

A full-page background image featuring a dramatic sunset or sunrise. The sun is a bright, glowing orb partially obscured by dark, heavy clouds in the upper half of the frame. A brilliant, golden path of light reflects off the sun's position down to the horizon line, which separates the dark, textured ocean from the sky. The overall color palette is dominated by deep blues, greys, and the warm, golden-yellow of the sun and its reflection.

AQUORA



EVERY GREAT PROJECT IS CRAFTED WITH PURPOSE

Aquora brings that purpose to life, a vision of premium luxury waterfront living, inspired by the artistry and timeless elegance of Italy.

Each detail has been crafted with no compromise on quality or design, reflecting our passion for excellence.

Aquora represents more than luxury development, it embodies our commitment to building legacies and supporting the ongoing story of Dubai, a city that continues to define the future of inspired living.

With warm regards

Abdul Basit
Chairman

*LIFE
DEFINED
BY
THE
SHORE*

AQUORA



*JUST AS THE SHORELINE
IS SHAPED BY THE QUIET
MOVEMENT OF WATER,
AQUORA TAKES FORM ON
DUBAI ISLANDS AS AN
EXCLUSIVE WATERFRONT
ADDRESS.*

*FRAMED BY MARINA WATERS
AND OPEN HORIZONS, ITS
ARCHITECTURE UNFOLDS
IN LAYERED TERRACES
THAT SOFTEN THE BOUNDARY
BETWEEN LAND AND WATER.*

*NATURAL LIGHT, OPENNESS,
AND COMPOSED VIEWS
DEFINE EVERY ANGLE,
CREATING AN ADDRESS
DISTINGUISHED BY
BALANCE, CALM, AND
ARCHITECTURAL CLARITY.*

✦

*A MASTERPIECE
BY THE WATERFRONT*





WHERE THE CITY MEETS THE SEA

DUBAI ISLANDS



DUBAI ISLANDS IS A NEW CHAPTER IN THE CITY'S COASTAL EVOLUTION.

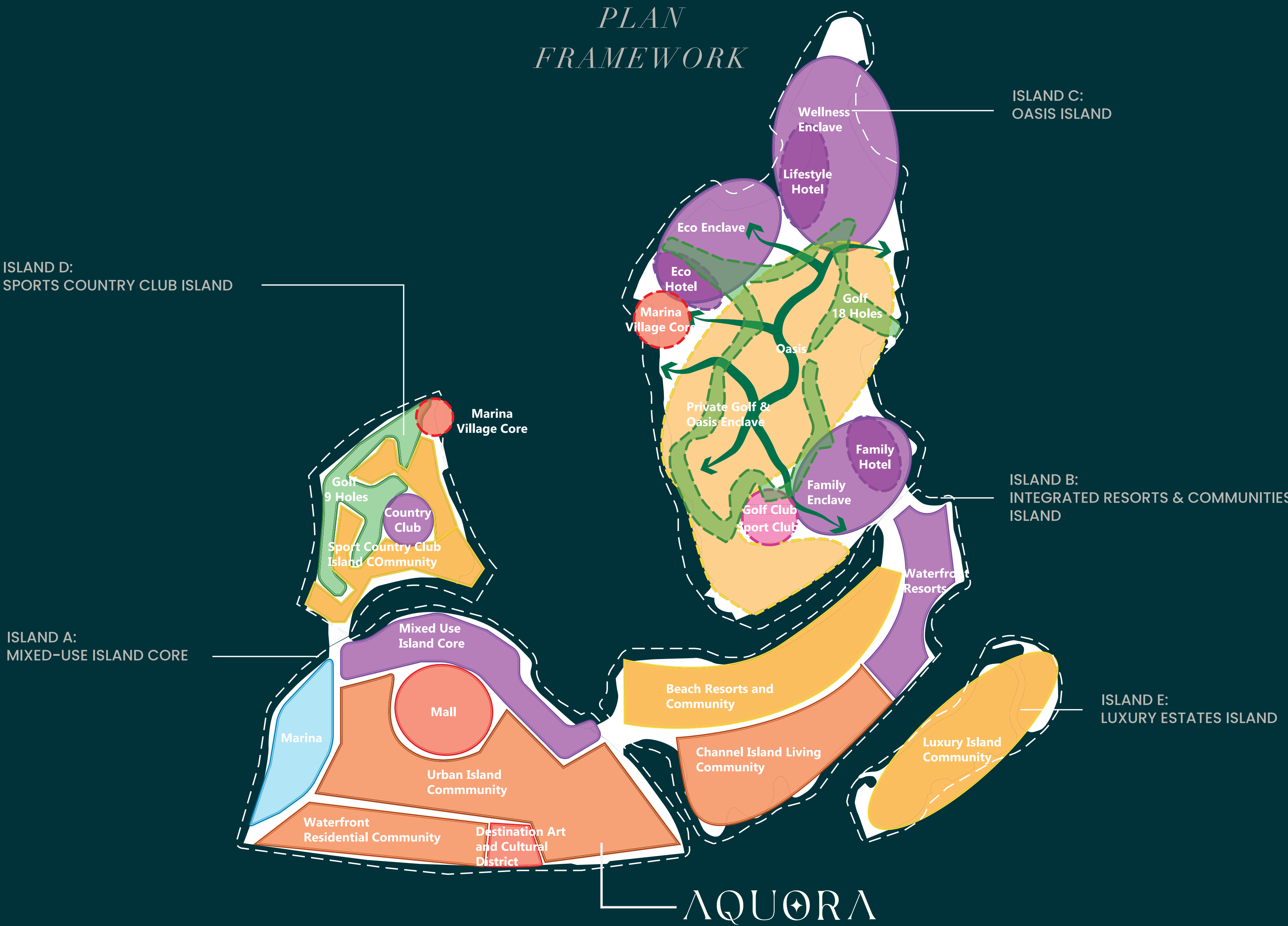
Located where Dubai Creek meets the sea, the five interconnected islands form the northernmost stretch of Dubai's shoreline. Envisioned as a low-density, premium coastal district, Dubai Islands brings together expansive beaches, marinas, landscaped open spaces, and hospitality destinations within a carefully planned urban framework.

