

PROJECT BROCHURE

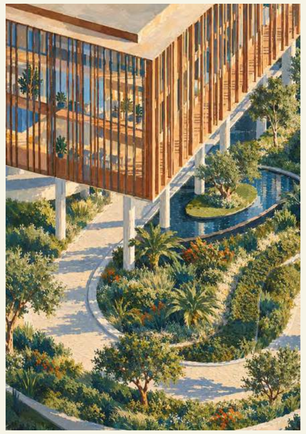
# THE YARDS PLAZA

BEYOND

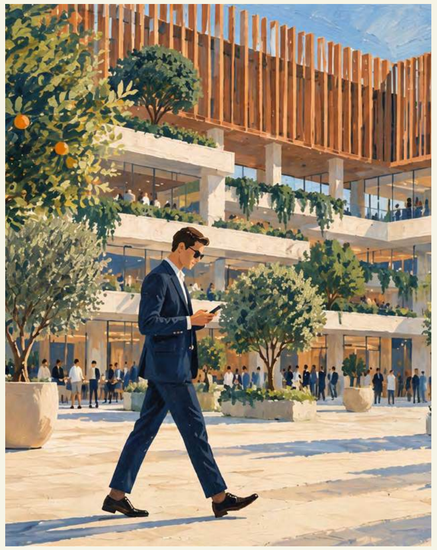
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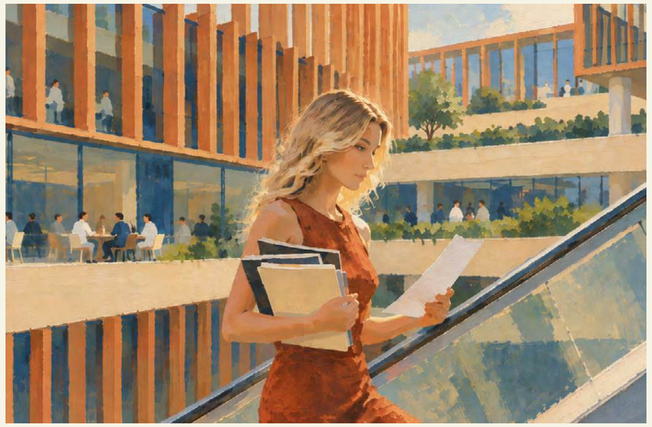
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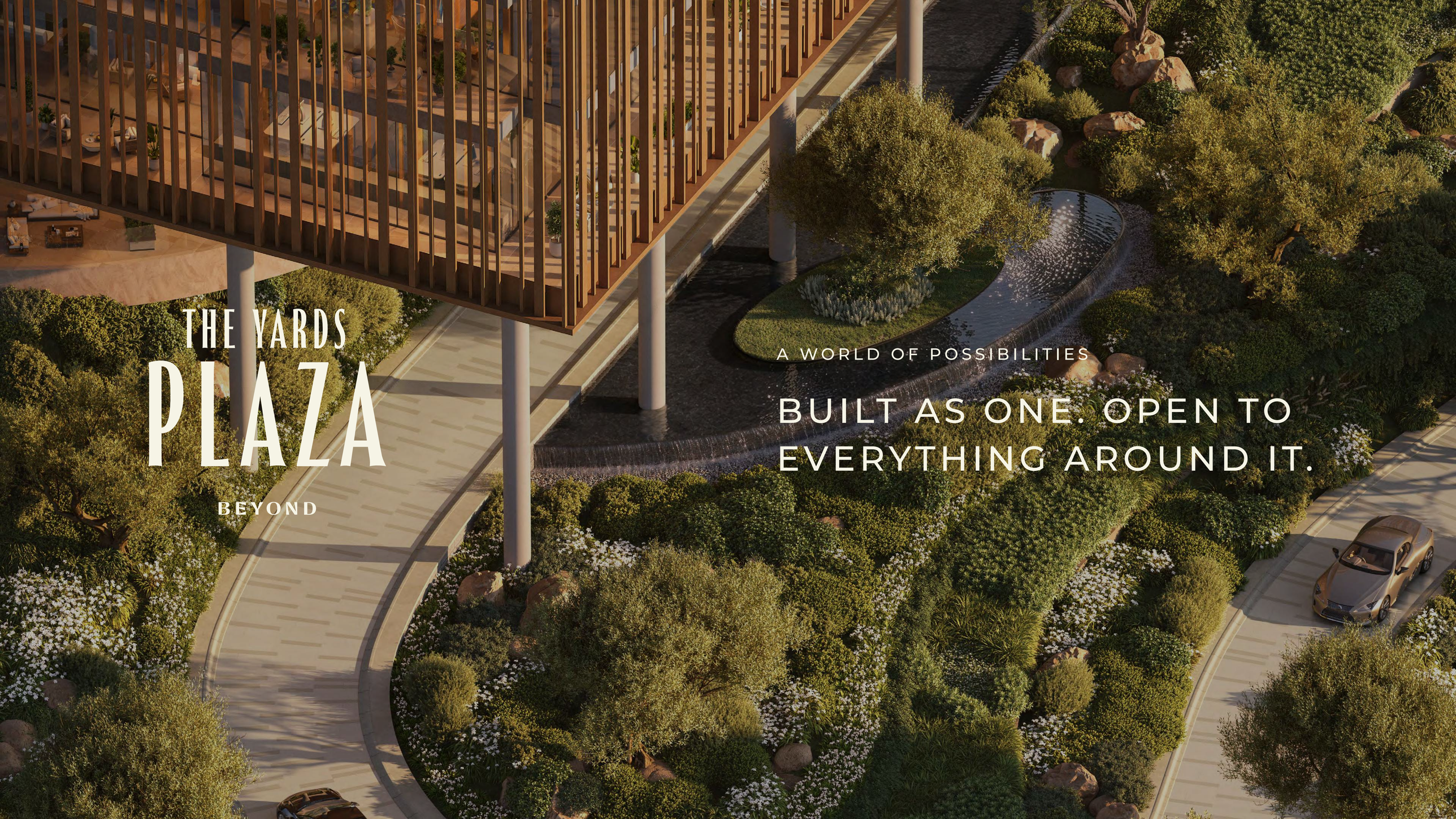




