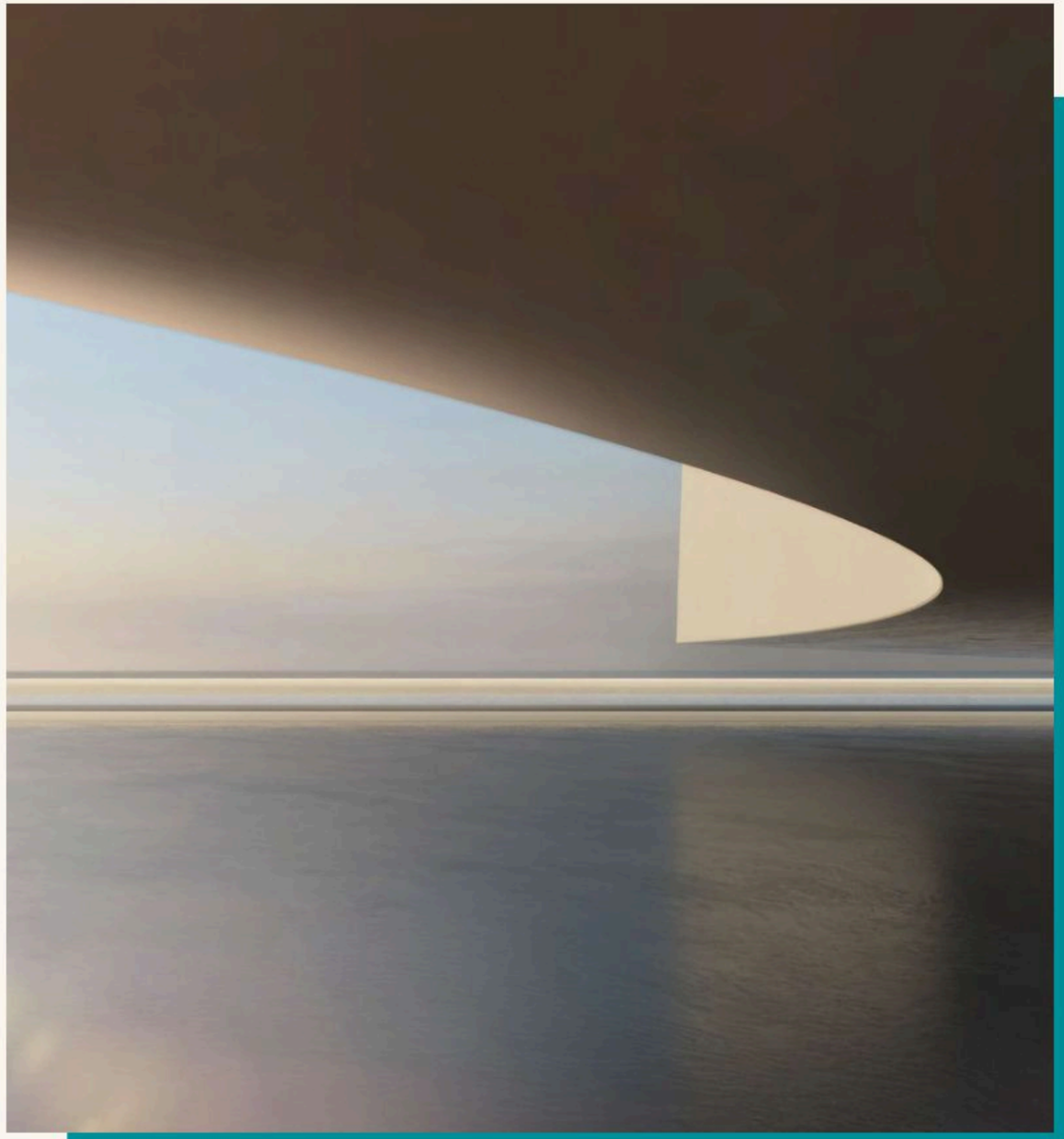

SARIA
BEYOND


STEP INTO A LIFE
THAT'S BREATHTAKING,
Everyday.



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.


