



Quietly Iconic.
Purposefully Boutique.

Capital Horizon
TERRACES
DUBAI ISLANDS

CIRRERA
— DEVELOPMENT —



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.





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.

**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



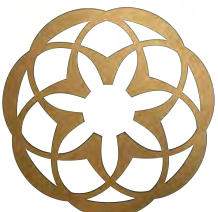
21 kilometers
Beach Length



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





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



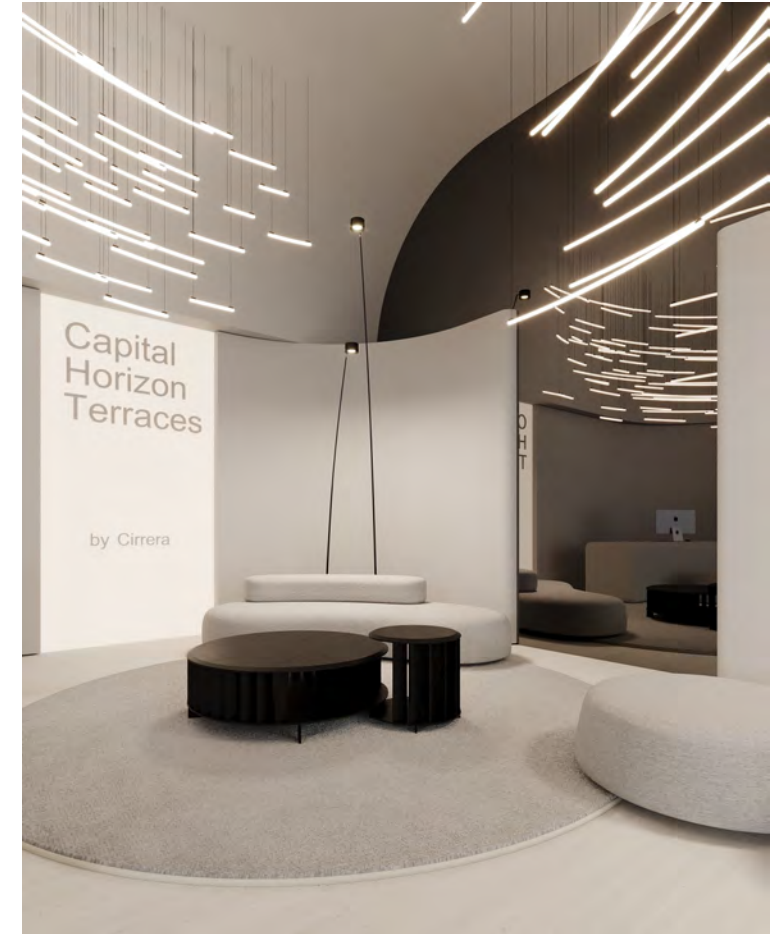
Health & Wellness: Gym, Yoga Area, Sauna & Pool

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





Reception



RECEPTION

Capital
Horizon
Terraces

by Cirrera

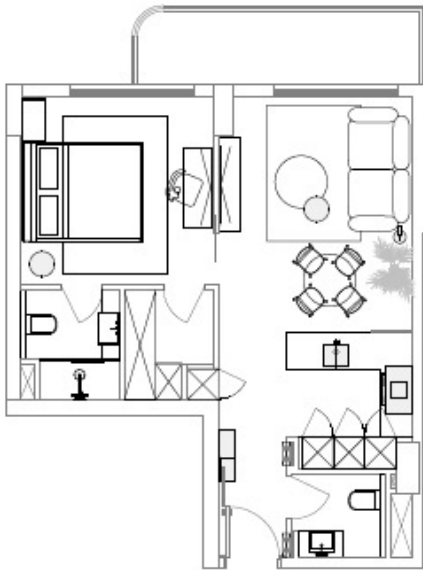
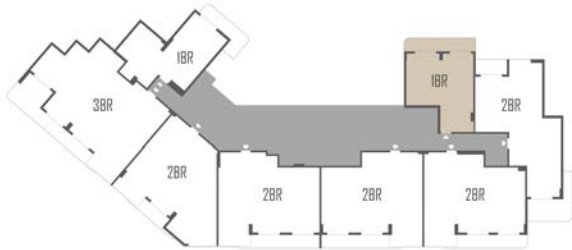




