DUBAI LISTING

BEYOND · SIORA, DUBAI ISLANDS

Shione *Brochure*

Beachfront living on Dubai Islands · 1 to 4-bedroom duplexes · 50/50 payment plan · Handover Q4 2030

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SHIONE

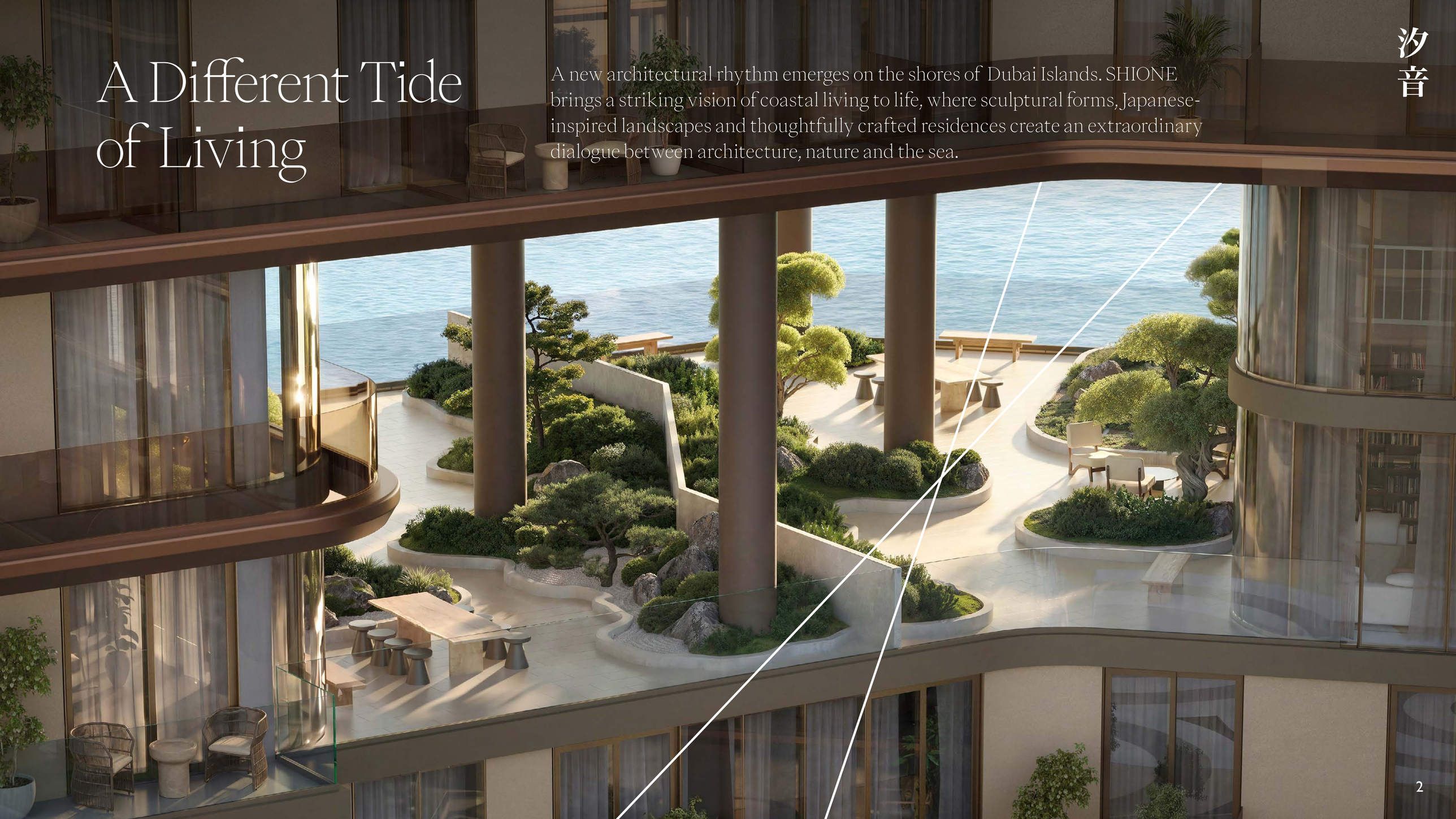
PROJECT BROCHURE



BEYOND

A Different Tide of Living

A new architectural rhythm emerges on the shores of Dubai Islands. SHIONE brings a striking vision of coastal living to life, where sculptural forms, Japanese-inspired landscapes and thoughtfully crafted residences create an extraordinary dialogue between architecture, nature and the sea.



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01



LOCATION

Located on Dubai Islands, Where Coastal Living Takes on a New Dimension

DUBAI ISLANDS BRINGS TOGETHER REFINED BEACHFRONT RESIDENCES, WORLD-CLASS HOSPITALITY AND EXCEPTIONAL LEISURE EXPERIENCES WITHIN AN EXPANSIVE COASTAL DESTINATION.

With over 80 hotels, landscaped green parks, premium golf courses and a seamless network of promenades and transport routes, it offers a distinctive lifestyle where natural beauty, vibrant experiences and effortless connectivity come together.



