

FACT SHEET

BELLA

BY

PASSO

BEYOND

Introducing...

A B O L D

E X P R E S S I O N

O F M O D E R N

L I V I N G

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.

THE Address

One of the last prime locations in Palm Jumeirah crescent, surrounded by the sea from both sides and offering a 250m beach front. The location connects physically and visually to multiple city landmarks, at equal distance to Dubai International Airport (DXB) and Al Maktoum Airport (DWC).

THE Landmark

An iconic contemporary architecture inspired by the surrounding sea that promotes beachfront living through the facades dynamic flow and terraced edges that offer 360 degrees viewing opportunities blending into a lush, landscaped podium that offers a variety of features cascading toward a 40m wide white sand beach.

THE Experience



PASSO offers the residents a unique resort and leisure experience within a residential project by catering for a myriad of amenities that cover leisure, wellness, wellbeing, entertainment, work and social interactions. The numerous amenities are carefully distributed across the levels creating various attractions that benefit from the surrounding views, whether it's a sunrise walk on the beach, an afternoon yoga session in the Wellness pavilion or a sunset gathering on the social deck or a dip into a sky pool with a breathtaking view, the residents can tailor multiple, preference-based experiences.

CLOSE TO EVERYTHING. FAR FROM ORDINARY.

ATLANTIS THE ROYAL - 4 minutes
NAKHEEL MALL - 10 minutes

DUBAI MARINA - 15 minutes
DOWNTOWN DUBAI / BURJ KHALIFA - 25 minutes

DUBAI INTERNATIONAL AIRPORT (DXB) - 35 minutes
AL MAKTOUM AIRPORT (DWC) - 35 minutes

PASSO



NAKHEEL
MALL

ATLANTIS
THE ROYAL

Palm Jumeirah

DUBAI MARINA



DOWNTOWN DUBAI

AL MAKTOUM AIRPORT

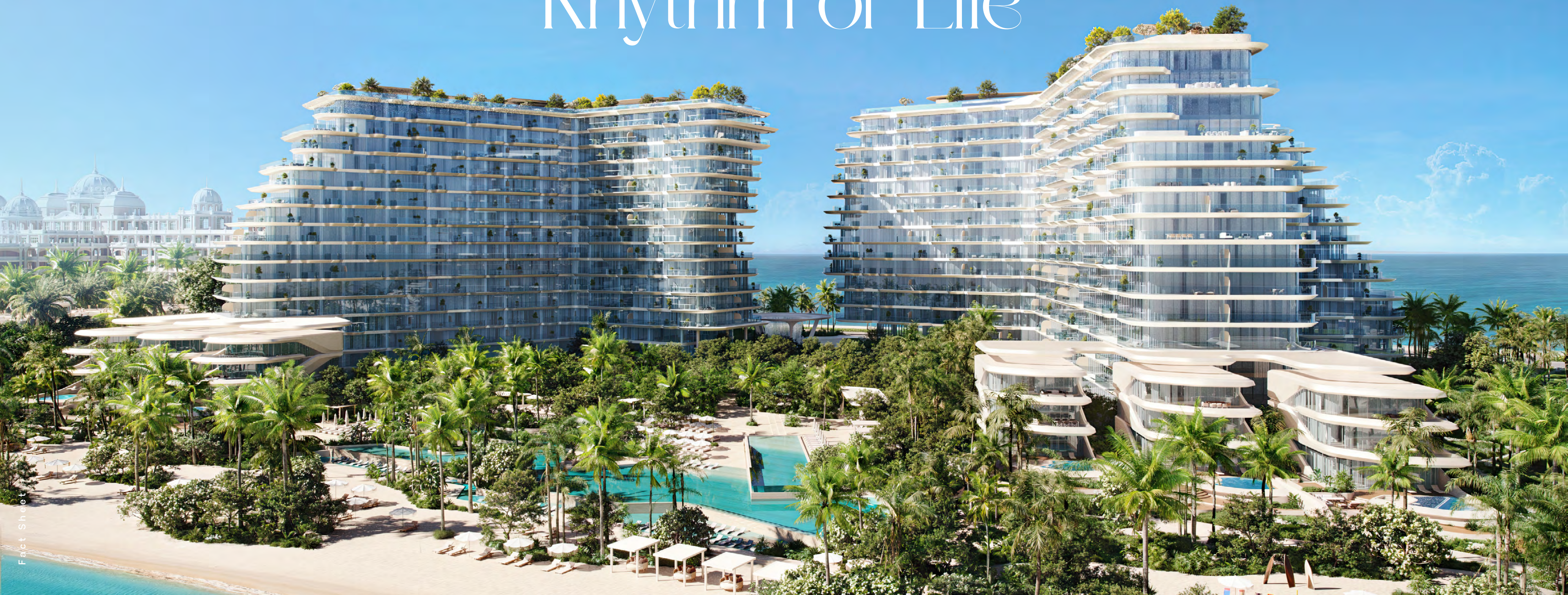
DUBAI INTERNATIONAL AIRPORT

*PASSO is more than
architecture — it is a rhythm
shaped by the sea.*

Following the sculptural debut of Avita, BELLA rises as its graceful counterpart, a flowing extension of the vision. Together, they form a duet of towers, sculpting a timeless waterfront silhouette where sea, sky, and skyline converge — redefining the art of iconic living on Dubai's most celebrated shore.

