





ш	Λ	D	Т	R	1
п	A	Г		Γ	

THE LOCATION	0 6
CHAPTER 2 THE PROJECT	1 3
CHAPTER 3 THE INTERIORS	2 2
CHAPTER 4 THE AMENITIES	3 7
CHAPTER 5 THE DEVELOPER	5 9

A COMMUNITY SHAPED BY PURPOSEFUL LIVING

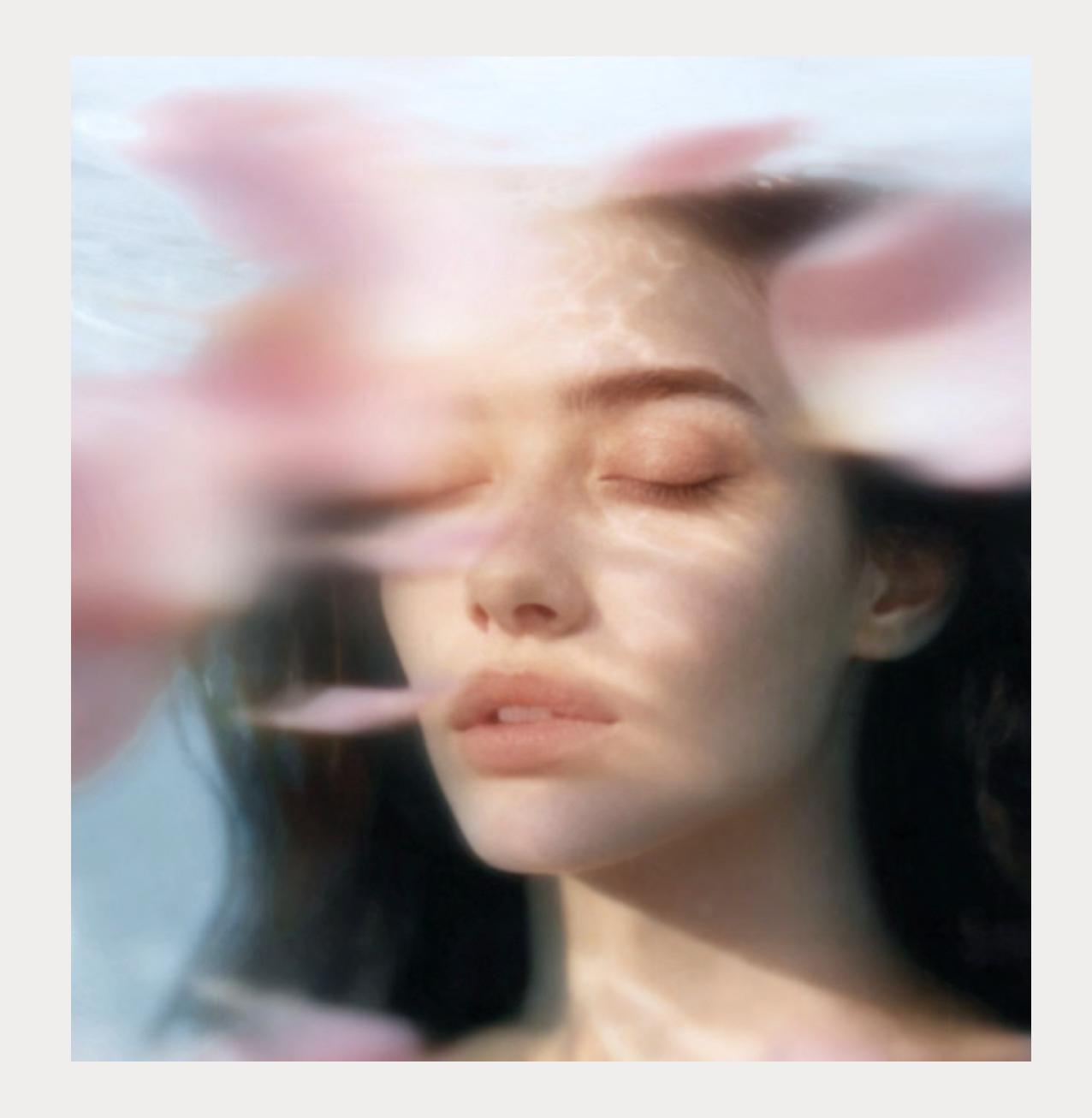
THIS PLACE IS CALLED HADO

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.

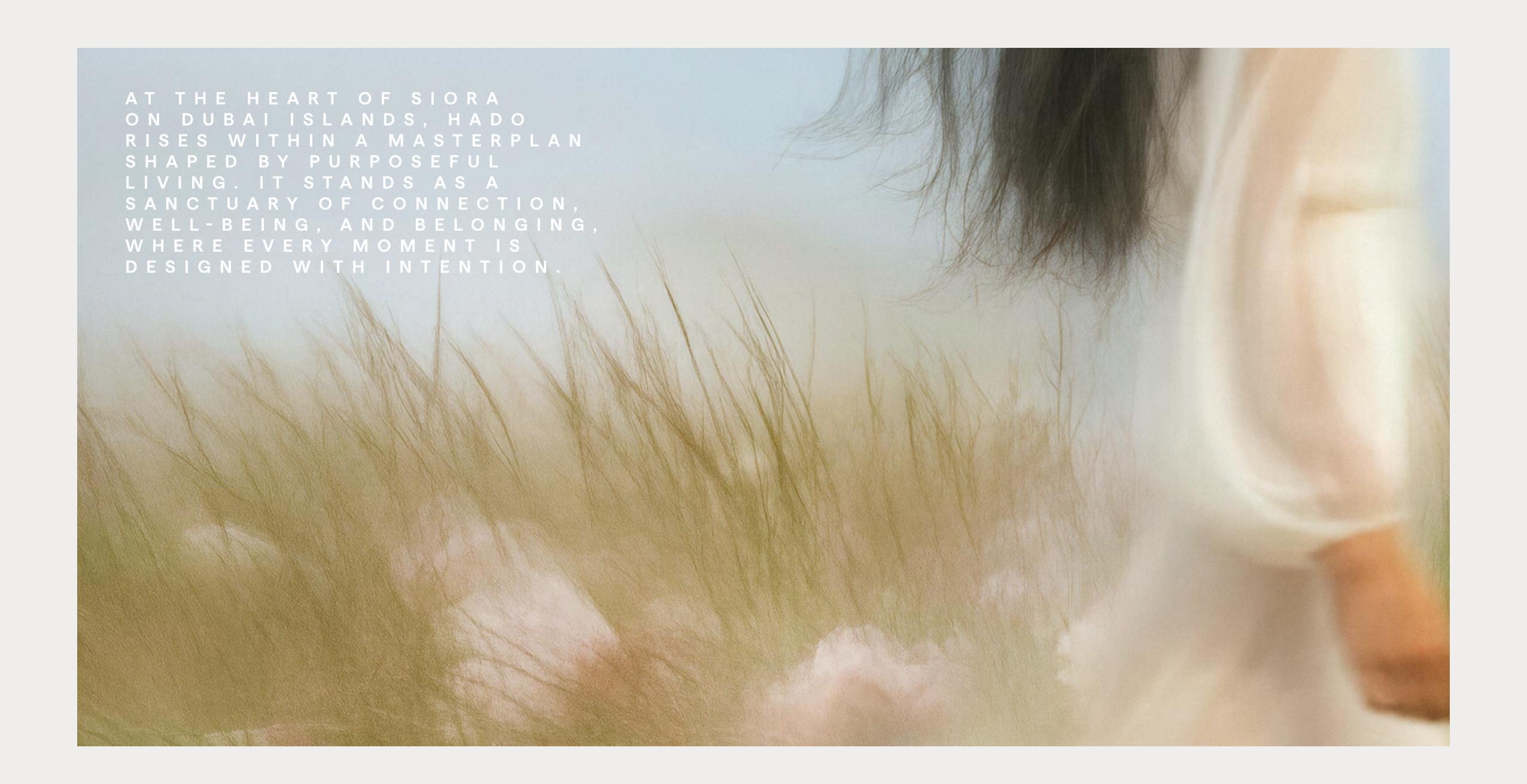
Three towers rise in quiet harmony, opening toward the water to capture light and expansive views.

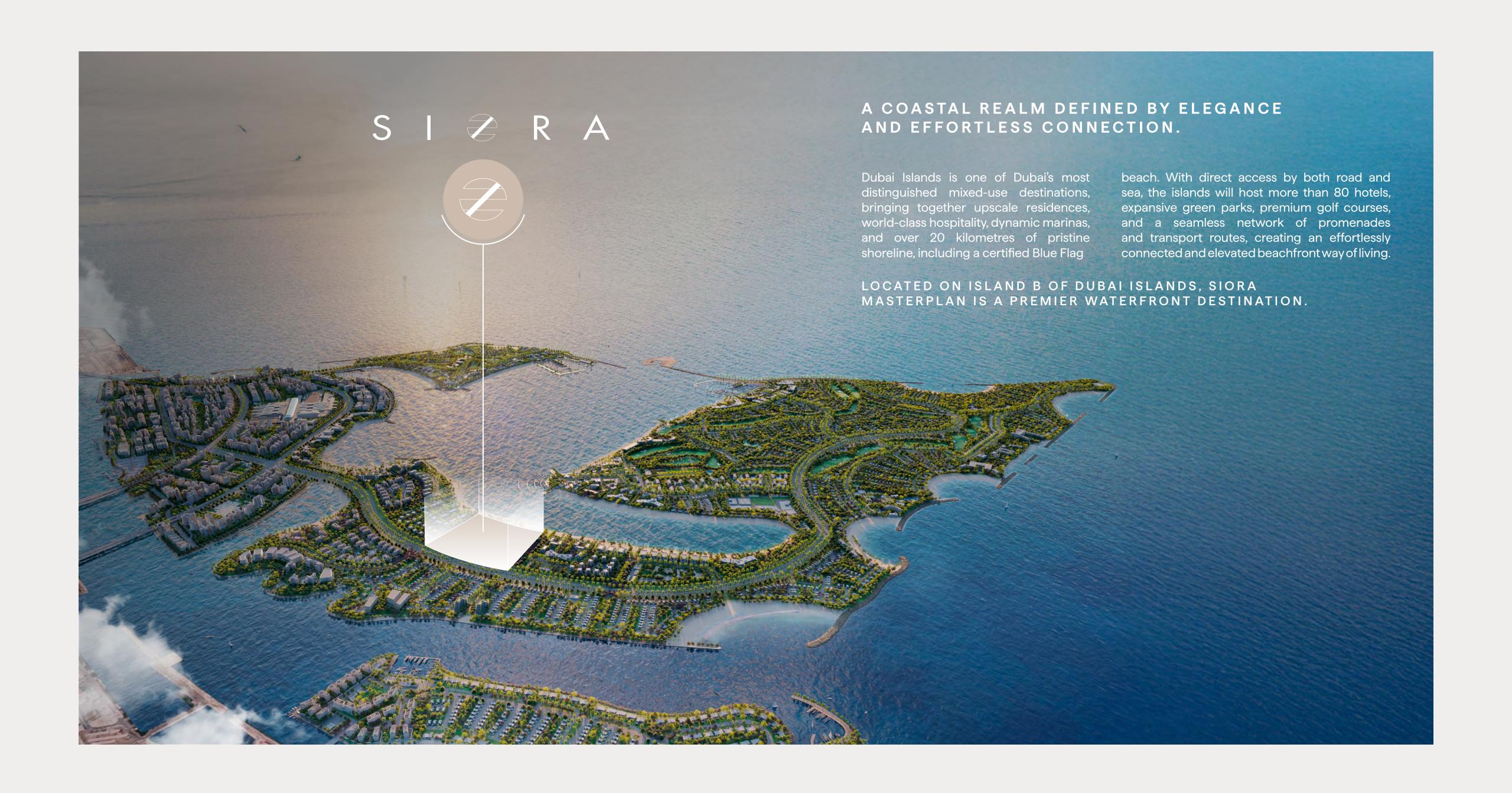
Glass corners dissolve boundaries, blending interior calm with the horizon beyond. Architecture becomes an expression of energy — subtle, fluid and alive.



