

A woman with a serene expression is shown from the chest up. She wears a wide-brimmed straw hat and large, ornate gold earrings. Her right hand holds a slice of orange over her right eye. She is wearing a blue and white floral patterned shirt. The background is a soft-focus outdoor scene with greenery and a building in the distance. The lighting is warm and natural, suggesting a sunny day.

BROCHURE

ARANCIA *Yards*

BY
BEYOND



A way of living,

**WHERE LIFE GROWS
FREELY SHAPED
BY NATURE, GUIDED
BY ABUNDANCE**

THE ESSENCE OF
CULTIVATED LIVING



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Location





Location



MAP

- 3 min — IMG World
- 10 min — Global Village
- 15 min — Silicon Central Mall
- 15 min — Dubai Miracle Garden
- 16 min — Hamdan Sports Complex
- 20 min — Downtown Dubai
- 23 min — Mall of the Emirates
- 25 min — Dubai International Airport
- 35 min — DWC Airport

The Glards





The Yards

A NEW URBAN SANCTUARY WITHIN CITY OF ARABIA

LIVE LIFE IN
ABUNDANCE

Pause Together



INTERNAL HOTEL

The social heart of the community. Framed by elegant architecture, landscaped courtyards and inviting gathering spaces, the plazas bring neighbours together while offering moments of calm and everyday discovery.





Flourish Together 

EDIBLE GARDENS

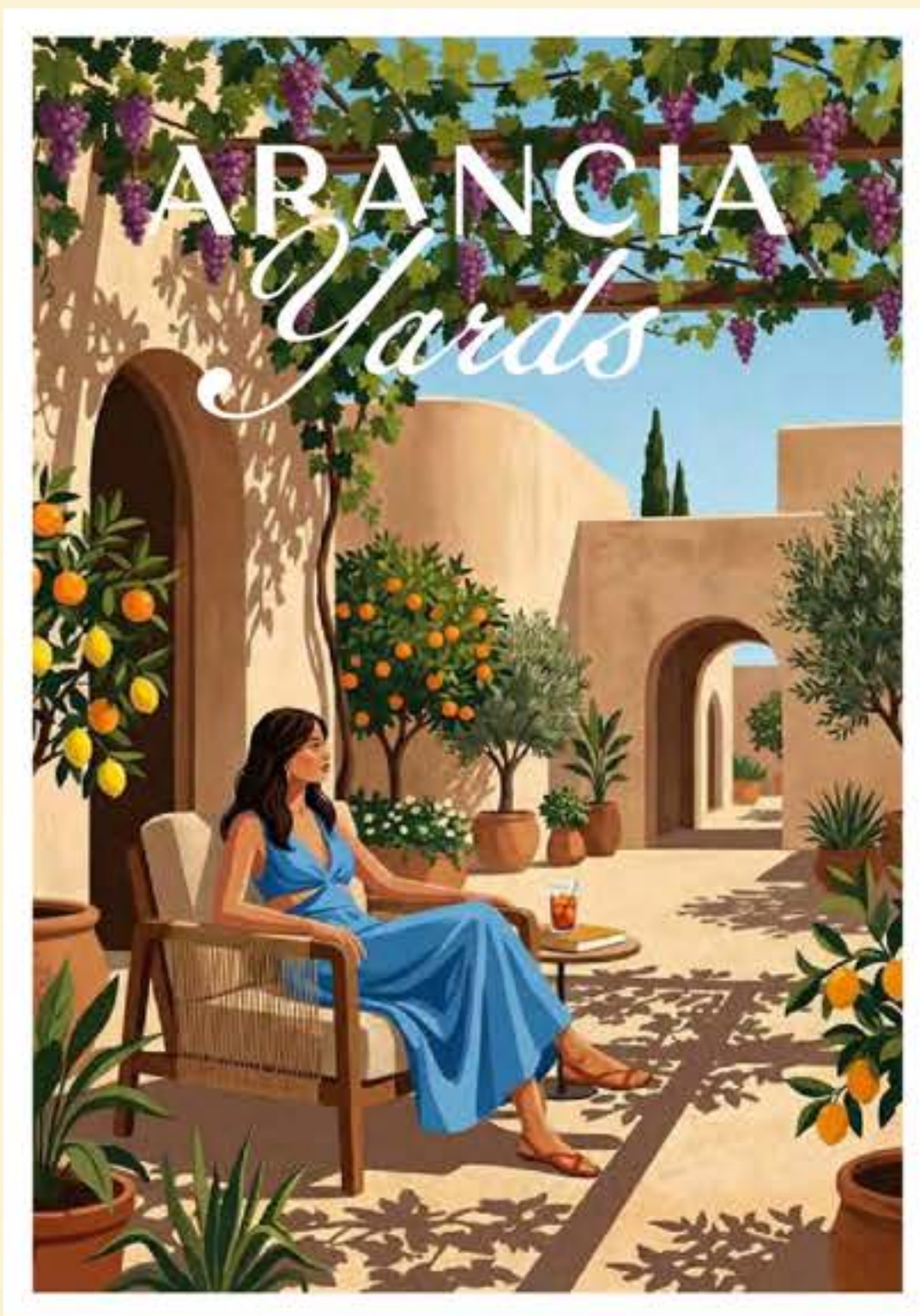
A vibrant space where residents can grow, harvest and connect. Inspired by the simple pleasures of outdoor living, these gardens encourage a healthier, more sustainable and community-focused lifestyle.



