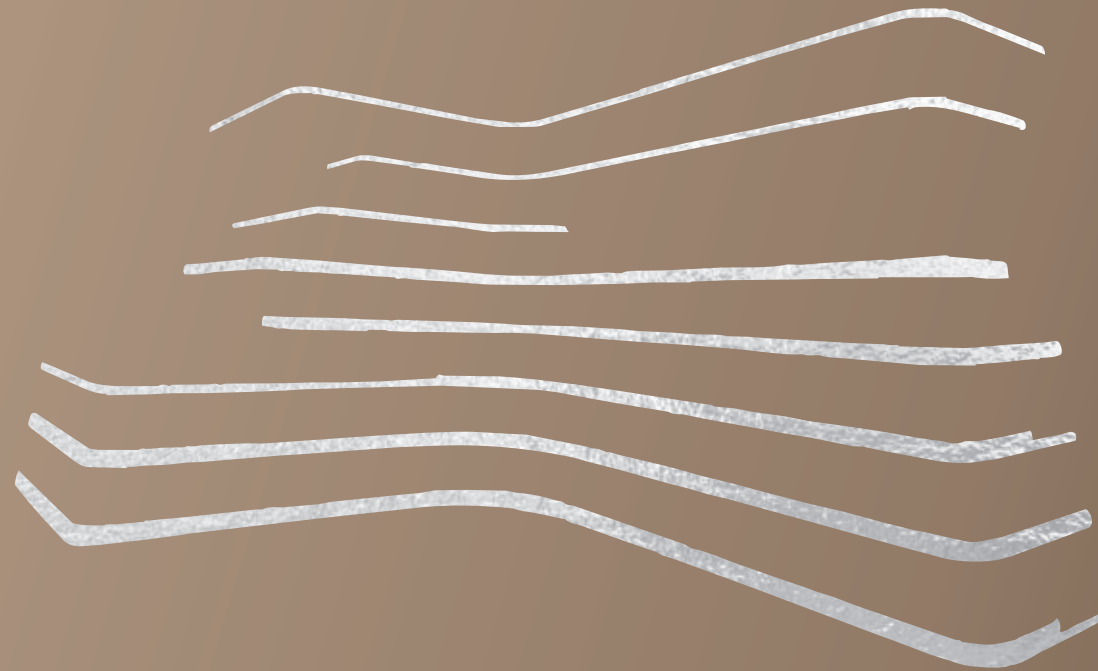


# AQUORA

— 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

An aerial photograph of a beach. The water is a vibrant turquoise color, transitioning to a lighter, sandy hue as it meets the shore. The sand is a warm, golden-brown color. The waves are gentle and create a soft, white foam as they wash onto the beach. The overall scene is serene and peaceful.

— 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



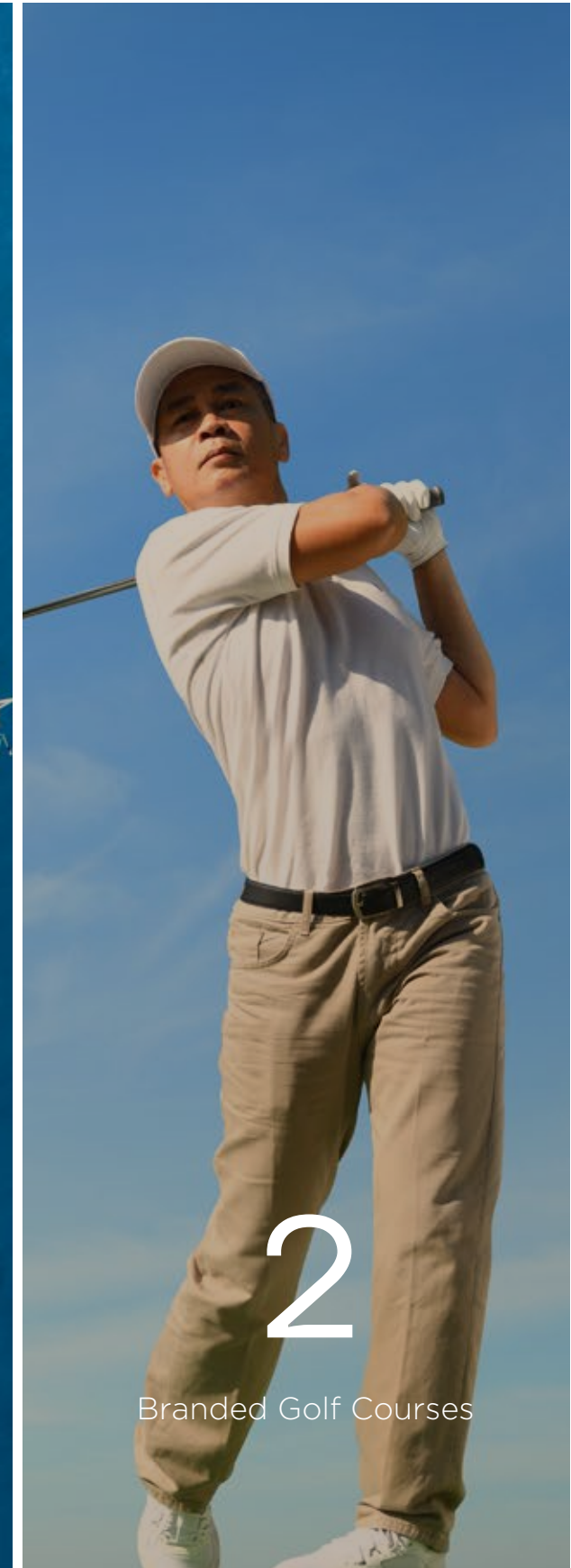
21

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.



AQUORA



# 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.





STYLING: JANE...  
PHOTOGRAPHY: ...  
THE 25...  
BY: 46...  
80%

151

# 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*