

BEACH RESIDENCES

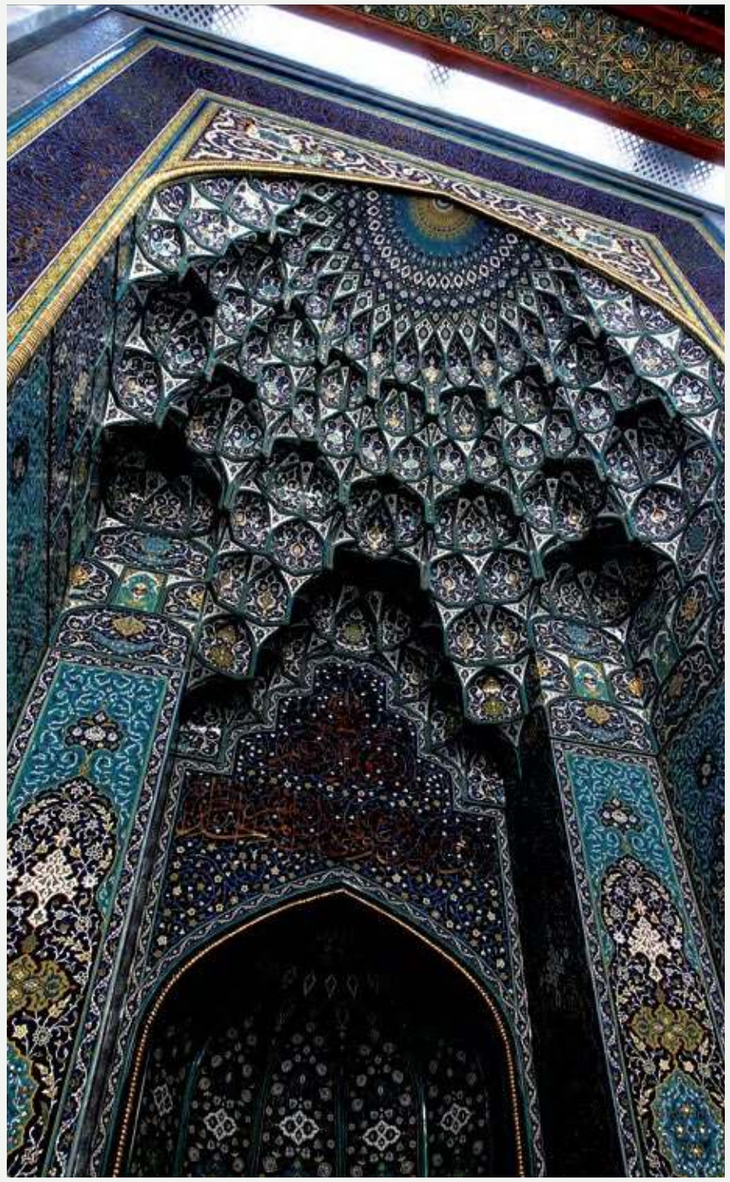
SOBHA

Siniya Island

The Sobha way

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across UAE.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.



Sultan Qaboos Grand Mosque

Backward Integration

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

Timely Delivery
Unmatched Quality



WE NOTICE THE SMALLEST DETAILS.

So you wont have to

Art *of* the detail

ARTOFTHEDETAIL
RTOFTHEDETAILA
TOFTHEDETAILAR
OFTHEDETAILART
FTHEDETAILARTO
THEDETAILARTOF
HEDETAILARTOFT
EDETAILARTOFTH
DETAILARTOFTHE
ETAILARTOFTHED
TAILARTOFTHEDE
AILARTOFTHEDET
ILARTOFTHEDETA
LARTOFTHEDETAI
ARTOFTHEDETAIL
ETAILARTOFTHED
TAILARTOFTHEDE
AILARTOFTHEDET
ILARTOFTHEDETA

At Sobha,
we don’t exceed
international
building standards,
we define them.

SOBHA
REALTY

SOBHA

Siniya Island

Untouched.
Undiscovered.
Unrivalled



A pristine paradise where nature flourishes in its purest form, Sobha Siniya Island captivates the soul with its untouched beauty.

A timeless sanctuary, Sobha Siniya Island invites adventurers to explore its undiscovered hidden treasures.

Each vista offers unrivalled serenity and natural majesty, where the true allure lies in its untamed charm.