Quiet Restoration 

WELLNESS DECK

A serene retreat designed for restoration and connection. Surrounded by calming waters, shaded lounges and intimate wellness spaces, it offers a peaceful setting to unwind, reflect and recharge at your own pace.

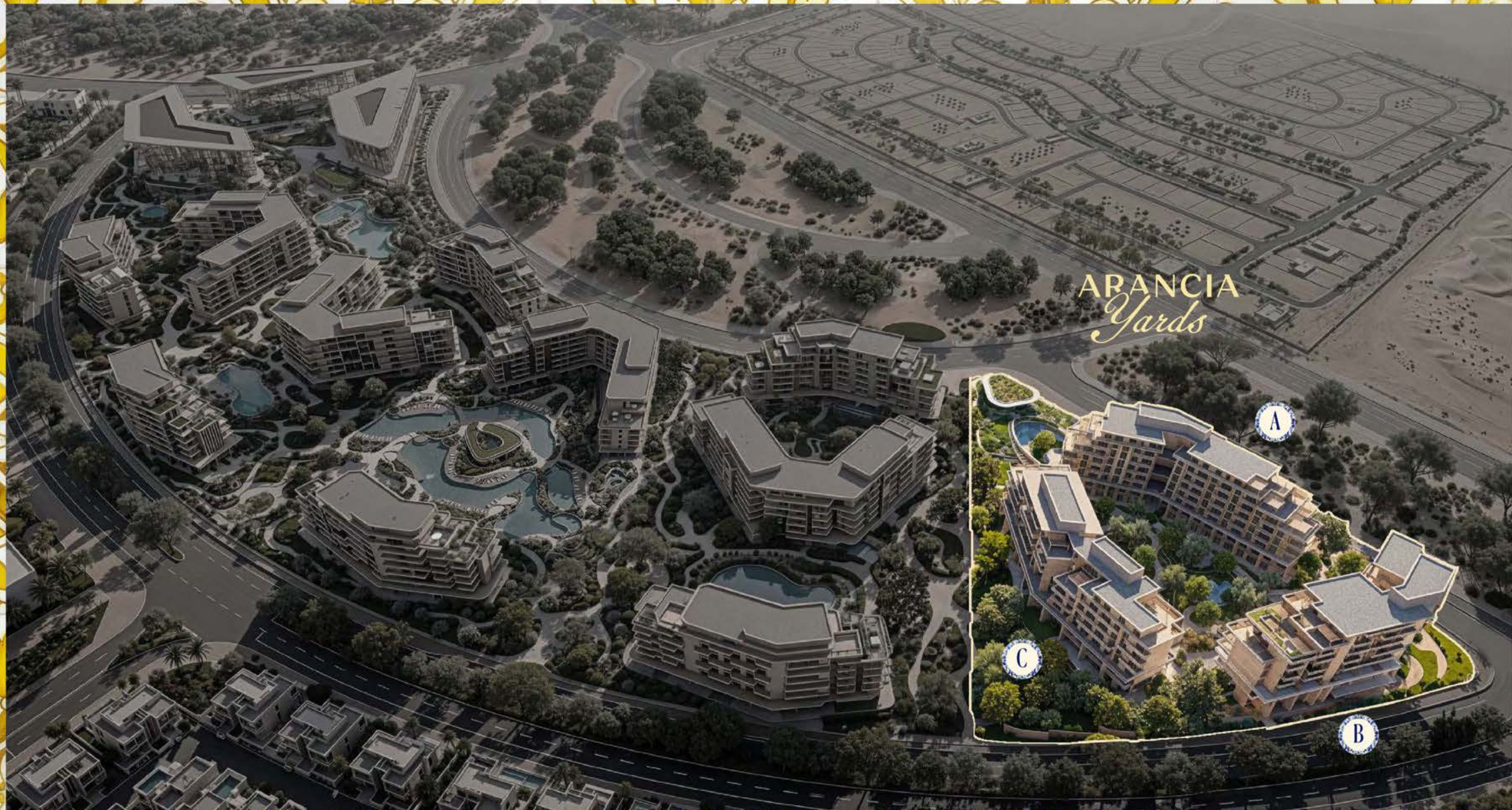


A LANDSCAPE SHAPED FOR LIVING

AS THE FIRST DEVELOPMENT WITHIN THE YARDS,
ARANCIA YARDS BRINGS THIS LANDSCAPE-
FIRST VISION INTO EVERYDAY LIFE.

