



SENSIA

DIGITAL BROCHURE

BEYOND



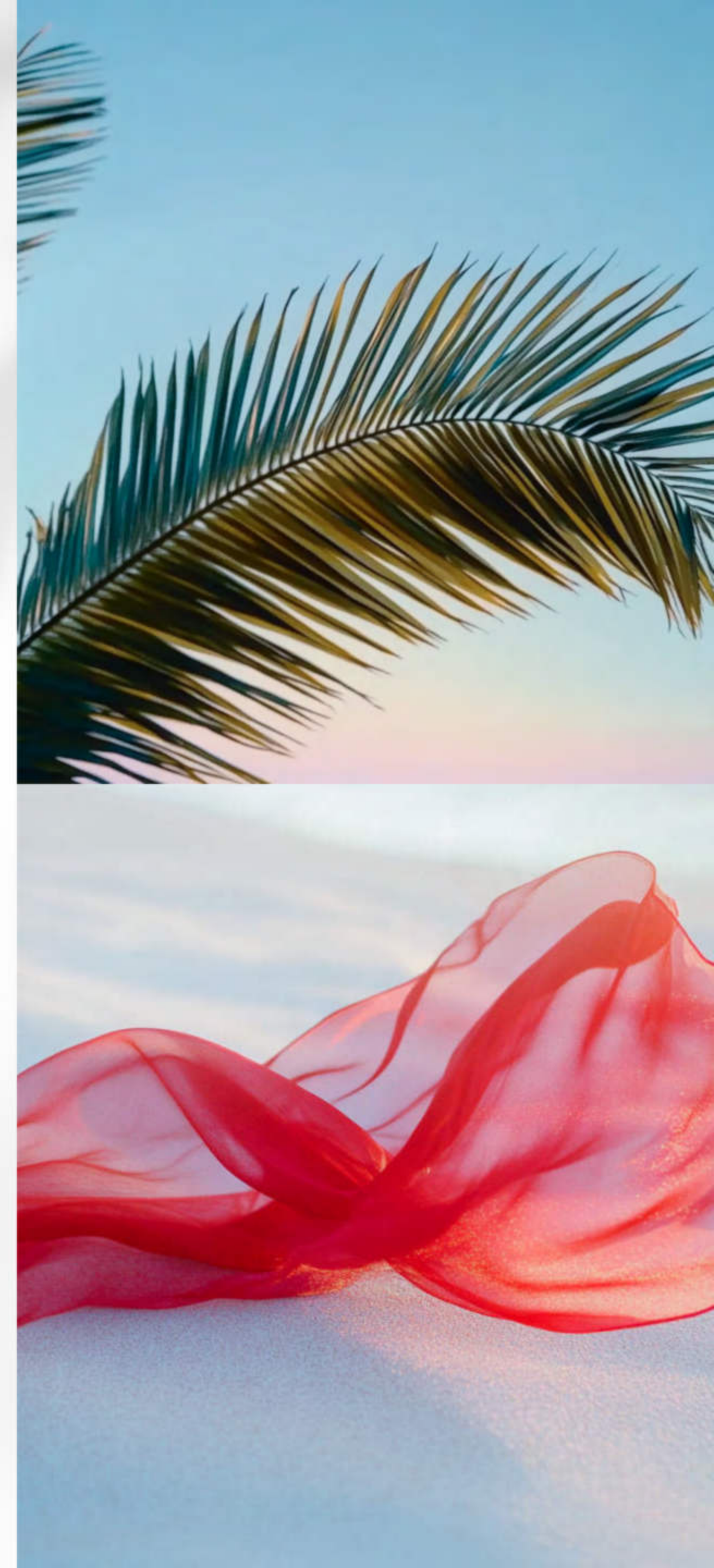


SYMPHONY OF DESIGN AND  
WATERFRONT BEAUTY

# A Landmark *in* Coastal Living

Step into Sensia, a radiant sanctuary rising gracefully within Dubai Maritime City, a flourishing coastal haven that combines views of the serene Bay and of the ocean.