WHERE THE ULTIMATE
WATERFRONT LIFESTYLE UNFOLDS,
Everyday.



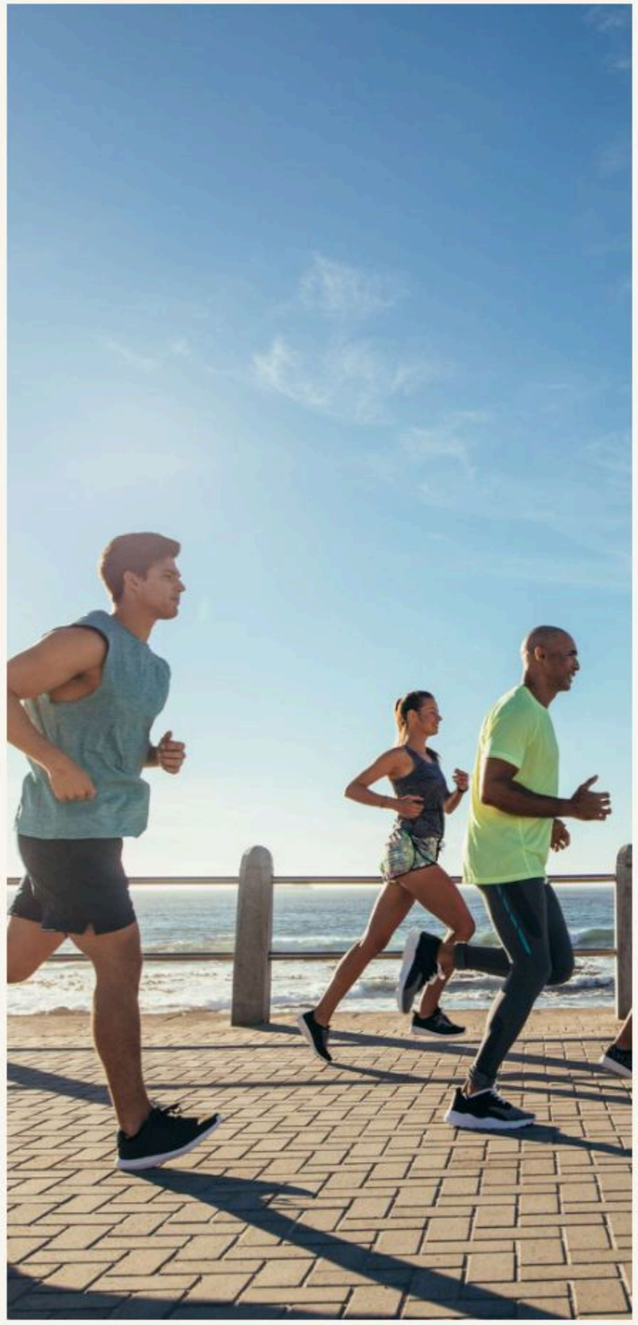
MARINA LIVING AT ITS *Finest.*

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.









AN ENERGISED LIFESTYLE, *Everyday.*

Feel the vitality of an energised lifestyle every day at SARIA. Begin your morning with invigorating laps of the podium-level swimming pool, followed by a workout in the 3,280-sqft state-of-the-art gymnasium. Afterwards, unwind at the mid-tower spa with a refreshing steam, sauna or ice bath.

For a different start to your day, try yoga in a scenic setting, a brisk walk in the bracing sea, or turn up the calorie-burn at the nearby ergonomic 5-km running track, 7-km cycling trail, and padel courts – perfect for a quick game with your partner.

Whichever activity you choose, prepare to meet the better, fitter and happier version of yourself here at SARIA.





