



ōrise

THE
PENTHOUSES
&
SIGNATURE COLLECTION

Brochure

BEYOND

INTRODUCTION

Setting a new benchmark for modern waterfront living

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ORISE PENTHOUSES

Embrace a life of unmatched splendor

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Dubai Maritime City, a visionary waterfront community

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Retreat into your secluded, refined haven

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A thoughtful selection of services and amenities created for your comfort and leisure

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A R E M A R K A B L E
W A T E R F R O N T E X P E R I E N C E

A New Icon of Coastal Living

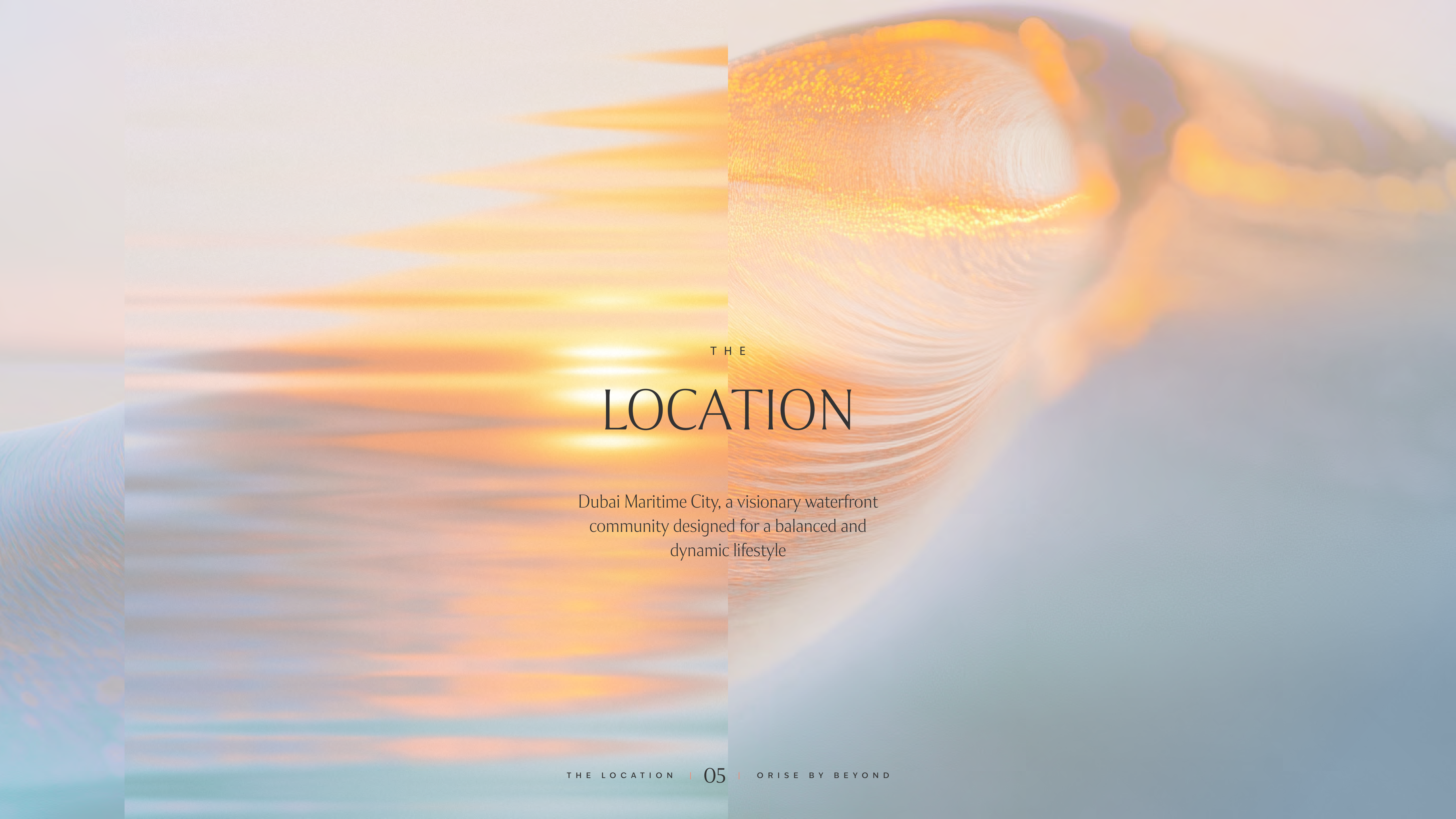
Introducing Orise, a graceful architectural marvel
located within the emerging hub of Dubai Maritime
City.

