THE YARDS PLAZA · CITY OF ARABIA · BEYOND, OMNIYAT GROUP

Your own office at OMNIYAT Group's new address, *from AED 2.85M.*

272 offices in four blocks around a landscaped courtyard, above 50 shops and restaurants, with a gym, a pool, padel courts and 40,000 sq ft of terraces, inside BEYOND's The Yards on Sheikh Mohammed Bin Zayed Road. Priced per foot like a Business Bay resale, with 60% paid only when the building is finished in Q3 2029. EOIs are open ahead of the official launch on 19 October.



READ · 15 MIN

THE YARDS PLAZA AT DUSK · DEVELOPER RENDER
PRICES AND PLAN: BEYOND, OCTOBER 2026

THE CASE IN ONE PAGE

Business Bay money buys a *brand-new building here.*

Dubai's offices are close to full, and Grade A space in the business districts sells off-plan at around AED 4,900 per sq ft. The Plaza starts at AED 2.85M, about AED 2,150 per sq ft, close to what a ready, older office in Business Bay changes hands for.

2.85M	~2,150	40/60	Q3 2029
AED, ENTRY PRICE	**AED PER SQ FT**	**PAYMENT PLAN**	**COMPLETION**
BEYOND, October 2026	AED 2.85M over the smallest office	60% on completion	Launch 19 Oct 2026 · EOIs open

WHAT THE NUMBERS SAY

The price. Ready Business Bay offices registered at a median AED 2,010 per sq ft in 2026 and off-plan ones at AED 4,897. New community office schemes such as DAMAC's Piazza Roma (3,039) and O1NE District in Motor City (2,549) cost more per foot than The Plaza (page 12).

The market. CBRE puts Dubai office occupancy at about 94%, with average rents 13% up on a year earlier and prime rents up 16% in Q2 2026 (page 11).

The neighbourhood. City of Arabia registered 2,467 home sales in 2026 to 3 October, from 166 in the first quarter to 1,597 in the third. Thousands of families are on their way, and The Plaza is their office address (page 10).

The name. BEYOND is the community brand of OMNIYAT Group, developer of The Opus by Zaha Hadid and Lumena. Its office tower 31 Above registered 89 sales worth about AED 1bn this year (page 17).

WHAT IT MEANS FOR YOU

The working day. A gym, a half-Olympic pool, padel courts, a business centre, 50 shops and restaurants and more than 40,000 sq ft of terraces, all on site (page 8).

The floors. Seventeen offices on each of levels 3 to 6, with the plate for every floor (pages 6 and 7).

The plan. 40% over two years, 60% on completion in Q3 2029 (page 14).

Tax and residency. Freehold for any nationality, no UAE tax on rent you earn personally, and an office from AED 2M can support a ten-year Golden Visa (page 15).

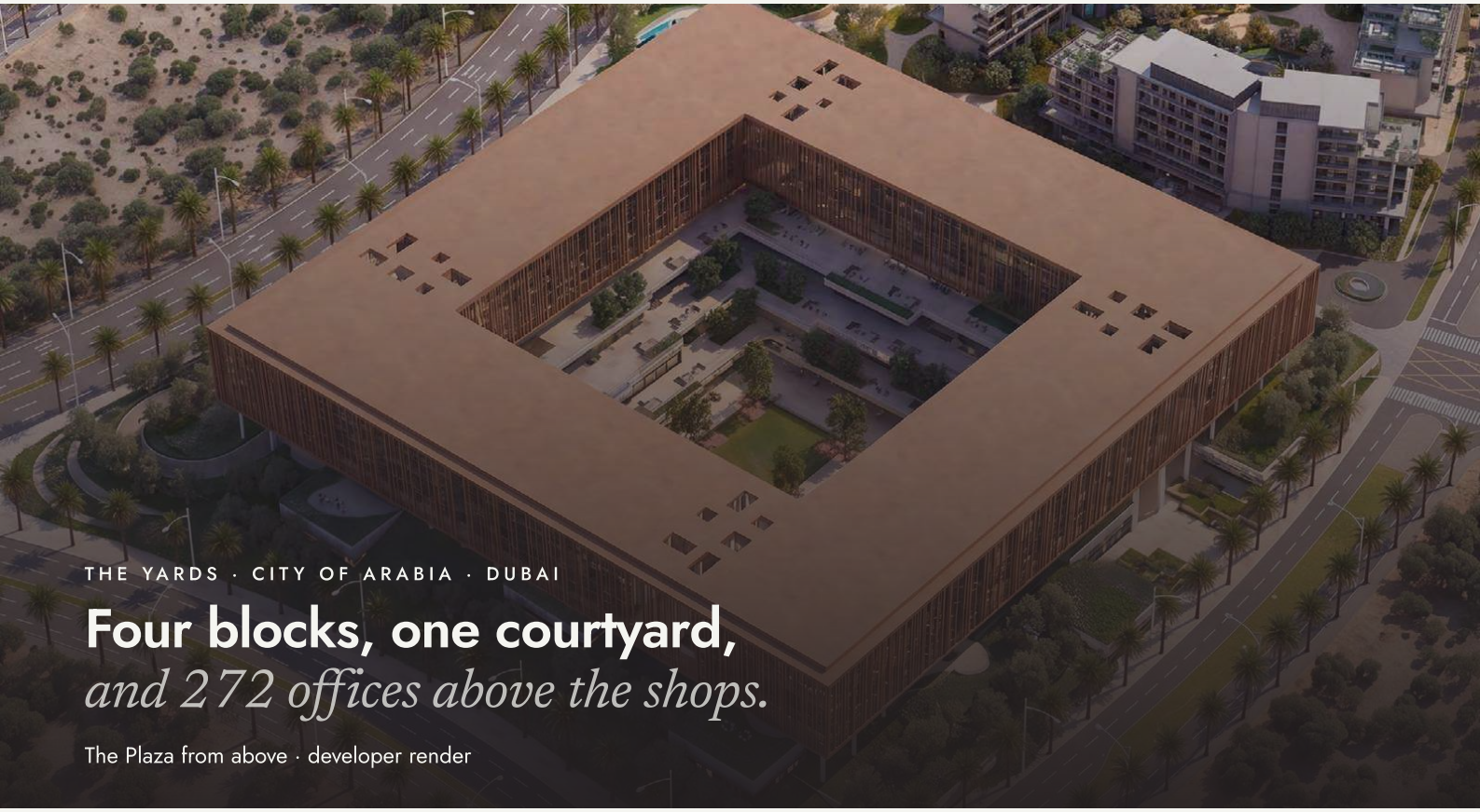
Be early. EOIs of AED 100,000 are open now, ahead of the official launch on 19 October, when the full price list is released (page 18).

