

PROJECT BROCHURE

THE YARDS PLAZA BEYOND

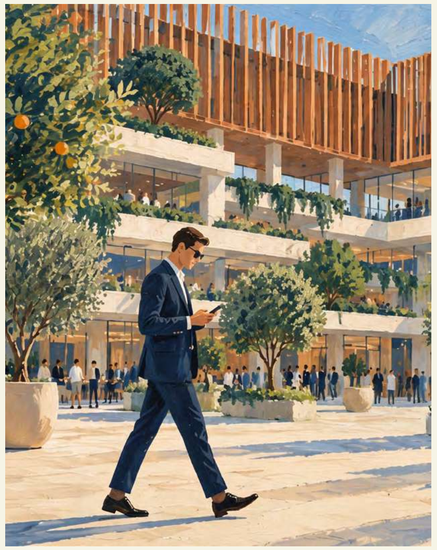
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THE YARDS
PLAZA
BEYOND
A WORLD OF POSSIBILITIES
BUILT AS ONE. OPEN TO EVERYTHING AROUND IT.



LOCATION

WORK, WITH MORE AROUND IT.

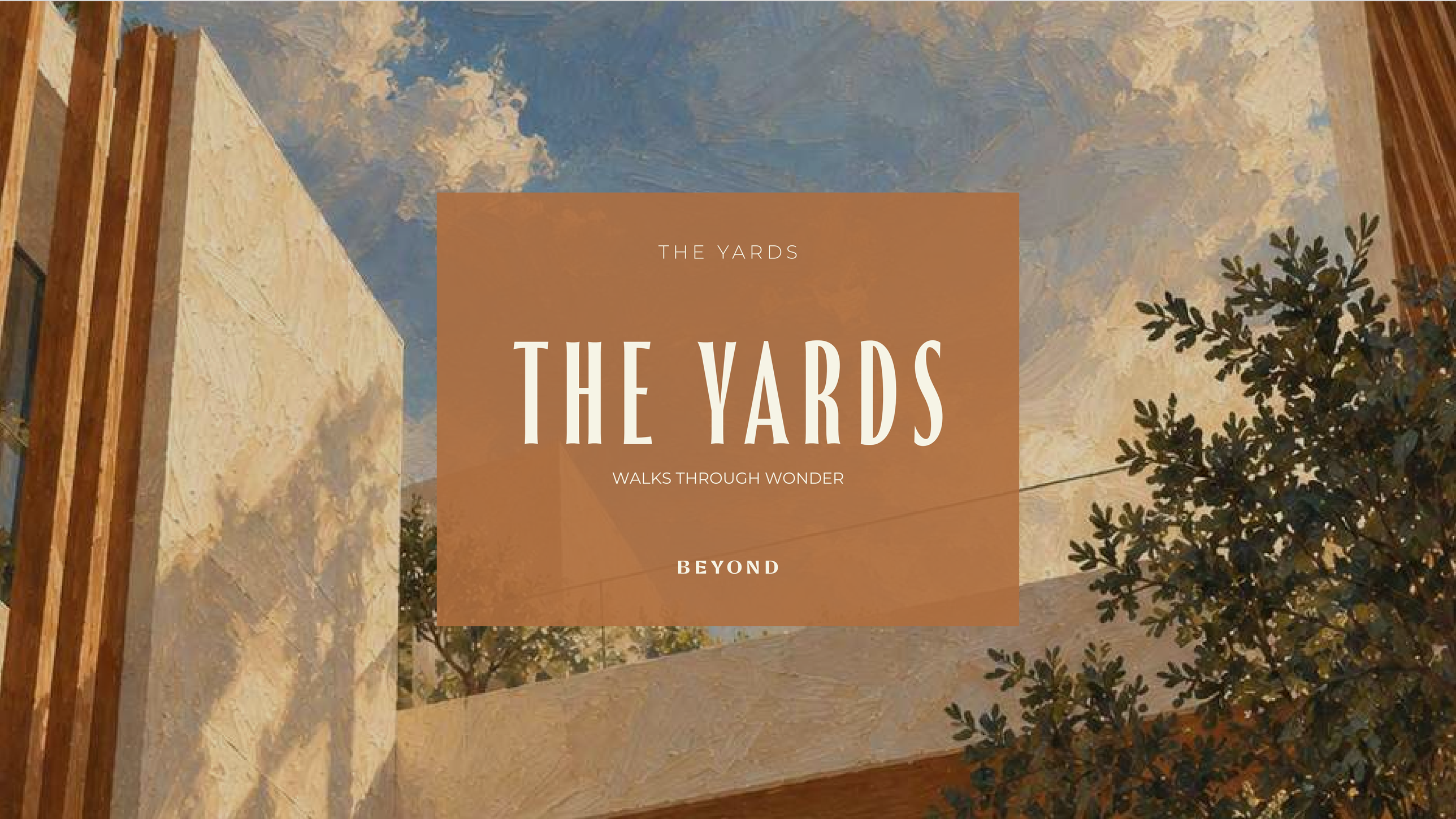
THE SETTING FOR A NEW COMMERCIAL ADDRESS.

