

DIGITAL BROCHURE

BEYOND



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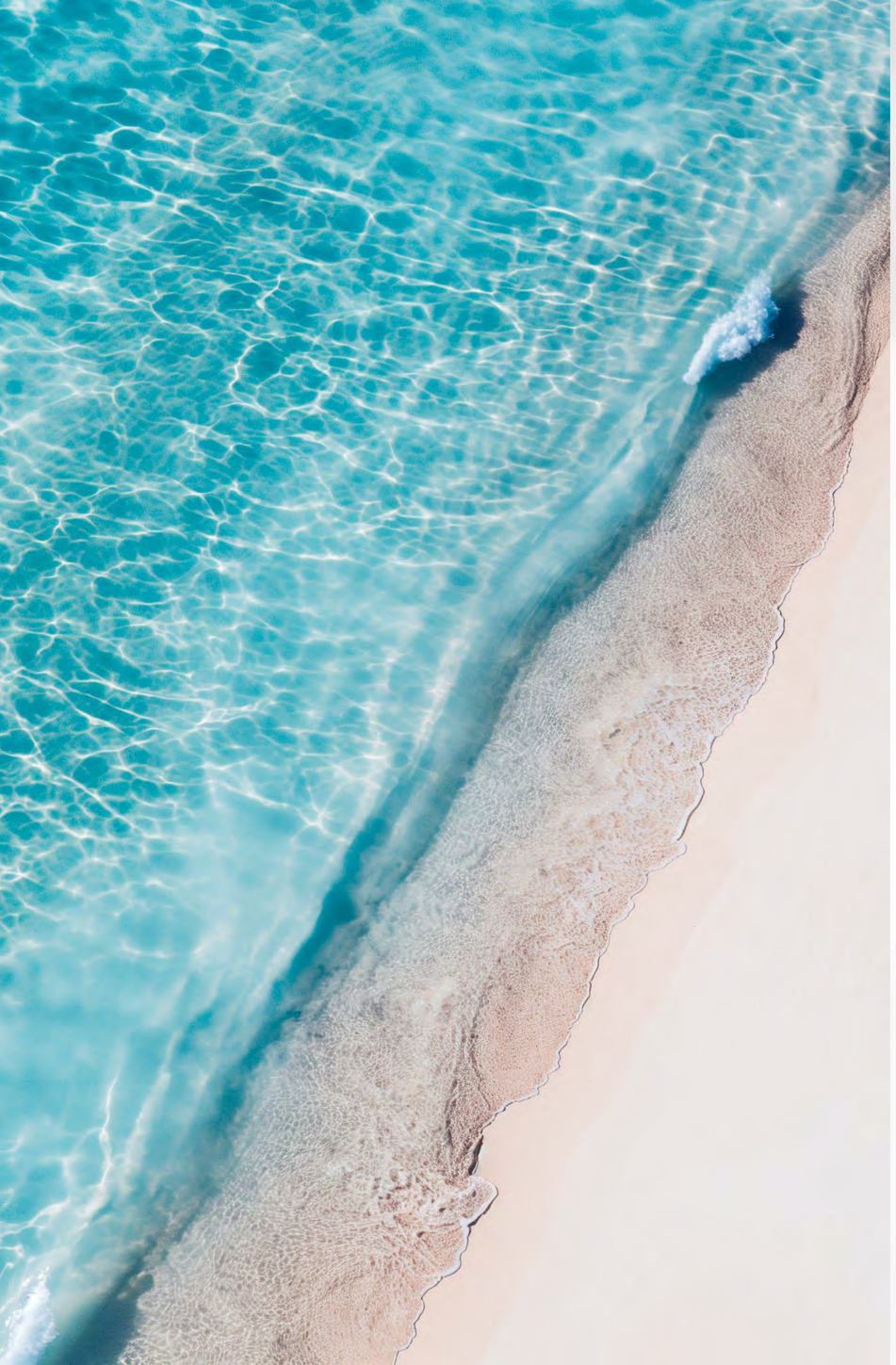
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SYMPHONY OF DESIGN AND
WATERFRONT BEAUTY

A Landmark *in* Coastal Living

Step into Sensia, a radiant sanctuary rising gracefully within Dubai Maritime City, a flourishing coastal haven that combines views of the serene Bay and of the ocean.

An outstanding residence that embraces luminous design, verdant surroundings, and contemporary elegance, Sensia weaves modern luxury with the soothing allure of waterfront living. Here, serene Bay and ocean views blend seamlessly with elegant architecture, inspiring a lifestyle of effortless sophistication that harmonizes coastal beauty with vibrant city living.





CHAPTER 1

the LOCATION

DUBAI MARITIME CITY—A SERENE COASTAL SANCTUARY BLENDING
NATURAL BEAUTY WITH URBAN CONNECTIVITY

SENSIA

BREATHTAKING SCENEREY, ELEVATED LIVING

A Picturesque Retreat *by* the Water

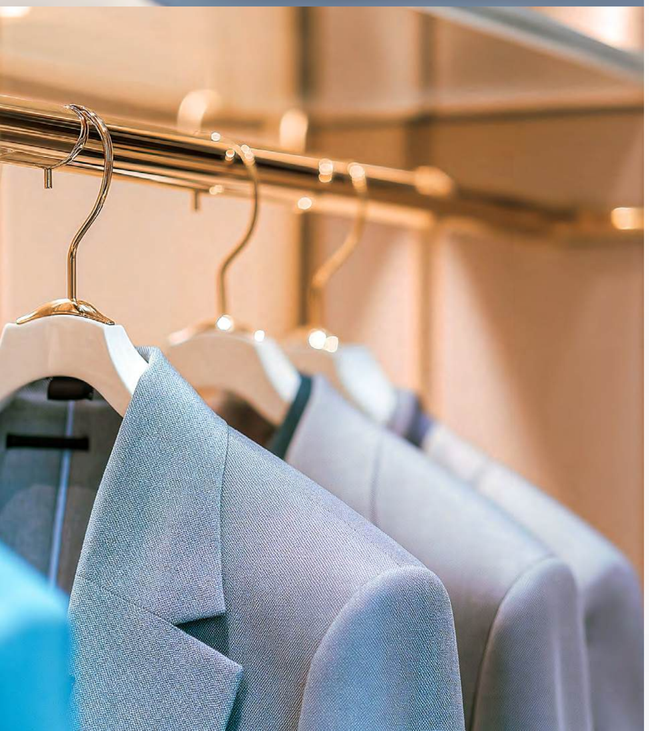
Every day at Sensia begins and ends with a breathtaking waterfront vistas.

