

BROCHURE

ARANCIA *Yards 2*

BY

BEYOND

A way of living,

WHERE LIFE GROWS FREELY SHAPED BY NATURE, GUIDED BY ABUNDANCE

THE ESSENCE OF
CULTIVATED LIVING



CONTENTS

LOCATION 04

THE YARDS 06

PROJECT 22

INTERIORS 31

EXPERIENCE 44

DEVELOPER 57

Location





WHERE JOURNEYS MEET

Positioned within **City of Arabia**, one of Dubai's most strategically connected destinations, Arancia Yards 2 places residents within easy reach of the city's most important landmarks while offering a quieter and more balanced way of living.

Location



MAP

- 3 min — IMG World
- 10 min — Global Village
- 15 min — Silicon Central Mall
- 15 min — Dubai Miracle Garden
- 16 min — Hamdan Sports Complex
- 20 min — Downtown Dubai
- 23 min — Mall of the Emirates
- 25 min — Dubai International Airport
- 35 min — DWC Airport


The Yards

The Yards

A NEW URBAN SANCTUARY WITHIN CITY OF ARABIA

LIVE LIFE IN
ABUNDANCE





Situated in City of Arabia, Dubai, The Yards is BEYOND's new 165,000 sqm masterplan, a landscape first destination where over 70% is dedicated to open-air living.

WALKS THROUGH WONDER

A slower rhythm unfolds beneath shaded avenues and garden-lined paths. Beyond Arancia Yards 2, the wider City of Arabia masterplan extends the lifestyle experience with lively cafés, vibrant plazas, wellness spaces, a sports hub and farm-to-table experiences. Everyday essentials, including a nursery, school, clinic and mosque, are thoughtfully integrated throughout the masterplan, placing convenience within easy reach. Framed by Mediterranean-inspired landscapes, it is a community where connection, movement and everyday pleasures come naturally.



Pause Together

INTERNAL HOTEL

The social heart of the community. Framed by elegant architecture, landscaped courtyards and inviting gathering spaces, the plazas bring neighbours together while offering moments of calm and everyday discovery.





Flourish Together

EDIBLE GARDENS

A vibrant space where residents can grow, harvest and connect. Inspired by the simple pleasures of outdoor living, these gardens encourage a healthier, more sustainable and community-focused lifestyle.

Pause in Bloom

GARDEN RETREAT

A tranquil outdoor sanctuary where nature and wellbeing come together. Thoughtfully designed seating, lush landscaping and quiet pathways create an atmosphere of relaxation throughout the day.



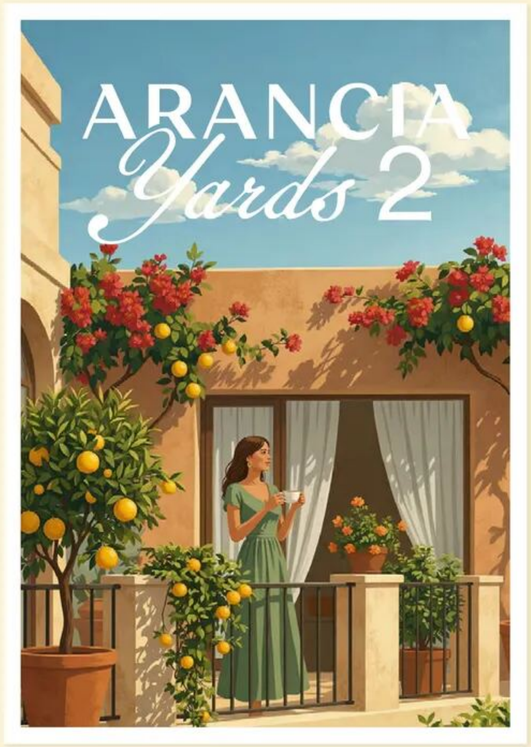


Quiet Restoration

WELLNESS DECK

A serene retreat designed for restoration and connection. Surrounded by calming waters, shaded lounges and intimate wellness spaces, it offers a peaceful setting to unwind, reflect and recharge at your own pace.


Living
in Full
Bloom



THE NEXT CHAPTER OF LIFE IN ABUNDANCE

ARANCIA YARDS 2 CONTINUES THE VISION OF A COMMUNITY SHAPED BY NATURE AND DESIGNED FOR BALANCE.