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THE YARDS
PLAZA
BEYOND
A WORLD OF POSSIBILITIES
BUILT AS ONE. OPEN TO EVERYTHING AROUND IT.




LOCATION

# WORK, WITH MORE AROUND IT.

THE SETTING FOR A NEW COMMERCIAL ADDRESS.

BEYOND




# MAP

| | | |
|---|---|---|
| 3 min | — | IMG World |
| 10 mins | — | Global Village |
| 15 mins | — | Silicon Central Mall |
| 15 mins | — | Dubai Miracle Garden |
| 16 mins | — | Hamdan Sports Complex |
| 20 mins | — | Downtown Dubai |
| 23 mins | — | Mall of the Emirates |
| 25 mins | — | Dubai International Airport |
| 35 mins | — | DWC Airport |


THE YARDS
THE YARDS
WALKS THROUGH WONDER
BEYOND



# FROM RESIDENTIAL BEGINNINGS TO A NEW COMMERCIAL CHAPTER

## THE YARDS IS BEYOND'S 165,000 M² MASTERPLAN

Situated on Sheikh Mohammed Bin Zayed Rd, a landscape first destination where over 70% is dedicated to open-air living.





PAUSE TOGETHER

# INTERNAL HOTEL

The social heart of the community. Framed by elegant architecture, landscaped courtyards and inviting gathering spaces, the plazas bring neighbours together while offering moments of calm and everyday discovery.





FLOURISH TOGETHER

# EDIBLE GARDENS

A vibrant space where residents can grow, harvest and connect. Inspired by the simple pleasures of outdoor living, these gardens encourage a healthier, more sustainable and community-focused lifestyle.



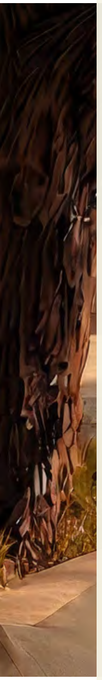


PAUSE IN BLOOM

# GARDEN RETREAT

A tranquil outdoor sanctuary where nature and wellbeing come together. Thoughtfully designed seating, lush landscaping and quiet pathways create an atmosphere of relaxation throughout the day.





QUIET RESTORATION

# WELLNESS DECK

A serene retreat designed for restoration and connection. Surrounded by calming waters, shaded lounges and intimate wellness spaces, it offers a peaceful setting to unwind, reflect and recharge at your own pace.



