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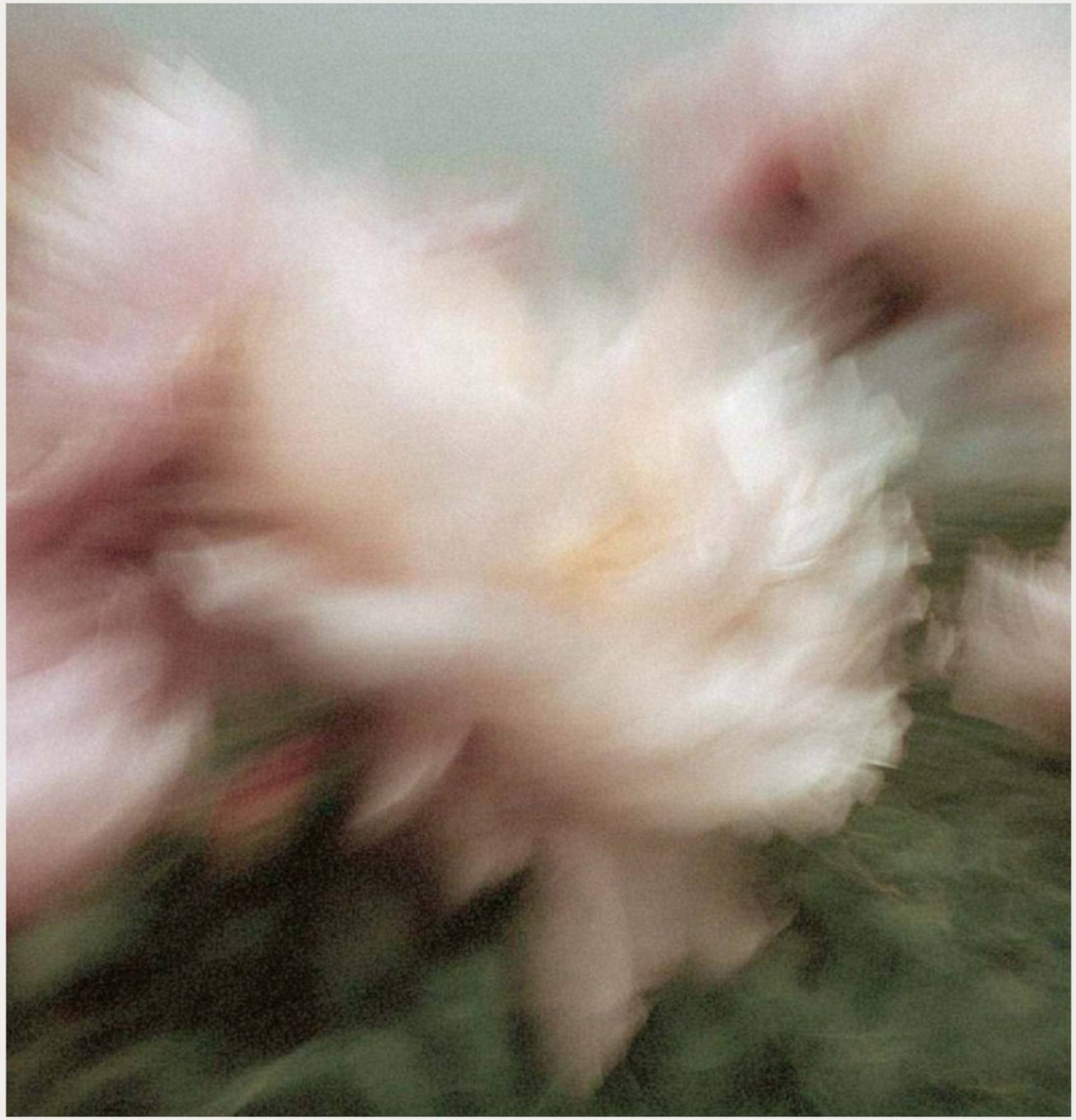
PROJECT BROCHURE

BY BEYOND

STILLNESS MOVES



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A COMMUNITY SHAPED BY PURPOSEFUL LIVING

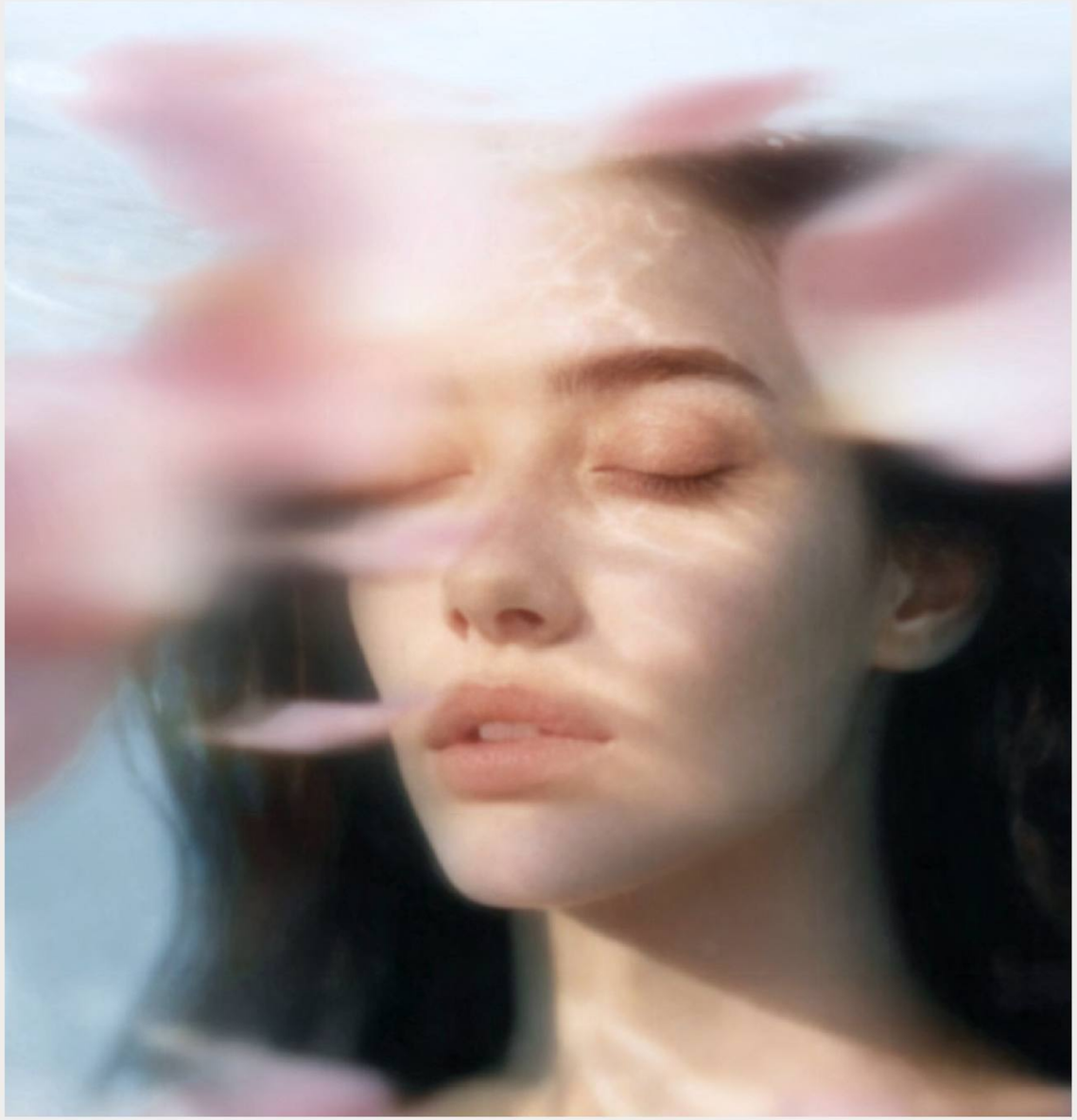
THIS PLACE IS CALLED HADO

There are places that speak without words, where beauty is not only seen but felt. A quiet pulse flows through every space, the energy of the sea, the warmth of sunlight, the connection between people and place.

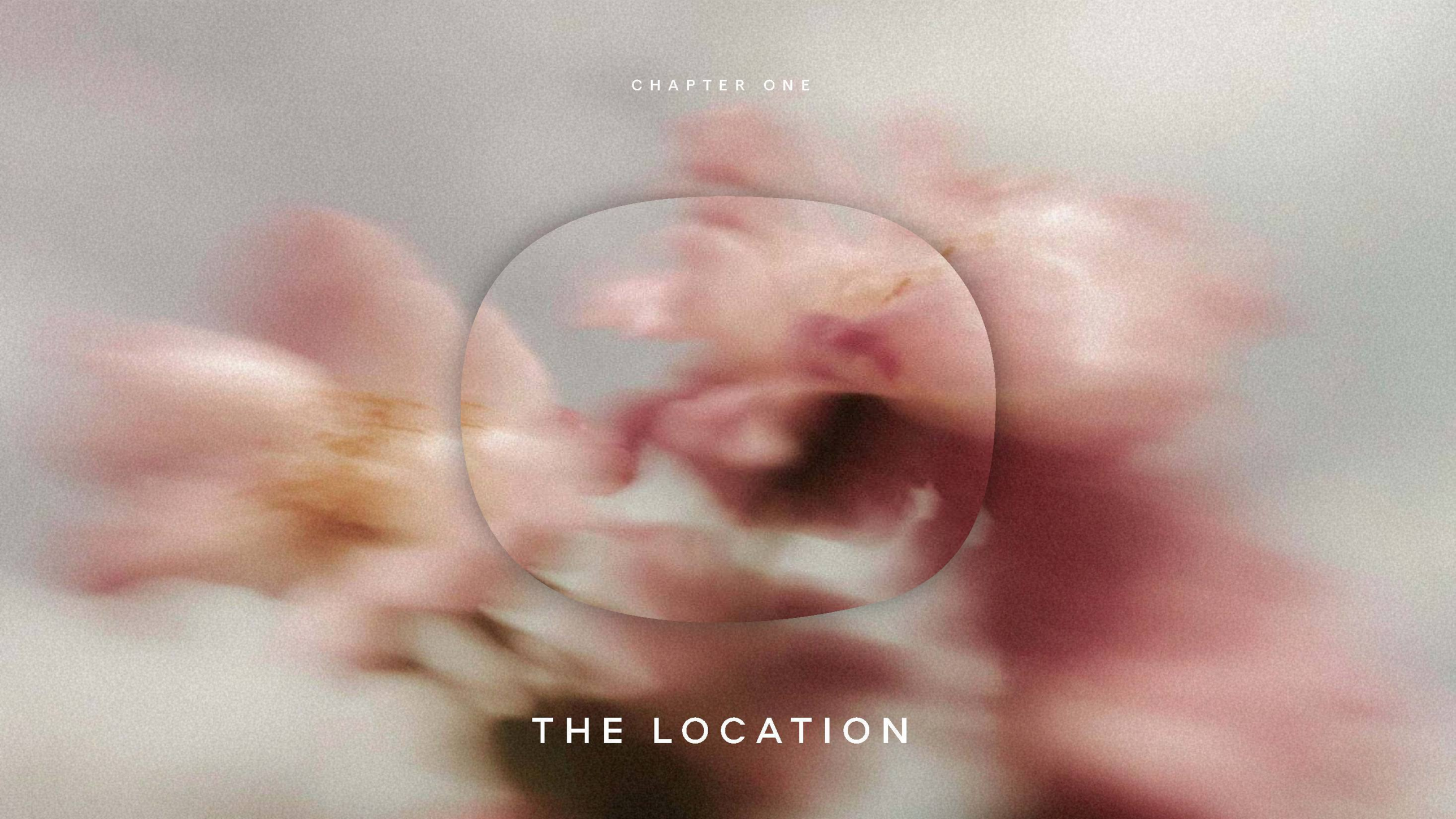
This is HADO, the unseen resonance where motion and stillness coexist.