OVERLOOKING THE PAST AND FUTURE FROM THE PERFECT *Present.*

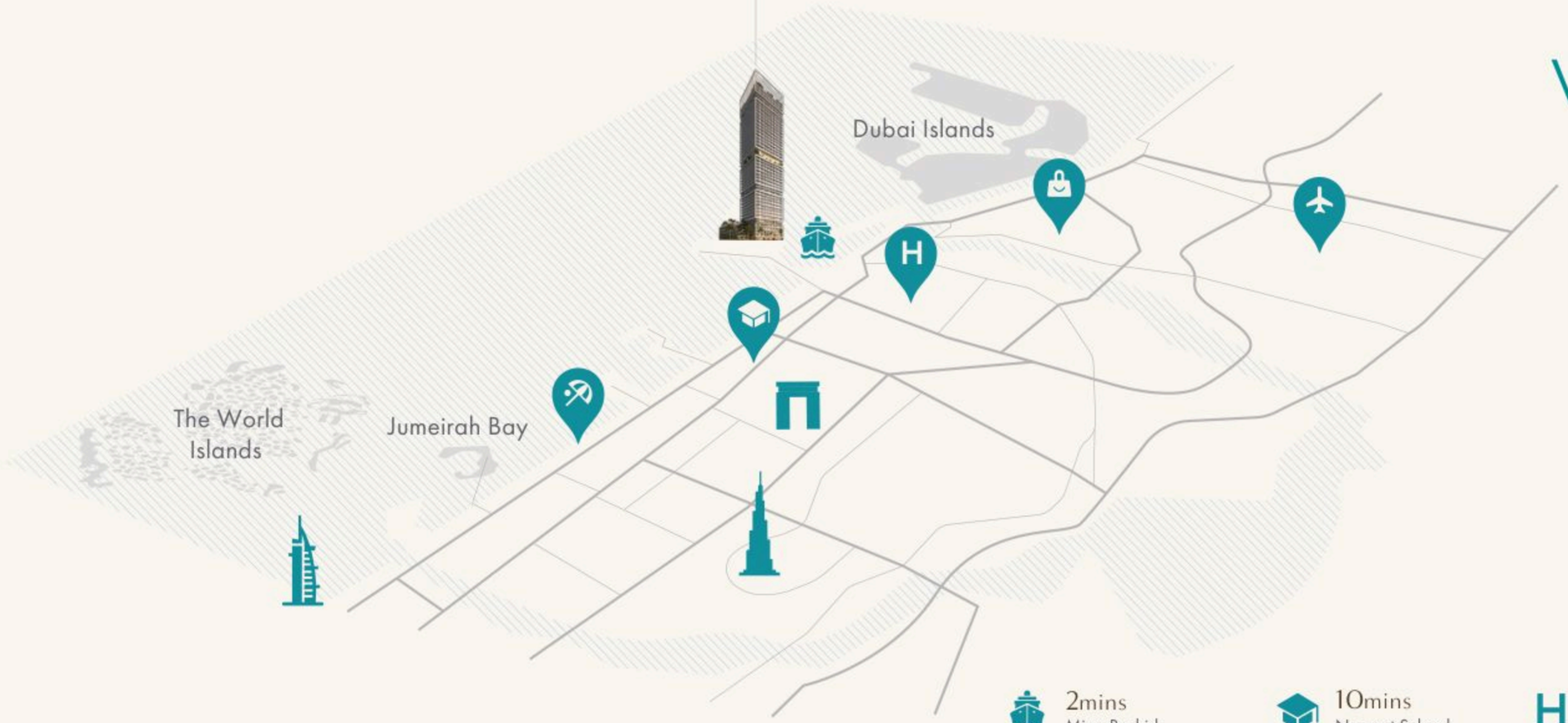
SARIA is nestled between two great legacies. On one side, across the Dubai Creek, lie heritage sites and monuments celebrating the city's rich lineage - while on the other side, stand the definitive landmarks of a global metropolis. Harmonising timeless heritage with cosmopolitan ambition, this prime waterfront location is the city's newest sailing and super-yacht destination.





