

AQUORA



CASA VISTA
DEVELOPMENT

A NEW ERA OF
WATERFRONT
LIVING



THE DEVELOPER





CASA VISTA

DEVELOPMENT

Every remarkable story begins with vision - and Casa Vista Development is born from one man's vision to redefine luxury living in Dubai.



BUILDING LEGACIES, DEFINING DUBAI

Today, that vision has evolved into Casa Vista Development — a brand that represents more than just structures. It represents *aspiration, craftsmanship, and the relentless pursuit of excellence.*

Guided by Abdul Basit's leadership, Casa Vista is setting its foundation on delivering not just projects, but legacies. With bold ideas, trusted partners, and an eye firmly set on the future, Casa Vista Development is here to create extraordinary landmarks that embody the spirit of Dubai: *limitless, innovative, and iconic.*

THE
LOCATION



Where Prestige Resides

DUBAI

ISLAND

The Island of



Sanctuary for Exquisite
Island Communities



Diverse Coastal Island Living
& Vacationing Experience



Array of Luxury
Resort Offerings



Assorted Village Cores for
Gathering, Services & Entertainment



Haven for Wellness &
Elite Sport Venues




Green & Blue Amenities for Public
Visitors and Private Residents Alike

Endless Possibilities

A romantic couple is seen from behind, sitting on a wooden lounge chair that is partially submerged in a swimming pool. The man is wearing a white button-down shirt, and the woman is wearing a white dress. They are looking out over a vast ocean towards a sunset. The sky is a mix of soft blues and oranges, and the sun is a bright, glowing orb on the horizon. The water in the pool is calm, reflecting the light from the sky. In the background, a palm tree is visible on the left side of the frame. The overall mood is peaceful and luxurious.

EVERYDAY LUXURY

A perfect blend of resort-style living
and urban sophistication, where every
day feels like a holiday.



Effortlessly connected to
Dubai's heart, with quick
access to Downtown, the
airport, and iconic landmarks.

SEAMLESS
CONNECTIVITY



ISLAND A

ISLAND D

ISLAND E

ISLAND B

ISLAND C

ISLAND A

Mixed-Use Island Core

Vibrant, high-energy hub

Mall, entertainment, business, and waterfront commercial areas

Marina and high-end island living

ISLAND B

Integrated Resorts & Communities Island

Beachfront resorts & low-density communities

Promenade waterfront hotels and mid-density communities

Sports/community parks

Small village core with commercial and services

ISLAND C

Oasis Island

4 Resort Districts: Wellness, Eco, Family, Sports

Marina village

18-hole golf course

Integrated oasis landscape connecting all districts

Private villa enclaves

ISLAND D

Sports Country Club Island

Exclusive sports country club community

Facilities: soccer, tennis, pools, aquatic sports, archery, horseback riding, cycling, skateboarding, beach & water recreation

Boutique resort & marina, private beach club

Low-density residential with premium waterfront living

ISLAND E

Luxury Estates Island

Private luxury island community

Signature estate lots with private marina

Waterfront & waterfront-accessible villas

Exclusive clubhouse

ISLANDS

MASTERPIECE

A man with short brown hair and a light beard is standing on the deck of a boat. He is wearing a white, long-sleeved button-down shirt that is unbuttoned at the top, revealing his chest. He is also wearing a dark necklace with a circular pendant. The background is a vast, blue ocean under a clear sky. The text 'AT THE HEART OF IT ALL' is overlaid in white, serif font on the right side of the image.

AT THE HEART OF IT ALL

Positioned within *Island A*, Aquora embodies the essence of dynamic island living. It rises at the very core of the archipelago — a place where life, leisure, and luxury converge. Surrounded by world-class retail, entertainment, and waterfront living,

Aquora places you at the center of a vibrant, high-energy island designed for those who seek **connection, convenience, and prestige.**





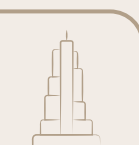


A blue sports car is driving on a two-lane asphalt road that winds through a desert landscape. The car is kicking up a cloud of dust behind it. The background shows rolling sand dunes and a few sparse, scrubby bushes under a bright, hazy sky.

AN ADDRESS LIKE

A woman with dark hair is lying back on a boat, wearing a large, wide-brimmed straw hat and a light-colored tank top. She is looking upwards and to the side with a serene expression. The background is a body of water with bright, shimmering reflections of sunlight.