Set within a connected, mixed-use environment, it sits alongside residential, retail and lounges designed to support a natural rhythm of living. From dining and daily essentials to a clinic, nursery, mosque and school, everything is thoughtfully integrated and within easy reach. At its centre, a green spine weaves through the community, connecting homes to shared spaces and shaping a setting where movement, connection and ease come naturally.





ARANCIA
Yards

A

C

B



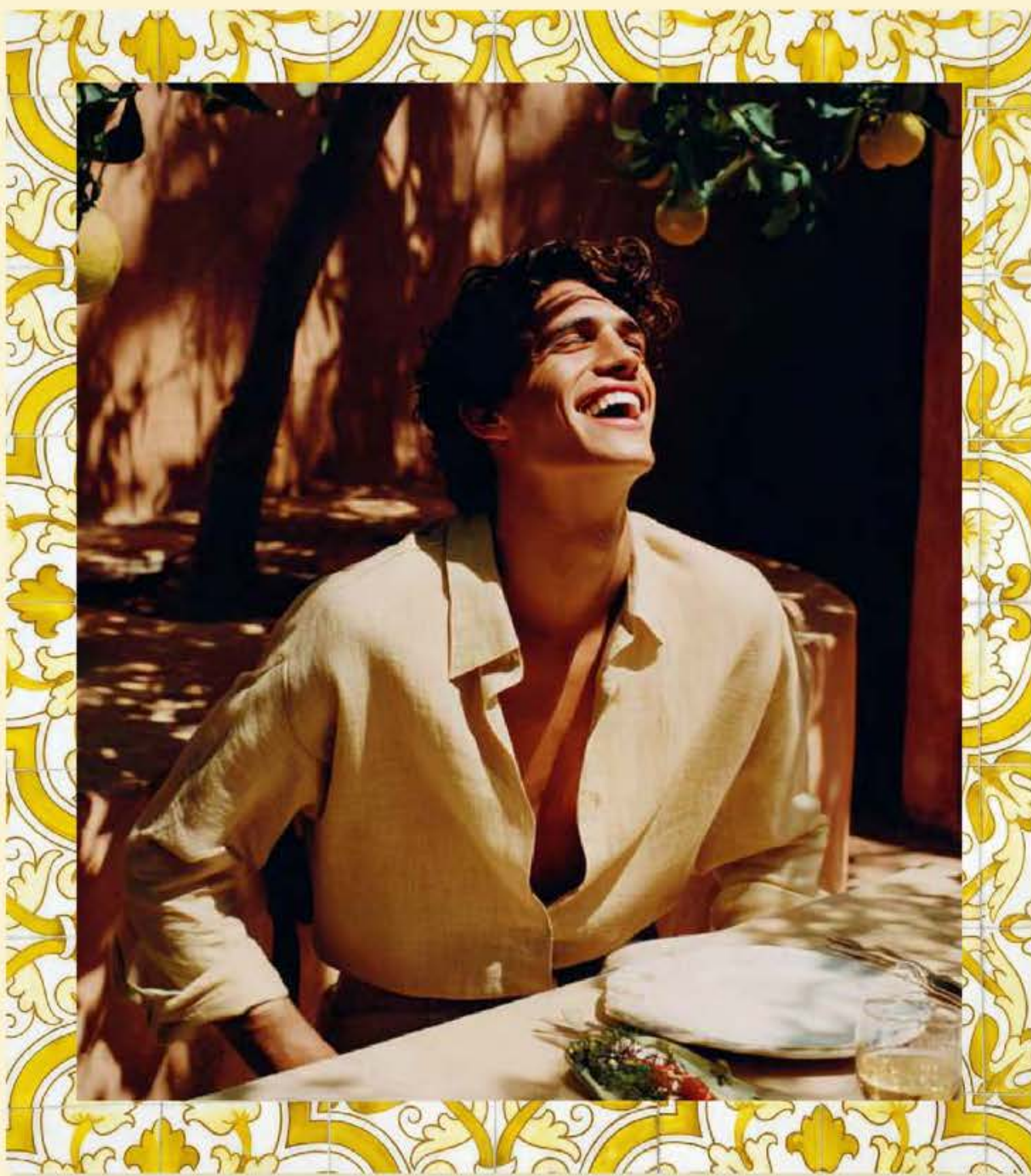


Feel the Flow



A PLACE THAT GENTLY SLOWS THE PACE

Arancia Yards is shaped as a retreat from the intensity of the wider city. Defined by clean architectural lines, the buildings sit within green valleys, where pathways wind, courtyards open, and spaces are designed to be experienced rather than passed through. A sense of calm settles in naturally, not imposed, but felt.





