



Quietly Iconic.
Purposefully Boutique.

Capital Horizon
TERRACES

DUBAI ISLANDS

C I R R E R A
— DEVELOPMENT —



PRESENTATION OUTLINE

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ABOUT CIRRERA DEVELOPMENT

In Cirrera Development, we create spaces that shape the quality of life. Home for us is an environment where emotions are born, dreams are realized and traditions are established.



Zelimkhan Bashirov
Founder and CEO Cirrera Development

Since 2010, we have been shaping exceptional living environments in Moscow, St. Petersburg, and other cities across Russia – and now, in the United Arab Emirates.

Signature Achievements

25+

YEARS OF EXPERIENCE
IN DEVELOPMENT

30+

INDUSTRY
AWARDS

400,000+sq.m

REAL ESTATE
DELIVERED

3,000+

APARTMENTS
DELIVERED

20+

COMPLETED
PROJECTS

10,000+

RESIDENTS IN OUR
COMMUNITIES



ABOUT CIRRERA DEVELOPMENT

In Cirrera Development, our approach is based on a deep respect for aesthetics, details and those who choose us. We design with the understanding that a home is not just a living space, but a lifestyle that reflects a desire for freedom, comfort and inner wellbeing.



Gianluca Paparcone
Author of the Horizon Terraces Project Concept and Interior Design

Born in Italy, Gianluca is a seasoned professional with over 25 years of experience in construction, engineering, and high-end project development. His expertise spans complex infrastructure works, large residential and commercial buildings, ultra-luxury hotels, and airport developments. With a strong background in construction, interior design, and manufacturing, Gianluca has successfully led major large-scale projects across multiple sectors, blending architectural excellence with lifestyle-focused design.

Signature Projects

PULKOVO INTERNATIONAL AIRPORT

ST. PETERSBURG, RUSSIA
2011–2015

FOUR SEASONS HOTEL AND RESIDENCES

BAKU, AZERBAIJAN
2009–2011



OUR LOCATION

Iconic places of the city



OUR RESIDENCE



5 -10 minutes: Dubai Canal / Gold Souq Metro Station / Port Rashid



10 -15 minutes: Sheikh Zayed Road/ Dubai Creek / 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



33 minutes: Business Bay / Dubai Financial Centre



KEY FACTS LOCATION

Dubai Islands



86 RESORT & HOTELS



21 KILOMETERS BEACH
LENGTH



9 MARINAS



2 18-HOLE GOLF COURSE
29-HOLE GOLF COURSE



DISTRICT PLAN

Island A



BEACHFRONT HOTEL AND RESIDENTIAL DISTRICT

Mix of luxury hotels and branded residential apartments



SHOPPING CENTRES

Mixed-use core for retail and entertainment



MARINA HOTEL AND RESIDENTIAL DISTRICTS

Mix of hotel and luxury residential apartments along the marina waterfront



URBAN ISLAND RESIDENTIAL COMMUNITY DISTRICT

High density garden apartments



WATERFRONT RESIDENTIAL COMMUNITY DISTRICT

Mix of medium and high density residential apartments



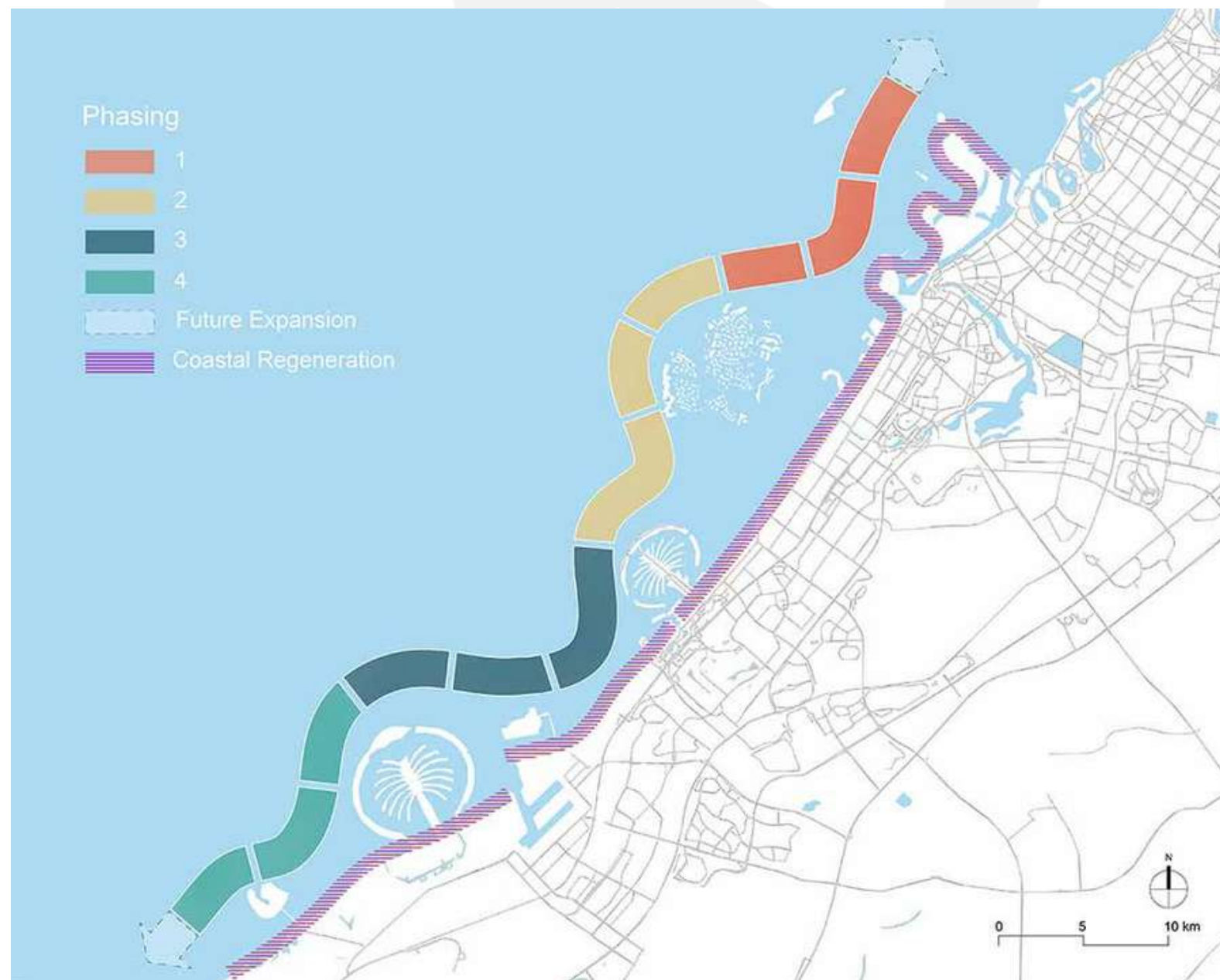
DESTINATION ART AND CULTURAL DISTRICT

Specialty retail and cultural activities



DUBAI REEF PROJECT

Dubai reefs will become an eco-destination for human & ecological wellness.