NO OTHER

THE LOCATION

	DUBAI INTERNATIONAL AIRPORT (DXB)	18 min
	CITY WALK	19 min
	LA MER BEACH	19 min
	DUBAI MALL	20 min
	BURJ KHALIFA	21 min
	PALM JUMEIRAH	34 min
	DUBAI MARINA	40 min



18-HOLES
GOLF COURSE

9-HOLES
GOLF COURSE

RIXOS HOTEL



THE PROJECT



WELCOME TO AQUORA

Aquora is not just a project. It is the *signature statement of Casa Vista* — the first chapter of a legacy written on the pristine shores of Dubai Islands.

An architectural rendering of a modern, multi-story waterfront building. The building features a prominent corner with rounded balconies, each with a glass railing and a small green space. The ground floor is a glass-fronted retail space. In the foreground, a wide, paved walkway with a wooden plank pattern runs alongside the building. A person is riding a bicycle on the left, and several people are walking on the right. The background shows a clear blue sky and a distant city skyline with a tall skyscraper.

AN
ICON OF
WATERFRONT
LUXURY

105
Residential
Units

6
Waterfront
Retail

ELEGANCE BY THE WATER

Inspired by *water* and the *serenity* it brings, Aquora is designed to capture the stillness of the sea and the elegance of true luxury.

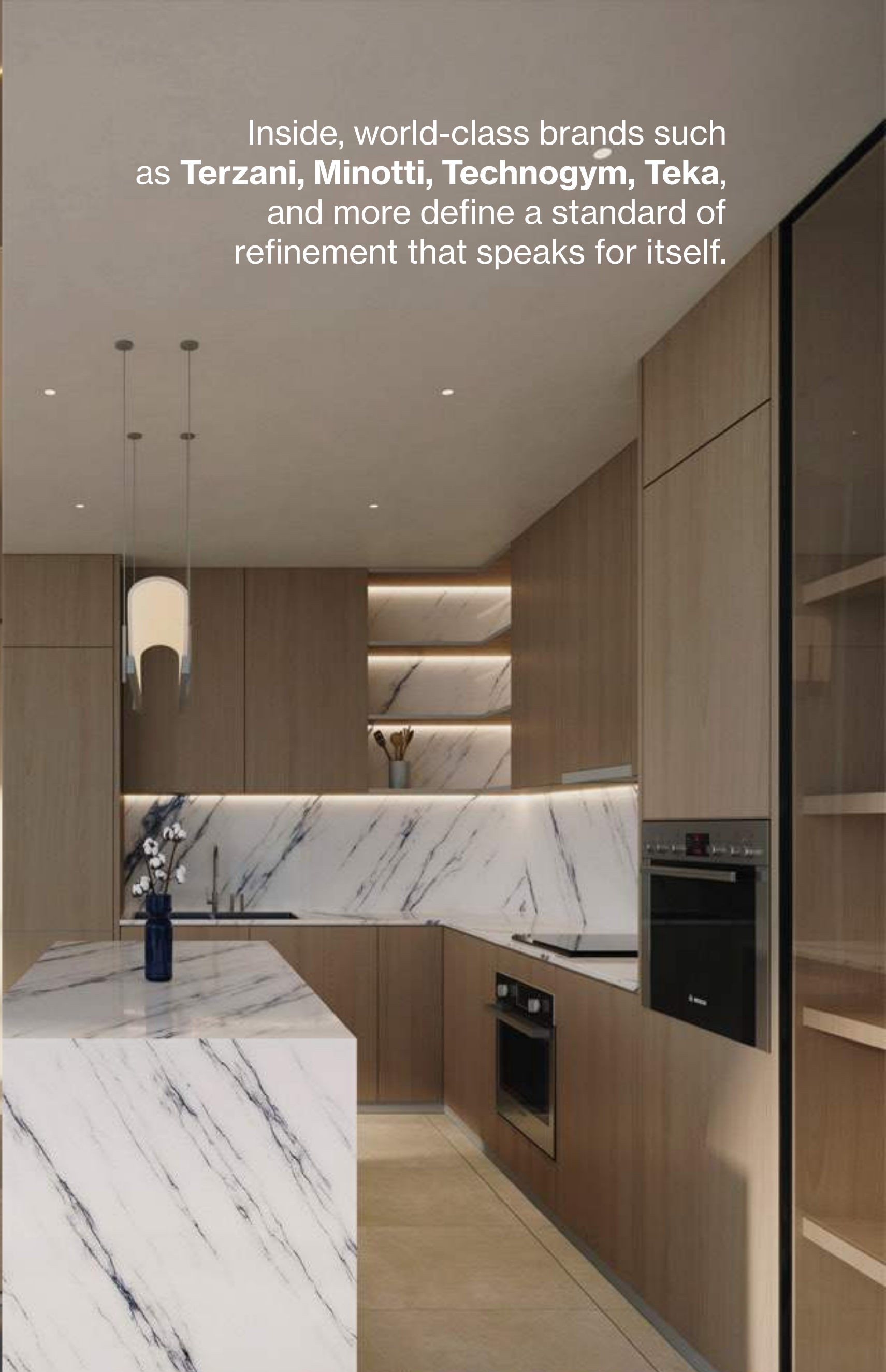
Positioned on the waterfront of one of Dubai's most prestigious new destinations, *Aquora blends exclusivity with lifestyle in a way never seen before.*



