

SOULEVER

BY
BEYOND

DUBAI MARITIME CITY

THE MASTERPLAN



20 MIN | Dubai International Airport



15 MIN | Dubai Mall



10 MIN | Nearest school



10 MIN | Jumeirah Beach coastal line



5 MIN | Mina Rashid



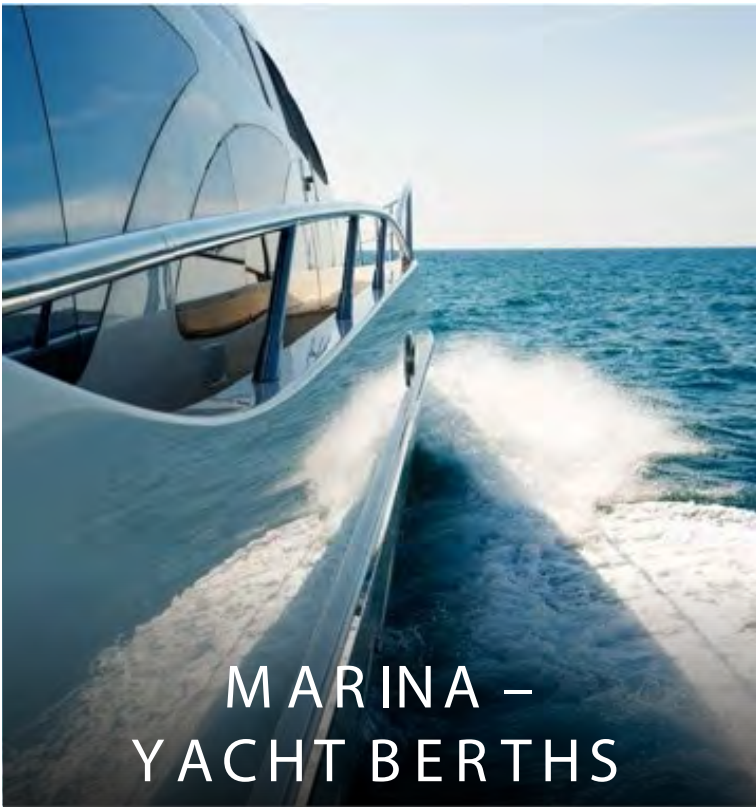
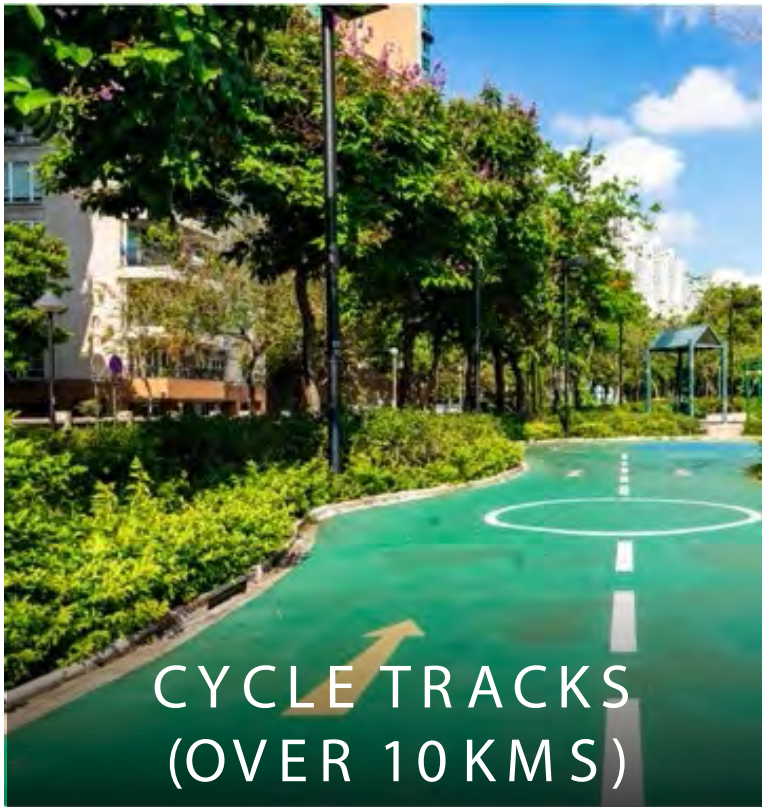
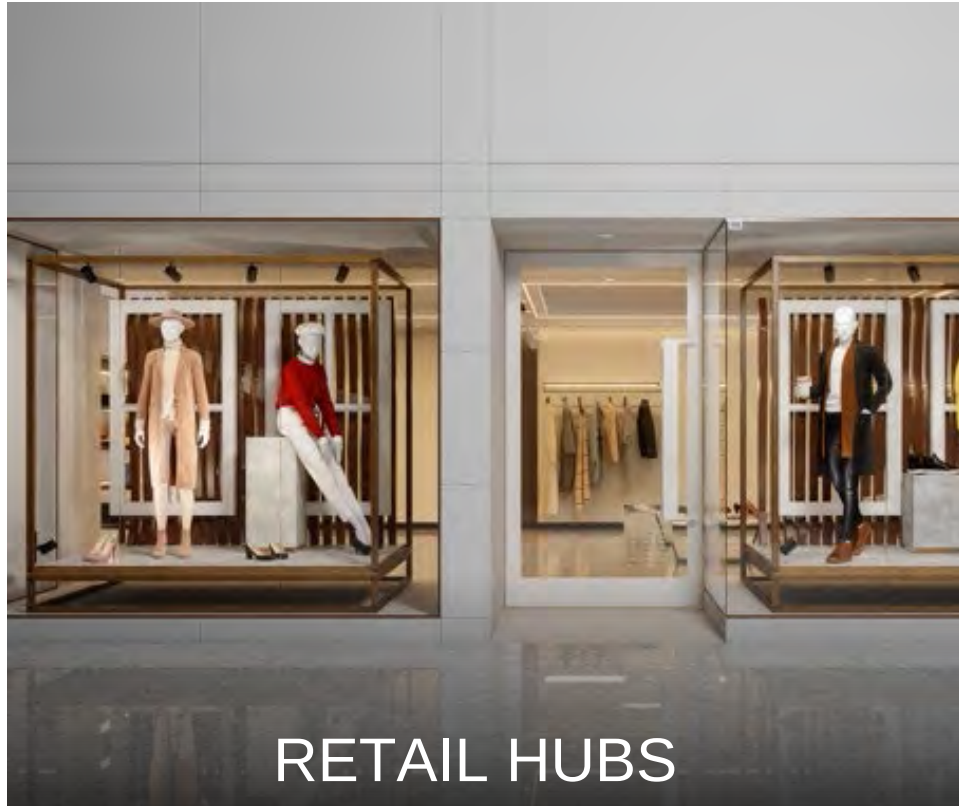
10 MIN | Nearest hospital



