

THE
BEACH MANSIONS

PASSO

BY
BEYOND

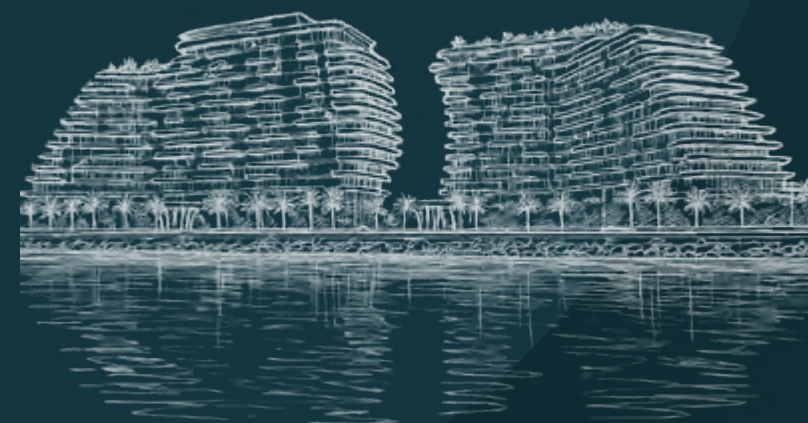
BROCHURE

INTRODUCING

PASSO

A BOLD NEW RESIDENTIAL ICON

ON THE PALM



*Inspired by nature, crafted
by the sea, PASSO is a
masterpiece developed by
BEYOND on Palm Jumeirah.*

PASSO's architecture is a reflection of nature's everlasting metamorphosis. It's a bold expression of *fluid architecture*, *holistic design*, and *elevated living*. From its dynamic facades to its lush, sensory landscapes, every detail is crafted to evoke a sense of rhythm, balance, and calm.



A romantic couple, a man and a woman, are shown in a close embrace, nearly kissing. The man is wearing a white suit jacket and a white shirt, while the woman is wearing a blue, textured, sequined dress. They are positioned in the lower half of the frame, with the man's head tilted towards the woman's. The background is a clear, deep blue sky. Numerous small, golden, shimmering particles are falling from the top of the frame, creating a magical, dreamlike atmosphere. The overall mood is one of elegance and romance.

THE BEACH MANSIONS

Inspired by nautical architecture, each standalone 6-bedroom yacht inspired mansion, is a statement on its own.

Here, the rhythm of the waves meets the fluid lines of modern design. From sculpted balconies to glass-framed gardens, every element is inspired by nature and shaped for luxury living.

