



SENSIA

FACT SHEET

BEYOND



WHERE ARCHITECTURE MEETS THE SYMPHONY OF NATURE

# A Landmark *in* Coastal Living

Sensia weaves modern luxury with the  
soothing allure of waterfront living.

This exceptional residence is strategically positioned to offer  
breathtaking 360-degree views, seamlessly transitioning from the  
dubai skyline to the vast open ocean. Its dual perspectives create  
a truly unique and unparalleled living experience.

SENSIA





## LUSH GREENERY *&* SEAMLESS ARCHITECTURE

A harmonious fusion of nature and design, where tranquillity meets urban vibrance. Sensia offers panoramic views that extend from the marina to the shimmering ocean, creating an elegant retreat that is both serene and dynamic.

Framed by verdant landscapes and breathtaking vistas, Sensia invites you to experience a sanctuary where every moment is infused with natural beauty and effortless sophistication.





POINTS *of* INTEREST

Dubai International Airport	20 minutes	DIFC	20 minutes
Mina Rashid	05 minutes	The Gold Souk	15 minutes
Downtown / Burj Khalifa	20 minutes	Jumeirah Beach Coast	10 minutes





A LIFESTYLE DEFINED BY BALANCE & TRANQUILLITY

## A VIBRANT COMMUNITY NESTLED BETWEEN URBAN *&* WATERFRONT LANDSCAPES

Perched on Dubai Maritime City,  
Sensia seamlessly blends dynamic  
urban energy with the serene allure of  
coastal living.

Surrounded by urban nature and panoramic waterfront  
views, this thoughtfully designed community fosters  
connection, well-being, and a life of effortless fulfilment.

With endless leisure opportunities and verdant  
landscapes, Sensia offers a lifestyle where nature and  
urban vibrance exist in perfect harmony.







# WHERE PARADISE BECOMES HOME

At Sensia, paradise is more than a vision—it’s a way of life. Thoughtfully designed amenities provide unparalleled comfort while ensuring a seamless connection to the serene Bay, waterfront, and masterplan community. Unwind by the tranquil waters, embrace the serenity of the Bay, or explore a range of curated recreational experiences—all just moments from your doorstep.

Sensia strikes the perfect balance between relaxation and adventure, immersing residents in nature’s tranquillity while offering direct access to vibrant coastal living. Nestled by the serene waters of the Bay and set against the backdrop of the open ocean, this is more than a home—it’s a sanctuary where modern luxury and timeless natural beauty exist in perfect harmony.





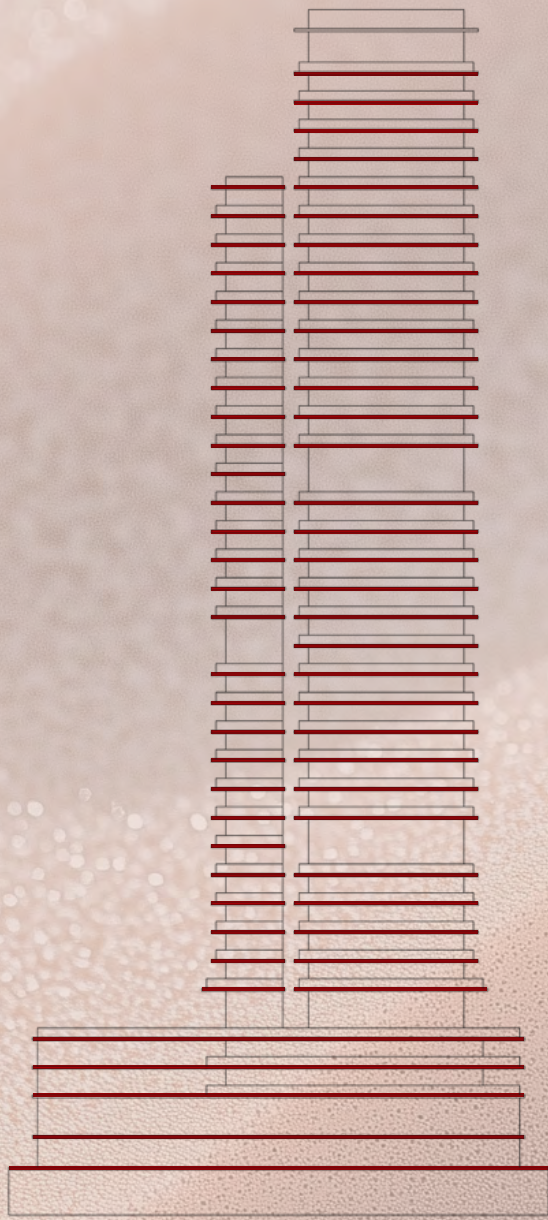


GRACEFUL LINES, ELEVATED LIVING

Design *and* Architecture That Embrace *the*  
Waterfront, Enhancing Everyday Living







