

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



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.



JUMEIRAH BEACH COAST

International School

JUMEIRAH

9 Safa British School



○ DIFC

DUBAI

DUBAI MALL Downtown

Clemenceau Medical Center Hospital

Swiss International Scientific School in Dubai

KANYON





MINA RASHID

Infinity Bridge

(B) Gold Souk

International Modern Hospital

Burjuman

DEIRA

The Elite
English School

Canadian

Specialist Hospital

(B) Dubai Hospital

DUBAI INTERNATIONAL AIRPORT

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

Victoria International School

Pristine Private School Main Campus

The Apple International School Primary Campus



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

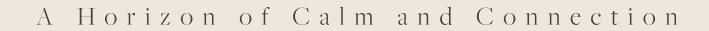
NATURE, WHERE TIME

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 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.









The Art of Subtraction

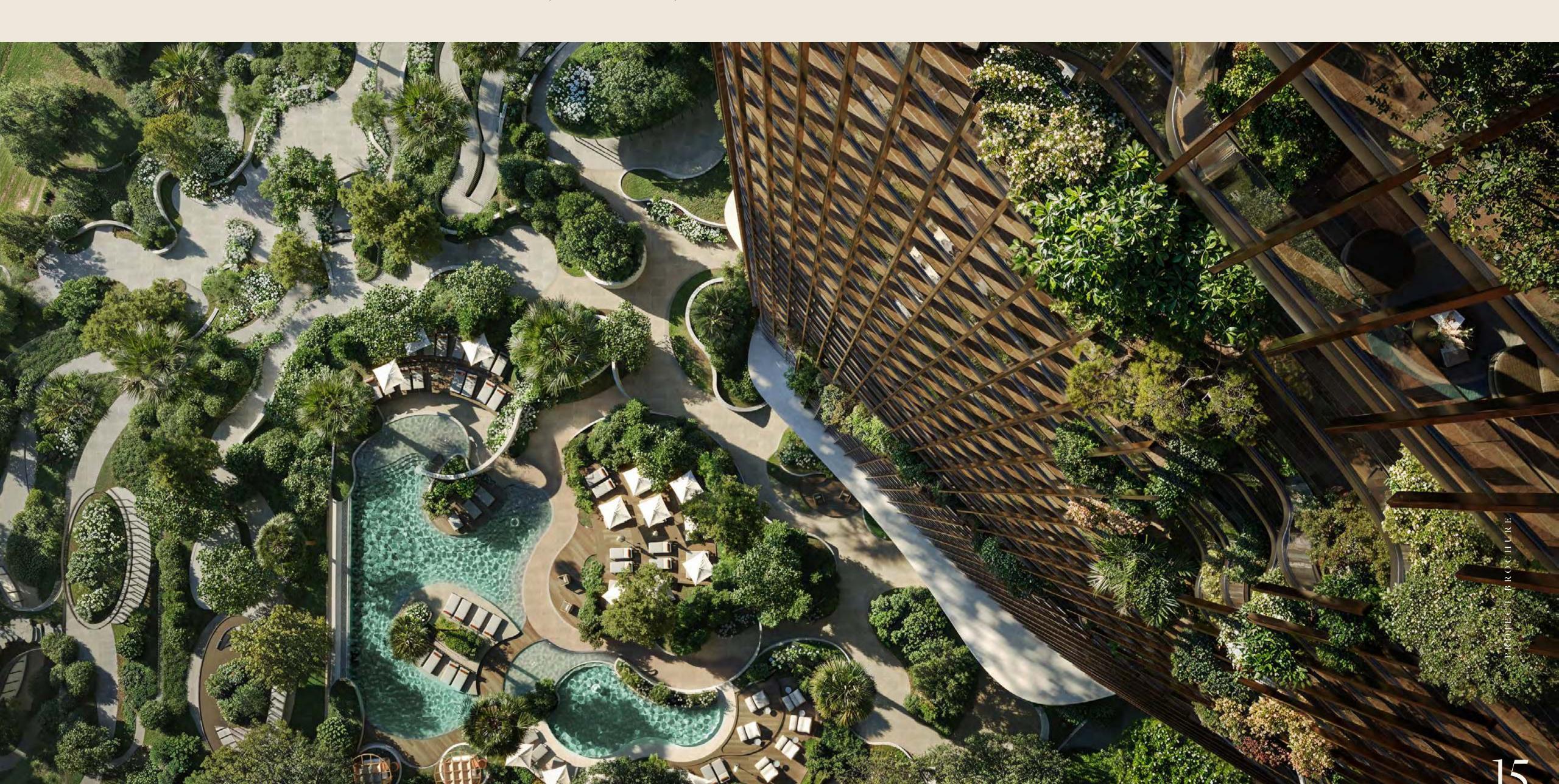
DESIGN BORN FROM THE EARTH, SHAPED FOR LIVING

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

E LE VATE E VERY 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.













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 twobedroom apartments to expansive threebedroom 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.







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.



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.













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.







The Multi-Functional Pavilions

WHERE EVERYDAY MOMENTS TURN INTO SHARED RITUALS

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





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.









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.







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.



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.





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.

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KANYON

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