CHAPTER ONE

THE LOCATION

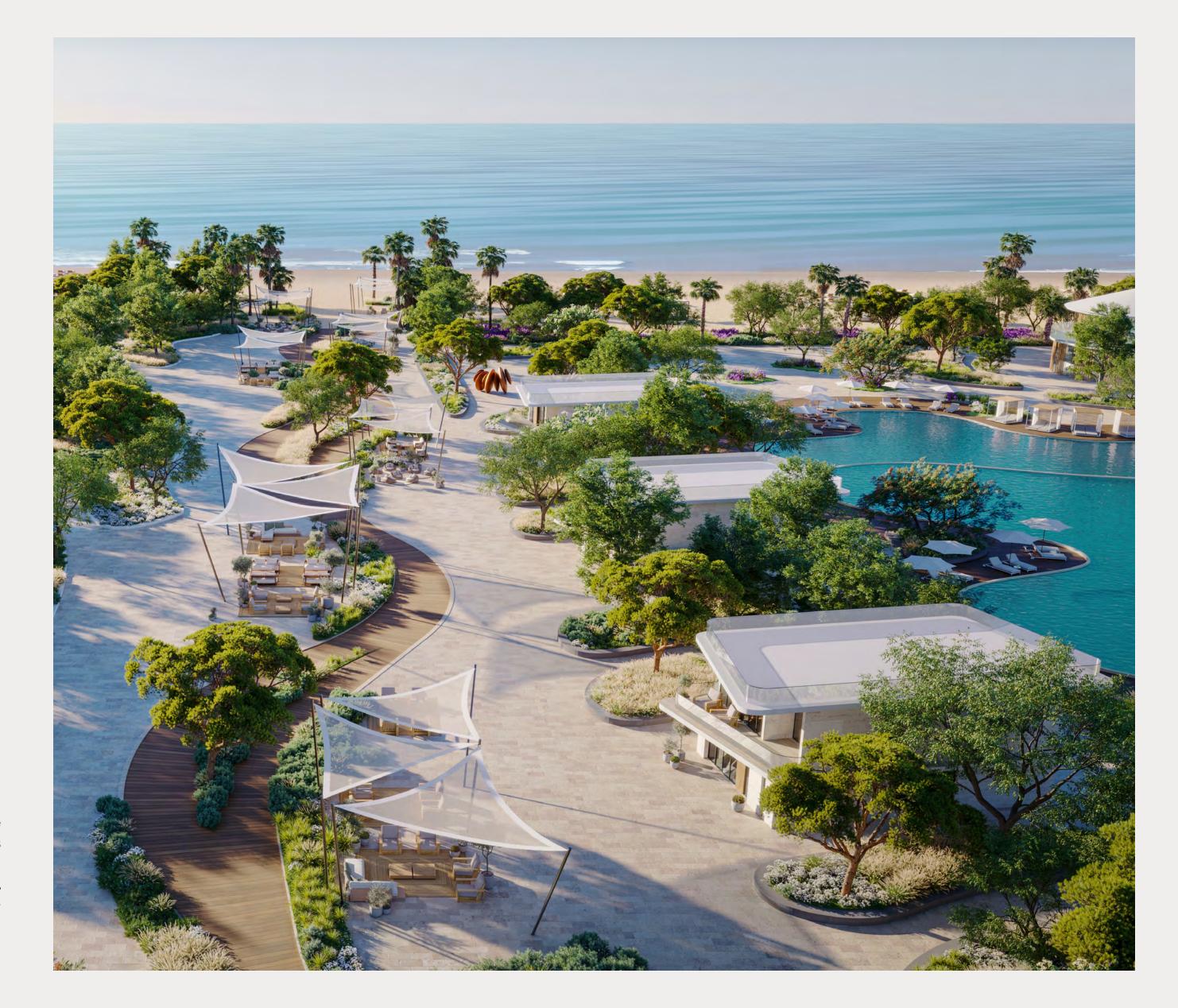


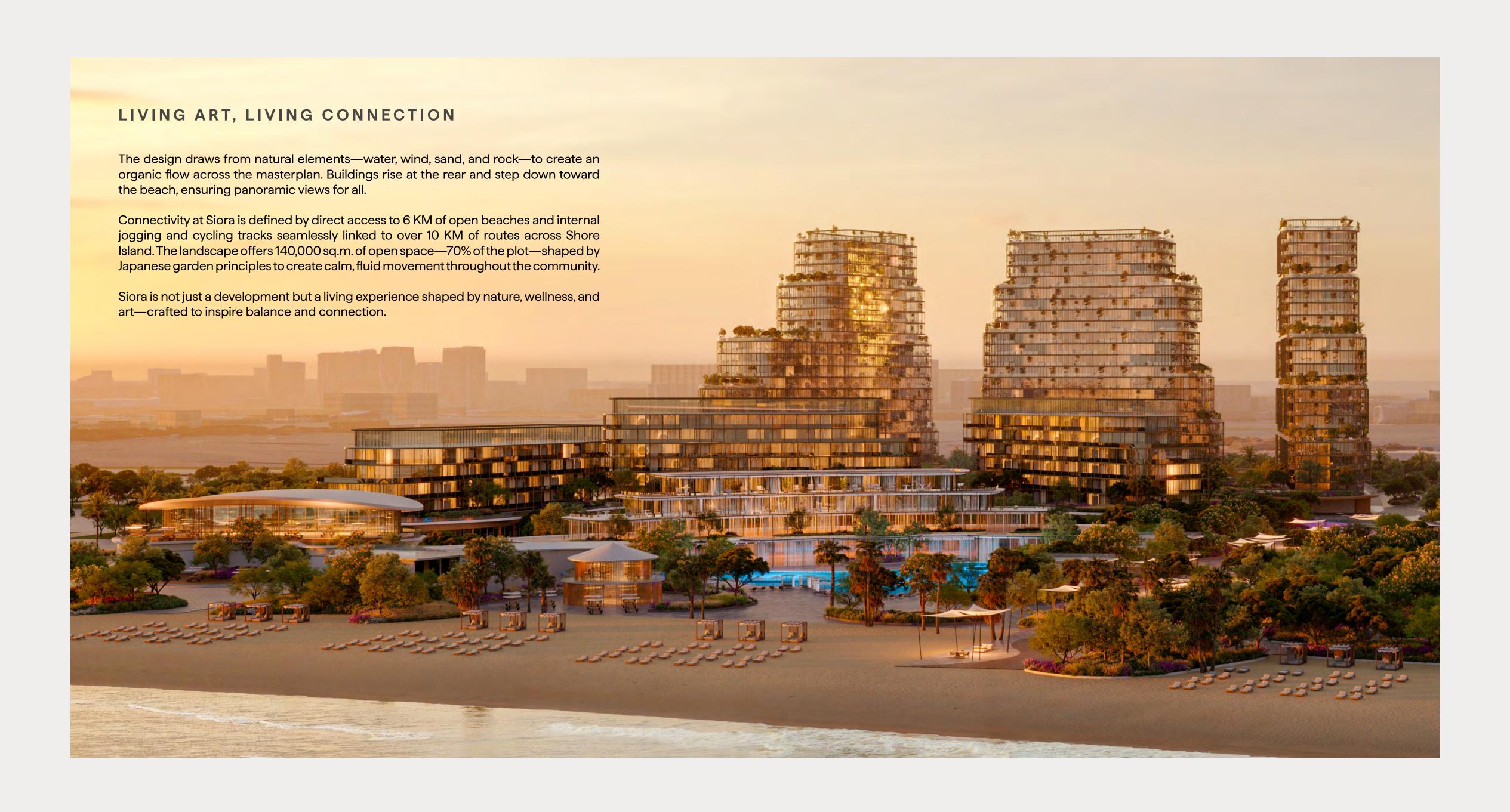




Siora offers breathtaking 360-degree views of surrounding waters. With unobstructed vistas toward the ocean and beach on one side, the sea, and the city skyline on the other, Siora redefines coastal living in Dubai.

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 zeninspired landscapes enriched with curated art.





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





International Modern Hospital

টি Gold Souk

Burjuman

Infinity Bridge

Dubai Hospital

DEIRA

The Elite
English School

hado

Victoria
International School

Canadian
Specialist Hospital

Pristine Private School
Main Campus

Dubai International Airport

The Apple International School Primary Campus

DUBAI Dubai Mall DIFC

Business Bay

Downtown Dubai

Clemenceau Med Center Hospital

Swiss International Scientific School

DUBAI CREEK

Collegiate International School

BUSINESS BAY

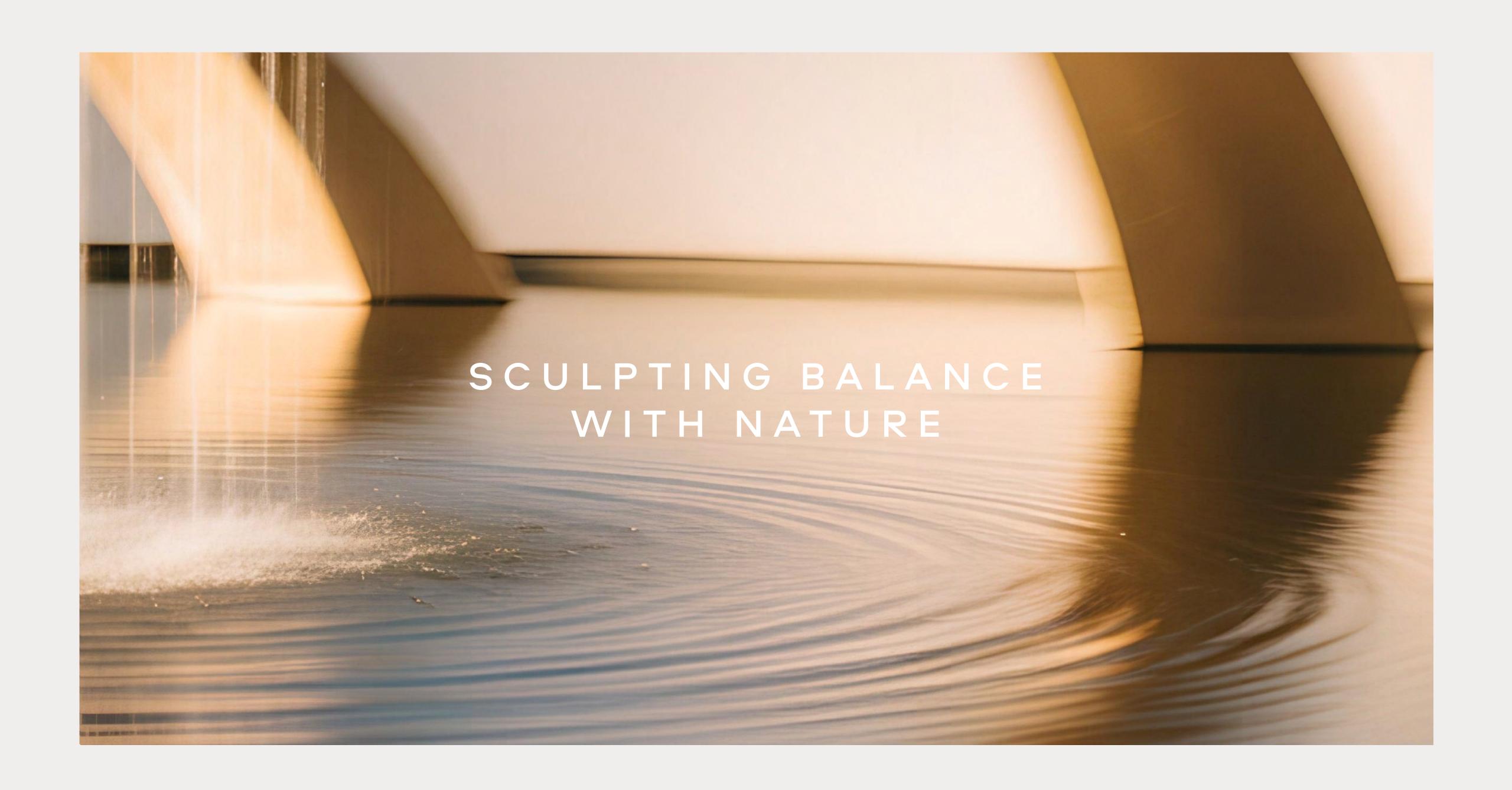
JUMEIRAH

Safa British School

26 MINS 33 MINS

CHAPTER TWO

THE PROJECT



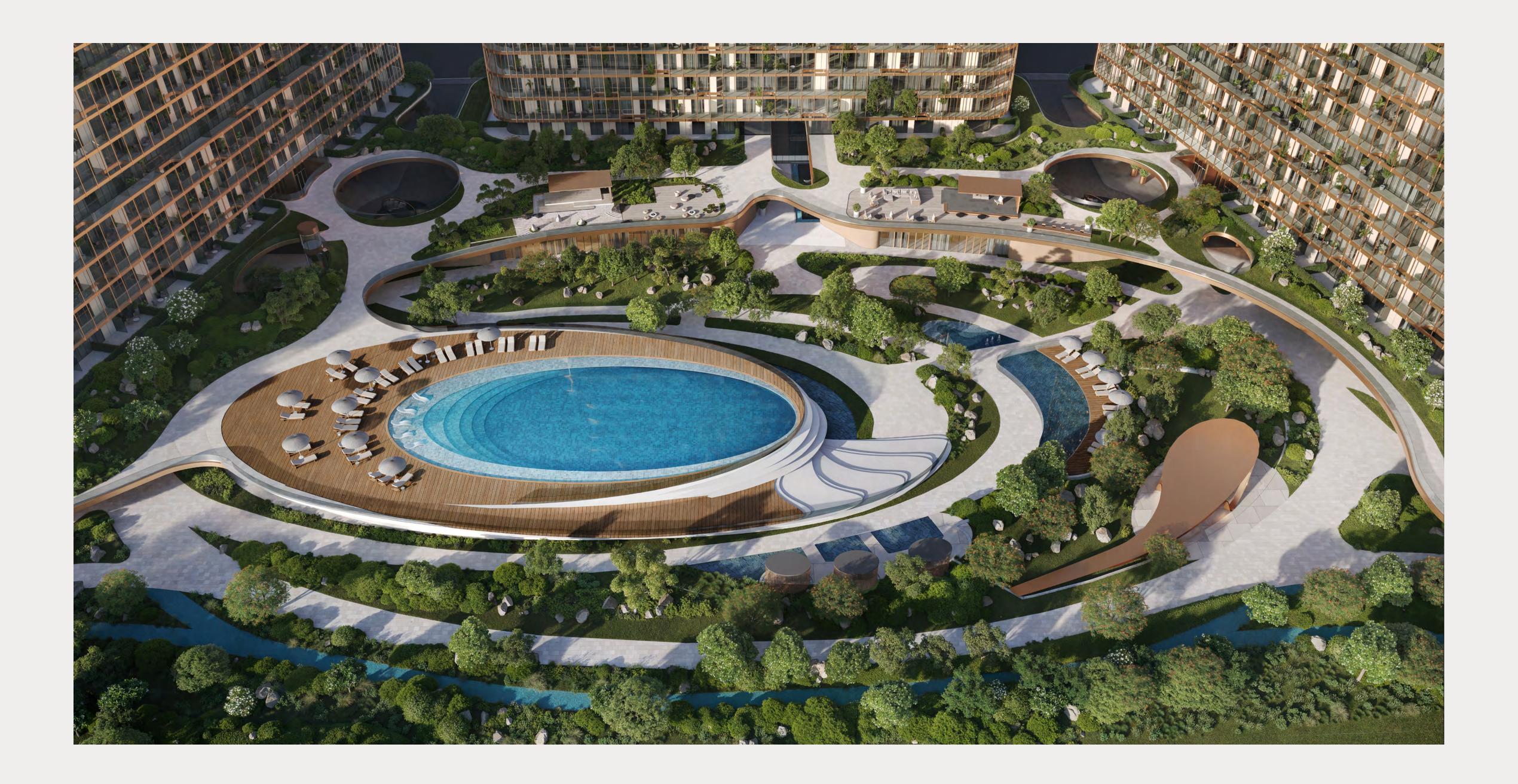




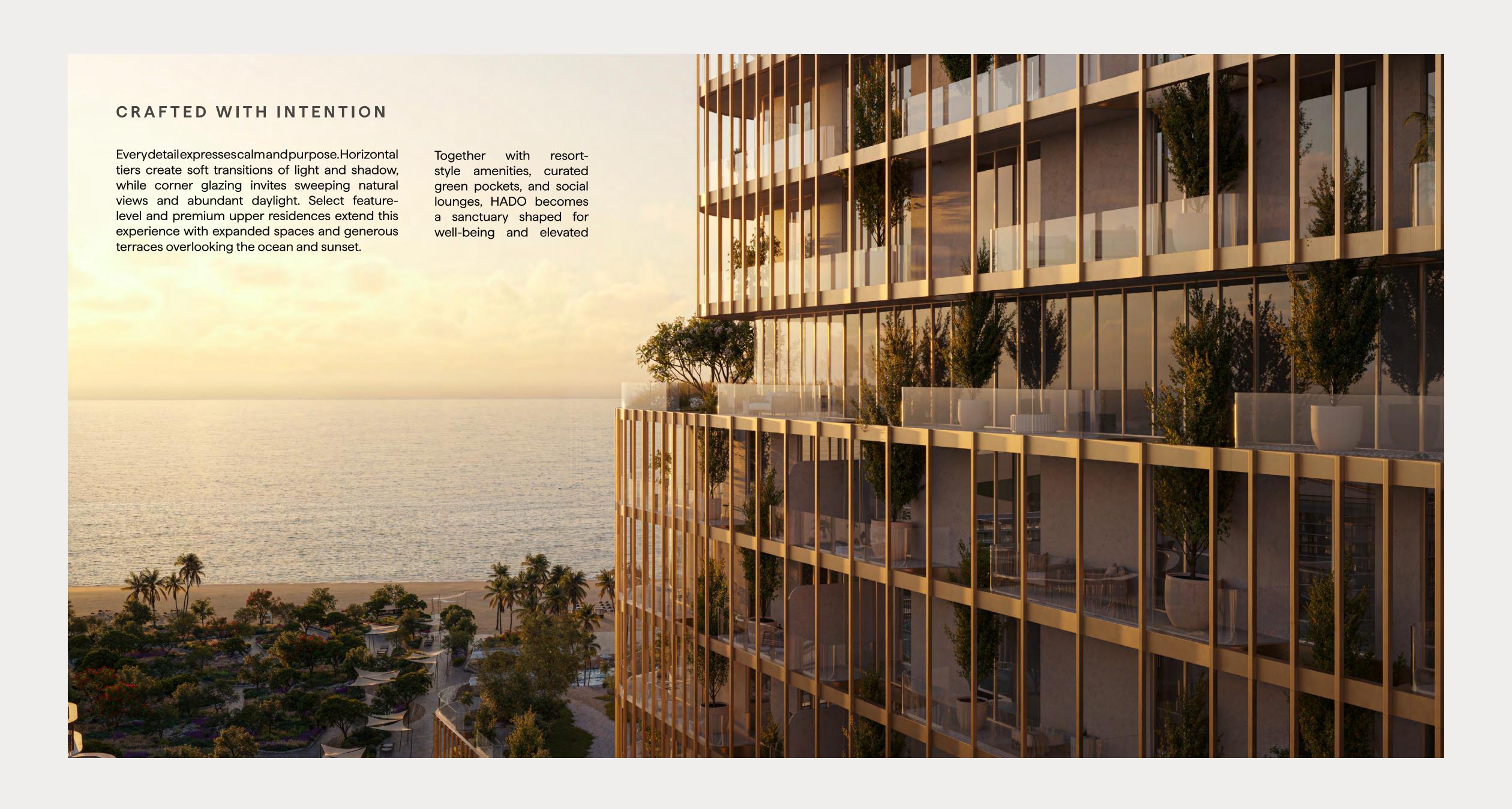
Rising across twenty-one levels, the three towers emerge from a landscape designed to flow like the coastline. A shared base captures a sense of quiet movement connects gardens, courtyards, and reflection that echoes the spirit of island living. pools—grounding the towers in nature while opening them toward the horizon.

