



Quietly Iconic.
Purposefully Boutique.

Capital Horizon
TERRACES
DUBAI ISLANDS

CIRRERA
— DEVELOPMENT —

AERIAL VIEW FROM
SOUTHEAST



CAPITAL HORIZON TERRACES

ILLUSTRATIVE PLAN

Island A

Mixed-Use Island Core

- Vibrant, high energy mixed-use island core providing a hub for Dubai islands: mall, entertainment, business, waterfront commercial, marina and high-end island living
- Primary access from the city, providing connection to Islands B, C and D
- First arrival experience into Dubai islands
- Variety of waterfront experiences: public and private marinas, boardwalks, promenades, public and semi-private beaches.

LEGEND

- 1 Beach Front Hotel/Resort
- 2 Marina
- 3 Marina Hotels & Apartments
- 4 Mall
- 5 Urban Island Residential
- 6 Waterfront Residential
- 7 Beach
- 8 Promenade
- 9 Community Park
- 10 Destination Art & Cultural District



KEY FACTS LOCATION



86 Resorts
& Hotels



21 kilometers
Beach Length



9 Marinas



2 18-Hole Golf Course
9-Hole Golf Course



CAPITAL HORIZON
TERRACES



DISTANCE

- 3 min walk to Beach
- 4 min walk to Deira Mall
- 5 min walk to Marina



Building

G + P + 8

Properties

Apartments
1 – 2 – 3 BR's

Total Units

63

1 BD Units

15

2 BDs Units

39

3 BDs Units

9

DISTANCE

- 15 min DXB Airport
- 25 min Downtown
- 30 min Burj Al Arab

Availability

Off-Plan Sale
Available Now

Delivery

Hand-Over
Q4 - 2026

Payment Plan

Flexible
50% + 50%

1 BD Units

15

2 BDs Units

39

3 BDs Units

9





Our Vision

Cirrera exists to reimagine modern living through beautifully engineered spaces where intelligent design, refined aesthetics, and enduring quality come together to enhance how people live, today and for decades to come.

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Our Difference

Through proprietary technical solutions, Cirrera can deliver up to 12% more usable internal space than comparable developments; a feat of engineering that is both felt and measured. This is space, reengineered to work harder and feel better.



Driven to Create *Designed to Inspire*

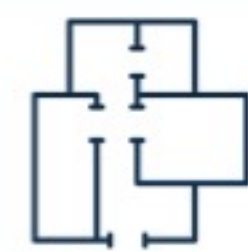
Every Cirrera project starts with a blank canvas and a clear point of view: design with intelligence, build with precision, and create spaces that feel as good as they look.



Expansive 3.2 m windows bring in sunlight and panoramic views



Fully furnished and equipped kitchen



Interior space optimised for comfort and value



Health & Wellness: Gym, Yoga Area, Sauna & Pool

Apartments with 1, 2 or 3 bedrooms from AED 1,700,000





Apartment 101 1st Floor

Area	sqf	sqm	%
Internal	703	65,3	44%
Terrace	907	84,3	56%
TOTAL AREA	1.610	149,6	





Apartment 102 1st Floor

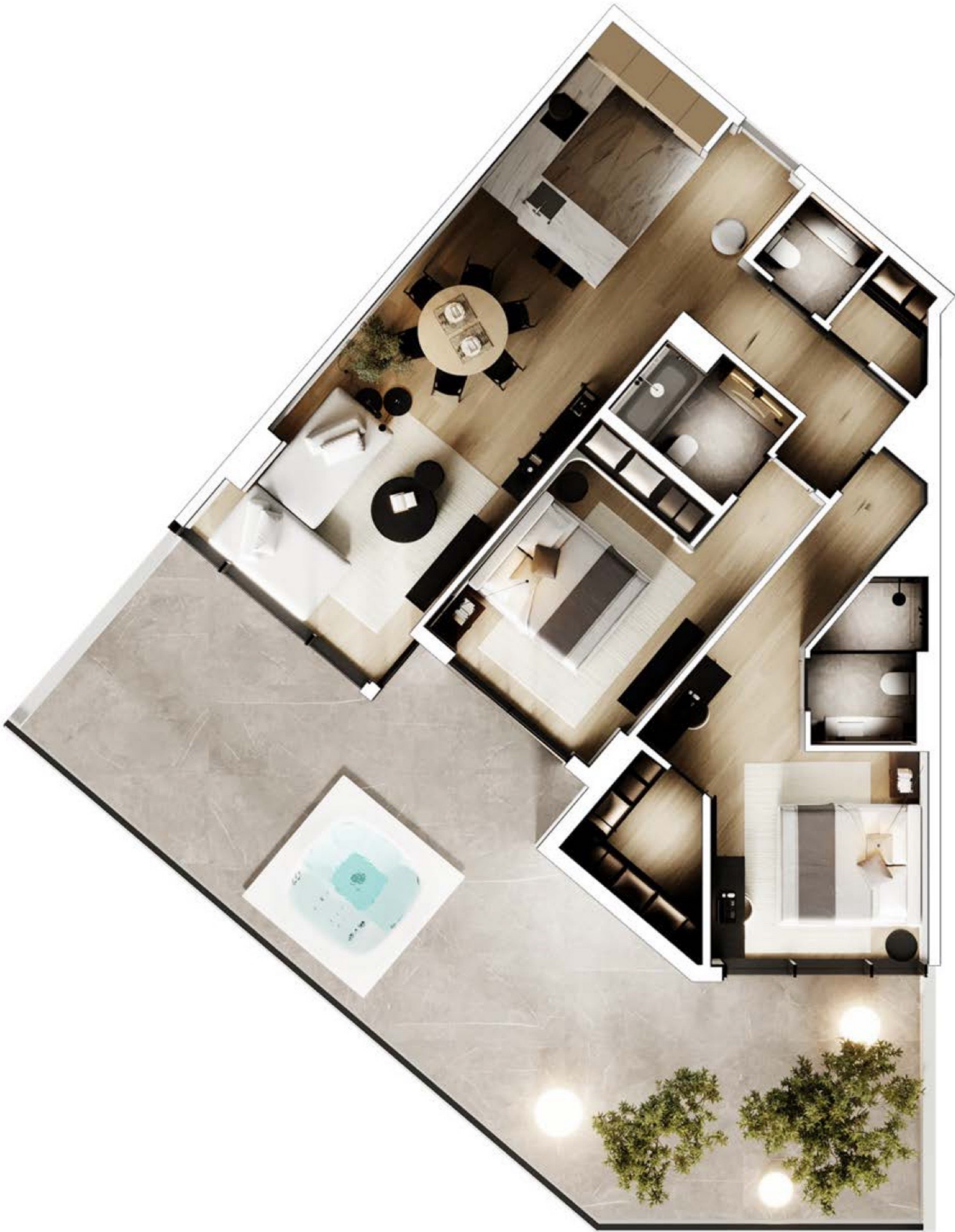
Area	sqf	sqm	%
Internal	1.387	128,8	35%
Terrace	2.600	241,6	65%
TOTAL AREA	3.987	370,4	





