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Brochure

BEYOND

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Setting a new benchmark
for modern waterfront living

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*Introducing Orise, a graceful architectural marvel
located within the emerging hub of
Dubai Maritime City.*

A REMARKABLE WATERFRONT EXPERIENCE

A New Icon of Coastal Living

Combining modern luxury with serene coastal living, Orise offers an unmatched lifestyle—blending urban convenience with calm, creating a new standard for living near the heart of Dubai.



YOUR HOME IS A REFLECTION OF THOUGHTFUL LIVING,
WHERE DESIGN AND NATURE COME TOGETHER IN PERFECT HARMONY.

THE LOCATION

*Dubai Maritime City, a visionary waterfront community
designed for a balanced and dynamic lifestyle*

CITY CONVENIENCE WITH UNMATCHED
COASTAL LIVING

An Elegant Oasis: Urban Energy with a Seaside Backdrop



Framed by the waters of Dubai Maritime City, two towers rise above 25,000 sqm of wellness, fitness, relaxation, and social spaces.

This state-of-the-art development offers exquisite waterfront views alongside the perfect blend of city convenience and serene coastal living.

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JUMEIRAH

DEIRA

DUBAI

Collegiate International School

Safa British School

Jumeirah Beach Coast

DIFC

International Modern Hospital

Mina Rashid

Infinity Bridge

Gold Souk

Dubai Hospital

The Elite English School

Victoria International School

Business Bay

Downtown Dubai

Dubai Mall

Burjuman

Canadian Specialist Hospital

Pristine Private School Main Campus

Clemenceau Medical Center Hospital

Swiss International Scientific School in Dubai

Dubai International Airport

The Apple International School Primary Campus



WHERE VIBRANT SOCIAL LIFE
AND REFINED EXPERIENCES
THRIVE

Explore a vibrant neighborhood filled with al fresco dining, art galleries, and boutique shopping. Whether seeking culture or cuisine, it provides endless entertainment for residents and visitors alike.



