
KANYON
PROJECT BROCHURE
BEYOND



Kanyon is not just a place to live—it's a living sculpture, shaped by Time, carved by Vision, and rooted in Serenity.

Here, every detail flows with purpose, inviting you into a world where *luxury breathes*, *light moves*, and *nature leads*.



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KANYON


A LIVING ENVIRONMENT, SHAPED BY MOVEMENT, LIGHT, AND SILENCE.



DISCOVER THE ESSENCE OF KANYON — WHERE ARCHITECTURE FLOWS LIKE NATURE, LIGHT DANCES ACROSS SURFACES, AND EVERY MOMENT IS INFUSED WITH QUIET BEAUTY.





CHAPTER 1

The LOCATION

Where the city fades into sea,
and the skyline opens into the
silence of the forest.

KANYON

WHEN MATTER SHAPES SPACE WITH
INTENTION AND CARE,
IT BECOMES MORE THAN ARCHITECTURE,
IT BECOMES A PLACE FOR PEOPLE,
A STAGE FOR LIFE TO UNFOLD AND
MEMORIES TO ROOT.

KANYON

DISTANCE BY CAR

Mina Rashid - **5 min**

Jumeirah Beach Coast - **10 min**

The Gold Souq - **15 min**

Downtown/Burj Khalifa - **15 min**

Dubai International Airport - **20 min**

Dubai International Financial Centre - **20 min**



MINA RASHID

Infinity Bridge

Gold Souk

International Modern Hospital



JUMEIRAH BEACH COAST

Dubai Hospital

Collegiate International School

Burjuman

DEIRA

The Elite English School

JUMEIRAH

Safa British School



DUBAI MALL

DIFC

DUBAI

Victoria International School

Canadian Specialist Hospital

Business Bay

Downtown Dubai

Pristine Private School Main Campus

Dubai Creek

The Apple International School Primary Campus

Clemenceau Medical Center Hospital



DUBAI INTERNATIONAL AIRPORT

Swiss International Scientific School in Dubai

Dubai Maritime City

WHERE VISION TAKES SHAPE IN THE URBAN EVOLUTION

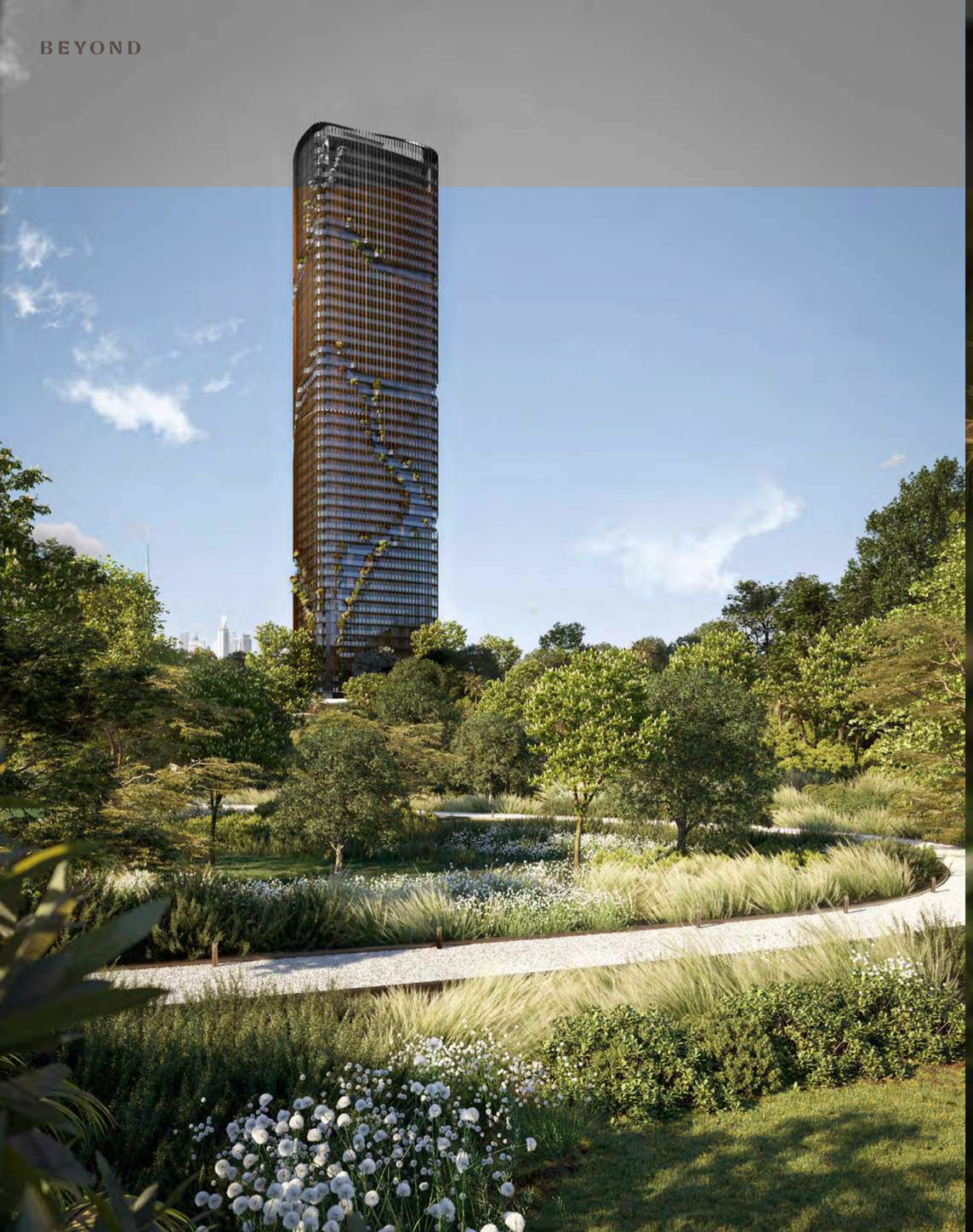
In the heart of Dubai Maritime City, Kanyon rises within the innovative Forest District, a nature-first sanctuary where architecture and woodland coexist in harmony.

