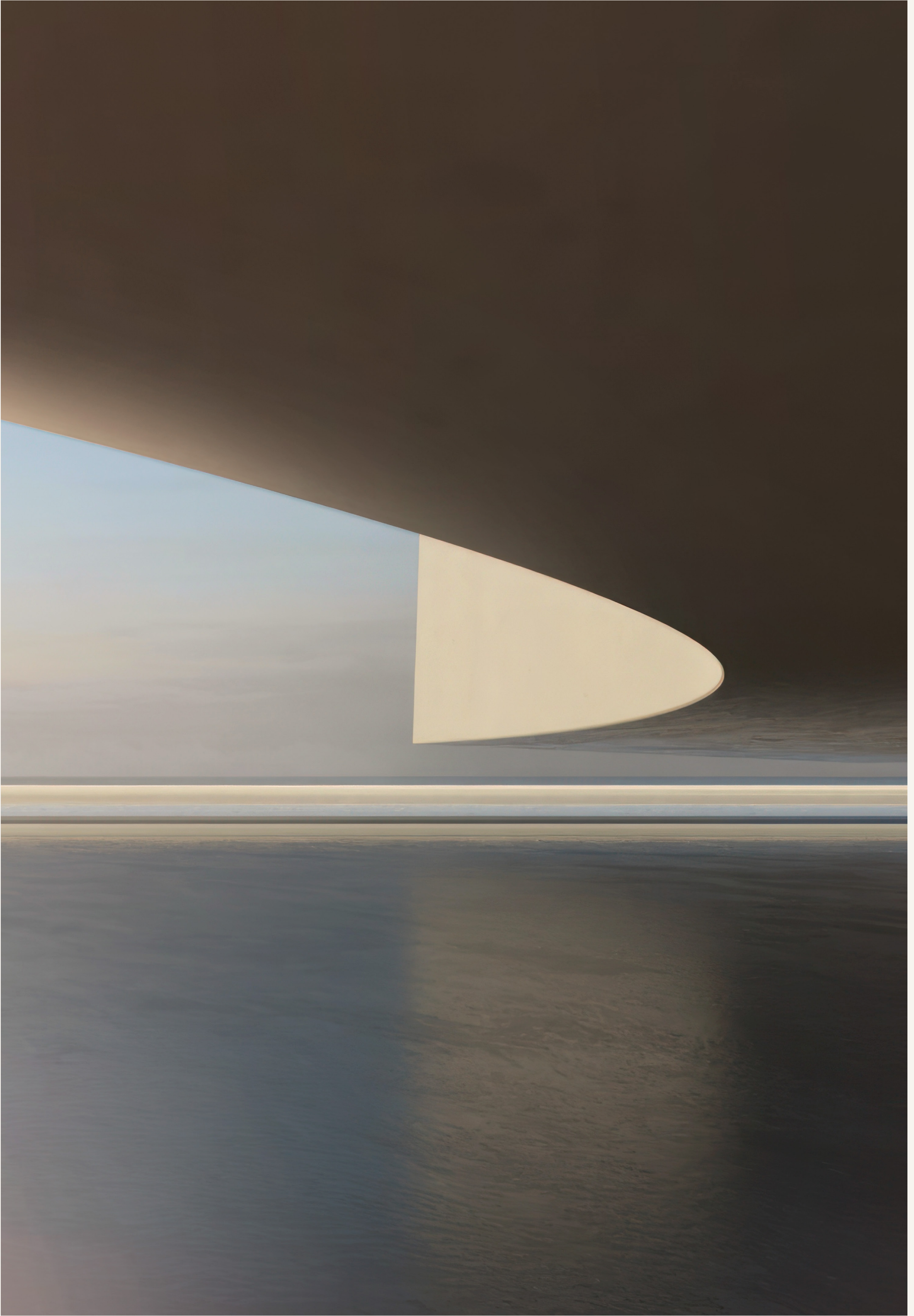




FACTSHEET

BEYOND



ABOUT THE DEVELOPER

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.