THE PULSE OF CULTURE AND LEISURE

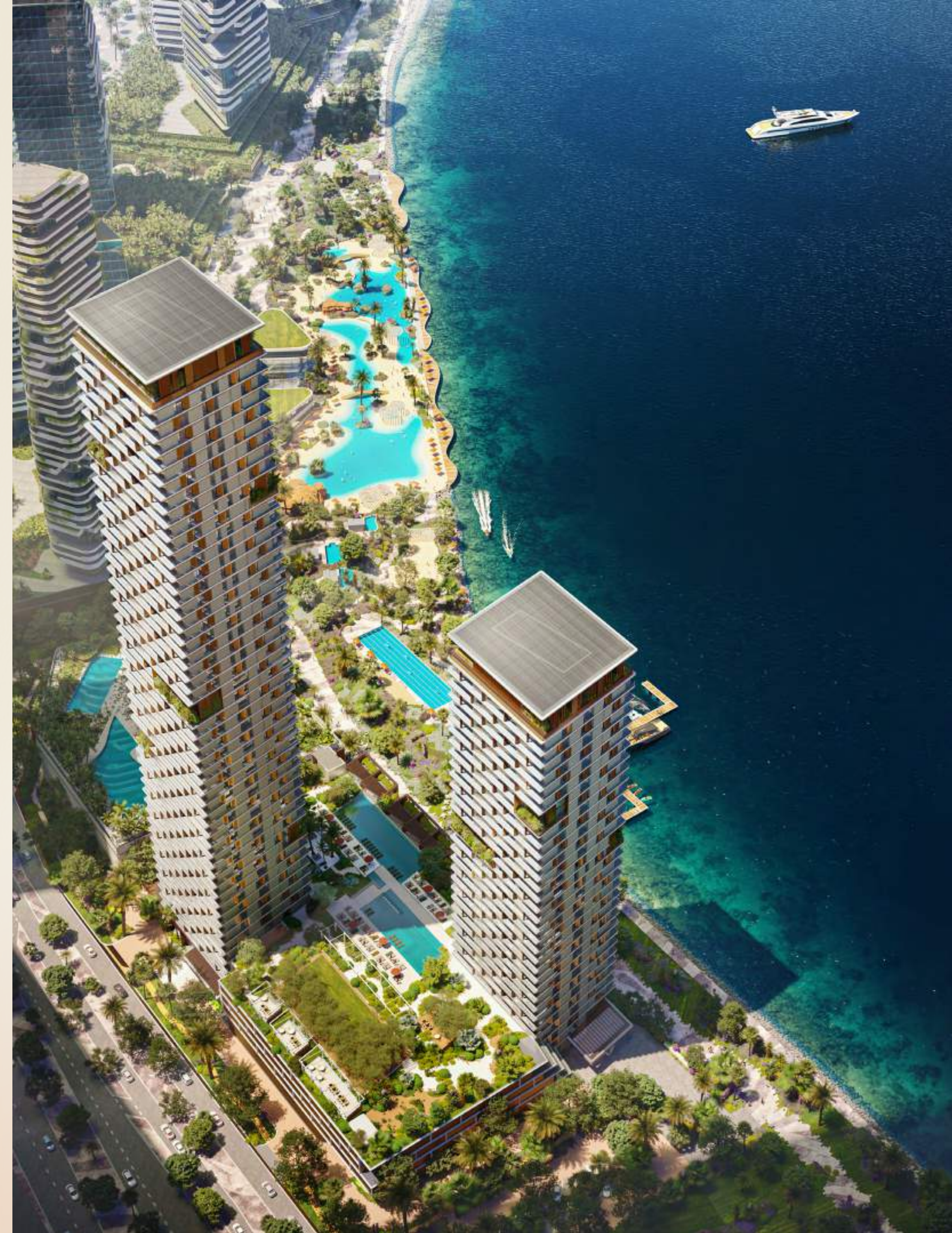
CONNECTED, YET SERENE



*Effortless City Access without
Compromising Peace and Serenity.*

Just moments from Dubai's bustling city center, Dubai Maritime City offers residents unparalleled convenience without sacrificing tranquility.

Enjoy the energy of the city within easy reach while living in a peaceful and green environment designed for relaxation and rejuvenation.





A Life by the Water

MAKING INNER PEACE THE NEW NORMAL

With over two kilometers of waterfront promenades, Dubai Maritime City celebrates its coastal location.

Residents can enjoy peaceful walks along the shore, exclusive beaches, and stunning marina views, creating a serene escape right at the edge of the vibrant city.

THE PROJECT

A residential gem just steps from the heart of Dubai, offering the best of both worlds

A LIFESTYLE DEFINED BY
BALANCE AND TRANQUILITY



A VIBRANT COMMUNITY ON THE WATER'S EDGE

*Two towers, 51 and 33 floors high, rise with elegance
overseeing 8,000 sqm of communal gardens and serene pools,
providing a space where residents can unwind, socialize and
connect with nature in modern harmony.*





DISCOVER URBAN SOPHISTICATION
AT EVERY LEVEL

*With 360-degree views of the sunrise and sunset,
and over 30 unique layouts, Orise offers unmatched
opportunities to personalize your living space.*

It's more than just a home—it's an escape where modern living
meets the soothing ambiance of waterfront tranquility, inviting
you into a new way of life.



A SEAMLESS BLEND OF FORM,
FUNCTION, AND EXQUISITE VIEWS

Artistry in Every Detail



With graceful curves and 10-degree angled balconies, Orise's architecture is a seamless blend of form, innovation, and exquisite views—creating a true statement of elegance.

Offering residences that blend artistry and functionality, Orise's dynamic floorplans maximize privacy, light, and breathtaking perspectives.

THE CHALETS

Retreat into your secluded, refined haven



EMBRACE A LIFESTYLE THAT IS
SYNONYMOUS WITH COASTAL ELEGANCE

YOUR SECLUDED COASTAL ESCAPE



To the side of Orise's elegant towers are seven exclusive chalet duplexes, nestled at podium level. Each unit features stunning terraces that seamlessly blend privacy and functionality, offering unique perspectives of the coastal backdrop.




REVEL IN A REMARKABLE SETTING
OF DISTINCTION

*Blending expansive design with breathtaking views,
indoor spaces achieve a sense of grandeur and intimacy.*

From thoughtfully crafted duplexes spanning two floors with a private rooftop, each home is a sanctuary of elegance. Framed by floor-to-ceiling windows, the interiors seamlessly connect with the city and serene horizon beyond.







The chalets feature interiors crafted with the same refined materials as our penthouses.

