

FACT SHEET

BEYOND

INTRODUCING

PASSO

A BOLD NEW RESIDENTIAL ICON

ON THE PALM



*Inspired by **nature**, crafted by the **sea**, PASSO is a masterpiece developed by BEYOND on Palm Jumeirah.*

PASSO's architecture is a reflection of nature's everlasting metamorphosis, it's a bold expression of fluid architecture, holistic design, and elevated living. From its dynamic facades to its lush, sensory landscapes, every detail is crafted to evoke a sense of rhythm, balance, and calm.

THE
Address

One of the last prime locations in palm Jumeirah crescent, surrounded by the sea from both sides and offering a 250m beach front. The location connects physically and visually to multiple city landmarks, at equal distance to DXB and DWT.

THE
Landmark

An iconic contemporary architecture inspired by the surrounding sea that promotes beachfront living through the facades dynamic flow and terraced edges that offer 360 degrees viewing opportunities blending into a lush, landscaped podium that offers a variety of features cascading toward a 40m wide white sand beach.



THE
Experience

PASSO offers the residents a unique resort and leisure experience within a residential project by catering for a myriad of amenities that cover leisure, wellness, wellbeing, entertainment, work and social interactions. The numerous amenities are carefully distributed across the levels creating various attractions that benefit from the surrounding views, whether it's a sunrise walk on the beach, an afternoon yoga session in the Wellness pavilion or a sunset gathering on the social deck or a dip into a sky pool with a breathtaking view, the residents can tailor multiple, preference-based experiences.

An Address that Needs No Introduction





PASSO by Beyond is set on the Crescent of Palm Jumeirah, the most prestigious and recognisable address in Dubai.

Surrounded by the Arabian Gulf on West Side and the Dubai skyline on the other, this location offers uninterrupted sea views, exceptional privacy, and a sense of calm that is unmatched within the city and stunning expensive skyline views of the Burj Al Arab, Jumeirah Beach Hotel, the Dubai Marina Skyline, The Royal Atlantis, Atlantis the Palm, and the Burj Khalifa.

CLOSE TO EVERYTHING. FAR FROM ORDINARY.

ATLANTIS THE ROYAL - **4 minutes**
NAKHEEL MALL - **12 minutes**

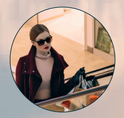
DUBAI MARINA - **13 minutes**
DOWNTOWN DUBAI / BURJ KHALIFA - **25 minutes**

DUBAI INTERNATIONAL AIRPORT (DXB) - **35 minutes**
AL MAKTOUM AIRPORT (DWC) - **35 minutes**

PASSO



NAKHEEL MALL



ATLANTIS THE ROYAL



Palm Jumeirah

DUBAI MARINA





DOWNTOWN DUBAI

AL MAKTOUM AIRPORT

DUBAI INTERNATIONAL AIRPORT



The architecture of PASSO draws direct inspiration from nature, from layered stone formations and sculpted cliffs to coastal curves shaped by wind and water.

This influence is reflected in the building's flowing lines, fractured silhouette, and textured facade, bringing depth, movement, and contrast to the Palm Crescent.
Rather than mimicking its setting, PASSO reinterprets it, transforming natural inspiration into a contemporary landmark that is both visually striking and grounded in place.

Architecture that is Shaped by Nature's most Powerful Forces

Residences Designed for Every Rhythm of Life

PASSO comprises two sculptural towers, each spanning from two basement levels to a landscaped rooftop.

The development features a curated collection of 625 residences, offering a variety of layouts to suit individual lifestyles, from refined one-bedroom sanctuaries to expansive 4- and 5-bedroom Penthouses and 6-bedroom luxury standalone Beach Mansions.