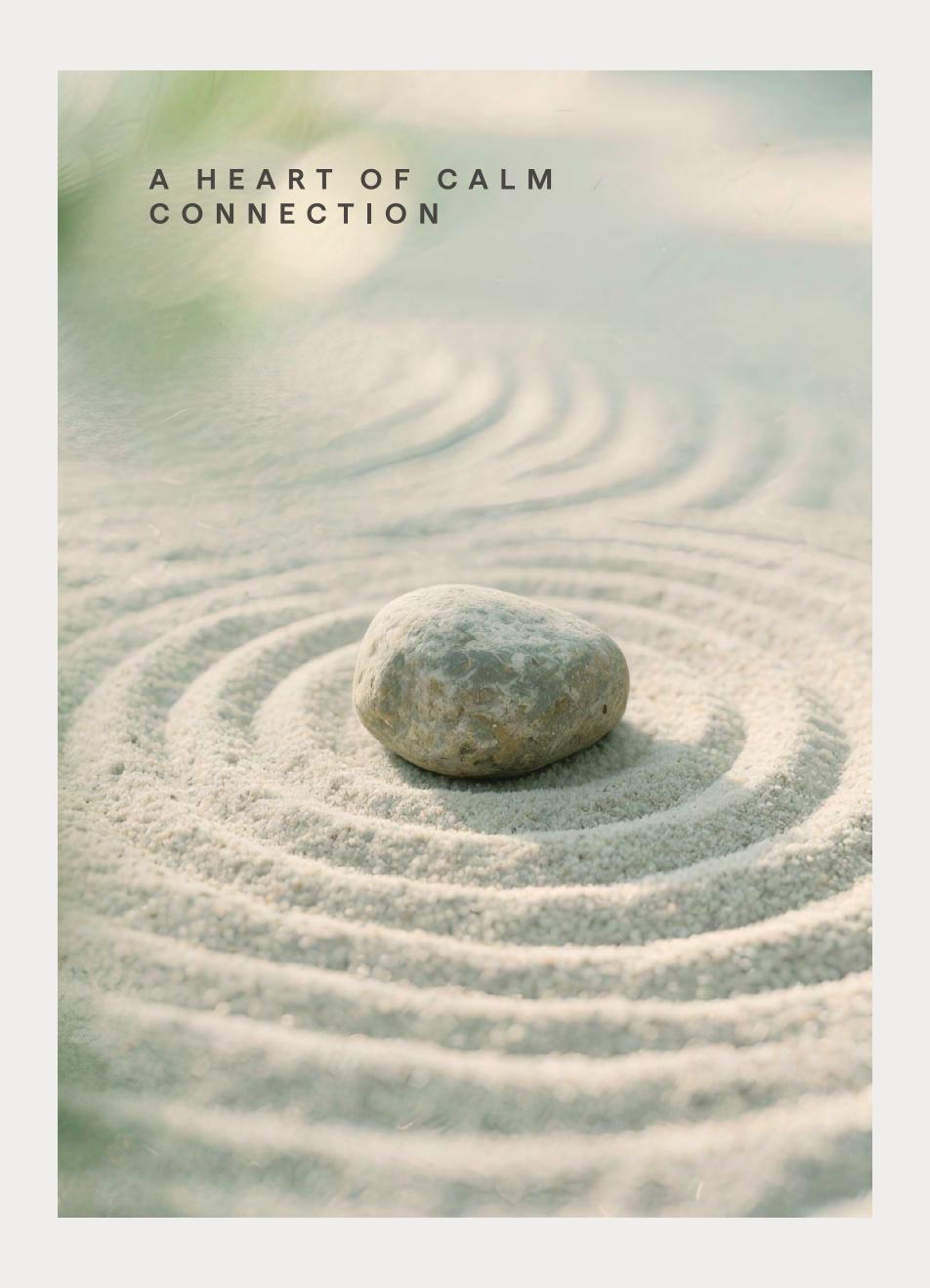
Positioned to frame the sea, cove, skyline, and greenery, their form

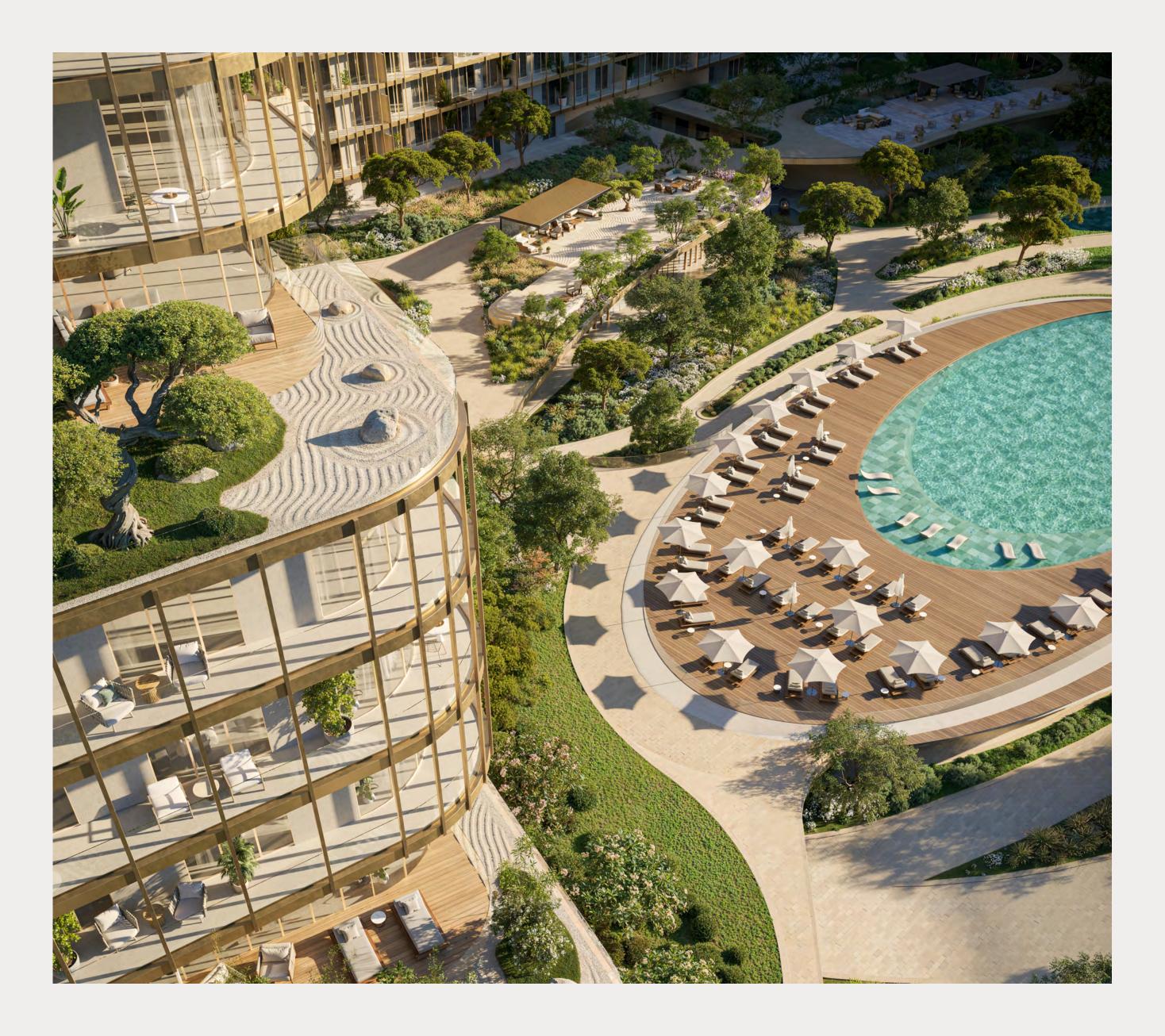








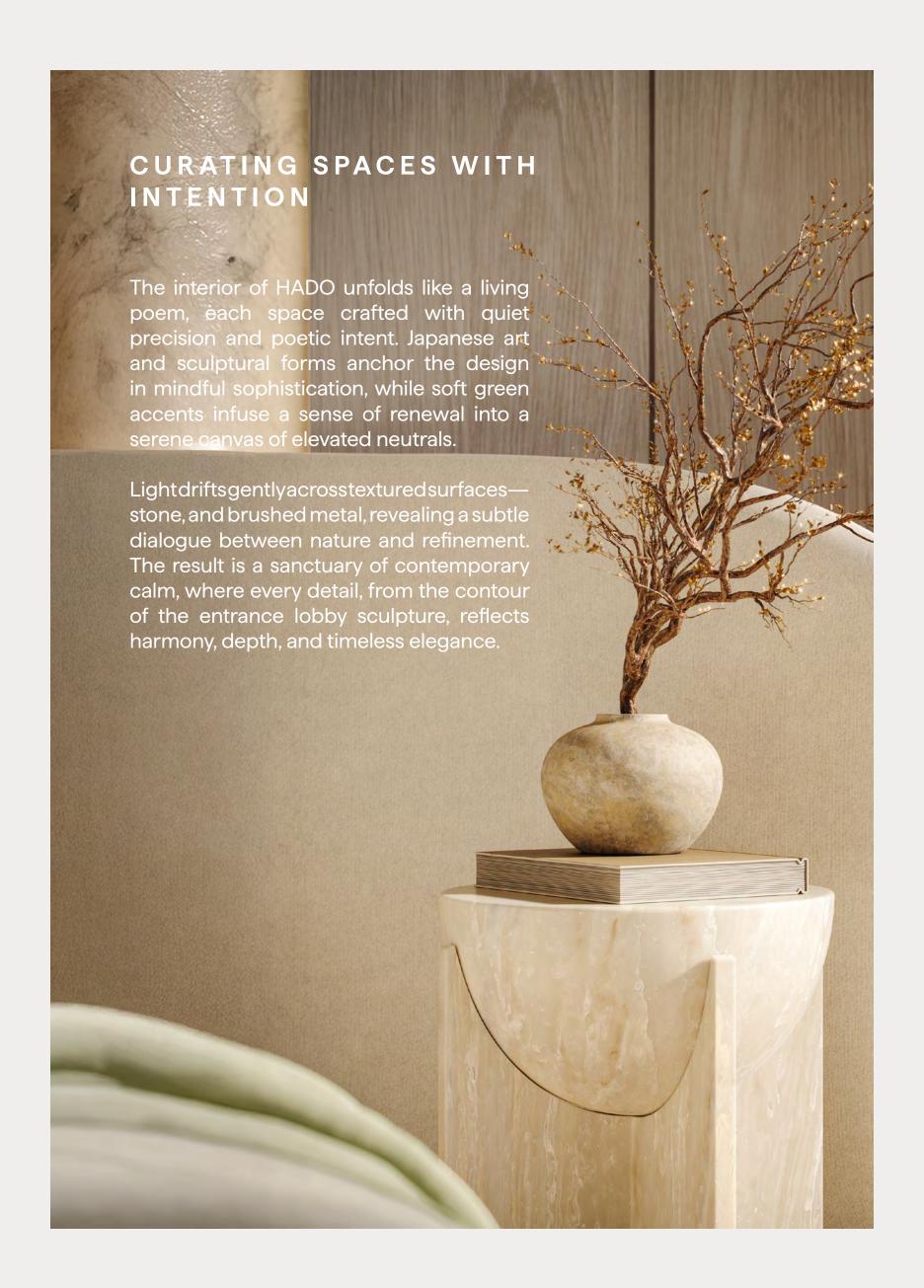




CHAPTER THREE

THEINTERIORS

ELEMENTAL MATERIALS REFINED INTO AN ELEGANT LIVING EXPRESSION.



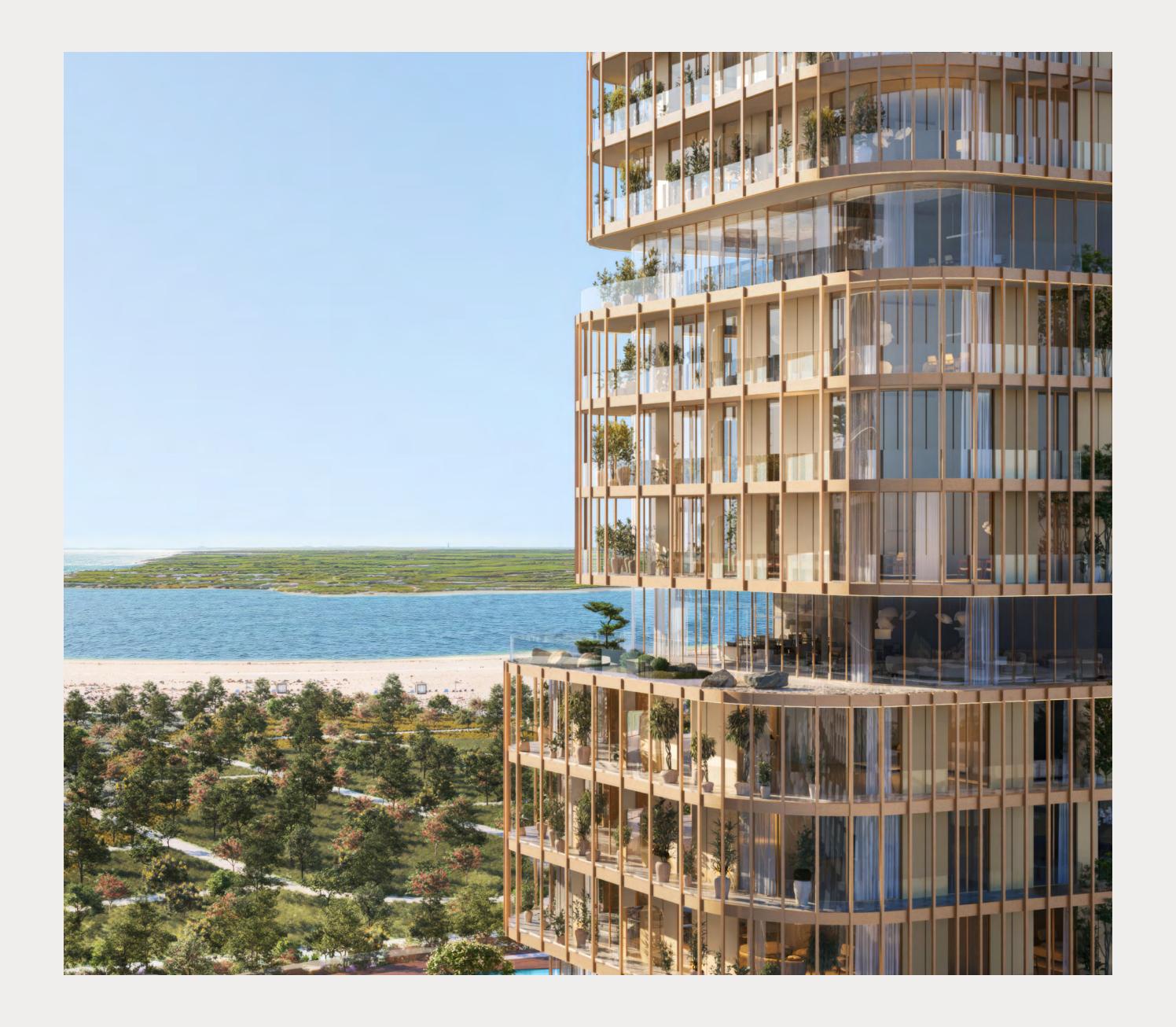


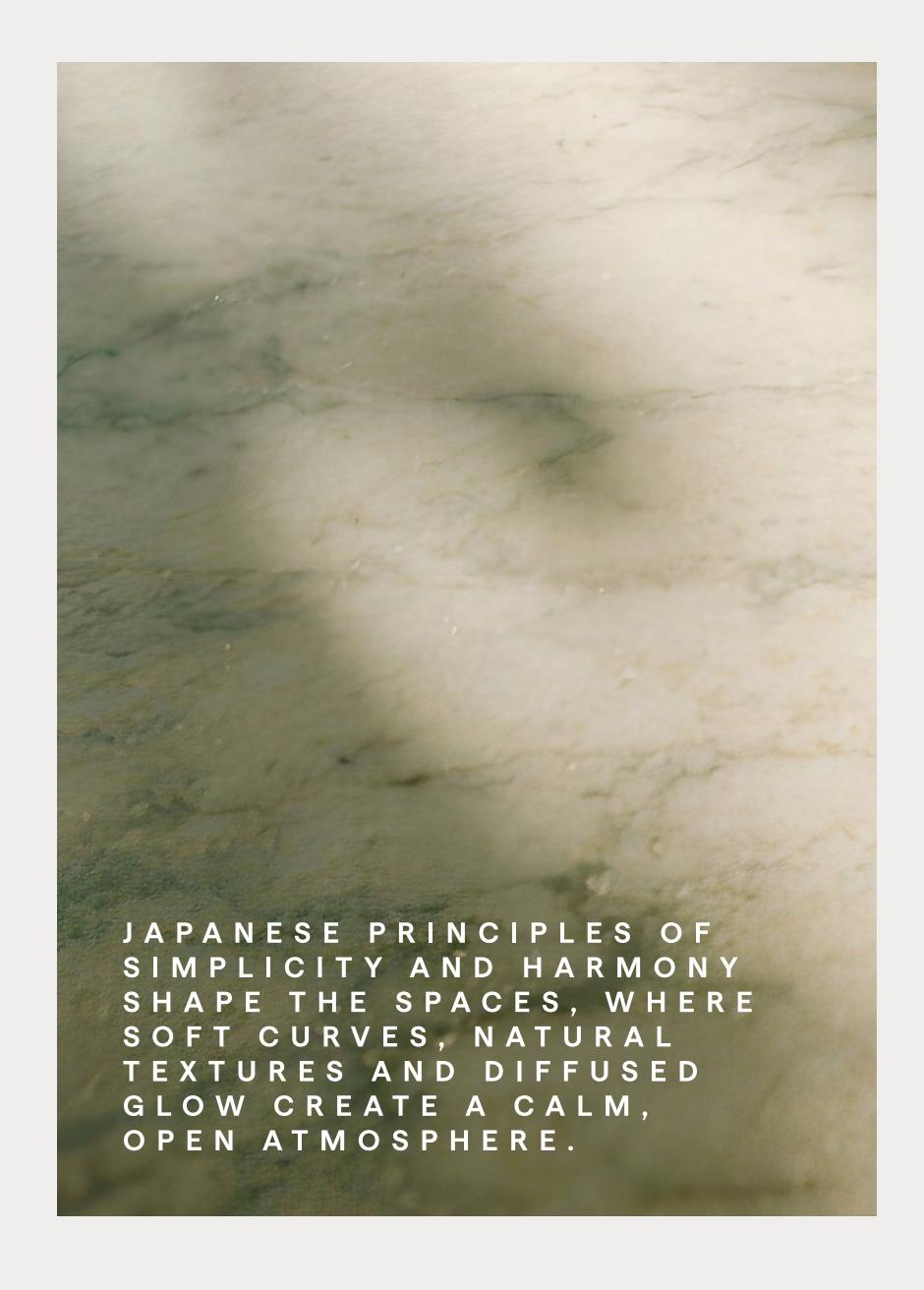
ELEVATING SPACE THROUGH THOUGHTFUL DESIGN

