



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**

Collegiate International School

JUMEIRAH

Safa British School

DUBAI MALL

Business Bay



DIFC

Downtown Dubai



JUMEIRAH BEACH COAST

DUBAI

Clemenceau Medical Center Hospital

Swiss International Scientific School in Dubai



MINA RASHID

Infinity Bridge
Gold Souk
International Modern Hospital

Burjuman

DEIRA

Dubai Hospital
The Elite English School
Victoria International SchoolCanadian Specialist Hospital
Pristine Private School Main Campus

DUBAI INTERNATIONAL AIRPORT

KANYON



Dubai Maritime City

POSITIONED BETWEEN CITY, SEA & FOREST

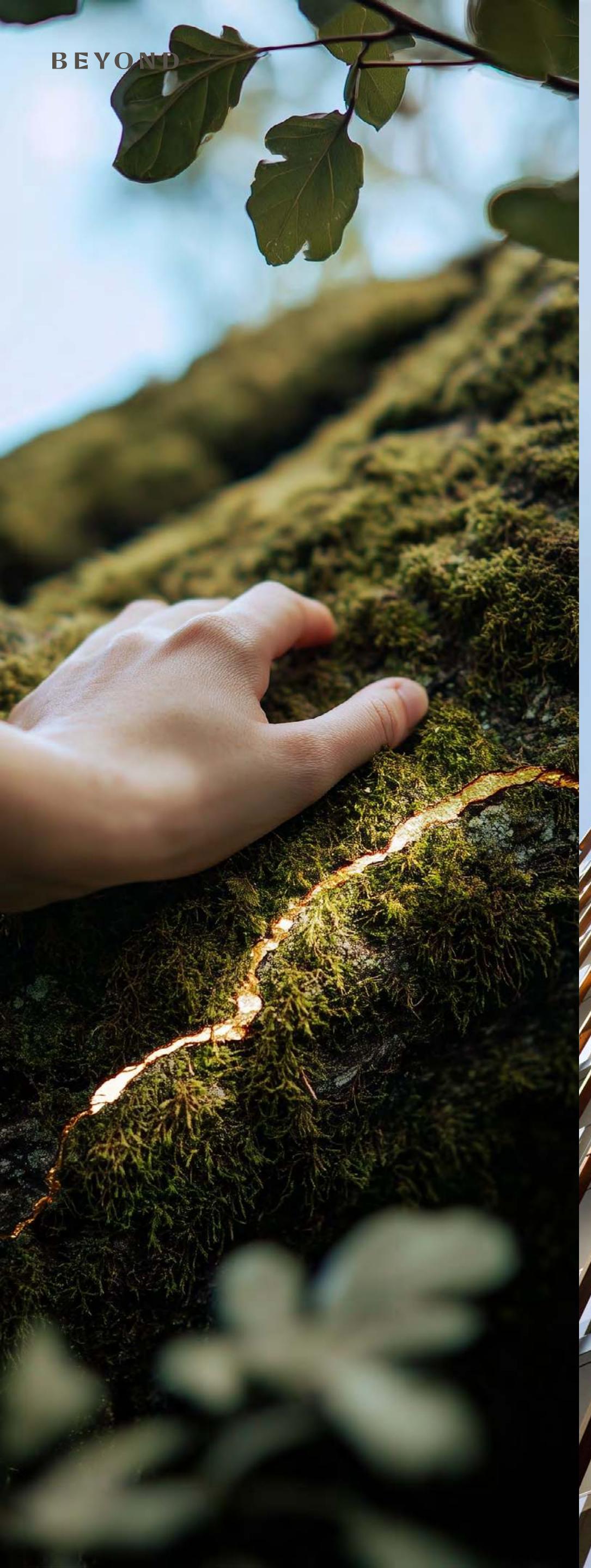
Nestled in Dubai Maritime City, Kanyon sits at the heart of the visionary Forest District, a nature-first urban sanctuary that blends woodland paths, shaded promenades, and waterfront horizons.

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.



