

BELLA

BY

PASSO



BEYOND

THE
Address
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Introducing...

A B O L D
E X P R E S S I O N

O F M O D E R N

L I V I N G

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.

/01

THE ADDRESS



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
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.

A N I C O N I C
L O C A T I O N
O N

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.



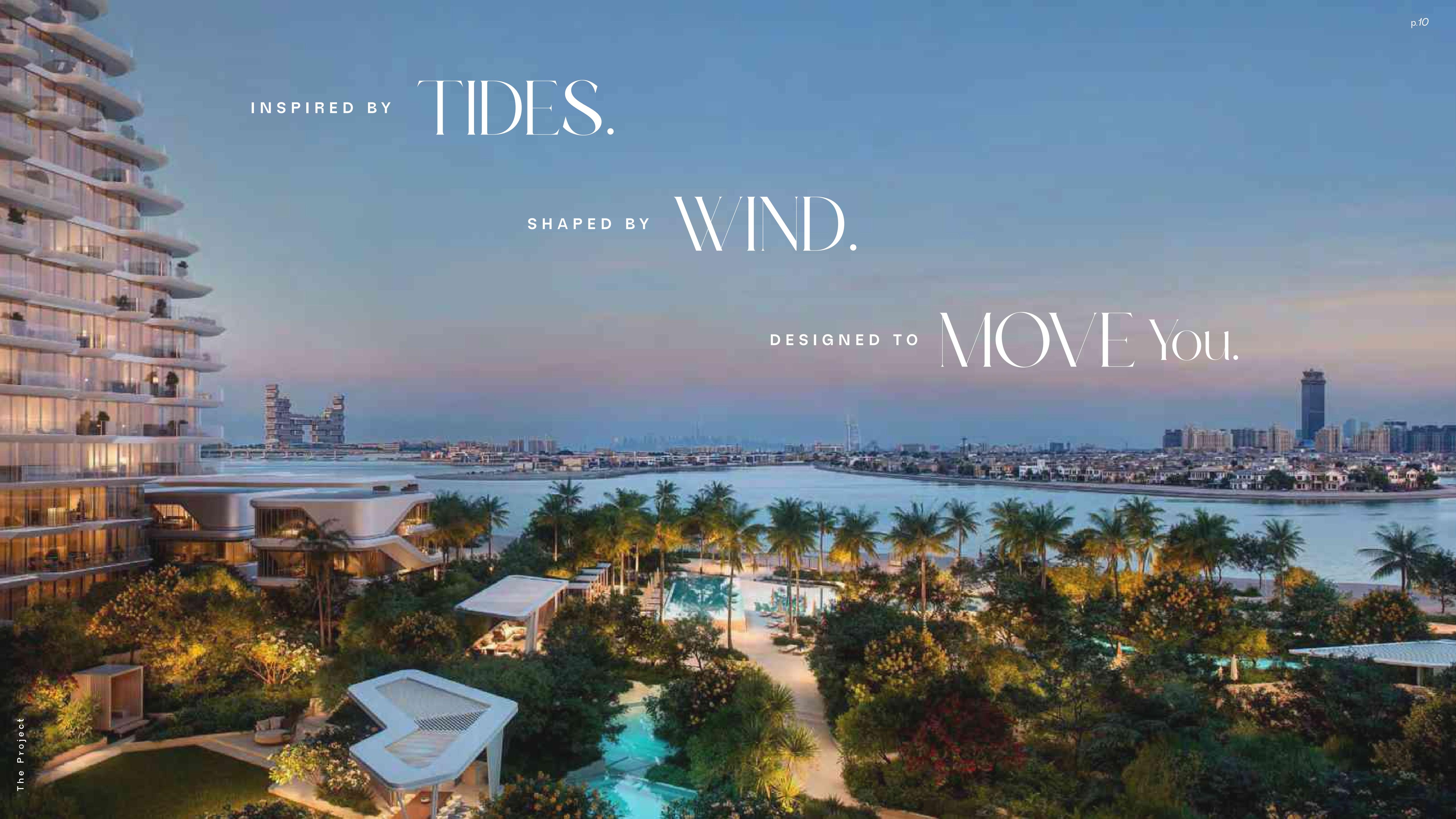
/02



THE
PROJECT



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



INSPIRED BY

TIDES.

SHAPED BY

WIND.

DESIGNED TO

MOVE You.

A Sculptural Landmark on the Sea

PASSO is more than architecture — it is movement, shaped by the sea.

Following Avita, its first sculptural expression, BELLA rises as a natural continuation of the vision. Fluid in form and effortless in elegance. Together, they form a timeless waterfront composition, redefining iconic living on Dubai's most celebrated shoreline.



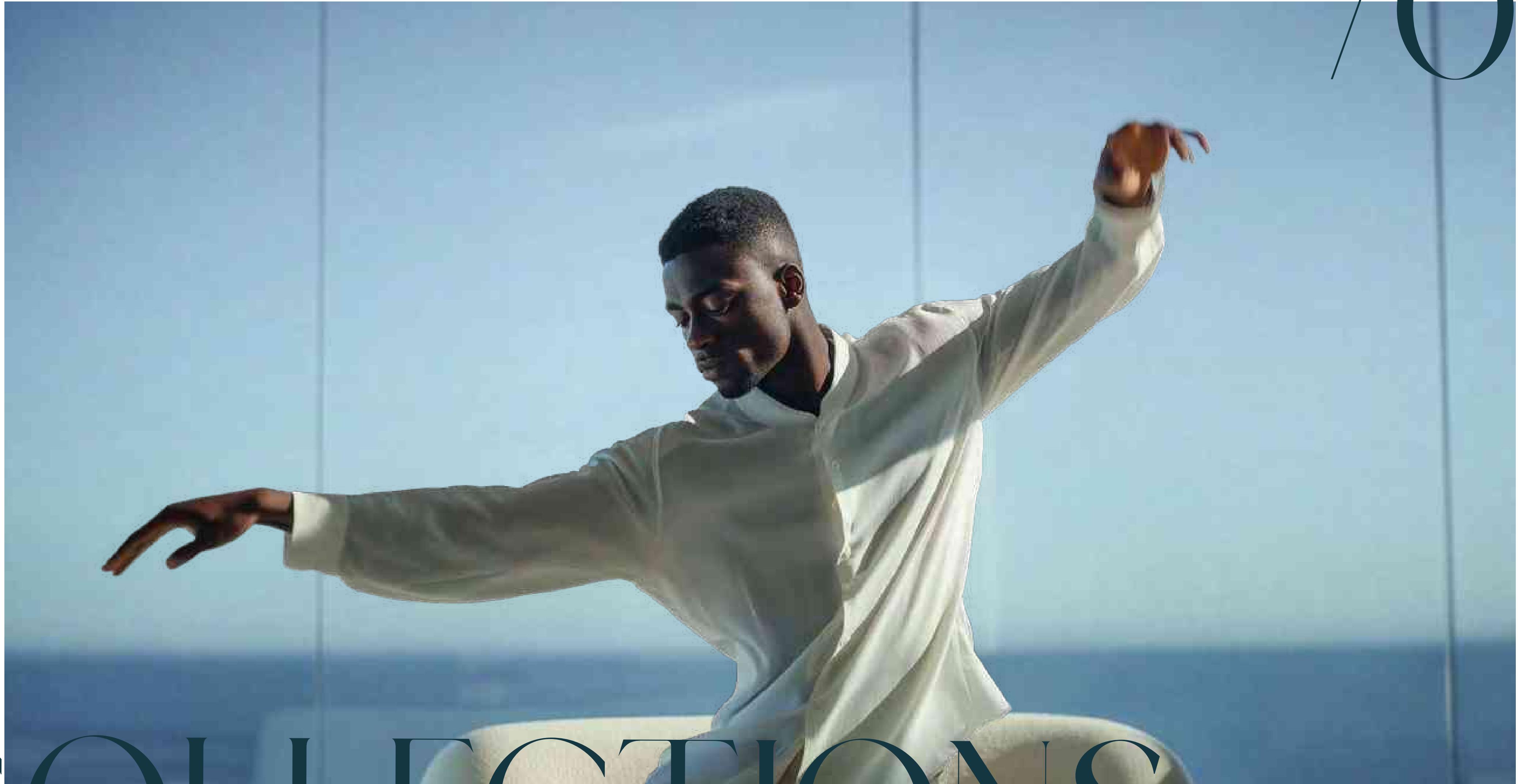
A photograph of a man and a woman dancing in a dramatic sunset sky. The man, wearing a dark shirt, has his arm around the woman's waist, and they are both looking at each other. The woman is wearing a light-colored, flowing dress. The sky is filled with large, wispy clouds illuminated by the warm orange and yellow light of the setting sun.

