

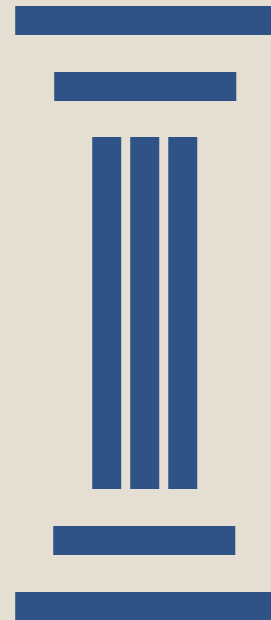


**CASAGRANDE**  
HERMINA









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,

*Hermiona*

# THE MESSENGER

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

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

# HAS ARRIVED

Hermina is designed to be a bridge  
between contrasts.

*Between movement  
and stillness...*

*Between the grounded  
and the elevated.*



An aerial photograph of a large artificial island in Dubai, United Arab Emirates. The island is characterized by its lush greenery, including a prominent golf course in the upper half. The lower half of the island features a dense residential or commercial development with numerous buildings and roads. The island is surrounded by deep blue water, and the overall scene is captured from a high-angle perspective. The text 'DUBAI ISLANDS' is overlaid in the center in a white, serif font.

# 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



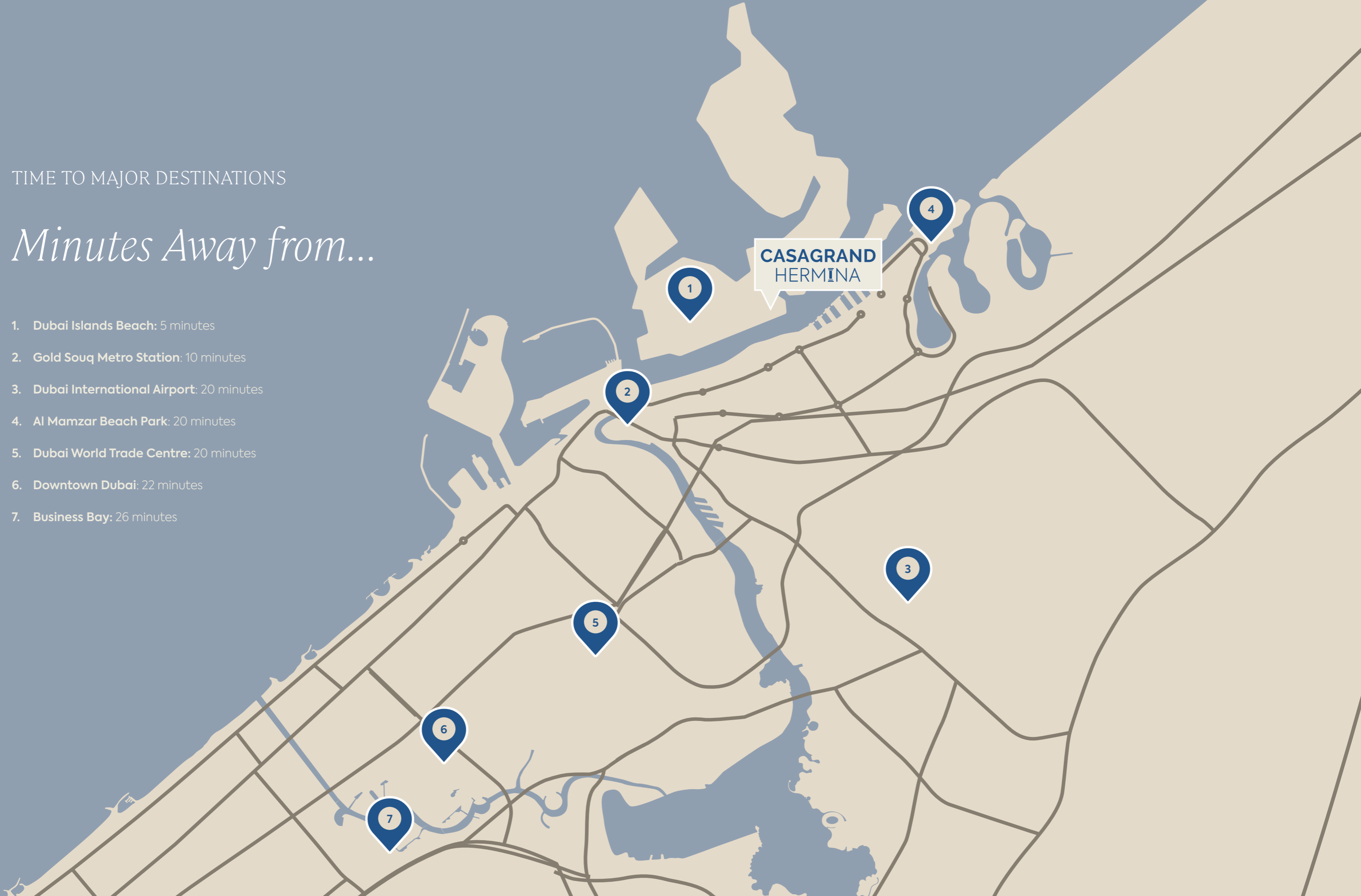
Surrounded by calm, yet close to key city destinations



