



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



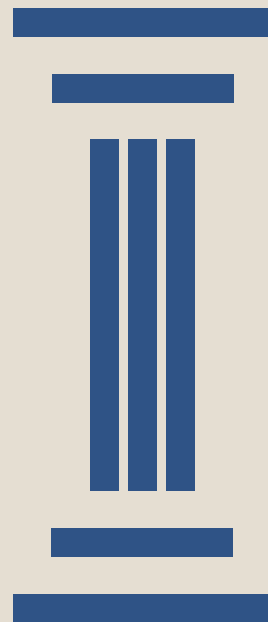
- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

CASAGRAN
HERMĪNA



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, featuring a lush green golf course, a winding canal, and a cluster of modern residential buildings. The island is surrounded by deep blue water. 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



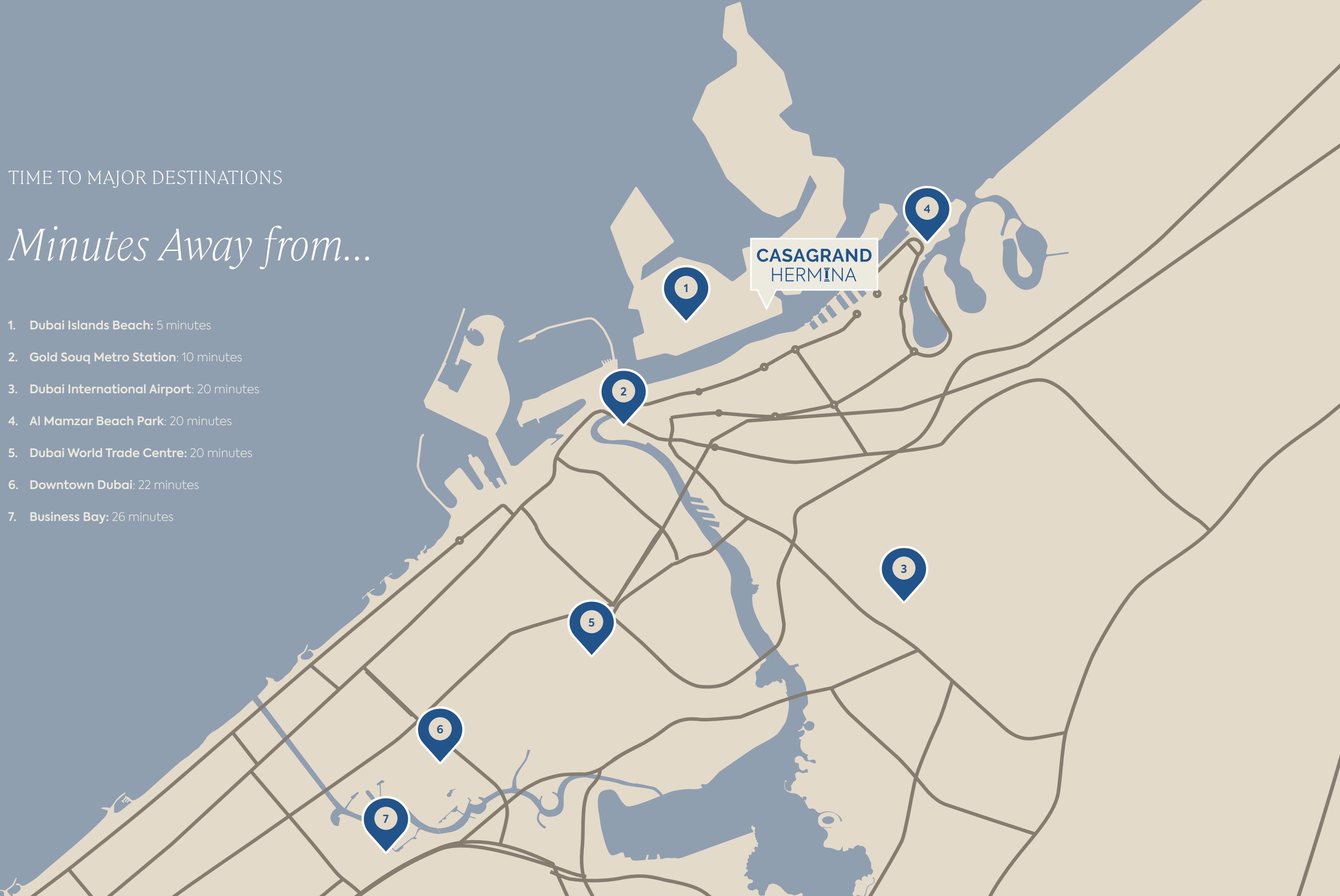
Surrounded by calm, yet close to key city destinations



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 with long dark hair, wearing a wide-brimmed straw hat, dark sunglasses, and large hoop earrings, stands on a balcony. She is wearing a blue two-piece outfit consisting of a crop top and a long, flowing skirt. She is also wearing high-heeled sandals. She is leaning against a glass railing that reflects her image. The background shows a vast, clear blue ocean under a bright sky. The text "LIFE FLOWS DIFFERENTLY HERE" is overlaid in white, serif, all-caps 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.





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.





CASAGRANDE
HERMINA



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





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.’





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

₹ 2.3M*
starting price

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

CASAGRAN
HERMĪNA