



KANYON

FACT SHEET

BEYOND

Kanyon is a sculptural residential tower shaped by movement, light, and silence.

Set within Dubai Maritime City's emerging Forest District, it offers a rare balance between architecture and nature, where homes open to immersive greenery, calming horizons, and uninterrupted serenity.

DISTANCE BY CAR

Mina Rashid - 5 min

Jumeirah Beach Coast - **10 min**

The Gold Souq - 15 min

Downtown/Burj Khalifa - **15 min**

Dubai International Airport - **20 min**

Dubai International Financial Centre - **20 min**

KANYON



MINA RASHID



JUMEIRAH
BEACH COAST



DUBAI MALL

DUBAI

DEIRA

DUBAI
INTERNATIONAL
AIRPORT





Dubai Maritime City

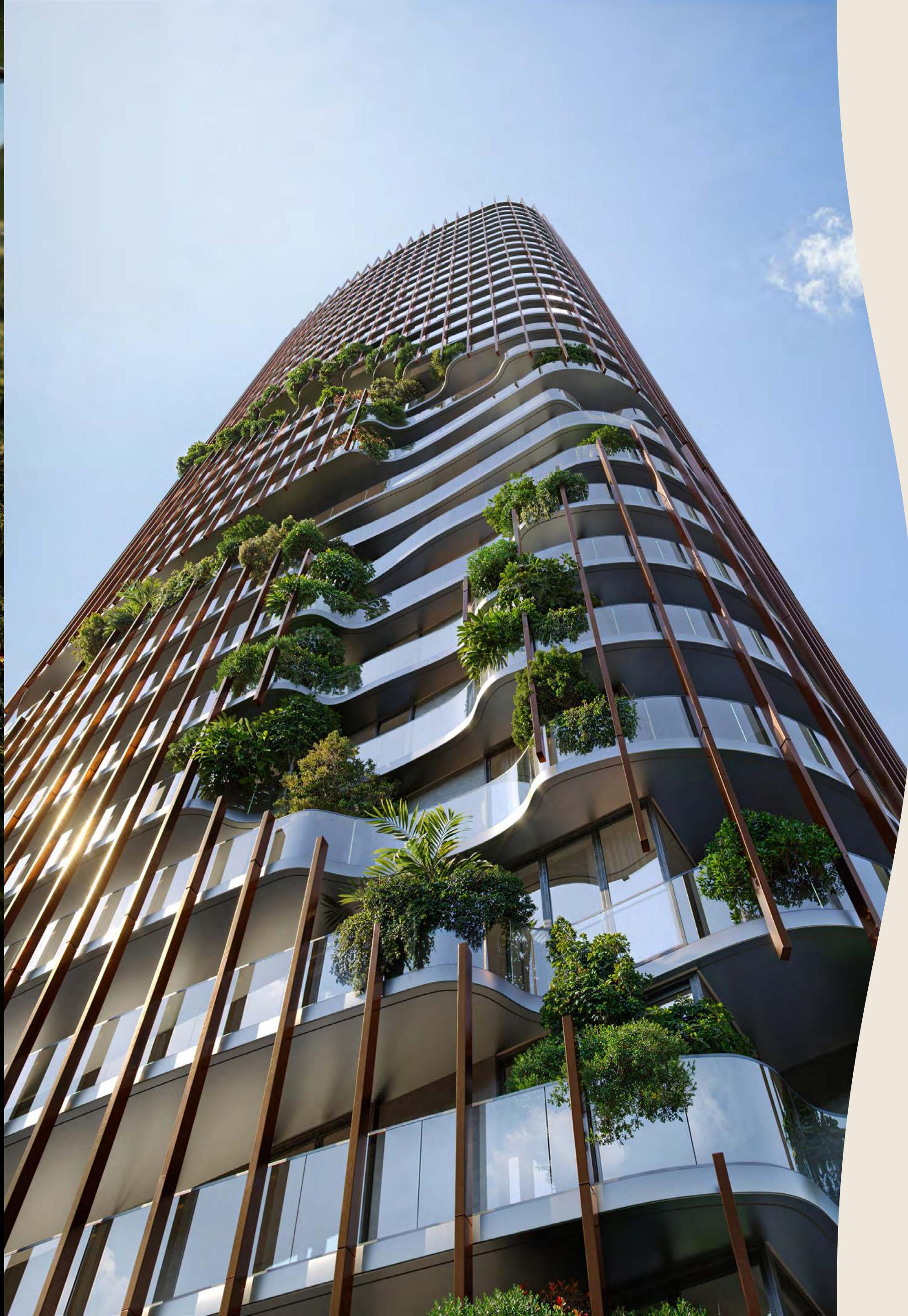
POSITIONED BETWEEN
CITY, SEA & FOREST

Nestled in Dubai Maritime City, Kanyon sits at the heart of the visionary Forest District, a nature-first urban sanctuary that blends woodland paths, shaded promenades, and waterfront horizons.

From Kanyon, views stretch toward Downtown Dubai, the World Islands, and the harmonious waters of Port Rashid. A place to walk, breathe, and slow down while staying connected to Dubai's most dynamic destinations.

AN INCISION OF LIGHT AND
SHADOW FLOWS THROUGH
THE FAÇADE,

carving out depth, silence, and suspended movement.



