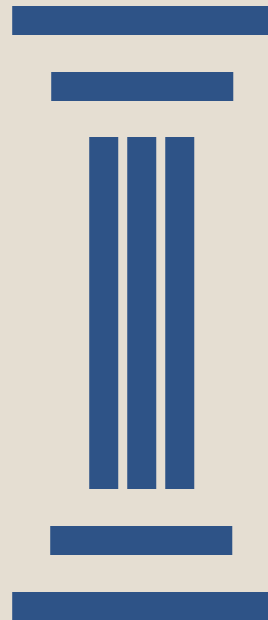




CASAGRANDE
HERMINA



Dear Resident,

I have been waiting.

For your quiet mornings. For your weekends with friends and family over for softly lit dinners.

I have been waiting for you. For the chance to make a home out of four walls and a roof.

For the deep satisfaction that settles within you when you're on your way back from work, from a long trip, from anywhere because you know you're heading home.

I have been waiting to be part of your every day. To build with you something that would last.

Yours sincerely,

Hermiona

THE MESSENGER

Hermina is a place where the sea brings calm,
and the city stays within reach.

Inspired by Hermes, the mythological messenger
who moved between the divine and mortal realms,

HAS ARRIVED

Hermina is designed to be a bridge
between contrasts.

*Between movement
and stillness...*

*Between the grounded
and the elevated.*



An aerial photograph of a large artificial island in Dubai, United Arab Emirates. The island is characterized by its extensive greenery, including numerous palm trees and other tropical plants. A prominent feature is a large, winding canal or waterway that cuts through the island, creating several smaller, interconnected water bodies. The water is a deep blue, contrasting with the lush green of the land. In the lower portion of the image, there are several modern, multi-story buildings with light-colored facades, interspersed with more greenery. The overall scene depicts a sophisticated and eco-friendly urban development. The text "DUBAI ISLANDS" is overlaid in the center of the image in a white, serif font.

DUBAI ISLANDS

THE LOCATION

Crafted by the Coast

Dubai Islands is quickly emerging as one of Dubai's strongest investment stories as it offers rare access to prime waterfront living, where demand is high, and supply is shrinking fast.

With over 80 hotels in the pipeline, a new eight-lane bridge under construction, and solid yield potential, the area is positioned for strong growth in both capital values and rental returns over the next three to five years.



KEY DRIVERS

- **21 km of beach** with Blue Flag Global Accreditation
- **80+ hotels** boosting year-round tourism and rental demand
- **An eight-lane bridge** linking to Downtown Dubai by 2026
- **Future Metro** feasibility under study to expand access
- **2,463 property transactions** recorded on Dubai Islands last year

INVESTMENT HIGHLIGHTS

- **Tourism Magnet:** 80+ hotels will drive footfall, short-let occupancy, and property values
- **Seamless Access:** New bridge cuts Downtown Dubai-to-beach commutes to under 15 minutes
- **Government-Backed Growth:** Priority public spending under Dubai 2040 Plan
- **Scarcity Premium:** Limited waterfront plots, planned marinas, beach clubs, and a 75m yacht channel



WHY INVEST IN DUBAI ISLANDS

A Growing Investment Hub

Dubai Islands offers a rare opportunity to secure a front-row position in one of the city's master-planned coastal zones. With apartment supply capped and strong infrastructure backing, Hermina stands at the center of a high-growth precinct.

LOCATION OVERVIEW

Modern Living by the Water

Located on Dubai Islands and near the Infinity Bridge, Hermina offers direct access to a waterfront lifestyle shaped by green space, city vision, and daily ease.



Master-planned coastal destination



Steps from several marinas and the waterfront market



Close to the upcoming largest mall in the area



Easy access to the mainland via Infinity Bridge



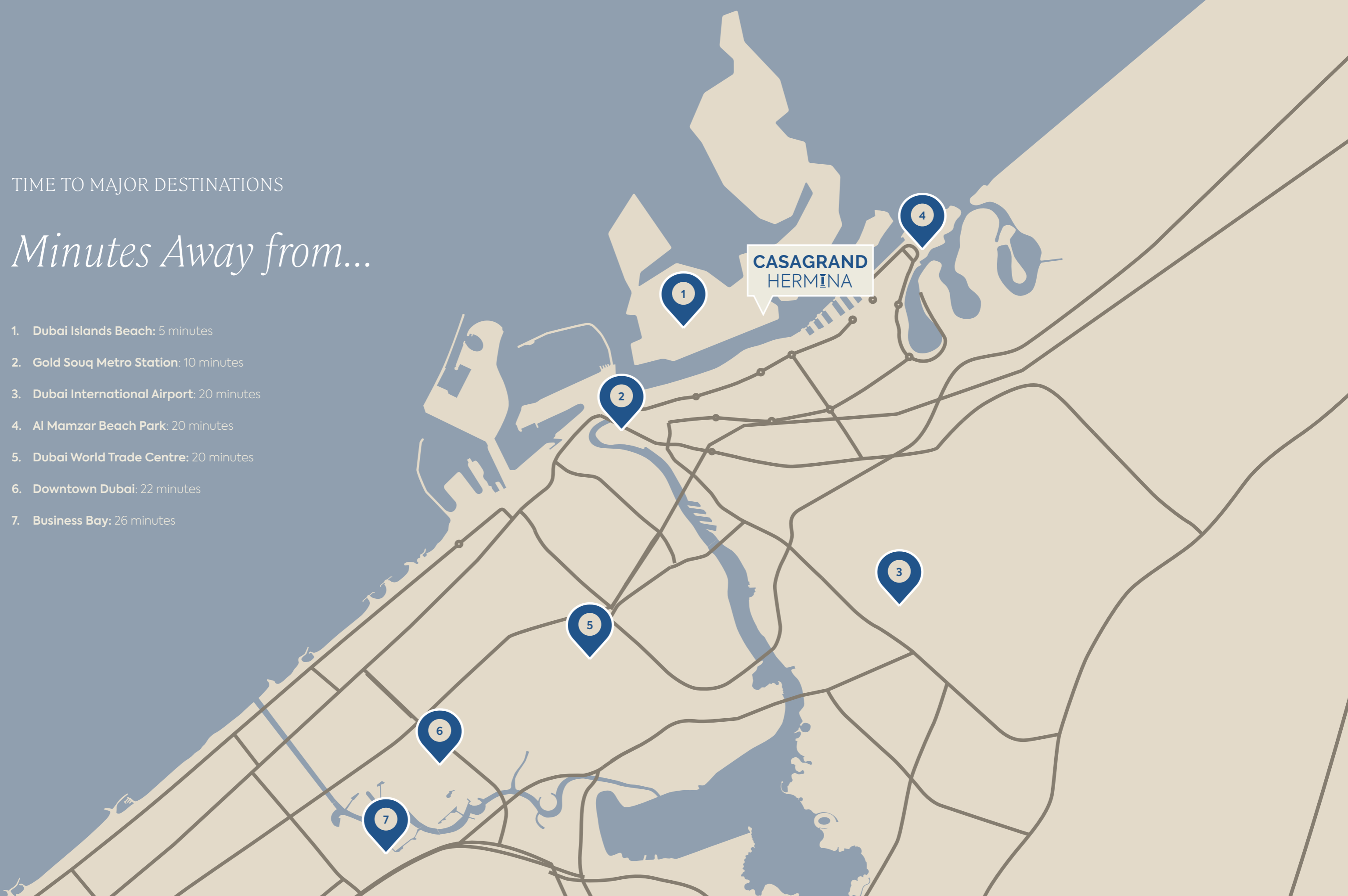
Surrounded by calm, yet close to key city destinations



TIME TO MAJOR DESTINATIONS

Minutes Away from...

- 1. **Dubai Islands Beach:** 5 minutes
- 2. **Gold Souq Metro Station:** 10 minutes
- 3. **Dubai International Airport:** 20 minutes
- 4. **Al Mamzar Beach Park:** 20 minutes
- 5. **Dubai World Trade Centre:** 20 minutes
- 6. **Downtown Dubai:** 22 minutes
- 7. **Business Bay:** 26 minutes



A woman wearing a wide-brimmed straw hat, sunglasses, and a blue two-piece outfit with a long, flowing skirt stands on a balcony. She is leaning against a glass railing that reflects her. The background is a vast, clear blue ocean under a bright sky. The text 'LIFE FLOWS DIFFERENTLY HERE' is overlaid in white, serif font on the right side of the image.

LIFE
FLOWS
DIFFERENTLY
HERE

LIFE

Mornings stretch out over coffee by the water.

AT HERMINA

Afternoons drift between work calls and time spent in the rooftop pool.

MOVES AT ITS

Evenings return home to warm lights, open views, and your own unique rituals.

OWN PACE.



THE RESIDENCE

Architecture in Motion

Curved balconies ripple along the façade like waves meeting the shore, softened by greenery and wrapped in light. Each floor steps gently into the next, creating a rhythm that mirrors the tide below and the skyline ahead.



SEAFRONT VIEWS

Open to New Horizons

Glass balustrades open every home to its surroundings, some to the city, some to the sea. Thoughtful symmetry, soft materials, and layered terraces create a silhouette that feels like a living structure.





A COLLECTION
OF 131 RESIDENCES
DESIGNED AROUND
QUIET ELEGANCE

On each floor, residences are spaced out to offer more privacy, quieter corridors, and a stronger sense of exclusivity.





CASAGRANDI
HERMINA

DROP OFF AREA

THE INTERIORS





LOBBY



LOBBY LOUNGE



LIVING ROOM



DINING AREA



DINING AREA



KITCHEN



BEDROOM



BATHROOM



THE VIEW

A Home Framed by the Horizon

Double-height balconies open up panoramic views of the waterfront, Sharjah skyline, Dubai skyline, Burj Khalifa, and the Creek, bringing in light, openness, and a sense of balance where city and sea come into view together.

THE EVERYDAY

*Life That's Built
Around Ease*

Walk-in closets and fully furnished interiors feature carefully selected branded pieces, while natural light embraces every room, turning daily living into something special.



EFFORTLESS LIVING

Built-in Smart Living

All units are fully-furnished and include smart home systems that let you control lighting, temperature, and security by touch or voice, bringing comfort, efficiency, and peace of mind into everyday living.

- Voice or touch control
- Energy-efficient features
- Built-in security system
- Custom lighting and temperature settings





DESIGNED WITH THE ENVIRONMENT IN MIND

Every detail in Hermina is chosen to reduce environmental impact and support long-term efficiency in everyday living.

- Energy-efficient lighting
- Eco-friendly interior materials
- Insulated glass to reduce cooling needs
- Low-consumption sanitary fittings
- Locally landscaped podium to help lower surrounding temperatures
- Non-toxic, user-friendly paint systems

THE AMENITIES

Bask in the Glow of a Life Well-Lived

Everything at Hermina is designed to support how you live, gather, unwind, and reset.

Each space carries something meaningful, from rooftop views to wellness zones, connecting comfort, calm, and everyday ease into a one-of-a-kind lifestyle.





CASAGRANDE
HERMINA



Fitness & Wellness



Gym



Aerobics Area



Meditation & Yoga Space



Walking Track

Recreation & Entertainment



Mini Theatre



Sky Cinema



Indoor Games



Trampoline



Observation Deck

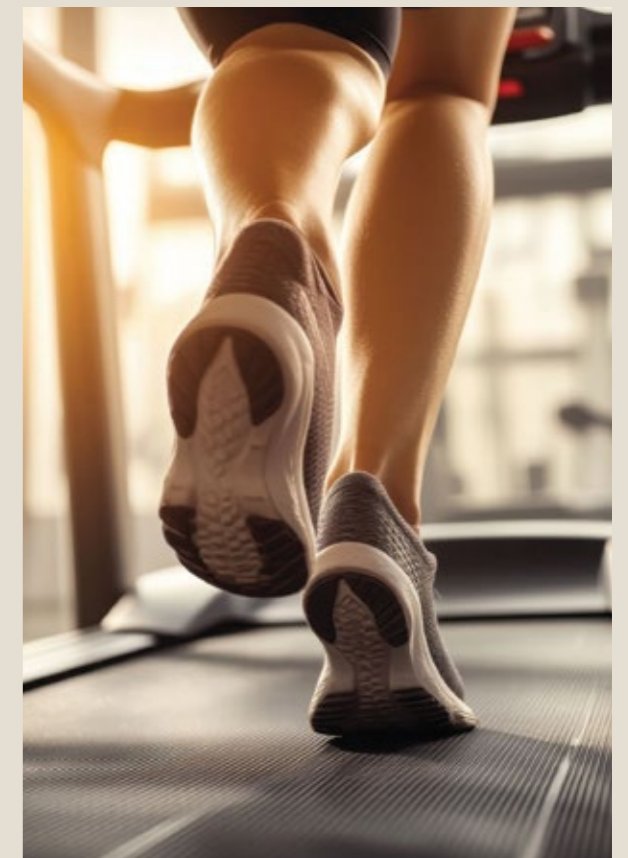
Relaxation & Spa



Spa



Steam



Access & Surroundings



Promenade linked to the marina



Landscaped ground-level areas



Dedicated drop-off zones

Swimming & Poolside Amenities



Leisure Pool



Infinity Pool



Pool Cabana

Children & Family-Oriented Spaces



Children's Play Area

Community & Events



Multipurpose Hall





OBSERVATION DECK



SPA



GYM



INFINITY POOL



SKY CINEMA

WHY INVEST IN DUBAI?

