# PASSO

THE BEACH MANSIONS
BROCHURE

BEYOND

INTRODUCING

# PASSO

# 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.

THE

# Address

One of the last prime locations in Palm Jumeirah crescent, surrounded by the sea from both sides and offering a 250m beach front. The location connects physically and visually to multiple city landmarks, at equal distance to Dubai International Airport (DXB) and Al Maktoum Airport (DWC).

THE

# Landmark

An iconic work of contemporary architecture, inspired by the sea, designed to embody true beachfront living. Its flowing facade and terraced edges create 360-degree views, seamlessly blending into a lush landscaped podium with cascading features that lead to a pristine 40-meter-wide white sand beach.

THE

# Experience

PASSO offers residents a resort-inspired lifestyle within a residential setting, with an array of amenities designed to enhance leisure, wellness, entertainment, work, and social connection. Thoughtfully distributed across different levels, each amenity is positioned to maximize the surrounding views—whether it's a sunrise walk along the beach, an afternoon yoga session in the Wellness Pavilion, a sunset gathering on the social deck, or a swim in the sky pool with breathtaking vistas. Every detail allows residents to curate personalized experiences tailored to their preferences.

# An Address that Needs No Introduction

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

Surrounded by the Arabian Gulf on the west side and the Dubai skyline on the other, this location offers uninterrupted sea views, exceptional privacy, and a sense of calm that is unmatched within the city and stunning expansive skyline views of the Burj Al Arab, Jumeirah Beach Hotel, the Dubai Marina Skyline, Atlantis: The Royal, Atlantis: The Palm, and the Burj Khalifa.

# CLOSE TO EVERYTHING. FAR FROM ORDINARY.

*ATLANTIS THE ROYAL* - **4 minutes**
*NAKHEEL MALL* - **10 minutes**
*DUBAI MARINA* - **15 minutes**
*DOWNTOWN DUBAI / BURJ KHALIFA* - **25 minutes**
*DUBAI INTERNATIONAL AIRPORT (DXB)* - **35 minutes**
*AL MAKTOUM AIRPORT (DWC)* - **35 minutes**

# An Iconic Location on Palm Jumeirah

# Where design goes Beyond, and Luxury Knows no Limits...

*Each home is designed with flow, comfort, and timeless elegance in mind — whether you're seeking a peaceful retreat or a statement residence to entertain and connect.*

# 5 Distinctive Collections

THE
Residences

THE
Wellness Collection

THE
Elite Collection

THE
Penthouses

THE
Beach Mansions

The Beach Mansions

# Designed for the Way you Move and Live

*Fluid contemporary interiors, refined materials and bespoke 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.

Natural textures and tones ground the interiors in warmth, while private balconies offer a front-row seat to nature's quiet rhythm.

THE

# Beach Mansions

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

Here, the rhythm of the waves meets the fluid lines of modern design. From sculpted balconies to glass-framed gardens, every element is inspired by nature and shaped for luxury living.

# An Architectural Jewel on the Shoreline

Whether arriving through the grand drop-off and landscaped surroundings or through the private parking, each journey is carefully curated to immerse residents and guests into a luxurious scape.

# The Arrival

*Your journey begins the moment you arrive.*

Secure gates open to reveal three dedicated, climate-controlled parking bays, reserved solely for your home. From here, your private lift delivers you directly into your residence — no shared corridors, no interruptions, just complete privacy.

## *Arrive in Complete Privacy*

Private entrances and direct lift access ensure complete discretion, while three secure, climate-controlled parking bays connect seamlessly to your residence for an arrival that is entirely your own.

# The Living & Dining

*Two distinct lounges await within your residence.*

Light-filled spaces frame captivating views, while seamless connections to the outdoors create a natural flow for both grand entertaining and intimate everyday moments.

*The formal living room is designed for grand entertaining.*

Floor-to-ceiling glass panels frame uninterrupted sea views, while generous proportions allow for statement furnishings and curated art. A tailored lighting system lets you shift the ambience from daytime brightness to intimate evening glow.

Spacious living areas flow effortlessly to the outdoors, blurring the line between inside and out, while uninterrupted views create a spectacular backdrop for every moment.

