

FACT SHEET

ARANCIA *Yards*

BY
BEYOND



A new destination

SET WITHIN THE YARDS, CITY OF ARABIA, DUBAI

THE ESSENCE OF
CULTIVATED LIVING





THE
LOCATION



THE
PROJECT



THE
EXPERIENCE

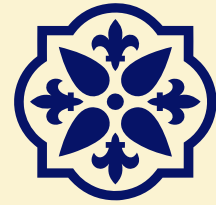


Location



MAP

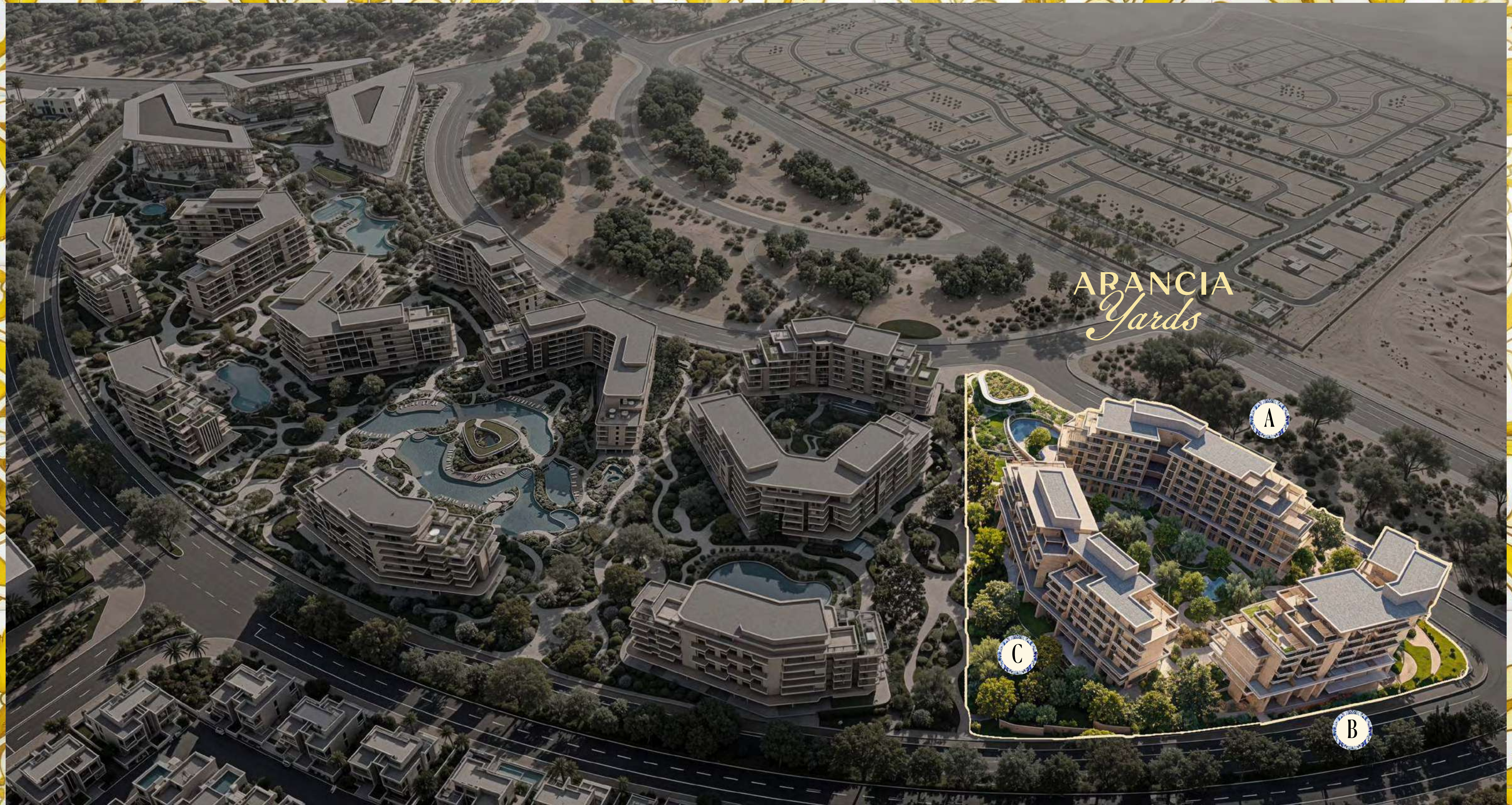
- 3 min — IMG World
- 10 min — Global Village
- 15 min — Silicon Central Mall
- 15 min — Dubai Miracle Garden
- 16 min — Hamdan Sports Complex
- 20 min — Downtown Dubai
- 23 min — Mall of the Emirates
- 25 min — Dubai International Airport
- 35 min — DWC Airport



