
ôrise
DIGITAL BROCHURE
BEYOND

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Setting a new benchmark for modern waterfront living

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Dubai Maritime City, a visionary waterfront community designed for a balanced and dynamic lifestyle

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A residential gem just steps from the heart of Dubai, offering the best of both worlds

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EMBRACING MODERNITY AND ELEGANCE TO CREATE CAPTIVATING LIVING SPACES

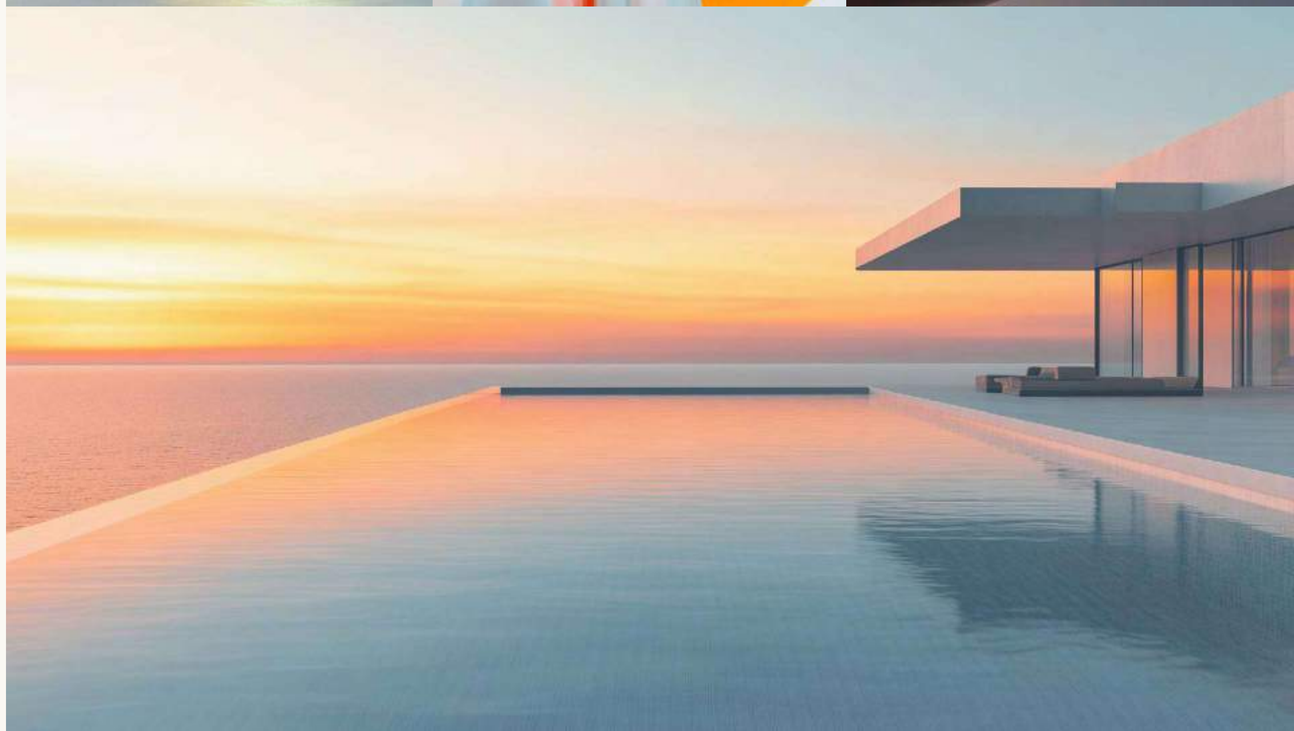
YOUR HOME IS A REFLECTION OF THOUGHTFUL LIVING, WHERE DESIGN AND NATURE COME TOGETHER IN PERFECT HARMONY.

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.







CHAPTER 2

THE LOCATION

Vibrant Energy and *Beachfront Living* Granting you *the Best* of both Worlds.

CITY CONVENIENCE WITH UNMATCHED COASTAL LIVING

Framed by the waters of the Dubai Maritime City, two towers rise above a collection of residential, commercial and cultural spaces. This state-of-the-art development offers not only exquisite waterfront views but also the perfect blend of city convenience and serene coastal living.




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Mina Rashid
Infinity Bridge
Gold Souk
Jumeirah
Beach Coast
International
Modern Hospital
Dubai Hospital
The Elite
English School
Collegiate
International School
Safa British School
DIFC
Burjuman
JUMEIRAH
DEIRA
Victoria
International School
Canadian
Specialist Hospital
Dubai Mall
Downtown
Dubai
Business
Bay
DUBAI
Dubai Creek
Pristine Private School
Main Campus
The Apple International School
Primary Campus
Clemenceau Medical
Center Hospital
Dubai
International
Airport
Swiss International
Scientific School in Dubai



THE PULSE OF CULTURE AND LEISURE

WHERE VIBRANT SOCIAL LIFE AND
REFINED EXPERIENCES THRIVE

Explore a vibrant neighborhood filled with al fresco dining, art galleries, and boutique shopping. Whether seeking culture or cuisine, Dubai Maritime City provides endless entertainment for residents and visitors alike.