The formal dining area is positioned for panoramic views, making every meal an occasion, while a more casual breakfast space connects directly to the kitchen, where Gaggenau branded appliances elevate even the simplest morning ritual with ease and refinement.

*The family living area is relaxed and inviting — perfect for quiet evenings or casual gatherings.*

Large sliding glass doors open to a private garden terrace, allowing the indoors and outdoors to merge into one fluid living space.

# The Bedrooms

*A serene retreat opening onto a secluded sea-facing terrace.*

A collection of private retreats, from the secluded master suite to the light-filled junior suites, offers comfort, elegance, and versatility for every lifestyle.

OPEN TO

# HORIZON & SPACE

*Occupying its own wing of the Mansion.*

The master bedroom is a private sanctuary with direct access to a secluded sea-facing terrace.

*Two exquisite dressing rooms and spa-inspired bathrooms redefine everyday rituals with uninterrupted ocean views.*

Inside, dual dressing rooms with bespoke wardrobe systems pair seamlessly with marble-clad his-and-hers bathrooms, each featuring walk-in showers, double vanities, and freestanding tubs positioned to embrace uninterrupted ocean views.

Complementing the residences are four junior suites, each thoughtfully appointed with private en-suite bathrooms, built-in wardrobes, and abundant natural light through large windows or terrace access — ideal for family, guests, or versatile personal use.

# The Outdoor Deck

*Time slows down, the view expands, and you return to yourself.*

Extending seamlessly from the interiors, the outdoor experience unfolds with landscaped gardens, an infinity pool that melts into the horizon, and elegant dining and lounge areas — all crafted for privacy, beauty, and unforgettable moments beneath the open sky.

*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.

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

# Materials & Finishes

*Crafted in Stone and Wood.*

Every detail reflects refined craftsmanship, from soft-toned natural stones and marbles to the warmth of rich woods and bespoke joinery, each element thoughtfully tailored to elevate the character of every space.

# Beach Mansion

GENERAL AND JOINERY

1 General Flooring

2 General Metal

3 General Paint

4 Special Paint

5 General Wood

# Beach Mansion

KITCHEN

1 General Flooring

2 General Metal

3 General Paint

4 Kitchen Countertop

5 Kitchen Cabinet

6 Kitchen Cabinet

# Beach Mansion

POWDER ROOM

1 General Flooring

2 General Metal

3 General Paint

4 Vanity Top and Accent Wall

5 General Wood

# Beach Mansion

MASTER BATHROOM

1 Bathroom Flooring

2 Wall Paint

3 Vanity Top

4 Bathroom Cabinet

5 Bathroom Flooring

6 Accent Wall

# Beach Mansion

SECONDARY BATHROOMS

1 Flooring

2 Vanity Top

3 General Metal

4 Porcelain Tile Accent Wall

THE

# EXPERIENCE

*Living at PASSO by Beyond extends far past the threshold of your home.*

A series of curated, immersive amenities form a rich lifestyle journey—woven through architecture and nature.

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. Wellness Pool & Spa
9. Wellness Pavilion
10. Kids Pavilion

*Tailored spaces for wellness, leisure, and connection, designed with attention to every detail.*

At PASSO, amenities are not just additions, they're thoughtfully integrated into daily life. From shaded gardens and beachfront pools to immersive wellness spaces and dedicated services, every element has been designed to offer balance, comfort, and calm.

# Resort-Level Amenities, Residential Privacy

# A Shoreline of Your Own

To live with the beach at your doorstep is a privilege few experience. At PASSO, the sand is just steps away, reserved only for residents, and always within reach.

It's a place to start the day with the sound of the tide, to host friends against a backdrop of sea and sky, or to unwind with nothing but the horizon ahead.

This is beachfront living in its most refined form: exclusive, natural, and entirely yours.

# Arrival Experience

# Outdoor Landscape

# The Glass Boxes

# Wellness Pavilion

# Kids Pavilion

# Aquascape & Pools

# The Social Deck

# Spa & Deck

# Sky Pool & Garden

# BORN FROM THE ELEMENTS COMPOSED FOR THE SENSES

PASSO IS GRACE MADE TANGIBLE.

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.