A Duet of Design & Distinction

*BELLA by PASSO rises as a
sculptural form in quiet dialogue,
shaping a living experience rooted
in beauty, balance, and connection.*

/03

THE
COLLECTIONS



268

RESIDENCES



3

PENTHOUSES



3

BEACH MANSIONS



2 - 6

BEDROOMS

5 DISTINCTIVE COLLECTIONS



THE
Residences



THE
Wellness Collection



THE
Elite Collection



THE
Penthouses



THE
Beach Mansions

THE

Residences

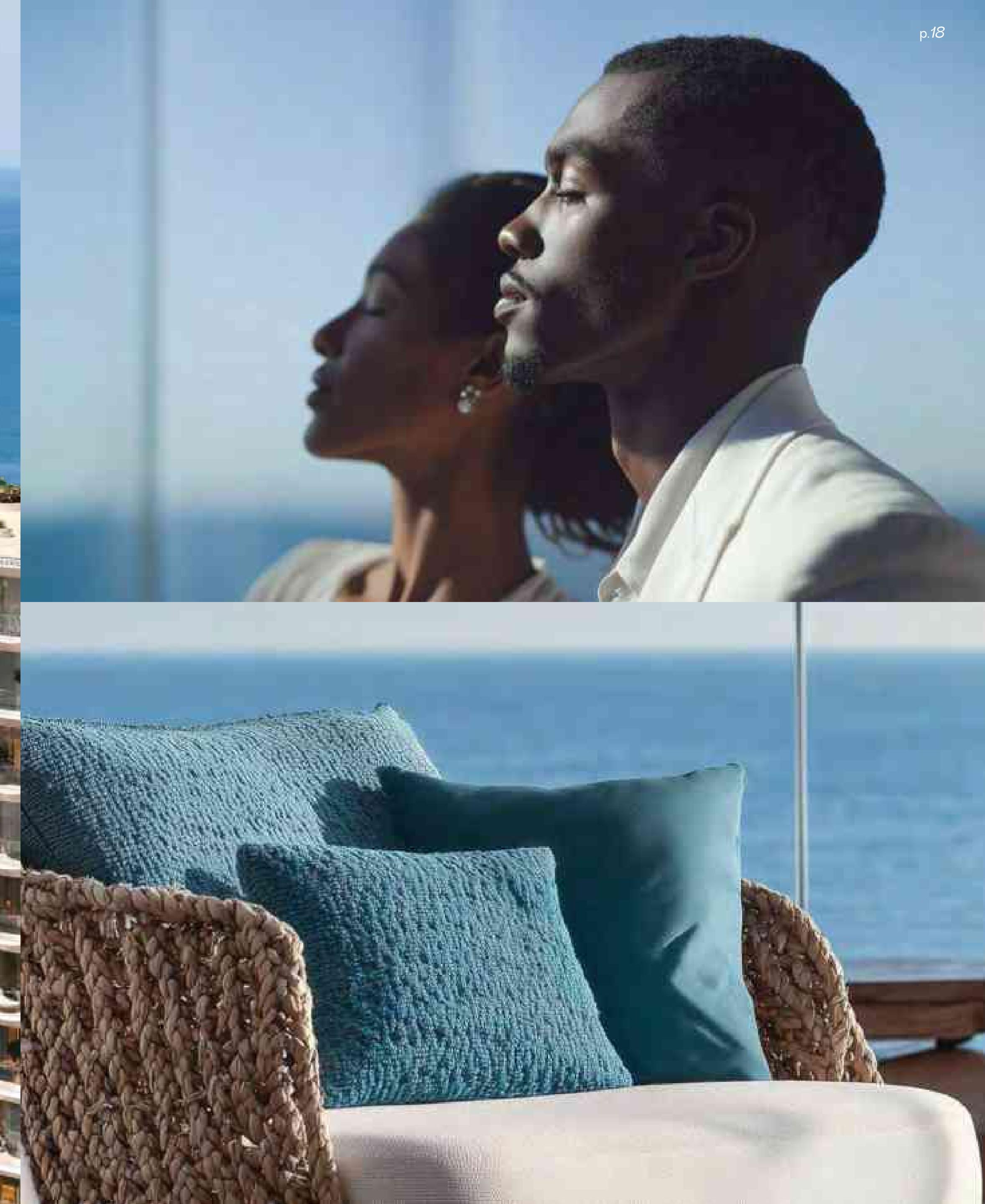
A woman in a flowing white dress is captured in a graceful dance pose on a balcony. She is positioned in the center of the frame, her back to the viewer, with her arms elegantly extended to the sides. The balcony railing is visible in the foreground, and the vast, calm ocean stretches out to the horizon in the background. The lighting is soft, creating a serene and sophisticated atmosphere.

A refined selection of 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.



Designed for the Way
You Move & Live





THE

Wellness Collection

Comprising 2- and 3-bedroom duplexes, 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.



The residences at BELLA 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.



Where Serenity Begins







THE Elite Collection

A curated mix of 2 and 3-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.



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







Interiors with Intent

*Flowing contemporary interiors,
premium materials and finishes, and
uninterrupted views.*

Shaped by light and guided by flow, the residences at BELLA open gracefully to the world beyond. Framed by sea and sky, each space is composed for calm, clarity, and effortless living.



THE
Penthouses

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

A limited collection of just 3 penthouses crowns the highest floors, positioned at the pinnacle of BELLA. Commanding uninterrupted views across the sea, The Palm, and the city skyline, each 4- and 5-bedroom residence offers an elevated living experience from the very first moment. Arrival begins at a dedicated enclosed parking space, followed by a private lobby and exclusive elevator that delivers you directly into your home.

A Residence in Rythym with the Horizon





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

A generous lower-floor terrace extends the living space outdoors, complete with an integrated plunge pool. A show kitchen anchors the dining area, setting the stage for intimate gatherings and live culinary moments.

A sculptural staircase rises to an upper family lounge, overlooking the dramatic double-height living space and opening to sweeping views through a full-height glazed facade.





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

THE

Beach Mansions

A woman with dark hair tied in a bun is seen from the back, wearing a flowing, light-colored, draped fabric that resembles a sail. She is looking out over a body of water under a clear blue sky. The image is part of a real estate advertisement for 'The Beach Mansions'.

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

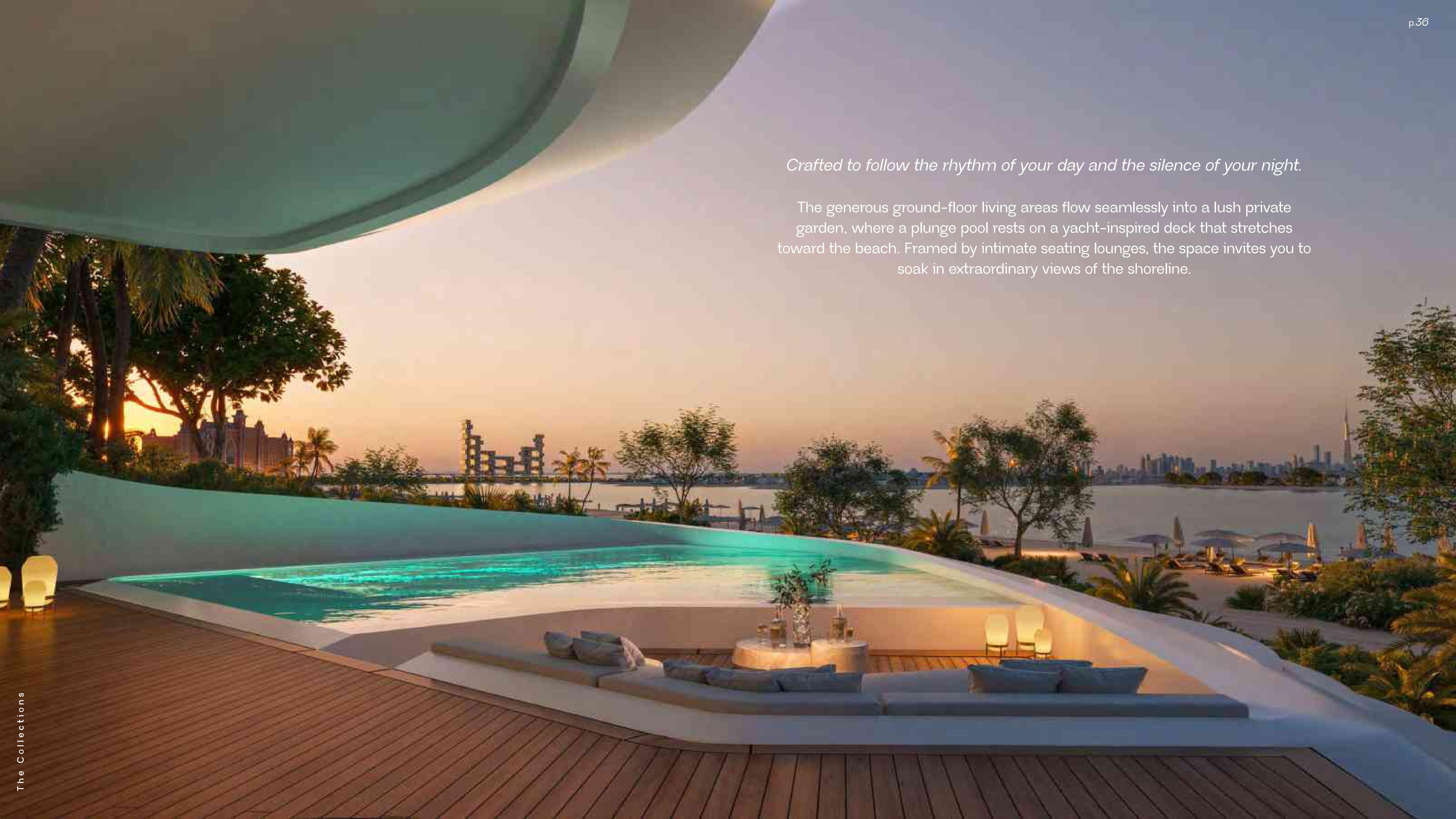
Each Mansion features a private enclosed basement parking for 3 cars, complemented by dedicated storage. From here, a secluded arrival lobby leads directly to the ground floor via a private lift and a sculptural staircase, setting a discreet and elegant arrival experience.

Your Home on the Shoreline

Whether arriving via the drop-off courts and expansive landscaped grounds or through the parking arrival, every journey is thoughtfully curated to immerse residents and visitors of the Beach Mansion in a refined, luxurious setting.



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



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

The generous ground-floor living areas flow seamlessly into a lush private garden, where a plunge pool rests on a yacht-inspired deck that stretches toward the beach. Framed by intimate seating lounges, the space invites you to soak in extraordinary views of the shoreline.

/04



THE
EXPERIENCE

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.