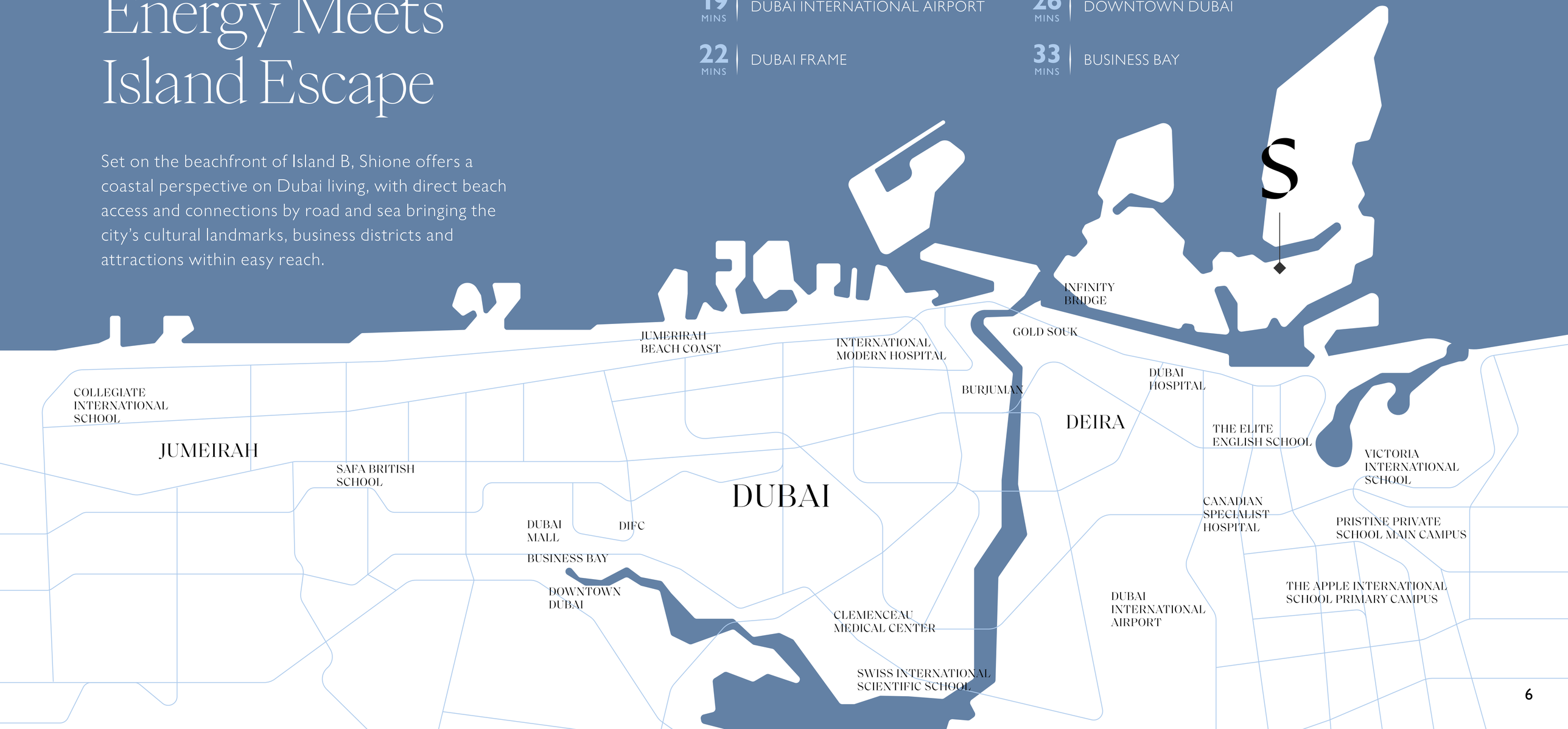


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Where Urban Energy Meets Island Escape

Set on the beachfront of Island B, Shione offers a coastal perspective on Dubai living, with direct beach access and connections by road and sea bringing the city's cultural landmarks, business districts and attractions within easy reach.

10 MINS	GOLD SOUQ METRO	25 MINS	DIFC
19 MINS	DUBAI INTERNATIONAL AIRPORT	26 MINS	DOWNTOWN DUBAI
22 MINS	DUBAI FRAME	33 MINS	BUSINESS BAY





SIORA. Living the Coastal Perspective.

MORE THAN A MASTERPLAN. A DISTINCTIVE VISION FOR LIFE BY THE SEA.

Set within Dubai Islands, Siora introduces a coastal community where architecture, nature, culture and lifestyle become one. **Spanning 198,400 sq.m. with a GFA of 253,600 sq.m.**, the masterplan brings together residential, hospitality and retail, all directly connected to **6 km of open beaches**.

Landscaped gardens, curated art, refined residences and vibrant waterfront destinations create a setting designed to be explored, experienced and enjoyed. Restaurants and cafés gather around the main plaza and along the beachfront, forming a lively social hub with seamless indoor–outdoor dining.



Nature Takes the Lead



AT SIORA, LANDSCAPE IS NOT SIMPLY THE BACKDROP. IT IS PART OF THE EXPERIENCE.

With **140,000 sq.m. of landscaped open space**, 70% of the masterplan, sculptural architecture rises among layered gardens, water and open horizons.

A 400 m+ green spine frames panoramic views and cools the microclimate, connected to over **10km of jogging and cycling tracks** across the island. Bespoke artworks by artists from around the world bring art and nature together, into the heart of everyday life.

02

PROJECT



Two Buildings. One Vision.

A NEW ARCHITECTURAL LANDMARK WITHIN THE SIORA MASTERPLAN, RISING NEXT TO HADO, BY BEYOND.

Shione brings together two distinctive buildings connected by an extraordinary landscaped podium.

Sculptural bridges, double-height terraces, lush gardens and cascading water create an architectural composition that is as compelling to experience as it is to behold.



