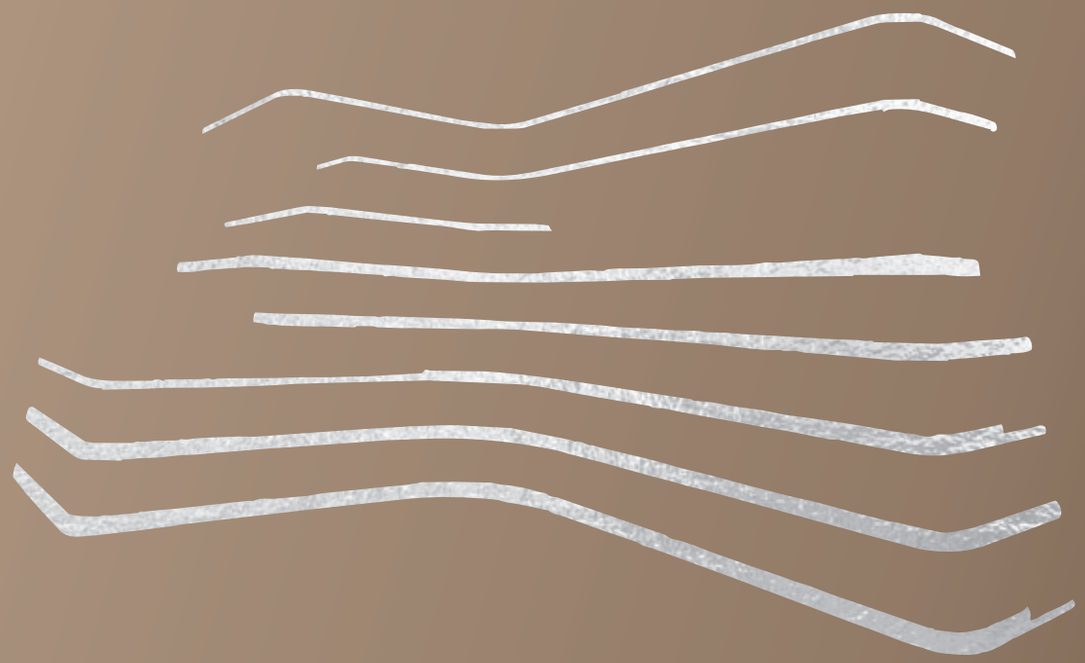
AQUORA

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,
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.



