

REMINGTON PROPERTIES

BEYOND

THE YARDS, CITY OF ARABIA

The Yards Plaza

By Beyond Developments | The Yards, City of Arabia, Dubai

Expected handover

Q3 2029

Offices / Retail & F&B

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Pre-launch offices and retail at The Yards, City of Arabia: 272 offices of approximately 123–296 sqm and 50 retail and F&B units.

Expected handover	Status
Q3 2029	Pre-Launch

Pre-Launch | The Yards, City of Arabia, Dubai

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Explore the project online

PROJECT AT A GLANCE

Project at a glance

Project details

The Yards Plaza by BEYOND brings four commercial blocks together at The Yards in City of Arabia. The planned development places 272 shell-and-core offices across Levels 3 to 6, with 50 retail and food-and-beverage units from the basement to Level 2.

Offices planned for flexible layouts

The office collection comprises 272 units across 32 typologies, with areas of approximately 123 to 296 sqm. Three-metre office ceilings and shell-and-core delivery give businesses room to plan their own fit-out. Ground-floor office lobbies are planned with 4.5-metre ceilings. Retail units are also planned for shell-and-core delivery, with ceiling heights of approximately 4.2 metres.

One architectural composition

Four distinct blocks share a consistent architectural language. Thermally insulated glazing and external aluminium louvers shape the façade and help manage solar exposure. Frosted glass and perforated panels add depth, while the louvers create changing patterns of light and shade across the elevations. A combination of uplighting and downlighting highlights the building’s form after dark.

Shared spaces for work and pause

The entrance lobbies and corridors are designed around stone flooring, painted gypsum ceilings, tile and feature finishes, with artwork, lighting and wayfinding as part of the shared interiors. A business centre provides an additional place for meetings and work beyond the office. Between the four blocks, a landscaped courtyard is planned with shaded seating and pedestrian routes. Public podium terraces add outdoor space for breaks and informal meetings.

Project at a glance

Planned amenities include a gym, lap pool and two padel courts, alongside retail and dining at ground level. The development also plans 24-hour security and CCTV. Availability and final specifications for shared facilities should be confirmed in the project documents.

Project at a glance

Four blocks, each arranged as Basement + Ground + 6 floors

272 offices, with 68 offices on each of Levels 3 to 6

50 retail and F&B units across the basement, ground floor and Levels 1 and 2

More than 1,200 parking spaces, including guest parking

Business centre, gym, swimming pool and two padel courts

Public terraces, shaded plazas and landscaped seating areas

Yards Plaza is in pre-launch, ahead of its official launch. The office expression-of-interest amount is AED 100,000 per office; this is an EOI amount, not the office purchase price or a confirmed payment-plan instalment. EOI terms, pricing, availability and launch details should be confirmed when released. Remington Properties can obtain current retail pricing and terms. BEYOND is the developer, part of OMNIYAT Group. Dewan Architects + Engineers is the architect and lead consultant; Bleu is responsible for interior design, Coopers Hill for landscape, and JLL is the retail consultant. Location: The Yards, City of Arabia, Dubai. View the location on Google Maps.

Project at a glance

Office and retail distribution

The office mix comprises 172 units below 150 sqm, 44 from 150–200 sqm, 28 from 200–250 sqm and 28 above 250 sqm. Exact unit areas and category boundaries remain subject to the final sales schedule.

Office layouts and expected handover

Expected handover is Q3 2029. Yards Plaza offers a wide range of office floor plans, with layouts, positions and views varying from unit to unit. The selected plans are examples of different office configurations. Contact Remington Properties for the full floor-plan selection, current availability and advice on the unit that suits your business.

OFFICES & RETAIL

Choose your business space.

