PROJECT BROCHURE

BELLA

BY

PASSO



BEYOND

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Introducing...

A BOLD EXPRESSION OF MODERN LIVING

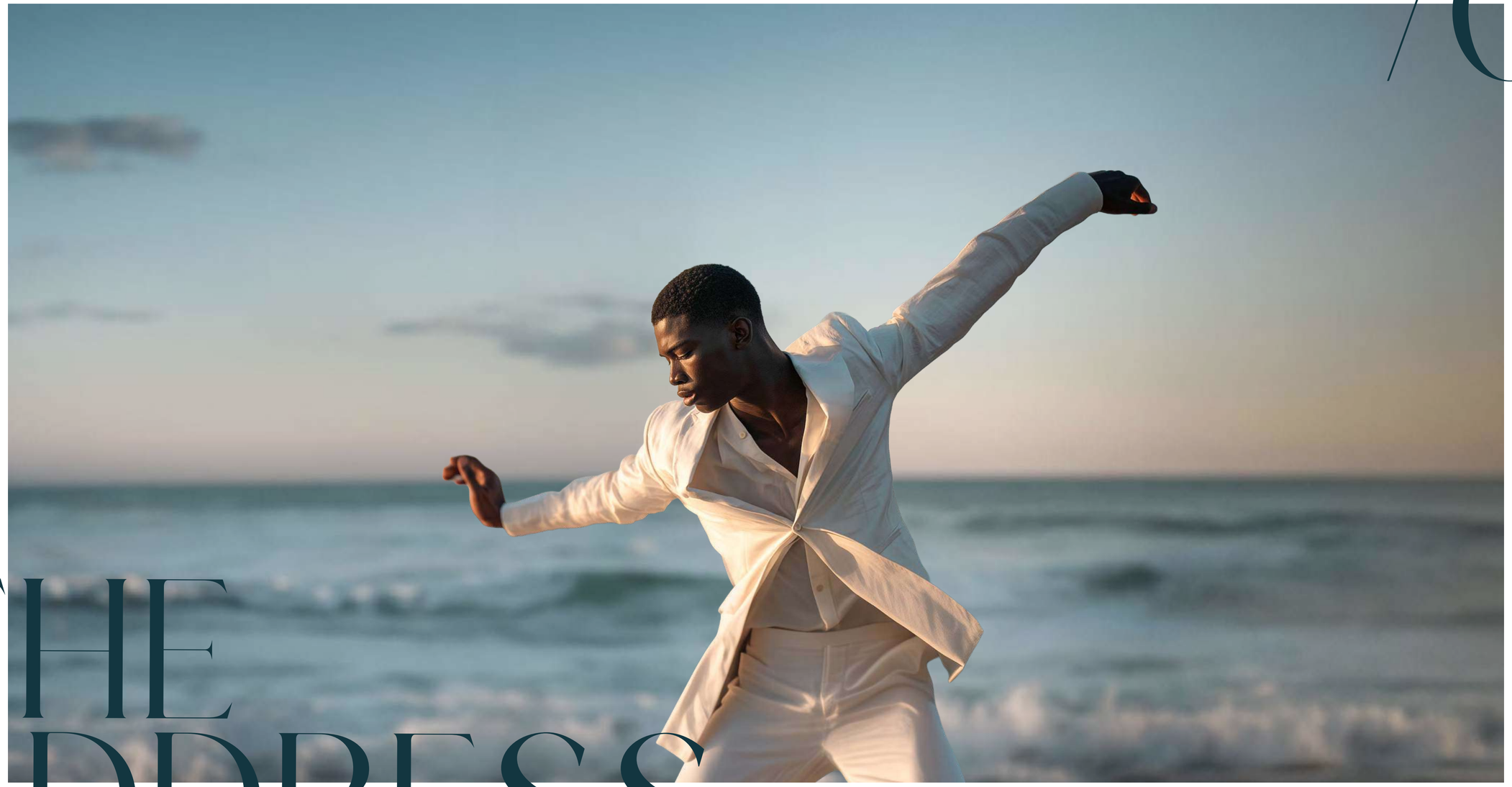
on the Palm

*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.



/01



THE ADDRESS

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



An address that needs no introduction

PASSO by Beyond is set on the West Crescent of Palm Jumeirah, the most prestigious and recognizable address in Dubai.

AN ICONIC LOCATION ON

PALM JUMEIRAH

Embraced by the calm waters of the Arabian Gulf and the architectural grandeur of Dubai's skyline.

This rare destination offers uninterrupted views, and a sense of tranquility in the heart of the city. From sunrise to sunset, the horizon is framed by iconic landmarks, including Burj Al Arab, Jumeirah Beach Hotel, Dubai Marina, Atlantis the Royal, Atlantis the Palm, and the Burj Khalifa.



