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INTRODUCING

A BOLD NEW RESIDENTIAL ICON

ON THE PALM



*Inspired by **nature**, crafted by the **sea**, PASSO is a masterpiece developed by BEYOND on Palm Jumeirah.*

PASSO's architecture is a reflection of nature's everlasting metamorphosis. It's a bold expression of *fluid architecture*, *holistic design*, and *elevated living*. From its dynamic facades to its lush, sensory landscapes, every detail is crafted to evoke a sense of rhythm, balance, and calm.

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PASSO



01

THE

ADDRESS

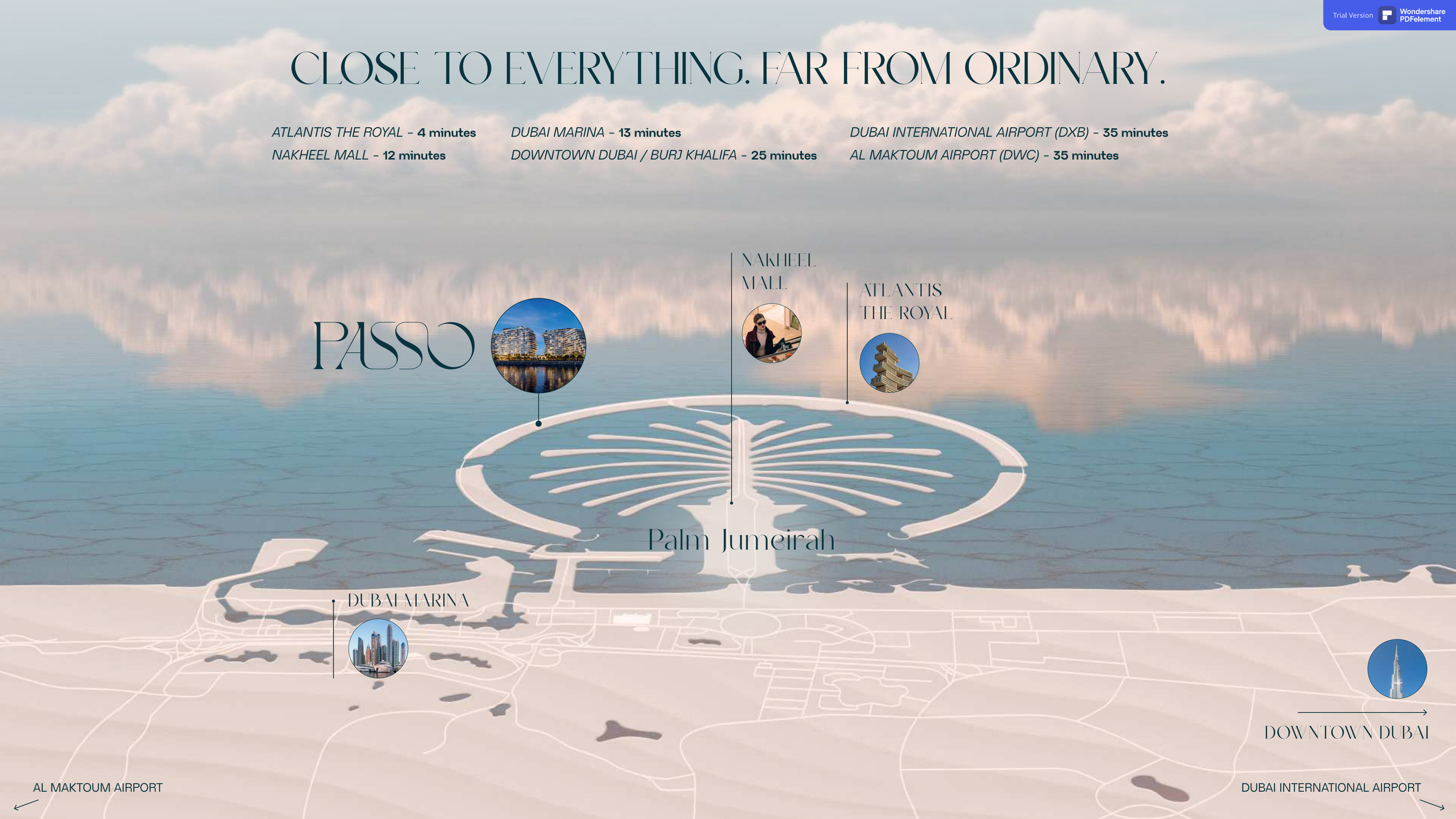
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CLOSE TO EVERYTHING. FAR FROM ORDINARY.

