

REMINGTON PROPERTIES

BEYOND

THE YARDS

Arancia Yards 2

By Beyond Developments | City of Arabia, Dubai

1 bedroom — 276 homes from
AED 1,200,000

Expected handover
Q2 2029

One bedroom to three bedrooms

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Arancia Yards 2 by BEYOND brings 370 one-, two- and three-bedroom homes to The Yards in City of Arabia, with expected handover in Q2 2029.

From AED
1,200,000

Expected handover
Q2 2029

Status
Launched

Launched | City of Arabia, Dubai

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Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

Arancia Yards 2 at a glance

Arancia Yards 2 is a launched collection of 370 apartments in four buildings at The Yards, City of Arabia. BEYOND plans one-, two- and three-bedroom homes around a sunken garden and access to the community's Green Spine. Starting prices are AED 1.2 million, AED 2 million and AED 3.2 million respectively; expected handover is Q2 2029. The payment plan is 10% on booking, a further 30% during construction and 60% on completion. Remington Properties can provide the current unit list and written payment schedule for a chosen residence.

The Yards and City of Arabia

The Yards is BEYOND's wider master community in City of Arabia. Its Green Spine links landscaped paths with public spaces, retail and planned recreation. The wider community is planned to include cafés, plazas, wellness and sports facilities, gardens and everyday services. These district features should be considered separately from the amenities within Arancia Yards 2; delivery and residents' access may vary by phase.

City of Arabia connects to the rest of Dubai by road. Indicative journey times are approximately three minutes to IMG Worlds of Adventure, ten to Global Village, twenty to Downtown Dubai and twenty-five to Dubai International Airport. Journey times will change with traffic, route and the eventual building entrance.

Schools and family planning

Two British-curriculum options to compare are GEMS Winchester School – Dubai in Dubailand (Foundation Stage 1 to Year 13; KHDA Good in the 2023–24 inspection cycle) and GEMS FirstPoint School in The Villa (early childhood to Year 13; KHDA Very Good in the 2023–24 cycle). Remington Properties' guide to KHDA-rated Dubai schools helps compare curricula and ratings across more options.

Project at a glance

A Google Maps driving snapshot on 27 September 2026 from the mapped Arancia Yards 2 point showed about 3.0 km and 6 minutes to GEMS Winchester, and 13.9 km and 16 minutes to GEMS FirstPoint. The exact Phase 2 building entrance is not confirmed; school-run traffic, route and drop-off point can change these figures. Remington Properties can help place these routes alongside the selected residence. Education provision in the wider City of Arabia plan has separate opening and admission conditions.

Why consider Arancia Yards 2

Arancia Yards 2 brings a landscape-led setting to a four-building phase: 80.5% of the site is allocated to landscaping, with a 4,450 sq m sunken garden and direct connection to the 7,300 sq m Green Spine. The wider The Yards master community adds longer-term context through its planned walkable routes, retail and social spaces.

The unit mix is weighted towards one-bedroom homes, while only eight three-bedroom residences are planned across the phase. Buyers who value a larger family layout therefore have a notably limited project allocation. The staged structure of 10% on booking, 30% during construction and 60% on completion, together with City of Arabia road access to IMG Worlds, Global Village, Downtown Dubai and Dubai International Airport, gives buyers a clear framework for evaluating a selected home. Remington Properties can provide the current price, plan, view, service-charge estimate, parking allocation, permit and written payment dates for an available unit.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
1 bedroom — 276 homes	Building D: 698.36–1,019.23 sq ft	From AED 1,200,000
2 bedrooms — 86 homes	Building D: 1,060.35–1,398.12 sq ft	From AED 2,000,000
3 bedrooms — 8 homes	Building D: 1,744.29–1,757.85 sq ft	From AED 3,200,000

Request a current unit shortlist



1

2 bedrooms — 86 homes

Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 28 published plan sheets.

HOMES, SIZES & PRICES

Homes, sizes & prices

Homes and prices

Buildings A, B and C rise to ground plus seven floors and contain 96, 100 and 103 residences. Building D is ground plus five floors with 71 homes. One-bedroom homes account for 276 of the 370 apartments, with 86 two-bedroom and eight three-bedroom homes. In Building D, total areas range from 698.36 to 1,019.23 sq ft for one bedroom, 1,060.35 to 1,398.12 sq ft for two bedrooms, and 1,744.29 to 1,757.85 sq ft for three bedrooms. Full-height glazing, balconies or private terraces and 3.1 m living-area ceilings are part of the design; selected ground-floor living rooms are planned with 4.0 m ceilings. Remington Properties can confirm the ceiling height, outdoor space, saleable area and outlook attached to an available home.