BEYOND



MAP

3 min	—	IMG World
10 mins	—	Global Village
15 mins	—	Silicon Central Mall
15 mins	—	Dubai Miracle Garden
16 mins	—	Hamdan Sports Complex
20 mins	—	Downtown Dubai
23 mins	—	Mall of the Emirates
25 mins	—	Dubai International Airport
35 mins	—	DWC Airport


THE YARDS
THE YARDS
WALKS THROUGH WONDER
BEYOND



FROM RESIDENTIAL BEGINNINGS TO A NEW COMMERCIAL CHAPTER

THE YARDS IS BEYOND'S 165,000 M² MASTERPLAN

Situated on Sheikh Mohammed Bin Zayed Road, it is a landscape-first destination where over 70% is dedicated to open-air living.





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.

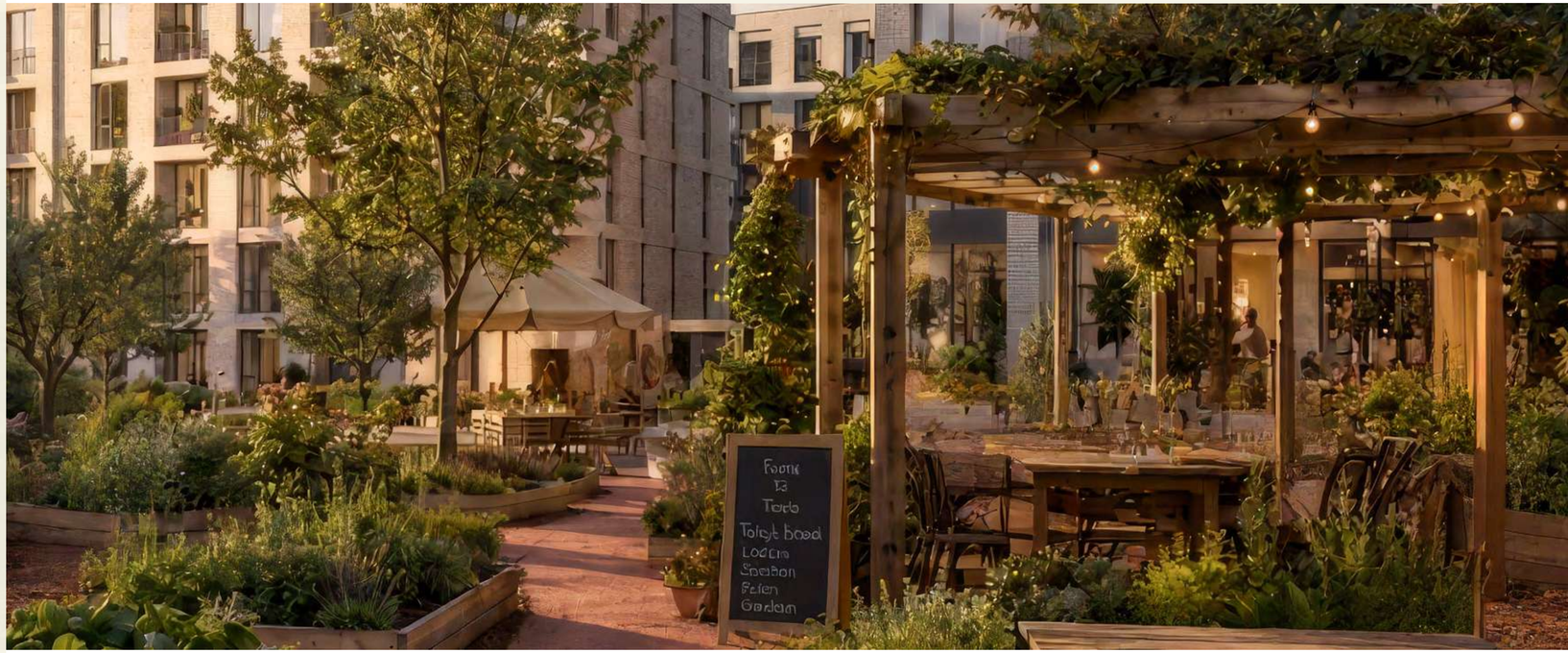


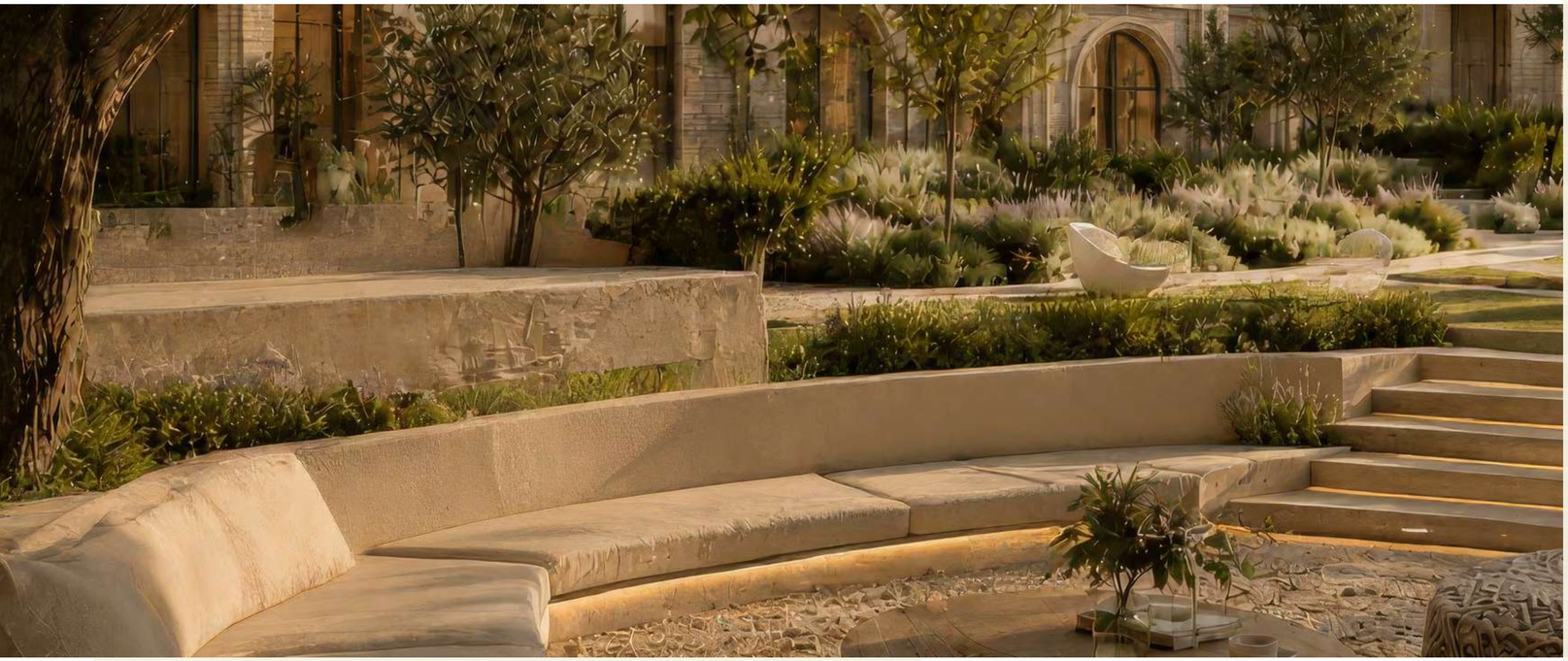


FLOURISH TOGETHER

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.



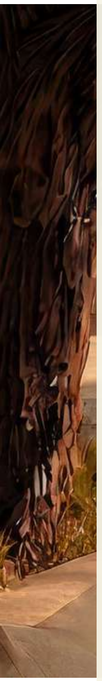


PAUSE IN BLOOM

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.

