

A woman with long dark hair, wearing a flowing white dress, is walking through a field of tall, golden-brown grass. The image is slightly blurred, giving it a dreamlike and ethereal quality. The background is a soft-focus view of the same field.

hado

PROJECT BROCHURE

BY BEYOND

A woman with dark hair and a light complexion is shown from the chest up. She is looking upwards and slightly to her left. The lighting is dramatic, with a strong, warm glow behind her head and shoulders, creating a hazy, ethereal atmosphere. The background is a soft, out-of-focus blend of light green, yellow, and orange hues.

STILLNESS MOVES



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A C O M M U N I T Y S H A P E D B Y
P U R P O S E F U L L I V I N G

THIS PLACE IS CALLED HADO

There are places that speak without words, where beauty is not only seen but felt. A quiet pulse flows through every space, the energy of the sea, the warmth of sunlight, the connection between people and place.

This is HADO, the unseen resonance where motion and stillness coexist.

Three towers rise in quiet harmony, opening toward the water to capture light and expansive views.

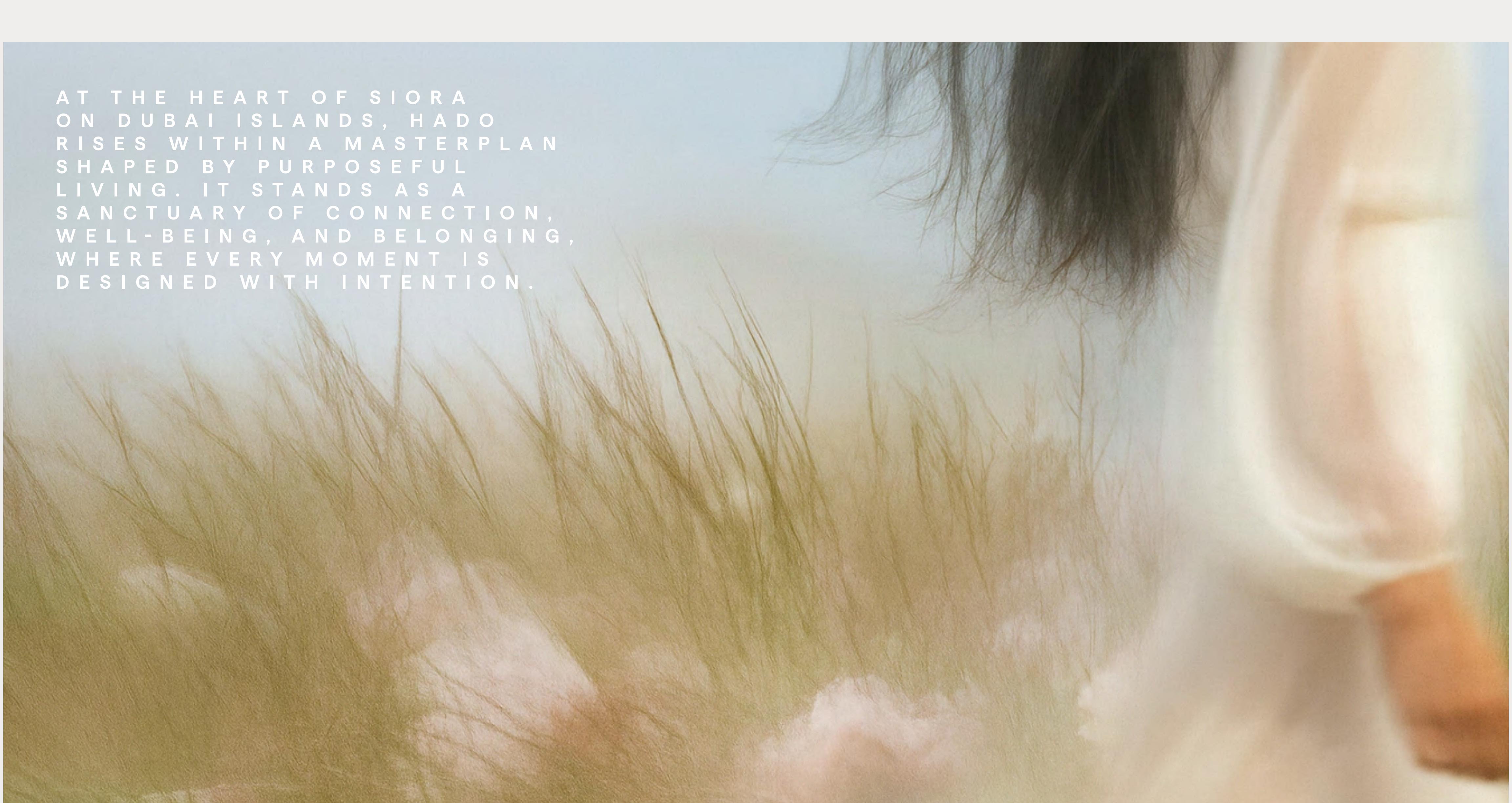
Glass corners dissolve boundaries, blending interior calm with the horizon beyond. Architecture becomes an expression of energy — subtle, fluid and alive.





CHAPTER ONE

THE LOCATION



AT THE HEART OF SIORA
ON DUBAI ISLANDS, HADO
RISES WITHIN A MASTERPLAN
SHAPED BY PURPOSEFUL
LIVING. IT STANDS AS A
SANCTUARY OF CONNECTION,
WELL-BEING, AND BELONGING,
WHERE EVERY MOMENT IS
DESIGNED WITH INTENTION.



S I O R A



A COASTAL REALM DEFINED BY ELEGANCE
AND EFFORTLESS CONNECTION.