The indicative ratios divide each bedroom type's starting price by the smallest Building D area in that category. The price may apply to a different apartment or another building. These figures are not matched-unit quotes, verified minimum prices per square foot, or averages. Remington Properties can pair the current price and saleable area of an available unit for a like-for-like comparison.

Project Gallery and Floor Plans

The exterior and interior images show the four-building setting, shared spaces and example home finishes. Remington Properties can align the stated specification and outlook with an available residence.

The Floor Plans section contains 28 Building D layouts. Repeated unit sheets with the same room layout appear once, even where their areas differ slightly. The size ranges above cover all 71 Building D residences; each plan image gives the dimensions of its illustrated unit. These diagrams do not represent Buildings A, B or C. Remington Properties can provide the latest plan revision and saleable area for an available unit.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	Booking	On booking
10%	Construction instalment	1 September 2026
5%	Construction instalment	1 May 2027
5%	Construction instalment	1 September 2027
5%	Construction instalment	1 May 2028
5%	Construction instalment	1 September 2028
60%	Completion	On completion

Expected handover

Q2 2029

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.

PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Payment and handover

The payment milestones are 10% on booking, 10% on 1 September 2026, 5% each on 1 May and 1 September 2027, 5% each on 1 May and 1 September 2028, and 60% on completion. They total 100%. The September 2026 date has passed; Remington Properties will obtain the current written instalment schedule for a new reservation. The expected handover is Q2 2029, subject to the signed sale and purchase agreement.

A 370-home release within The Yards combines an 80.5% landscaped phase, Green Spine access and ten planned retail units with a choice of one- to three-bedroom homes. The 10/30/60 structure leaves most of the purchase price until completion, while only eight three-bedroom homes are planned. Remington Properties can compare current unit prices, layouts and leasing appeal with other City of Arabia launches.

LIFESTYLE & AMENITIES

A place for everyday living.



- Ladies-only gym and yoga studio
- Landscaped courtyard
- Rooftop terraces
- Ten retail units
- Children's playground
- Sunken garden and shaded seating
- Green Spine access

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to The Yards.

The Yards, Dubai

Four buildings are raised around a 4,450 sq m sunken garden, with access to the wider Green Spine. The Yards is BEYOND's wider landscape-led community in City of Arabia. District features may be delivered in phases and access may vary.

Open the project location

View the location

Indicative driving times. Actual journeys depend on traffic and route.



PROJECT GALLERY

See the project in detail.



Green Spine



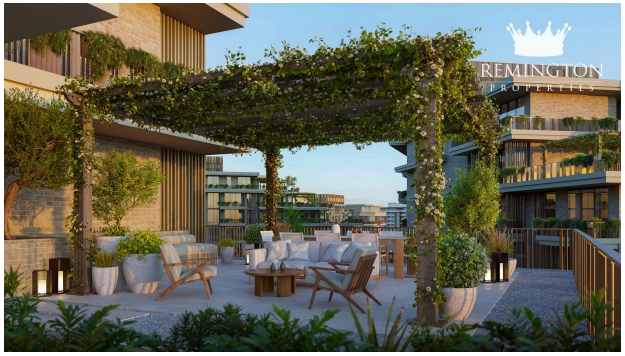
Water feature



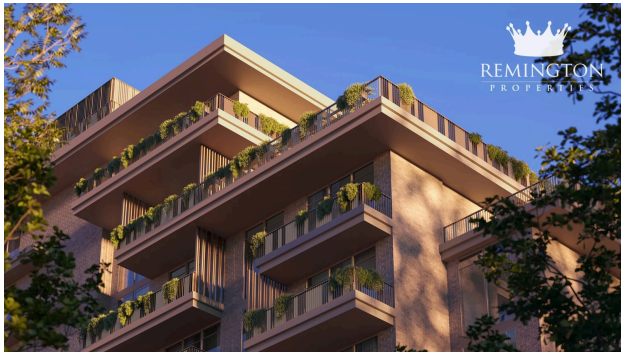
Rooftop terrace at evening



Rooftop terrace pool



Rooftop terrace



Residential facade

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Sunken garden courtyard



Garden courtyard



Landscaped facade



Facade at night



Green Spine promenade



Outdoor community space

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Sunken garden



Outdoor seating



Gym and yoga studio at



Three-bedroom master bedroom



Two-bedroom bathroom



Living room

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



One-bedroom living and dining



Lobby



One-bedroom living room



Two-bedroom living room



Lobby area



Ladies gym

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



One-bedroom bedroom



Lobby entrance



Lobby lounge



Three-bedroom master bedroom suite



One-bedroom kitchen



Two-bedroom living and dining

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Three-bedroom living room



Three-bedroom bedroom



Three-bedroom living room and terrace



Two-bedroom powder room



Yoga studio

Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Children's playroom illustration at The Yards



Sunken garden aerial view



Water garden courtyard



Residents lounge illustration at The Yards



Living room and terrace illustration

Illustrative project images. Open an image to view it in full.