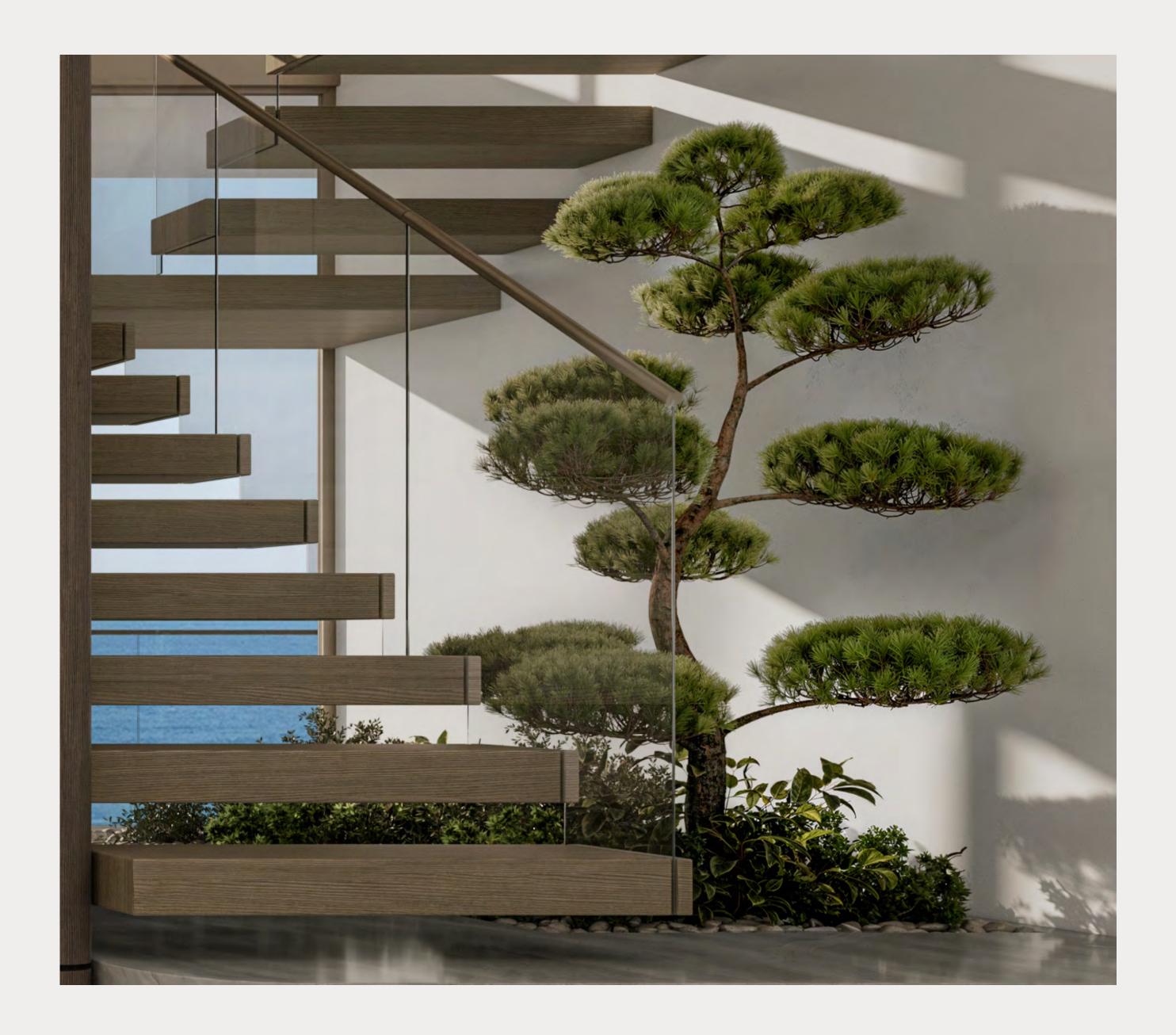
AresidenceatHADObecomesanexpression of refined living, where every home is thoughtfully crafted within three sculpted towers that rise with quiet confidence. The collection offers a harmonious selection

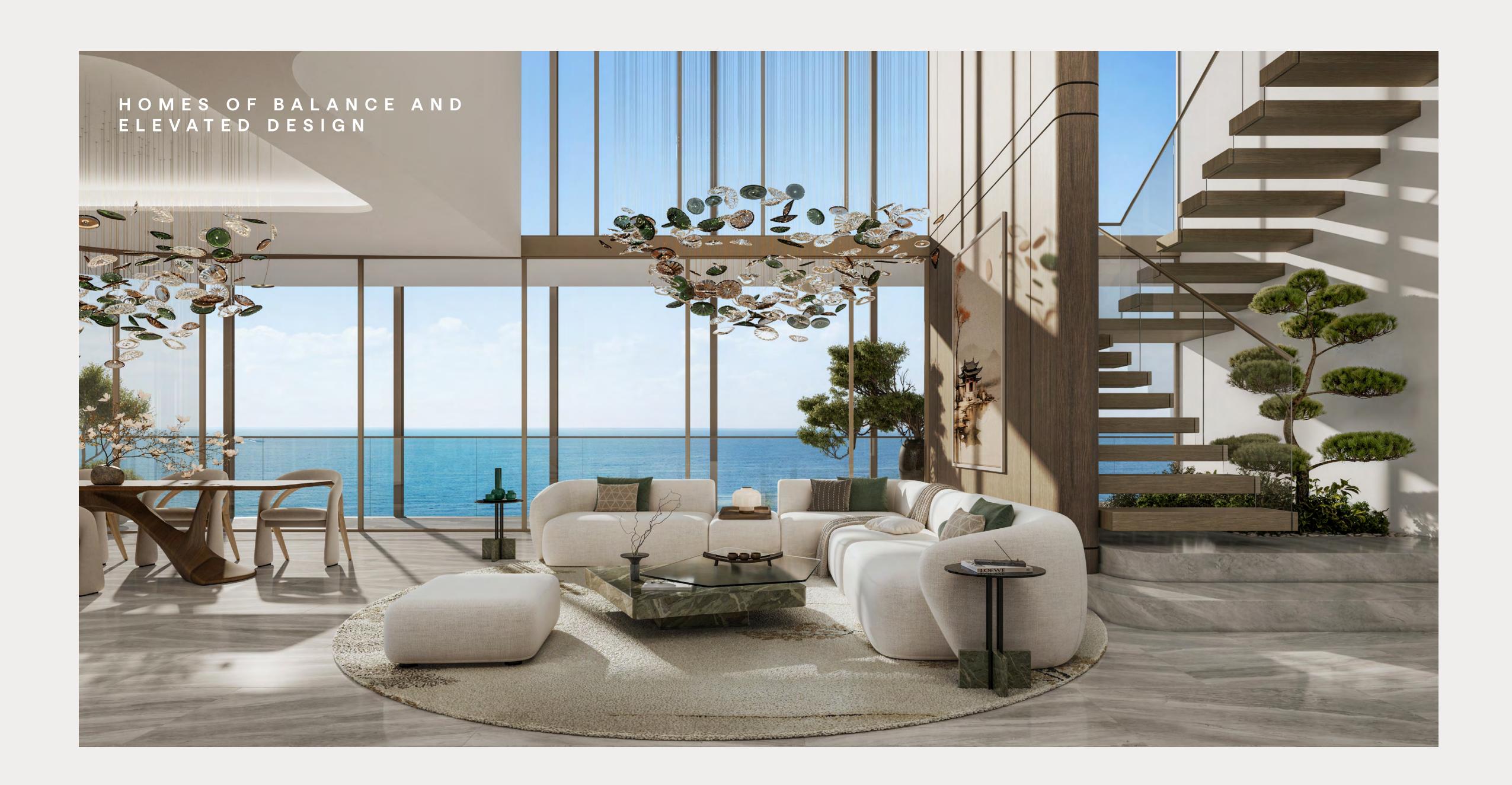
The collection offers a harmonious selection of spacious one-bedroom, two-bedroom, and three-bedroom residences, alongside a limited number of three-bedroom and four-bedroom duplexes and selected four-bedroom simplex homes.

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.





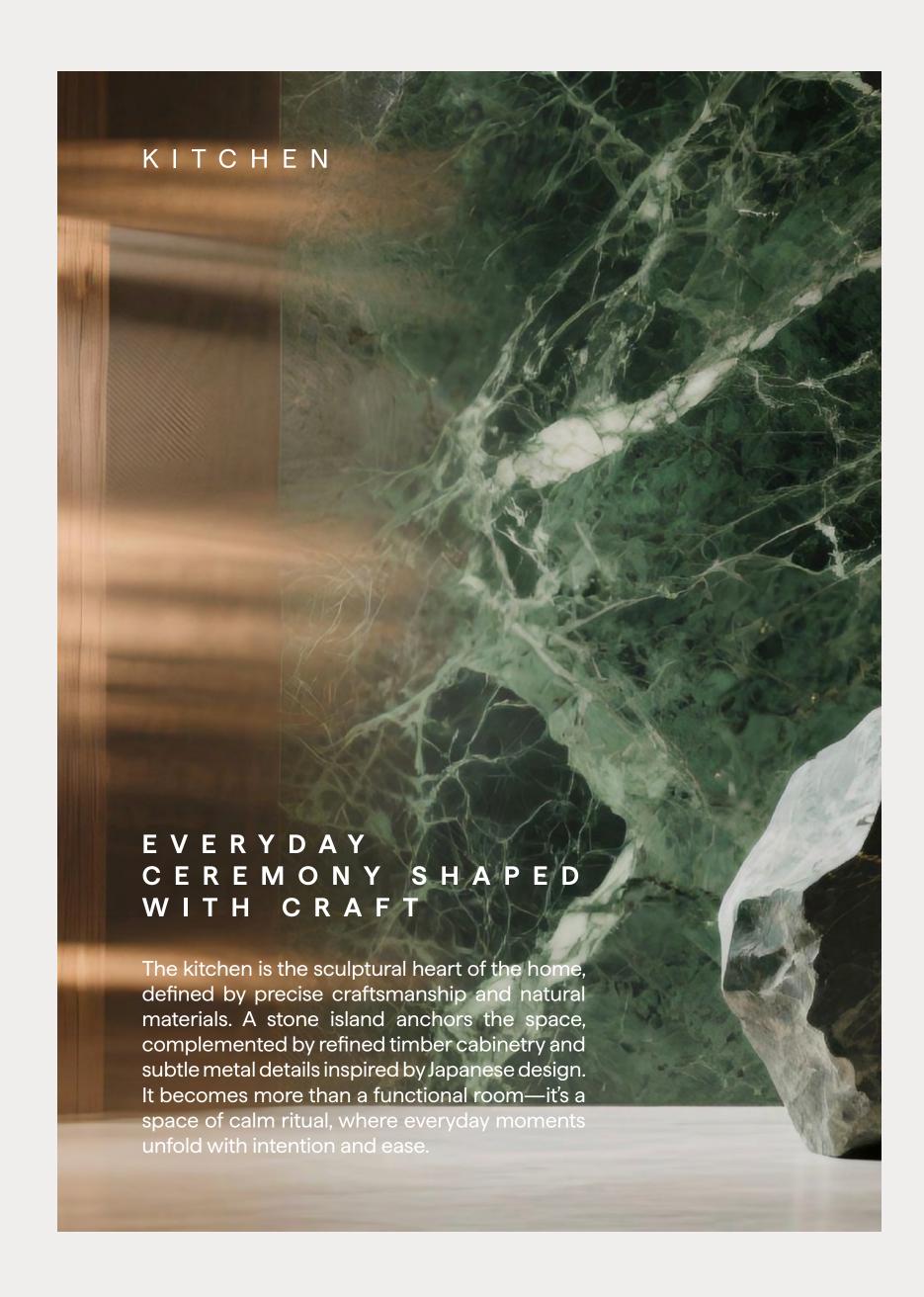


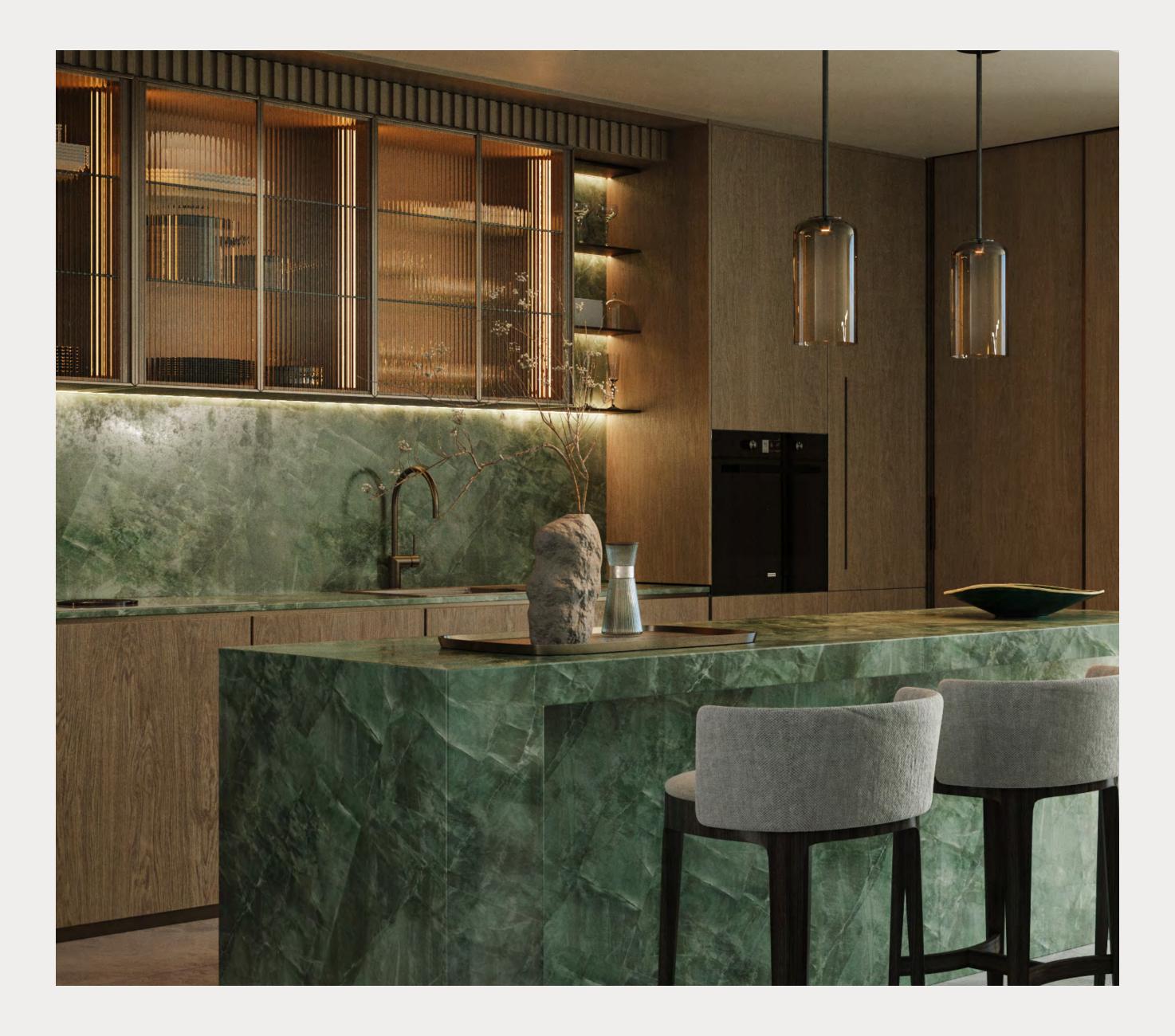


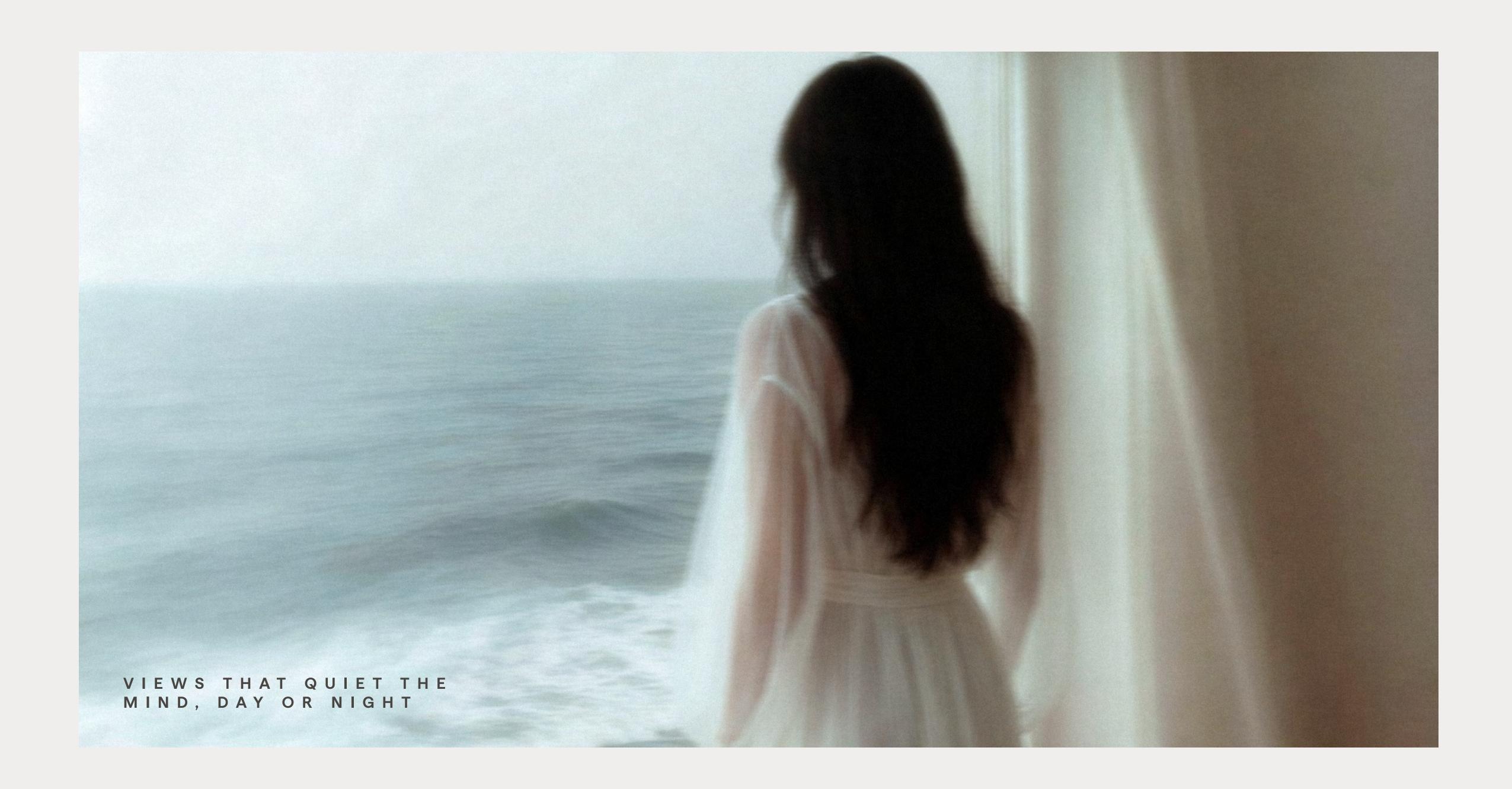
LIVING ROOMS NATURE INSPIRED MODERN INTERIORS Living spaces combine proportion, texture, and calm sophistication. Warm oak, soft flooring, and linen drapery create a dialogue of warmth and quiet. Curved joinery and diffused light define interiors that breathe with the grace of nature. The generous 3.2-metre floor-to-ceiling height elevates every room, enhancing openness, clarity, and a sense of effortless living.