THE *Yards*

A slower rhythm unfolds beneath shaded avenues, fragrant orchards and garden-lined paths. Residents can wander to lively cafés, gather in vibrant plazas, enjoy moments of wellness, or explore the sports hub and community farm. Essential amenities including a nursery, school, clinic and mosque are seamlessly woven into the community, ensuring everyday needs are always close to home. Here, Mediterranean-inspired landscapes create a setting where connection, movement and everyday pleasures come naturally.



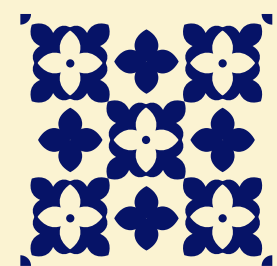


ARANCIA
Yards

A

C

B



THE FIRST CHAPTER OF THE YARDS

Located within The Yards,
BEYOND's masterplan in
City of Arabia, Arancia Yards
is the first development to
take shape within this new
landscape-led community.

Composed of three low-rise buildings,
it is arranged around a central green
valley, creating shaded outdoor spaces
and a more sheltered, garden-focused
environment within the city.







DESIGNED FOR A LIFE WELL LIVED

Residences are thoughtfully planned, with 1, 2 and 3 bedroom layouts that prioritise space, light and comfort. Generous ceiling heights, private terraces and views across the central landscape create a sense of openness throughout.