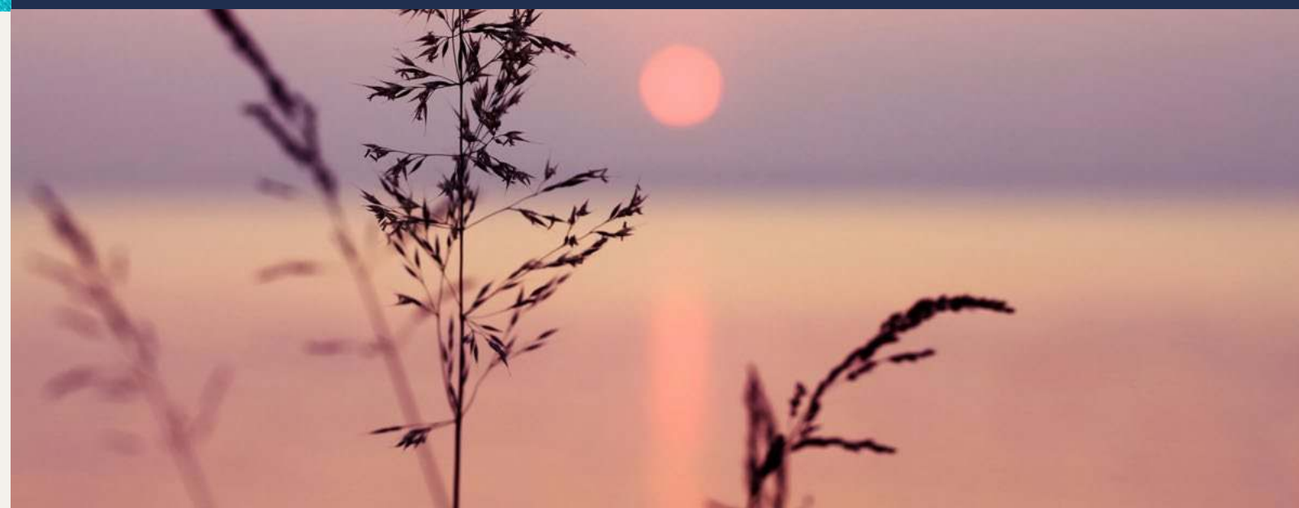
ISLAND LIFE

ESSENCE OF ISLAND LIVING

Be akin with nature on Sobha Siniya Island, where velvety white sands and gently swaying trees are embraced by the refreshing sea breeze.

Picture yourself strolling barefoot on soft, white sand, as the waves compose a melody that offers an unparalleled sense of tranquillity.

ISLAND LIFE



A COASTAL HAVEN

Each day unfolds like a symphony, with the soothing sound of waves and the gentle rustling of leaves providing a sensory escape from the hustle and bustle of city life.

Discover the captivating allure of secluded beaches and serene sunsets, where the gentle lull of the waves soothes your soul and rejuvenates your spirit.



ISLAND LIFE



LOCATION

EMBRACE YOUR NATURAL HAVEN

Sobha Siniya Island stands as one of UAE's precious natural gems waiting to be explored. The island seamlessly blends the tranquil sounds and serene views of the Arabian Gulf providing a constant reminder of nature's untouched beauty.



LOCATION



LOCATION

A WHOLE NEW WORLD

Sobha Siniya 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.

Here, you savour a life of peaceful seclusion while remaining effortlessly connected to the exhilarating energy of UAE's city.



COMMUNITY

TWO DISTINCT VISIONS, ONE UNWAVERING COMMITMENT

Set in the tranquil emirate of Umm Al Quwain, one of UAE's most promising and untouched coastal cities, a bold vision of the future begins to unfold. Sobha Realty introduces two expansive and distinct master developments - Sobha Siniya Island and Downtown UAQ | Sobha Realty - each conceived thoughtfully to shape the future of community living along the pristine shores of the Arabian Sea.

BETWEEN THE SEA AND SKY

Positioned between the shimmer of the sea and the endless reach of the horizon, these two destinations offer distinct experiences rooted in community, nature, and purposeful design.

A SEASIDE ISLAND PARADISE



Sobha Siniya Island is a serene retreat, where crystal-clear waters meet open skies, and life moves at a more peaceful pace. With easy access from the mainland, the island provides residents with the perfect blend of quiet seclusion and coastal charm - ideal for those seeking balance, beauty, and a strong sense of belonging.



DOWNTOWN
UMM AL QUWAIN | SOBHA
REALTY

ONE SEA,
ENDLESS POSSIBILITIES

Downtown UAQ | Sobha Realty, meanwhile, brings a fresh pulse to the city - designed as a vibrant destination for a futuristic coastal downtown living, working, and gathering. Start the day with a seaside run, then pivot effortlessly to downtown meetings. A short stroll takes you from high-end boutiques to beachfront restaurants, from cultural venues to quiet beach trails. A place where contrasts don't compete - they connect. Where energy and ease live side by side, offering a way of life that's dynamic, balanced, and endlessly rewarding.