Set along the shores of Dubai Maritime City, every glance captures the shimmering ocean and the tranquil expanse of the serene Bay, blending Dubai's vibrant energy with the calming flow of the tides. Here, the peaceful ambience of the waterfront and the open ocean sets the tone for a timeless retreat by the water's edge.

SENSIA


SENSIA
Mina Rashid
Infinity Bridge
Gold Souk
Jumeirah
Beach Coast
International
Modern Hospital
Dubai Hospital
Burjuman
Collegiate
International School
JUMEIRAH
Safa British School
DEIRA
The Elite
English School
Victoria
International School
DIFC
Canadian
Specialist Hospital
Dubai Mall
Business
Bay
Downtown
Dubai
DUBAI
Dubai Creek
Pristine Private School
Main Campus
The Apple International School
Primary Campus
Clemenceau Medical
Center Hospital
Dubai
International
Airport
Swiss International
Scientific School in Dubai





THE TASTE OF A VIBRANT LIFESTYLE

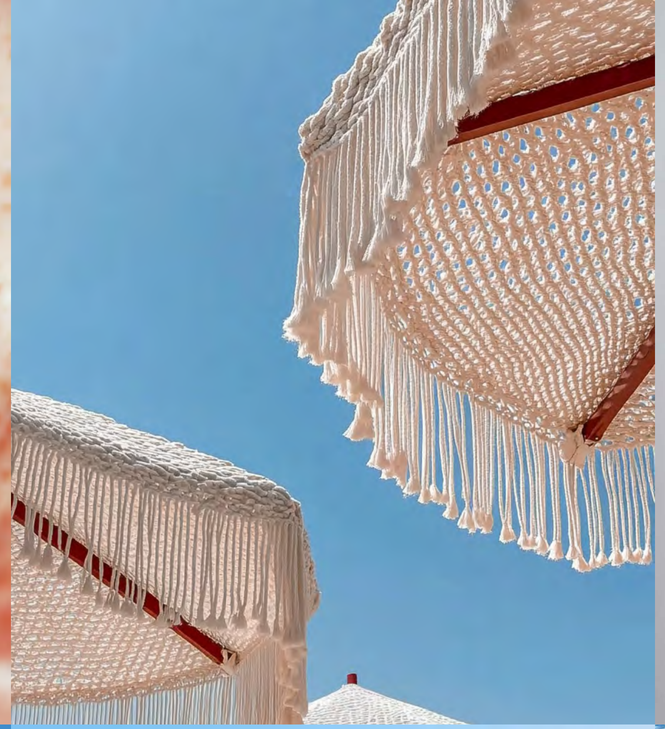
SAVOUR THE FLAVOURS *of* LIFE

Amidst peaceful surroundings, Sensia is surrounded by a dynamic neighbourhood offering a rich variety of dining, boutique shopping, and premium amenities.

Dubai Maritime City invites you to immerse yourself in the flavours, art, and entertainment that will awaken your Senses.