/02



THE PROJECT

From its curved facade to its lush, sensory landscapes,
every detail is crafted to evoke a sense of balance, and calm.




INSPIRED BY TIDES.
SHAPED BY WIND.
DESIGNED TO MOVE You.

A Sculptural Landmark on the Sea

PASSO is more than architecture — it is movement, shaped by the sea.

Following Avita, its first sculptural expression, BELLA rises as a natural continuation of the vision. Fluid in form and effortless in elegance. Together, they form a timeless waterfront composition, redefining iconic living on Dubai's most celebrated shoreline.





A Duet, of Design & Distinction

BELLA by PASSO rises as a sculptural form in quiet dialogue, shaping a living experience rooted in beauty, balance, and connection.

/03



THE COLLECTIONS

268
RESIDENCES

3
PENTHOUSES

3
BEACH MANSIONS

2 – 6
BEDROOMS







5 DISTINCTIVE COLLECTIONS

THE
Residences

THE
Wellness Collection

THE
Elite Collection

THE
Penthouses

THE
Beach Mansions



THE

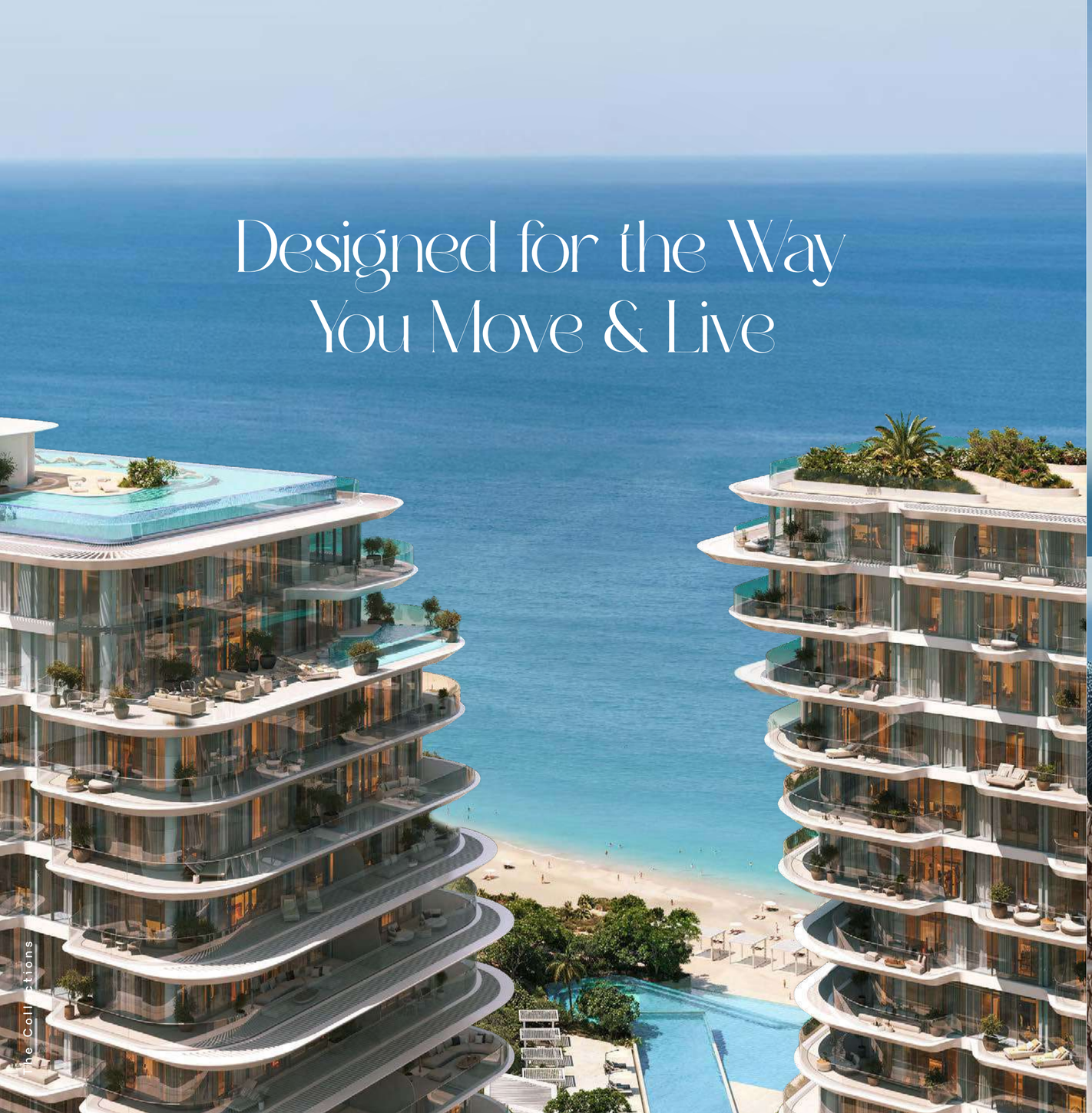
Residences

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 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.


