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EQUITI CASA

📍 WARSAN 4, DUBAI, UAE.

PREMIUM
LIVING,
REDEFINED
IN WARSAN.



INVESTOR FACTSHEET

EQUITI CASA

A boutique freehold residence in Al Warsan 4, Dubai

Positioned directly along the future Dubai Metro Blue Line corridor.

STUDIO, 1 & 3 BEDROOM	G+IP+6	88 UNITS	METRO LINKED LOCATION
Unit Mix	Building Elevation	Total Residence	Building Elevation

Building Name	Equiti Casa
Location	Al Warsan 4, Dubai
Building Elevation	Ground + 1 Podium + 6 Residential Floors (G+1P+6)
Typical Floor Plate (Floors 1 - 5)	15 units per floor — 5 Studio + 10 units of 1 Bedroom
Top Floor Plate (Floor 6)	13 units — 5 Studio + 7 x 1 Bedroom + 1 exclusive 3 Bedroom residence
Studio Size Range	383 – 424 sq. ft.
1 Bedroom Size Range	734 – 1,198 sq. ft.
3 Bedroom (Top Floor)	1 exclusive unit — size on request
Total Residential Floors	6 residential floors (88 units total)
Tenure	Freehold

UNIT MIX SNAPSHOT

UNIT TYPE	TOTAL UNITS	SIZE RANGE (SQ.FT)	SIZE RANGE (SQ.FT)
Studio Apartment	30	383 – 424	Investors / young professionals, high rental yield
1 Bedroom	57	734 – 1,198	End-users & investors seeking larger layouts
3 Bedroom (Top Floor)	1	Size on request	Exclusive signature residence, premium end-user

Floors 1–5 each carry an efficient, balanced mix of 5 Studio and 10 One-Bedroom residences. The top floor trades some unit count for a single exclusive 3-Bedroom residence alongside 5 Studio and 7 One-Bedroom units — giving investors a diversified basket of unit types, topped by one signature large-for- mat home, within a single boutique building

PREMIUM
LIVING,
REDEFINED
IN WARSAW.



WHERE COMFORT
MEETS
CONTEMPORARY .
ELEGANCE —





HOMES SHAPED
FOR LIVING. ♦

AMENITIES

Equiti CASA is designed as a life style-first residence, offering acurated set of communal. amenities that support wellness, family living, and everyday convenience.