SENSIA

REDEFINING
WATERFRONT LIVING

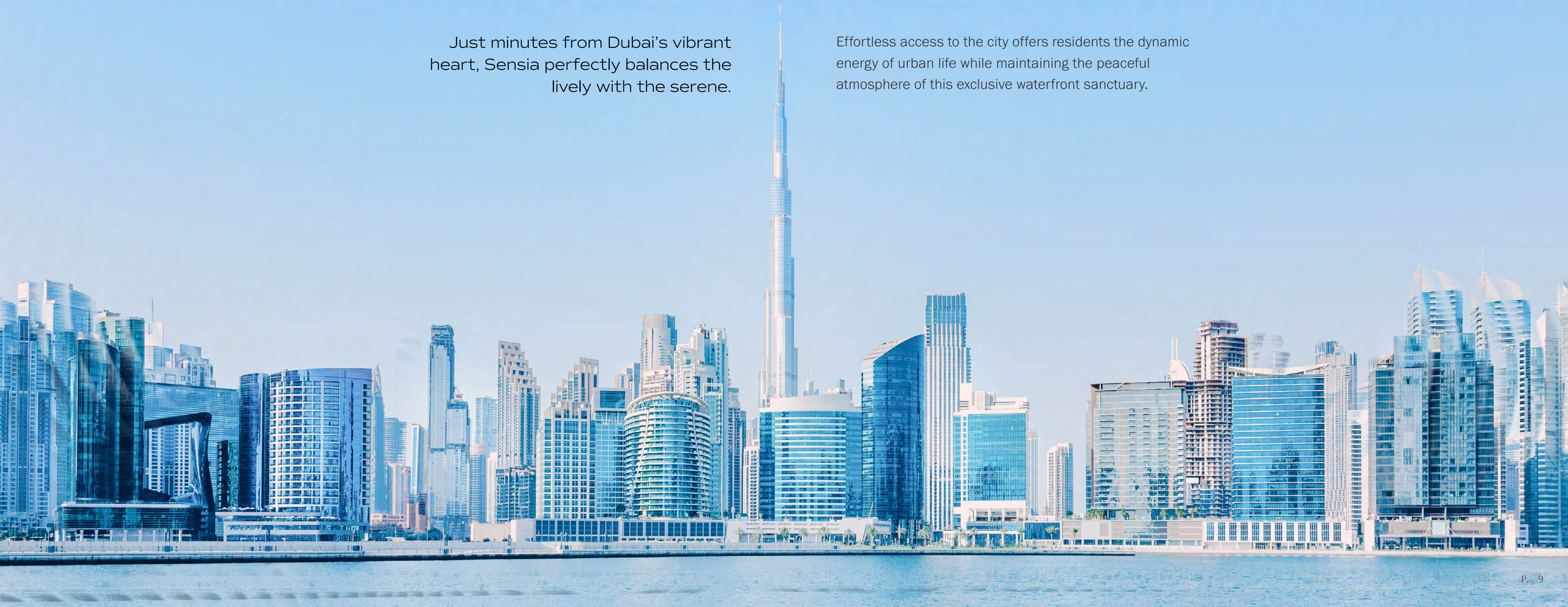


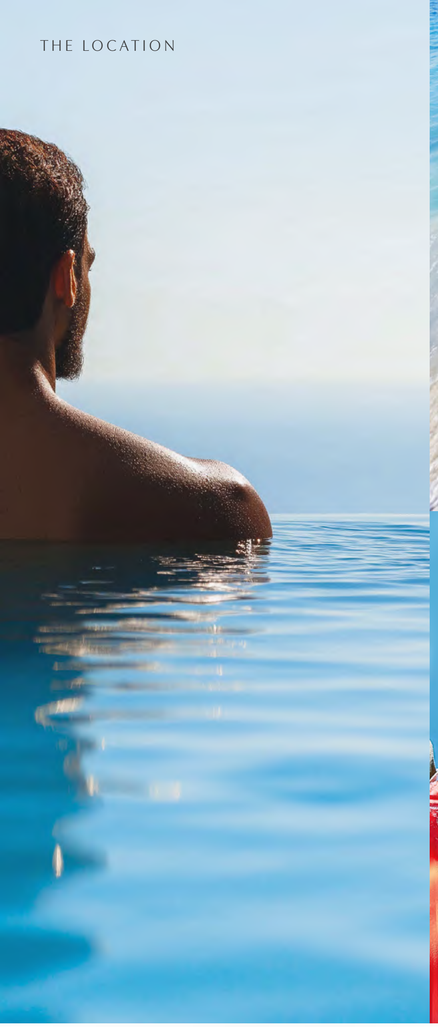
EFFORTLESS ACCESS, PERFECT TRANQUILLITY

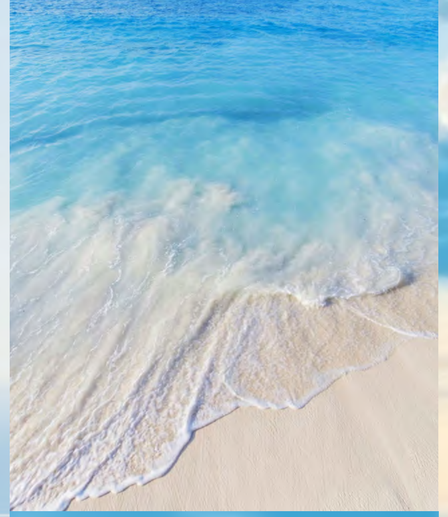
at Your Fingertips *a* World Awaits

Just minutes from Dubai's vibrant heart, Sensia perfectly balances the lively with the serene.

Effortless access to the city offers residents the dynamic energy of urban life while maintaining the peaceful atmosphere of this exclusive waterfront sanctuary.











SERENITY *in* EVERY BREEZE

REFRESHING COASTAL HARMONY

The soothing tide of waves, the gentle ocean breeze, and the tranquil embrace of the serene Bay define life at Sensia.

Two kilometres of waterfront promenades, unwind on private beaches, or embrace the serenity of the serene Bay. This is a place where modern luxury meets the timeless beauty of the ocean, nurturing your well-being and making tranquillity an essential part of everyday living.

CHAPTER 2

the PROJECT

AN ARCHITECTURAL ICON OFFERING TIMELESS DESIGN AND
EFFORTLESS SOPHISTICATION NEAR DUBAI'S VIBRANT HEART

SENSIA



FLUID DESIGN, ELEVATED LIVING

SOARING 35 STOREYS ABOVE *the* BAY, SENSIA STANDS *as* A BEACON *of* CONTEMPORARY DESIGN, WHERE ARCHITECTURE *and* NATURE CONVERGE *in* EFFORTLESS HARMONY.

ART DECO ARCHITECTURE INSPIRED BY THE FLOW OF NATURE

Sculpted Elegance

Soft, flowing contours, wave-like balconies, and glass balustrades create a dynamic yet seamless connection between Sensia and its surroundings.

Designed to frame breathtaking views, each architectural curve welcomes fresh ocean breezes, while the elevated podium enhances the structure's grandeur. Coastal-inspired design principles infuse Sensia with a sense of connection to the sea, offering expansive panoramas of the ocean, the serene Bay, and the iconic Dubai skyline.

SENSIA







DIVERSE LIVING OPTIONS

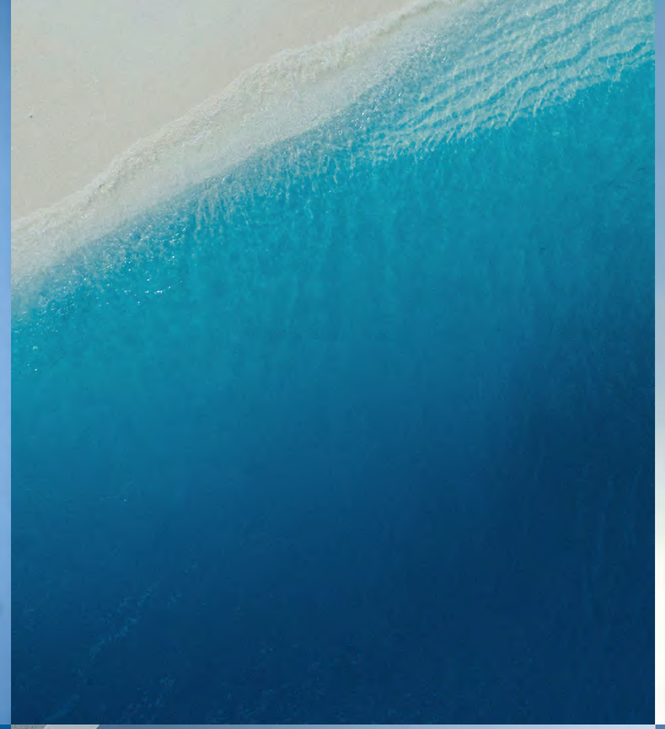
A TAPESTRY *of* LIVING SPACES

Sensia embodies architectural innovation, with wrap-around terraces, flowing forms, and a design that seamlessly harmonizes with the serene Bay and ocean.

