

ABOVE
CBT

FACT SHEET

BEYOND

A NEW ALTITUDE IN WORKING LIFE

Rising above the sea, 31 Above creates a modern workplace through precision architecture and elevated experience.

31 Above is a new sculptural landmark in Dubai Maritime City. Every element, from its stacked geometry to its refined public interiors, has been crafted to enhance performance, wellbeing, and connectivity.

POSITIONED TO PERFECTION

- 05 MINS | MINA RASHID
- 10 MINS | JUMEIRAH BEACH COAST
- 15 MINS | THE GOLD SOUQ
- 15 MINS | DOWNTOWN / BURJ KHALIFA
- 20 MINS | DIFC
- 20 MINS | DUBAI INTERNATIONAL AIRPORT



DESIGNED FOR DISTINCTION

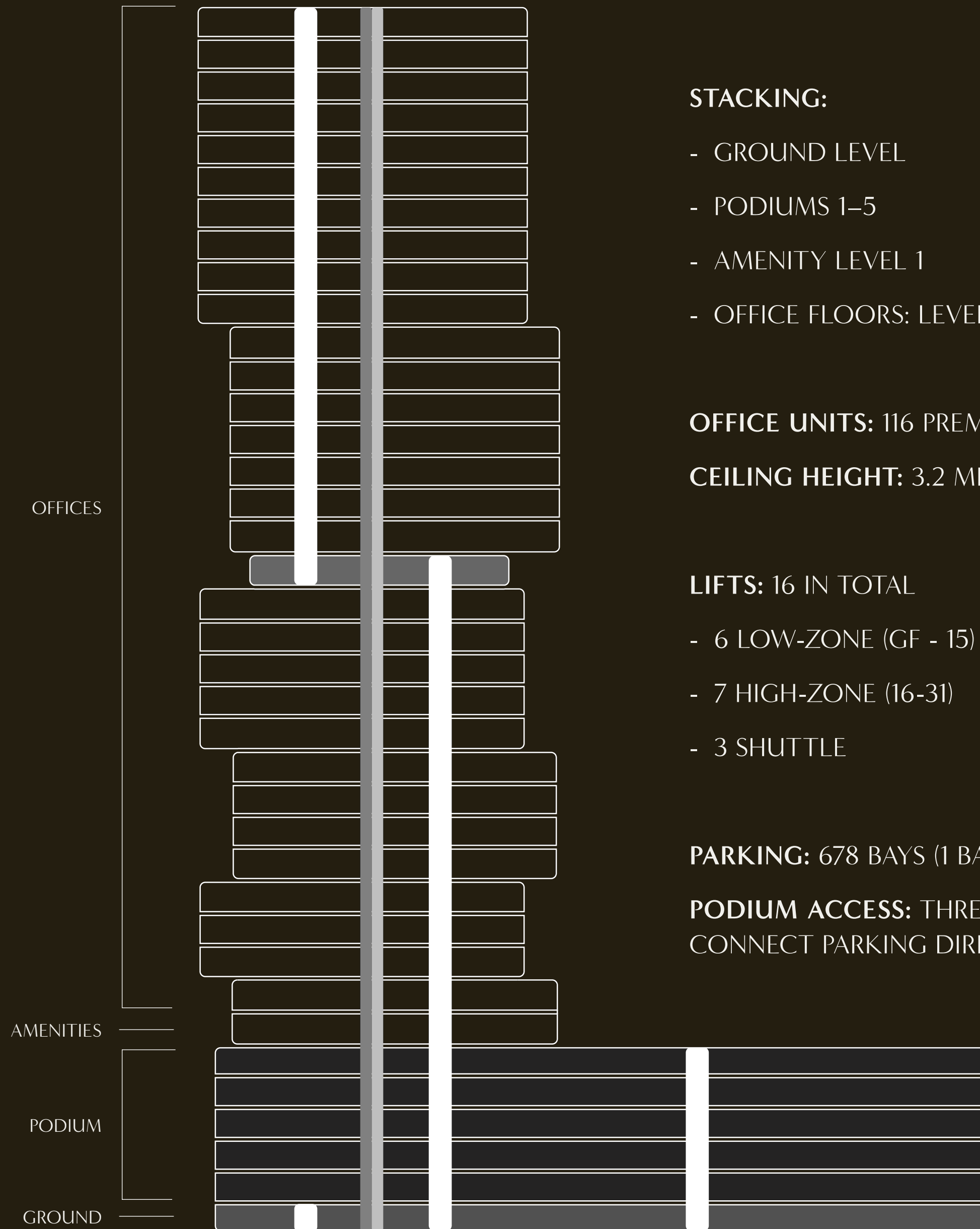
Six stacked volumes create a vertical composition of strength, lightness, and form.

31 Above's distinctive stacked form defines its identity. Each of the six offset volumes introduces landscaped terraces that soften the building's geometry and invite natural light deep into the interior.

This vertical rhythm balances solidity and transparency - giving the tower both monumental presence and scale.