35 LEVELS

GROUND FLOOR

3 PODIUM LEVELS

34 RESIDENTIAL FLOORS  
AND ONE AMENITIES LEVEL

THE PROJECT

REFINED LIVING,  
ELEVATED *by* NATURE

Soaring 35 storeys above the Bay, Sensia embodies refined living, where architecture and nature intertwine seamlessly.

Serene Sophistication is the dichotomy between the Urban and Resort landscapes. The relaxed nature of a beachfront atmosphere paired with the refinement of an Urban environment.

Expansive balconies create a warm and inviting atmosphere for residents, where gentle breezes and natural light enhance the brightness and openness of the development. The terrace gardens not only offer stunning views but also provide a serene retreat and a refreshing ambiance for all residents.



RESIDENCE SIZE

1 Bedroom

756 - 871 sqft  
total average area

2 Bedroom

1,142 - 1,732 sqft  
total average area

3 Bedroom

2,207 - 2,662 sqft  
total average area

Signature Collection

3,754 - 4,078 sqft  
total average area

Penthouse

9,126 sqft  
total average area











DUBAI MARITIME CITY

**A SEAMLESS BLEND  
OF LIFE AND NATURE**



STRONG SELLING POINTS

LOCATION

AMENITIES

**OUTSTANDING  
FACILITIES**



GREENERY

**LIVING  
LANDSCAPE**



PANORAMIC VIEWS

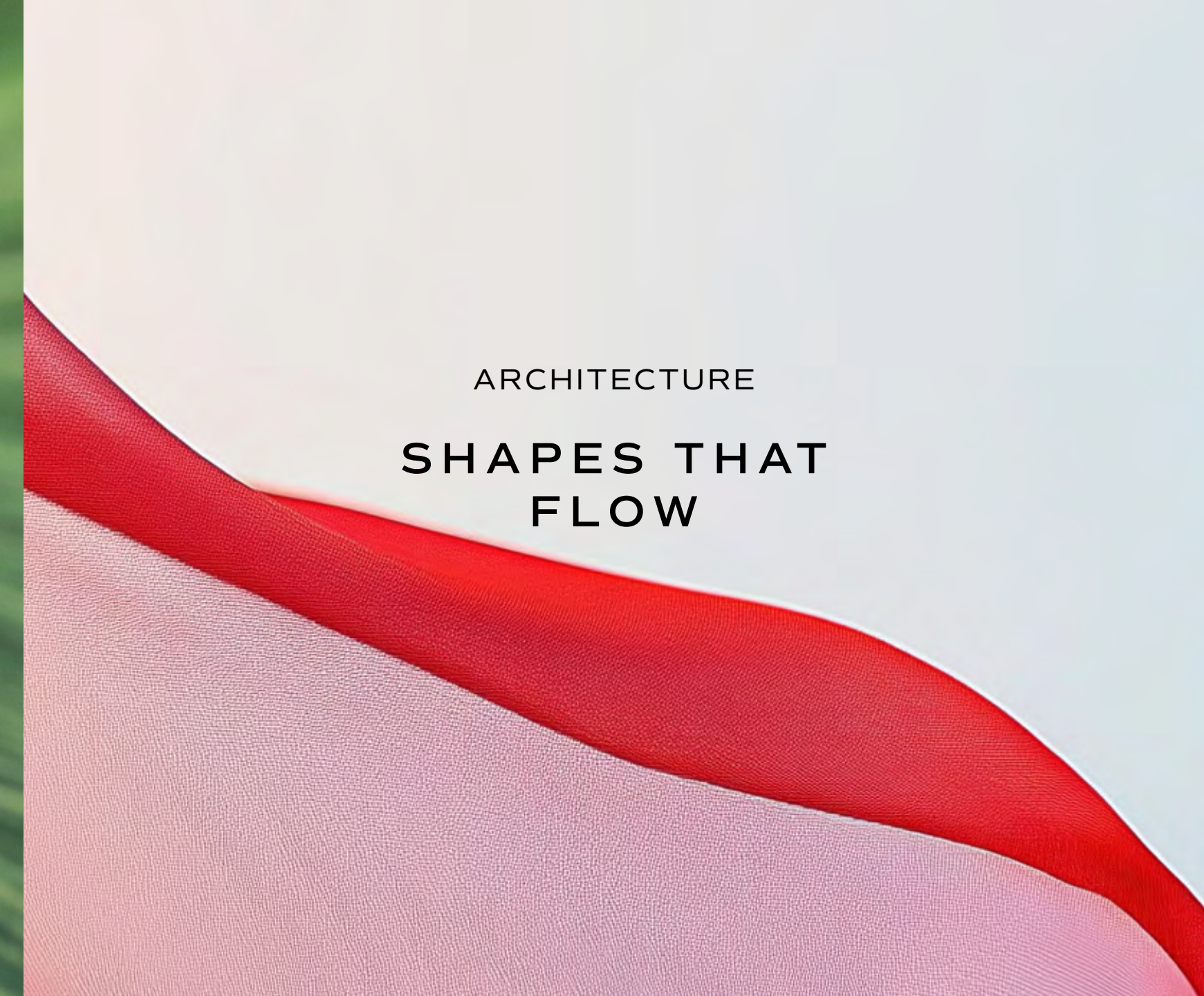
**ALL-ROUND VIEWS  
THAT INSPIRE**



BUILDING

BIOPHILIC DESIGN

**NATURAL  
CONNECTION**



ARCHITECTURE

**SHAPES THAT  
FLOW**



## RESIDENTIAL UNITS

AN EXPRESSION *of*  
REFINED LIVING

Sensia introduces a sophisticated selection of 1-, 2-, and 3-bedroom apartments, the signature collection, and an exclusive penthouse, bringing a fresh perspective to Dubai's luxury living.