Expansive open-plan interiors exude refinement, while tranquil water features and the serene Bay create a calming atmosphere. Thoughtfully curated unit types cater to diverse lifestyles, offering spacious balconies, panoramic ocean views, and the perfect blend of comfort and sophistication—a home designed not just to accommodate, but to inspire.













DESIGN AND ARCHITECTURE THAT
EMBRACE THE WATERFRONT,
ENHANCING EVERYDAY LIVING

SENSIA

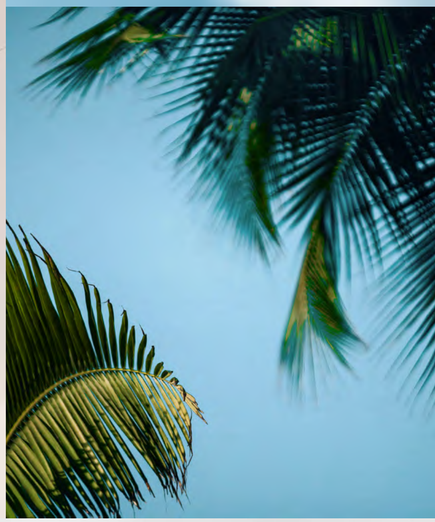












A BUILDING *that* BLENDS STYLE *with* FUNCTION

INFUSING SERENITY AND INGENUITY
INTO EVERY ELEMENT

Sensia's contemporary artistry blends ergonomic elegance with fluid architectural forms, creating a living experience that extends beyond four walls. The distinctive 45 degrees tilt and interlocking volumes make a bold architectural statement, thoughtfully oriented to capture breathtaking waterfront and serene Bay views.

Expansive interiors strike the perfect balance between open social spaces and private retreats, designed for both lively gatherings and peaceful relaxation.
Every detail—from the placement of each balcony to the seamless connection with the serene Bay—enhances the sense of openness, light, and tranquillity.



RADIANT ARCHITECTURE AND SERENE WATERFRONTS

A HOME WHERE DESIGN *and* NATURE EXIST *in* PERFECT HARMONY

Elegantly rotated **45 degrees**, the building features cantilevered balconies and cascading terraces, thoughtfully designed to maximize breathtaking views while seamlessly integrating with the natural surroundings.

A seamlessly connected multi-level hub offers an exclusive sanctuary where work, wellness, and relaxation come together in a sophisticated setting.

CHAPTER 3

the INTERIORS

NATURE & ART DECO INSPIRED ELEGANT RESIDENCES CRAFTED WITH
SEAMLESS INDOOR-OUTDOOR FLOW AND THOUGHTFUL, LUXURIOUS TOUCHES

SENSIA



SENSIA'S INTERIORS ARE *an* ODE *to* EFFORTLESS SOPHISTICATION, WHERE LUXURY *and* ART DECO BLEND SEAMLESSLY

Thoughtfully curated details, floor-to-ceiling glazing, and integrated terrace gardens frame spectacular views, immersing each home in light and tranquillity.

ACCENTS OF ELEGANCE

A Language *of* Sophistication *and* Comfort

From one-, two-, and three-bedroom apartments to three-bedroom signature collection, and an exclusive penthouse, Sensia offers a selection of distinctive residences designed to complement every lifestyle.

Each space is meticulously crafted to evoke a harmonious balance of contemporary luxury and natural serenity. Flowing layouts, bespoke finishes, and an intimate connection to the surroundings create an atmosphere where refinement meets effortless comfort.