Here, shaded trails and native canopies create a cooler, gentler climate, softening the rhythm of the city. Within this living landscape, serenity and community take root, offering a new horizon of wellbeing.

And yet, even while immersed in the forest, Kanyon is surrounded by everything you desire: fine restaurants, boutique shopping and culture.









The Forest District

A MEETING OF ARCHITECTURE AND NATURE, WHERE TIME SEEMS TO PAUSE

Kanyon rises next to Talea, the first of four visionary buildings, a residential tower immersed in greenery.

Together, they are the opening chapters of a wider masterplan destined to shape an entirely new part of the city, where fluid pathways weave through a living forest and architecture grows in harmony with nature.



THIS DISTRICT REINVENTS WATERFRONT LIVING

with an organic connection between architecture, nature, and daily life.

A Horizon of Calm and Connection

THIS IS A PLACE TO SLOW DOWN, TO WALK, TO BREATHE.

From Kanyon, every view opens to a different horizon: to the distant glow of Downtown Dubai, the scattered silhouettes of the World Islands, the soft expanse of the future forest, and the tranquil waters of Port Rashid.

Along shaded pathways and waterfront promenades, the air carries the scent of salt and green.







CHAPTER 2

The PROJECT

A living form forged by time,
where architecture becomes part
of the landscape.

