



PROJECT PRESENTATION

BEYOND

Arancia Yards 2 by BEYOND

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.



PROJECT OVERVIEW

Four buildings are raised around a 4,450 sq m sunken garden, with access to the wider Green Spine.

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COMMUNITY The Yards	LOCATION City of Arabia, Dubai	STARTING PRICE AED 1,200,000
UNIT MIX 1 bedroom: 276 homes · 2 bedrooms: 86 homes · 3 bedrooms: 8 homes	EXPECTED HANDOVER Q2 2029	OWNERSHIP To be confirmed

PROJECT GALLERY

Arancia Yards 2 by BEYOND



PROJECT DETAILS

Project details

Community	The Yards
Location	City of Arabia, Dubai
Starting price	AED 1,200,000
Unit mix	1 bedroom: 276 homes · 2 bedrooms: 86 homes · 3 bedrooms: 8 homes
Expected handover	Q2 2029
Ownership	To be confirmed
Project status	Launched

Payment plan

- 01 10% · Booking · On booking
- 02 10% · Construction instalment · 1 September 2026
- 03 5% · Construction instalment · 1 May 2027
- 04 5% · Construction instalment · 1 September 2027
- 05 5% · Construction instalment · 1 May 2028
- 06 5% · Construction instalment · 1 September 2028
- 07 60% · Completion · On completion

Confirm current pricing and availability with Remington Properties.

HOMES AND LAYOUT OPTIONS

Homes and layout options

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

AMENITIES

Amenities

Ladies-only gym and
yoga studio

Children's playground

Landscaped courtyard

Sunken garden and
shaded seating

Rooftop terraces

Green Spine access

Ten retail units

LOCATION AND CONNECTIVITY

City of Arabia, Dubai

The Yards is BEYOND's wider landscape-led community in City of Arabia. District features may be delivered in phases and access may vary.

WHY CONSIDER THIS PROJECT

Why consider this project

- 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.

BEYOND

ABOUT THE DEVELOPER

Beyond Developments

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....

Established in 2024

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1. Ask the person for permission.
2. Submit the introduction through the official route.
3. Follow progress through the portal.



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