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



ARRIVAL EXPERIENCE



Arrival at BELLA begins at the sculptural canopy of the Piazza, where the glass pavilion welcome residents and guests into a world of connection, elegance, and inspiration.

OUTDOOR LANDSCAPE



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



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

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.

THE KIDS PAVILION



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



Nature, texture, and light become tools of exploration.

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.

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.



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

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.



The Experience



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.

/05



THE
DEVELOPER

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.

BORN FROM THE ELEMENTS COMPOSED FOR THE SENSES

PASSO IS GRACE MADE TANGIBLE.





PA
SS

THE BEACH MANSIONS
BROCHURE

BEYOND

INTRODUCING

PASSO

A BOLD NEW RESIDENTIAL ICON

ON THE PALM



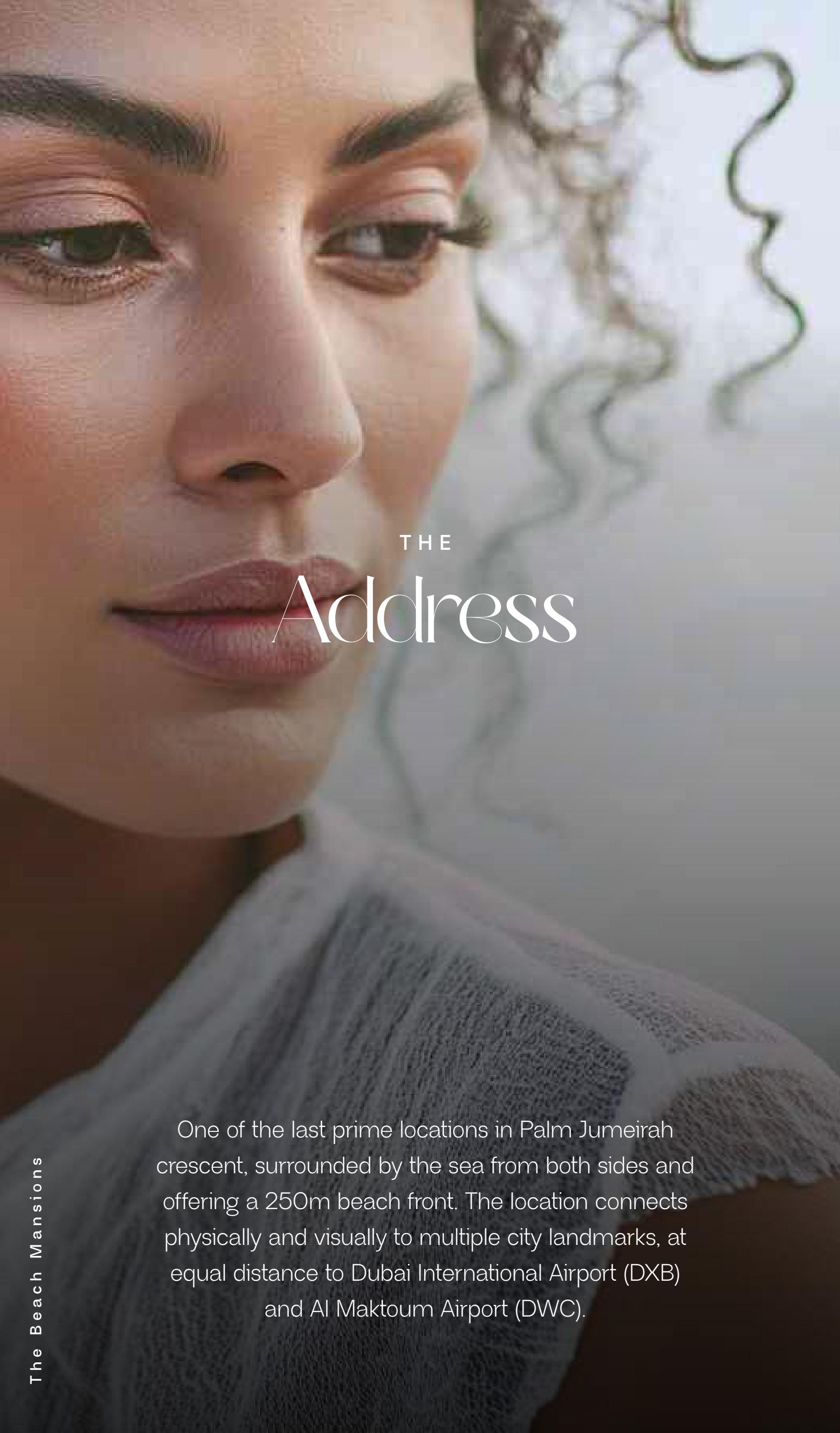
Inspired by nature, crafted by the sea, PASSO is a masterpiece developed by BEYOND on Palm Jumeirah.



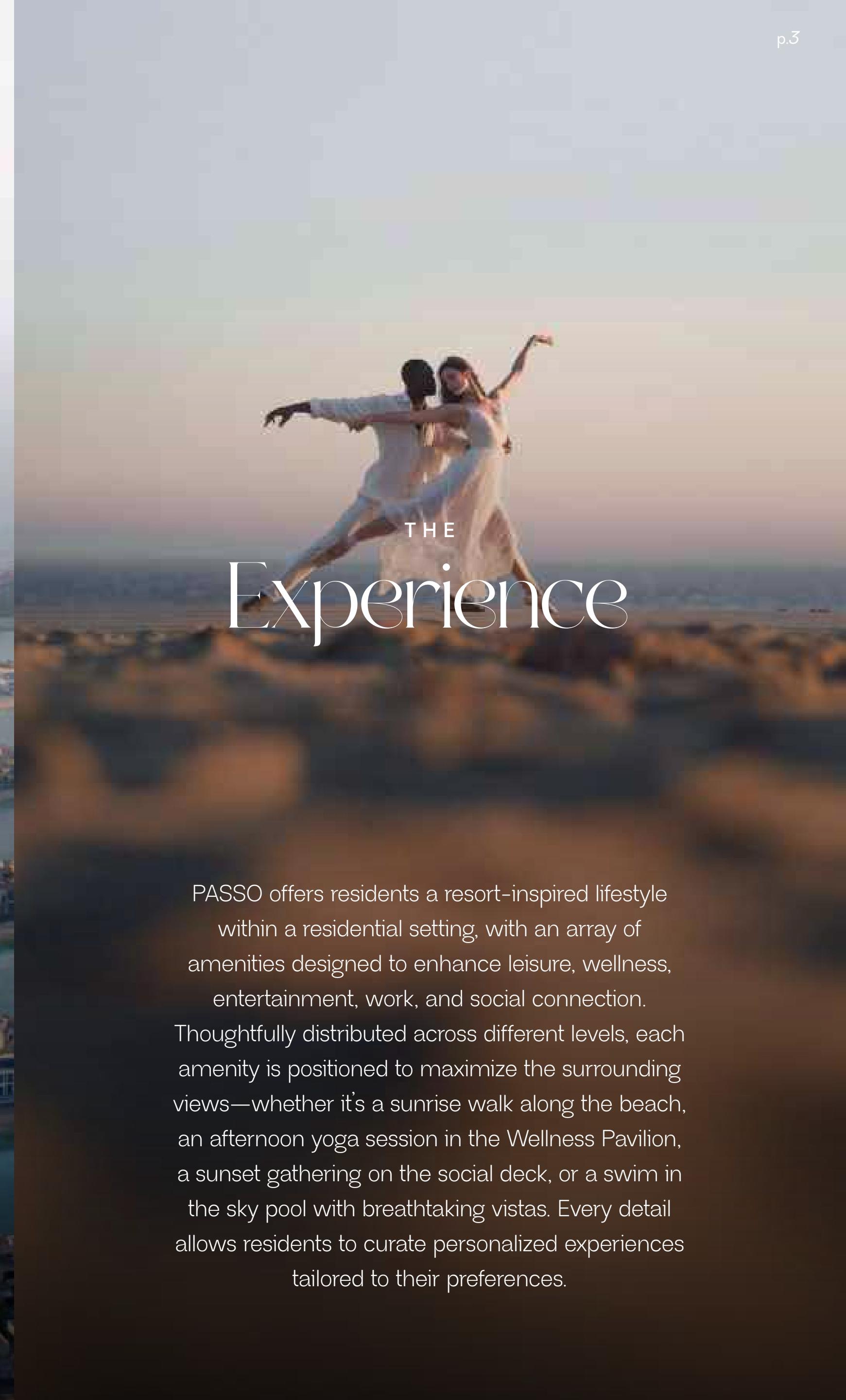
PASSO's architecture is a reflection of nature's everlasting metamorphosis. It's a bold expression of *fluid architecture, holistic design, and elevated living*. From its dynamic facades to its lush, sensory landscapes, every detail is crafted to evoke a sense of rhythm, balance, and calm.

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).