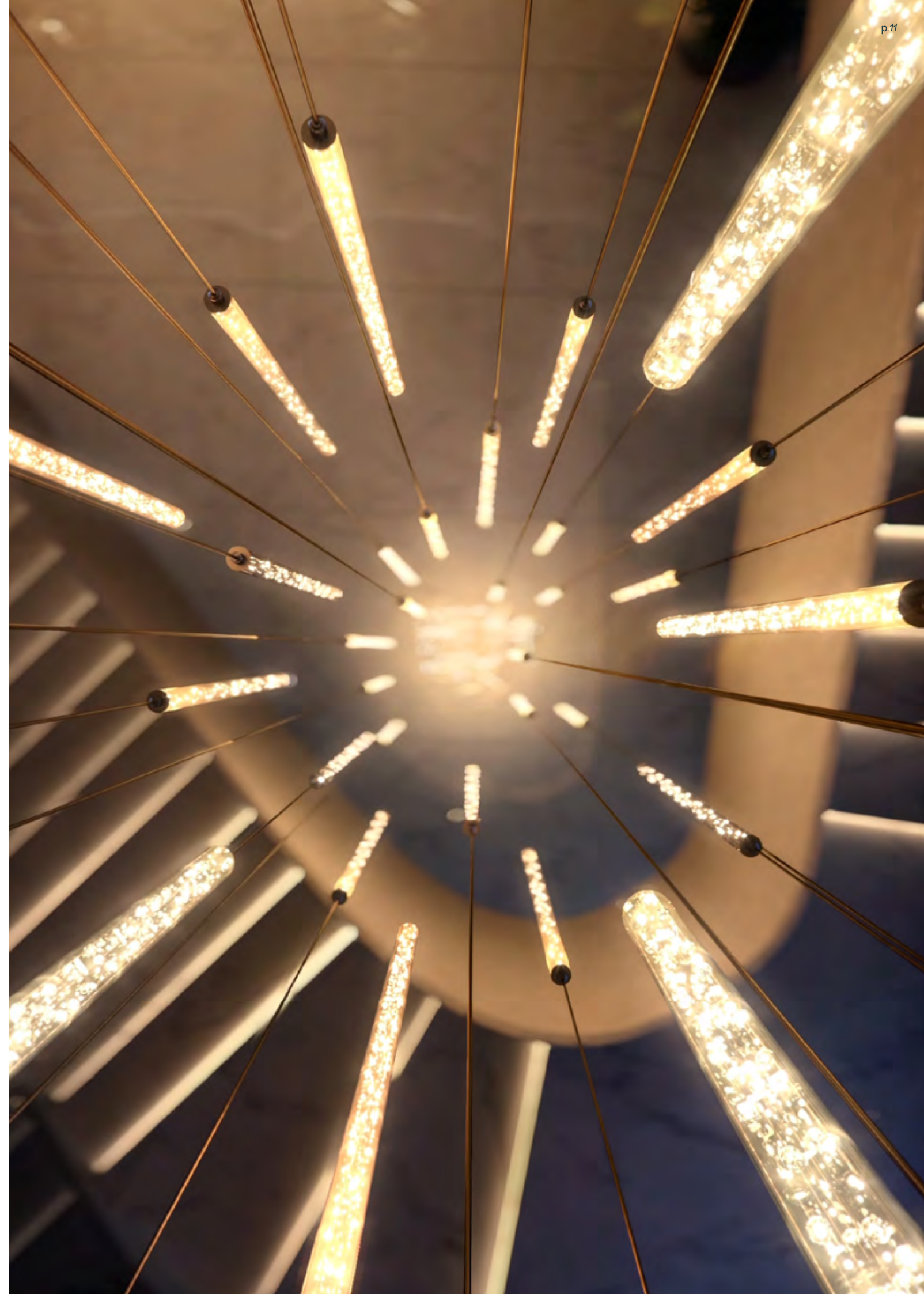


A WELCOME LIKE NO OTHER

THE GRAND ARRIVAL

Whether arriving through the grand drop-off and landscaped surroundings or through the private parking, each journey is carefully curated to immerse residents and guests into a luxurious scape.

Your journey begins the moment you arrive. Secure gates open to reveal three dedicated, climate-controlled parking bays, reserved solely for your home. From here, your private lift delivers you directly into your residence, no shared corridors, no interruptions, just complete privacy.





ARRIVAL FOYER

GROUND FLOOR ENTRANCE





AN EXPANSIVE OASIS OF
TRANQUILITY

THE LIVING & DINING

Two distinct lounges await within your residence. Light-filled spaces frame captivating views, while seamless connections to the outdoors create a natural flow for both grand entertaining and intimate everyday moments.

The formal living room is designed for grand entertaining. Floor-to-ceiling glass panels frame uninterrupted sea views, while generous proportions allow for statement furnishings and curated art. A tailored lighting system lets you shift the ambience from daytime brightness to intimate evening glow.



THE GRAND SALON
6-METERS CLEAR DOUBLE-HEIGHT



FINESSE MEETS FUNCTIONALITY

CHEF-CALIBRE KITCHEN & SHOW KITCHEN

A show kitchen, complemented by a chef-calibre preparation kitchen, ensures both everyday ease and gourmet entertaining, while a sunlit breakfast nook and panoramic dining setting make every meal feel effortless and extraordinary.

Every aspect has been carefully curated around your needs and desires to ensure your culinary journey is nothing short of exceptional, where **Gaggenau branded appliances** elevate even the simplest morning ritual with ease and refinement.





CULINARY MOMENTS FRAMED BY BREATHTAKING VIEWS.





DESIGNED FOR THE WAY
YOU MOVE & LIVE

THE BEDROOMS

A serene retreat opening onto a secluded sea-facing terrace. A collection of private retreats, from the secluded master suite to the light-filled junior suites, offers comfort, elegance, and versatility for every lifestyle.

Complementing the residences are expansive suites, each thoughtfully appointed with private en-suite bathrooms, built-in wardrobes, and abundant natural light through large windows or terrace access — ideal for family, guests, or versatile personal use.



EVERYDAY WELLNESS
RITUALS

THE BATH SUITES

Two exquisite dressing rooms and spa-inspired bathrooms redefine everyday rituals with uninterrupted ocean views.

Inside, dual dressing rooms with bespoke wardrobe systems pair seamlessly with marble-clad his-and-hers bathrooms, each featuring walk-in showers, double vanities, and freestanding tubs positioned to embrace uninterrupted ocean views.





SPA-INSPIRED BATH SUITES

SWEEPING TERRACES &
A PRIVATE GARDEN

THE OUTDOOR DECKS

*Time slows down, the view expands,
and you return to yourself.*

Extending seamlessly from the interiors, the outdoor experience unfolds with landscaped gardens, an infinity pool that melts into the horizon, and elegant dining and lounge areas — all crafted for privacy, beauty, and unforgettable moments beneath the open sky.