Combining modern luxury with serene coastal living,
Orise offers an unmatched lifestyle—blending urban
convenience with calm, creating a new standard for
living near the heart of Dubai.



A wide-angle photograph of a rooftop pool area during the 'blue hour' of dusk. The pool is in the foreground, with a low concrete wall on the left. Several lounge chairs with light-colored cushions and brown bolsters are arranged on a raised platform. Three closed patio umbrellas stand behind the chairs. To the left, there's a dining area with yellow chairs and tables. The background is filled with lush greenery and a dense urban skyline, with the Burj Khalifa being the most prominent skyscraper. The sky is a mix of deep blue and soft orange from the setting sun. In the bottom right corner, a small tray with two drinks sits on a ledge.

YOUR HOME IS A REFLECTION OF
THOUGHTFUL LIVING, WHERE DESIGN
AND NATURE COME TOGETHER IN
PERFECT HARMONY.



THE LOCATION

Dubai Maritime City, a visionary waterfront
community designed for a balanced and
dynamic lifestyle

CITY CONVENIENCE WITH
UNMATCHED COASTAL LIVING

AN ELEGANT OASIS: URBAN ENERGY WITH A SEASIDE BACKDROP

Framed by the waters of Dubai
Maritime City, two towers rise above
expansive wellness, fitness, relaxation,
and social spaces.

This state-of-the-art development offers
exquisite waterfront views alongside the
perfect blend of city convenience and
serene coastal living.



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JUMEIRAH

DEIRA

DUBAI

Collegiate International School

Safa British School

Jumeirah Beach Coast

DIFC

International Modern Hospital

Mina Rashid

Infinity Bridge

Gold Souk

Dubai Hospital

The Elite English School

Victoria International School

Canadian Specialist Hospital

Pristine Private School Main Campus

The Apple International School Primary Campus

Dubai International Airport

Clemenceau Medical Center Hospital

Swiss International Scientific School in Dubai

Dubai Mall

Downtown Dubai

Business Bay

Dubai Creek

A couple is seated at a table in a restaurant, looking out at a city skyline across a body of water. The table is set with white plates, glasses, and silverware. The background shows a dense urban landscape with tall buildings under a clear sky. The scene is captured from a low angle, emphasizing the couple's perspective.

WHERE VIBRANT SOCIAL
LIFE AND REFINED
EXPERIENCES THRIVE

THE PULSE OF CULTURE AND LEISURE

Explore a vibrant neighborhood filled with al fresco dining, art galleries, and boutique shopping. Whether seeking culture or cuisine, Dubai Maritime City provides endless entertainment for residents and visitors alike.