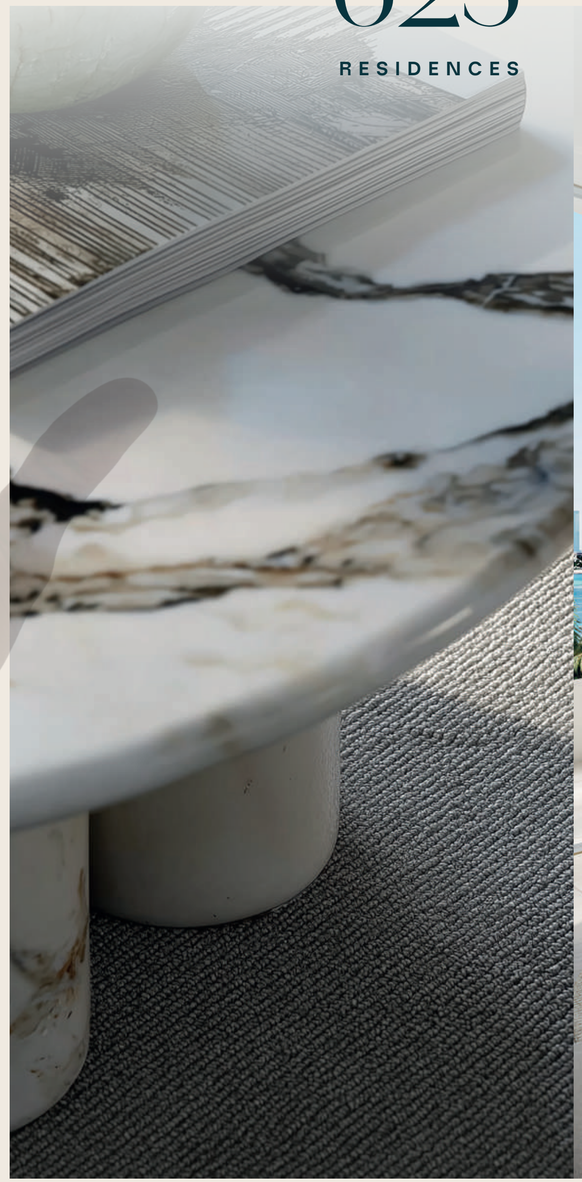


625
RESIDENCES

5
PENTHOUSES

6
BEACH MANSIONS

1 – 6
BEDROOMS







Elevated Beyond the Tide.



THE PROJECT

Residence Sizes

1 BEDROOM

940 sqft
total average area

2 BEDROOM

1,365 sqft
total average area

3 BEDROOM

1,870 sqft
total average area

4 BEDROOM

2,895 sqft
total average area

The PENTHOUSES

7,810 sqft
total average area

The BEACH MANSIONS

11,830 sqft
total average area





Where design goes Beyond, and Luxury knows no Limits...

Each home is designed with flow, comfort, and timeless elegance in mind — whether you're seeking a peaceful retreat or a statement residence to entertain and connect.

Designed for the Way you Move and Live

Flowing contemporary interiors, expensive materials and finishes, and uninterrupted views.

