



BEYONDLIVING.ME

BEYOND LIVING
REAL ESTATE

BOUTIQUE ADVISORY FIRM

B E Y O N D
L I V I N G

Boutique real estate and investment advisory redefining portfolio strategy through clarity, trust, and thoughtful selectivity in Dubai's dynamic market.

TRUST. SELECTIVITY. CLARITY.





Beyond Living is a boutique real estate investment advisory based in Dubai, focused on helping global investors access opportunities through a structured, insight-led approach.

We operate at the intersection of **real estate, capital strategy, and market access**, guiding clients with clarity in a market shaped by capital flows, policy, and timing.

We are not driven by transactions.

We are driven by **long-term investment outcomes**.

WHO WE ARE

Beyond Living is a boutique real estate and investment advisory headquartered in Dubai, founded by professionals with extensive international experience across real estate, finance, and wealth management.

We bring deep expertise in the UAE's residential and commercial markets, focusing on quality, insight, and long-term value. Our advisory model blends personalised, relationship-led service with disciplined, research-driven analysis.

EVERY RECOMMENDATION IS CURATED

EVERY PROPERTY IS VETTED

EVERY CLIENT JOURNEY IS INTENTIONAL



AT BEYOND LIVING, REAL ESTATE IS NOT
SIMPLY A TRANSACTION -**IT IS STRATEGY,**
CLARITY, AND TRUST.

WHAT SETS US APART

➤ STRATEGIC ADVISORY

We define positioning before recommending assets

➤ DIRECT MARKET ACCESS

Established relationships with leading developers enable earlier and more selective entry

➤ DATA-DRIVEN INSIGHTS

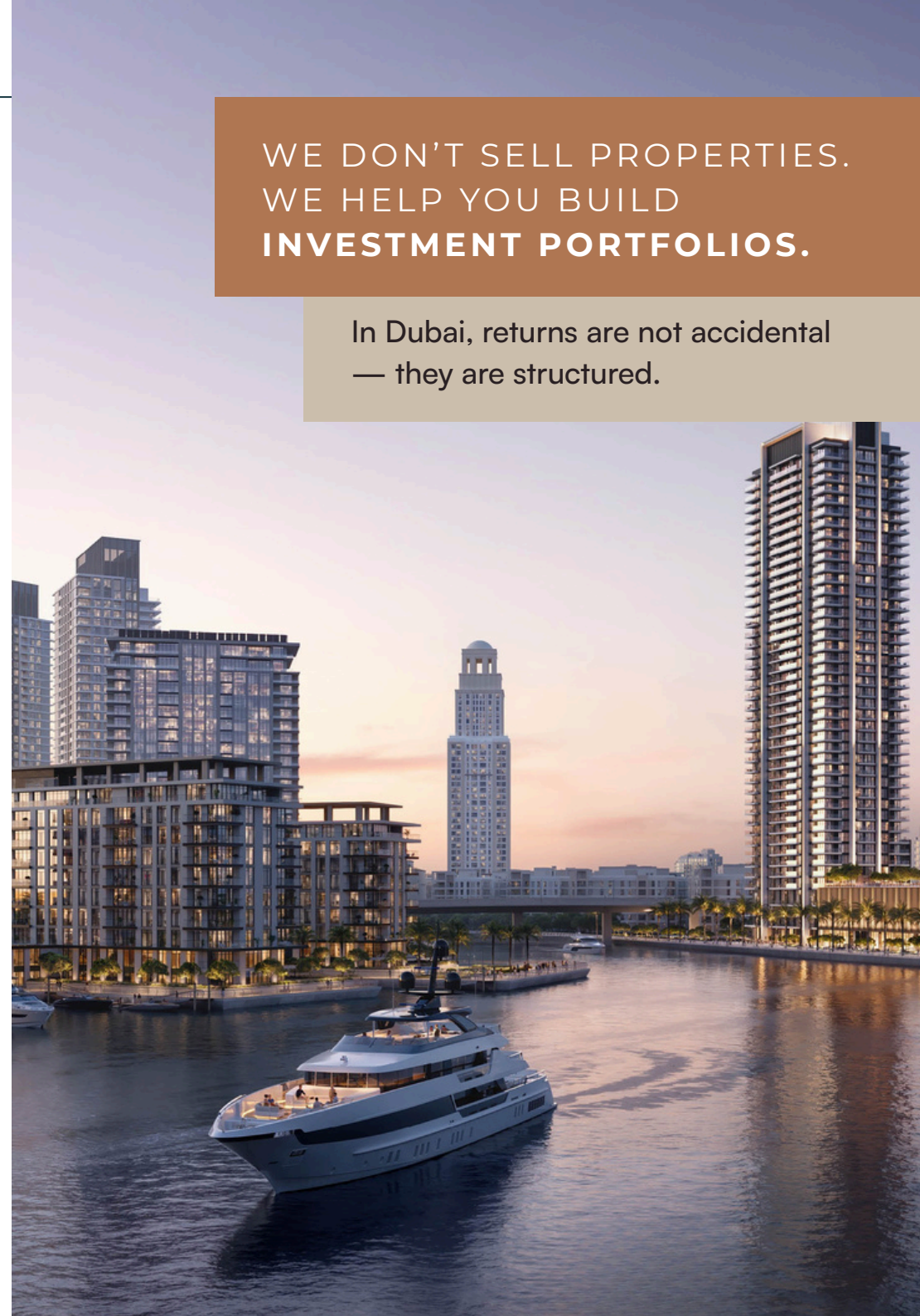
Decisions supported by analysis, not speculation

