

SELENE

BEACH RESIDENCES

FACT BOOK

SOBHA

Siniya Island

Untouched.
Undiscovered.
Unrivalled

Where the allure lies in what remains wild and free.

SOBHA
Siniya Island

DISCOVER YOUR NATURAL HABITAT

Sobha Siniya Island stands as one of the UAE's precious natural gems waiting to be explored. Cocooned by the azure waters of the Persian Gulf, this island boasts diverse habitats ranging from pristine white sand beaches to lush mangroves decorated by a rich tapestry of unique wildlife including gazelles, oryx, flamingos and rare turtles.



COMMUNITY FEATURES

- A residential community where apartment living merge with the natural island to balance the lifestyle
- A leisure community with multiple passive & active water activities, along with active beach promenades
- An ultra-luxury island development with panoramic views of the natural lagoon & sea
- The development contains several multi use towers of varying hights from 2 - 10 stories
- This residential development comprises of 546 apartments and 12 retail units
- The development would rise to be an important architectural marvel in Umm Al Quwain
- A unique lifestyle environment which shall include state-of art indoor and outdoor amenities
- Strong sense of Place, Peace and Well-Being

PROJECT HIGHLIGHTS

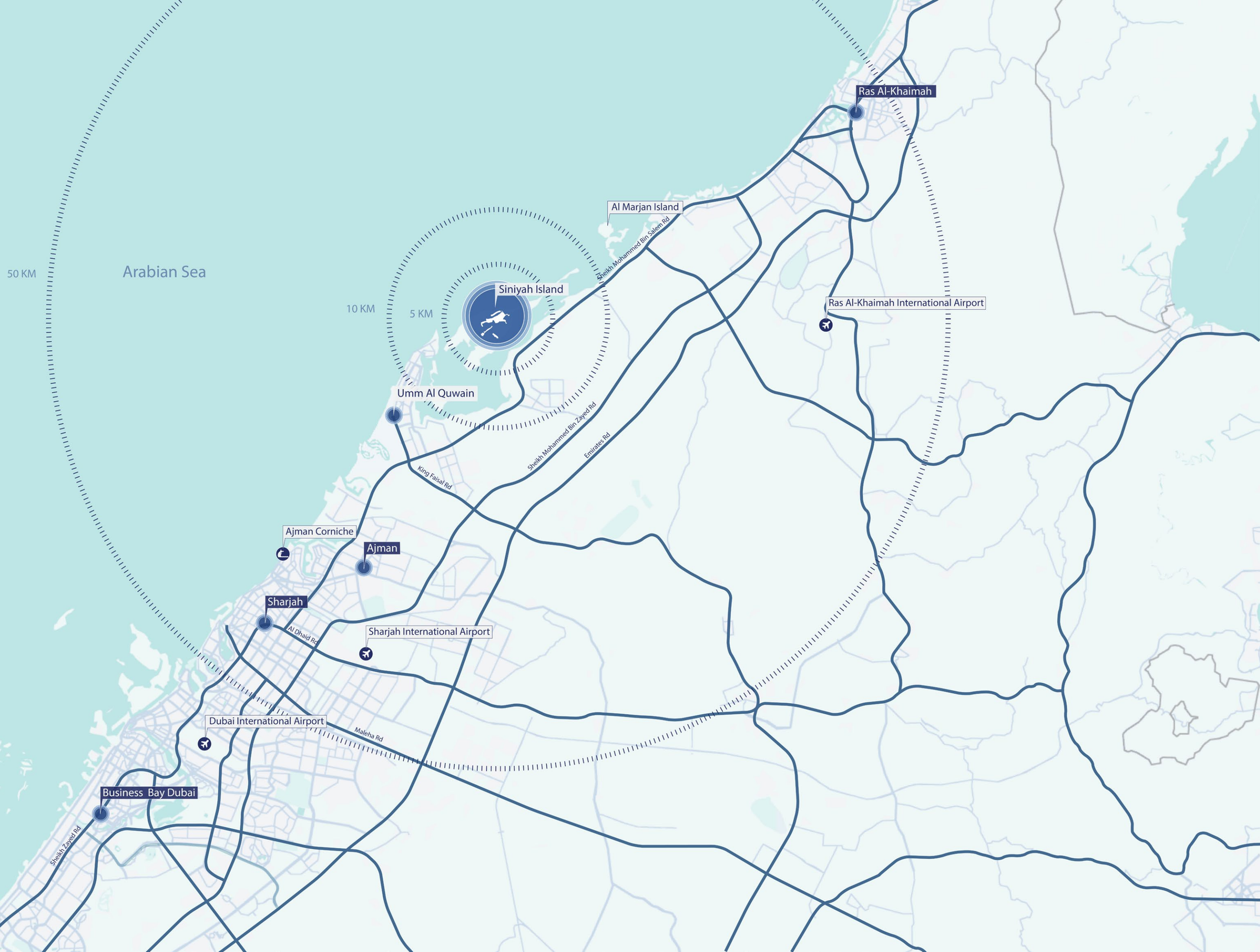
4 Towers

ACD - December 2027

546 Residential units

FLOORS

Tower A – G+7 Floors
Tower B – G+9 Floors
Tower C – G+7 Floors
Tower D – G+1 Floor


