

FACT SHEET

ARANCIA *Yards* 2

BY
BEYOND





A new destination

SET WITHIN THE YARDS, CITY OF ARABIA, DUBAI

THE ESSENCE OF
CULTIVATED LIVING





THE LOCATION



THE PROJECT



THE EXPERIENCE



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*

A slower rhythm unfolds beneath shaded avenues, fragrant orchards and garden-lined paths. Residents can wander to lively cafés, gather in vibrant plazas, enjoy moments of wellness, or explore the sports hub and community farm. Essential amenities including a nursery, school, clinic and mosque are seamlessly woven into the community, ensuring everyday needs are always close to home. Here, Mediterranean-inspired landscapes create a setting where connection, movement and everyday pleasures come naturally.





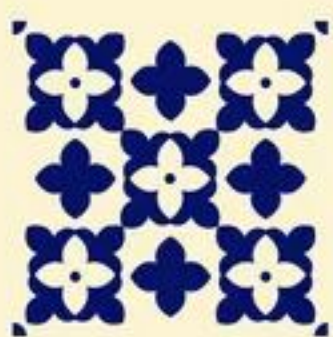
ARANCIA
Yards 2

D

C

B

A



THE NEXT CHAPTER OF THE YARDS

As the next release within The Yards at City of Arabia, Arancia Yards 2 continues BEYOND's vision of a community where nature takes centre stage.

Comprising four thoughtfully designed buildings, the development is centred around landscaped gardens, vibrant outdoor spaces and a network of shaded pathways that connect residents to the wider community. Every element has been carefully considered to create a place that feels open, welcoming and deeply connected to its surroundings.

Here, landscape is not an addition to the community, it is the foundation upon which it is built.







CRAFTED FOR EVERYDAY LIVING

Arancia Yards 2 offers a collection of thoughtfully designed one, two and three-bedroom residences that combine contemporary comfort with a strong connection to the surrounding landscape.

Generous proportions, abundant natural light and 3.1-metre ceiling heights create bright and welcoming living spaces, while select ground-floor homes feature soaring 4.0-metre living room ceilings for an even greater sense of openness. Private terraces overlook gardens and green spaces, creating homes that feel spacious, connected and effortlessly livable.



