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 Yards

The Yards

A NEW URBAN SANCTUARY WITHIN CITY OF ARABIA

LIVE LIFE IN
ABUNDANCE

Situated in City of Arabia, Dubai, The Yards is BEYOND's new 165,000 sqm masterplan, a landscape first destination where over 70% is dedicated to open-air living.

WALKS THROUGH WONDER

A slower rhythm unfolds beneath shaded avenues and garden-lined paths. Residents can wander to lively cafés, gather in vibrant plazas, enjoy moments of wellness, or explore the sports hub and farm to table. Essential amenities including a nursery, school, clinic and mosque are seamlessly woven into the community, ensuring everyday needs are always close to home. Here, Mediterranean-inspired landscapes create a setting where connection, movement and everyday pleasures come naturally.

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.

Pause in Bloom

GARDEN RETREAT

A tranquil outdoor sanctuary where nature and wellbeing come together. Thoughtfully designed seating, lush landscaping and quiet pathways create an atmosphere of relaxation throughout the day.

Quiet Restoration

WELLNESS DECK

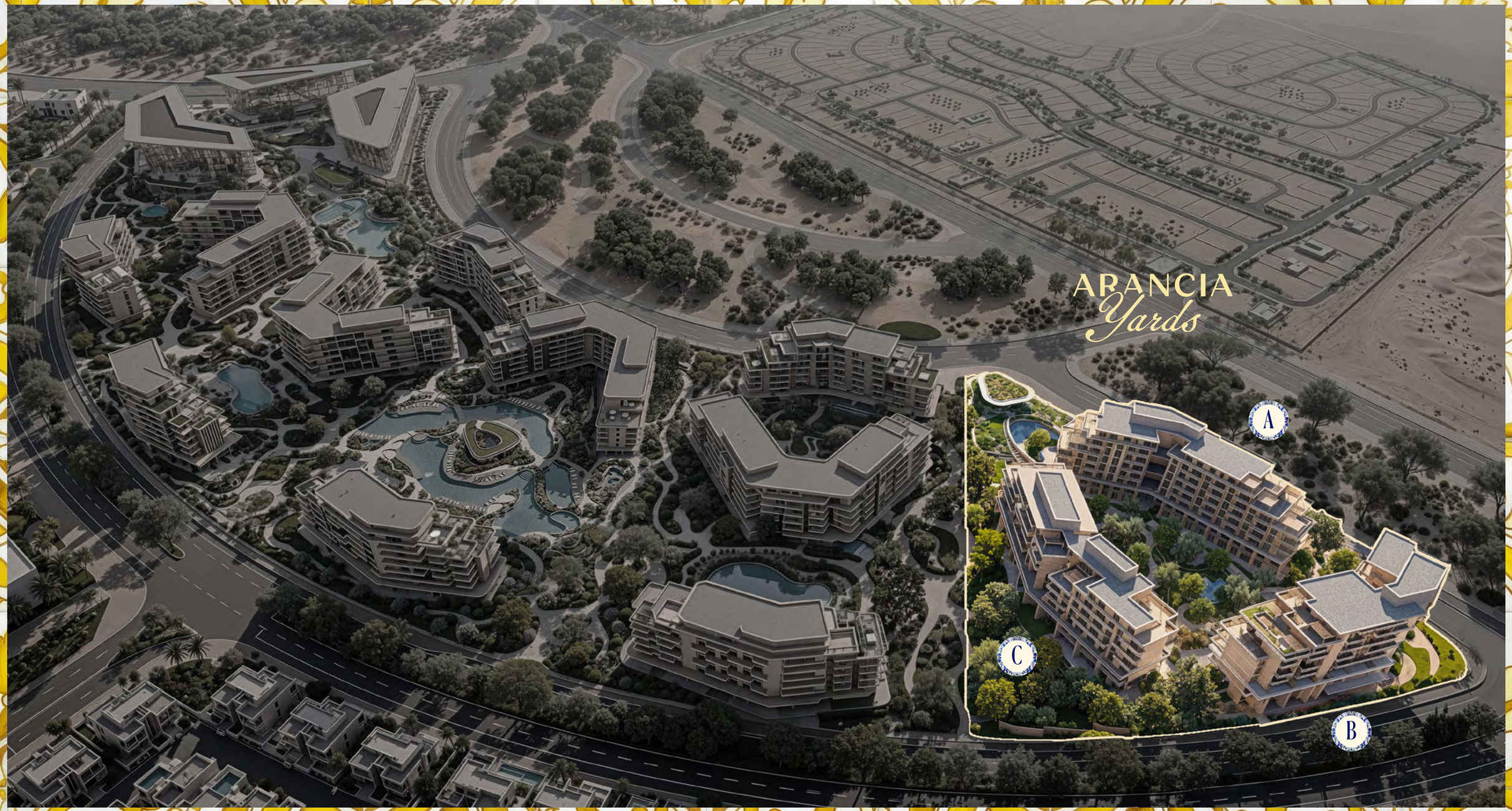
A serene retreat designed for restoration and connection. Surrounded by calming waters, shaded lounges and intimate wellness spaces, it offers a peaceful setting to unwind, reflect and recharge at your own pace.

