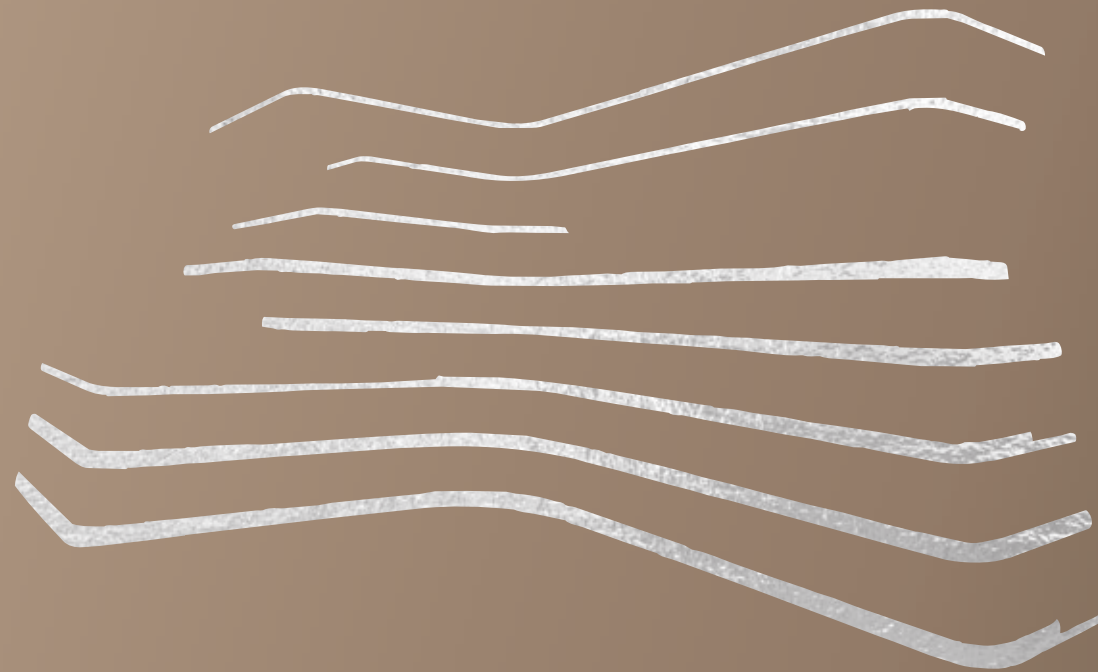


AQUORA

— DUBAI ISLANDS —



— CASA VISTA DEVELOPMENT —

— CASA VISTA —

A sanctuary where home
and horizon *converge*

Where water whispers luxury and
every detail *flows with elegance*

AQUORA
BY CASA VISTA



Every Great Project *Begins With Purpose*

Aquora is a reflection of that belief.
A waterfront vision shaped by Italian artistry, timeless elegance, and an uncompromising attention to detail.

Every element has been thoughtfully considered, with a deep commitment to quality, design and lasting value.

More than a development, Aquora expresses our desire to create a signature address that contributes meaningfully to Dubai's evolving story, a city that continues to shape the future of inspired living.

Abdul Basit

Abdul Basit,
Chairman, Casa Vista



Dubai, a city *without limits*

4.00M

Population at the
end of 2025

19.59M

International overnight
visitors in 2025

AED 231B

GDP in the first 9
months of 2025

95.2M

Passengers through
DXB in 2025

AED 761B

Real Estate
Transactions in 2025

1000+

Greenfield FDI
Projects in 2025

Source: Dubai Statistics Center (DSC), Dubai Department of Economy & Tourism (DET), Dubai Airports, Dubai Land Department (DLD), Dubai FDI Monitor. 2025 figures include latest available data and estimates.

An aerial photograph showing a sandy beach on the right side, meeting a body of water with a vibrant turquoise and greenish-blue hue. The water's surface is textured with ripples and small waves. The text is overlaid on the water and beach area.

