

# SOUL/EVER



morning. We were lying on  
in that nook where sunlight  
you, seeing me, noticing  
as the sunlight trapped  
treasure, like a precious  
we could turn back the  
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FACT  
SHEET

## BEYOND



# Welcome to the

## INTRODUCTION

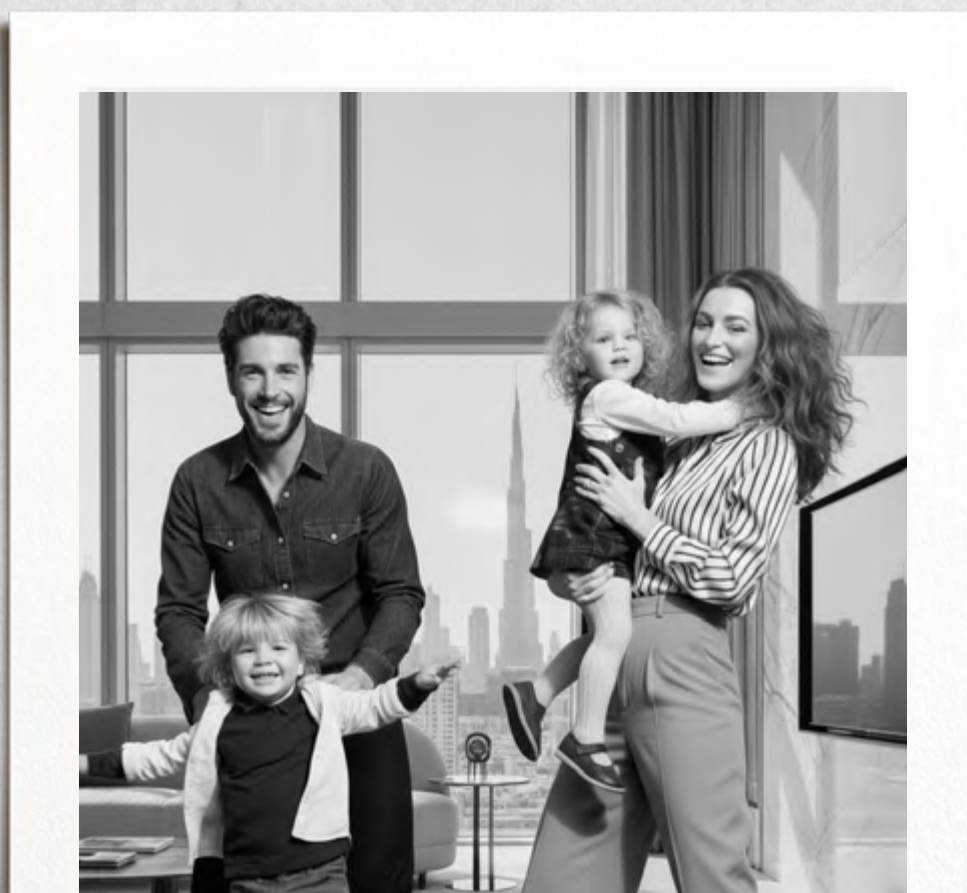


*Soulever brings together the exhilaration  
of Dubai with the tranquility of luxury  
waterfront living.*

These exclusive beachside residences stand together on  
Dubai Maritime City's modern peninsula, offering twin  
perspectives of both the city's ever-changing skyline  
and the sparkling sea beyond. Where every detail is  
designed, considered and made with love.



# Family







MAP

# SOULEVER

## A DEEP CONNECTION

*Everything you want and everyone you need within easy reach.*

Dubai International Airport – 20 minutes

Mina Rashid – 5 minutes

Downtown /Burj Khalifa – 15 minutes

DIFC – 20 minutes

The Gold Souk – 15 minutes

Jumeirah Beach Coast – 10 minutes





THE COVE

# SKYLINE TO SHORE

*A dynamic waterfront community, Soulever offers sweeping 360-degree vistas of the Forest, the Cove and the Dubai skyline. It is a place where the energy of the city seamlessly blends with the calm of coastal living.*







LIFESTYLE

WHERE  
COASTAL  
CALM  
EMBRACES  
URBAN PULSE

*Cherish having the best of both worlds.*

Imagine effortlessly drifting from the short trip home from a day in the world's most exciting city and into a dappled infinity pool overlooking the Arabian Sea. This is where life finds its perfect balance.