Dubai Islands is one of Dubai's most distinguished mixed-use destinations, bringing together upscale residences, world-class hospitality, dynamic marinas, and over 20 kilometres of pristine shoreline, including a certified Blue Flag

LOCATED ON ISLAND B OF DUBAI ISLANDS, SIORA
MASTERPLAN IS A PREMIER WATERFRONT DESTINATION.

beach. With direct access by both road and sea, the islands will host more than 80 hotels, expansive green parks, premium golf courses, and a seamless network of promenades and transport routes, creating an effortlessly connected and elevated beachfront way of living.

A COASTAL DESTINATION SHAPED BY COMMUNITY AND BALANCE

Siora offers breathtaking 360-degree views of surrounding waters. With unobstructed vistas toward the ocean and beach on one side, the sea, and the city skyline on the other, Siora redefines coastal living in Dubai.

Designed as a masterfully planned, inclusive beachfront community, Siora blends luxurious living with holistic wellness. It features refined residential enclaves, world-class hospitality, vibrant retail, and diverse dining, all set within zen-inspired landscapes enriched with curated art.



LIVING ART, LIVING CONNECTION

The design draws from natural elements—water, wind, sand, and rock—to create an organic flow across the masterplan. Buildings rise at the rear and step down toward the beach, ensuring panoramic views for all.

Connectivity at Siora is defined by direct access to 6 KM of open beaches and internal jogging and cycling tracks seamlessly linked to over 10 KM of routes across Shore Island. The landscape offers 140,000 sq.m. of open space—70% of the plot—shaped by Japanese garden principles to create calm, fluid movement throughout the community.

Siora is not just a development but a living experience shaped by nature, wellness, and art—crafted to inspire balance and connection.



TRANQUIL ISLANDS CONNECTED TO THE HEART OF DUBAI

GOLD SOUQ METRO STATION

10 MINS

DUBAI INTERNATIONAL AIRPORT

19 MINS

DUBAI FRAME

22 MINS

DIFC

25 MINS

DOWNTOWN DUBAI

26 MINS

BUSINESS BAY

33 MINS





CHAPTER TWO

THE PROJECT



SCULPTING BALANCE
WITH NATURE



STILLNESS SHAPED BY DESIGN

Design at HADO follows purity, proportion, and a quiet Japanese discipline. Open forms and terraced volumes create a natural rhythm, shifting gently with the light.