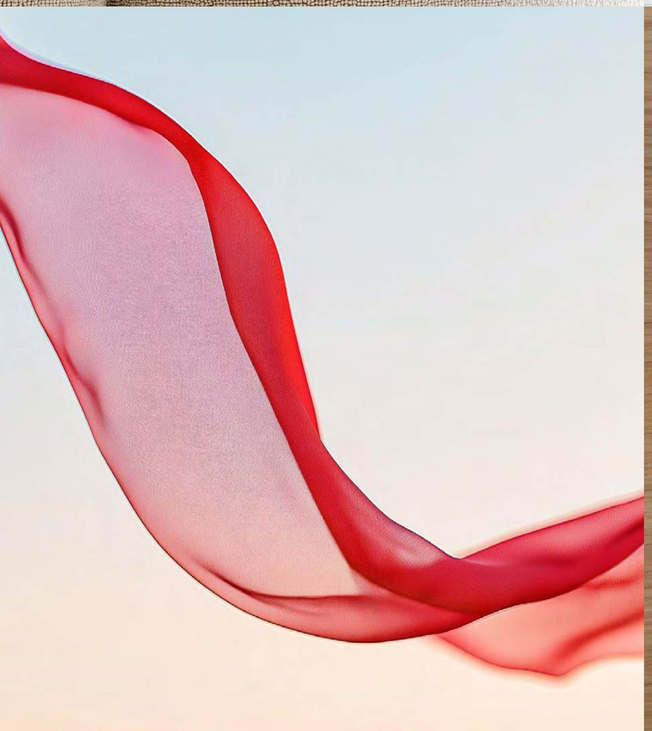
SENSIA

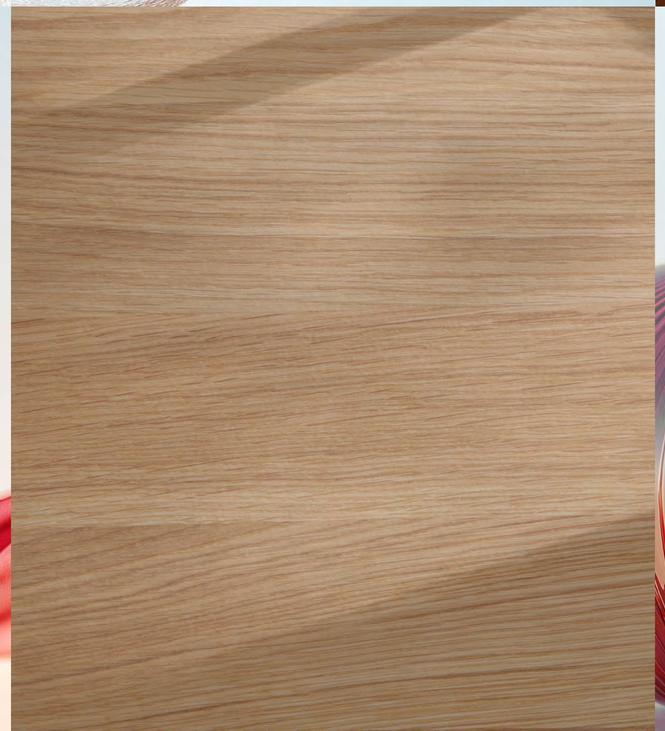














SENSIA

DESIGNED FOR
PURPOSEFUL LIVING

Where functionality and
elegance intertwine.



DUAL VIEWS GLASS CONNECTING
YOU TO NATURE

A HOME THAT BREATHES WITH *its* SURROUNDINGS

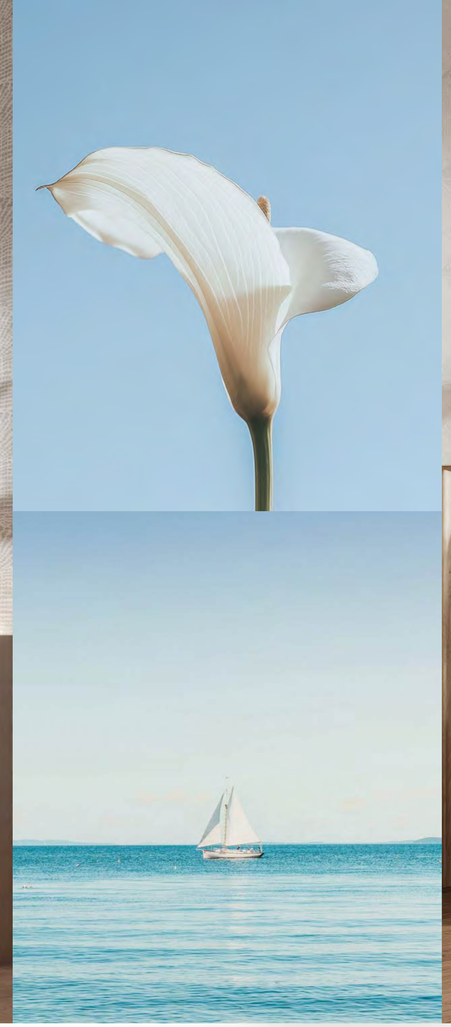
Floor-to-ceiling windows invite the outside in, flooding each residence with natural light, while 3.2m-high ceilings enhance the sense of openness.

Step into a private retreat, where the balcony extends the living space into nature. Elegantly crafted planters create a private garden sanctuary for our penthouse and signature units. Whether nurturing a blooming green escape or enjoying a quiet moment of reflection, this is a place where comfort and tranquillity flourish.











A LIFESTYLE *that* CELEBRATES SCENIC HEIGHTS

GRACEFUL DESIGN, UNINTERRUPTED VIEWS

Wraparound balconies and glass balustrades blur the line between architecture and landscape, with retro-inspired accents framing every view and transforming spaces into striking focal points.

Cantilevered floors offer natural shading and privacy, blending ergonomic design with timeless elegance. The surrounding beauty unfolds from every angle, with uninterrupted views of the ocean, the Bay, and the Dubai skyline, creating a striking balance of form and function.

TERRACES THAT REDEFINE PERSPECTIVE

MESMERISING VIEWS *from* YOUR PRIVATE RETREAT

Thoughtfully positioned to ensure privacy and exclusivity, Sensia's terraces offer refreshing panoramas of the ocean, the serene Bay, and Dubai's skyline.

Designed for quiet reflection and sophisticated entertaining alike, these elevated sanctuaries provide an unparalleled living experience that embraces both luxury and tranquillity.

PENTHOUSE

the Oasis in *the* Sky



From its breathtaking 360-degree panoramic views to its lush garden-inspired living spaces, the penthouse at Sensia redefines luxury living. Thoughtfully designed to blend nature with elegance, this sky-high sanctuary features a private roof deck and an infinity pool, offering an unparalleled retreat above the city.