15 MIN | The Gold Souk

DUBAI MARITIME CITY

THE MASTERPLAN



DUBAI MARITIME CITY

THE MASTERPLAN



The image is an aerial photograph of the Dubai Maritime City masterplan. The city is situated along a coastline, with a large body of water to the right and a smaller inlet to the left. The land is divided into several distinct zones. The central part of the city features a grid-like layout of buildings and roads. To the right, there is a more developed area with green spaces and a beach. To the left, there is a large industrial or port area with several large ships docked. The masterplan is overlaid with colored dots indicating the locations of various facilities. A legend in the bottom left corner explains the color coding: yellow for Hospital, red for Clinic, brown for Nursery, green for Daycare Centre, blue for Kindergarten & Primary School, light blue for Mosque, and dark red for Retail. The dots are scattered across the city, with a cluster of red dots (Retail) in the upper right, a cluster of green dots (Daycare Centre) in the center, and a cluster of blue dots (Kindergarten & Primary School) in the lower center.

-  Hospital
-  Clinic
-  Nursery
-  Daycare Centre
-  Kindergarten & Primary School
-  Mosque
-  Retail

An architectural rendering of a modern coastal development. Six high-rise towers of varying heights and designs are the central focus. They feature glass facades, balconies, and some have greenery integrated into their design. The towers are situated on a landscaped area with trees, walkways, and small pools. In the foreground, there is a body of water, likely a bay or harbor, with a small boat visible. The sky is clear and blue.

The Masterplan

THE MASTERPLAN

URBAN SOPHISTICATION,
NATURAL HARMONY

- The Masterplan re -imagines urban living
- Set against the exclusive backdrop of Dubai Maritime City
- Offers sweeping views of the iconic city skyline and the serenity of waterfront living.