> *"A brand-new building with OMNIYAT Group's name, at the price per foot of a Business Bay resale."*
>
> THE ONE-LINE THESIS

TALK TO ME | WHATSAPP | EMAIL

All three are live links. The form tells me you are reading about The Yards Plaza.

BEYOND, October 2026 · DLD open data to 3 Oct 2026 · CBRE Q2 2026



THE YARDS · CITY OF ARABIA · DUBAI

Four blocks, one courtyard, *and 272 offices above the shops.*

The Plaza from above · developer render

One commercial address for The Yards. BEYOND's AED 4bn community on Sheikh Mohammed Bin Zayed Road plans 1,560 homes around a 1 km green spine; Arancia and Arancia 2 registered 432 sales between June and October 2026. The Plaza is its commercial centre: four office blocks of basement, ground and six upper floors around a landscaped courtyard, with retail, a gym, a pool and two padel courts below.

THE OFFICES

272 units on levels 3 to 6, 68 per floor and 17 per block on each floor, from about 123 to 296 m^2 (1,325 to 3,189 sq ft). Ceilings are about 3.2 m. Most offices on level 3 open onto a private terrace.

SHELL AND CORE

BEYOND hands over the structure, the facade and services to each unit's connection points. Partitions, ceilings, floors, lighting and pantry are the owner's or the tenant's to build, to BEYOND's fit-out guidelines. The fitted interiors in the brochure are illustrations.

THE GROUND AND PODIUM

50 retail and food units on three levels look onto a central plaza for events, with a business centre for tenants' meetings and landscaped public terraces. The basement holds 1,200+ parking spaces, with separate drop-offs from the E311 side and from The Yards.

THE FACADE

Aluminium louvres over glass, deeper on the sunnier sides, give the four blocks one face along a building about 160 m long.

BEYOND masterplan, 8 June 2026 · DLD register to 3 Oct 2026

THE SPECIFICATION

The Yards Plaza *in figures.*

Everything BEYOND has put in writing, in one table.

ITEM	DETAIL
Developer	BEYOND, OMNIYAT Group
Blocks	4 · B + G + 6
Offices	272 · levels 3 to 6
Office sizes	123 to 296 m^2
Office layouts	32 types
Retail and F&B	50 units
Parking	1,200+ spaces
Ceiling height	about 3.2 m

ITEM	DETAIL
Handover state	Shell and core
Building length	about 160 m
Terraces, all	40,000+ sq ft
Official launch	19 October 2026
Completion	Q3 2029
Architect	Dewan Architects + Engineers
Interiors	Bleu
Landscape · retail	Coopers Hill · JLL

BEYOND brochure and floor plates, The Yards Plaza, 2026; broker release and unveiling presentation to brokers, October 2026. Shell-and-core scope as worded in BEYOND's disclaimer. Terrace count from the Block C floor plates; other blocks may differ.



Four volumes that read as one building, about 160 m long · developer render.

THE OFFICES

Most offices are around 1,400 sq ft, *the size growing firms look for.*

Six offices in ten are under 150 m^2. That is the size an advisory firm, a clinic, a design studio or a regional sales team looks for, and it keeps the ticket near the AED 2.85M entry. Most corner units are 200 to 296 m^2.

172	44	28	28
UNDER 150 M²	**150 TO 200 M²**	**200 TO 250 M²**	**250 M² AND OVER**
63% of the 272 offices	16%	10%	10%

The plan, floor by floor. Block C's four office levels are on pages 6 and 7, with every unit numbered and its type named on the plate.



Indicative fit-out on the executive floor · developer render.

THE OFFICES

Thirty-two layouts, *from 1,325 to 3,189 sq ft.*

Block C holds seventeen offices on each of levels 3 to 6, around one core, and the other three blocks repeat the arrangement. Seven plans recur and cover forty-three of Block C's sixty-eight offices; the remaining twenty-five are corner and end units that appear once. The plates are on the next two pages. I go through the full schedule, unit by unit, when we shortlist.

LEVEL	OFFICES	WITH A TERRACE	OFFICE SIZES, SQ FT	LARGEST OFFICE
Level 3	17	17 of 17	1,447 to 3,049	Type Z
Level 4	17	10 of 17	1,321 to 3,189	Type H
Level 5	17	11 of 17	1,321 to 3,004	Type K
Level 6	17	11 of 17	1,321 to 3,119	Type M

Block C, read by me from BEYOND's floor plates, levels 3 to 6, October 2026. Totals include the terrace. BEYOND has issued plates for Block C only; I ask for blocks A, B and D before you fix on a unit.



Open studio fit-out, not included in the price · developer render.

Terraces. Every office on level 3 has one. Higher up, the B1 units and most corner and mid-size units do; the A1 and AA1 units do not. I give you the area for your unit when we shortlist.

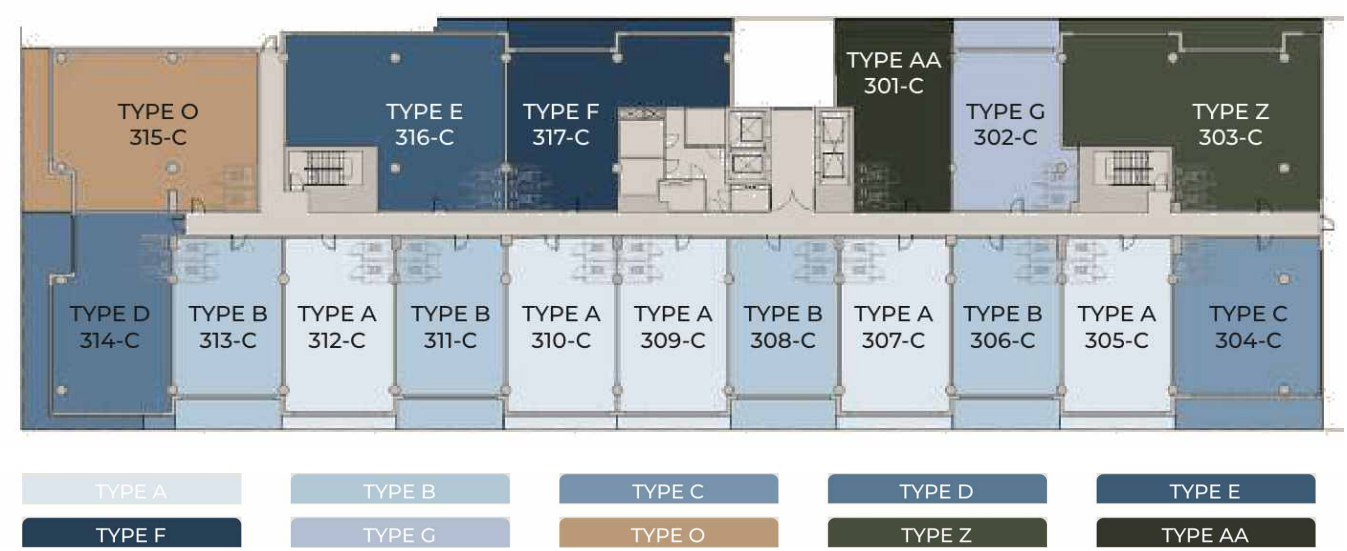
Room to combine. BEYOND told brokers it will sell a full floor or half a floor to one buyer, and neighbouring offices share straight walls. I confirm the plan, area and terrace of each unit before you reserve.