Each home is meticulously designed to achieve a seamless balance of modern elegance and personal comfort. Thoughtfully oriented to capture breathtaking views of the Bay, open ocean, and Dubai skyline, the residences are nestled within a development that harmonizes with its stunning waterfront surroundings.

With expansive open-plan layouts, Sensia offers the perfect setting for both vibrant social gatherings and private retreats. Every space is crafted to enhance a sense of flow, tranquillity, and effortless sophistication, creating a home that is as







## BRINGING *the* OUTDOORS IN

Full-height glazing floods the interiors with natural light and fresh air, enhancing the sense of openness and connection to the surroundings. Your private terrace becomes a tranquil retreat, offering breathtaking sunrises over the ocean and golden sunsets behind the Bay.

Inspired by Art deco, the interiors blend natural textures with bold retro hues, creating a striking contrast against sleek geometry. Thoughtful light and space transformations introduce ‘wow moments,’ turning the ordinary into the extraordinary.









A SANCTUARY OF SERENITY

## LIVING AREA *&* BEDROOM

Bathed in natural light, the living spaces at Sensia exude warmth and refinement, with 3.2m to 3.4m high ceilings enhancing the sense of openness. Expansive double-glazed windows frame breathtaking views, while veneered doors and a soothing palette of soft hues and warm tones create an inviting yet sophisticated atmosphere.