An outstanding residence that embraces luminous design, verdant surroundings, and contemporary elegance, Sensia weaves modern luxury with the soothing allure of waterfront living. Here, serene Bay and ocean views blend seamlessly with elegant architecture, inspiring a lifestyle of effortless sophistication that harmonizes coastal beauty with vibrant city living.





# SENSIA



★ Mina Rashid

★ Infinity Bridge

🛍️ Gold Souk

★ Jumeirah Beach Coast

🏥 International Modern Hospital

🏥 Dubai Hospital

🛍️ Burjuman

🎓 The Elite English School

🎓 Collegiate International School

JUMEIRAH

🎓 Safa British School

★ DIFC

DEIRA

🎓 Victoria International School

★ Business Bay  
🛍️ Downtown Dubai  
🛍️ Dubai Mall

DUBAI

🏥 Canadian Specialist Hospital

🎓 Pristine Private School Main Campus

🏥 Clemenceau Medical Center Hospital

🎓 The Apple International School Primary Campus

🎓 Swiss International Scientific School in Dubai

★ Dubai International Airport





THE TASTE OF A VIBRANT LIFESTYLE

## SAVOUR THE FLAVOURS *of* LIFE

Amidst peaceful surroundings, Sensia is surrounded by a dynamic neighbourhood offering a rich variety of dining, boutique shopping, and premium amenities.

Dubai Maritime City invites you to immerse yourself in the flavours, art, and entertainment that will awaken your Senses.







## SERENITY *in* EVERY BREEZE

REFRESHING COASTAL HARMONY

The soothing tide of waves, the gentle ocean breeze, and the tranquil embrace of the serene Bay define life at Sensia.

Two kilometres of waterfront promenades, unwind on private beaches, or embrace the serenity of the serene Bay. This is a place where modern luxury meets the timeless beauty of the ocean, nurturing your well-being and making tranquillity an essential part of everyday living.



An aerial photograph of a modern high-rise building, the Sensia, which is 35 stories tall. The building features a light-colored facade and numerous balconies with glass railings. It is situated on a coastal development with lush greenery, swimming pools, and a beach. The ocean is a vibrant blue, and the sky is clear with a few clouds. The text "FLUID DESIGN, ELEVATED LIVING" is positioned in the upper right corner of the image.

FLUID DESIGN, ELEVATED LIVING

SOARING 35 STOREYS ABOVE *the* BAY,  
SENSIA STANDS *as* A BEACON *of* CONTEMPORARY  
DESIGN, WHERE ARCHITECTURE *and* NATURE  
CONVERGE *in* EFFORTLESS HARMONY.





DIVERSE LIVING OPTIONS

## A TAPESTRY *of* LIVING SPACES

Sensia embodies architectural innovation, with wrap-around terraces, flowing forms, and a design that seamlessly harmonizes with the serene Bay and ocean.

Expansive open-plan interiors exude refinement, while tranquil water features and the serene Bay create a calming atmosphere. Thoughtfully curated unit types cater to diverse lifestyles, offering spacious balconies, panoramic ocean views, and the perfect blend of comfort and sophistication—a home designed not just to accommodate, but to inspire.







RADIANT ARCHITECTURE AND SERENE WATERFRONTS

A HOME WHERE DESIGN *and* NATURE  
EXIST *in* PERFECT HARMONY

Elegantly rotated 45 degrees, the building features cantilevered balconies and cascading terraces, thoughtfully designed to maximize breathtaking views while seamlessly integrating with the natural surroundings.

A seamlessly connected multi-level hub offers an exclusive sanctuary where work, wellness, and relaxation come together in a sophisticated setting.





DUAL VIEWS GLASS CONNECTING  
YOU TO NATURE

## A HOME THAT BREATHES WITH *its* SURROUNDINGS

Floor-to-ceiling windows invite the outside in, flooding each residence with natural light, while 3.2m-high ceilings enhance the sense of openness.

Step into a private retreat, where the balcony extends the living space into nature. Elegantly crafted planters create a private garden sanctuary for our penthouse and signature units. Whether nurturing a blooming green escape or enjoying a quiet moment of reflection, this is a place where comfort and tranquillity flourish.