BEYOND EXPECTATION

From rooftop infinity pools overlooking the horizon to private cinemas, wellness-inspired gyms, yoga decks, and even a dedicated dog park — every corner of Aquora is crafted to enrich lives with experiences that go *beyond expectation.*





Inside, world-class brands such as **Terzani, Minotti, Technogym, Teka**, and more define a standard of refinement that speaks for itself.

CRAFTED

BY

MASTERS

BUILT WITH
THE FINEST

GESI®

Minotti

TECHNOGYM

TERZANI

FONDOVALLE ERGON® TEKA

A woman with blonde hair, wearing a white, long-sleeved, ruffled dress, is shown from the chest up. Her arms are raised, and she is looking upwards with a slight smile. The background is a clear, light blue sky. The image is framed by a semi-transparent white rounded rectangle.

MORE
THAN A
HOME

A place where architecture
meets artistry, where design
meets lifestyle, and where every
detail is created to inspire.

A
DESTINATION

For those who seek the *rare, the refined, and the remarkable:*

AQUORA IS THE ANSWER



AMENITIES



A WORLD WITHIN

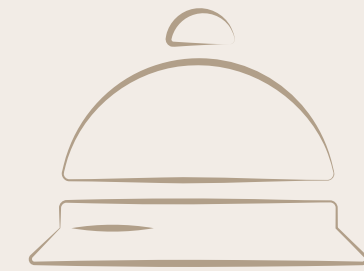


LUXURY BEYOND YOUR DOORSTEP

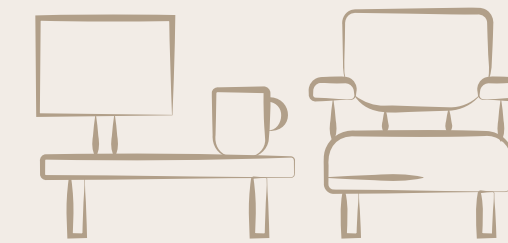
Aquora blends relaxation, recreation, and refinement, creating a sanctuary that nurtures both body and soul.