Unit type	Size / floors	Unit count
Offices	Under 150 sqm	172
Offices	150–200 sqm	44
Offices	200–250 sqm	28
Offices	250+ sqm	28
Retail & F&B	Basement to Level 2	50

Request a current unit shortlist



Remington Properties can obtain current office and retail pricing and terms. 9 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	Booking	On booking
10%	Second payment	1 month after booking
5%	Third payment	1 May 2027
5%	Fourth payment	1 October 2027
5%	Fifth payment	1 May 2028
5%	Sixth payment	1 October 2028
60%	Completion	On completion

Expected handover

Q3 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

The 272 shell-and-core offices span 32 typologies, with areas of approximately 123–296 sqm and 3-metre ceilings. Four blocks share an architectural language of insulated glazing and external louvers. A business centre, landscaped courtyard, public terraces and planned fitness and dining amenities add shared spaces around the workday. Remington Properties can review available unit positions, fit-out requirements, parking allocations, permitted uses and costs.

10% | On booking 30% | After booking and during construction 60% | On completion

FACILITIES & AMENITIES

Facilities for work and daily use.



- Business centre
- Lap pool
- Public podium terraces
- Retail and dining
- High-speed elevators
- Gym
- Two padel courts
- Landscaped courtyard with shaded seating
- 24-hour security and CCTV
- Dedicated waste rooms on every floor

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

LOCATION & COMMUNITY

Connected to The Yards, City of Arabia.

The Yards, City of Arabia, Dubai

The Yards is a planned residential and commercial community in City of Arabia. Its master plan includes a one-kilometre green spine and 70% open landscape. Yards Plaza brings office, retail and F&B space into this wider setting.

Open the project location

View the location

3 min
IMG Worlds of Adventure

10 min
Global Village

20 min
Downtown Dubai

25 min
Dubai International Airport

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



LOCATION & CONNECTIVITY

Location & connectivity

The Yards Plaza is at The Yards in City of Arabia. Approximate driving times: 3 minutes to IMG Worlds of Adventure, 10 minutes to Global Village, 20 minutes to Downtown Dubai and 25 minutes to Dubai International Airport. Journey times vary with traffic, route and the eventual building entrance.

PROJECT GALLERY

See the project in detail.



Illuminated commercial exterior at Yards Plaza by BEYOND.



Daylit shared lounge at Yards Plaza by BEYOND.



Landscaped arrival and terraces at Yards Plaza by BEYOND.



Central courtyard at dusk at Yards Plaza by BEYOND.



Elevated façade and landscape at Yards Plaza by BEYOND.



Front elevation and garden at Yards Plaza by BEYOND.

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

PROJECT GALLERY

See the project in detail.



Covered padel court at Yards Plaza by BEYOND.



Pool and commercial exterior at Yards Plaza by BEYOND.



Poolside terrace detail at Yards Plaza by BEYOND.



Coffee bar interior at Yards Plaza by BEYOND.



Lounge overlooking the courtyard at Yards Plaza by BEYOND.



Façade and pedestrian routes at Yards Plaza by BEYOND.

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

PROJECT GALLERY

See the project in detail.



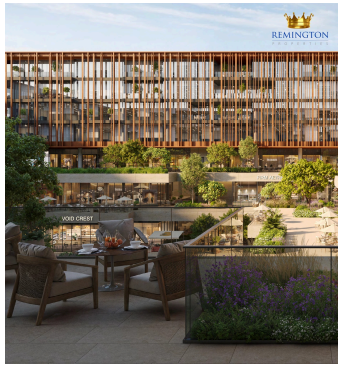
Aerial community context at Yards Plaza by BEYOND.



Aerial four-block composition at Yards Plaza by BEYOND.



Courtyard-facing façade at Yards Plaza by BEYOND.



Outdoor seating terrace at Yards Plaza by BEYOND.



Reception and artwork detail at Yards Plaza by BEYOND.



Reception lounge interior at Yards Plaza by BEYOND.

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

PROJECT GALLERY

See the project in detail.



Illustrative workplace fit-out; offices are delivered shell and core.



Shared lounge seating at Yards Plaza by BEYOND.



Courtyard public plaza at Yards Plaza by BEYOND.



The Yards community master plan — illustrative; not a Plaza-specific building rendering.



Landscaped arrival drive at Yards Plaza by BEYOND.



Illustrative office fit-out; offices are delivered shell and core.

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

PROJECT GALLERY

See the project in detail.



Yards Plaza by BEYOND illuminated at night.



Illustrative office fit-out; offices are delivered shell and core.



Illustrative office fit-out; offices are delivered shell and core.