Together, these developments represent more than just communities - they signal the evolution of Umm Al Quwain into a dynamic coastal destination.

GEOGRAPHICAL LOCATION



UMM AL QUWAIN





SOBHA
Siniya Island

10 minutes from Al Marjan

30 minutes from Sharjah

50 minutes from Dubai

DOWNTOWN UMM AL QUWAIN | SOBHA REALTY

20 minutes from Sobha Siniya Island

40 minutes from Dubai

BOTH COMMUNITIES CONNECTED VIA **E11** & **E311**

CONNECTIVITY

EASY TO REACH, IMPOSSIBLE TO FORGET

Imagine a serene island seamlessly connected to the bustling city by a magnificent 1.7 km bridge. This not only enhances accessibility for residents but also invites visitors to experience the island's enchanting beauty with ease.

The bridge offers a smooth, scenic route, allowing you to transition effortlessly from the urban landscape to a tranquil paradise. Whether you›re commuting for work or planning a leisurely getaway, this bridge ensures a convenient and picturesque journey, making the island an ideal destination for relaxation and adventure alike.





CONNECTIVITY

YOUR JOURNEY TO TRANQUILLITY

Enjoy seamless connectivity, with major hubs just a short drive away.

The ease of access opens a world of possibilities, from spontaneous weekend escapes to frequent visits, ensuring that the island›s pristine beaches and serene atmosphere are always within reach.

Reach Marjan Island in just 10 minutes, Sharjah in 30 minutes, and Dubai in 50 minutes.

COMMUNITY

YOUR NATURAL SANCTUM

Sobha Siniya Island calls to those with a discerning taste for serenity and adventure alike. Here, lush mangroves merge seamlessly with pristine beaches, creating a sanctuary where wildlife flourishes and water activities abound.

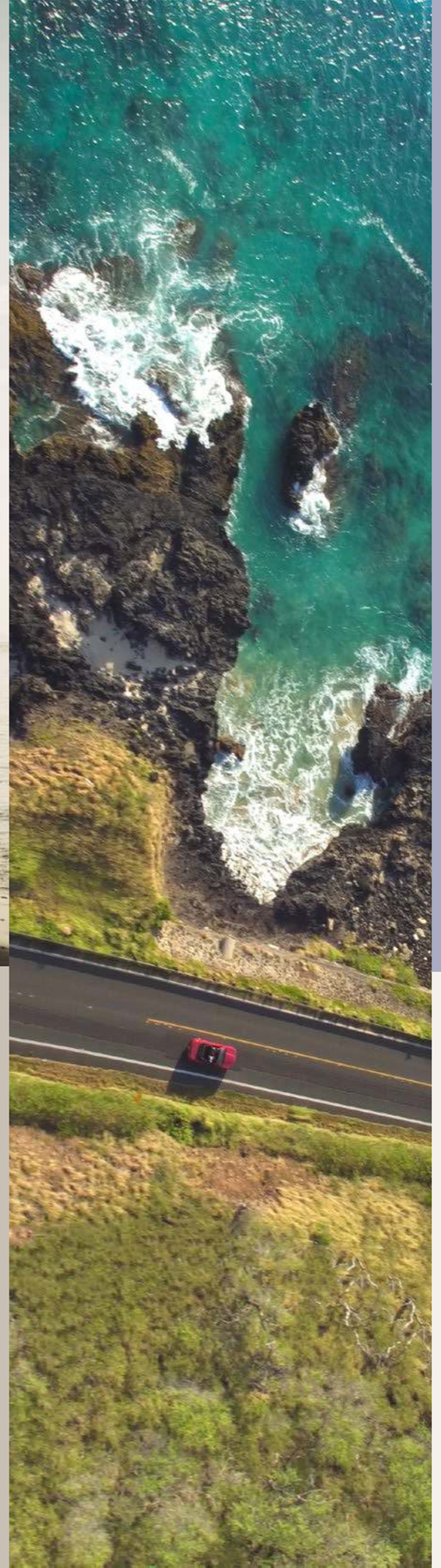
Luxurious resorts offer a tranquil retreat, while a shopping mall offers a multitude of retail and dining experiences.

For those seeking a more elevated experience, a helipad adds a touch of convenience while an exclusive yacht
club caters to maritime enthusiasts. The expansive parks and gardens provide peaceful settings for relaxation and leisure.