Rooted Living

LIFE, SHAPED BY NATURE, ROOTED
IN EVERYDAY RITUAL,
DESIGNED TO FEEL EFFORTLESS

AT THE CENTER
OF IT ALL



Project





AT ONE WITH THE LAND

Composed of three low-rise buildings, Arancia Yards rises lightly from the ground, creating shaded valleys and open spaces below.



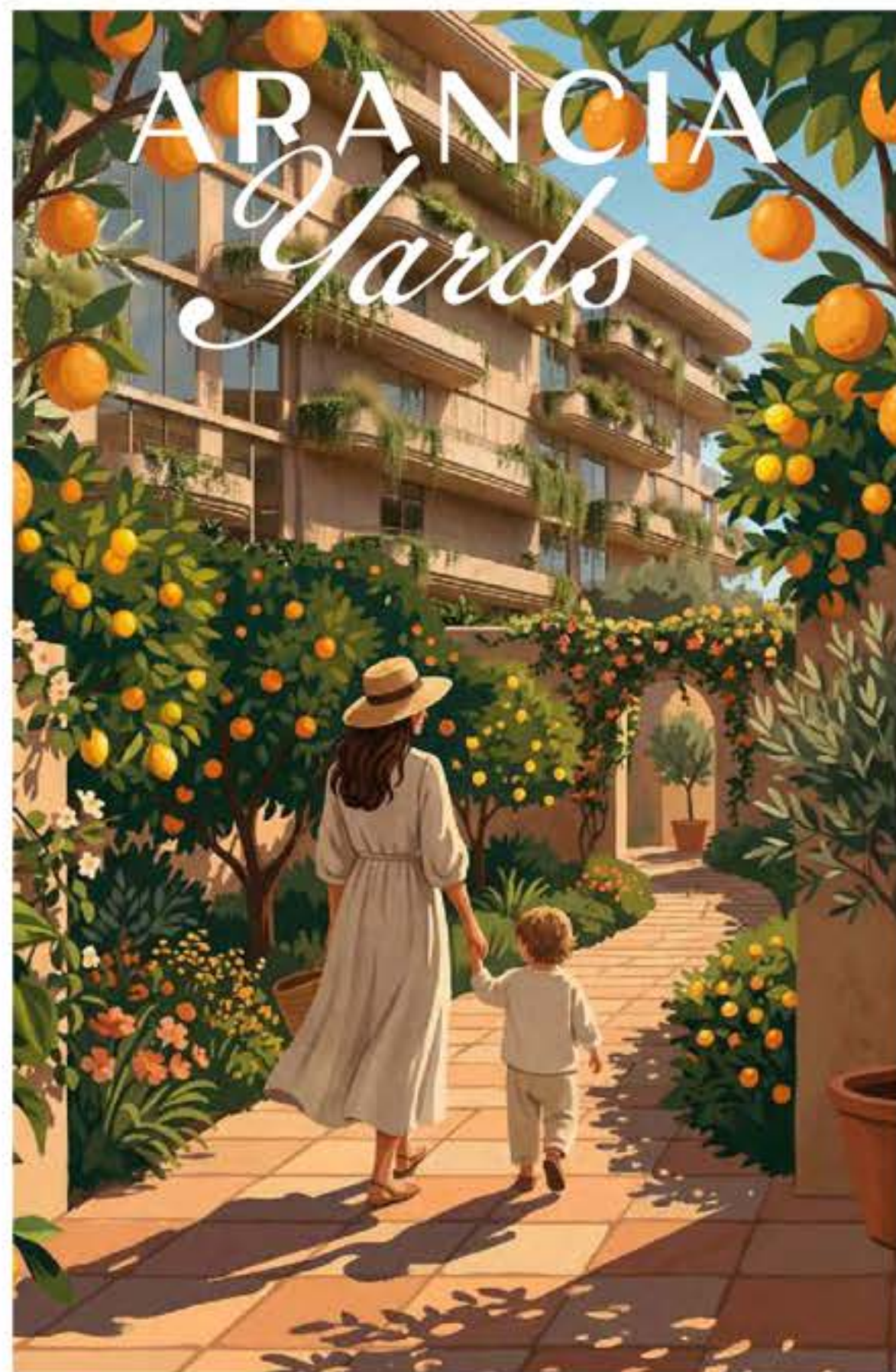




DESIGNED FOR A LIFE WELL LIVED

Residences are thoughtfully planned, with **1, 2 and 3-bedroom** layouts that prioritise space, light and comfort. 3.1-metre ceiling heights, private terraces and views across the central landscape create a sense of openness throughout.

Corner homes offer expanded outlooks, while ground-floor residences extend into shaded outdoor spaces, bringing the garden closer to everyday life.



FEEL THE BEAUTY OF
A LIFE WELL LIVED





ORGANIC BEAUTY, SHAPED BY ABUNDANCE

Nature is expressed through every surface.

Offset terraces create a façade that shifts and softens with the light. Clean architectural lines echo the building's defined form, with planted terraces introduce greenery at every level, shaping a building that feels both architectural and alive.

