BEYOND



BRAND BOOK

BEYOND

DEVELOPMENTS DUBAI

PART OF THE

OMNIYAT GROUP

CARRYING THE LEGACY FORWARD

BEYOND EMERGES FROM THE OMNIYAT GROUP, AN INVESTMENT COMPANY WITH A DIVERSIFIED PORTFOLIO SPANNING REAL ESTATE, HOSPITALITY, COMMERCIAL, AND TECHNOLOGY SECTORS. GUIDED BY AN UNWAVERING COMMITMENT TO EXCELLENCE, OMNIYAT GROUP DRAWS ON A GLOBAL NETWORK OF TALENT TO RAISE STANDARDS AND DRIVE TRANSFORMATIVE CHANGE IN URBAN LIVING DELIVERING ON ITS VISION TO BE “BEST IN CLASS, IN EVERY CLASS.”

At the heart of the Group is Omniyat, a developer renowned for redefining Dubai ’s skyline through world-class collaborations. From par tnering with architectural icons like Zaha Hadid Architects to create landmark masterpieces, to introducing the prestigious Dorchester Collection to the Middle East for the very first time, Omniyat has consistently delivered developments that embody innovation, craftsmanship, and cultural significance.

BEYOND inherits this legacy, carrying forward the bold spirit, credibility, and proven excellence of Omniyat into a new era. With a focus on shaping communities and destinations that not only uphold the heritage but also push its boundaries, BEYOND is set to write the next chapter in urban living.



OPUS by Omniyat



LUMENA by Omniyat



THE LANA by Omniyat



ALBA by Omniyat









TRANSCENDING THE ORDINARY

BEYOND BELIEVES IN BEING DIFFERENT BY DESIGN, EXCEEDING EXPECTATIONS WITH VIBRANT NEW NEIGHBOURHOODS FOR A FRESH GENERATION OF TASTEMAKERS.

Tree-lined boulevards weave through glistening infinity pools, alfresco eateries, and chic boutiques; seamlessly guiding you between work, rest, and play.

Our architecture emerges organically from the landscape, blending sweeping curves, native wood, and pure stone to create a seamless flow between the built and the natural. In essence, we craft places with soul—elevating everyday moments, from the first sip of morning coffee to deep, restorative sleep.

This is more than a brand; it's a movement toward something greater – a way of living that nurtures community and brings together those who believe in a tomorrow shaped by connection, sustainability, and inspiration. An opportunity to invest in a future where design, lifestyle, and prosperity grow in perfect harmony.

We turn aspiration into address.









BRAND PILLARS

DESIGN LEADERS

Our soulful approach to architecture, innovation and design is brought to life by world-renowned visionaries. Seamless transitions between indoors and out create effortless connections — where the built environment complements, rather than disrupts, the beauty of nature. From the moment you arrive, every space is thoughtfully crafted to inspire and delight.

INCLUSIVE LUXURY

Sleep deeply, secure in the knowledge that while BEYOND raises the bar on effortless luxury, our value proposition will also remain rooted in inclusivity.

ENVIABLE LOCATIONS

Feet in the sand, head in the clouds, heart wide open in awe of nature's natural beauty. Here rest, relaxation and rejuvenation aren't just promises, they're the pulse of every moment.

COMMUNITY SHAPERS

Our neighborhoods are shaped around people just like you, offering the buzz of real connection alongside best-in-class places to shop, be pampered, meet up or break a deal. To truly thrive, community matters.

ROOTED IN NATURE

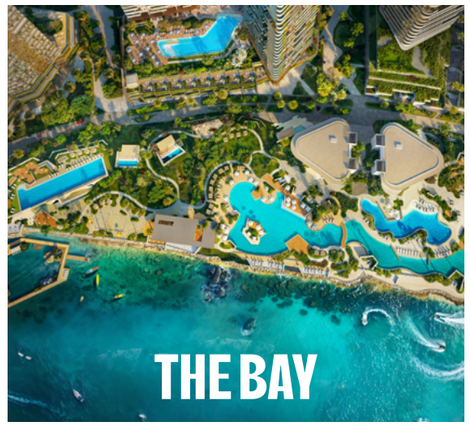
From the rustle of palm leaves to the scent of sun-warmed earth, nature is deeply woven into every space. Verdant terraces, shaded boardwalks, waterfront promenades and lush gardens enhance biodiversity, promote sustainability, and create a living experience that invites us to breathe deeper, feel calmer, and live well.

DUBAI MARITIME CITY

DESIGNED AS A COMPLETE EXPERIENCE.

SET ALONG THE ARABIAN GULF IN DUBAI MARITIME CITY, MINUTES FROM DOWNTOWN DUBAI, THIS **8 MILLION SQ. FT. MASTERPLAN** IS DESIGNED AS A COMPLETE COASTAL DESTINATION WHERE CONNECTION AND CALM EXIST IN BALANCE.