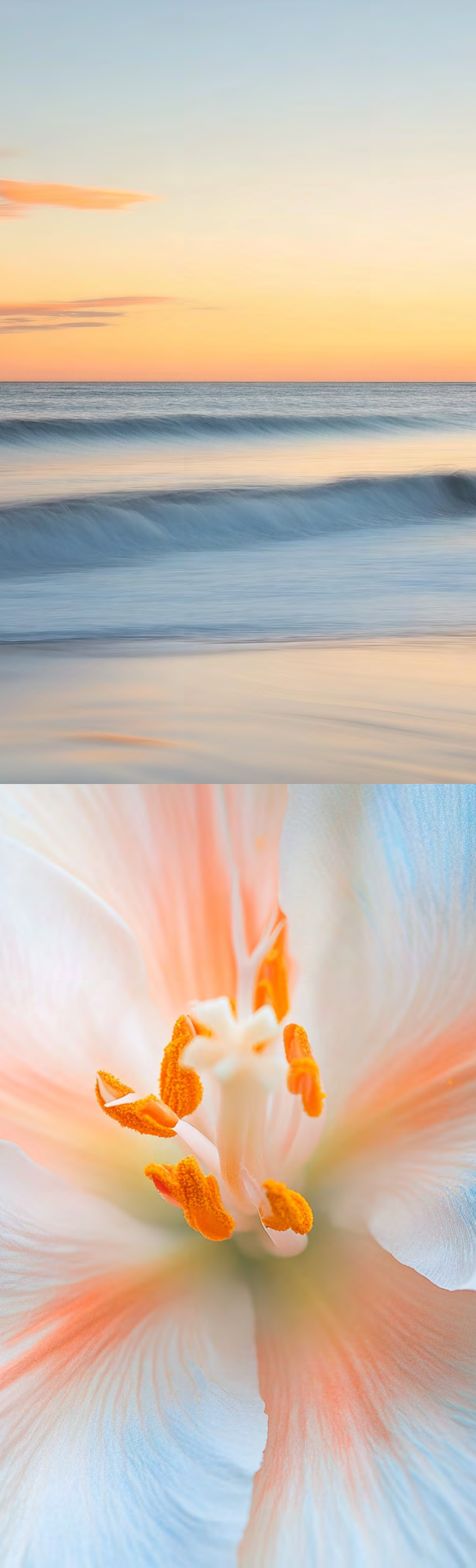


C O N N E C T E D , Y E T S E R E N E

Effortless City Access without
Compromising Peace and Serenity.

Just moments from Dubai’s bustling
city center, Dubai Maritime City offers
residents unparalleled convenience
without sacrificing tranquility.
Enjoy the energy of the city within easy
reach while living in a peaceful and green
environment designed for relaxation and
rejuvenation.





MAKING INNER PEACE
THE NEW NORMAL

A LIFE BY THE WATER



With over two kilometers of waterfront promenades, Dubai Maritime City celebrates its coastal location.

Residents can enjoy peaceful walks along the shore, exclusive beaches, and stunning marina views, creating a serene escape right at the edge of the vibrant city.

THE PROJECT

A residential gem just steps from the heart
of Dubai, offering the best of both worlds

A LIFESTYLE DEFINED BY
BALANCE AND TRANQUILITY

A VIBRANT COMMUNITY ON THE WATER'S EDGE

Two towers, 51 and 32 floors high, rise with elegance
overseeing communal gardens and serene pools,
providing a space where residents can unwind, socialize,
and connect with nature in modern harmony.







DISCOVER URBAN
SOPHISTICATION
AT EVERY LEVEL

With 360-degree views of the sunrise and sunset, and over 30 unique layouts, Orise offers unmatched opportunities to personalize your living space.

It's more than just a home—it's an escape where modern living meets the soothing ambiance of waterfront tranquility, inviting you into a new way of life.





A SEAMLESS BLEND OF FORM,
FUNCTION, AND EXQUISITE VIEWS

ARTISTRY IN EVERY DETAIL

With graceful curves and 10-degree angled balconies, Orise's architecture is a seamless blend of form, innovation, and exquisite views—creating a true statement of elegance.

Offering residences that blend artistry and functionality, Orise's dynamic floorplans maximize privacy, light, and breathtaking perspectives.

O R I S E

PENTHOUSES

Embrace a life of unmatched splendor

EMBRACE A NEWFOUND
SERENITY AMIDST LIMITLESS
HORIZONS.



THE RESIDENTIAL JEWEL
OF ORISE TOWERS

AN EXQUISITE HARMONY OF ELEGANCE

The Penthouses embody the pinnacle of modern luxury. With breathtaking architectural design and exceptional panoramic views, they redefine sophisticated living in the heart of the city.