BREATHTAKING,
Everyday.



MARINA LIVING AT ITS *finest.*



Welcome to SARIA, the new signature address located on the Jumeirah coastline. Step into a distinctive waterfront lifestyle at the city's newest sailing and super-yacht destination, Dubai Maritime City. Discover your urban sanctuary with a tropical resort-inspired ambience, nestled right on the water's edge. With majestic views, the calming sea and unparalleled amenities, this is where marina living ascends to a whole new level.



PROFOUND
SERENITY,
Everyday.

With its unique footprint which extends up to the Marina Promenade, SARIA offers direct access to the vibrant waterfront lifestyle, and unrivalled views of the city skyline, the marina and the tranquil sea.

COME HOME TO A SEASIDE *paradise.*



The refreshing tropical resort experience of your new home begins the moment you arrive. As you drive up to the majestic entrance, surrounded by lush landscaping spread across more than 30,100 sq.ft., you are greeted by breathtaking views of the promenade and the marina.

The state-of-the-art, 3,280 sq. ft. multi-gym, with exhilarating sea views, offers an extensive range of equipment and the perfect setting to achieve your fitness goals and surpass your personal best.



Step out and embrace an active lifestyle, enjoying the sunlight and sea breeze along the ergonomic 5-km running track and 7-km cycling path winding along the seafront. Begin your journey to a healthier, happier you.



1 - 4
BEDROOMS

G + 38
FLOORS

368
RESIDENCES

RESIDENCE TYPES

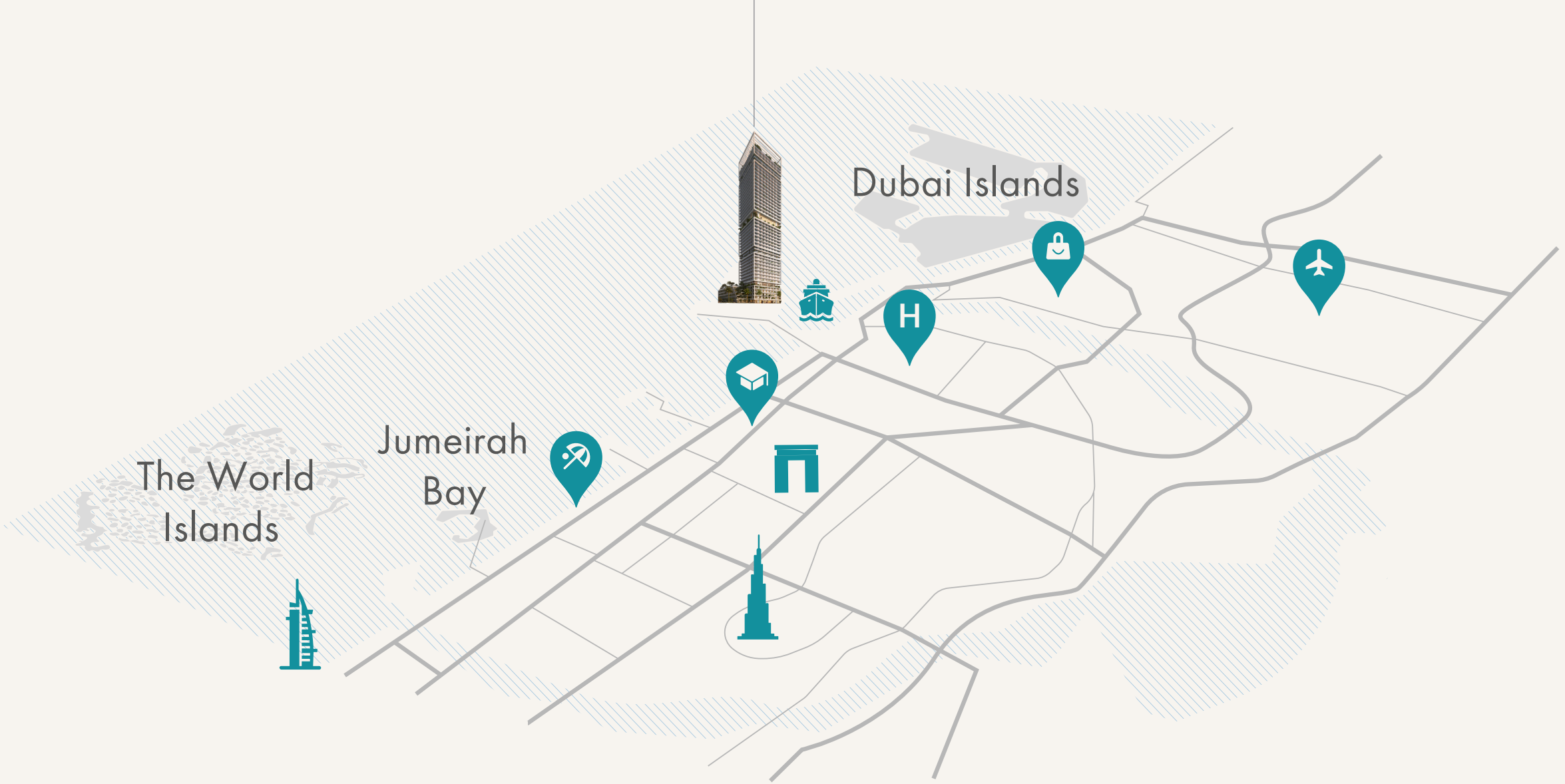
RESIDENCES	AREA SQ. FT.	
	MIN.	MAX.
1 BEDROOM	758 sq. ft.	839 sq. ft.
2 BEDROOM	1,257 sq. ft.	1,285 sq. ft.
2 BEDROOM DUPLEX	--	1,400 sq. ft.
3 BEDROOM	1,632 sq. ft.	1,685 sq. ft.
3 BEDROOM DUPLEX	--	1,946 sq. ft.
4 BEDROOM SUB-PENTHOUSE	--	2,935 sq. ft.
4 BEDROOM PENTHOUSE WITH PRIVATE ROOFTOP	--	4,613 sq. ft.



