ABOVE

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PROJECT
BOOK

BEYOND

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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.

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LOCATION





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



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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.

PROJECT



EQUILIBRIUM, ENGINEERED

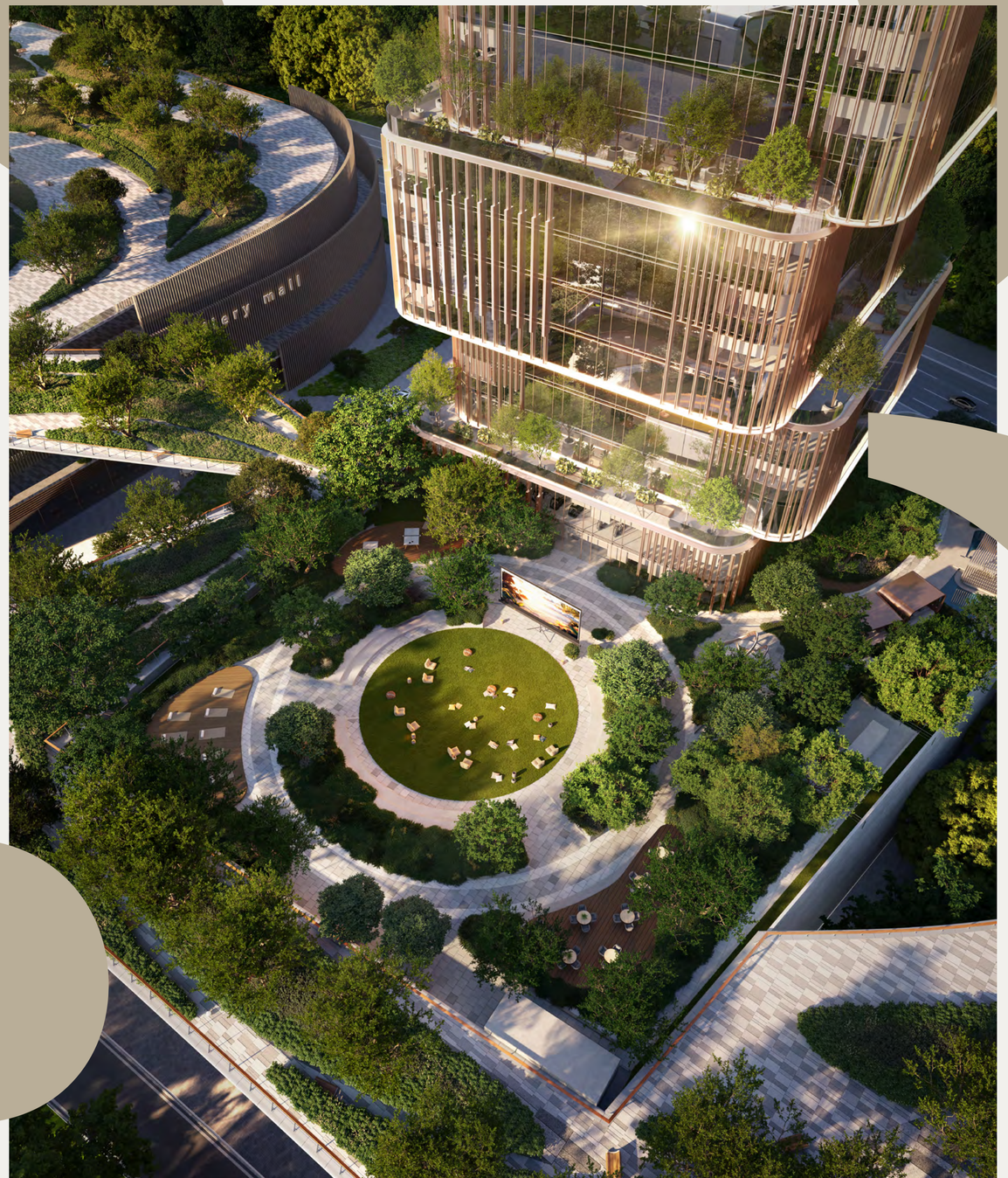
Where bold architecture and intelligent design unite, blending Art Deco elegance with modern precision.

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.