Apartment 103 1st Floor

Area	sqf	sqm	%
Internal	1.102	102,4	56%
Terrace	867	80,5	44%
TOTAL AREA	1.969	182,9	





Apartment 104 - 105 - 106 1st Floor

Area	sqf	sqm	%
Internal	1.093	101,5	62%
Terrace	695	64,6	38%
TOTAL AREA	1.788	166,1	

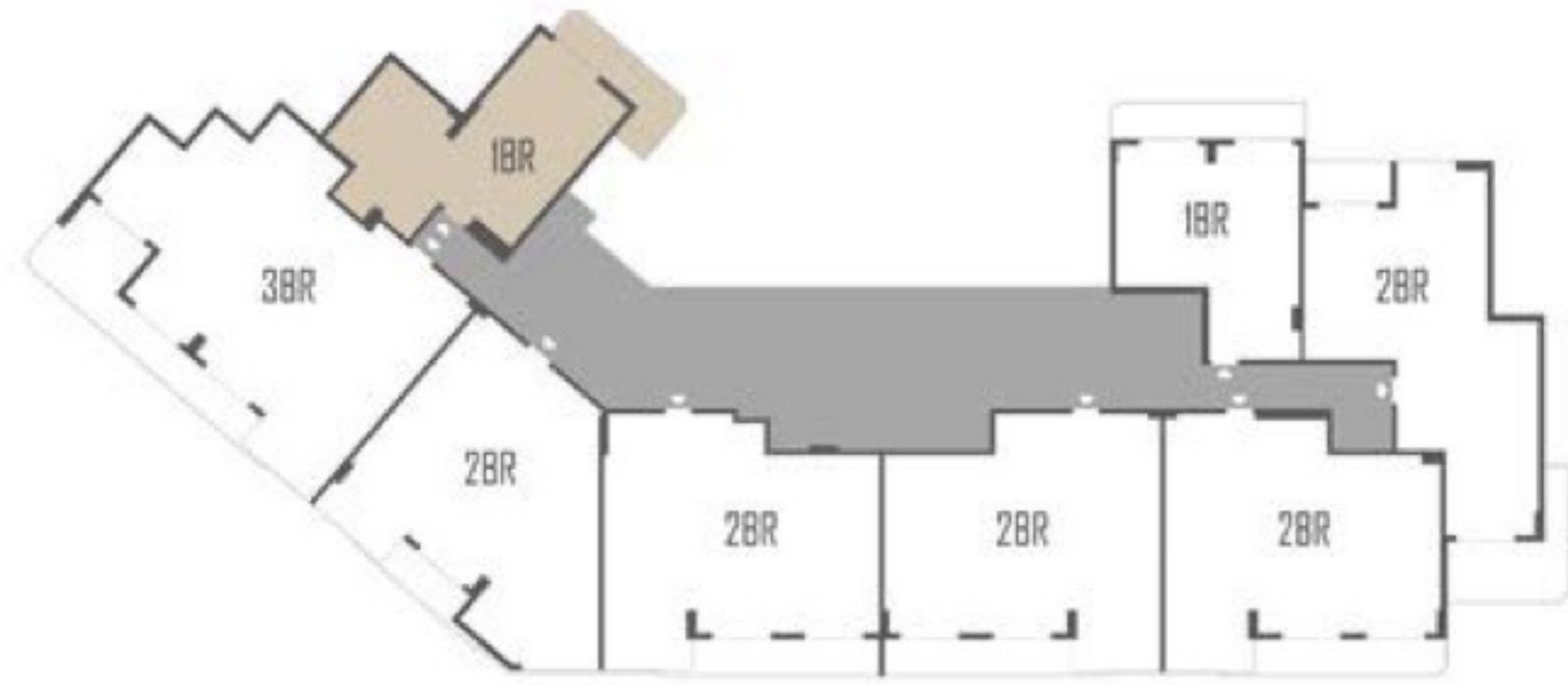




Apartment 107
 1st Floor

Area	sqf	sqm	%
Internal	1.438	133,6	37%
Terrace	2.500	232,3	63%
TOTAL AREA	3.938	365,9	



