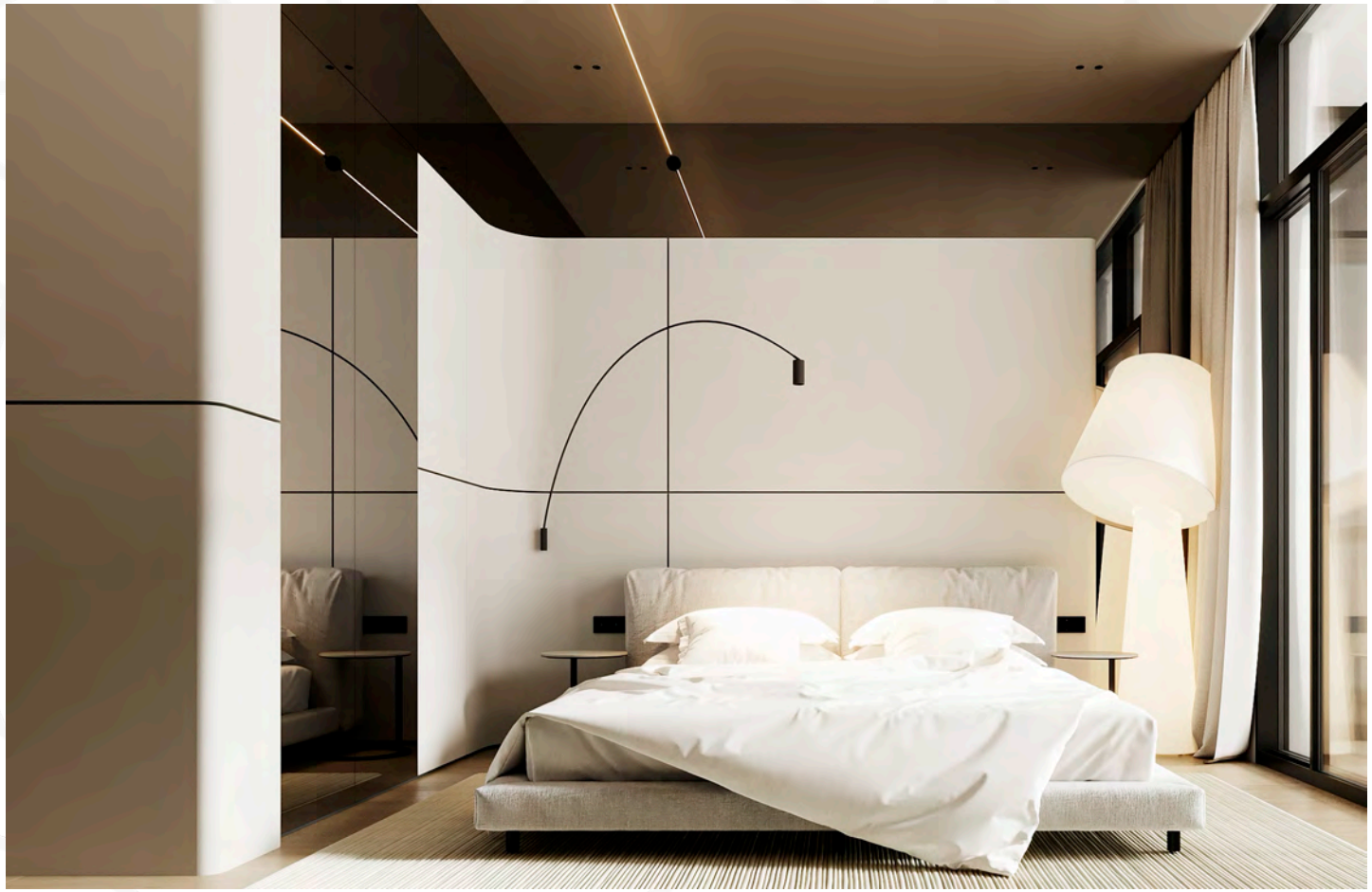

Quietly Iconic.
Purposefully Boutique.
Capital Horizon
TERRACES
DUBAI ISLANDS
CIRRERA
DEVELOPMENT

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.



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DEVELOPMENT



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.

