

# AQUORA

---



CASA VISTA  
DEVELOPMENT

A NEW ERA OF  
WATERFRONT  
LIVING



A modern, multi-story glass building with curved balconies and a city skyline in the background. The building features a prominent curved facade and multiple levels of glass balconies. The scene is set in a landscaped area with palm trees and a road in the foreground. The sky is clear and blue.

# 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



A woman with dark hair, wearing a white, flowing, spaghetti-strap dress, is the central figure. She is posed with her head tilted down and her arms extended outwards, one slightly higher than the other. The background is a collage of three images: on the left, a modern bedroom with a large bed, white linens, and a view of a city skyline through a window; in the center, a close-up of the ocean with blue waves; on the right, a modern living room with a large blue sectional sofa, a round ottoman, and a view of palm trees and a building through a large glass window. The text 'Where Prestige Resides' is overlaid in a white serif font across the top, and 'DUBAI ISLAND' is overlaid in a large white serif font across the bottom.

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 closely together on a dark wooden lounge chair. They are positioned at the edge of a swimming pool, with their feet resting in the water. The man is wearing a white long-sleeved shirt, and the woman is wearing a light-colored dress. They are looking out over a vast ocean towards a sunset. The sky is a mix of soft pinks, oranges, and blues. 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.

A man with dark hair and a light beard, wearing a dark grey suit jacket over a white shirt, is seated in a plush, cream-colored leather chair inside a private jet. He is looking down at a tablet computer he is holding with both hands. The interior of the jet is visible, showing the curved walls and windows. In the background, the exterior of the jet is shown, featuring a large circular air intake and several oval windows. The lighting is warm and golden, suggesting a sunset or sunrise. The overall atmosphere is one of luxury and comfort.

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 open at the collar, revealing a necklace with a dark circular pendant. He is looking off to the side with a serious expression. The background is a vast blue ocean under a clear sky. The text 'AT THE HEART OF IT ALL' is overlaid in large 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 dark blue sports car is driving on a two-lane coastal road. The road is bordered by a metal guardrail on the left, and beyond that is a sandy area with some low-lying vegetation and a palm tree. The car is moving away from the viewer, leaving a trail of dust or sand behind it. The scene is captured from a high angle, looking down at the car.

AN ADDRESS LIKE

A woman with dark hair is lying down on a boat, wearing a large straw hat and a white tank top. She is looking up towards the sky with a relaxed expression. The background shows the blue water of the sea and the rigging of the boat. The lighting is bright, suggesting a sunny day.

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

AQUORA



# 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  
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

A woman with long brown hair, wearing a light-colored knit sweater, is sitting on a dark-colored sofa and reading a red book. The background is a bright blue sky with white clouds. Overlaid on the image are several appliance brand logos in white text.

BUILT WITH  
THE FINEST

GESI®

Minotti

TECHNOGYM

T E R Z A N I

FONDOVALLE ERGON® TEKA

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

MORE  
THAN A  
HOME

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.

A woman with long brown hair is lying on a large, light-colored sofa, wearing a white robe. She is looking off to the side with a serene expression. The background is a textured, light-colored wall.


# Minotti

A modern living room with large, light-colored sofas and a fireplace. The room has large windows overlooking a city skyline and palm trees. The furniture is arranged in a U-shape, and there are several coffee tables in the center. The lighting is warm and ambient.

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.





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 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.