An aerial architectural rendering of a coastal development. The scene features several tall, modern skyscrapers with unique, tiered designs. These buildings are interspersed with lush greenery, including palm trees and landscaped parks. In the foreground, a sandy beach meets the turquoise waters of a bay. A small marina with a few boats is visible near the shore. The overall atmosphere is one of a sophisticated, eco-friendly urban environment.

THE MASTERPLAN DISTRICTS

The expansive Masterplan covers and
impressive 8-million-square-foot of
Dubai Maritime City.

THE
FOREST

THE
BAY

THE BAY

Water activities and
spaces for socializing
and relaxation

Interactive water
gardens with
steppingstones and
shallow pools

9 residential towers
including a hotel

Sustainable features like
rainwater harvesting



THE BAY

THE COVE

AT THE BAY

SPA & RETREAT

LAGOONS

PROMENADE RESTAURANTS

BEACH LOUNGES

SWIMMABLE BEACH

WAVE POOL

THE FOREST

Landscaping that elevates everyday living

Forest in the City

Seamless connectivity to
The Cove amenities

Breathtaking 360 views
all around

THE FOREST



that crescent moon of sand. Down in that
nook where salt meets shore and stone.
And I saw you, seeing me, noticing
you. It was a moment warm as the
sunlight trapped beneath our backs. That
treasure, like a precious stone upon the
shore. If we could turn back the dial of
time, would you whisper
in our ears Notes
on the perfectly
imperfect pathway
we tread together.
Smooth at times,
and bruised like an
indigo sky in others.
Or would you take me
by the hand, like you did
back then. And let our
footsteps tread as freshly
as a crisp blue summer sky.
Together, moving toward



SOULLEVER

BEYOND



SOULEVER

KEY SUMMARY

Plot Area
11,176 SQ M

44 and 31
Residential Floors

180 and 133 meters

513
Residential Units

600 m² retail
(4 retail units)

Extensive amenities

3.2m Floor to Floor
Ceilings
(Living Spaces)