Architecture that is Shaped by Nature's most Powerful Forces

Residences Designed for Every Rhythm of Life

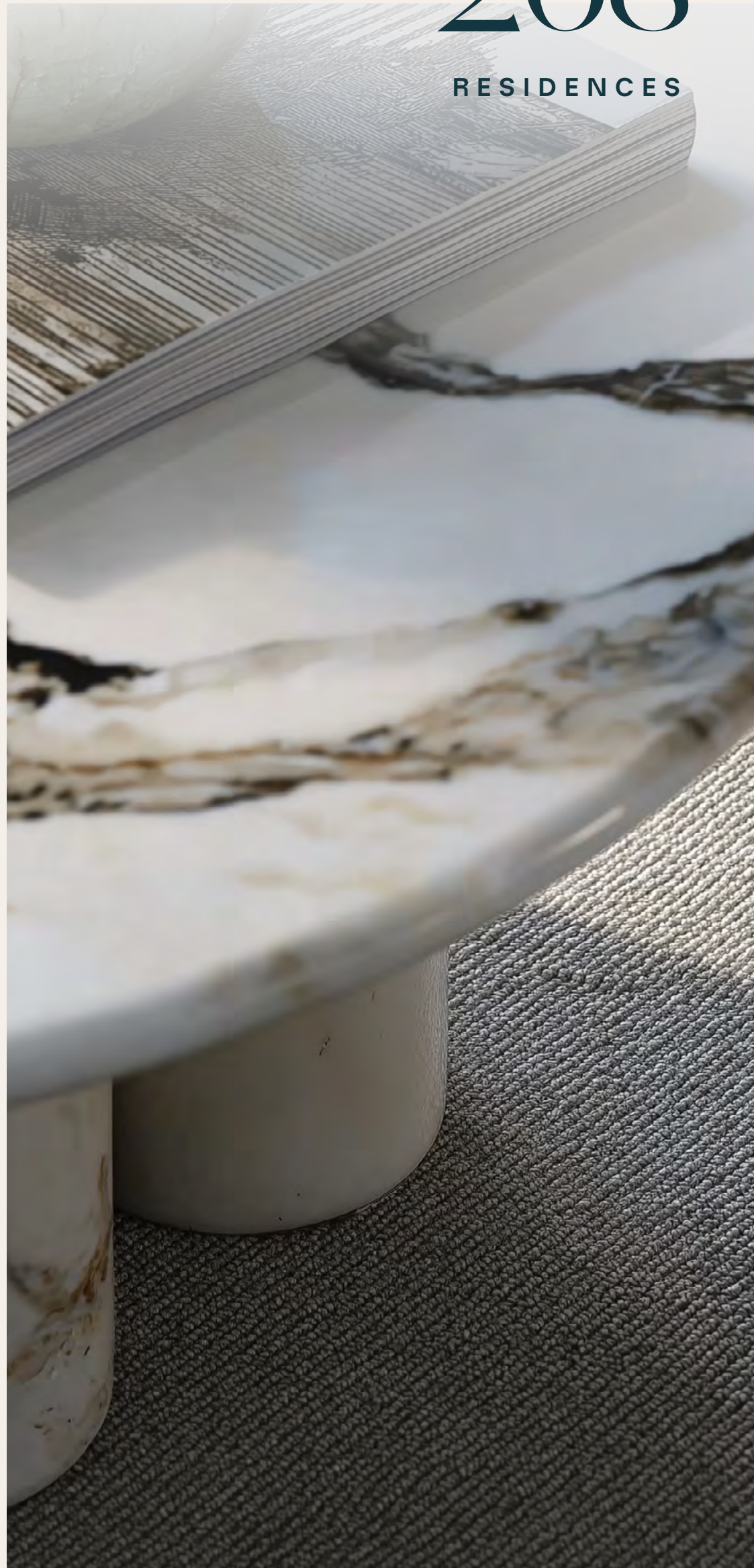


268
RESIDENCES

3
PENTHOUSES

3
BEACH MANSIONS

2 – 6
BEDROOMS





THE PROJECT

Residence Sizes

2 BEDROOM

1,541 sqft
total average area

3 BEDROOM

2,201 sqft
total average area

4 BEDROOM

2,855 sqft
total average area

The PENTHOUSES

7,687 sqft
total average area

The BEACH MANSIONS

12,382 sqft
total average area





Where design goes Beyond,
and Luxury knows no Limits...