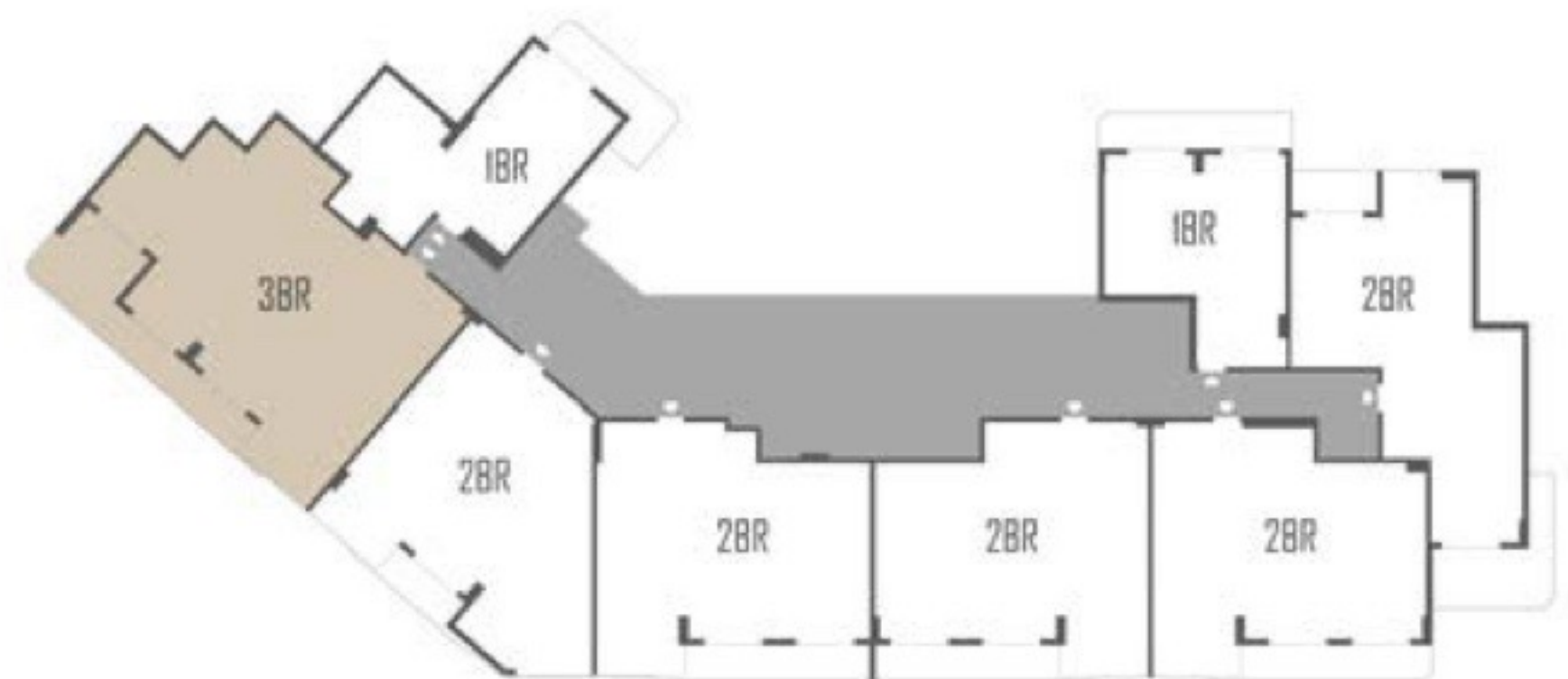


Apartment 201-401-601-801

Floor 2, 4, 6, 8

Area	sqf	sqm	%
Internal	703	65,3	82%
Terrace	153	14,2	18%
TOTAL AREA	856	79,5	



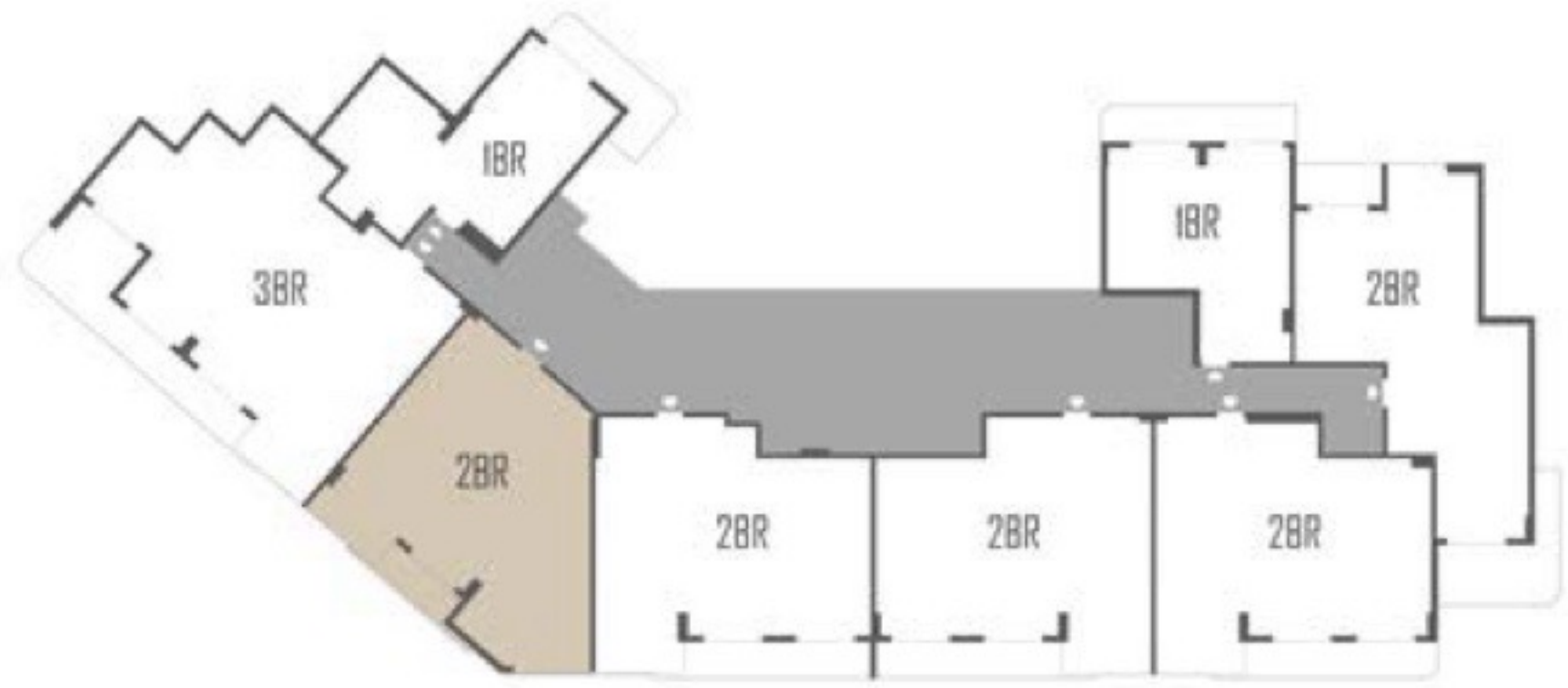


Apartment 202-402-602-802

Floor 2, 4, 6, 8

Area	sqf	sqm	%
Internal	1.387	128,8	83%
Terrace	293	27,2	17%
TOTAL AREA	1.680	156,0	