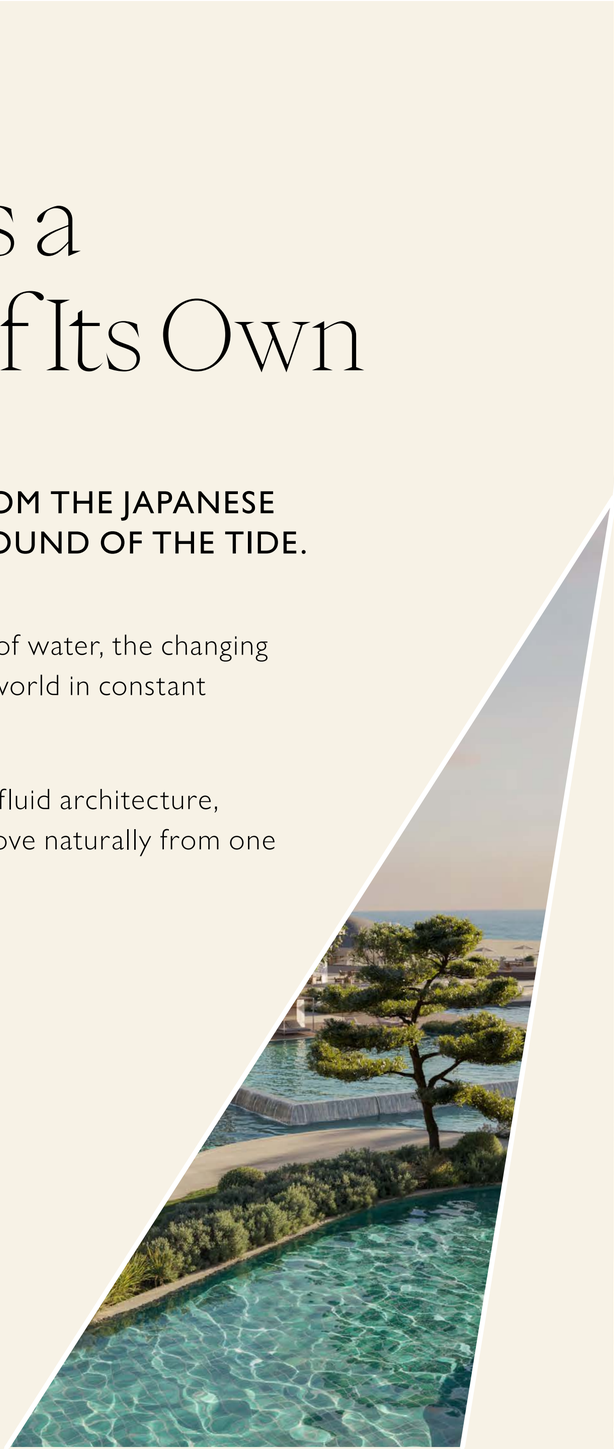
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The Sea Has a Language of Its Own

SHIONE DRAWS ITS NAME FROM THE JAPANESE EXPRESSION EVOKING THE SOUND OF THE TIDE.

A name that captures the movement of water, the changing nature of light and the beauty of the world in constant motion.

This inspiration is expressed through fluid architecture, layered landscapes and spaces that move naturally from one experience to another.





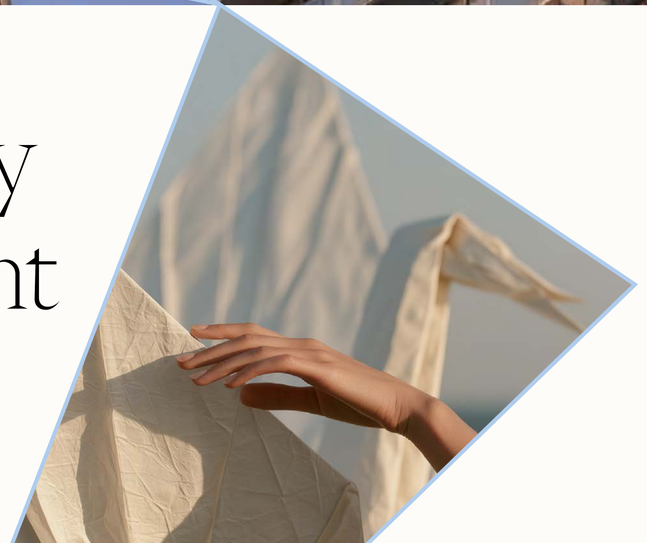
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A Landscape in Motion.

Water traces fluid curves through sculpted gardens, creating a striking composition of movement, texture and form. The interplay of reflective pools, layered greenery and intimate outdoor spaces transforms the heart of SHIONE into a living work of art, designed to be explored from every perspective.