CORE COMPONENTS



STACKING:

- GROUND LEVEL
- PODIUMS 1-5
- AMENITY LEVEL 1
- OFFICE FLOORS: LEVELS 2-31

OFFICE UNITS: 116 PREMIUM SHELL & CORE OFFICES

CEILING HEIGHT: 3.2 METRES

LIFTS: 16 IN TOTAL

- 6 LOW-ZONE (GF - 15)
- 7 HIGH-ZONE (16-31)
- 3 SHUTTLE

PARKING: 678 BAYS (1 BAY PER 50 M² NSA)

PODIUM ACCESS: THREE DEDICATED SHUTTLE LIFTS CONNECT PARKING DIRECTLY TO THE MAIN ENTRANCE

31 Above's exterior combines thermal insulated glazing with cladded soffits and glass balustrades, with aluminium vertical fins to control sunlight and preserve expansive views.

The material palette of glass, and metal, is refined and resilient, giving the building timeless appeal and modern efficiency.

ELEGANCE, ENGINEERED

A façade defined by
rhythm, proportion,
and light.

THE GRAND
 ENTRANCE Where
 sophistication begins at the ground.



The arrival sequence is a sleek, modern drop-off that introduces the tone of precision and calm. A triple-height lobby welcomes visitors with stone walls, marble reception counters, and crafted detailed metal detailing. Light filters through transparent screens, creating movement and warmth. Designed for seamless flow from street to tower, the lobby blurs the boundary between architecture and landscape.

ARTISTRY IN SCALE

The social heart of the tower:
Grand, sculptural, and serene.

The lobby's vertical proportions and suspended sculptural lighting installation establish a sense of scale and artistry. Seating clusters and integrated greenery bring human warmth to a space of architectural drama. Stone, metal, and timber finishes reflect a timeless palette that anchors the building's identity.

BUILT FOR EVERY BUSINESS

116 shell and core offices,
ready to adapt and evolve.
space with covetable views.

Each floorplate offers efficient layouts for single or multiple tenancies. Delivered in shell and core condition, the offices allow businesses complete flexibility to design their own fit-out - from executive suites to open-plan headquarters from a quarter of a floor to an entire floor, with options for connected levels.

Ceiling Height: **3.2 metres**

Floor Loading: Designed for modern office equipment

Natural Light: Maximised through full-height glazing

Views: Panoramic sea and skyline vistas



CRAFTED FOR ENDURANCE

Materials chosen for
their performance,
texture, and
timeless appeal.

Communal areas feature refined
natural finishes; stone, timber, and metal -
selected for durability and sophistication.
These materials define the shared spaces
with warmth and precision.



Lobby Walls: Stone reception counter and walls,
with ribbed **Metal** detailing

Lobby Flooring: **Stone**

Business Centre: **Marble** look floors with
herringbone parquet detailing, and brushed metal
detail

Lift Cabs: Ribbed metallic panels and soft LED
illumination

Restrooms: **Porcelain** flooring, with marble
or similar vanity countertops and metal details

CONNECTED BY
DESIGN Indoor and outdoor
business lounges designed to inspire
focus, connection, and creativity.

At 31 Above, collaboration flows seamlessly between inside and out. The indoor business lounge offers light-filled workspaces framed by panoramic ocean views, while the landscaped podium extends this energy into nature. Shaded pavilions, timber decks, and refined communal zones create a balanced environment for meetings, ideas, and exchange - where productivity and wellbeing align.



SPACE TO REALIGN

Dedicated wellness
spaces designed for focus,
movement, and balance.

At 31 Above, wellbeing is built into the workday. The gym and studio spaces combine natural light, refined materials, and acoustic comfort to create an environment that energises and restores.

Extending outdoors, the podium park offers open-air yoga decks surrounded by greenery - bringing the rhythm and movement into the heart of the workplace.



A MULTI- LEVEL EXPERIENCE

The landscaped podium defines the character of the entire development.

Conceived as an elevated urban garden, the podium integrates business, leisure, and wellness zones. Walkways, seating areas, biophilic planting, and water features bring a sense of life and continuity to the Tower's base.



FOR DINING
AND
DOWNTIME
Casual cafés and
outdoor terraces
crafted for
connection.

31 Above's F&B offerings are informal yet refined, seamlessly woven into the tower's architectural flow.

Outdoor extensions within the landscaped areas encourage coffee catch-ups and casual meetings throughout the day.

INTELLIGENT BY DESIGN

Built for performance,
efficiency, and longevity.

Facade: High-performance glazing for
solar control

Waste: Segregated waste facilities on
each floor

Lighting: Energy-efficient LED systems

Fire and Life Safety: Fully DCD
and DBC-compliant

Building Management: Centralized access
and monitoring system

WELCOME TO
BEYOND A new premium
real estate and commercial
estate brand specializing in
wider luxury markets and
creating spaces that blend
innovation, nature, and luxury.

With a focus on delivering on-time,
thoughtfully designed spaces, 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 and offices that inspire, uplift, and resonate
with modern urban values.





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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.