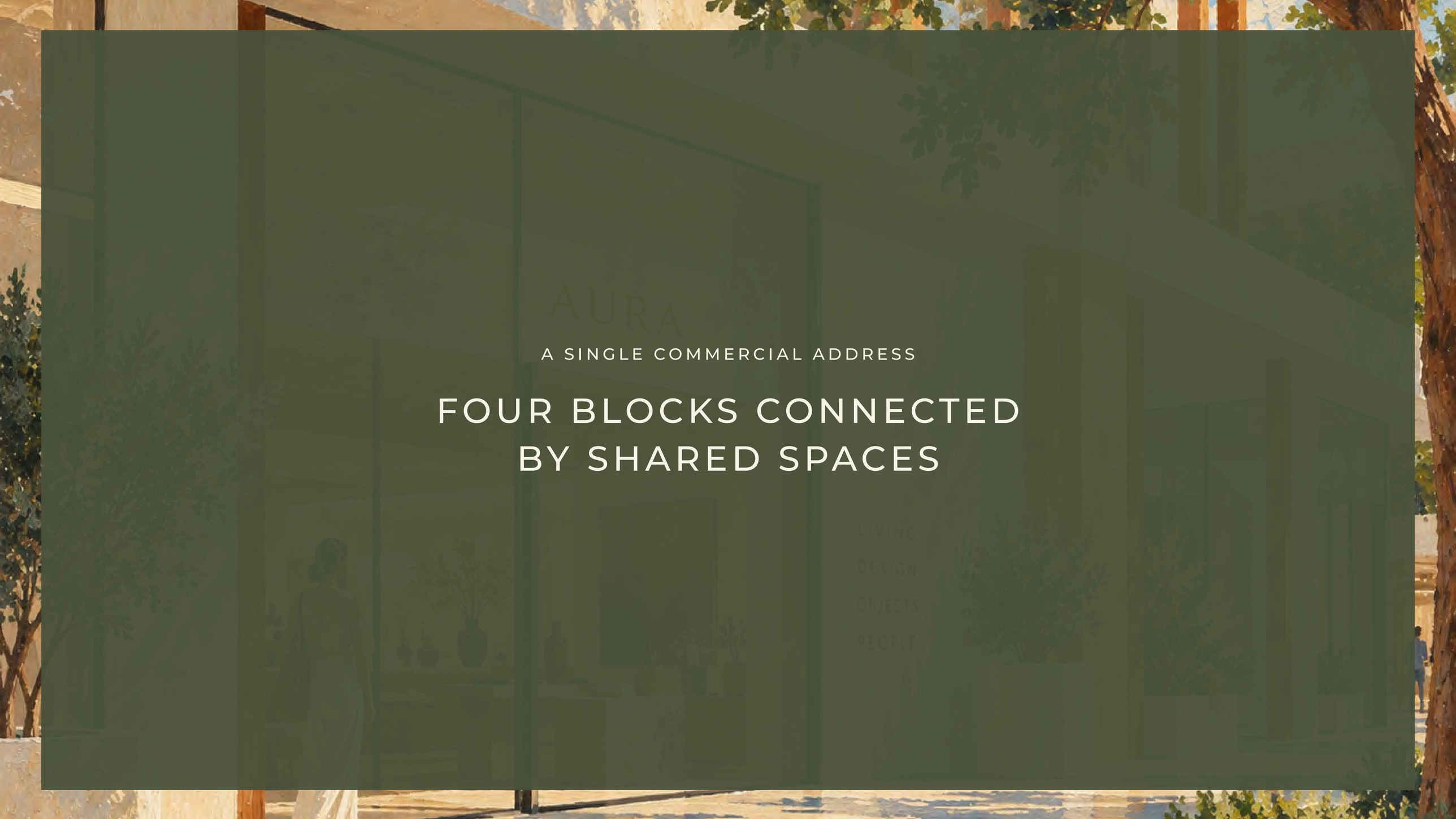


THE PROJECT

# THE YARDS PLAZA

THE BUILDING ITSELF, IN DETAIL.