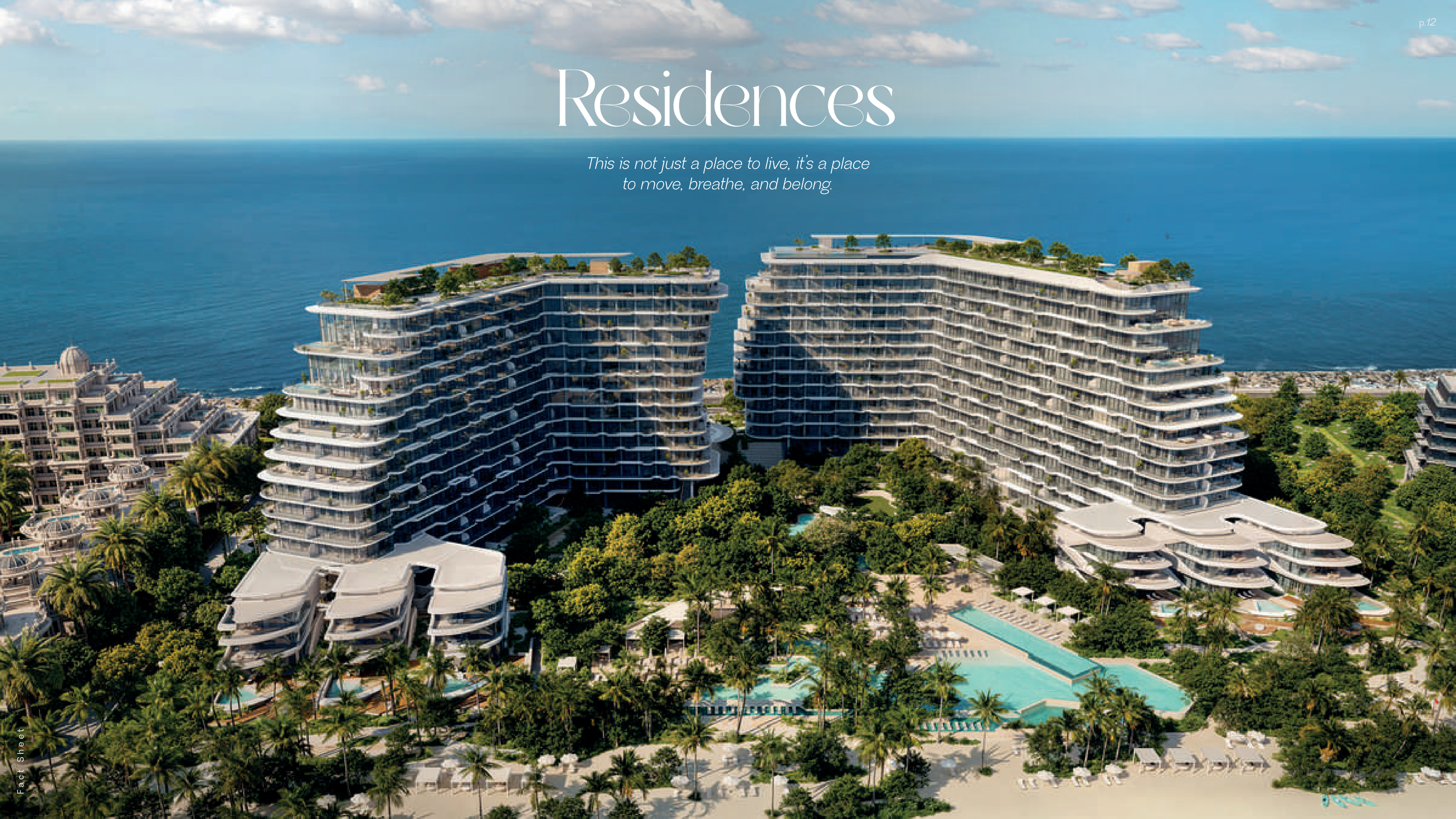
The residences at Passo are shaped around light, flow, and connection, each one designed to bring the outside in. Expansive windows frame the sea and sky, while open-plan layouts allow for easy movement and calm, considered living.

Natural textures and tones ground the interiors in warmth, while private balconies offer a front-row seat to nature's quiet rhythm.



Residences

This is not just a place to live, it's a place to move, breathe, and belong.





5 Distinctive Collections

The Residences

A refined selection of 1, 2, 3, and 4-bedroom residences, The Residences offer thoughtfully designed living spaces that balance comfort, style, and everyday functionality. With flowing interiors and natural finishes, each home is crafted to embrace relaxed coastal living, where timeless design and a connection to nature create a sense of ease and belonging.

The Wellness Collection

Comprising 1- and 2-bedroom residences, The Wellness Collection is designed for those who value privacy, nature, and wellbeing. Each home features a private garden with an integrated plunge pool, seamlessly extending into the lush podium landscape, with direct access to both the greenery and the beach. A true sanctuary where wellness begins at your doorstep.

The Elite Collection

A curated mix of 1, 2, 3, and 4-bedroom residences, The Elite Collection offers generous living spaces defined by exceptional architecture and framed by breathtaking views. Each home is thoughtfully positioned to capture the essence of elevated coastal living where form, function, and beauty come together seamlessly.

The Penthouses

The penthouses at PASSO by Beyond capture the essence of elevated, elemental living. A total number of 5 penthouses, situated on the highest floors and sitting at the tip of both towers, they benefit from an amazing open view toward the sea, the palm and the city, whether it's a four or a five bedroom penthouse, the elevated experience starts with the arrival into your dedicated enclosed parking space and private lobby and elevator that takes you directly into your apartment.

The Beach Mansions

Inspired by nautical architecture, each standalone 6 bedroom yacht inspired mansion is a statement on its own. Every mansion benefit from an enclosed private basement parking space for 3 cars and a storage space, the parking is connected to a private arrival lobby that takes you directly to the ground floor through a private lift and feature staircase.





Interiors with Intent

The residences at PASSO are defined by a distinct design ethos: where calm, structure, and sensual materiality come together in perfect balance.

High ceilings, expansive glazing, and flowing open-plan layouts are enhanced by tactile surfaces, tonal richness, and moments of visual contrast. The result is a home that feels intuitive and elevated, designed not just to impress, but to be lived in with ease and quiet confidence.



THE INTERIORS

Kitchen

The kitchen is designed with a seamless blend of function and elegance.