BEYOND floor plates, Block C levels 3 to 6, October 2026

LEVELS 3 AND 4

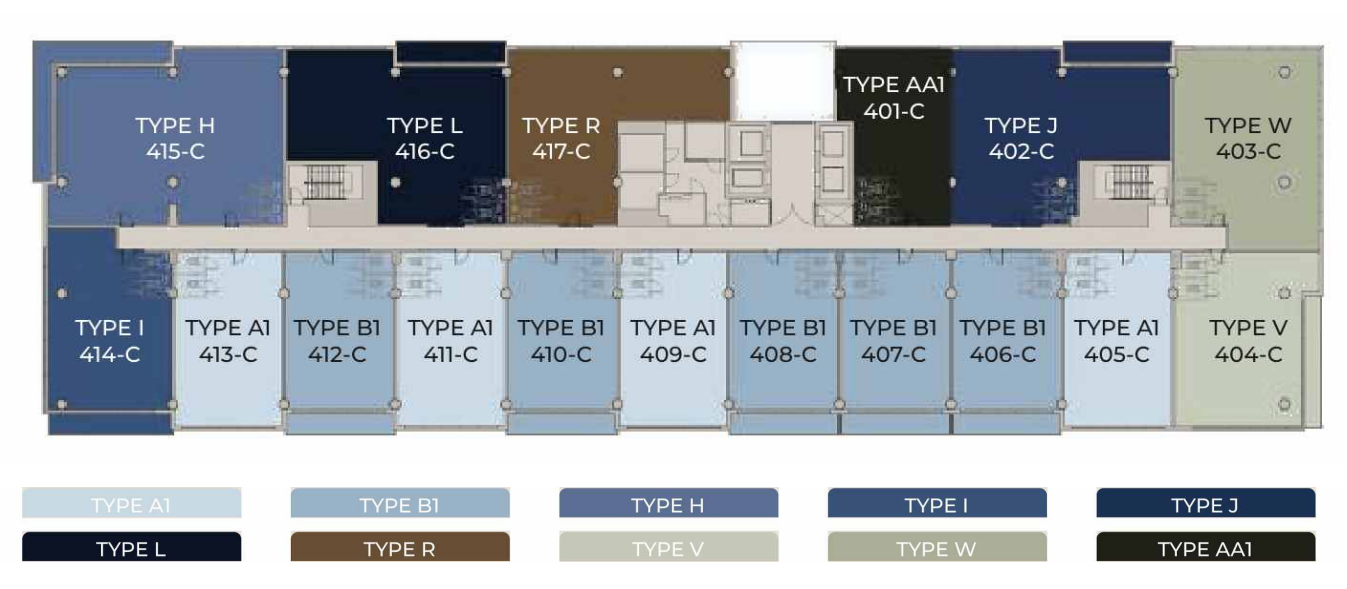
The terrace floor,
and the floor with the biggest office.

LEVEL 3 · OFFICES 301 TO 317



Developer floor plate and type key, Block C level 3. The unit is sold shell and core.

LEVEL 4 · OFFICES 401 TO 417



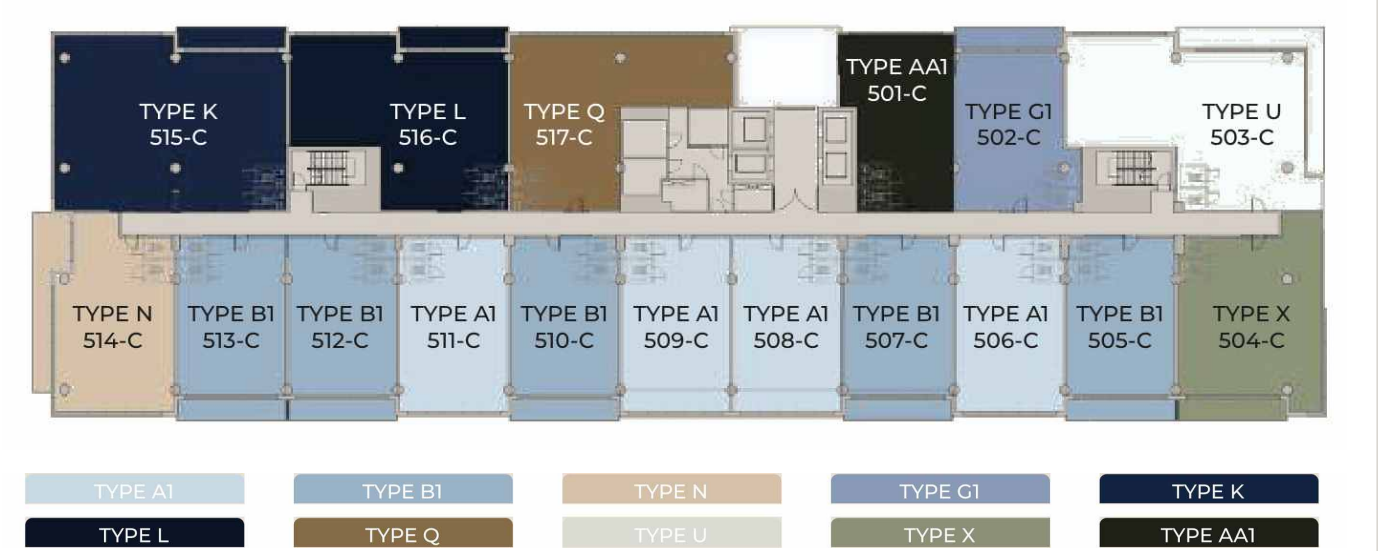
Developer floor plate and type key, Block C level 4. The unit is sold shell and core.

Reading the floors. Level 3 uses ten types of its own and is the one floor where every office has a terrace. Level 4 introduces A1, B1 and AA1, which repeat on the floors above it.

LEVELS 5 AND 6

The top two floors,
same frame, a different mix.