BEYOND




A SINGLE COMMERCIAL ADDRESS

# FOUR BLOCKS CONNECTED BY SHARED SPACES

THE YARDS

# PLAZA






# A SINGLE COMMERCIAL ADDRESS

## FOUR BLOCKS CONNECTED BY SHARED SPACES

Bringing together four distinct blocks as one cohesive composition, unified by a shared design language.





ARCHITECTURE

# ONE COMPOSITION, BUILT FROM FOUR

**A STRONG MONOLITHIC FORM DEFINES ITS PRESENCE ON THE SKYLINE, WHILE AT GROUND LEVEL, SHARED SPACES CREATE A FLUID CONNECTION BETWEEN ARCHITECTURE, LANDSCAPE, AND PEOPLE.**

Designed to feel open and permeable, The Yards Plaza brings architecture and outdoor space together, creating a seamless experience from arrival to interior.

Its thoughtful setting places the city’s best-known landmarks only a short drive away.



FAÇADE

# DEPTH, WHERE THE LIGHT LANDS

**THE FAÇADE GIVES THE YARDS PLAZA BOTH ITS COHERENCE AND CHARACTER.**

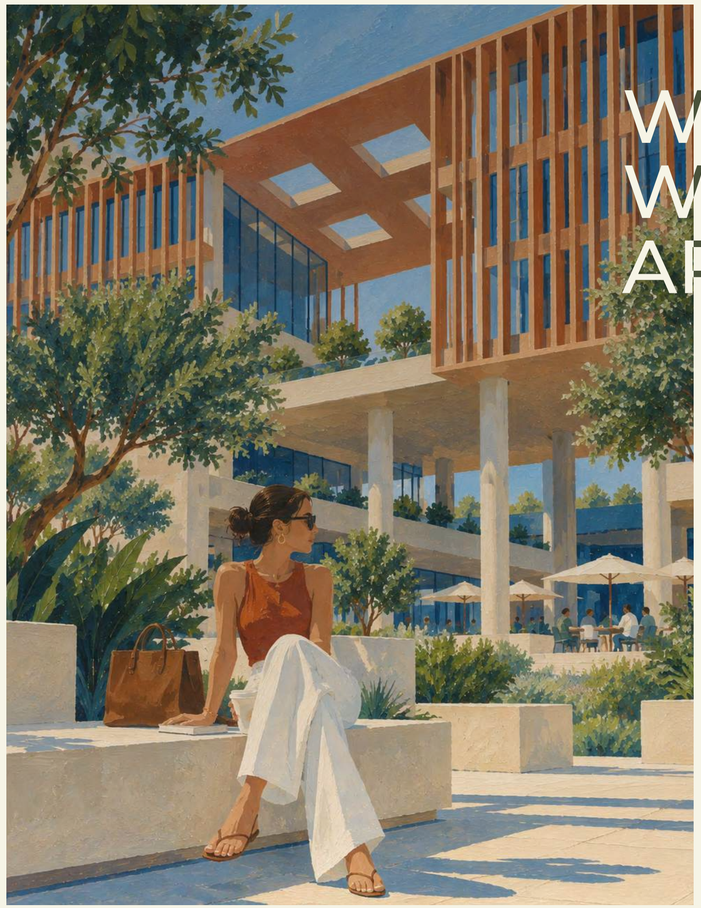
Aluminium louvers, frosted glass and perforated panels create a continuous language across all four volumes, uniting them as one composition.

The façade filters light into shifting patterns of shade. Varying in depth by orientation, it responds to each elevation while light and shadow bring movement to the monolithic form.






## THE YARDS PLAZA



# WORK, WITH MORE AROUND IT

## ONE COMMERCIAL ADDRESS

The Yards Plaza brings together one retail volume and four offices blocks, ground plus six upper floors each, within a single commercial address. Across them, 272 offices sit over a ground floor (G+2) of retail and dining.




THE INTERIORS

# SPACE TO THRIVE

ARCHITECTURE SHAPED FROM THE OUTSIDE IN.

BEYOND



# THE LOBBY

THE INTERIOR EXPERIENCE BEGINS WITH A REFINED MATERIAL PALETTE AND A STRONG SENSE OF ARRIVAL.