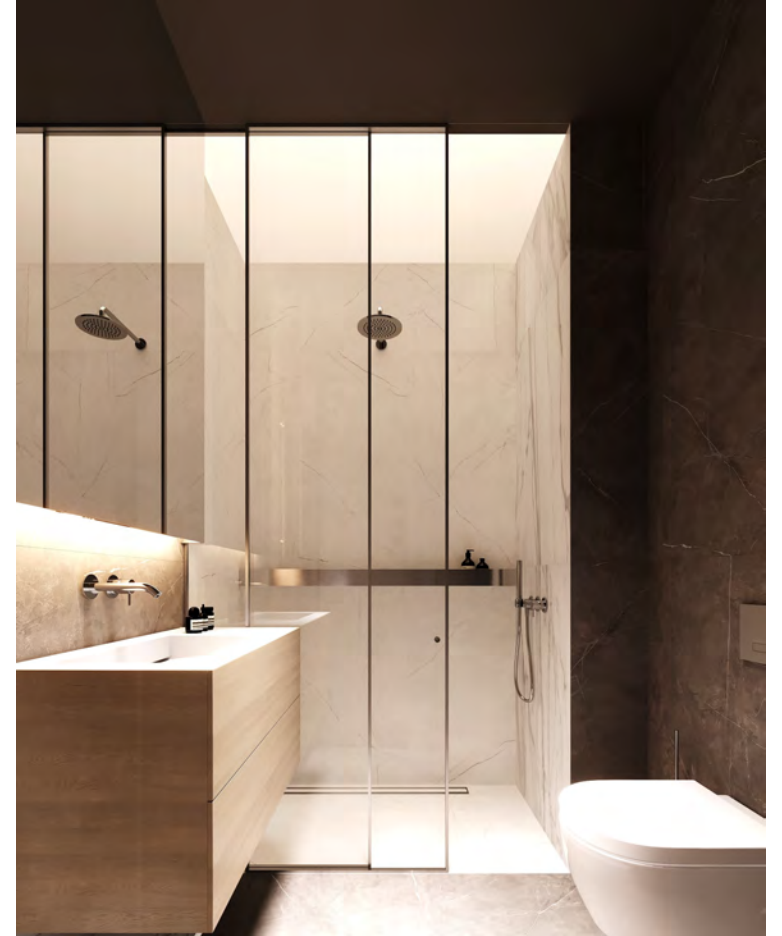


Apartment 1 BDR





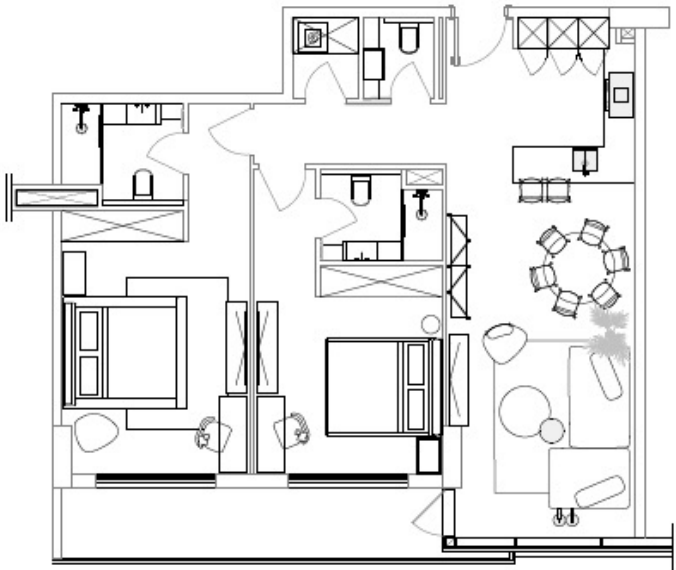
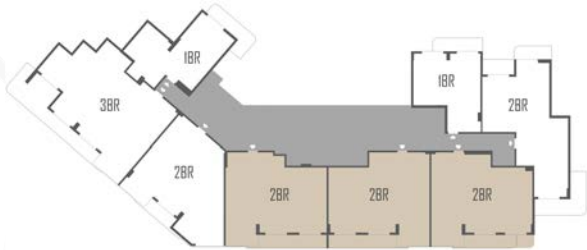






Apartment 2 BDR

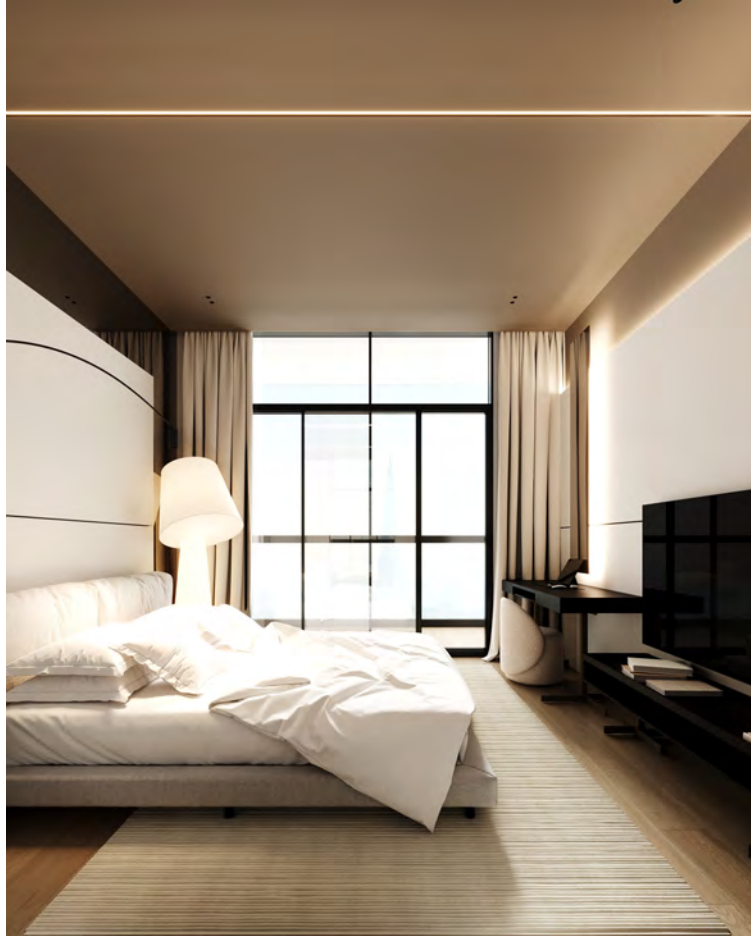














Gym







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





We'd love to hear
from you
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Interior spaces at Capital Horizon Terraces
have been proudly designed by:

OCKHOME
HOME COLLECTION