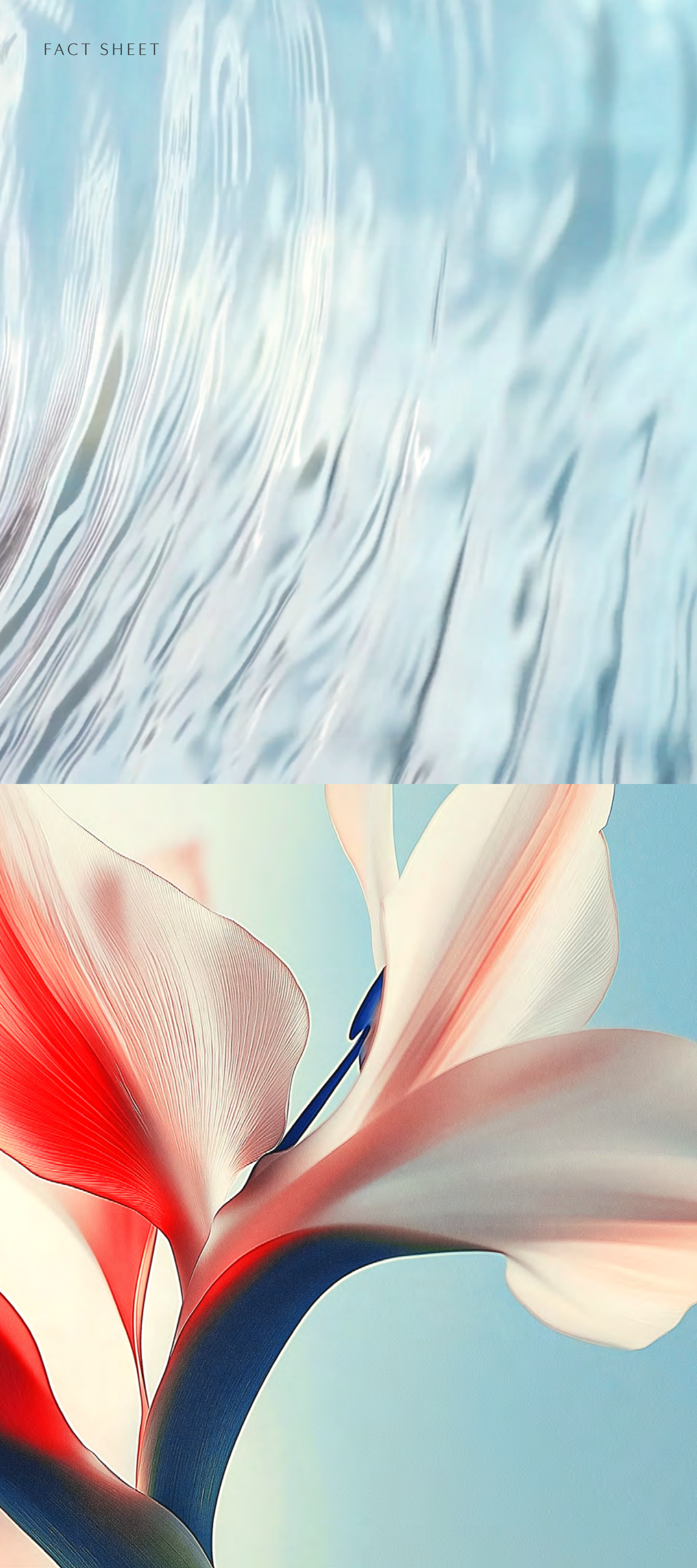
Step into a private retreat, where the balcony extends the living space into nature. Elegantly crafted planters create a private garden sanctuary for our penthouse and signature units. Whether nurturing a blooming green escape or enjoying a quiet moment of reflection, this is a place where comfort and tranquillity flourish.











FOR THOSE WITH DISCERNING TASTES  
THE PINNACLE OF STYLE

# KITCHEN

Where function meets finesse

Designed for both effortless elegance and everyday practicality, the kitchen at Sensia features sleek cabinetry, premium finishes, and state-of-the-art European appliances. Every detail is meticulously crafted to create a refined culinary space, where beauty and functionality blend seamlessly, transforming each meal into an elevated experience.

# BATHROOM

Serenity redefined

Inspired by nature, the bathrooms at Sensia embody tranquility and sophistication, with European craftsmanship, organic tones, and elegant finishes. Thoughtfully curated materials and meticulous attention to detail transform the space into a spa-like retreat, offering a sanctuary of unparalleled comfort and timeless refinement.







A Sanctuary *of* Well-Being, Security, *and*  
Refined Luxury *with* Exceptional Amenities