Stone flooring is complemented by a combination of tile, painted gypsum and feature stone and special paint wall finishes. Painted gypsum ceilings, feature lighting, integrated wayfinding and carefully placed artwork add character while reinforcing the identity of the development.




otieno
FREE GUIDE



THE INTERIORS

# THE ARCHITECTURE CONTINUES INSIDE

The interiors are designed with a modern, high-end look and feel, using a considered palette of tile, timber and painted finishes across the shared spaces.

Abundant natural light and clear views create a sense of openness, while communal areas are planned to support easy movement and everyday interaction.

Artwork, feature lighting and integrated wayfinding add further detail and identity throughout the building.

From the lobby to the office entrance, every part of the journey is designed as one continuous architectural experience.

BUSINESS CENTRE

# SPACE TO MEET, WORK AND CONNECT

**THE DEDICATED BUSINESS CENTRE GIVES TENANTS AN ADDITIONAL SETTING BEYOND THE OFFICE FLOOR.**

For teams, it adds flexibility beyond the office floor, a shared place for business to happen when the day calls for something different.





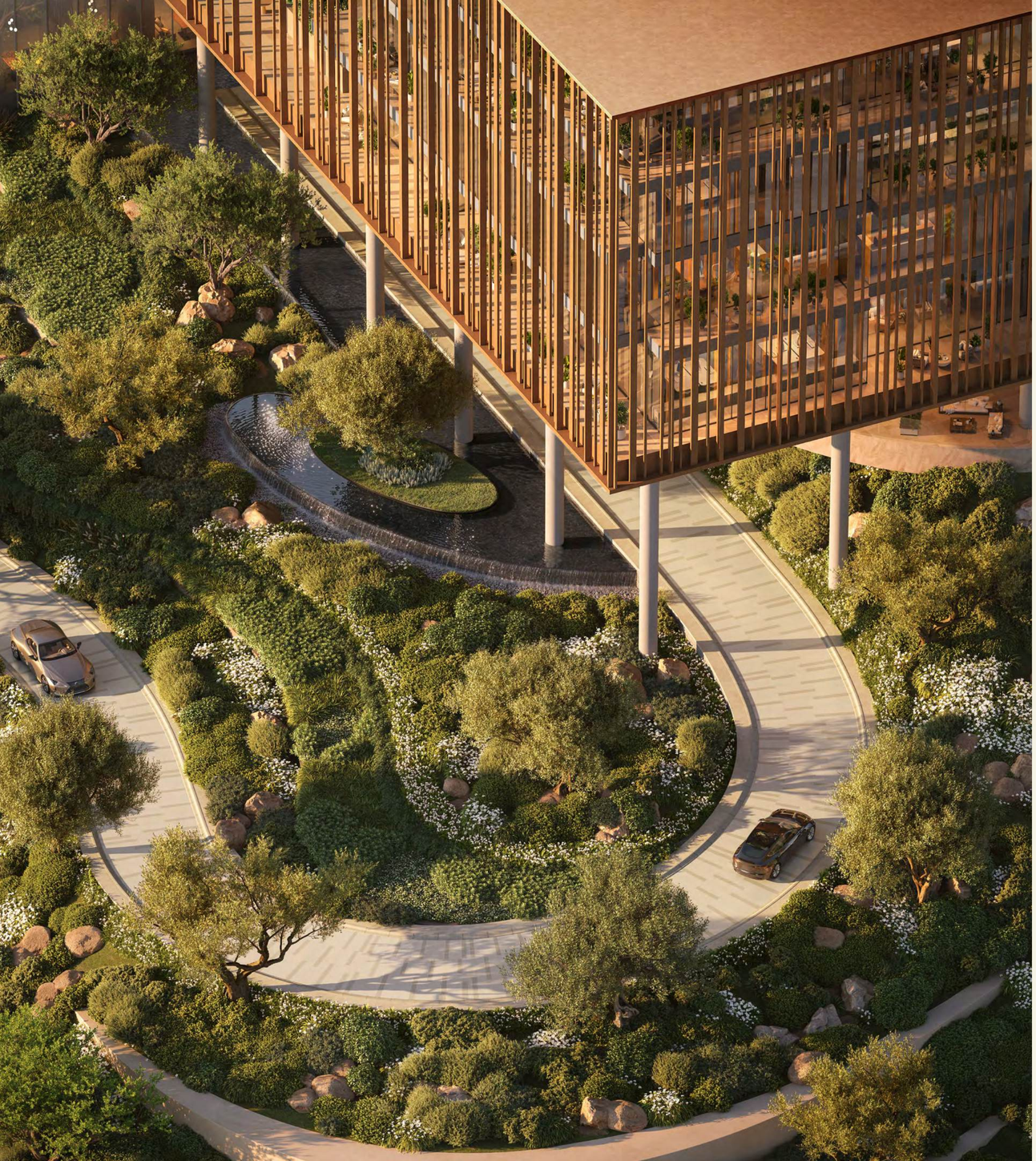


EXPERIENCE & AMENITIES

# THE WORKING DAY

MORE TO THE DAY THAN WORK.