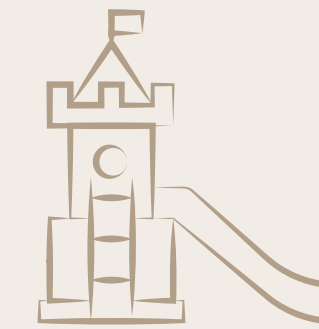
Prayer Room



Luxury Lobby



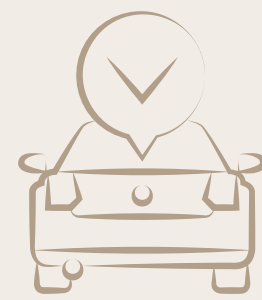
Business Lounge



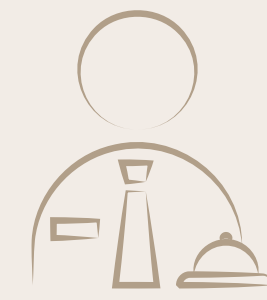
Kids Play Area



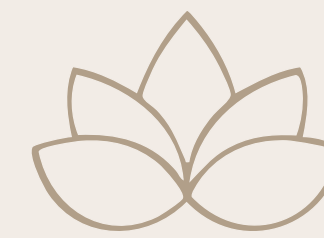
Landscaping



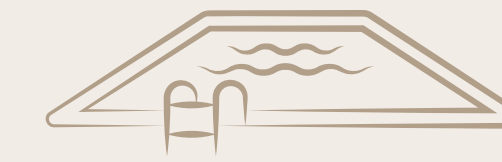
Parking



Concierge Service



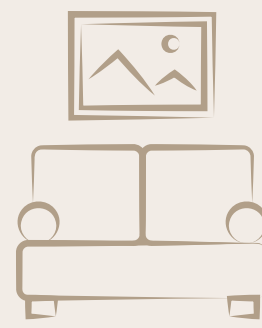
Sauna



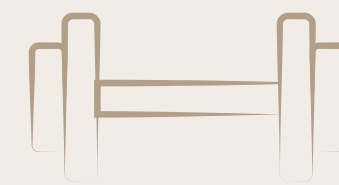
Podium Pool



Outdoor Cabanas



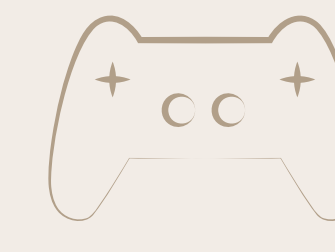
Club House



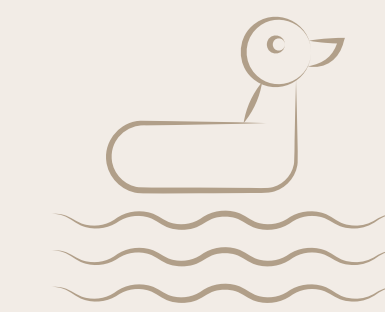
Gym



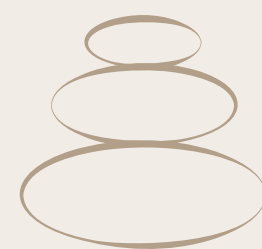
Yoga



Indoor Gaming



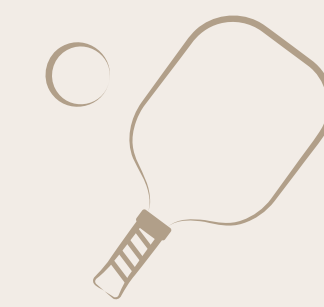
Kids Pool



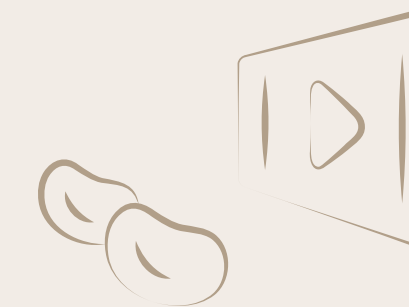
Zen Garden



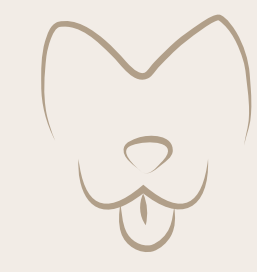
Infinity Pool



Pickle Ball Court



Outdoor Cinema



Dog Park

LOBBY

Minotti sofas meet *Terzani* chandeliers, where Italian design and artistry transform the lobby into a statement of timeless luxury.



Minotti




Founded in 1948, Minotti is an Italian brand celebrated worldwide for its blend of *tradition and innovation*.

Guided by *timeless design*, each piece embodies meticulous craftsmanship and Italian elegance, making Minotti a symbol of *refined living* in the most exclusive homes and projects.



AQUORA



Founded in Florence, Terzani has redefined the **art of lighting** for over 40 years.