Effortless City Access without Compromising Peace and Serenity

CONNECTED, YET SERENE

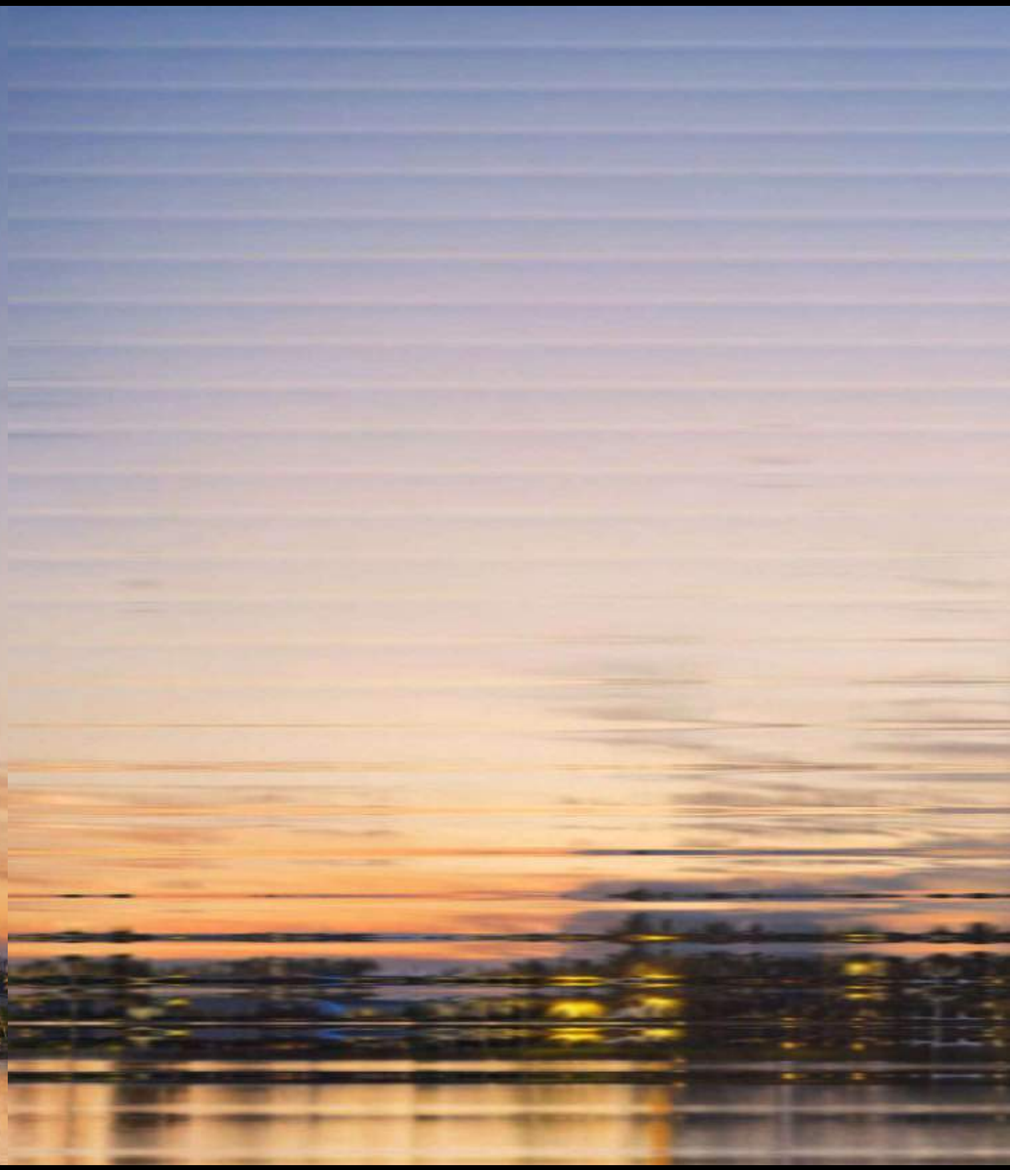
Just moments from Dubai's bustling city center, Dubai Maritime City offers residents unparalleled convenience without sacrificing tranquility. Enjoy the energy of the city within easy reach while living in a peaceful and green environment designed for relaxation and rejuvenation.





CHAPTER 3

THE PROJECT



RISING WITH ELEGANCE, DESIGNED FOR THOSE
WHO SEEK UNIQUE OPPORTUNITIES

TWO TOWERS, 51 AND 32 FLOORS HIGH, RISE WITH ELEGANCE FROM A SHARED PODIUM, DESIGNED FOR THOSE WHO SEEK SOMETHING MORE.



Celebrating Architectural Variety

NEW PERSPECTIVES ON EVERY LEVEL

Orise'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.