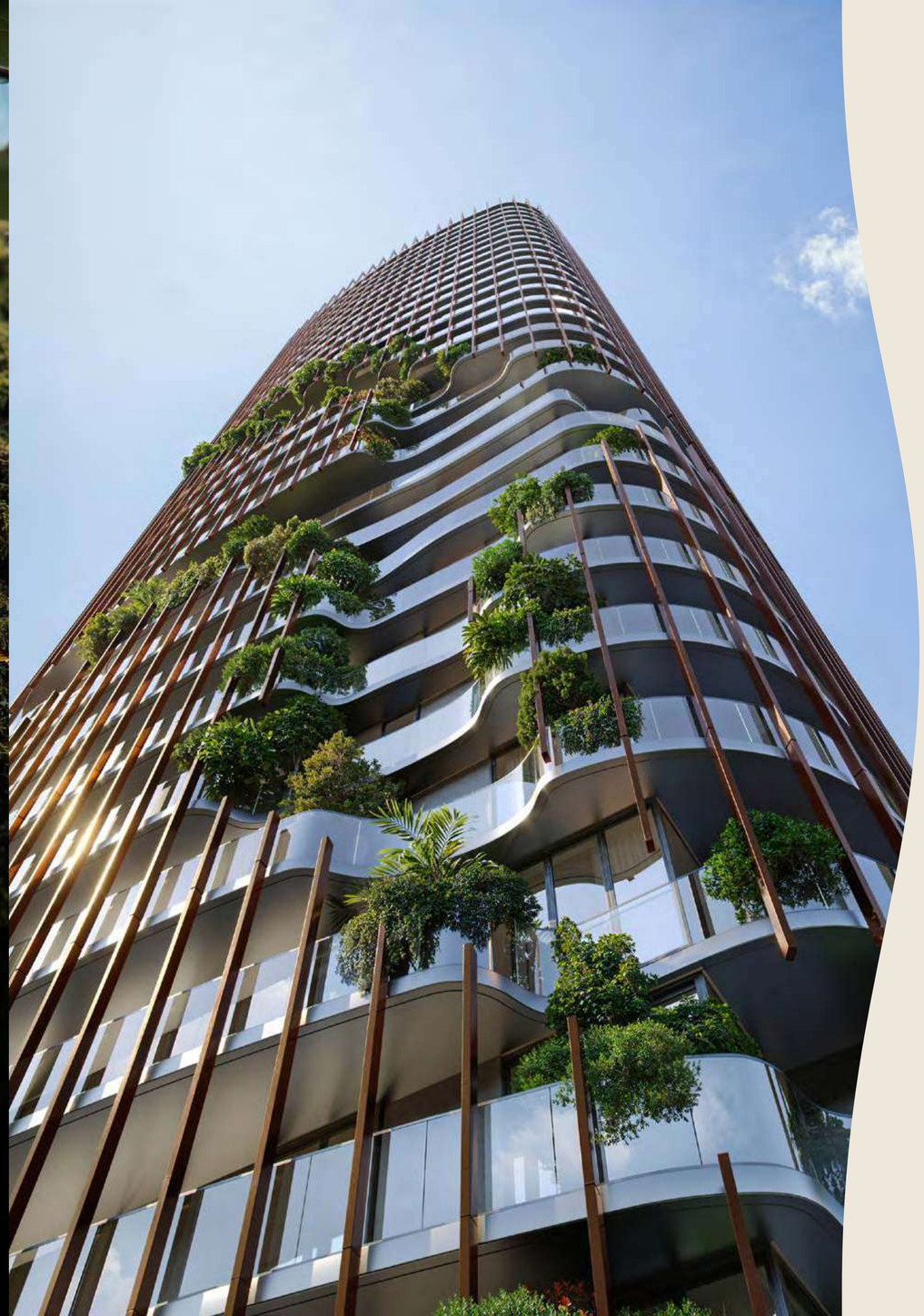
KANYON



AN INCISION OF LIGHT AND SHADOW FLOWS THROUGH THE FAÇADE,

carving out depth, silence, and suspended movement.





