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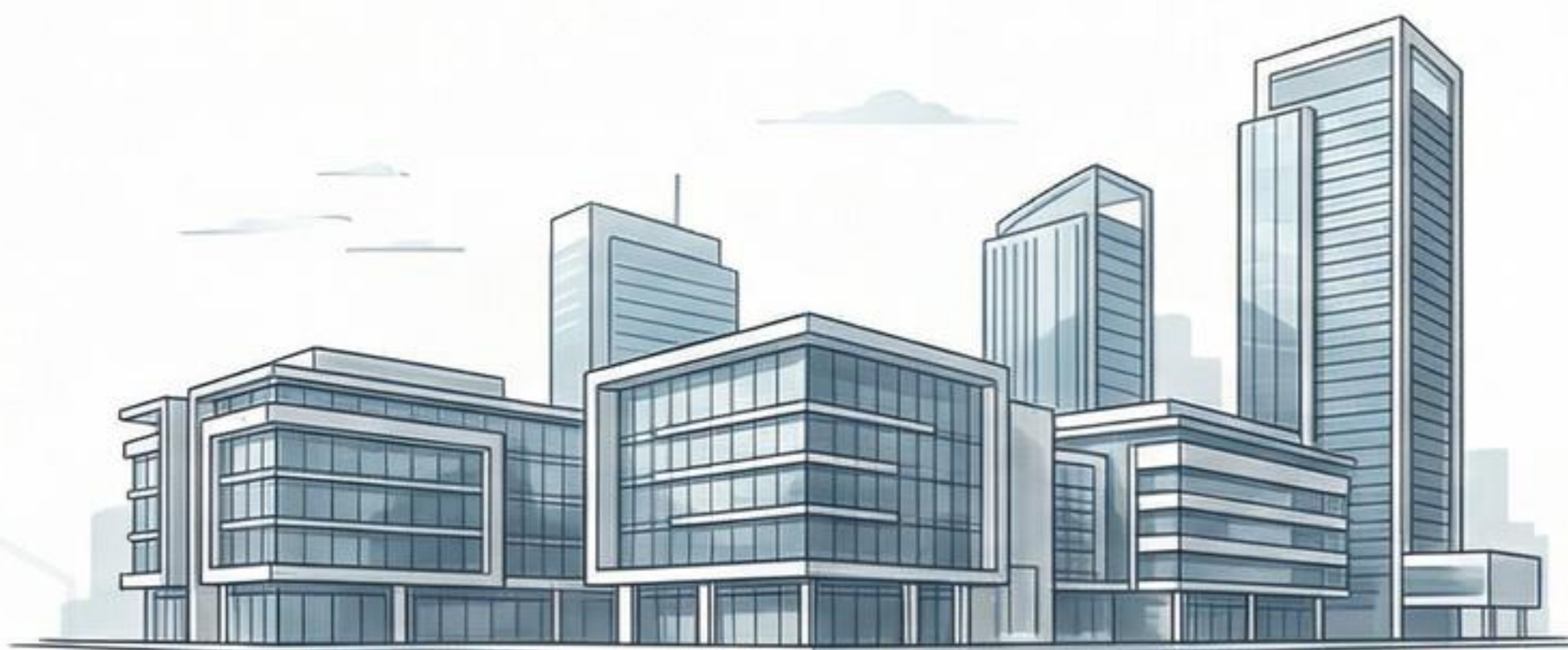


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Prop971 is a curated data platform for UAE off plan properties.



THE
mural
BY BEYOND

DIGITAL BROCHURE



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Dubai Maritime City—a serene coastal sanctuary blending natural beauty with urban connectivity.

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An architectural icon offering timeless design and effortless sophistication near Dubai’s main attractions.