OUTDOOR DINING
GARDEN LEVEL

*Crafted to follow the rhythm of your
day and the silence of your night.*

The spacious ground floor living areas extend into a lush, landscaped private garden, with a plunge pool set within a yacht-inspired deck that bleeds into the beach through an expansive terraced landscape. Nestled by seating lounges, the setting invites you to take in the extraordinary beach views.



CAPTIVATING
FROM EVERY ANGLE

DESIGN THAT FLOWS & SPACES THAT BREATHE



EXQUISITELY CURATED DETAILS

MATERIALS & FINISHES



Crafted in Stone and Wood.

Every detail reflects refined craftsmanship, from soft-toned natural stones and marbles to the warmth of rich woods and bespoke joinery, each element thoughtfully tailored to elevate the character of every space.

THE
Beach Mansion

GENERAL AND JOINERY

General Metal

Special Paint

General Flooring -
Stone

General Paint

General Wood
& Bedroom Flooring

THE
Beach Mansion

KITCHEN

General Metal



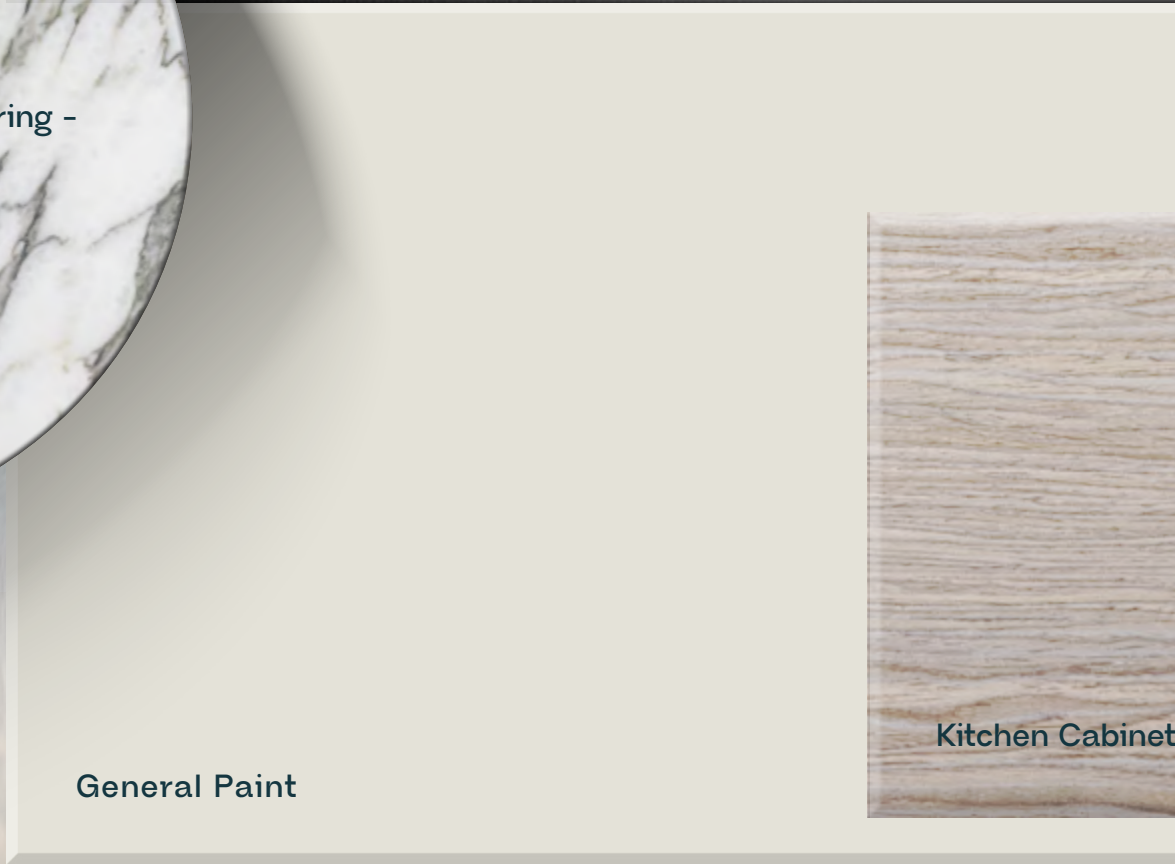
Kitchen Countertop -
Reconstituted Stone