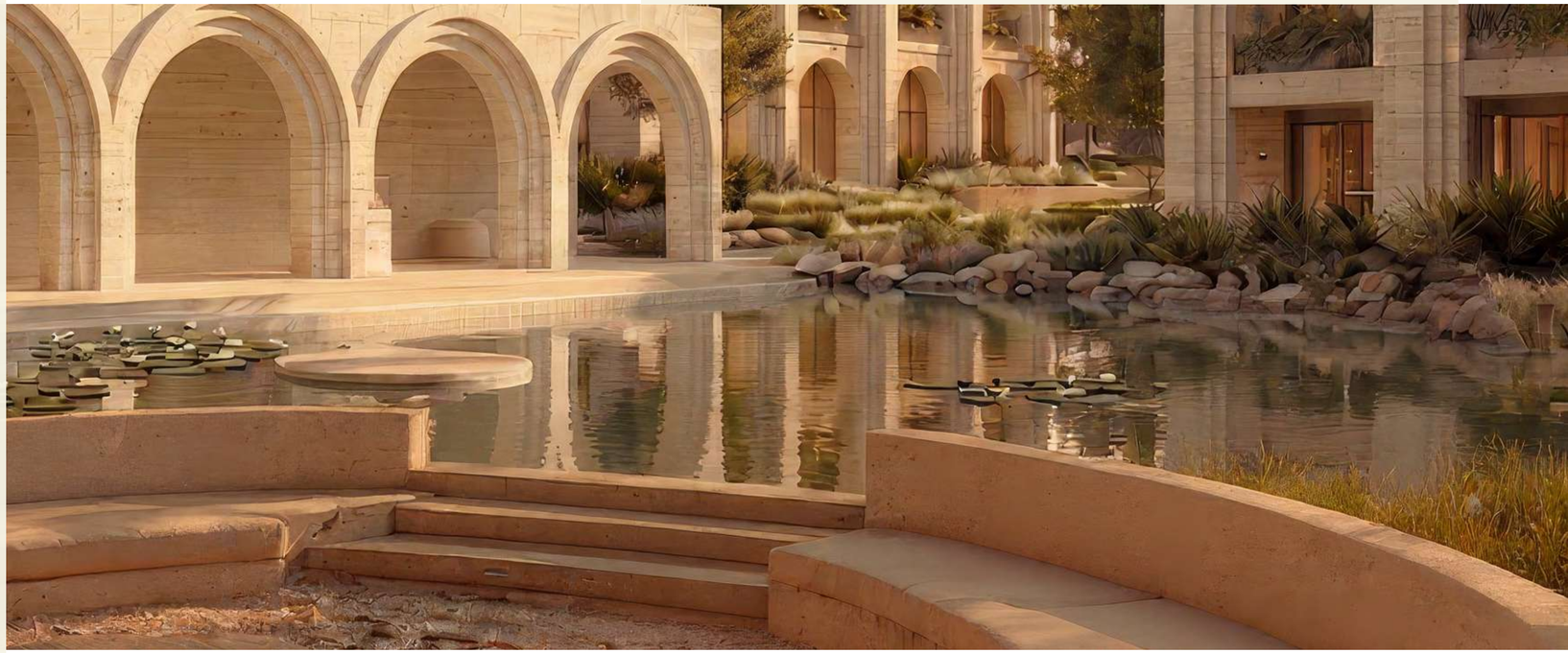


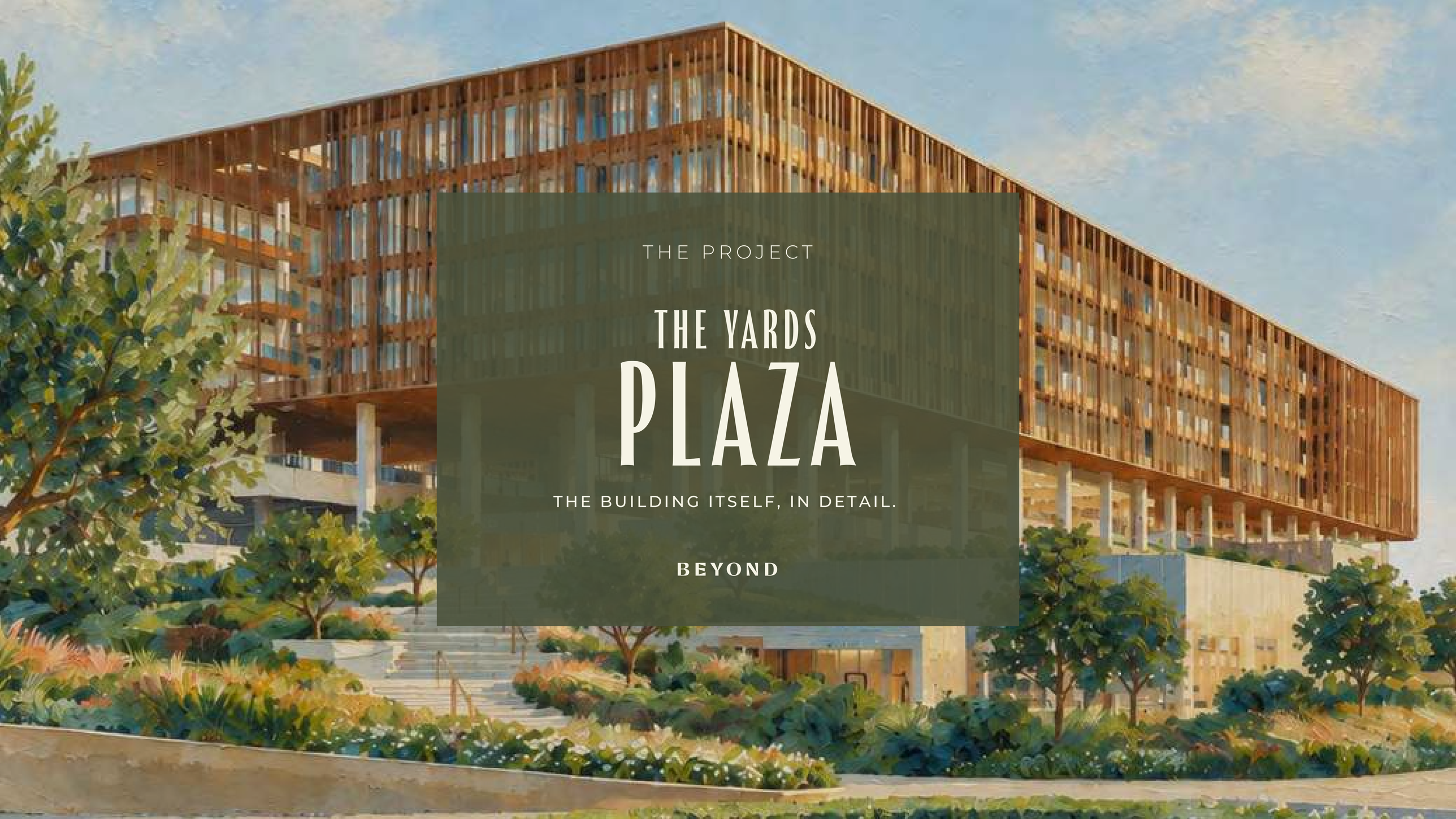


QUIET RESTORATION

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.





THE PROJECT

THE YARDS PLAZA

THE BUILDING ITSELF, IN DETAIL.

BEYOND



FOUR VOLUMES, ONE PRESENCE

Each block is distinct in scale yet connected by a shared design language. From a distance, they read as a single composition.

A strong monolithic form gives The Plaza its presence. Closer to the ground, the architecture becomes permeable, opened up by movement through and around the buildings.

THE YARDS

PLAZA





ARCHITECTURE

ONE COMPOSITION, BUILT FROM FOUR

