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OFF PLAN

Casagrand Hermina

Location: Dubai Islands, Dubai

Starting From: AED 2,300,000

Permit No: 2

Casagrand Hermina

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Casagrand	**Apartments**	**Q4 2029**	**—**	**Off Plan**

ABOUT THE PROJECT

Casagrand Hermina is a premium waterfront residential development by **Casagrand**, located on **Dubai Islands**. The project marks Casagrand's entry into Dubai's luxury residential market and is designed around the relationship between coastal tranquillity and convenient access to the city's established districts. According to the developer, the concept takes inspiration from Hermes and the idea of moving seamlessly between contrasting environments—serenity and energy, nature and urban life.

The development comprises just **135 apartments**, giving Hermina a comparatively boutique character relative to many large-scale waterfront towers. The residential collection consists of **1, 2, 3 and 4-bedroom apartments**, providing options for professionals, couples, families and buyers seeking larger waterfront residences.

Casagrand's current official specifications show **1-bedroom apartments from 833 to 946 sq. ft., 2-bedroom apartments from 1,165 to 1,747 sq. ft., 3-bedroom apartments from 1,975 to 2,560 sq. ft., and 4-bedroom apartments from 2,380 to 2,450 sq. ft.** Current official starting prices are AED 2.3 million for a 1-bedroom, AED 3 million for a 2-bedroom, AED 4.9 million for a 3-bedroom and AED 8.3 million for a 4-bedroom residence.

The project is positioned around a resort-inspired lifestyle, with Casagrand officially highlighting facilities such as a **leisure pool, infinity pool and pool cabanas**. Current project information also describes a broader lifestyle programme incorporating wellness, recreation and family-oriented spaces, complementing the development's waterfront setting.

Dubai Islands is central to Hermina's investment and lifestyle proposition. The destination is being developed as a major coastal district combining beaches, hospitality, residential communities, retail and leisure destinations. Casagrand highlights Hermina as approximately **5 minutes from Dubai Islands Beach, 10 minutes from Gold Souq Metro Station, 20 minutes from Dubai International Airport and Dubai World Trade Centre, 22 minutes from Downtown Dubai and 26 minutes from Business Bay**.

Hermina is currently **under construction**, with handover listed for **Q4 2029**. Current project records show a **60/40 payment plan**, with 60% payable before handover and the remaining 40% at completion.

From an investment perspective, the combination of **only 135 residences, large apartment layouts and a Dubai Islands waterfront location** differentiates Hermina from more densely developed apartment projects. Dubai Islands remains an emerging destination, however, so investors should consider the project's longer 2029 delivery timeline alongside future residential supply, infrastructure delivery and the continued expansion of the surrounding hospitality and leisure market.

Why Buy Casagrand Hermina Through A1 Properties?
Purchasing **Casagrand Hermina** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can assess the project within the rapidly expanding Dubai Islands property market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare available 1, 2, 3 and 4-bedroom residences according to layout, floor, orientation, waterfront views, price per square foot and payment structure.

For investors, our advisors can benchmark Hermina against other new waterfront developments across **Dubai Islands, Palm Jumeirah and Dubai's wider coastal market**, considering entry pricing, future supply, rental positioning and potential resale strategies. For end-users, the selection process can focus on usable living space, views, privacy, amenities and connectivity.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

60%	**40%**
During Construction	On Handover

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