CRAFTING TIMELESS SOPHISTICATION WITH EVERY DETAIL

Interiors that *speak Elegance*

From timber-finished doors to floor-to-ceiling windows, each detail reflects timeless sophistication. The open-plan living spaces are bright and inviting, seamlessly connecting to outdoor terraces for effortless living.

Indulge in unparalleled elegance with our innovative skylight ceilings, designed to seamlessly bring the beauty of day and night into your home.

ELEVATE YOUR LIVING EXPERIENCE

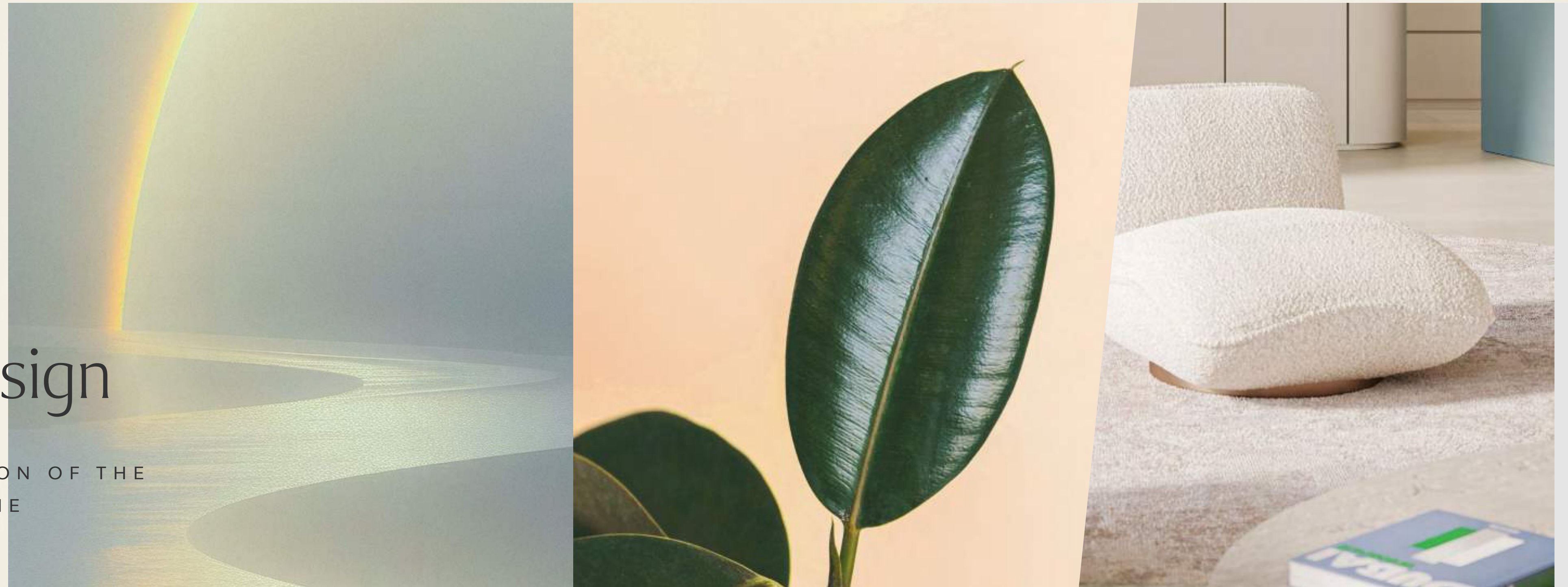
Bask in natural sunlight during the day and unwind under a starlit ambiance by night, creating a connection with the outdoors like never before. This unique feature transforms your living space into a serene retreat, blending nature and modernity for an unparalleled lifestyle.





Elevated by Design

EXPLORE THE SOPHISTICATION OF THE
CITY WITHOUT LEAVING HOME



Carefully designed to prioritize privacy and seamless living.

Bedrooms are situated on the lower level, while the upper-level features open living spaces that connect to private terraces.