FOUR DISTINCT BUILDINGS COME TOGETHER AS ONE COHESIVE ARCHITECTURAL COMPOSITION, CREATING A STRONG, UNIFIED PRESENCE ON THE SKYLINE.

At ground level, they open onto a landscaped public realm where architecture, landscape, and movement create a connected and welcoming environment. Designed with openness and permeability, The Yards Plaza creates a seamless transition between the buildings and outdoor spaces, shaping a considered experience from arrival to workplace.

The development offers convenient access to key destinations and landmarks across Dubai.



TRIPLE-HEIGHT GARDEN LOUNGE

FAÇADE

DEPTH, WHERE THE LIGHT LANDS

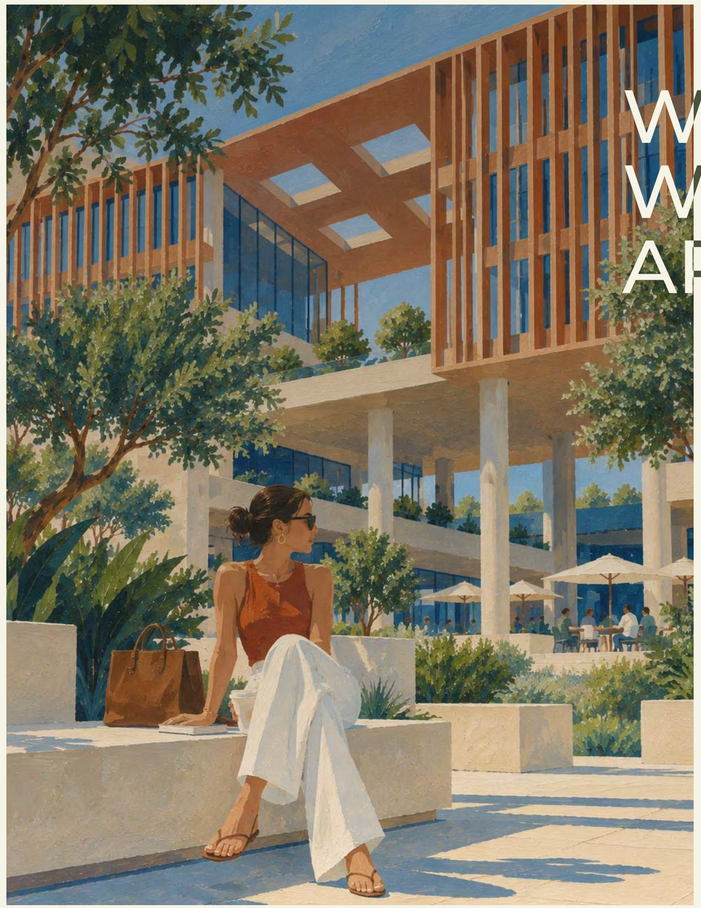
THE FAÇADE GIVES THE YARDS PLAZA BOTH ITS COHERENCE AND CHARACTER.