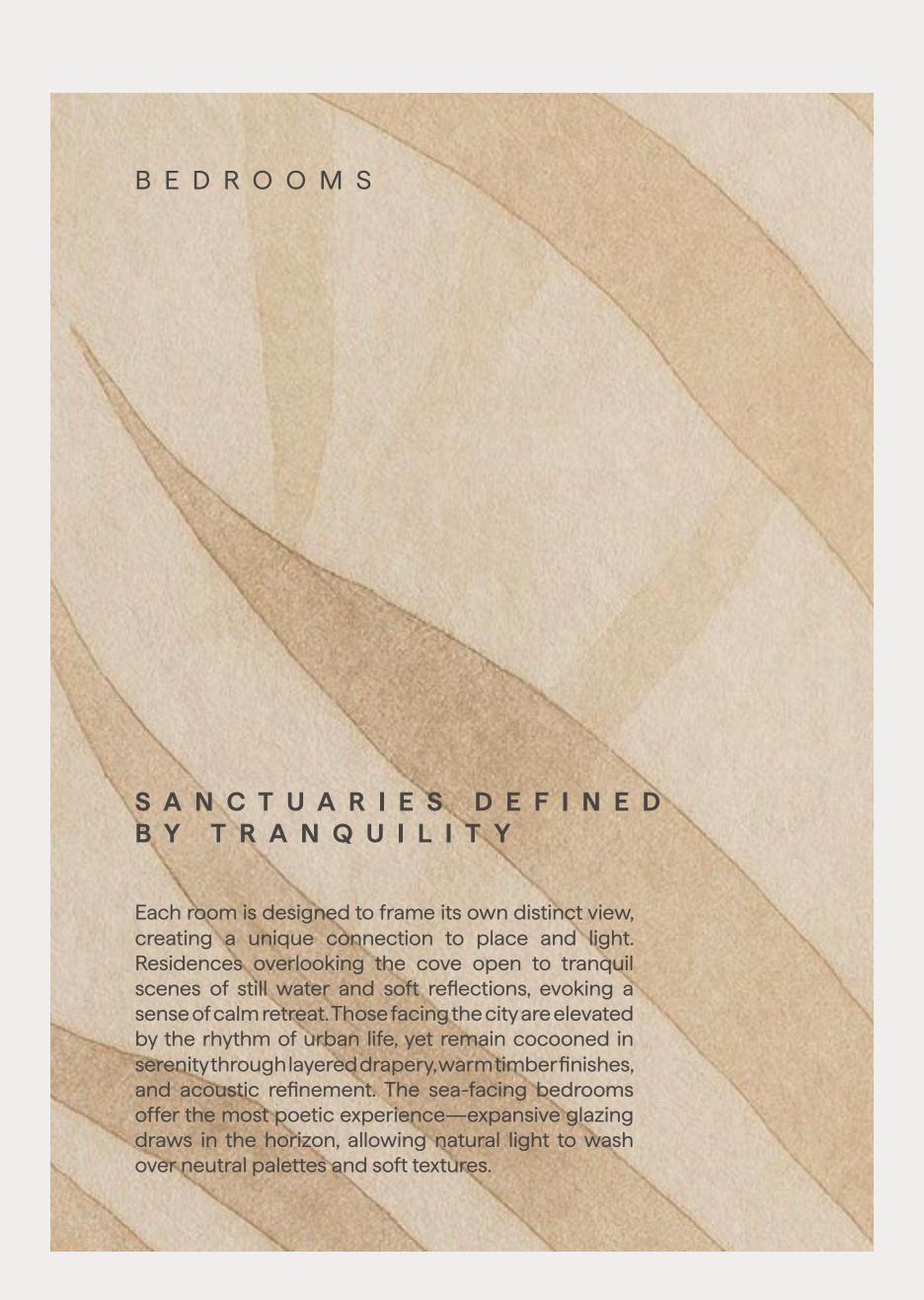




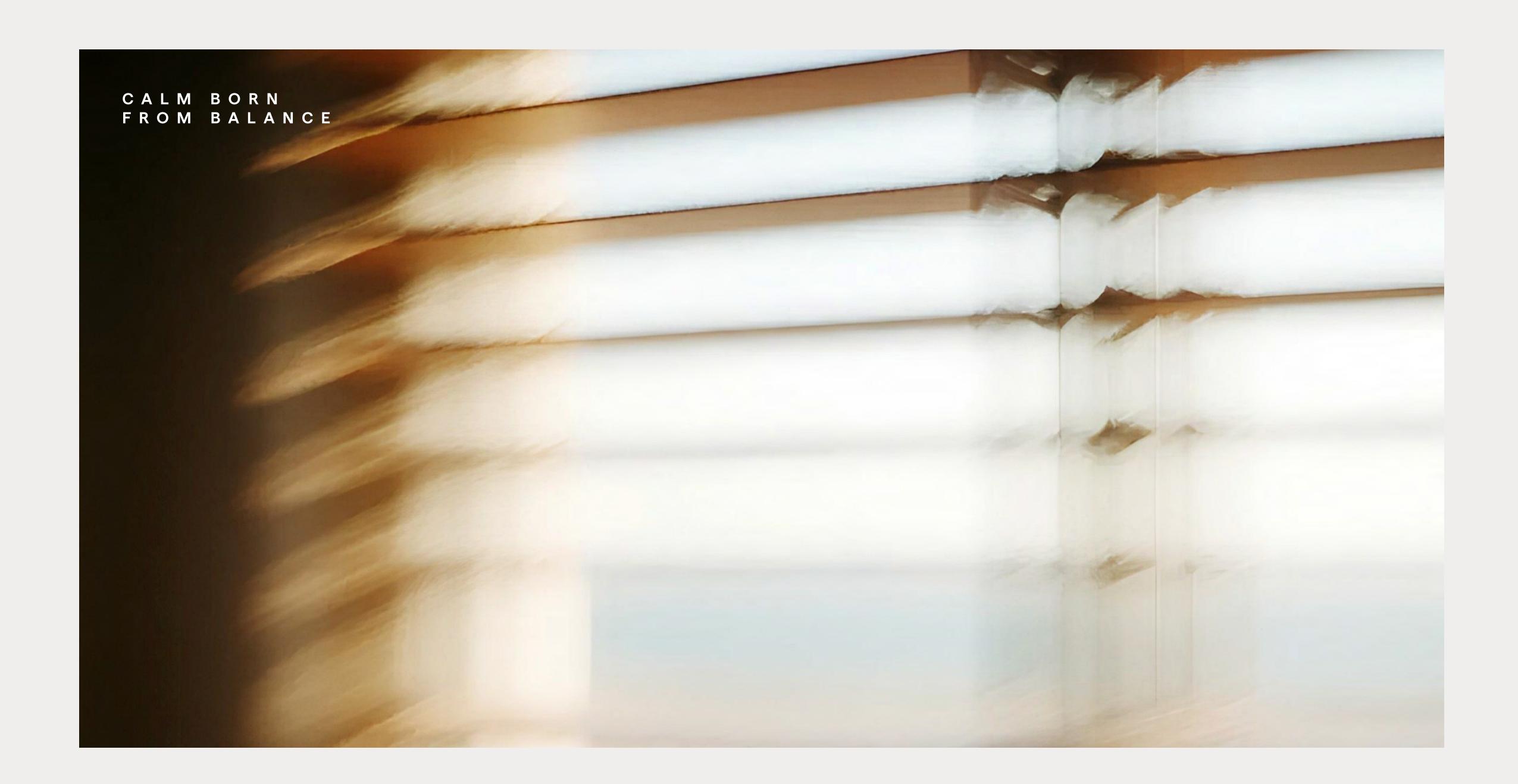


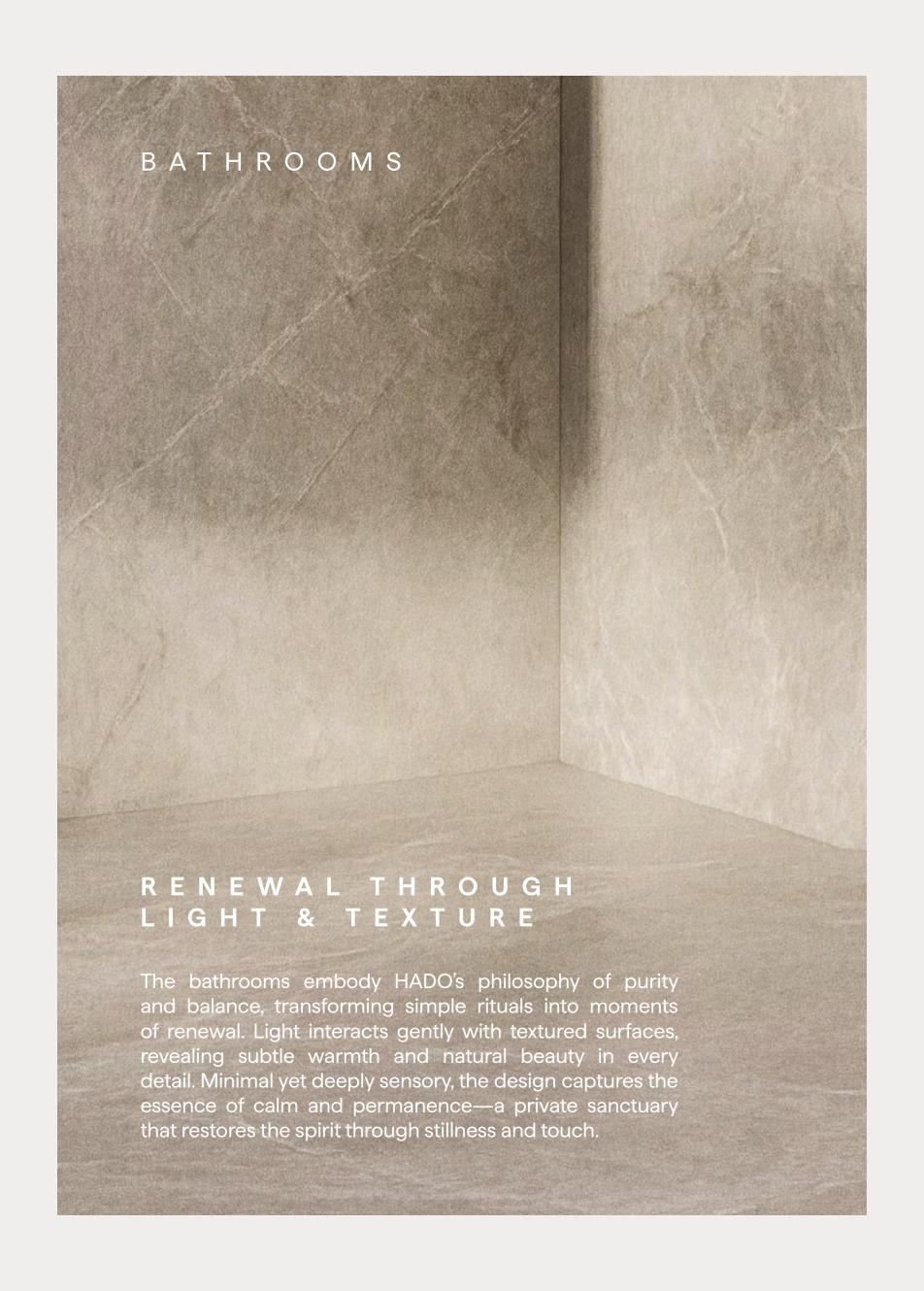








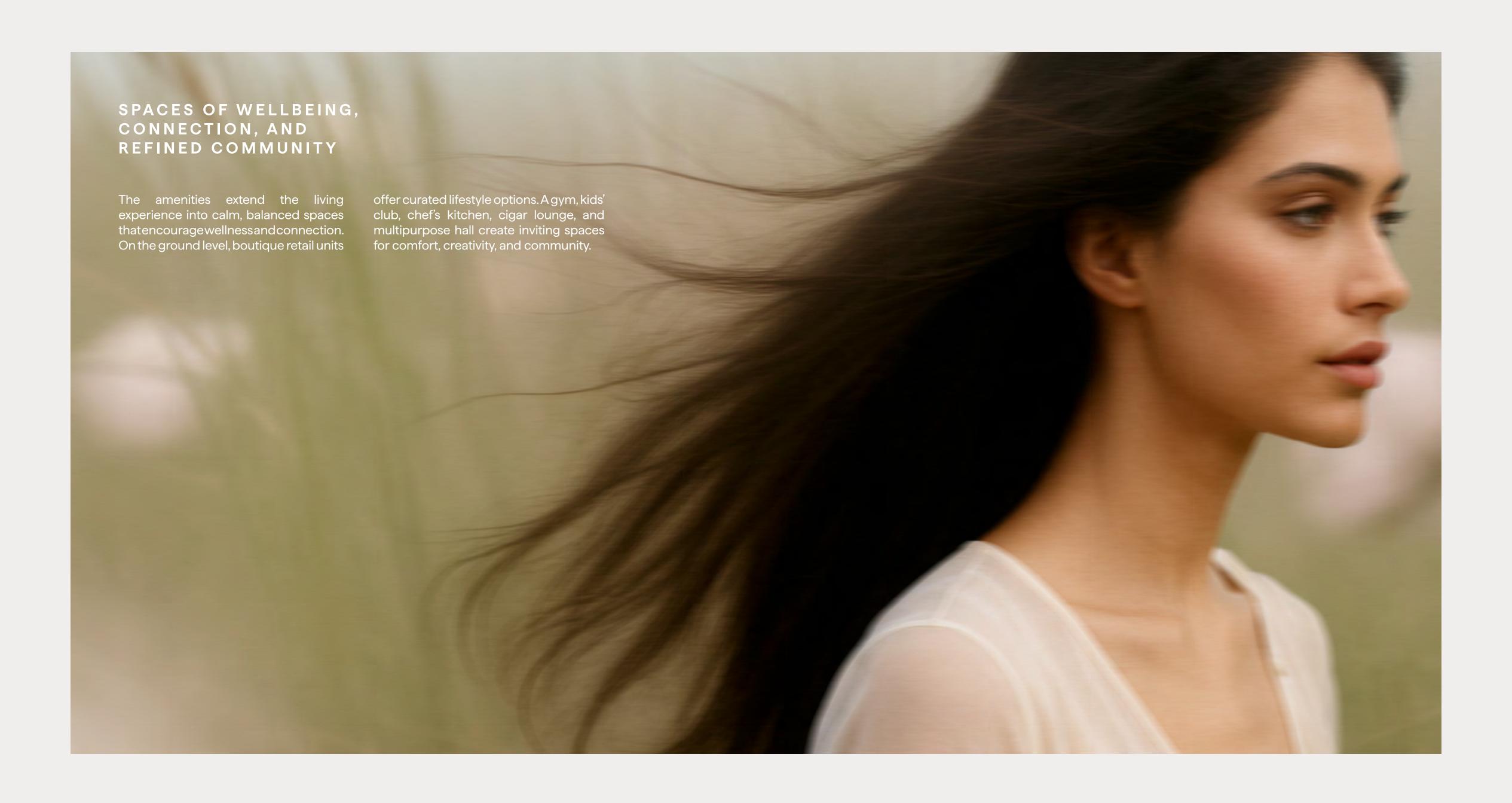


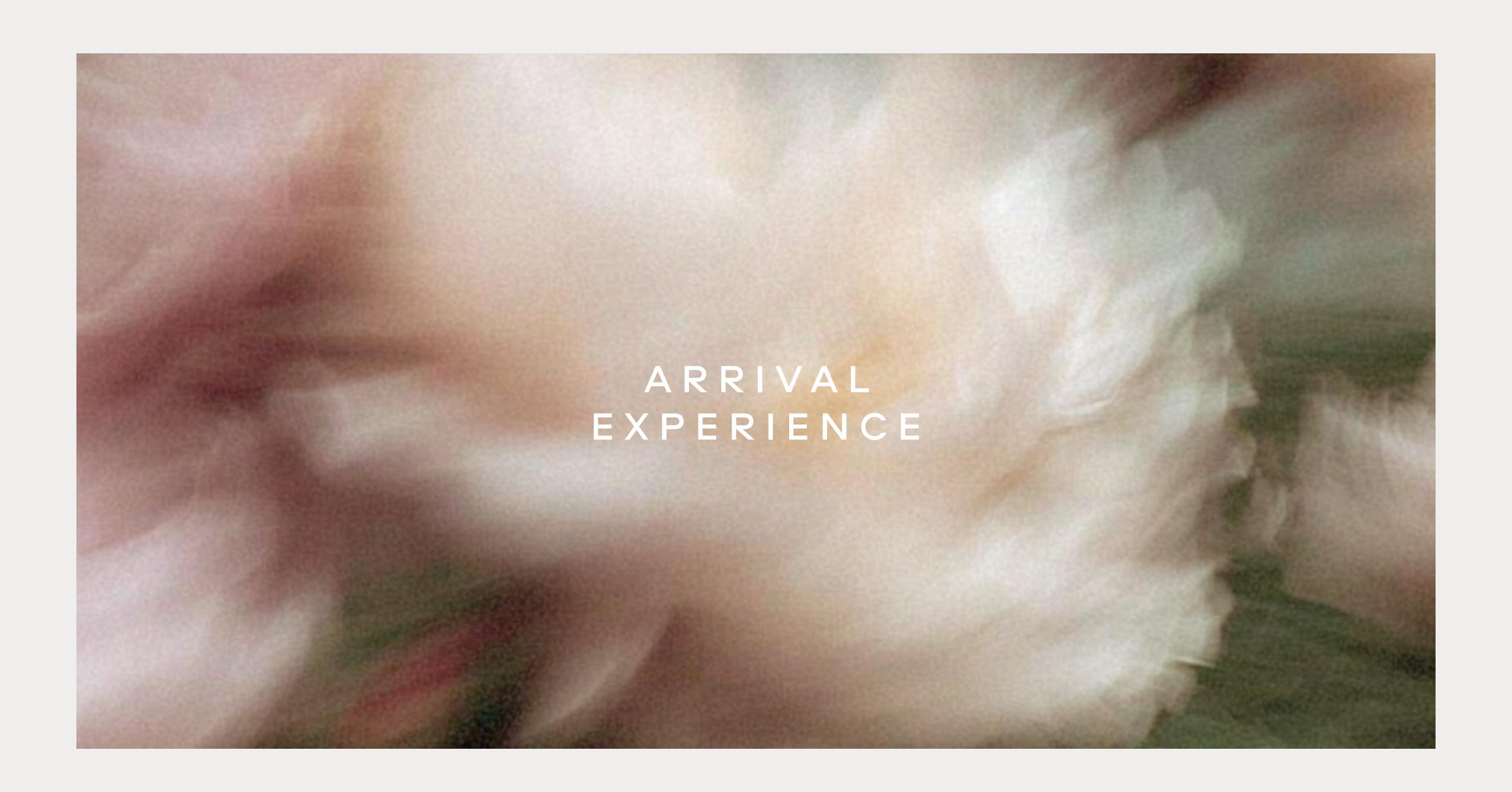










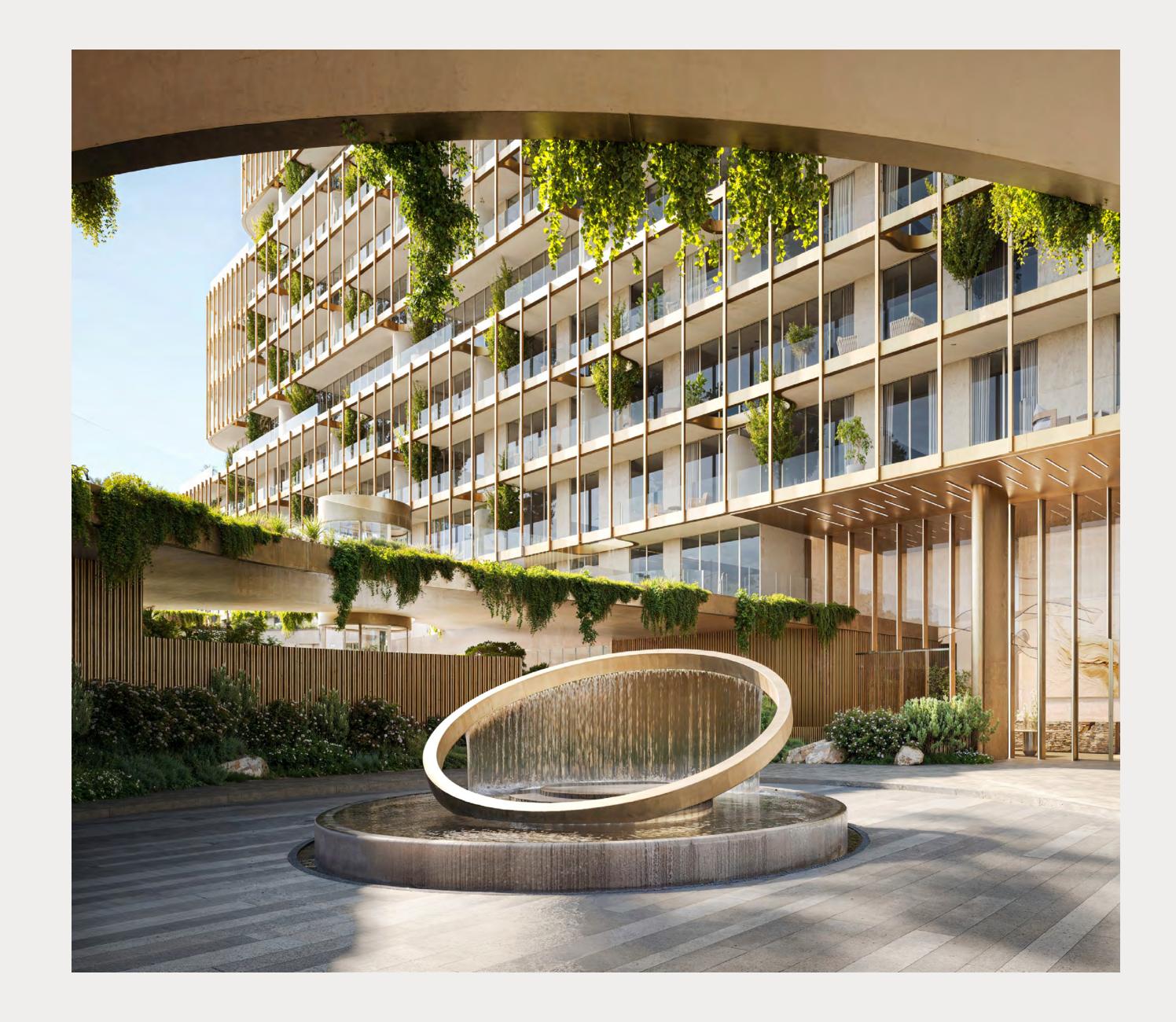


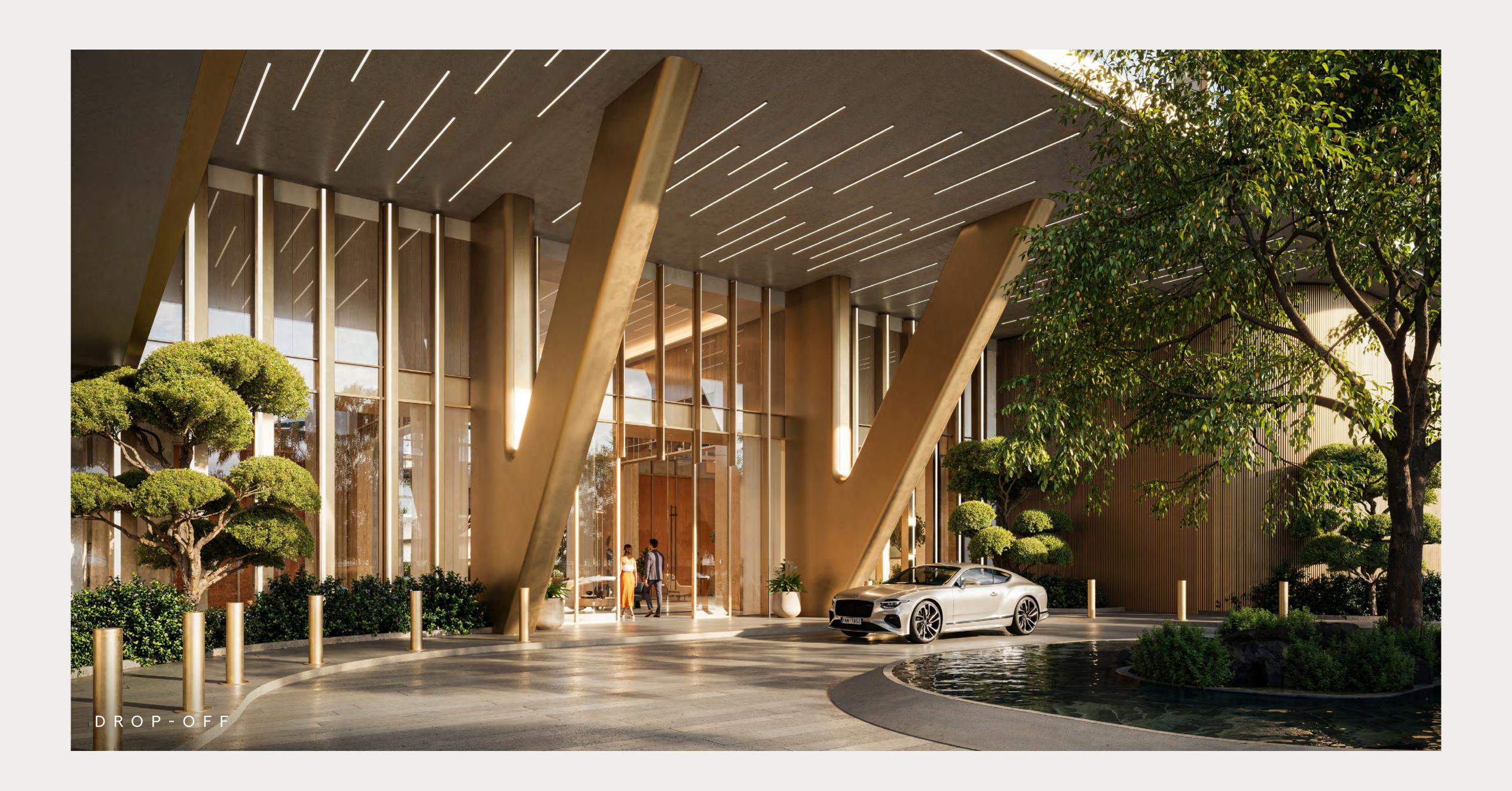