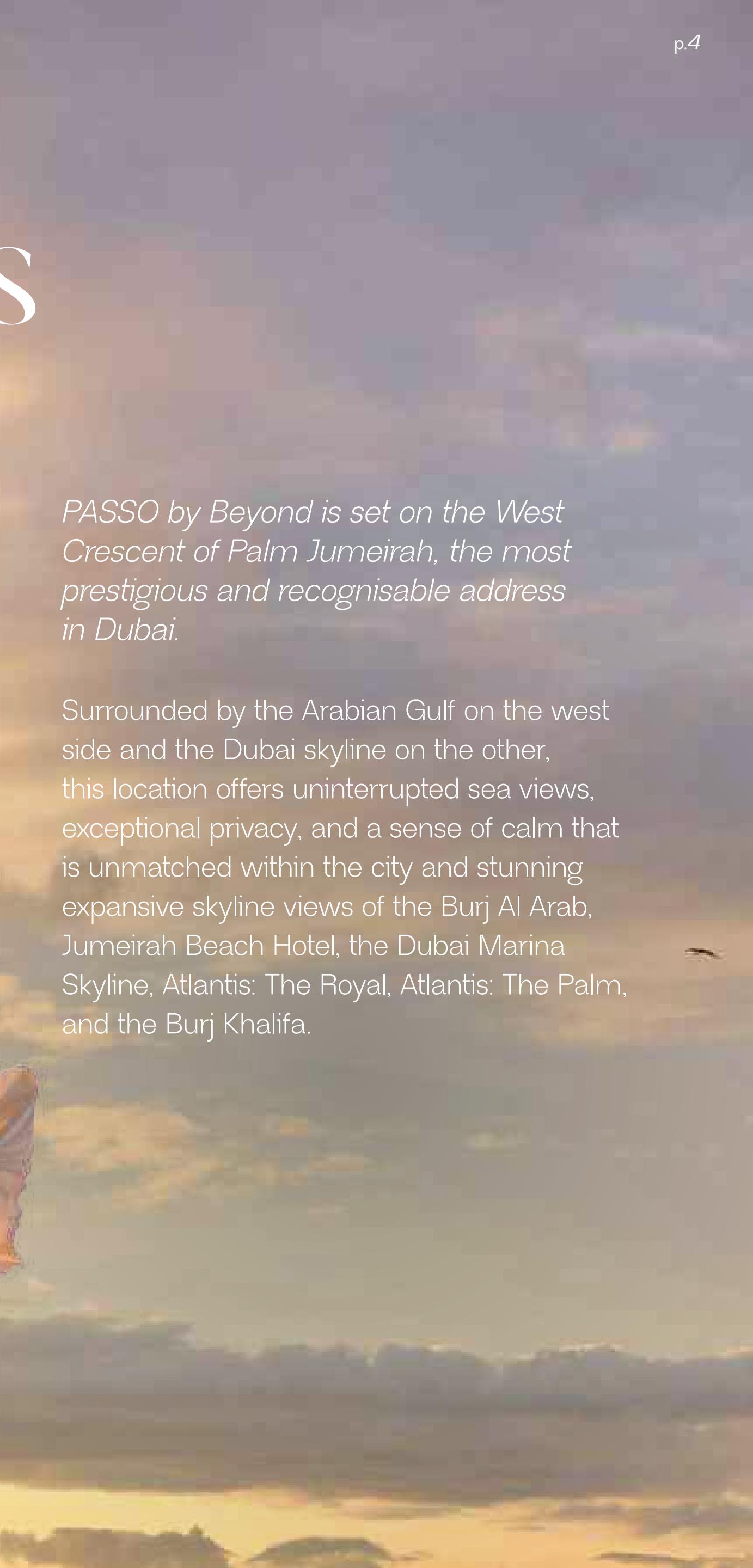
An iconic work of contemporary architecture, inspired by the sea, designed to embody true beachfront living. Its flowing facade and terraced edges create 360-degree views, seamlessly blending into a lush landscaped podium with cascading features that lead to a pristine 40-meter-wide white sand beach.



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.

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NAKHEEL MALL - 10 minutes

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PASSO



NAKHEEL
MALL



ATLANTIS
THE ROYAL



Palm Jumeirah

DUBAI MARINA



DOWNTOWN DUBAI



AL MAKTOUM AIRPORT

DUBAI INTERNATIONAL AIRPORT

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



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.



A woman with dark hair tied in a bun is seen from the back, wearing a flowing, light-colored, draped gown. She is looking out over a vast, calm sea under a clear blue sky. The image has a soft, painterly quality.

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.



PASSO

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.





PASSO

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.

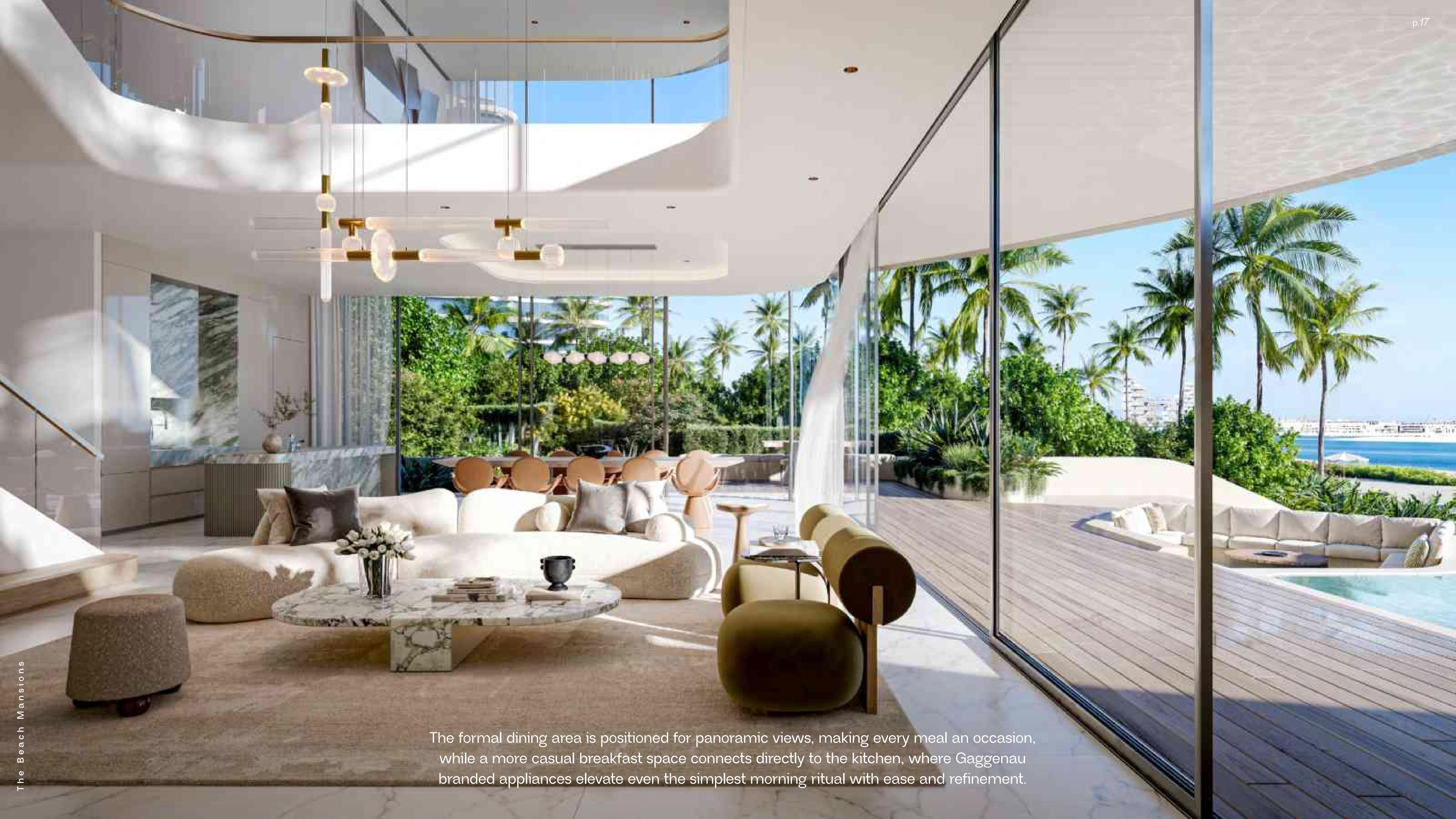
The formal living room is designed for grand entertaining.

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.