The Art of Subtraction

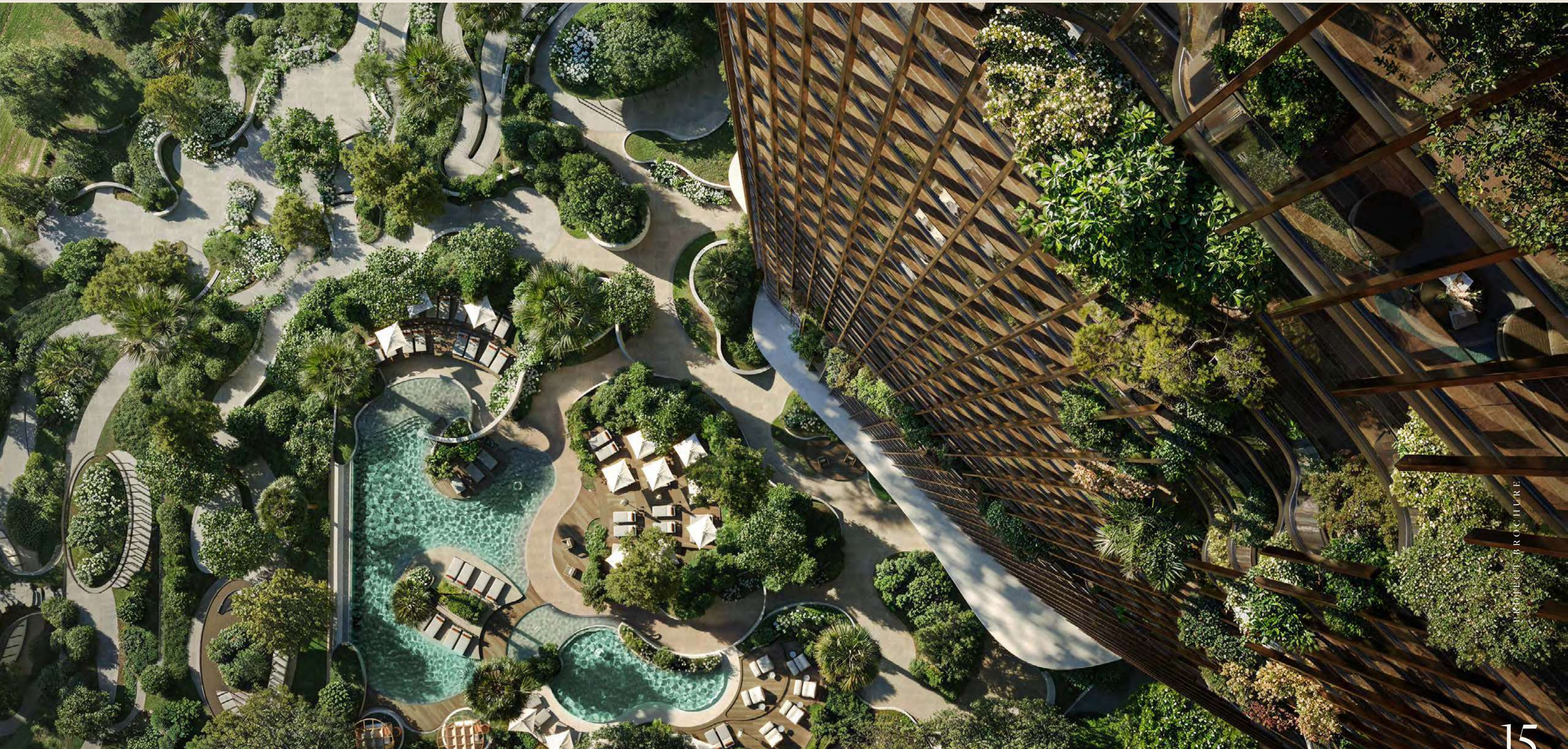
DESIGN BORN FROM THE EARTH, SHAPED FOR LIVING

Every curve of the building is a gesture that blends organic design with human rhythm, turning the tower into a vertical landscape.

Its double-layer façade unfolds as a dialogue between solidity and lightness: an inner high-performance insulated wall combines glazed and opaque panels, while an outer screen of bronzed aluminium fins adds depth, elegance, and solar protection.

Along this luminous skin, a sinuous vegetated ribbon ascends in a continuous movement from podium to summit — an integrated green spine that breathes life into the architecture.

HANGING GARDENS GROW WITHIN THE FLOWING STRUCTURE, WHERE NATURE CLIMBS, RESTS, AND BECOMES PART OF THE HOME.



A Dialogue with Light

DESIGNED TO EMBRACE AIR, MOVEMENT, AND THE FLUID ESSENCE OF SPACE

Kanyon rises as an open form, designed to capture light from every angle and let the horizon flow through its architecture.

Each residence extends outward in fluid terraces that look toward the sea, transforming every view into a quiet dialogue between space and sky.

From every floor, the panorama unfolds in 360 degrees — an ever-changing theatre of light, reflection, and movement. Here, architecture becomes an experience of openness and serenity, where the boundary between inside and outside fades into air.





Designed for Life Above

ELEVATE EVERY MOMENT INTO A STATE OF BALANCE AND BEAUTY

Life expands beyond the home through a constellation of refined amenities designed to enrich every day.

A selection of beautifully designed shared spaces enhances daily living and creates a warm sense of community throughout the building.

The Green Descent

A GROUND-LEVEL LANDSCAPE SCULPTED IN TERRACES

At the base, a terraced podium opens into a lush landscape — a composition of green layers, vibrant vegetation, and shaded walkways that soften the transition between architecture and nature.

This layered foundation acts as both threshold and retreat: a place to walk, to pause, to reconnect.

A fluid groundscape that anchors the tower while welcoming the surrounding forest into its very core.









PAUSE AND
RECONNECT



CHAPTER 3

The INTERIORS

Refined spaces, sculpted by the human hand.

KANYON

FEEL

THE
THRESHOLD

DISSOLVE.



Living Spaces in Harmony

FROM QUIET SANCTUARIES TO PANORAMIC RETREATS, EVERY HOME IS A WORLD OF ITS OWN

Surrounded by lush vertical gardens and immersive views, the residences at Kanyon are designed to adapt to the rhythm of your life.