General Flooring -
Stone



General Paint



Kitchen Cabinet - Wood



Kitchen Cabinet - Wood



THE
Beach Mansion

MASTER BATHROOM

Wall Paint

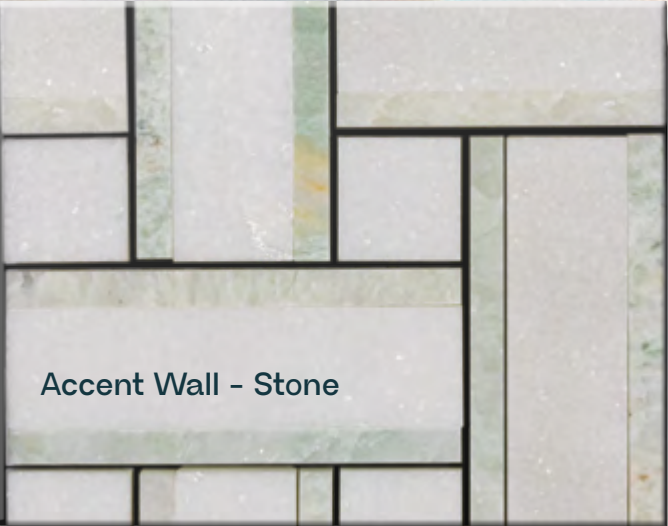
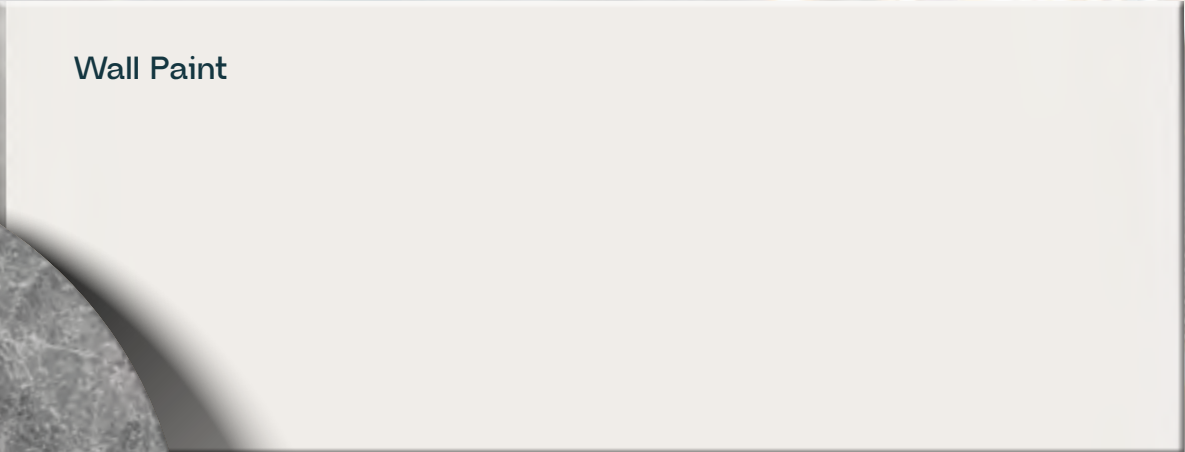
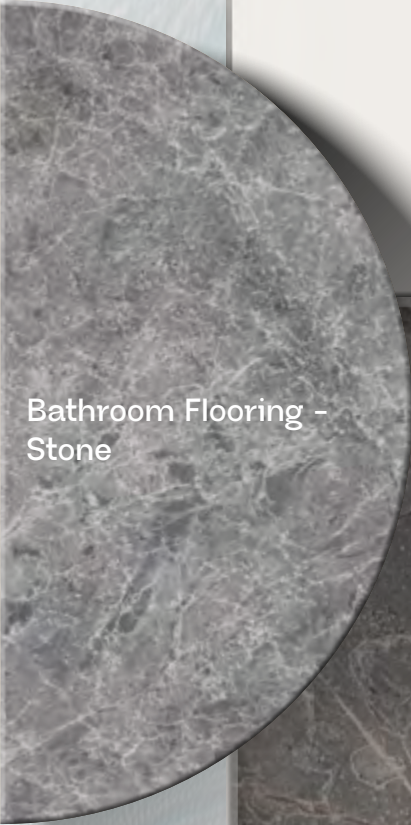
Bathroom Cabinet -
Wood

Bathroom Flooring -
Stone

Vanity Top -
Reconstituted Stone

Bathroom Flooring -
Stone

Accent Wall - Stone



THE EXPERIENCES



*Living at PASSO by Beyond extends far
past the threshold of your home.*

A series of curated, immersive amenities
form a rich lifestyle journey—woven through
architecture and nature.

RESORT-LEVEL AMENITIES, RESIDENTIAL PRIVACY

*Tailored spaces for wellness, leisure, and
connection, designed with attention to
every detail.*

At PASSO, amenities are not just additions, they're thoughtfully integrated into daily life. From shaded gardens and beachfront pools to immersive wellness spaces and dedicated services, every element has been designed to offer balance, comfort, and calm.



A CONVERGENCE OF ELEGANCE & ESSENCE









A DUET OF
DESIGN & DISTINCTION



PASSO

BEYOND

WWW.BEYONDDEVELOPMENTS.AE

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. Losee 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.