SARIA

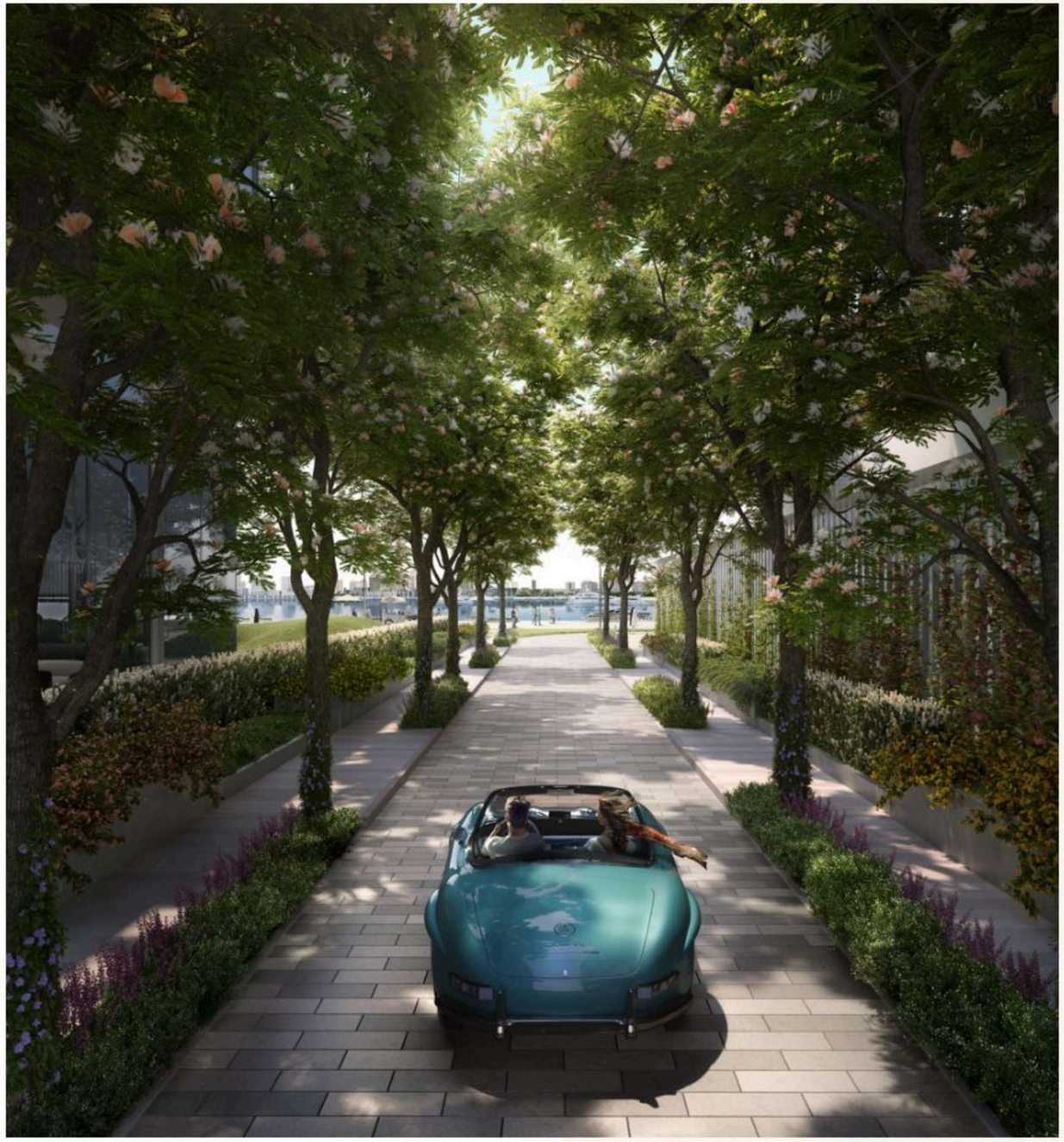
LIVE THE VIBRANT LIFE, *Everyday.*



- 2mins — Mina Rashid
- 10mins — Nearest School
- 10mins — Nearest Hospital
- 10mins — Public Beach
- 15mins — Downtown Dubai
- 15mins — DIFC
- 15mins — Dubai Gold Souk
- 20mins — Dubai International Airport


A TRUE MASTERPIECE
SETTING NEW STANDARDS
FOR URBAN RESIDENTIAL
Retreats.