Shaped as one continuous landscape, it brings together two distinct yet complementary districts The Cove and The Forest connected through waterfront edges, green corridors, and intuitive pathways that define how people move, gather, and live.



The Bay District aligns life with the water through pools, lagoons, and open views that extend the shoreline, a world where the energy of Dubai meets the serenity of the Arabian Gulf.



The region's first Forest District by the Sea, shaped by 65,000 sqm of parks and woodland, cooler, greener, and designed for movement and everyday balance.

The masterplan balances city energy with residential calm, keeping everything within reach while creating a way of living distinctly its own.

aria



A SYMPHONY OF **SEAFRONT LUXURY**

Set along the peninsula's shoreline, Aria stands as a peaceful seafront haven, offering a tranquil retreat while remaining seamlessly connected to the vibrant energy of Dubai. With a selection of meticulously crafted residences ranging from studios and apartments to magnificent penthouses and seafront townhomes, Aria offers the perfect home for every lifestyle.



ôrise



A NEW **ICON** OF COASTAL LIVING

Two elegant towers rising 51 and 32 floors from a shared podium, crafted for residents seeking elevation, clarity, and harmony. Orise is a refined residential address in Dubai Maritime City, where urban connectivity meets a calm, coastal way of living.



SENSIA



A **SIGNATURE ADDRESS** BY THE SEA

An outstanding residence that embraces luminous design, verdant surroundings, and contemporary elegance, Sensia weaves modern luxury with the soothing allure of waterfront living. Here, serene Bay and ocean views blend seamlessly with elegant architecture, inspiring a lifestyle of effortless sophistication that harmonizes coastal beauty with vibrant city living.



THE mural



A **MASTERPIECE** IN THE MAKING

Nestled in Dubai Maritime City, The Mural combines breathtaking ocean and forest views along with meticulously curated details. Every space is designed to inspire and create a new standard of living near the heart of Dubai.



SOULEVER



EVERY MOMENT **ELEVATED**

Two luxury waterfront towers just steps from The Cove, The Forest and the Arabian Gulf. Soulever's towers soar 44 and 31 storeys, with light-filled terraces designed to capture breathtaking views - a statement of architectural elegance and refined living.



31 ABOVE



THE NEW HUB OF **SUCCESS**

A new hub of success in Dubai Maritime City, 31 Above features 31 floors and 116 premium offices, designed with precision to support focus and wellbeing.



TALEA



DUBAI’S FIRST **FOREST** BY THE **SEA**

Where contemporary design and natural landscapes coexist in perfect harmony. Talea rises in one of Dubai’s most exclusive and dynamic areas, Dubai Maritime City, within a newly envisioned Forest District designed as part of a visionary master plan.



KANYON



SHAPED BY **MOVEMENT**, **LIGHT**, AND **SILENCE**

In the heart of Dubai Maritime City, Kanyon stands within the Forest District, a nature-first sanctuary where architecture and woodland meet in harmony. Its double-layer façade pairs a high-performance insulated wall with glazed and opaque panels, wrapped by bronzed aluminum fins that add depth, elegance, and solar protection.



MEIRAH

PALM JUMEIRAH

AN ADDRESS THAT NEEDS NO INTRODUCTION.

SET ON PALM JUMEIRAH, PASSO BY BEYOND DEVELOPMENTS IS CONCEIVED AS A PRECISE EXPRESSION OF COASTAL LIVING, WHERE ARCHITECTURE RESPONDS TO NATURE, AND DESIGN SHAPES HOW LIFE IS EXPERIENCED.

Its form draws from the continuous transformation of the natural world.
Fluid lines, sculpted façades, and immersive landscapes come together
as a disciplined system of design , not decorative, but intentional.



Every element, from the curvature of the structure to the sensory layering of the landscape, is calibrated to create balance, calm, and spatial clarity.

PASSO



A BOLD NEW **RESIDENTIAL ICON**

Passo rises as two distinct yet connected towers **AVITA** and **BELLA** ,mirrored in presence, differentiated in identity. Together, they establish a composed architectural dialogue that defines the skyline while remaining rooted in their environment.

Here, architecture, landscape, and human experience are aligned , creating a living environment shaped by proportion, well-being, and a deeper sense of connection.



SIORA, DUBAI ISLANDS

A COASTAL REALM DEFINED BY ELEGANCE.

AT THE HEART OF DUBAI ISLANDS, SIORA UNFOLDS AS A MASTERPLAN SHAPED BY PURPOSEFUL LIVING, WHERE ARCHITECTURE, LANDSCAPE, AND EXPERIENCE COME TOGETHER WITH CLARITY AND INTENT. CONCEIVED AS A COASTAL SANCTUARY OF CONNECTION, WELL-BEING, AND BELONGING, EVERY ELEMENT IS DESIGNED TO ELEVATE THE EVERYDAY INTO SOMETHING MORE CONSIDERED, MORE FLUID, MORE COMPLETE.