AN ARRIVAL SHAPED BY CALM PRECISION

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.

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

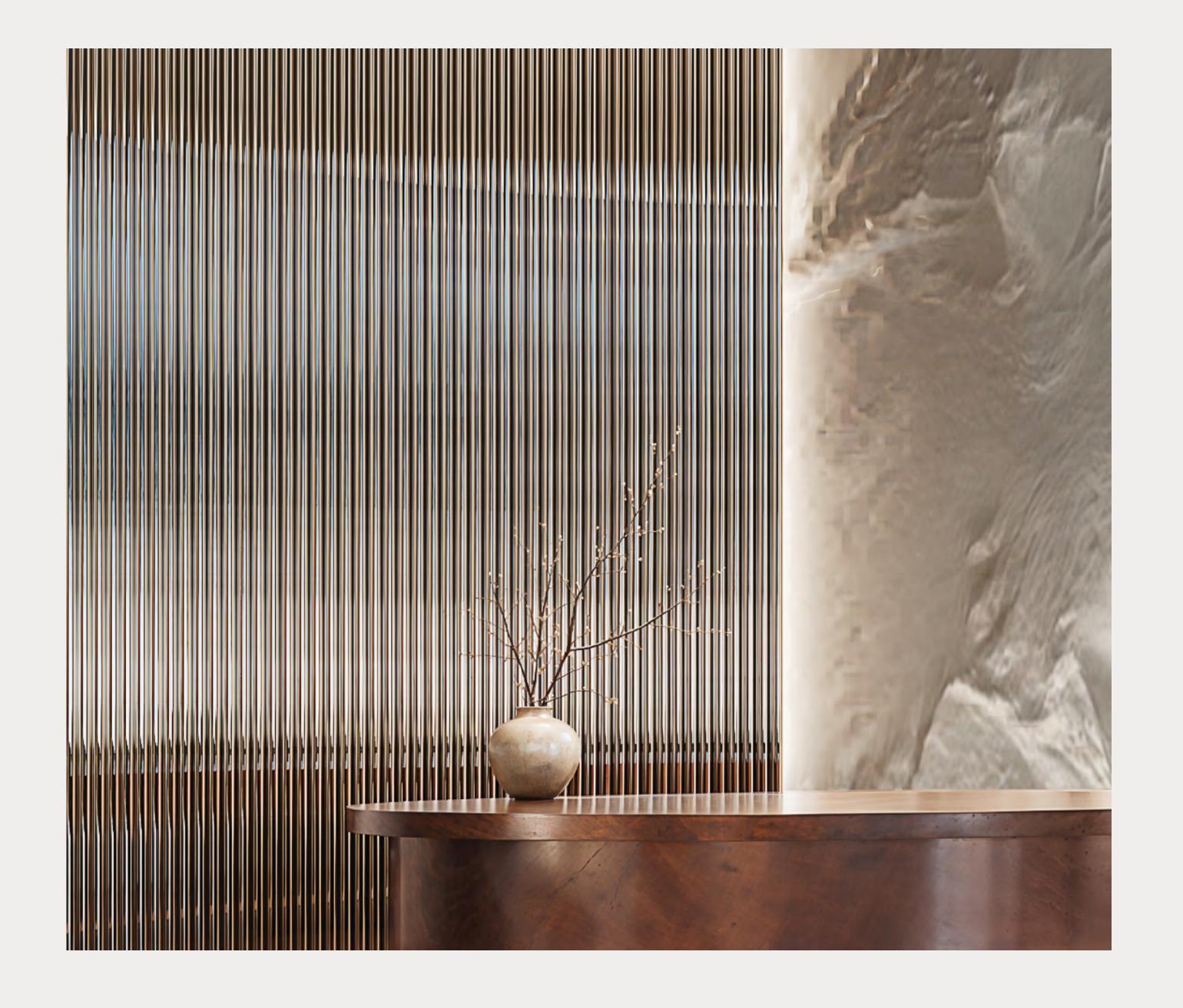






Stepping inside, the atmosphere deepens into calm. The lobby rises with quiet grandeur, its soaring ceilings, sculptural glow and refined