Set amongst landscaped gardens and open green spaces, it offers a quieter rhythm of living, where every path, courtyard, and shared space has been thoughtfully considered.

Clean architectural forms sit comfortably within the landscape, creating a seamless connection between home and nature. Here, life moves with ease, encouraging residents to slow down, reconnect, and enjoy the moments that matter most.




D
C
ARANCIA
Yards 2
B
A




WHERE LIFE COMES
TOGETHER EASILY





Rooted Living

LIFE, SHAPED BY NATURE, ROOTED IN EVERYDAY RITUAL, DESIGNED TO FEEL EFFORTLESS

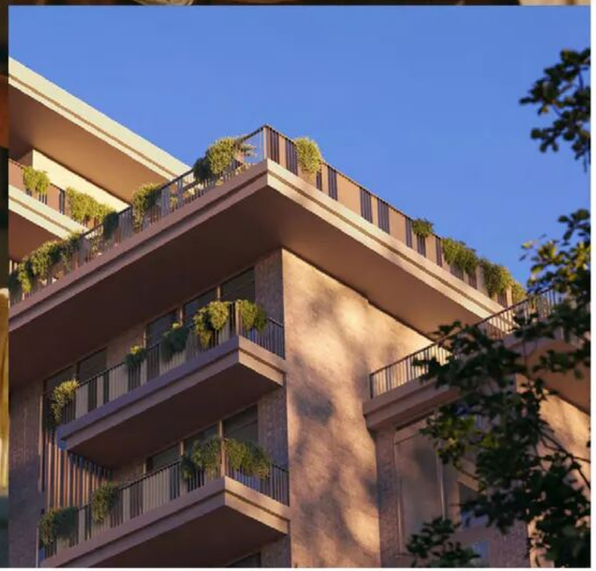
AT THE CENTER
OF IT ALL
















Project

Project

A GREEN LANDSCAPE FOR CALM AND FLOW

HERE, LIFE
COMES TOGETHER



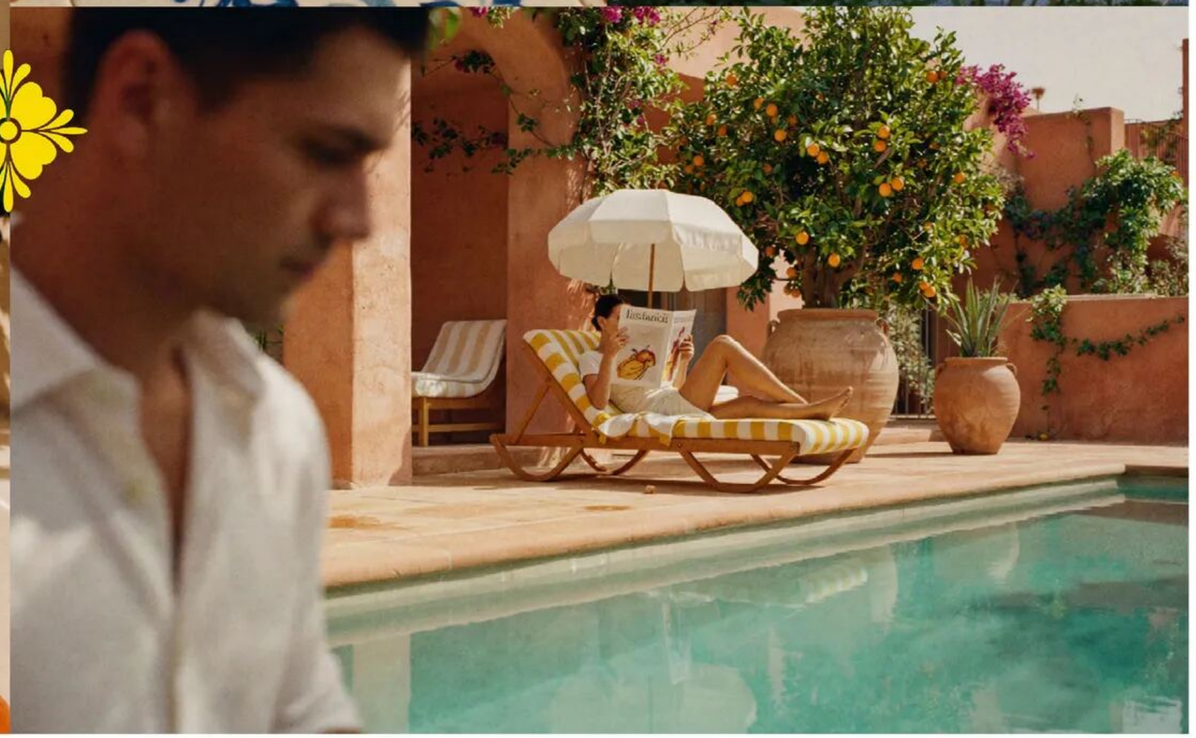
AT ONE WITH THE LAND

Comprising four residential buildings, Arancia Yards 2 is designed to exist in harmony with its surroundings. Elevated above an expansive landscape setting, the architecture creates space for gardens, shaded walkways and communal areas to flow naturally beneath and between the buildings.







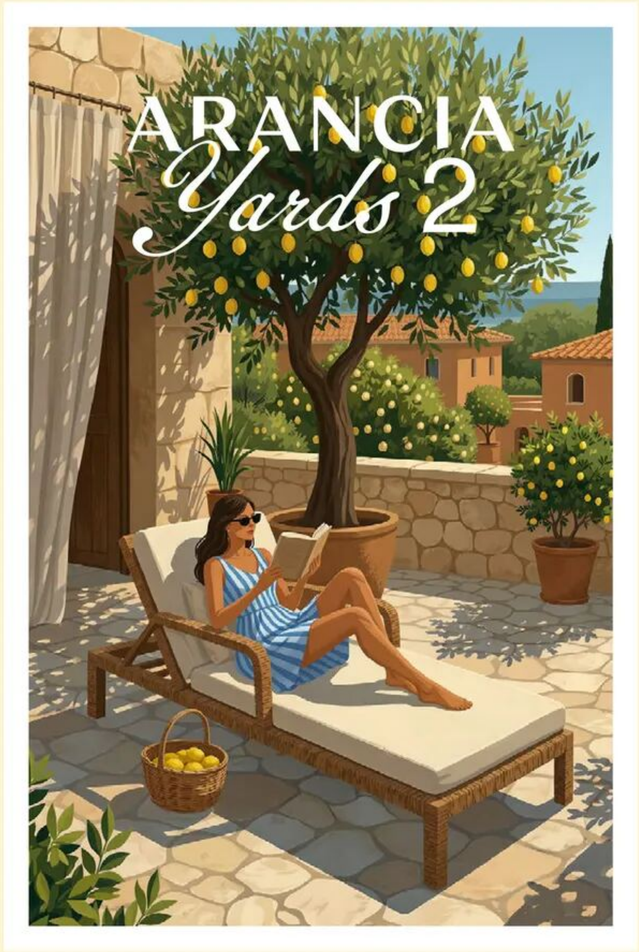




CRAFTED FOR A LIFE IN BALANCE

At Arancia Yards 2, every home is thoughtfully designed to elevate everyday living. **Spacious 1, 2 and 3-bedroom residences** combine natural light, generous layouts and seamless indoor-outdoor living, while private terraces and expansive glazing connect each home to the surrounding landscape.

Ground-floor residences offer an even closer connection to the gardens, creating a sense of openness and tranquility.



A GREEN SANCTUARY AT ITS CORE



At the heart of **Arancia Yards 2** is a beautifully landscaped sunken garden, designed as a place to relax, connect and enjoy the outdoors.

Surrounded by lush greenery, shaded seating and inviting open spaces, it creates a natural gathering place for residents throughout the day. The architecture is thoughtfully elevated above the landscape, creating shaded areas below and allowing fresh air to move naturally through the community.

This approach enhances comfort while giving nature the space to flourish, creating a green sanctuary at the centre of everyday life.







CONNECTED TO THE GREEN SPINE

Arancia Yards 2 is seamlessly connected to the Green Spine, the defining landscape feature of The Yards at City of Arabia.