ATLANTIS THE ROYAL - **4 minutes**
NAKHEEL MALL - **12 minutes**

DUBAI MARINA - **13 minutes**
DOWNTOWN DUBAI / BURJ KHALIFA - **25 minutes**

DUBAI INTERNATIONAL AIRPORT (DXB) - **35 minutes**
AL MAKTOUM AIRPORT (DWC) - **35 minutes**



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An Address that needs no INTRODUCTION

PASSO by Beyond is set on the West Crescent of Palm Jumeirah, the most prestigious and recognizable address in Dubai.

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At Palm Jumeirah

Every moment is framed by exclusivity, world-class living, and endless horizon.

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An Iconic Location on Palm Jumeirah

Embraced by the calm waters of the Arabian Gulf and the architectural grandeur of Dubai's skyline.

This rare destination offers uninterrupted views, and a sense of tranquility in the heart of the city. From sunrise to sunset, the horizon is framed by iconic landmarks, including Burj Al Arab, Jumeirah Beach Hotel, Dubai Marina, Atlantis the Royal, Atlantis the Palm, and the Burj Khalifa.



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PASSO



02

THE PROJECT

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From its curved facade to its lush, sensory landscapes,
every detail is crafted to evoke a sense of balance, and calm.



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A Sculptural Landmark on the Sea

PASSO is more than architecture.

A bold silhouette shaped by nature's rhythm, it stands as an icon of fluid design and effortless elegance, redefining waterfront living on Dubai's most iconic destination.





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A Duet, of Design & Distinction

PASSO by Beyond rises as a pair of sculptural towers: Avita and Bella. Each reflecting the other in form and presence.

Here, architecture, nature, and emotion intertwine to create a living environment defined by beauty, well-being, and meaningful connection.

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A REFINED EXPRESSION OF

FLUID FORM, HOLISTIC DESIGN & ELEVATED LIVING

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PASSO



03

THE

COLLECTIONS

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A Convergence of Elegance & Essence



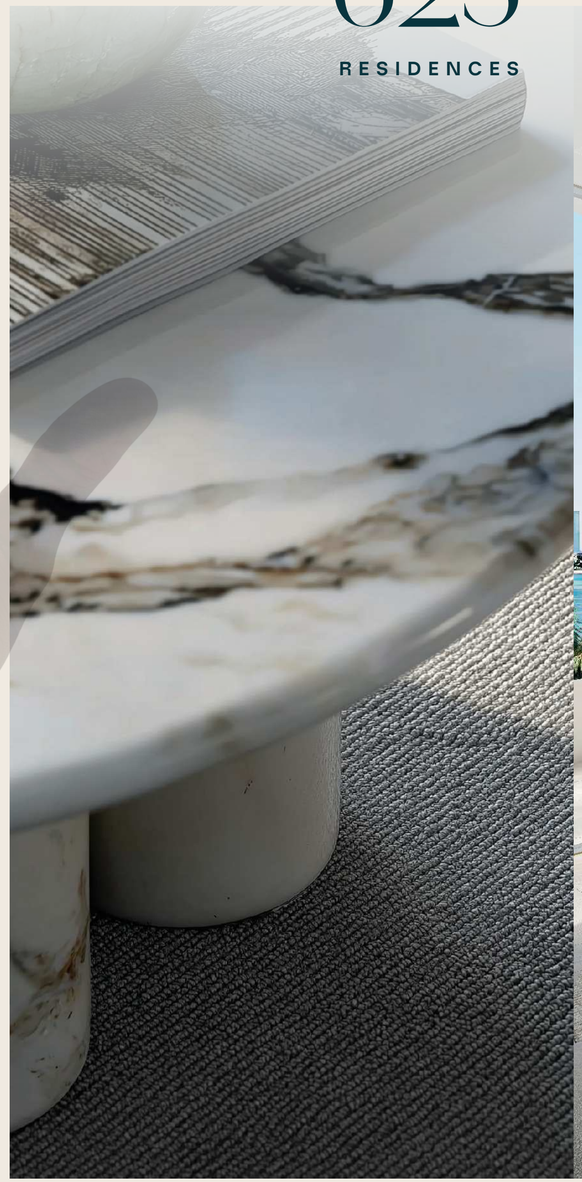
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625
RESIDENCES