Three towers rise in quiet harmony, opening toward the water to capture light and expansive views.

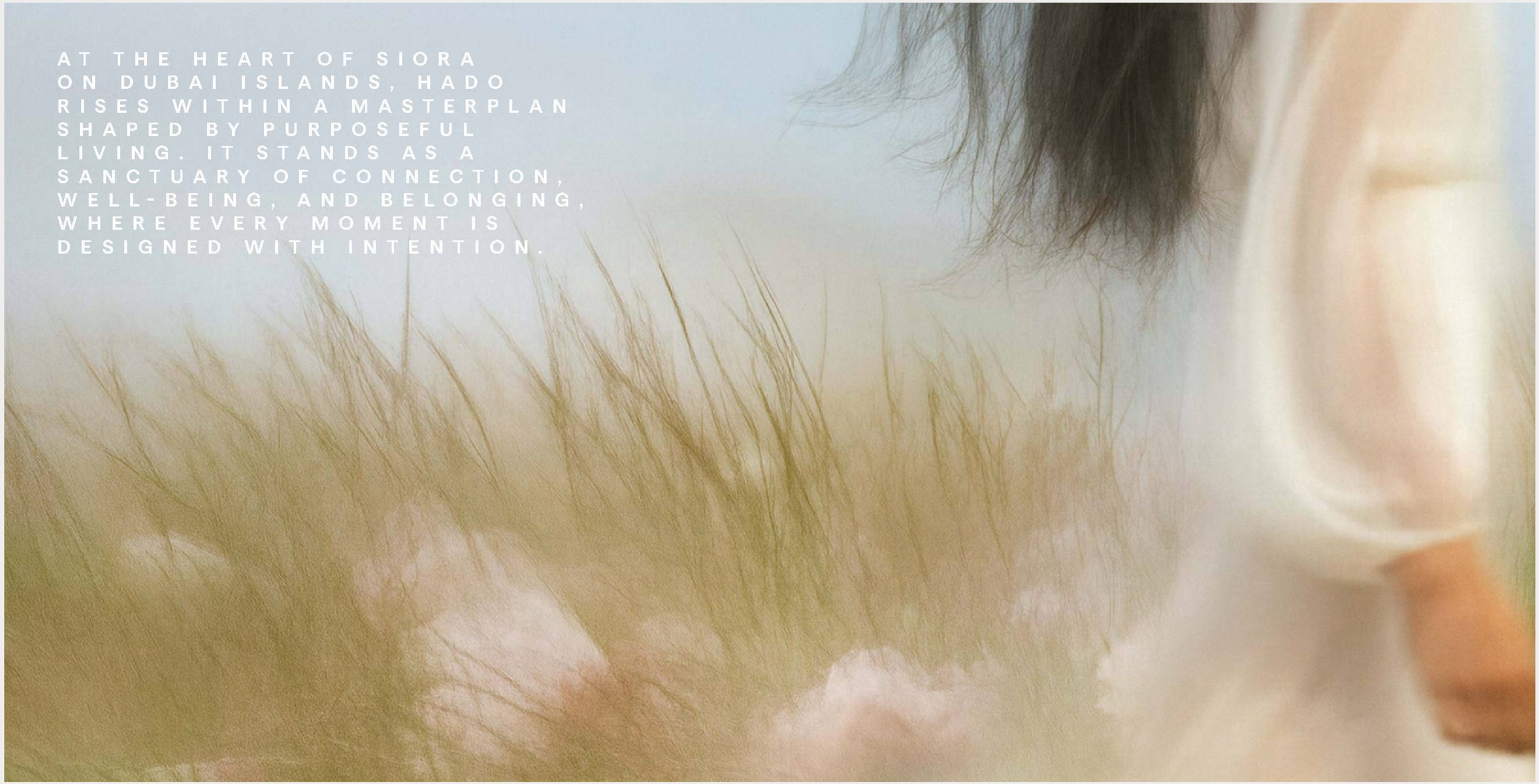
Glass corners dissolve boundaries, blending interior calm with the horizon beyond. Architecture becomes an expression of energy — subtle, fluid and alive.



CHAPTER ONE



THE LOCATION



AT THE HEART OF SIORA ON DUBAI ISLANDS, HADO RISES WITHIN A MASTERPLAN SHAPED BY PURPOSEFUL LIVING. IT STANDS AS A SANCTUARY OF CONNECTION, WELL-BEING, AND BELONGING, WHERE EVERY MOMENT IS DESIGNED WITH INTENTION.

A COASTAL REALM DEFINED BY ELEGANCE AND EFFORTLESS CONNECTION.

Dubai Islands is one of Dubai's most distinguished mixed-use destinations, bringing together upscale residences, world-class hospitality, dynamic marinas, and over 20 kilometres of pristine shoreline, including a certified Blue Flag beach. With direct access by both road and sea, the islands will host more than 80 hotels, expansive green parks, premium golf courses, and a seamless network of promenades and transport routes, creating an effortlessly connected and elevated beachfront way of living.

LOCATED ON ISLAND B OF DUBAI ISLANDS, SIORA MASTERPLAN IS A PREMIER WATERFRONT DESTINATION.

A COASTAL DESTINATION SHAPED BY COMMUNITY AND BALANCE

Siora offers breathtaking 360-degree views of surrounding waters. With unobstructed vistas toward the ocean and beach on one side, the sea, and the city skyline on the other, Siora redefines coastal living in Dubai.

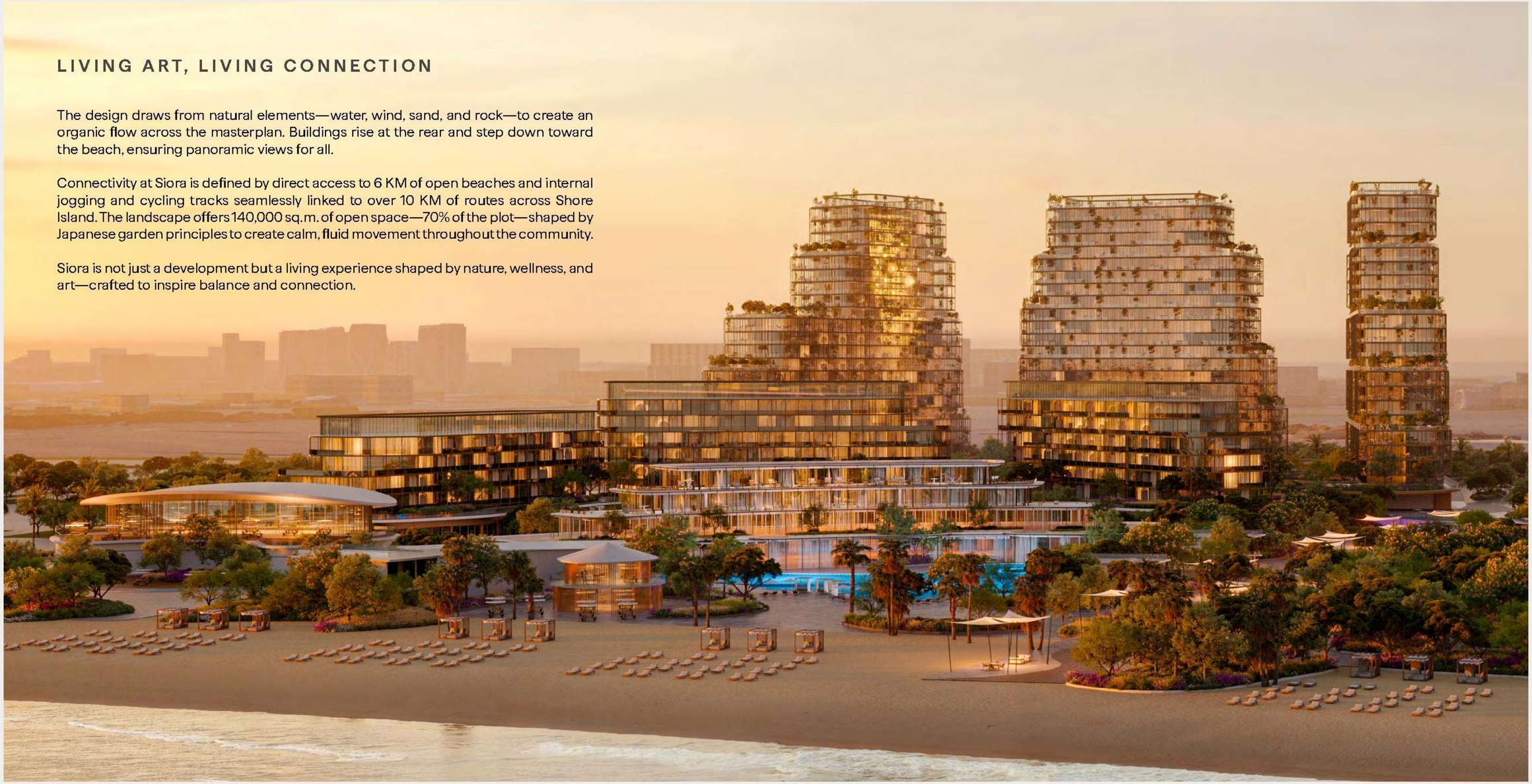
Designed as a masterfully planned, inclusive beachfront community, Siora blends luxurious living with holistic wellness. It features refined residential enclaves, world-class hospitality, vibrant retail, and diverse dining, all set within zen-inspired landscapes enriched with curated art.

LIVING ART, LIVING CONNECTION

The design draws from natural elements—water, wind, sand, and rock—to create an organic flow across the masterplan. Buildings rise at the rear and step down toward the beach, ensuring panoramic views for all.

