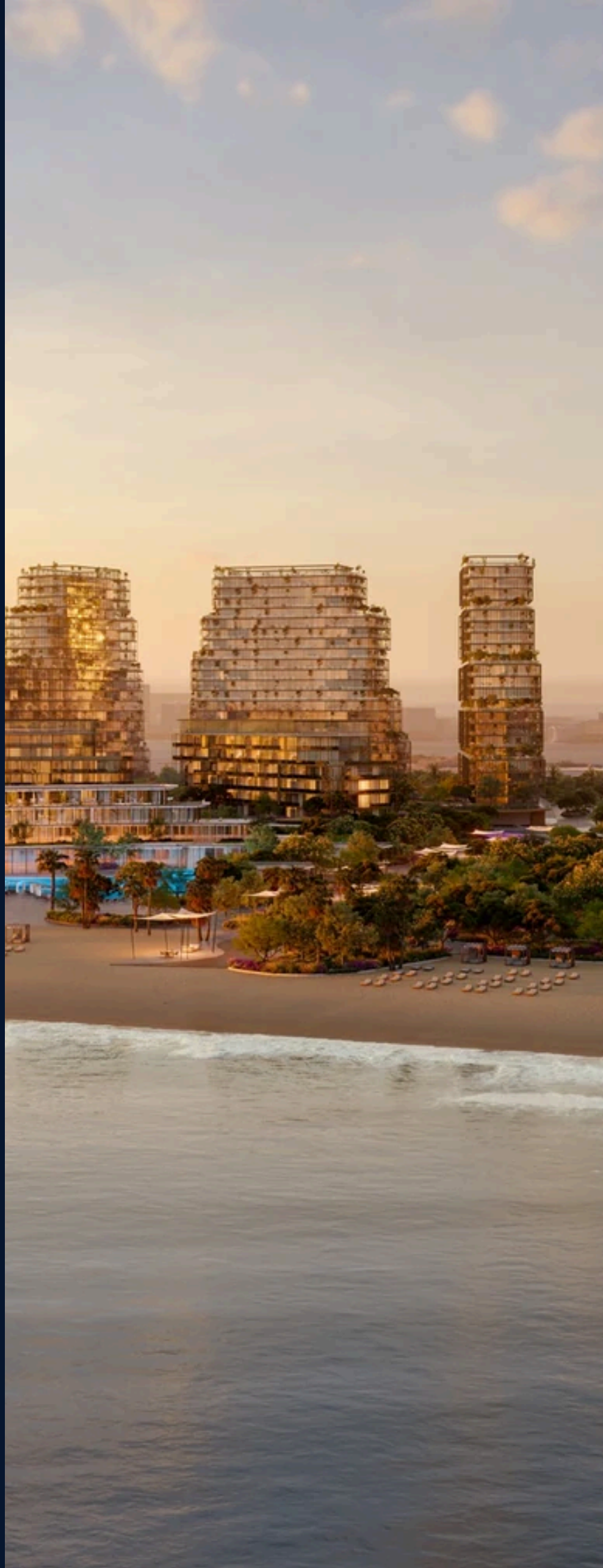
REMINGTON
PROPERTIES

PROJECT PRESENTATION

BEYOND

SHIONE by BEYOND

SHIONE by BEYOND Developments is a pre-launch project within SIORA on Island B at Dubai Islands. EOIs are open with a minimum amount of AED 50,000, ahead of the unveiling on Monday, 9 November 2026.



PROJECT OVERVIEW

SIORA spans more than 2 million sq ft and draws on Japanese garden philosophy. It is planned as a pedestrian coastal district, with more than 70% of the masterplan dedicated to open green spaces. These are masterplan-level plans; SHIONE-specific amenities are TBA.