Vincent Van Duysen Works 2009 – 2018

Designed for the Way You Move & Live









THE

Wellness Collection

Comprising 2- and 3-bedroom duplexes, 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.

Where Serenity Begins

The residences at BELLA are defined by a distinct design ethos: where calm, structure, and sensual materiality come together in perfect balance.

High ceilings, expansive glazing, and flowing open-plan layouts are enhanced by tactile surfaces, tonal richness, and moments of visual contrast.


NEW YORK

THE

Elite Collection



A curated mix of 2 and 3-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.



Where Design goes Beyond, Luxury Knows no Limits...



Interiors with Intent

Flowing contemporary interiors, premium materials and finishes, and uninterrupted views.

Shaped by light and guided by flow, the residences at BELLA open gracefully to the world beyond. Framed by sea and sky, each space is composed for calm, clarity, and effortless living.



THE

Penthouses

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

A limited collection of just 3 penthouses crowns the highest floors, positioned at the pinnacle of BELLA. Commanding uninterrupted views across the sea, The Palm, and the city skyline, each 4- and 5-bedroom residence offers an elevated living experience from the very first moment. Arrival begins at a dedicated enclosed parking space, followed by a private lobby and exclusive elevator that delivers you directly into your home.

A Residence in Rythym with the Horizon



The unit's architecture blends the interior with the exterior, creating spacious living spaces.

A generous lower-floor terrace extends the living space outdoors, complete with an integrated plunge pool. A show kitchen anchors the dining area, setting the stage for intimate gatherings and live culinary moments.

A sculptural staircase rises to an upper family lounge, overlooking the dramatic double-height living space and opening to sweeping views through a full-height glazed facade.





Spaces that flow, textures that breathe, and light that lingers.

THE

Beach Mansions

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

Each Mansion features a private enclosed basement parking for 3 cars, complemented by dedicated storage. From here, a secluded arrival lobby leads directly to the ground floor via a private lift and a sculptural staircase, setting a discreet and elegant arrival experience.

Your Home on the Shoreline

Whether arriving via the drop-off courts and expansive landscaped grounds or through the parking arrival, every journey is thoughtfully curated to immerse residents and visitors of the Beach Mansion in a refined, luxurious setting.



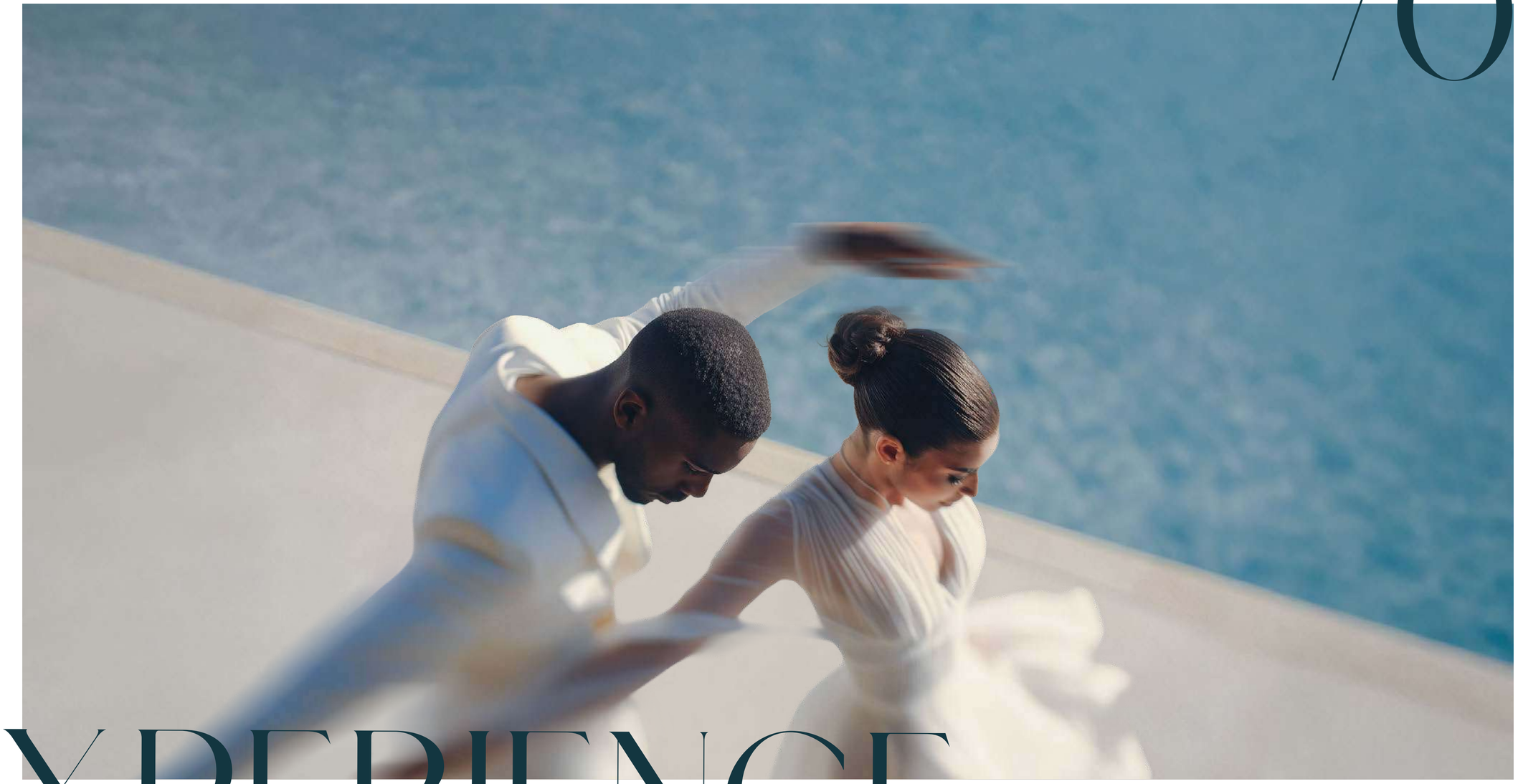
From open-plan flow to sensory stillness, interiors reflect a lifestyle in harmony with itself.