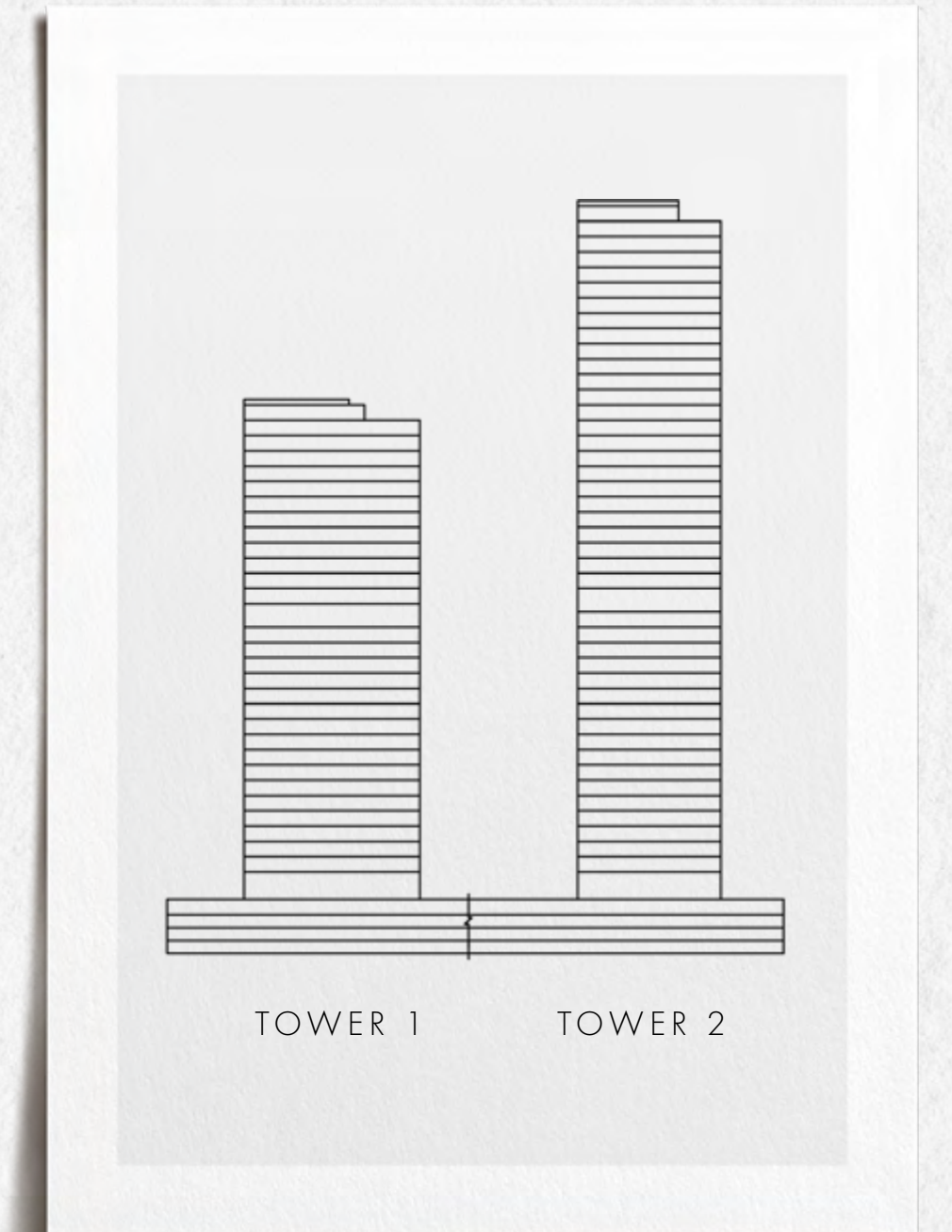
PROJECT

# TWO OF A KIND

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*Two landmarks, one vision of  
elegance.*

The Soluever towers stand in unison, evoking the silhouette of sails catching the wind – a nod to the city’s maritime heritage. Offering covetable views of the Forest, the Cove, and the Dubai skyline, they race skywards in harmony, spanning 44 levels and 31 respectively, atop a three-tier podium embraced by lush, tropical landscaping. Inside, a palette of raw materials borrowed from nature itself, fostering a close sensory connection with the world beyond.