MARINE LIFE RESTORATION



To develop one of the world's largest artificial reef systems (200 sq km)



To support marine biodiversity and promote eco-tourism



Projected to create over 30,000 green jobs



Dubai Master Plan for Public Beaches



Blue Flag accreditation for 5 years in a row



400% increase in the length of public beaches



300% raise of services



CONFIGURATION & PAYMENT PLAN

Quietly Iconic. Purposefully Boutique

Building	Properties	Total Units
G+P+8	Apartments 1-2-3 BR's	63
1 BD Units	2 BDs Units	3 BDs Units
15	39	9

Payment Plan

20% Booking + 40% Construction +
20% Handover + 20% Post Handover

Availability

Off-Plan
Sale

Delivery

Hand-Over
Q4 - 2026





OUR VISION

Live thrillingly with Cirrera



**WE ARE BUILDING THE
ARCHITECTURE OF NEW TIMES
FOR THOSE WHO VALUE
AESTHETICS, PERFECTION AND
A TRUE FEELING OF HOME.**

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.

For us it is important not only to create beautiful forms but also to form a new sensitivity to what “home” means.



OUR DIFFERENCE

Live the Logic of Better Design



MORE SPACE. SMARTER DESIGN.

We build the future based on years of experience, proven expertise, and the highest quality standards.

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.



PROJECT PHOTOS

Capital Horizon

TERRACES

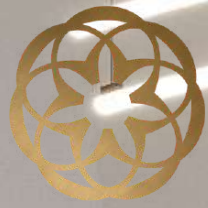
Dubai Islands





EXTERIOR





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RECEPTION

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DUBAI ISLANDS

CIRREDA
DEVELOPMENT





GRAND LOBBY





Capital Horizon
TERRACES





LIVING ROOM



CRAFTED FOR COMFORT AND QUALITY.

Fully furnished apartments, open-plan layouts, and 3.2-meter floor-to-ceiling panoramic windows-refined spaciousness in every square meter, designed for enjoying spectacular views.



KITCHENS & LIVING ROOMS.

Kitchens feature premium veneer cabinetry and are fully equipped with high-performance appliances by Miele, meeting the standards of modern lifestyles.



LIVING ROOM



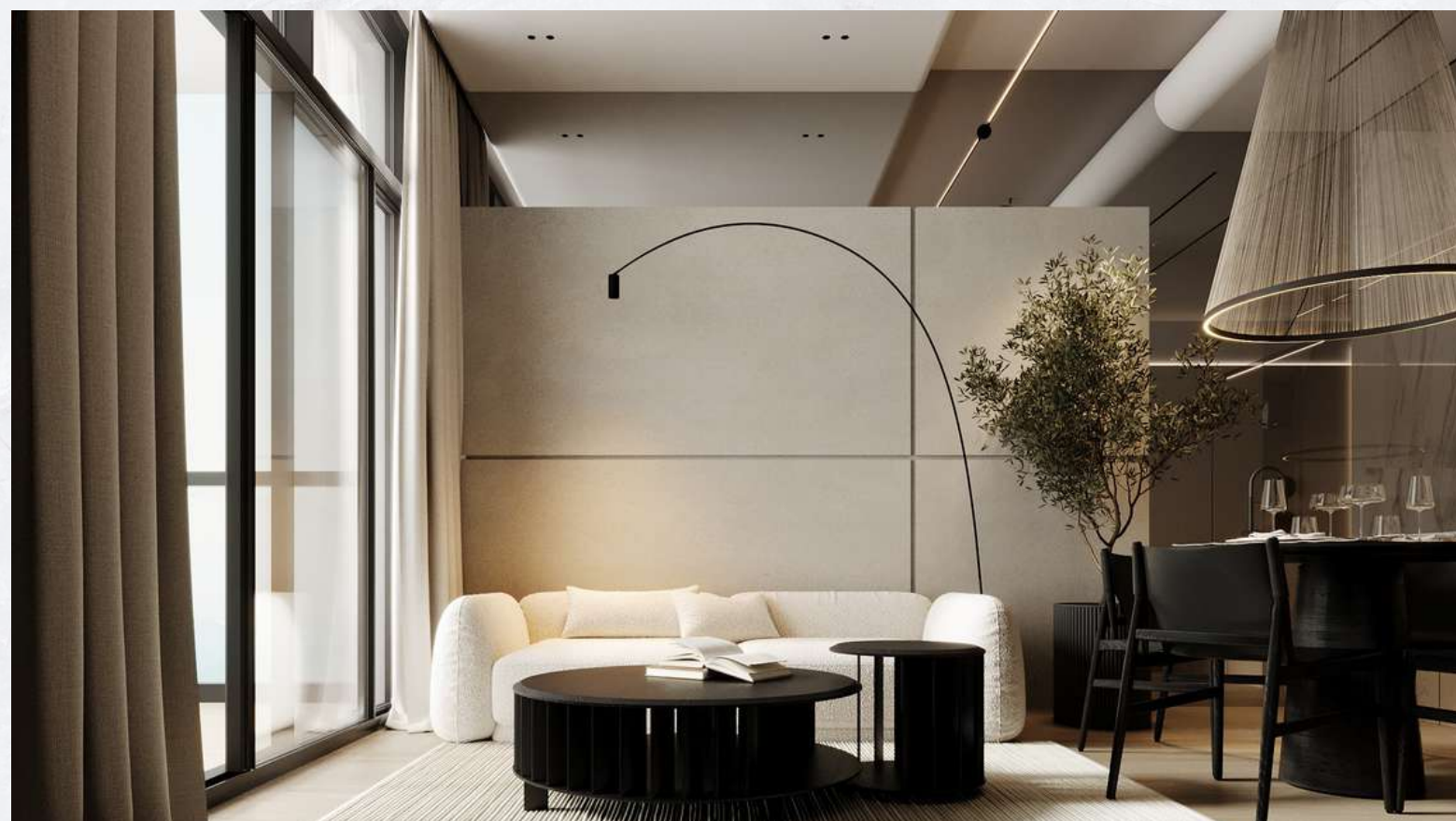
TIMELESS INTERIORS, MODERN ELEGANCE.

Each space is thoughtfully curated by OCKHOME – our in-house interior design and Italian furniture production company – to evoke comfort, serenity, and aesthetic excellence.