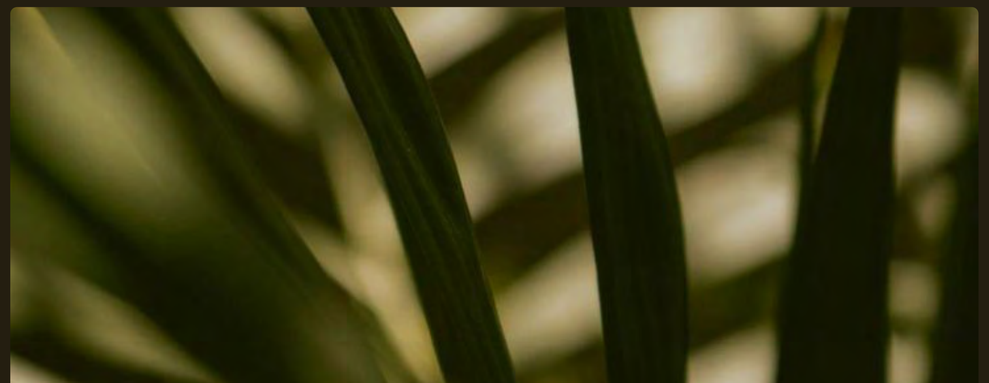




ROOTED IN NATURE

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.

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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.

THE HIGH LIFE

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



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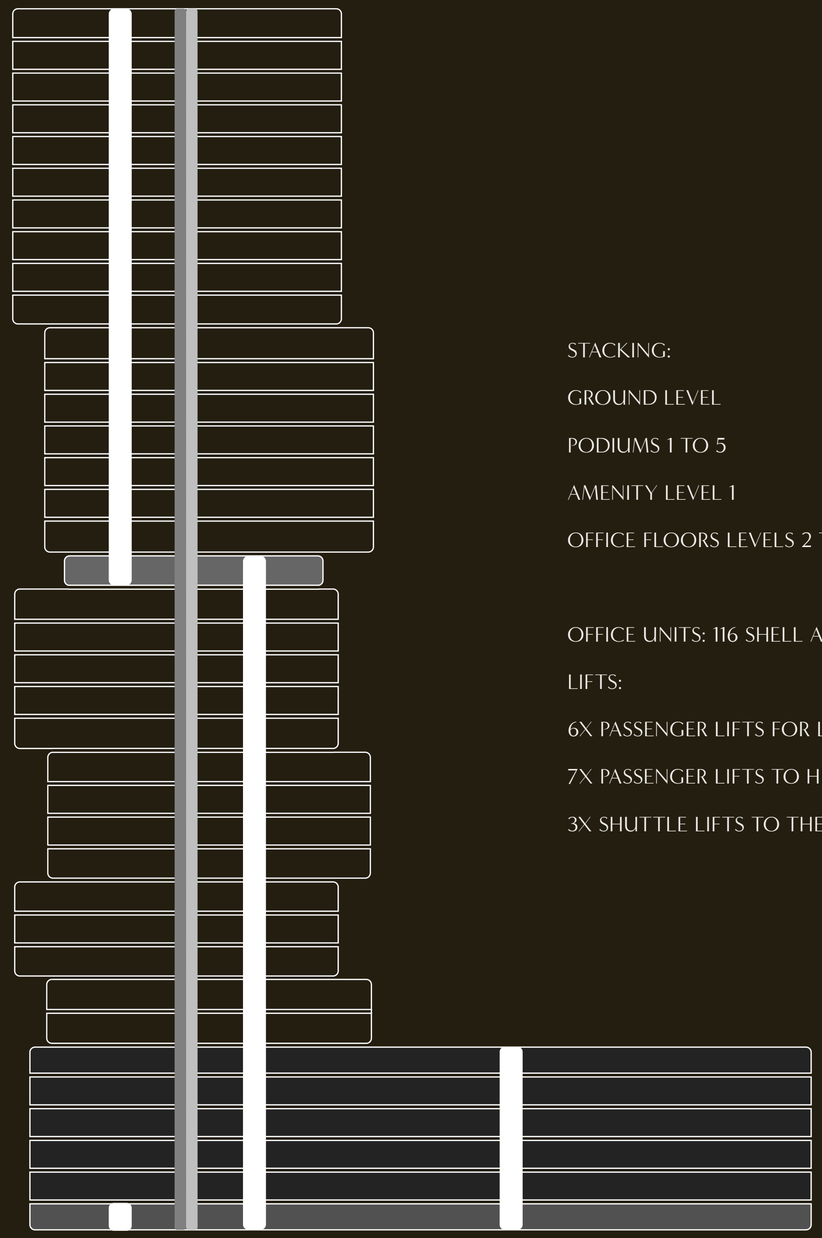
COMMUNITY ON ANOTHER LEVEL

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



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

3

INTERIORS

31 ABOVE
Chapter 3





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.