LEVEL 5 · OFFICES 501 TO 517



Developer floor plate and type key, Block C level 5. The unit is sold shell and core.

LEVEL 6 · OFFICES 601 TO 617



Developer floor plate and type key, Block C level 6. The unit is sold shell and core.

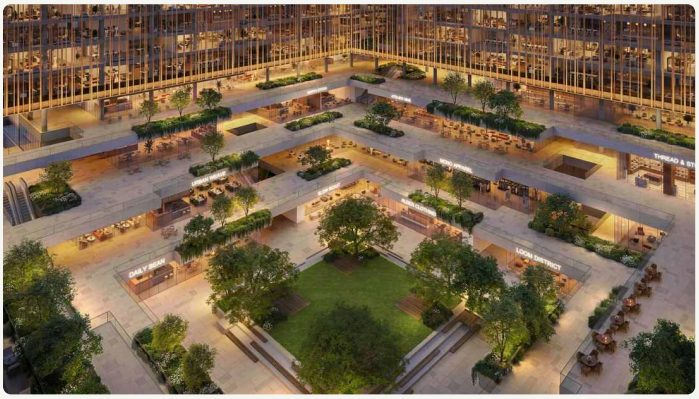
Reading the floors. A1, B1 and AA1 carry over to both floors, and each adds six plans of its own. Thirty of Block C's sixty-eight offices are one of those three repeating plans.

BEYOND floor plates, Block C levels 3 to 6, October 2026

THE WORKING DAY

Lunch, a padel game and a swim, *without leaving the address.*

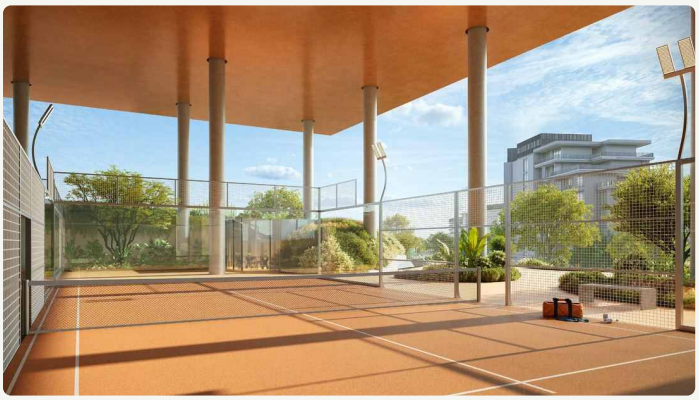
Tenants choose an office for the people who have to come to it. The Plaza puts the things staff leave the office for on the same site: food, a gym, a pool, padel and outdoor space to work in. That is what makes a building easy to let.



THE COURTYARD BETWEEN THE FOUR BLOCKS · DEVELOPER RENDER



COFFEE AND DINING AT THE RETAIL LEVEL · DEVELOPER RENDER



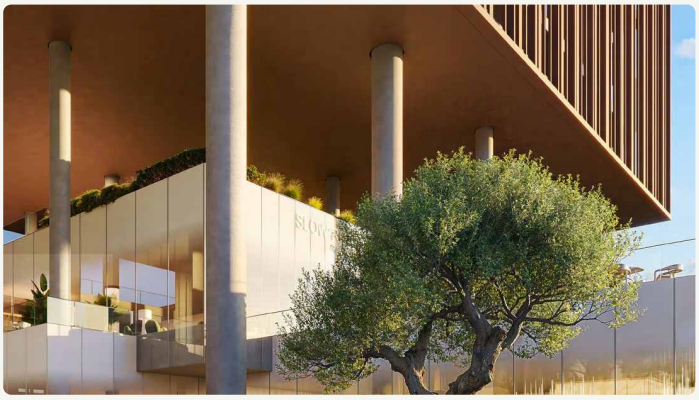
TWO MEMBERSHIP PADEL COURTS · DEVELOPER RENDER



MEMBERSHIP GYM AND LAP POOL · DEVELOPER RENDER



BUSINESS CENTRE FOR MEETINGS · DEVELOPER RENDER



PUBLIC TERRACES ON THE PODIUM · DEVELOPER RENDER

Also on the plan: more than 40,000 sq ft of terraces, a gym of 6,500+ sq ft, a half-Olympic pool, open-air garden lounges between the blocks, and 24-hour managed access. The gym, pool and padel courts are membership-based.

BEYOND brochure, 2026, and unveiling presentation, October 2026

THE LOCATION

On the E311, twenty minutes *from Downtown.*



Location map as issued by BEYOND, cropped · developer map.

Where it sits. City of Arabia, on Sheikh Mohammed Bin Zayed Road (E311), the road that links the inland communities from Dubai Silicon Oasis down to Dubai South. IMG Worlds is next door and Global Village is across the junction.

Who is around it. Arabian Ranches, Motor City, Dubai Silicon Oasis, Academic City and Al Barari are within a short drive, and new ones are being built on every side: Azizi's Milan towers in City of Arabia, The Yards itself, and the Dubailand villa districts.

Getting there. Built for the drive: a basement of 1,200+ parking spaces, entries from the E311 and from The Yards, and a separate drop-off for taxis. The Metro Blue Line, due in September 2029, will add stations at Dubai Silicon Oasis and Academic City.

DRIVE TIMES, PER BEYOND

IMG Worlds	3 min
Global Village	10 min
Silicon Central Mall	15 min
Downtown Dubai	20 min
Mall of the Emirates	23 min
DXB airport	25 min
DWC airport	35 min

Developer's figures, free-flowing traffic. Allow more at peak hours.

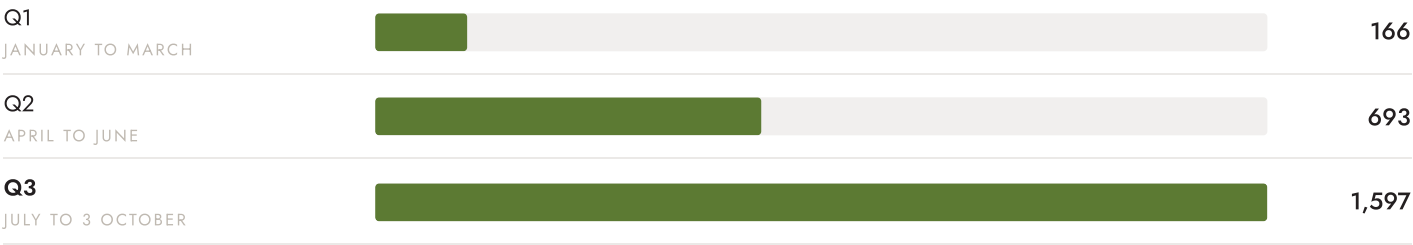
BEYOND brochure, 2026 · RTA, Metro Blue Line, 9 Sept 2029

THE NEIGHBOURHOOD

Thousands of families are coming.
The Plaza is where they will work.