Interiors





Interiors

DESIGNED AROUND
SPACE AND LIGHT

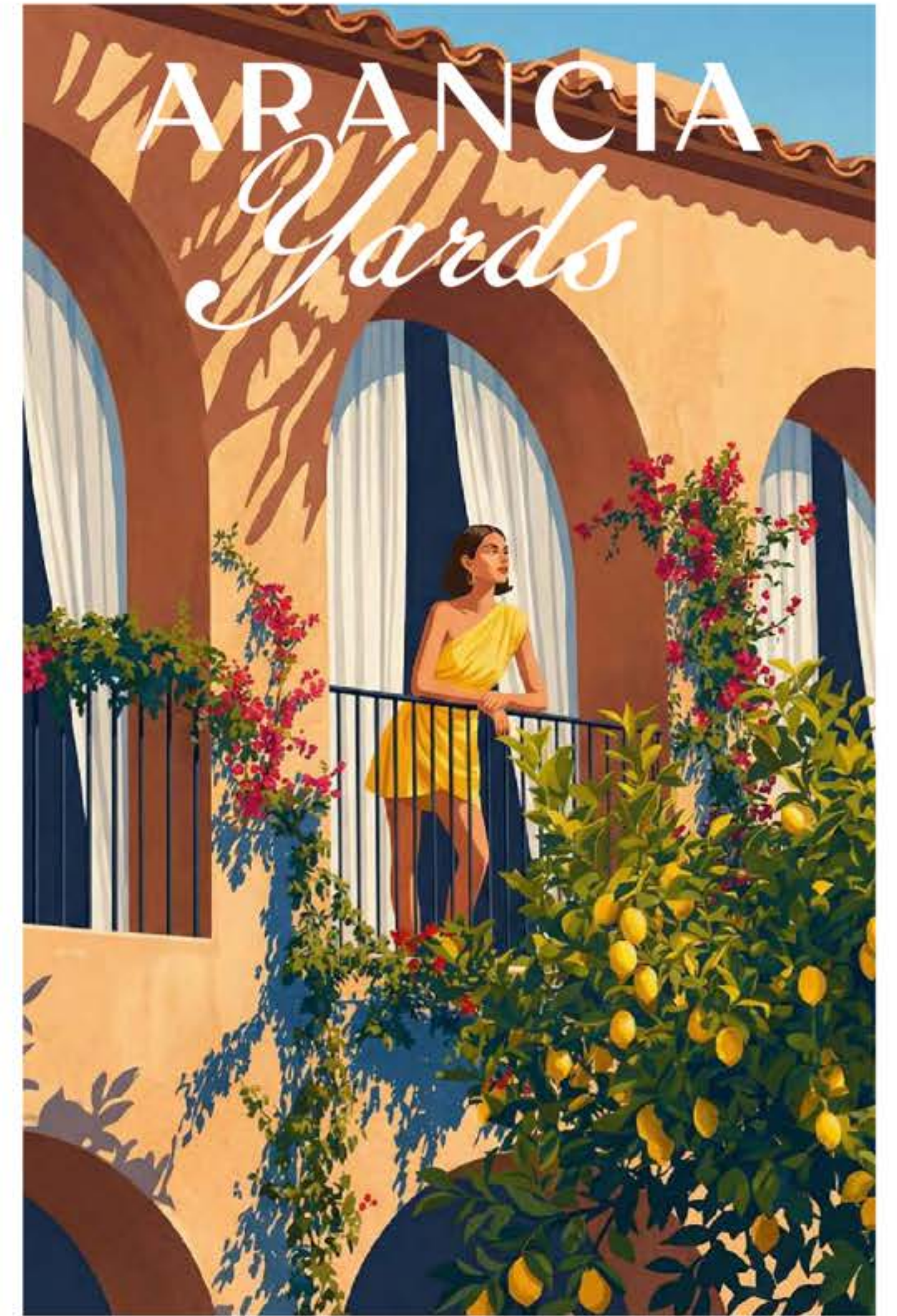
MADE FOR
EVERYDAY LIVING



AN ARRIVAL THAT LINGERS

The transition into Arancia Yards is designed to be felt. Filtered light, soft shadows and framed views create a sense of calm from the very first moment, where the outside world fades, and a quieter rhythm begins.