PROFOUND
SERENITY,
Everyday.



COME HOME TO A LUSH RESORT *Paradise.*



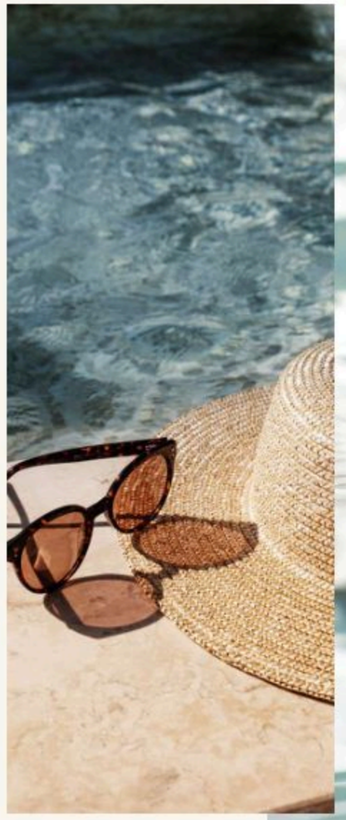
Prepare to be captivated by the sublime essence of resort-style refinement from the moment you arrive.

The grandeur of the lobby unfolds, inviting you into a world of elegance. Amidst the bustle of your day, find solace and serenity as you enter your sanctuary, evoking the eternal bliss of an endless vacation at a secluded tropical haven.





REVITALISE THE BODY, MIND AND SPIRIT, *Everyday.*





At SARIA, your home is more than just a prestigious address; it is a realm of indulgent experiences that transcend the ordinary, making every day extraordinary.

A meticulously curated selection of world-class facilities and amenities await you at this urban retreat.

Whether it is the state-of-the-art gymnasium, the infinity swimming pool, the spa and sauna, or the cinema room, SARIA offers countless experiences for the body and mind to unwind and the spirit to recharge.

PANORAMIC VISTAS, *Everyday.*

Live life in an ever-changing masterpiece painted by nature's brush — from the blue heavens framing the gleaming skyline of the city to the crimson tropical sunsets and turquoise sea setting a picturesque backdrop for the Marina.

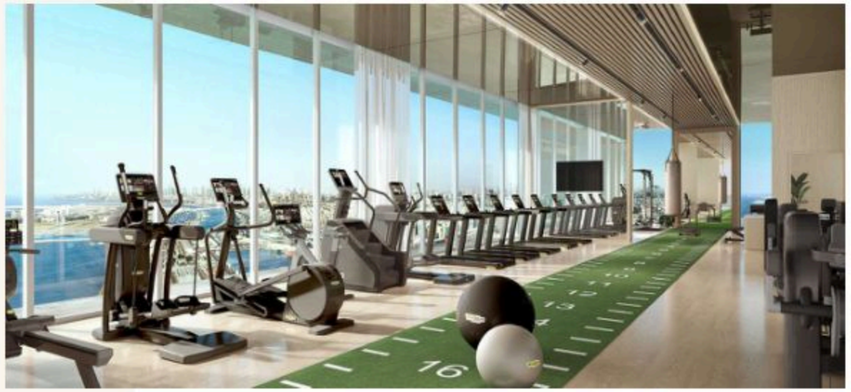
Listen to the gentle murmur of the waves and sea breeze as you soak in the serenity and splendour of the scene by the infinity pool on the podium. Or enjoy the quiet, panoramic vistas of the Marina and calm waterfront from the vantage of the indoor pool.