Dubai is a global hub for long-term investment, offering a strong economy, stable policies, and a lifestyle that attracts residents from around the world.

- Strategic Location
- Investor Friendly Policies
- Tax-free Economy
- Golden Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-Art Education and Healthcare
- The Cleanest City in the World*
- Most Desirable Global Destination for Expats**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

**Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to.'



The background is a teal-colored marbled paper with a complex, organic pattern of veins and swirls. The text is centered and rendered in a dark, semi-transparent font.

CASAGRANDE
HERMENA

The background is a full-page image of marbled paper in shades of teal and light blue. The pattern consists of intricate, organic, vein-like structures that resemble stone or biological tissue. The colors range from a deep, dark teal to a very light, almost white-blue, creating a complex, textured appearance.

FLOOR PLAN

CASAGRAND

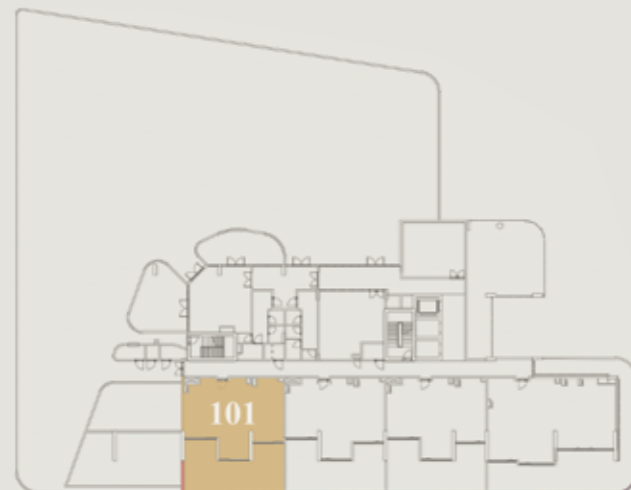
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.84 | 977.79 |
| BALCONY AREA | 62.83 | 676.30 |
| TOTAL AREA | 153.67 | 1654.09 |

UNIT: 101.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.28 | 971.77 |
| BALCONY AREA | 62.66 | 674.47 |
| TOTAL AREA | 152.94 | 1646.23 |

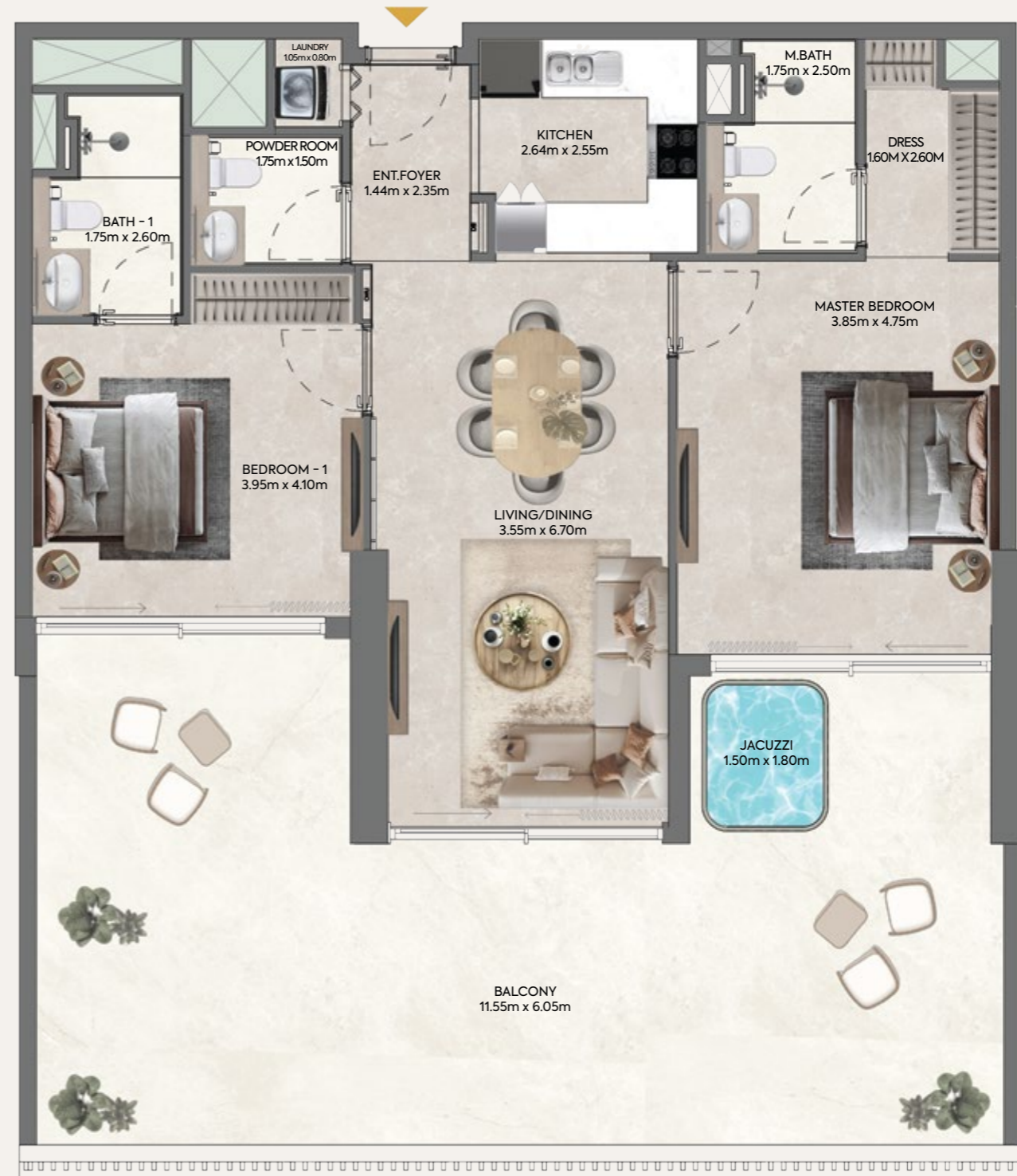
UNIT: 102.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAN

building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.70 | 976.29 |
| BALCONY AREA | 61.99 | 667.25 |
| TOTAL AREA | 152.69 | 1643.54 |

UNIT: 103.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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CASAGRAND

building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 133.69 | 1439.03 |
| BALCONY AREA | 118.41 | 1274.55 |
| TOTAL AREA | 252.10 | 2713.58 |

UNIT: 104.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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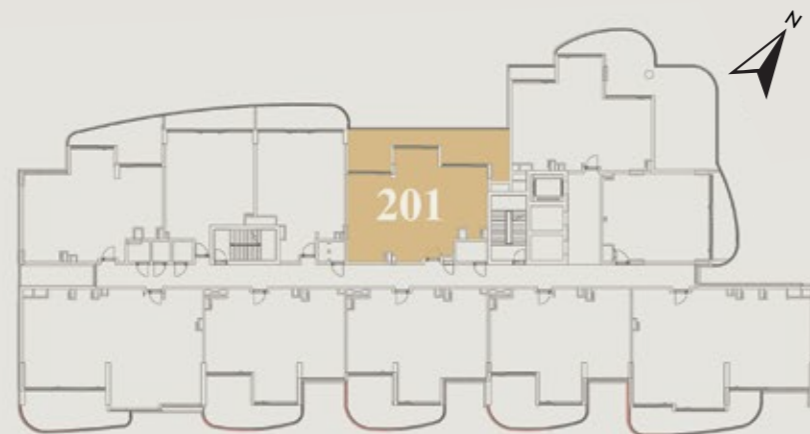
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.32 | 972.20 |
| BALCONY AREA | 36.27 | 390.41 |
| TOTAL AREA | 126.59 | 1362.60 |

UNIT: 201.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

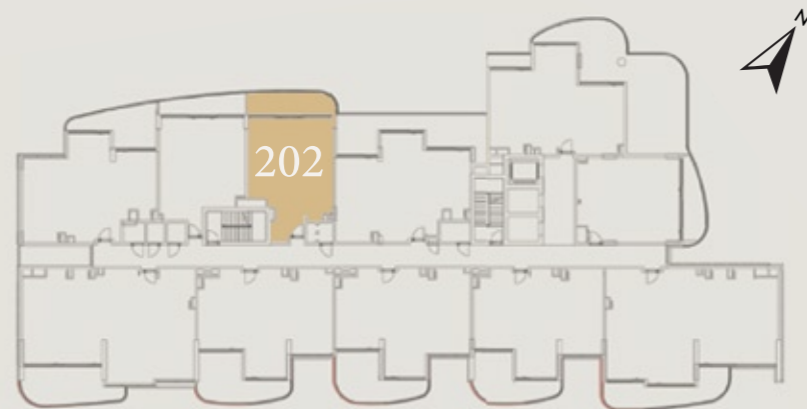
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 68.01 | 732.05 |
| BALCONY AREA | 15.18 | 163.40 |
| TOTAL AREA | 83.19 | 895.45 |

UNIT: 202.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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CASAGRAND

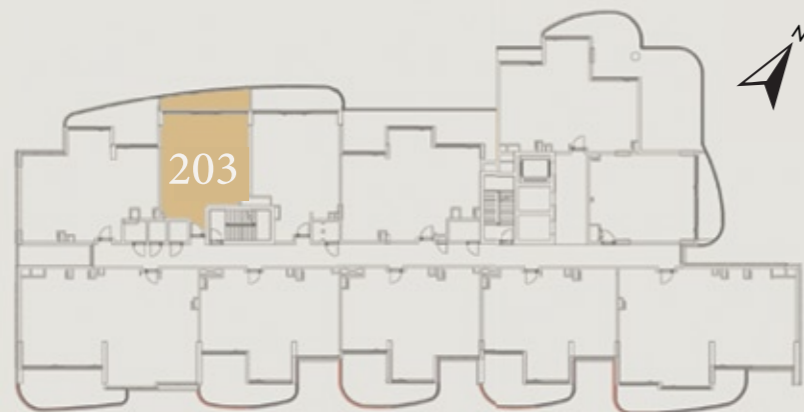
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 64.78 | 697.29 |
| BALCONY AREA | 12.72 | 136.92 |
| TOTAL AREA | 77.50 | 834.20 |

UNIT: 203.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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CASAGRAND

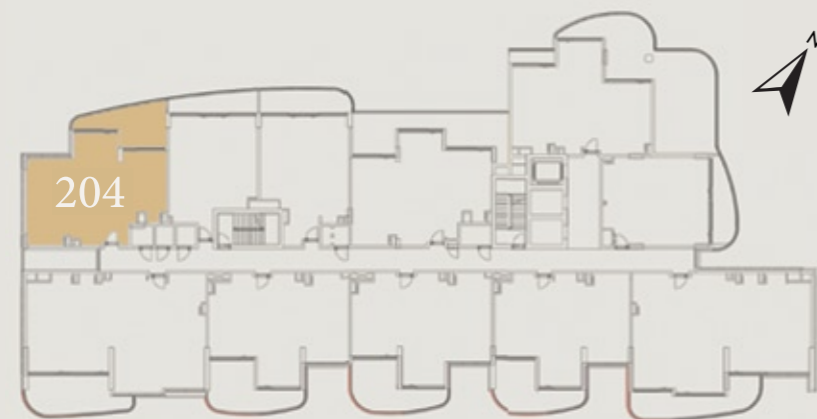
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 89.95 | 968.21 |
| BALCONY AREA | 20.54 | 221.09 |
| TOTAL AREA | 110.49 | 1189.30 |

