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OFF PLAN

Kanyon by Beyond

Location: Dubai Maritime City, Dubai

Starting From: AED 2,400,000

Permit No: 1579183201

Kanyon by Beyond

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Beyond Developments	**Apartments**	**Q2 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Kanyon by Beyond is a landmark waterfront residential development by **Beyond Developments**, located within the prestigious **Forest District** of **Dubai Maritime City**. Inspired by the natural formations of canyons and the fluid movement of light, air, and water, the project introduces an architectural concept that seamlessly blends contemporary design with lush greenery. The tower's sculpted façade, flowing terraces, and extensive vertical landscaping create an iconic silhouette that reflects Beyond's vision of integrating nature into modern urban living. Positioned between the Arabian Gulf and Dubai's skyline, Kanyon offers residents a tranquil coastal lifestyle while remaining close to the city's major business and leisure destinations.

The development comprises **412 luxury residences**, offering an elegant collection of **1, 2, and 3-bedroom apartments** ranging from approximately **798 sq. ft. to 2,402 sq. ft.** Every residence has been thoughtfully designed with expansive open-plan layouts, floor-to-ceiling glazing, flowing balconies inspired by canyon formations, premium European finishes, designer kitchens fitted with integrated appliances, elegant bathrooms, and spacious terraces that maximise natural light and panoramic sea views. The interiors emphasise simplicity, comfort, and seamless indoor-outdoor living, creating sophisticated homes that cater to both end-users and investors seeking premium waterfront real estate.

Residents enjoy an impressive collection of wellness and lifestyle amenities designed around relaxation, recreation, and community interaction. Facilities include an infinity swimming pool, rooftop lounge and

dining venue, landscaped rooftop gardens, state-of-the-art fitness centre, wellness spaces, children's indoor and outdoor play areas, co-working lounge, social club, multipurpose entertainment areas, retail outlets, concierge services, covered parking, and 24-hour security. Beautifully landscaped podium gardens and open-air communal spaces further reinforce the project's nature-inspired philosophy, creating an environment where residents can enjoy a balanced and resort-like lifestyle every day.

Strategically positioned within **Dubai Maritime City**, Kanyon offers excellent connectivity to **Port Rashid**, **Mina Rashid**, **Jumeirah Beach**, **DIFC**, **Downtown Dubai**, **Dubai International Airport**, and the city's major road network. The emerging Forest District is set to become one of Dubai Maritime City's most desirable residential destinations, combining waterfront living with landscaped public spaces, retail promenades, and premium hospitality developments. Developed by **Beyond Developments**, a premium real estate brand focused on design-led coastal communities, Kanyon presents an outstanding opportunity for homeowners and investors seeking strong long-term capital appreciation, luxury waterfront living, and exceptional lifestyle value.

Why Buy Kanyon by Beyond Through A1 Properties?
Purchasing **Kanyon by Beyond** through **A1 Properties** gives you access to experienced Dubai luxury real estate professionals with extensive expertise in waterfront communities and premium off-plan developments. Our consultants provide personalised guidance to help you identify the ideal residence based on your lifestyle aspirations or investment objectives while ensuring access to the latest inventory, preferred unit selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our deep understanding of Dubai Maritime City's transformation and Beyond Developments' design-led vision, we help you secure a luxury waterfront residence that offers architectural distinction, premium lifestyle experiences, and outstanding long-term investment potential.

PAYMENT PLAN

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

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