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OFF PLAN

Arancia Yards

Location: Dubailand, Dubai

Starting From: AED 1,100,000

Permit No: 1028431640

Arancia Yards

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Beyond Developments	**Apartments & Townhouses**	**Q1 2029**	**40/60**	**Off Plan**

ABOUT THE PROJECT

Arancia Yards is the inaugural residential phase of **The Yards**, an ambitious master-planned community by **Beyond Developments**, the premium development arm of the **Omniyat Group**. Located in **City of Arabia** within Dubailand, the project introduces a fresh approach to community living through Mediterranean-inspired architecture, expansive green spaces, and pedestrian-friendly design. Named after the Italian word for "orange," Arancia reflects warmth, vitality, and vibrant living, with landscaped courtyards, sunlit façades, and nature-inspired public spaces woven throughout the development.

The first phase comprises **272 residences** spread across **three low-rise buildings**, offering an exclusive collection of **1, 2, and 3-bedroom apartments**, together with a limited number of **3-bedroom townhouses**. Residences range from approximately **762 sq. ft. to 1,756 sq. ft.**, featuring impressive **3.1-metre floor-to-ceiling heights**, spacious balconies, open-plan layouts, premium finishes, smart home integration, and large windows that maximise natural light. The contemporary interiors have been designed by **HBA Singapore**, while the architecture is by **HBA UK**, creating elegant homes that blend luxury with practicality.

Residents enjoy a comprehensive range of lifestyle amenities designed around wellness and community interaction. The development dedicates more than **70% of its master plan to landscaped open spaces**, including a **1-kilometre green spine**, **4,200 sq. m. of sunken gardens**, rooftop terraces, jogging and cycling tracks, outdoor fitness areas, multi-sports courts, swimming pools, children's play zones, BBQ areas,

community lounges, retail outlets, cafés, pet-friendly spaces, and 24-hour gated security. The carefully curated amenity offering creates a tranquil environment while promoting an active and family-oriented lifestyle.

Strategically positioned in **City of Arabia**, Arancia Yards offers excellent connectivity to **IMG Worlds of Adventure**, **Global Village**, **Dubai Silicon Oasis**, **Downtown Dubai**, **Dubai International Airport**, and major highways including **Sheikh Mohammed Bin Zayed Road (E311)** and **Emirates Road (E611)**. As the first phase of The Yards master community, the project benefits from significant future infrastructure, retail, and commercial development planned for the district. Supported by Beyond Developments' design-led philosophy and Omniyat Group's reputation for delivering premium real estate, Arancia Yards presents an outstanding opportunity for homeowners and investors seeking long-term capital appreciation in one of Dubai's fastest-growing residential corridors.

Why Buy Arancia Yards Through A1 Properties?
Purchasing **Arancia Yards** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubailand's emerging master communities and premium off-plan developments. Our consultants provide personalised guidance to help you choose the ideal residence based on your lifestyle requirements or investment objectives while ensuring access to the latest inventory, launch pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your buying journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of City of Arabia's growth potential and Beyond Developments' vision for The Yards, we ensure a seamless purchasing experience while helping you maximise the long-term value of your investment.

PAYMENT PLAN

10%	30%	60%
Down Payment	During Construction	On Handover

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