Forms Shaped by Water, Movement and Light

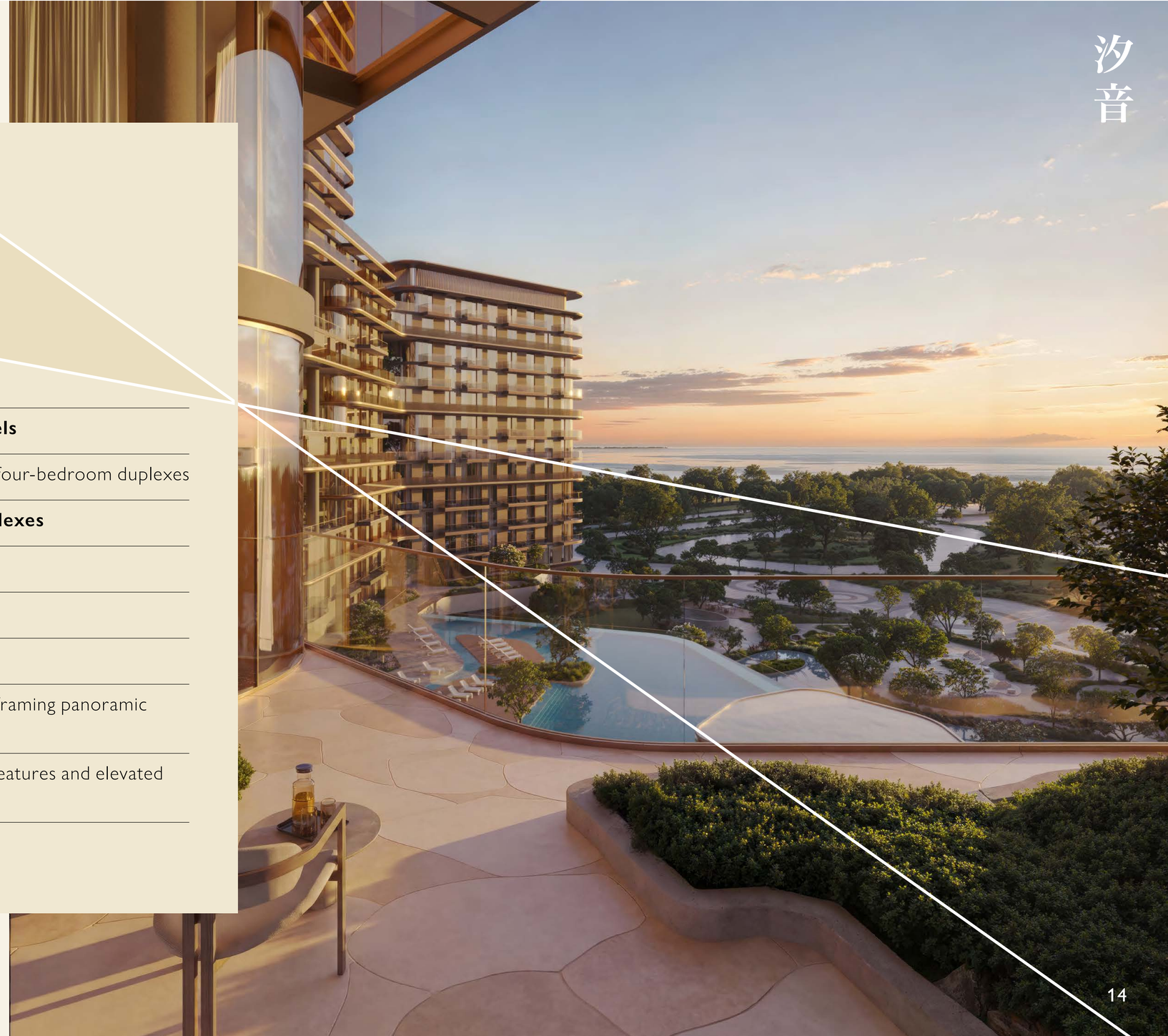


ECHOING THE FLUIDITY OF WATER AND THE CHANGING LIGHT, THE ARCHITECTURE BALANCES MOVEMENT AND STILLNESS.

Graceful horizontal lines, sculpted balconies and subtle shifts in form create a dynamic silhouette that echoes the rhythm of the sea. Warm stone, textured finishes and bronze accents add depth and understated elegance, while expansive glazing brings in natural light and uninterrupted views. Every detail is composed for a timeless expression of contemporary coastal living.

SHIONE - The Defining Features

- Two distinctive residential buildings of **G + 21 and G + 20 levels**
- **603 residences**, from one-bedroom apartments to signature four-bedroom duplexes
- An exclusive collection of **24 three- and four-bedroom duplexes**
- Two ground-level Retail and F&B pavilions
- Signature horizontal bridges defining the façades
- Double-height duplex terraces extending living outdoors
- Corner glazing and dual-aspect layouts in selected residences, framing panoramic coastal views
- A Japanese-inspired landscaped podium with cascading water features and elevated communal terraces
- Direct beach access within the Siora waterfront masterplan





A Place for Life to Unfold

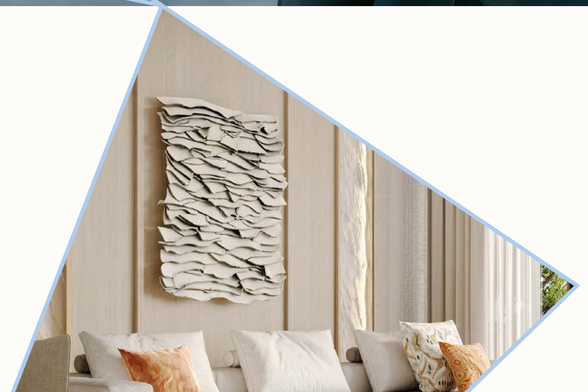
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03

INTERIORS



The Sea, Framed.



A NEW PERSPECTIVE ON COASTAL LIVING SHAPED BY LIGHT, SPACE AND NATURE.

Drawing on the simplicity of minimalist design, interiors pair clean lines and natural materials with a seamless flow between indoors and out. Large openings frame the ever-changing sea, while warm timbers, soft textures and a sense of calm, create homes that feel open yet intimate: a retreat shaped by balance, light and a close connection to nature.

A New Expression of Refinement





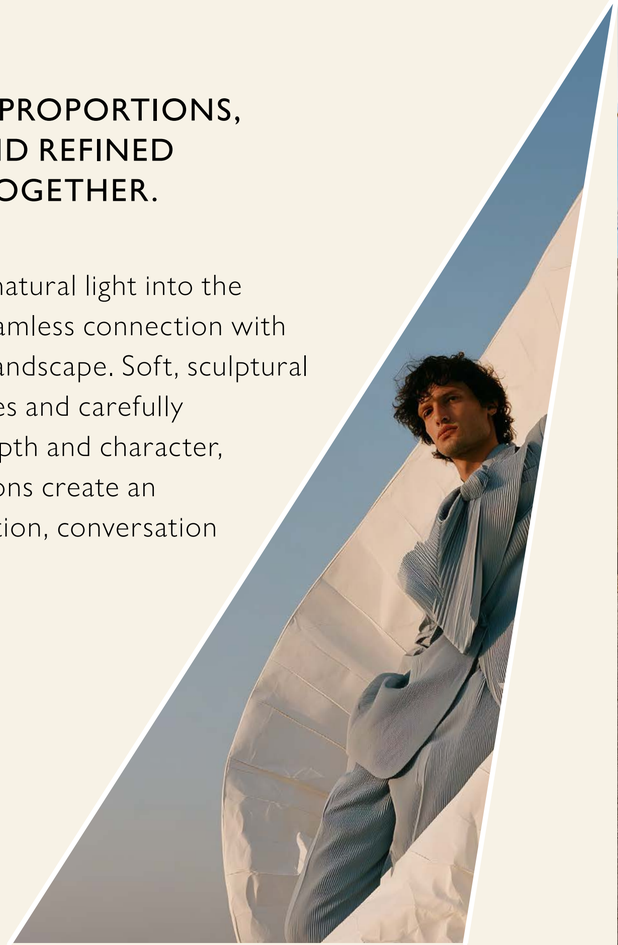
A DISTINCTIVE INTERIOR LANGUAGE DEFINED BY MATERIAL, TEXTURE AND DETAIL.