Connectivity at Siora is defined by direct access to 6 KM of open beaches and internal jogging and cycling tracks seamlessly linked to over 10 KM of routes across Shore Island. The landscape offers 140,000 sq.m. of open space—70% of the plot—shaped by Japanese garden principles to create calm, fluid movement throughout the community.

Siora is not just a development but a living experience shaped by nature, wellness, and art—crafted to inspire balance and connection.

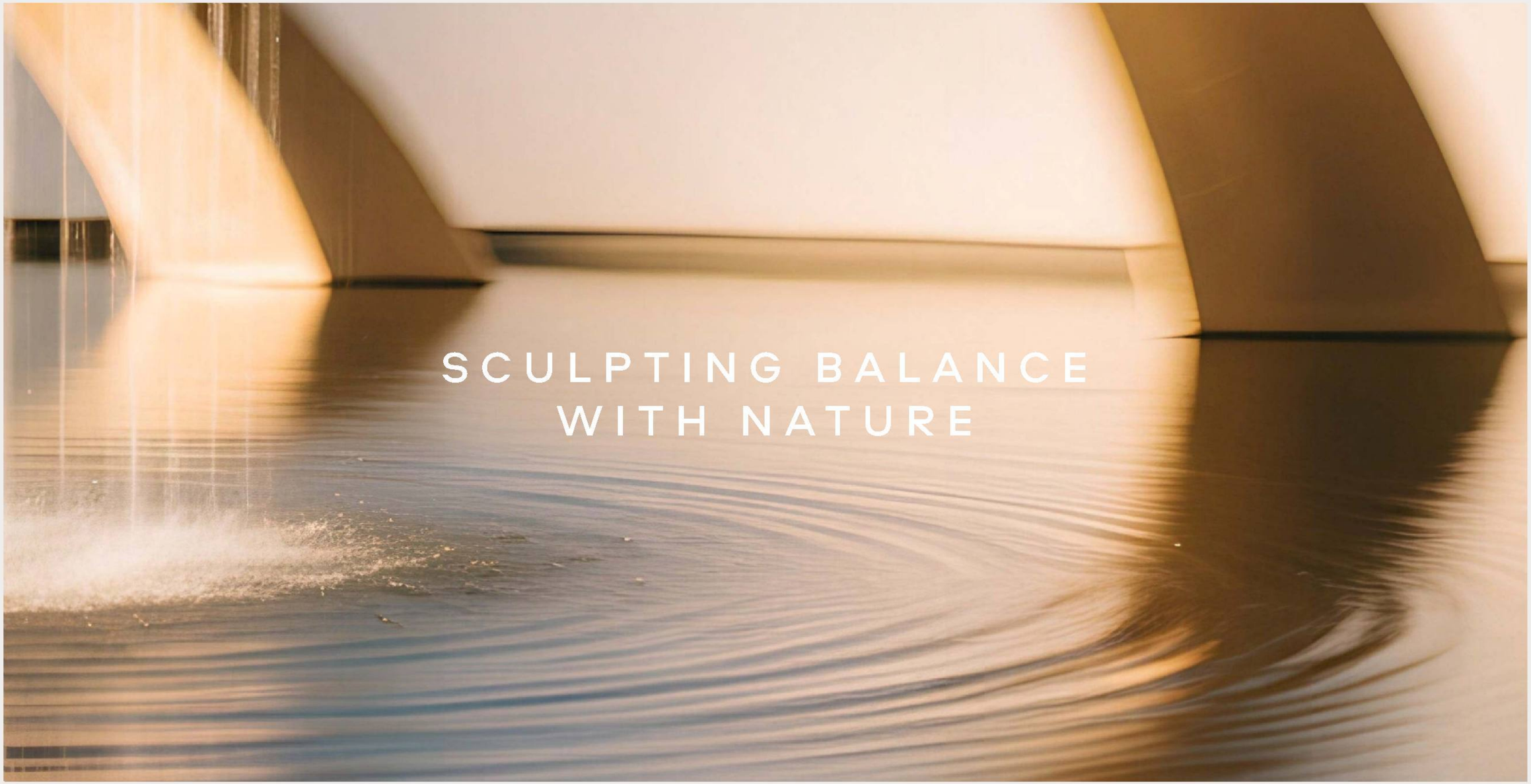


TRANQUIL ISLANDS CONNECTED TO THE HEART OF DUBAI

GOLD SOUQ METRO STATION	10 MINS
DUBAI INTERNATIONAL AIRPORT	19 MINS
DUBAI FRAME	22 MINS
DIFC	25 MINS
DOWNTOWN DUBAI	26 MINS
BUSINESS BAY	33 MINS

CHAPTER TWO

THE PROJECT


SCULPTING BALANCE
WITH NATURE

STILLNESS SHAPED BY DESIGN

Design at HADO follows purity, proportion, and a quiet Japanese discipline. Open forms and terraced volumes create a natural rhythm, shifting gently with the light.

THREE TOWERS ELEVATING MOVEMENT IN FORM

Rising across twenty-one levels, the three towers emerge from a landscape designed to flow like the coastline. A shared base connects gardens, courtyards, and reflection pools—grounding the towers in nature while opening them toward the horizon.

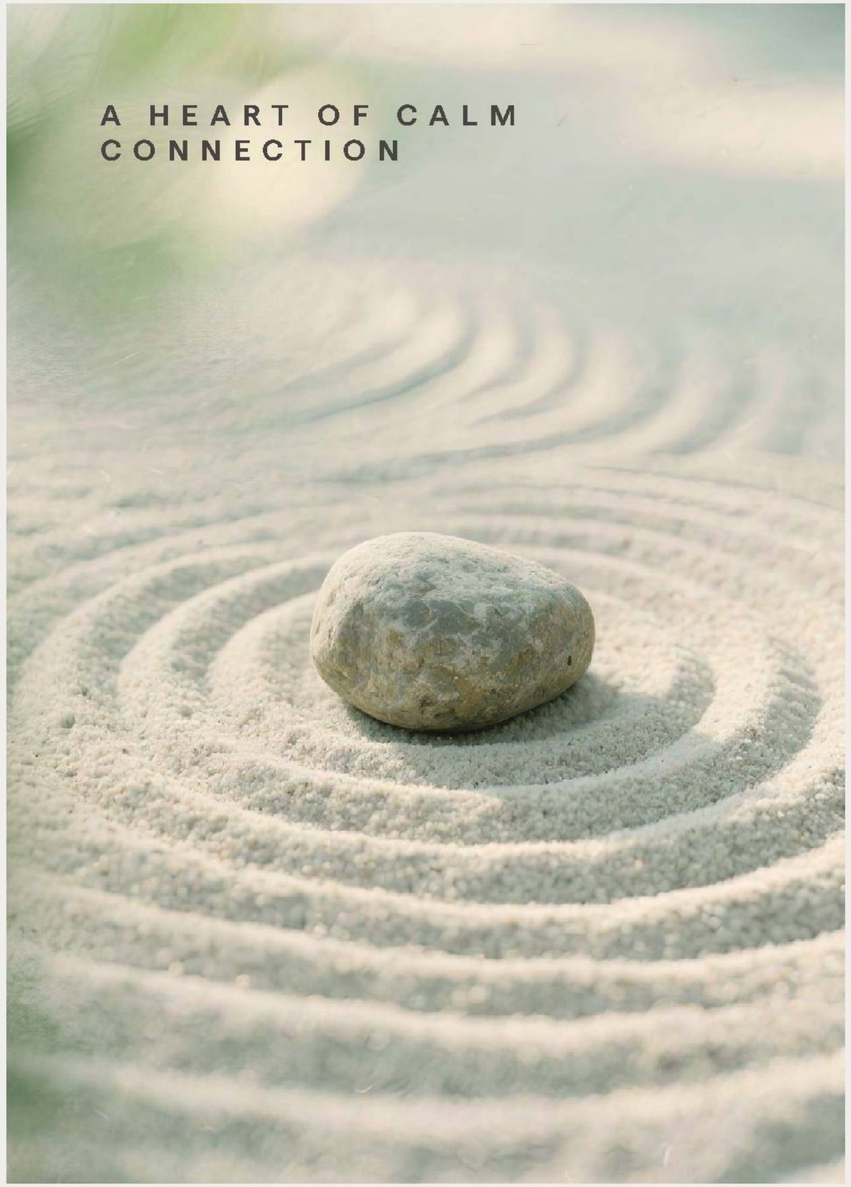
Positioned to frame the sea, cove, skyline, and greenery, their form captures a sense of quiet movement that echoes the spirit of island living.

PRESENCE, BALANCE,
CONNECTION, PURE LIVING

CRAFTED WITH INTENTION

Everydetailexpressescalmandpurpose.Horizontal tiers create soft transitions of light and shadow, while corner glazing invites sweeping natural views and abundant daylight. Select feature-level and premium upper residences extend this experience with expanded spaces and generous terraces overlooking the ocean and sunset.

Together with resort-style amenities, curated green pockets, and social lounges, HADO becomes a sanctuary shaped for well-being and elevated


A HEART OF CALM
CONNECTION

CHAPTER THREE

THE INTERIORS

ELEMENTAL MATERIALS
REFINED INTO AN ELEGANT
LIVING EXPRESSION.