BEYOND



LANDSCAPE

# A LANDSCAPED ARRIVAL

**THE LANDSCAPE IS DESIGNED AS PART OF THE ARCHITECTURAL CONCEPT, NOT AS A SEPARATE LAYER AROUND IT.**

A generous sculpted landscape forms the anchor of the development, grounding the bold architecture within a softer, more natural setting. Rising gradually around the building, the landscape softens its scale and creates a seamless transition from the public realm toward the main entrance and The Plaza. Integrated pathways, layered planting and subtle terraces are woven into the landform, guiding movement and framing the approach to the building. The result is a dynamic arrival experience where architecture and landscape read as one composition, while creating a natural connection between The Plaza and The Yards.



THE COURTYARD

# AT THE HEART OF THE YARDS PLAZA

**POSITIONED BETWEEN THE FOUR BLOCKS, THE CENTRAL COURTYARD CREATES A SHARED OUTDOOR SPACE FOR THE WORKING COMMUNITY.**

Landscaped areas, shaded seating and pedestrian routes transform the courtyard from a simple circulation space into a place to meet, pause and spend time throughout the day.

Whether for a coffee, an informal meeting or a break between appointments, the courtyard gives The Yards Plaza a clear social center.


NORTH STITCH
ATELIER NINE
URBAN WEAVE
MONO APPAREL
ALDER CLOTHING
LOOM DISTRICT
DAILY BEAN

PUBLIC TERRACES

# WORK OUTSIDE

**LANDSCAPED PODIUM TERRACES EXTEND THE WORKPLACE BEYOND THE BUILDING.**

Designed with outdoor seating and planting, they provide comfortable spaces for breakout sessions, informal meetings, calls and moments away from the desk.

For office and retail users, the terraces offer easy access to fresh air and outdoor space without leaving the development.