Aluminium louvers and glass create a continuous language across all four volumes, uniting them as one composition.

The façade filters light into shifting patterns of shade. Varying in depth by orientation, it responds to each elevation while light and shadow bring movement to the monolithic form.



THE YARDS PLAZA



WORK, WITH MORE AROUND IT

ONE COMMERCIAL ADDRESS

The Yards Plaza brings together one retail volume and four office blocks, **B + G + 6 upper floors** each, within a single commercial address. Across them, **272 offices** sit over a base of retail and dining.



THE INTERIORS

SPACE TO THRIVE

ARCHITECTURE SHAPED FROM THE OUTSIDE IN.

BEYOND



THE LOBBY

THE INTERIOR EXPERIENCE BEGINS WITH A REFINED MATERIAL PALETTE AND A STRONG SENSE OF ARRIVAL.

Stone flooring is complemented by tile, feature stone and special paint wall finishes. Painted ceilings, feature lighting, integrated wayfinding and carefully placed artwork add character while reinforcing the identity of the development.



INDICATIVE FIT-OUT



WORKSPACE

OPEN STUDIO AND COLLABORATION AT THE EXECUTIVE FLOOR.

From open-plan studios to executive meeting rooms, the floor plates adapt to how each business works. Renders show indicative fit-out options.





INDICATIVE WORKSPACE



THE INTERIORS

THE ARCHITECTURE CONTINUES INSIDE

The interiors are designed with a modern, high-end look and feel, using a considered palette of stone, timber and painted finishes across the shared spaces.

Abundant natural light and clear views create a sense of openness, while communal areas are planned to support easy movement and everyday interaction.

Artwork, feature lighting and integrated wayfinding add further detail and identity throughout the building.

From the lobby to the office entrance, every part of the journey is designed as one continuous architectural experience.

BUSINESS CENTRE

SPACE TO MEET, WORK AND CONNECT

THE DEDICATED BUSINESS CENTRE GIVES TENANTS AN ADDITIONAL SETTING BEYOND THE OFFICE FLOOR.

For teams, it adds flexibility beyond the office floor, a shared place for business to happen when the day calls for something different.



