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OFF PLAN

Hado by Beyond

Location: Dubai Islands, Dubai

Starting From: AED 2,300,000

Permit No: 2

Hado by Beyond

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Beyond Developments	**Apartments & Duplexs**	**Q2 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Hado by BEYOND is a premium waterfront residential development by **BEYOND Developments**, located within the emerging **SIØRA district of Dubai Islands**. The project introduces a design-led approach to coastal living, combining contemporary residences, wellness-oriented amenities and direct proximity to Dubai's expanding beachfront environment.

Hado is composed of **three residential towers – Tower A, Tower B and Tower C**. The development offers **1, 2, 3 and 4-bedroom residences**, including larger simplex and duplex configurations. Published floor-plan information shows one-bedroom residences from approximately **767 to 1,426 sq. ft.**, two-bedroom residences from **1,063 to 2,199 sq. ft.**, and three-bedroom apartments from approximately **1,631 to 2,714 sq. ft.**

At the upper end of the collection, three-bedroom duplexes extend to approximately **2,931 sq. ft.**, while four-bedroom simplex residences range up to approximately **2,809 sq. ft.** The largest published four-bedroom duplex configuration reaches approximately **4,784 sq. ft.**, giving Hado a substantial range of larger-format waterfront homes in addition to its conventional apartments.

The project's architectural and interior concept draws on a calm, wellness-oriented aesthetic. Expansive glazing, generous terraces and carefully considered layouts are intended to maximise natural light and capture views across the surrounding waterfront environment. This approach gives Hado a more understated character than many highly decorative luxury developments in Dubai.

Lifestyle facilities form an important part of the development. Confirmed amenities include a **pool deck, terrace garden, Zen lounge, Chef's Kitchen, indoor children's club, outdoor children's area, cabanas, cigar lounge, multipurpose hall, fitness studio, wellness spa and dedicated yoga studio**.

The **Dubai Islands** location is central to Hado's positioning. The wider destination is being developed as a major waterfront district combining residential neighbourhoods, beaches, hotels, resorts, retail, dining and recreational destinations. Hado's location allows residents to enjoy a coastal environment while remaining connected to established areas of Dubai through **Al Khaleej Road (D92)** and onward connections to the city's major road network.

Hado follows a **50/50 payment plan**. Buyers pay **10% on booking and 40% during construction**, bringing the pre-handover contribution to 50%, with the remaining **50% due upon completion**.

For handover, the strongest current portal record specifies **June 2029, corresponding to Q2 2029**. Some independent marketing sources still state Q3 2029, so buyers should use the latest SPA/developer schedule as the definitive contractual completion date.

From an investment perspective, Hado combines **waterfront positioning, large-format residences and Dubai Islands' long-term development potential**. Its three-tower composition provides a range of layouts and price points, while the larger duplex inventory may appeal to buyers seeking more differentiated residences.

Unit selection will be particularly important. Investors should compare **tower, floor, orientation, sea view, internal area, terrace size and price per square foot**, especially as substantial new residential inventory is expected across Dubai Islands over the coming years.

Why Buy Hado by BEYOND Through A1 Properties?
Purchasing **Hado by BEYOND** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with knowledge of Dubai Islands, waterfront developments and the city's premium off-plan market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare residences across Towers A, B and C according to **square footage, floor, orientation, waterfront views, layout, price per square foot and payment structure**.

For investors, our advisors can benchmark Hado against other developments across **Dubai Islands and Dubai's wider waterfront market**, considering entry pricing, future supply, resale positioning and rental potential. For end-users, the selection process can focus on usable space, privacy, views, outdoor areas and proximity to lifestyle amenities.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10% Down Payment	**40%** During Construction	**50%** On Handover