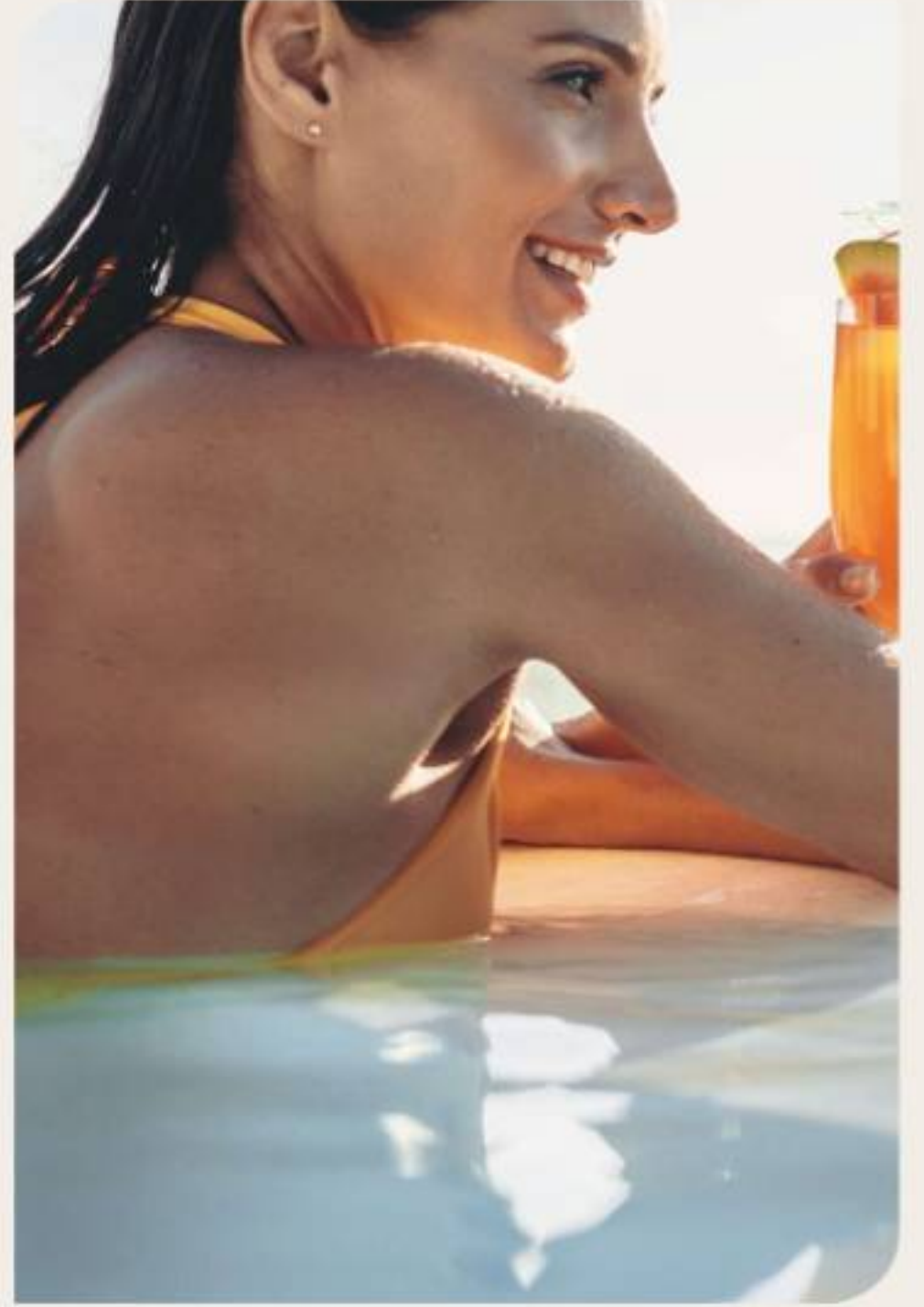
PODIUM



ELEGANT

EXCLUSIVE

TIMELESS



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



A woman with blonde hair, wearing a white, flowing dress, is shown from the chest up, with her arms raised high and her head tilted back, looking towards the sky. She is in a modern, minimalist living room. In the background, a large floor-to-ceiling window offers a view of a city skyline and a body of water. The room is furnished with a dark blue sofa, a brown armchair, a large black television, and a potted plant. The overall atmosphere is bright and airy.

# 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

# 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

A woman with her eyes closed and arms raised is standing under a shower head, enjoying a shower. She is wearing a white tank top. The background is a scenic view of a lake and mountains. The Gessi logo is overlaid on the left side of the image.

# GESSI<sup>®</sup>

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



A woman in a white, flowing dress is captured in a graceful dance pose, with one arm raised high and the other extended outwards. She is positioned in the foreground, slightly to the right. Behind her, a modern, multi-story building with a curved facade and large glass windows stands prominently. The building has several balconies and is surrounded by palm trees and manicured hedges. In the background, a calm body of water stretches to the horizon under a clear sky. The overall scene conveys a sense of elegance and luxury.

OWN THE  
EXTRAORDINARY

ENTER  
YOUR  
WORLD





CASA VISTA  
DEVELOPMENT