CURATING SPACES WITH INTENTION

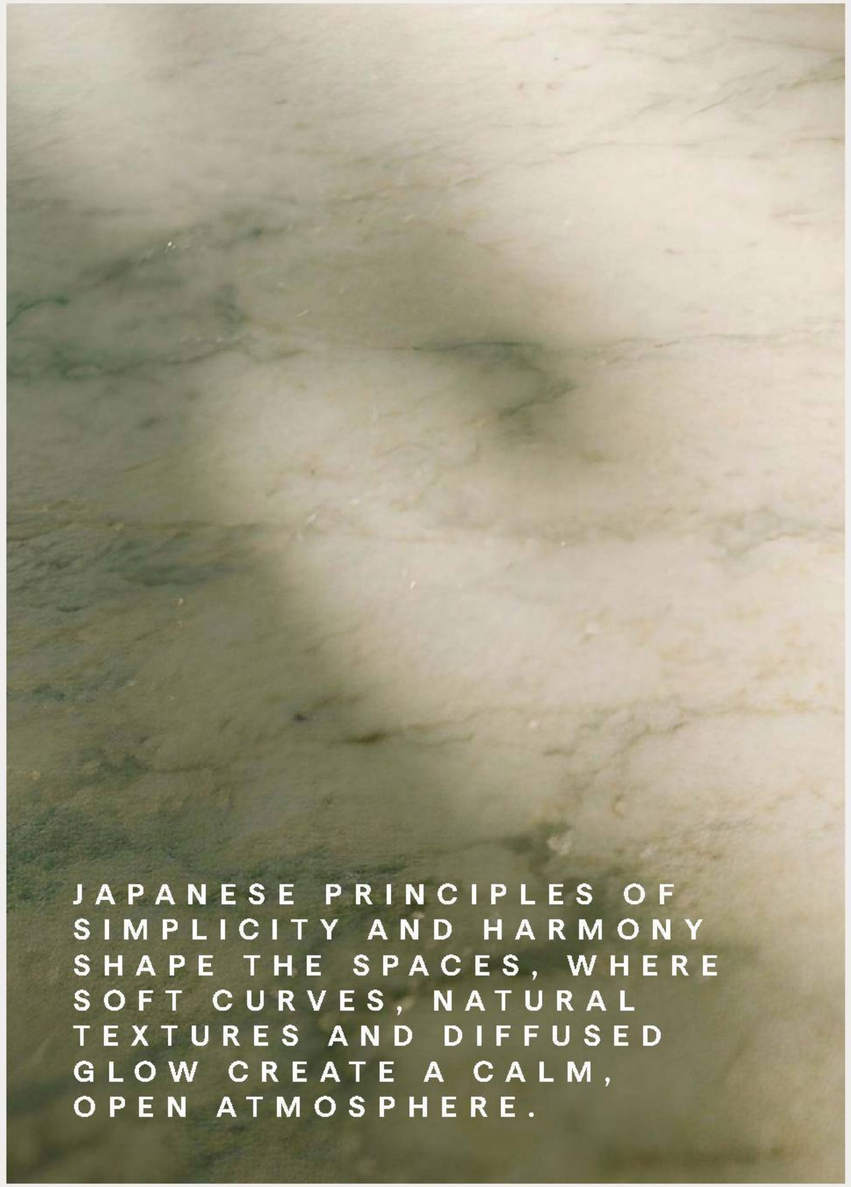
The interior of HADO unfolds like a living poem, each space crafted with quiet precision and poetic intent. Japanese art and sculptural forms anchor the design in mindful sophistication, while soft green accents infuse a sense of renewal into a serene canvas of elevated neutrals.

Light drifts gently across textured surfaces—stone, and brushed metal, revealing a subtle dialogue between nature and refinement. The result is a sanctuary of contemporary calm, where every detail, from the contour of the entrance lobby sculpture, reflects harmony, depth, and timeless elegance.

ELEVATING SPACE THROUGH THOUGHTFUL DESIGN

A residence at HADO becomes an expression of refined living, where every home is thoughtfully crafted within three sculpted towers that rise with quiet confidence.
The collection offers a harmonious selection of spacious **one-bedroom**, **two-bedroom**, and **three-bedroom residences**, alongside a limited number of **three-bedroom and four-bedroom duplexes** and selected **four-bedroom simplex** homes.

Each layout is curated to elevate daily life—flowing spaces, generous light, and contemporary comfort designed for those who seek living that feels effortless and beautifully considered.



JAPANESE PRINCIPLES OF SIMPLICITY AND HARMONY SHAPE THE SPACES, WHERE SOFT CURVES, NATURAL TEXTURES AND DIFFUSED GLOW CREATE A CALM, OPEN ATMOSPHERE.

HOMES OF BALANCE AND
ELEVATED DESIGN

LIVING ROOMS

NATURE INSPIRED MODERN INTERIORS

Living spaces combine proportion, texture, and calm sophistication. Warm oak, soft flooring, and linen drapery create a dialogue of warmth and quiet. Curved joinery and diffused light define interiors that breathe with the grace of nature.

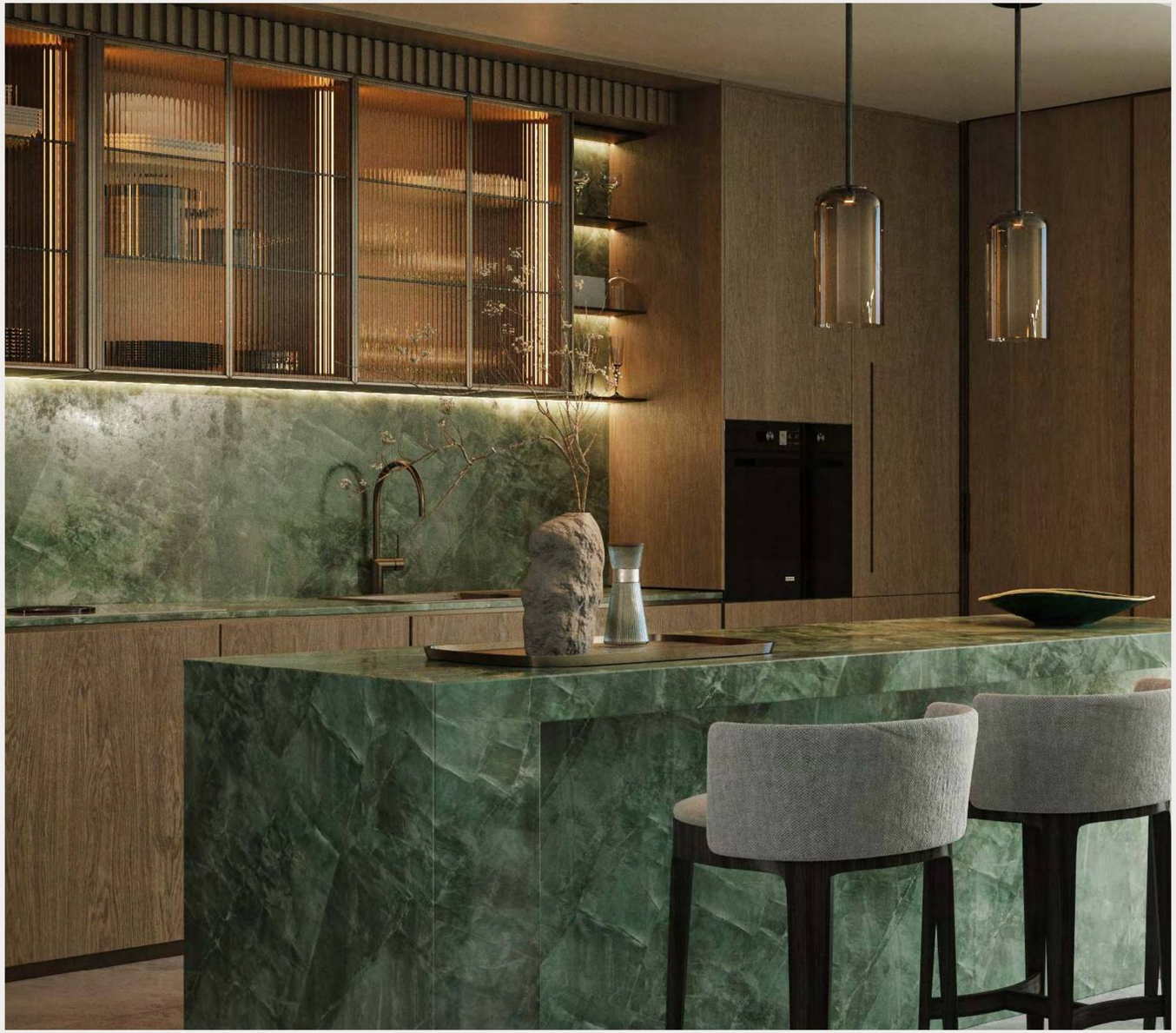
The generous 3.2-metre floor-to-ceiling height elevates every room, enhancing openness, clarity, and a sense of effortless living.

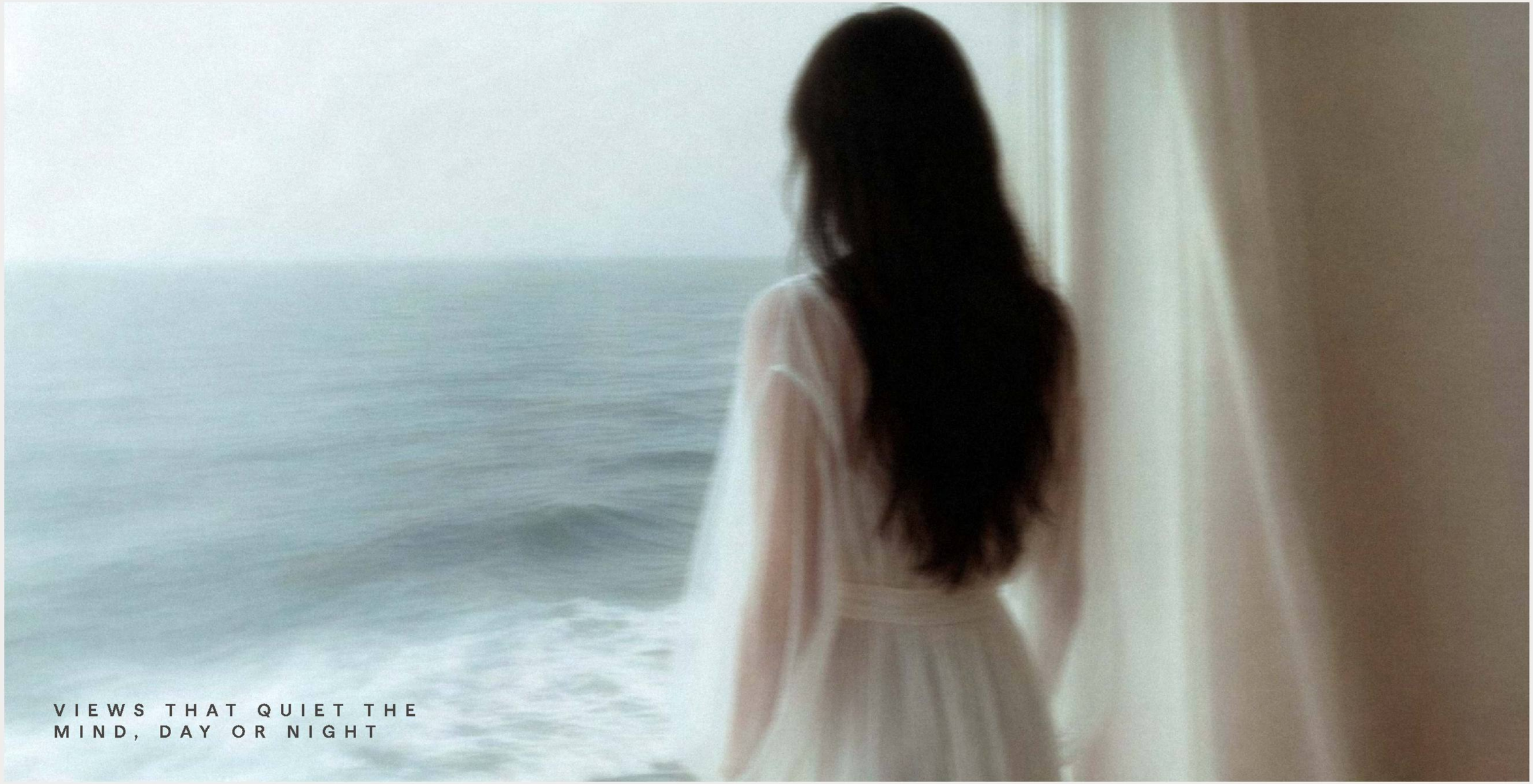
A CRAFTED HEART DEFINED
BY PRECISION AND BEAUTY

KITCHEN

EVERYDAY CEREMONY SHAPED WITH CRAFT

The kitchen is the sculptural heart of the home, defined by precise craftsmanship and natural materials. A stone island anchors the space, complemented by refined timber cabinetry and subtle metal details inspired by Japanese design. It becomes more than a functional room—it's a space of calm ritual, where everyday moments unfold with intention and ease.