A VIBRANT COMMUNITY ON THE WATER'S EDGE

A LIFESTYLE DEFINED BY BALANCE AND TRANQUILITY

With 360-degree views of the sunrise and sunset, Orise connects you to both the vibrancy of the city and the calm of coastal living. It's more than just a home—it's a place where modern living meets the soothing ambiance of waterfront tranquility, inviting you into a new way of life.



DISCOVER URBAN SOPHISTICATION AT EVERY LEVEL

CRAFTED FOR YOU AND FOR THOSE WHO CHOOSE TO IMAGINE MORE.

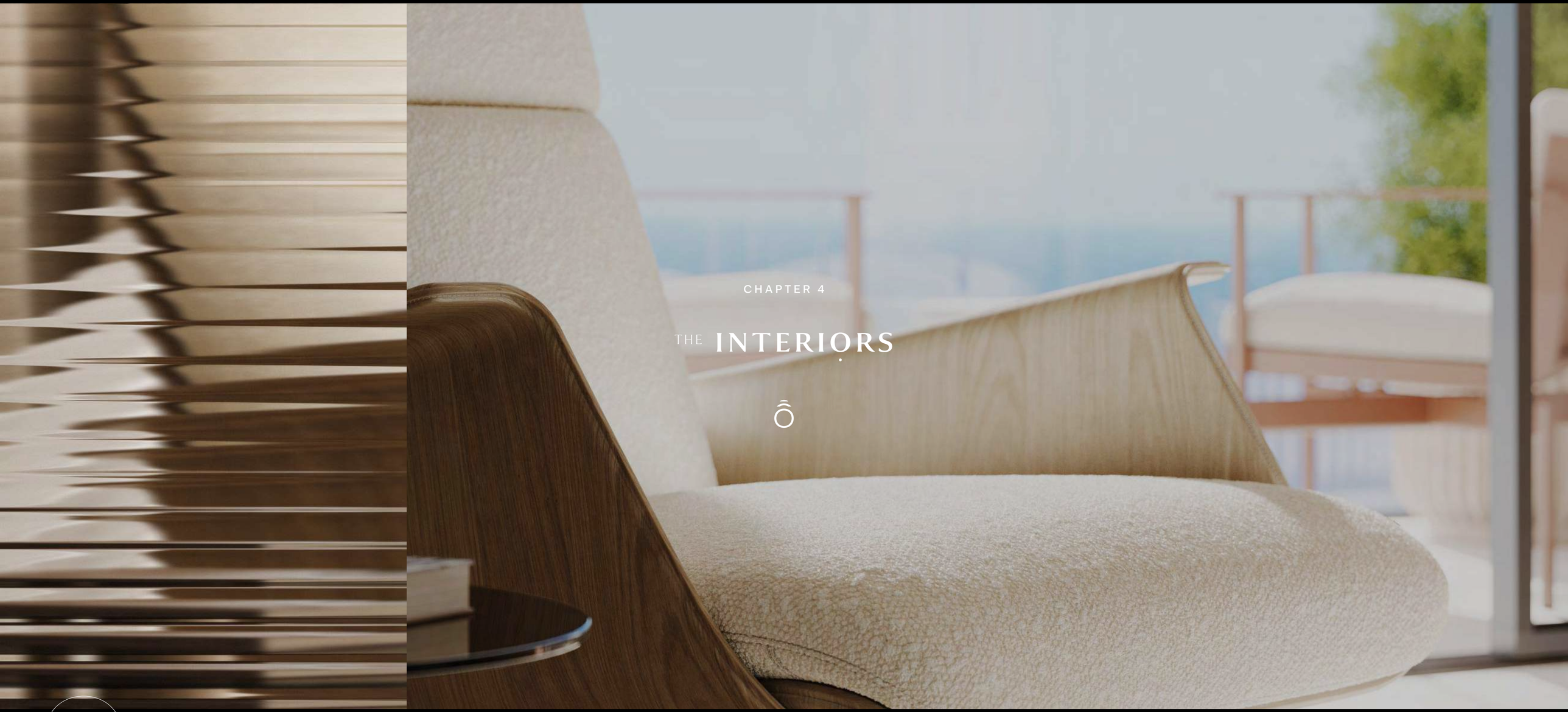


Artistry in Every Detail

A SEAMLESS BLEND OF FORM, FUNCTION, AND EXQUISITE VIEWS

The architecture of Orise combines graceful curves with a 10-degree angled facade and diagonally projected balconies. This unique design maximizes views of the city and sea, offering residents expansive perspectives and a deep sense of openness in every residence.





CHAPTER 4

THE INTERIORS


DUBAI

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.