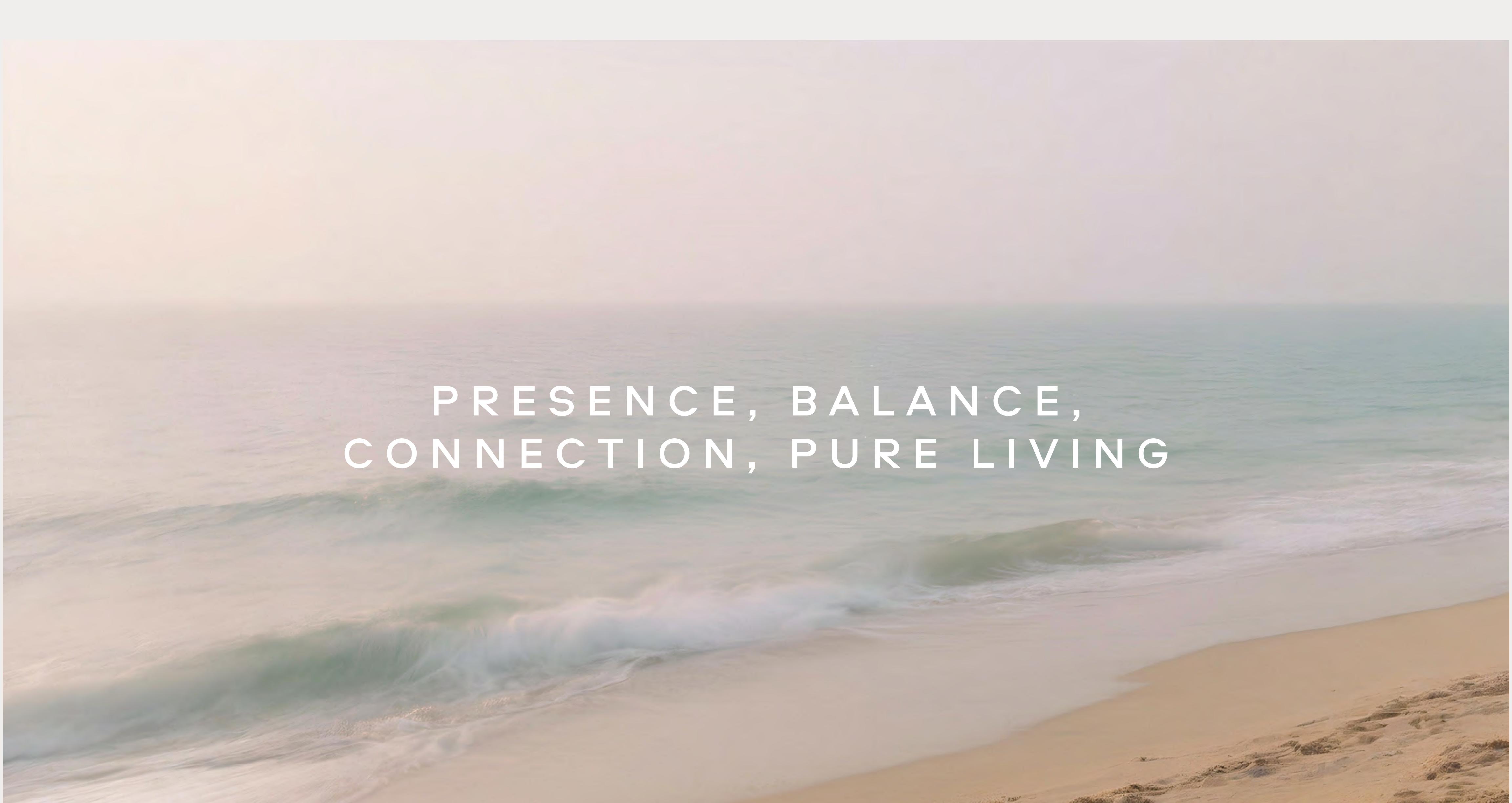
THREE TOWERS ELEVATING MOVEMENT IN FORM

Rising across twenty-one levels, the three towers emerge from a landscape designed to flow like the coastline. A shared base connects gardens, courtyards, and reflection pools—grounding the towers in nature while opening them toward the horizon.

Positioned to frame the sea, cove, skyline, and greenery, their form captures a sense of quiet movement that echoes the spirit of island living.







PRESENCE, BALANCE,
CONNECTION, PURE LIVING

CRAFTED WITH INTENTION

Every detail expresses calm and purpose. Horizontal tiers create soft transitions of light and shadow, while corner glazing invites sweeping natural views and abundant daylight. Select feature-level and premium upper residences extend this experience with expanded spaces and generous terraces overlooking the ocean and sunset.

Together with resort-style amenities, curated green pockets, and social lounges, HADO becomes a sanctuary shaped for well-being and elevated



A HEART OF CALM
CONNECTION



CHAPTER THREE



THE INTERIORS



ELEMENTAL MATERIALS
REFINED INTO AN ELEGANT
LIVING EXPRESSION.

CURATING SPACES WITH INTENTION

The interior of HADO unfolds like a living poem, each space crafted with quiet precision and poetic intent. Japanese art and sculptural forms anchor the design in mindful sophistication, while soft green accents infuse a sense of renewal into a serene canvas of elevated neutrals.

Light drifts gently across textured surfaces—stone, and brushed metal, revealing a subtle dialogue between nature and refinement. The result is a sanctuary of contemporary calm, where every detail, from the contour of the entrance lobby sculpture, reflects harmony, depth, and timeless elegance.