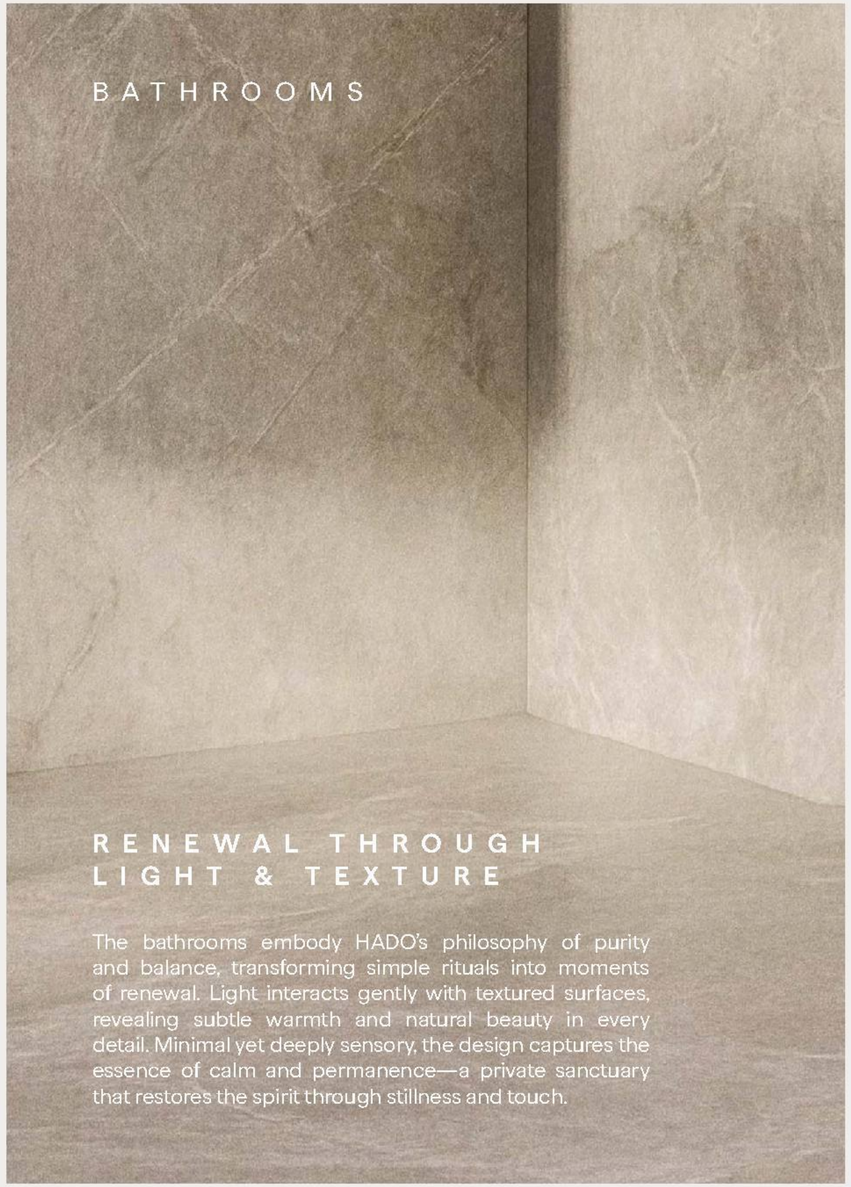

VIEWS THAT QUIET THE
MIND, DAY OR NIGHT

BEDROOMS

SANCTUARIES DEFINED BY TRANQUILITY

Each room is designed to frame its own distinct view, creating a unique connection to place and light. Residences overlooking the cove open to tranquil scenes of still water and soft reflections, evoking a sense of calm retreat. Those facing the city are elevated by the rhythm of urban life, yet remain cocooned in serenity through layered drapery, warm timber finishes, and acoustic refinement. The sea-facing bedrooms offer the most poetic experience—expansive glazing draws in the horizon, allowing natural light to wash over neutral palettes and soft textures.

CALM BORN
FROM BALANCE



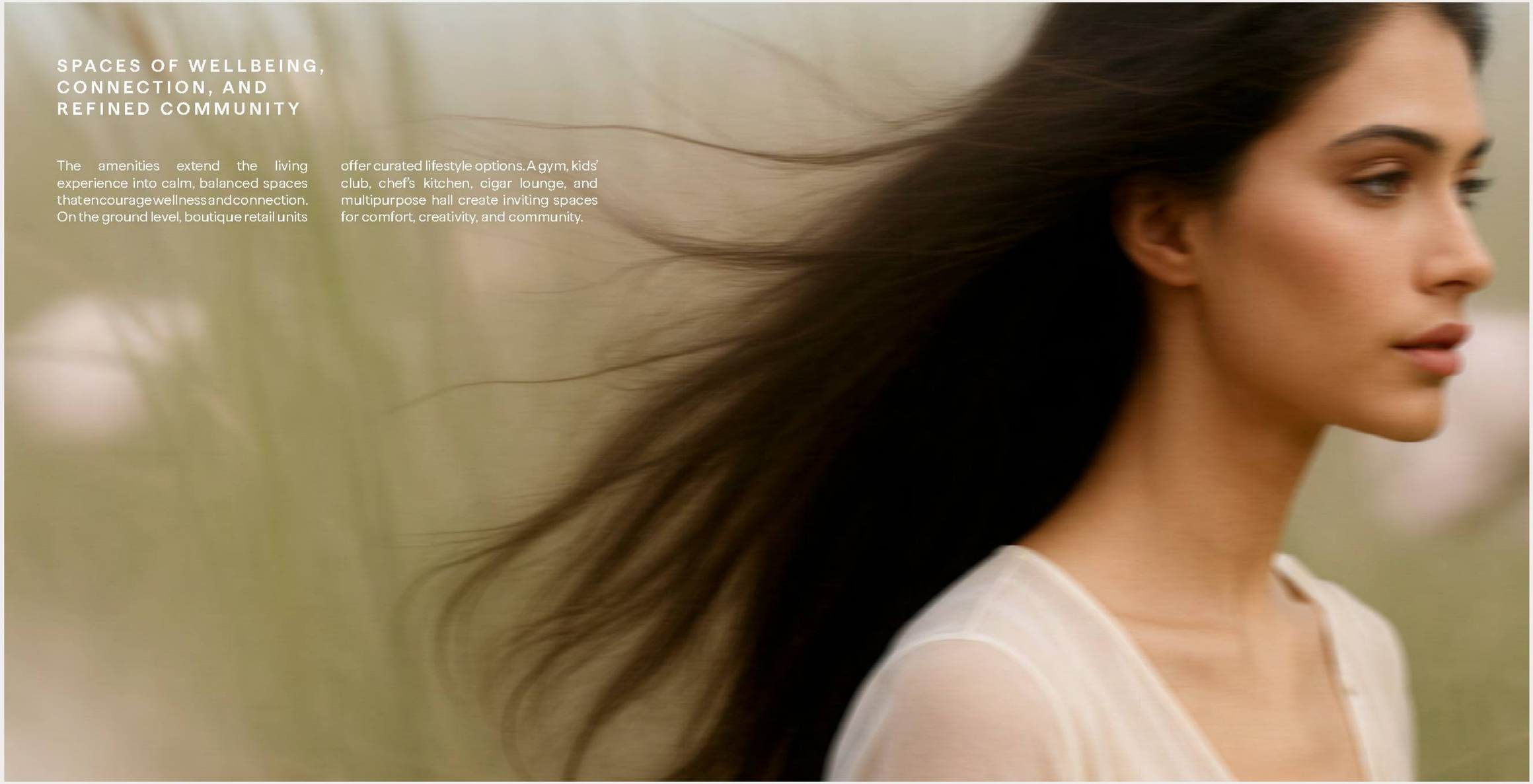
BATHROOMS

RENEWAL THROUGH LIGHT & TEXTURE

The bathrooms embody HADO's philosophy of purity and balance, transforming simple rituals into moments of renewal. Light interacts gently with textured surfaces, revealing subtle warmth and natural beauty in every detail. Minimal yet deeply sensory, the design captures the essence of calm and permanence—a private sanctuary that restores the spirit through stillness and touch.