RESIDENCE SIZES

1 BEDROOM

758 sq.ft.

average area

2 BEDROOM

1,284 sq.ft.

average area

3 BEDROOM

1,658 sq.ft.

average area

2 BEDROOM CHALET

2,023 sq.ft.

average area

3 BEDROOM CHALET

2,475 sq.ft.

average area

PENTHOUSE
SIMPLEX AND DUPLEX

5,486 sq.ft.

average area

SIGNATURE
COLLECTION

3,114 sq.ft.

average area



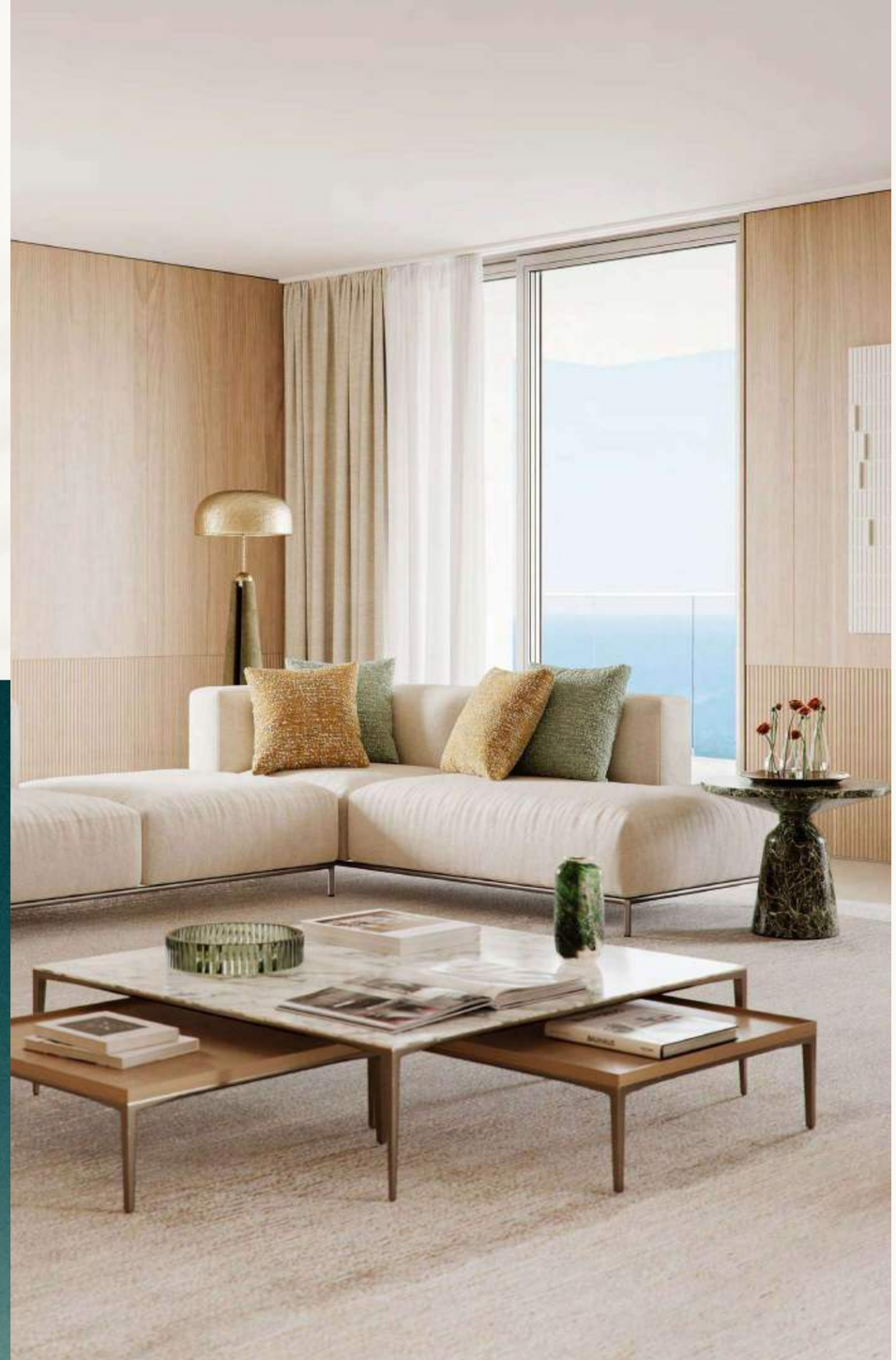




YOUR HOME, YOUR STYLE

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

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.





FEEL INSPIRED BY BREATHTAKING PERSPECTIVES

ENJOY UNOBSTRUCTED VIEWS OF THE CITY AND THE SEA FROM YOUR PRIVATE RETREAT, WITH THE ASSURANCE OF PRIVACY IN EVERY CORNER.



CHAPTER 5

THE AMENITIES



A Haven of Comfort, Security, and Inner Peace with Statement Amenities.

A SEAMLESS BLEND OF RELIABILITY
AND CONVENIENCE

The curated amenities blend well-being, comfort, and leisure, creating a lifestyle that balances relaxation with vibrant social interactions, all within an elegant and serene environment.