UNIT: 204.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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CASAGRAND

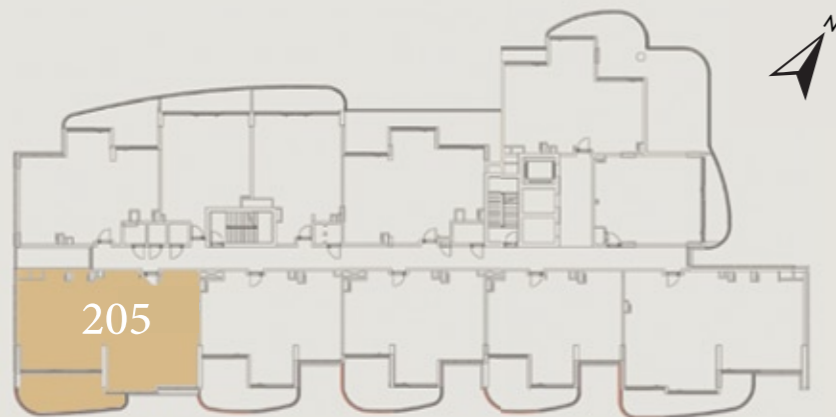
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 134.16 | 1444.09 |
| BALCONY AREA | 24.77 | 266.62 |
| TOTAL AREA | 158.93 | 1710.71 |

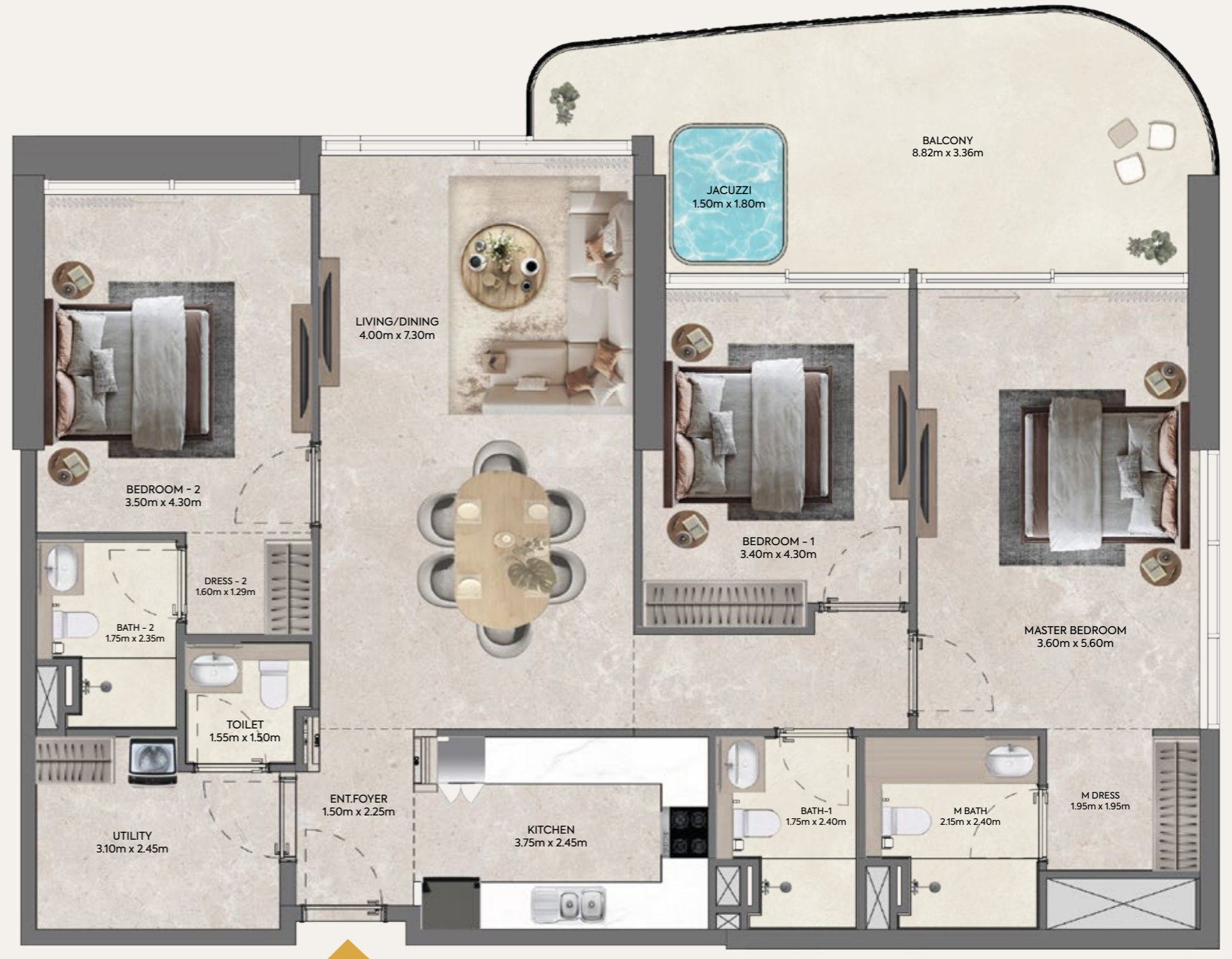
UNIT: 205.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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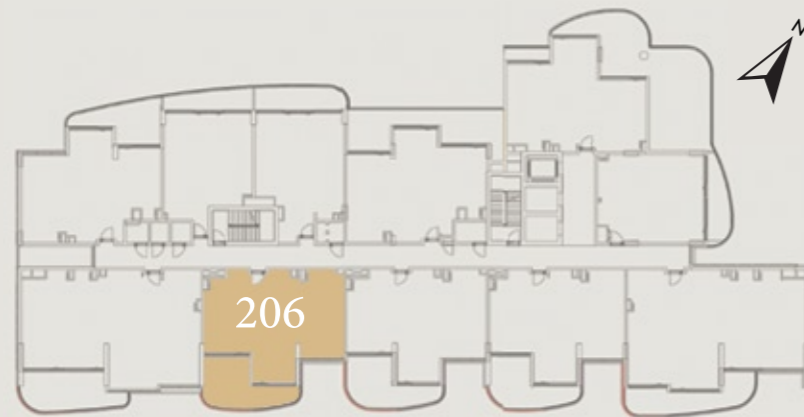
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.81 | 977.47 |
| BALCONY AREA | 24.45 | 263.18 |
| TOTAL AREA | 115.26 | 1240.65 |

UNIT: 206.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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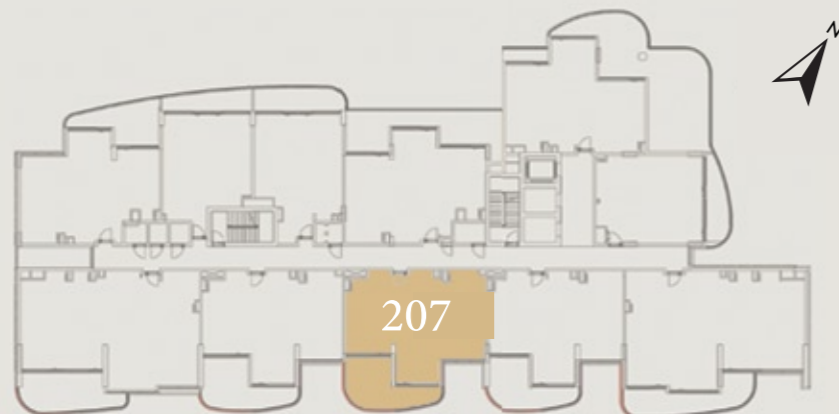
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.38 | 972.84 |
| BALCONY AREA | 24.28 | 261.35 |
| TOTAL AREA | 114.66 | 1234.19 |

UNIT: 207.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

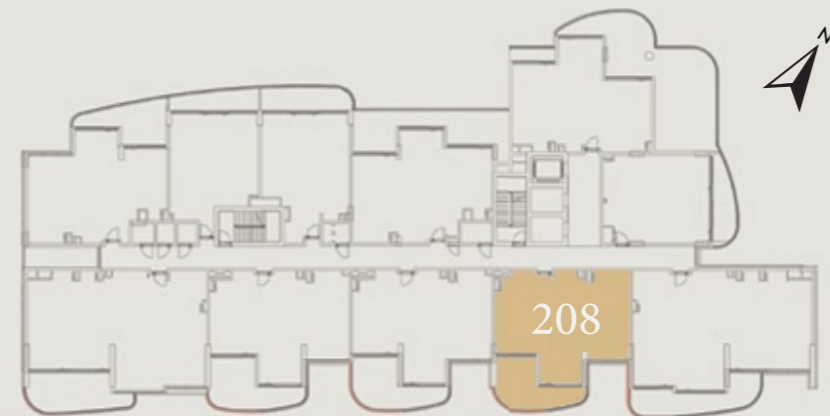
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.79 | 977.26 |
| BALCONY AREA | 23.92 | 257.47 |
| TOTAL AREA | 114.71 | 1234.73 |

UNIT: 208.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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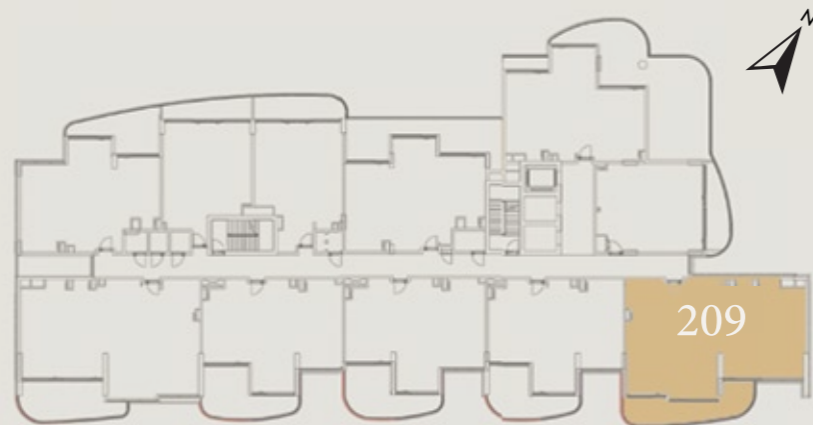
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 133.79 | 1440.10 |
| BALCONY AREA | 26.91 | 289.66 |
| TOTAL AREA | 160.70 | 1729.76 |

UNIT: 209.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

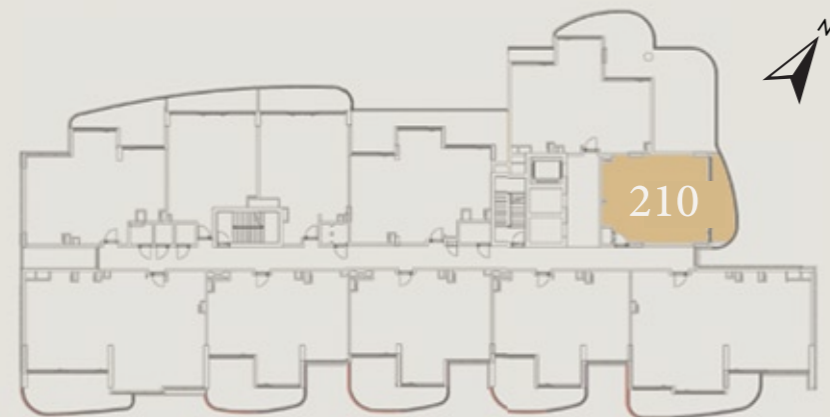
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 65.38 | 703.74 |
| BALCONY AREA | 12.79 | 137.67 |
| TOTAL AREA | 78.17 | 841.41 |

UNIT: 210.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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CASAGRAND

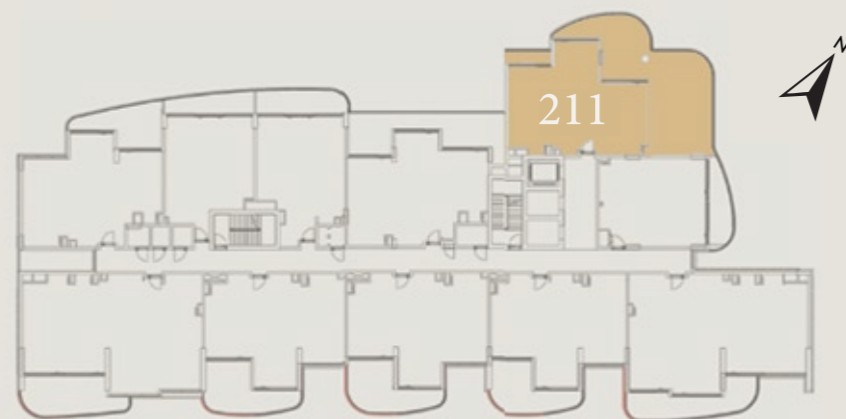
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 88.83 | 956.16 |
| BALCONY AREA | 75.15 | 808.91 |
| TOTAL AREA | 163.98 | 1765.07 |