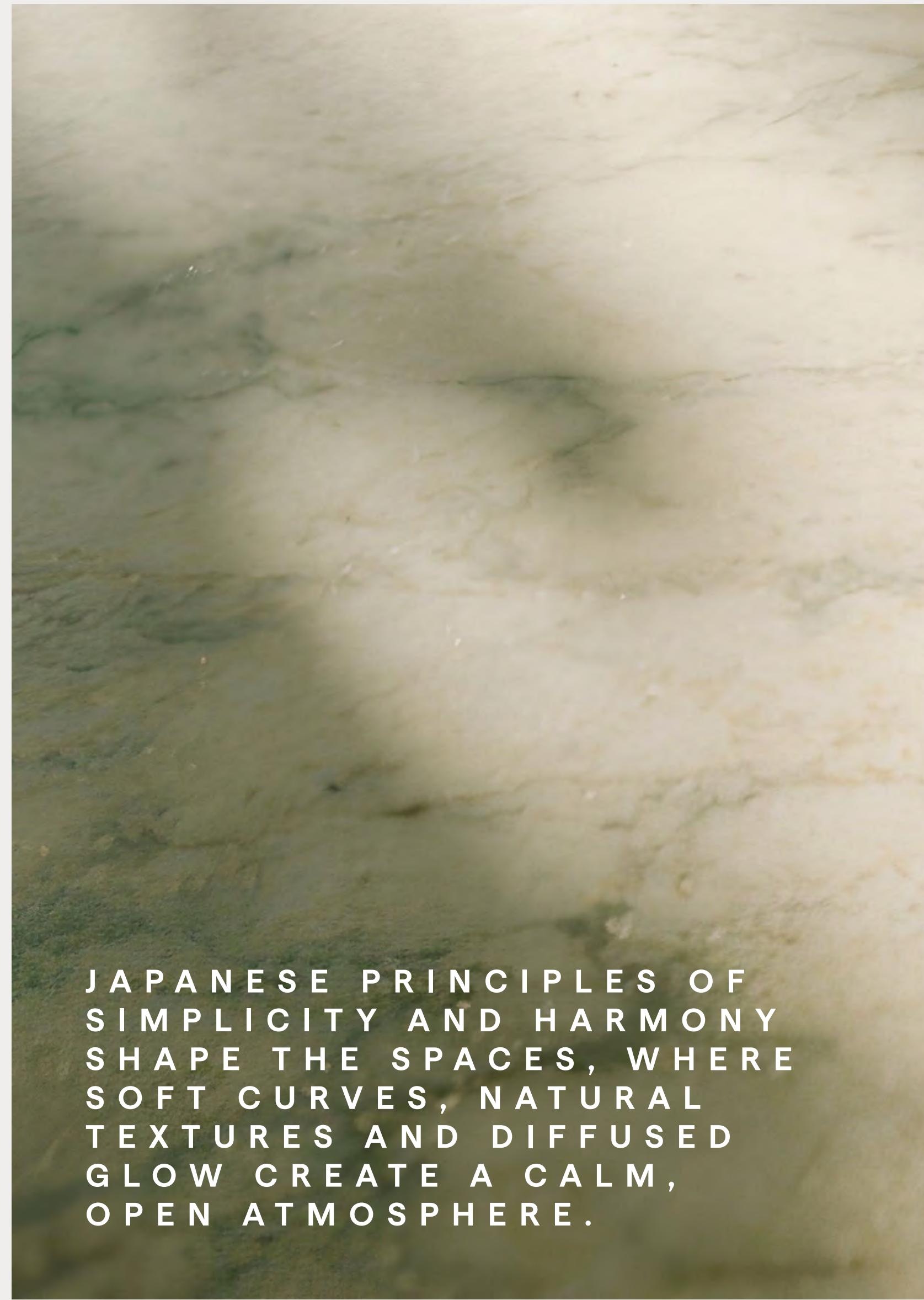


ELEVATING SPACE THROUGH THOUGHTFUL DESIGN

A residence at HADO becomes an expression of refined living, where every home is thoughtfully crafted within three sculpted towers that rise with quiet confidence. The collection offers a harmonious selection of spacious **one-bedroom**, **two-bedroom**, and **three-bedroom residences**, alongside a limited number of **three-bedroom** and **four-bedroom duplexes** and selected **four-bedroom simplex** homes.

Each layout is curated to elevate daily life—flowing spaces, generous light, and contemporary comfort designed for those who seek living that feels effortless and beautifully considered.

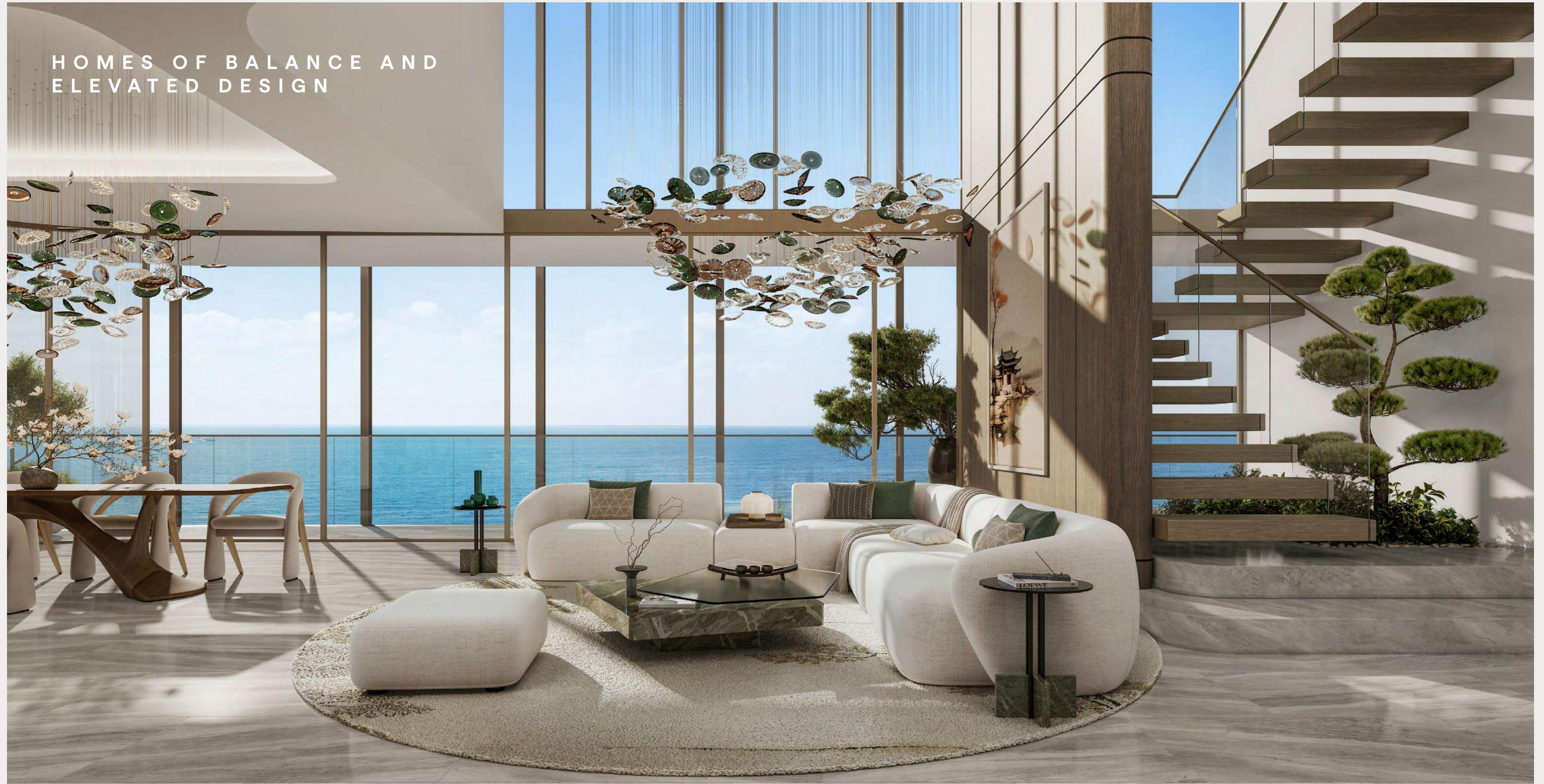




JAPANESE PRINCIPLES OF
SIMPLICITY AND HARMONY
SHAPE THE SPACES, WHERE
SOFT CURVES, NATURAL
TEXTURES AND DIFFUSED
GLOW CREATE A CALM,
OPEN ATMOSPHERE.