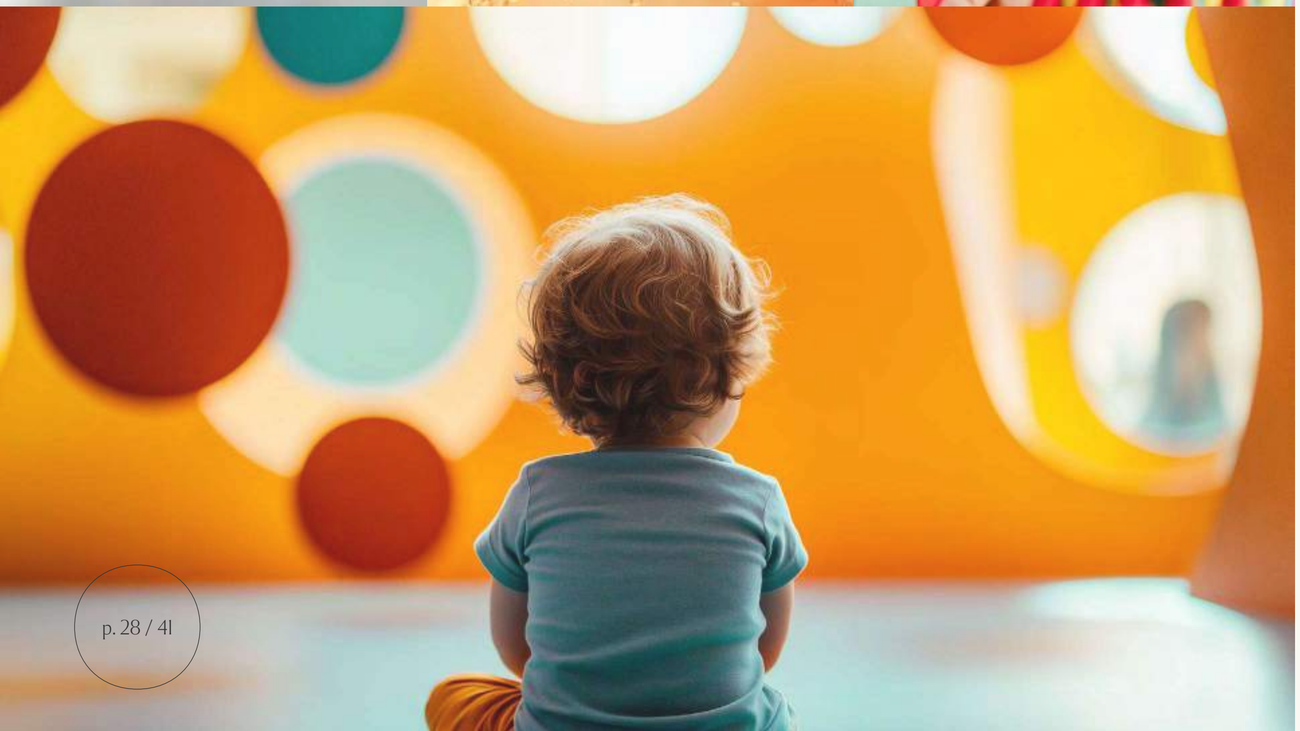



Orise









KIDS' CORNER

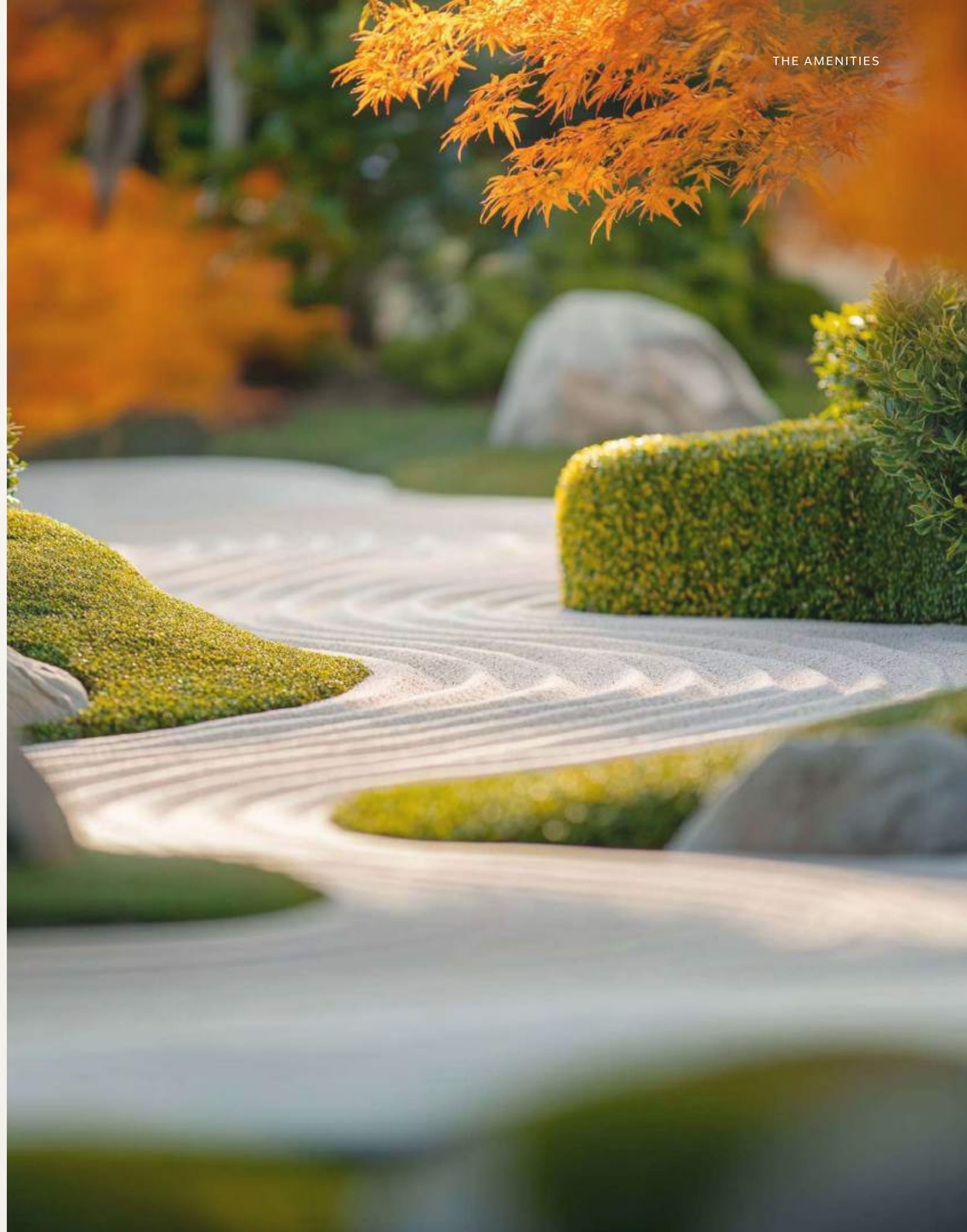
A PLAYFUL AND SAFE AREA WITH INDOOR AND OUTDOOR SPACES FOR KIDS

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

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.



VITALITY HUB

DIVE INTO THE INFINITY POOL THAT BLENDS SEAMLESSLY WITH THE SEA, OFFERING A REVITALISING EXPERIENCE WITH PANORAMIC VIEWS.

ENERGIZE, RELAX, AND TAKE IN ENDLESS HORIZON VIEWS

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.



