

ABOVE
Ct

PROJECT
BOOK

BEYOND

Chapter 1

LOCATION

The gateway
to Dubai
Maritime City.

Chapter 2

PROJECT

Discover
balance at
31 Above.

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A spacious, light-filled
backdrop for work
and life.

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All you need
for business
and vitality.

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DEVELOPER

Beyond the
ordinary in
luxury real estate.





WORK. LIFE. BALANCE.

31 Above takes work and wellbeing to another level.

A sculptural landmark that sets a new standard of what it means to work well. Created by Beyond, the visionary developer renowned for some of Dubai's most sought-after luxury residences, this is their first foray into the world of commercial design - bringing the same artistry, precision, and sophistication that define their signature style.

Architecturally, the Tower is distinguished by its dynamic, stacked form; a series of considered volumes placed one above the other to create a bold vertical identity. Each section is subtly offset, forming landscaped terraces which bring light, greenery, and perspective at every level. The result is a composition of balance and proportion - a bold expression of success.

LOCATION

31 ABOVE
Chapter 1



COOL, CALM, CONNECTED

Perfectly placed for
both productivity
and calm in Dubai
Maritime City.

31 Above offers seamless
access to major business districts
and waterfront. This prime position
makes it an ideal hub for enterprise
- where connectivity, convenience,
and commerce coexist in perfect
balance.

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





JOIN THE
COMMUNITY 31 Above
connects you to a vibrant
world of enterprise,
lifestyle, and ambition.

This isn't just a workplace
— it's a new centre of gravity for
success. Surrounding the tower is a
dynamic ecosystem of innovators and
global enterprises driving the future of
Dubai Maritime City. Premium retail
and wellness experiences enrich the
environment, creating a seamless
balance between productivity, prestige,
and wellbeing.



31 ABOVE
Location

PROJECT

31 ABOVE
Chapter 2

31 ABOVE

EQUILIBRIUM, ENGINEERED

Where bold architecture and intelligent design unite, blending Art Deco elegance with modern precision.

The Tower's dynamic geometry and precision engineering redefine how architecture can enhance focus and wellness. Stacked volumes rise in measured rhythm, each layer introducing light, texture, and green space into the working day. The result is a workspace that moves with purpose - an environment where innovation meets precision and purpose.



LUSH LAYERS The building's striking shifted volumes create terraces that offer prime outdoor space with covetable views.

The interlocking tiers introduce generous terraces that optimise sun light, airflow, and orientation. Each outdoor space is engineered to perform - enhancing environmental efficiency while offering panoramic views that unite the building to its maritime setting.



ROOTED IN NATURE

Thriving landscaped gardens offer opportunities for outdoor recreation and meetings in a harmonious natural environment.

At podium level, architecture and landscape integrates to create a living environment that supports wellbeing and productivity. Expansive gardens, shaded walkways and curated green zones are designed as extensions of the workspace - encouraging movement, collaboration and reflection. Elements are thoughtfully composed to enhance microclimate, sustainability and the natural rhythm of daily life.



31 ABOVE
Project

NATURAL MODERNITY

The tower's form rises with sculpted precision – a sequence of stacked volumes defined by rhythm, proportion, and light.



Stone and metal express permanence and strength, while slender vertical fins lend the façade a sense of motion and refinement. Every detail serves both structure and beauty — a modern statement of craftsmanship and purpose. The result is architecture that feels grounded yet elevated, radiating confidence, clarity, and timeless distinction.

Next »

Positioned to maximise natural light and orientation, the elevated floors offer uninterrupted panoramas across sea, city and landscape. The precision of the façade and glazing design ensures every workspace benefits from both visual connection and comfort. The result is an environment that enhances focus, wellbeing and performance through intelligent design.



31 ABOVE
Project

THE HIGH LIFE

A sense of perspective.
Stunning views of the
ocean, city or sunset
bring a scenic backdrop
to everyday moments.