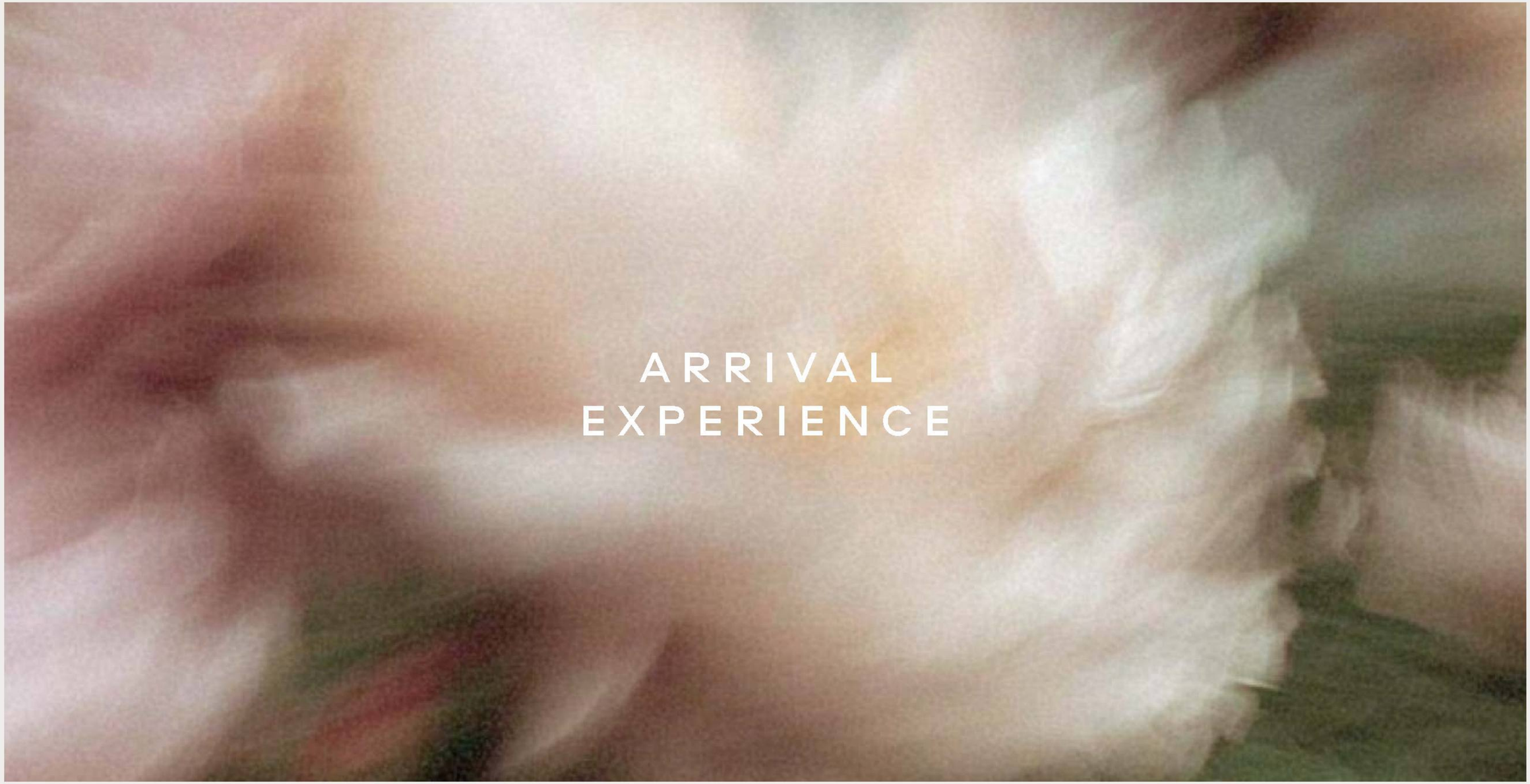
CHAPTER FOUR

THE AMENITIES



SPACES OF WELLBEING, CONNECTION, AND REFINED COMMUNITY

The amenities extend the living experience into calm, balanced spaces that encourage wellness and connection. On the ground level, boutique retail units offer curated lifestyle options. A gym, kids' club, chef's kitchen, cigar lounge, and multipurpose hall create inviting spaces for comfort, creativity, and community.


ARRIVAL
EXPERIENCE

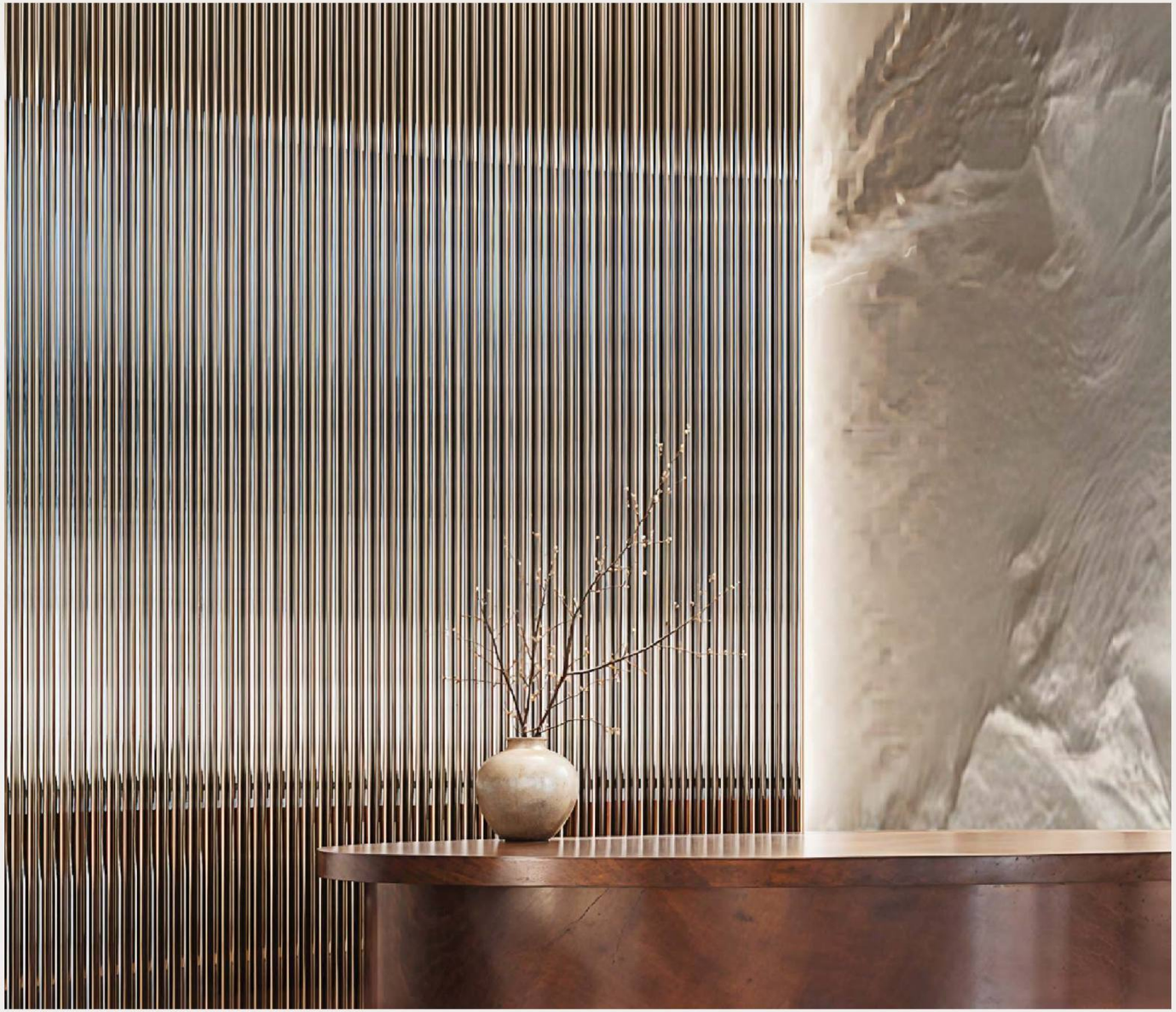
AN ARRIVAL SHAPED BY CALM PRECISION

The arrival sequence at HADO offers a serene transition from the city into composed refinement. A sculptural canopy with soft curves and filtered light guides movement, creating rhythm and anticipation.

Bronze tones, vertical fins, and gentle reflections establish a warm, intimate welcome. At the centre, a sculptural water feature anchors the space—symbolizing flow and continuity.

Framed by lush greenery and natural textures, the drop-off becomes more than an entry; it is a statement of arrival where architecture and landscape meet in harmony.

DROP-OFF



JAPANESE ARTISTRY DEFINING QUIET LUXURY

Stepping inside, the atmosphere deepens into calm. The lobby rises with quiet grandeur, its soaring ceilings, sculptural glow and refined stone and timber setting a deliberate mood. At the centre, an abstract installation hovers above a still pool, echoing the fluid grace of water and inviting pause and reflection.

LOBBY ENTRANCE

LOBBY LOUNGE

DESIGNED FOR CONNECTION,
CALM, AND MINDFUL LIVING

POOL DECK

TERRACE GARDEN

CABANAS

ZEN LOUNGE

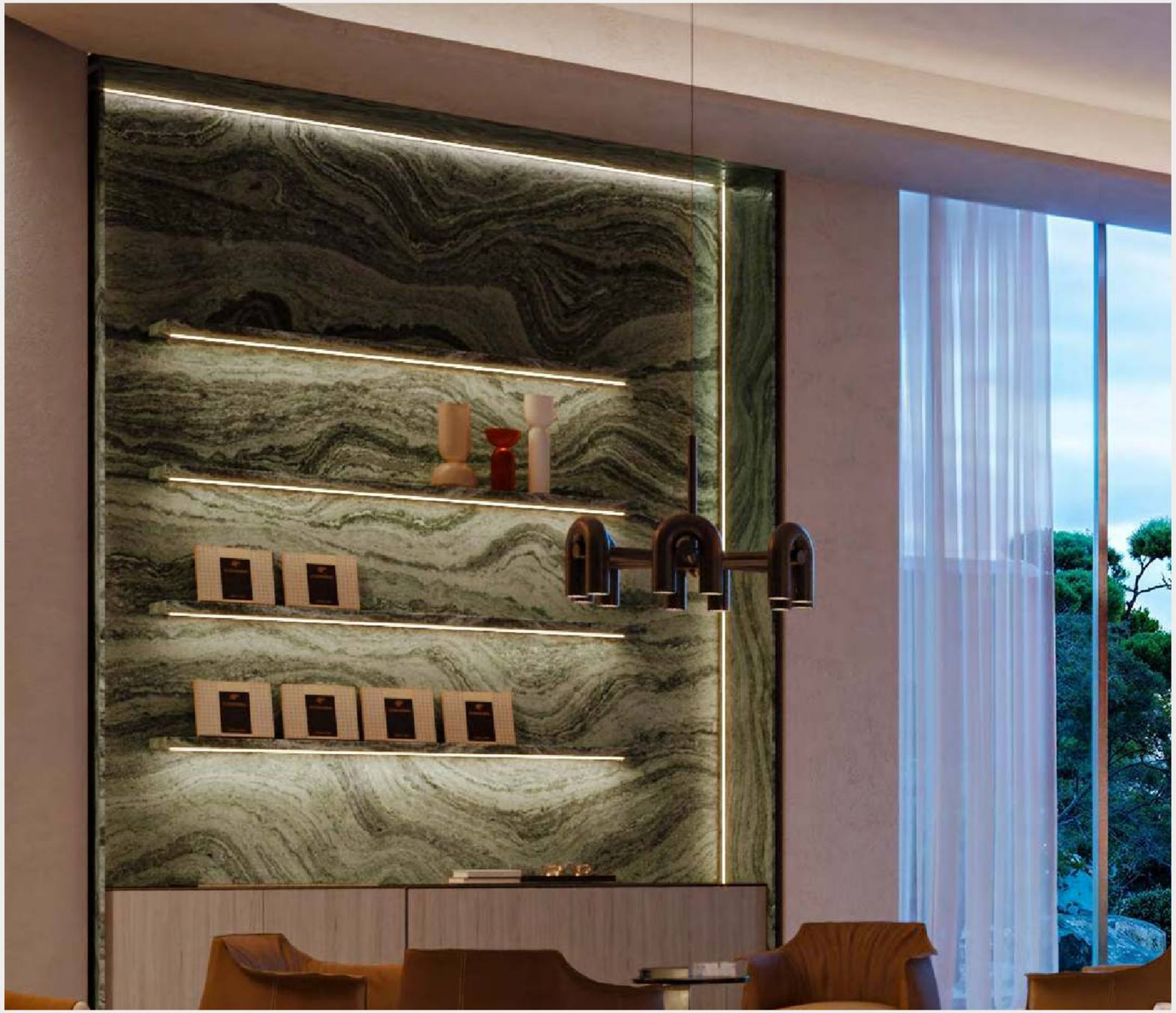
CHEF'S KITCHEN

CULINARY CREATIVITY SHAPED FOR GATHERING

The Chef's Kitchen is a refined culinary space defined by crafted detail and rich materiality. Soft grey stone grounds the room, paired with oak cabinetry and brushed metal accents. A linear pendant floats above the island, its gentle glow enhancing a composition shaped by Japanese restraint and quiet precision.