SWIMMMING POOL



KIDS PLAY AREA



BARBECUE (BBQ) DECK



GYMNASIUM



COVERED PARKING



24/7 SECURITY & CCTV



LOBBY & RECEPTION



HIGH-SPEED ELEVATORS

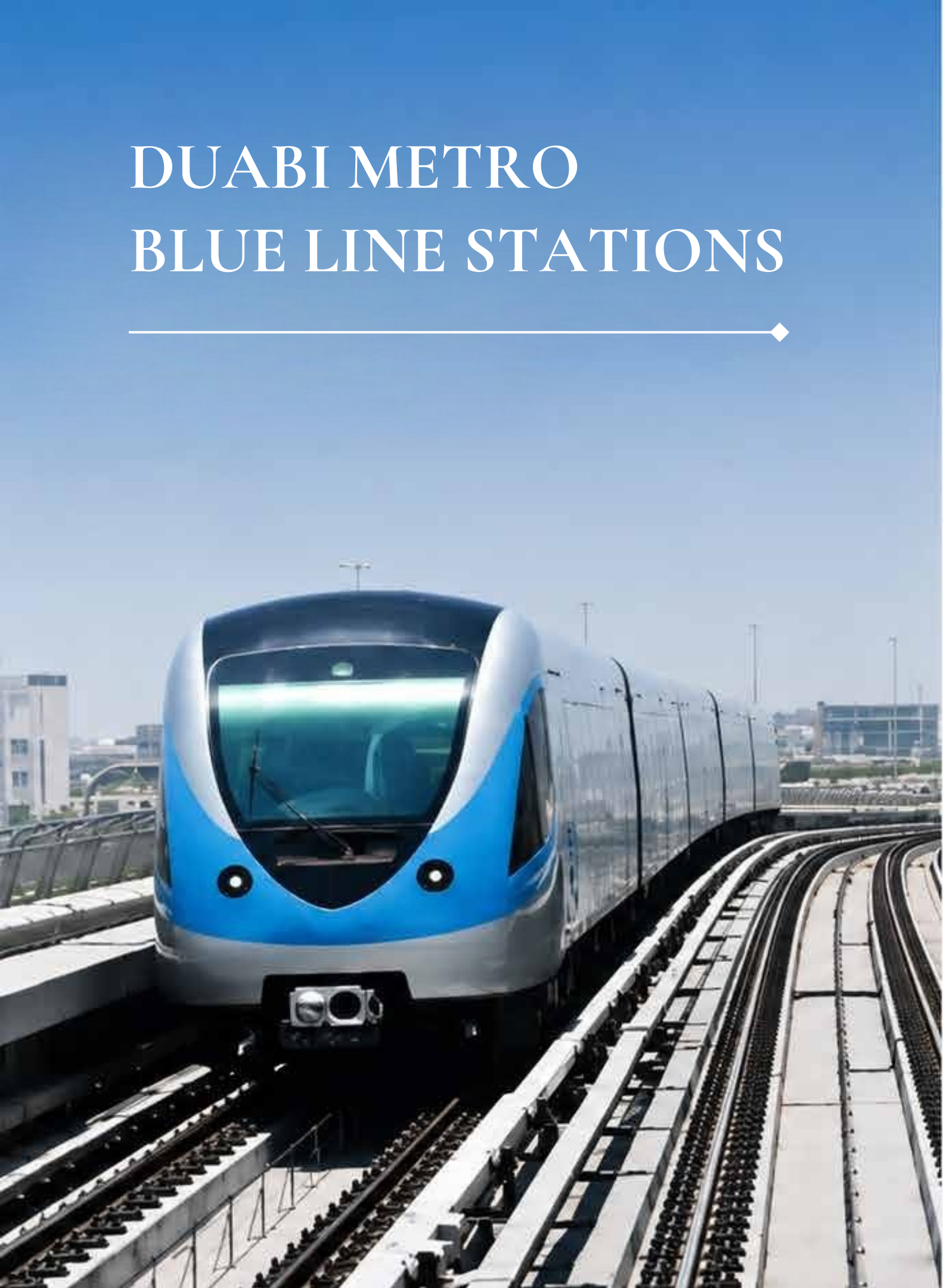


LANDSCAPED PODIUM DECK

EVERYTHING
YOU NEED, —
RIGHT AT HOME.



DUABI METRO BLUE LINE STATIONS



WHY AL WARSAN4

IS GAINING MOMENTUM?

Metro-Led Value Uplift — Industry studies indicate residential properties near new metro stations in Dubai have historically seen meaningful price appreciation once a line is confirmed and under construction.

Strategic Position on the Network — Al Warsan sits along the Blue Line's International City corridor, directly on the tunnel-ling route between International City 1 and Mirdif/Auto Market.

Airport & City Access — Once operational, the Blue Line will cut travel time to Dubai International Airport to roughly 20 minutes, and link directly to both the Red and Green Lines

Established Community — Al Warsan is part of the wider International City / Warsan district, an established, high-density residential and logistics hub with existing retail, schools and transport links

Affordability Advantage — Compared to established metro-linked districts, Al Warsan currently offers an accessible entry price point, with upside as infrastructure matures.

Part of Dubai 2040 Vision — The Blue Line is a core component of the Dubai 2040 Urban Master Plan, designed to serve over 1 million residents and reduce road congestion across eastern Dubai.