COMMUNITY ON ANOTHER LEVEL

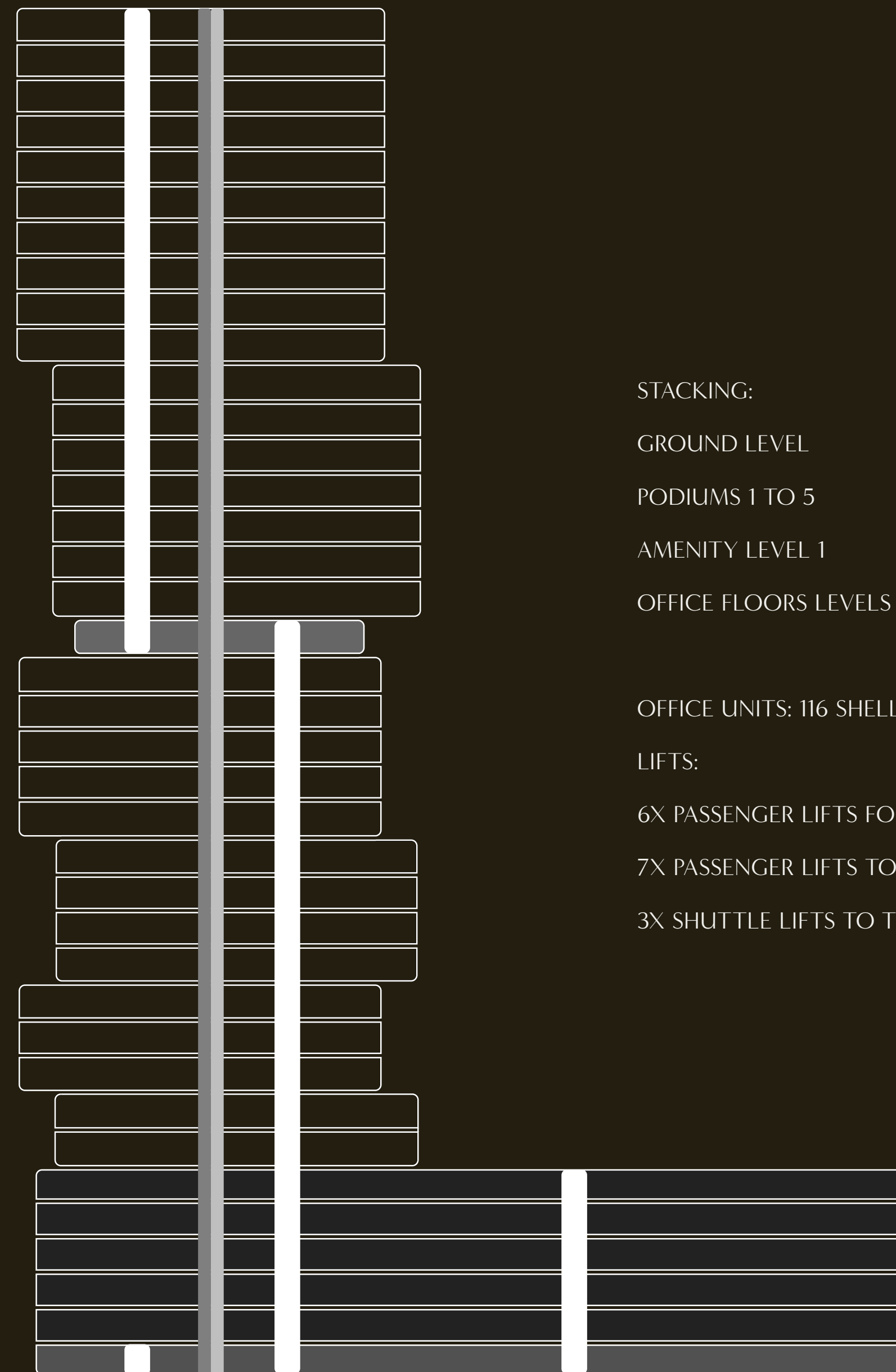
A vibrant hub for work, life,
and leisure - everything you
need, within easy reach.

From considered business
lounges and meeting spaces to cafes
and wellness areas, every area is
designed to inspire connection,
collaboration, and productivity.