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

The generous ground-floor living areas flow seamlessly into a lush private garden, where a plunge pool rests on a yacht-inspired deck that stretches toward the beach. Framed by intimate seating lounges, the space invites you to soak in extraordinary views of the shoreline.

/04



THE EXPERIENCE

RESORT-LEVEL AMENITIES, RESIDENTIAL PRIVACY

At PASSO, amenities are not just additions—they are integral to daily life.

Carefully curated experiences span wellness, leisure, work, and play, all set against lush landscaped backdrops and sweeping sea views.

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



ARRIVAL EXPERIENCE



Arrival at BELLA begins at the sculptural canopy of the Piazza, where the glass pavilion welcome residents and guests into a world of connection, elegance, and inspiration.

OUTDOOR LANDSCAPE



Multi-tiered pools with infinity edges, beachfront cabanas, and sunken water lounges create a serene aquatic environment.



Serenity is not an idea — it's an atmosphere. One you live in, one you feel.

THE WELLNESS PAVILION



Spans 260 sqm and offers more than a fitness experience. It’s a sanctuary of movement and mindfulness, with outdoor yoga decks, pools, and serene corners for reflection and recovery.

THE KIDS PAVILION



Inspired by Montessori principles, blending indoor and outdoor environments into a playful world of sensory learning, imagination, and freedom.



Nature, texture, and light become tools of exploration.

AQUASCAPE & POOLS



Lush planting and organic contours, where a flowing aquascape of cascading pools leads gently toward 250 meters of private white-sand beach. Every step is an invitation to explore, unwind, and reconnect.

SPA & SOCIAL DECK



An elevated spa crowns the rooftop, featuring an infrared sauna, steam room, treatment suites, and a wellness pool suspended in light. An open-sky terrace hosts social lounges and a starlit cinema, offering immersive moments from day to night.



A private stage for emotion and escape — where stories come alive in shadows and light.

SKY POOL & GARDEN



Elevated above, an infinity pool opens to breathtaking panoramic views. Nearby, a serene sky garden unfolds with shaded structures and social belvederes, offering moments of connection and quiet contemplation.





ADDITIONAL AMENITIES

A refined world of quiet inspiration: from the melodic charm of the Piano Café to the focused calm of the Working Lounge, and the timeless elegance of the Executive Library.

/05



THE DEVELOPER

BEYOND

FROM THE VISIONARIES AT BEYOND

A new era in living shaped by design, emotion, and architectural excellence.

BEYOND sets a new benchmark for luxury real estate with PASSO, blending bold design with meaningful experiences that reflect a deep understanding of place, people, and purpose.

BORN FROM THE ELEMENTS
COMPOSED FOR THE SENSES

PASSO IS GRACE MADE TANGIBLE.