PROJECT TEAM APPOINTMENT

SAOTA

LACASA

ARRCC

**desert
INK**

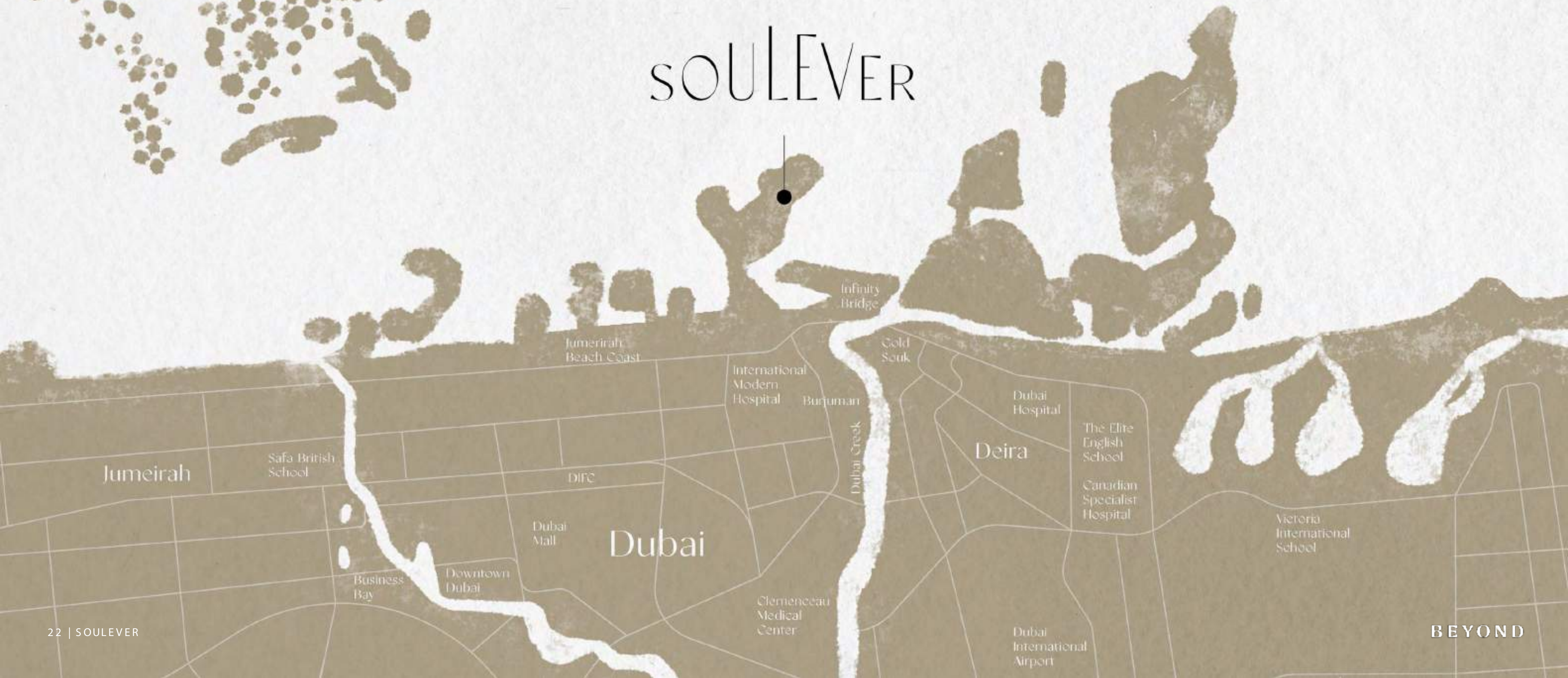




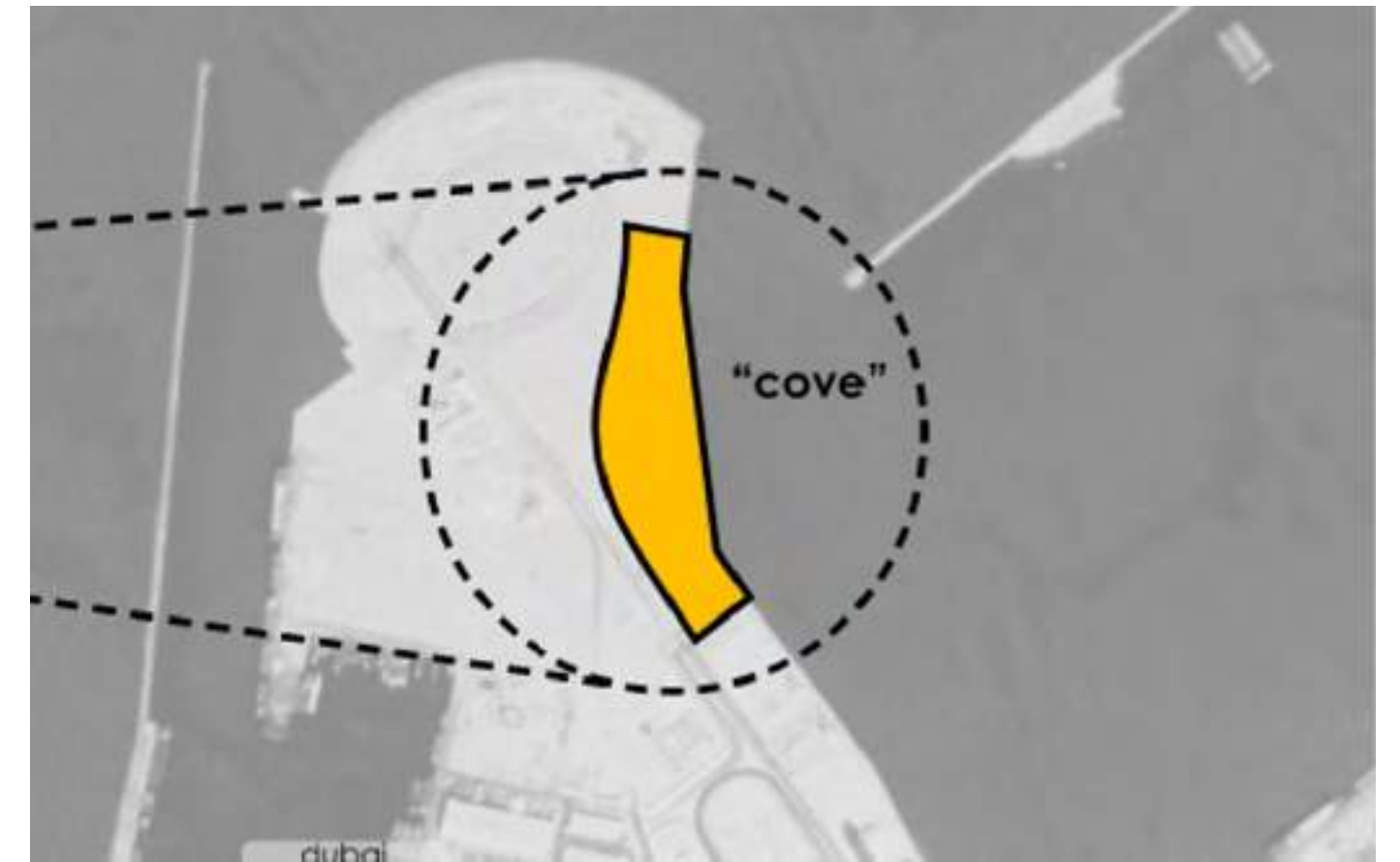