272
RESIDENTIAL
UNITS



1-3
BEDROOMS



6-7
FLOORS

RESIDENCE SIZES



BEDROOM

750 SQFT

TOTAL AVERAGE AREA



BEDROOMS

1100 SQFT

TOTAL AVERAGE AREA



BEDROOMS

1700 SQFT

TOTAL AVERAGE AREA

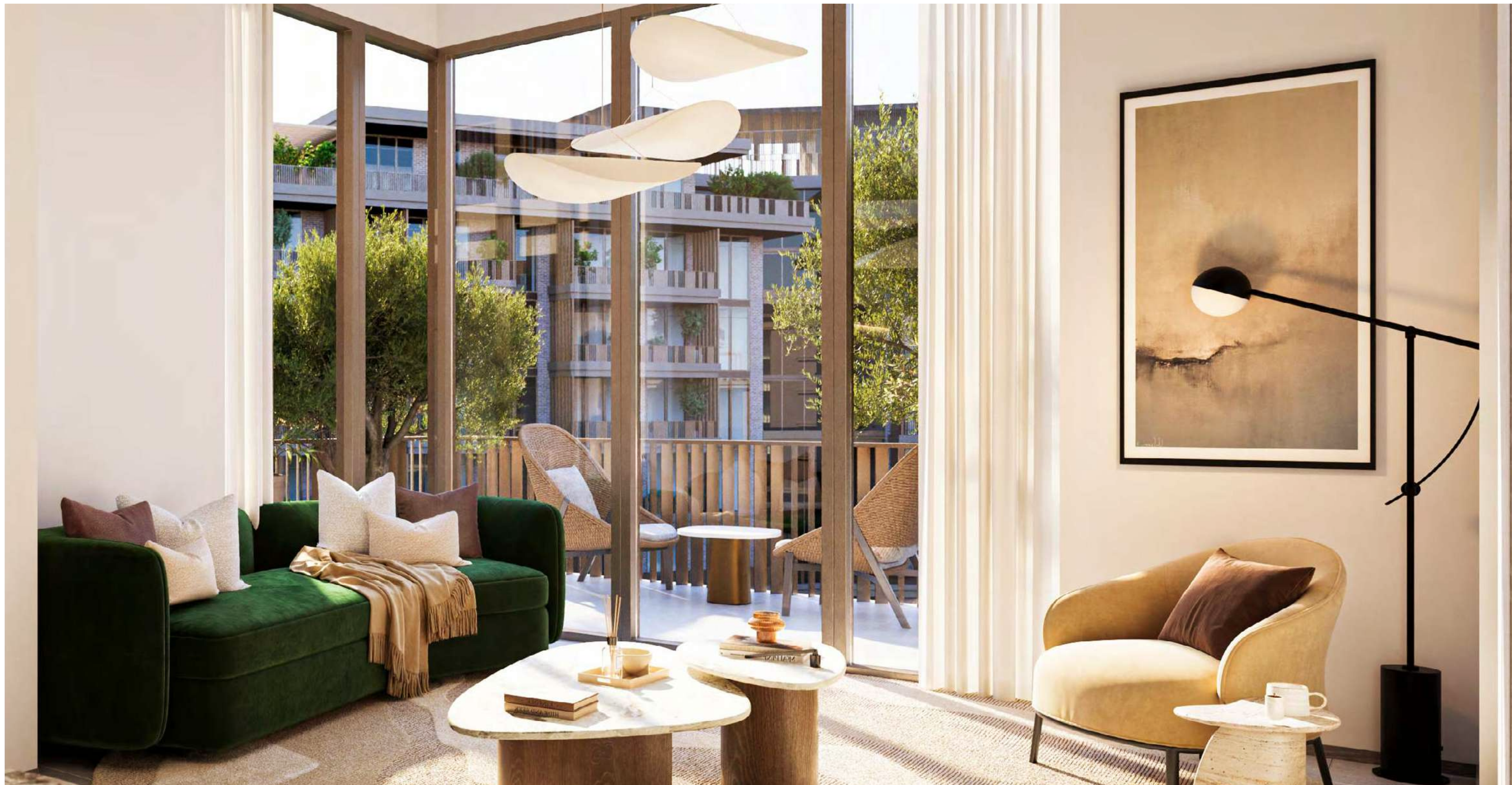




Interiors

LIVING ROOM

At Arancia Yards, the living spaces are defined by openness, and light. Generous 3.1-metre ceiling heights enhance the sense of space, while floor-to-ceiling aluminium-framed windows draw in natural light and extend onto private terraces, creating a seamless flow between indoors and out. Underfoot, clean-lined tiled floors and softly finished plaster walls create a calm, neutral backdrop, while timber accents and integrated detailing bring warmth and balance to the space.



The image shows a contemporary kitchen and living area. The kitchen features a large island with a marble countertop and a backsplash, and a living area with a sofa and a coffee table. The kitchen cabinets are made of light-colored wood with a vertical grain, and the island has a similar finish. The backsplash is made of white marble with gold veining. The island is equipped with a sink, a faucet, and a built-in oven. A long, thin pendant light hangs over the island. The living area has a light-colored sofa with blue and green patterned cushions, a round wooden coffee table, and a blue ottoman. A large window on the left side of the image provides a view of the outdoors.