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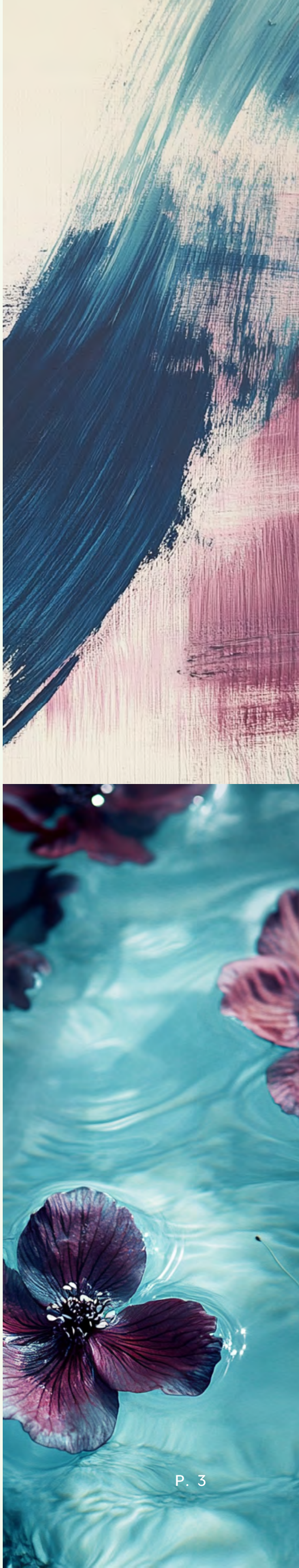


Your home is curated to inspire and grow

A MASTERPIECE IN THE MAKING

WELCOME TO THE MURAL, AN EXCLUSIVE
WATERFRONT RESIDENCE WHERE ARTISTRY
MEETS ELEGANCE.

Nestled in Dubai Maritime City, The Mural combines
breathtaking ocean and forest views along with
meticulously curated details. Every space is designed to
inspire and create a new standard of living near the heart
of Dubai.



CHAPTER 1

The Location



Exceptional balance

WHERE INSPIRED
DESIGN
MEETS COASTAL LUXURY

INSPIRED DESIGN, EXQUISITE DETAILS AND
BEACHFRONT LIVING COMBINE TO ELEVATE
YOUR WORLD.

The Mural offers an exceptional balance – close enough
to Dubai’s business heart, yet beautifully positioned to
embrace its serene coastal beauty.

Here, luxury is not just a lifestyle; it’s an art form.