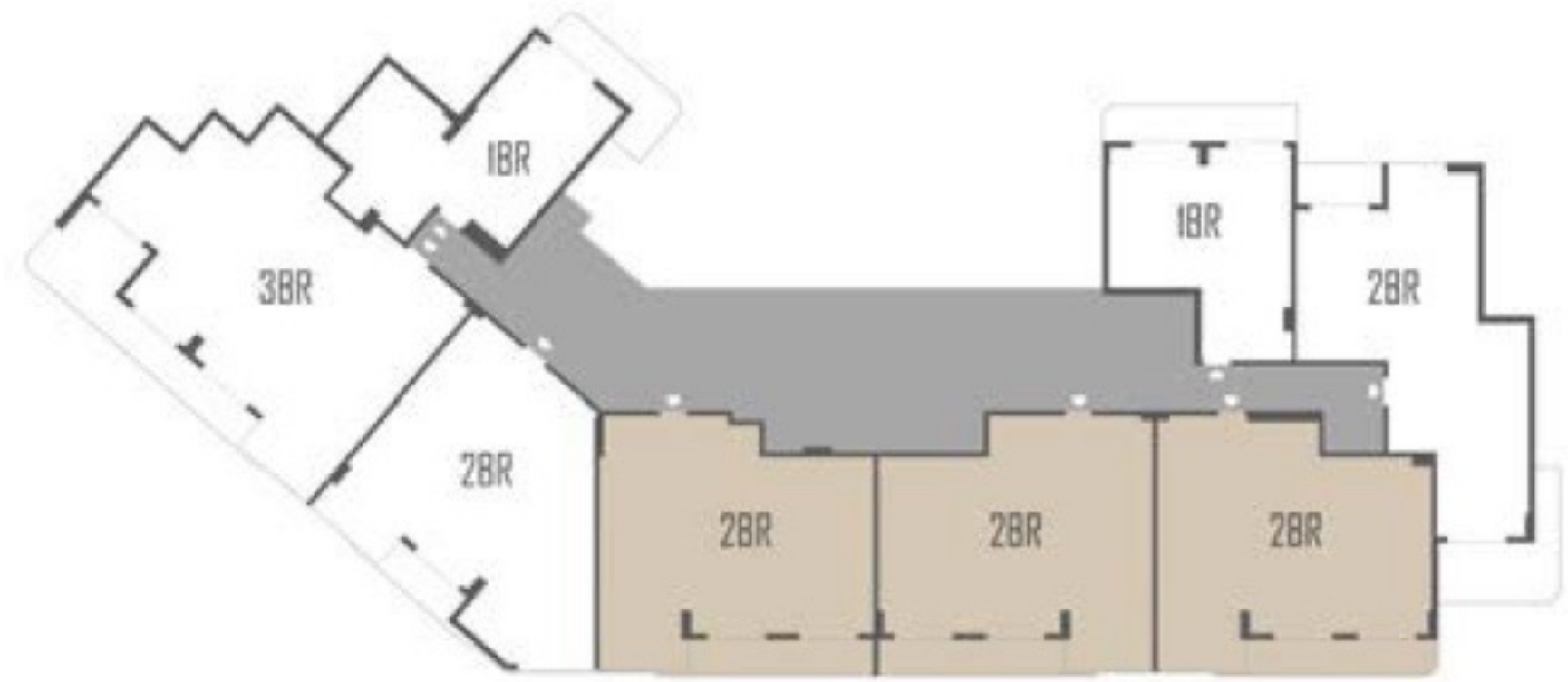


Apartment 203-403-603-803

Floor 2, 4, 6, 8

Area	sqf	sqm	%
Internal	1.102	102,4	94%
Terrace	71	6,6	6%
TOTAL AREA	1.173	109,0	





Apartment 204-205-206

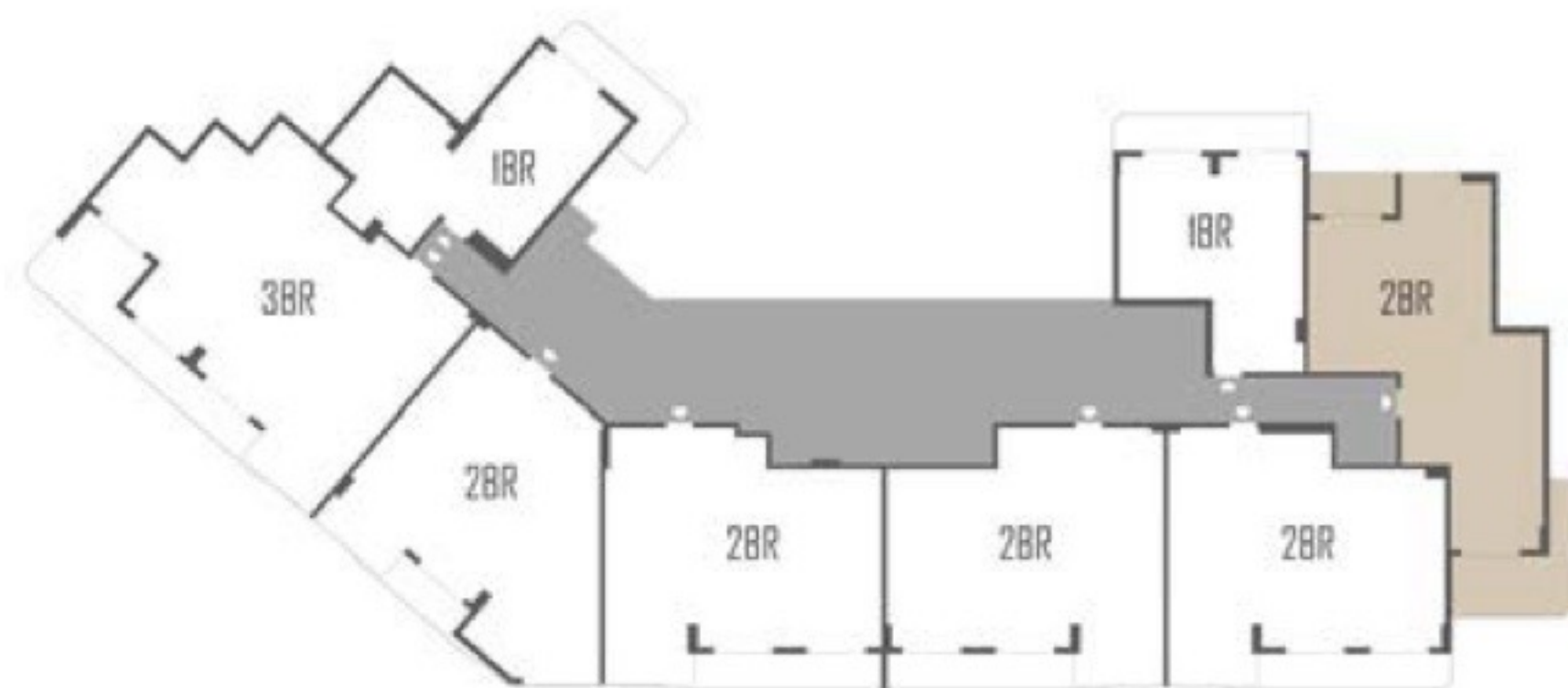
404-405-406 / 604-605-606 / 804-805-806

Floor 2, 4, 6, 8