KITCHENS & LIVING ROOMS.

Clean lines, warm natural tones, and refined proportions create a perfect canvas for luxury living-spaces that inspire and elevate everyday living.





Capital Horizon
TERRACES





BEDROOM



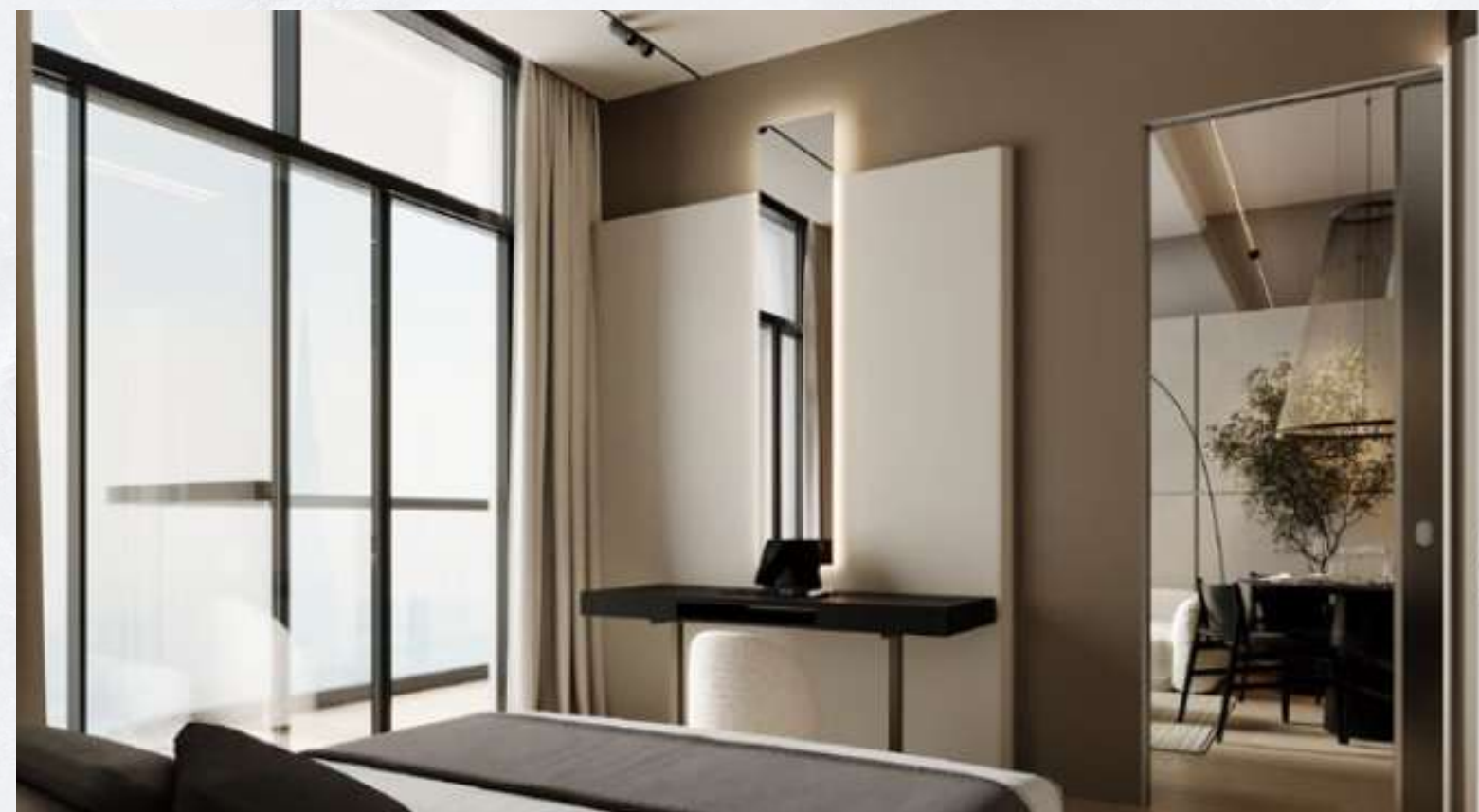
EXCEPTIONAL FINISHES, ECO-CONSCIOUS CHOICES.

Every detail speaks of quality - from first-choice ceramic finishes and designer sanitary ware to eco-friendly paints and artisanal decorative plasters.



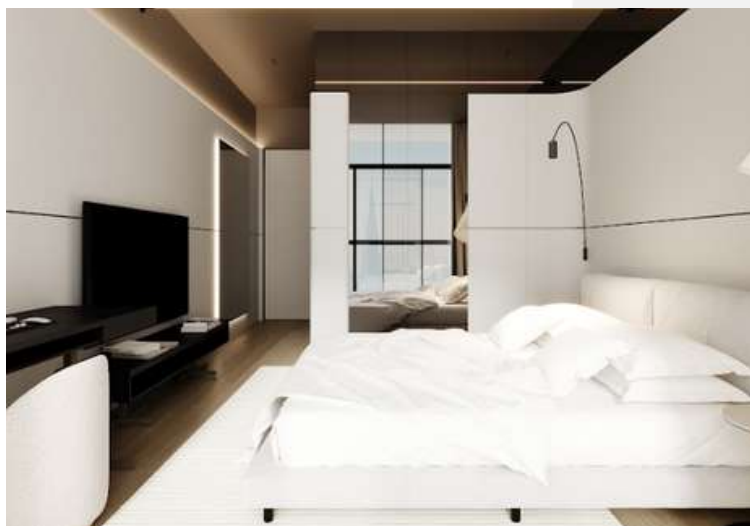
OUR FURNITURE.

Our bespoke furniture is crafted with Italian skin-friendly fabrics and natural foams for wellness and durability. From plush sofas to beds, every element is designed to lasting comfort.



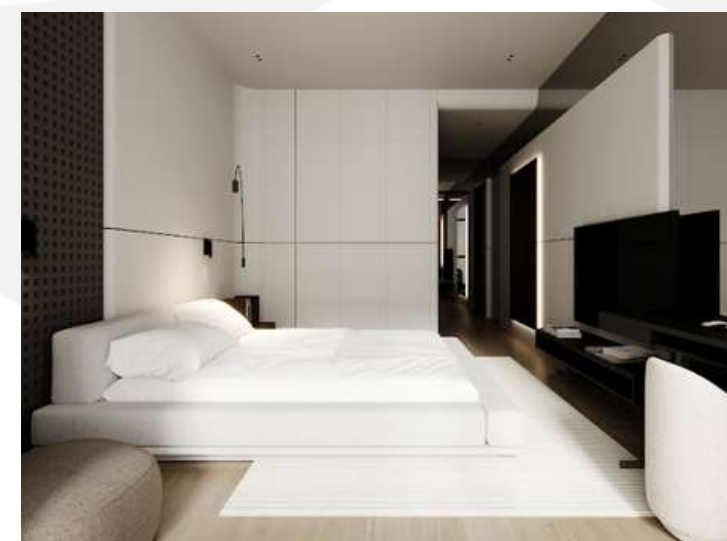


BEDROOM



CRAFTED WITH PRECISION, TIMELESS ELEGANCE.