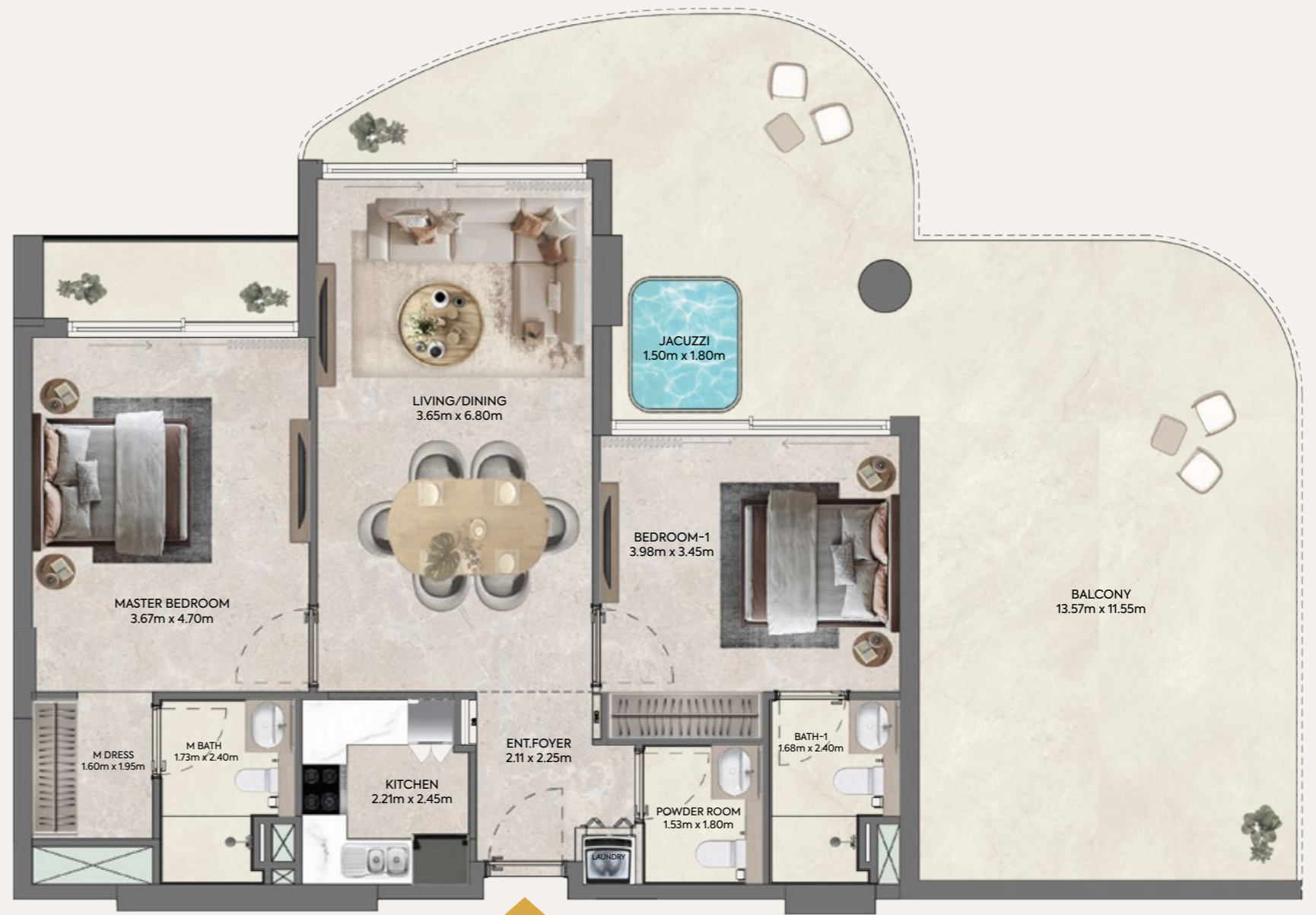
UNIT: 211.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

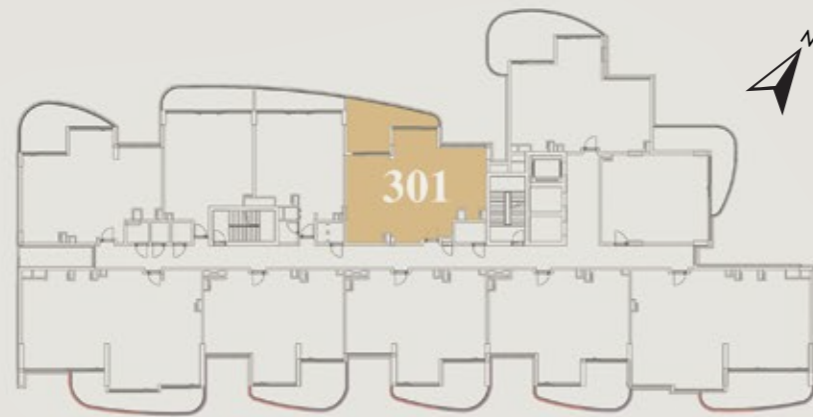
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.29 | 971.87 |
| BALCONY AREA | 22.31 | 240.14 |
| TOTAL AREA | 112.60 | 1212.02 |

UNIT: 301,501,701,901,1101.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

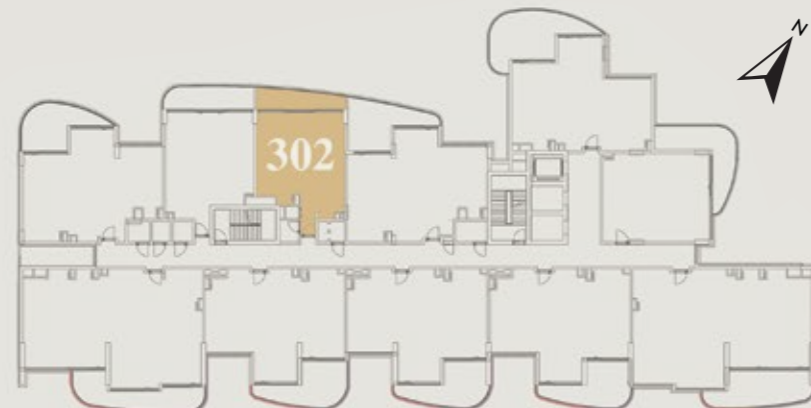
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 68.01 | 732.05 |
| BALCONY AREA | 12.63 | 135.95 |
| TOTAL AREA | 80.64 | 868.00 |

UNIT: 302,502,702,902,1102.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

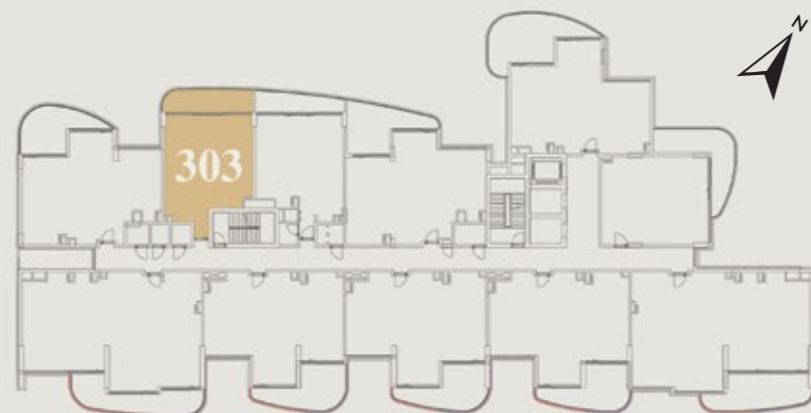
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 64.78 | 697.29 |
| BALCONY AREA | 15.19 | 163.50 |
| TOTAL AREA | 79.97 | 860.79 |

UNIT: 303,503,703,903,1103.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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CASAGRAND

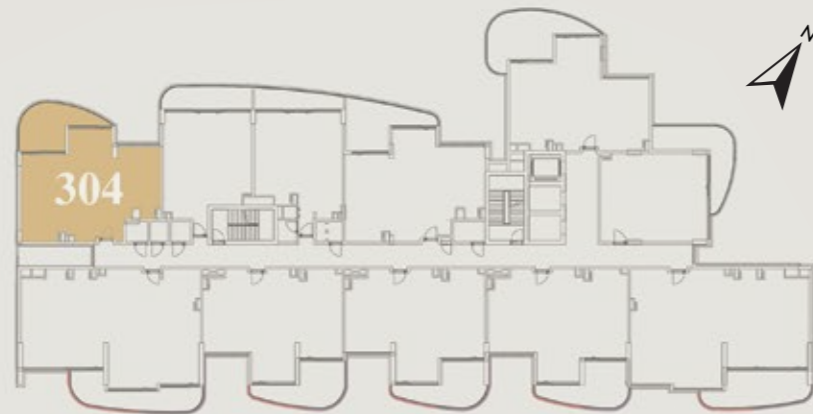
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 89.59 | 964.34 |
| BALCONY AREA | 20.44 | 220.01 |
| TOTAL AREA | 110.03 | 1184.35 |

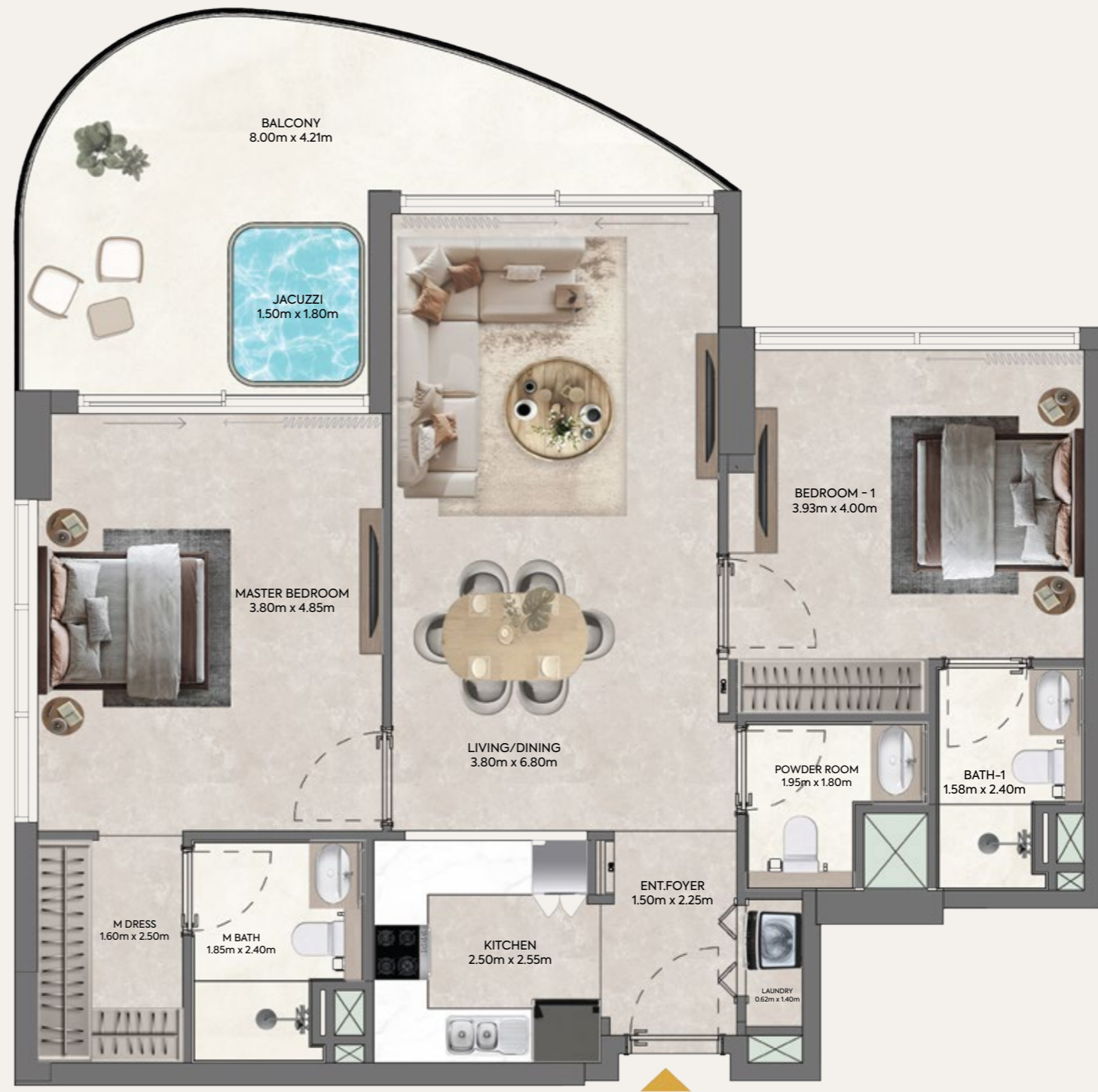
UNIT: 304,504,704,904,1104.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