Richly veined stone, warm wood tones and carefully composed finishes create a sophisticated interplay of texture and contrast. Expressive material accents are balanced by understated detailing, bringing depth, character and a distinctive sense of identity to SHIONE's interiors.

A Living Space, Beautifully Composed

WHERE GENEROUS PROPORTIONS, NATURAL LIGHT AND REFINED MATERIALS COME TOGETHER.

Expansive glazing draws natural light into the living room, creating a seamless connection with the surrounding coastal landscape. Soft, sculptural furnishings, warm textures and carefully selected finishes bring depth and character, while generous proportions create an inviting setting for relaxation, conversation and entertaining.



Space to Make It Yours.

Beautifully proportioned living and dining areas offer the freedom to live, entertain and unwind without compromise.

Open layouts create a natural connection between spaces, while carefully defined areas bring flexibility and character to every occasion.



Space to be Yourself



WHERE LIGHT LINGERS AND THE DAY SOFTLY FADES INTO REST.

Generous proportions and expansive glazing create bedrooms that feel open yet intimate, with changing daylight and views shaping the atmosphere throughout the day. Warm, tactile materials and understated detailing bring depth and comfort to spaces designed for rest and retreat.



Precision With Warmth

Warm oak-toned cabinetry meets the cool precision of stone and integrated appliances, creating a kitchen that feels refined yet inviting. Clean lines and discreet storage bring visual clarity, while generous surfaces lend themselves equally to unhurried mornings, meals shared with friends and relaxed entertaining.

A Ritual of Renewal

NATURAL STONE, FLOWING WATER AND SCULPTURAL DETAILS BRING DEPTH AND TEXTURE TO THE BATHROOMS.

Elegant architectural lines and softly illuminated surfaces create a restorative atmosphere, transforming everyday rituals into moments of quiet indulgence.

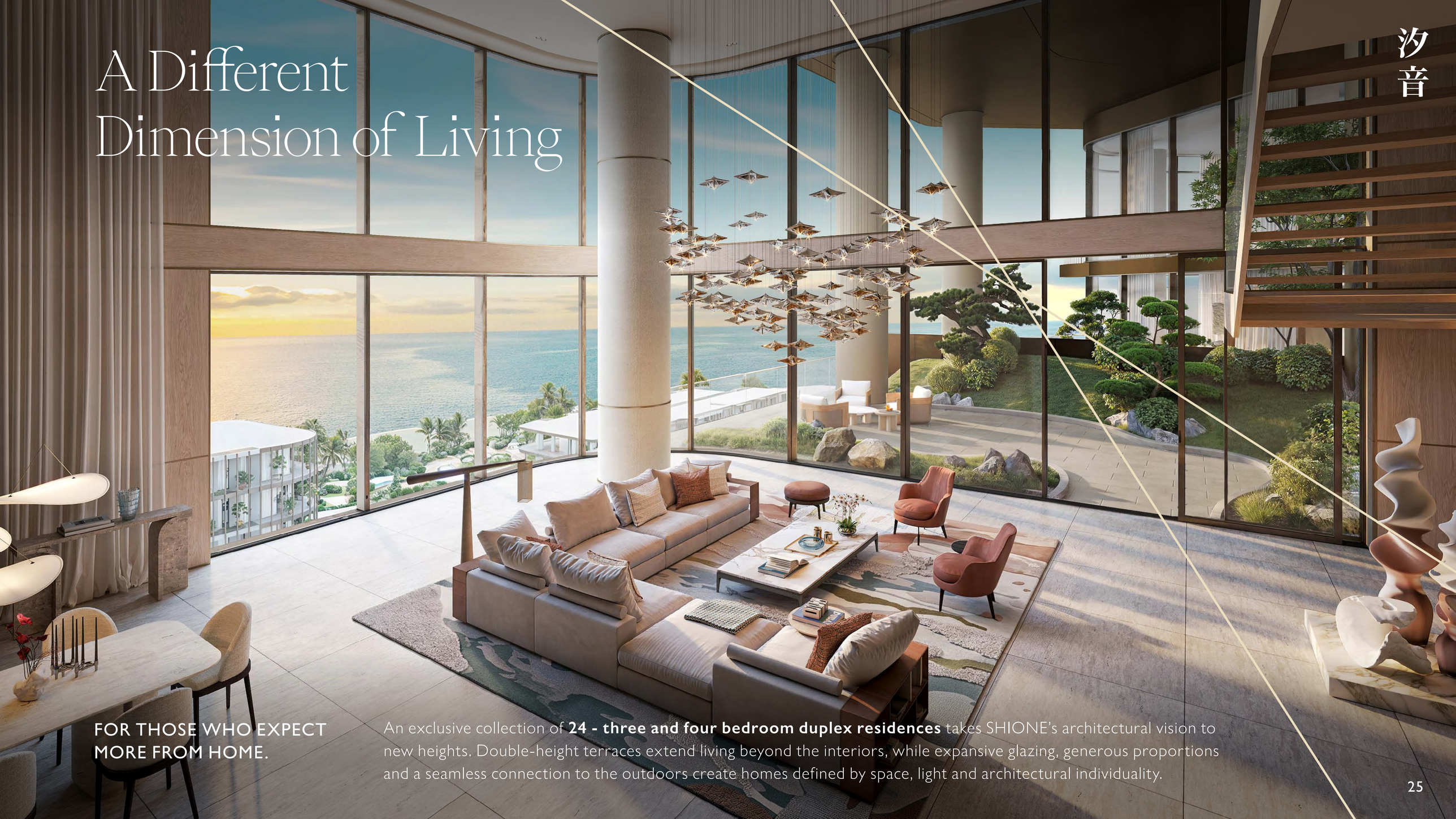




04 SIGNATURE COLLECTION



A Different Dimension of Living



FOR THOSE WHO EXPECT MORE FROM HOME.

An exclusive collection of **24 - three and four bedroom duplex residences** takes SHIONE's architectural vision to new heights. Double-height terraces extend living beyond the interiors, while expansive glazing, generous proportions and a seamless connection to the outdoors create homes defined by space, light and architectural individuality.