Location

In good company

SOULEVER



SITE LOCATION



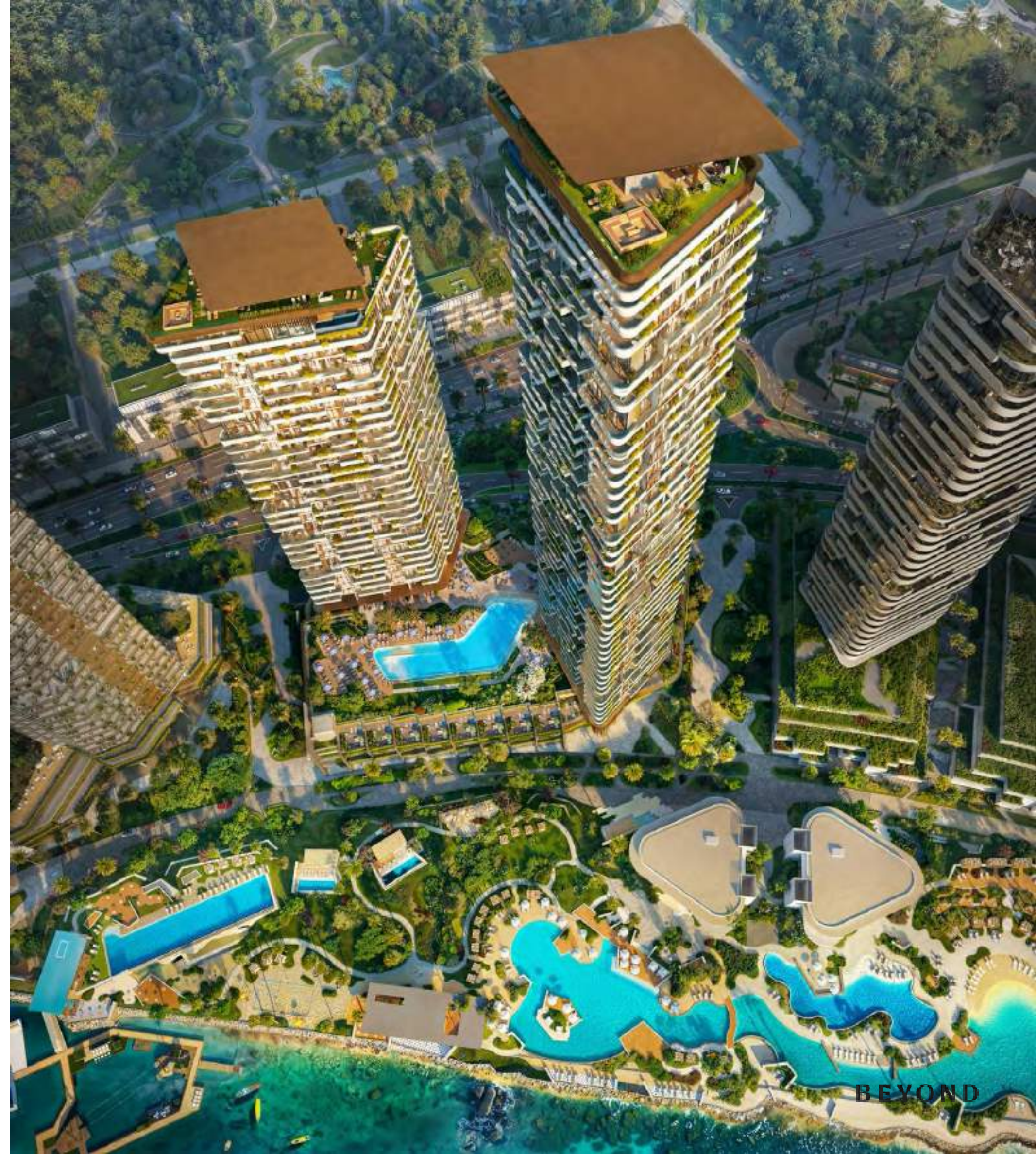
Where nature meets
serenity.