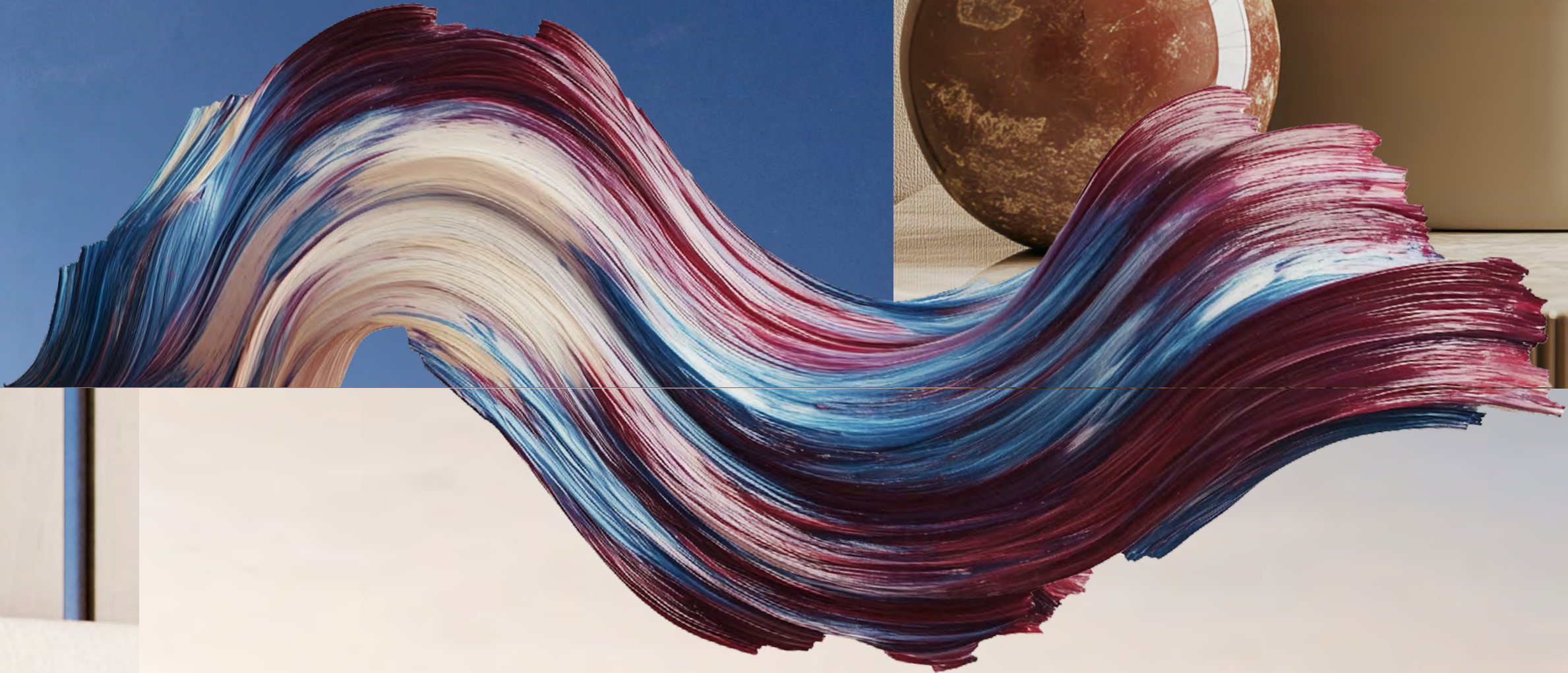
THE mural



THE LOCATION



*Culture, cuisine
& coastal
living converge*



THE mural

A sanctuary of elegance and inspiration

A HIDDEN GEM OF SEASIDE TRANQUILITY & URBAN VIBRANCY

EXPLORE A VIBRANT NEIGHBOURHOOD FILLED
WITH AL FRESCO DINING, ART GALLERIES AND
BOUTIQUE SHOPPING.

Dubai Maritime City offers a unique blend of seaside
tranquility and urban vibrancy. A hidden gem combining
the peaceful charm of waterfront living with the energy and
convenience of a modern city.



CHAPTER 2

The Project





THE PROJECT

*Designed for those who seek beyond
the traditional*

THE MURAL RISES 36 STORIES,
BLENDING ARCHITECTURE AND NATURE
IN PERFECT HARMONY, REDEFINING
WATERFRONT ELEGANCE.

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Iconic

THE MURAL STANDS APART

UNIQUELY COMBINING STRIKING
ARCHITECTURE AND SOPHISTICATED
DETAILING.

With an iconic façade and spacious light-filled interiors
providing unrivalled panoramic perspectives.