CORE COMPONENTS

31 ABOVE
Project



STACKING:

GROUND LEVEL

PODIUMS 1 TO 5

AMENITY LEVEL 1

OFFICE FLOORS LEVELS 2 TO 31

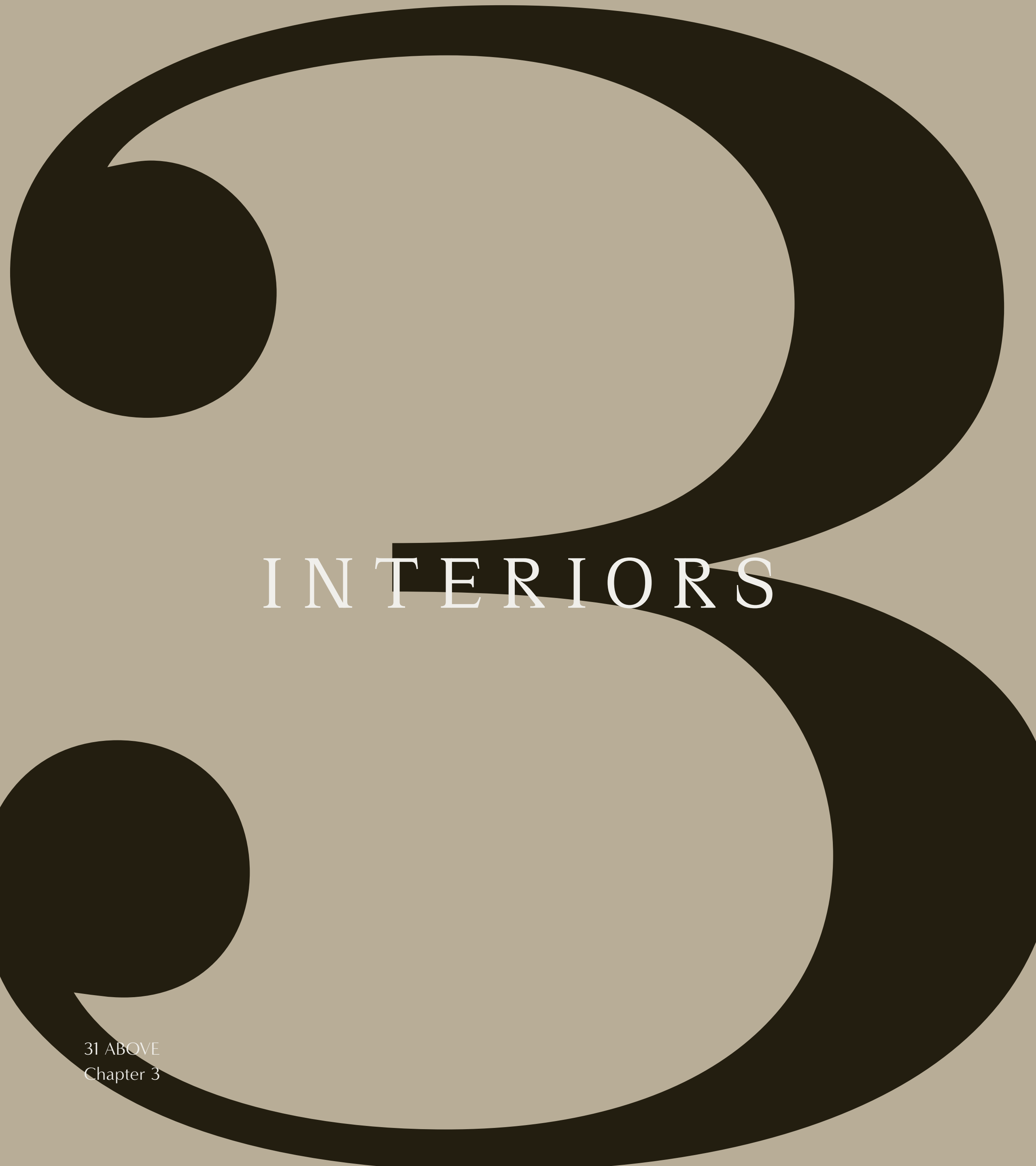
OFFICE UNITS: 116 SHELL AND CORE OFFICES

LIFTS:

6X PASSENGER LIFTS FOR LOWER ZONES

7X PASSENGER LIFTS TO HIGHER ZONES

3X SHUTTLE LIFTS TO THE PODIUM



INTERIORS

31 ABOVE
Chapter 3

ABOVE
31





31 ABOVE
Interiors

AN ELEVATED ENTRANCE

Be transported into an atmosphere of style and purpose from the moment you arrive.



