

A woman's profile is shown in silhouette against a vibrant sunset. The background is a gradient of orange and yellow, with a large, bright sun partially obscured by a digital glitch effect that creates a series of overlapping, wavy horizontal lines across the woman's face. The overall mood is artistic and futuristic.

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DIGITAL BROCHURE

BEYOND

## *Introduction*

Setting a new benchmark for modern waterfront living

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## THE *Location*

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

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## THE *Project*

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

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## THE *Interiors*

A curated collection of apartments, chalets, and penthouses designed with elegant living spaces

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## THE *Amenities*

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

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## THE *Developer*

Meet the team behind this unique and distinctive development

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EMBRACING MODERNITY AND ELEGANCE TO CREATE CAPTIVATING LIVING SPACES

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

## A NEW ICON OF COASTAL LIVING

DELIVERING A REMARKABLE WATERFRONT EXPERIENCE  
THAT WILL LEAVE A LASTING IMPRESSION

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



CHAPTER 2

THE LOCATION



*Vibrant Energy and Beachfront Living Granting you the Best of both Worlds.*



CITY CONVENIENCE WITH UNMATCHED COASTAL LIVING

Framed by the waters of the Dubai Maritime City, two towers rise above a collection of residential, commercial and cultural spaces. This state-of-the-art development offers not only exquisite waterfront views but also 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

Canadian Specialist Hospital

Pristine Private School Main Campus

The Apple International School Primary Campus

Business Bay

Downtown Dubai

Dubai Mall

Clemenceau Medical Center Hospital

Swiss International Scientific School in Dubai

Dubai International Airport

## THE PULSE OF CULTURE AND LEISURE

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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, Dubai Maritime City provides endless entertainment for residents and visitors alike.



## *Effortless City Access without Compromising Peace and Serenity*

CONNECTED, YET SERENE

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.



CHAPTER 3  
THE PROJECT



RISING WITH ELEGANCE, DESIGNED FOR THOSE  
WHO SEEK UNIQUE OPPORTUNITIES

TWO TOWERS, 51 AND 32 FLOORS  
HIGH, RISE WITH ELEGANCE  
FROM A SHARED PODIUM,  
DESIGNED FOR THOSE WHO  
SEEK SOMETHING MORE.



## *Celebrating Architectural Variety*

NEW PERSPECTIVES ON EVERY LEVEL

O rise's dynamic facade, featuring expansive glass and alternating volumes, creates a sense of openness at every level. With a thoughtfully varied floorplan across floors, residents enjoy over 30 unique layouts, each maximizing panoramic views and distinct perspectives of the surrounding city and coastline.



## A VIBRANT COMMUNITY ON THE WATER'S EDGE

A LIFESTYLE DEFINED BY BALANCE AND  
TRANQUILITY

With 360-degree views of the sunrise and sunset, Orise connects you to both the vibrancy of the city and the calm of coastal living. It's more than just a home—it's a place where modern living meets the soothing ambiance of waterfront tranquility, inviting you into a new way of life.



DISCOVER URBAN SOPHISTICATION AT EVERY LEVEL

CRAFTED FOR YOU AND FOR THOSE  
WHO CHOOSE TO IMAGINE MORE.

## Artistry in Every Detail



A SEAMLESS BLEND OF FORM,  
FUNCTION, AND EXQUISITE  
VIEWS

The architecture of Orise combines graceful curves with a 10-degree angled facade and diagonally projected balconies. This unique design maximizes views of the city and sea, offering residents expansive perspectives and a deep sense of openness in every residence.