*Each home is designed with flow,
comfort, and timeless elegance in
mind — whether you're seeking
a peaceful retreat or a statement
residence to entertain and connect.*

Designed for the Way you Move and Live

*Contemporary interiors, premium finishes, and
uninterrupted views define BELLA.*

Bathed in natural light, each residence opens
to the sea and sky, offering calm, effortless
living.



Residences

*This is not just a place to live, it's a place
to move, breathe, and belong.*



5 Distinctive Collections

The Residences

A refined selection of 2, 3, and 4-bedroom residences, The Residences offer thoughtfully designed living spaces that balance comfort, style, and everyday functionality. With flowing interiors and natural finishes, each home is crafted to embrace relaxed coastal living, where timeless design and a connection to nature create a sense of ease and belonging.

The Wellness Collection

Comprising 2- and 3-bedroom residences, The Wellness Collection is designed for those who value privacy, nature, and wellbeing. Each home features a private garden with an integrated plunge pool, seamlessly extending into the lush podium landscape, with direct access to both the greenery and the beach. A true sanctuary where wellness begins at your doorstep.

The Elite Collection

A curated mix of 2, 3, and 4-bedroom residences, The Elite Collection offers generous living spaces defined by exceptional architecture and framed by breathtaking views. Each home is thoughtfully positioned to capture the essence of elevated coastal living where form, function, and beauty come together seamlessly.

The Penthouses

The Penthouses at BELLA capture the essence of elevated, elemental living. A total number of 3 penthouses, situated on the highest floors and sitting at the tip of BELLA, they benefit from an amazing open view toward the sea, the palm and the city, whether it's a 4 or a 5 bedroom penthouse, the elevated experience starts with the arrival into your dedicated enclosed parking space and private lobby and elevator that takes you directly into your home.

The Beach Mansions

Inspired by nautical architecture, each standalone 6 bedroom yacht inspired mansion at BELLA is a statement on its own. Every mansion benefit from an enclosed private basement parking space for 3 cars and a storage space, the parking is connected to a private arrival lobby that takes you directly to the ground floor through a private lift and feature staircase.



Interiors with Intent





THE INTERIORS

Kitchen

The kitchen is designed with a seamless blend of function and elegance.

Featuring clean lines, sophisticated materials, and a neutral palette that complements the open living spaces. Every element is thoughtfully integrated to create a space that feels both inviting and effortlessly refined.

Bathroom

The bathroom is a sanctuary of quiet luxury, defined by clean lines, refined stone finishes, and a palette of warm neutrals.

Thoughtfully composed materials and soft lighting evoke a spa-like calm, where every moment feels effortlessly elevated refined





SANCTUARIES
OF LIGHT AND CALM

Bedroom

*A private retreat designed for rest
and restoration.*

The bedroom features soft textures, clean architectural lines, and a calming neutral palette. Natural light filters through thoughtfully positioned windows, enhancing the serene atmosphere. Every detail is considered to create a space that feels quietly luxurious, timeless, and deeply personal.



THE PENTHOUSES

A Residence in Rhythm With the Horizon

*The Penthouses at BELLA by PASSO
capture the essence of elevated,
elemental living.*





With only 3 available, the Penthouses at BELLA by PASSO are rare sky-level sanctuaries that crown the highest floors of BELLA. Offering uninterrupted views across the sea, the Palm, and the city skyline, they represent the ultimate expression of elevated living.

Each 4- or 5-bedroom residence offers private arrival via enclosed parking, a dedicated lobby, and a lift that opens directly into the home. Inside, generous interiors unfold across two levels, blending indoor and outdoor living with panoramic terraces, full-height glazing, and a private plunge pool.

The lower floor is designed for entertaining, with a show kitchen, statement staircase, and double-height living spaces. Upstairs, a family lounge overlooks the grand living area below, while the corner master suite features its own terrace, lounge, and a spa-style bathroom with sea views.

Every detail, from finishes to flow, is curated for those who seek the extraordinary.

THE BEACH MANSIONS

Your Home on the Shoreline

*Beachfront living with privacy and a
front-row view.*

A collection of 3 Beach Mansions offering
direct beach access, uninterrupted sea views,
private pools and panoramic terraces.



From open-plan flow to sensory stillness, interiors reflect a lifestyle in harmony with itself.

Inspired by nautical architecture, each 6-bedroom villa is a bold statement in design, with private beachfront access, lush gardens, and a seamless flow between indoors and out.

From the grand drop-off to the private lift, every moment is carefully considered from the enclosed basement garage and dedicated arrival lobby to double-height living spaces that open onto sunken lounges, verdant landscapes, and a beachfront deck with a private plunge pool.