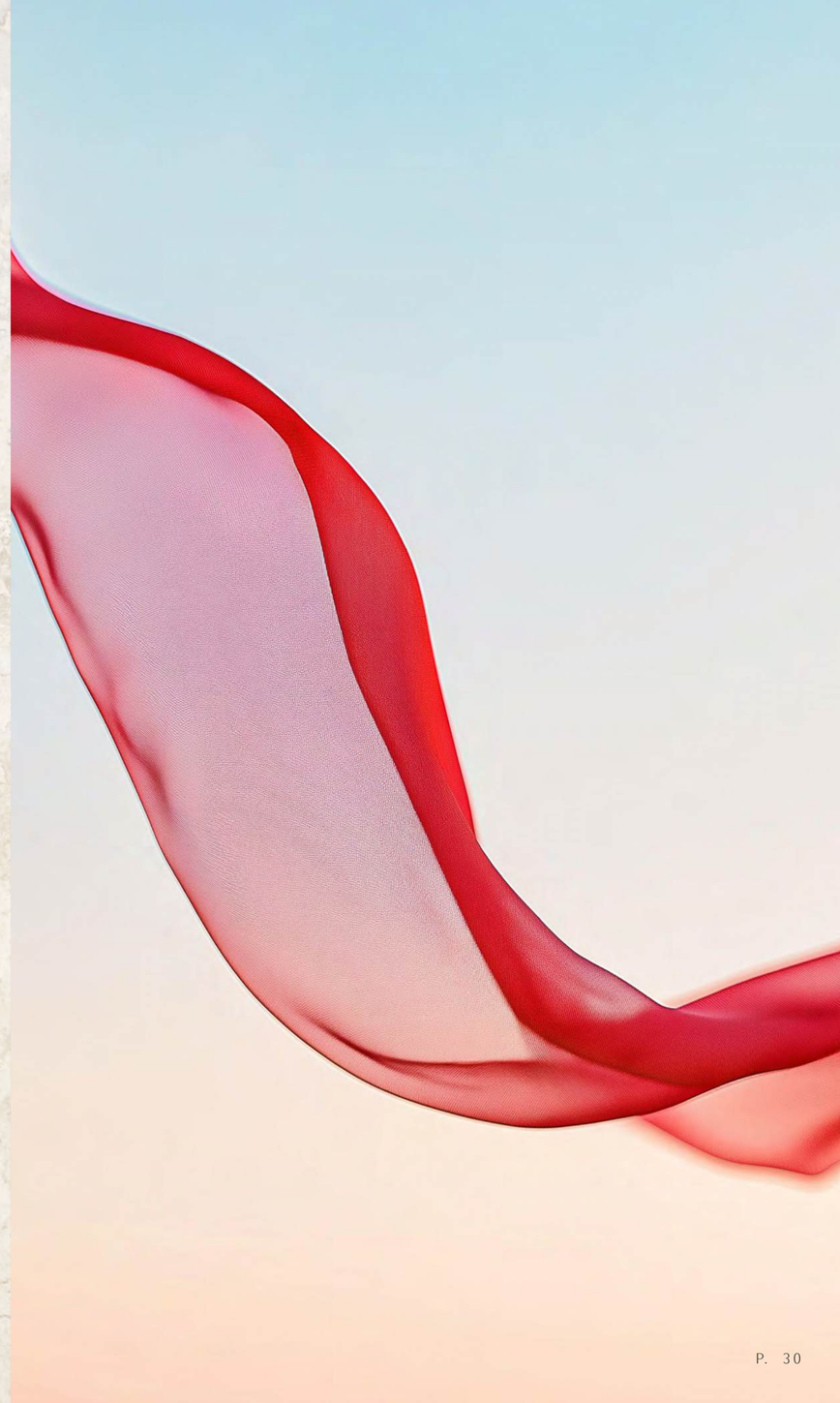




SIGNATURE COLLECTION

the Ultimate Luxury

Every residence features soaring ceilings or double-height spaces, expansive terraces, and a seamless indoor-outdoor flow, creating a spacious and harmonious living experience.





Our signature collection redefines boutique living with curated designs, enhanced finishes, and bespoke details. Each residence showcases refined textures, custom flooring, sophisticated lighting, and premium fixtures, creating an intimate, luxurious atmosphere.

Thoughtfully crafted layouts maximize space and functionality, with triple heights living spaces tailored for those who value exclusivity and individuality.



CHAPTER 4

the AMENITIES

SENSIA





A SEAMLESS BLEND OF RELIABILITY AND ELEGANCE

Awakening *the* Senses: A Sanctuary *of* Comfort *and* Convenience

The thoughtfully curated amenities harmonize well-being, comfort, and leisure, offering a lifestyle that elevates relaxation while fostering vibrant social interactions in an elegant and tranquil setting.



SENSIA



A PEACEFUL ESCAPE WITH PANORAMIC VIEWS

TERRACE *with* EXQUISITE POOL

Perched above, this terrace captures panoramic views of Dubai's skyline and waterfront, embracing natural light and gentle breezes to create a refined yet tranquil outdoor retreat.