We create more than just aesthetically pleasing spaces - we create a lifestyle in which there is no compromise between beauty, meaning and comfort.



GOOD DESIGN ISN'T A FEATURE. IT'S A FOUNDATION.

Our own production of key interior elements allows us not only to control but to create quality from scratch – with attention to every detail, with respect for aesthetics, and with full confidence in the result that we are responsible for at every stage.



Capital Horizon

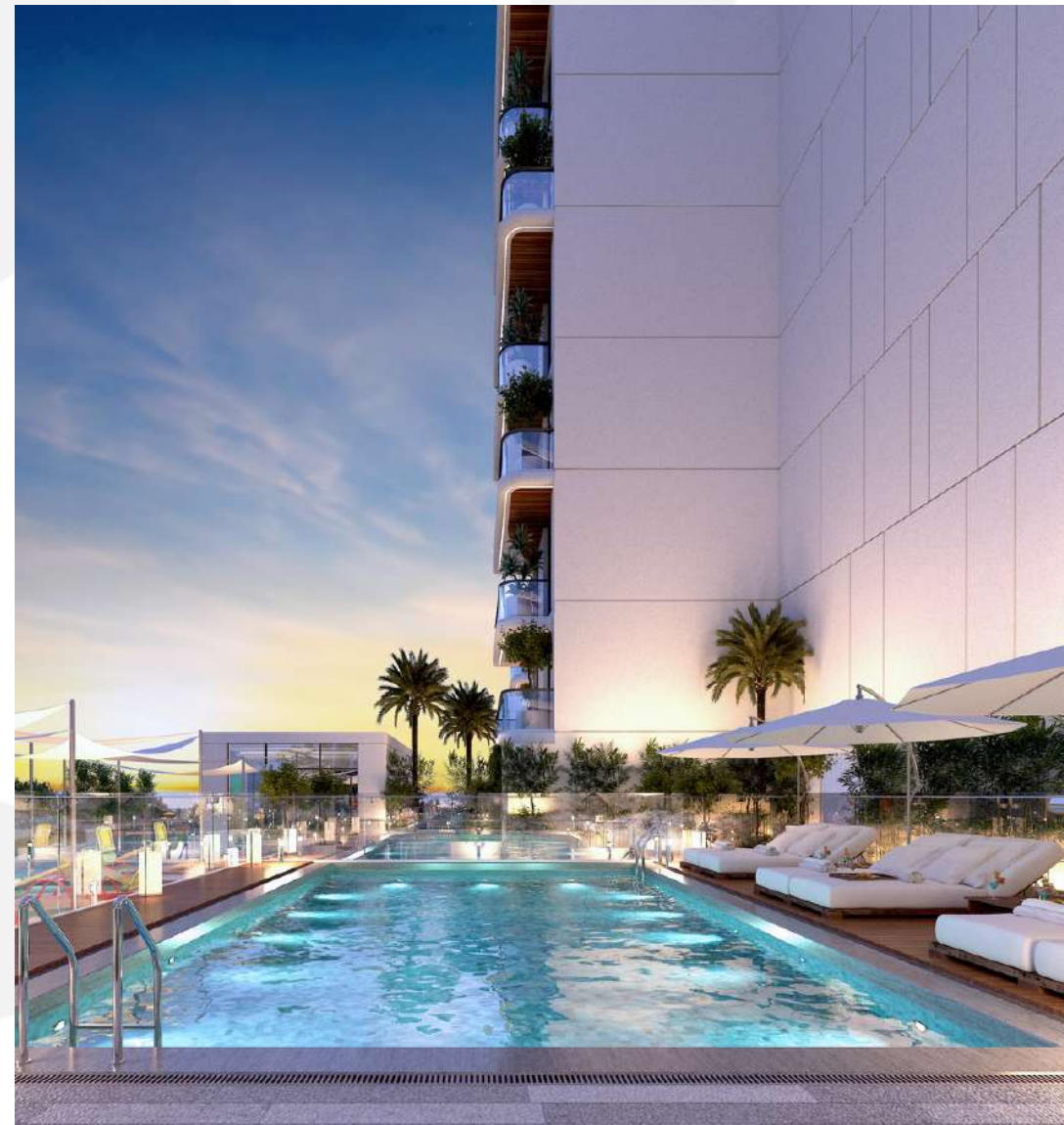
TERRACES





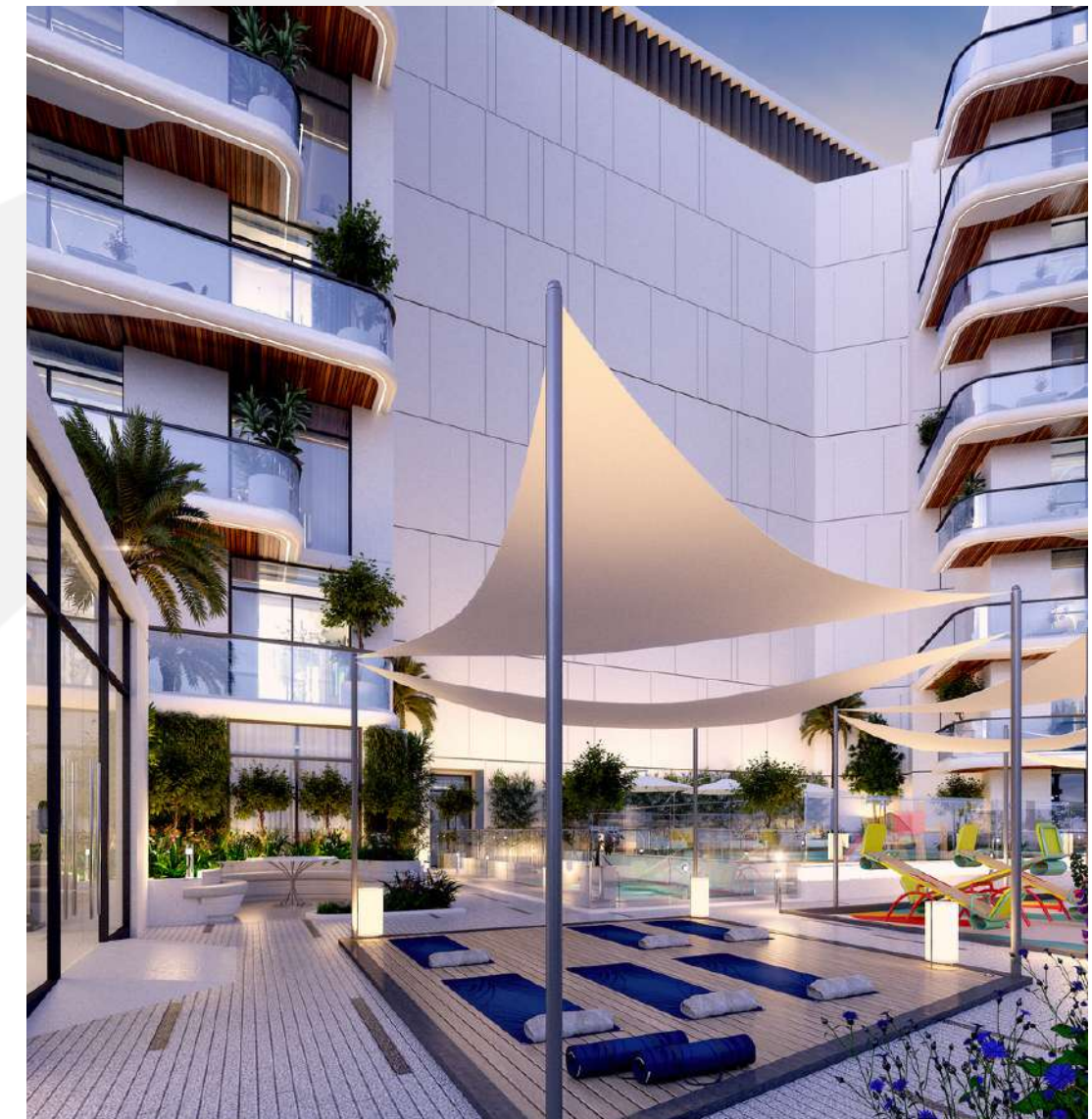
AMENITIES

KIDS POOL AREA



SWIMMING POOL AREA