THE LIFESTYLE

Life on Dubai Islands is defined by a series of considered qualities that shape how the district is experienced.

DISTINCT ISLAND IDENTITIES

Each island is conceived with its own character, unified through a coherent design language that ensures visual continuity across the district.





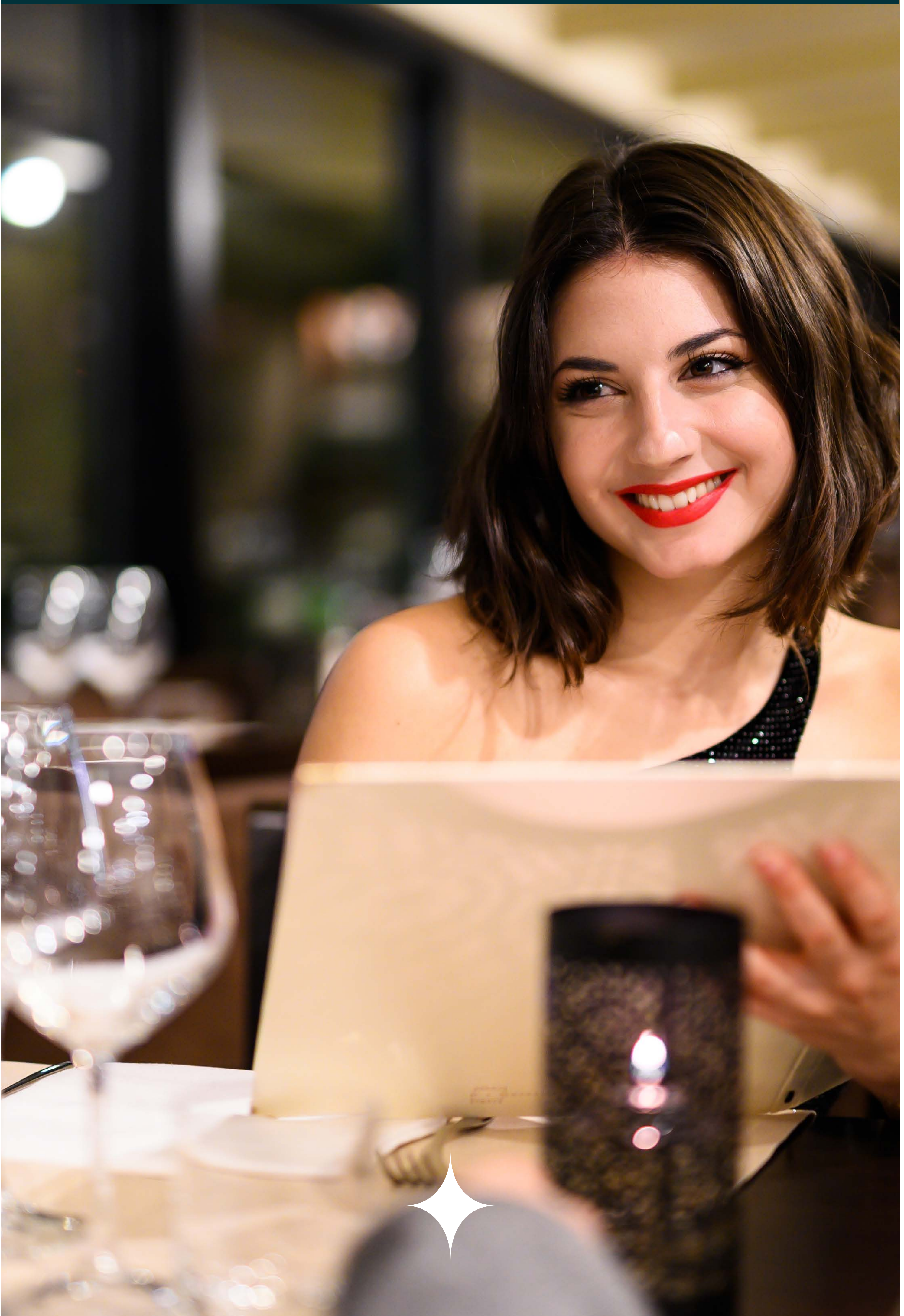
A CURATED SPECTRUM OF LUXURY LIVING

From resort-led destinations to refined residential communities, the islands are planned to host over 86 resorts and hotels, shaping a diverse yet cohesive expression of luxury waterfront living.

Retail, entertainment, business, marina, commercial, and high-end residential environments are integrated across the district, creating a vibrant island lifestyle.

SOCIAL CORES AND CULTURAL ANCHORS

Themed village centres and private social clubs
form the heart of each island, bringing together dining,
leisure, retail, and services within thoughtfully designed settings.



AQUORA

SEAMLESS ISLAND CONNECTIVITY

A network of marinas, waterfront promenades, and shaded pathways supports movement by water, foot, and bicycle, encouraging fluid circulation within and between the islands.



ACCESS TO THE WATERFRONT

21 kilometres of beach length create a coastline-led way of life across the district.

Waterfront experiences extend beyond the shoreline, with inland neighbourhoods benefiting from visual corridors, amenities, and access points that connect the entire district to the sea.



BLUE AND GREEN LANDSCAPES

The district is designed as a “blue + green” environment, combining coastal frontage with landscaped open space systems.