The demand case for The Plaza is local. City of Arabia has become one of the busiest off-plan addresses in Dubai this year, and the people who buy and rent those homes run businesses, see clients and need a clinic, a nursery or an office near home. Today they drive to Business Bay, Al Barsha or Silicon Oasis.

CITY OF ARABIA HOME SALES BY QUARTER, 2026 · DLD REGISTER



Sales registered with the DLD, pre-registration and ready. 2,467 home sales worth AED 2.1bn from 1 January to 3 October 2026. Land and bulk transfers excluded.

PROJECT, CITY OF ARABIA	2026 SALES	AED / SQ FT
Azizi Milan, all towers	1,865	1,607 to 1,755
Arancia and Arancia 2, The Yards	432	1,723 to 1,800
Laguna Residence	122	1,631

The first offices on the stretch. The 2026 register shows no office sales at all in City of Arabia. The nearest offices are in older buildings in Dubai Silicon Oasis, Motor City and Arjan. The Plaza will be the new one.

More people every year. The Dubai Statistics Center sector that holds the Dubailand belt grew from 140,134 residents in 2015 to 451,067 in 2023. Next door, Azizi's Milan was launched in 2025 for about 80,000 homes and 140,000 residents.

Firms are being formed. Dubai issued 58,337 new business licences in the first half of 2026 and renewed 173,652, and every new company needs an address.

Tenants move for quality. Cavendish Maxwell recorded rents up 25 to 27% in 2025 in Business Bay, Dubai Hills, JLT and Dubai Silicon Oasis "as tenants sought high-quality alternatives at lower costs than the main CBD areas".



Dining at The Plaza's retail level · developer render.

DLD open data to 3 Oct 2026 · Dubai Statistics Center · Cavendish Maxwell

THE OFFICE MARKET

Dubai's offices are nearly full, *and the best space is scarce.*

Five years of rising rents have filled Dubai's business districts, and companies are now looking further out for newer, better space. That is the opportunity for a new building with parking, food and fitness on site, at a fraction of central prices.

94%

OFFICE OCCUPANCY, DUBAI
CBRE, Q2 2026

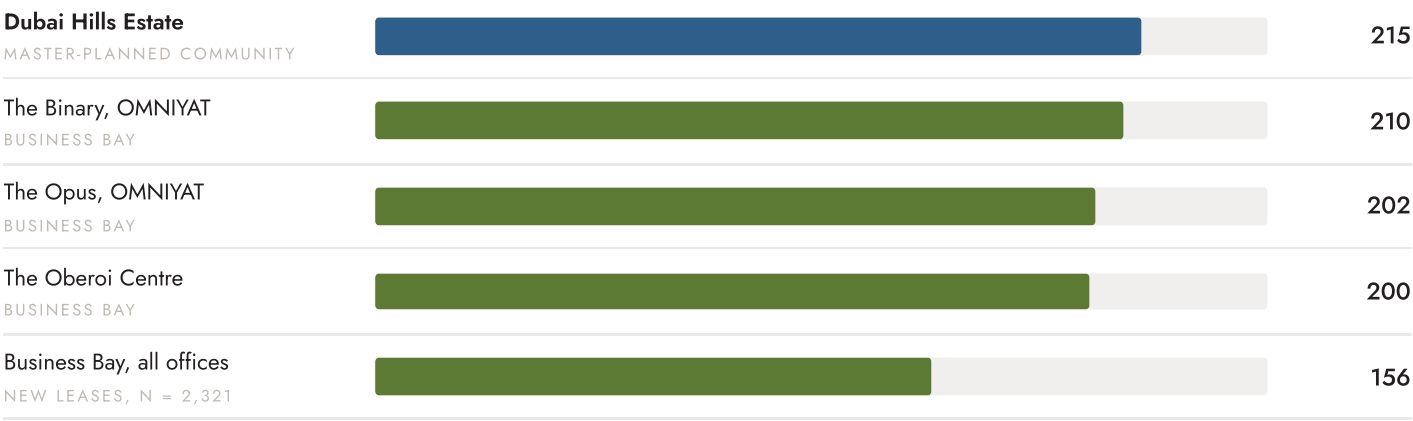
+13%

AVERAGE RENTS, YEAR ON YEAR
CBRE, Q2 2026

+16%

PRIME RENTS, YEAR ON YEAR
CBRE, Q2 2026

GRADE A RENTS, AED PER SQ FT A YEAR



Dubai Hills Estate: Cavendish Maxwell, H1 2026 average. Towers: median Ejari rent on single-unit office leases registered in 2026. Business Bay: all new office leases in 2026, mostly older towers. Scale 0 to 250.

Full buildings. Cushman & Wakefield put occupancy at 98% in DIFC, 97% in Downtown and 93% in Business Bay in Q2 2026. CBRE reports "continued shortages of Grade A office stock", with occupiers pre-leasing in buildings not yet finished.

Office values at a record. ValuStrat's office price index reached a record in Q2 2026, 13.9% higher than a year earlier.



Louvred facade over the street frontage · developer render.