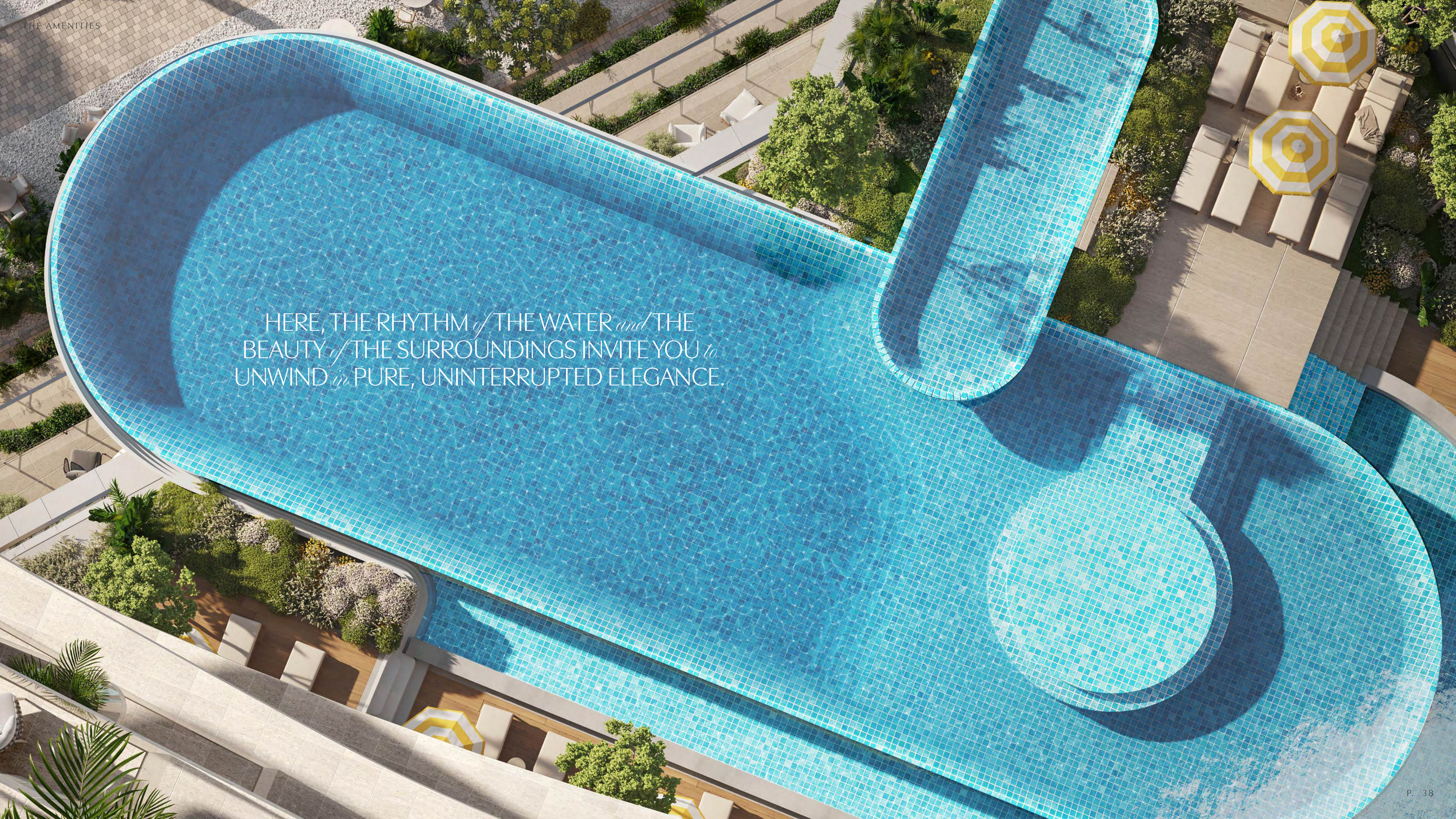
AN OASIS FOR YOUR INDULGENCE

WHERE WATER MEETS *the* SKY

Suspended above the serene Bay, Sensia's infinity pool rests on a thoughtfully crafted cantilever, creating the sensation of floating between water and horizon—a tranquil escape immersed in breathtaking views.

Designed for both invigoration and relaxation, the space features a pool for refreshing swims and serene moments of repose. Sunlit terraces and fluid architecture enhance the experience, creating an effortless connection between nature and design.





HERE, THE RHYTHM *of* THE WATER *and* THE BEAUTY *of* THE SURROUNDINGS INVITE YOU *to* UNWIND *in* PURE, UNINTERRUPTED ELEGANCE.









BBQ SPACES *&* OPEN DINING

ENJOY MOMENTS OF CONNECTION

Host the perfect gathering at the dedicated BBQ area, complete with comfortable seating in the open with breathtaking views.

Enjoy moments of connection at the dining bosque plaza, where nature meets culinary experiences. For more relaxation, the outdoor lounge offers a serene spot, surrounded by greenery, where guests can unwind, socialize and connect.



ELEVATE YOUR WELLNESS

GYM *and* FITNESS STUDIO

Step into the state-of-the-art gym and fitness studio, where cutting-edge equipment and serene spaces inspire both physical well-being and mental rejuvenation.

Indoor gym facilities offer a state-of-the-art fitness experience, with expansive views of the ocean and serene Bay, complemented by well-appointed changing rooms for added convenience.




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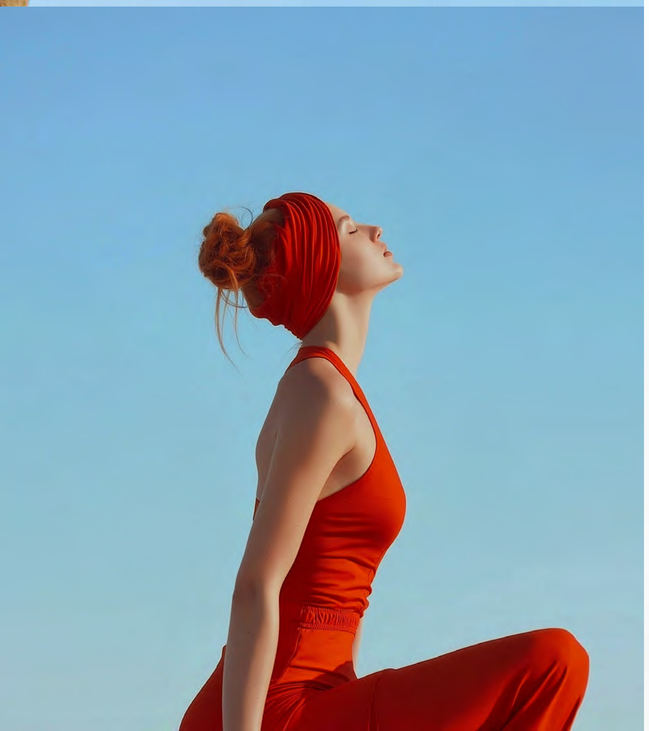
A PLAYGROUND AND OPEN SPACES

KIDS' PLAY AREA *and* GREEN LAWN

Designed with safety in mind, the Kids' Play Area offers open spaces fit with a playground where children can explore and enjoy outdoor fun in a secure and vibrant environment while families can appreciate the outdoors.







CREATING ENRICHING EXPERIENCES

ADDITIONAL AMENITIES

Elevate your lifestyle with these additional amenities and exceptional service, designed to complement curated spaces for relaxation, and indulgence.