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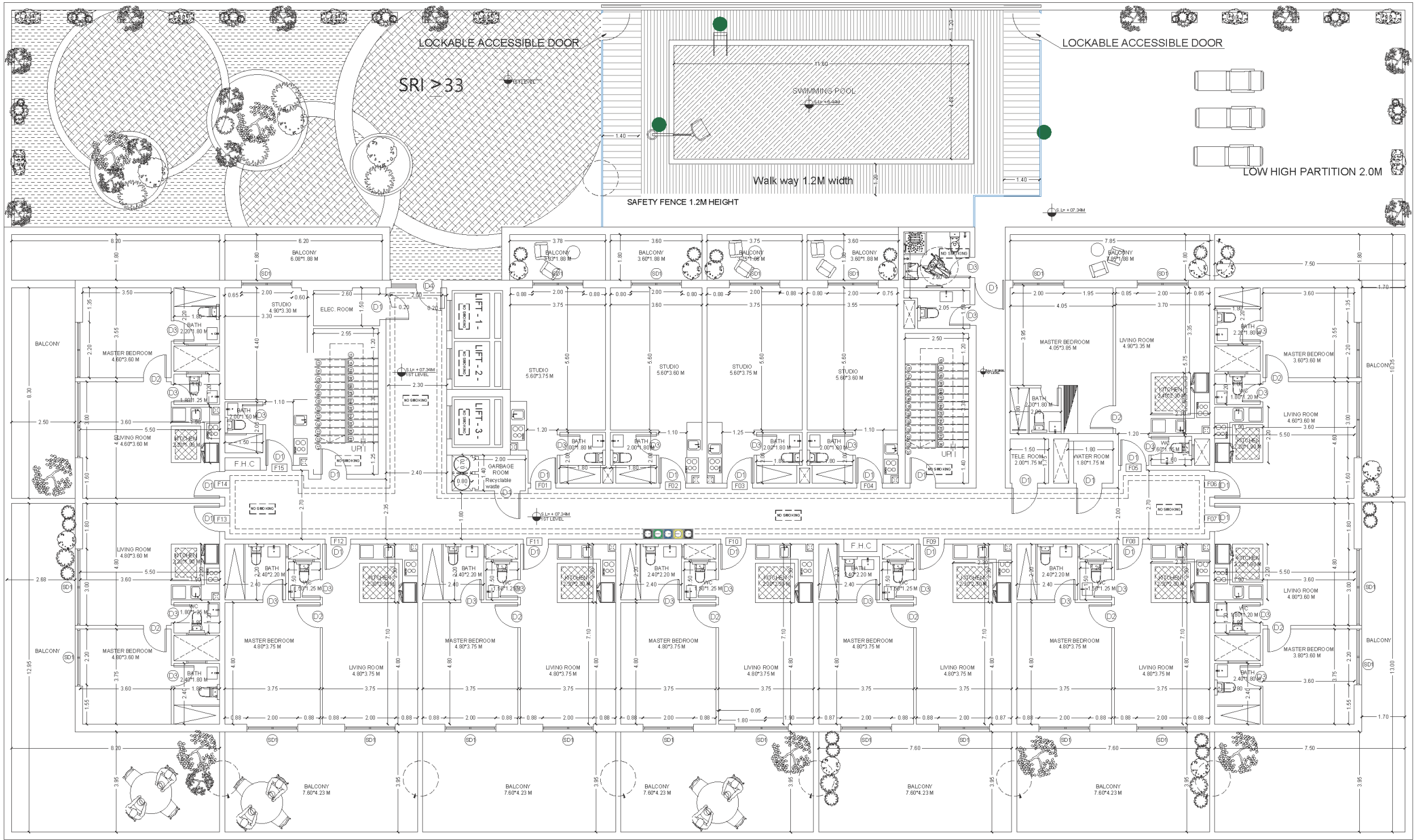
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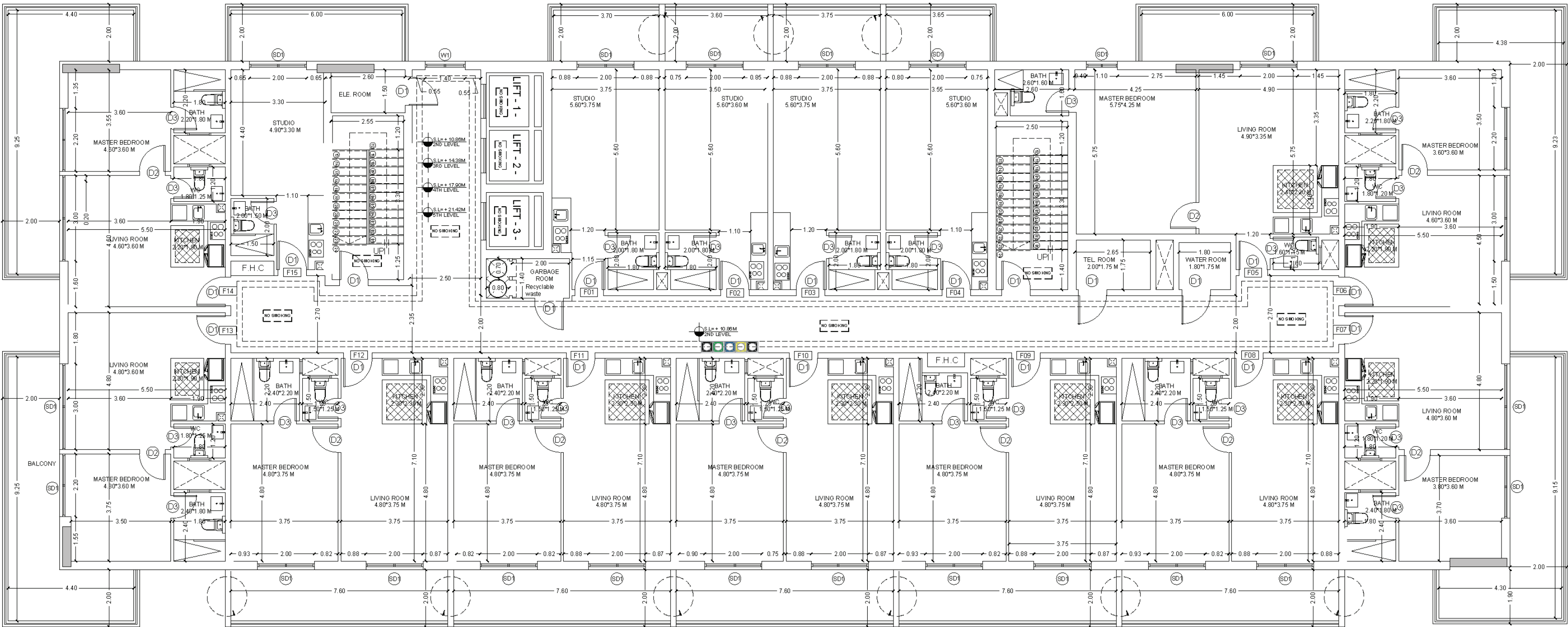
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1ST FLOOR LAYOUT