HOMES OF BALANCE AND
ELEVATED DESIGN



LIVING ROOMS

NATURE INSPIRED MODERN INTERIORS

Living spaces combine proportion, texture, and calm sophistication. Warm oak, soft flooring, and linen drapery create a dialogue of warmth and quiet. Curved joinery and diffused light define interiors that breathe with the grace of nature.

The generous 3.2-metre floor-to-ceiling height elevates every room, enhancing openness, clarity, and a sense of effortless living.



A CRAFTED HEART DEFINED
BY PRECISION AND BEAUTY



KITCHEN

EVERYDAY CEREMONY SHAPED WITH CRAFT

The kitchen is the sculptural heart of the home, defined by precise craftsmanship and natural materials. A stone island anchors the space, complemented by refined timber cabinetry and subtle metal details inspired by Japanese design. It becomes more than a functional room—it's a space of calm ritual, where everyday moments unfold with intention and ease.





VIEWS THAT QUIET THE
MIND, DAY OR NIGHT

BEDROOMS

SANCTUARIES DEFINED BY TRANQUILITY

Each room is designed to frame its own distinct view, creating a unique connection to place and light. Residences overlooking the cove open to tranquil scenes of still water and soft reflections, evoking a sense of calm retreat. Those facing the city are elevated by the rhythm of urban life, yet remain cocooned in serenity through layered drapery, warm timber finishes, and acoustic refinement. The sea-facing bedrooms offer the most poetic experience—expansive glazing draws in the horizon, allowing natural light to wash over neutral palettes and soft textures.



C A L M B O R N
F R O M B A L A N C E



BATHROOMS

RENEWAL THROUGH LIGHT & TEXTURE

The bathrooms embody HADO's philosophy of purity and balance, transforming simple rituals into moments of renewal. Light interacts gently with textured surfaces, revealing subtle warmth and natural beauty in every detail. Minimal yet deeply sensory, the design captures the essence of calm and permanence—a private sanctuary that restores the spirit through stillness and touch.

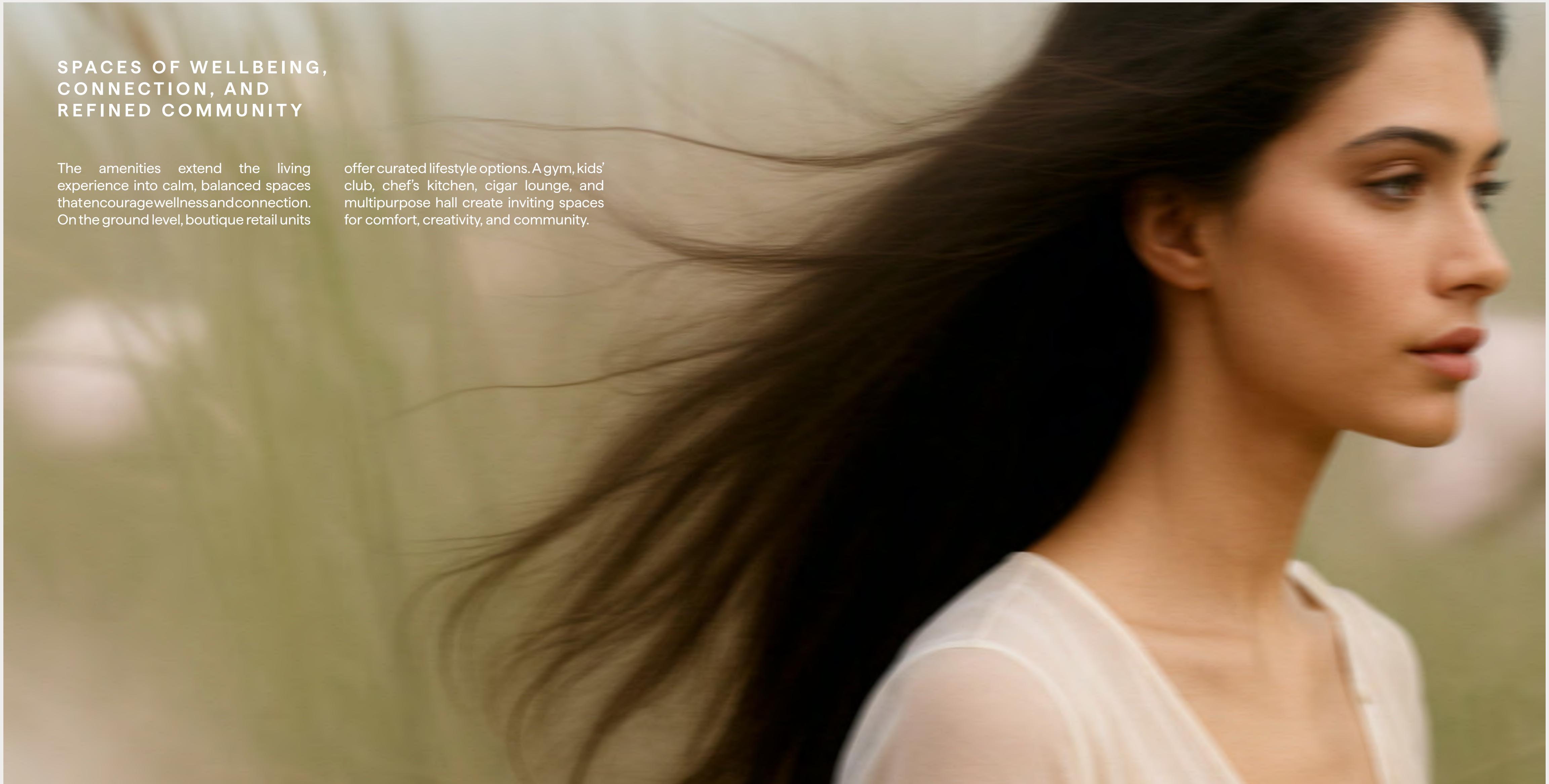




A circular inset is centered on a background that has a warm, golden-brown color with a fine, vertical-striped texture. The inset is a solid, dark reddish-brown color, creating a focal point in the center of the image.