Area	sqf	sqm	%
Internal	1.093	101,5	89%
Terrace	134	12,5	11%
TOTAL AREA	1.227	114,0	



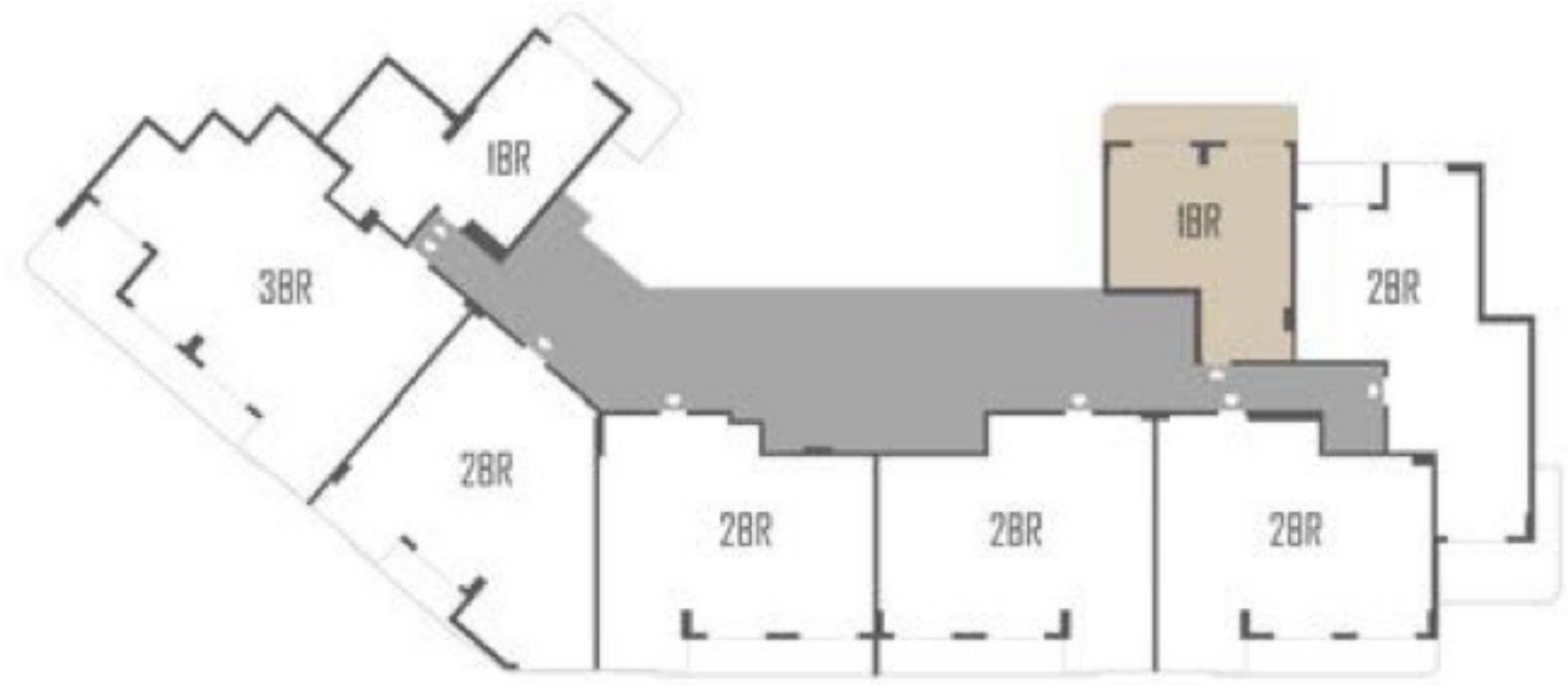
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Apartment 207-407-607-807
Floor 2, 4, 6, 8

Area	sqf	sqm	%
Internal	1.025	95,2	81%
Terrace	248	23,0	19%
TOTAL AREA	1.273	118,2	