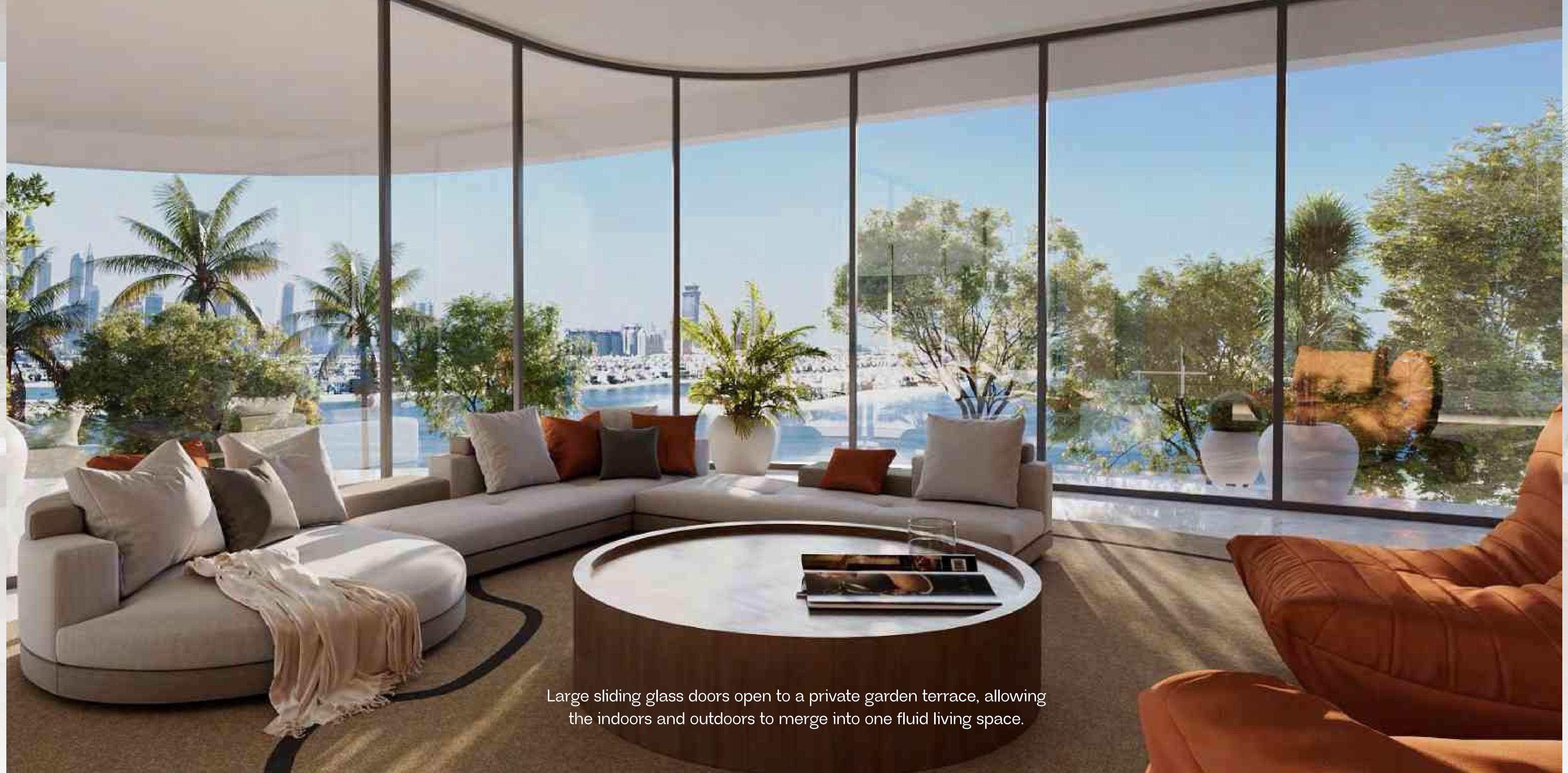


Spacious living areas flow effortlessly to the outdoors, blurring the line between inside and out, while uninterrupted views create a spectacular backdrop for every moment.



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.



PASSO

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.



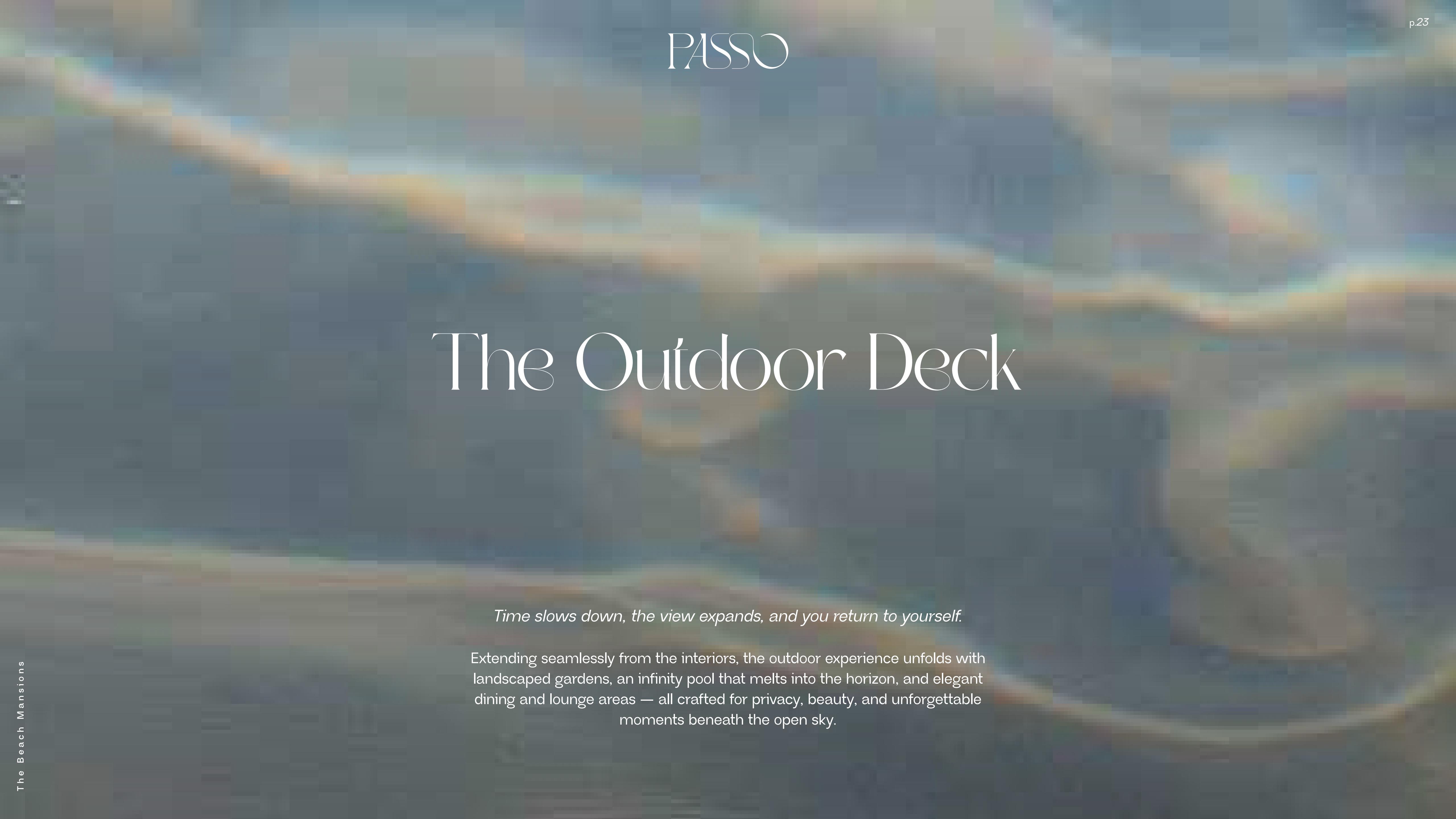
Two exquisite dressing rooms and spa-inspired bathrooms redefine everyday rituals with uninterrupted ocean views.

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.

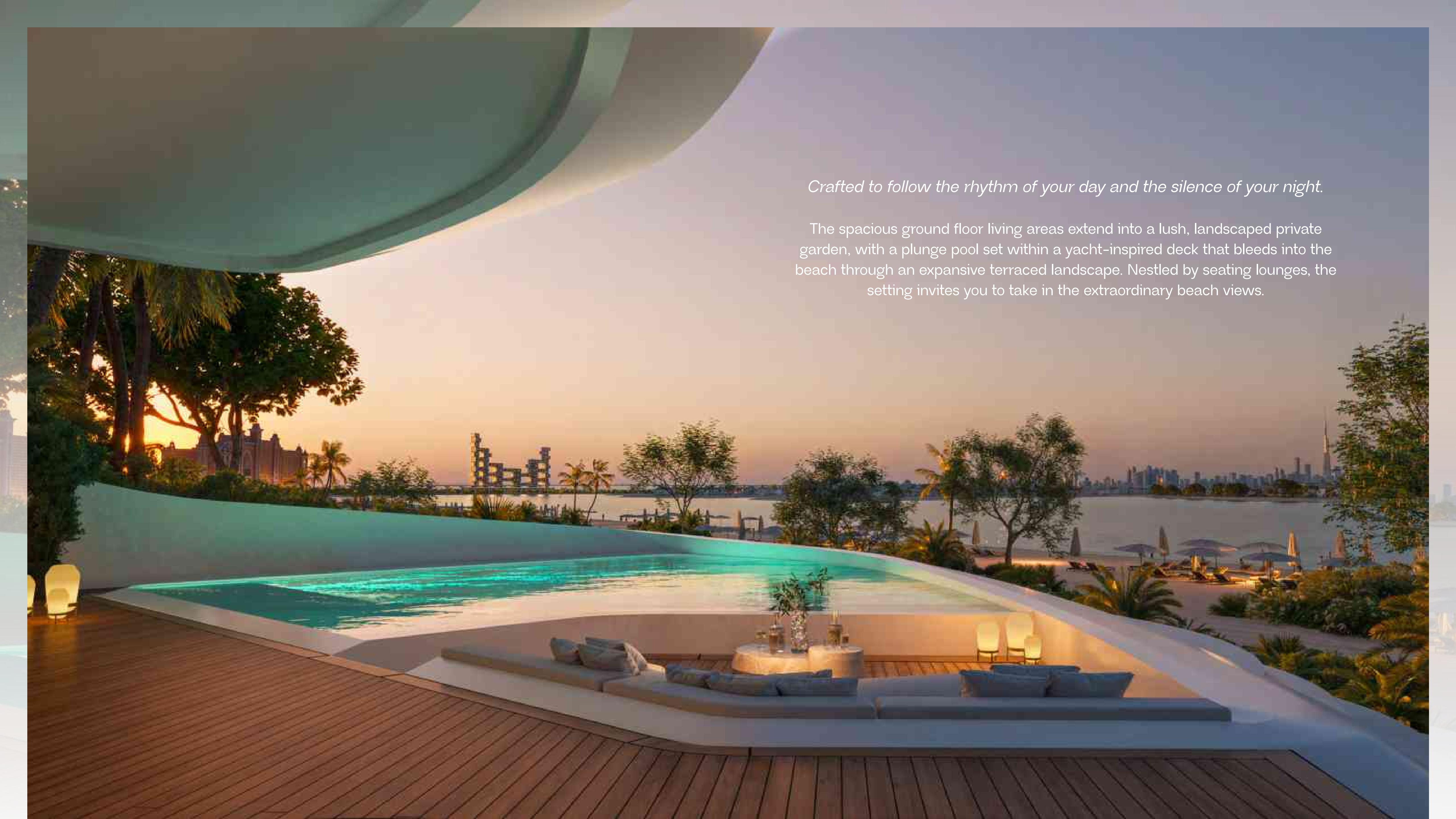


PASSO

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.