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AERIAL VIEW FROM SOUTHEAST



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



Nakheel Dubai Island Master Plan

KEY FACTS LOCATION

86 Resorts & Hotels

21 kilometers Beach Length

9 Marinas

2 18-Hole Golf Course
9-Hole Golf Course

CAPITAL HORIZON TERRACES



Nakheel Dubai Island Master Plan



DISTANCE

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

Building	Properties	Total Units
G + P + 8	Apartments 1 – 2 – 3 BR's	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	Delivery	Payment Plan
Off-Plan Sale Available Now	Hand-Over Q4 - 2026	20% Booking +40% Construction +20% Handover +20% Post Handover

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



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Reception

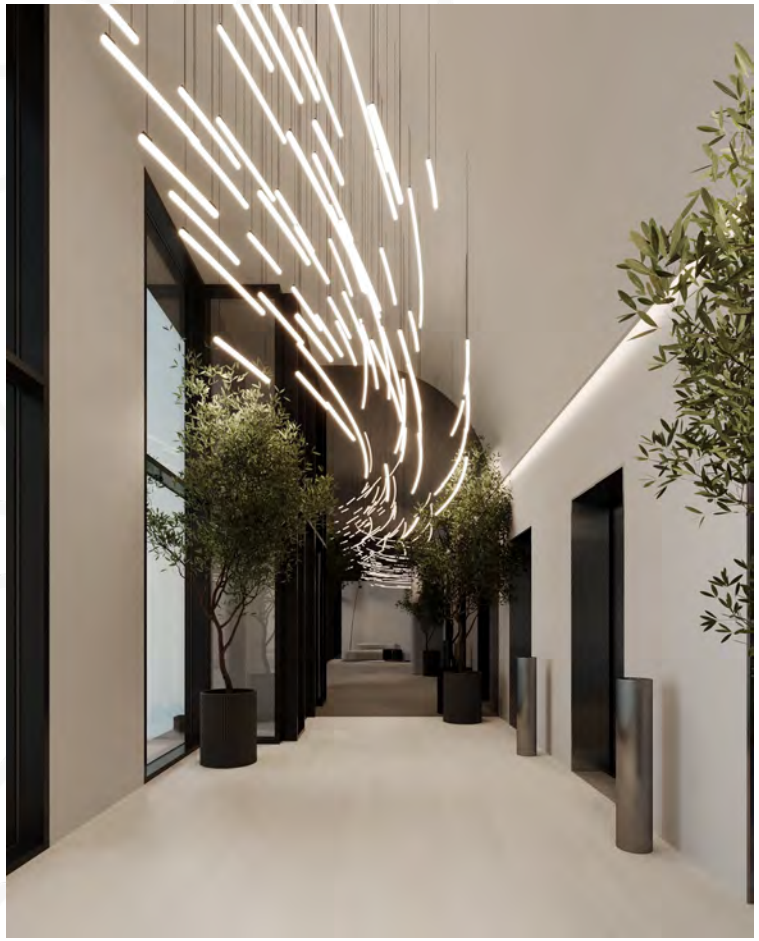




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RECEPTION
Capital
Horizon
Terraces
by Cirrera







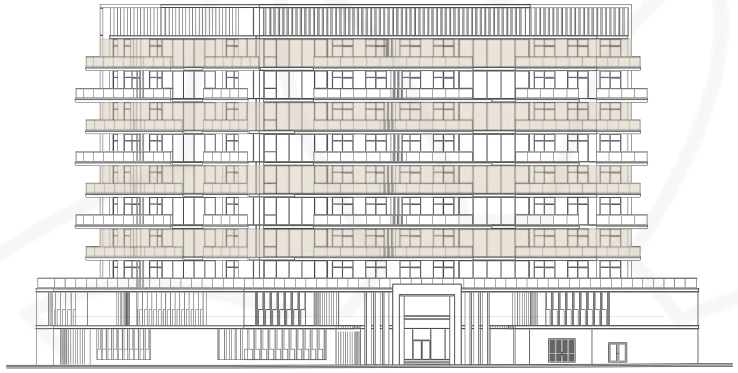
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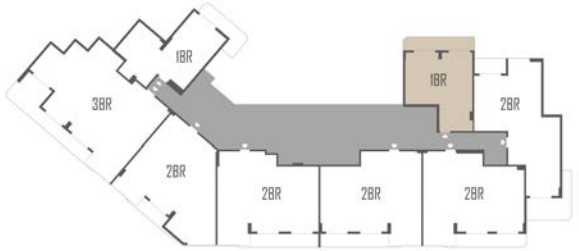
Apartment 1 BDR

