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+1 P+6	88 UNITS	METRO LINKED LOCATION
Unit Mix	**Building Elevation**	**Total Residence**	**Accessibility**

Building Name	Equiti Casa
Location	Al Warsan 4, Dubai
Building Elevation	Ground + 1 Podium + 6 Residential Floors (G+1 P+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 — 2452 sq. ft.
Total Residential Floors	6 residential floors (88 units total)
Tenure	Freehold

UNIT MIX SNAPSHOT

UNIT TYPE	TOTAL UNITS	SIZE RANGE (SQ.FT)
Studio Apartment	30	383 – 424
1 Bedroom	57	734 – 1,198
3 Bedroom (Top Floor)	1	2452

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


DISTINCT
IN DESIGN.
COMPLETE IN
EVERY SENSE.


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



GYMNASIUM



LOBBY & RECEPTION



KIDS PLAY AREA



COVERED PARKING



HIGH-SPEED ELEVATORS



BARBECUE (BBQ) DECK

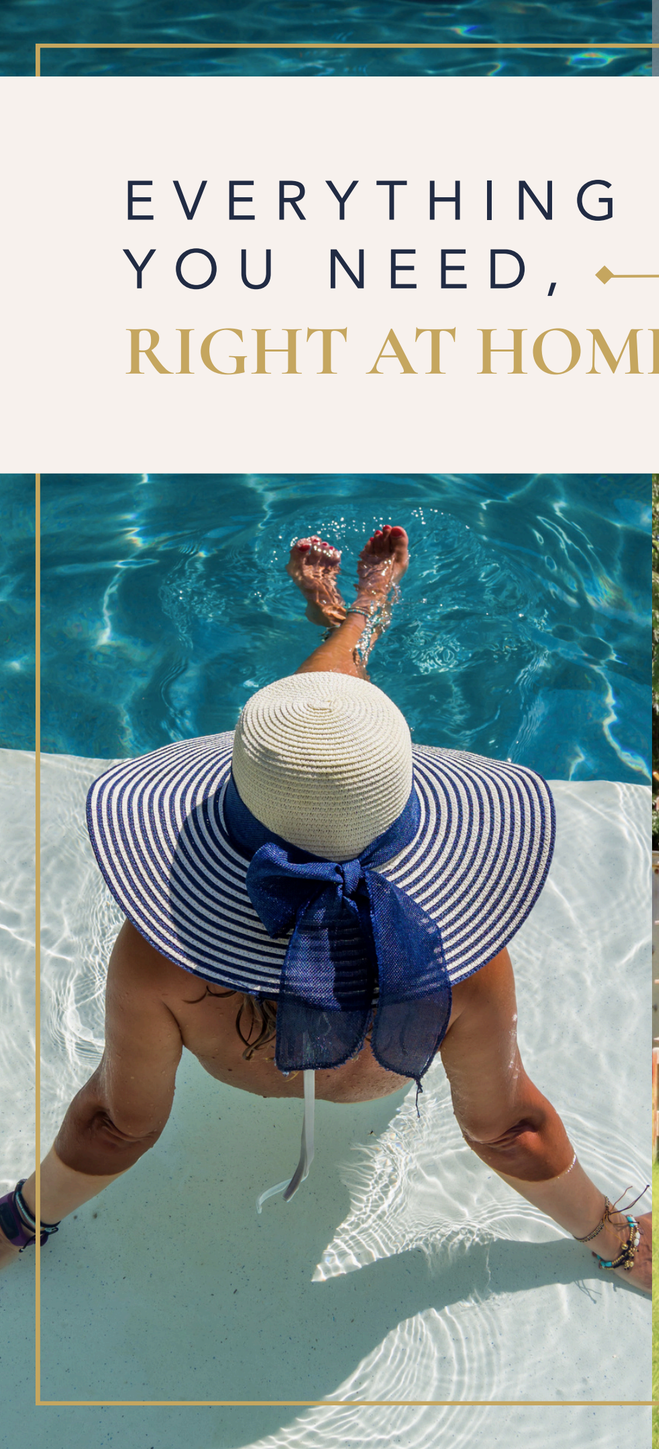


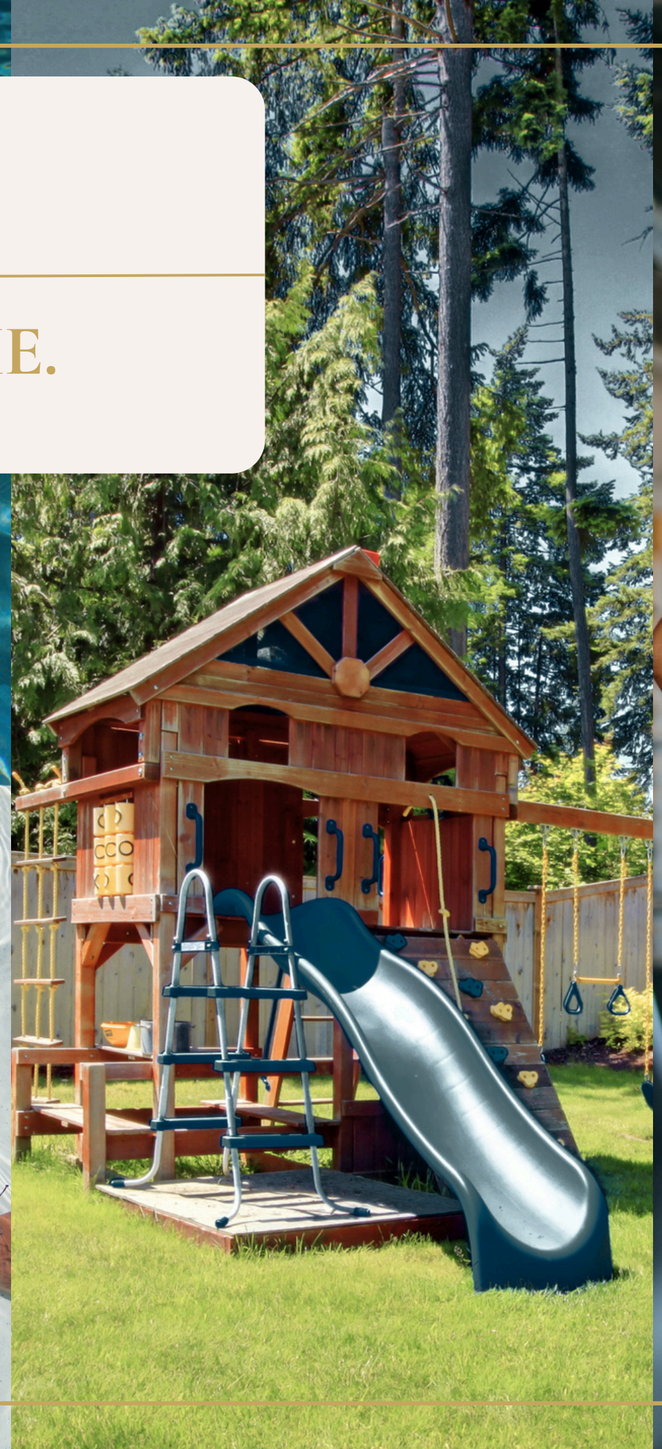
24/7 SECURITY & CCTV



LANDSCAPED PODIUM DECK

EVERYTHING
YOU NEED,
RIGHT AT HOME.