PASSO

Materials & Finishes

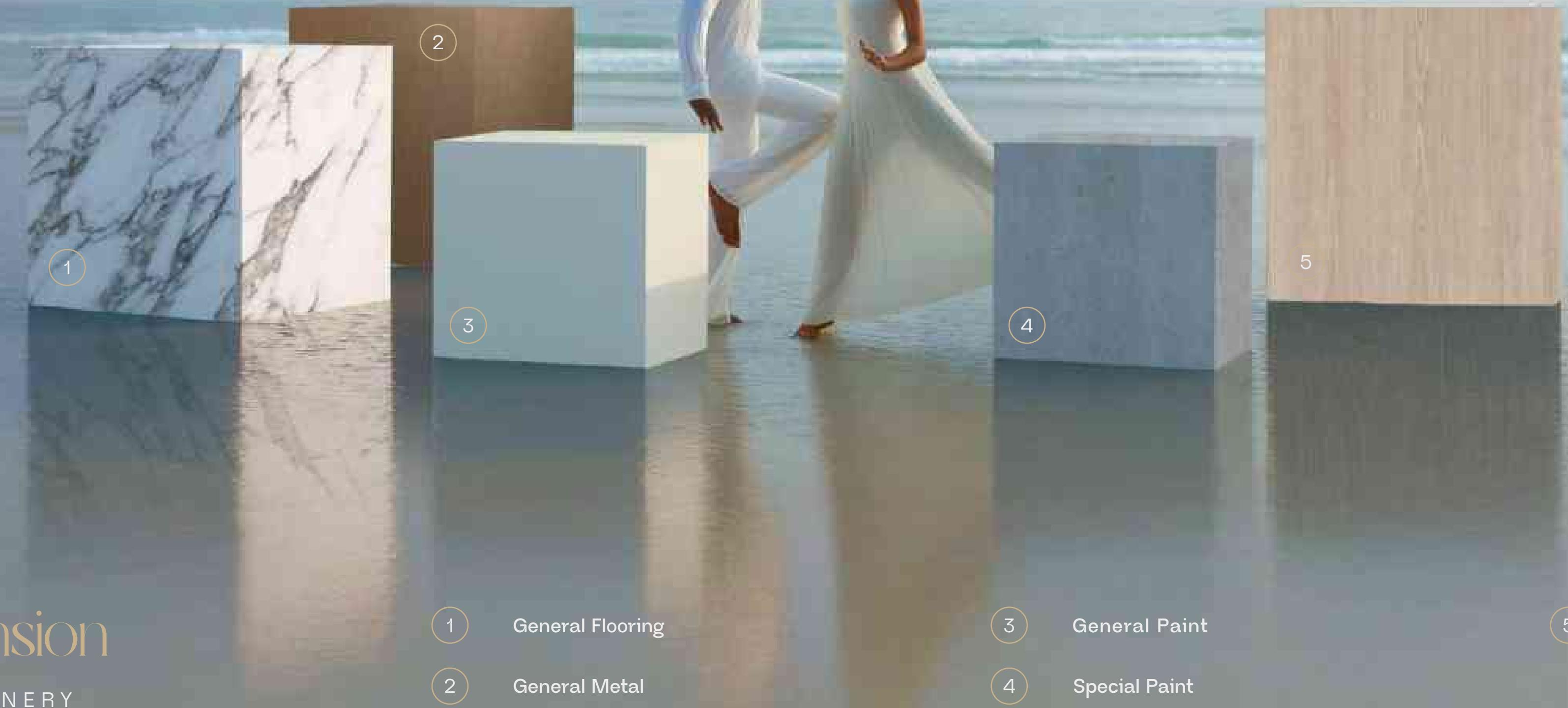
Crafted in Stone and Wood.