— DUBAI ISLANDS —

Where the pulse of the city *softens*
into the calm of the sea

Aquora, a beautiful *new addition* to the shoreline

3 mins

Dubai Islands
Beach

15 mins

J1 Beach

15 mins

Dubai Int'l
Financial Centre

15 mins

Dubai Intl
Airport (DXB)

20 mins

Burj Khalifa/
Dubai Mall

30 mins

Palm
Jumeirah



AQUORA

BY CASA VISTA



The island life, *fully realised*

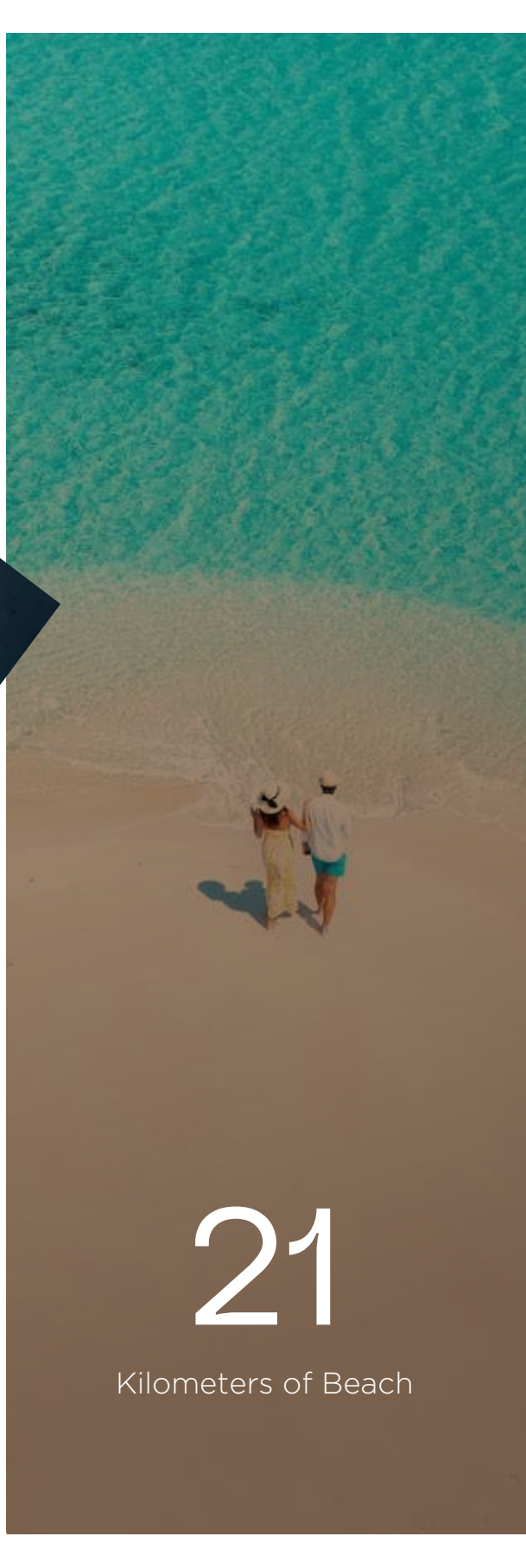
- 1 Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- 5 Oasis Park
- 6 Family Resort
- 7 Marina Village
- 8 Beachfront Resort
- 9 Beachfront Residential
- 10 Waterfront Hotels & Apartments
- 11 Private Marina Club
- 12 Signature Estate Lots
- 13 Clubhouse
- 14 9-Hole Golf Course
- 15 Boutique Mixed Use Village
- 16 Mall
- 17 Sports Club and Aquatic Center
- 18 Beach Club
- 19 Urban Island Residential
- 20 Destination Art & Cultural District
- 21 Golf Club / Sports Club