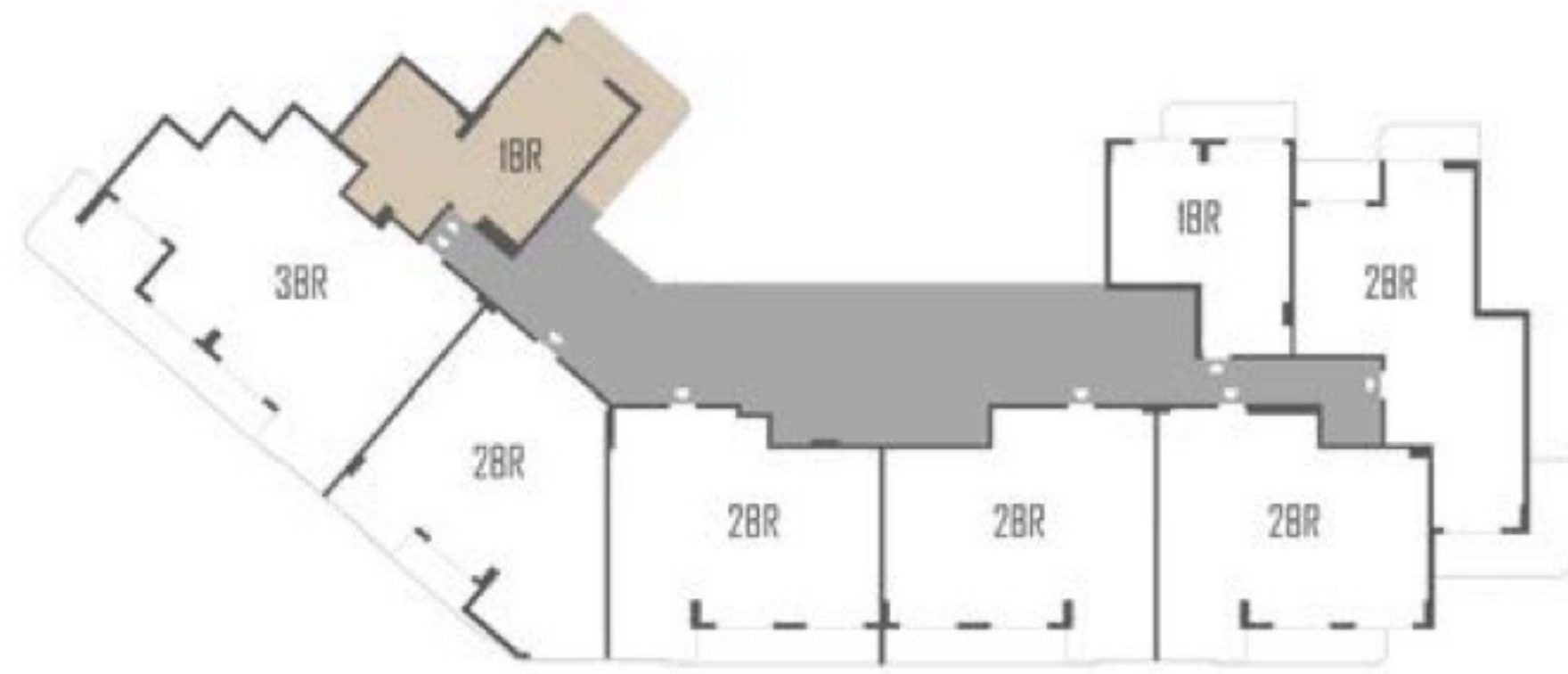


Apartment 208-408-608-808

Floor 2, 4, 6, 8

Area	sqf	sqm	%
Internal	603	56,0	86%
Terrace	94	8,7	14%
TOTAL AREA	697	64,7	

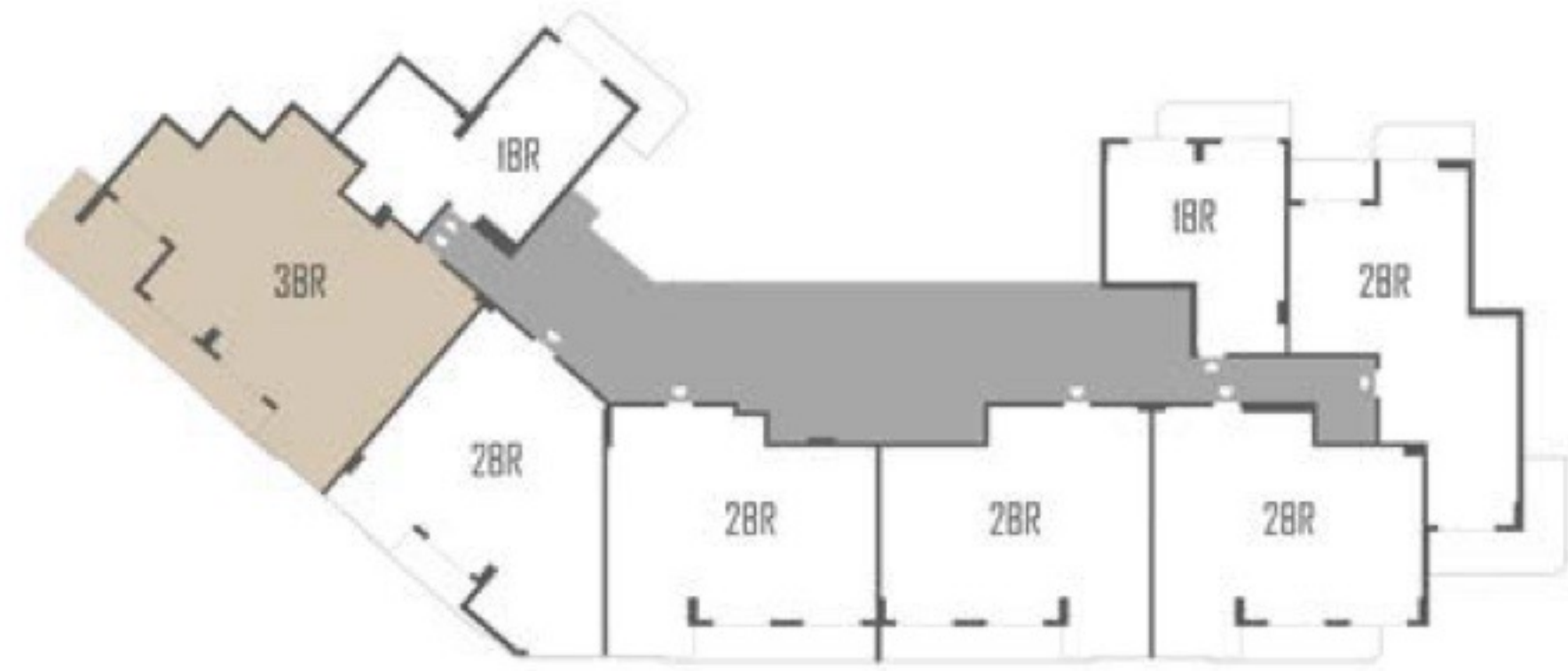




Apartment 301-501-701 Floor 3, 4, 7

Area	sqf	sqm	%
Internal	703	65,3	80%
Terrace	177	16,5	20%
TOTAL AREA	880	81,8	





Apartment 302-502-702

Floor 3, 5, 7

Area	sqf	sqm	%
Internal	1.387	128,8	80%
Terrace	344	32,0	20%
TOTAL AREA	1.731	160,8	