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THE ART OF ARRIVAL

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





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.



31 ABOVE
Interiors

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.

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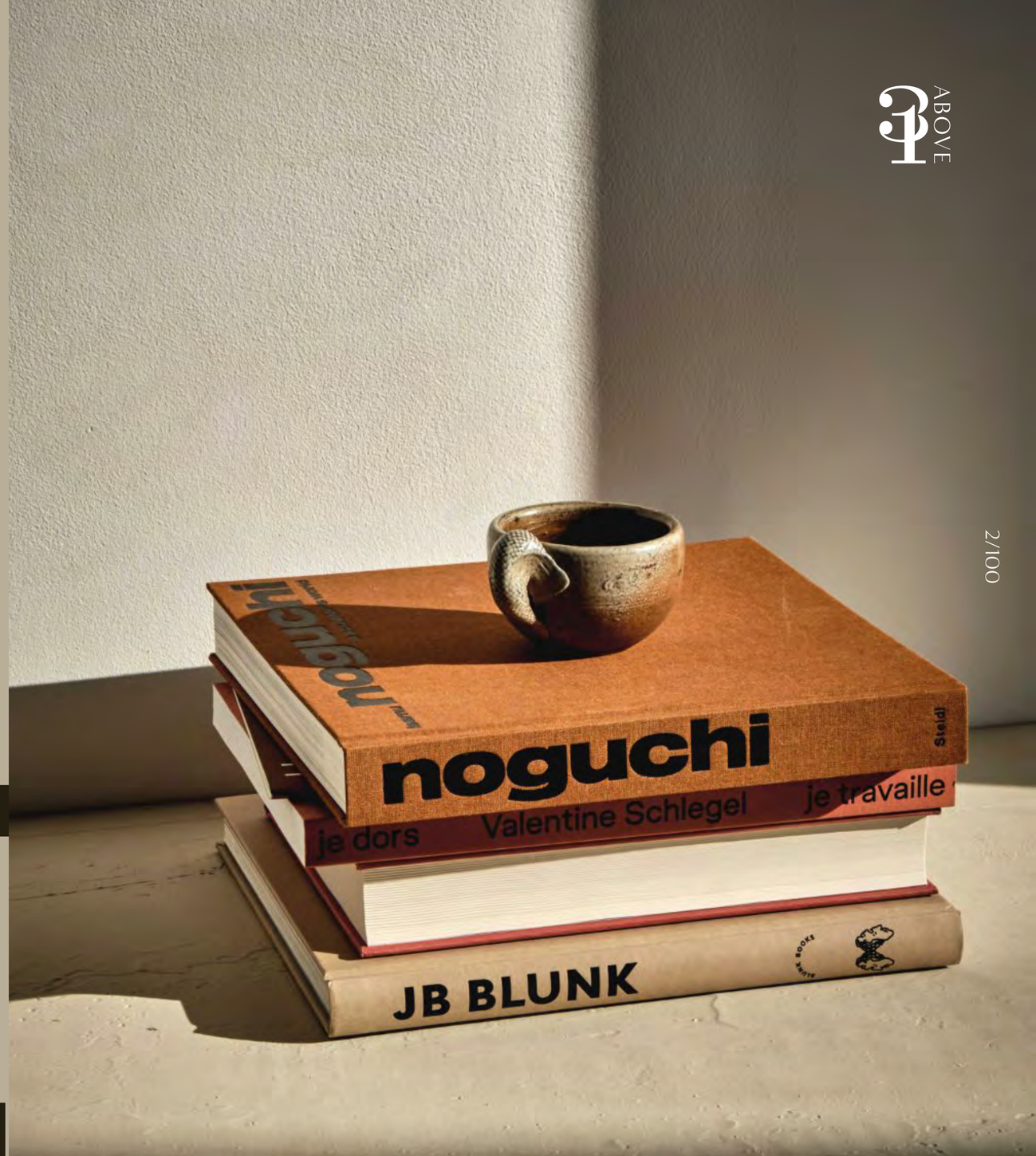
THE VIEW FROM THE TOP

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



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AMENITIES


noguchi
Valentine Schlegel
je dors
je travaille
Stedl
JB BLUNK

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.



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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.





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.



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.

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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.



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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

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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



ABOVE

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.