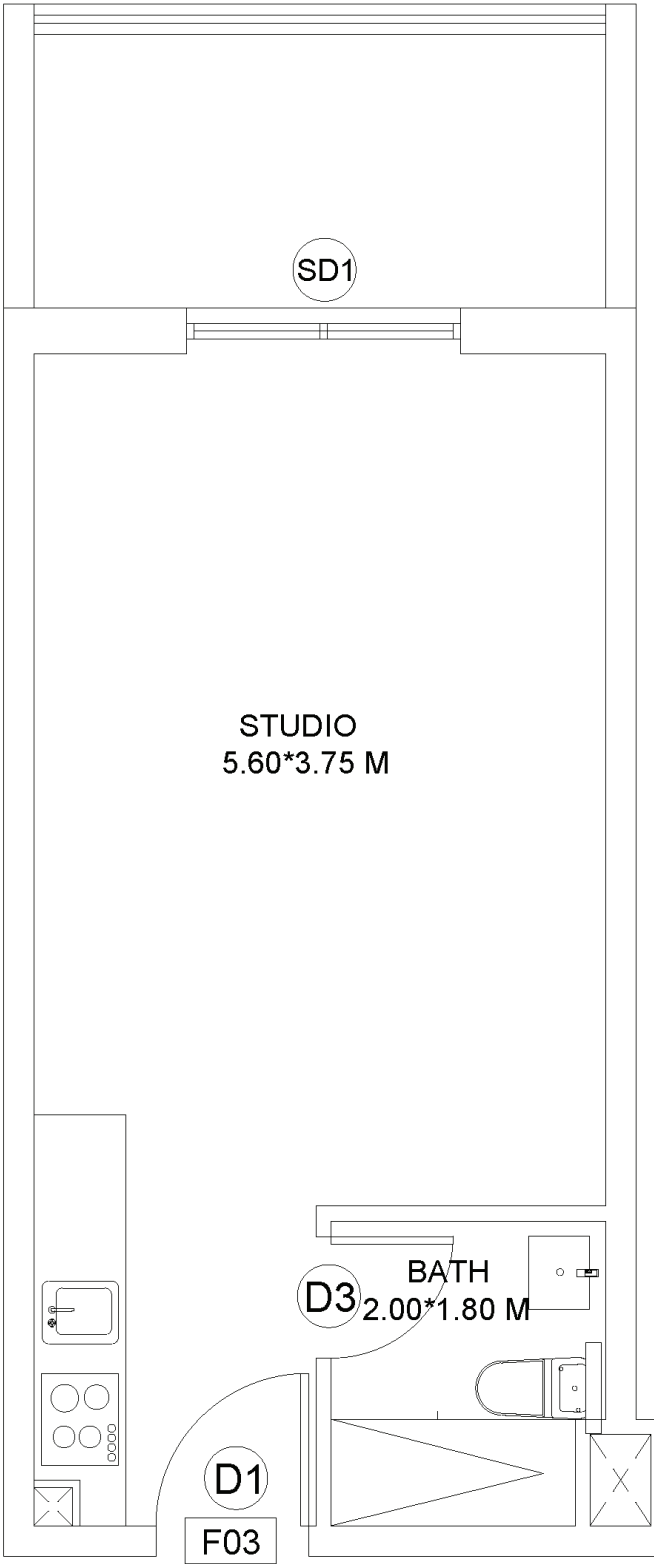
2ND TO 5TH FLOOR LAYOUT



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STUDIO

Unit Plan

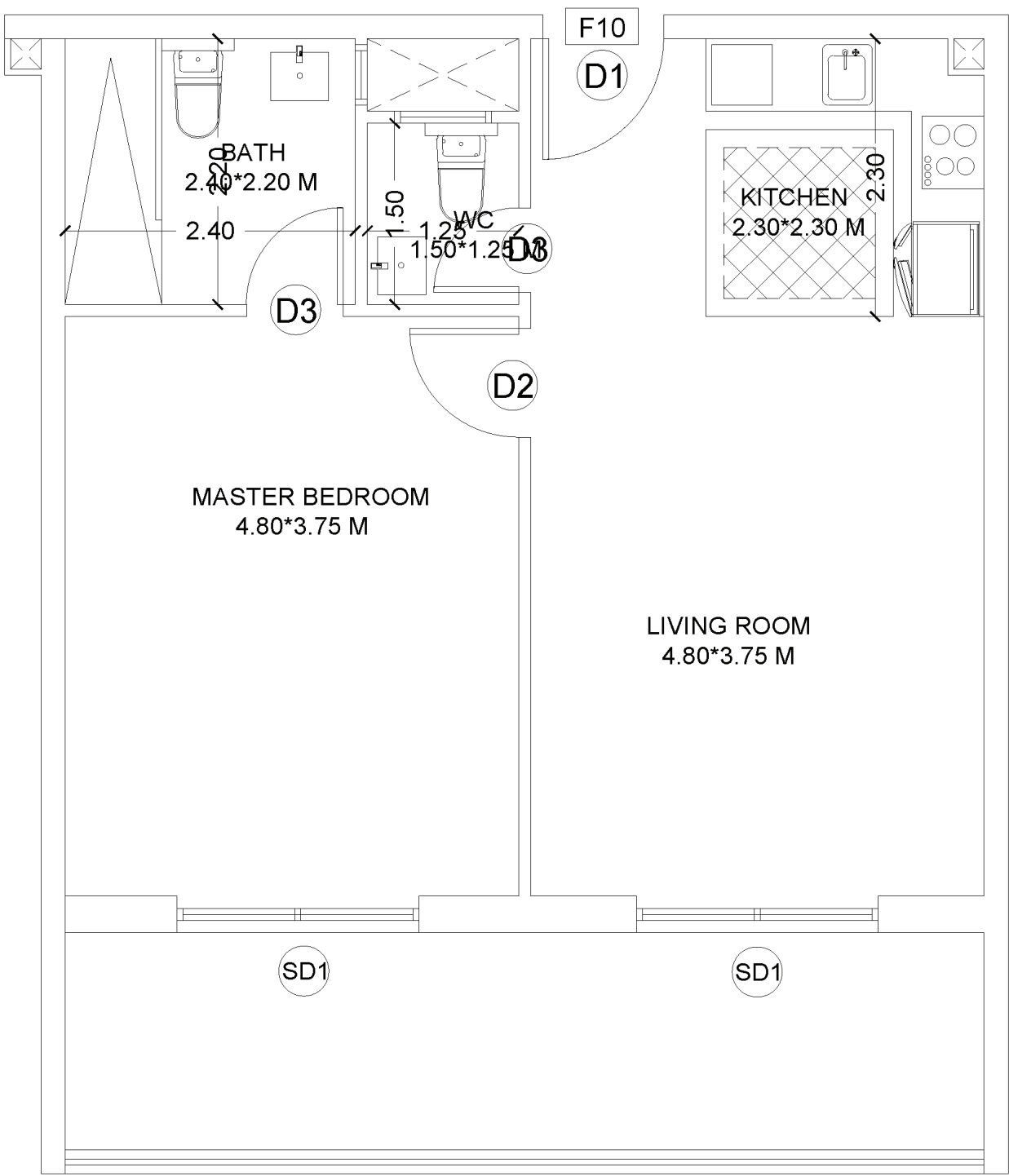


STUDIO (SQM)	
Suite	28.73
Balcony	7.5
Total	36.23

Note: Indicative layout only. Unit sizes and configurations vary across available apartment types.