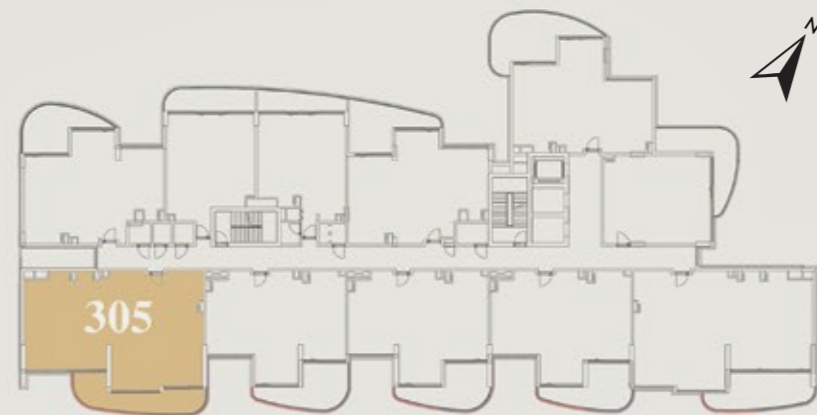
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 134.07 | 1443.12 |
| BALCONY AREA | 25.28 | 272.11 |
| TOTAL AREA | 159.35 | 1715.23 |

UNIT: 305,505,705,905,1105.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

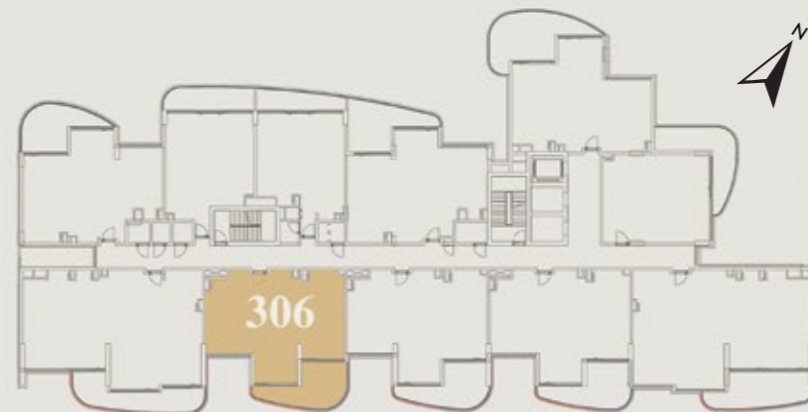
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.83 | 977.69 |
| BALCONY AREA | 20.95 | 225.50 |
| TOTAL AREA | 111.78 | 1203.19 |

UNIT: 306,506,706,906,1106.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

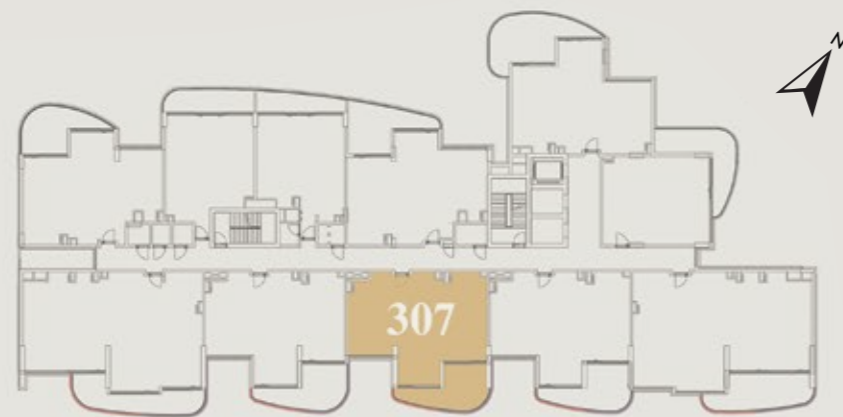
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.12 | 970.04 |
| BALCONY AREA | 20.85 | 224.43 |
| TOTAL AREA | 110.97 | 1194.47 |

UNIT: 307,507,707,907,1107.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

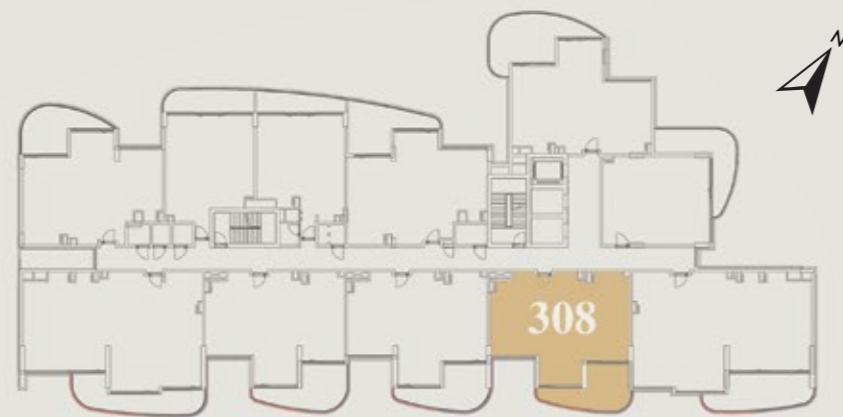
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.81 | 977.47 |
| BALCONY AREA | 20.96 | 225.61 |
| TOTAL AREA | 111.77 | 1203.08 |

UNIT: 308,508,708,908,1108.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

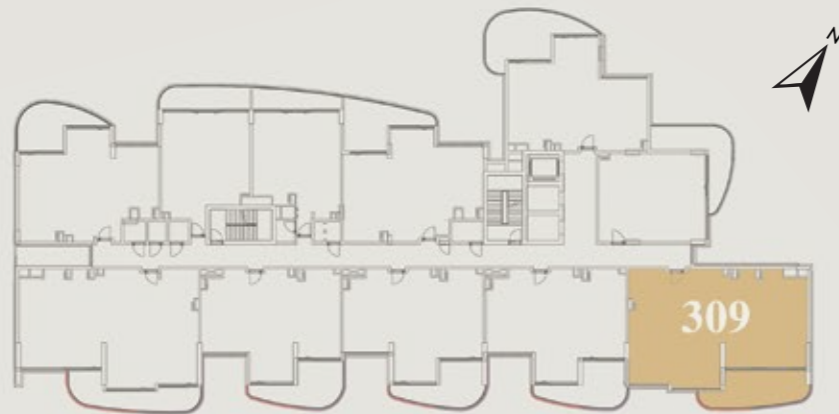
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 133.89 | 1441.18 |
| BALCONY AREA | 23.03 | 247.89 |
| TOTAL AREA | 156.92 | 1689.07 |

UNIT: 309,509,709,909,1109.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

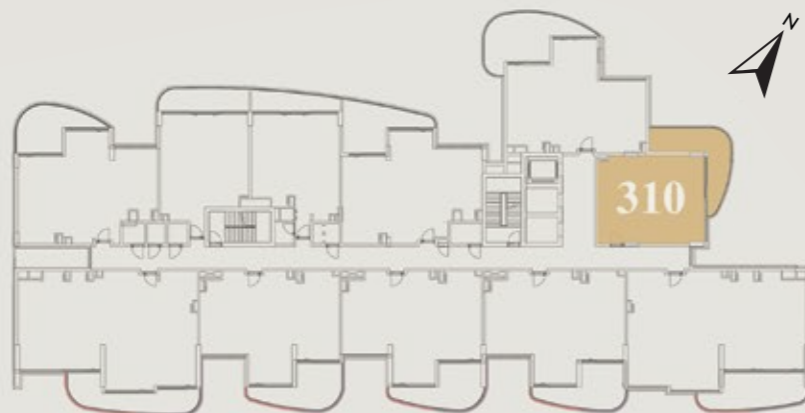
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 65.57 | 705.79 |
| BALCONY AREA | 22.16 | 238.53 |
| TOTAL AREA | 87.73 | 944.32 |

UNIT: 310,510,710,910,1110.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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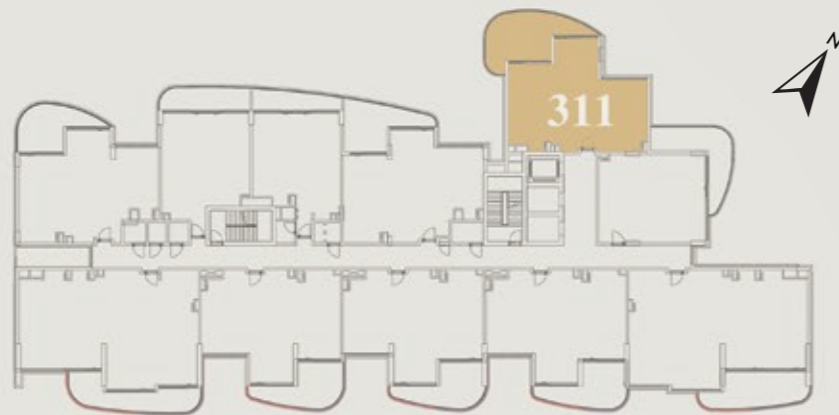
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 88.64 | 954.11 |
| BALCONY AREA | 27.98 | 301.17 |
| TOTAL AREA | 116.62 | 1255.29 |

UNIT: 311,511,711,911,1111.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

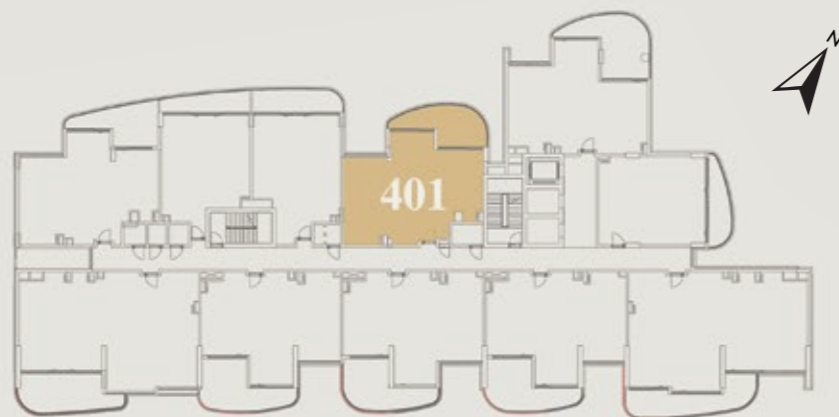
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.21 | 971.01 |
| BALCONY AREA | 19.82 | 213.34 |
| TOTAL AREA | 110.03 | 1184.35 |