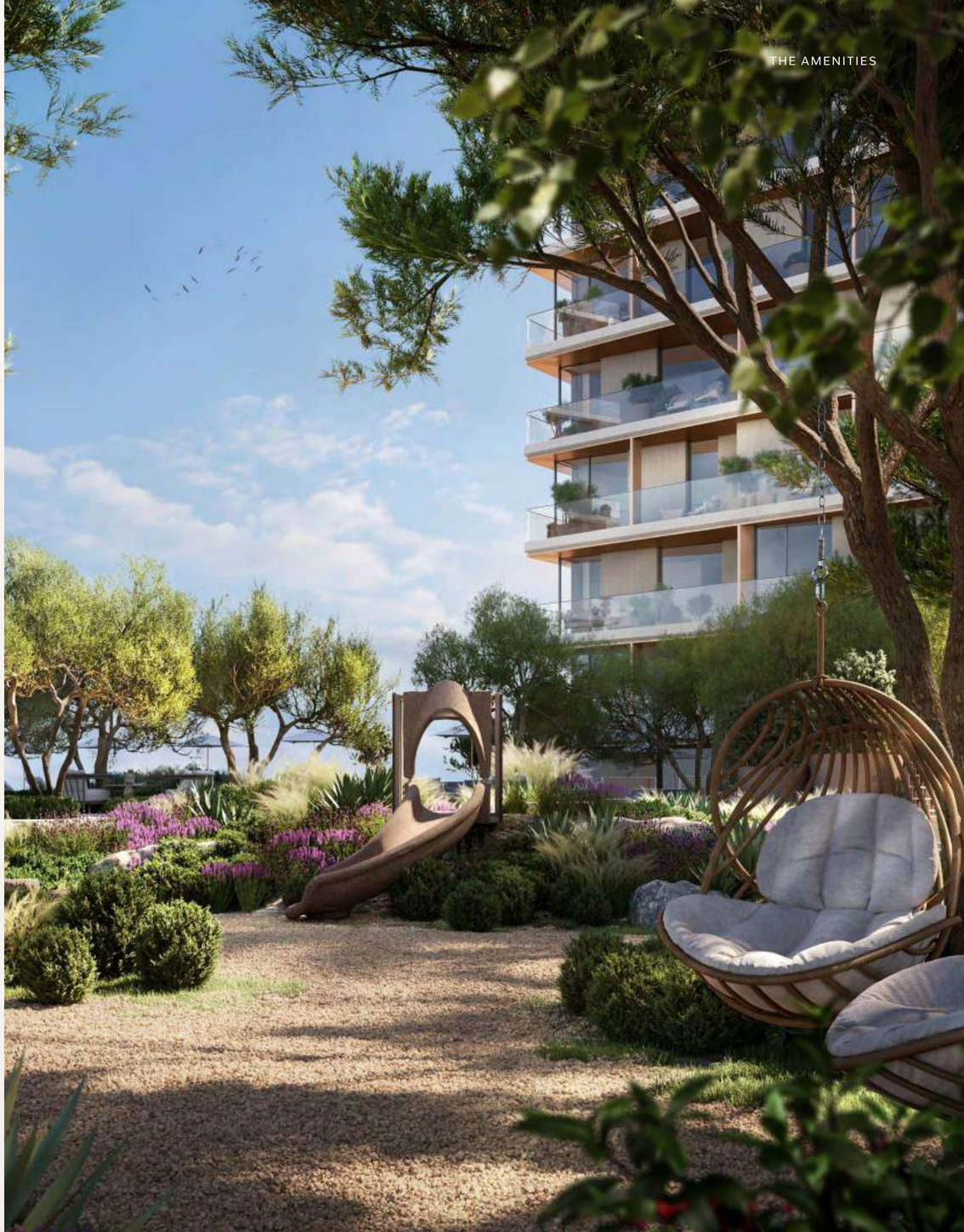




THE OLIVE ORCHARD – A VERDANT GARDEN SANCTUARY

FIND YOUR RHYTHM IN A SECLUDED, TIMELESS OASIS

At Orise's podium-level Olive Orchard, time seems to stand still, offering a peaceful escape surrounded by mature olive trees and lush, vibrant greenery. This serene garden invites residents to enjoy moments of quietude, connecting with a slower, more meaningful rhythm of life. The idyllic, shaded landscape brings tranquility to the everyday, making this verdant haven a cherished part of home.