Stretching through the community, this expansive network of gardens, pathways and shared spaces links residents to wellness, recreation, retail and everyday conveniences. Whether enjoying a morning walk, spending time with family, meeting friends or simply taking in the surroundings, every journey is enriched by a continuous connection to nature.

Here, life flows through green spaces designed to bring people together and create a stronger sense of belonging.

Interiors



Interiors

DESIGNED AROUND SPACE AND LIGHT

MADE FOR
EVERYDAY LIVING



AN ARRIVAL THAT LINGERS

The transition into Arancia Yards 2 is designed to be felt. Filtered light, soft shadows and framed views create a sense of calm from the very first moment, where the outside world fades, and a quieter rhythm begins.

DESIGNED AROUND THE WAY YOU LIVE

Available in one, two and three-bedroom layouts, each residence has been thoughtfully planned to maximize space, light and functionality.

Expansive living areas flow seamlessly onto private balconies and terraces, extending the living experience and strengthening the connection to the outdoors.

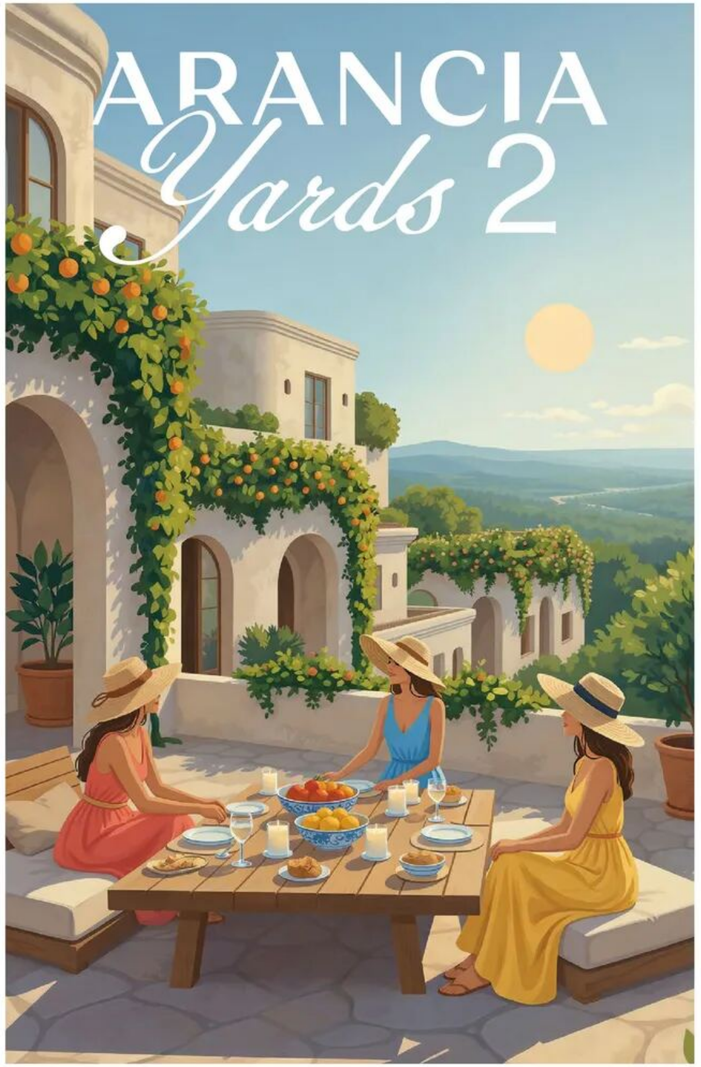
Generous ceiling heights of 3.1 meters in all living areas enhance the sense of openness throughout, while select ground-floor residences feature impressive 4.0-metre living room ceilings, creating bright, airy spaces with a remarkable feeling of volume and light.







Every home is carefully designed to offer a balance of comfort, practicality and effortless everyday living.





A LIVING EXPERINCE THAT EVOLVES WITH YOU

Spacious layouts are designed to adapt to the rhythms of everyday life. Open living areas flow effortlessly into outdoor spaces, creating homes that feel flexible, social and easy to live in.





Quietly Lived

FRAMED BY NATURE

Surrounded by landscaped gardens and connected green spaces, residences at Arancia Yards 2 enjoy a constant connection to nature. Many homes overlook the central garden, vibrant courtyards and the wider Green Spine, bringing a sense of calm and openness to everyday life.