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A World Within





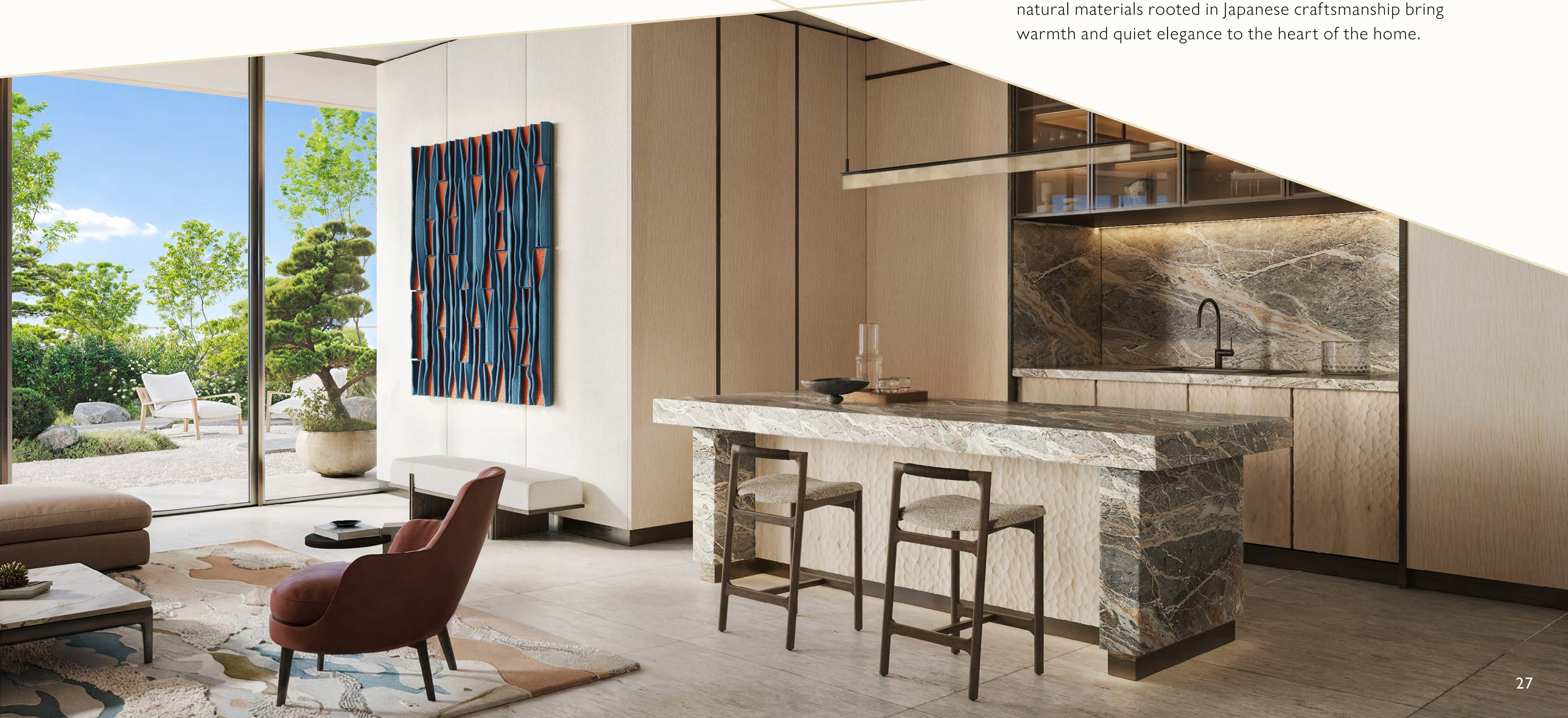
Beyond the expansive living spaces of the Signature Collection, a more intimate experience unfolds. Generous proportions, rich textures and carefully composed details create bedrooms that balance architectural elegance with a deep sense of privacy.

A personal retreat where distinctive design gives way to effortless comfort, creating a space entirely your own.

Your World, Opened Up

Drawing inspiration from the sea and the interplay of light and shadow, the interior features carved timber cabinetry alongside a marble countertop. Bronze laminated glass adds a refined, luxurious touch, while natural materials rooted in Japanese craftsmanship bring warmth and quiet elegance to the heart of the home.

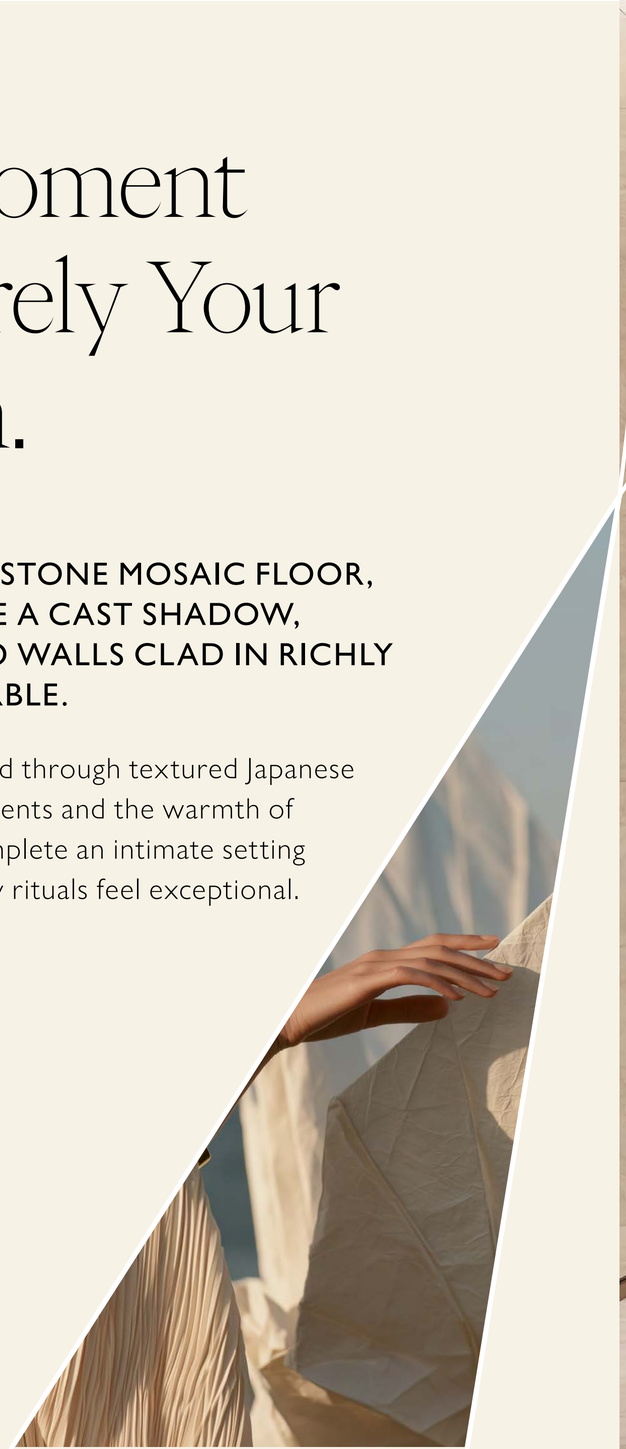
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A Moment Entirely Your Own.