5
PENTHOUSES

6
BEACH MANSIONS

1 – 6
BEDROOMS







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5 Distinctive Collections

THE
Residences

THE
Wellness Collection

THE
Elite Collection

THE
Penthouses

THE
Beach Mansions



The Residences

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THE Residences



A refined selection of 1, 2, 3, and 4-bedroom residences, The Residences offer thoughtfully designed living spaces that balance comfort, style, and everyday functionality.

With flowing interiors and finishes, each home is crafted to embrace relaxed coastal living, where timeless design and a connection to nature create a sense of ease and belonging.

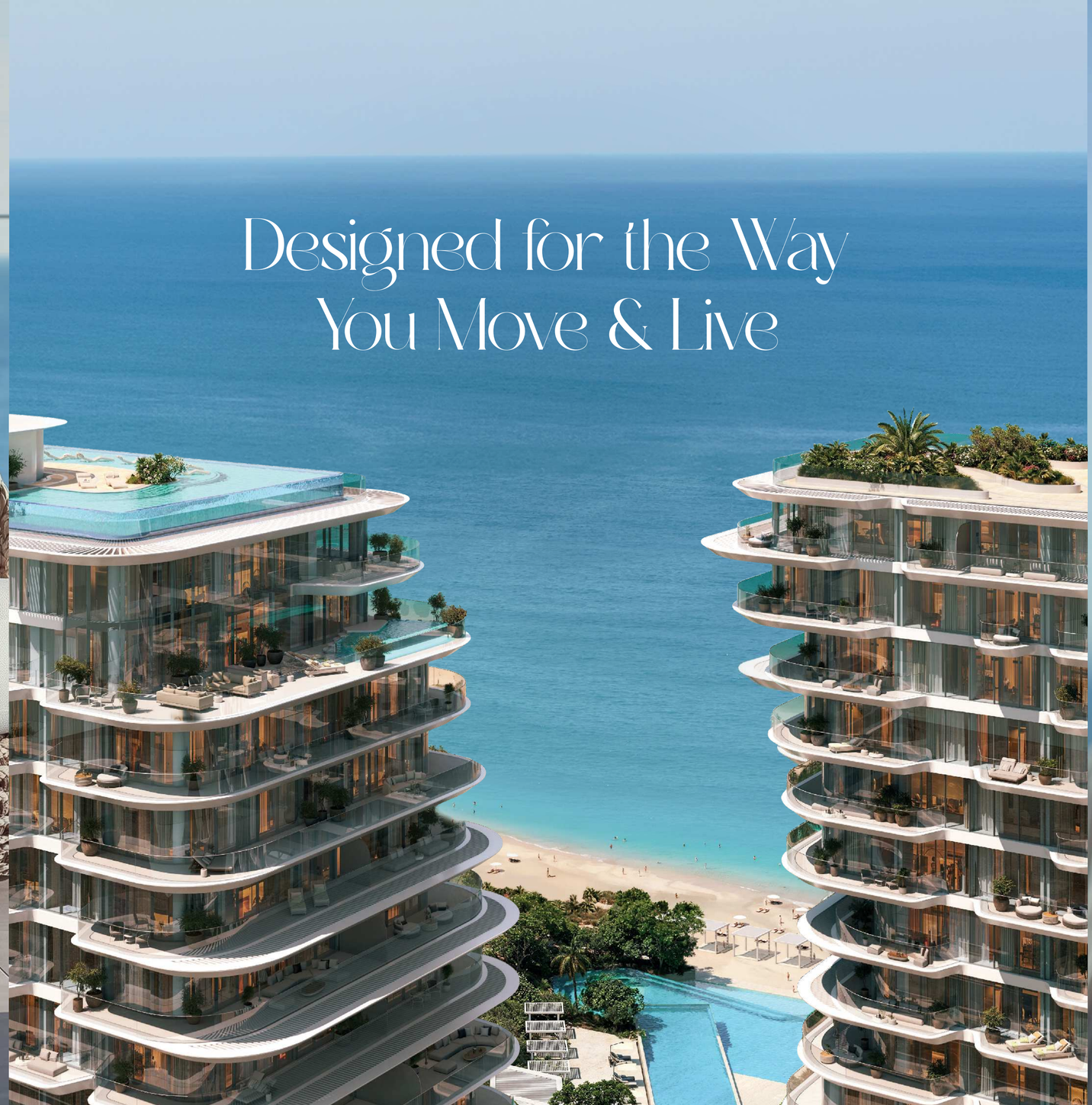
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Designed for the Way You Move & Live