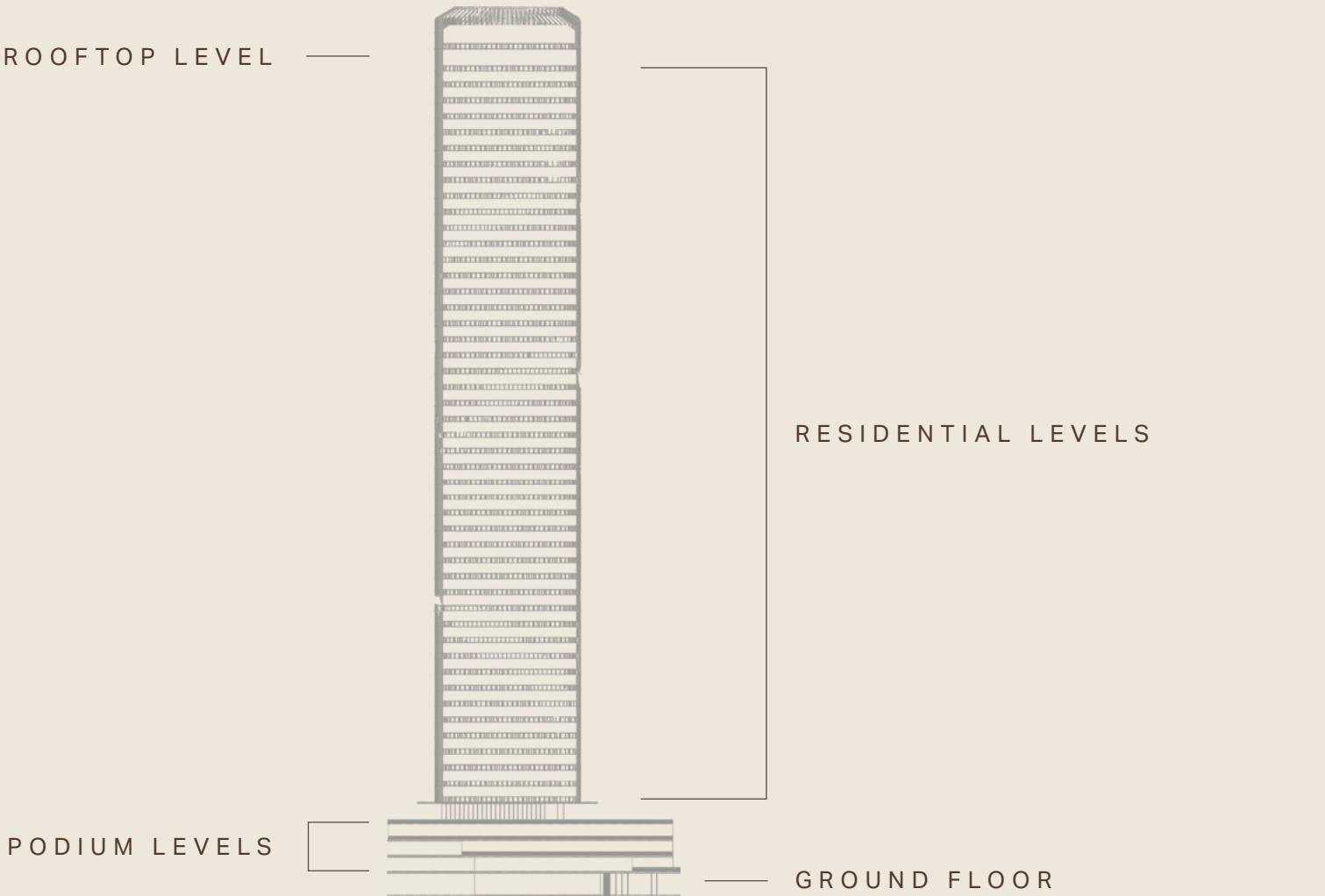
The Art of Subtraction

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





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.

B E Y O N D

F L O W I N G

R E F I N E D

H U M A N





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

K I D S
C L U B

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

A m e n i t i e s





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.





A m e n i t i e s

REFRESHING POOLS

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



A m e n i t i e s

ROOFTOP HAVEN

Exclusive bar with
panoramic city and
sea views.







Amenities

INDOOR GYM CLUB

Modern equipment,
natural tones, and
uplifting energy.



Amenities

PRIVATE SPA

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.