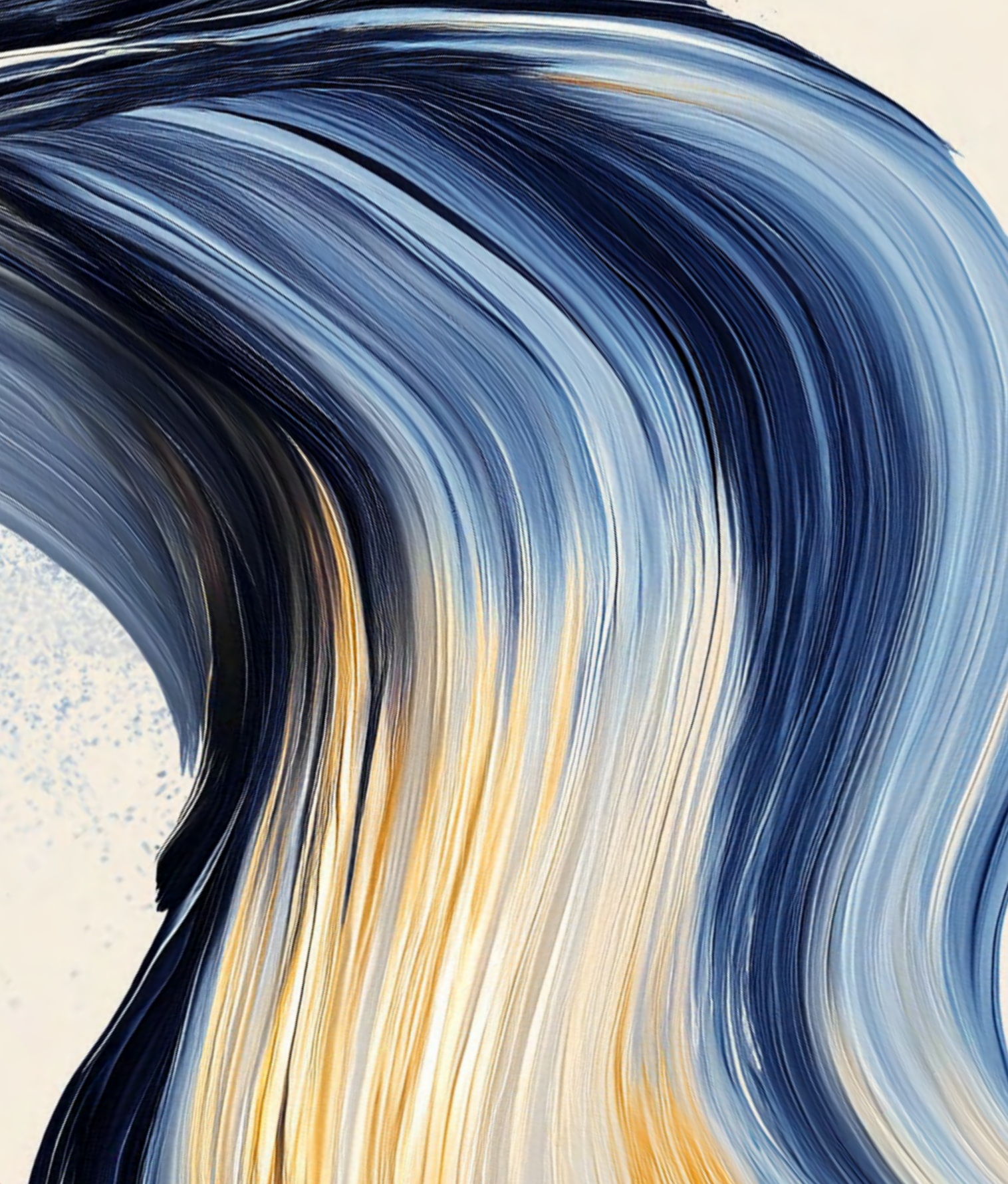
Offering the best of all worlds

A VIBRANT COMMUNITY ON THE WATER'S EDGE

SEAMLESSLY BLENDING BOLD ARCHITECTURE
WITH REFINED DETAILS, THE MURAL'S ICONIC
FAÇADE AND EXPANSIVE, LIGHT-FILLED
INTERIORS OFFER UNPARALLELED
PANORAMIC VIEWS.

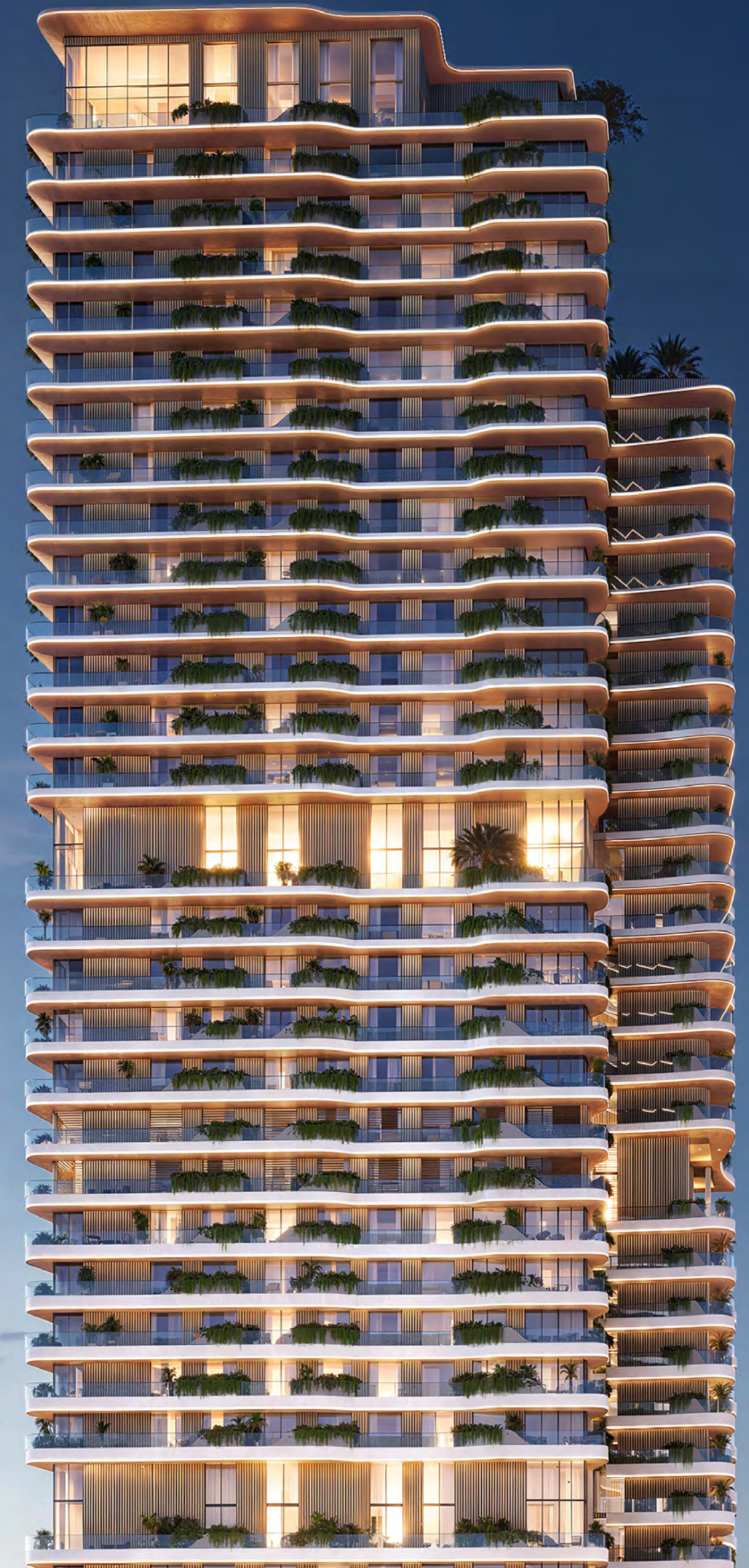
With 360-degree views of stunning skyline, forest and ocean
horizon, The Mural connects you to the vibrancy of the city
and the tranquility of coastal living.