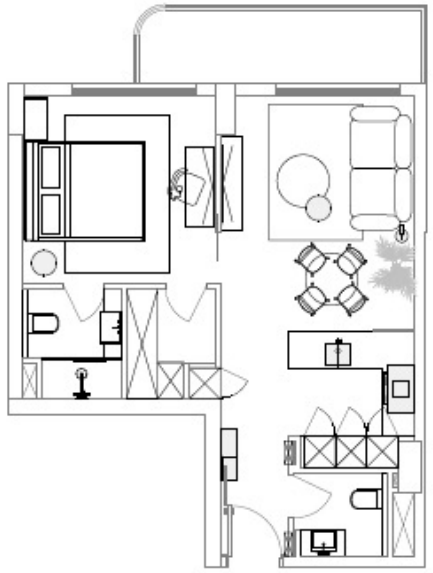




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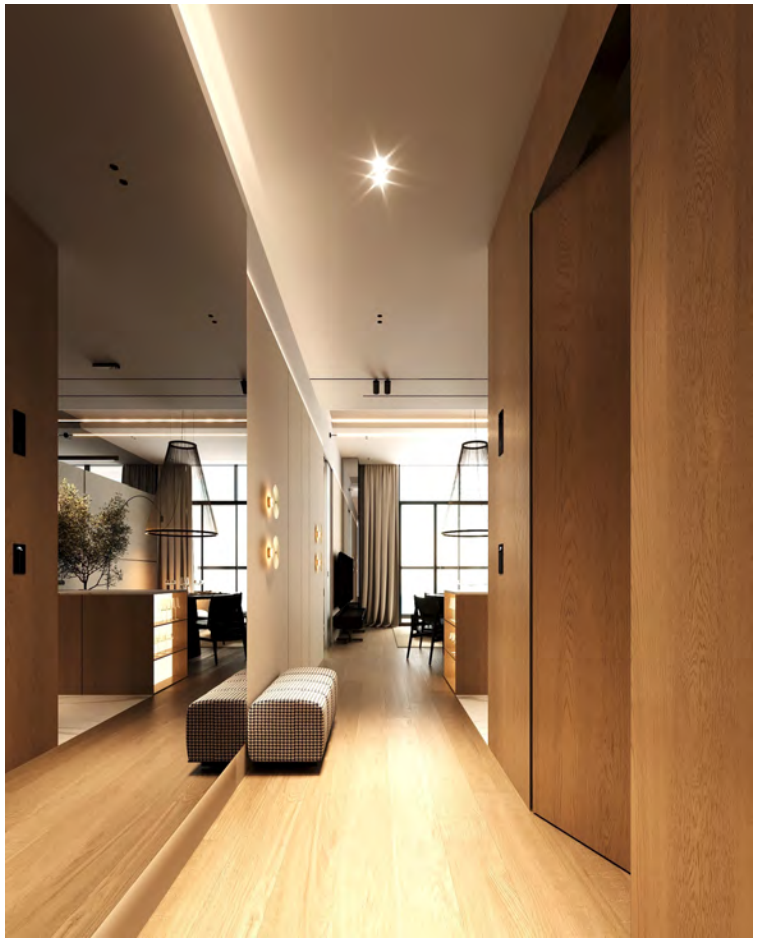








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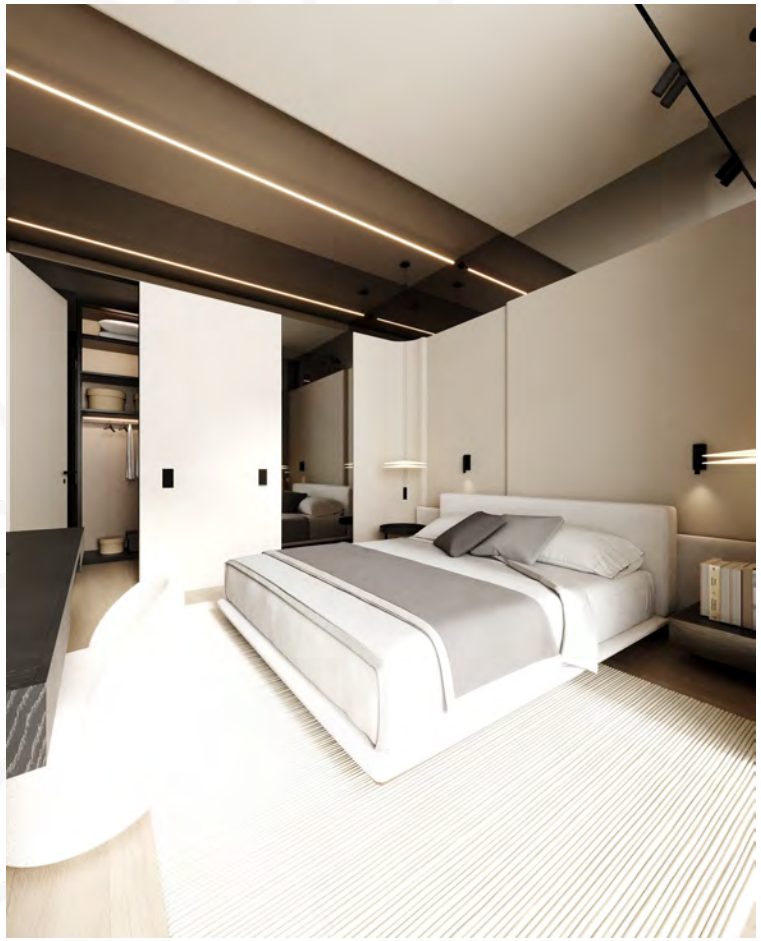






