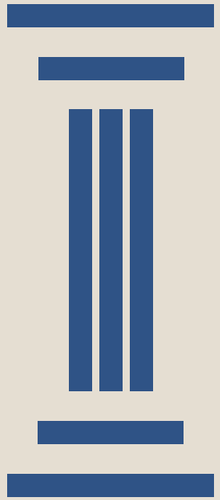
CASAGRAND HERMINA

Where Two Worlds Settle into One



Dear Resident,

I have been waiting.

For your quiet mornings. For your weekends with friends and family over for softly lit dinners.

I have been waiting for you. For the chance to make a home out of four walls and a roof.

For the deep satisfaction that settles within you when you're on your way back from work, from a long trip, from anywhere because you know you're heading home.

I have been waiting to be part of your every day.
To build with you something that would last.

Yours sincerely,

Hermina

THE

Hermina is a place where the sea brings calm,
and the city stays within reach.

MESSENGER

Inspired by Hermes, the mythological messenger
who moved between the divine and mortal realms,

HAS

Hermina is designed to be a bridge
between contrasts.

ARRIVED

Between movement
and stillness...

Between the grounded
and the elevated.



DUBAI ISLANDS

THE LOCATION

Crafted by the Coast

Dubai Islands is quickly emerging as one of Dubai's strongest investment stories as it offers rare access to prime waterfront living, where demand is high, and supply is shrinking fast.

With over 80 hotels in the pipeline, a new eight-lane bridge under construction, and solid yield potential, the area is positioned for strong growth in both capital values and rental returns over the next three to five years.





KEY DRIVERS

- **21 km of beach** with Blue Flag Global Accreditation
- **80+ hotels** boosting year-round tourism and rental demand
- **An eight-lane bridge** linking to Downtown Dubai by 2026
- **Future Metro** feasibility under study to expand access
- **2,463 property transactions** recorded on Dubai Islands last year

INVESTMENT HIGHLIGHTS

- **Tourism Magnet:** 80+ hotels will drive footfall, short-let occupancy, and property values
- **Seamless Access:** New bridge cuts Downtown Dubai-to-beach commutes to under 15 minutes
- **Government-Backed Growth:** Priority public spending under Dubai 2040 Plan
- **Scarcity Premium:** Limited waterfront plots, planned marinas, beach clubs, and a 75m yacht channel





WHY INVEST IN DUBAI ISLANDS

A Growing Investment Hub

Dubai Islands offers a rare opportunity to secure a front-row position in one of the city's master-planned coastal zones. With apartment supply capped and strong infrastructure backing, Hermina stands at the center of a high-growth precinct.



LOCATION OVERVIEW

Modern Living by the Water

Located on Dubai Islands and near the Infinity Bridge, Hermina offers direct access to a waterfront lifestyle shaped by green space, city vision, and daily ease.

- Master-planned coastal destination
- Steps from several marinas and the waterfront market
- Close to the upcoming largest mall in the area
- Easy access to the mainland via Infinity Bridge
- Surrounded by calm, yet close to key city destinations



TIME TO MAJOR DESTINATIONS

Minutes Away from...

1. **Dubai Islands Beach:** 5 minutes
2. **Gold Souq Metro Station**: 10 minutes
3. **Dubai International Airport**: 20 minutes
4. **Al Mamzar Beach Park**: 20 minutes
5. **Dubai World Trade Centre:** 20 minutes
6. **Downtown Dubai**: 22 minutes
7. **Business Bay:** 26 minutes




LIFE
FLOWS
DIFFERENTLY
HERE

LIFE

Mornings stretch out over coffee by the water.

AT HERMINA

Afternoons drift between work calls and time
spent in the rooftop pool.

MOVES AT ITS

Evenings return home to warm lights, open views,
and your own unique rituals.

OWN PACE.



THE RESIDENCE

Architecture in Motion

Curved balconies ripple along the façade like waves meeting the shore, softened by greenery and wrapped in light. Each floor steps gently into the next, creating a rhythm that mirrors the tide below and the skyline ahead.



SEAFRONT VIEWS

Open to New Horizons

Glass balustrades open every home to its surroundings, some to the city, some to the sea. Thoughtful symmetry, soft materials, and layered terraces create a silhouette that feels like a living structure.



A COLLECTION OF 131 RESIDENCES DESIGNED AROUND QUIET ELEGANCE

On each floor, residences are spaced out to offer more privacy, quieter corridors, and a stronger sense of exclusivity.