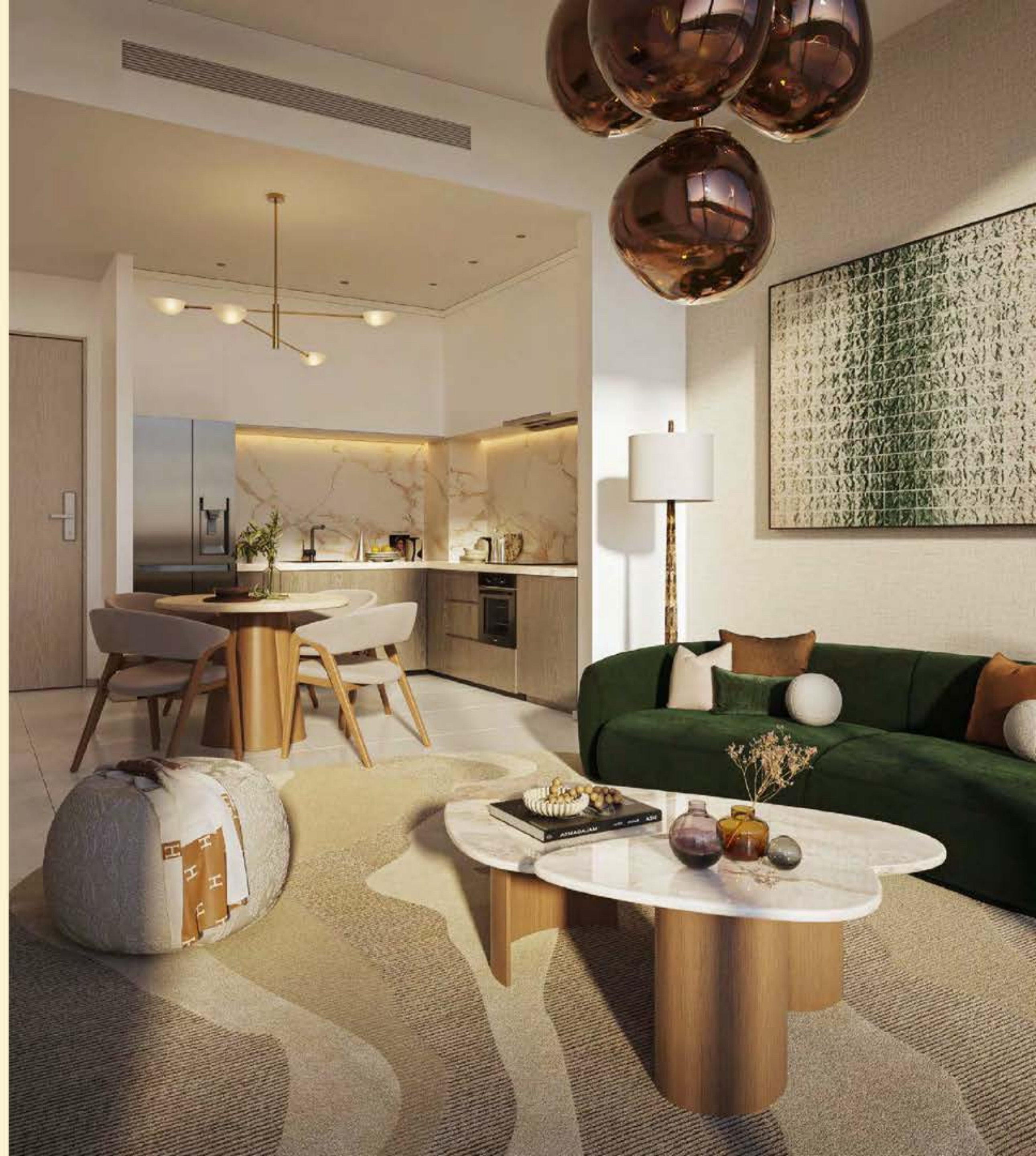
Balconies framed by aluminum handrails sit beside large windows that flood the space with natural light, while thermally insulated glazing enhances efficiency.





A LIVING EXPERIENCE THAT EVOLVES WITH YOU

Spacious layouts are designed to adapt to the rhythms of everyday life. Open living areas flow effortlessly into outdoor spaces, creating homes that feel flexible, social and easy to live in.



Quietly Lived



VIEWS ARE SHAPED BY LANDSCAPE

Each residence is positioned to maximise its outlook. From the central green valley to the wider community and city beyond, every view is carefully considered, bringing light, movement and energy into the home.



Experiences





Experience

A PLACE NOT JUST TO
LIVE WELL, BUT BETTER

AMENITIES MADE FOR
EVERYDAY LIVING

Quietly Lived



A LIFE SHAPED BY EXPERIENCE

At Arancia Yards, amenities are not separate from everyday life, they are part of how it unfolds. A central landscape of gardens, and shared spaces creates opportunities to move, gather and slow down, all within moments of home.





AT THE HEART OF IT ALL

A central green spine runs through the community, forming its natural centre.

More than a landscape, it is the thread that connects each residence, shaping how life moves, gathers and unfolds throughout the day.

Shaded pathways, open lawns and quiet pockets of greenery create a space designed to be lived in, where moments happen naturally, and community forms over time.





Little Adventures



MADE FOR EVERY GENERATION

At Arancia Yards, younger residents are given space to explore, imagine and grow. The indoor kids' club is designed as a playful, light-filled retreat, where creativity and curiosity come naturally in a safe and beautifully considered setting. Outdoors, dedicated play areas invite movement and discovery, extending these moments into nature.