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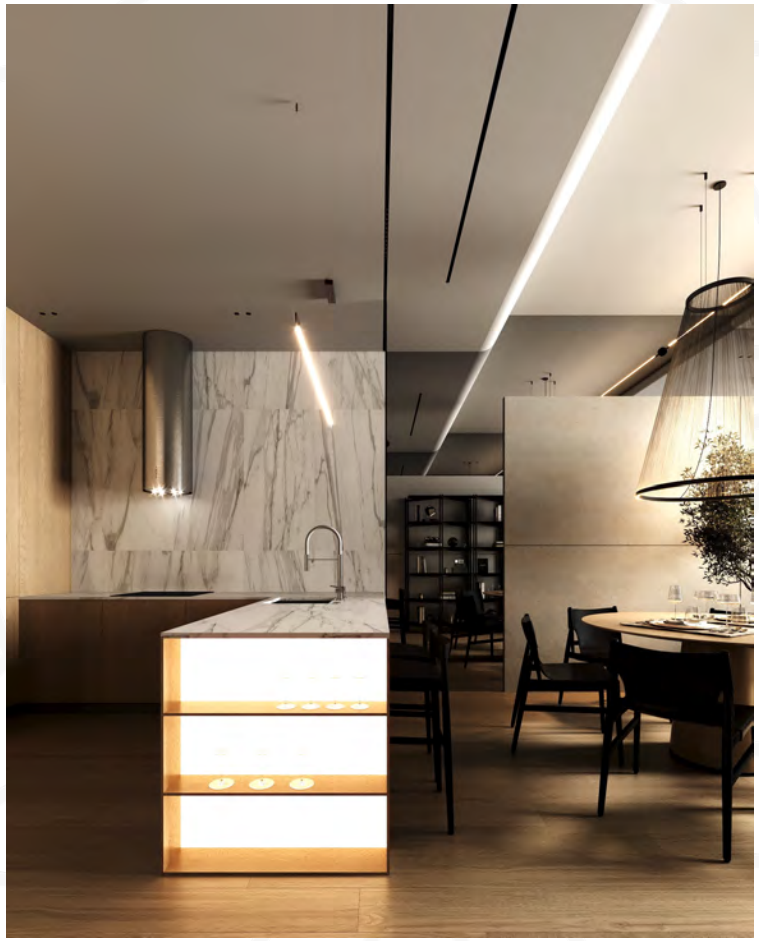




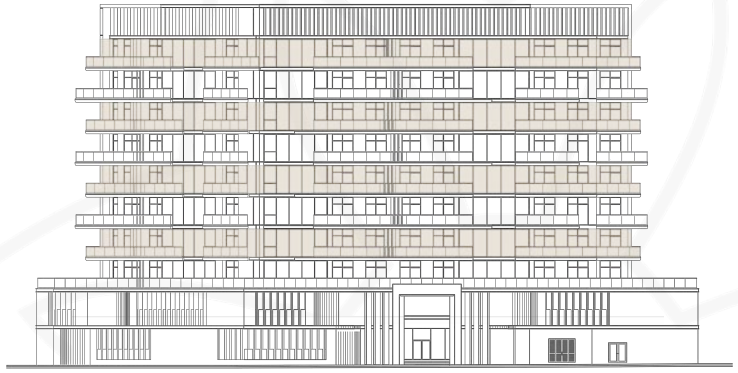
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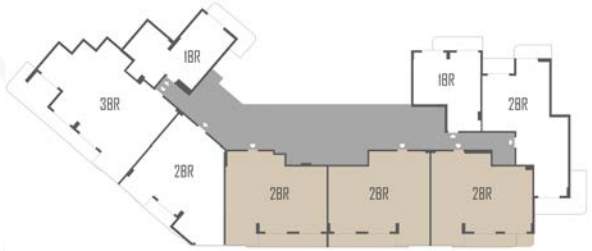
Apartment 2 BDR

