

REMINGTON PROPERTIES

BEYOND

YARDLANDS, FORMERLY CITY OF ARABIA

# Yardlands

By Beyond Developments | Sheikh Mohammed Bin Zayed Road (E311), Dubai

Starting price

Pricing details pending release

Expec
hand

Q2 2029

Freehold

Prepared 27 November 2026 | remington.ae

PROJECT AT A GLANCE

# A clear beginning.

Yardlands by BEYOND brings a new freehold masterplan to Sheikh Mohammed Bin Zayed Road, in the district formerly known as City of Arabia. The project has launched, with handover expected in Q2 2029. Register your interest with Remington Properties for pricing, layouts and EOI terms as they become available.

| | |
|---|---|
| Starting price<br>**Pricing details pending release** | Expected handover<br>**Q2 2029** |
| Ownership<br>**Freehold** | Status<br>**Launched** |

Launched | Sheikh Mohammed Bin Zayed Road (E311), Dubai


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**Explore the project online**

PROJECT AT A GLANCE

# Project at a glance

### What will be released next?

Unit types, saleable areas, starting prices and release inventory are awaiting confirmation. Remington Properties will add a clear comparison of available homes as these details become available. No unit price or payment percentage is quoted at this stage.

### Scale of the Yardlands masterplan

These are district-wide planning figures. They do not describe the unit count, amenities or delivery date of an individual release.

### Explore Arancia and The Yards Plaza

Two BEYOND projects within this location offer different property types: Arancia Yards 2 for residential homes and The Yards Plaza for commercial property. Compare their own prices, layouts, payment schedules and handover dates on the individual project pages.

### Schools and family planning

Schools are part of the wider masterplan. Operators, opening dates and release-specific school routes are awaiting confirmation. Our guide to KHDA-rated schools in Dubai helps families compare established options; we will review the school run from the selected building once its access is confirmed.

### Prepare your expression of interest

Share your preferred home type, budget range, intended use and buying timeframe with Remington Properties. We can record these preferences now and discuss suitable options as the release becomes available.

# Project at a glance

The EOI amount, payment recipient, allocation process and refund conditions are awaiting written confirmation. Before you pay, we will review those terms with you. Registering interest does not reserve a home or guarantee allocation.

PAYMENT & COMMERCIAL TERMS

# Payment & commercial terms

Yardlands gives buyers an early opportunity to consider freehold property within a large mixed-use district on Sheikh Mohammed Bin Zayed Road. Its planned homes, workplaces and local services provide a clear basis for comparing future releases. Remington Properties will compare available homes by price, saleable area, outlook and payment commitments once unit details are released. We can record your budget and preferred layout now, then review suitable options with you before a reservation.

LIFESTYLE & AMENITIES

# A place for everyday living.



- Planned residential, retail and commercial destinations
- More than 2,000,000 sq ft of planned landscape
- Approximately 40 km of planned walking and jogging routes
- Planned schools, clinics and hotels
- More than 25 km of planned cycling routes

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

LOCATION & COMMUNITY

# Connected to Yardlands, formerly City of Arabia.

### Yardlands, formerly City of Arabia, Dubai

Yardlands is BEYOND's AED 80,000,000,000 masterplan for a mixed-use district along Sheikh Mohammed Bin Zayed Road. The plan brings 25,000 homes together with workplaces, shops, restaurants, schools, clinics and hotels. More than 2,000,000 sq ft of landscaping, over 25 km of cycling tracks and around 40 km of walking and jogging paths are planned across the district. Delivery is phased through 2040;

Open the project location

View the location

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



LOCATION & CONNECTIVITY

# Location & connectivity

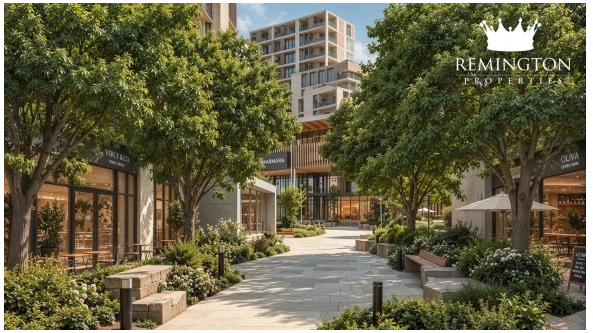
community facilities will open in stages. The Q2 2029 expected handover is separate from the wider district's development timeline. Yardlands is on Sheikh Mohammed Bin Zayed Road (E311), in the district formerly known as City of Arabia. The map identifies the City of Arabia / The Yards area as a district reference. The exact release location, boundaries and access points await confirmation.

PROJECT GALLERY

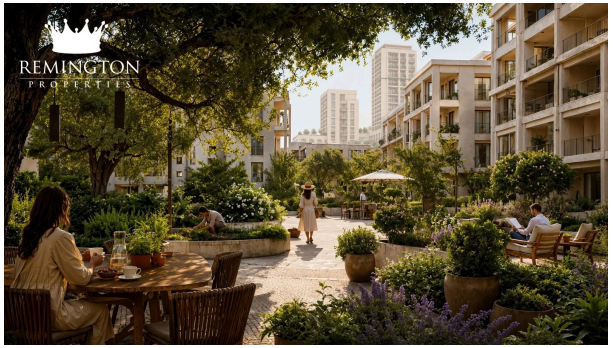
# See the project in detail.