A NATURAL STONE MOSAIC FLOOR, SHAPED LIKE A CAST SHADOW, FLOWS INTO WALLS CLAD IN RICHLY VEINED MARBLE.

Soft light filtered through textured Japanese rice paper elements and the warmth of natural oak complete an intimate setting where everyday rituals feel exceptional.

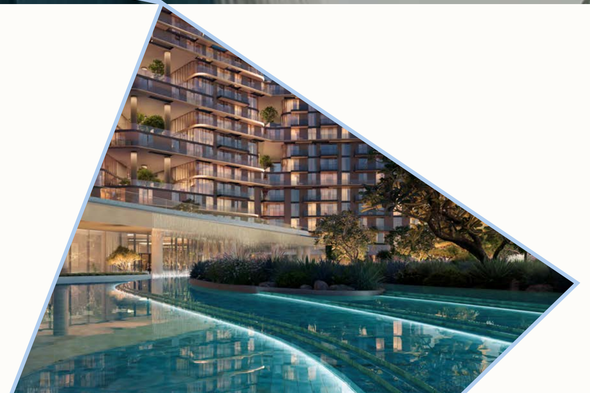




05 EXPERIENCES



More to Life.
More to Shione.



AN EXTRAORDINARY COLLECTION OF EXPERIENCES, ALL WITHIN REACH.

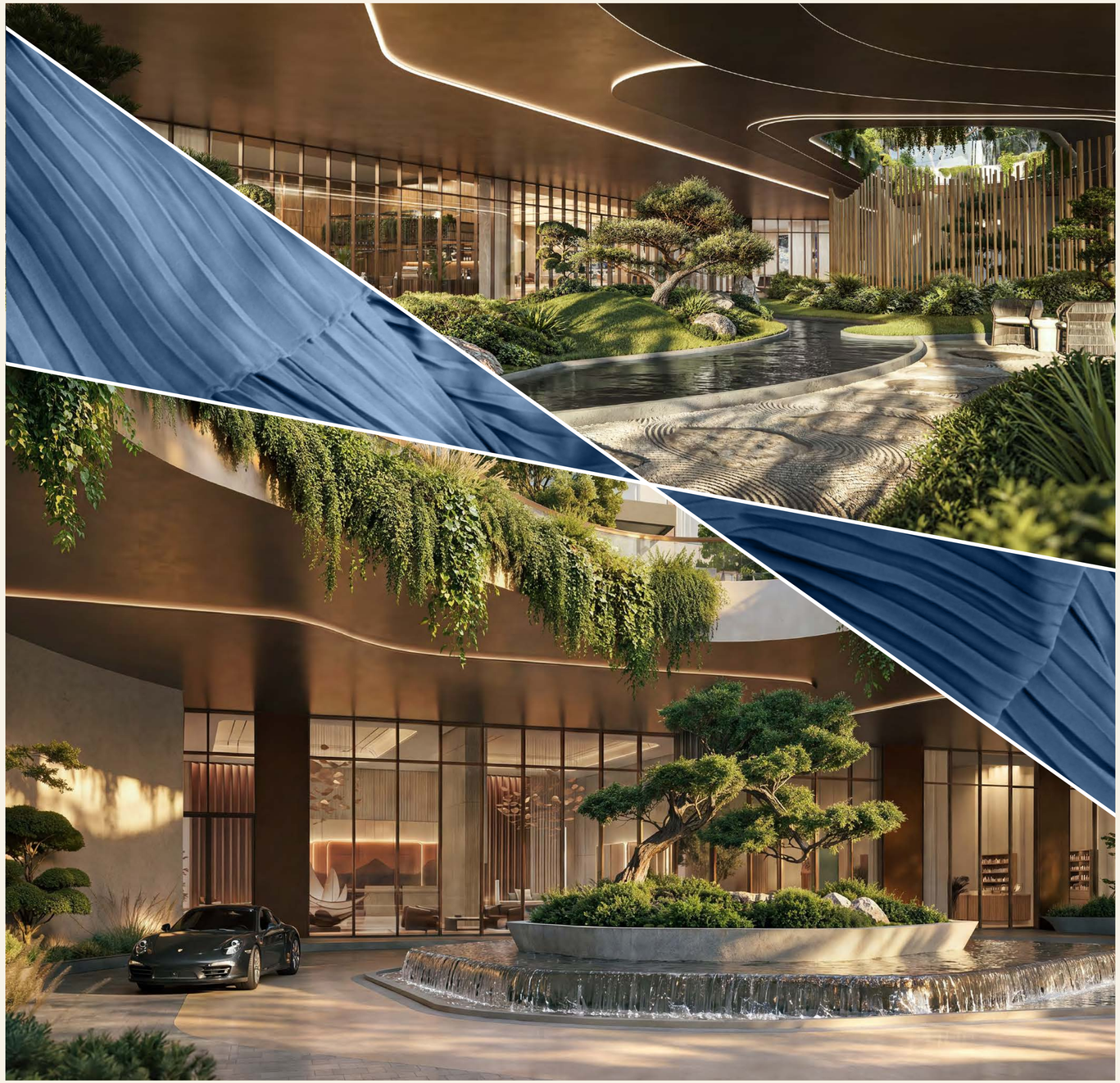
From wellness and recreation to landscaped escapes, family experiences and social destinations, Shione creates endless opportunities to make more of every day.