Carefully layered greenery, open spaces, and coastal environments create a balanced relationship between architecture and nature, shaping a calm, restorative setting.





A COMPLETE ISLAND EXPERIENCE

9 marinas establish a strong marina culture and waterfront activation across the islands. Golf is part of the destination mix, including one 18-hole course and one 9-hole course within the wider master plan.

Along the water's edge, a sequence of beaches, promenades, leisure zones, and open-air settings offer a varied and engaging coastal environment.



- Dubai International Airport (DXB) – 18 minutes
- City Walk – 19 minutes
- La Mer Beach – 19 minutes
- Burj Khalifa & Dubai Mall – 20 minutes
- Palm Jumeirah – 34 minutes

DUBAI ISLANDS

AQUORA



Dubai
International
Airport (DXB)

● La Mer

Downtown

● Dubai Mall



Burj Khalifa

● Business Bay

● City Walk



● Palm Jumeirah

● Jumeirah Beach Residences

Positioned within a master-planned coastal district on Dubai Islands

Set close to marinas, waterfront retail, and island leisure destinations

Located near the upcoming major retail and lifestyle hub serving the islands

Direct access to the mainland via the Infinity Bridge

AQUORA

Derived from Aqua and Ora. An expression of water, the shoreline and the calm that emerges from within.



SCULPTED BY SEA & SKY

An exceptional waterfront development set along the edge of Dubai Islands. Its design draws from the openness of the site, allowing light and water to guide the architectural expression.