A sleek and stylish drop-off introduces the luxurious arrival experience at 31 Above. The main lobby is designed for effortless flow, guiding visitors from the street to the Tower through a space where natural light and material harmony bring the beauty of the landscape inside.

Next »

THE ART OF ARRIVAL

An arrival defined by scale,
precision, and artistry - where
every detail signals excellence.



31 ABOVE
Interiors

TIMELESS TRANQUILITY

Natural materials blended with contemporary craftsmanship shape a workspace that feels grounded, enduring, and serene.

The expansive lobby sets the tone for the Tower beyond. Stone walls, marble flooring, and ribbed metal accents frame a sculptural chandelier capturing light in motion. With distinct seating zones and a seamless flow to the outdoors and internal levels, the lobby is a statement of sophistication.

THE ENTRANCE EXPERIENCE

Where
first impressions become
lasting ones.

The approach unfolds with quiet elegance — warm lighting, natural textures, and sculpted forms guide the way inside. It's a seamless transition from the energy of the city to an atmosphere of focus and sophistication.



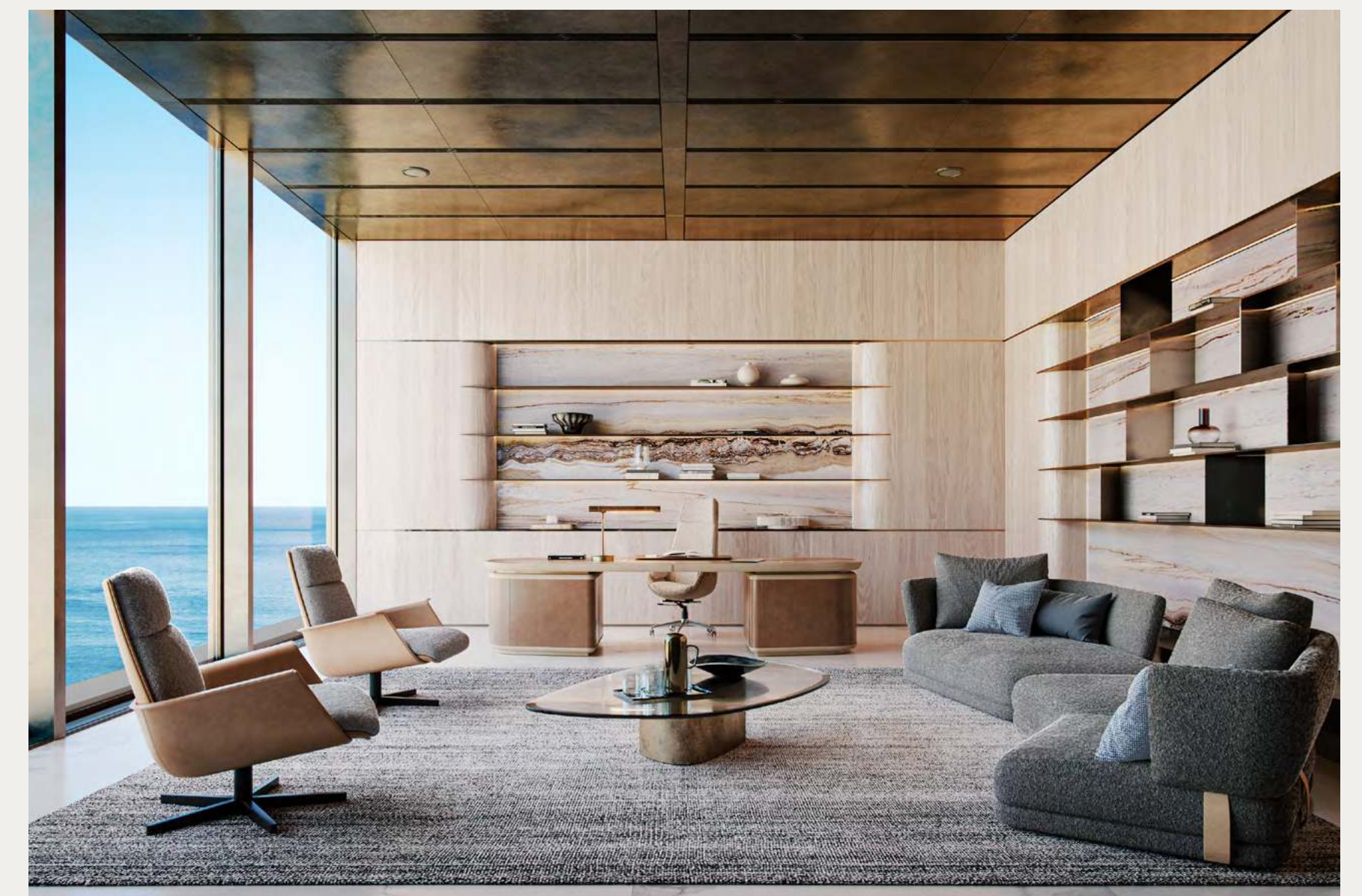
ENDLESSLY
FLEXIBLE
Meeting rooms
with openable
partitions will
allow for the
space to be
arranged to suit
every need.