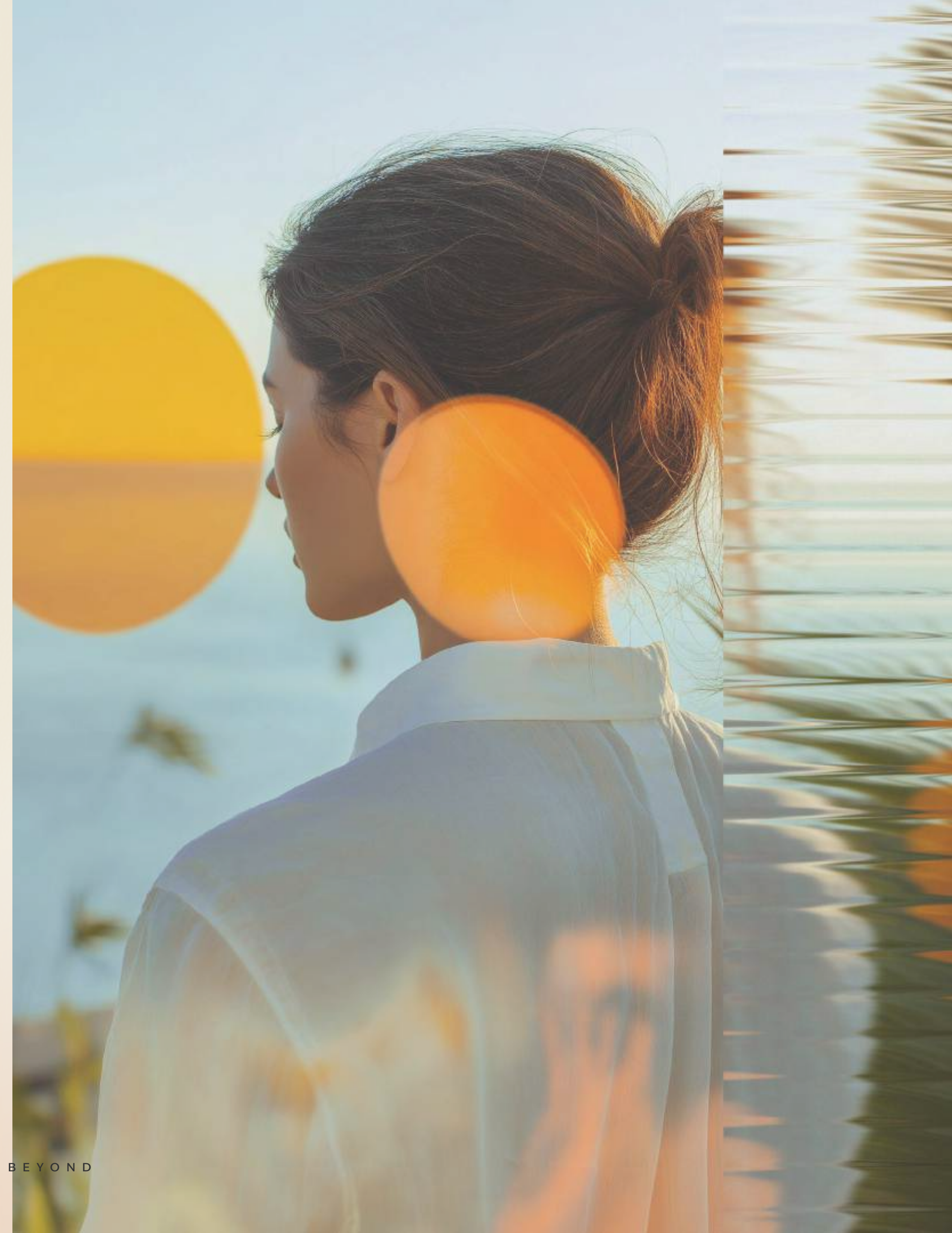
Lush greenery, wall-installed sofas, and refined design elevate these homes into havens of comfortable plush living.

Designed for those who value privacy and exceptional perspectives, these residences seamlessly blend expansive living spaces with breathtaking views.

ELEGANCE FRAMED BY NATURAL VIEWS

A Rare Opportunity for Unmatched Privacy and Seaside Sophistication

Each chalet features open-plan interiors and private terraces that overlook the vibrant promenade, offering a refined yet intimate coastal retreat.



THE SHELTERED PERFECT OPEN-AIR
LIVING EXPERIENCE.

*Our rooftops redefine outdoor living with lush patches of
greenery, evoking the feel of a private lawn.*

Featuring **plunge pools**, jacuzzis, and tiered designs with elevated
steps, these spaces blend nature, luxury, and utility into an idyllic
setting for relaxation.



Experience the charm of European Mediterranean living with our exclusive chalets, perched gracefully above a vibrant promenade lined with exquisite F&B outlets.