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 Mansions

GENERAL AND JOINERY



1 General Flooring

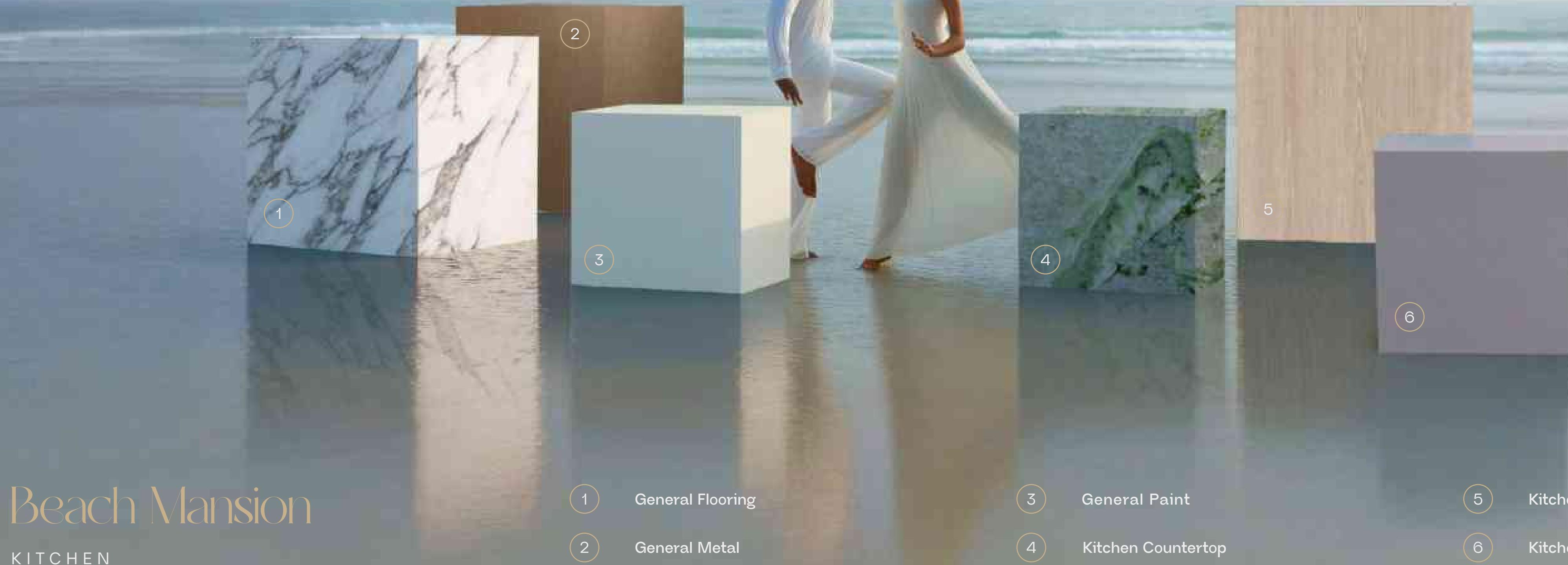
2 General Metal

3 General Paint

4 Special Paint

5 General Wood

PISS



Beach Mansions
KITCHEN

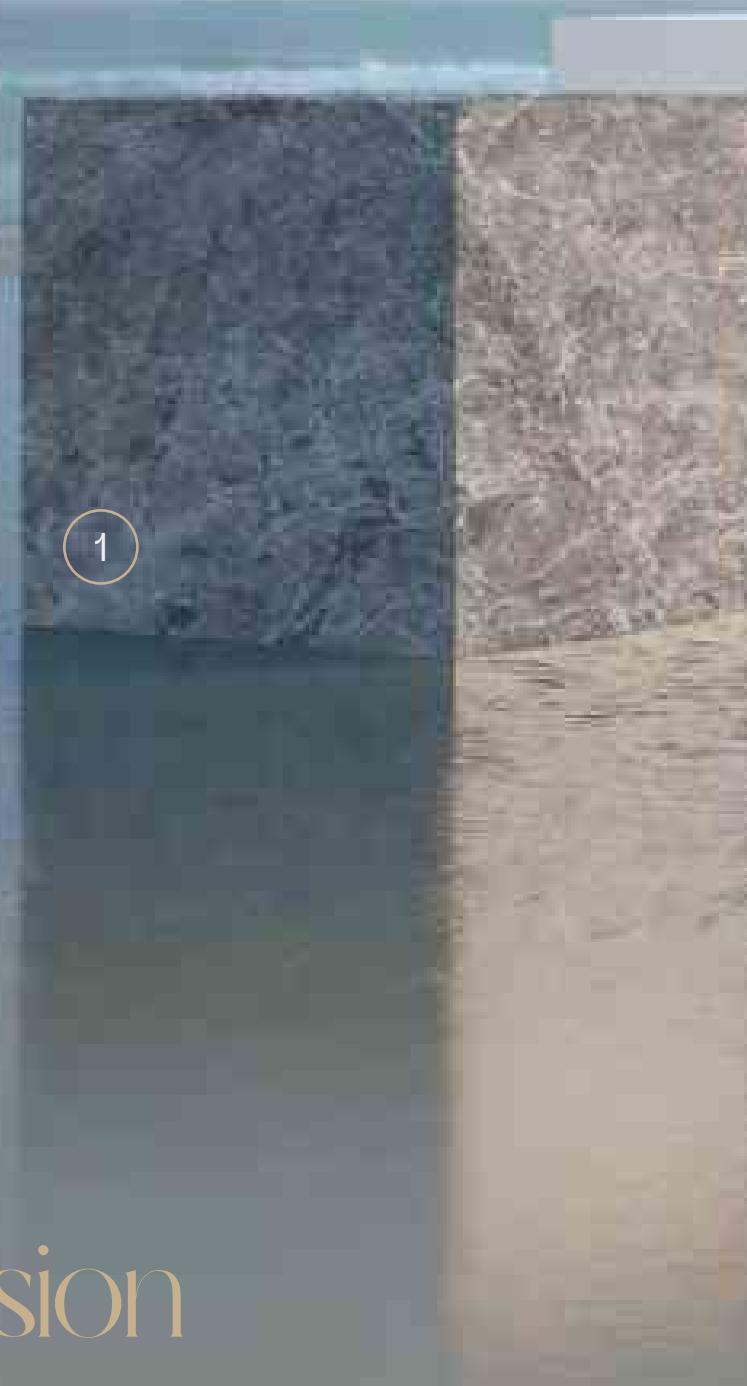


Beach Mansion

POWDER ROOM

Beach Mansion

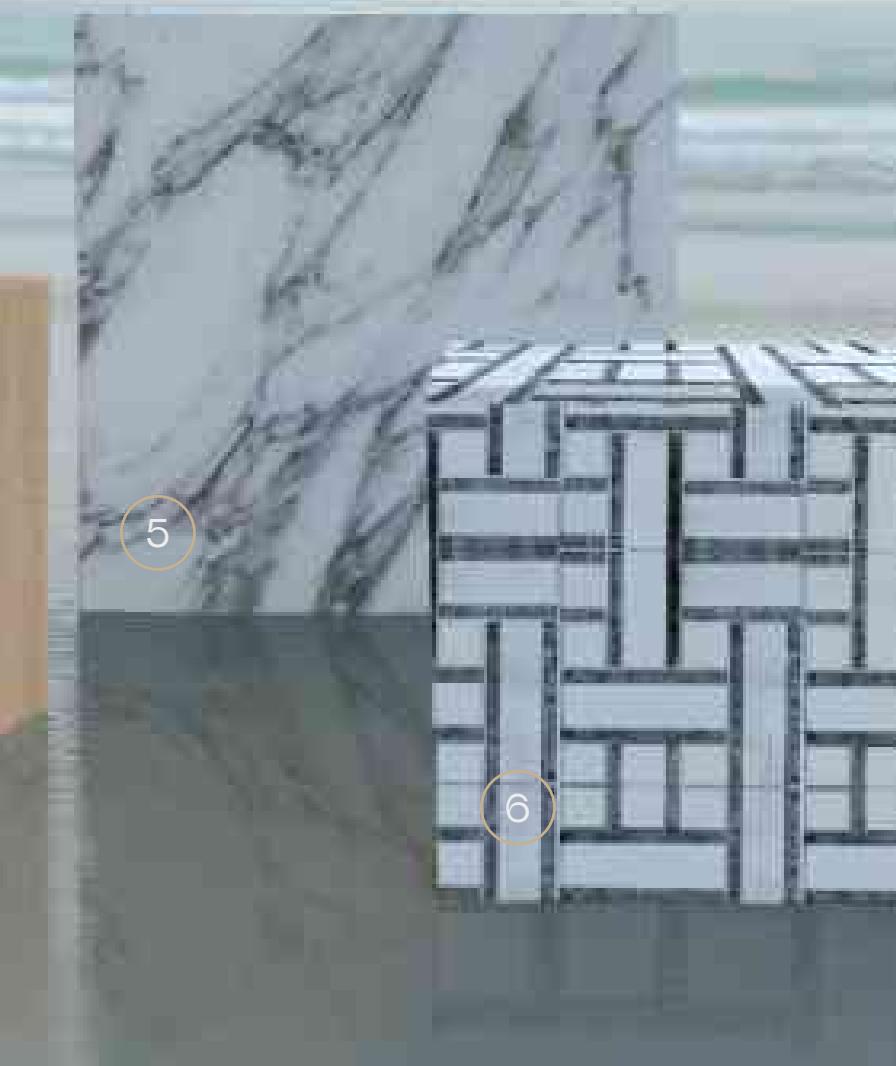
MASTER BATHROOM



1 Bathroom Flooring
2 Wall Paint



3 Vanity Top
4 Bathroom Cabinet



5 Bathroom Flooring
6 Accent Wall

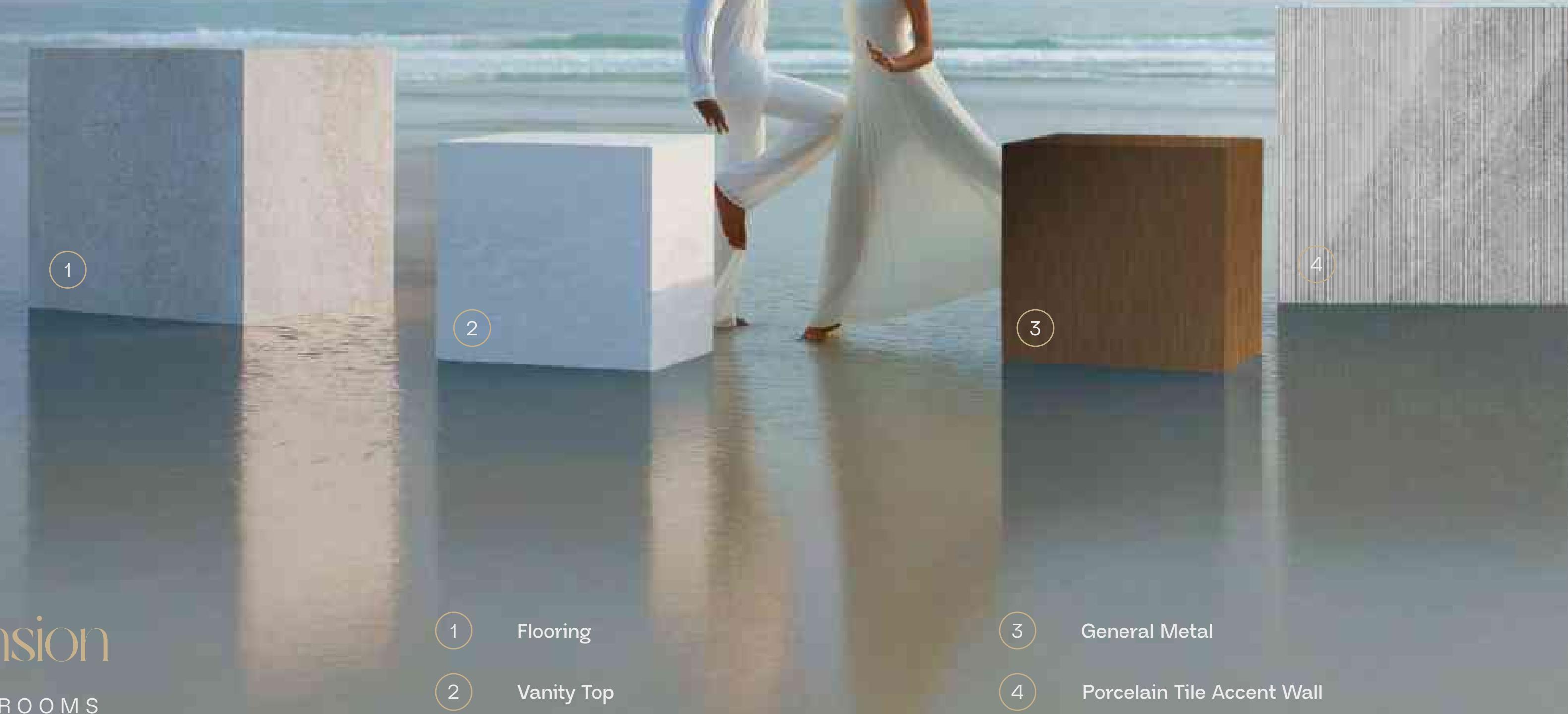




Beach Mansion

SECONDARY BATHROOMS

The Beach Mansions



1 Flooring
2 Vanity Top

3 General Metal
4 Porcelain Tile Accent Wall

A photograph of a man and a woman sitting on a light-colored beach. They are facing each other, looking out over a vast, calm blue ocean. The man is wearing a light-colored, striped shirt, and the woman is wearing a light-colored, flowing dress. The scene is bright and airy, with the ocean stretching to the horizon.

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

PRIVATE BEACH ACCESS

N



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.

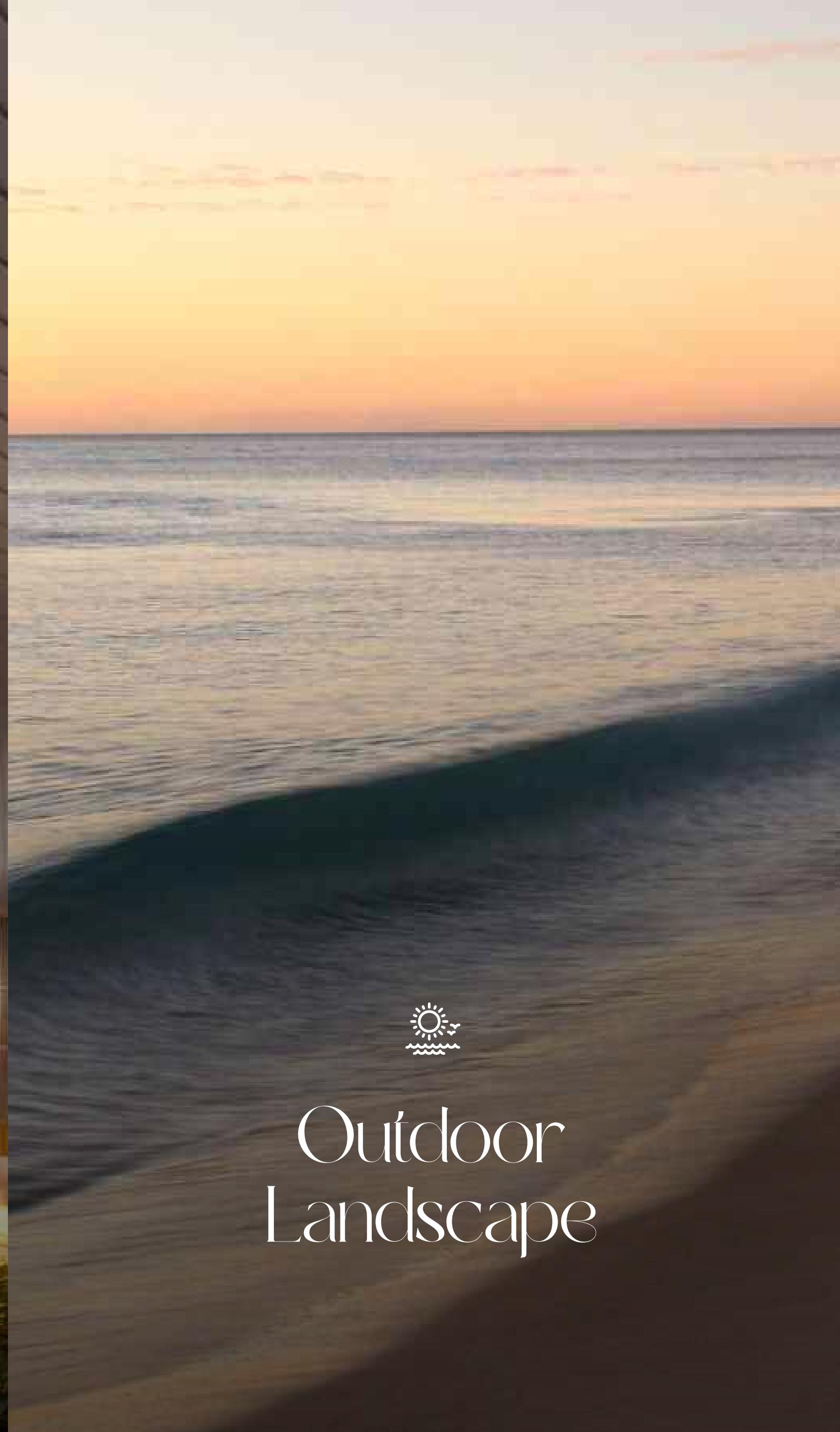
It's a place to start the day with the sound of the tide, to host friends against a backdrop of sea and sky, or to unwind with nothing but the horizon ahead.