Interiors

KITCHEN

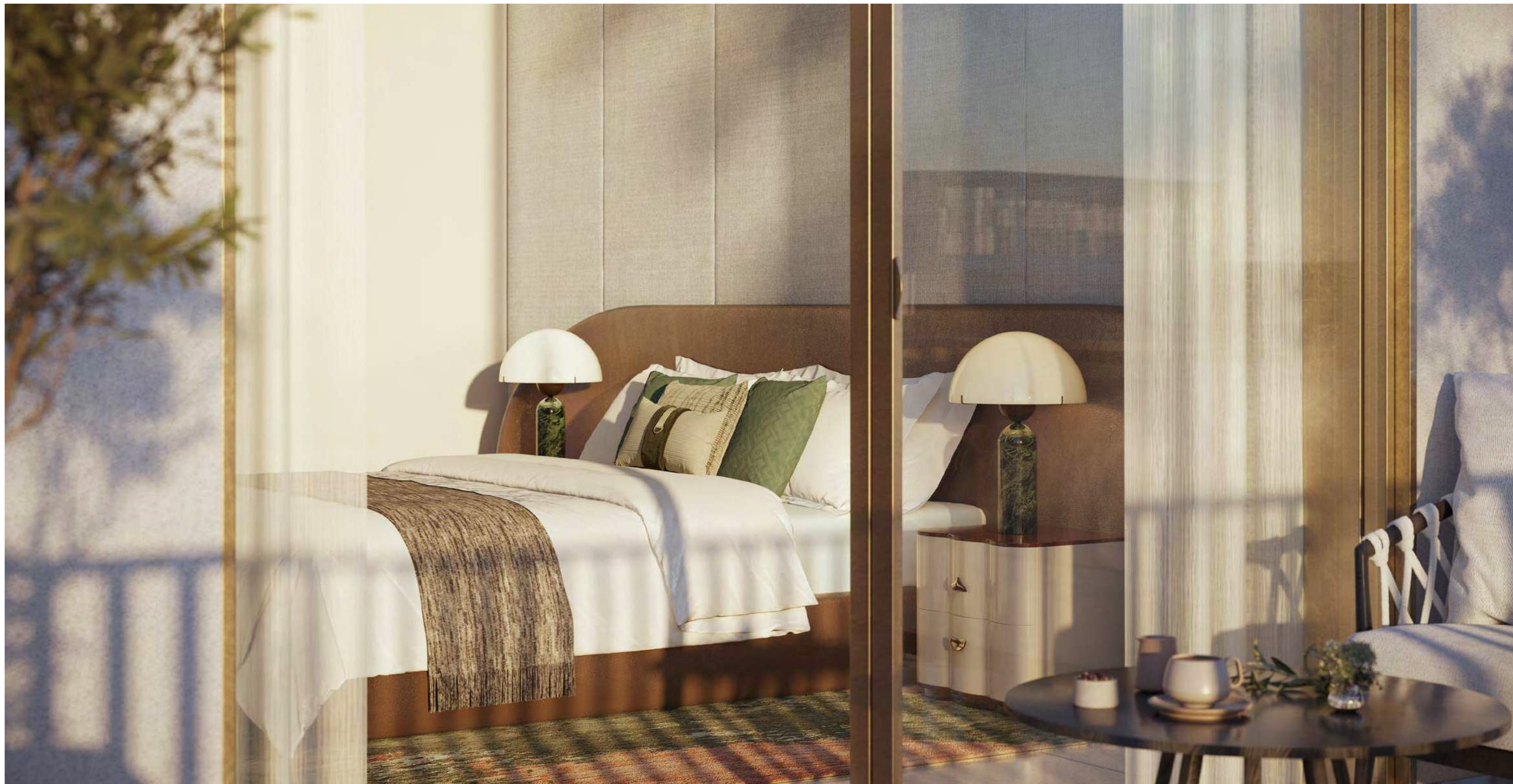
The kitchens at Arancia Yards are designed with both function and refinement in mind. Laminated cabinetry and porcelain counter top create a warm yet precise material palette, centred around a generous island for everyday use. Equipped with European appliances and thoughtfully arranged storage, each kitchen supports a way of living that is both practical and quietly elevated.



Interiors

BEDROOMS

Bedrooms at Arancia Yards are shaped as calm, private retreats. Soft tones and porcelain flooring create a space that feels warm, composed and restful. Large windows bring in natural light throughout the day, while the palette remains understated, allowing the room to settle into a place of true rest at the end of each day.



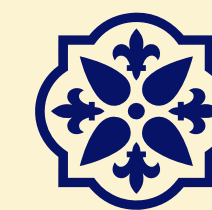


Interiors **BATHROOM**

The bathrooms at Arancia Yards are defined by material, tone and precision. Porcelain topped vanities and carefully selected finishes fixtures create a space that feels both tactile and refined. Walk-in showers and clean, integrated surfaces support a routine that feels simple, efficient and considered from start to finish.

Exhale





A LIFE SHAPED BY EXPERIENCE

At Arancia Yards, a carefully curated collection of amenities shapes the way residents live each day. From spaces for movement and wellbeing to places for gathering and pause, every element is designed to support a balanced and connected lifestyle. Linked by a central green spine, these spaces create a way of living that feels intuitive, social and connected.

A COMPLETE COLLECTION OF AMENITIES



Community
Gardens



Indoor Kids
Area



Spaces to
Gather Naturally



Meet, Mingle,
Refresh

CONNECTED BY THE GREEN SPINE. DESIGNED AROUND LIFE.

Outdoor Amenities

Lagoon pool
Lounge Pool with Lap Pool
Kid's Play Areas
Seating Areas/ Co-working space/ Reading Pockets
Entry Plaza/ Retail Plaza
Yoga Areas
Sports Court
Amphitheatre



Indoor Amenities

Kid's Club
Play Gaming Rooms
Multipurpose Rooms
Gyms
SPA
Residents lounge
Cinema room
Commercial Gym



ARANCIA *Yards*

BY
BEYOND

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