One-Bedroom / Type A-1

731.08 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-3

1,019.23 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-4

751.11 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-5

753.47 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-6

863.16 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-7

856.48 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-8

731.84 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-9

732.70 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-1

735.39 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-1

702.13 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-1

738.51 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-1

699.98 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-1

800.94 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom / Type A-1

755.84 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type A-1

1,096.30 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type A-3

1,342.58 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type A-4

1,126.98 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type A-5

1,060.35 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type A-7

1,283.81 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B-1

1,081.13 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B-2

1,294.79 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B-4

1,101.04 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B-5

1,100.18 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B-6

1,398.12 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B-7

1,397.37 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom / Type B-9

1,076.82 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Three-Bedroom / Type C-1

1,757.85 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Three-Bedroom / Type D-1

1,744.29 sq ft saleable area



Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

ABOUT THE DEVELOPER

The team behind the project.

Beyond Developments

Established in 2024

BEYOND Developments is a premium real estate brand of OMNIYAT GROUP, established in 2024. Its residential projects bring architecture, interior design and landscaped outdoor space together, with an emphasis on quality and planned delivery. The portfolio extends from Dubai Maritime City to Dubai Islands, Palm Jumeirah, City of Arabia and Ras Al Khaimah. In Dubai Maritime City, SARIA and The Mural pair waterfront homes with green spaces and shared amenities. At The Yards in City of Arabia, Arancia brings Mediterranean-inspired residences to a walkable 165,000 sq m master community. Remington Properties compares the BEYOND projects in its

Selected projects

- SARIA by Beyond
- The Mural By Beyond

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

ABOUT THE DEVELOPER

About the developer

collection below and can source current unit-specific options for buyers.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Where is Arancia Yards 2 located?

Arancia Yards 2 is at The Yards in City of Arabia, Dubai. Remington Properties can provide the access route for an available apartment.

How many residences are in Arancia Yards 2?

Four buildings are planned with 370 homes in total: Building A has 96, B has 100, C has 103 and D has 71.

What are the starting prices at Arancia Yards 2?

Advertised prices start at AED 1,200,000 for one bedroom, AED 2,000,000 for two bedrooms and AED 3,200,000 for three bedrooms. Remington Properties can provide a dated quote for an available unit.

Who is developing Arancia Yards 2?

BEYOND is developing Arancia Yards 2 as part of The Yards master community.

Which apartment types are offered at Arancia Yards 2?

The mix is 276 one-bedroom, 86 two-bedroom and eight three-bedroom residences. Current availability may differ from the overall project mix.

What is the price per square foot at Arancia Yards 2?

Dividing the advertised starting prices by the smallest Building D areas gives indicative ratios of about AED 1,718, AED 1,886 and AED 1,835 per sq ft for one-, two- and three-bedroom homes. Prices and areas may refer to different apartments, so these are not verified unit prices per square foot.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

How does the Arancia Yards 2 payment plan work?

The payment plan is 10% on booking, a further 30% during construction and 60% on completion. One construction instalment date, 1 September 2026, has passed; Remington Properties can provide the current written dates and terms.

When is Arancia Yards 2 expected to hand over?

Expected handover is Q2 2029. The signed sale and purchase agreement governs the selected unit's contractual timetable.

Which amenities belong to Arancia Yards 2?

Phase 2 plans include a sunken garden, landscaped courtyard, shaded seating, rooftop terraces, a ladies-only gym and yoga studio, a children's playground and ten retail units. Wider master community amenities may be delivered in other phases.

Are schools part of Arancia Yards 2?

Education provision is described within the wider City of Arabia master community, not as a completed Phase 2 facility. Remington Properties can help compare confirmed school options and routes from an available home.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

HOMES AND PRICES

Homes and prices

Residence	Homes across Phase 2	Building D area range	Advertised price from	Indicative starting-price/Building D minimum-area ratio
1 bedroom	276	698.36–1,019.23 sq ft	AED 1,200,000	About AED 1,718/sq ft
2 bedrooms	86	1,060.35–1,398.12 sq ft	AED 2,000,000	About AED 1,886/sq ft
3 bedrooms	8	1,744.29–1,757.85 sq ft	AED 3,200,000	About AED 1,835/sq ft

THE BUILDING

The building

A ladies-only gym and yoga studio, children's playground and rooftop terraces are among the Phase 2 amenities. Raised building forms allow shaded routes and gathering areas beneath and between the blocks. Remington Properties can clarify each facility's position, access terms and stated opening timetable.

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



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Trakheesi Permit

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