THE mural

*Curated for you and for
those with an eye for the
finer things*





Geometric precision and intricate detailing

ARTISTRY IN EVERY DETAIL

CURATED ARCHITECTURAL ELEMENTS COME TOGETHER TO FORM A BOLD ARCHITECTURAL STATEMENT.

Blending curved forms, geometric precision and intricate detailing. The tower’s unique position ensures every residence enjoys panoramic views and sunset vistas from the inspired interiors.



Inspired by the natural world

TRANQUIL RETREATS, INSPIRED LIVING

NESTLED WITHIN THE SERENE WATERS, THE PROJECT
FEATURES EXCLUSIVE TERRACES DESIGNED TO CREATE
A HARMONIOUS BALANCE WHERE CREATIVITY IS
INSPIRED BY THE NATURAL WORLD.

CHAPTER 3

The Interiors



WHETHER YOU SEEK A COSY RETREAT, SPACIOUS
FAMILY HOME, OR LUXURIOUS PENTHOUSE, THE
MURAL HAS THE PERFECT SPACE FOR YOU



Beautiful and inspired by design

SEAMLESSLY CONNECTED TO
NATURE

FEATURING A COLLECTION OF 1-, 2- AND 3-BEDROOM APRTMENTS, EXPANSIVE 3-BEDROOM SIGNATURE COLLECTION AND MAISONETTES, AND A 4-BEDROOM PENTHOUSE SUITE.

Each residence is beautifully designed, and curated to create an inspiring space where you can relax and thrive. Seamlessly blending indoors and outdoors, private balconies with lush planters create a natural sanctuary in the sky.



EXPANSIVE FLOOR-TO-CEILING WINDOWS WELCOME
NATURAL LIGHT, WHILE 3.2M-HIGH CEILINGS AMPLIFY THE
FEELING OF SPACIOUSNESS.



Your canvas awaits you

EVERY SPACE IS DESIGNED TO BE MORE THAN JUST A HOME. IT'S READY TO BE AN EXPRESSION OF YOUR STYLE AND CREATIVITY.

Wraparound glazing creates an organic flow between indoor and outdoor spaces. The Mural's interiors embody effortless elegance and modern functionality, offering a serene yet contemporary sanctuary that feels personal, welcoming, and refined.



Personal yet luxurious

FORM AND FUNCTION

BLENDING THE DAY-TO-DAY REQUIREMENTS
OF AN ELEGANT LIVING SPACE WITH
BEAUTIFUL DESIGN WITHOUT COMPROMISE.

From the bright warmth of the living room to the sleek
functionality of the kitchen. Every stroke and line of
your home has been considered to feel personal, yet
luxurious.