BE CAPTIVATED BY AMENITIES AND FACILITIES THAT EVOKE
THE ENDLESS SERENITY OF A PERPETUAL RETREAT.



LIVE THE VIBRANT
LIFE, *Everyday.*



2mins
Mina Rashid



15mins
Downtown Dubai



10mins
Nearest School



10mins
Nearest Hospital



10mins
Public Beach



15mins
DIFC



15mins
Dubai Gold Souk



20mins
Dubai
International Airport



PAYMENT PLAN

10% 1ST INSTALMENT (ON BOOKING)	10% 2ND INSTALMENT (WITHIN 1 MONTH FROM THE BOOKING DATE)	5% 3RD INSTALMENT (1ST APRIL 2025)
5% 4TH INSTALMENT (1ST OCTOBER 2025)	5% 5TH INSTALMENT (1ST APRIL 2026)	5% 6TH INSTALMENT (1ST OCTOBER 2026)
5% 7TH INSTALMENT (1ST APRIL 2027)	5% 8TH INSTALMENT (1ST OCTOBER 2027)	50% ON PROJECT COMPLETION*

* ANTICIPATED HANDOVER BY Q1 2028.



BEYOND

Disclaimer: The purpose of this Factsheet is to provide a prospective customer with an understanding of the amenities and facilities that may be made available in the project, subject to approvals from the relevant authorities. A sale of a unit in the project shall be strictly governed by the terms and conditions set out in the sale and purchase agreement (and any amendments thereto) entered into between the purchaser and the seller. The renderings and visualisations including and not limited to amenities, specifications, facilities, colour scheme, surrounding infrastructure and views set out in this brochure are purely of an illustrative nature and are used for marketing purposes only. The interior and exterior furnishings, fixtures, accessories, appliances and white goods are illustrative and the seller, developer and/or its affiliates shall not be liable to provide these items to the purchaser as a part of the unit.