CHAPTER FOUR

THE AMENITIES



SPACES OF WELLBEING, CONNECTION, AND REFINED COMMUNITY

The amenities extend the living experience into calm, balanced spaces that encourage wellness and connection. On the ground level, boutique retail units

offer curated lifestyle options. A gym, kids' club, chef's kitchen, cigar lounge, and multipurpose hall create inviting spaces for comfort, creativity, and community.



ARRIVAL EXPERIENCE

ARRIVAL EXPERIENCE

AN ARRIVAL SHAPED BY CALM PRECISION

The arrival sequence at HADO offers a serene transition from the city into composed refinement. A sculptural canopy with soft curves and filtered light guides movement, creating rhythm and anticipation.

Bronze tones, vertical fins, and gentle reflections establish a warm, intimate welcome. At the centre, a sculptural water feature anchors the space—symbolizing flow and continuity.

Framed by lush greenery and natural textures, the drop-off becomes more than an entry; it is a statement of arrival where architecture and landscape meet in harmony.





DROP-OFF

LOBBY

JAPANESE ARTISTRY DEFINING QUIET LUXURY

Stepping inside, the atmosphere deepens into calm. The lobby rises with quiet grandeur, its soaring ceilings, sculptural glow and refined

stone and timber setting a deliberate mood. At the centre, an abstract installation hovers above a still pool, echoing the fluid grace of water and inviting pause and reflection.





LOBBY ENTRANCE



LOBBY LOUNGE



DESIGNED FOR CONNECTION,
CALM, AND MINDFUL LIVING



POOL DECK



TERRACE GARDEN



CABANAS



ZEN LOUNGE

CHEF'S KITCHEN

CULINARY CREATIVITY SHAPED FOR GATHERING

The Chef's Kitchen is a refined culinary space defined by crafted detail and rich materiality. Soft grey stone grounds the room, paired with oak cabinetry and

brushed metal accents. A linear pendant floats above the island, its gentle glow enhancing a composition shaped by Japanese restraint and quiet precision.





CHEF'S KITCHEN

CIGAR LOUNGE

QUIET INDULGENCE WITHIN CRAFTED, TIMELESS SURROUNDINGS

White oak, deep leather and amber glow create an intimate, enveloping atmosphere that invites you to slow down. A feature shelving wall displays curated objects with Japanese restraint,

each placement intentional. Textures soften the senses and shadows feel deliberate, shaping an experience of quiet luxury that encourages calm, contemplation and connection.





CIGAR LOUNGE



MULTIPURPOSE HALL

INDOOR KID'S CLUB

GENTLE SPACES THAT INSPIRE PLAY AND IMAGINATION

A minimalist, child-friendly environment in muted tones and soft forms. Low timber shelving and rice-paper inspired screens filter natural light, creating a calm place for exploration and creativity.





OUTDOOR KIDS' AREA

FITNESS STUDIO

FOCUSSED ENERGY WITHIN SERENE CLARITY

Designed to inspire and motivate, the Gym blends precision with serenity through clean lines and natural finishes. Full height mirrors and a soft perimeter

glow expand the room, while a subtle ceiling strip guides movement. Muted greys, whites and natural wood create a clarity that balances energy with calm.