➤ INTERNATIONAL PERSPECTIVE

Experience working with global investors across multiple markets and cycles

WE DON'T SELL PROPERTIES.
WE HELP YOU BUILD
INVESTMENT PORTFOLIOS.

In Dubai, returns are not accidental
— they are structured.



OUR CORE SERVICES



PRIMARY & SECONDARY MARKET SALES

We specialise in both off-plan (primary) and ready (secondary) residential properties. Our team provides tailored guidance, precise market intelligence, and full support throughout the acquisition process—ensuring clients secure assets that align with their financial goals and lifestyle ambitions.



COMMERCIAL REAL ESTATE

Beyond Living advises clients on high-quality commercial assets, including Grade A offices, retail spaces, and income-generating commercial opportunities. We help investors identify strong-performing commercial products that support long-term returns, stability, and portfolio diversification.



PROPERTY INVESTMENT ADVISORY

Our investment advisory blends financial discipline with real-world market expertise. We support clients with portfolio structuring, asset selection, financial modelling and ROI analysis, risk assessment, market-entry strategies, and tailored acquisition planning.



RENTAL ADVISORY & PROPERTY MANAGEMENT

To support clients beyond acquisition, Beyond Living provides long-term rental advisory, short-term rental strategy, and full property management services. These services ensure that each asset is optimised for performance, well-maintained, and aligned with the client's broader portfolio objectives.

OUR PHILOSOPHY

➤ INVESTMENT FIRST. ALWAYS.

The right asset is not the most available one — it is the one that fits a clearly defined investment strategy.

We focus on:

- Market timing and positioning
- Asset selection based on fundamentals
- Risk-adjusted decision making
- Long-term portfolio thinking

This ensures decisions are made with intention, not urgency.



THE BEYOND LIVING FRAMEWORK

Every recommendation is tied to a clear objective—whether capital growth, yield generation, diversification, or long-term wealth preservation. Our approach mirrors institutional portfolio management, designed to deliver clarity and confidence.

A structured investment process designed for Dubai's market dynamics:

- 1 Consultation**
Understanding your objectives, timeline, and risk profile
- 2 Strategy Development**
Identifying where value sits within the current market
- 3 Opportunity Curation**
Filtering opportunities aligned with your investment criteria
- 4 Acquisition Support**
End-to-end guidance through the purchasing process
- 5 Ongoing Advisory**
Portfolio monitoring, optimisation, and exit strategy planning

Our approach mirrors institutional portfolio management, designed to deliver clarity and sustainable growth across market cycles.





OUR VISION

To become a trusted reference for strategic real estate investment in Dubai, known for clarity, discipline, and long-term performance.