Exclusive privacy & panoramic elegance

ELEGANCE FRAMED BY WATERFRONT BEAUTY

THE PENTHOUSE AT THE MURAL EPITOMISES WATERFRONT LUXURY AND OFFERS EXPANSIVE TERRACES THAT BLEND SEAMLESS INDOOR-OUTDOOR LIVING WITH BREATHTAKING SEA AND SKYLINE VIEWS.

The Penthouse is crafted with open-plan interiors that embrace nature, creating a refined yet intimate sanctuary above the vibrant energy of Dubai Maritime City.





Synonymous with waterfront elegance

YOUR PRIVATE SANCTUARY ABOVE THE CITY

Enveloped by lush greenery and enhanced with exquisite design elements, these residences are crafted to provide a haven of comfort and sophistication.

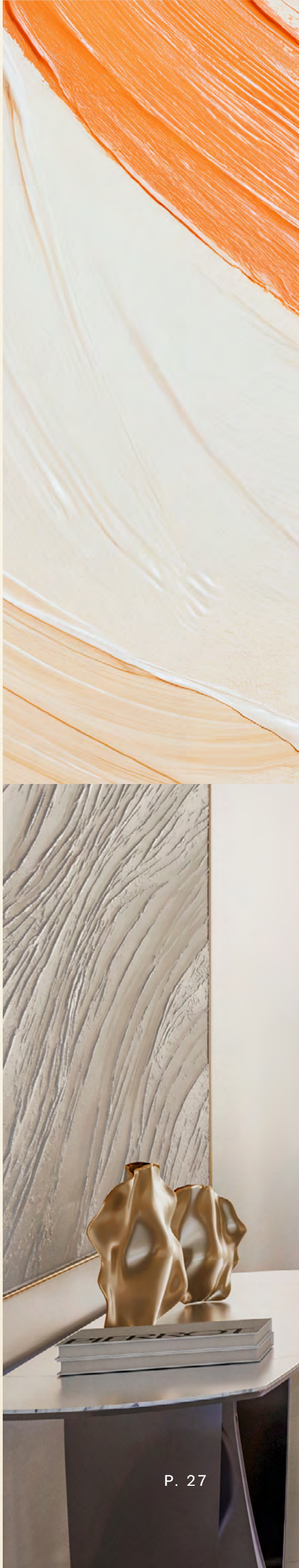


The ultimate open - air living experience

SECLUDED LUXURY SURROUNDED BY NATURE

THE MAISONETTES AT THE MURAL REDEFINE OUTDOOR LIVING WITH THEIR EXPANSIVE PRIVATE TERRACES THAT SEAMLESSLY MERGE NATURE AND LUXURY.

Designed to evoke the serenity of a secluded retreat, these elevated spaces are framed by lush greenery and breathtaking sea views. Whether unwinding in a private oasis or entertaining under the open sky, these residences provide a harmonious balance of refinement and relaxation, creating a tranquil setting where modern elegance meets the soothing embrace of the sea.





Space and light

A HARMONIOUS FUSION OF GRANDEUR AND INTIMACY

THOUGHTFULLY CRAFTED ACROSS TWO LEVELS, EACH SIGNATURE COLLECTION HOME IS A SANCTUARY OF ELEGANCE, WHERE SOARING DOUBLE-HEIGHT CEILINGS AND FLOOR-TO-CEILING WINDOWS INVITE NATURAL LIGHT TO ILLUMINATE EVERY DETAIL.

Meticulously designed to offer both privacy and seamless living, the Signature Apartments are thoughtfully arranged across two levels. The upper level provides a serene retreat, with spacious bedrooms designed for tranquillity and comfort, while the lower level boasts a striking double-height (6.8m) living and dining area, enhancing the sense of openness and grandeur.