A WATERFRONT STATEMENT

*POSITIONED ON ISLAND A, AQUORA
OVERLOOKS THE MARINA WITH A QUIET
SENSE OF OPENNESS THAT MIRRORS THE
ISLAND'S NATURAL BEAUTY. IT BRINGS
TOGETHER ARCHITECTURAL DISCIPLINE,
REFINED MATERIALS AND AN EXCEPTIONAL
LIFESTYLE EXPERIENCE.*

*CONCEIVED THROUGH A HOSPITALITY-
INSPIRED DESIGN, THE DEVELOPMENT
REFLECTS A LONG-TERM VISION FOCUSED
ON ENDURING VALUE IN ONE OF DUBAI'S
MOST STRATEGICALLY PLANNED
WATERFRONT DISTRICTS.*

*LIFE AT AQUORA UNFOLDS ACROSS
AN EXCEPTIONAL SERIES OF EXPERIENCES
SPREAD OVER 25,000+ SQ FT OF AMENITIES,
WHERE SOCIAL SETTINGS, POOLS
AND LANDSCAPED GARDENS ARE ARRANGED
IN A GENTLE DIALOGUE WITH THE WATER.
TOGETHER, THEY SHAPE A RESIDENTIAL
SETTING WHERE LEISURE AND RETREAT
ARE ALIGNED.*



AQUORA

*AN
EXPERIENCE
BEYOND
THE
EXPECTED*

AQUORA



THE ARRIVAL EXPERIENCE



LUXURY LOBBY
CONCIERGE SERVICE
BUSINESS LOUNGE
PARKING



AQUORA



*THE LOBBY AT AQUORA OPENS
INTO A DOUBLE-HEIGHT SPACE
DEFINED BY SCULPTURAL
LIGHTING AND COMPOSED
LOUNGE SETTINGS, WITH
BRONZE DETAILS CATCHING
THE LIGHT AS IT MOVES
THROUGH THE INTERIOR.*

FITNESS AND RECOVERY



GYM

YOGA

SAUNA



AQUORA



*NATURAL LIGHT
AND VIEWS THAT
SUPPORT A CALM,
FOCUSED PRACTICE*

OUTDOOR AMENITIES



PODIUM POOL

INFINITY POOL

OUTDOOR CABANAS



AQUORA



*A ZEN GARDEN DESIGNED
AS A TRANQUIL OUTDOOR
SPACE FOR RELAXATION
AND REFLECTION.*

AQUORA

THE RESIDENCES



A DELIBERATE LIVING EXPERIENCE RESERVED FOR THE FEW

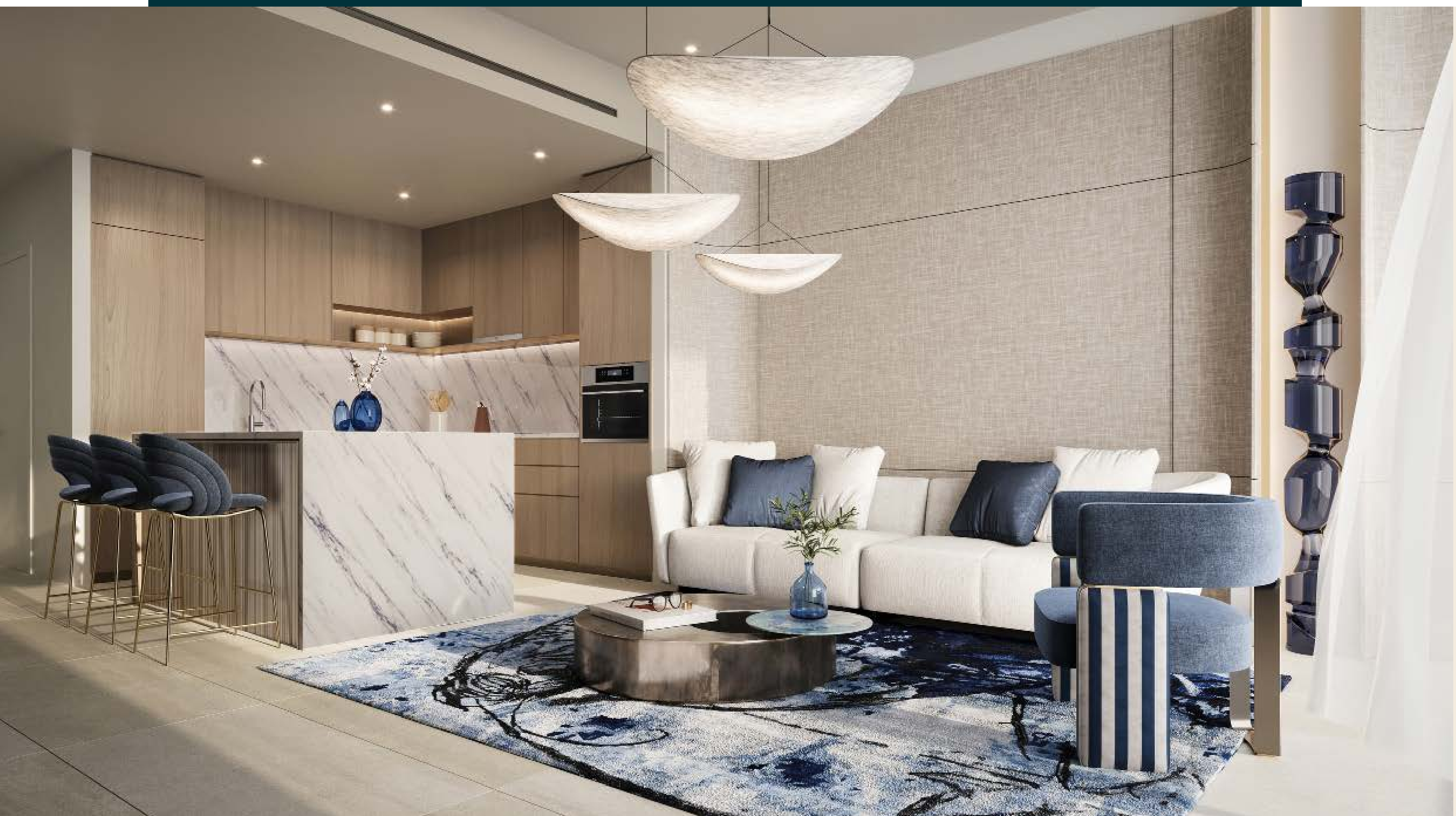
The residences at Aquora place emphasis on natural light, balanced proportions, and mesmerizing views. The collection includes simplex and duplex residences, in addition to a limited number of signature apartments, complemented by select waterfront retail at ground level.