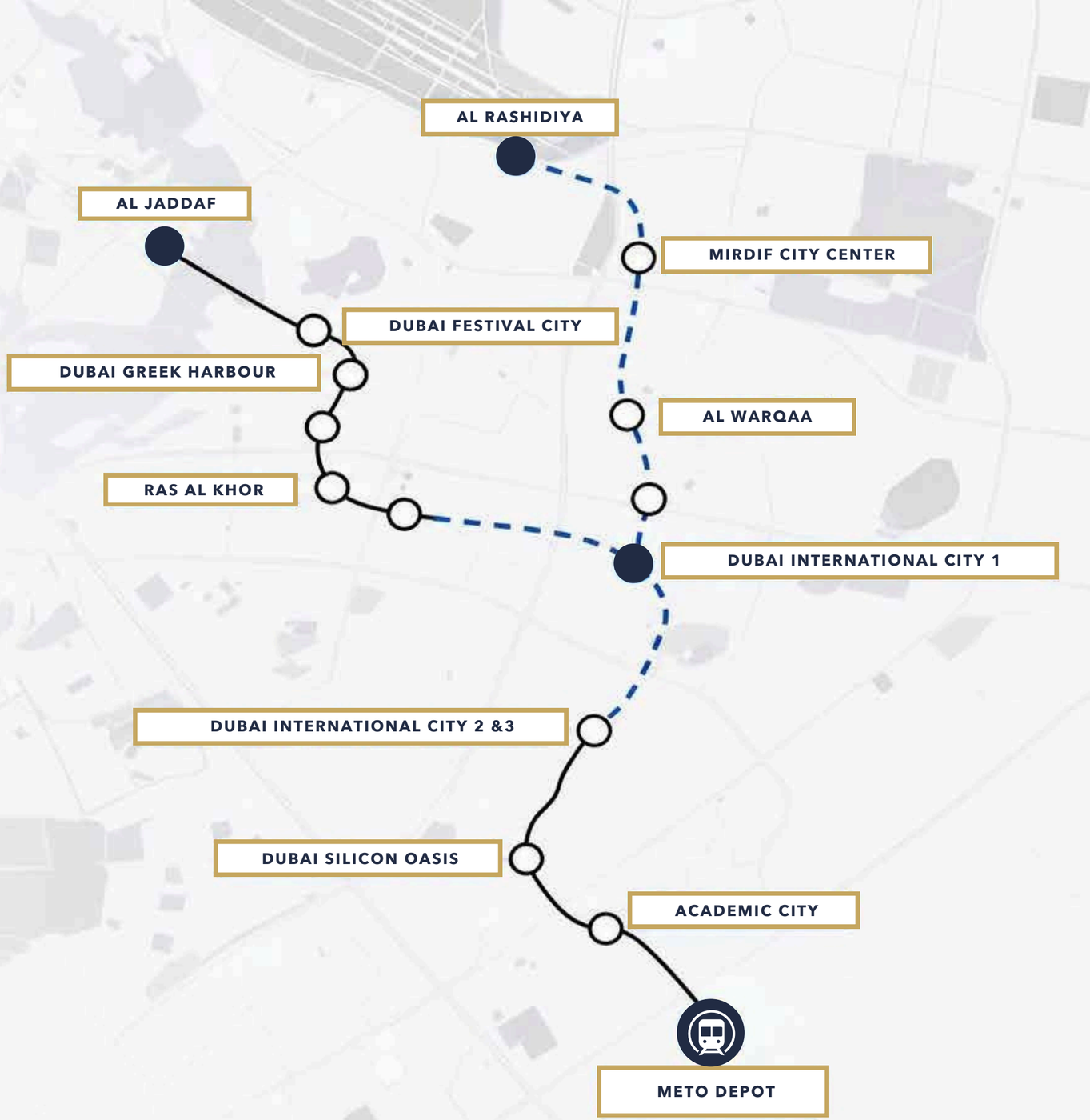






DUBAI METRO BLUE LINE STATIONS





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

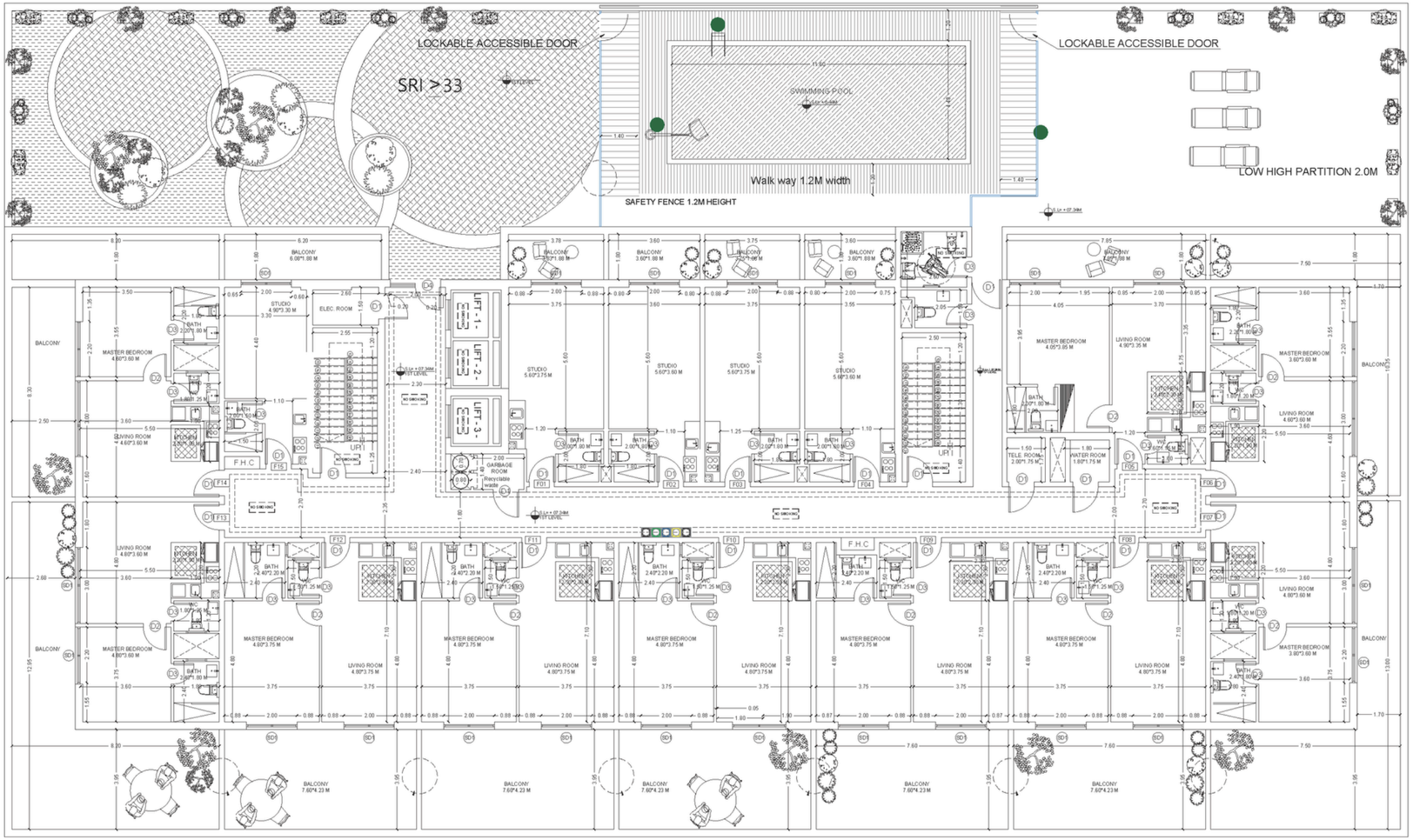
Affordability Advantage — Compared to established metro-linked districts, Al Warsan currently offers an accessible entry price point, with upside as infrastructure matures.

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.