CHEF'S KITCHEN

CIGAR LOUNGE



QUIET INDULGENCE WITHIN CRAFTED, TIMELESS SURROUNDINGS

White oak, deep leather and amber glow create an intimate, enveloping atmosphere that invites you to slow down. A feature shelving wall displays curated objects with Japanese restraint, each placement intentional. Textures soften the senses and shadows feel deliberate, shaping an experience of quiet luxury that encourages calm, contemplation and connection.

CIGAR LOUNGE

MULTIPURPOSE HALL

INDOOR KID'S CLUB

GENTLE SPACES THAT INSPIRE PLAY AND IMAGINATION

A minimalist, child-friendly environment in muted tones and soft forms. Low timber shelving and rice-paper inspired screens filter natural light, creating a calm place for exploration and creativity.

OUTDOOR KIDS' AREA

FITNESS STUDIO

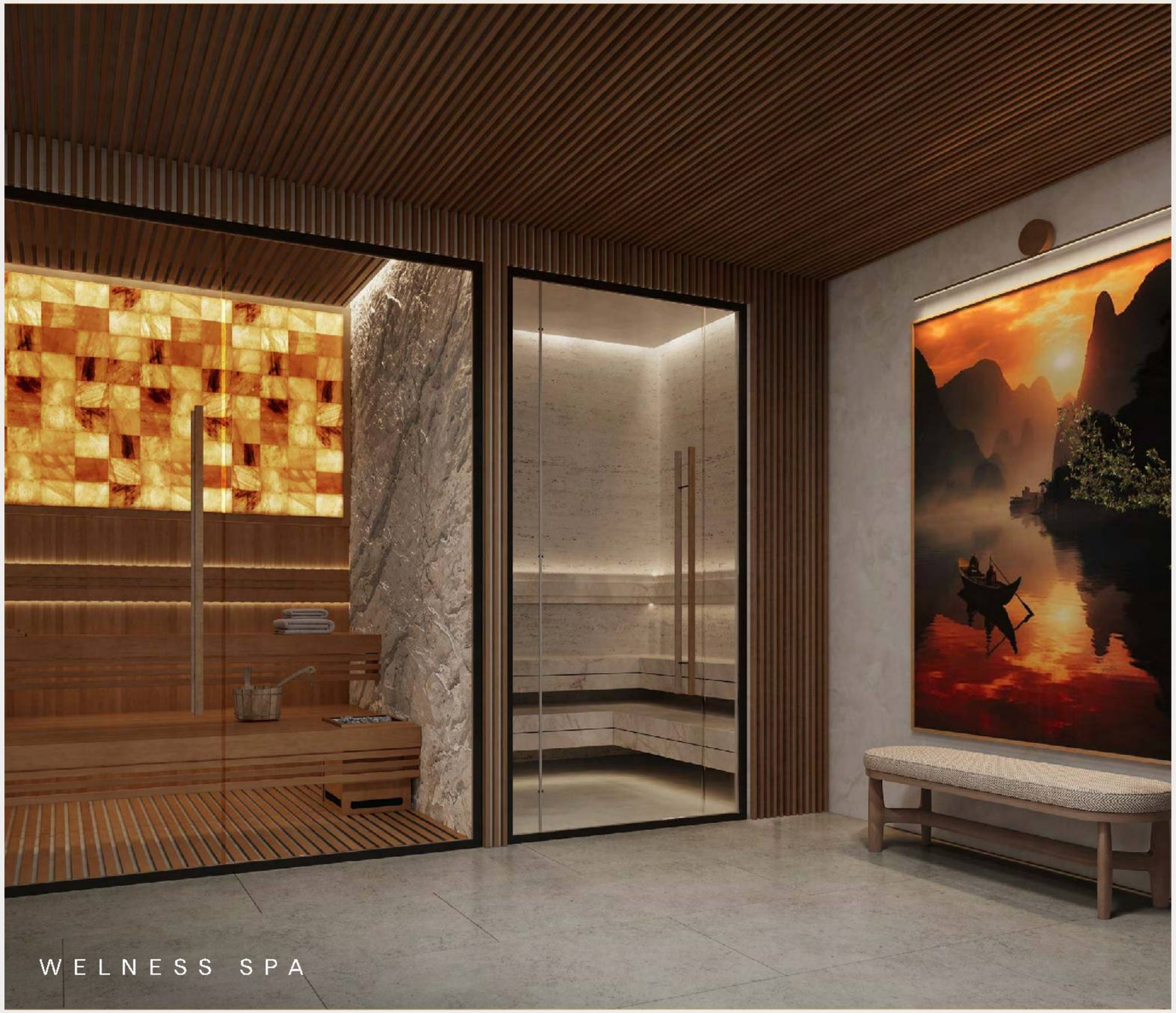
FOCUSED ENERGY WITHIN SERENE CLARITY

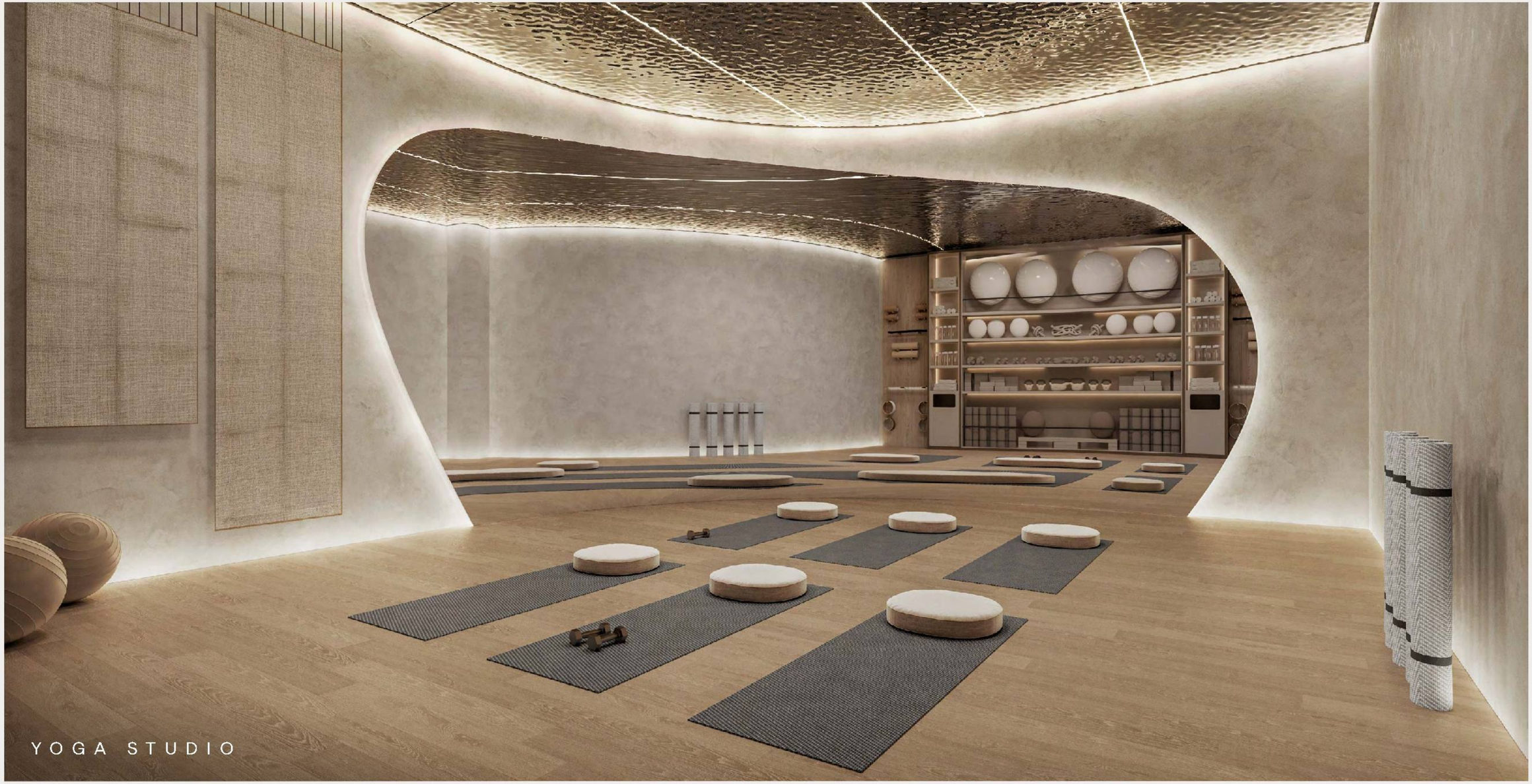
Designed to inspire and motivate, the Gym blends precision with serenity through clean lines and natural finishes. Full height mirrors and a soft perimeter glow expand the room, while a subtle ceiling strip guides movement. Muted greys, whites and natural wood create a clarity that balances energy with calm.