Featuring clean lines, sophisticated materials, and a neutral palette that complements the open living spaces. Every element is thoughtfully integrated to create a space that feels both inviting and effortlessly refined.

Bathroom

The bathroom is a sanctuary of quiet luxury, defined by clean lines, refined stone finishes, and a palette of warm neutrals.

Thoughtfully composed materials and soft lighting evoke a spa-like calm, where every moment feels effortlessly elevated refined



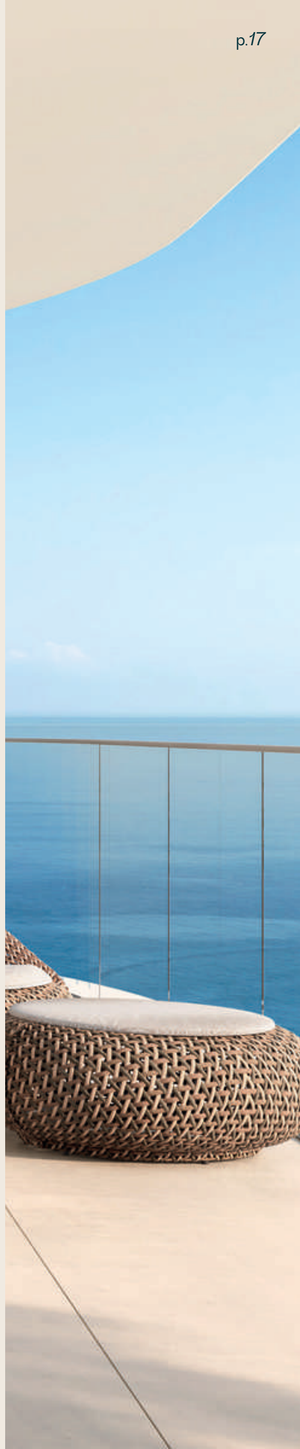


SANCTUARIES
OF LIGHT AND CALM

Bedroom

A private retreat designed for rest and restoration.

The bedroom features soft textures, clean architectural lines, and a calming neutral palette. Natural light filters through thoughtfully positioned windows, enhancing the serene atmosphere. Every detail is considered to create a space that feels quietly luxurious, timeless, and deeply personal.



THE PENTHOUSES

A Residence in Rhythm With the Horizon

The penthouses at PASSO by Beyond capture the essence of elevated, elemental living.

High above the shoreline, the penthouses offer more than space, they offer a new perspective. Here, you live with the sky above, the ocean ahead, and the movement of nature all around you.

Expansive terraces blur the boundary between inside and out, while flowing interiors reflect the same quiet power that shaped the building itself.





With only five available, the Penthouses at PASSO are rare sky-level sanctuaries that crown the highest floors of each tower. Offering uninterrupted views across the sea, the Palm, and the city skyline, they represent the ultimate expression of elevated living.

Each four- or five-bedroom residence offers private arrival via enclosed parking, a dedicated lobby, and a lift that opens directly into the home. Inside, expansive interiors unfold across two levels, blending indoor and outdoor living with panoramic terraces, full-height glazing, and a private plunge pool.

The lower floor is designed for entertaining, with a show kitchen, statement staircase, and double-height living spaces. Upstairs, a family lounge overlooks the grand living area below, while the corner master suite features its own terrace, lounge, and a spa-style bathroom with sea views.
Every detail, from finishes to flow, is curated for those who seek the extraordinary.



THE BEACH MANSIONS

Your Home on the Shoreline

Beachfront living with privacy and a front-row view.

Six Beach Mansions offering direct beach access, uninterrupted sea views, private pools and panoramic terraces.



From open-plan flow to sensory stillness, interiors reflect a lifestyle in harmony with itself.

Limited to just six residences, the Beach Mansions are the pinnacle of oceanfront living, rare, refined, and uncompromising in every detail.

Inspired by nautical architecture, each six-bedroom villa is a bold statement in design, with private beachfront access, lush gardens, and a seamless flow between indoors and out.

From the grand drop-off to the private lift, every moment is carefully considered from the enclosed basement garage and dedicated arrival lobby to double-height living spaces that open onto sunken lounges, verdant landscapes, and a beachfront deck with a private plunge pool.

Inside, expansive interiors lead onto panoramic terraces and elegant entertaining spaces. The master suite, with its own lounge and sweeping views of the Palm and city skyline, redefines beachfront luxury.



THE

EXPERIENCE

Living at BEYOND extends far past the threshold of your home.