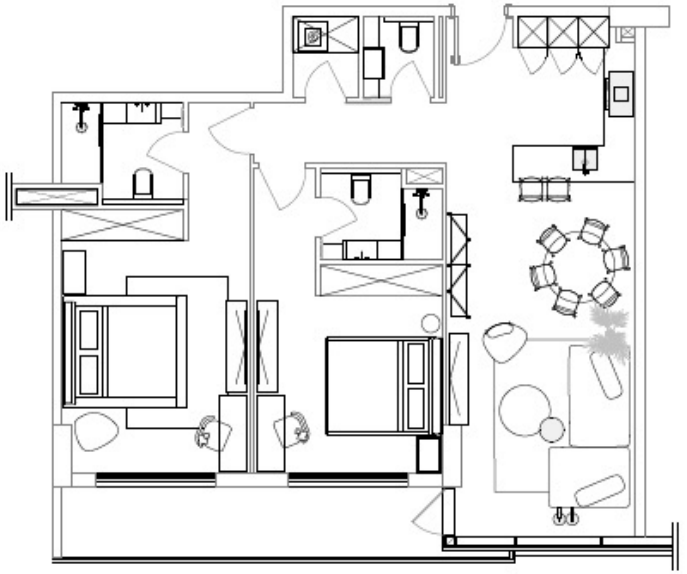




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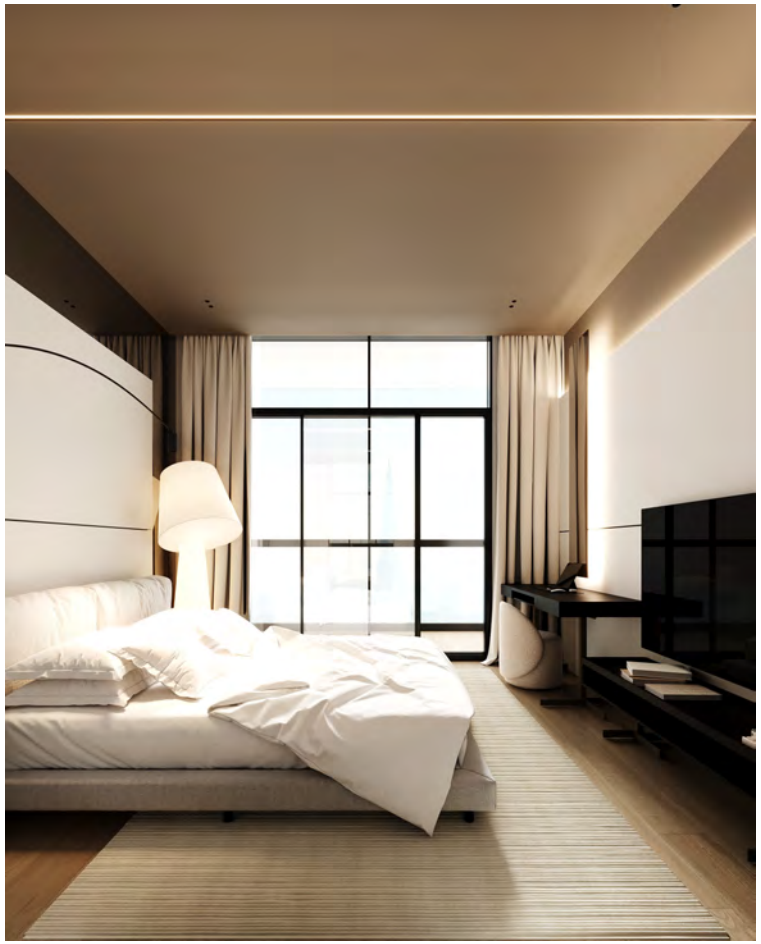