YOGA & FITNESS AREA

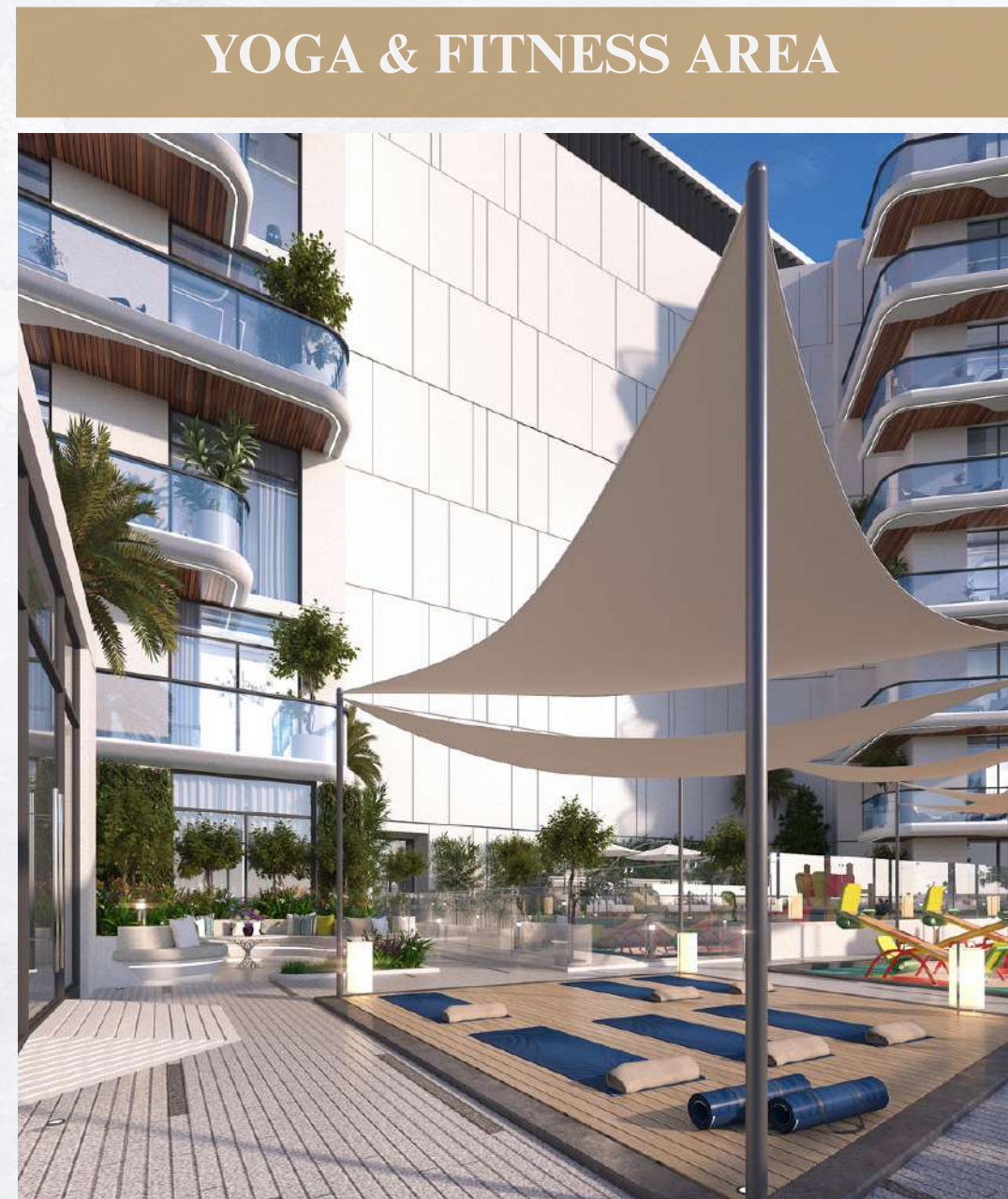




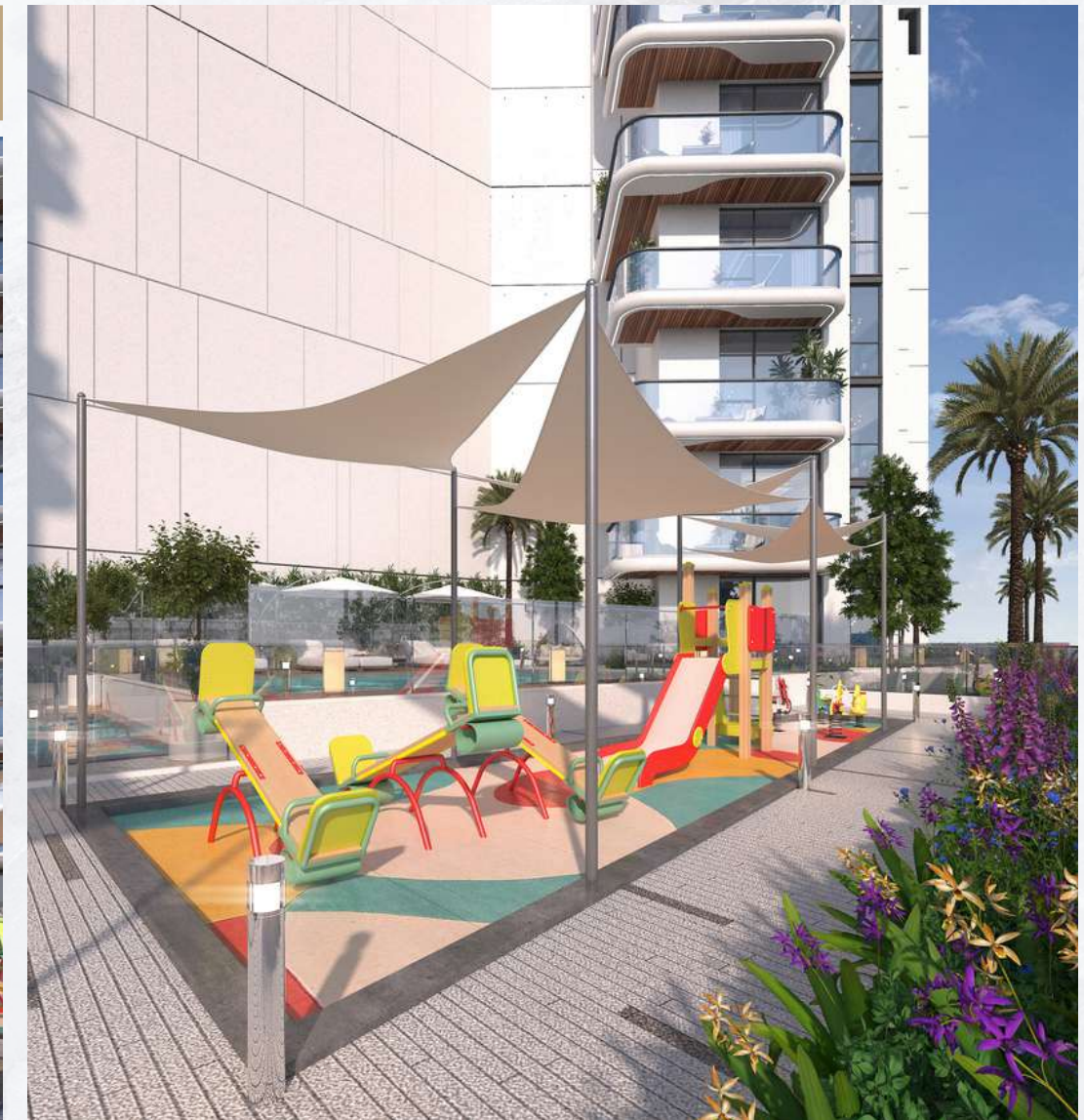
AMENITIES



OUTDOOR LOUNGE AREA



YOGA & FITNESS AREA

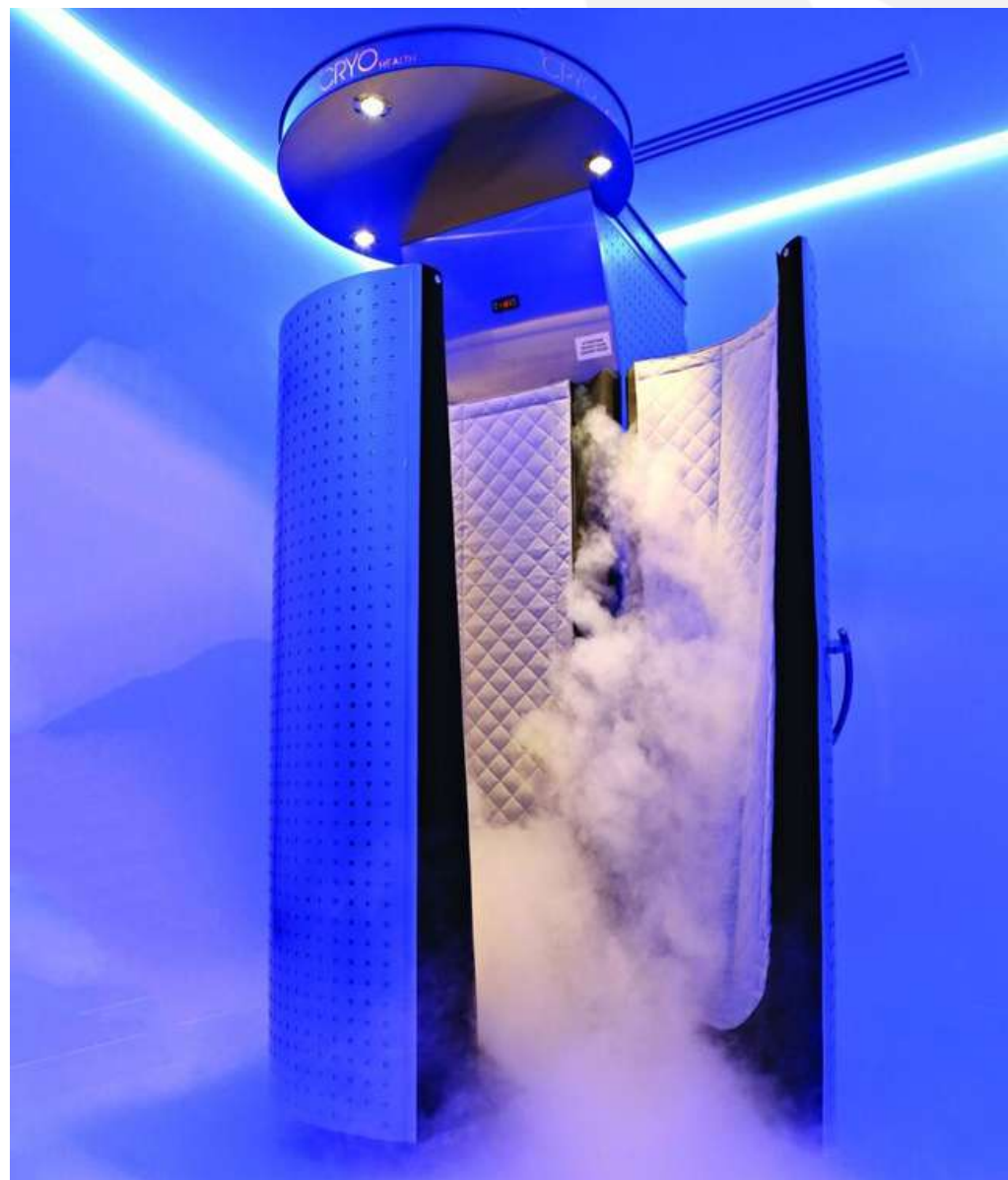


KIDS' PLAY AREA



AMENITIES

Innovation Meets Wellness
Cryosauna — technology that cares for your body and mind.