Soulever is positioned perfectly
between lush green parklands and the
endless horizon of the sea.

SUPERIOR LOCATION

UNIQUE SELLING POINTS

Nestled in the front of The Cove, this plot has unobstructed views to the cove and the sea and views back to the Forrest.



360 VIEWS

VIEWS ANALYSIS

An extensive view analysis has been carried out to ensure that ALL apartments benefit from 360 degree views of the surrounding environment







DESIGN FEATURES

CARVED MASSING

Massing is sculpted to create lush, layered terraces – urban oasis that connect residents to nature while opening the towers to light and air.

CONNECTIONS WITH COVE

Ground floor retail outlook onto cove to pedestrian connection and interaction. Raised podium level with communal amenities with maximized views onto cove and sea beyond.

SCULPTURAL FORM

The form emerges like a sail catching the wind – graceful, iconic, and rooted in the maritime identity of the city.

EXPRESSED EDGES

The edges articulate movement – horizontal striations and shifting planes allow for visual interest while framing views & providing privacy

FAÇADE STRATEGY

Articulation of balconies and privacy between units

BALCONY TREATMENT

Maintaining material language of bands without compromising views

Interiors



1 & 2

TYPICAL

Bedroom

LIVING

1 & 2 BEDROOM

- 3.2m -high ceilings
- Expansive double -glazed windows
- Elegant veneered doors
- Soft hues and warm tones

KITCHEN

1 & 2 BEDROOM



BEDROOM

1 & 2 BEDROOM





TYPICAL

3 Bedroom

LIVING
3 BEDROOM



DINING
3 BEDROOM



BEDROOM

3 BEDROOM



BATHROOM

3 BEDROOM



TYPICAL

Penthouse

LIVING
PENTHOUSE



LIVING
PENTHOUSE



LIVING
PENTHOUSE



DINING
PENTHOUSE



BEDROOM

PENTHOUSE



BATHROOM

PENTHOUSE



Amenities



ARRIVAL EXPERIENCE

- Individual Arrival and Drop -off for each tower
- Lush greenery framing the view
- Direct access to the promenade

Creating an
instant state of
belonging and
serenity

ARRIVAL EXPERIENCE

AMENITIES



LOBBY EXPERIENCE

AMENITIES

PRIVATE CINEMA

AMENITIES



LIBRARY

AMENITIES



BEAUTY SPA AMENITIES



MASSAGE ROOM

AMENITIES



OUTDOOR YOGA

AMENITIES

WELLNESS STUDIO

AMENITIES



POOL AMENITIES



POOL DECK AMENITIES



An aerial photograph of a modern residential development. The complex features several high-rise buildings with light-colored facades and green-tinted balconies. A large, rectangular swimming pool with a blue interior is the central feature, surrounded by a sandy beach area and numerous lounge chairs with white umbrellas. The pool is flanked by lush green landscaping, including trees and shrubs. A winding path or stream runs through the lower part of the complex. The overall scene is bright and sunny, with shadows cast by the buildings and trees.

PODIUM
AMENITIES

Floor Plans & Floor Plates

BUILDING UNIT MIX

BREAKDOWN

UNIT TYPE	TOTAL UNITS
1 Bedroom Residence	229
2 Bedroom Residence	192
3 Bedroom Residence	65
4 Bedroom Duplex	17
2 Bedroom Chalet	8
5 Bedroom Penthouse	2
TOTAL RESIDENTIAL	513



BEYOND