IDEAL LIVING FOR
THE SELECT FEW

The Orise Penthouse Collection includes extraordinary units, each offering a blend of indoor and outdoor space.

The duplex layouts are connected by sculptural staircases and the single-floor units offer a unique charm. Every residence showcases uninterrupted views and a tailored design for a truly exclusive living experience.





LUXURIOUS
FIXTURES EXEMPLIFY
THE BEAUTY OF
COASTAL CHARM

Sumptuous refinement comes together in the ensuite bathrooms, where ribbed glass partitions, luxury stone counters, and glazed accent tiles create a serene retreat of elegance.



Overview

Tower I

PH - A, B

Tower 2

PH - C1, C2

PH - C3, C4

ORISE

SIGNATURE COLLECTION

Retreat into your secluded, refined haven



EMBRACE A LIFE STYLE THAT
IS SYNONYMOUS WITH
COASTAL ELEGANCE



ELEGANCE FRAMED BY
NATURAL VIEWS

A RARE BLEND OF PRIVACY AND SEASIDE ELEGANCE

Designed for those who value privacy and exceptional perspectives, these residences seamlessly blend expansive living spaces with breathtaking views.

IDEAL LIVING FOR
THE SELECT FEW

The Orise Signature Collection includes extraordinary units, each offering a blend of indoor and outdoor space.

With duplex layouts connected by sculptural staircases, every residence showcases uninterrupted views and tailored design for a truly exclusive living experience.





FEEL INSPIRED BY A
LIFESTYLE
WHERE
CRAFTSMANSHIP,
LUXURY, AND
FUNCTIONALITY
COME TOGETHER
SEAMLESSLY

Sumptuous refinement comes together
in the ensuite bathrooms, where ribbed
glass partitions, luxury stone counters,
and glazed accent tiles create a serene
retreat of elegance.