DROP OFF AREA

THE INTERIORS



LOBBY

LOBBY LOUNGE

LIVING ROOM



DINING AREA

DINING AREA

KITCHEN

BEDROOM

BATHROOM





THE VIEW

A Home Framed by the Horizon

Double-height balconies open up panoramic views of the waterfront, Sharjah skyline, Dubai skyline, Burj Khalifa, and the Creek, bringing in light, openness, and a sense of balance where city and sea come into view together.

THE EVERYDAY

Life That's Built Around Ease

Walk-in closets and fully furnished interiors feature carefully selected branded pieces, while natural light embraces every room, turning daily living into something special.





EFFORTLESS LIVING

Built-in Smart Living

All units are fully-furnished and include smart home systems that let you control lighting, temperature, and security by touch or voice, bringing comfort, efficiency, and peace of mind into everyday living.

- Voice or touch control
- Energy-efficient features
- Built-in security system
- Custom lighting and temperature settings





DESIGNED WITH THE ENVIRONMENT IN MIND

Every detail in Hermina is chosen to reduce environmental impact and support long-term efficiency in everyday living.

- Energy-efficient lighting
- Eco-friendly interior materials
- Insulated glass to reduce cooling needs
- Low-consumption sanitary fittings
- Locally landscaped podium to help lower surrounding temperatures
- Non-toxic, user-friendly paint systems

THE AMENITIES

Bask in the Glow of a Life Well-Lived

Everything at Hermina is designed to support how you live, gather, unwind, and reset.

Each space carries something meaningful, from rooftop views to wellness zones, connecting comfort, calm, and everyday ease into a one-of-a-kind lifestyle.




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Fitness & Wellness

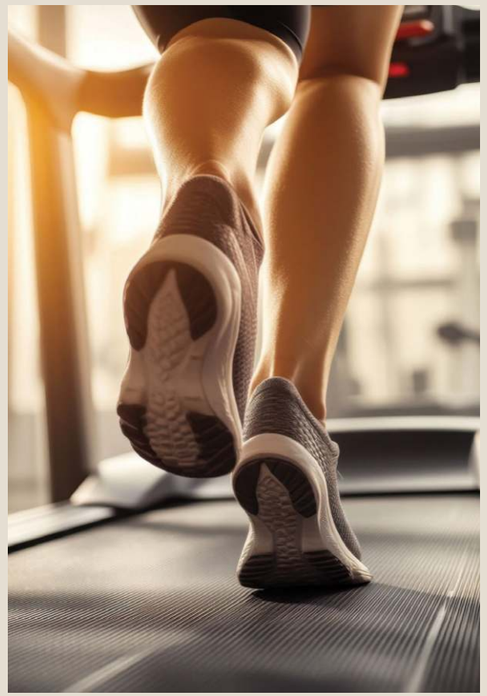
- Gym
- Aerobics Area
- Meditation & Yoga Space
- Walking Track

Recreation & Entertainment

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

Relaxation & Spa

- Spa
- Steam



Access & Surroundings

- Promenade linked to the marina
- Landscaped ground-level areas
- Dedicated drop-off zones

Swimming & Poolside Amenities

- Leisure Pool
- Infinity Pool
- Pool Cabana

Children & Family-Oriented Spaces

- Children’s Play Area

Community & Events

- Multipurpose Hall



OBSERVATION DECK

SPA

GYM

INFINITY POOL



SKY CINEMA

WHY INVEST IN DUBAI?

Dubai is a global hub for long-term investment, offering a strong economy, stable policies, and a lifestyle that attracts residents from around the world.

- Strategic Location
- Investor Friendly Policies
- Tax-free Economy
- Golden Visa
- One of the World's Safest Cities
- World-class Infrastructure
- Quality of Life
- State-of-the-Art Education and Healthcare
- The Cleanest City in the World*
- Most Desirable Global Destination for Expats**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

**Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to.'



CASAGRAND

HERMINA



UNIT TYPES & SIZES

UNITS	UNITS AVAILABLE	SIZE (SQ.FT)
One-Bedroom	**33**	**827 to 954**
Two-Bedroom	**69**	**1189 to 1783**
Three-Bedroom	**27**	**1721 to 2721**
Four-Bedroom (with Pool)	**2**	**2361 to 2536**

PROJECT DETAILS

TOTAL UNITS	**131**
LEVELS	**Basement + Ground + 13 Floors**
PROJECT STATUS	**Off-Plan**
COMPLETION	**Q2 - 2028**

PAYMENT PLAN

60%
During construction

40%
on completion

Đ 1.92M*
starting price

*The images, renders, and illustrations provided are for representational purposes only.

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HERMINA