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



The Beach Mansions

Arrival Experience



Outdoor Landscape



The Glass Boxes





Wellness Pavilion



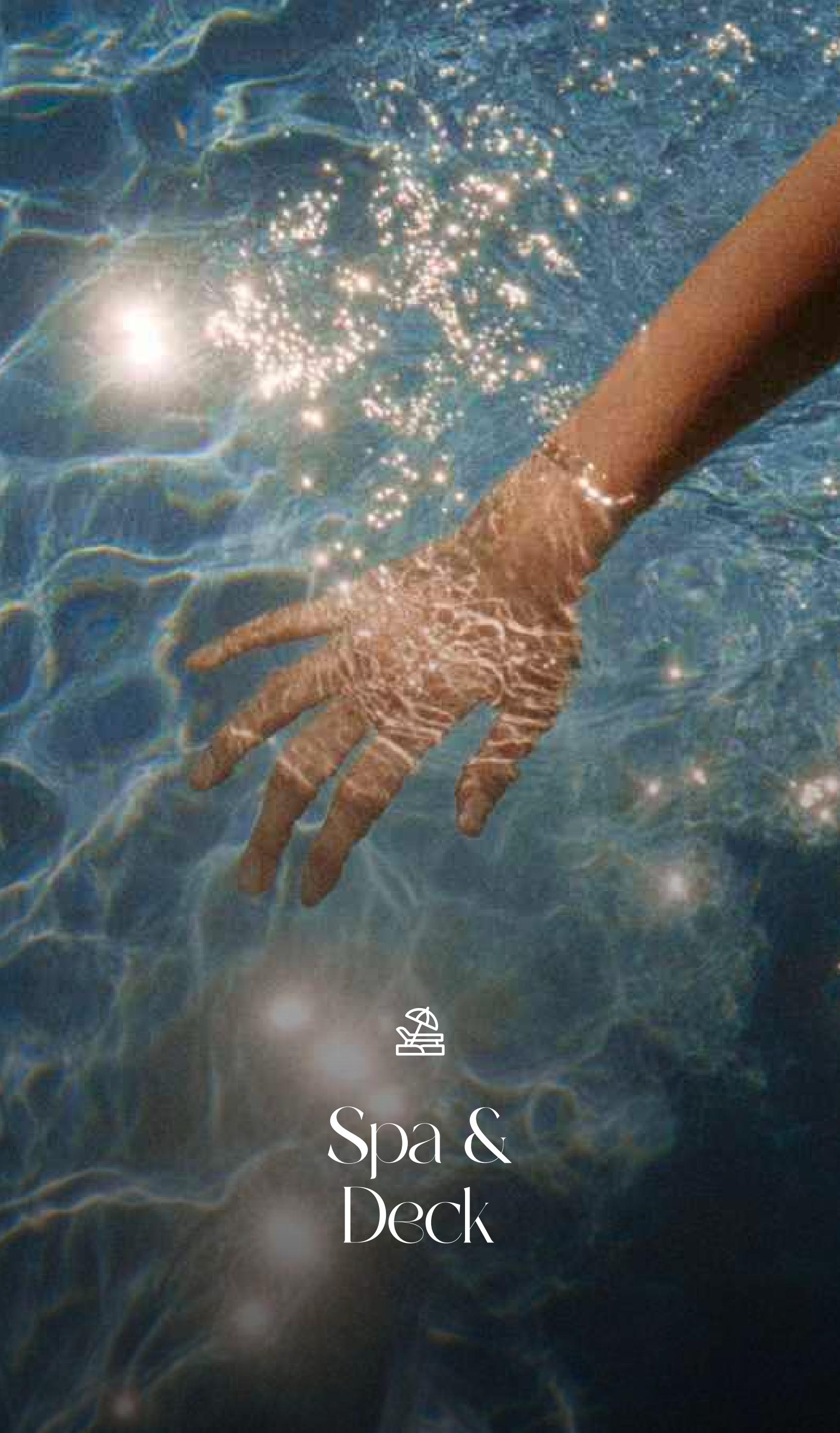
Kids Pavilion



Aquascape & Pools



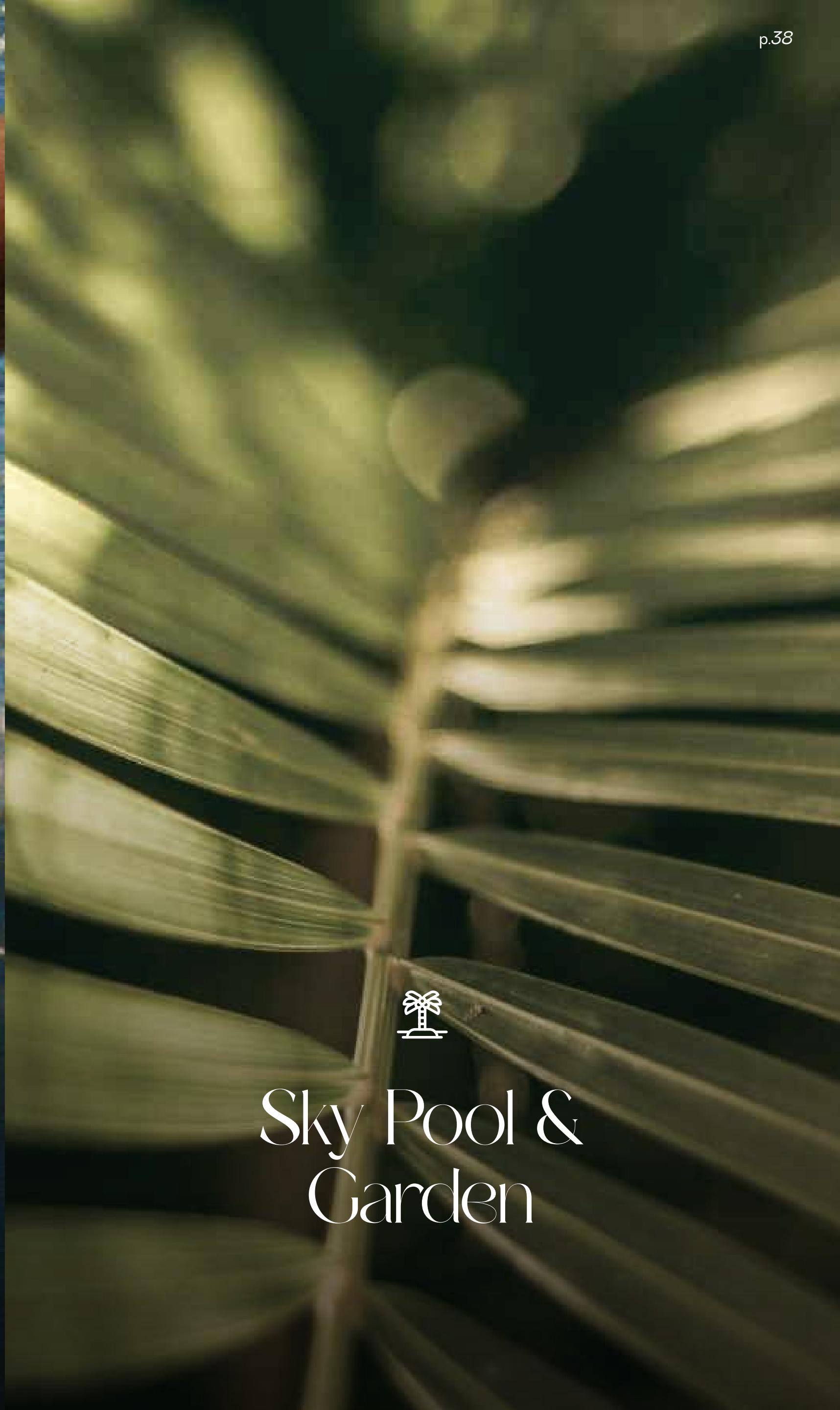
The Social Deck



Spa & Deck



Sky Pool & Garden



BORN FROM THE ELEMENTS COMPOSED FOR THE SENSES

PASSO IS GRACE MADE TANGIBLE.





PASO

BEYOND