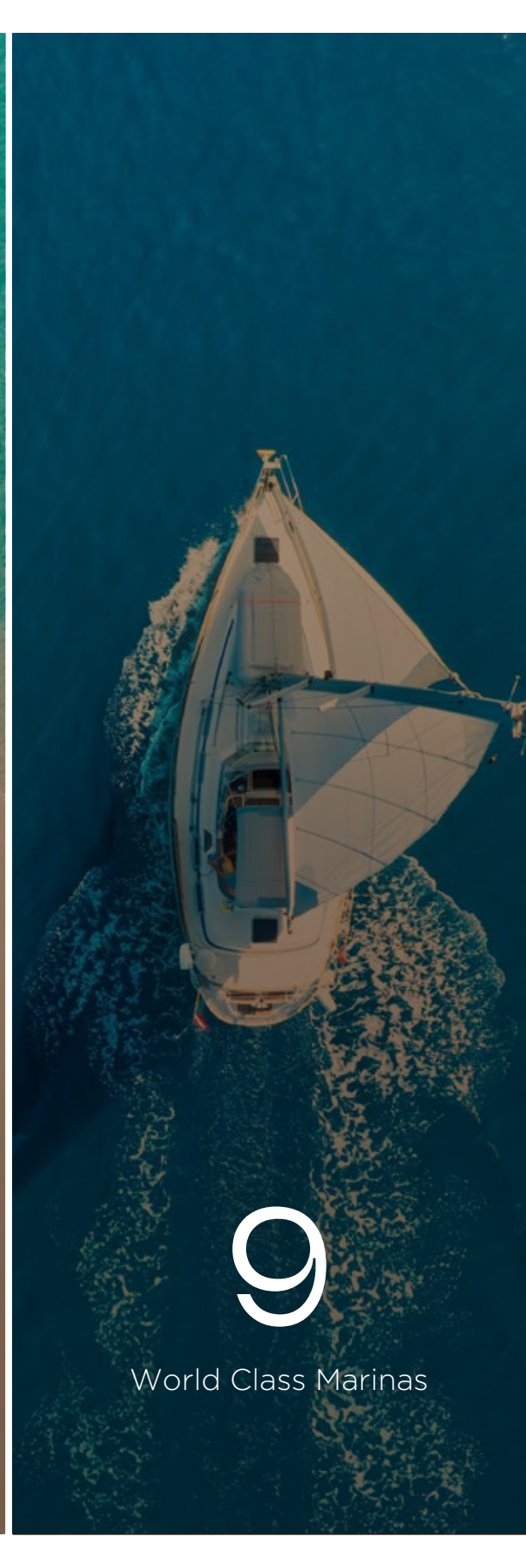
86

Premium Resorts & Hotels



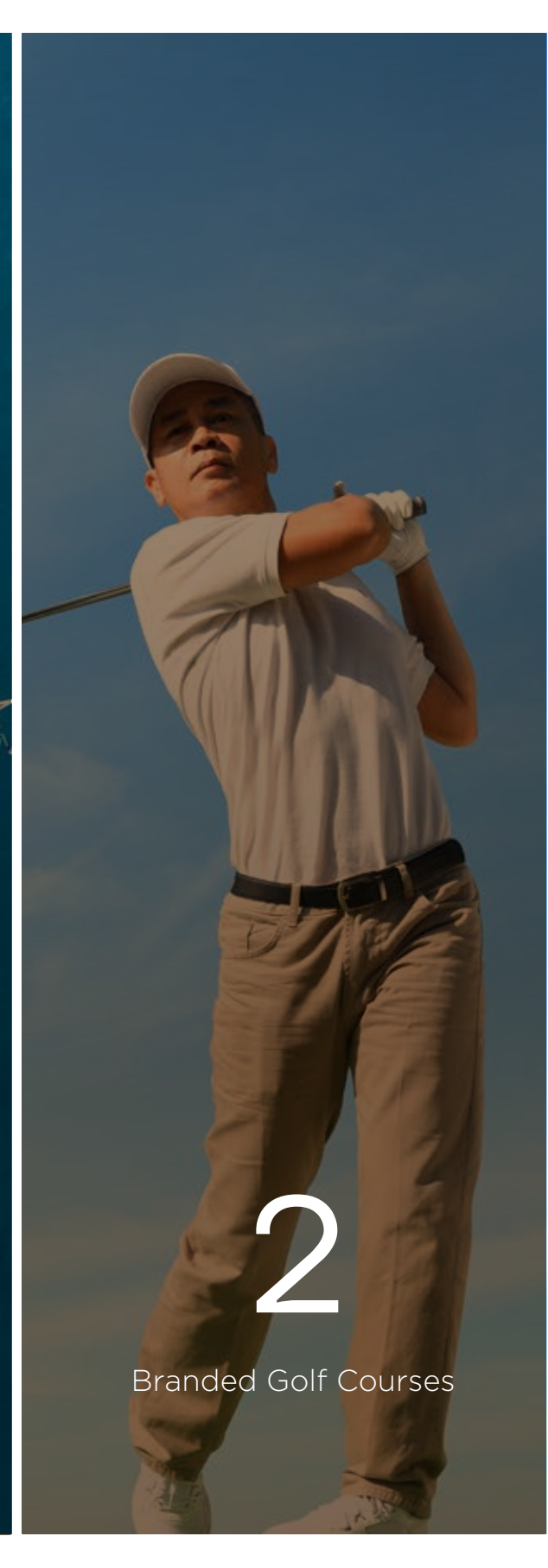
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Kilometers of Beach