WE INTEGRATE ADVANCED RECOVERY AND WELLNESS PRACTICES INTO THE EVERYDAY LIFESTYLE OF OUR RESIDENTS.

As part of the project's wellness infrastructure, the cryosauna offers an innovative, scientifically proven therapy. With temperatures reaching -100°C and sessions lasting just 2-3 minutes, the results are long-lasting and revitalizing.

CRYOTHERAPY HELPS TO:

- Slow down the aging process
- Support skin, muscles, and collagen health
- Strengthen immunity and stress resilience

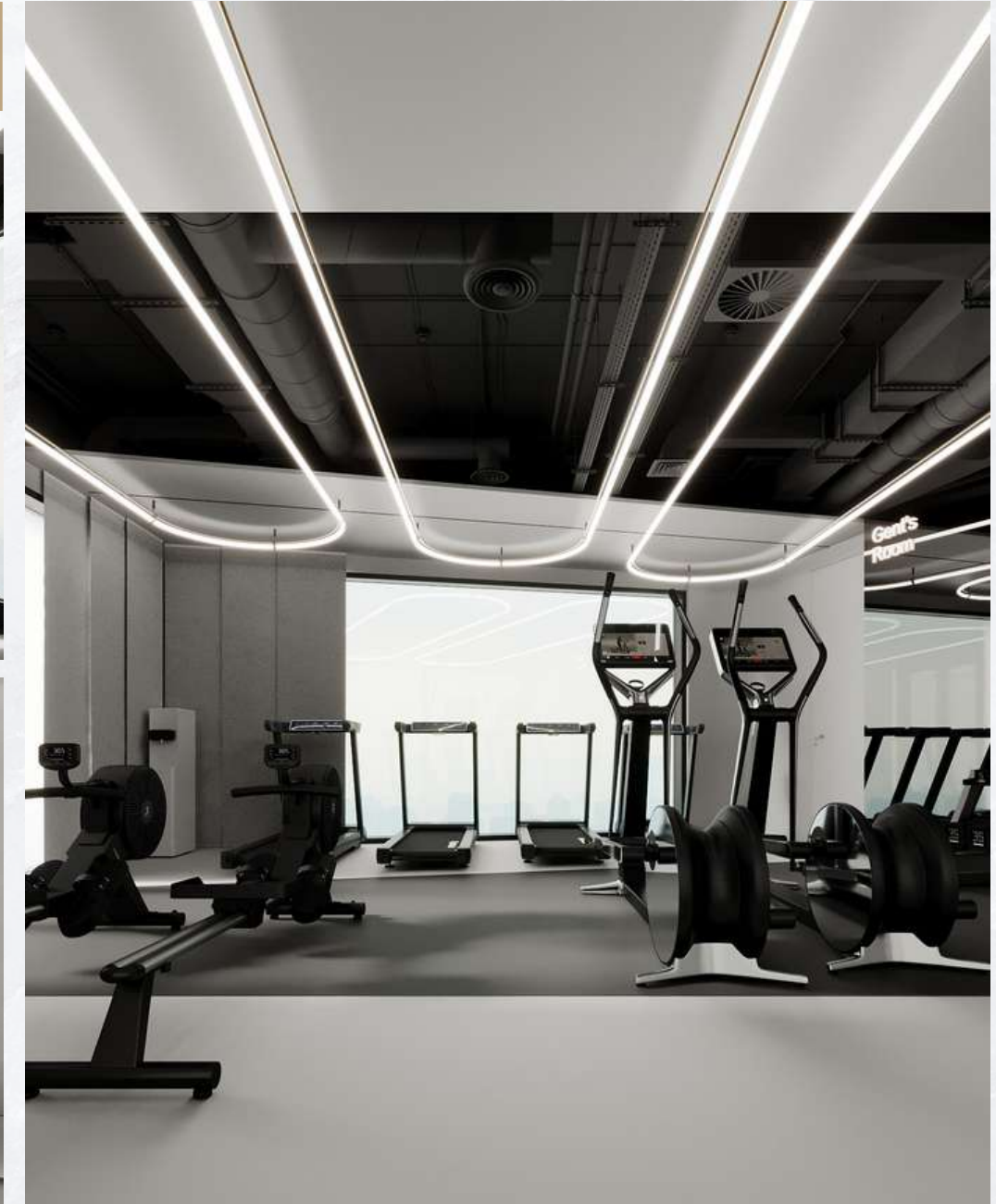
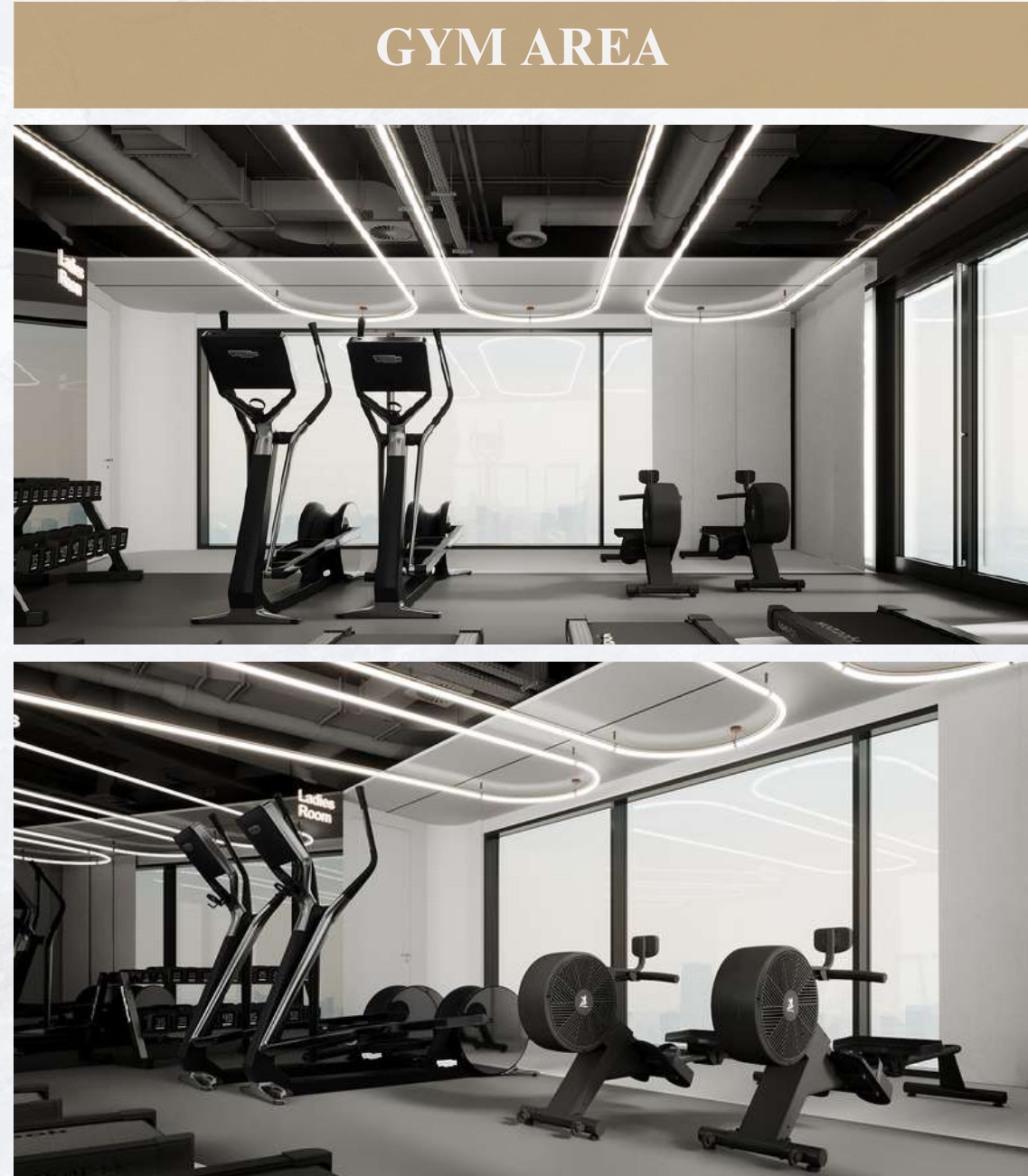
*The perfect way to start your day -
recharged, balanced, and clear-headed!*