Arabian Sea
50 KM
10 KM
5 KM
Siniyah Island
Al Marjan Island
Sheikh Mohammed Bin Salem Rd
Ras Al-Khaimah
Ras Al-Khaimah International Airport
Umm Al Quwain
Sheikh Mohammed Bin Zayed Rd
Emirates Rd
King Faisal Rd
Ajman Corniche
Ajman
Sharjah
Al Dhaid Rd
Sharjah International Airport
Dubai International Airport
Maleha Rd
Business Bay Dubai
Sheikh Zayed Rd

BEACH RESIDENCES

- Each tower will have dedicated lobby with multiple lifts
- Door, kitchen, wardrobe, and vanity finishing with laminate, melamine, high gloss PET [polyethylene terephthalate] or equivalent



LIVING ROOM

- Matt emulsion paint on walls with skirting for living rooms
- Porcelain tiles in all living areas

BEDROOM

- Master bedroom has ensuite bathroom
- Matt emulsion paint on walls with skirting for bedrooms
- Porcelain tiles in all bedrooms

BATHROOMS & POWDER ROOM

- All Water Closet's and Wash Basin's are provided of Premium Brand
- Chrome plated fittings of of Premium Brand
- Floor and wall finishes are done with high quality porcelain tiles
- Vanity and wardrobe with fixtures and fittings of laminate/high gloss PET [polyethylene terephthalate] or equivalent
- Concealed cistern of Premium Brand



KITCHEN

- White goods including oven, gas hob and hood, refrigerator and washing machine of premium brand
- Matt emulsion paint on walls with good quality finish between base and wall cabinets
- Good quality reconstituted stone or equivalent provided for countertop stone in vanity and kitchen
- Kitchen cabinet of laminate/ high gloss PET [polyethylene terephthalate] or equivalent



AMENITIES



COMMUNITY AMENITIES

Recreational fishing deck
Family oriented golf course
Event cabana
Fiesta square
Al fresco dining
Play zones
Lagoon beach
Linear park
Luxury beach club
Yacht club
Beach cabana
Helicopter & air taxi landing pad
Waterfront boulevard
Mosque
Retail mall
Public beach

SEA-WATER LAGOON

Beach volleyball
Barbeque area

ENABLED FOR NON-MOTORIZED WATER SPORTS;

Snorkeling
Paddle boarding
Kayaking
Floating cinema
Kiteboarding
Rowing
Windsurfing
Canoeing

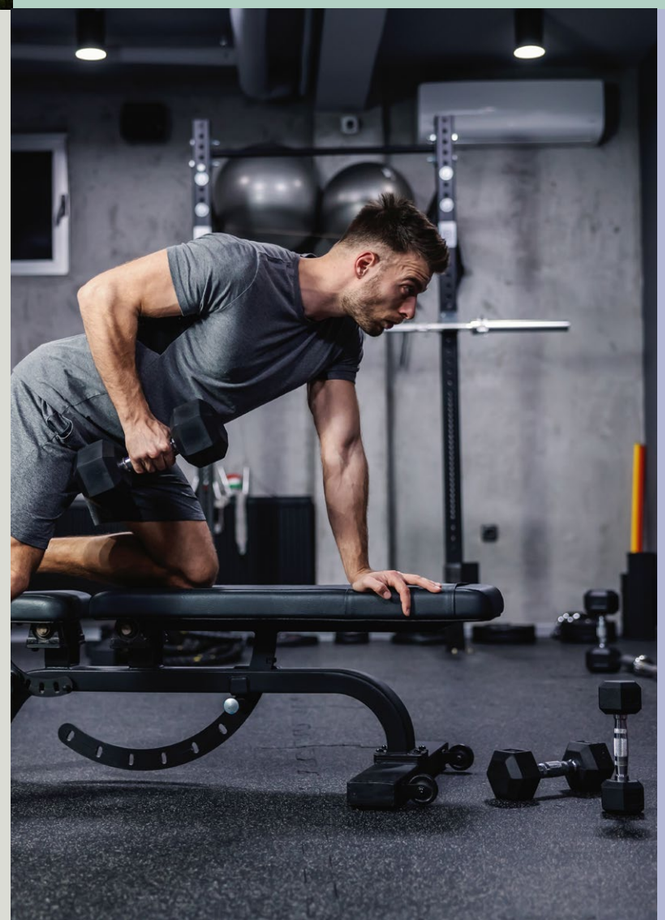


CLUBHOUSE

Entrance lobby with reception
Library lounge
Gymnasium
Health club with steam & sauna
Multipurpose hall
Indoor games area
Business lounge / meeting space
Café lounge
Swimming pool
Barbeque area

LINEAR PARK AMENITIES

Amphitheatre
Bbq & dining areas
Yoga decks
Trampoline
Wellness park
Ping pong tables
Running circuit
Tennis courts
Paddle courts
Skateboarding zone



TOWER AMENITIES

Pool
Kids pool
Kids play area
Open fitness
Social hub space
Overlooking deck
Activity lawn
Gym
Multipurpose room



SOBHA
REALTY

MEP FEATURES

- District cooling* (charged separately, as per actuals)
- Home automation provisions for lighting and temperature control

SUSTAINABILITY FEATURES

- Double-glazed façade with superior heat and sound insulation
- EV [electric vehicle] charging stations (as per statutory requirement)
- Energy efficient HVAC [heating, ventilation & air conditioning] system; condensate water recycled for irrigation
- District cooling system for reduced power consumption and carbon footprint
- Sustainable, non-toxic materials used throughout, for a healthy living environment

1. Information is subject to change without notice, at developer's absolute discretion.
2. Drawing are not to scale.
3. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings.
4. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.