Designed for
adaptability, the meeting
suites at 31 Above feature
movable partitions and
modular layouts.



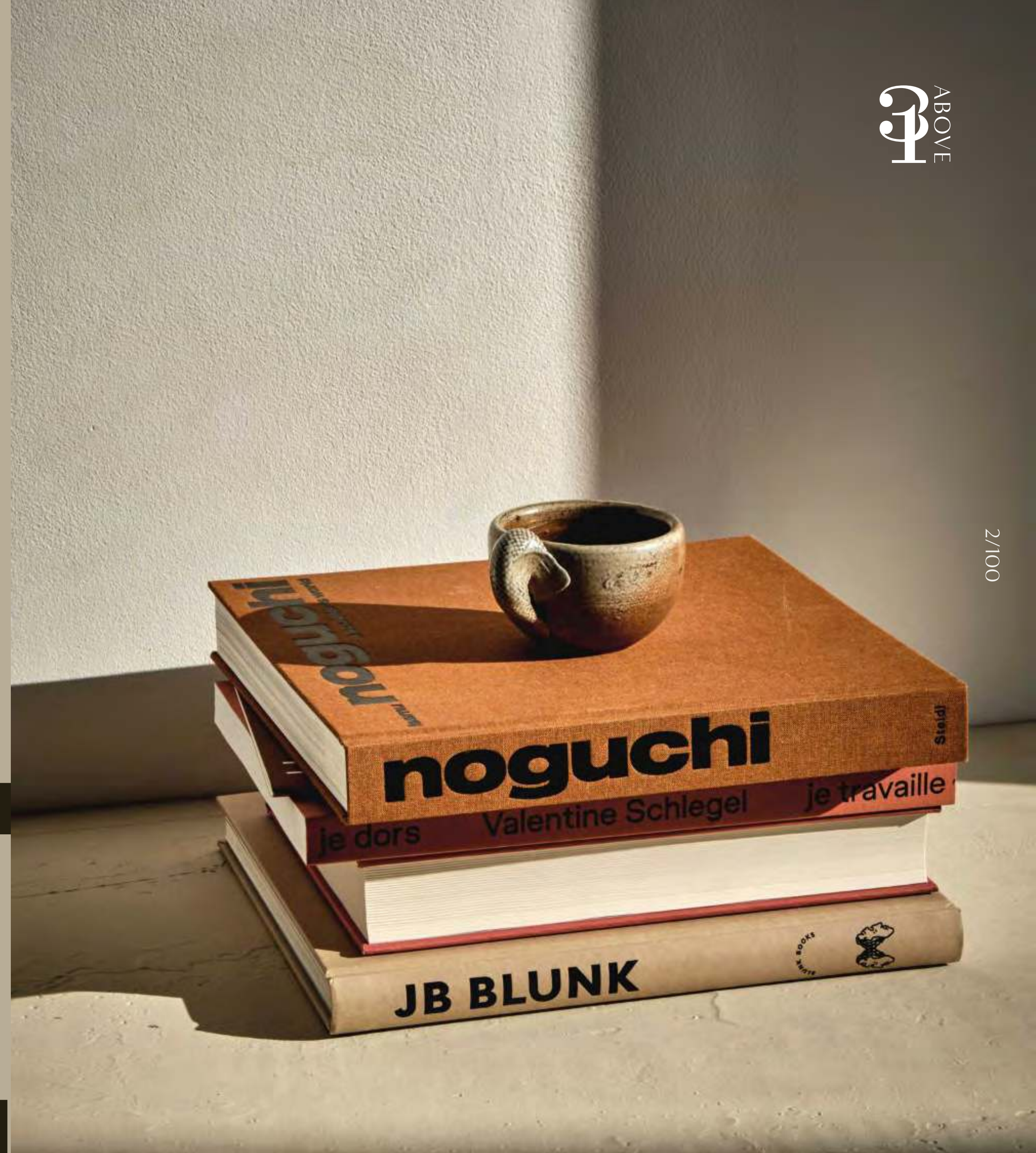
31 ABOVE
interiors

THE VIEW FROM
THE TOP Floor-to-ceiling glass
and refined interiors will create an
atmosphere for focus and prestige- a
meeting place for visionaries to
everyday moments.



Next »

AMENITIES



A photograph of three women in a minimalist, brightly lit space. The woman in the foreground is wearing a long, dark, flowing dress and black Mary Jane shoes, looking back over her shoulder. Behind her, another woman in a white long-sleeved top and dark pants stands with her hands on her hips. A third woman, partially visible on the right, is wearing a dark coat. The background is a plain, light-colored wall.

PERFECTLY BALANCED

A collection of thoughtfully
selected amenities layer wellness
into the workplace

At 31 Above, balance is built into every detail. From the
business lounge and dining spaces to the gym and yoga studio,
each amenity is designed to enhance focus, wellbeing, and flow
throughout the day.

31 ABOVE
Amenities

The logo for 31 Above, featuring a stylized '31' and the word 'ABOVE' in a serif font.

31
ABOVE

Next »



A MULTI-LEVEL
EXPERIENCE The
landscaped podium
forms an active hub for
business, rejuvenation
and daily zen.

Designed for relaxation and
flow, the podium at 31 Above integrates
wellness zones, a business lounge, shaded
walkways, biophilic landscaping and
sculptural artwork. Three dedicated shuttle
lifts provide direct access from the tower,
ensuring convenient movement between
work, leisure and relaxation. A functional
yet refined environment, which enhances
productivity and wellness at every level.

CONNECT AND
CREATE In the business
lounge, find space to meet,
work and dine among the
31 Above community.



31 ABOVE
Amenities

Positioned to capture
natural light, the outdoor
business lounge and lawn offer
a welcoming extension of
the workplace. Designed for