Together, these features create a dynamic environment for all to enjoy.

COMMUNITY





YOUR SLICE OF PARADISE

Experience a vibrant community where luxury meets leisure, offering a unique lifestyle enriched by a sense of belonging.

Sobha Siniya Island offers a harmonious blend of luxury and nature, featuring beachfront residences, exquisite villas, waterfront mansions, and resorts, all set amidst picturesque landscapes.

COMMUNITY

GOLF COURSE



UNMATCHED ISLAND GOLFING

Embark on a journey of shared dreams, where friends come together on the lush expanse of an opulent golf course to strengthen bonds and create cherished memories.

Each step taken on soft blades of the lush golf course fosters strengthened bonds and lasting memories, turning every game into a celebration of friendship and shared experiences.

MARINA LIFE

LIFE BY THE SEA

Sobha Siniya Island, where the shimmering horizon stretches endlessly.



MARINA LIFE

A bustling maritime haven where boat enthusiasts and coastal dwellers come together to embrace a lifestyle enriched by nautical adventures. Along the boardwalk, charming cafes, restaurants and vibrancy of the electric nightlife truly invigorate every desire, creating a dynamic atmosphere.



RETAIL BOULEVARD

A SENSORY FEAST OF SIGHTS, SOUNDS AND AROMAS

The retail boulevard at Sobha Siniya Island is beyond any ordinary shopping street.

RETAIL BOULEVARD

Cafes spill onto open breezy sidewalks, inviting shoppers to linger over coffee or indulge in gourmet meals.