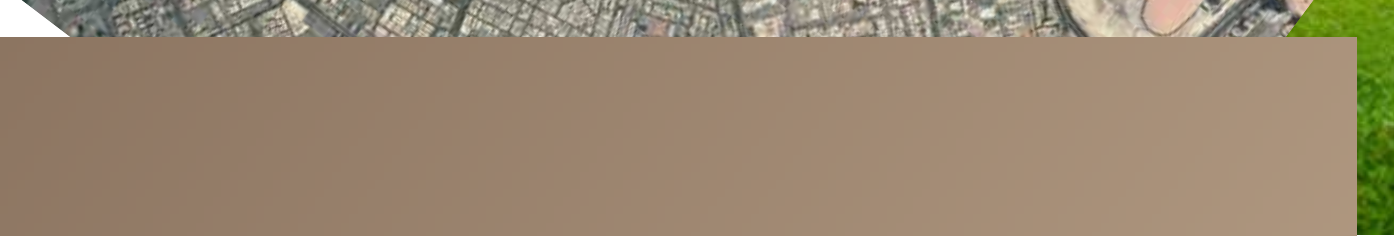
9

World Class Marinas



2

Branded Golf Courses



— AQUORA —

Exceptional living

Aquora is an elevated coastal address where voluminous, light-suffused spaces and curated ease define a life of unparalleled grace. Situated within Dubai Islands, it harmonizes meticulous architectural form, bespoke designer-curated interiors, and a world-class hospitality-led standard to offer a peerless boutique waterfront experience.





Shaped by the waterfront

Aquora is designed around the rhythm of everyday living. Spaces transition effortlessly from private to social, balancing comfort with functionality. It's a home that adapts to you, offering a sense of ease that feels both considered and enduring.

Form Follows *Flow*

Aquora's architecture is guided by openness, light and the quiet rhythm of the waterfront.

Flowing lines, expansive glazing, and layered terraces give the building a sense of movement and ease. It is a form shaped to mirror the shoreline beautifully.

Rooftop
Amenity Deck

Terraced
Green Spaces

Podium
Amenity Deck

Ground Floor Retail &
Marina Promenade

Residential
Apartments



An experience beyond
the expected





Effortless living by design

Across 25,000 sqft of thoughtfully composed amenities, life at Aquora unfolds with ease. Pools, gardens, and curated lifestyle spaces exist in quiet dialogue with the waterfront, shaping a setting defined by leisure, retreat and calm.