THE GATSBY

ART DECO INSPIRED
ADULTS AND KIDS POOL
~
DECK SEATING
~
CANTILEVERED POOL

LIFT &DRIFT

INDOOR SEASIDE GYM CLUB
~
YOGA/PILATES ZONE

THE MAJLIS LOUNGE

SHADED RETREAT

SMOKE & SOAK

OPEN BBQ & DINING
~
OUTDOOR LOUNGE AREA
~
OUTDOOR KIDS PLAY AREA

WORK & WAVE

INDOOR CO-WORKING SPACE
~
DESIGNATED POWER STATIONS

LUXURY LOBBY

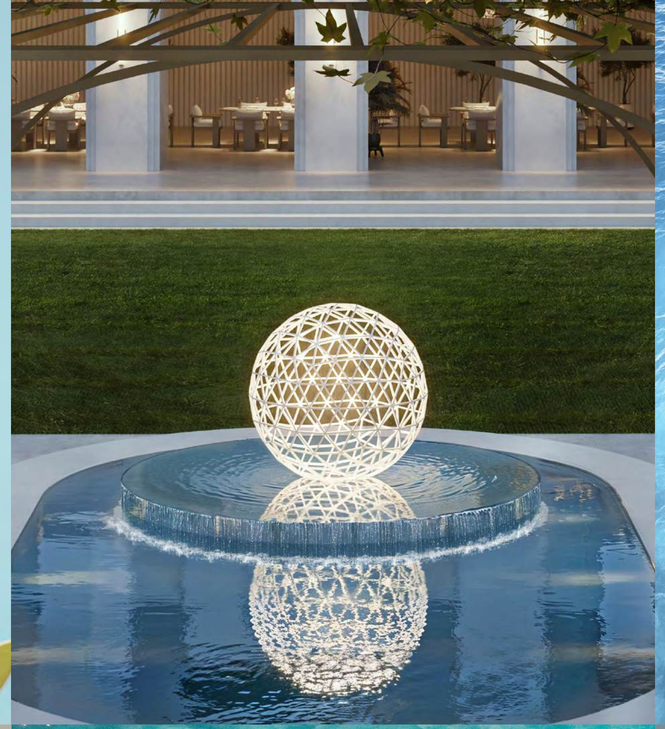
DESIGNATED CONCIERGE



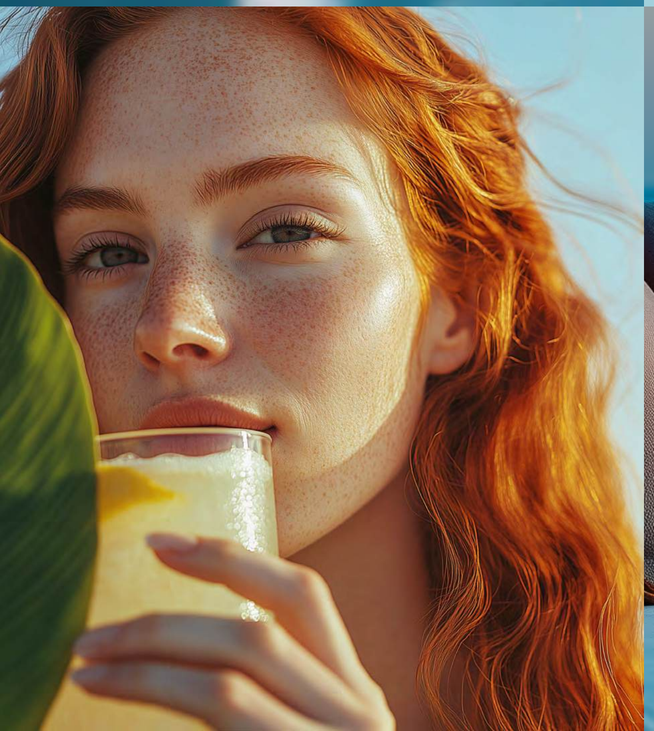


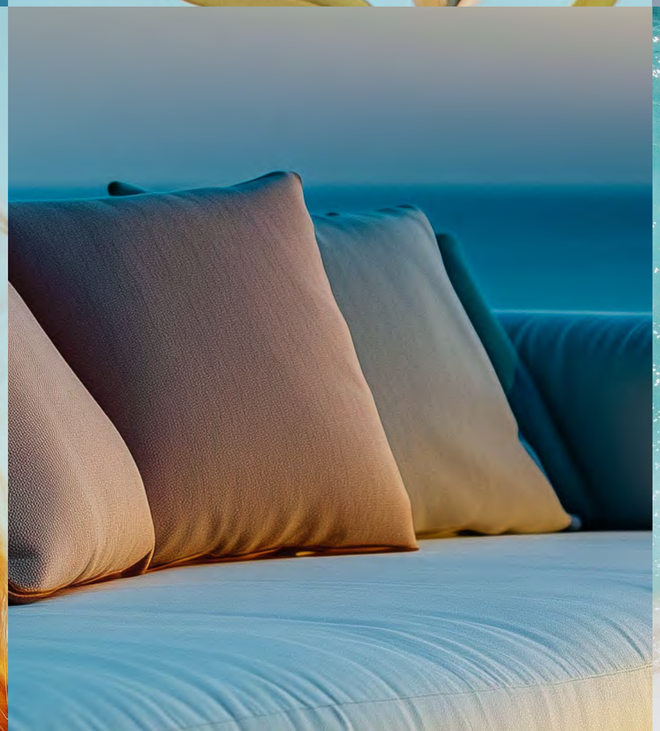












SENSIA

RETHINKING THE ART OF
WATERFRONT LIVING



CHAPTER 5

the DEVELOPER

A TRUSTED VISION BROUGHT TO LIFE THROUGH EXPERTISE
AND A COMMITMENT TO EXCELLENCE

SENSIA

ABOUT THE DEVELOPER

Designing Spaces *that* Enrich Everyday Moments

BEYOND is a premium real estate brand under OMNIYAT GROUP, specializing in wider luxury markets and creating homes that blend innovation, nature, and luxury.

Our commitment to quality and design ensures that every development is more than just a place to live; it's an experience that redefines modern living. With a focus on delivering on-time, thoughtfully designed homes, we provide spaces that resonate with the personal values of our residents, enhancing their quality of life.

From lush landscapes to state-of-the-art technology, BEYOND offers a lifestyle where every detail has been curated to provide unparalleled comfort, convenience, and well-being. Our mission is to go beyond expectations and deliver homes that inspire, uplift, and resonate with modern urban values.

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Interior renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. Final materials, finishes, and configurations may differ based on availability, design updates, and approvals. Loose furniture, fixtures, lighting, wall cladding, and mounted items are NOT included. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.

Exterior Renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.


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