TOWER 1

TOWER 2

31 LEVELS

44 LEVELS

3 PODIUM FLOORS

GROUND FLOOR





SPACE TO EMBRACE

# THE SOULEVER COLLECTION

- 1-bedroom apartments : 81 sqm
- 2-bedroom apartments: 130 sqm
- 3-bedroom apartments: 178 sqm
- 4-bedroom duplexes: 286 sqm
- 2-bedroom podium chalets: 268 sqm
- 5-bedroom penthouses: 1,486 sqm

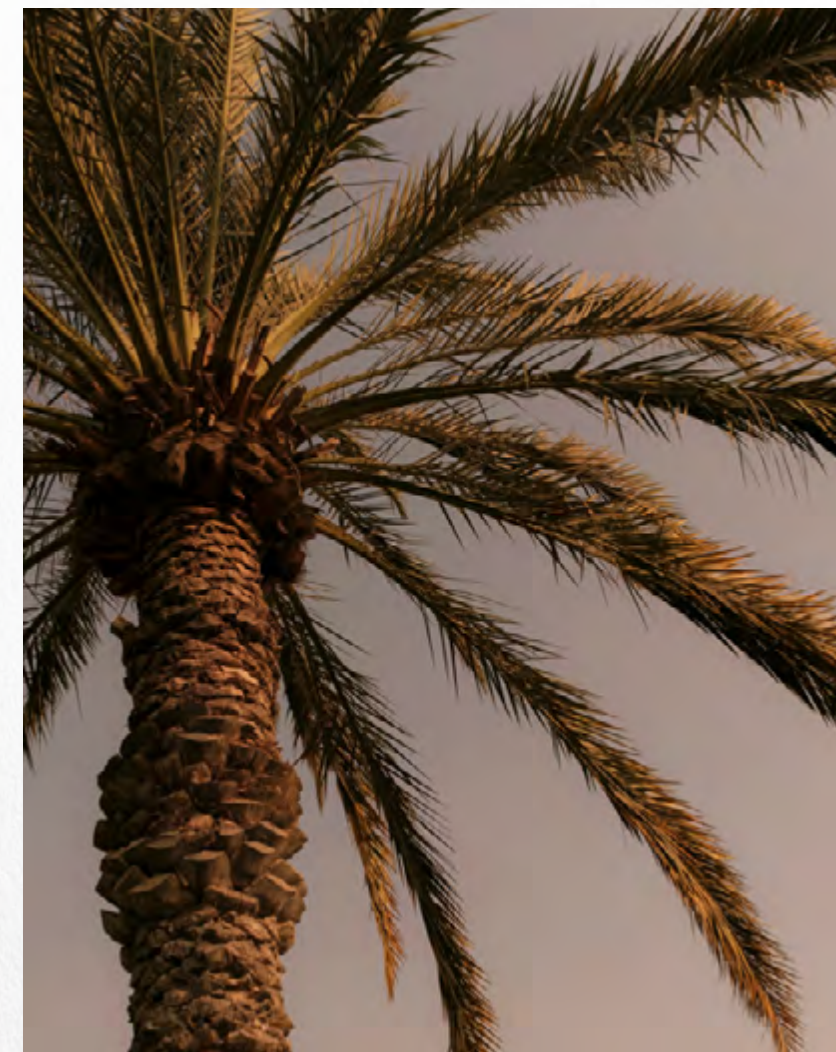


THE RESIDENCES

# FEELS LIKE HOME

*Somewhere to suit every family,  
whatever the size.*

With a mix of 1-, 2-, and 3-bedroom apartments, 4-bedroom duplexes, 2-bedroom podium chalets, and 5-bedroom penthouses adorned in a warm, minimalist style, Soulever has the perfect residence for every need. Its balconies, terraces and rooftops provide unrivalled views and a peaceful private space to disconnect with the outside world.