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THE

Wellness Collection

Comprising 1- and 2-bedroom residences, The Wellness Collection is designed for those who value privacy, nature, and wellbeing.

Each home features a private garden with an integrated plunge pool, seamlessly extending into the lush podium landscape, with direct access to both the greenery and the beach. A true sanctuary where wellness begins at your doorstep.

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Where Serenity Begins

The residences at PASSO are defined by a distinct design ethos: where calm, structure, and sensual materiality come together in perfect balance.

High ceilings, expansive glazing, and flowing open-plan layouts are enhanced by tactile surfaces, tonal richness, and moments of visual contrast.

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More than a residence — PASSO is a choreography of vision and emotion.

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THE

Elite Collection



A curated mix of 1, 2, 3, and 4-bedroom residences, The Elite Collection offers generous living spaces defined by exceptional architecture and framed by breathtaking views.

Each home is thoughtfully positioned to capture the essence of elevated coastal living where form, function, and beauty come together seamlessly.

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Where Design goes Beyond, Luxury Knows no Limits...

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Interiors with Intent

Flowing contemporary interiors, expensive materials and finishes, and uninterrupted views.

The residences at Passo are shaped around light, flow, and connection, each one designed to bring the outside in. Expansive windows frame the sea and sky, while open-plan layouts allow for easy movement and calm, considered living.

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Trial Version Wondershare PDFelement



THE Penthouses

The Penthouses at PASSO capture the essence of elevated, elemental living.

A total number of 5 penthouses, situated on the highest floors and sitting at the tip of both towers, they benefit from an amazing open view toward the sea, The Palm and the city, whether it's a four or a five bedroom penthouse, the elevated experience starts with the arrival into your dedicated enclosed parking space, private lobby and elevator that takes you directly into your residence.

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A Residence in Rythym with the Horizon

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The unit's architecture blends the interior with the exterior creating spacious living spaces.

The generous terrace on the lower floor is an extension to the living area and has an integrated plunge pool. The dining space is complemented by a show kitchen, an amazing setup for receptions and live cooking experiences. The feature staircase leads to the upper-level family living area, which overlooks the expansive double-height lower floor and offers sweeping views of the outdoors through a full-height glazed facade.

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Spaces that flow, textures that breathe, and light that lingers.

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THE

Beach Mansions



Inspired by nautical architecture, each standalone 6-bedroom yacht inspired mansion, is a statement on its own.