WELLNESS SPA & YOGA STUDIO

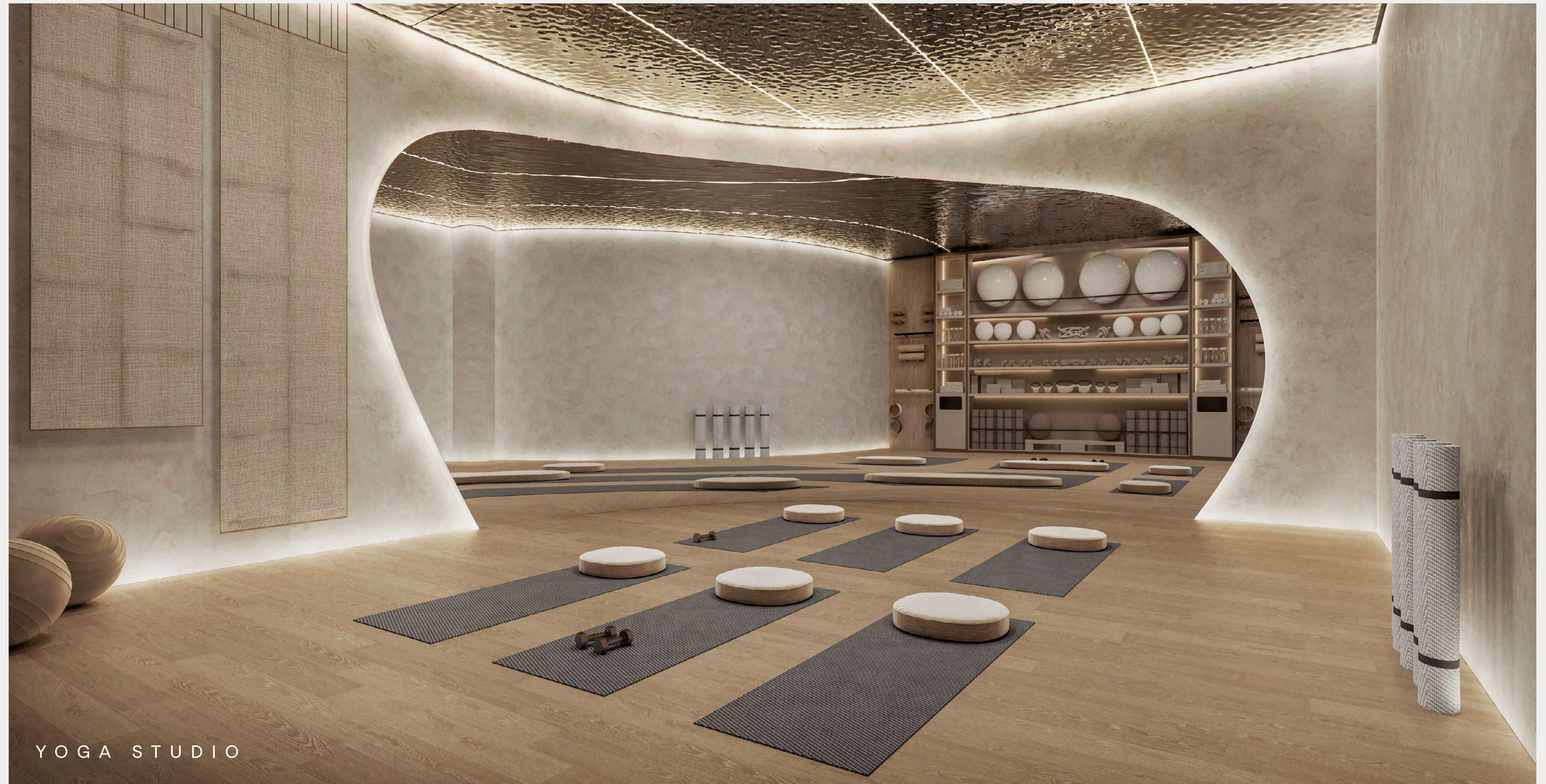
A SPACE OF MINDFULNESS, BREATH, AND RENEWAL

This space invites quiet reflection and connection with your inner energy and the gentle vibration of HADO. Designed for calm, it features warm timber floors, soft concealed lighting, and a palette of

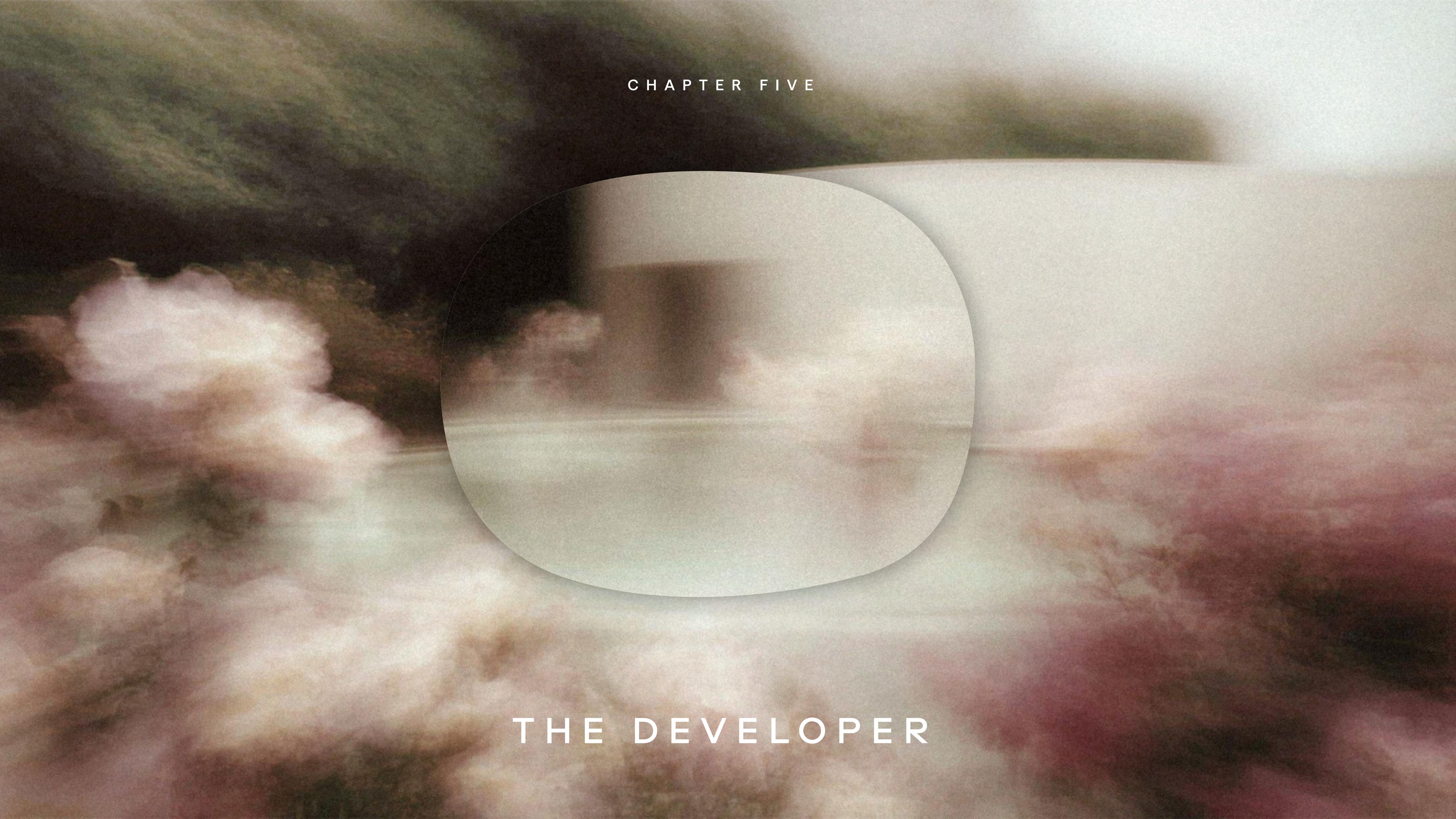
sand, ivory, and light oak inspired by Japanese interiors. The atmosphere is minimal yet sensory, creating an environment that encourages presence, mindfulness, and a deeper