Inside, generous interiors lead onto panoramic terraces and elegant entertaining spaces. The master suite, with its own lounge and sweeping views of the Palm and city skyline, redefines beachfront luxury.



THE EXPERIENCE

*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.

THE Amenities

- 1 Arrival Lounge & Library
- 2 Arrival Lounge & Social Club
- 3 Experience Pool
- 4 Family Pool
- 5 Pool Deck
- 6 Kids Pool
- 7 Open Lawn
- 8 Wellness Pool & Spa
- 9 Wellness Pavilion
- 10 Kids Pavilion



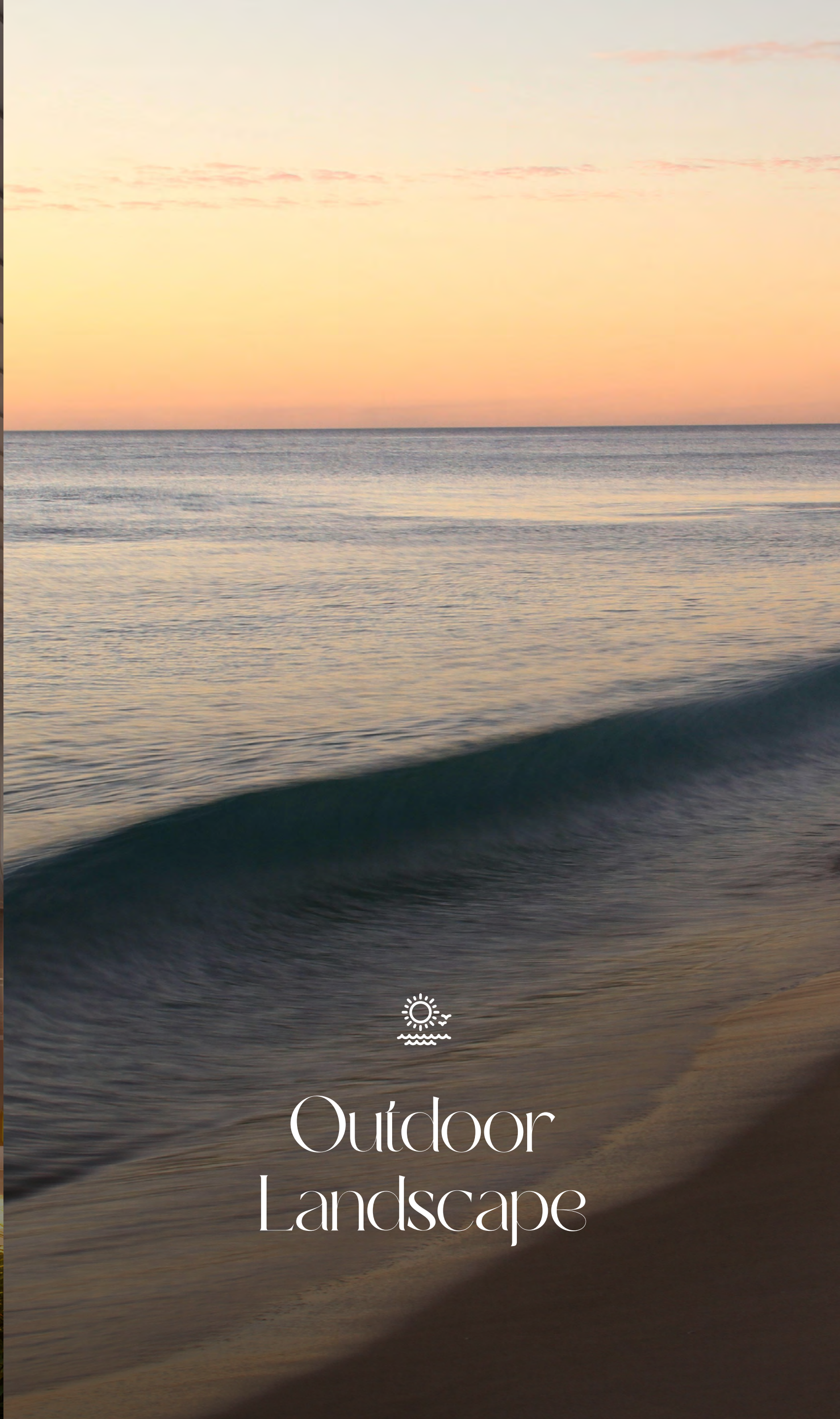
Tailored spaces for wellness, leisure, and connection, designed with attention to every detail.

At BELLA, 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.

Resort-Level Amenities, Residential Privacy



Arrival
Experience



Outdoor
Landscape



The
Glass Boxes



Wellness Pavilion



Kids Pavilion



Aquascape & Pools



The Social Deck



Spa & Deck



Sky Pool & Garden

SPACE TO GATHER. FREEDOM TO RETREAT.





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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.