Illustrative restaurant interior with dining and lounge seating at Yards Plaza by BEYOND.



Illustrative office fit-out; offices are delivered shell and core.

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

Plan sheet 1

1,447.32 sq ft saleable area

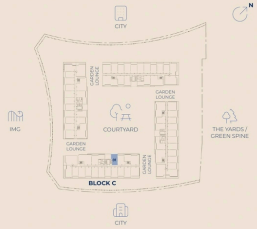
OFFICE FLOOR PLAN

Unit C-301 | Type AA | Block C | Floor 3

FLOOR AREA (SQ.FT)

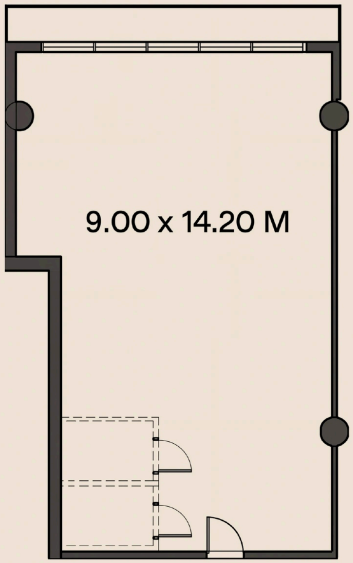
INTERNAL AREA	1327.19
EXTERNAL AREA	120.13
TOTAL AREA	1447.32

KEY SECTION



ELEVATION





Disclaimer: 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.

REMINGTON PROPERTIES

DEVELOPER

BEYOND

YARDS PLAZA

BY BEYOND

Office C-301

TYPE AA

Block C | Floor 3

Internal: 1,327.19 sq ft
External: 120.13 sq ft
Total: 1,447.32 sq ft

Shell-and-core delivery

Selected unit plan

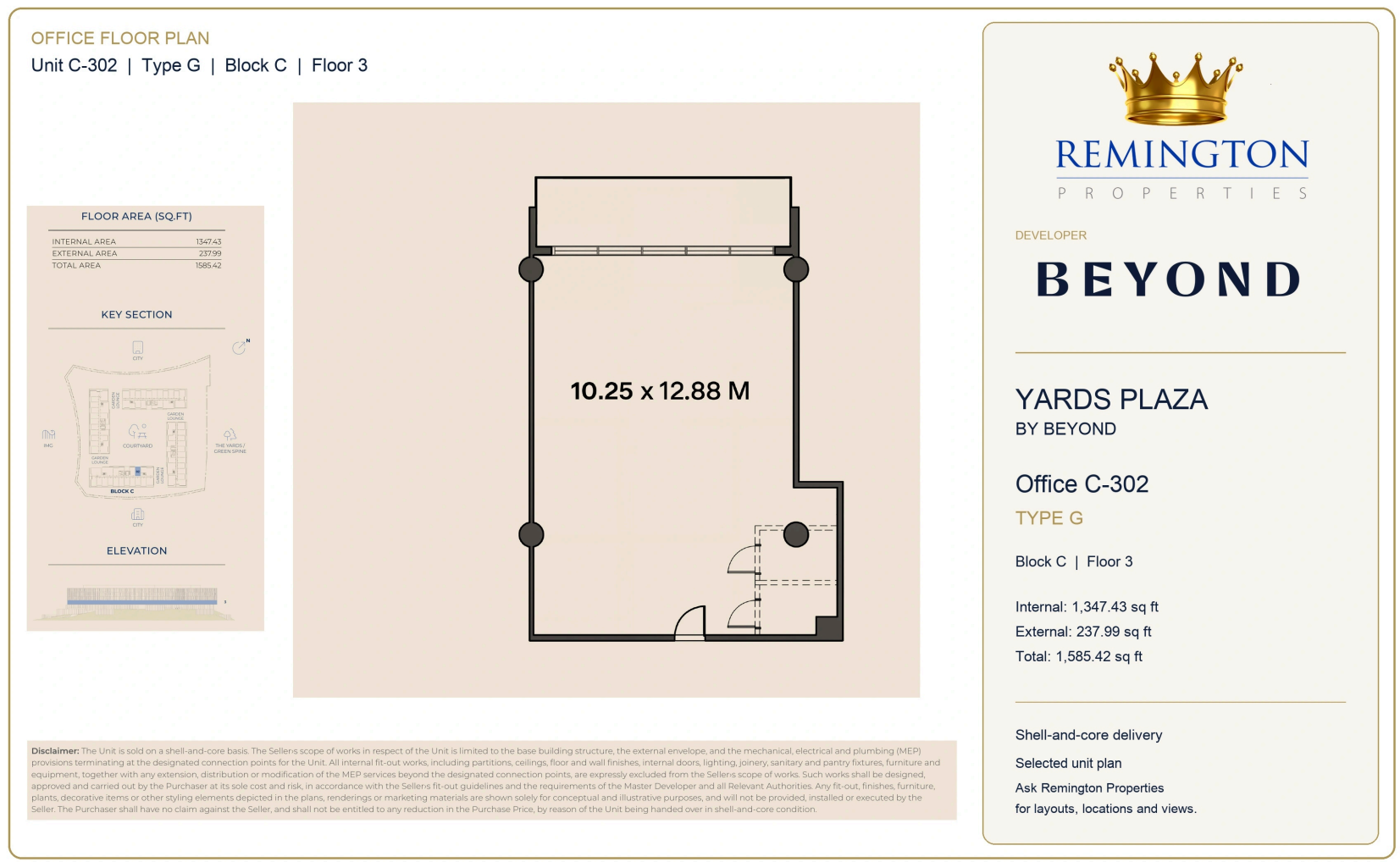
Ask Remington Properties
for layouts, locations and views.