OUTSIDE SPACE

# Connected to Mother Nature

*Layered terraces are carved out to maximise light and airflow, and densely planted to connect the Soulevar community with nature – a masterclass in sleek biophilic design, with sweeping views of the Forest, the Cove, and the Dubai skyline.*





LIVING SPACE

# A SANCTUARY OF LIGHT, SPACE, AND SERENITY



*You and I, sharing  
sunrises, and twinkling  
Dubai nights*

*Enter a serene haven where soaring 3.3-meter ceilings  
and open-plan spaces flow effortlessly to sunlit balconies  
framed by panoramic views. Every detail is designed to  
inspire calm, inviting you to unwind, pause, breathe,  
and savor quiet moments while immersing yourself in  
the timeless beauty of your surroundings.*



## BEDROOMS



## INTO THE FOLD

*The master bedrooms at Soulever offer a serene and elegant retreat, with private en-suite bathrooms and thoughtfully integrated storage.*

*Organic, flowing shapes and calm surroundings create a tranquil sanctuary, perfectly designed for rest, rejuvenation, and personal retreat.*





# A SPACE TO GATHER

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*Soulever's open-plan kitchens pair a timeless neutral palette with organic curves and natural stone. Sleek cabinetry flows into stone surfaces, creating effortless elegance. Expansive windows flood the space with light and sea views, while integrated appliances, hidden storage, and ambient lighting bring refined simplicity and ease.*