# A MORE COMPLETE WORKING DAY

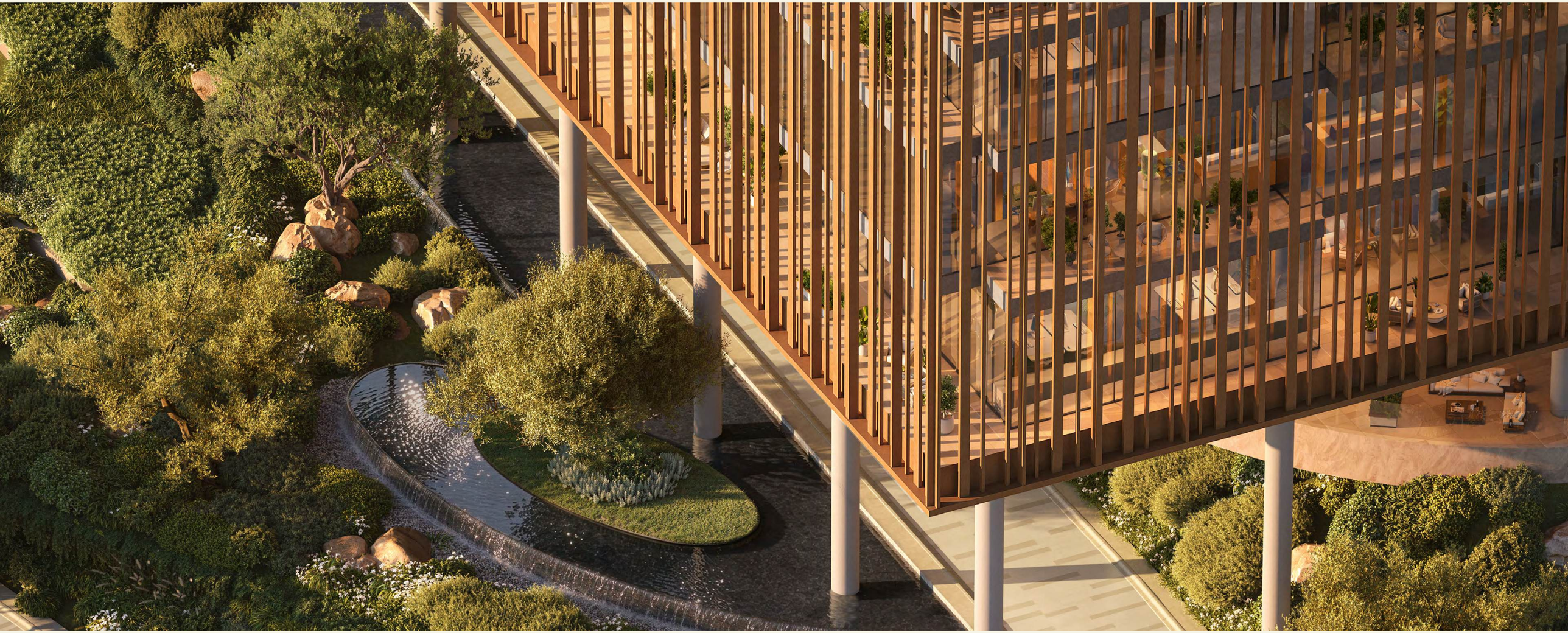


## THE PLAZA BRINGS TOGETHER WORK, WELLBEING, LANDSCAPE, RETAIL AND LEISURE WITHIN ONE CONNECTED ENVIRONMENT.

Outdoor terraces, landscaped spaces, fitness facilities, sports courts and places to eat and meet create more choice throughout the day.

The result is a workplace that supports more than the hours spent at a desk.





# AT THE YARDS PLAZA, THESE MOMENTS ARE PART OF THE EXPERIENCE

Rather than an afterthought. Places to eat and exercise sit alongside the offices, and outdoor spaces are always close by. More of what fills the day belongs to the same address.

The practical difference is simple. Less moving between one thing and the next, more time actually spent in them.



PADEL COURT

# SPACE TO MOVE

**DEDICATED PADEL COURTS INTRODUCE SPORT AND RECREATION INTO THE WORKING ENVIRONMENT.**

Available before or after work, they give tenants another way to stay active, connect with colleagues and make better use of the wider development.





GYM & POOL

# WELLBEING BUILT INTO THE DAY

**A DEDICATED GYM AND LAP POOL BRING FITNESS AND WELLBEING CLOSER TO THE WORKPLACE.**

Whether used before the first meeting, during a break or at the end of the day, these facilities make it easier to integrate movement into the daily routine.

By placing wellbeing facilities within the development, The Yards Plaza gives users greater flexibility in how they structure their day.





RETAIL & DINING

# EVERYDAY CONVENIENCE AT GROUND LEVEL

**RETAIL AND F&B UNITS ARE POSITIONED ALONG THE ACTIVE EDGES OF THE DEVELOPMENT, OPENING THE YARDS PLAZA TOWARDS THE STREET AND CREATING MORE VIBRANT PUBLIC FRONTAGES.**

Coffee, lunch, informal meetings and after-work dining are all within easy reach, adding convenience for tenants while bringing additional activity to the ground floor.

Delivered shell and core, the units are designed to accommodate a varied mix of operators and contribute to the wider identity and everyday life of The Yards Plaza.

Retail & F&B Units.
All units delivered shell & core.


Coffee Bar

24-HOUR SECURITY

# SUPPORTED AROUND THE CLOCK

The everyday experience of The Yards Plaza is supported by the infrastructure needed to keep the development operating smoothly.





THE DEVELOPER

# BEYOND

THE VISION BEHIND THE YARDS PLAZA.

# ABOUT THE DEVELOPER

BEYOND IS A PREMIUM REAL ESTATE BRAND WITHIN THE OMNIYAT GROUP, CREATED TO SHAPE PLACES AROUND HOW PEOPLE LIVE, WITH DESIGN AND NATURE PLAYING A CENTRAL ROLE.

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 wellbeing. Our mission is to go beyond expectations and deliver homes that inspire, uplift and resonate with modern urban values.