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



A woman wearing a wide-brimmed straw hat, sunglasses, and a blue two-piece outfit with a long, flowing skirt stands on a balcony. She is leaning against a glass railing that reflects her. The background is a vast, clear blue ocean under a bright sky. The text 'LIFE FLOWS DIFFERENTLY HERE' is overlaid in white serif font on the right side of the image.

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.





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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

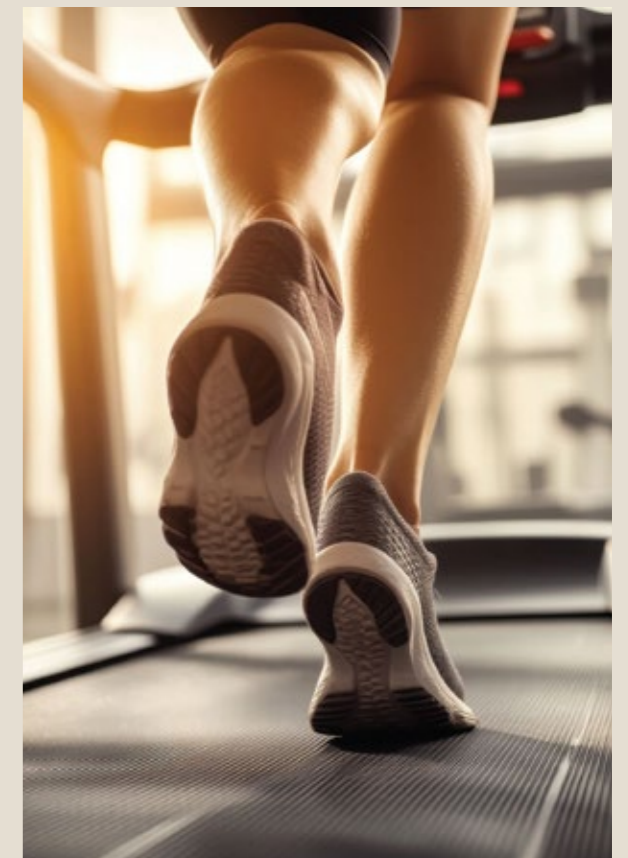
### Relaxation & Spa



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.'



The background is a teal-colored marbled paper with intricate, organic patterns of lighter and darker shades, creating a textured, stone-like appearance.

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HERMENA



## 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

**₹ 1.92M\***  
starting price

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

DEVELOPED BY



Established in 2003, Casagrand is one of India's leading real estate developers, with more than 160 landmark projects delivered across key cities. With over 55,000 customers and 53 million square feet developed, the company's reputation is built on quality, consistency, and long-term value.

Casagrand's entry into Dubai marks a new chapter, bringing its proven approach to thoughtful design, timely delivery, and customer trust to one of the world's most dynamic markets. With a portfolio that spans luxury apartments, independent villas, and commercial spaces, Casagrand continues to grow by focusing on what matters most: creating homes and communities that stand the test of time.



 [www.casagrand.ae](http://www.casagrand.ae)

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