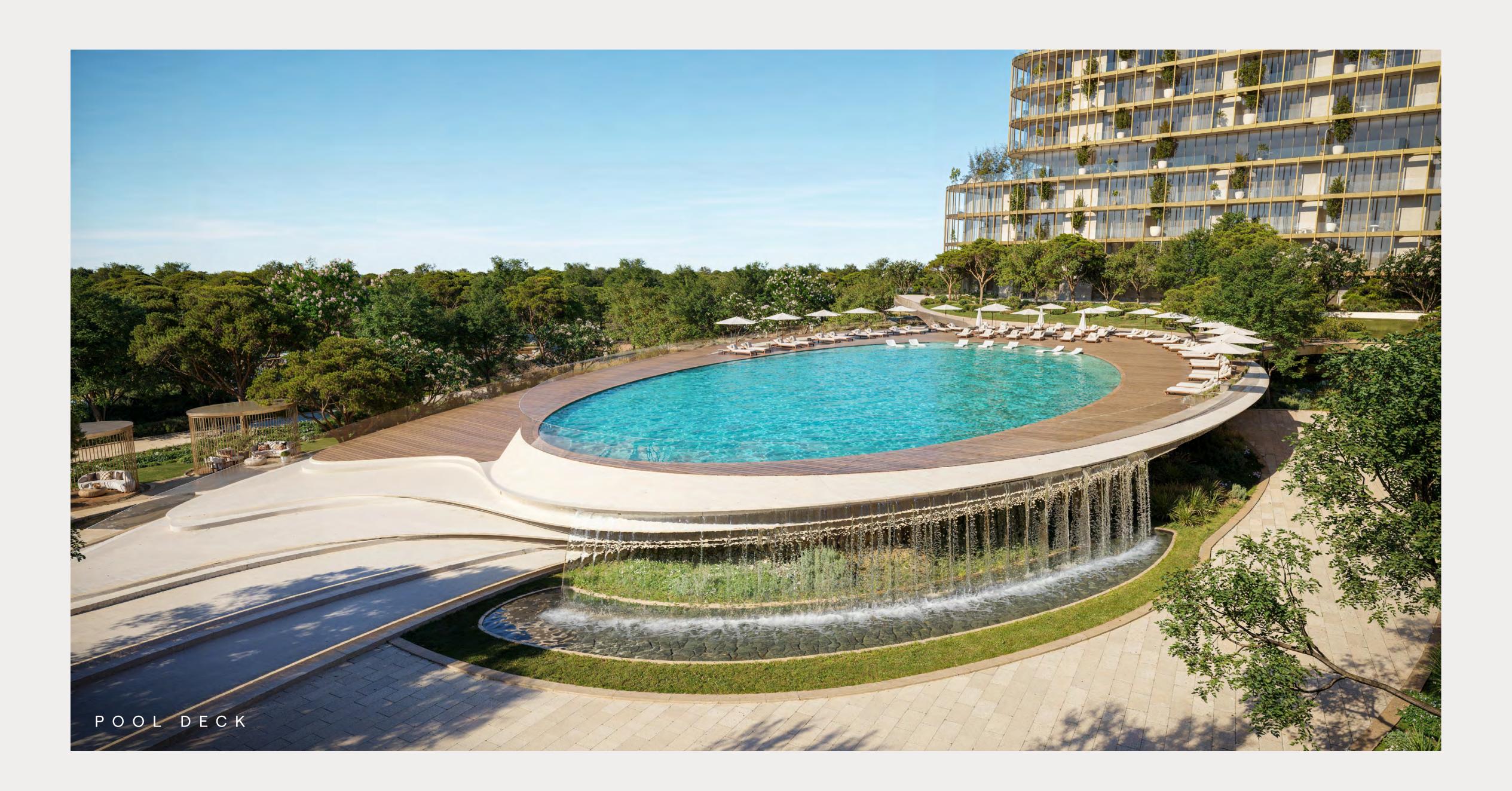
stone and timber setting a deliberate mood. At the centre, an abstract installation hoversaboveastillpool,echoingthefluidgrace of water and inviting pause and reflection.



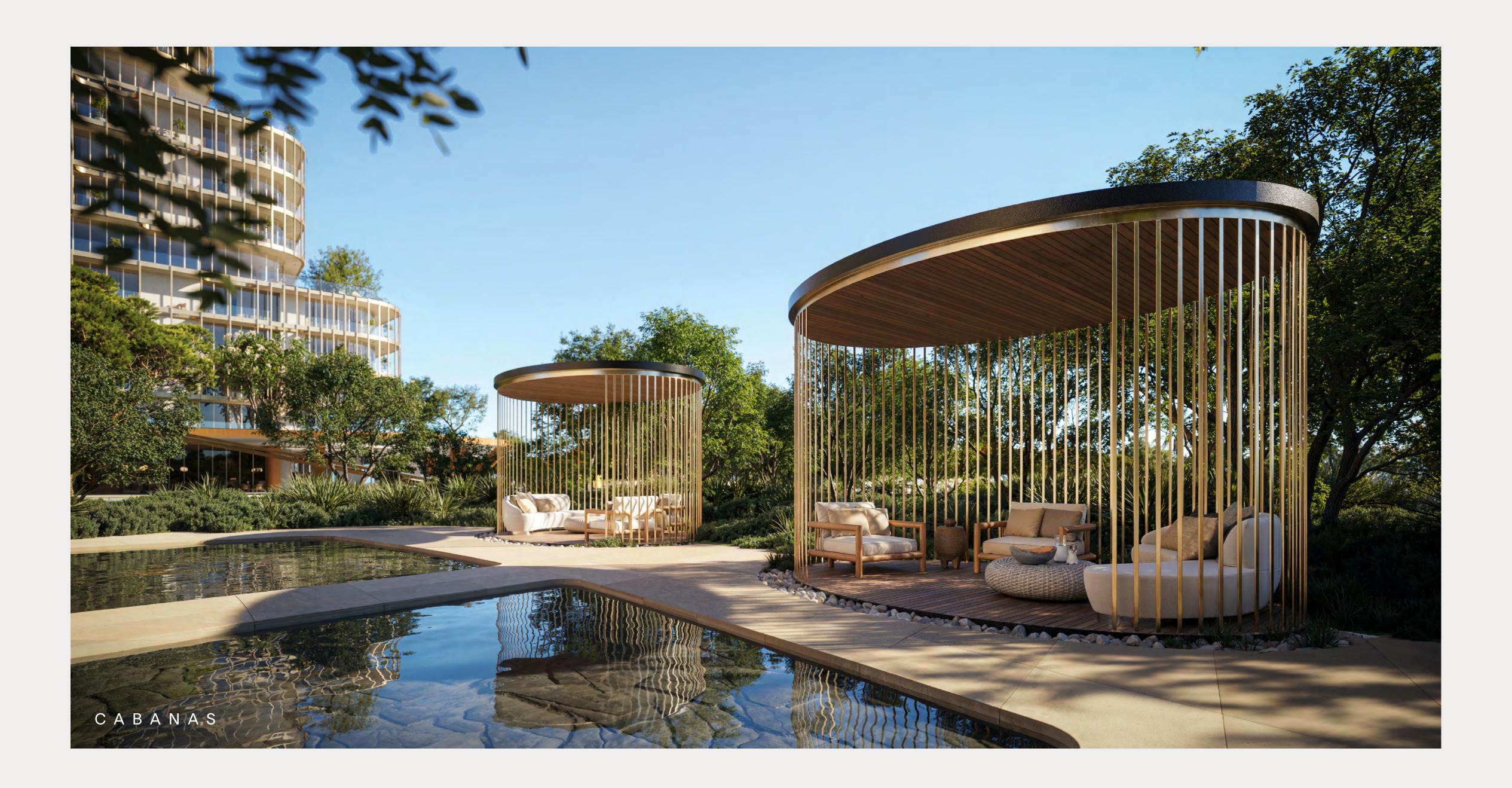










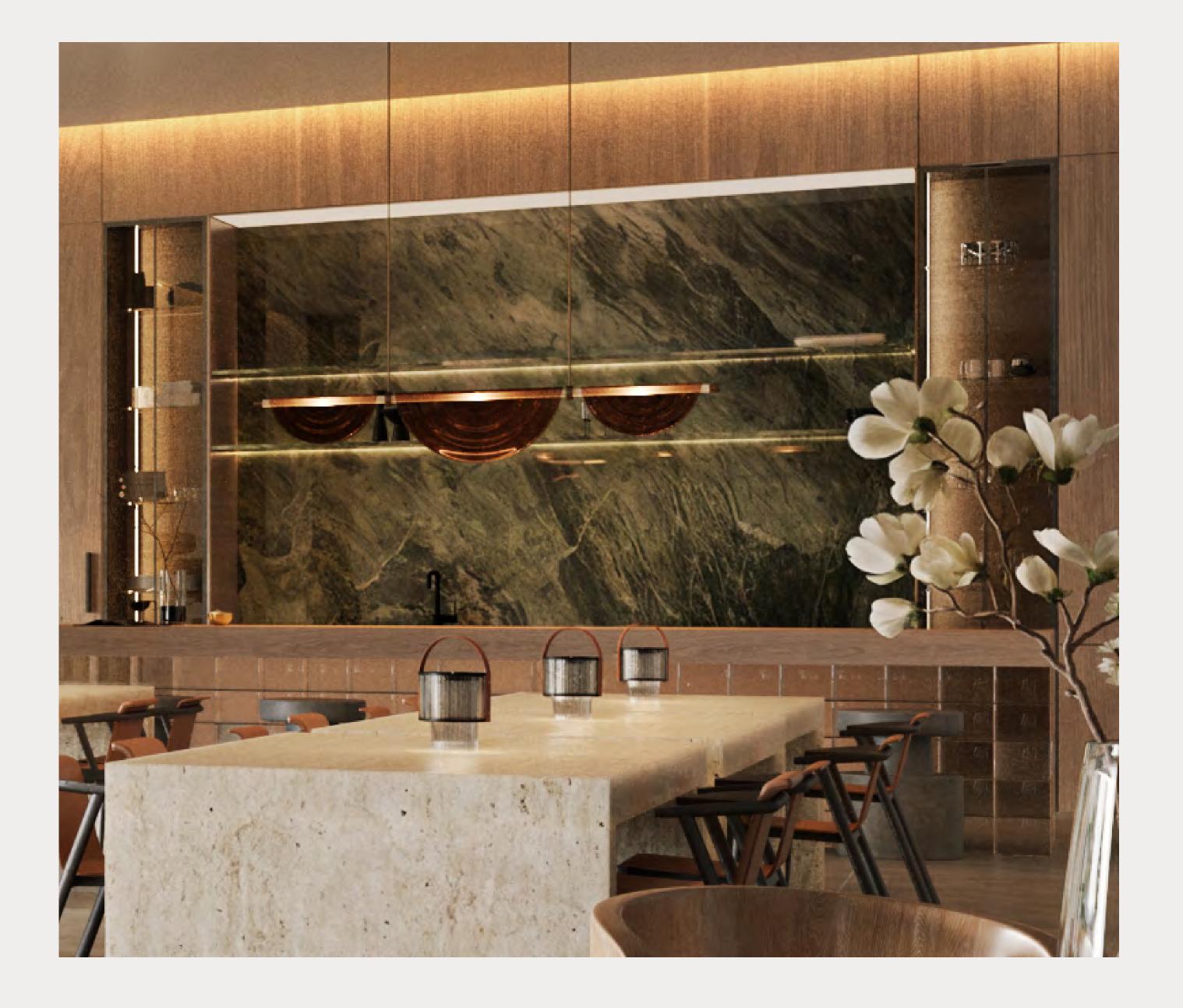






The Chef's Kitchen is a refined culinary space defined by crafted detail and rich materiality. Soft grey stone grounds the room, paired with oak cabinetry and

brushed metal accents. A linear pendant floats above the island, its gentle glow enhancing a composition shaped by Japanese restraint and quiet precision.

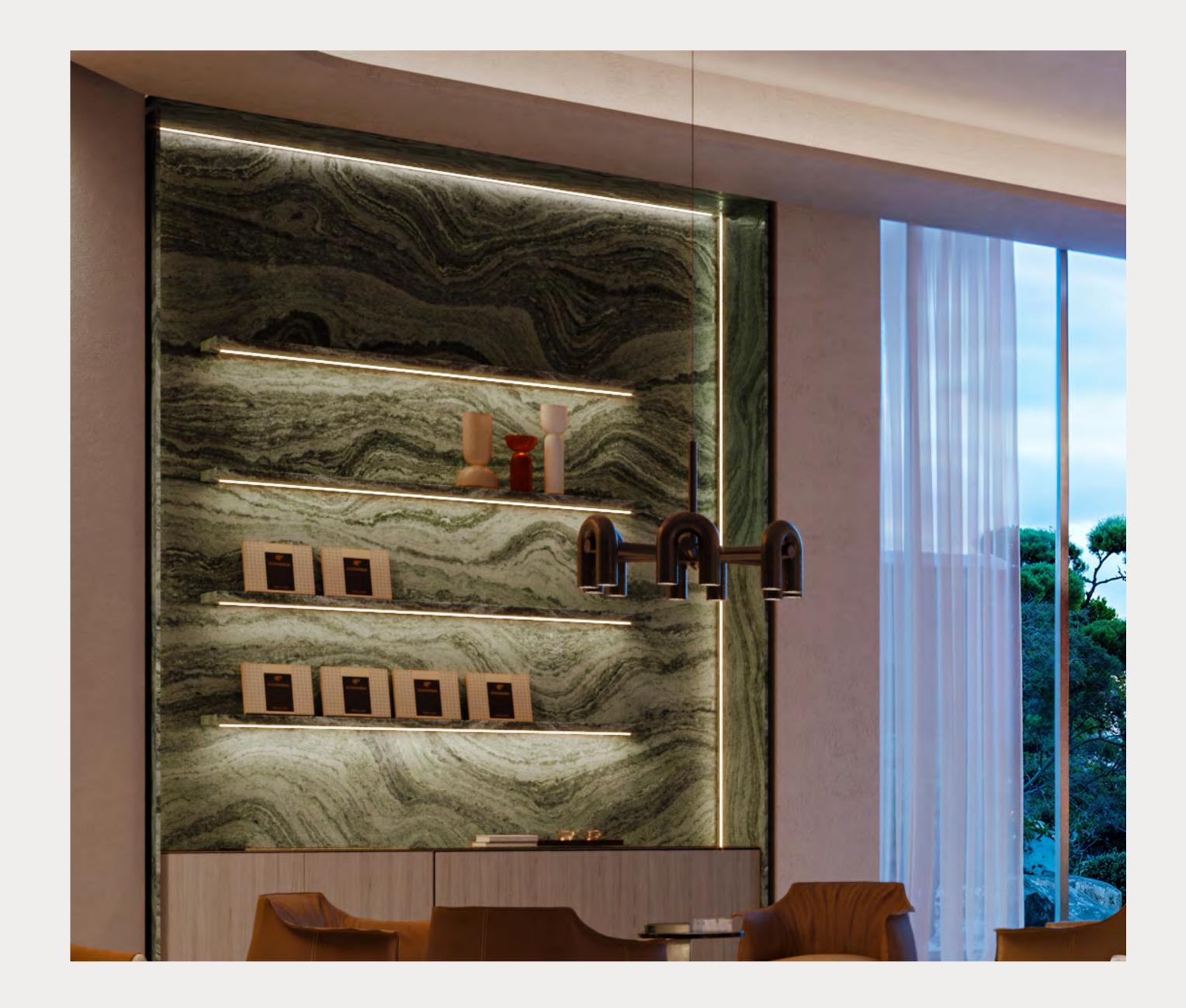




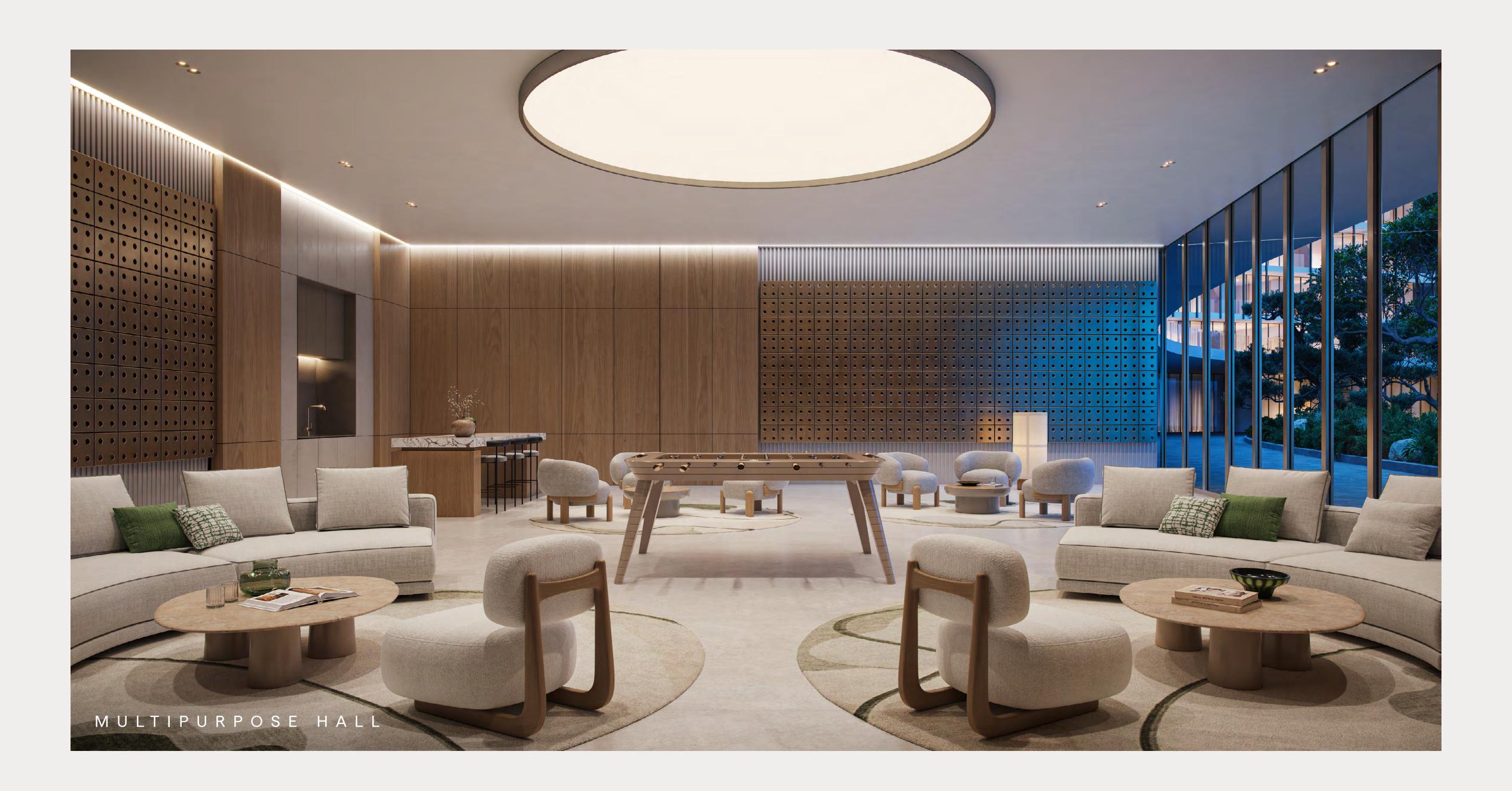


glow create an intimate, enveloping atmosphere that invites you to slow down. A feature shelving wall displays curated objects with Japanese restraint,

White oak, deep leather and amber each placement intentional. Textures soften the senses and shadows feel deliberate, shaping an experience of quiet luxury that encourages calm, contemplation and connection.









