



ôrise

DIGITAL BROCHURE

BEYOND

## 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.





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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

Burjuman

Clemenceau Medical Center Hospital

Swiss International Scientific School in Dubai

Dubai International Airport



## *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.

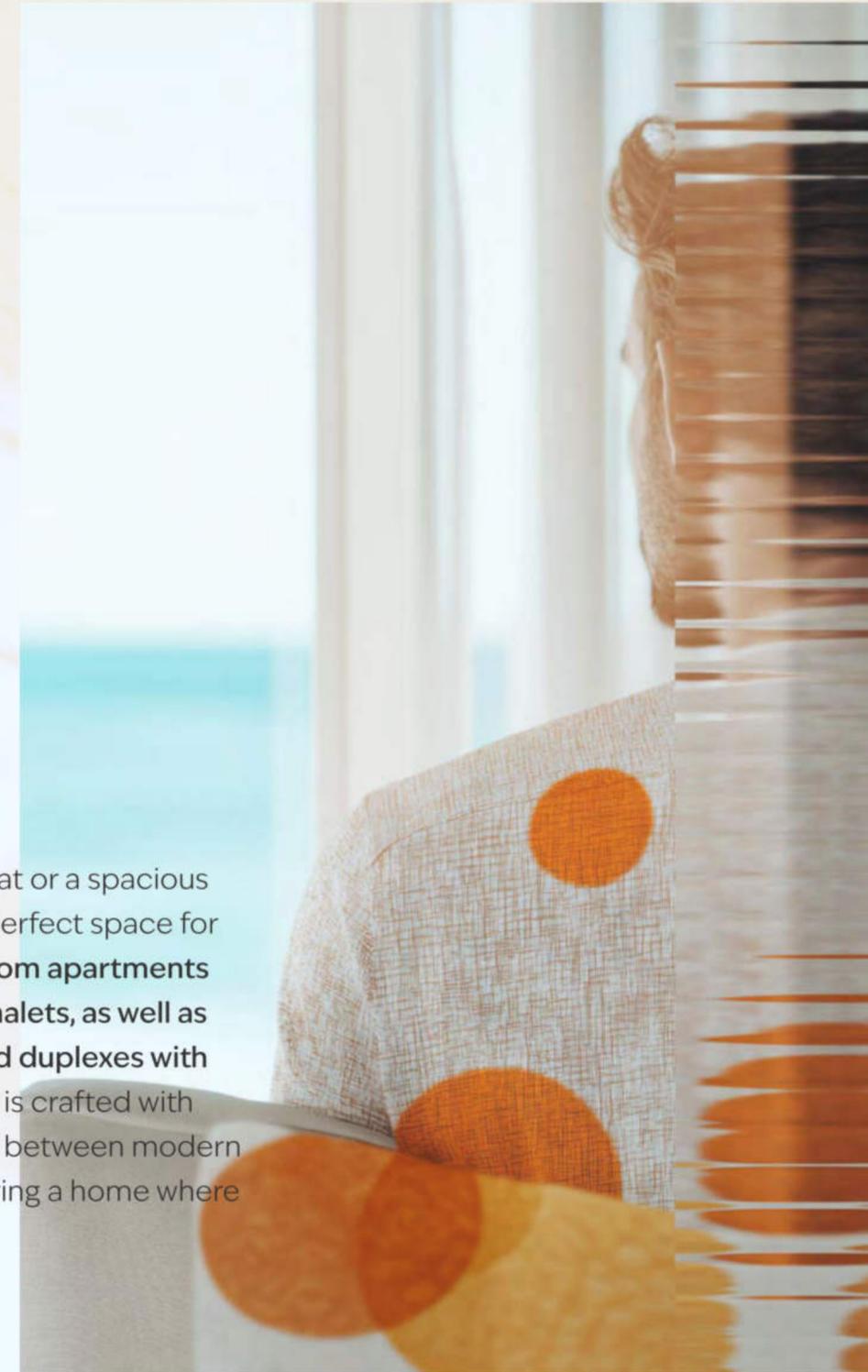


# Bright, Cozy, and Effortlessly Stylish



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 residences 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.



# 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.





## KIDS' CORNER

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

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.



## 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.



## 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.



# 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.



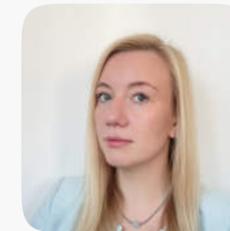


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