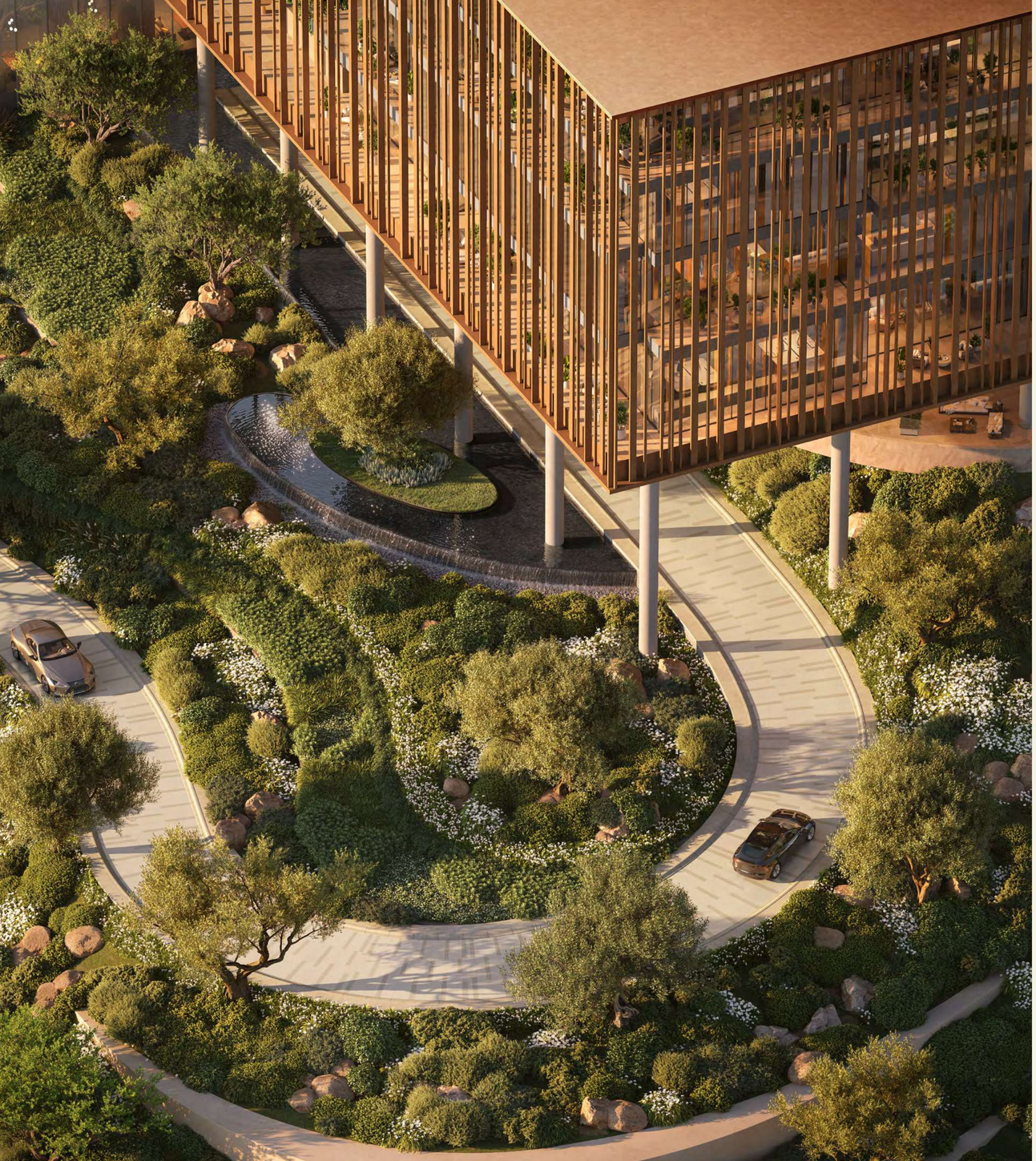


EXPERIENCE & AMENITIES

THE WORKING DAY

MORE TO THE DAY THAN WORK.

BEYOND



LANDSCAPE

A LANDSCAPED ARRIVAL

THE LANDSCAPE IS DESIGNED AS PART OF THE ARCHITECTURAL CONCEPT, NOT AS A SEPARATE LAYER AROUND IT.

A generous sculpted landscape forms the anchor of the development, grounding the bold architecture within a softer, more natural setting. Rising gradually around the building, the landscape softens its scale and creates a seamless transition from the public realm toward the main entrance and The Plaza. Integrated pathways, layered planting and subtle terraces guide movement and frame the approach. The result is a dynamic arrival where architecture and landscape read as one, creating a natural connection between The Plaza and The Yards.