From discerning **one-bedroom** and **two-bedroom** apartments to expansive **three-bedroom** homes, every layout offers a sense of balance between privacy and openness.

Generous ceiling heights, and canyon balconies invite natural light and greenery deep into the living space.

HERE, EVEN THE BREEZE FEELS DESIGNED — A GENTLE PRESENCE FLOWING THROUGH A SPACE THAT LIVES.





EVERY ELEMENT IS THOUGHTFULLY CRAFTED

to bring you clarity, comfort, and peace of mind.

A Place for Possibility

OPEN LAYOUTS SHAPED FOR LIVING, CONNECTION, AND QUIET ELEGANCE

Within Kanyon, space becomes an invitation — open, fluid, and deeply human.

The architecture flows inward to form generous interiors where every line is drawn with care. Boundaries fade, allowing life to unfold freely: to gather, to rest, to imagine.

Here, contemporary design meets a sense of calm belonging. Crafted form and lived emotion coexist in quiet harmony, creating a home that evolves with you and conveys refinement with ease.





LIGHT POURS THROUGH FLOOR-TO-CEILING WINDOWS,
ILLUMINATING INTERIORS SHAPED WITH INTENTION AND GRACE.

Interiors that Flow

CRAFTED FOR SERENITY AND RENEWAL, WITH EVERY ELEMENT DESIGNED TO AWAKEN THE SENSES AND ELEVATE EVERYDAY LIVING

Each home is a living canvas where fine timber, brushed metal and tactile stone merge under planes of pure glass. Seamless sightlines draw the horizon indoors.

Smart storage solutions, Integrated wellness features and silent ventilation cultivate equilibrium, turning everyday rituals into restorative moments. European appliances, spa-inspired bathrooms, and finely detailed joinery add layers of quiet sophistication.







EVERY SURFACE WHISPERS OF CRAFTSMANSHIP

Textured, Warm, Profoundly Elegant.



CHAPTER 4

The AMENITIES

Spaces designed for connection, reflection, and everyday beauty.

KANYON



PLACES COME ALIVE WHEN
PEOPLE INHABIT THEM,

when daily rituals turn into moments of meaning.



The Grand Lobby

A SERENE WELCOME, A CONSTANT POINT OF CONNECTION

Bathed in natural light and wrapped in glass, the lobby is more than an entrance — it's a sanctuary.

A calm, elegant space where every detail responds to your needs, from personalized services to curated retail, making it your daily anchor in a world designed for well-being.



FROM QUIET CORNERS TO SHARED HORIZONS,
EVERY SPACE IS AN INVITATION TO LIVE MORE FULLY.

Kids Area

SAFE SPACES TO PLAY AND GROW

A dedicated indoor and outdoor area designed to nurture creativity, movement, and imagination.

This family-friendly space offers a secure, stimulating environment where children can explore freely in harmony with nature and contemporary design.









WHERE EVERYDAY MOMENTS TURN INTO SHARED RITUALS

Suspended between terraces and open levels, these communal spaces invite connection through movement, play, and quiet gathering.



Whether for outdoor fitness or spontaneous conversation,

EACH PAVILION BECOMES A NATURAL STAGE FOR LIFE TO UNFOLD.

Co-working Space

PRODUCTIVITY MEETS PERSPECTIVE

A fully equipped workspace that blends focus and inspiration.

With sea-facing desks, natural light, and serene surroundings, it’s designed for creative flow—whether you’re working solo, connecting with others, or simply finding your rhythm.







The Refreshing Pool

A SWIM SURROUNDED BY LIGHT AND LIVING NATURE

Framed by forest views and open sky, the pool area offers both sunlit and shaded spots for every mood.





Immersed in water, you float between reflections and greenery

A SENSORY ESCAPE WHERE EACH SWIM BECOMES A MOMENT OF QUIET WONDER.





The Rooftop Haven

AN ELEVATED ESCAPE ABOVE THE CITY AND THE SEA

With sweeping views and immersive landscaping, the rooftop is home to an exclusive bar.







ENJOY SIGNATURE DRINKS IN A PEACEFUL ATMOSPHERE,

where every detail invites you to relax, recharge, and feel beautifully disconnected.



Indoor Gym Club

ENERGY BUILT INTO EVERYDAY LIFE

The gym on the podium features cutting-edge cardio and strength equipment in a modern, uplifting space.