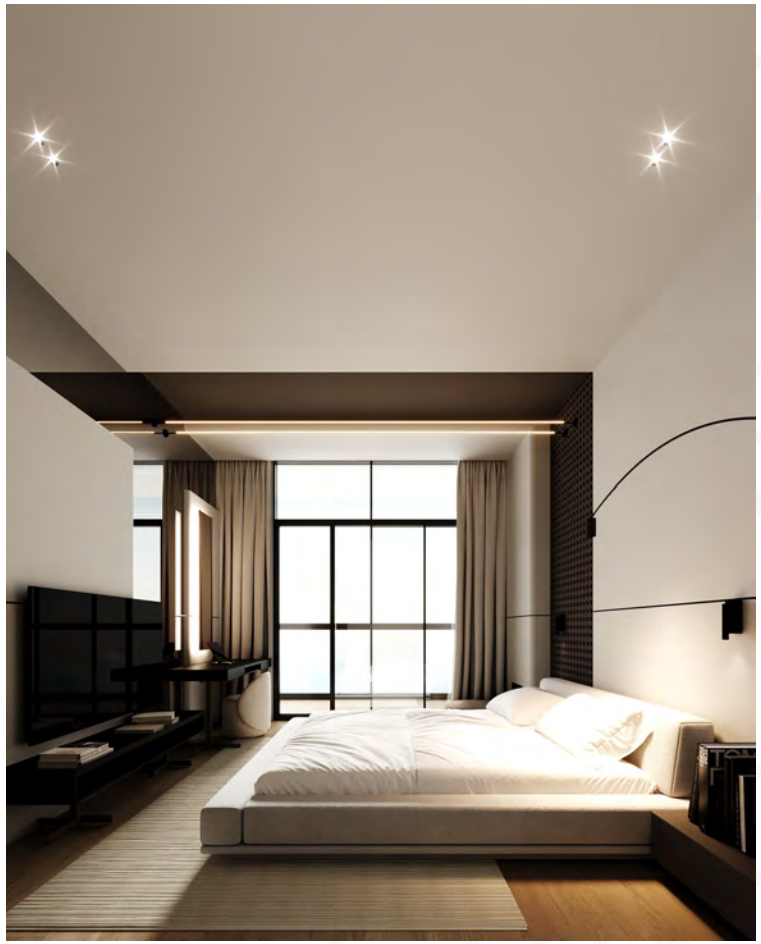




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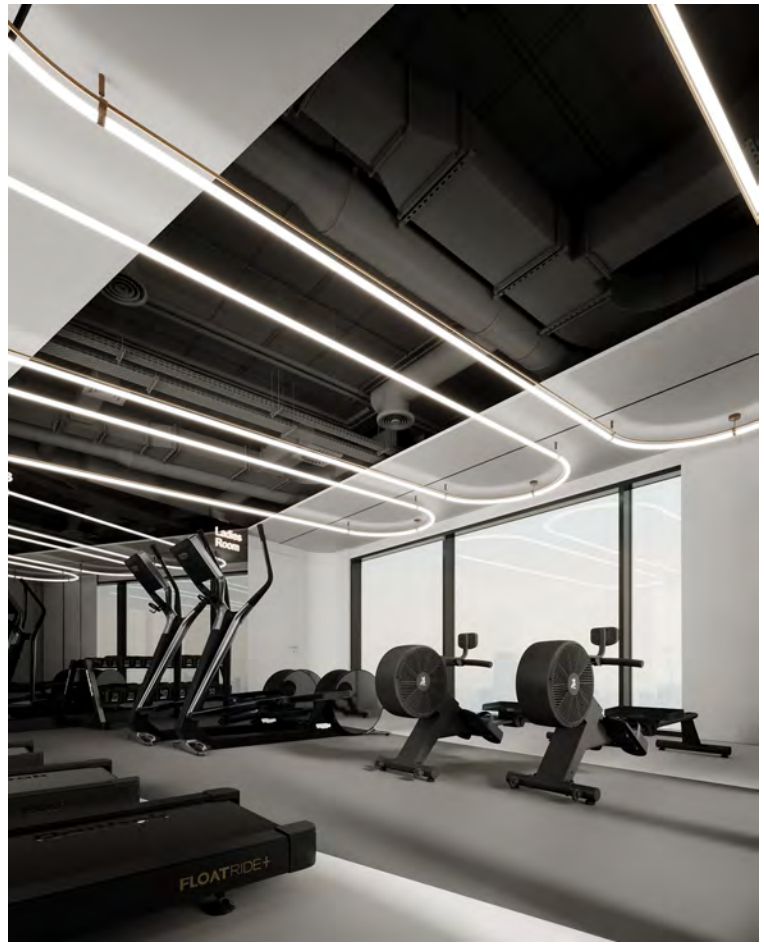




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Gym





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Gent's
Room



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

Get in touch

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

OCKHOME
HOME COLLECTION