THE COURTYARD

AT THE HEART OF THE YARDS PLAZA

AT THE HEART OF THE YARDS PLAZA, A LANDSCAPED COURTYARD BRINGS THE FOUR BUILDINGS TOGETHER, CREATING A SHARED SPACE DESIGNED FOR CONNECTION AND INTERACTION.

Shaded seating, generous pedestrian routes, and considered planting create a comfortable outdoor setting for meetings, coffee breaks, or moments of pause.

More than a point of arrival and movement, the courtyard becomes a natural meeting place, connecting people, landscape, and architecture at the heart of the development.




NORTH STITCH
ATELIER NINE
THREAD & STO
MONO APPAREL
URBAN WEAVE
SLOW ROAST
ALDER CLOTHING
DAILY BEAN
LOOM DISTRICT

PUBLIC TERRACES

WORK OUTSIDE

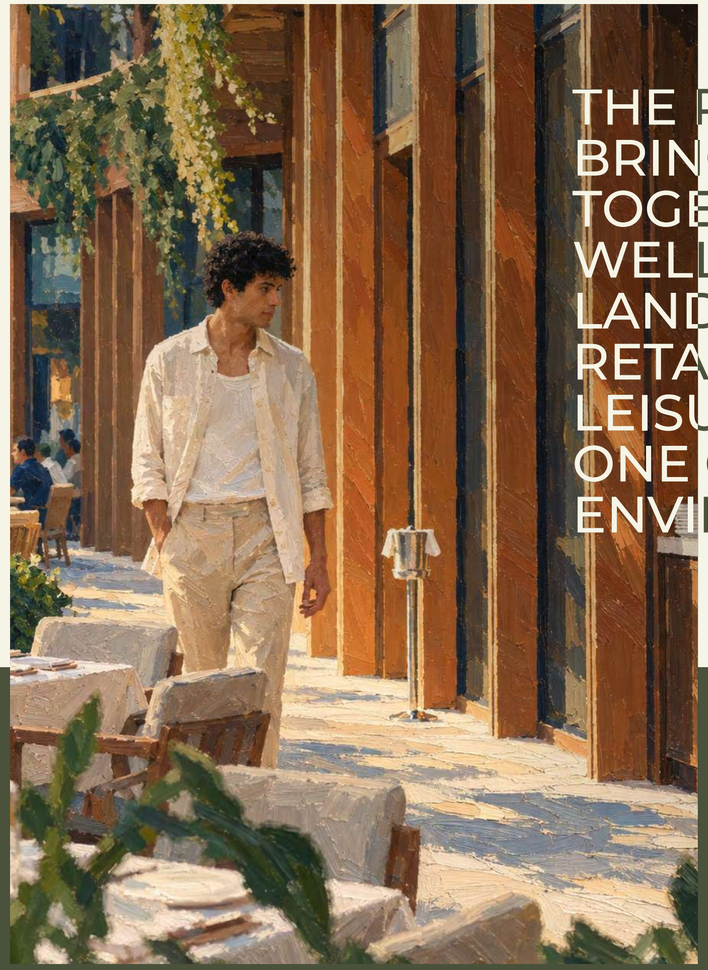
LANDSCAPED PODIUM TERRACES EXTEND THE WORKPLACE BEYOND THE BUILDING.