A series of curated, immersive amenities form a rich lifestyle journey—woven through architecture and nature.

THE Amenities

1. Arrival Lounge & Library
2. Arrival Lounge & Social Club
3. Experience Pool
4. Family Pool
5. Pool Deck
6. Kids Pool
7. Open Lawn
8. Wet Lounges
9. Wellness Pavilion
10. Kids Pavilion



Tailored spaces for wellness, leisure, and connection, designed with attention to every detail.

At PASSO, amenities are not just additions, they're thoughtfully integrated into daily life. From shaded gardens and beachfront pools to immersive wellness spaces and dedicated services, every element has been designed to offer balance, comfort, and calm.

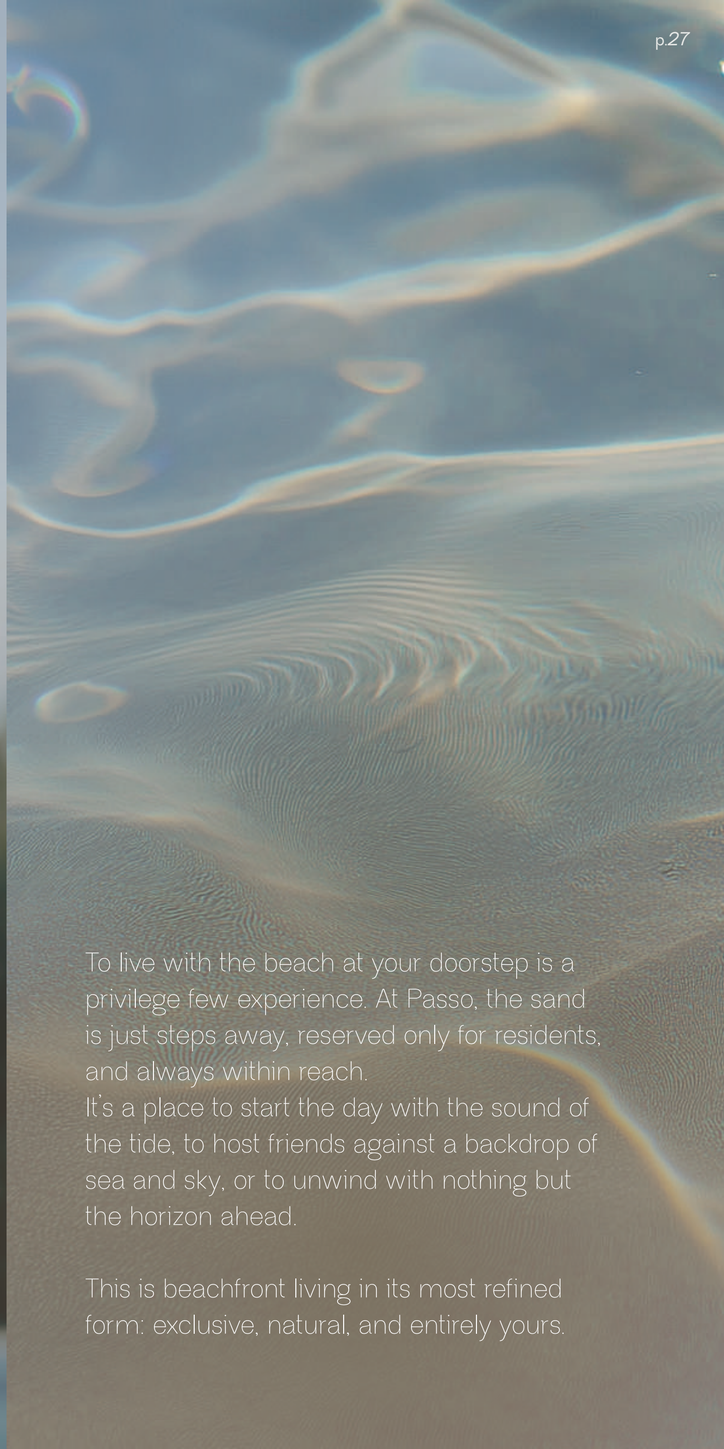
Resort-Level Amenities, Residential Privacy