Living
in Full
Bloom

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
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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.

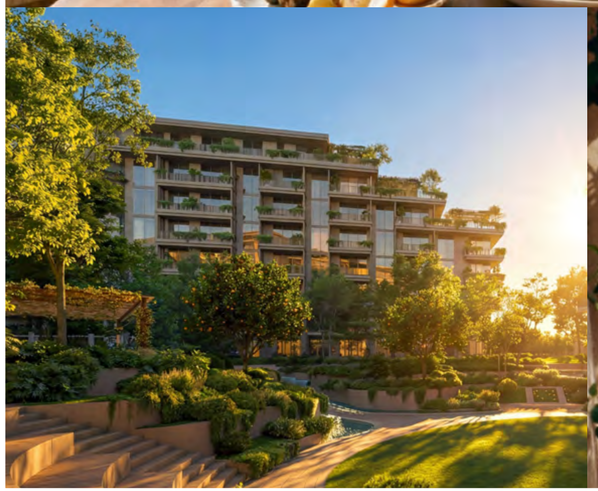
WHERE LIFE COMES TOGETHER EASILY

Arancia Yards cultivates the joy of simple living, where vitality reveals itself through shared moments, seasonal rhythms and special gatherings. Here, community flourishes organically, nurtured by Mediterranean-inspired design woven with abundant nature and the timeless rhythms of collective wellbeing.

Rooted Living

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

AT THE CENTER
OF IT ALL



Project

LIVING IN FULL BLOOM
Thriving Communities
CULTIVATING THE QUALITY OF LIFE

Project

A GREEN LANDSCAPE FOR CALM AND FLOW

HERE, LIFE
COMES TOGETHER

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

Arancia Yards is shaped around a central green valley, with residences arranged to gently enclose and protect. This formation creates a calm, sheltered landscape where light and air flow freely and open.

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.

NATURAL MATERIALS, CONSIDERED DESIGN

At Arancia Yards, life blooms with contemporary, spacious interiors. Refined interior finishes sweep. through the space, grounding each living experience with a warm and organic feel.