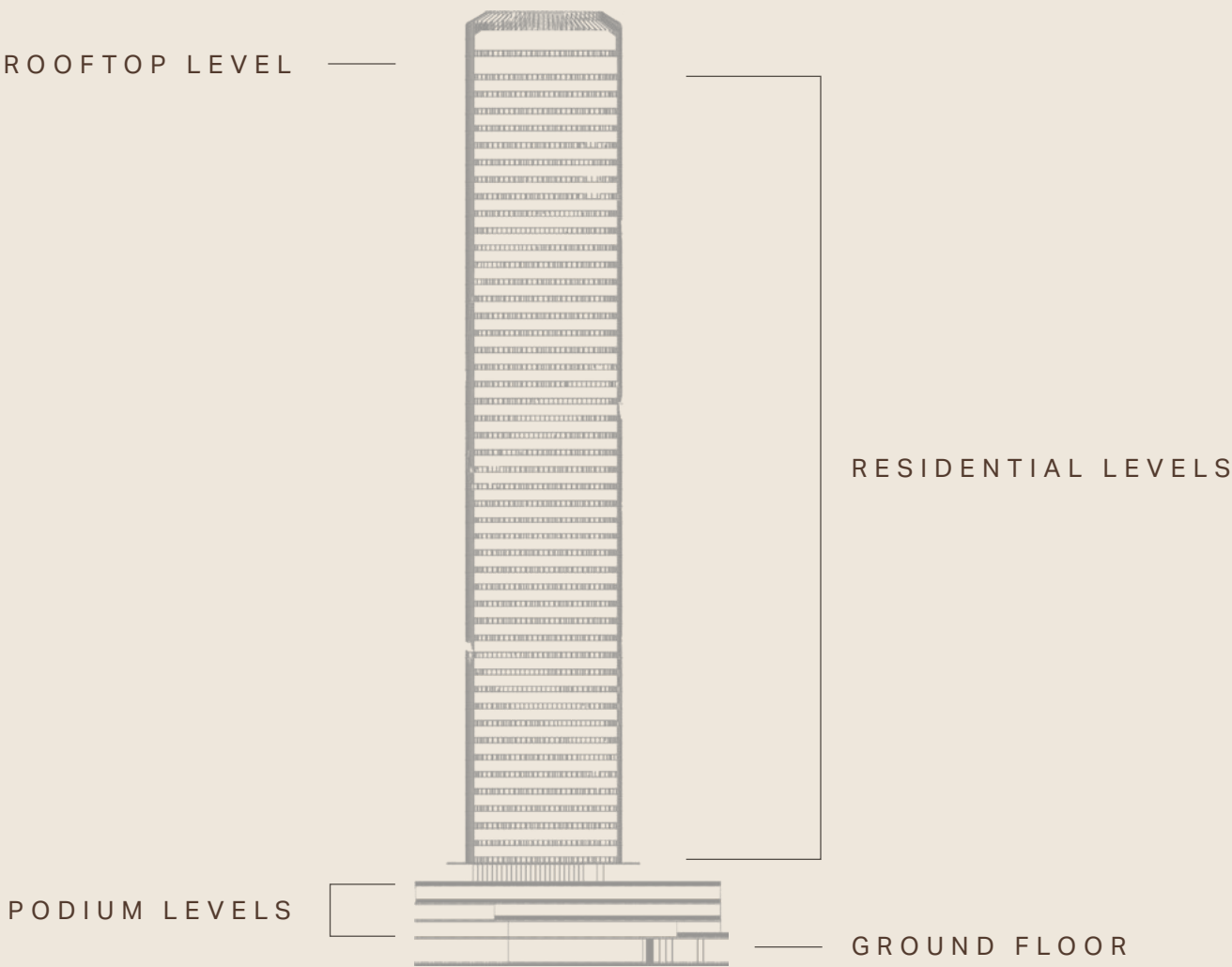
The Art of Subtraction

ARCHITECTURE SHAPED BY MOVEMENT & LIGHT

Kanyon's flowing form rises as a vertical landscape, a tower carved by light, softened by greenery, and animated by a sinuous vegetated spine climbing from podium to summit.

Its double-layer façade blends a high-performance inner skin with an elegant outer bronzed screen, creating depth, shade, and suspended movement.

CORE
COMPONENTS



Ground Floor

Lobby, arrival, landscaped entry

Podium Levels

Terraced landscape, amenities integration

Residential Levels

1, 2, and 3-bedroom residences

Rooftop Level

Spa, sky pool & exclusive bar





SPACE TO EMBRACE

1-BEDROOM RESIDENCES

906.41 sqm

Avg Unit Area

2-BEDROOM RESIDENCES

1,435.95 sqm

Avg Unit Area

3-BEDROOM RESIDENCES

2,345.51 sqm

Avg Unit Area

DOUBLE-LAYER FAÇADE
WITH BRONZE ALUMINUM
FINS SCREEN

WRAPAROUND
CANYON
BALCONIES

SINUOUS GREEN RIBBON
RUNNING VERTICALLY
ALONG THE TOWER

HIGH-PERFORMANCE
GLAZING AND SOLAR-
CONTROLLED DESIGN





BEYOND

The Grand Lobby

ARRIVAL EXPERIENCE

A refined drop-off framed by landscaped
terraces leads into

a calm, elegant grand lobby, a sanctuary of stone,
glass, and soft light.





INTERIOR
FEATURES

A quiet canvas designed for
serenity and renewal.