SURROUNDED BY NATURAL TONES AND SEAMLESS DESIGN, IT ENCOURAGES WELLNESS ROUTINES THAT FIT EFFORTLESSLY INTO YOUR DAY.



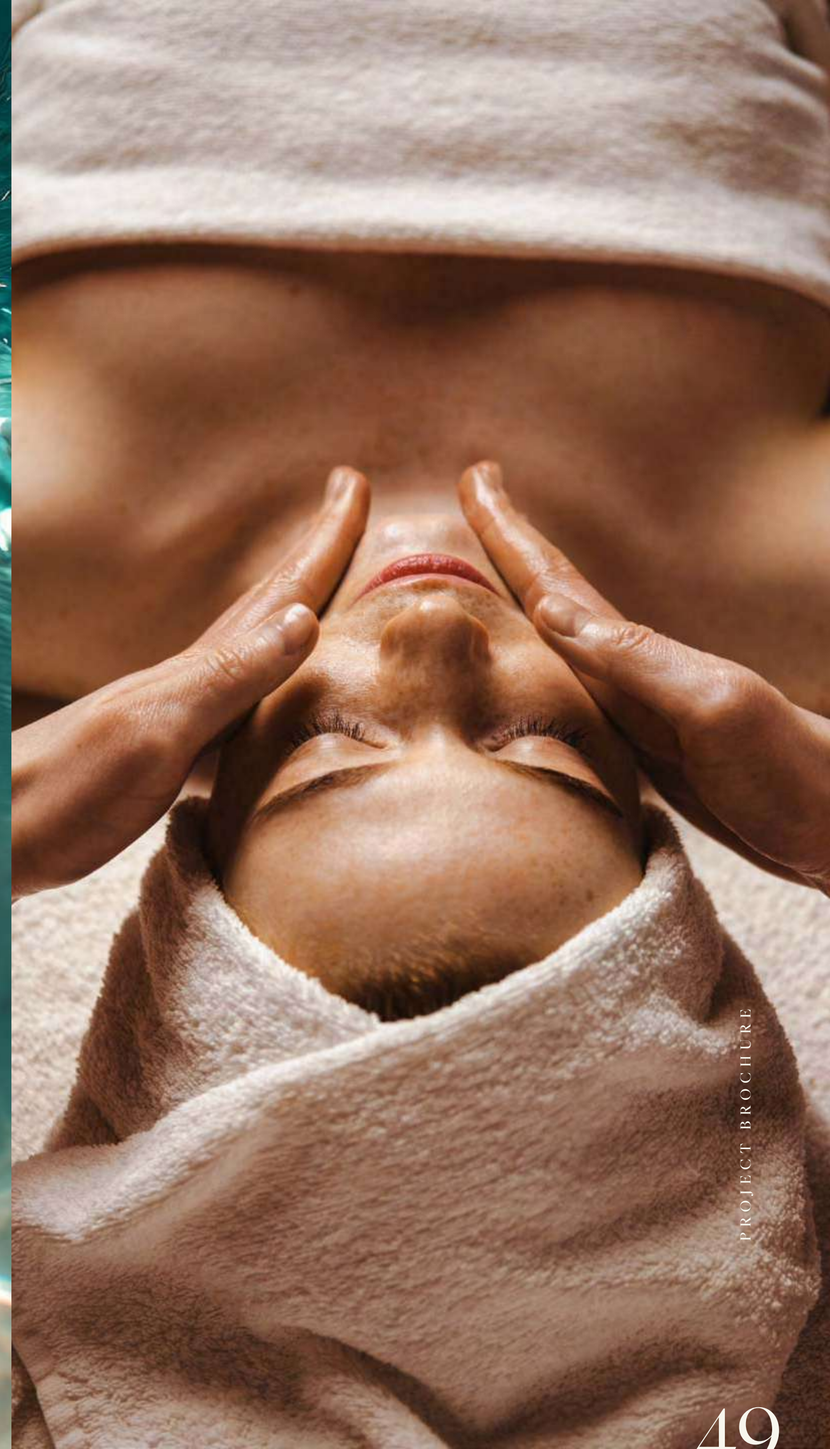
The Private Spa

A SPACE TO RECONNECT WITH YOURSELF

Surrounded by nature and silence, the spa invites deep relaxation through saunas, steam baths, and calming lounges.