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

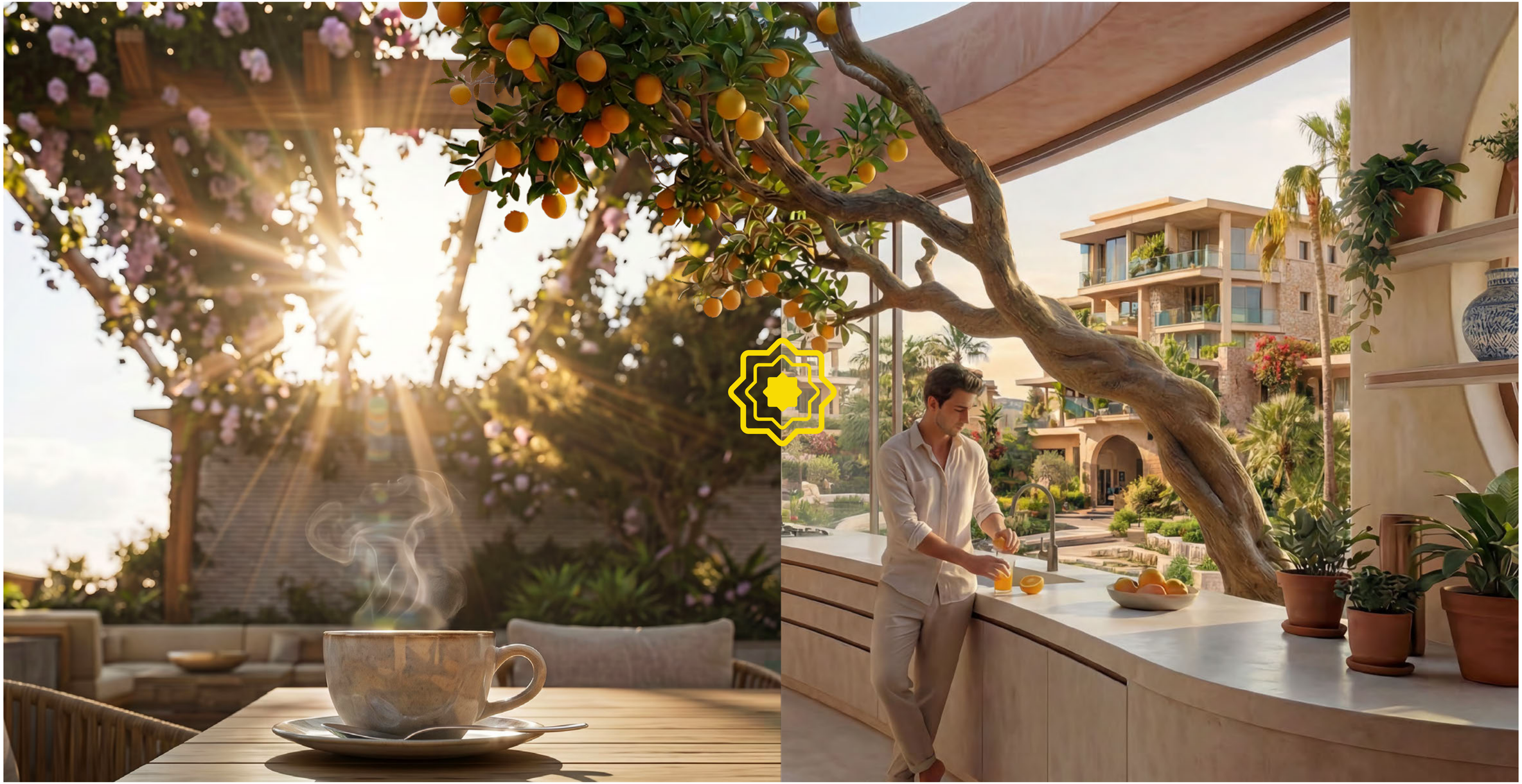
A LIVING EXPERINCE THAT EVOLVES WITH YOU

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.



Experience

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.

SPACES TO GATHER, NATURALLY

Designed for flexibility and ease, the multipurpose room at Arancia Yards adapts to the rhythm of everyday life. Whether used for private gatherings, informal meetings or quieter moments of focus, it offers a calm and thoughtfully designed setting. Bathed in natural light and opening onto landscaped surroundings, it brings together comfort, function and a seamless connection to the outdoors.

Indoor Gaming Room

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

ARANCIA
Yards

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

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