A signature arrival

Aquora opens into a resort style lobby designed with the ease and elegance of a private retreat. Refined lounge settings and a warm bronze palette create an atmosphere that feels calm, elevated and welcoming. It is a first impression shaped less like an entrance, and more like an arrival.





Designed for *focus and ease*

Conceived for clarity, comfort, and quiet sophistication, Aquora's business lounge unfolds as a calm, purposefully designed environment. Plush seating and refined finishes frame a setting that supports both focused work and quiet pause. It is a space where productivity feels effortless, private, and professionally composed.



Movement, thoughtfully refined

Aquora's Technogym fitness centre is designed for focused movement in a setting that feels calm and elevated. Premium equipment, natural light, and open views come together to create a space where performance and well-being move in balance.







Where breath slows, *balance* begins

The Yoga Studio at Aquora offers a serene setting for movement, breath, and pause. Soft light and a calm atmosphere create a space that encourages balance, focus, and restoration.

It is a place to reconnect gently and without distraction.

Where *stillness* is restored

Aquora's Zen Garden is envisioned as a serene outdoor sanctuary for a quiet reflection. Framed by lush landscaping and open sky, it offers a gentle sense of calm within the flow of daily life a setting to restore, create and renew.





Where the day *slows*

Aquora's infinity pool is designed as a seamless extension of its waterfront setting. Open views, soft light, and a calm, resort-like atmosphere create a space for both leisure and pause.

Designed around the *water's edge*

The Marina Promenade brings a more open, leisurely rhythm to life at Aquora. Set along the waterfront, it offers a beautifully composed setting for morning walks, evening strolls, and quiet moments beside the marina. A place where everyday movement feels lighter, slower, and more scenic.



25,000 sqft of tranquil spaces



Resort Style
Lobby



Business
Lounge



Prayer
Room



Retail
Promenade



Marina
Promenade



Concierge
Service



Dedicated
Parking



Yoga Studio



Technogym
Fitness Centre



Sauna



Podium Pool



Kids Pool



Outdoor
Cabanas



Children's
Play Area



Infinity Pool



Pet Zone



Sky
Cinema



Zen Garden



Open Terrace
Gardens



Pickleball
Court



Designed for life *to unfold*

The duplex living lounge offers a more expansive setting for larger families, where open volumes, sweeping glazing, and generous views create a stronger sense of presence.





Where you unwind as the day fades *into the horizon*

With floor-to-ceiling glazing, open-plan flow, and panoramic water and city views, the simplex living room feels intimate, airy, and effortlessly composed. Designed for calmer everyday living, it brings light and ease into beautiful balance.

Where everyday living and shared
occasions are *embraced*

The duplex kitchen is imagined for larger families and a more social
rhythm of living with contemporary kitchen island, integrated
appliances and open dining layouts.





An *intimate* kind of calm

The simplex bedroom is envisioned as a private retreat, shaped by full-height windows, soft coastal tones, and tactile natural finishes. Integrated storage is subtly built in, creating a space that feels warm, refined, and effortlessly restful.

Composure in every detail

Elevating the experience with a greater sense of scale, bringing together sculpted stone countertops, integrated vanities, refined finishes, and soft lighting in a setting suited to larger family living. A space that feels both polished and deeply calming.





Daily rituals, *softly elevated*

In the simplex residence, the bathroom is composed with stone-inspired finishes, frameless glass enclosures, brushed metal fittings, and gentle ambient lighting. Calm and beautifully considered, it turns function into something more restorative.



A signature expression of luxury

Aquora, Casa Vista's signature project was once a dream and is now realized. Crafted with vision, passion, and meticulous attention to detail, every facade, detail, and perspective is distinguished, celebrating the poetry of home, expansive views, and waterfront living. Together, creating a living experience defined by luxury, timeless elegance, and a presence that reflects the very identity of Aquora.

In association with

FONDOVALLE

ERGON

 **BOSCH**

T E R Z A N I

GESSI

Minotti



AQUORA

BY CASA VISTA

— COMING SOON —

Q1 2028