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

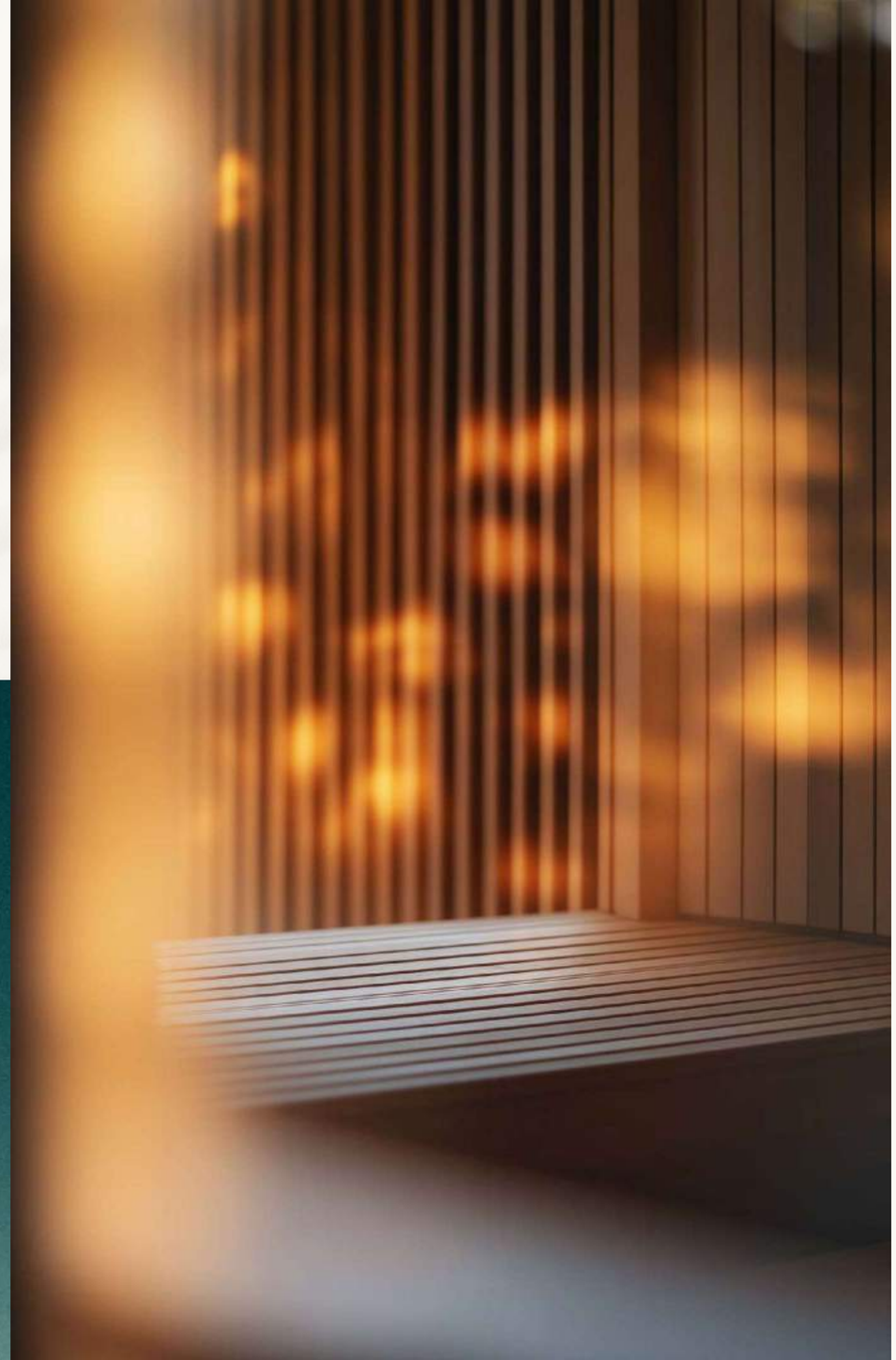
OUTDOOR LEISURE POOL AND LAP POOL

CREATIVE CENTER

INDOOR ADULTS' LOUNGE AND GAME ZONE

VERDANT OASIS AND OLIVE ORCHARD

ZEN GARDEN









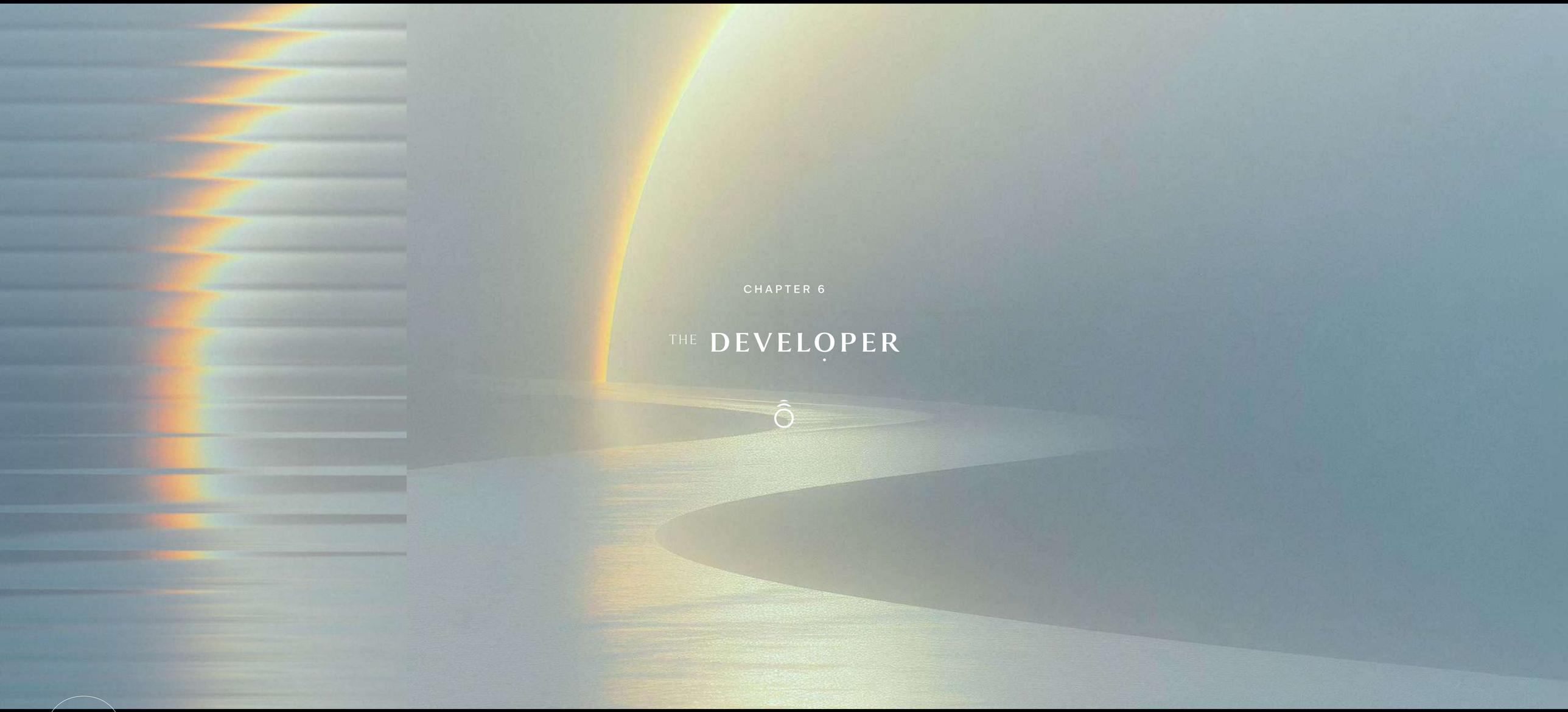




HOME AUTOMATION

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.





CHAPTER 6

THE DEVELOPER

Envisioning spaces that Elevate Everyday Life

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.



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Exterior Renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.


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