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

Plan sheet 2

1,585.42 sq ft saleable area

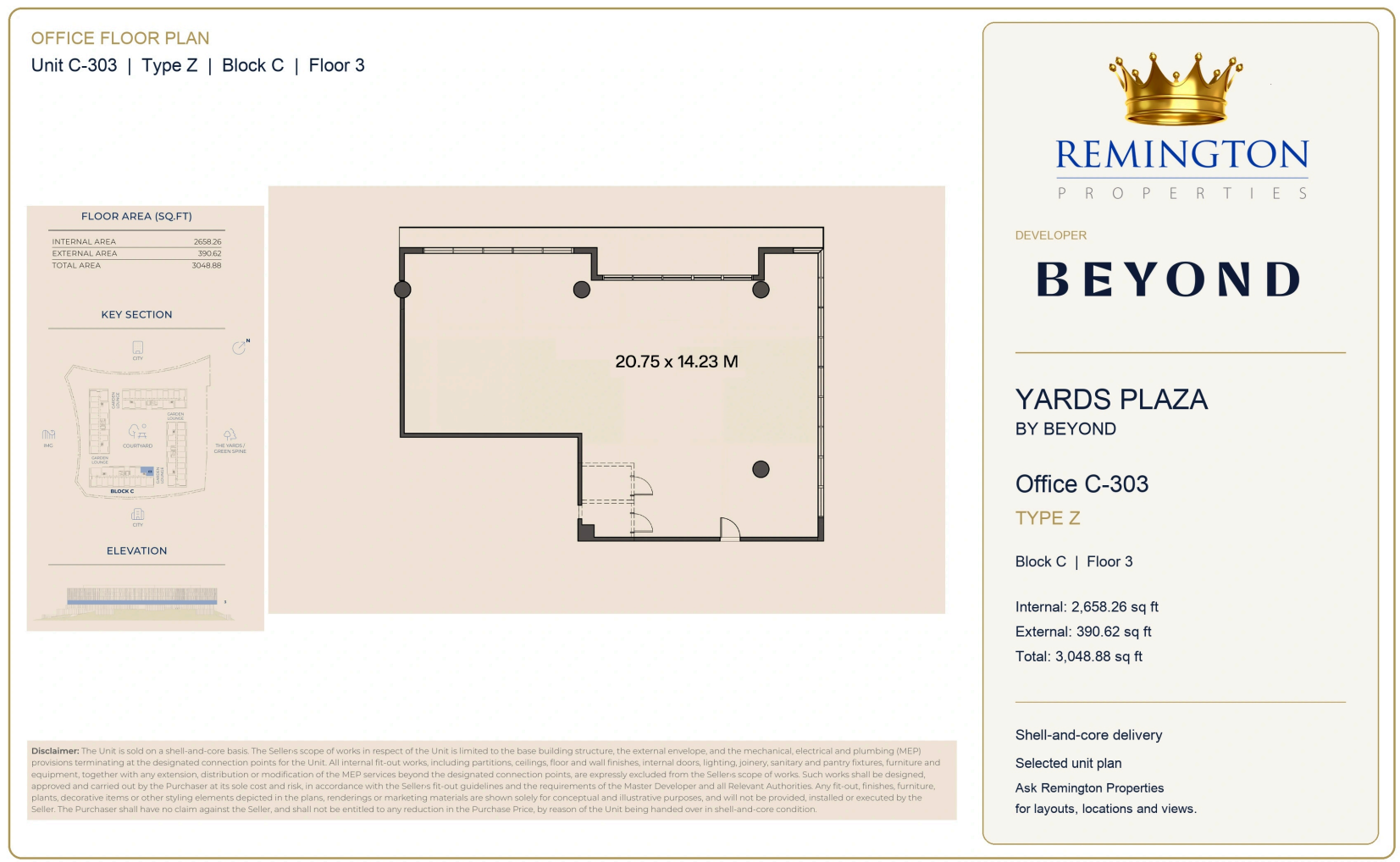


Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Plan sheet 3

3,048.88 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

Plan sheet 4

2,014.57 sq ft saleable area

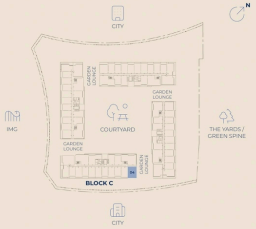
OFFICE FLOOR PLAN

Unit C-304 | Type C | Block C | Floor 3

FLOOR AREA (SQ.FT)

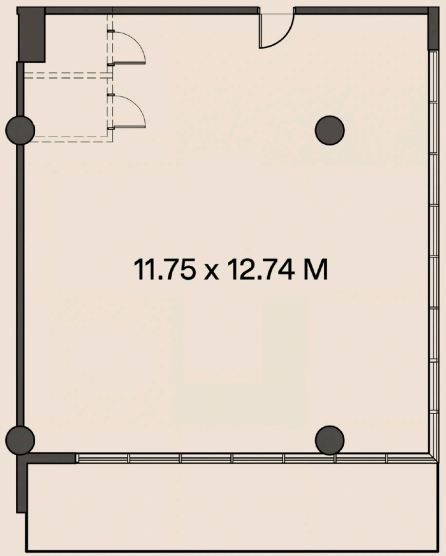
INTERNAL AREA	1667.87
EXTERNAL AREA	346.71
TOTAL AREA	2014.57

KEY SECTION



ELEVATION





Disclaimer: 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.