— 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

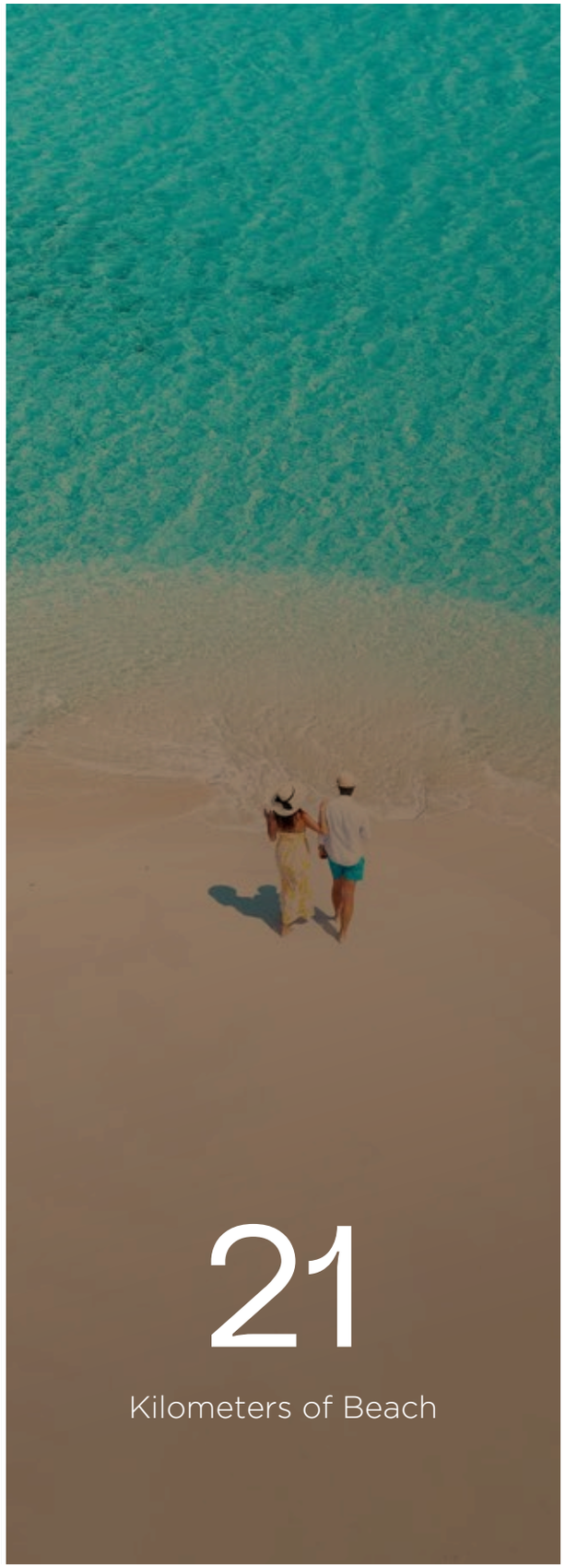


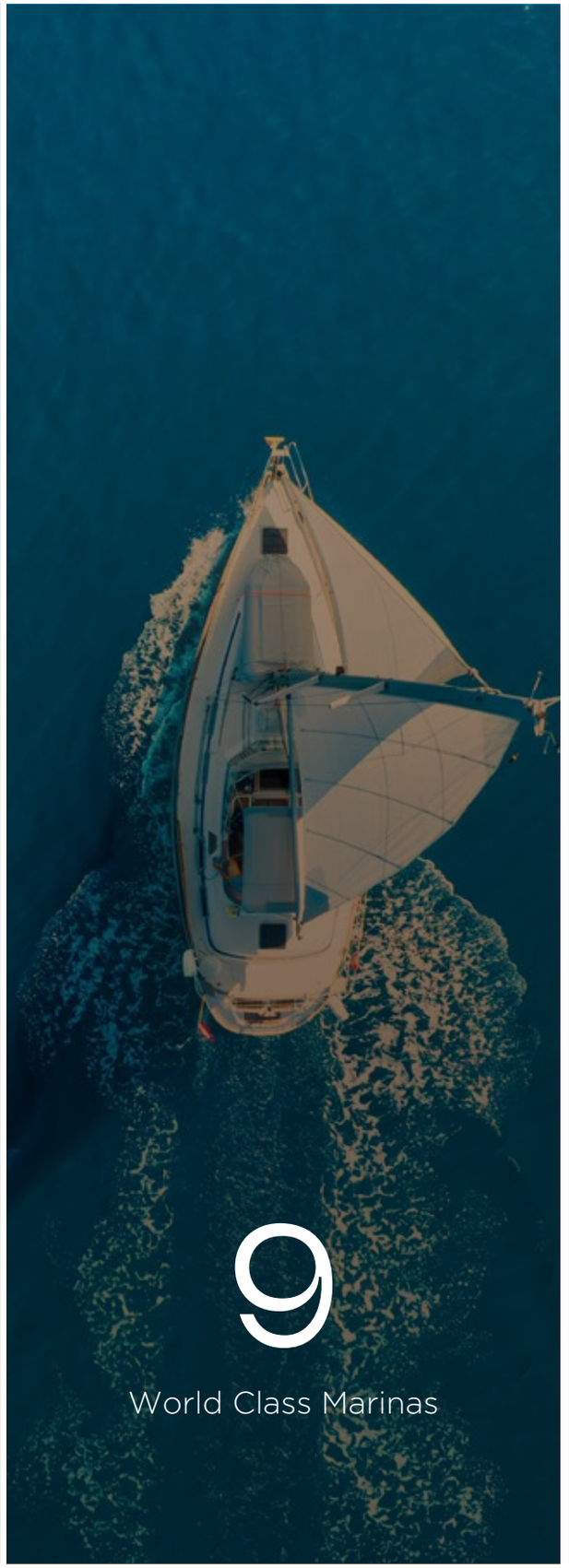
The island life, *fully realised*

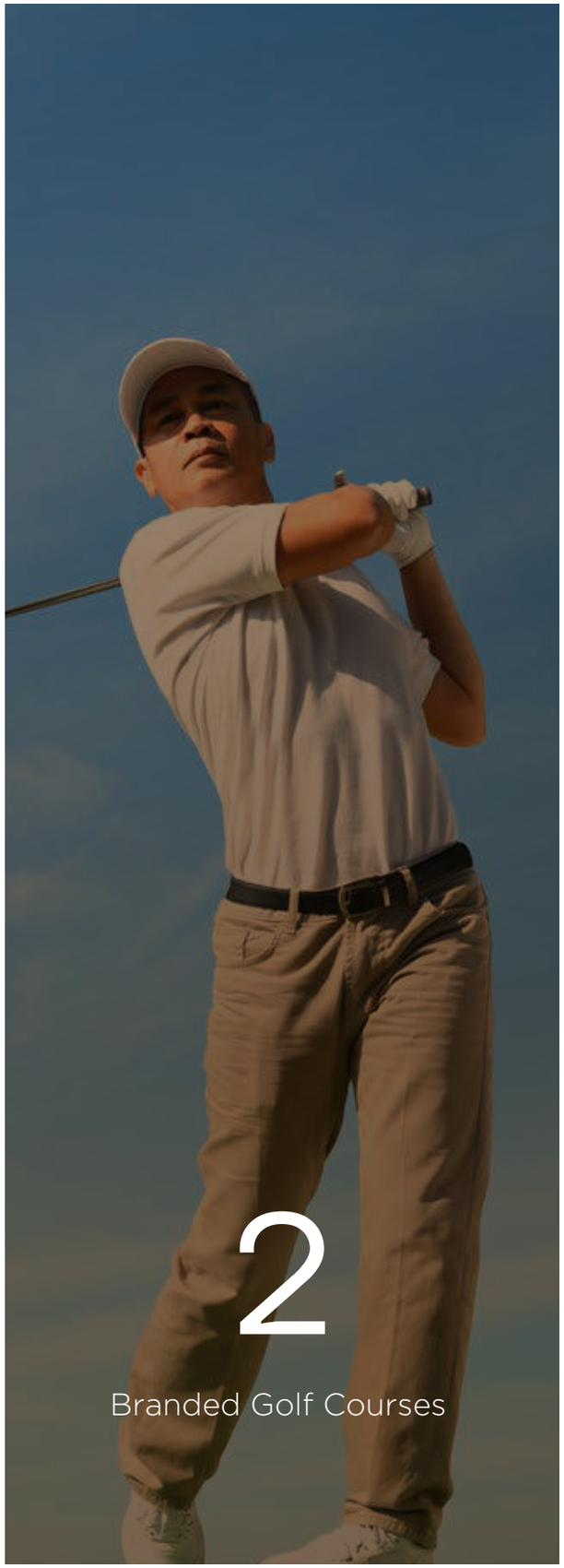
1. Wellness Resort
2. Eco Resort
3. 18-Hole Golf Course
4. Scenic Drive
5. Oasis Park
6. Family Resort
7. Marina Village
8. Beachfront Resort
9. Beachfront Residential
10. Waterfront Hotels & Apartments
11. Private Marina Club
12. Signature Estate Lots
13. Clubhouse
14. 9-Hole Golf Course
15. Boutique 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.



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.


07
08
07
06
05
04
03



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

TERZANI

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Minotti

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