AMENITIES



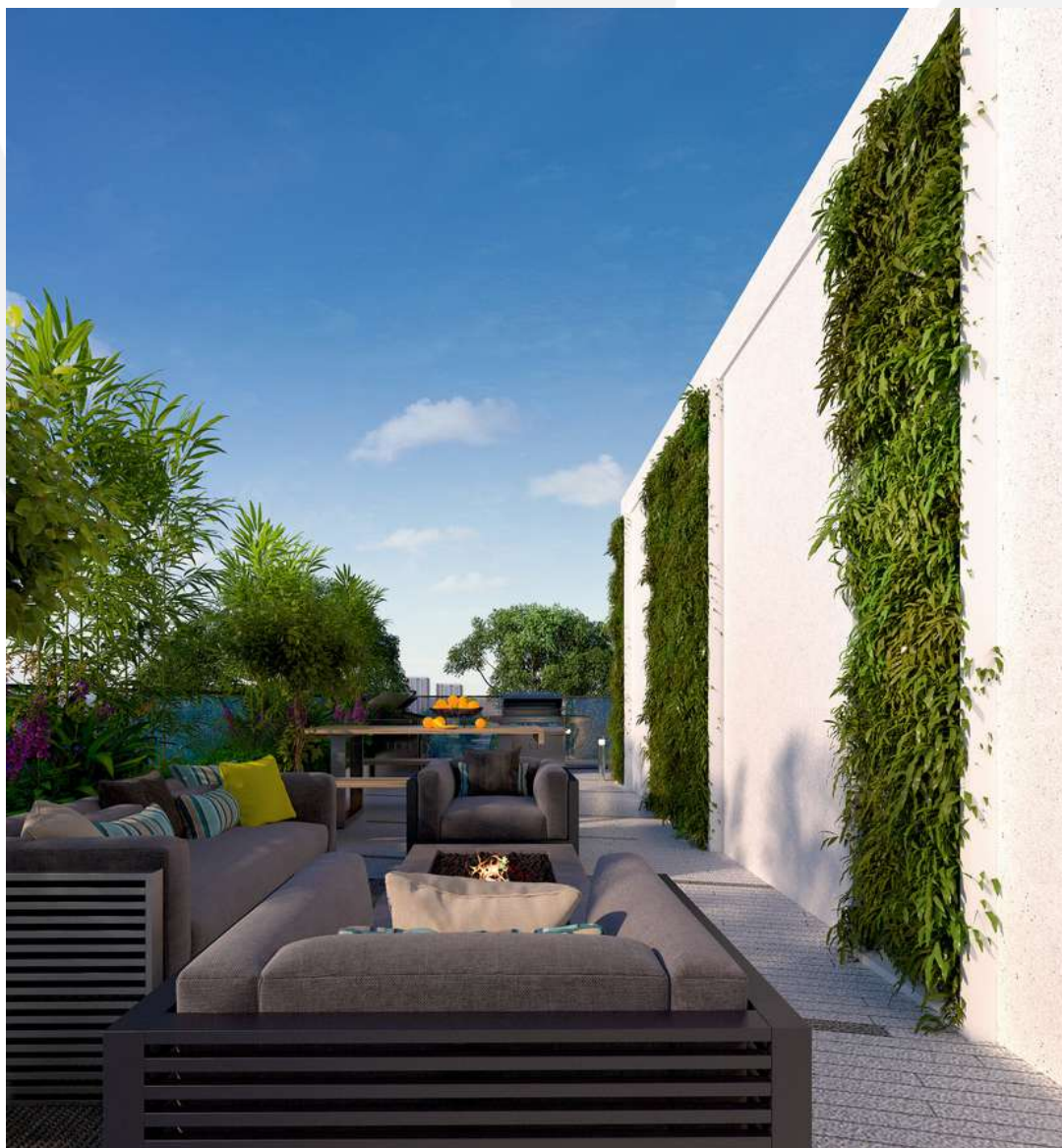
GYM AREA





AMENITIES

OUTDOOR BBQ AREA



GOLF CART ACCESS FOR RESIDENTS



CIRRERA
— DEVELOPMENT —

INTERIOR SPACES AT CAPITAL HORIZON TERRACES
HAVE BEEN PROUDLY DESIGNED BY:

OCKHOME
HOME COLLECTION