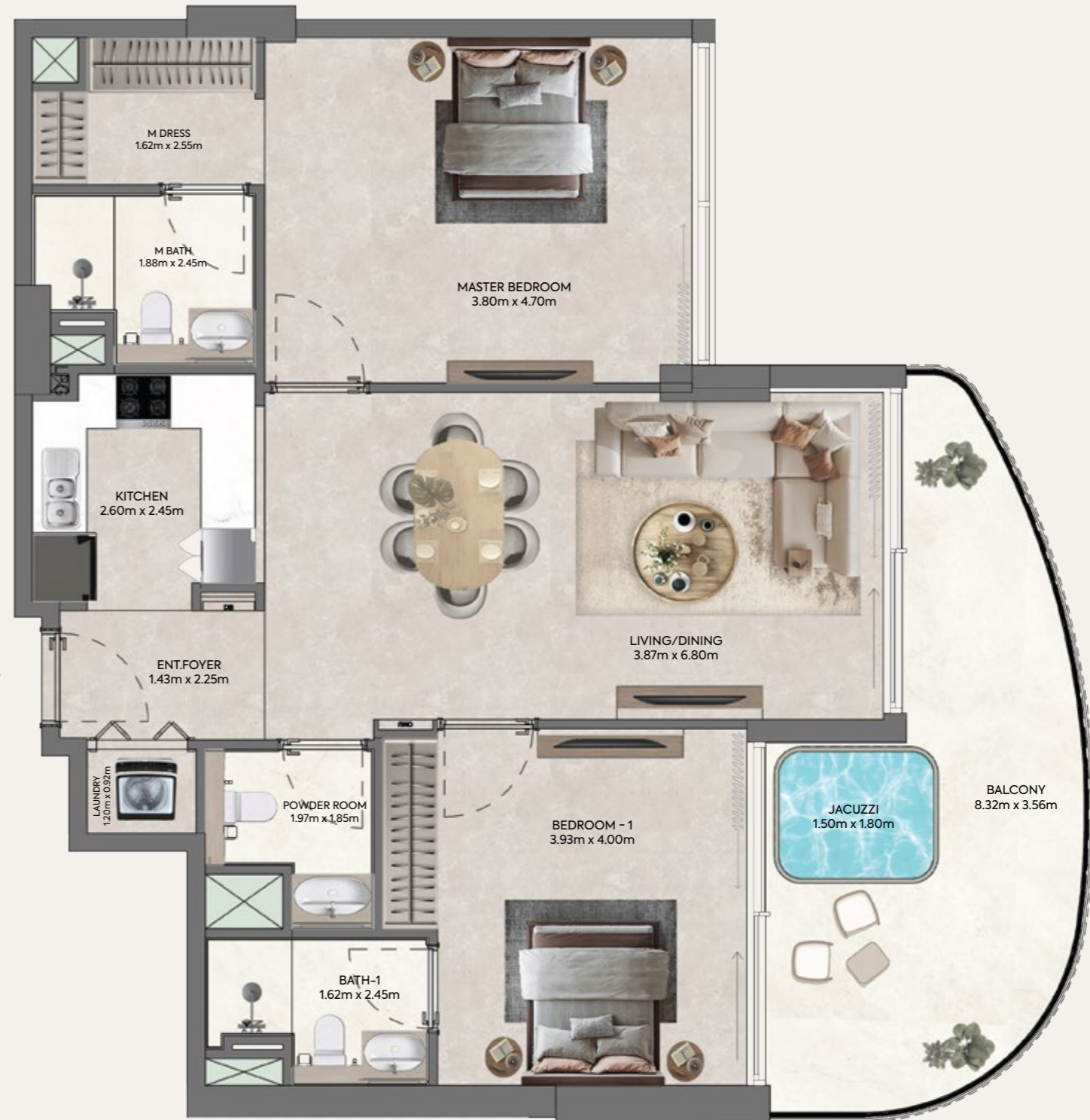
UNIT: 401,601,801,1001,1201.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

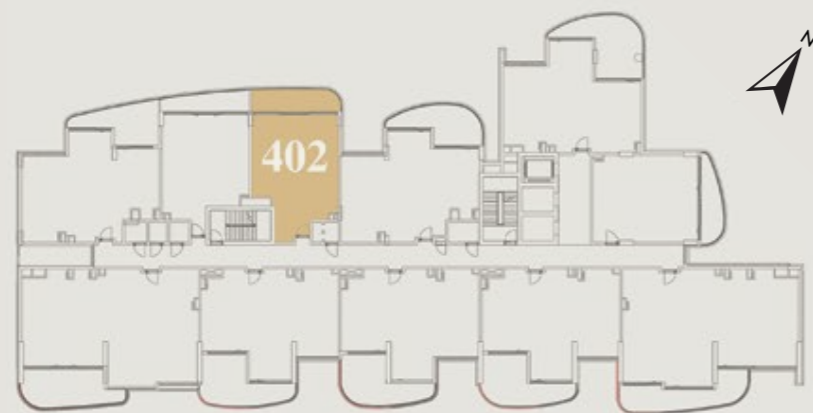
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 68.01 | 732.05 |
| BALCONY AREA | 15.01 | 161.57 |
| TOTAL AREA | 83.02 | 893.62 |

UNIT: 402,602,802,1002,1202.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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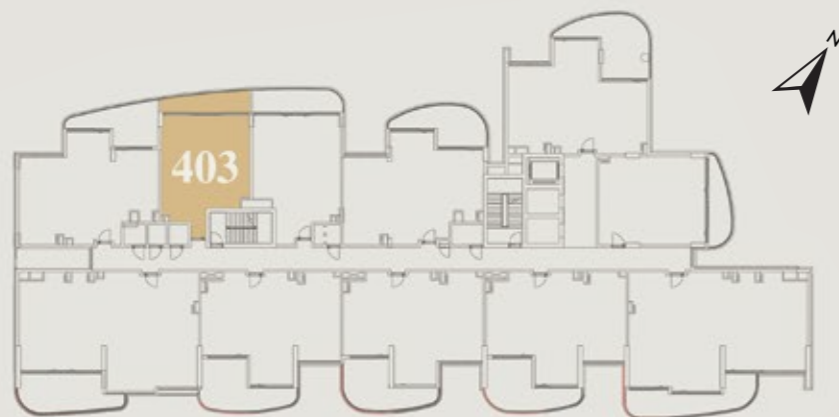
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 64.77 | 697.18 |
| BALCONY AREA | 12.57 | 135.30 |
| TOTAL AREA | 77.34 | 832.48 |

UNIT: 403,603,803,1003,1203.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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CASAGRAND

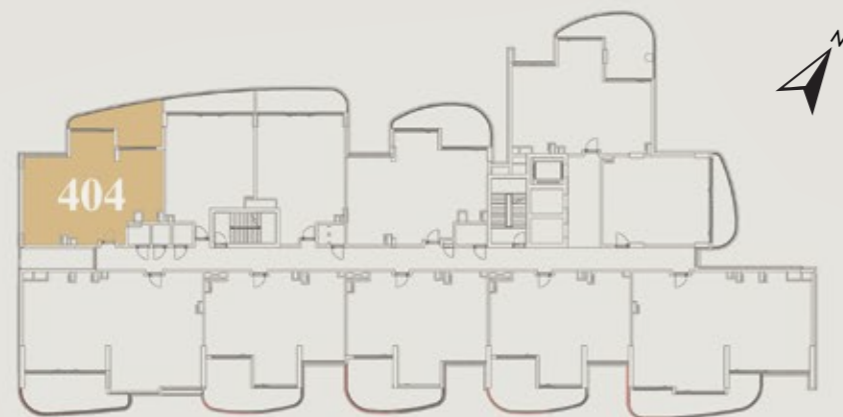
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 89.57 | 964.12 |
| BALCONY AREA | 20.37 | 219.26 |
| TOTAL AREA | 109.94 | 1183.38 |

UNIT: 404,604,804,1004,1204.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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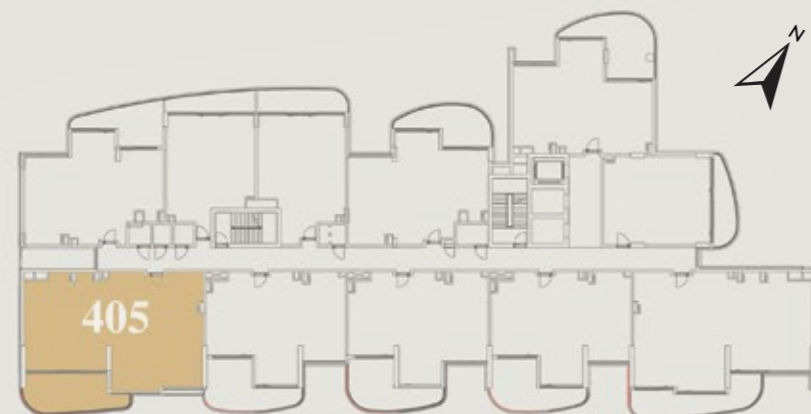
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 134.18 | 1444.30 |
| BALCONY AREA | 24.43 | 262.96 |
| TOTAL AREA | 158.61 | 1707.26 |

UNIT: 405,605,805,1005,1205.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

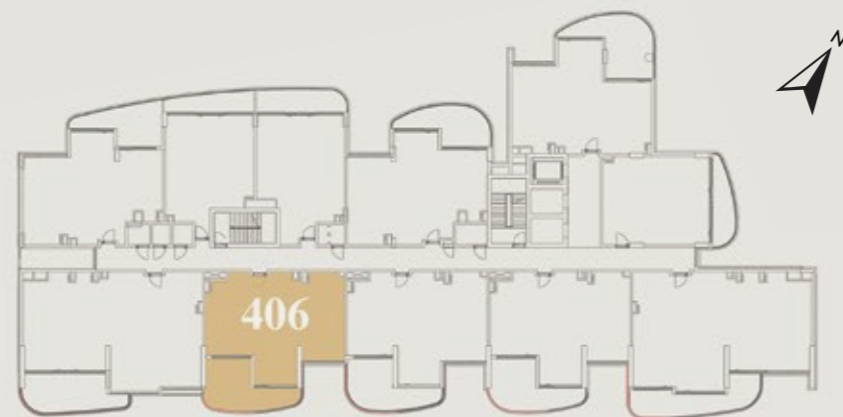
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.55 | 974.67 |
| BALCONY AREA | 24.99 | 268.99 |
| TOTAL AREA | 115.54 | 1243.66 |

UNIT: 406,606,806,1006,1206.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

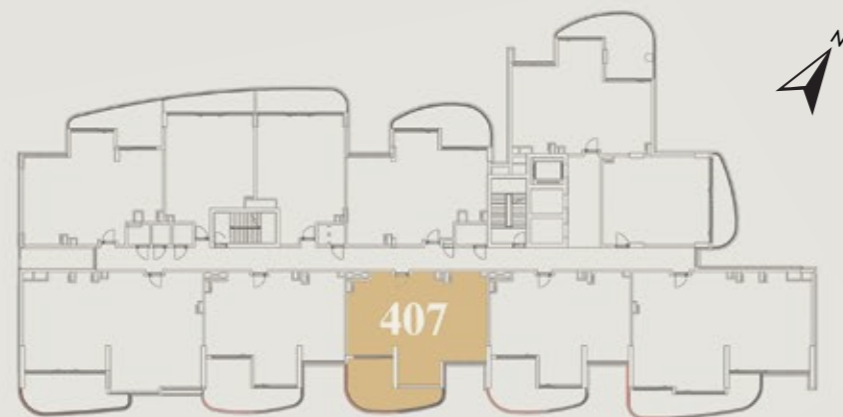
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.39 | 972.95 |
| BALCONY AREA | 23.75 | 255.64 |
| TOTAL AREA | 114.14 | 1228.59 |

UNIT: 407,607,807,1007,1207.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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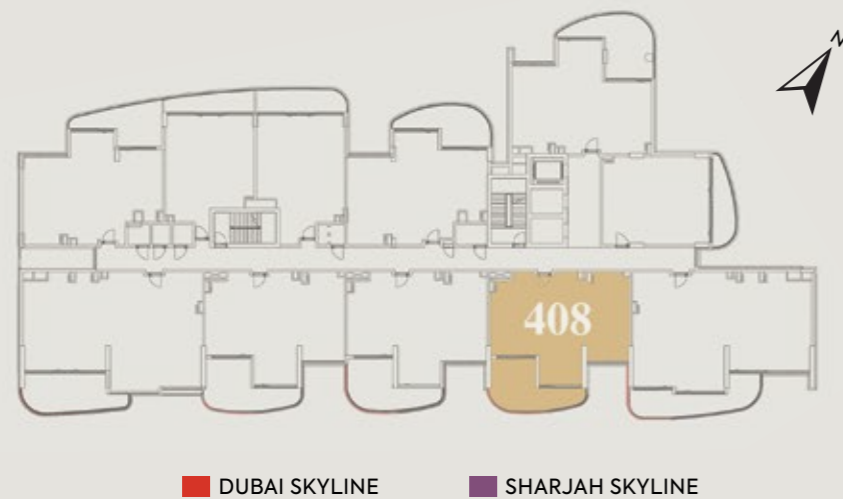
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 90.79 | 977.26 |
| BALCONY AREA | 24.39 | 262.53 |
| TOTAL AREA | 115.18 | 1239.79 |

UNIT: 408,608,808,1008,1208.