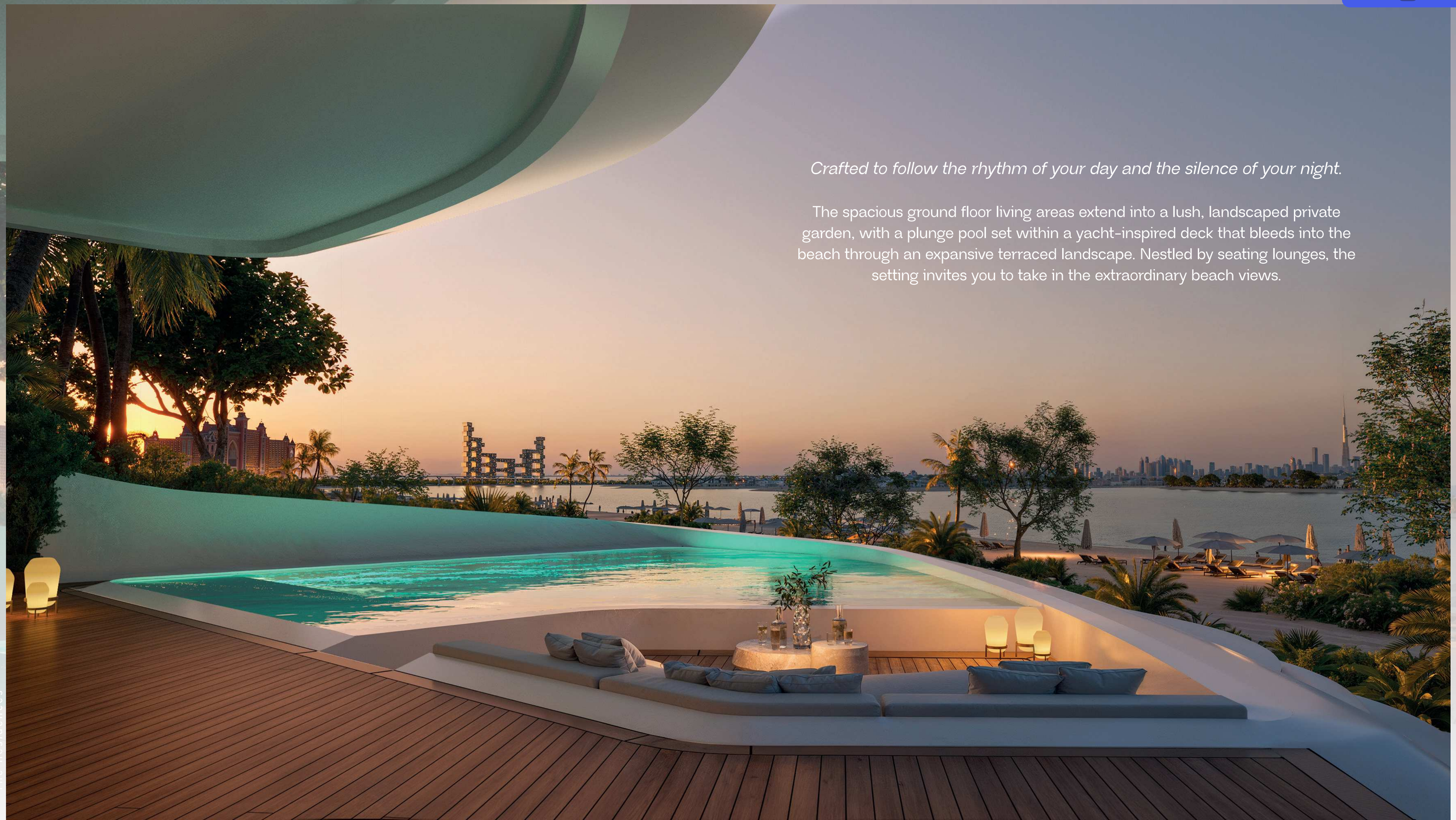
Every Mansion benefits from an enclosed private basement parking space for 3 cars and a storage space. The parking is connected to a private arrival lobby that takes you directly to the ground floor through a private lift and feature staircase.

