

SEAFRONT RESIDENCES BY **CASAGRAN**

FACTSHEET





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A NEW CHAPTER ON DEIRA'S SHORELINE

Casagrand's latest residential address, is just steps from the waterfront market, the marina, and the upcoming largest mall in the area—placing you at the crossroads of tradition and transformation, with seamless access to Business Bay, Downtown, the airport, and beyond.

Every detail reflects a forward-looking take on seaside living, with views that span the glittering Sharjah and Dubai skylines, open water, and the evolving energy of Deira.

DUBAI ISLANDS

CRAFTED BY THE COAST

Dubai Islands is a bold waterfront vision shaped by the Arabian Gulf and the city's future-focused design. Seamlessly connected yet blissfully secluded, it lies minutes from key landmarks. As a cornerstone of Dubai's 2040 Urban Master Plan, it fuses green parks, pristine beaches, cultural hubs, and golf courses—designed for elevated living and smart investment



86
Hotel &
Resorts



21
KM Beach
Length



9
Marinas



2
18 Hole Golf Course
9 Hole Golf Course



LOCATION

10 MINUTES

- Centara Mirage Beach Resort
- Dubai Islands Beach

15-20 MINUTES

- Souk Al Marfa

20-25 MINUTES

- Dubai International Airport (DXB)
- The Dubai Frame
- Dubai Museum (Al Fahidi Fort)

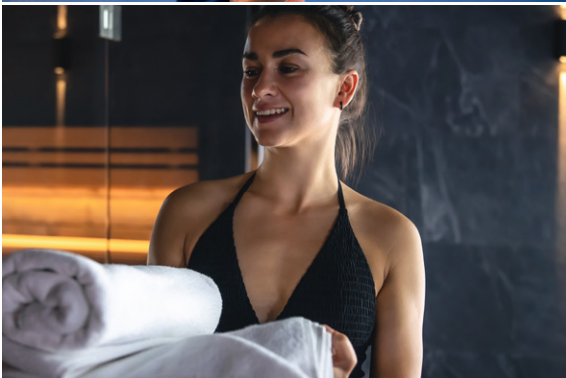
25-30 MINUTES

- Dubai Mall & Downtown
- Business Bay
- Gold Souq Metro Station

WITHIN 30 MINUTES

- Dubai World Trade Centre (DWTC)





EXCEPTIONAL AMENITIES

FITNESS & WELLNESS

- Fitness Gym
- Aqua Gym
- Aerobics Area
- Meditation & Yoga Space
- Walking Track

SWIMMING & POOLSIDE LEISURE

- Swimming Pools
- Pool Cabana

RECREATION & ENTERTAINMENT

- Mini Theatre
- Sky Cinema
- Indoor Games
- Trampoline
- Observation Deck

CHILDREN & FAMILY-ORIENTED SPACES

- Children's Play Area

COMMUNITY & EVENTS

- Multipurpose Hall

RELAXATION & SPA

- Spa
- Steam



KEY FEATURES

Casagrand blends thoughtful design with a tranquil island setting. In collaboration with HAO Architects, every detail – from elegant architecture to refined interiors—is crafted to offer a calm, elevated way of living

DESIGN & AESTHETIC

- Double-Height Entrance Lobby
- Contemporary Design
- Panoramic Views

SUSTAINABILITY & EFFICIENCY

- Energy-Efficient Lighting
- Eco-Friendly Interiors

UNIT TYPES & SIZES

Each unit at Casagrand comes semi or fully furnished, blending comfort with sophistication. With thoughtfully selected finishes and timeless design, these homes are made to elevate everyday living - beautifully built, effortlessly refined.

| UNITS | UNIT AVAILABLE | SIZE (SQ.FT) |
|-------------------|----------------|--------------|
| 1 BHK | 33 | 833-946 |
| 2 BHK | 69 | 1165 - 1747 |
| 3 BHK | 23 | 1724 - 2749 |
| 3 BHK (with Pool) | 4 | 975 - 2560 |
| 4 BHK (with Pool) | 2 | 2380 - 2540 |

UNIT DETAILS

| | |
|----------------|-------------------------------|
| Total Units | 131 |
| Levels | Basement + Ground + 13 Floors |
| Project Status | Off-Plan |
| Handover | 2028* |

PAYMENT PLAN

| | | |
|------------------------|--------------------|----------------------------|
| 60% on construction | 40% on handover | AED 1.8M Starting Price |
|------------------------|--------------------|----------------------------|

BOOKING REQUIREMENT

| | |
|-----------------|-------------|
| Advance payment | AED 100,000 |
|-----------------|-------------|

DEVELOPED BY



Casagrand is a trusted real estate developer with a 20-year track record of delivering high-quality, value-driven residential communities in India. Our entry into Dubai reflects a long-term growth strategy bringing structured, design-led residential products to a market that values experience and consistency. For us, growth is not a goal, it's how we're built.

160+ Landmarks | **55000+** Families | **53 Million+** sq.ft development