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.

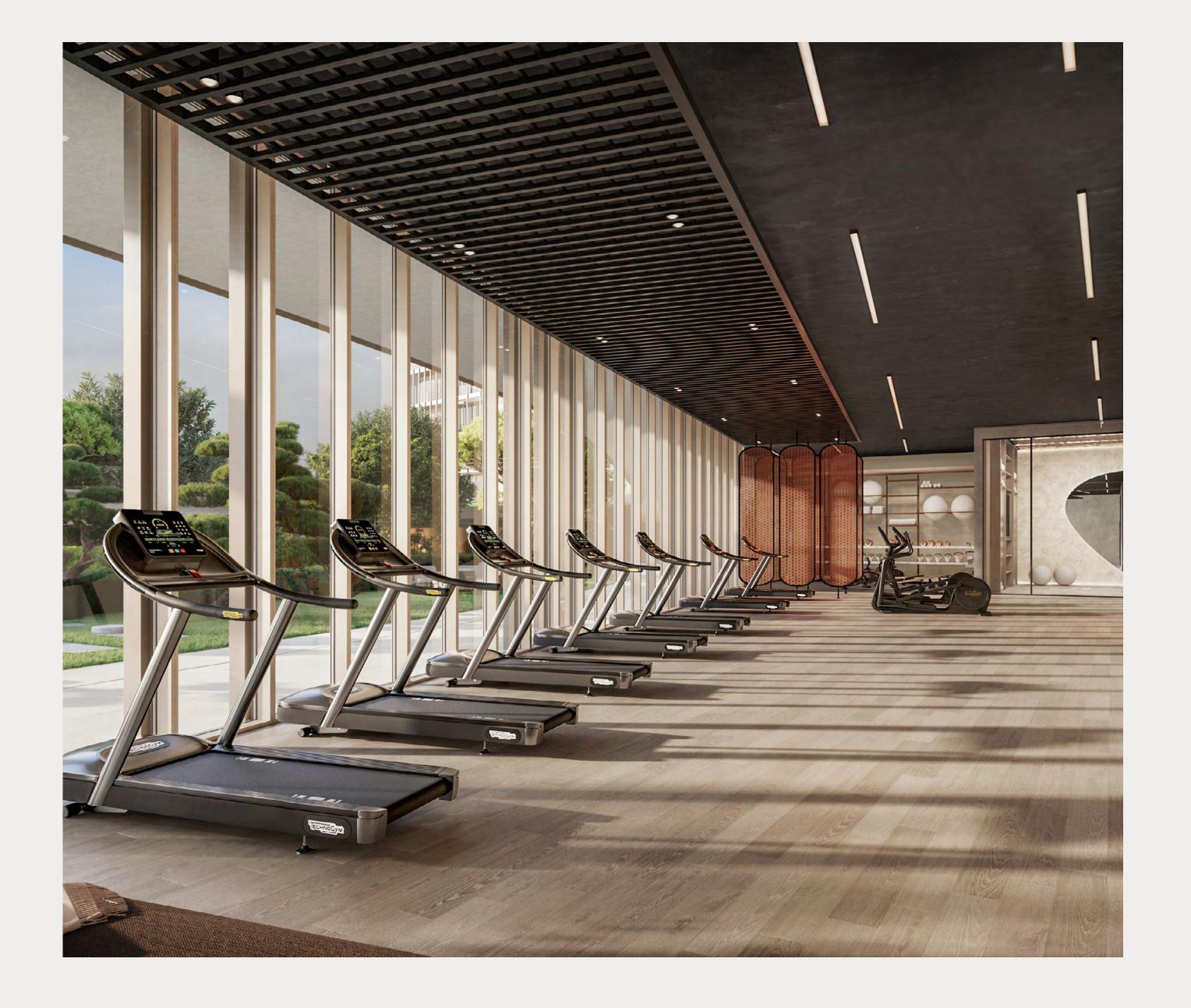






Designed to inspire and motivate, the Gym blends precision with serenity through clean lines and natural finishes. Full height mirrors and a soft perimeter

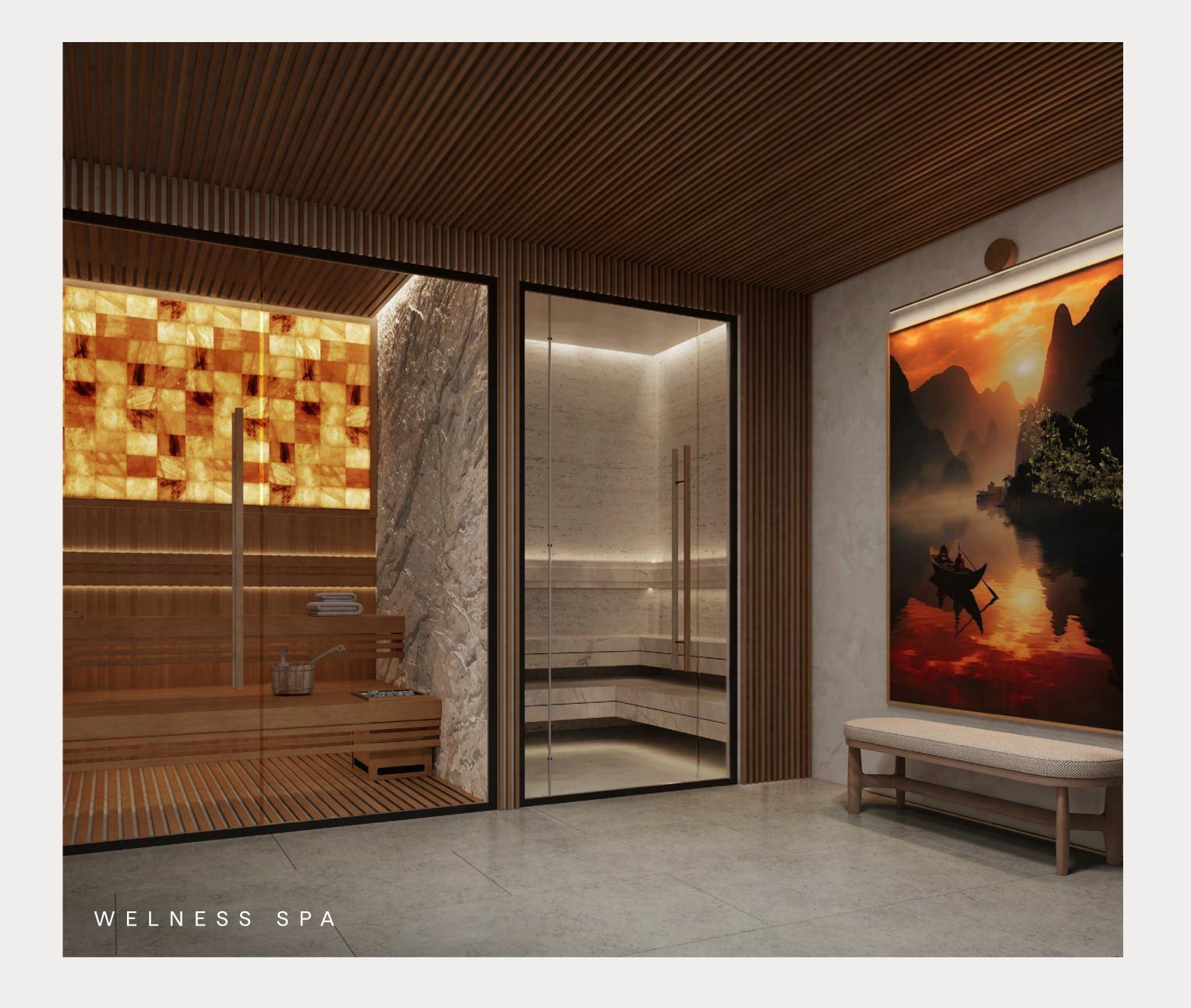
glow expand the room, while a subtle ceiling strip guides movement. Muted greys, whites and natural wood create a clarity that balances energy with calm.

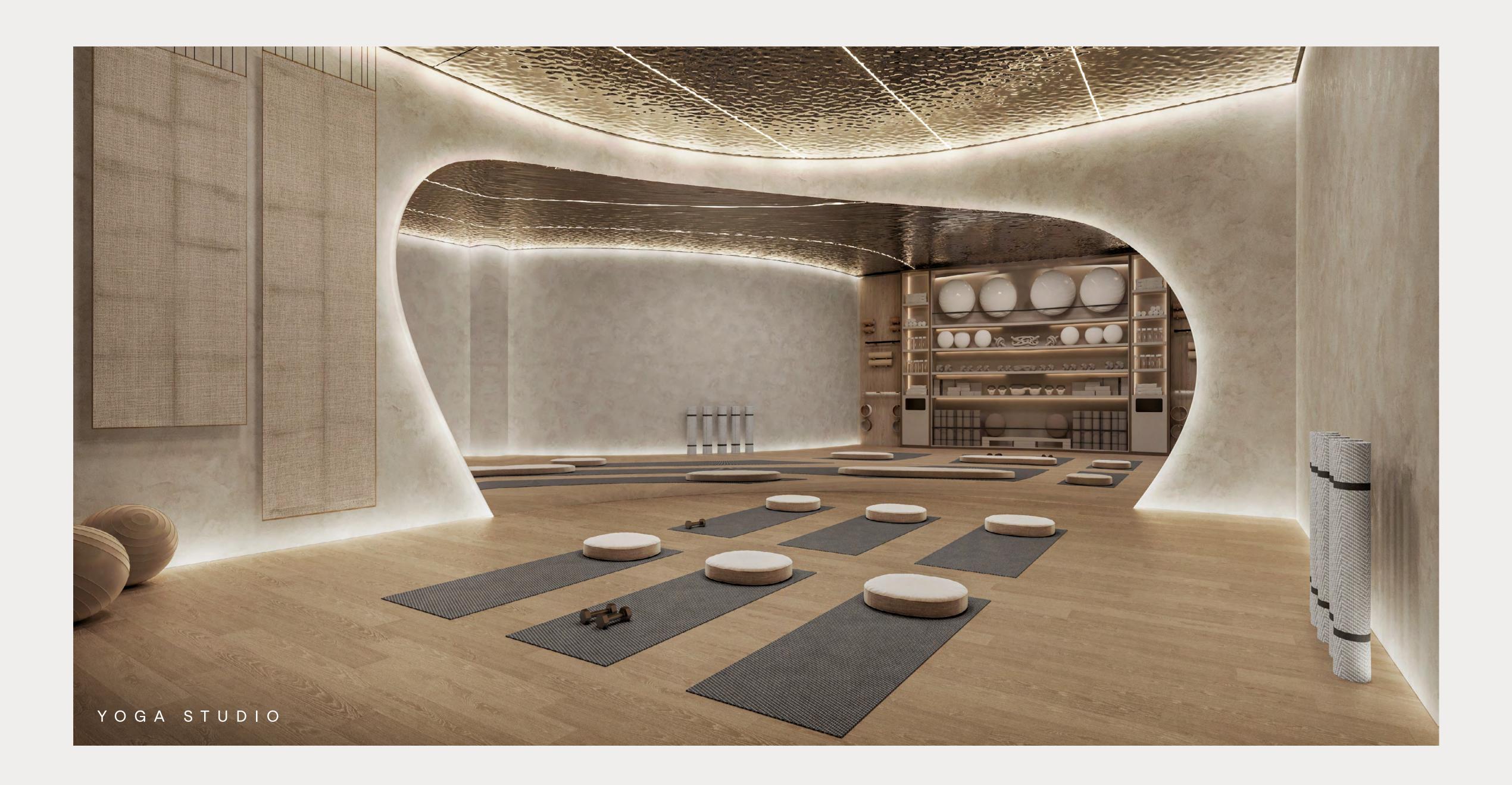




This space invites quiet reflection and sand, ivory, and light oak inspired by connection with your inner energy and the gentle vibration of HADO. Designed for calm, it features warm timber floors, soft concealed lighting, and a palette of

Japanese interiors. The atmosphere is minimal yet sensory, creating an environment that encourages presence, mindfulness, and a deeper

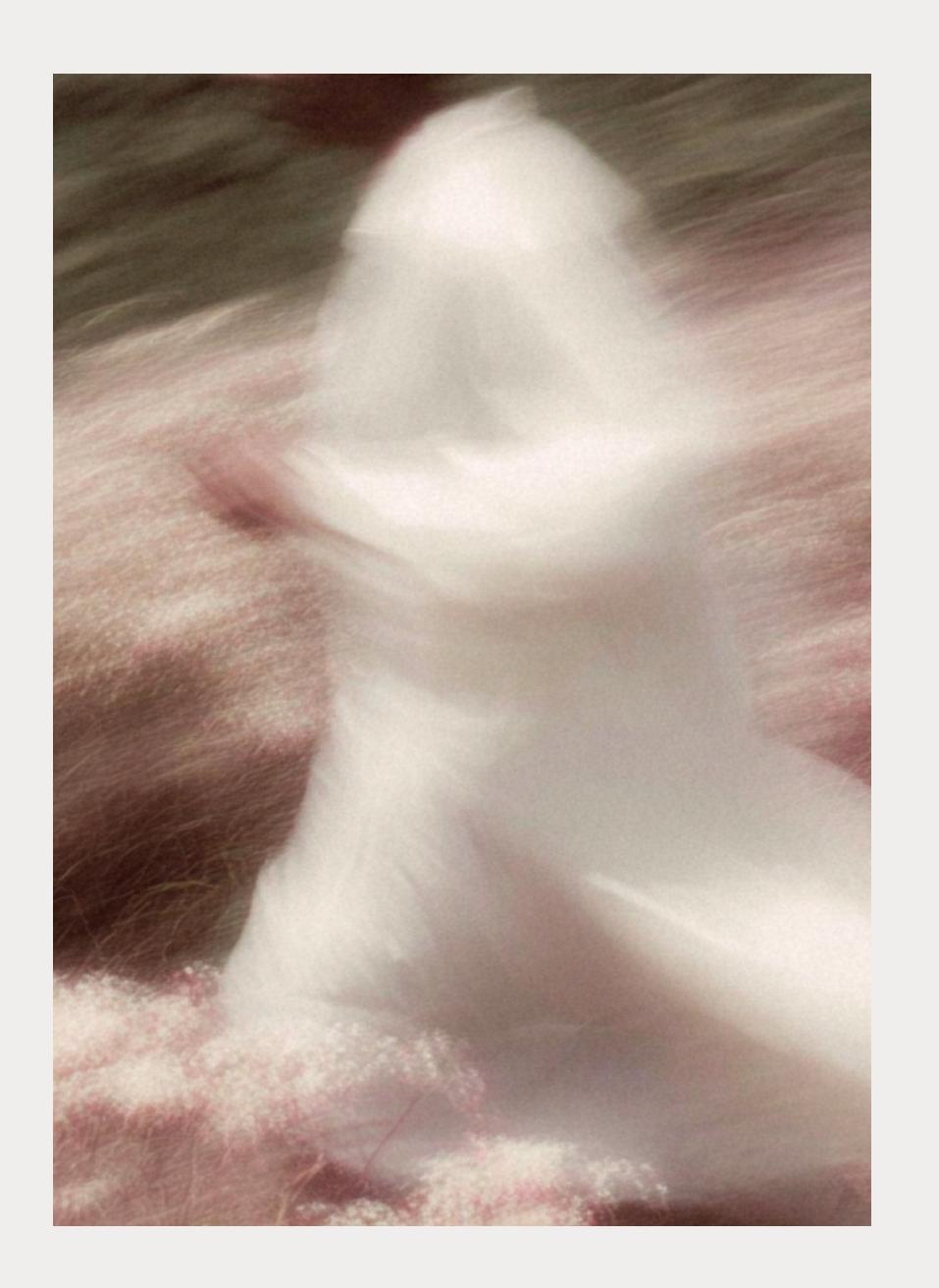




CHAPTER FIVE THE DEVELOPER



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.



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.

BEYOND

WWW BEYONDDEVELOPMENTS AF

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.

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, INACCURACY OR COMPLETENESS.

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, INACCURACY OR COMPLETENESS.