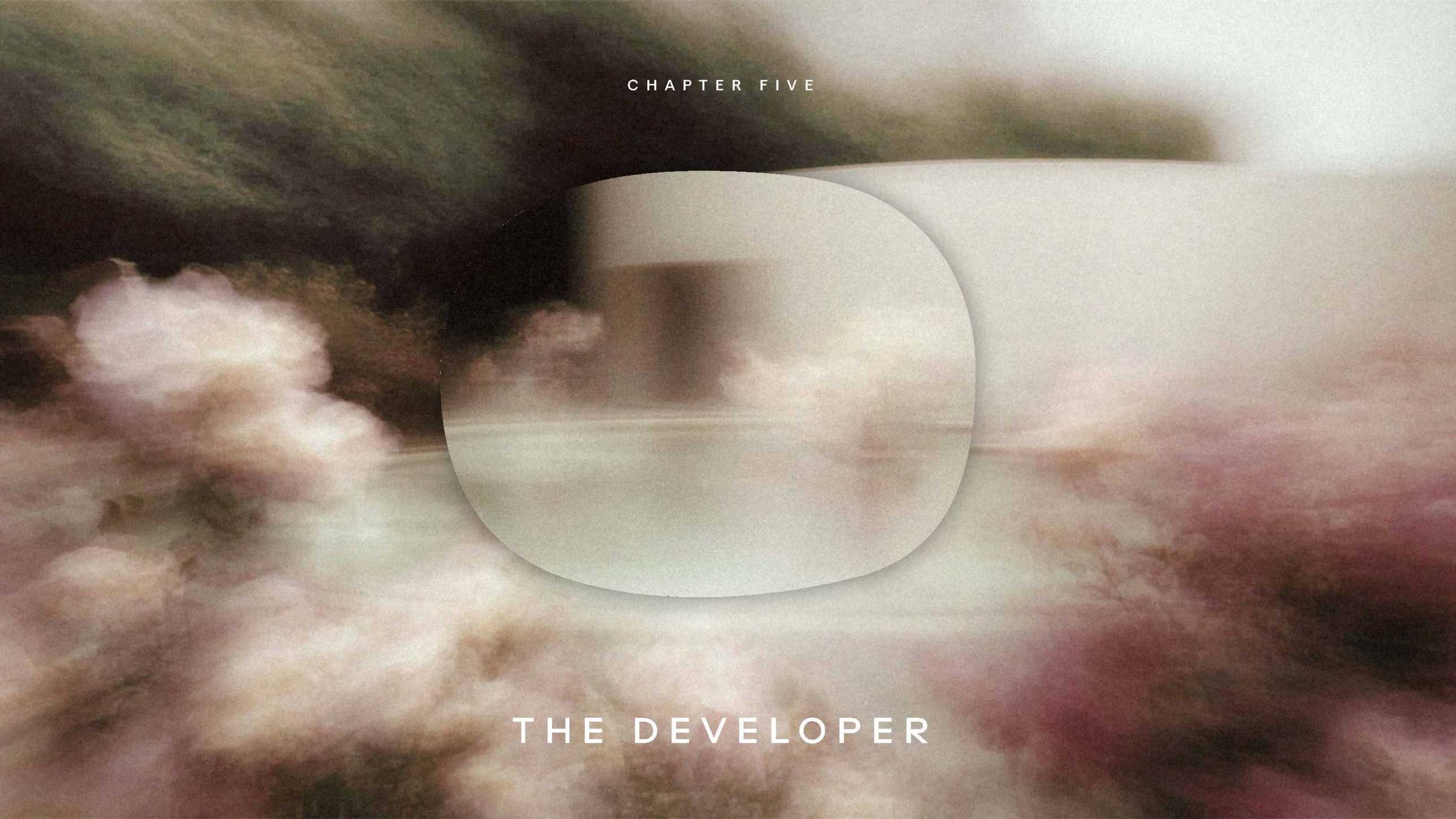
WELLNESS SPA & YOGA STUDIO

A SPACE OF MINDFULNESS, BREATH, AND RENEWAL

This space invites quiet reflection and connection with your inner energy and the gentle vibration of HADO. Designed for calm, it features warm timber floors, soft concealed lighting, and a palette of sand, ivory, and light oak inspired by Japanese interiors. The atmosphere is minimal yet sensory, creating an environment that encourages presence, mindfulness, and a deeper



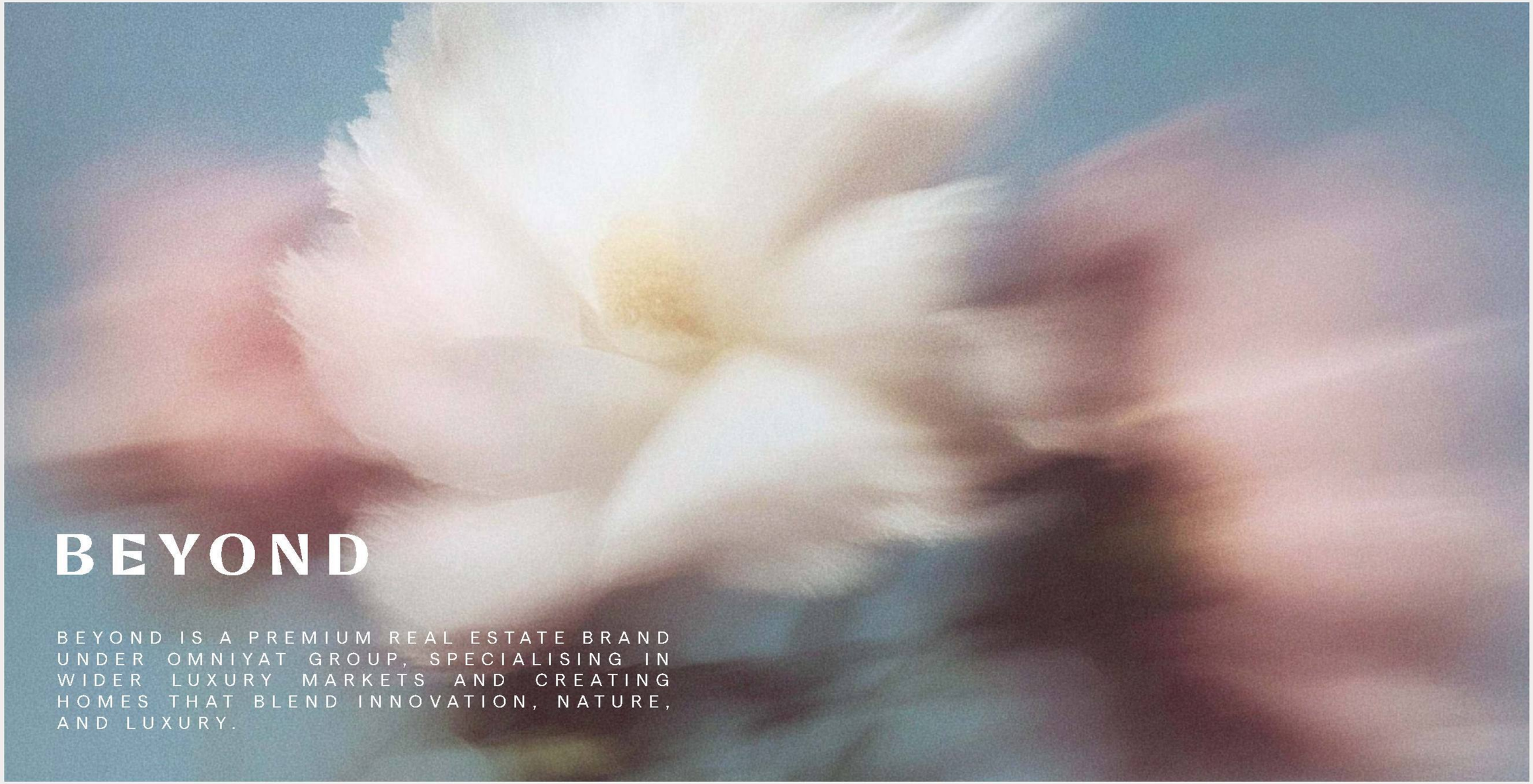

YOGA STUDIO



CHAPTER FIVE

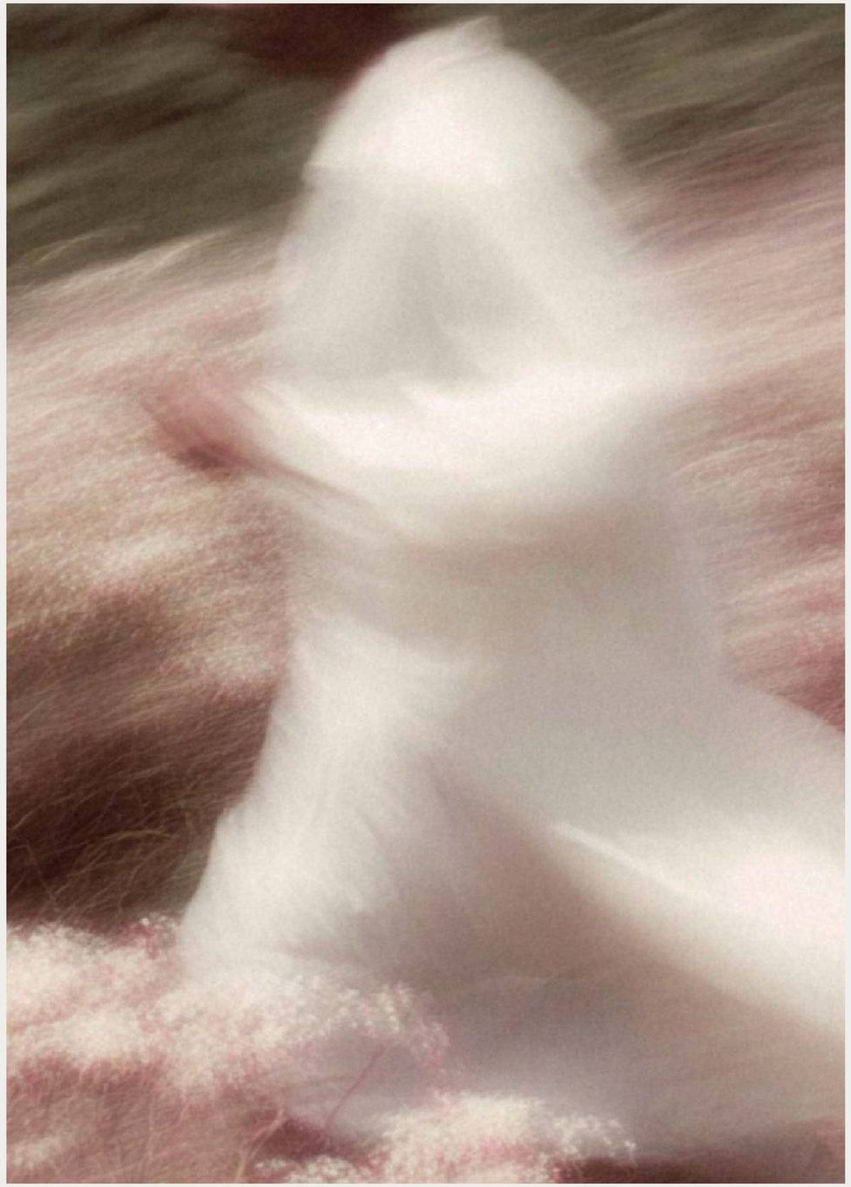
THE DEVELOPER

MORE THAN A PLACE



BEYOND

BEYOND IS A PREMIUM REAL ESTATE BRAND UNDER OMNIYAT GROUP, SPECIALISING IN WIDER LUXURY MARKETS AND CREATING HOMES THAT BLEND INNOVATION, NATURE, AND LUXURY.



hado

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.

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.