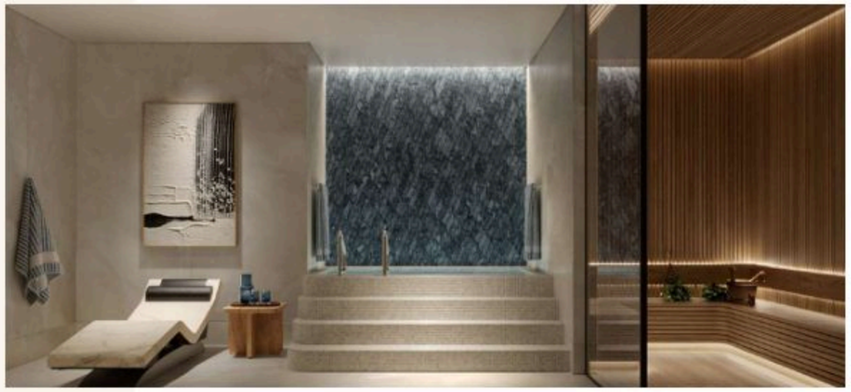






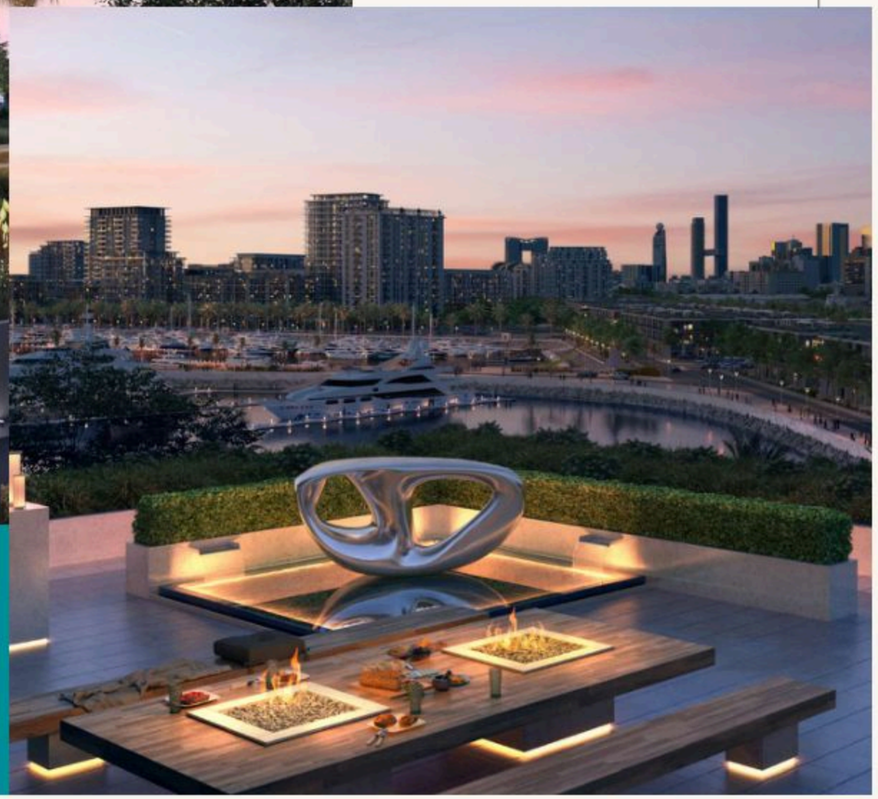






The unique resort-inspired character seeps into every aspect of life at SARIA - enhancing and enriching the overall experience to a truly exceptional plane.





The spectacular views from the podium level offer residents an ideal backdrop for a range of activities. Whether it's a weekend barbecue with friends, a social occasion, or a formal soiree, there's something unforgettable to look forward to every day.



MASTERFULLY DESIGNED FOR EXCEPTIONAL SEASIDE *Living.*

From its unique footprint, which extends to the edge of the Marina promenade, to the enigmatic open-air crown atop, this exceptional waterfront property stands as a 38-storey testament to inspired architecture.

The tower is carefully crafted to offer sweeping views from every side, every floor and every residence, featuring 3.1-metre high floor-to-ceiling windows and wraparound balconies.

No matter where you stand, the breathtaking vistas of the tranquil sea, the stunning Marina, the Burj, or the iconic Dubai city skyline are guaranteed to enchant your senses.

WHERE TIMELESS ELEGANCE *Resides.*



EXPERIENCE ELEGANCE IN EVERY *Detail.*











THE ULTIMATE WATERFRONT LIFESTYLE *Awaits...*





BEYOND

Disclaimer: The purpose of this brochure 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.