A REFLECTION OF THE ISLAND

The interiors at Aquora draw from the presence of the sea
and the changing light of the waterfront.

An elegant sand-toned palette, natural materials,
and carefully framed views of the island create a quiet
sense of openness within each residence.



LIVING AREA



FLOOR-TO-CEILING GLAZING

OPEN-PLAN LAYOUT

PANORAMIC CITY AND WATER VIEWS



AQUORA



*LIVING SPACES
WHERE DAILY LIFE
AND SOCIAL MOMENTS
UNFOLD.*

KITCHEN & DINING



CONTEMPORARY ISLAND KITCHENS

STONE COUNTERTOPS AND BACKSPLASH FINISHES

INTEGRATED APPLIANCES

OPEN DINING LAYOUTS SUITED FOR DAILY LIVING AND HOSTING



AQUORA



*CURATED SETTINGS WHERE
COOKING AND DINING
BECOME SHARED
EXPERIENCES.*

BEDROOM



FLOOR-TO-CEILING WINDOWS WITH IMMERSIVE VIEWS
SOFT, COASTAL-TONED PALETTE WITH NATURAL TEXTURES
GENEROUS LAYOUTS WITH INTEGRATED STORAGE
EN-SUITE BATHROOMS WITH REFINED FINISHES



AQUORA



*CALM ENVIRONMENTS THAT
PRIORITIZE REST, PRIVACY
AND A SENSE OF EASE
AT DAY'S END.*

BATHROOMS



STONE-INSPIRED WALL AND FLOOR FINISHES

FRAMELESS GLASS SHOWER ENCLOSURES

INTEGRATED VANITY WITH SCULPTED STONE COUNTERTOP

BRUSHED METAL FITTINGS AND SOFT AMBIENT LIGHTING



AQUORA



*SPACES FOR DAILY RITUALS,
DESIGNED TO EVOKE CALM
AND RESTORE BALANCE.*

*CRAFTED WITHOUT
COMPROMISE*

T E R Z A N I

TECHNOGYM

GESSI[®]

Minotti

FONDOVALLE

ERGON[®]



BOSCH



WHERE VISION BECOMES LUXURY

Casa Vista Development is a luxury property developer shaped by nearly two decades of entrepreneurial experience and strategic real estate investments. The company brings together commercial discipline and long-term market understanding to inform every stage of development.

Focused on intimate, high-quality residential developments, the approach is defined by craftsmanship, thoughtful design, and refined materiality.

The flagship project, Aquora at Dubai Islands, reflects this boutique philosophy through curated amenities and collaborations with leading European design and lifestyle brands.

AQUORA



AQUORA



Q1
2028





CASA VISTA
DEVELOPMENT

800 CASA VISTA

WWW.CASAVISTADEVELOPMENT.COM