CHAPTER 4

THE INTERIORS



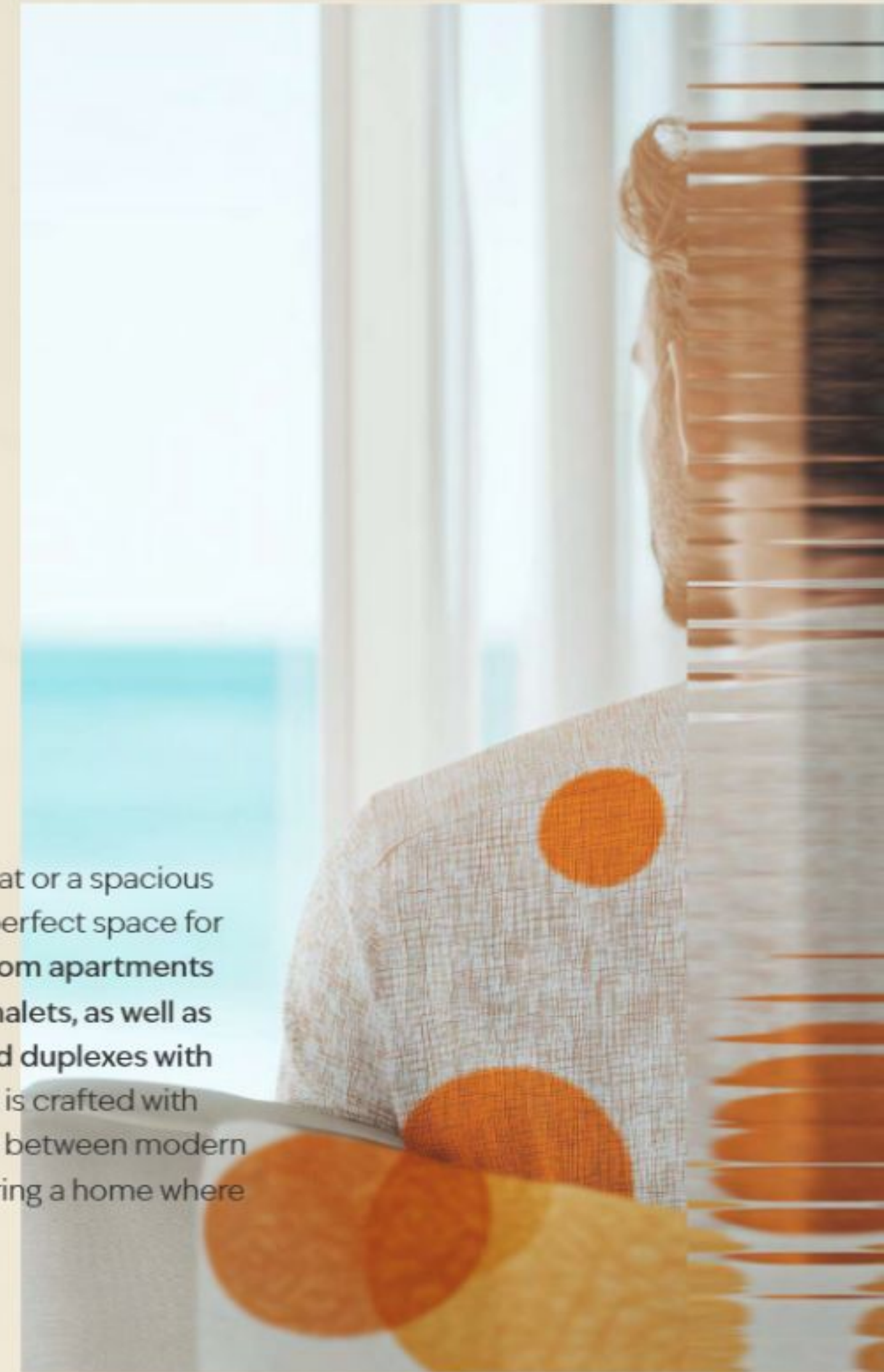


## Bright, Cozy, and Effortlessly Stylish



SUPERB FINISHES AND SEAMLESS  
FLOW IN EVERY ROOM

Whether you seek a cozy retreat or a spacious family home, Orise has the perfect space for you. From bright 1-, 2- and 3-bedroom apartments to expansive 2- and 3-bedroom chalets, as well as 3- and 4-bedroom penthouses and duplexes with rooftop terraces, each residence is crafted with care. Every space strikes a balance between modern design and personal comfort, offering a home where you can live fully, every day.





## RESIDENCE SIZES

1 BEDROOM

*758 sq.ft.*  
average area

2 BEDROOM

*1,284 sq.ft.*  
average area

3 BEDROOM

*1,658 sq.ft.*  
average area

2 BEDROOM CHALET

*2,023 sq.ft.*  
average area

3 BEDROOM CHALET

*2,475 sq.ft.*  
average area

PENTHOUSE  
SIMPLEX AND DUPLEX

*5,486 sq.ft.*  
average area

SIGNATURE  
COLLECTION

*3,114 sq.ft.*  
average area





# YOUR HOME, YOUR STYLE

AS ELEGANT AS YOUR SENSE OF DESIGN

Step into a space that's more than just a home—it's an expression of your style. With floor-to-ceiling windows, timber-finished doors, and seamless indoor-outdoor transitions, every detail is designed to inspire. Living here is not just about comfort, it's about thriving in a space that feels uniquely yours.







## ELEVATED BY DESIGN

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EXCLUSIVE LUXURY WITH REFINED  
DESIGN AND BREATHTAKING VIEWS

From the welcoming warmth of the living room to the sleek functionality of the kitchen, every inch of your home is thoughtfully designed to feel personal yet luxurious. Every moment is made remarkable by the perfect blend of form, function, and elevated design.



FEEL INSPIRED BY BREATHTAKING PERSPECTIVES

ENJOY UNOBSTRUCTED VIEWS OF THE CITY AND  
THE SEA FROM YOUR PRIVATE RETREAT, WITH THE  
ASSURANCE OF PRIVACY IN EVERY CORNER.

CHAPTER 5

THE AMENITIES



# A Haven of Comfort, Security, and Inner Peace with Statement Amenities.



A SEAMLESS BLEND OF RELIABILITY  
AND CONVENIENCE

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.



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## KIDS' CORNER

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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

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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.

## GRILL & CHILL

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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.

VITALITY HUB

DIVE INTO THE INFINITY POOL THAT BLENDS SEAMLESSLY WITH THE SEA, OFFERING A REVITALISING EXPERIENCE WITH PANORAMIC VIEWS.



## ENERGIZE, RELAX, AND TAKE IN ENDLESS HORIZON VIEWS

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STATE-OF-THE-ART FITNESS AND  
WELLNESS SPACES FOR HEALTH AND  
REJUVENATION

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.





## 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.



## 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



ZEN GARDEN







## HOME AUTOMATION

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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.



CHAPTER 6

THE DEVELOPER



# Envisioning spaces that Elevate Everyday Life



ABOUT THE DEVELOPER

**B**EYOND is a new premium real estate brand under **BOMNIYAT 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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## BEYOND

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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.

A woman's profile is shown in silhouette against a large, bright sun. Her face is distorted with a wavy, rippling effect, creating a surreal, dreamlike appearance. The background is a gradient of orange and yellow from the sun, transitioning to a teal color on the left side.

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BEYOND

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