An Arrival with Presence.

THE EXPERIENCE BEGINS LONG BEFORE YOU REACH YOUR DOOR.

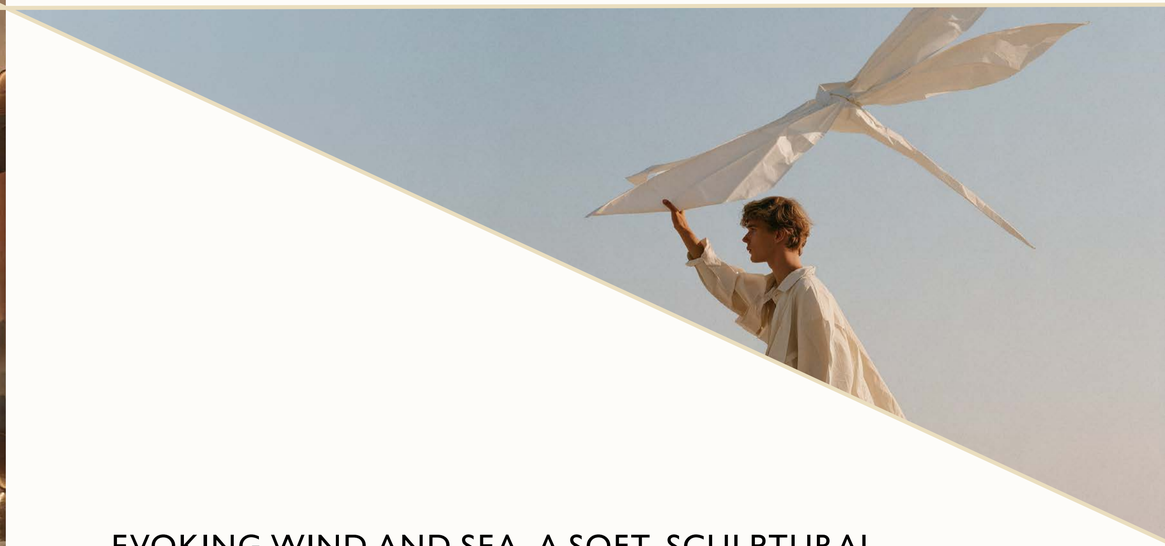
A dramatic sculpted canopy establishes Shione's architectural identity from the moment of arrival.

Layered greenery, expressive forms and a carefully composed entrance create a powerful first impression and a distinctive welcome home.



An Artful Arrival





EVOKING WIND AND SEA, A SOFT, SCULPTURAL PAPER CHANDELIER CAPTURES THE GLOW OF SUNLIGHT ON WATER.

Contemporary furniture, defined by fluid silhouettes and generous proportions, balances visual interest with a sense of ease. Drawing on refined aesthetics, the design creates an arrival experience that feels welcoming, composed and quietly distinctive.



The View Is Only the Beginning.

WATER BECOMES AN EXPERIENCE OF ITS OWN.

An elevated adults' pool unfolds across a generous terrace, where an infinity edge draws the eye towards the distant sea. Water cascades into the pool below, creating a soothing rhythm of sound, movement and reflection. Sun decks, a canopied jacuzzi and sheltered spaces for lounging complete a setting that shifts effortlessly from sunlit mornings to the softer atmosphere of evening.



Flowing Into the Horizon

Form. Focus. Flow.

FROM FOCUSED INDOOR TRAINING TO OPEN-AIR MOVEMENT, SHIONE OFFERS SPACES DESIGNED TO ENERGISE BODY AND MIND.

State-of-the-art equipment supports purposeful workouts, while the outdoor gym brings exercise closer to nature. Together, these considered settings create opportunities to build strength, restore balance and emerge feeling renewed.





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An Immersive Landscape of Discovery

Meandering pathways weave through a sequence of distinct landscape experiences, from the contemplative calm of the meditation lawn and Zen garden to the geometric patterns of the Japanese terrace and raised seating platforms.

Terraced gardens descend through layered planting, while reflective pools and cascading water introduce movement and changing perspectives. A sculptural ramp leads towards the plaza, connecting the landscape in a continuous flow between open-air activity and quieter moments of retreat.



Made for Little Adventures

Dedicated children's spaces invite a world of imagination, movement and play.

From the shallow pool to the adventure rock play area, every experience creates opportunities for exploration, discovery and memorable family moments.



Spaces that Bring People Together.



A dedicated residents' chef's kitchen brings a new dimension to entertaining. Hand-carved timber patterns and a soft paper chandelier balance calm and conviviality, creating a setting for everything from intimate dinners to celebrations with friends.

Your Place to Stay Awhile.

DESIGNED FOR CONNECTION, RECREATION AND RELAXED ENTERTAINING, THE RESIDENTS' LOUNGE OFFERS A WELCOMING RETREAT BEYOND THE HOME.

Contemporary interiors draw on the elements of sea and wind, with patterned oak, a soft fabric chandelier and a sculptural feature rug evoking the sea.

Comfortable gathering spaces and opportunities for leisure create an inviting setting for spontaneous moments and memorable occasions.



06 DEVELOPER



BEYOND

A Legacy of Distinction.

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 thoughtfully designed homes on time, 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.



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SHIONE

BEYOND

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YOUR ADVISOR

Get the latest *price list and availability*

Unit selection, the payment plan and the Signature duplexes, explained clearly. Message me any time.

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