SEASIDE LIVING REDEFINED

Overlooking the sea, these chalets offer an unparalleled connection to the ocean, so close you can hear the soothing waves. Immerse yourself in a lifestyle where every day feels like a seaside escape, combining elegance, culinary delights, and breathtaking views.



FEEL INSPIRED BY A LIFESTYLE
WHERE CRAFTSMANSHIP, LUXURY,
AND FUNCTIONALITY COME TOGETHER
SEAMLESSLY.



Natural stone countertops, engineered stone vanity surfaces, and timber laminate finishes exude warmth and sophistication.

Clear glass windows invite abundant natural light, while bronze accents and glazed ceramic tiles add a touch of refined luxury. These elements combine to create timeless elegance and ergonomic design.





THE AMENITIES

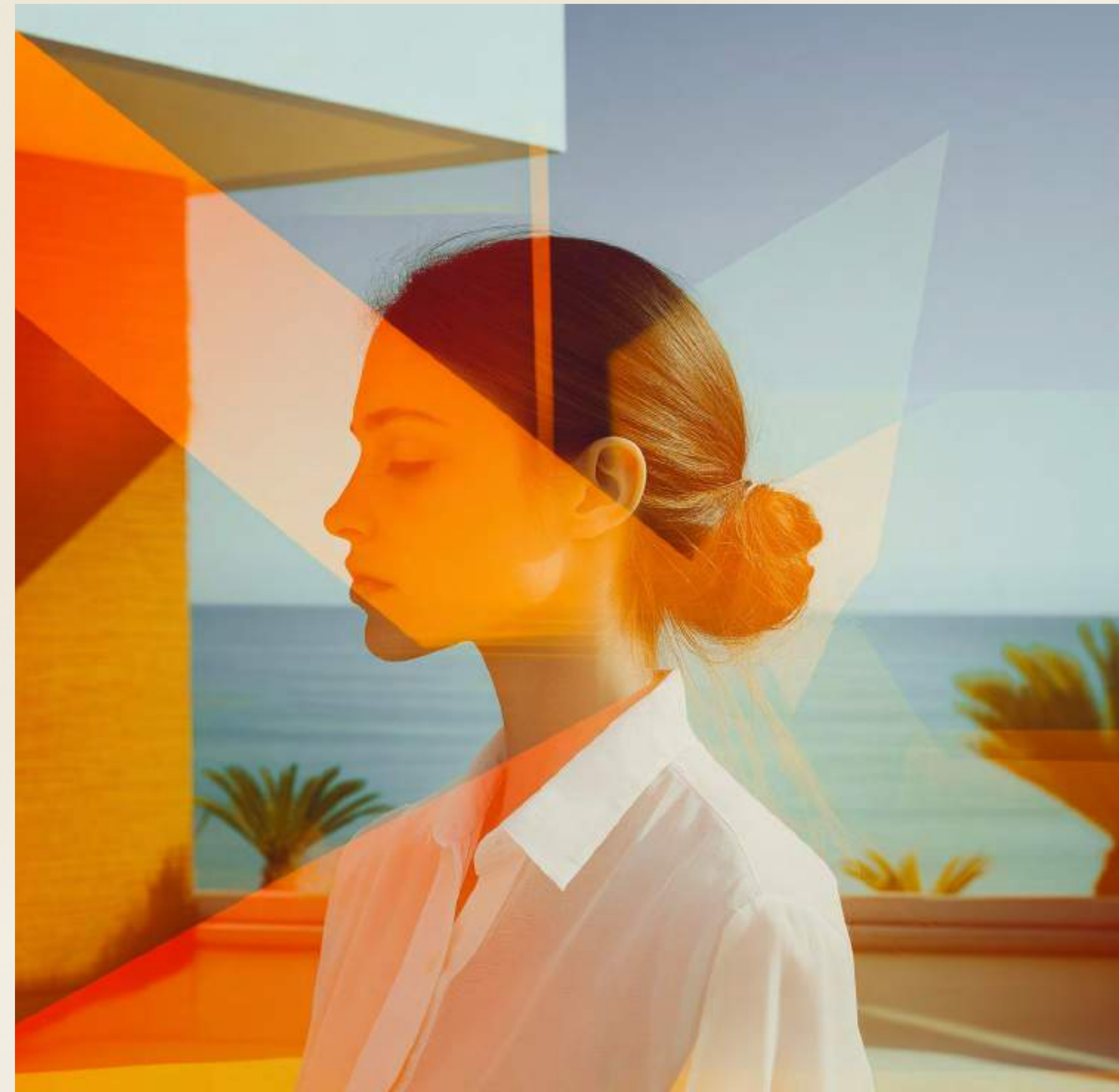
A thoughtful selection of services and amenities created for your comfort and leisure