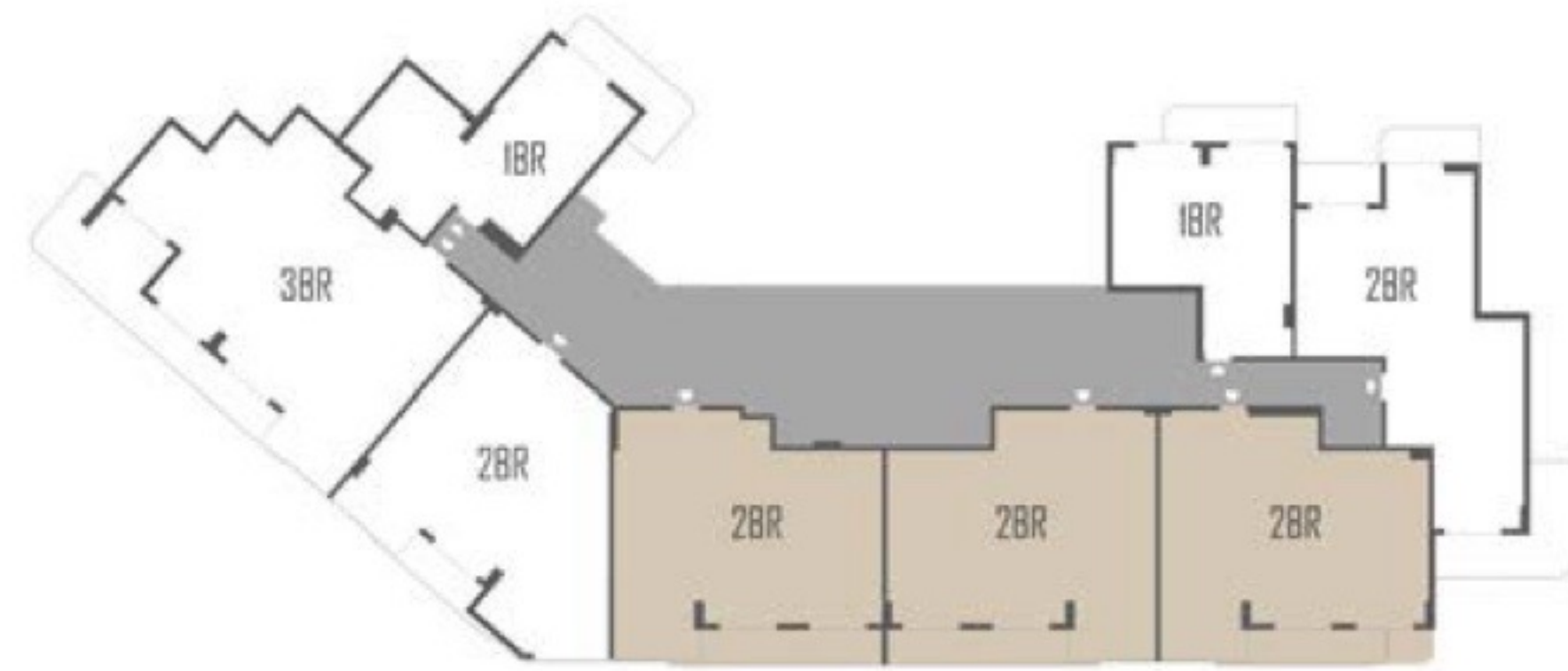


Apartment 303-503-703

Floor 3, 5, 7

Area	sqf	sqm	%
Internal	1.102	102,4	94%
Terrace	71	6,6	6%
TOTAL AREA	1.173	109,0	



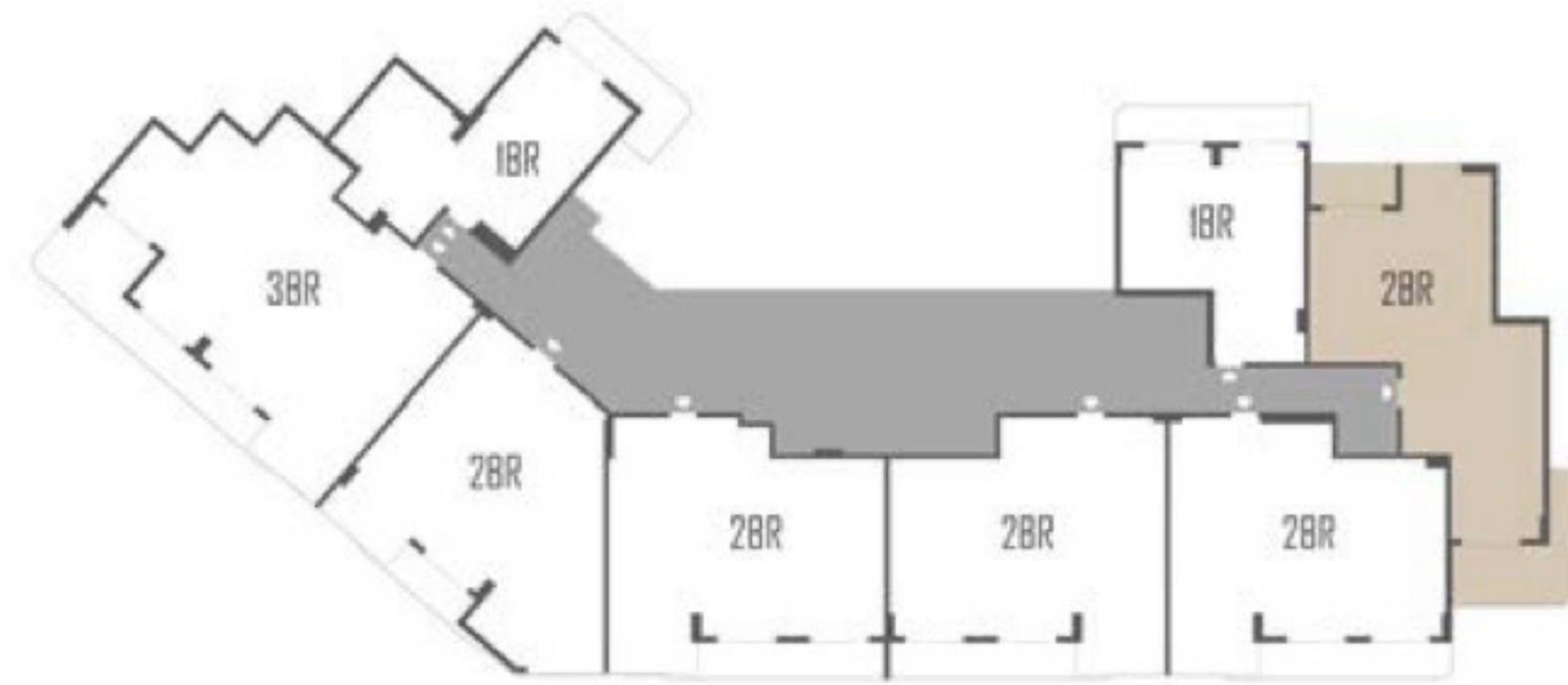


Apartment 304-305-306

504-505-506 / 704-705-706

Floor 2, 4, 6, 8

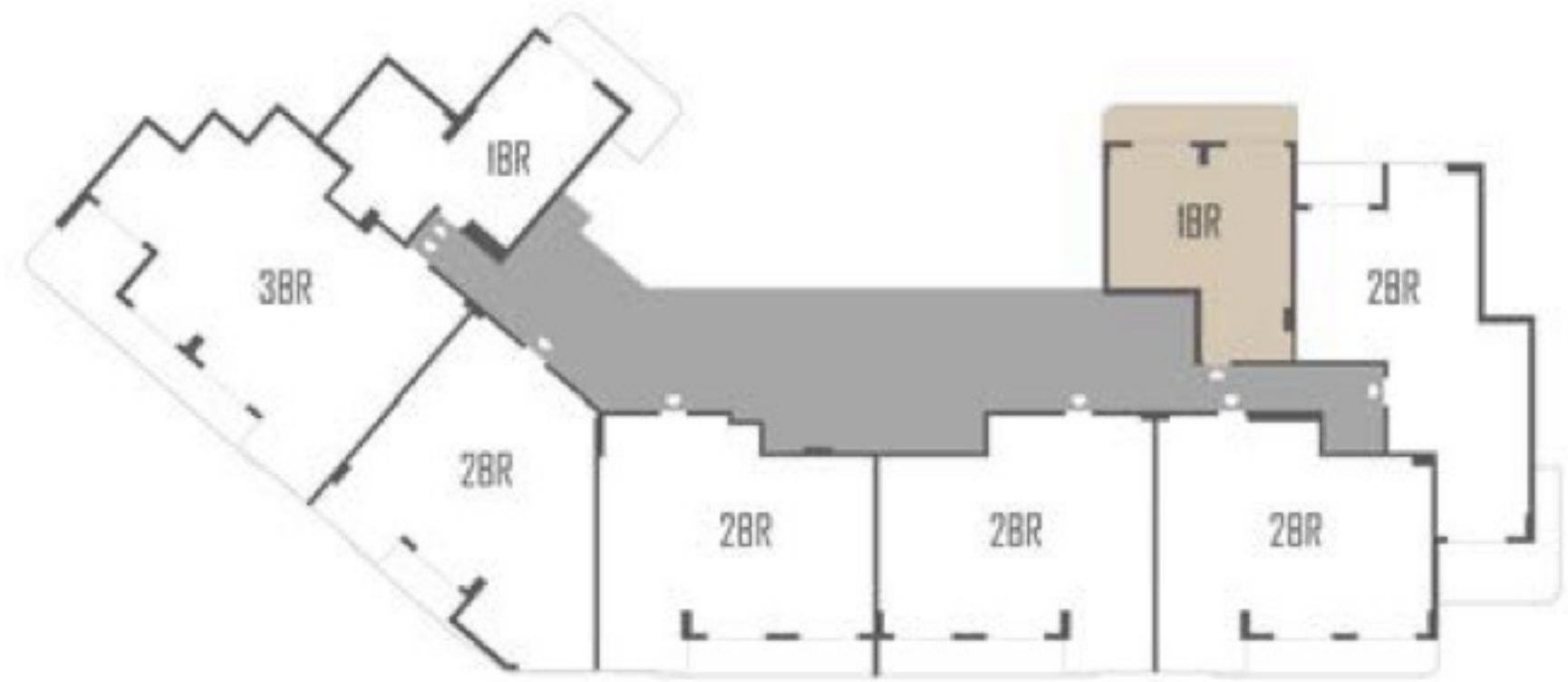
Area	sqf	sqm	%
Internal	1.092	101,4	92%
Terrace	142	13,2	8%
TOTAL AREA	1.234	114,6	



Apartment 207-407-607-807
Floor 2, 4, 6, 8

Area	sqf	sqm	%
Internal	1.025	95,2	81%
Terrace	250	23,2	19%
TOTAL AREA	1.275	118,5	





Apartment 308-508-708

Floor 36 56 7

Area	sqf	sqm	%
Internal	603	56,0	82%
Terrace	134	12,5	18%
TOTAL AREA	737	68,5	





Our Location

5-10 minutes:

Dubai Canal / Gold Souq Metro Station / Port Rashid

10-15 minutes:

Sheikh Zayed Road / Dubai Greek / Deira

15-20 minutes:

Dubai International airport / JBR The Walk/ Al Mamzar Beach Park

20-25 minutes:

Downtown Dubai / Dubai World Trade Centre / Dubai Gold Souq

25 - 30 minutes:

Business Bay / Dubai Financial Centre



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Interior spaces at Capital Horizon Terraces
have been proudly designed by:

OCKHOME
HOME COLLECTION