KEY PLAN



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CASAGRAND

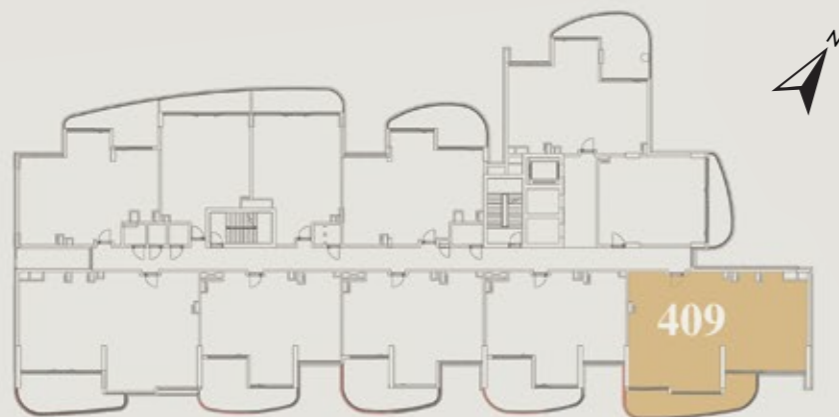
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 133.82 | 1440.43 |
| BALCONY AREA | 26.73 | 287.72 |
| TOTAL AREA | 160.55 | 1728.15 |

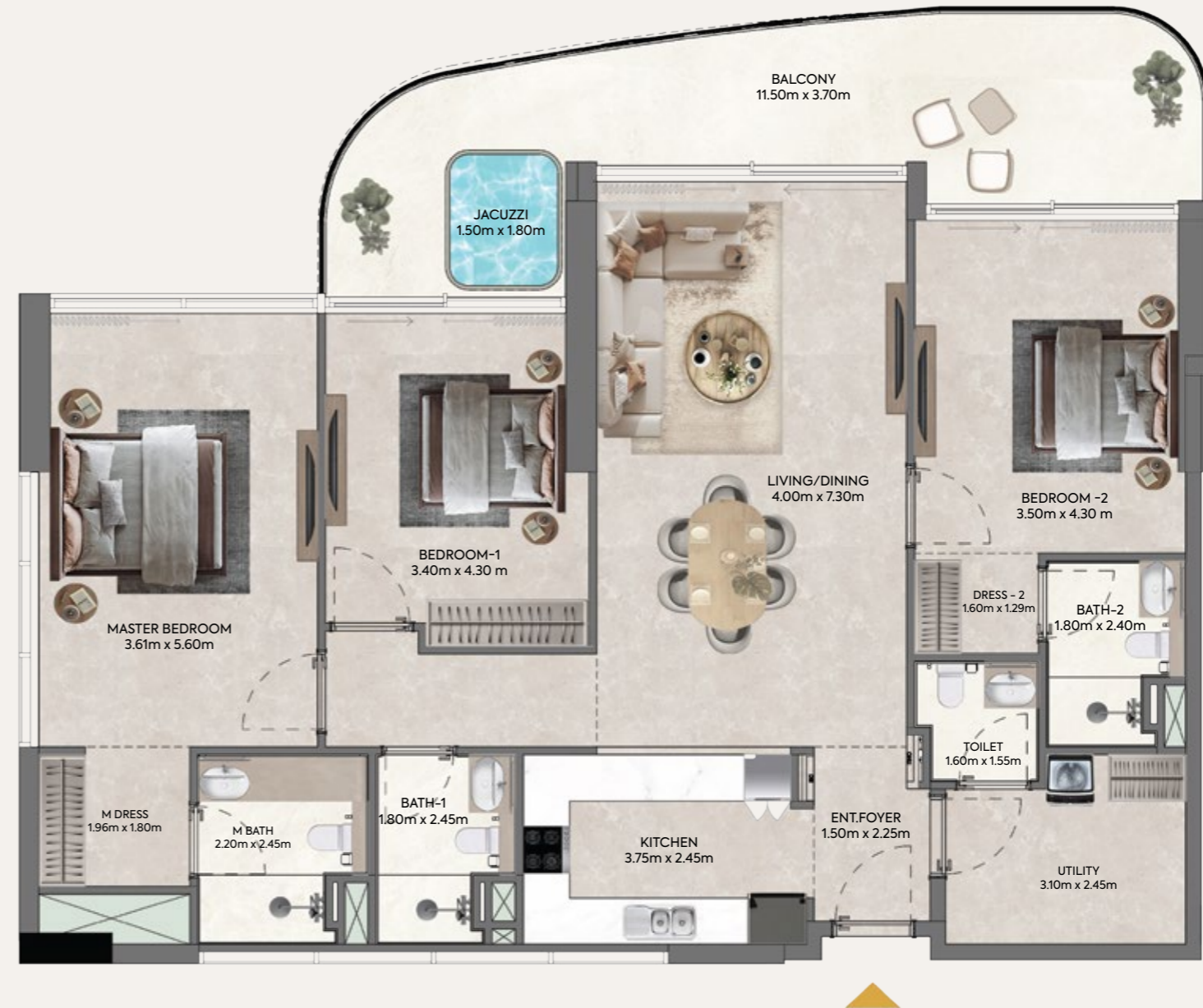
UNIT: 409,609,809,1009,1209.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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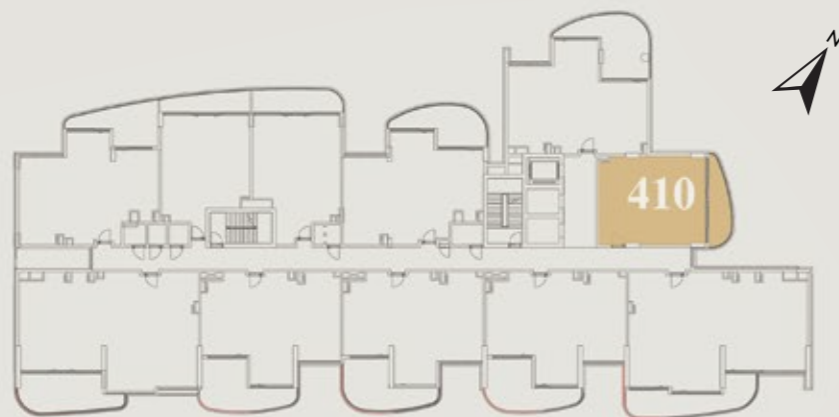
building aspirations

1 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 65.38 | 703.74 |
| BALCONY AREA | 12.51 | 134.66 |
| TOTAL AREA | 77.89 | 838.40 |

UNIT: 410,610,810,1010,1210.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



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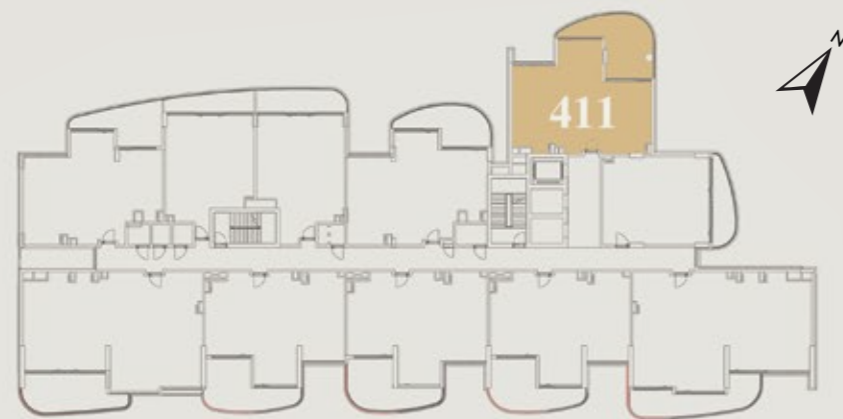
building aspirations

2 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 88.67 | 954.44 |
| BALCONY AREA | 26.78 | 288.26 |
| TOTAL AREA | 115.45 | 1242.69 |

UNIT: 411,611,811,1011,1211.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

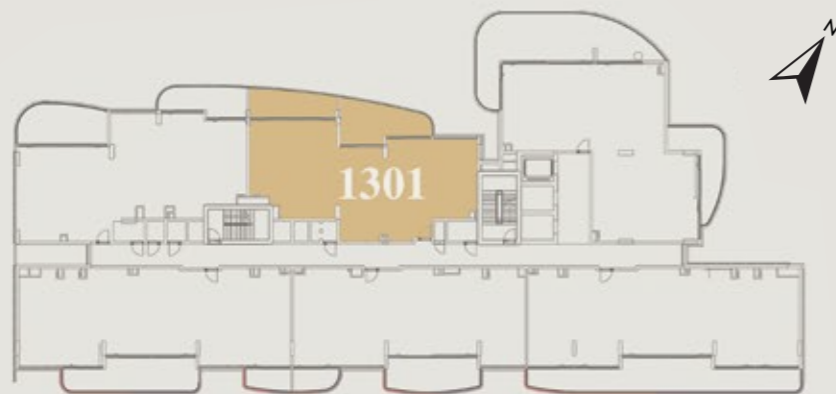
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 149.44 | 1608.56 |
| BALCONY AREA | 40.10 | 431.63 |
| TOTAL AREA | 189.54 | 2040.19 |

UNIT: 1301.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

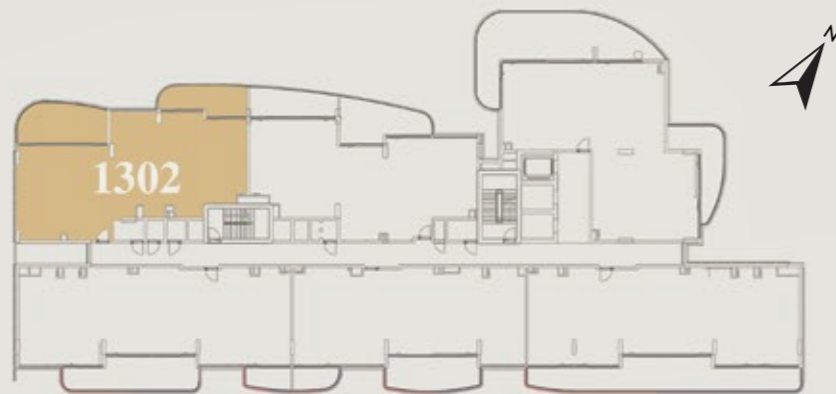
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 157.55 | 1695.85 |
| BALCONY AREA | 43.01 | 462.96 |
| TOTAL AREA | 200.56 | 2158.81 |

UNIT: 1302.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

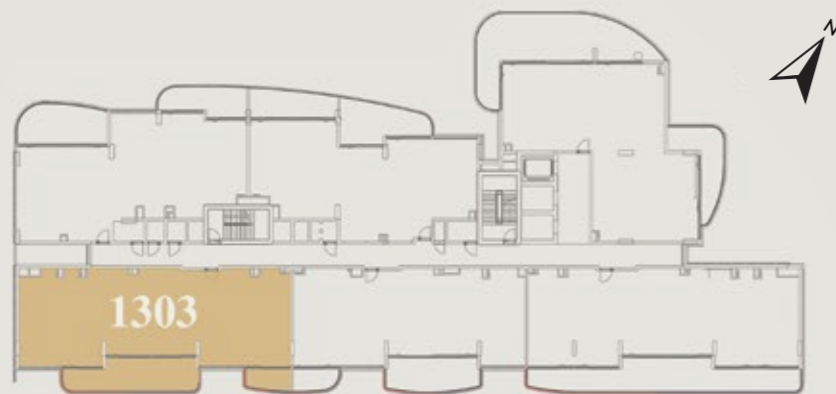
building aspirations

4 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 177.96 | 1915.55 |
| BALCONY AREA | 38.14 | 410.54 |
| TOTAL AREA | 216.10 | 2326.08 |

UNIT: 1303

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

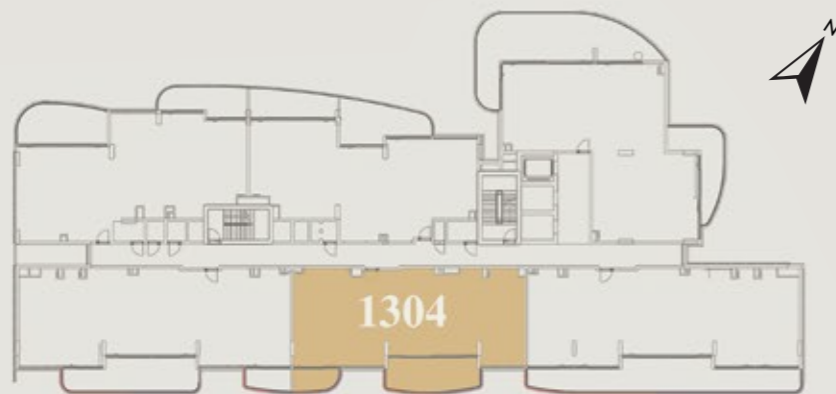
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 151.51 | 1630.84 |
| BALCONY AREA | 30.14 | 324.42 |
| TOTAL AREA | 181.65 | 1955.26 |