Overview



Tower 1

Tower 2

sc-Z

sc-Z

sc-X

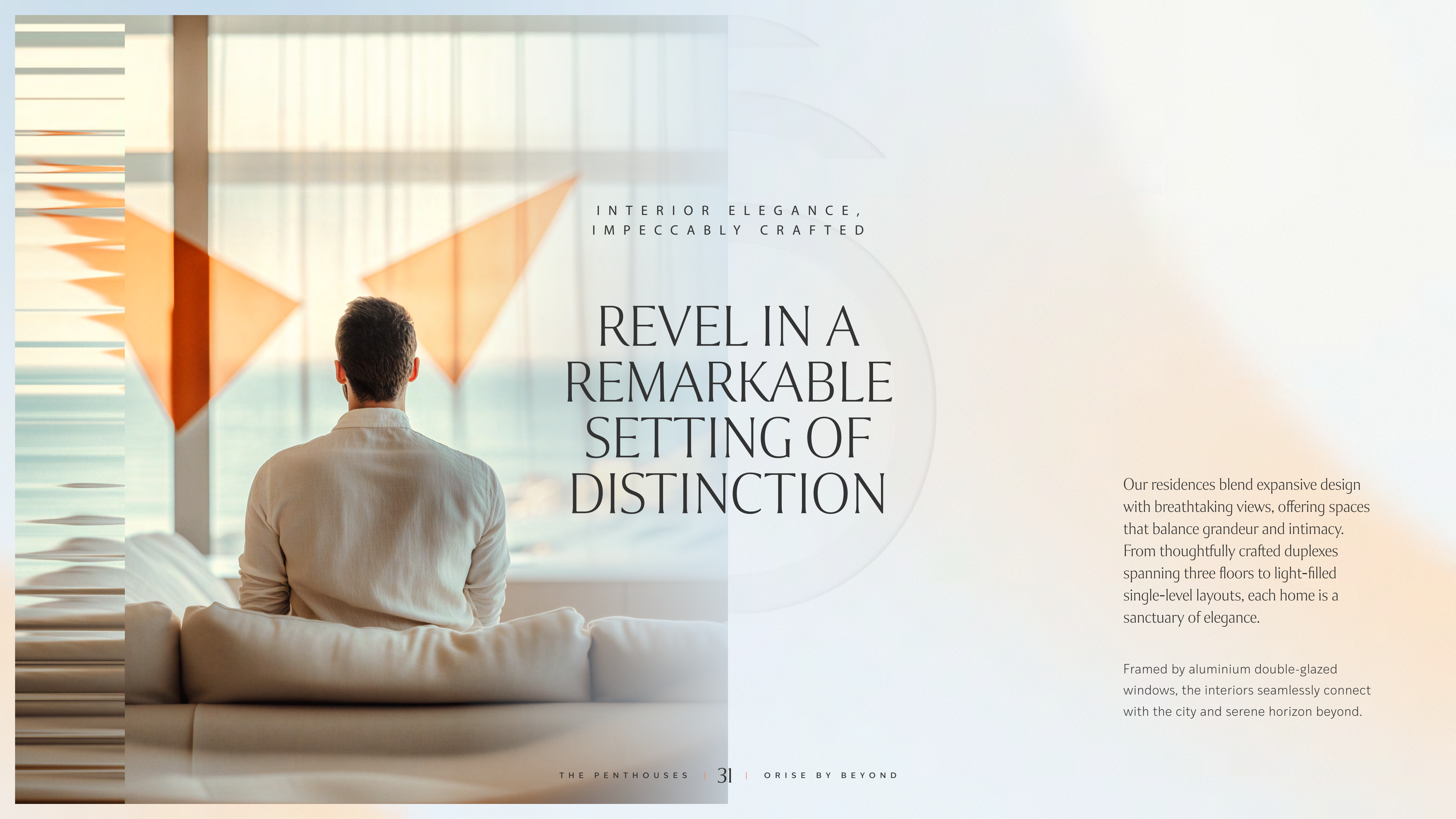
sc-V

sc-X

sc-W

sc-Y

sc-Y



INTERIOR ELEGANCE,
IMPECCABLY CRAFTED

REVEL IN A REMARKABLE SETTING OF DISTINCTION

Our residences blend expansive design with breathtaking views, offering spaces that balance grandeur and intimacy. From thoughtfully crafted duplexes spanning three floors to light-filled single-level layouts, each home is a sanctuary of elegance.

Framed by aluminium double-glazed windows, the interiors seamlessly connect with the city and serene horizon beyond.



DISTINCTION IN ITS
FINEST DETAILS

A MASTERWORK OF REFINED LIVING



Chef's kitchens, ensuite bedrooms, and expansive outdoor terraces elevate daily living.

Each Penthouse features bespoke finishes, sculptural staircases, and seamless transitions between public and private spaces. Functional luxury and timeless design come together to create a home curated to your lifestyle.





S P E C I F I C A T I O N S

The Orise residences offer spacious internal layouts with four bedrooms, multiple living areas, and fully furnished kitchens featuring European appliances and premium stone finishes.

Thoughtfully designed, they include aluminium-framed double-glazed windows for stunning views, 3.3-meter ceilings, and bespoke layouts tailored to resident needs.



THE
AMENITIES

A thoughtful selection of services and amenities
created for your comfort and leisure



Orise

A person is seen from behind, floating in a body of water. The background is a sunset with warm orange and yellow hues. A large, semi-transparent white circle is positioned on the right side of the image. Overlaid on the circle and the sunset are several geometric shapes: a large triangle with a gradient from yellow to orange to red, and a smaller, solid orange triangle. The overall composition is serene and modern.

A SEAMLESS BLEND OF
SECURITY AND CONVENIENCE

A HAVEN OF COMFORT WITH STATEMENT AMENITIES

The curated amenities blend well-being, comfort, and leisure, creating a lifestyle that balances relaxation with vibrant social interactions, all within an elegant and serene environment.