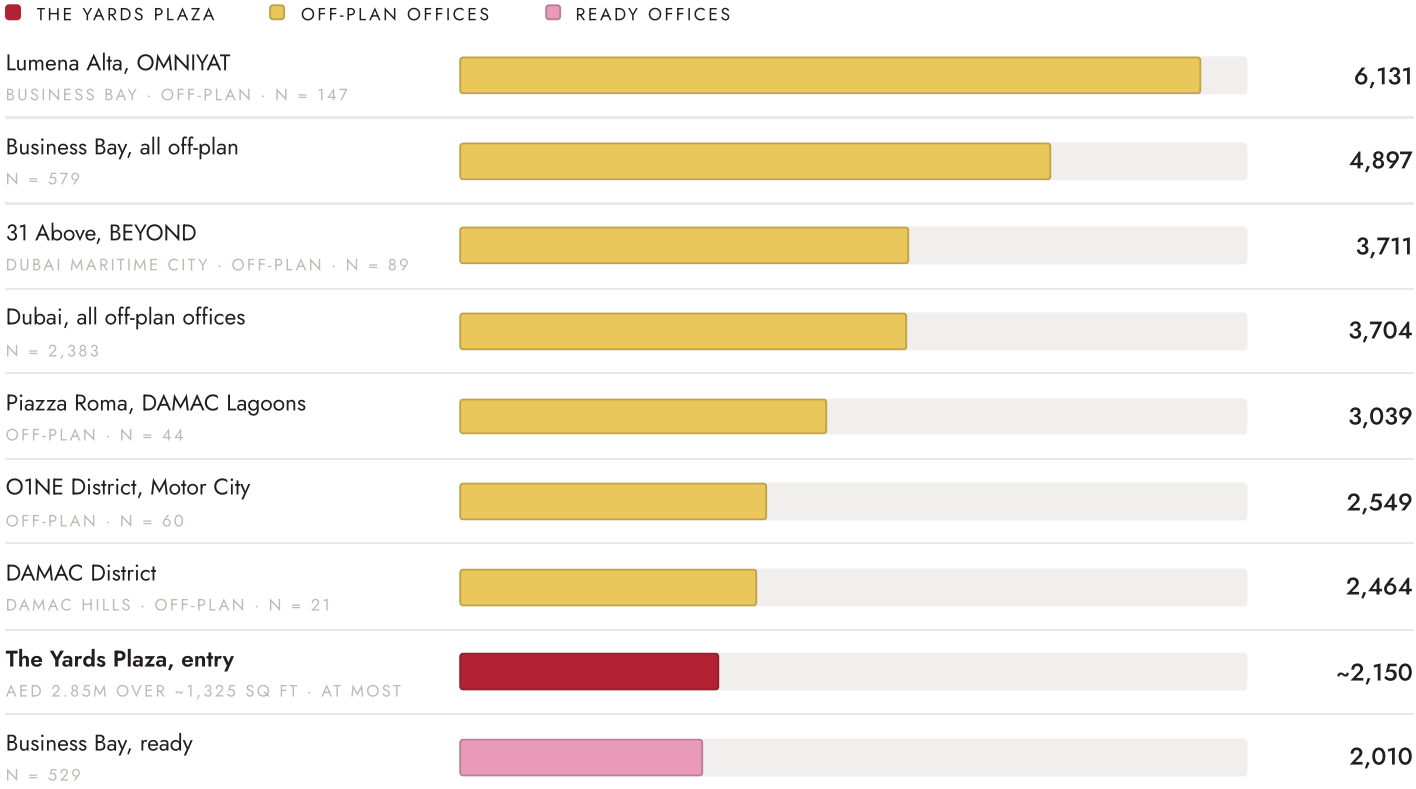
CBRE Q2 2026 · Cushman & Wakefield Core · Cavendish Maxwell · ValuStrat

THE PRICE

Per foot, The Plaza starts where *ready Business Bay offices trade.*

Off-plan offices across Dubai registered at a median of about AED 3,700 per sq ft this year, and AED 4,900 in Business Bay. The Plaza starts at about AED 2,150, below the new community office schemes and in line with ready offices in Business Bay, for a building that will be new in 2029.

OFFICE SALES REGISTERED IN 2026, MEDIAN AED PER SQ FT



Scale 0 to 6,500. DLD register, 1 January to 3 October 2026, my medians on registered area. Rows under AED 300 per sq ft or 5 m² excluded. The Plaza figure is my arithmetic on BEYOND's entry price and the smallest office in the Block C plates; larger units may price differently per sq ft. Registered areas on the DLD can include terraces.

Business Bay quality, Business Bay resale money. At the price per foot of an older Business Bay office, you own a 2029 building with OMNIYAT Group's name, a courtyard, a gym, a pool, padel, restaurants and a car park of 1,200+ spaces.

Below the new community schemes. DAMAC's Piazza Roma, O1NE District and DAMAC District all registered above The Plaza's entry price this year. BEYOND's own 31 Above sells at AED 3,711, and OMNIYAT's Lumena Alta at 6,131.

ROOM TO GROW

The Plaza brings OMNIYAT Group's name to a new address at an entry price.

WHAT SETS THE FINAL FIGURE

BEYOND quotes a starting price without saying which unit it buys. The price list sets the figure for each one.

DLD open data, office sales 1 Jan to 3 Oct 2026

RENT AND YIELD

What a Grade A office could earn *at the rents Grade A already pays.*

From completion in 2029 the office can be let, and Grade A space lets at a premium. Dubai's best office towers let at AED 200 to 210 per sq ft a year on the 2026 register, and Dubai Hills Estate, the closest match to The Plaza as offices inside a masterplanned community, averaged AED 215 in the first half of 2026. Applied to The Plaza's entry price, those rents work out as below.

GRADE A RENT LEVEL	AED / SQ FT A YEAR	A YEAR, ON 1,325 SQ FT	GROSS YIELD
Grade A towers · Business Bay	200 to 210	AED 265,000 to 278,000	9.3% to 9.8%
Community offices · Dubai Hills	215	AED 285,000	10.0%

Illustrative. Gross yield = annual rent over AED 2,850,000, before service charges, fit-out and letting costs. VAT on rent is paid by the tenant. Not a forecast or a guarantee.



INDICATIVE FIT-OUT, NOT INCLUDED IN THE PRICE · DEVELOPER RENDER



INDICATIVE RECEPTION FIT-OUT · DEVELOPER RENDER

Why Grade A earns more. On the 2026 register Dubai's best towers let for 28 to 35% more than the Business Bay average of AED 156. Tenants pay for new buildings, parking and amenities, and The Plaza adds a courtyard, a gym, a pool, padel and 50 shops and restaurants inside a masterplanned community.

Your fit-out, your tenant. Offices are handed over shell and core, so you can fit out to let a ready office, or let it to a firm that builds its own space. Ask me for an estimate on your unit. BEYOND will also sell a full floor or half a floor to one buyer.

> *"Each AED 10 of rent per sq ft adds about half a point of gross yield."*
>
> THE NUMBER TO REMEMBER

DLD Ejari contracts 2026 · Cavendish Maxwell H1 2026 · Illustrative

THE PAYMENT PLAN

40% over two years, 60% when *the building is finished.*

Six instalments take you to 40% by October 2028. The other 60% falls due on completion, set for Q3 2029. Commercial property carries 5% VAT, charged with each instalment, so it is shown in the schedule.

1.31M
AED BEFORE COMPLETION
40% + DLD fee + VAT on the 40%

1.80M
AED ON COMPLETION
60% + VAT on the 60%

100K
AED EOI
Signed EOI form + cleared payment

INSTALMENT	WHEN	SHARE	AED, ON 2,850,000	VAT 5%
1st	On booking	10%	285,000	14,250
DLD registration fee	At registration	4%	114,020	none
2nd	One month after booking	10%	285,000	14,250
3rd	1 May 2027	5%	142,500	7,125
4th	1 October 2027	5%	142,500	7,125
5th	1 May 2028	5%	142,500	7,125
6th	1 October 2028	5%	142,500	7,125
Before completion	–	40% + DLD	1,254,020	57,000
Final	On completion, Q3 2029	60%	1,710,000	85,500
Total	–	100% + DLD	2,964,020	142,500

AED column includes the DLD fee, 4% plus AED 20. Developer admin and trustee charges, and any mortgage costs, are extra. The EOI is normally credited to the first instalment; the SPA sets the terms.