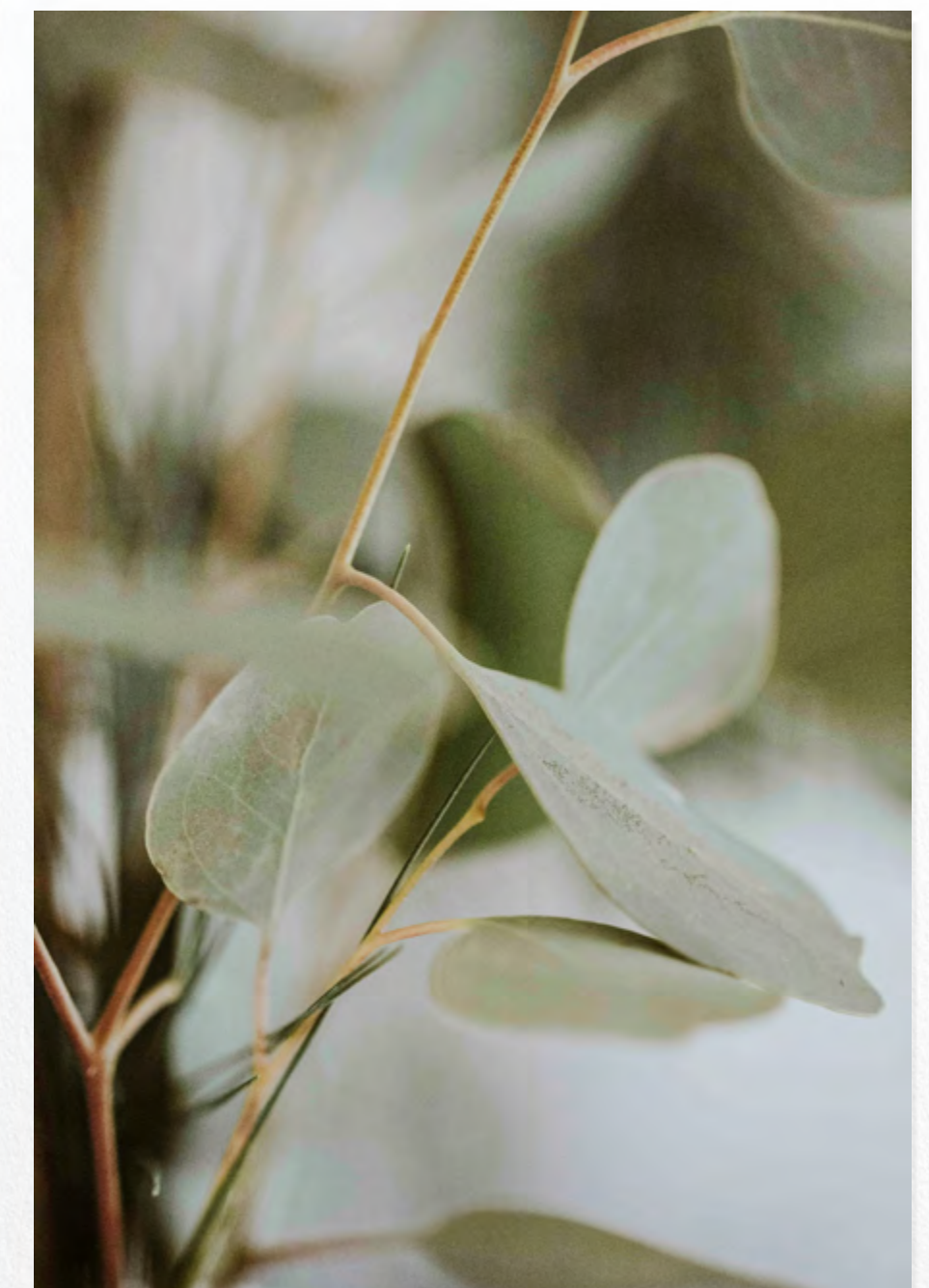


## BATHROOM



## DESIGNED FOR DAILY RITUALS

*Relax and unwind in your personal  
spa-grade sanctuary – a serene  
space to decompress.*





PODIUM CHALETs

# ROOM FOR EVERYONE

Eight two-bedroom chalet units sit within the podium, richly furnished with the same tactile raw materials to mirror the natural landscape beyond. With views over the Cove and a balcony on each floor, plus a private rooftop terrace complete with an outdoor lounge and plunge pool – the perfect vantage point to watch the world go by.





PENTHOUSES

# COME HOME TO EXTRAORDINARY



*The Penthouse crowns each tower. Unfurling over three floors and featuring bespoke interiors, they cover an impressive 284 sqm to 344 sqm with five bedrooms including the master suite, plus staff quarters.*

Grand soirees and intimate suppers are catered for in equal measure, be it at the banqueting table or the cosy breakfast nook.

Inside, the fire pit provides a striking focal point for guests to gravitate towards. Outside, the expansive terrace is equipped with its own kitchen. Retreat to the top-floor entertainment suite for world-class views out to the Forest, the Cove, and the Dubai skyline.

**Every desire anticipated.**



## AMENITIES

# Home comforts

*Arranged within a lush mediterranean park, Soulever residents can enjoy the ultimate leisure landscape with a plethora of incredible facilities at their fingertips, bringing comfort, entertainment and convenience to the fore of this luxurious way of life.*



Gym  
Spa  
Exercise park  
Yoga space  
Residents lounge  
Library  
Event space  
Kids pool  
Playground  
Lounges  
Heated pool  
Splash pool  
Podium park





## UNIQUE SELLING POINTS



*Something  
to write  
home about*

*Beachfront location*

*Breathtaking panoramic views*

*Luxurious amenities*

*A pebble-skip from the city*

*Elegant contemporary design*

*Lush urban oasis*

*Tree-lined retail avenues*



RETAIL AND LEISURE

# MEET, EAT, SHOP, REPEAT.

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*Tree-lined avenues meander through  
the development. Your new favourite  
date-night restaurant, independent  
coffee roasters and fashion boutiques  
could be right downstairs.*





# SOULEVER

## BEYOND

[WWW.BEYONDDEVELOPMENTS.AE](http://WWW.BEYONDDEVELOPMENTS.AE)

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.