REMINGTON PROPERTIES

DEVELOPER

BEYOND

YARDS PLAZA

BY BEYOND

Office C-304

TYPE C

Block C | Floor 3

Internal: 1,667.87 sq ft
External: 346.71 sq ft
Total: 2,014.57 sq ft

Shell-and-core delivery

Selected unit plan

Ask Remington Properties
for layouts, locations and views.

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

Plan sheet *5*

1,518.46 sq ft saleable area

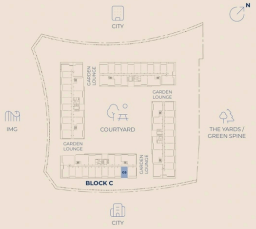
OFFICE FLOOR PLAN

Unit C-305 | Type A | Block C | Floor 3

FLOOR AREA (SQ.FT)

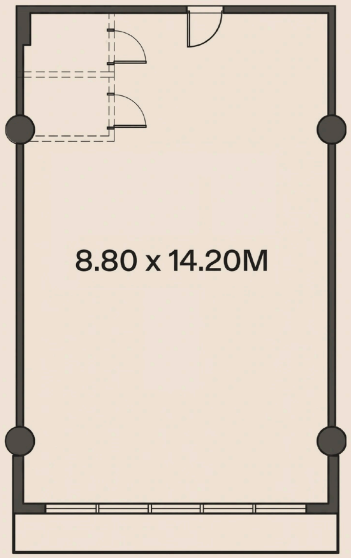
INTERNAL AREA	1392.85
EXTERNAL AREA	125.61
TOTAL AREA	1518.46