Masterplan concept rendering: An elevated view of a landscaped plaza and fountains at sunset.




Masterplan concept rendering: A landscaped walkway with shopfronts and buildings.




Masterplan concept rendering: Garden seating and residential buildings.

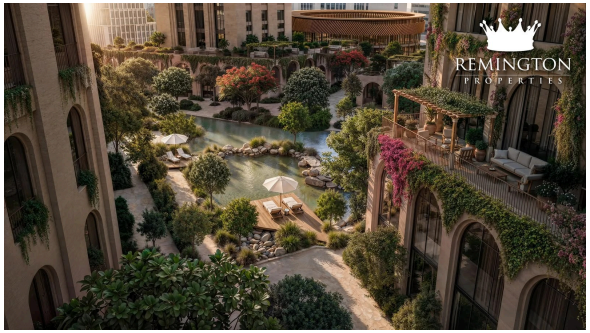
Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

# See the project in detail.




Masterplan concept rendering: A landscaped street with seating and buildings.




Masterplan concept rendering: An elevated view of a landscaped courtyard with water and seating.




Masterplan concept rendering: A landscaped plaza with fountains and a sports club building.




Masterplan concept rendering: A tree-lined walkway between buildings.

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

ABOUT THE DEVELOPER

# The team behind the project.

## Beyond Developments

## Established in 2024

BEYOND

### Selected projects

- SARIA by Beyond at Dubai Maritime City
- Arancia Yards 2 by BEYOND
- SHIONE by BEYOND
- The Mural by Beyond at Dubai Maritime City
- The Yards Plaza 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

# Developer profile | continued

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

ABOUT THE DEVELOPER

# About the developer

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

YOUR QUESTIONS ANSWERED

# Questions before you reserve.

### What is Yardlands by BEYOND?

Yardlands by BEYOND is a launched freehold community planned within the former City of Arabia on Sheikh Mohammed Bin Zayed Road (E311).

### Where is Yardlands by BEYOND located?

Yardlands by BEYOND is planned within the former City of Arabia, alongside Sheikh Mohammed Bin Zayed Road (E311) in Dubai.

### When is Yardlands by BEYOND expected to be handed over?

Expected handover at Yardlands by BEYOND is Q2 2029. The wider district is planned in phases through 2040; this is a separate timeline.

### Is Yardlands by BEYOND freehold?

Yes. Yardlands by BEYOND is a freehold project.

### What is the starting price at Yardlands by BEYOND?

Pricing for Yardlands by BEYOND is pending release. Contact Remington for written prices when they are available.

### Which home types and sizes are available at Yardlands by BEYOND?

Home types, unit sizes and floor plans for Yardlands by BEYOND are pending release.

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.

### What payment plan is available for Yardlands by BEYOND?

The Yardlands by BEYOND payment schedule has not been released. Ask Remington for the written schedule before making a commitment.

### What is the EOI amount for Yardlands by BEYOND, and is it refundable?

The EOI amount and refund conditions for Yardlands by BEYOND are pending written confirmation. Request the amount and full refund terms before paying; an EOI does not guarantee allocation.

### What is included in the Yardlands by BEYOND masterplan?

Yardlands by BEYOND is a masterplan planned through 2040, with 25,000 homes, workplaces, retail, schools, clinics and hotels. More than 2,000,000 sq ft of landscaping, over 25 km of cycling tracks and around 40 km of walking and jogging paths are planned across the district.

### How can I register my interest in Yardlands by BEYOND?

Contact Remington with your budget, preferred layout and contact details. Request written release and EOI terms, including the amount and refund conditions, before making any payment.

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

SCALE OF THE YARDLANDS MASTERPLAN

# Scale of the Yardlands masterplan

| Masterplan measure | Planned scale |
|---|---|
| Development value | AED 80,000,000,000 |
| Land area | Approximately 19,000,000 sq ft |
| Gross floor area | Approximately 38,000,000 sq ft |
| Homes | 25,000 across the masterplan |
| Office and commercial space | Approximately 4,800,000 sq ft |

SCALE OF THE YARDLANDS MASTERPLAN

# Scale of the Yardlands masterplan

| | |
|---|---|
| Retail, food and beverage space | More than 900,000 sq ft |
| Hospitality space | Approximately 1,280,000 sq ft |

PROJECT TERMS AND QUALIFICATIONS

# Project terms and qualifications

Expected handover is Q2 2029; the wider masterplan is planned through 2040. Prices, areas, layouts, availability, payment dates and community delivery remain subject to confirmation and the relevant sales agreement. Images illustrate the masterplan concept and do not confirm a particular building, view or completed facility. EOI amount, payment instructions, allocation and refund conditions require written confirmation. Registering interest does not reserve a unit.

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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