A playful and safe area with indoor and outdoor spaces for kids

KIDS’ CORNER

Designed with families in mind, the Kids’ Corner offers a welcoming space for children to play and explore. Featuring an indoor club for creative

activities and an outdoor play area surrounded by greenery, it’s the perfect spot for kids to unwind and have fun in a safe environment.





A TRANQUIL ZEN GARDEN AND
A CO-WORKING LOUNGE FOR
WORK AND RELAXATION

THINK & THRIVE



In the outdoor zen garden, relaxation is imbued with a sense of purpose, offering more than just lush greenery.

Indoors, a refined lounge provides space to socialize or focus, with a dedicated co-working area.

Together, these environments seamlessly combine productivity with tranquility, inside and out.



An outdoor BBQ and lounge area
for social gatherings and relaxation

GRILL & CHILL

Host the perfect gathering at the outdoor BBQ area, complete with comfortable seating under the stars.
For more relaxation, the outdoor lounge offers a serene spot,

surrounded by greenery where guests can unwind. Whether socializing or soaking in the ambiance, this space brings people together effortlessly.





A photograph of a sauna interior. In the foreground, a stack of three white towels is neatly folded and placed on a light-colored wooden bench. The background shows the wooden slatted walls of the sauna, with a warm, golden light emanating from a recessed area, creating a serene and relaxing atmosphere.

VITALITY HUB

ENERGIZE, RELAX, AND TAKE IN ENDLESS HORIZON VIEWS

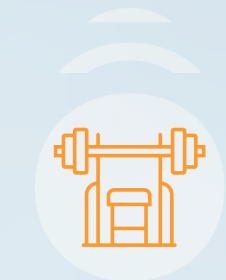
Paired with state-of-the-art fitness facilities and serene yoga rooms, the Vitality Hub is a sanctuary for health and wellness, providing spaces to energize, relax, and rejuvenate.



DIVE INTO THE INFINITY POOL
THAT BLENDS SEAMLESSLY WITH
THE SEA, OFFERING A REVITALISING
EXPERIENCE WITH PANORAMIC VIEWS.

ADDITIONAL AMENITIES

Comprehensive fitness, leisure, and wellness facilities designed for your convenience and well-being.



