DOUBLE HEIGHT CEILINGS (14-29FT), PRIVATE INFINITY POOL, PANORAMIC BATHROOM, SHOW & PREP KITCHENS, LAUNDRY ROOM, STAFF ROOMS, OUTDOOR TERRACE AND TEPPANYAKI STATION