KEY SECTION



ELEVATION





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REMINGTON PROPERTIES

DEVELOPER

BEYOND

YARDS PLAZA

BY BEYOND

Office C-305

TYPE A

Block C | Floor 3

Internal: 1,392.85 sq ft
External: 125.61 sq ft
Total: 1,518.46 sq ft

Shell-and-core delivery

Selected unit plan

Ask Remington Properties
for layouts, locations and views.

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

Plan sheet 6

1,504.36 sq ft saleable area

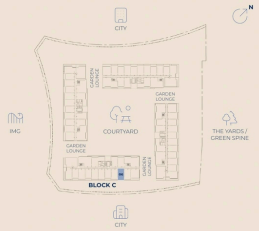
OFFICE FLOOR PLAN

Unit C-306 | Type B | Block C | Floor 3

FLOOR AREA (SQ.FT)

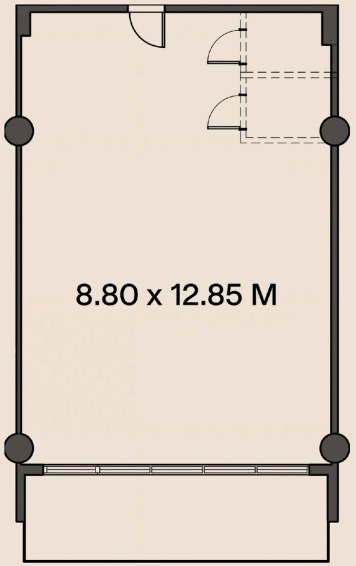
INTERNAL AREA	1258.84
EXTERNAL AREA	245.52
TOTAL AREA	1504.36