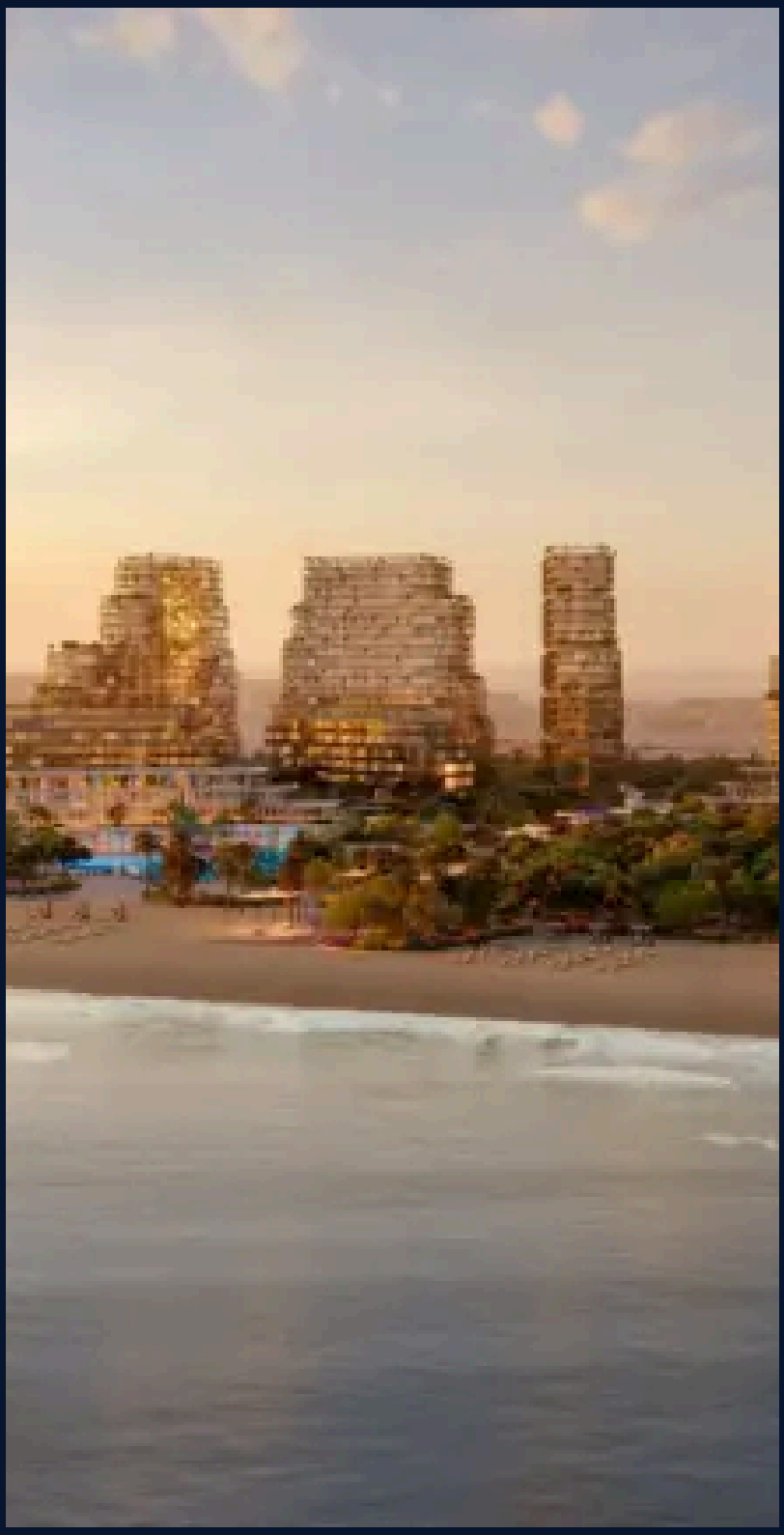
View the live project page
remington.ae

SHIONE by BEYOND Developments is a pre-launch project within SIORA on Island B at Dubai Islands. EOIs are open with a minimum amount of AED 50,000, ahead of the unveiling on Monday, 9 November 2026.

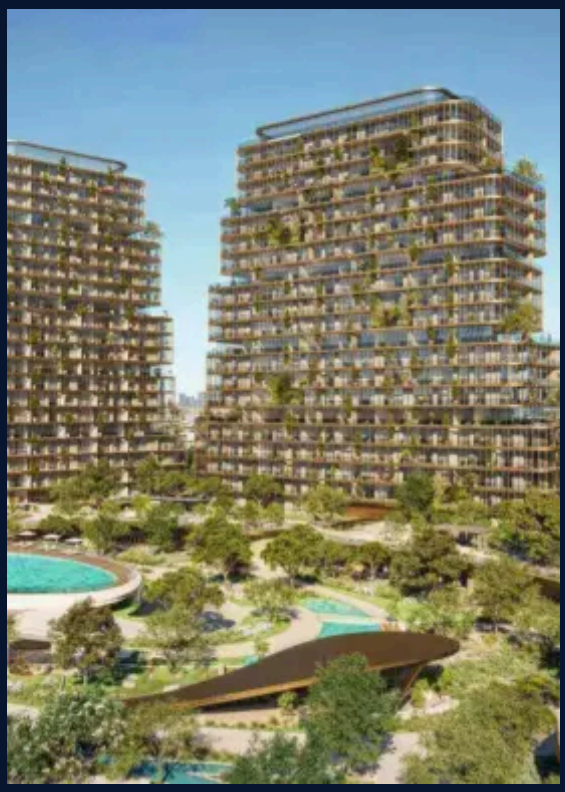
COMMUNITY SIORA, Dubai Islands	LOCATION Island B, Dubai Islands, Dubai	STARTING PRICE TBA
UNIT MIX To be confirmed	EXPECTED HANDOVER TBA	OWNERSHIP To be confirmed

PROJECT GALLERY

SHIONE by BEYOND







PROJECT DETAILS

Project details

Community	**SIORA, Dubai Islands**
Location	**Island B, Dubai Islands, Dubai**
Starting price	**TBA**
Unit mix	**To be confirmed**
Expected handover	**TBA**
Ownership	**To be confirmed**
Project status	**Pre-Launch**

Payment plan

Payment plan details will be added once confirmed by the developer.

Confirm current pricing and availability with Remington Properties.

HOMES AND LAYOUT OPTIONS

Homes and layout options

Confirmed home and layout information will appear here.

AMENITIES

Amenities

LOCATION AND CONNECTIVITY

Island B, Dubai Islands, Dubai

SHIONE is within SIORA on Island B at Dubai Islands.

WHY CONSIDER THIS PROJECT

Why consider this project

- SHIONE's place within SIORA offers a masterplanned coastal setting to consider. When prices and specifications are announced, Remington Properties will compare available options against the buyer's budget and requirements.

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

SARIA by Beyond The Mural By Beyond

YOUR PROJECT ADVISER



Anahita Zamanian

Senior Property Consultant

+971 50 6565 493

BRN 1805



REMINGTON
PROPERTIES

GLOBAL INTRODUCTIONS

Introduce an investor

Monetize Your Connections

Know someone that is considering purchasing a property in the UAE? With their permission, make the introduction and let Remington Properties manage the property process professionally. We handle the advice, viewings, negotiations, documentation and the entire transaction.

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

Explore Global Introductions