



ARANCIA YARDS BY BEYOND

CITY OF ARABIA, DUBAI · PHASE 1 · OFF-PLAN



THE DEVELOPER

BEYOND DEVELOPMENTS
BY OMNIYAT GROUP

The group behind ONE at Palm Jumeirah and The Opus by Zaha Hadid

11M+

SQ FT PIPELINE

20+

YRS LEGACY

ONE

AT PALM JUMEIRAH

Arancia Yards by Beyond is a design-led, low-rise residential community within a **20,000 sqm master plan** in City of Arabia. With **70% greenery**, a 4,000 sq ft sunken garden, architecture by **HBA** and landscaping by **Cooper Hills**, this is the most accessible entry point into the Omniyat ecosystem, starting from **EUR 258,000**.

RESIDENCE OPTIONS · PHASE 1 · 272 UNITS · 3 TOWERS

1 BEDROOM

EUR 258,000

AED 1,100,000 | 70 - 79 SQM

2 BEDROOMS

EUR 493,000

AED 2,100,000 | 107 SQM

3 BEDROOMS

EUR 775,000

AED 3,300,000 | 163 SQM

ONLY 6 UNITS





COMMUNITY AT A GLANCE



272 UNITS
3 TOWERS



70%
GREEN SPACE



4,000 SQM
SUNKEN GARDEN



2 KM
CYCLING TRACK



7-9%
EST. RENTAL YIELD*

AMENITIES

- 4,000 sq m sunken garden
- Indoor swimming pool
- Fully equipped gymnasium
- Children's play area
- 2 km cycling and jogging track
- 24/7 CCTV security
- Retail shops on site
- Landscaping by Cooper Hills
- Architecture by HBA
- 70% community greenery



PAYMENT PLAN



40%
During
Construction



60%
On
Handover



Q1 2029
Expected Handover
EOI Open Now

LOCATION — CITY OF ARABIA

Arabian Ranches	5 mins
Dubai Hills Golf Club	15 mins
Dubai Hills Mall	15 mins
Dubai International Airport	20 mins
Downtown Dubai & Burj Khalifa	25 mins
Al Maktoum International Airport	30 mins

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*Rental yield estimate per developer. Past performance is not
indicative of future returns. Independent advice recommended.