KEY SECTION



ELEVATION





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REMINGTON PROPERTIES

DEVELOPER

BEYOND

YARDS PLAZA

BY BEYOND

Office C-306

TYPE B

Block C | Floor 3

Internal: 1,258.84 sq ft
External: 245.52 sq ft
Total: 1,504.36 sq ft

Shell-and-core delivery

Selected unit plan

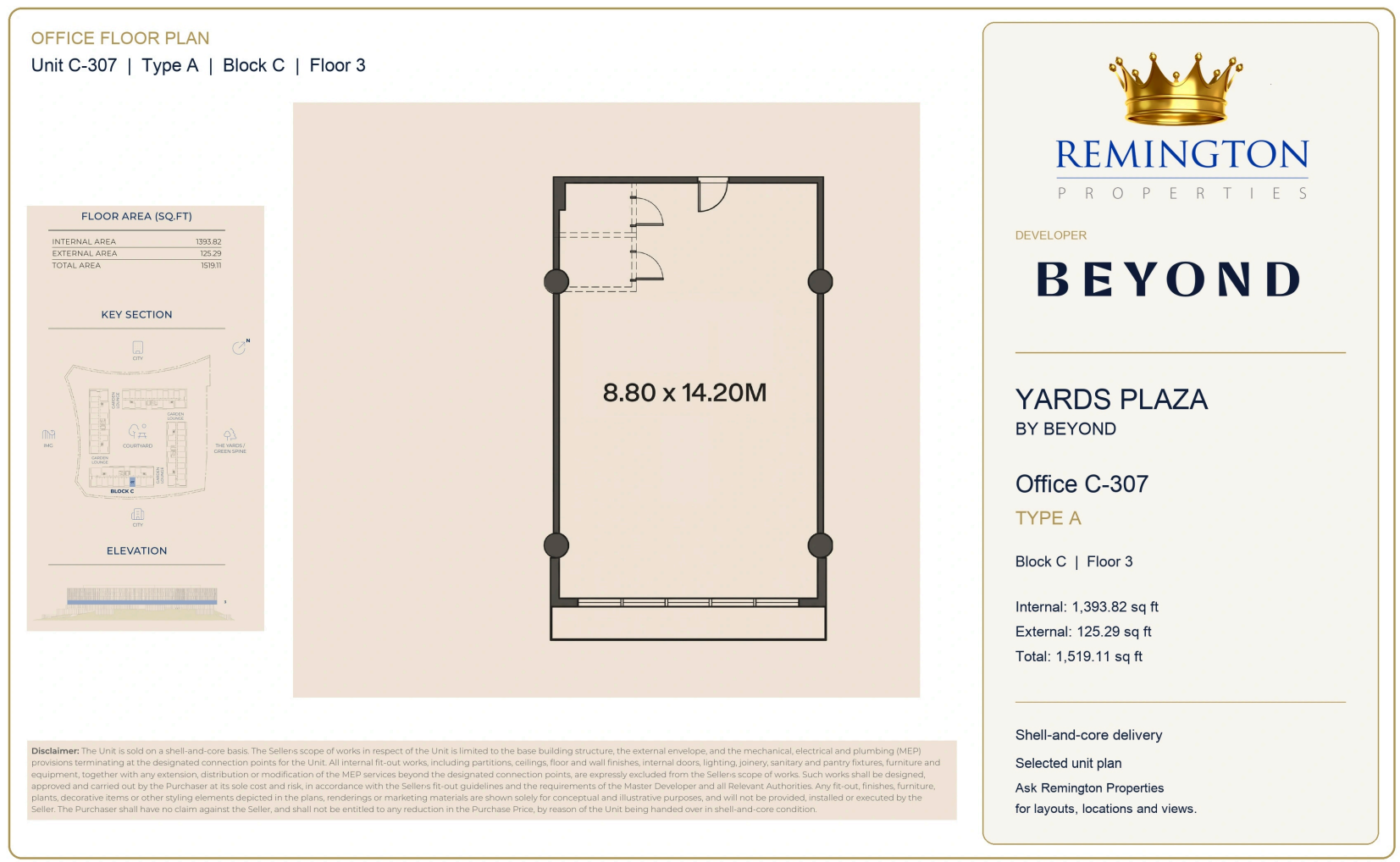
Ask Remington Properties
for layouts, locations and views.

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

Plan sheet 7

1,519.11 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

Plan sheet 8

1,509.10 sq ft saleable area

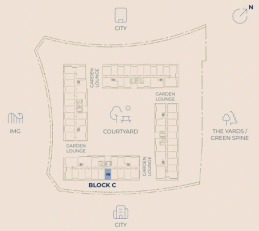
OFFICE FLOOR PLAN

Unit C-308 | Type B | Block C | Floor 3

FLOOR AREA (SQ.FT)

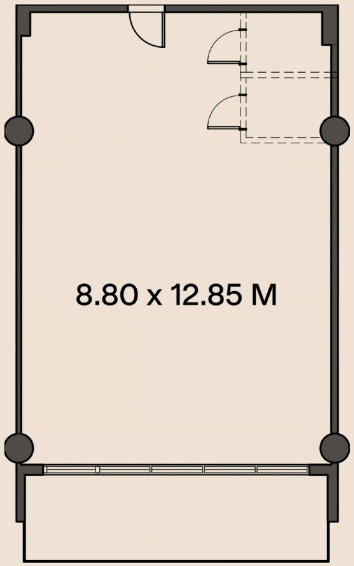
INTERNAL AREA	1263.79
EXTERNAL AREA	245.31
TOTAL AREA	1509.1

KEY SECTION



ELEVATION





REMINGTON PROPERTIES

DEVELOPER

BEYOND

YARDS PLAZA
BY BEYOND

Office C-308

TYPE B

Block C | Floor 3

Internal: 1,263.79 sq ft
External: 245.31 sq ft
Total: 1,509.10 sq ft

Shell-and-core delivery

Selected unit plan

Ask Remington Properties
for layouts, locations and views.

Disclaimer: The Unit is sold on a shell-and-core basis. The Sellers 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 Sellers 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 Sellers 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.