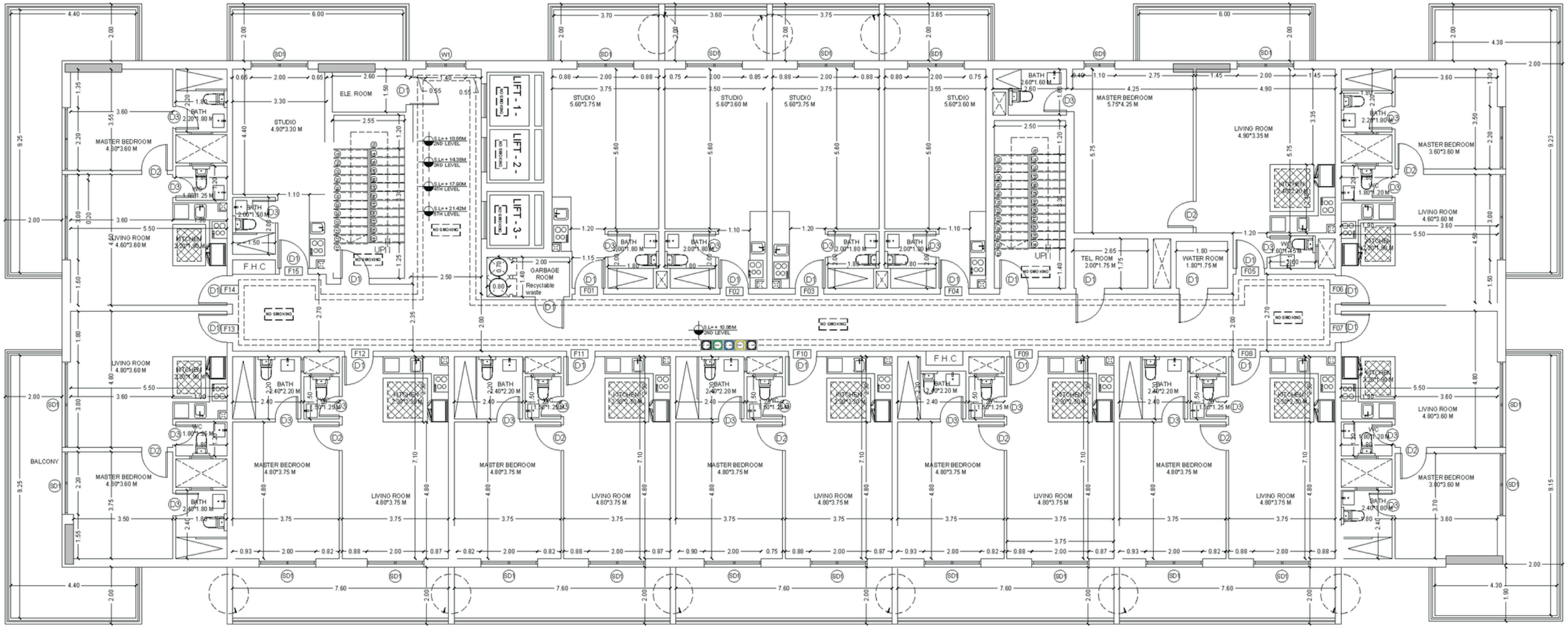


READY-TO-MOVE, CONTEMPORARY HOMES

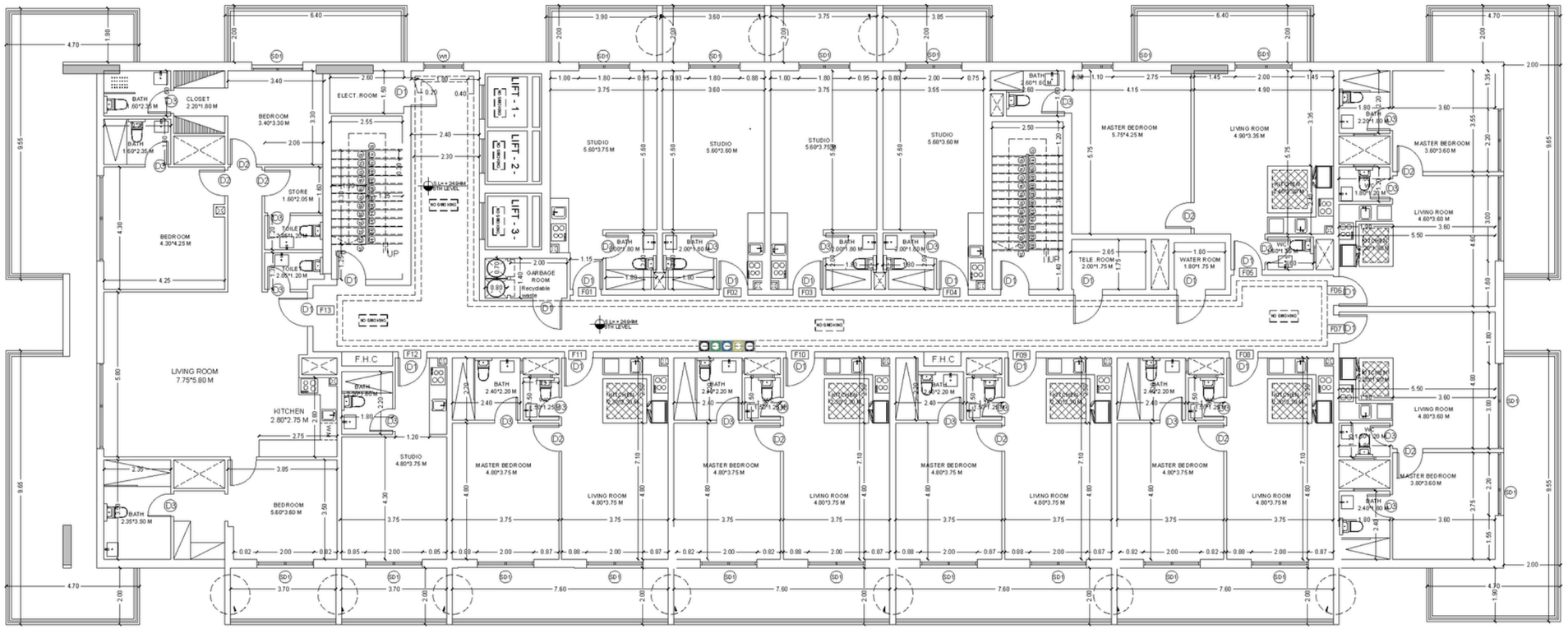
1ST FLOOR LAYOUT



2ND TO 5TH FLOOR LAYOUT

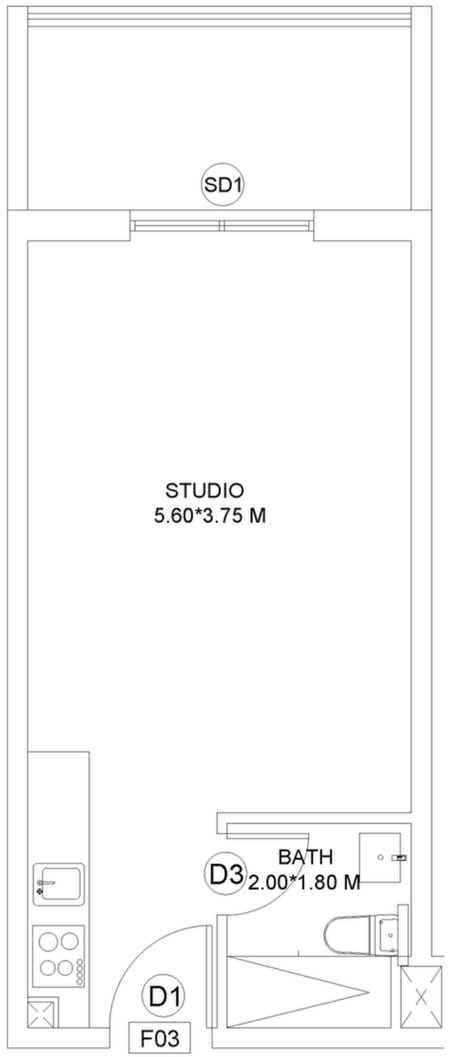