NATURE, WOVEN THROUGHOUT

Landscaped gardens sit at the centre of the community, offering spaces to gather, pause and reconnect.





Naturally Gathered



MOMENTS SHARED OVER COFFEE

At Arancia Yards, the café is more than a place to pause, it is part of the community's daily rhythm. Set within the landscape, it offers a welcoming space to connect, unwind and enjoy simple moments, all just steps from home.





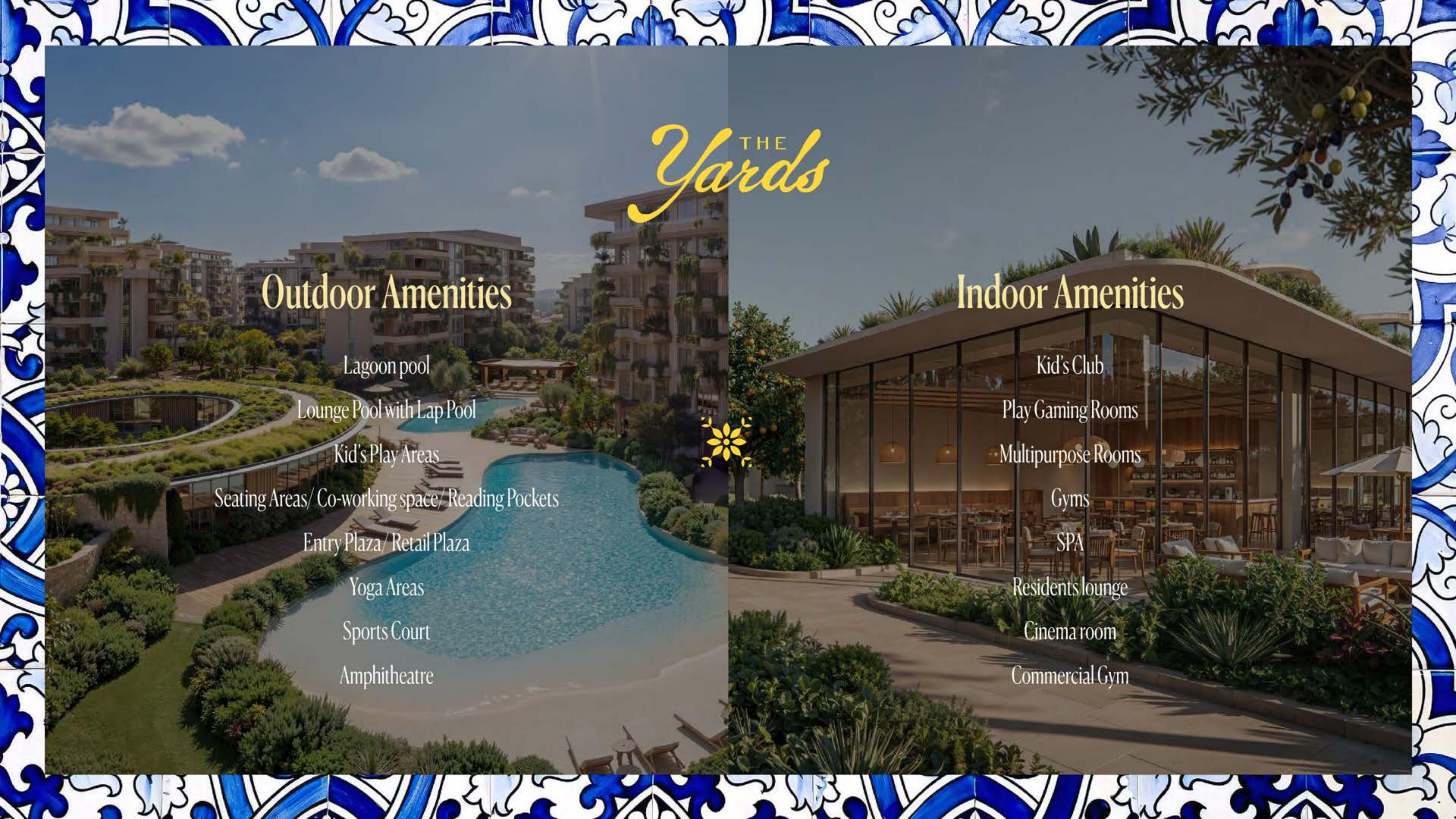
CONNECTED BY THE GREEN SPINE. DESIGNED AROUND LIFE.

At the heart of the community, the Green Spine connects a curated collection of wellness, social and leisure amenities.

From gyms, spa facilities and co-working spaces to lounges, cinema rooms and multipurpose areas, every experience is seamlessly linked through a vibrant landscape.