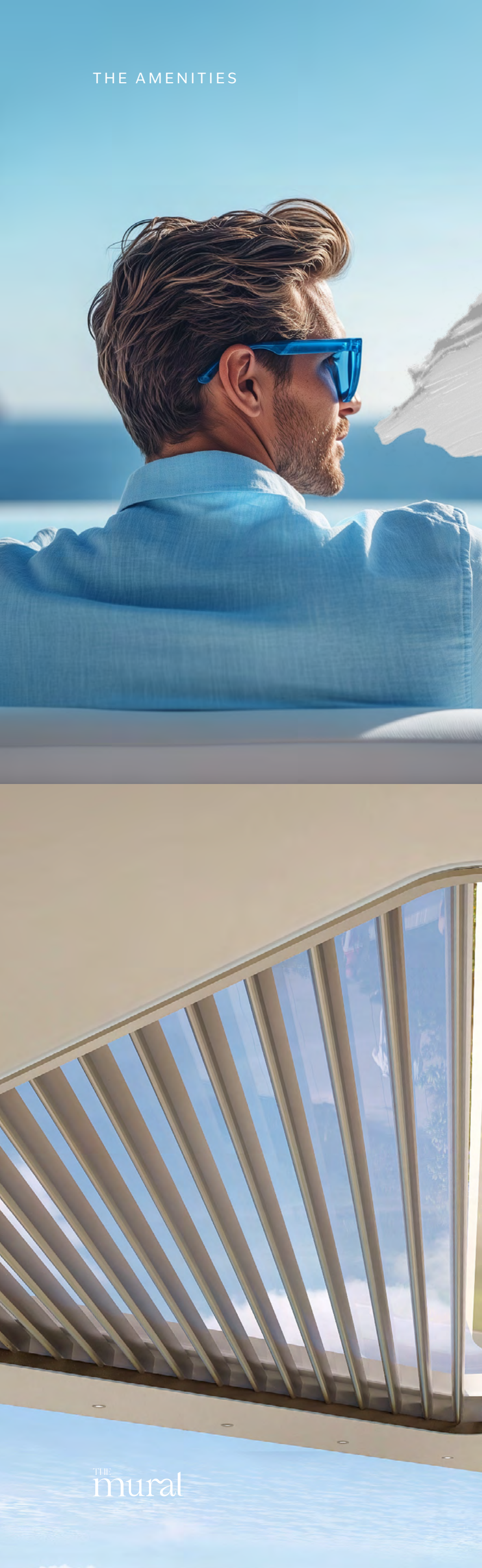




CHAPTER 4

The Amenities





*Curated luxury,
seamless comfort, inspired living*

ELEVATING THE SENSES WITH LUXURY

THE FINEST COLLECTION OF
SERVICES AT YOUR CONVENIENCE
THE CURATED AMENITIES BLEND
WELL-BEING, COMFORT AND
LEISURE.

Balancing relaxation and creative inspiration
with a vibrant and social community. All within
an elegant and serene environment.



A modern sky terrace at dusk, featuring two circular plunge pools with warm lighting. The terrace is paved with light-colored stone and surrounded by lush greenery and potted plants. In the background, a city skyline with numerous skyscrapers is visible under a twilight sky. The terrace is part of a modern building with large windows and balconies.

A serene retreat with breathtaking vistas

SKY TERRACE WITH PLUNGE POOLS

Perched on the 31st floor, the Sky Experience is an exclusive, access-controlled sanctuary, offering a refined retreat high above the city.