6TH FLOOR LAYOUT



STUDIO

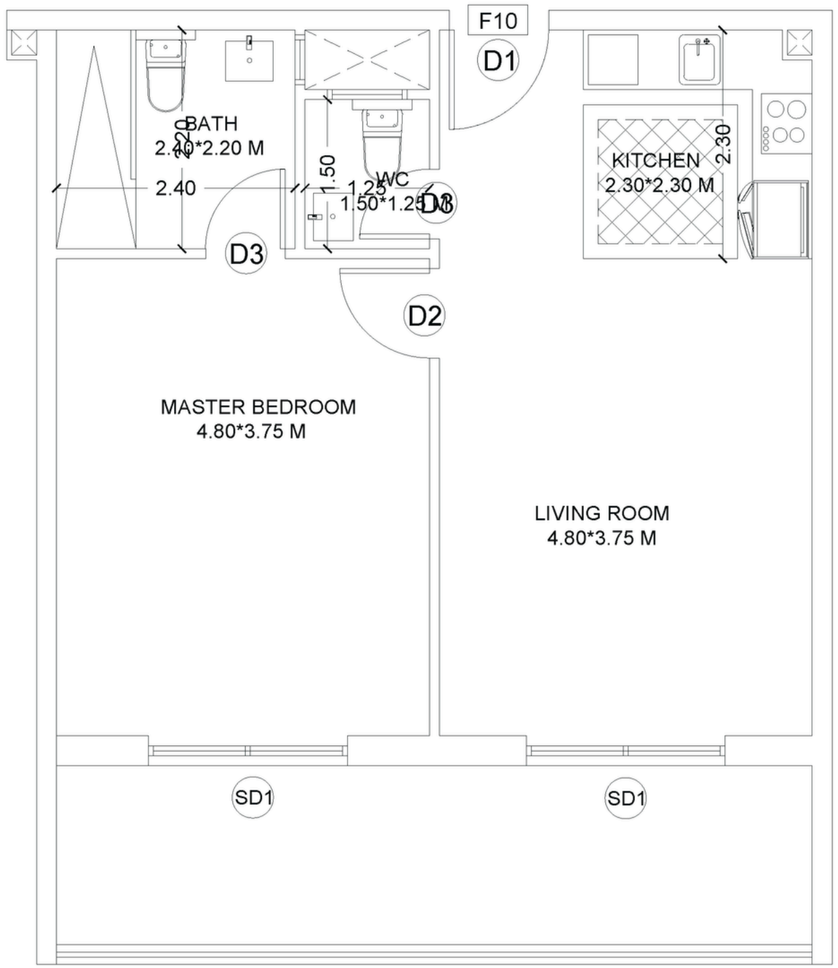
Unit Plan



STUDIO (sq.ft range)	
Suite	262.1 - 335.73
Balcony	143.48 - 84.61
Total	406 - 420

1BHK

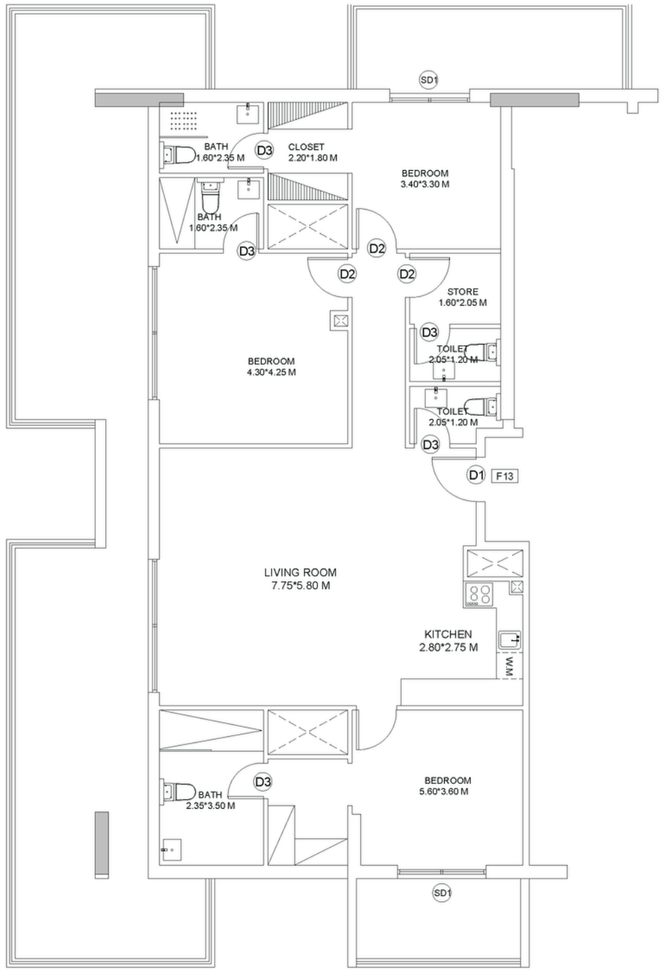
Unit Plan



1BHK (sq.ft range)	
Suite	501.93 - 699.88
Balcony	274.8 - 143.48
Total	777- 843

3BHK

Unit Plan



3BHK (sq.ft)	
Suite	1,459
Balcony	993
Total	2452

EQUITI CASA

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