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Your Home on the Shoreline

Whether you're arriving through the drop-off areas and expensive landscape or the through the parking, each journey is carefully curated to immerse the Palm Mansion resident or visitor into a luxurious scape.

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Crafted to follow the rhythm of your day and the silence of your night.

The spacious ground floor living areas extend into a lush, landscaped private garden, with a plunge pool set within a yacht-inspired deck that bleeds into the beach through an expansive terraced landscape. Nestled by seating lounges, the setting invites you to take in the extraordinary beach views.

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From open-plan flow to sensory stillness, interiors reflect a lifestyle in harmony with itself.

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The dining space is completed by a show kitchen and a preparation kitchen that extends into the side garden, creating a private outdoor dining area overlooking the beach. The first-floor family living space overlooks through the double-height of the lower-floor living and the feature staircase. The family living area has also access to an outdoor beach facing terrace.

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The master suite situated on the second floor has its own private lounge and outdoor terrace overlooking the beach, The Palm and the cityscape. The bedroom extends into a generous walk-in-closet and a spacious bathroom.

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PASSO



01

THE EXPERIENCE

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Resort-Level Amenities, Residential Privacy

At PASSO, amenities are not just additions—they are integral to daily life.

Carefully curated experiences span wellness, leisure, work, and play, all set against lush landscaped backdrops and sweeping sea views.

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THE Amenities

1. Arrival Lounge & Library
2. Arrival Lounge & Social Club
3. Experience Pool
4. Family Pool
5. Pool Deck
6. Kids Pool
7. Open Lawn
8. Wet Lounges
9. Wellness Pavilion
10. Kids Pavilion



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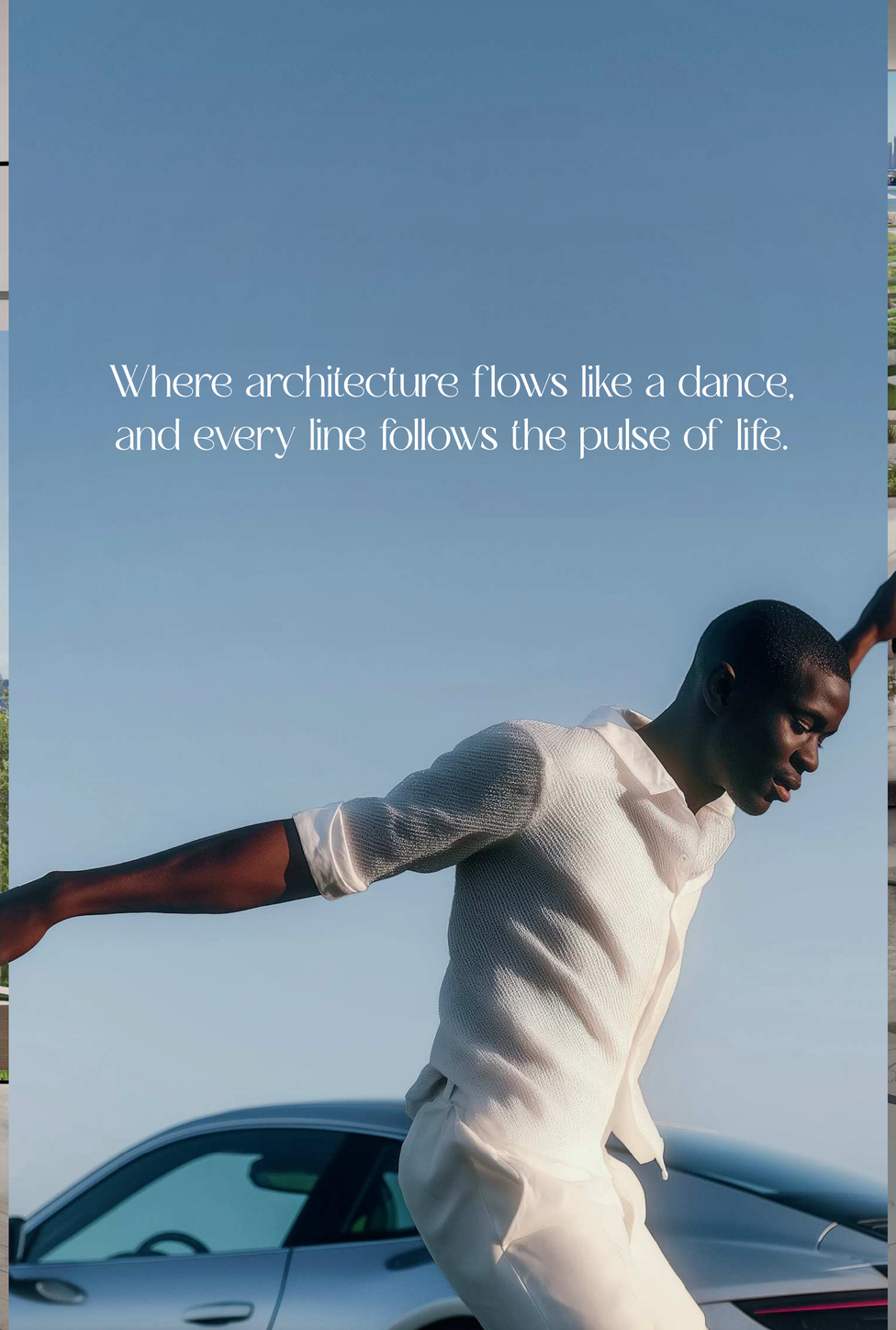
The journey begins at the Arrival Piazza, shaded by a sculptural canopy that acts as both shelter and landmark. Beneath it, two striking glass pavilions create the setting for arrival and connection—a blend of gallery, lounge, and gathering space designed for interaction and inspiration.