THE AMENITIES

FITNESS, LEISURE, *and* WELL-BEING  
FACILITIES TAILORED *for* YOUR LIFESTYLE



THE GATSBY

ART DECO INSPIRED  
ADULTS AND KIDS POOL  
~  
DECK SEATING  
~  
CANTILEVERED POOL



LIFT & DRIFT

INDOOR SEASIDE GYM CLUB  
~  
YOGA/PILATES ZONE



THE MAJLIS LOUNGE

SHADED RETREAT



SMOKE & SOAK

OPEN BBQ & DINING  
~  
OUTDOOR LOUNGE AREA  
~  
OUTDOOR KIDS PLAY AREA



WORK & WAVE

INDOOR CO-WORKING SPACE  
~  
DESIGNATED POWER STATIONS



LUXURY LOBBY

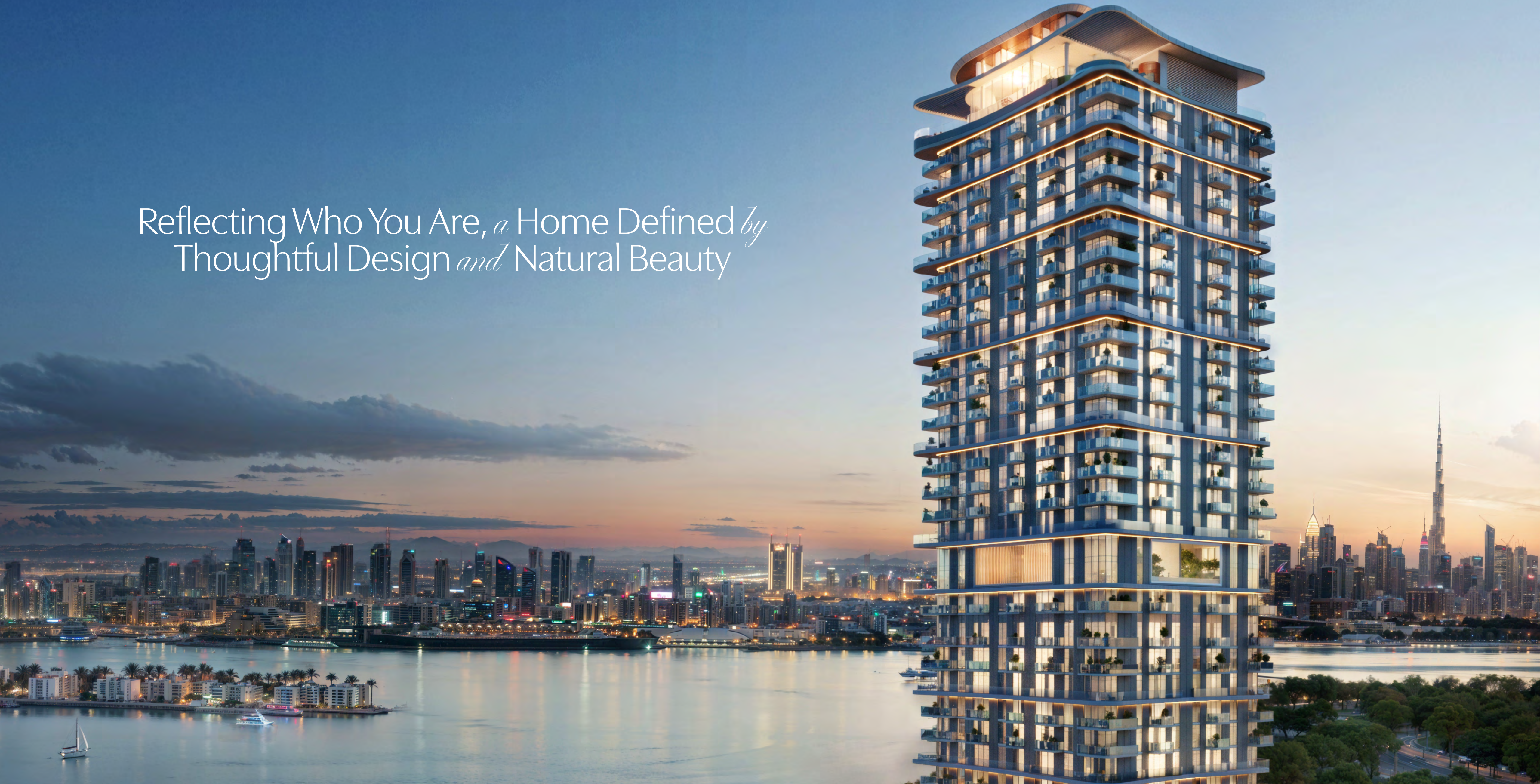
DESIGNATED CONCIERGE







Reflecting Who You Are, *a* Home Defined *by*  
Thoughtful Design *and* Natural Beauty







# SENSIA

## 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.