WELLNESS SPA





YOGA STUDIO

A landscape photograph of a path through a field. A large, semi-transparent circular overlay is centered on the image, obscuring the middle portion. The background is a soft-focus view of a grassy hillside and a path. The foreground is in sharp focus, showing the texture of the grass and the path.

CHAPTER FIVE

THE DEVELOPER

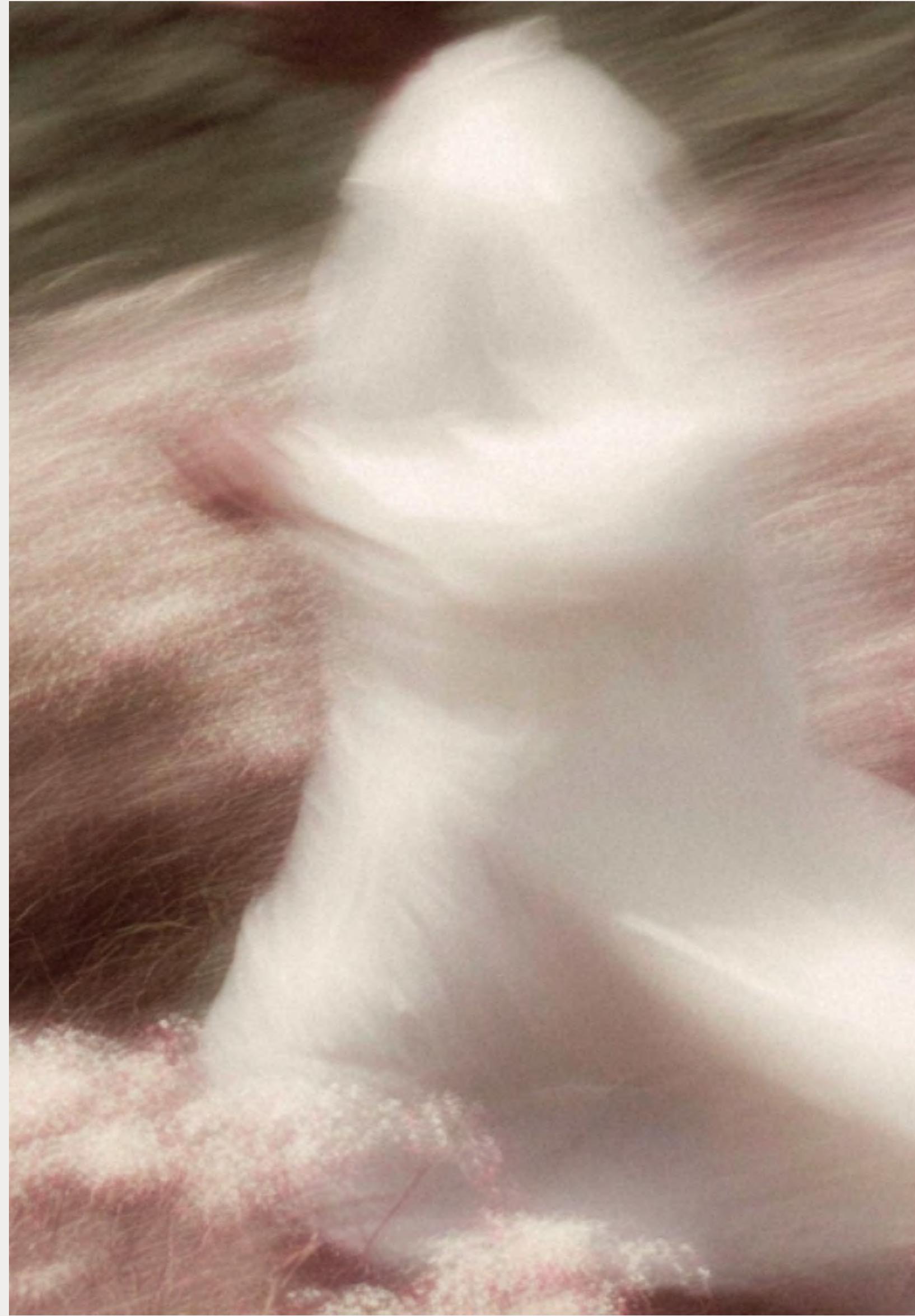
A blurred, warm-toned photograph of a landscape. In the center, a dark, curved shape, possibly a bridge or a path, cuts through a field of green and orange foliage. The background is a soft-focus view of more trees and a hazy sky.

MORE THAN A PLACE



BEYOND

BEYOND IS A PREMIUM REAL ESTATE BRAND UNDER OMNIYAT GROUP, SPECIALISING IN WIDER LUXURY MARKETS AND CREATING HOMES THAT BLEND INNOVATION, NATURE, AND LUXURY.





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