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A SEAMLESS BLEND OF SECURITY
AND CONVENIENCE

A Haven of Comfort with statement Amenities



The curated amenities blend well-being, comfort, and leisure, creating a lifestyle that balances relaxation with vibrant social interactions, all within an elegant and serene environment.

KIDS' CORNER



A playful and safe area with indoor and outdoor spaces for kids.

Designed with families in mind, the Kids' Corner offers a welcoming space for children to play and explore. Featuring an indoor club for creative activities and an

outdoor play area surrounded by greenery, it's the perfect spot for kids to unwind and have fun in a safe environment.



THINK & THRIVE

A TRANQUIL ZEN GARDEN AND A
CO-WORKING LOUNGE FOR WORK
AND RELAXATION



In the outdoor zen garden, relaxation is imbued with a sense of purpose, offering more than just lush greenery.

Indoors, a refined lounge provides space to socialize or focus, with a dedicated co-working area. Together, these environments seamlessly combine productivity with tranquility, inside and out.



AN OUTDOOR BBQ AND
LOUNGE AREA FOR
SOCIAL GATHERINGS AND
RELAXATION

Host the perfect gathering at the outdoor BBQ area, complete with comfortable seating under the stars. For more relaxation, the outdoor lounge offers a serene spot, surrounded by greenery where guests can unwind. Whether socializing or soaking in the ambiance, this space brings people together effortlessly.



GRILL & CHILL



Paired with state-of-the-art fitness facilities and serene yoga rooms, the Vitality Hub is a sanctuary for health and wellness, providing spaces to energize, relax, and rejuvenate.

VITALITY HUB

Energize, Relax, and take in endless Horizon Views

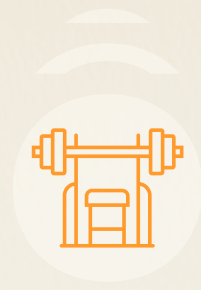
Dive into the infinity pool that blends seamlessly with the sea, offering a revitalising experience with panoramic views.





ADDITIONAL AMENITIES

Comprehensive fitness, leisure, and wellness facilities designed for your convenience and well-being.



EXTENSIVE
INDOOR GYM



INDOOR YOGA AND
PILATES ROOMS



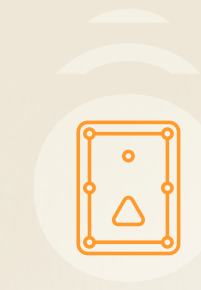
SAUNA AND
STEAM ROOMS



OUTDOOR LEISURE
POOL AND LAP POOL



CREATIVE
CENTER



INDOOR ADULTS'
LOUNGE AND GAME
ZONE



VERDANT OASIS AND
OLIVE ORCHARD
ZONE





THE OLIVE ORCHARD, A VERDANT GARDEN SANCTUARY

*Find your rhythm in a secluded,
timeless oasis.*

At Orise's podium-level Olive Orchard, time seems to stand still, offering a peaceful escape surrounded by mature olive trees and lush, vibrant greenery. This serene garden invites residents to enjoy

moments of quietude, connecting with a slower, more meaningful rhythm of life. The idyllic, shaded landscape brings tranquility to the everyday, making this verdant haven a cherished part of home.





HOME AUTOMATION

Imagine a living experience where comfort meets innovation. Our residences offer personalized home automation systems that put control at your fingertips. Manage your lights and air conditioning effortlessly through a sleek, intuitive interface tailored to your preferences. With the potential for additional features in the future, your home evolves with your needs, ensuring a lifestyle that's smart, efficient, and truly yours.



THE DEVELOPER

*Meet the team behind this unique
and distinctive development*

ABOUT THE DEVELOPER

Envisioning spaces that Elevate Everyday Life

BEYOND is a new premium real estate brand under OMNIYAT GROUP, specializing 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 well-being. Our mission is to go beyond expectations and deliver homes that inspire, uplift, and resonate with modern urban values.



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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.



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