Getting the VAT back. A buyer who registers for VAT and lets the office can usually reclaim the VAT paid on the purchase, because letting a commercial unit is a taxable supply. A landlord who lives outside the UAE must register from the first dirham of rent.

Escrow. Instalments go into a project escrow account under Dubai Law 8 of 2007 and are released against construction progress.

Funding the 60%. Banks lend on offices under their own credit policy; the Central Bank's home-loan caps do not apply. Expect a lower loan-to-value than on a home, and keep a cash plan for the balance.

Less cash during the build. 40% before completion leaves most of the price unpaid until the building is finished and can be let, which matters most for a buyer funding from income.

BEYOND payment plan, 2026 · FTA Real Estate VAT Guide VATGRE1

OWNERSHIP, TAX AND RESIDENCY

Owned outright, rent untaxed in Dubai, *and a ten-year visa above AED 2M.*

Offices are bought, let and taxed differently from homes. These are the rules I walk every office buyer through before an EOI.

1 **Freehold, any nationality**

You can own the office outright with no time limit, in your own name or through a UAE company or an approved holding structure.

2 **No UAE tax on your rent if you own personally**

An individual's rent from property held without a business licence is outside UAE corporate tax, however large it is. A company that owns the office pays 9% on profit above AED 375,000 a year. Your home country may tax the rent; check before you count on it.

3 **5% VAT on the price and on the rent**

Offices do not get the zero rate that applies to new homes. VAT on rent is charged to the tenant, and most business tenants reclaim it.

4 **Golden Visa**

The investor Golden Visa covers "all types of properties" worth AED 2M or more, per the GDRFA, so a Plaza office priced from AED 2.85M can qualify. Off-plan units from approved developers can be accepted; the title must be in the applicant's own name, and a mortgaged unit needs the bank's no-objection letter. I confirm eligibility with the DLD for each case.

5 **Who can rent it**

The Plaza is on Dubai's mainland, so tenants hold a Dubai Economy and Tourism licence. Since 2025, free zone companies can also take a mainland office with a DET branch licence, which widens the pool.

6 **Service charges**

RERA approves each building's budget after an independent audit, and the owner pays it unless the lease passes it on. Budgets for The Plaza will be set closer to completion.



The landscaped arrival to The Plaza · developer render.



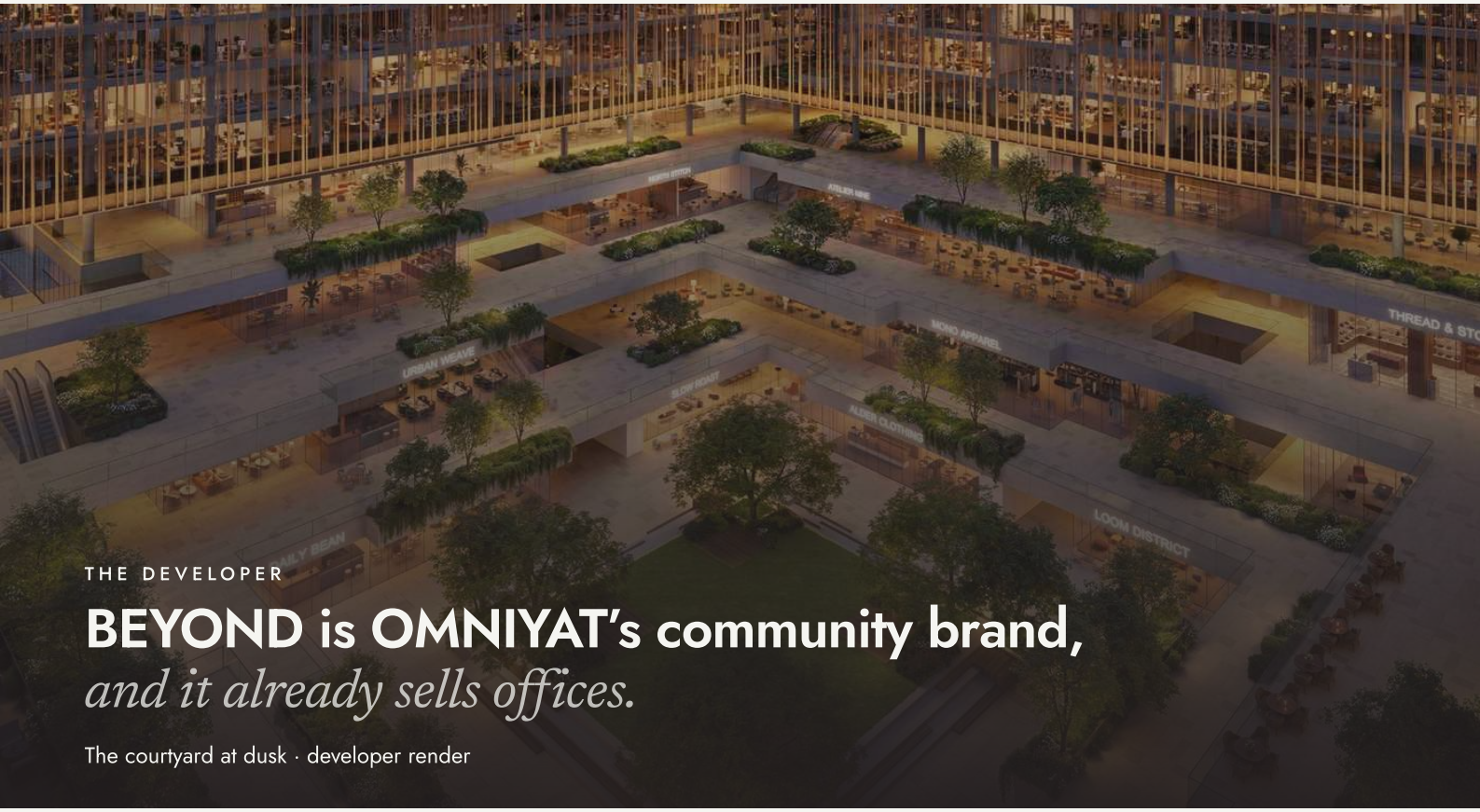
12 · THE INTERIORS

Daylight and planting inside, for the people who work here.

Open-air, triple-height garden lounges between the four blocks bring light and planting to the office floors. BEYOND's interiors are by Bleu, with stone, timber and painted finishes in the lobbies and shared areas, and integrated wayfinding from the entrance to each office door.