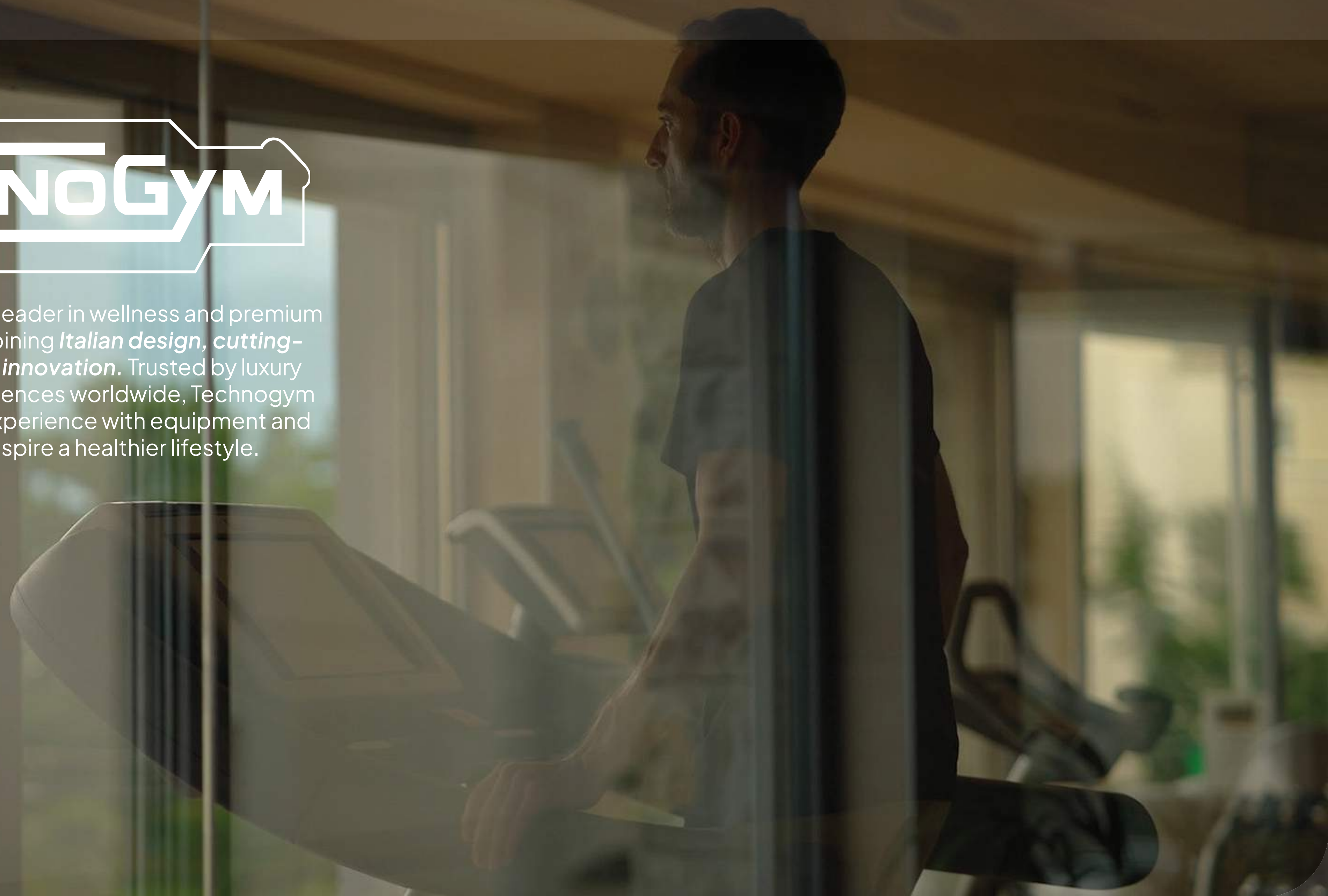
Every chandelier is **handmade**, reflecting a philosophy where lighting is not just functional, but an immersive expression of beauty, innovation, and timeless elegance.