370
RESIDENTIAL
UNITS



1-3
BEDROOMS



5-7
FLOORS

RESIDENCE SIZES

1 BEDROOM

750 SQFT

TOTAL AVERAGE AREA

2 BEDROOMS

1,100 SQFT

TOTAL AVERAGE AREA

3 BEDROOMS

1,700 SQFT

TOTAL AVERAGE AREA

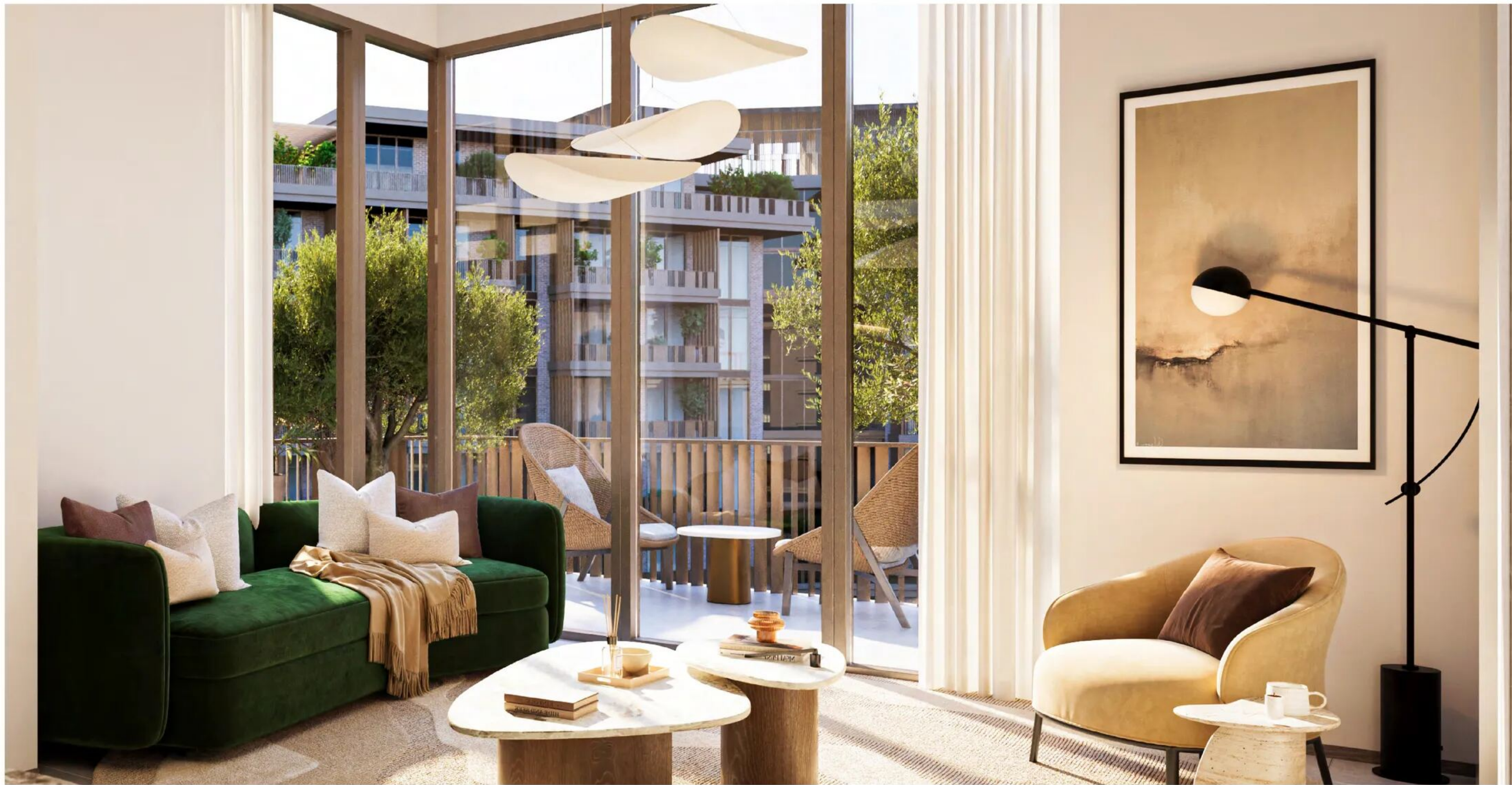




Interiors

LIVING ROOM

Every residence at Arancia Yards 2 is finished with a carefully curated palette of materials chosen for their quality, durability and understated elegance. Clean architectural lines, natural textures and refined detailing create interiors that feel contemporary, welcoming and designed to stand the test of time.



A modern, minimalist interior featuring a kitchen with a long island and a living area. The kitchen has white upper cabinets, a marble backsplash, and a long island with a wooden-veneer front and a white countertop. A large window on the left shows a view of a garden with orange trees. A large television is mounted on a wooden-veneer wall. The living area includes a light-colored sofa, a blue ottoman, and a low wooden coffee table. The floor is made of large, light-colored tiles.

Interiors

KITCHEN

Designed to combine functionality with modern aesthetics, kitchens feature sleek cabinetry, porcelain flooring and durable stone-inspired worktops and islands. Integrated European appliances, or equivalent, complement the clean design, creating spaces that are as practical as they are beautiful.



Interiors

BEDROOMS

Living areas and bedrooms are defined by a neutral palette, porcelain flooring and smooth plastered walls and ceilings that enhance the sense of light and openness throughout the home. In bedrooms, integrated oak-finish detailing adds warmth, texture and a timeless residential character.





Interiors **BATHROOM**

Thoughtfully designed as calm and restorative spaces, bathrooms feature porcelain finishes, elegant vanity units with stone-inspired countertops and high-quality European sanitaryware and fittings, or equivalent. The result is a refined environment that balances comfort and sophistication.

Experience





A LIFE SHAPED BY EXPERIENCE

At Arancia Yards 2, a carefully curated collection of amenities shapes the way residents live each day. From spaces for movement and wellbeing to places for gathering and pause, every element is designed to support a balanced and connected lifestyle. Linked by a central green spine, these spaces create a way of living that feels intuitive, social and connected.

A COMPLETE COLLECTION OF AMENITIES



Community
Gardens



Ladies Fitness &
Yoga Studio



Spaces to
Gather Naturally



Meet, Mingle,
Refresh

CONNECTED BY THE GREEN SPINE. DESIGNED AROUND LIFE.

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

A person is shown from the chest down, wearing a white long-sleeved shirt, squeezing a yellow lemon over a table. The table is covered with a white cloth and has a glass of iced water, a plate, and a blue cup. In the background, there is a swimming pool and some potted plants. The scene is brightly lit, suggesting a sunny day.

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.