EXTENSIVE INDOOR GYM



INDOOR YOGA AND PILATES ROOMS



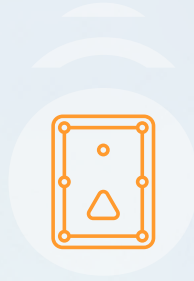
SAUNA AND STEAM ROOMS



OUTDOOR LEISURE POOL AND LAP POOL



CREATIVE CENTER



INDOOR ADULTS' LOUNGE AND GAME ZONE

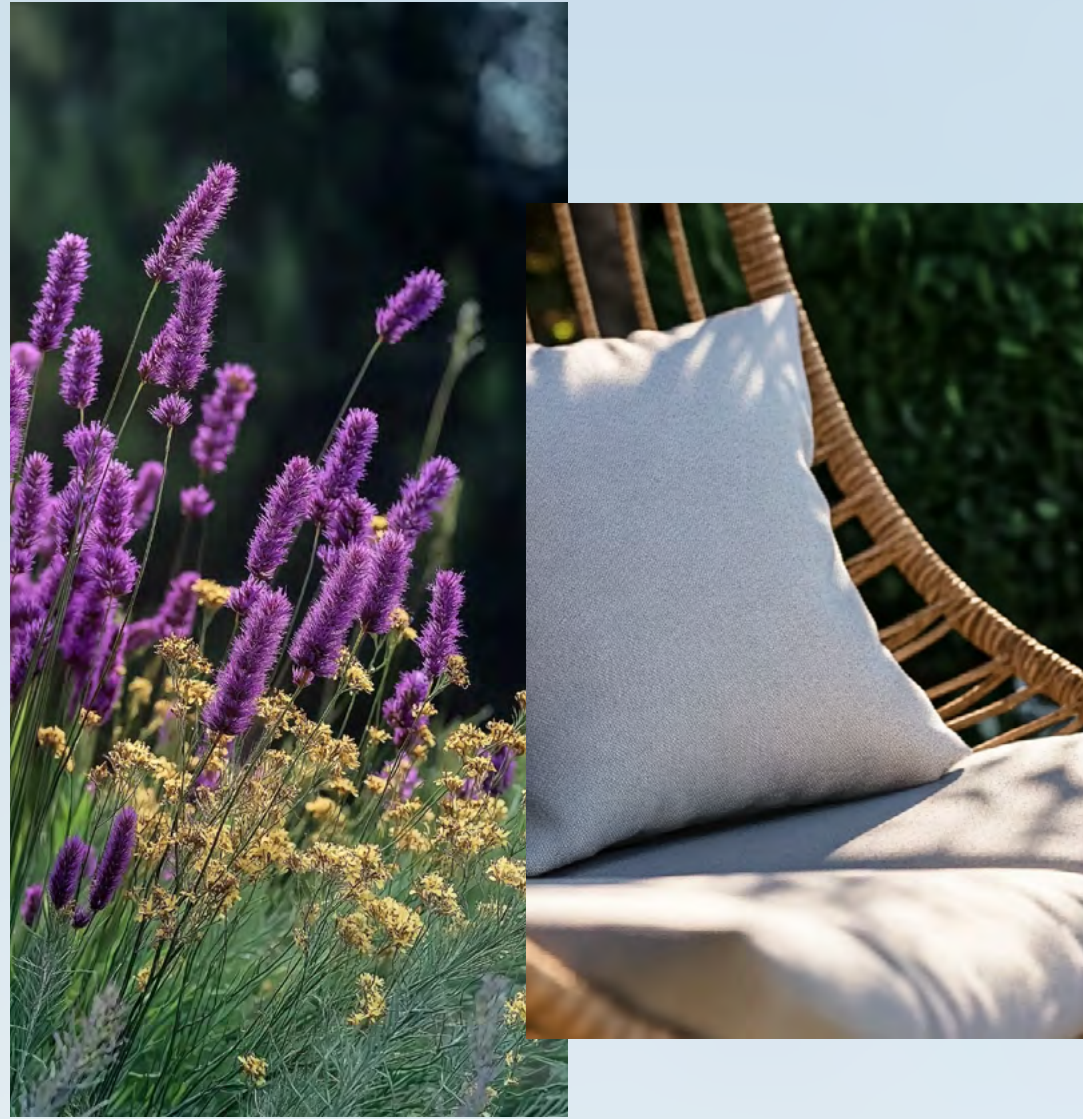


VERDANT OASIS AND OLIVE ORCHARD



ZEN GARDEN





Find your rhythm in a secluded,
timeless oasis

THE OLIVE ORCHARD, A VERDANT GARDEN SANCTUARY

At Orise’s podium-level Olive Orchard, time seems to stand still, offering a peaceful escape surrounded by mature olive trees and lush, vibrant greenery. This serene garden invites residents to enjoy moments of quietude,

connecting with a slower, more meaningful rhythm of life. The idyllic, shaded landscape brings tranquility to the everyday, making this verdant haven a cherished part of home.







HOME AUTOMATION

Imagine a living experience where comfort meets innovation. Our residences offer personalized home automation systems that put control at your fingertips. Manage your lights and air conditioning effortlessly through a sleek, intuitive interface tailored to your preferences. With the potential for additional features in the future, your home evolves with your needs, ensuring a lifestyle that's smart, efficient, and truly yours.



THE DEVELOPER

Meet the team behind this unique
and distinctive development

A B O U T T H E D E V E L O P E R

Envisioning spaces that Elevate Everyday Life

BEYOND is a new 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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