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

Plan sheet 9

1,518.90 sq ft saleable area

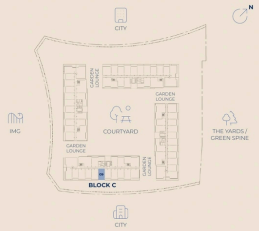
OFFICE FLOOR PLAN

Unit C-309 | Type A | Block C | Floor 3

FLOOR AREA (SQ.FT)

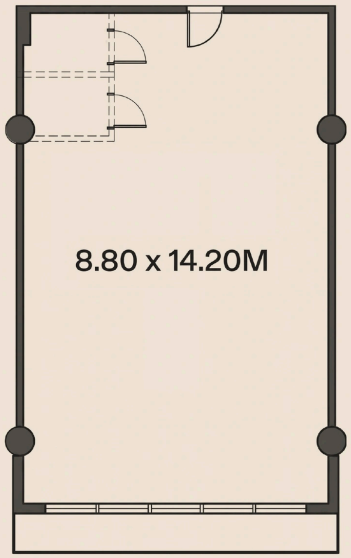
INTERNAL AREA	1395.86
EXTERNAL AREA	123.03
TOTAL AREA	1518.9

KEY SECTION



ELEVATION





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REMINGTON PROPERTIES

DEVELOPER

BEYOND

YARDS PLAZA

BY BEYOND

Office C-309

TYPE A

Block C | Floor 3

Internal: 1,395.86 sq ft
External: 123.03 sq ft
Total: 1,518.90 sq ft

Shell-and-core delivery

Selected unit plan

Ask Remington Properties
for layouts, locations and views.

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.

What is Yards Plaza by BEYOND?

Yards Plaza by BEYOND is a planned commercial development at The Yards in City of Arabia, combining offices with retail and food-and-beverage units across four blocks.

Where is Yards Plaza by BEYOND located?

Yards Plaza by BEYOND is located at The Yards, City of Arabia, Dubai. The map coordinates are 25.08880, 55.32630.

What is the current status of Yards Plaza by BEYOND?

Yards Plaza by BEYOND is in pre-launch, ahead of its official launch. Confirm launch timing and current availability when released.

How many offices are planned at Yards Plaza by BEYOND?

Yards Plaza by BEYOND is planned to include 272 offices across four blocks, with 68 offices on each of Levels 3, 4, 5 and 6.

What office sizes are planned at Yards Plaza by BEYOND?

The 32 office typologies at Yards Plaza by BEYOND are approximately 123 to 296 sqm. Final unit areas should be confirmed against the final unit schedule.

How will offices at Yards Plaza by BEYOND be delivered?

Offices at Yards Plaza by BEYOND are planned for delivery shell and core. Fit-out scope and specifications should be confirmed in the sale documents.

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 many retail and F&B units are planned at Yards Plaza by BEYOND?

Yards Plaza by BEYOND is planned to have 50 retail and F&B units: 10 in the basement, 21 on the ground floor, 11 on Level 1 and 8 on Level 2.

How much parking is planned at Yards Plaza by BEYOND?

Yards Plaza by BEYOND is planned to provide more than 1,200 parking spaces, with guest parking also noted. Allocation and access arrangements should be confirmed.

What amenities are planned at Yards Plaza by BEYOND?

Planned amenities at Yards Plaza by BEYOND include a business centre, gym, swimming pool, two padel courts, public terraces, shaded plazas and landscaped seating areas.

What does the AED 100,000 EOI for Yards Plaza by BEYOND mean?

AED 100,000 per office is an expression-of-interest amount. It is not the office purchase price or a confirmed payment-plan instalment; the EOI terms and any refund conditions need confirmation.

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

OFFICE AND RETAIL DISTRIBUTION

Office and retail distribution

Use	Location	Units
Offices	Levels 3–6; 68 per floor	272
Retail & F&B	Basement	10
Retail & F&B	Ground floor	21
Retail & F&B	Level 1	11
Retail & F&B	Level 2	8

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

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



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Pre-launch specifications, areas and amenities may change. Office, retail and dining units are delivered shell and core. AED 100,000 per office is an EOI amount, not a purchase price or a guarantee of allocation. Payment, refund and allocation terms are governed by the written documents.