Dubai Islands is one of Dubai's most distinguished mixed-use destinations, bringing together upscale residences, world-class hospitality, dynamic marinas, and over 20 kilometres of pristine shoreline, including a certified Blue Flag beach. With direct access by both road and sea, the islands will host more than 80 hotels, expansive green parks, premium golf courses, and a seamless network of promenades and transport routes, creating an effortlessly connected and elevated beachfront way of living.

Siora is defined by uninterrupted -360degree views across water and horizon, opening toward the ocean and beach on one side, and the sea with the city skyline on the other. It sets a new benchmark for coastal living in Dubai, conceived as a fully integrated beachfront community where luxury and wellness are seamlessly aligned. The masterplan brings together refined residential enclaves, world-class hospitality, vibrant retail, and curated dining experiences, all set within calm, zen-inspired landscapes shaped by art and intention.



Connectivity at Siora is defined by direct access to 6 km of open beachfront, with internal jogging and cycling paths that flow seamlessly into over 10 km of routes across Shore Island. The landscape is intentionally expansive, with the majority of the masterplan dedicated to open space, designed through Japanese garden principles to create a sense of calm, continuity, and natural movement throughout.

Siora is not simply a development, but a living environment shaped by nature, guided by wellness, and enriched by art—crafted to foster balance, presence, and meaningful connection.

hado

AT DUBAI ISLANDS



SHAPED BY **PURPOSEFUL LIVING**

There are places that speak without words, where beauty is not only seen but felt. A quiet pulse flows through every space, the energy of the sea, the warmth of sunlight, the connection between people and place. This is Hado, the unseen resonance where motion and stillness coexist.



EVERMORE, RAS AL KHAIMAH

AN ICONIC HAVEN WHERE COASTAL BEAUTY MEETS URBAN EASE.

EVERMORE IS SET AT THE HEART OF MARJAN BEACH, WITH UNINTERRUPTED VIEWS ACROSS AL MARJAN ISLAND.

It is not defined as a development, but as a complete coastal world, where refined residences, sculpted landscapes, and curated lifestyle amenities are conceived as one continuous system. Every element is deliberate, guided by a long-term vision that prioritizes clarity, experience, and lasting value.

A defining waterfront landmark anchors the destination, extending into an overwater jetty that establishes its identity along the shoreline. Paired with seamless yacht connectivity, Evermore is positioned not only as a place to live, but as a true point of arrival, a destination of international relevance along a curated coastline.

Spanning over 7 million square feet of gross floor area, Evermore represents a pivotal step in the evolution of Ras Al Khaimah. Expansive landscapes, pristine beaches, sculpted parks, and layered promenades are woven together with world-class hospitality to form a cohesive, elevated environment.



The result is a destination shaped with intent, where architecture, nature, and movement are precisely aligned to create a way of living that is expansive, composed, and deeply considered.

Le CHÂTEAU



L’ART DE VIVRE, THE ESSENCE OF **FRENCH LIVING**

Inspired by l’art de vivre, Le Château is conceived as a modern estate where space and light shape daily life, set within Evermore, BEYOND’s first fully masterplanned destination in Ras Al Khaimah.



Arabian Gulf

Palm Jumeirah

PASSO

Palm Jebel Ali

Dubai Maritime City

KANYON

SENSIA

31 ABOVE

The Forest

The Bay

TALEA

THE MURAL

SOULEVER

ORISE

ARIA

SARIA

Dubai Islands

HADO

SIORA

The World Islands

Port Rashid

Burj Al Arab

Jumeirah

Business Bay

Dubai Frame

DIFC

Deira

Burj Khalifa/ Downtown

Dubai Marina

Sheikh Zayed Rd.

Sheikh Zayed Rd.

Sheikh Zayed Rd.

Dubai International Airport (DXB)

Dubai Festival City

Sheikh Mohammad Bin Zayed Road

Sheikh Mohammad Bin Zayed Road

Jumeirah Village Circle

EXPO City

Dubai Sports City

DUBAI

Dubai-Al Ain Rd.

Nad Al Sheba

Al Maktoum International Airport (DWC)


Arabian Gulf
LE CHATEAU
EVERMORE
Al Marjan Island
Al Jazeera
Al Hamra
Sheikh Khalifa City
Sheikh Mohamed Bin Salem Rd.
Al Hamra Freezone
Khalifa Bin
Zayed Mosque
Sheikh Mohammed Bin Zayed Rd.
Al Shuhada Rd.
Emirates Rd.
RAS AL KHAIMAH
Sheikh Mohamed Bin Salem Rd.
Al Alyaah Mosque
Sheikh Mohammed Bin Zayed Rd.
Sheikh Khalifa
Specialty Hospital



800 BEYOND
BEYONDDEVELOPMENTS.AE