T E R Z A N I



TECHNOGYM

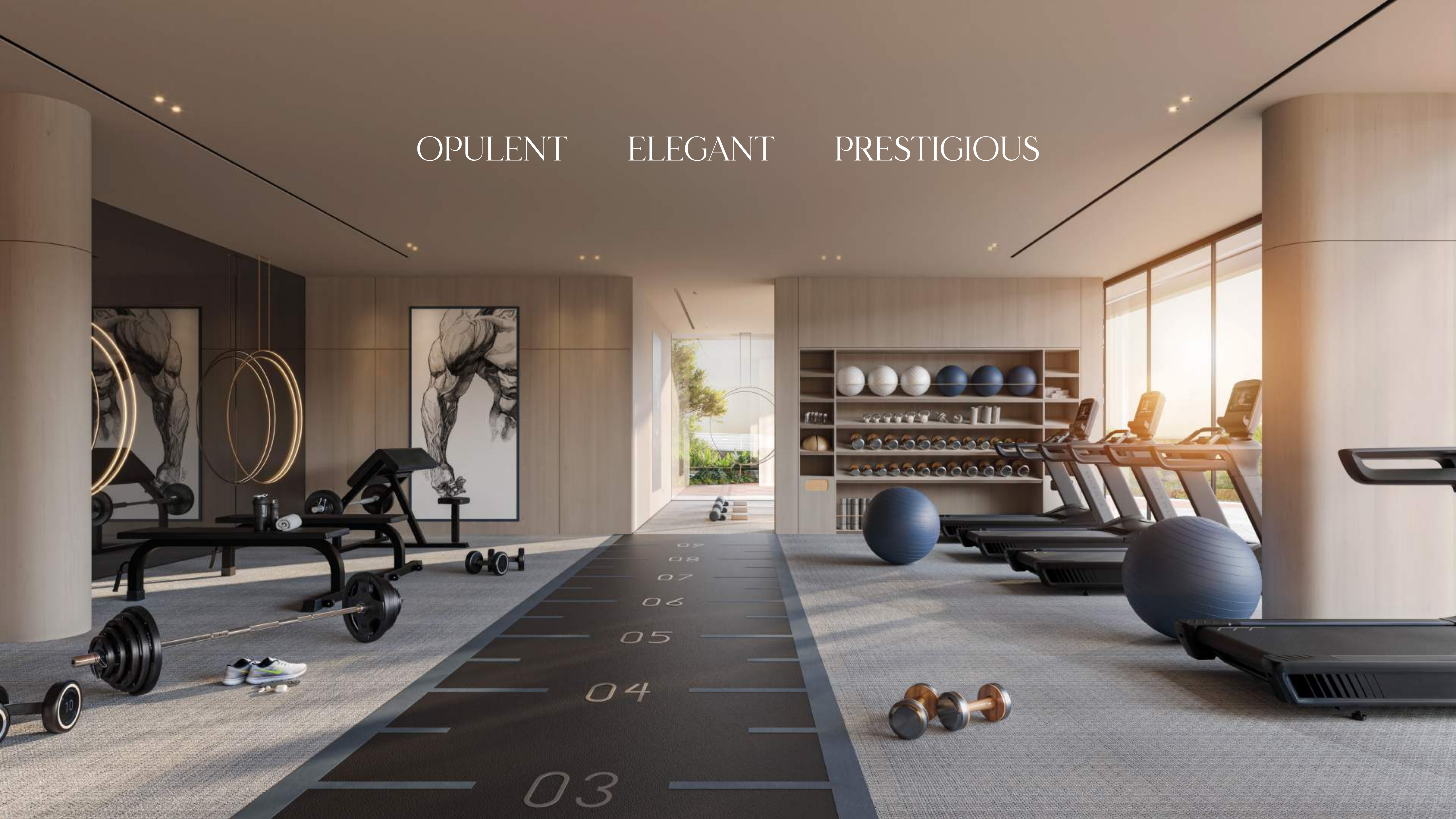
Technogym is a global leader in wellness and premium fitness solutions, combining *Italian design, cutting-edge technology, and innovation*. Trusted by luxury gyms, hotels, and residences worldwide, Technogym redefines the fitness experience with equipment and digital platforms that inspire a healthier lifestyle.



GYM



OPULENT ELEGANT PRESTIGIOUS





Where residents *gather, unwind, and enjoy* the beauty of island living in an atmosphere of effortless elegance.