Shared space is part of what a tenant rents. Lobbies and lounges are what a visiting client sees first, and they are the difference between a building that lets quickly and one that sits. Your own office arrives shell and core.

TRIPLE-HEIGHT GARDEN LOUNGE · DEVELOPER RENDER



THE DEVELOPER

BEYOND is OMNIYAT's community brand, *and it already sells offices.*

The courtyard at dusk · developer render

OMNIYAT GROUP

Founded in Dubai in 2005 by Mahdi Amjad. Its completed buildings include The Opus by Zaha Hadid, The Lana with the Dorchester Collection and One at Palm Jumeirah; ORLA on Palm Jumeirah is under construction. The group reported AED 20bn of sales in 2025, about AED 10.6bn of it under the BEYOND name. In Business Bay its Lumena and Lumena Alta office towers registered 242 office sales this year, Lumena Alta at a median of AED 6,131 per sq ft.

BEYOND

Launched in September 2024 to take OMNIYAT's design approach to masterplanned communities. Its projects registered 1,720 sales worth AED 7.6bn with the DLD in 2026 to 3 October, across Dubai Maritime City, Dubai Islands, Palm Jumeirah and The Yards.

OFFICES ALREADY

31 Above, BEYOND's 30-office-floor tower in Dubai Maritime City, registered 89 office sales worth about AED 1bn in 2026, at a median of AED 3,711 per sq ft.

TRACK RECORD, AS IT STANDS

OMNIYAT founded	2005
BEYOND launched	September 2024
BEYOND sales, 2026	1,720 · AED 7.6bn
31 Above, 2026	89 offices · AED 1.03bn
Arancia 1 and 2, 2026	432 homes · AED 654M
OMNIYAT 2025 sales	AED 20bn

> *"OMNIYAT Group sold AED 20bn of property in 2025. BEYOND brings that standard to The Yards."*
>
> THE NAME BEHIND IT

OMNIYAT Group 2025 results, 16 Feb 2026 · DLD open data to 3 Oct 2026

WHY NOW

Six reasons to register *before 19 October.*

BEYOND launches The Plaza officially on 19 October 2026. EOIs are open now.

1 **Your place before the launch**

An EOI of AED 100,000, with the signed EOI form, secures your place ahead of the official launch, when the full price list is released.

2 **The best units go first**

Corner offices, private terraces of up to 653 sq ft and contiguous units for a full or half floor are limited in every block.

3 **An entry price for a new address**

About AED 2,150 per sq ft, the price per foot of a Business Bay resale, below the new community office schemes registered this year.

4 **60% only when it is finished**

40% over two years and the balance on completion in Q3 2029.

5 **A community that is selling fast**

City of Arabia home sales rose from 166 in the first quarter of 2026 to 1,597 in the third, and BEYOND's Arancia homes next door registered 432 sales in fourteen weeks.

6 **OMNIYAT Group's name**

The developer of The Opus by Zaha Hadid and Lumena, with AED 20bn of sales in 2025, and payments held in escrow under Dubai law.



The Plaza's office floors above the podium · developer render.

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All three are live links. The form tells me you are reading about The Yards Plaza.

APPENDIX · METHOD AND SOURCES

Where each figure *comes from.*

DEVELOPER

BEYOND, The Yards Plaza brochure (39 pages), floor plates for Block C levels 3 to 6, and payment plan, 2026. BEYOND broker release, October 2026: 4 blocks, 272 offices, size bands, 50 retail units, 1,200+ parking, AED 2.85M entry, 40/60, Q3 2029, EOI AED 100,000, project team. BEYOND unveiling presentation to brokers, October 2026: launch date 19 October 2026, building length, terraces, gym and pool, full and half-floor sales. beyonddevelopments.ae; omniyat.com.

DUBAI LAND DEPARTMENT

Open data, sales 1 January to 3 October 2026 (124,474 rows) and Ejari commercial rent contracts registered in 2026 (131,262 rows), pulled 4 October 2026. Medians are my calculations on registered area; rows under AED 300 per sq ft or 5 m^2 excluded. Rents use new single-unit contracts. Service Charge Index 2026. Fee schedules for initial sale registration.

HOW I WORKED THE PRICE

BEYOND quotes a starting price but has not said which unit it buys. I divide AED 2.85M by the smallest office in the Block C plates (1,321 to 1,325 sq ft), which gives about AED 2,150 per sq ft. The price list sets the final figure for each unit.

MARKET RESEARCH

CBRE, UAE Real Estate Market Review Q2 2026. Savills, Dubai Office Market Q2 2026. Cushman & Wakefield Core, MarketBeat Office Q2 2026. Cavendish Maxwell, Dubai Office Market Performance H1 2026 and 2025. Knight Frank, Dubai Office Market Review H2 2025. ValuStrat, Q2 2026. JLL, UAE Office Market Dynamics Q2 2026.

LAW AND REGULATION

Regulation 3 of 2006 and Law 7 of 2006 (freehold). Law 8 of 2007 (escrow). Law 26 of 2007 and Decree 43 of 2013 (leases and rent caps). Law 6 of 2019 (jointly owned property). FTA Real Estate VAT Guide VATGRE1 and Corporate Tax guide CTGREI1. Executive Council Resolution 11 of 2025. GDRFA and DLD Golden Visa pages, October 2026. RTA, Metro Blue Line. Population: Dubai Statistics Center via City Population. Licences: DBLC via Gulf News, September 2026. Azizi Milan: Gulf News, April 2025.

IMAGERY

Developer renders, floor plate and location map from BEYOND's brochure and floor plates, 2026, labelled on each page. Renders are indicative; the final specification is set by the SPA.

> *"Every figure in this report carries its source and the date it was pulled. Where a number is my own calculation, I say so."*
>
> HOW I WORK



The plaza between the four blocks · developer render.

CHOOSE YOUR OFFICE BEFORE THE LAUNCH

Tell me your budget
and the size you need.

BEYOND launches The Plaza officially on 19 October 2026, and EOIs are open now. Tell me your budget, the size you have in mind and whether you will let the office or use it. In a twenty-minute call we go through the live price list block by block, the terraces and corner units, the VAT and the cash you need before completion.

01 **Tell me your brief**
Budget, size, and whether you will let the office or use it.

02 **Get the shortlist**
Live units by block, floor, size and terrace.

03 **Test the numbers**
Rent, VAT, fit-out and how you fund the 60%.

04 **Register the EOI**
AED 100,000 with the signed EOI form, then the SPA.

TALK TO ME | WHATSAPP | EMAIL

All three are live links.



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