comfort and versatility, these
spaces create a relaxed yet
productive setting for meetings,
collaboration, and connection.

Next »

FOR DINING AND DOWNTIME

Casual café spaces
within the Tower
make every break
social and calming.

Sunlit café spaces are integrated into the Tower's architecture, offering inviting settings for coffee catch-ups, informal meetings, and moments of pause. Extending outdoors into the landscaped terraces, these spaces blur the line between work and leisure, creating a natural flow that encourages communication and ease throughout the day.

SPACE TO REALIGN

A dedicated pilates and yoga studio centers wellness in the 31 Above experience.

Bathed in natural light, the pilates and yoga studio offers a calm, purpose-built environment for restoration and focus. Exactness in spatial design, material warmth, and acoustic balance create a setting that enhances wellbeing and supports mindful movement.



MOVE AND BREATHE

A fully-equipped gym integrates fitness effortlessly into the working day.

Expansive glazing, natural materials and advanced equipment create an environment that supports strength, focus and performance. Every detail - from layout to lighting - is designed to optimise movement and inspire daily wellbeing.



31 ABOVE
Amenities

Next »

An architectural rendering of a modern outdoor business lounge at dusk. The scene features a paved walkway leading to a lounge area with two main structures. On the left is a low, curved wall with vertical slats and built-in seating. To the right is a larger, more prominent structure with a curved, ribbed metal frame that glows with warm light from within. Inside this structure, a dining table with chairs is visible. The lounge is surrounded by lush landscaping, including large trees, shrubs, and small plants, some of which are illuminated by ground lights. A small pool of water reflects the ambient light. The sky is a mix of blue and orange, suggesting sunset or sunrise.