1 BHK

Unit Plan

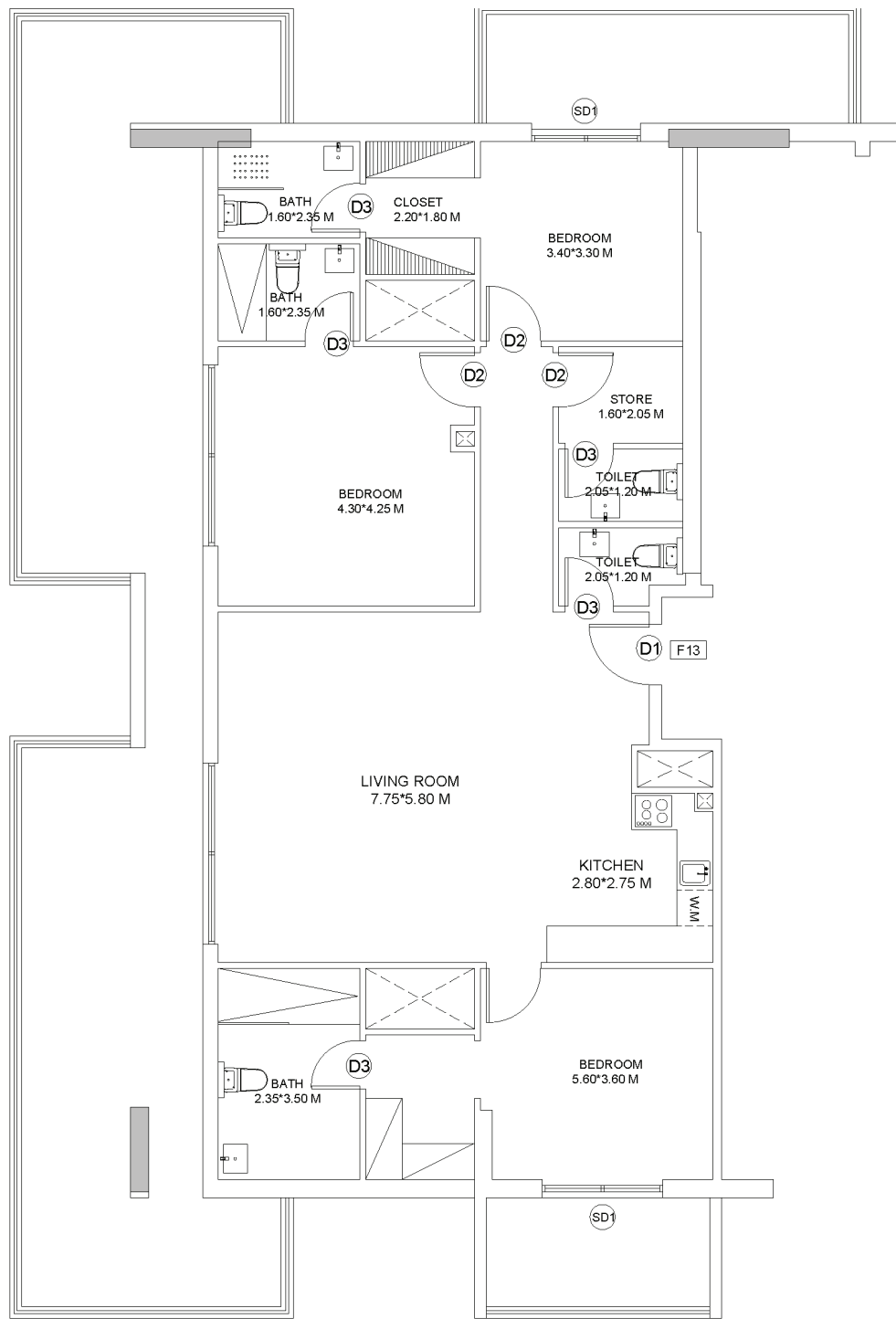


1 BHK (SQM)	
Suite	53.96
Balcony	15.01
Total	68.97

Note: Indicative layout only. Unit sizes and configurations vary across available apartment types.

3 BHK

Unit Plan



3 BHK (SQM)	
Suite	136.70
Balcony	80.28
Total	216.98

Note: Indicative layout only. Unit sizes and configurations vary across available apartment types.

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EQUITI CASA

800 EQUITI UAE (378484823)
04 262 6858 / 056-3484884

info@equitiproperties.com
www.equitiproperties.com

Office 105, SIT Tower
Dubai Silicon Oasis