ARRIVAL EXPERIENCE

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Where architecture flows like a dance,
and every line follows the pulse of life.





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OUTDOOR LANDSCAPE



Multi-tiered pools with infinity edges, beachfront cabanas, and sunken water lounges create a serene aquatic environment.

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Serenity is not an idea — it's an atmosphere. One you live in, one you feel.

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THE WELLNESS PAVILION

Spans 260 sqm and offers more than a fitness experience. It's a sanctuary of movement and mindfulness, with outdoor yoga decks, pools, and serene corners for reflection and recovery.

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THE KIDS PAVILION

Inspired by Montessori principles, blending indoor and outdoor environments into a playful world of sensory learning, imagination, and freedom.

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Nature, texture, and light become tools of exploration.

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AQUASCAPE & POOLS



Lush planting and organic contours, where a flowing aquascape of cascading pools leads gently toward 250 meters of private white-sand beach. Every step is an invitation to explore, unwind, and reconnect.

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SPA & SOCIAL DECK

An elevated spa crowns the rooftop, featuring an infrared sauna, steam room, treatment suites, and a wellness pool suspended in light. An open-sky terrace hosts social lounges and a starlit cinema, offering immersive moments from day to night.

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A private stage for emotion and escape — where stories come alive in shadows and light.



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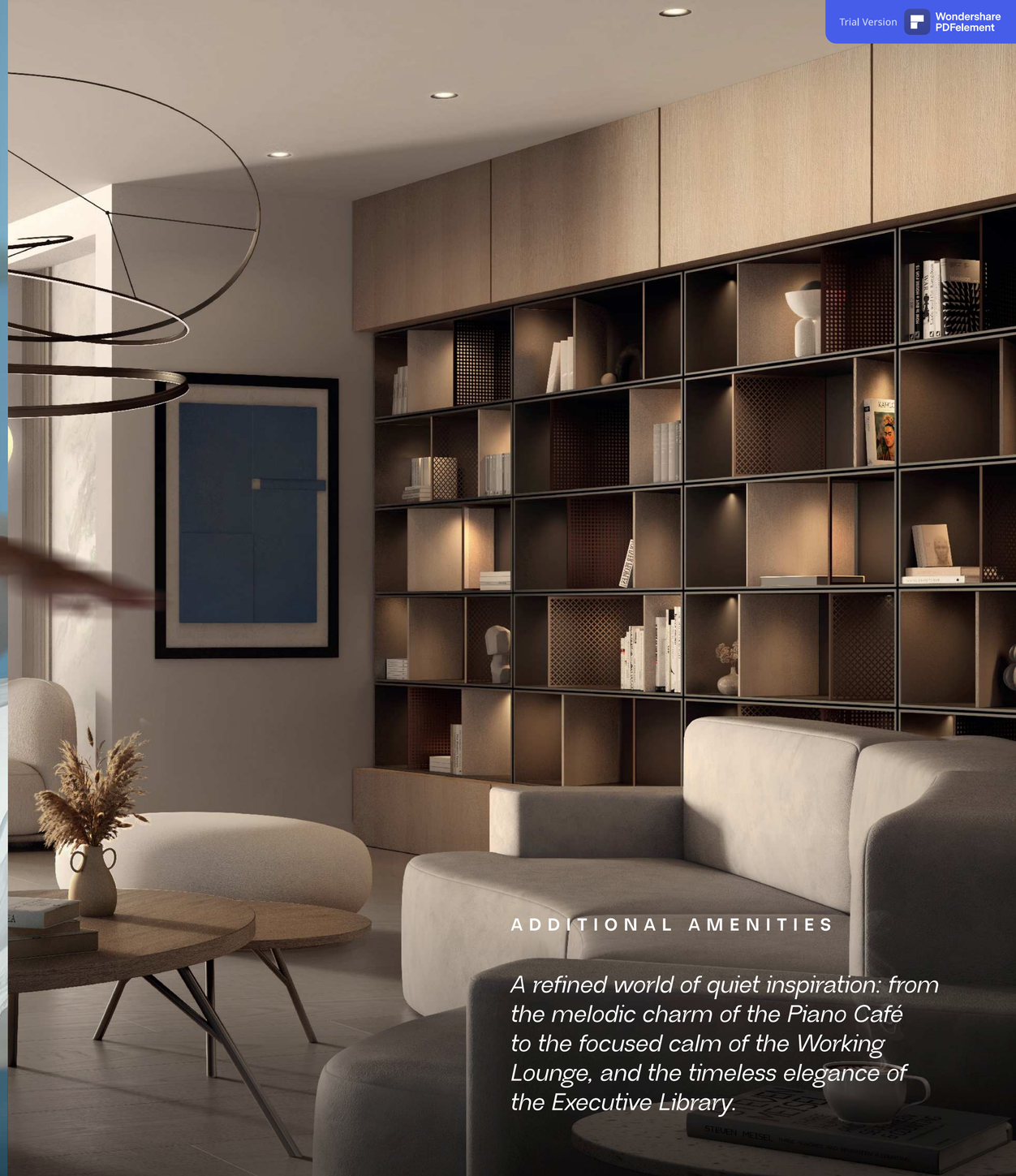


SKY POOL & GARDEN

Elevated above, an infinity pool opens to breathtaking panoramic views. Nearby, a serene sky garden unfolds with shaded structures and social belvederes, offering moments of connection and quiet contemplation.

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ADDITIONAL AMENITIES

A refined world of quiet inspiration: from the melodic charm of the Piano Café to the focused calm of the Working Lounge, and the timeless elegance of the Executive Library.

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PASSO

05



THE

DEVELOPER

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BEYOND



FROM THE VISIONARIES AT BEYOND

A new era in living shaped by design, emotion, and architectural excellence.

BEYOND sets a new benchmark for luxury real estate with PASSO, blending bold design with meaningful experiences that reflect a deep understanding of place, people, and purpose.

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BORN FROM THE ELEMENTS
COMPOSED FOR THE SENSES

PASSO IS GRACE MADE TANGIBLE.



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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.