Outdoors, lagoon pools, sport courts, play areas, orchard gardens, retail plazas and shaded retreats create spaces to relax, connect and thrive.





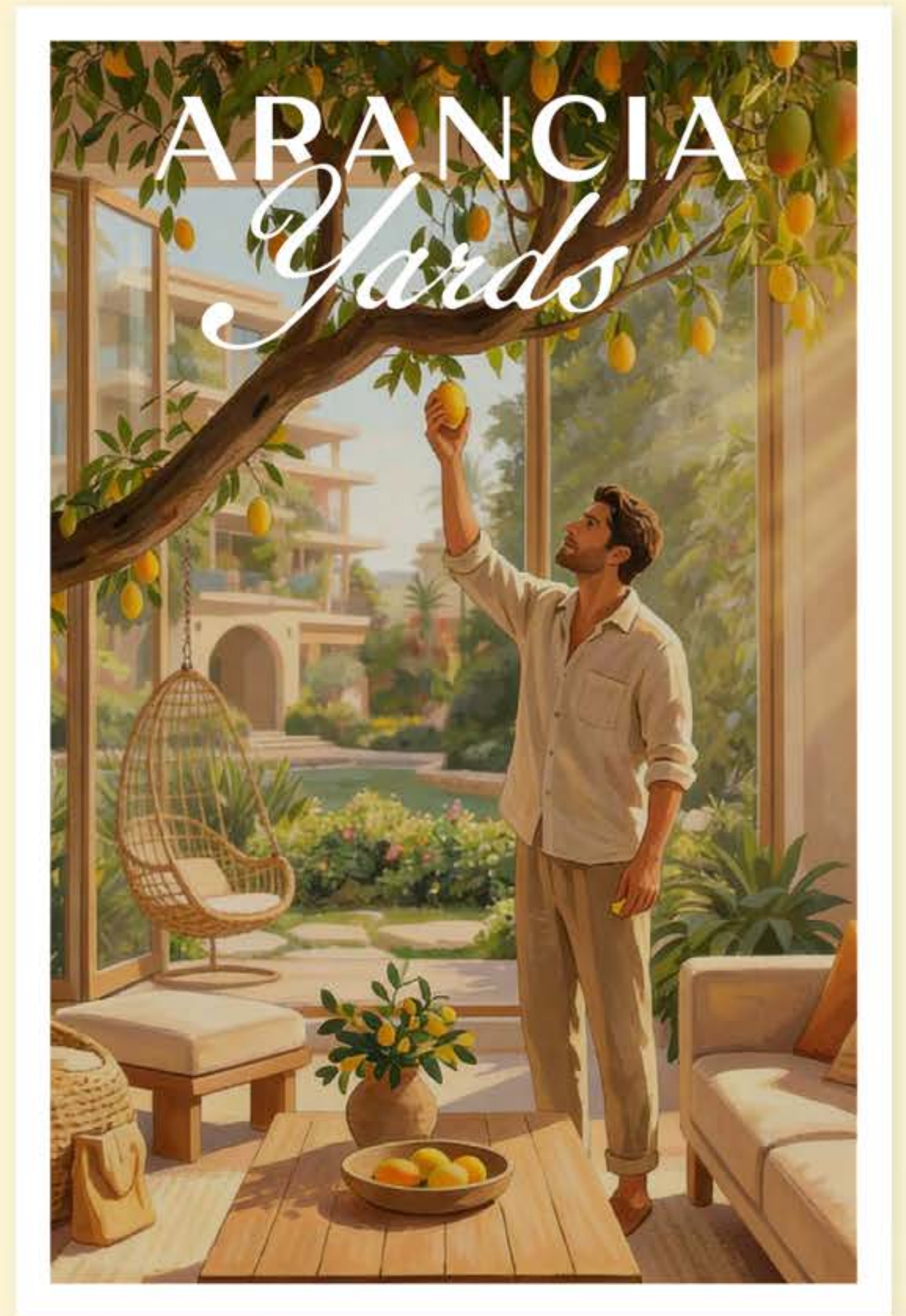
THE Yards

Outdoor Amenities

- Lagoon pool
- Lounge Pool with Lap Pool
- Kid's Play Areas
- Seating Areas/ Co-working space/ Reading Pockets
- Entry Plaza/ Retail Plaza
- Yoga Areas
- Sports Court
- Amphitheatre

Indoor Amenities

- Kid's Club
- Play Gaming Rooms
- Multipurpose Rooms
- Gyms
- SPA
- Residents lounge
- Cinema room
- Commercial Gym



Developer





ABOUT THE DEVELOPER

BEYOND is a premium real estate brand under OMNIYAT GROUP, specialising in wider luxury markets and creating homes that blend innovation, nature and luxury.



Where



Life



Flourishes

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 wellbeing. Our mission is to go beyond expectations and deliver homes that inspire, uplift and resonate with modern urban values.

BEYOND



ARANCIA *Yards*

BY
BEYOND

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