PODIUM



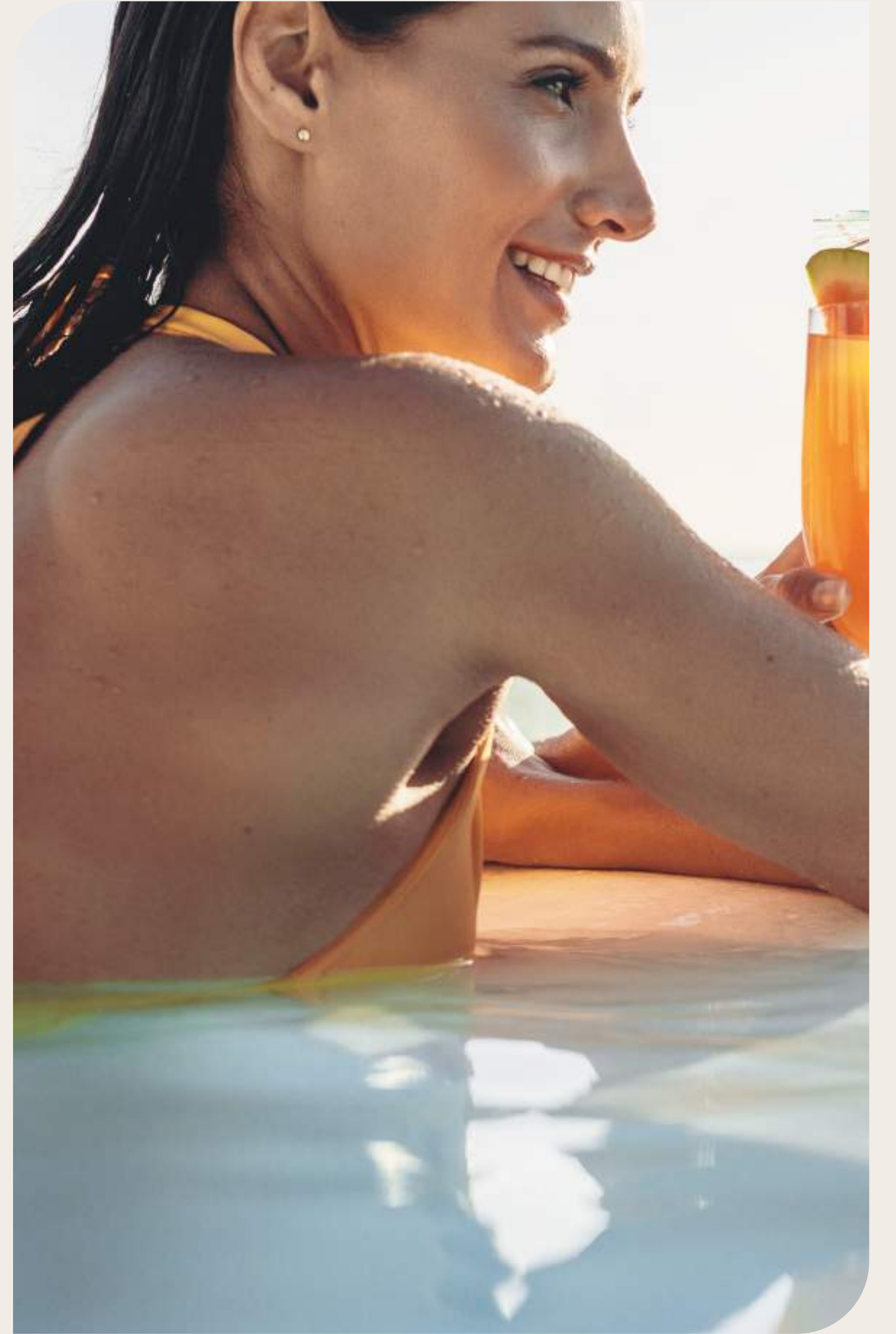
ELEGANT

EXCLUSIVE

TIMELESS



PODIUM



DOG



PARK

Suspended above the city, the rooftop *infinity pool* offers breathtaking views where horizon and water merge in pure elegance.

ROOFTOP





An intimate rooftop oasis, where serene waters, lush greenery, and elegant seating create the perfect setting for refined relaxation.

ZEN GARDEN

APARTMENTS



REFINED

LIVING

A life of openness and light, where every detail is designed to elevate the senses. Aquora embodies refined living, blending serenity, sophistication, and the beauty of Dubai's horizon.

1 BEDROOM DUPLEX

MODERN

ELEGANT

EXCLUSIVE





TEKA



TEKA stands at the forefront of premium kitchen innovation, delivering appliances where cutting-edge technology meets refined design. Known for precision, durability, and elegance, TEKA sets the standard in culinary excellence worldwide.



2 BEDROOM

The image shows a spacious, modern living and kitchen area. On the left, a large window provides a view of a city skyline. The living area features a grey sofa, a blue coffee table, and a gold floor lamp. The kitchen area has a marble countertop, a bar counter with stools, and a built-in oven. The ceiling has recessed lighting, and the floor is made of light-colored tiles.

2 BEDROOM

Bathed in natural light, this bedroom blends serene elegance with *breathhtaking city views*, creating a private sanctuary of luxury and tranquility.

2 BEDROOM



Panoramic windows, open-plan elegance, and a marble Tekka kitchen define the living room's modern luxury.

DUPLEX



3 BEDROOM



GESSI®

Gessi is a symbol of *Italian luxury and craftsmanship*, renowned for creating kitchen and bathroom fixtures that are as functional as they are *sculptural*. With meticulous attention to detail, innovative design, and the finest materials, Gessi transforms daily living into an *experience of elegance and sophistication*.



3 BEDROOM

3 BEDROOM

A spacious duplex with floor-to-ceiling windows, offering panoramic waterfront views, elegant interiors, and a seamless blend of comfort and style.



