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OFF PLAN

31 Above

Location: Dubai Maritime City, Dubai

Starting From: AED 9,000,000

Permit No: 1738247199

31 Above

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Beyond Developments	**Offices**	**Q4 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

31 Above is an iconic Grade A commercial development by **Beyond Developments**, strategically positioned within **Dubai Maritime City**, one of Dubai's fastest-growing business and waterfront destinations. Designed as the developer's first dedicated commercial tower, the project introduces a modern workplace concept that seamlessly combines architecture, sustainability, wellness, and productivity. Its striking stacked design incorporates landscaped terraces, expansive glazing, and panoramic views of the Arabian Gulf and Dubai skyline, creating an inspiring business environment for forward-thinking companies.

The development comprises **116 premium office units** spread across **30 office floors** within a **31-storey tower**. Office spaces begin at approximately **2,200 sq. ft.** and extend to around **4,500 sq. ft.**, with flexible layouts allowing businesses to combine units or create larger corporate headquarters. Every office is designed with floor-to-ceiling windows, open-plan layouts, abundant natural light, smart building technologies, and premium specifications that support efficient and collaborative work environments. The tower's contemporary design ensures a prestigious business address while offering adaptable spaces suitable for multinational corporations, professional firms, and growing enterprises.

31 Above offers a comprehensive range of premium business amenities designed to elevate the workplace experience. Facilities include executive lounges, high-speed elevators, landscaped terraces, wellness and fitness facilities, premium retail outlets, meeting and networking spaces, smart access systems, advanced

building management technology, secure parking, and 24-hour security. The integration of wellness-focused environments alongside commercial facilities reflects Beyond Developments' vision of creating a workplace where productivity and employee wellbeing coexist seamlessly.

Strategically located in **Dubai Maritime City**, 31 Above provides exceptional connectivity to **Port Rashid**, **Mina Rashid**, **Sheikh Zayed Road**, **Downtown Dubai**, **Business Bay**, **DIFC**, **Dubai International Airport**, and the historic commercial districts of Deira and Bur Dubai. As Dubai Maritime City continues its transformation into a premier mixed-use waterfront destination, demand for premium Grade A commercial office space is expected to grow significantly. Developed by Beyond Developments, 31 Above represents a compelling opportunity for businesses seeking a prestigious headquarters and investors looking to benefit from Dubai's expanding commercial real estate market and long-term capital appreciation.

Why Buy 31 Above Through A1 Properties?
Purchasing **31 Above** through **A1 Properties** gives you access to experienced Dubai commercial real estate specialists with extensive expertise in office investments and premium business properties. Our consultants provide personalised guidance to help you identify the ideal office configuration based on your operational requirements or investment objectives while ensuring access to the latest inventory, competitive pricing, and exclusive developer opportunities whenever available. From investment consultation and payment plan guidance to legal documentation and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your commercial property acquisition. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai Maritime City's evolving commercial landscape and Beyond Developments' premium projects, we ensure a seamless purchasing experience while helping you maximise the long-term value of your investment.

PAYMENT PLAN

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

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