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OFF PLAN

Sensia

Location: Dubai Maritime City, Dubai

Starting From: AED 2,100,000

Permit No: 2

Sensia

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Beyond Developments	**Apartments**	**Q3 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Sensia by Beyond Developments is a luxury waterfront residential tower in **Dubai Maritime City**, created as part of Beyond's expanding premium coastal portfolio. Designed around panoramic sea views, sculptural architecture and sophisticated contemporary interiors, Sensia introduces a collection of 1, 2 and 3-bedroom apartments alongside larger signature residences, duplexes and an exclusive penthouse.

The development occupies a prime waterfront position within Dubai Maritime City, giving residents direct visual connections to the Arabian Gulf and Dubai's evolving coastal skyline. Its location combines the atmosphere of a private seaside destination with convenient connectivity to central Dubai.

Architecturally, Sensia has been designed as a distinctive sculptural tower. The building's flowing façade incorporates expansive glazing and projecting balconies, creating a strong horizontal rhythm while allowing the residences to maximise natural light and views.

The tower's positioning has been carefully considered to take advantage of its waterfront surroundings. Selected residences offer expansive views towards the **Arabian Gulf, Mina Rashid, Dubai skyline and surrounding maritime district**, creating a sense of openness that differentiates the development from conventional inland residential towers.

Sensia comprises approximately **275 residences**, maintaining a comparatively limited residential population for a luxury waterfront development of its scale. The collection ranges from efficient 1-bedroom

apartments to substantial signature homes designed for buyers seeking considerably more space and privacy.

One-bedroom apartments begin from approximately **752 sq. ft.**, offering generous proportions for professionals, couples and investors seeking a premium entry point into Dubai Maritime City.

Two-bedroom residences provide larger living and dining environments suited to couples and smaller families, while 3-bedroom apartments introduce significantly more substantial layouts for residents seeking a long-term waterfront home.

Beyond the standard apartment collection, Sensia includes a limited selection of **signature residences and duplex homes**. These larger properties offer expanded internal areas, generous terraces and enhanced views, creating a more exclusive residential experience within the tower.

At the top end of the collection, Sensia's largest residence extends to approximately **9,126 sq. ft.**, positioning it within the ultra-luxury segment of Dubai Maritime City's residential market. These expansive homes are designed for buyers prioritising privacy, scale and uninterrupted waterfront views.

Interiors at Sensia follow a sophisticated contemporary aesthetic characterised by warm neutral palettes, natural textures and carefully selected premium materials. Large-format windows maximise daylight and maintain a continuous relationship between interior spaces and the surrounding water.

Living and dining areas are designed around open-plan layouts, creating flexible spaces for family life and entertaining. Private balconies and terraces extend the residences outdoors and provide residents with dedicated areas from which to experience the waterfront setting.

Kitchens feature contemporary cabinetry, integrated appliances and premium surfaces, while bedrooms are conceived as calm private environments with carefully considered storage and finishing details.

The overall interior concept places emphasis on understated luxury rather than excessive ornamentation. Materials, proportions, natural light and views are used to establish the character of each residence.

Sensia's amenity programme reinforces its positioning as a resort-inspired waterfront development. Residents have access to a collection of leisure, fitness, wellness and social facilities designed to support both active and relaxed lifestyles.

A **resort-style infinity swimming pool** forms one of the project's principal outdoor amenities, complemented by landscaped relaxation areas and sun decks overlooking the surrounding waterfront environment.

Fitness facilities include a contemporary gym and dedicated wellness spaces, while landscaped outdoor areas provide opportunities for yoga, relaxation and informal recreation.

Families benefit from dedicated children's facilities, including play environments designed to provide safe and engaging recreational spaces for younger residents.

Communal lounges and social spaces provide additional areas for residents to meet, work or entertain outside their apartments. These shared environments contribute to a more complete residential experience and reduce the need to leave the development for everyday leisure activities.

Sensia forms part of the rapidly transforming **Dubai Maritime City**, a strategically located peninsula between Port Rashid and Dubai's established central districts.

The location provides convenient access towards **Mina Rashid, Jumeirah, Bur Dubai and Sheikh Zayed Road**, allowing residents to connect easily with both historic and modern Dubai.

Major destinations including **Downtown Dubai, Business Bay, DIFC and Dubai International Airport** are within convenient driving distance, giving Sensia a particularly strong combination of waterfront lifestyle and central-city accessibility.

Dubai Maritime City is undergoing substantial residential transformation, with new luxury towers, hospitality projects, waterfront promenades and supporting infrastructure reshaping the district into a premium coastal destination.

This continued development forms an important part of Sensia's long-term positioning. Buyers gain exposure not only to an individual luxury tower but also to a wider waterfront district that is expected to become increasingly established as surrounding developments reach completion.

For investors, Sensia offers a comparatively limited collection of residences within an emerging premium waterfront market. One-bedroom apartments provide a lower acquisition threshold within the project and can target professionals, executives and international tenants seeking modern waterfront accommodation.

Two and 3-bedroom residences broaden the potential tenant and resale audience towards couples and families, while the larger signature homes, duplexes and penthouse address a more specialised luxury buyer segment.

The development's waterfront orientation is particularly important from a unit-selection perspective. Floor level, orientation, balcony configuration and the permanence and quality of individual views can materially differentiate residences within coastal developments.

For end-users, Sensia combines generous apartment layouts, contemporary interiors, resort-style amenities and waterfront surroundings with relatively convenient access to central Dubai. This makes the project suitable both as a primary residence and as a second home.

Beyond Developments' wider investment in Dubai Maritime City also contributes to the project's positioning. Sensia forms part of a broader portfolio of premium waterfront developments within the district, helping create a more coordinated residential destination rather than an isolated standalone building.

With completion targeted for **Q3 2028**, Sensia provides buyers with the opportunity to secure a residence during Dubai Maritime City's continued transformation and potentially benefit from additional infrastructure, hospitality and residential development in the surrounding district before handover.

Why Buy Sensia Through A1 Properties?

Buying a residence at **Sensia through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available residences according to exact square footage, floor level, orientation, sea and skyline views, balcony or terrace configuration, layout, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's luxury, waterfront and off-plan property market, helping buyers evaluate Sensia against other opportunities throughout Dubai Maritime City and Dubai's wider coastal residential market.

For investors, our advisors can assess entry pricing, waterfront and floor premiums, unit selection, surrounding supply, rental demand and potential resale positioning. End-users can receive tailored guidance according to residence size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**40%**	**50%**
Down Payment	During Construction	On Handover

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