OPEN-AIR FOCUS

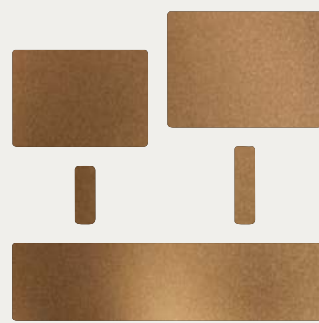
An outdoor business lounge designed for comfort and community.

Positioned in nature, the outdoor business lounge offers a welcoming extension of the workplace. Designed for comfort and versatility,

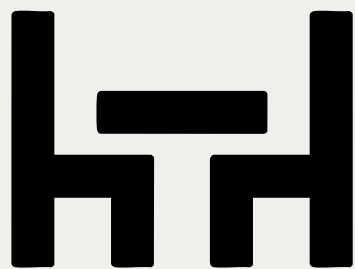
THE COMPLETE EXPERIENCE

Curated amenities and services, managed
to the highest standard of quality and care

Amenities:



Landscaped
podium



Business lounges



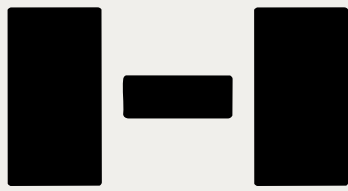
Conference
rooms



Outdoor business
lounge



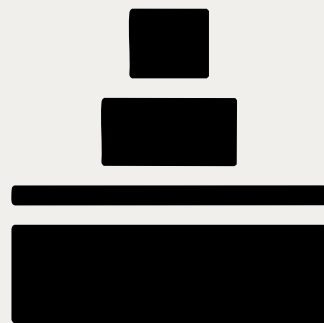
Yoga and pilates
studio



Gym

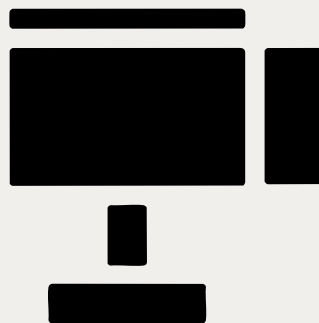


Cafes

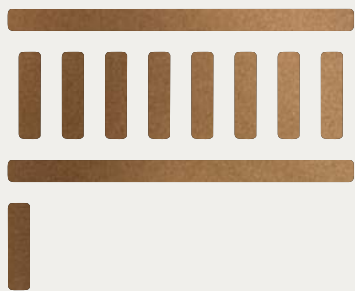


Lobby reception

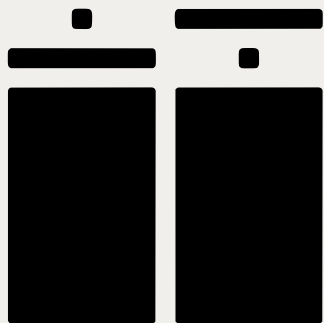
Services:



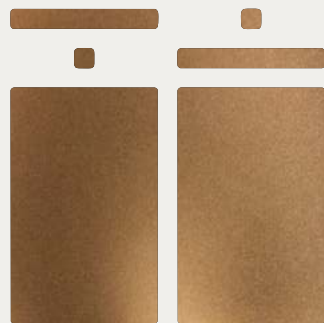
24 hour security
and CCTV



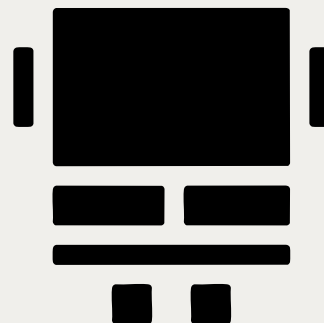
Parking (678)



Office lifts (13)



Podium shuttle
lifts (3)



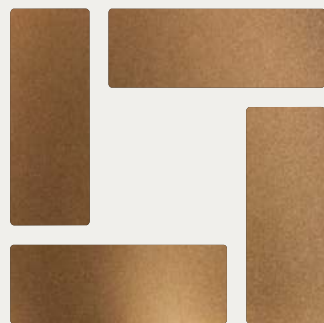
Direct bus to
Dubai Maritime City



Public toilets



Building management
software



Recycling

THE DEVELOPER



WELCOME TO BEYOND

A 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.



31 ABOVE
Developer





BEYOND

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.