- Fine timber, brushed metals, tactile stone
- Spa-inspired bathrooms
- Intelligent storage solutions
- Silent ventilation and wellness-centric design
- Seamless indoor-outdoor transitions

DESIGNED FOR
CONNECTION, CALM
& EVERYDAY BEAUTY

Amenities

KIDS
CLUB

A serene entrance framed by
natural light, curated retail, and
personalized services.





Amenities

MULTI-FUNCTIONAL PAVILIONS

Terraced communal spaces suspended
between levels for gathering, fitness, or
quiet reflection.

Amenities

BUSINESS LOUNGE

Sea-facing desks flooded with
natural light — crafted for creativity,
productivity, and flow.





Amenities

REFRESHING
POOLS

A calm, light-filled pool deck
surrounded by greenery and
open sky.



Amenities

ROOFTOP
HAVEN

Exclusive bar with
panoramic city and
sea views.







Amenities

INDOOR GYM CLUB

Modern equipment,
natural tones, and
uplifting energy.



A m e n i t i e s

P R I V A T E
S P A

A sanctuary of saunas, steam
rooms, and quiet relaxation spaces
immersed in nature.





Immerse yourself in a place where horizons open endlessly, where light
becomes part of the city,

AND EVERY MOMENT GLOWS WITH
LIFE WAITING TO BE LIVED.



KANYON

BEYOND

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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.