A Shoreline of Your Own

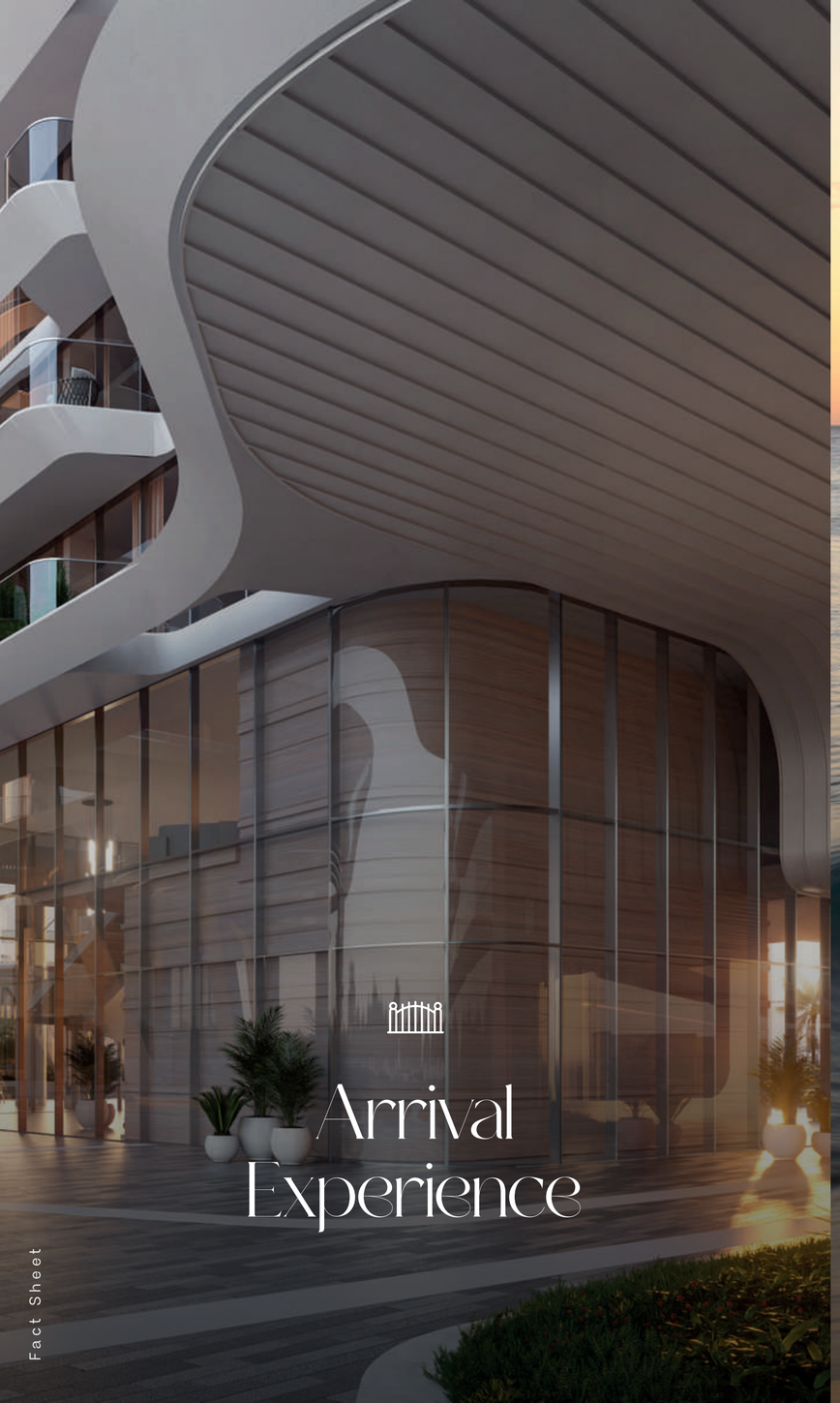






To live with the beach at your doorstep is a privilege few experience. At Passo, the sand is just steps away, reserved only for residents, and always within reach.
It's a place to start the day with the sound of the tide, to host friends against a backdrop of sea and sky, or to unwind with nothing but the horizon ahead.

This is beachfront living in its most refined form: exclusive, natural, and entirely yours.



Arrival Experience



Outdoor Landscape



The Glass Boxes



Wellness Pavilion



Kids Pavilion



Aquascape & Pools



The Social Deck



Spa & Deck



Sky Pool & Garden

SPACE TO GATHER.
FREEDOM TO RETREAT.





Interior renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. Final materials, finishes, and configurations may differ based on availability, design updates, and approvals. Loose furniture, fixtures, lighting, wall cladding, and mounted items are NOT included. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS. Exterior Renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.