Designed with outdoor seating and planting, they provide comfortable spaces for breakout sessions, informal meetings, calls and moments away from the desk.

For office and retail users, the terraces offer easy access to fresh air and outdoor space without leaving the development.



A MORE COMPLETE WORKING DAY



THE PLAZA BRINGS TOGETHER WORK, WELLBEING, LANDSCAPE, RETAIL AND LEISURE WITHIN ONE CONNECTED ENVIRONMENT.

Outdoor terraces, landscaped spaces, gym, pool, padel courts and places to eat and meet create more choice throughout the day.

The result is a workplace that supports more than the hours spent at a desk.



AT THE YARDS PLAZA, THESE MOMENTS ARE PART OF THE EXPERIENCE, RATHER THAN AN AFTERTHOUGHT

Places to eat and exercise sit alongside the offices, and outdoor spaces are always close by. More of what fills the day belongs to the same address.

The practical difference is simple. Less moving between one thing and the next, more time actually spent in them.



PADEL COURTS

SPACE TO MOVE

MEMBERSHIP-BASED PADEL COURTS BRING AN ACTIVE DIMENSION TO THE YARDS PLAZA.

They create opportunities for movement, recreation, and connection throughout the day.

The courts offer tenants a convenient way to stay active, connect with colleagues, and enjoy a more balanced experience beyond the workplace.





GYM & POOL

WELLBEING BUILT INTO THE DAY

A MEMBERSHIP-BASED GYM AND LAP POOL BRING FITNESS AND WELLBEING CLOSER TO THE WORKPLACE.

Whether used before the first meeting, during a break or at the end of the day, these facilities make it easier to integrate movement into the daily routine.

By placing wellbeing facilities within the development, The Yards Plaza gives users greater flexibility in how they structure their day.



EVERYDAY CONVENIENCE AT RETAIL LEVELS

RETAIL AND F&B SPACES BRING ADDED CONVENIENCE AND ACTIVITY TO THE YARDS PLAZA.

The space offers places for coffee, dining, informal meetings, and everyday needs within easy reach of the working community.

Designed for a diverse mix of operators, the flexible spaces allow businesses to shape their own concepts while contributing to the character and everyday experience of The Yards Plaza.

Delivered in shell-and-core condition, the spaces provide a versatile foundation for creating distinctive retail and F&B experiences.


Coffee Bar

24-HOUR SECURITY

SUPPORTED AROUND THE CLOCK

From early starts to late finishes, 24-hour security and managed access keep The Yards Plaza protected at every hour, so tenants and visitors can move through the development with peace of mind.





THE DEVELOPER

BEYOND

THE VISION BEHIND THE YARDS PLAZA.

ABOUT THE DEVELOPER

BEYOND IS A PREMIUM REAL ESTATE BRAND WITHIN THE OMNIYAT GROUP, CREATED TO SHAPE PLACES AROUND HOW PEOPLE LIVE, WITH DESIGN AND NATURE PLAYING A CENTRAL ROLE.

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.





WORK, WITH MORE AROUND IT.

THE YARDS PLAZA

BEYOND

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The Unit is sold on a shell-and-core basis. The Seller's scope of works in respect of the Unit is limited to the base building structure, the external envelope, and the mechanical, electrical and plumbing (MEP) provisions terminating at the designated connection points for the Unit. All internal fit-out works, including partitions, ceilings, floor and wall finishes, internal doors, lighting, joinery, sanitary and pantry fixtures, furniture and equipment, together with any extension, distribution or modification of the MEP services beyond the designated connection points, are expressly excluded from the Seller's scope of works. Such works shall be designed, approved and carried out by the Purchaser at its sole cost and risk, in accordance with the Seller's fit-out guidelines and the requirements of the Master Developer and all Relevant Authorities. Any fit-out, finishes, furniture, plants, decorative items or other styling elements depicted in the plans, renderings or marketing materials are shown solely for conceptual and illustrative purposes, and will not be provided, installed or executed by the Seller. The Purchaser shall have no claim against the Seller, and shall not be entitled to any reduction in the Purchase Price, by reason of the Unit being handed over in shell-and-core condition.