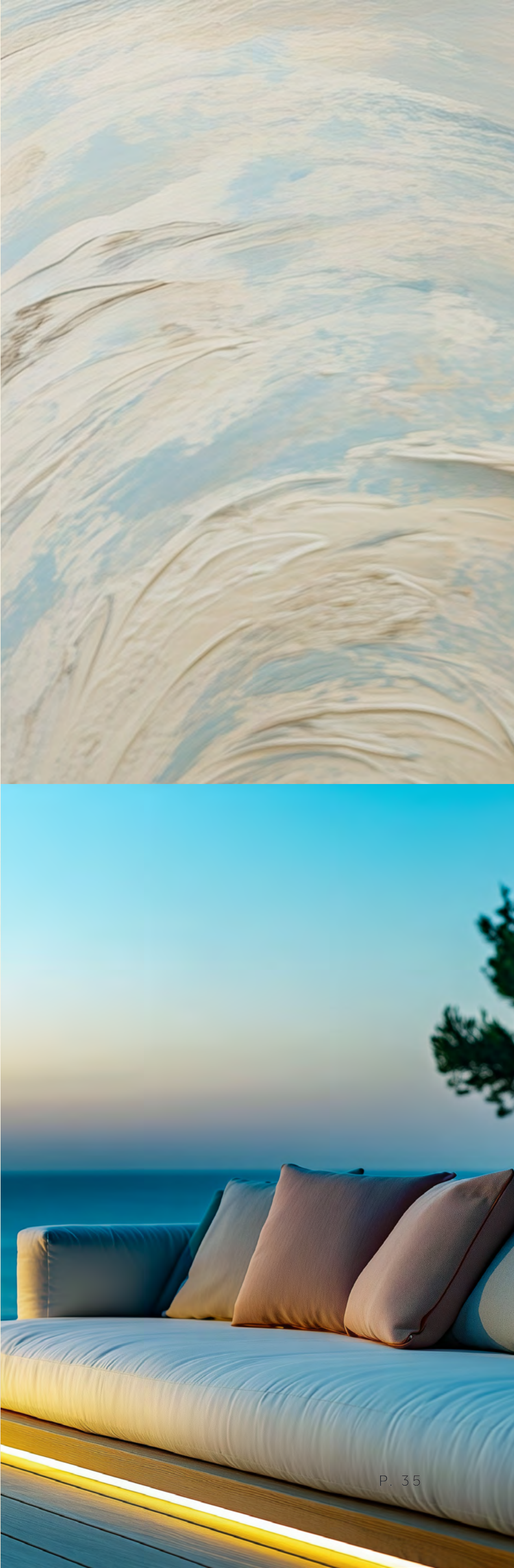
*An elevated
sanctuary of serenity*

INFINITY POOL

WHERE SKY AND WATER BECOME ONE

ELEGANT SEATING AREAS AND STYLISH BARS
COMPLETE THE EXPERIENCE, OFFERING
UNMATCHED VISTAS OF THE LUSH FOREST
AND THE ICONIC BURJ KHALIFA.

The podium amenities floor offers two stunning pools,
a spacious lounging deck, a lush lawn, a versatile
multipurpose area, a dedicated BBQ space, and more.
Thoughtfully designed, these spaces provide the perfect
setting for socializing while enjoying a seamless balance
of relaxation and breathtaking panoramic views.





Sophisticated haven

GRILL & CHILL BBQ AND OUTDOOR DINING

A SHADED RETREAT OF TRANQUILITY,
WHERE DESIGN MEETS SERENE
LUXURY AND ELEGANT COMFORT.

Host an unforgettable gathering at the dedicated BBQ area, featuring elegant open-air seating. Dine amidst nature at the exquisite bosque plaza, where culinary experiences meet serene surroundings. For ultimate relaxation, the outdoor lounge offers a tranquil retreat, enveloped by lush greenery, perfect for unwinding and socializing.







A fitness sanctuary

GYM AND
FITNESS STUDIO

ENERGIZE AND RELAX YOUR BODY
AND MIND AGAINST THE MOST
BEAUTIFUL VISTA.

A waterfront fitness sanctuary designed for
peak performance and relaxation. Offering
state-of-the-art cardio and weight training,
alongside a serene yoga and Pilates space—
enhancing body and mind against the endless
sea.



*A grand entrance
designed for exclusivity*

DEDICATED CONCIERGE & LOBBY

A WATERFRONT FITNESS SANCTUARY,
SEAMLESSLY BLENDING PERFORMANCE
AND RELAXATION WITH STATE-OF-THE-ART
TRAINING AND SERENE YOGA SPACES

Inside, the elegantly designed lobby sets the tone
for sophisticated living—thoughtfully designed lounge
areas invite you to unwind in style, with soft lighting
and natural accents enhancing the sense of warmth
and exclusivity. Here every arrival is an experience, and
every detail embodies The Mural's timeless vision of
luxury.





Creating enriching experiences

ADDITIONAL AMENITIES

ENHANCE YOUR LIFESTYLE WITH PREMIUM AMENITIES AND EXCEPTIONAL SERVICE,
THOUGHTFULLY DESIGNED FOR RELAXATION AND INDULGENCE.



SUNSET DECKS
SUNRISE TERRACE



OUTDOOR LOUNGE
SUNSET AMPHITHEATRE
OUTDOOR EVENT SPACE
TEA PAVILLION



CHEF'S KITCHEN



GAME AREA
KIDS PLAY AREA



OUTDOOR CO-WORKING
SPACES
GARDEN SEATING /
WORKING ALCOVE



OUTDOOR GYM
OUTDOOR YOGA SPACES
INDOOR CHANGING FACILITIES
OUTDOOR SHOWERS



GATHERING LAWN
GATHERING PAVILLION



CONCIERGE & LOBBY





CHAPTER 5

The Developer

BEYOND

About the developer

DESIGNING SPACES THAT ENRICH EVERYDAY MOMENTS

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

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 ontime, 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.

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BEYOND

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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.

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