Designed with organic materials and open views, it offers a soothing retreat where body and mind can gently realign.





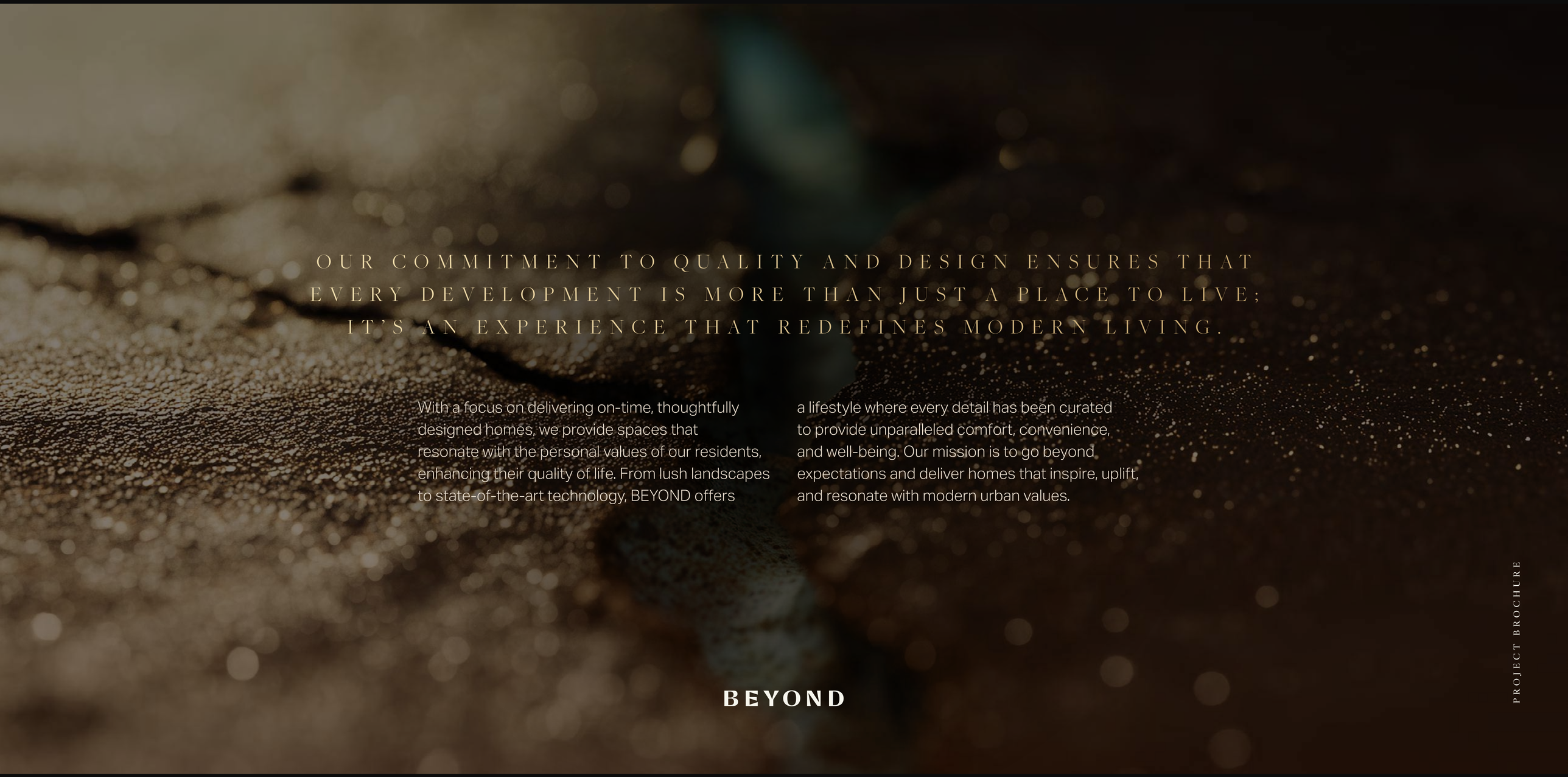


CHAPTER 5

The DEVELOPER

BEYOND is a premium real estate and commercial estate brand specializing in wider luxury markets and creating spaces that blend innovation, nature, and luxury.

BEYOND



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.

BEYOND



Immerse yourself in a place where horizons open endlessly, where light becomes part of the city,

AND EVERY MOMENT GLOWS WITH LIFE WAITING TO BE LIVED.



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.