UNIT: 1304.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



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CASAGRAND

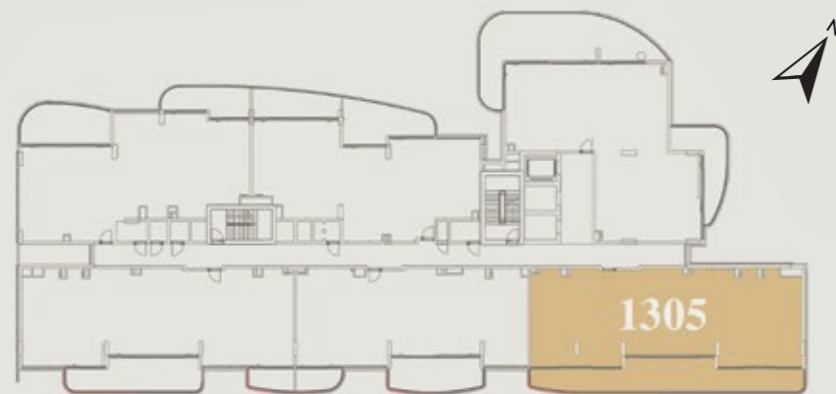
building aspirations

4 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 178.08 | 1916.84 |
| BALCONY AREA | 53.87 | 579.85 |
| TOTAL AREA | 231.95 | 2496.69 |

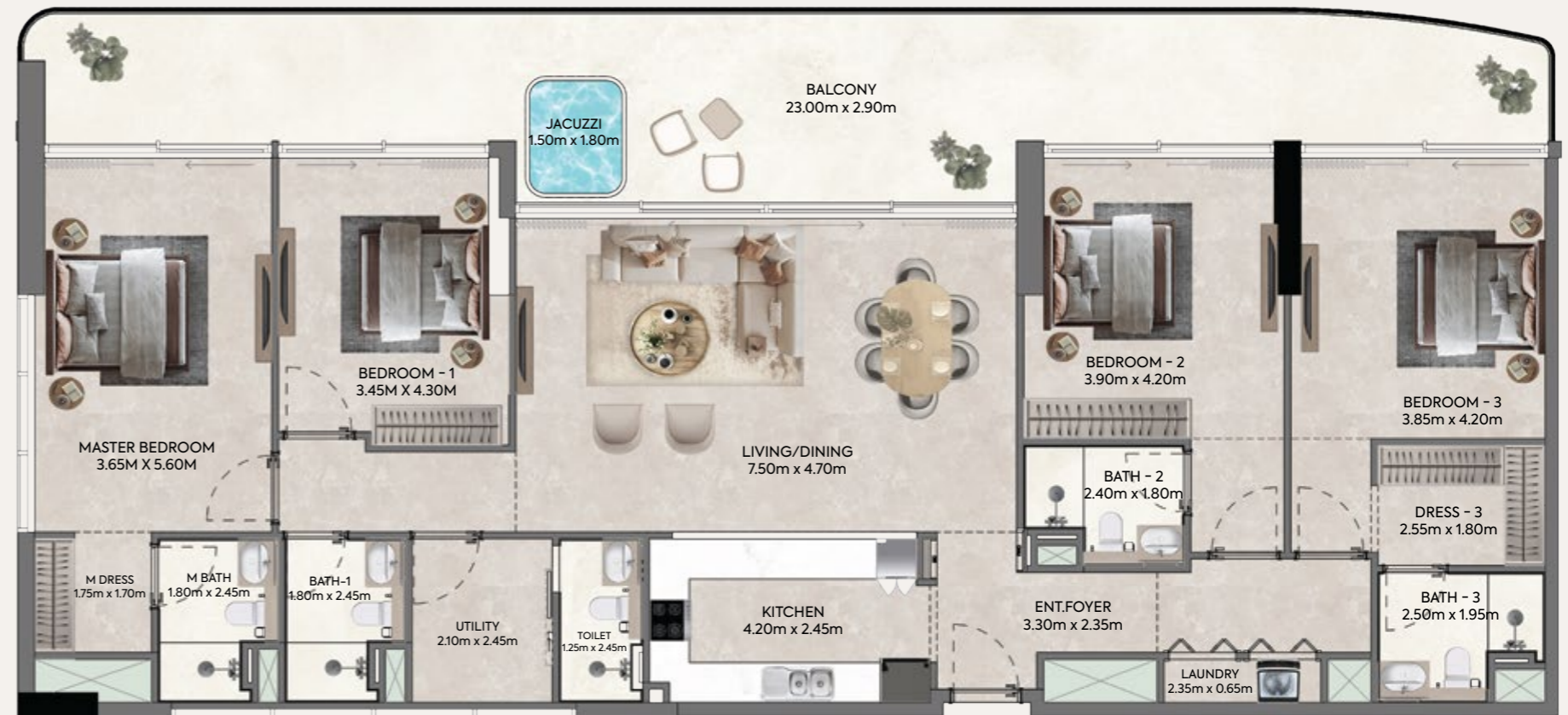
UNIT: 1305.

KEY PLAN



■ DUBAI SKYLINE

■ SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

CASAGRAND

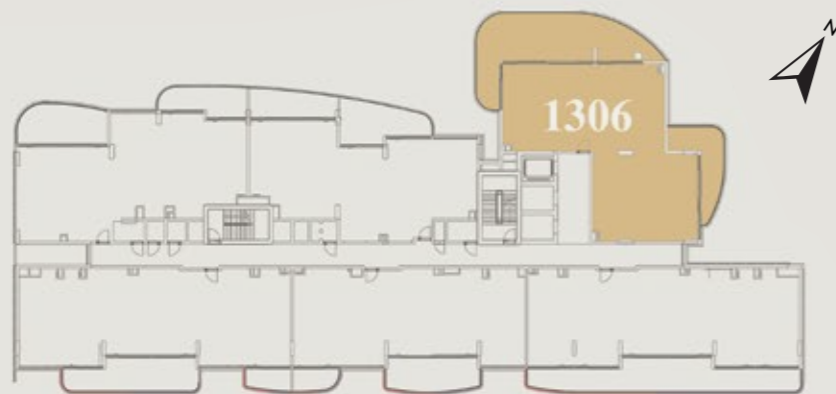
building aspirations

3 BEDROOM

| | AREA (sq.m.) | AREA (sq.ft.) |
|--------------|--------------|---------------|
| SUITE AREA | 168.05 | 1808.88 |
| BALCONY AREA | 84.25 | 906.86 |
| TOTAL AREA | 252.30 | 2715.73 |

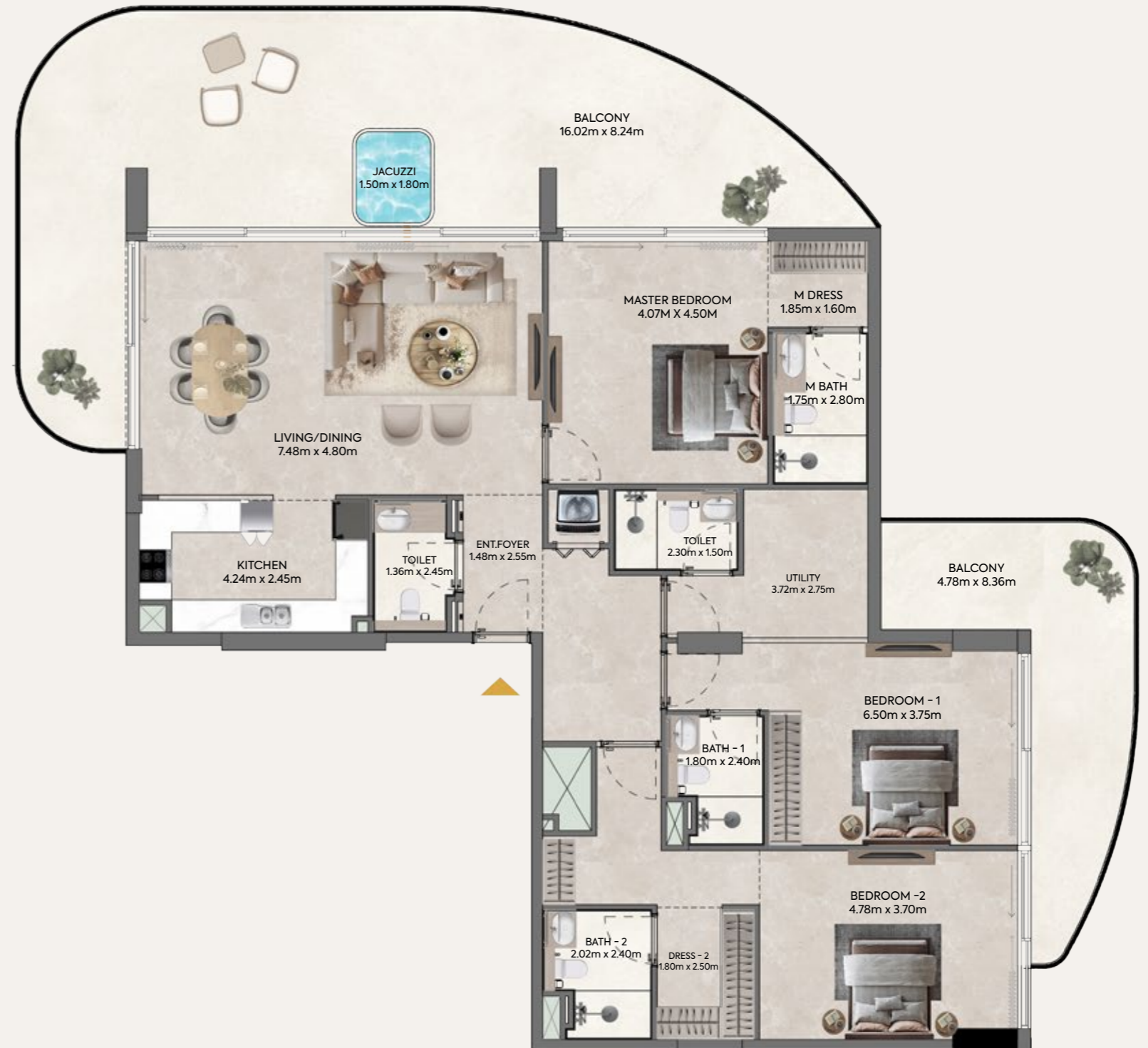
UNIT: 1306.

KEY PLAN



DUBAI SKYLINE

SHARJAH SKYLINE



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured mom finish to finish excluding construction tolerances. 2. All materials, dimensions. and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary mom the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.



UNIT TYPES & SIZES

| UNITS | UNITS AVAILABLE | SIZE (SQ.FT) |
|--------------------------|-----------------|--------------|
| One-Bedroom | 33 | 827 to 954 |
| Two-Bedroom | 69 | 1189 to 1783 |
| Three-Bedroom | 27 | 1721 to 2721 |
| Four-Bedroom (with Pool) | 2 | 2361 to 2536 |

PROJECT DETAILS

| | |
|----------------|-------------------------------|
| TOTAL UNITS | 131 |
| LEVELS | Basement + Ground + 13 Floors |
| PROJECT STATUS | Off-Plan |
| COMPLETION | Q2 - 2028 |

PAYMENT PLAN

60%
During construction

40%
on completion

₹ 1.92M*
starting price

*The images, renders, and illustrations provided are for representational purposes only.

DEVELOPED BY



Established in 2003, Casagrand is one of India's leading real estate developers, with more than 160 landmark projects delivered across key cities. With over 55,000 customers and 53 million square feet developed, the company's reputation is built on quality, consistency, and long-term value.

Casagrand's entry into Dubai marks a new chapter, bringing its proven approach to thoughtful design, timely delivery, and customer trust to one of the world's most dynamic markets. With a portfolio that spans luxury apartments, independent villas, and commercial spaces, Casagrand continues to grow by focusing on what matters most: creating homes and communities that stand the test of time.



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