DUPLEX

3 BEDROOM DUPLEX



3 BEDROOM

PANORAMIC SOPHISTICATED

DUPLEX

3 BEDROOM



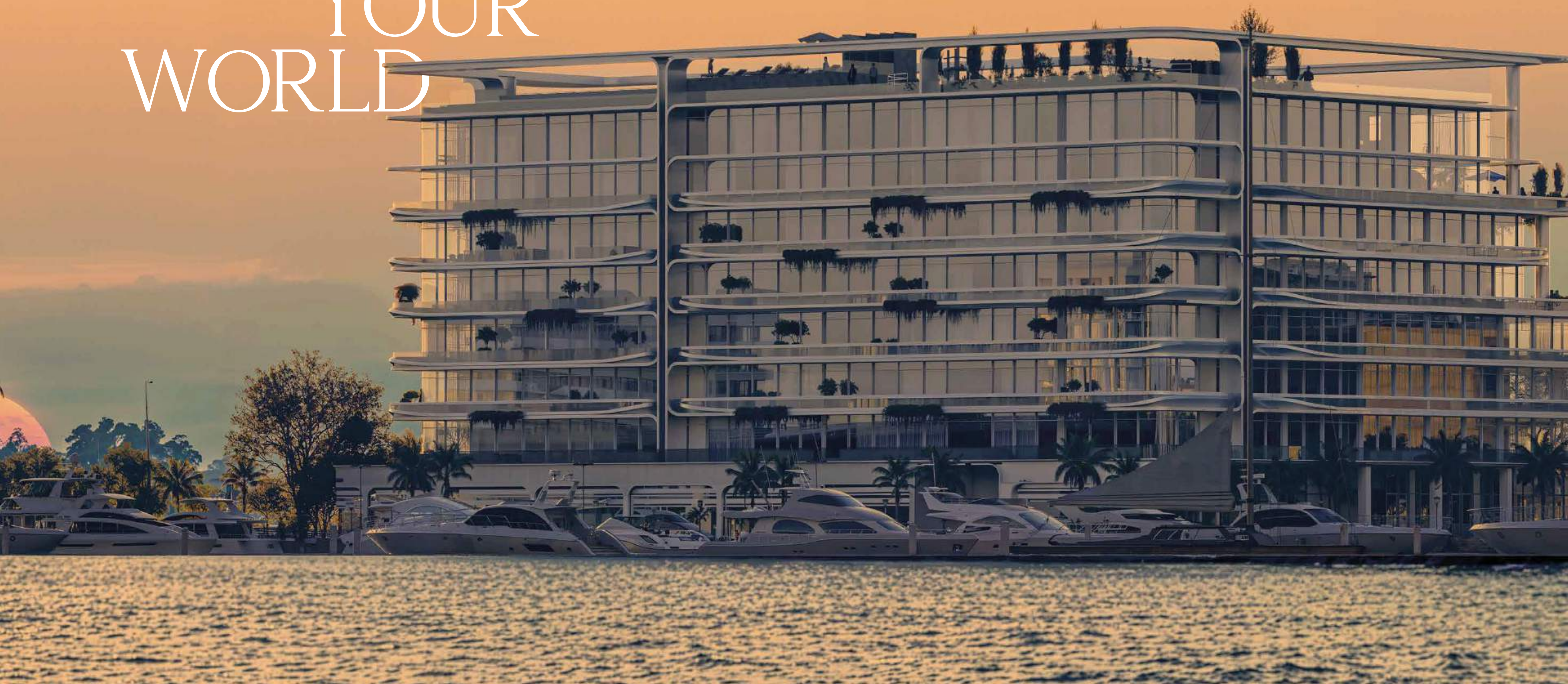
DUPLEX



A woman in a white, flowing dress is captured in a graceful dance pose, with her right arm raised high and her head tilted down. She is positioned in the foreground on the right side of the frame. Behind her, a modern, multi-story building with a curved facade and large glass windows is visible. The building has several balconies with glass railings. In the background, there are palm trees and a clear blue sky. To the right, the ocean stretches to the horizon under a bright sky. The overall scene is bright and airy, suggesting a coastal or tropical setting.

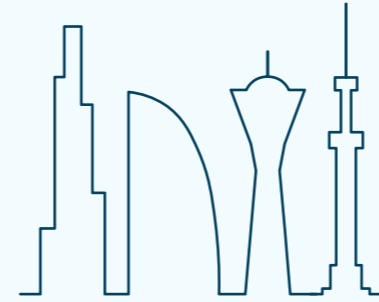
OWN THE
EXTRAORDINARY

ENTER
YOUR
WORLD





CASA VISTA
DEVELOPMENT



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