## A LIFESTYLE *that* CELEBRATES SCENIC HEIGHTS

GRACEFUL DESIGN, UNINTERRUPTED VIEWS

Wraparound balconies and glass balustrades blur the line between architecture and landscape, with retro-inspired accents framing every view and transforming spaces into striking focal points.

Cantilevered floors offer natural shading and privacy, blending ergonomic design with timeless elegance. The surrounding beauty unfolds from every angle, with uninterrupted views of the ocean, the Bay, and the Dubai skyline, creating a striking balance of form and function.







Our signature collection redefines boutique living with curated designs, enhanced finishes, and bespoke details. Each residence showcases refined textures, custom flooring, sophisticated lighting, and premium fixtures, creating an intimate, luxurious atmosphere.

Thoughtfully crafted layouts maximize space and functionality, with triple heights living spaces tailored for those who value exclusivity and individuality.





A SEAMLESS BLEND OF RELIABILITY AND ELEGANCE

# Awakening *the* Senses: A Sanctuary *of* Comfort *and* Convenience

The thoughtfully curated amenities harmonize well-being, comfort, and leisure, offering a lifestyle that elevates relaxation while fostering vibrant social interactions in an elegant and tranquil setting.



SENSIA







CREATING ENRICHING EXPERIENCES

## ADDITIONAL AMENITIES

Elevate your lifestyle with these additional amenities and exceptional service, designed to complement curated spaces for relaxation, and indulgence.



### THE GATSBY

ART DECO INSPIRED  
ADULTS AND KIDS POOL  
~  
DECK SEATING  
~  
CANTILEVERED POOL



### SMOKE & SOAK

OPEN BBQ & DINING  
~  
OUTDOOR LOUNGE AREA  
~  
OUTDOOR KIDS PLAY AREA



### LIFT & DRIFT

INDOOR SEASIDE GYM CLUB  
~  
YOGA/PILATES ZONE



### WORK & WAVE

INDOOR CO-WORKING SPACE  
~  
DESIGNATED POWER STATIONS



### THE MAJLIS LOUNGE

SHADED RETREAT



### LUXURY LOBBY

DESIGNATED CONCIERGE





ABOUT THE DEVELOPER

# Designing Spaces *that* Enrich Everyday Moments

BEYOND is a 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.

BEYOND

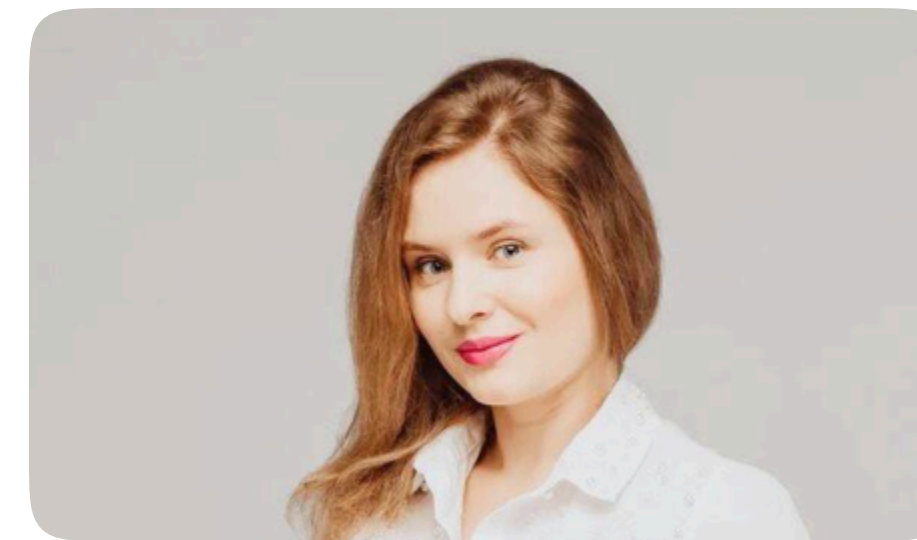




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