Floor-to-ceiling glazing invites natural light deep into the interiors while framing ever-changing views of the landscape beyond, creating homes that feel bright, connected and immersed in their surroundings.










EAT DRINK NAP






Experience

Experience

A PLACE NOT JUST TO LIVE WELL, BUT BETTER

AMENITIES MADE FOR
EVERYDAY LIVING

Quietly Lived

A LIFE SHAPED BY EXPERIENCE

The amenity experience at Arancia Yards 2 are designed to enrich everyday life through wellness, recreation and meaningful connection.





AT THE HEART OF IT ALL

Forming the social and recreational heart of the community, the Green Spine is a vibrant landscape promenade that connects residents to a diverse collection of outdoor experiences. Designed to encourage movement, relaxation and interaction, it brings together a carefully curated selection of amenities including a lagoon pool and health club, lap pool, sports courts, amphitheater, yoga and exercise deck, multifunction lawn, children's play areas, orchard gardens, shaded seating spaces and a signature arrival experience anchored by a feature pavilion.





SPACES TO GATHER, NATURALLY

Complementing the outdoor lifestyle offering is a collection of dedicated indoor wellness spaces designed to support a balanced and active way of life. A ladies-only gym provides a private and comfortable setting for fitness and wellbeing, while seamless access to the extensive lifestyle, wellness and recreational amenities across Phase 1 further enhances the everyday living experience.





Indoor Gaming Room

NATURE, WOVEN THROUGHOUT

Together, these amenities create a holistic lifestyle experience where nature, wellness and community come together seamlessly.














Naturally Gathered

VIEWS SHARED ABOVE

Rooftop terraces provide a unique perspective over the community, offering beautifully designed spaces for relaxation, connection and quiet reflection.

With panoramic views and thoughtfully curated environments, these elevated retreats extend the living experience beyond the home. Designed for both social gatherings and peaceful moments, they create a sense of escape while remaining connected to the rhythm of the community below.

CONNECTED BY THE GREEN SPINE. DESIGNED AROUND LIFE.

At the heart of the community, the lagoon pool creates a vibrant destination for relaxation and recreation.

Framed by lush landscaping, shaded lounges and tranquil pathways, it offers a resort-inspired setting where residents can unwind, socialise and enjoy the outdoors.

Whether beginning the day with a swim or spending time with family and friends, the lagoon becomes a natural extension of everyday life.



THE Yards

Outdoor Amenities

Lagoon pool

Lounge Pool with Lap Pool

Kid's Play Areas

Seating Areas/ Co-working space/ Reading Pockets

Entry Plaza/ Retail Plaza

Yoga Areas

Sports Court

Amphitheatre

Indoor Amenities

Kid's Club

Play Gaming Rooms

Multipurpose Rooms

Gyms

SPA

Residents lounge

Cinema room

Commercial Gym




ARANCIA
Yards 2


Developer



ABOUT THE DEVELOPER

BEYOND is a premium real estate brand under OMNIYAT GROUP, specialising in wider luxury markets and creating homes that blend innovation, nature and luxury.



Our commitment to quality and design ensures that every development is more than just a place to live; it's an experience that redefines modern living.

With a focus on delivering on time, thoughtfully designed homes, we provide spaces that resonate with the personal values of our residents, enhancing their quality of life. From lush landscapes to state-of-the-art technology, BEYOND offers a lifestyle where every detail has been curated to provide unparalleled comfort, convenience and wellbeing. Our mission is to go beyond expectations and deliver homes that inspire, uplift and resonate with modern urban values.

BEYOND



ARANCIA
Yards 2

BY

BEYOND

WWW.BEYONDDEVELOPMENTS.AE

All visuals, artistic impressions, finishes, furniture, and lifestyle imagery in this brochure are indicative and for illustration purposes only. The design, finishes, and specifications of the unit shall be as set out in the Sale and Purchase Agreement. Any decorative elements, bespoke features, loose furnishings, lighting, or landscaping accessories depicted are for conceptual representation only and are not included as part of the unit. This brochure shall not be interpreted or relied upon as an offer, warranty, representation, or contractual commitment by the Seller.