OUR MISSION

To guide investors in making structured, well-informed decisions in Dubai real estate through market understanding, personalised advisory, and selective opportunity access.

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OUR VALUES



Clarity

Transparent guidance in a market often defined by noise and complexity.



Long-Term Value

Building portfolios that perform, protect, and endure beyond market cycles.



Personalisation

Strategies reflecting each individual's objectives, structure, and ambition.



Trust

Relationships built on integrity, accountability, and alignment.



Selectivity

Quality over volume with clients, developers, and partners who share a long-term perspective.



Discipline

Every recommendation vetted, researched, and evaluated with rigour.

EXECUTIVE LEADERSHIP

The leadership team behind Beyond Living brings decades of experience across global real estate, financial markets, and investment strategy.

Their shared vision is to elevate the client experience through knowledge, integrity, and personalised service—ensuring each investor feels confidently guided at every step.



HANY NAGUIB

Co-Founder &
Chairman



NAJIB SABBAGH

Co-Founder &
Chairman

EXPERIENCE THAT GUIDES YOU

GLOBAL EXPERTISE

International experience across real estate, finance, and wealth management.

LOCAL KNOWLEDGE

Deep understanding of UAE's residential and commercial markets.

CLIENT-FIRST APPROACH

Committed to delivering exceptional, personalised advisory services.

OUR STRATEGIC NETWORK

We collaborate with a curated network of leading developers, operators, and institutional partners, providing our clients with access to opportunities that are often not available in the open market.

This includes:

- Early-stage project access
- Private allocations
- Off-market opportunities
- Direct developer relationships



PARTNER DEVELOPERS

Our Partner Developers, a curated selection of Dubai's leading developers chosen for reliability, quality, and long-term investment performance.





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OUR CLIENTS

We work with investors who:

Want a structured approach to Dubai real estate

Value clarity over sales-driven advice

Are focused on long-term portfolio growth

Prefer selective, high-quality opportunities

TOP PICKS: PROJECTS 2026

Our curated selection of prime real estate opportunities for astute investors in Dubai's thriving market.



BAYN BY ORA

A 4.8 million sq ft beachfront community in Ghantoot (between Dubai and Abu Dhabi), featuring luxury villas and mansions with 1.2km of pristine beaches, 55% green spaces, and a 5-star hotel.



THE HEIGHTS BY EMAAR

An 81 million sq ft master community valued at AED 55 billion in Dubai, featuring luxury villas and townhouses with a central wellness center, 38 cycling tracks, and extensive open spaces.



OASIS BY EMAAR

A 100 million sq ft master community in Dubailand (near Jumeirah Golf Estates) valued at AED 73 billion, offering 7,000+ luxury villas and mansions (4-7 bedrooms) with 25% dedicated to parks, water features, golf courses, and beaches.

TOP PICKS: PROJECTS 2026 (CONTINUED)

Our curated selection of prime real estate opportunities for astute investors in Dubai's thriving market.



BRANDED RESIDENCES: CREEK HARBOUR

Exclusive apartments in **Dubai Creek Harbour**, managed by Emaar renowned luxury brands. Enjoy sophisticated design, hotel-level services, and breathtaking views of the Creek and Dubai skyline.



OCTA ISLE INTERIORS BY MISSONI

Located on Island A of Dubai Islands, featuring 2-5 bedroom residences with Missoni's signature design elements including custom mosaics and vibrant patterns. Offers waterfront views, private beaches, and resort-style living.



AQUARISE BY BINGHATTI

A striking residential tower in Business Bay featuring studios to 4-bedroom apartments. Designed by Binghatti with contemporary architecture and world-class amenities including pools, gym, and yoga areas. Minutes from Dubai Mall and Downtown.

LET'S BUILD YOUR FUTURE TOGETHER

READY TO BEGIN?

Whether you're exploring your first investment in Dubai or refining an established portfolio, Beyond Living is here to guide you with clarity, discipline, and trust.

Connect with us to discover how we can support your real estate journey.

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WHERE STRATEGY MEETS CLARITY,
AND PORTFOLIOS ARE BUILT TO ENDURE.