INTRODUCING

BEACH RESIDENCES

AT SOBHA SINIYA ISLAND

BEACH RESIDENCES

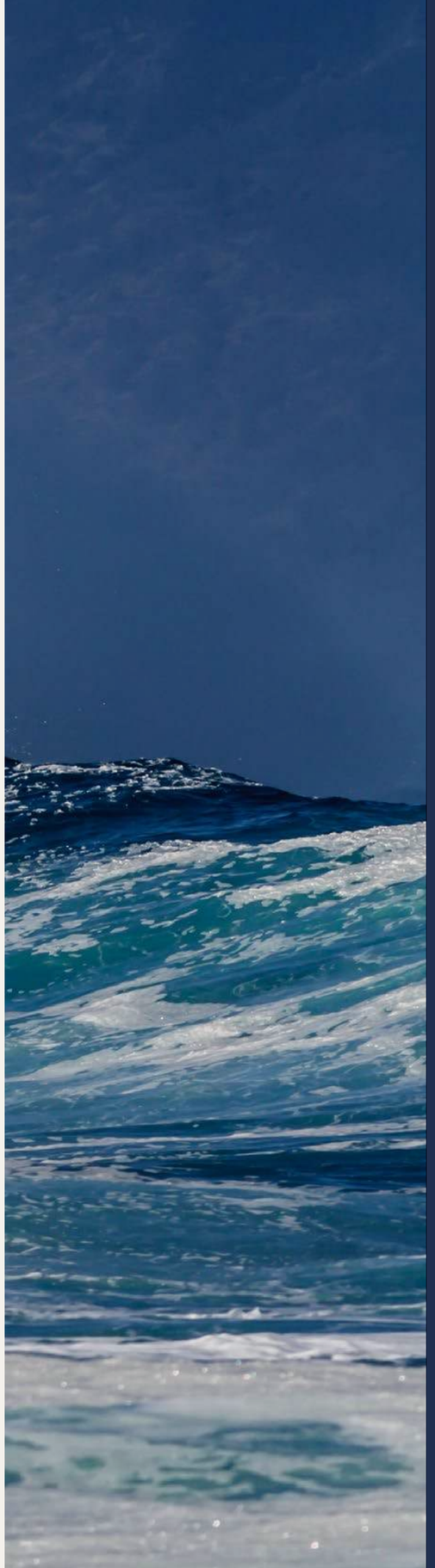
YOUR SEASIDE SERENITY

SERENITY OF SAND AND SEA

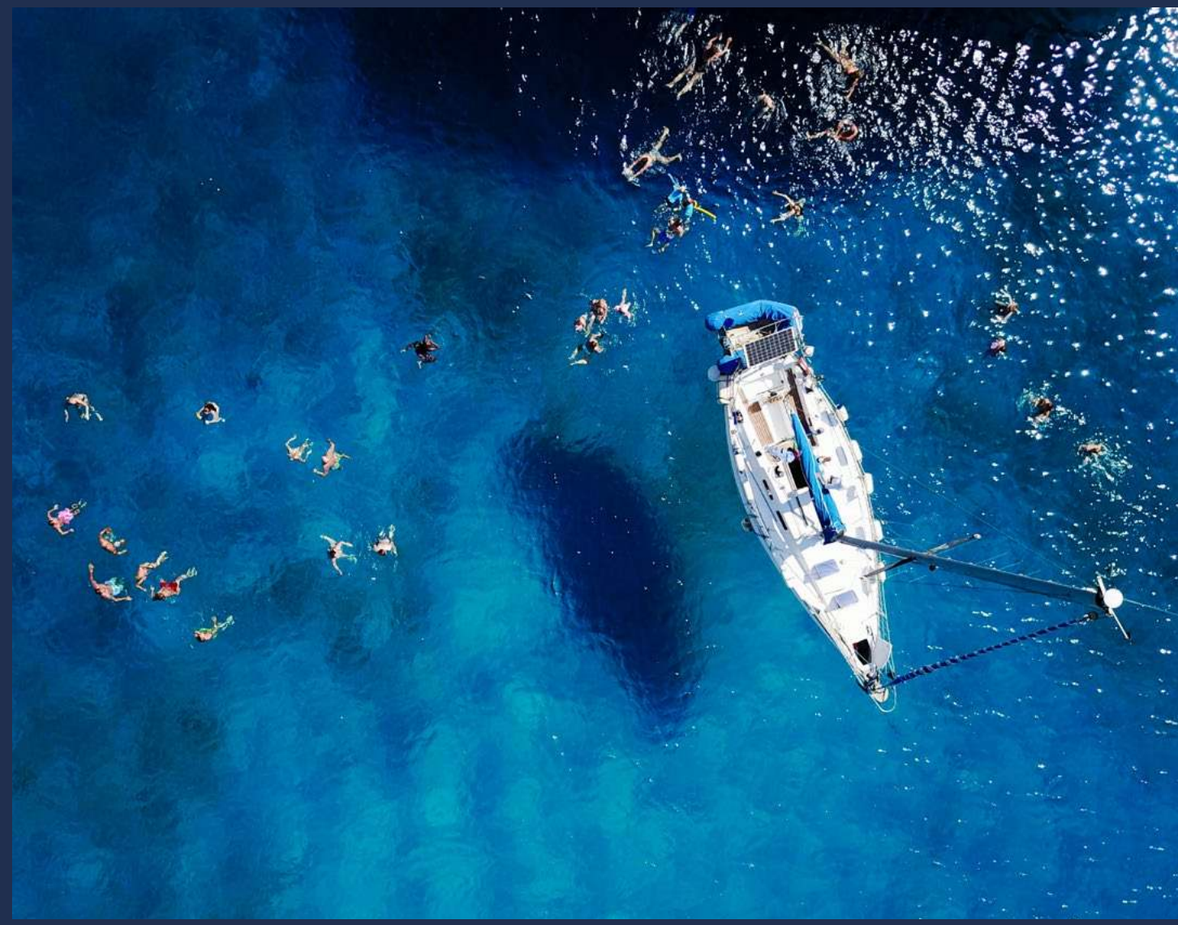
Introducing Beach Residences at Sobha Siniya Island.
A natural paradise where you soak in the sun on enchanting beaches, feel the velvety white sand between your toes and swim in the turquoise waters.

ELEVATE YOUR LIFESTYLE

SIP, SAVOUR
AND STROLL



ELEVATE YOUR LIFESTYLE



Imagine beginning your day with a refreshing drink in one hand and gelato in the other, as you make your way down to the pristine, pearly white beach. The soft sand cushions your every step, and the sea breeze seems to whisper your name, inviting you to explore the crystal-clear waters of the natural beach.

YOUR DAILY COASTAL BLISS

A BLISSFUL RETREAT

The gentle waves lap at the shore, creating a serene soundtrack to your morning. As you wade into the cool, inviting waters, you feel a sense of calm wash over you, making each moment feel like a cherished escape from the ordinary. The sun begins to rise, casting a golden glow over the tranquil scene, promising a day filled with relaxation and natural beauty.





YOUR DAILY
COASTAL BLISS

Discover your enchanted sanctuary of refined luxury where each morning begins in blissful harmony with the embrace of gentle sea breeze cocooned by sweeping views of the serene natural beach providing a perfect retreat to relax, rejuvenate, and reconnect with the natural world.



SERENITY OF A NATURAL BEACH



SIMPLE PLEASURES, MEMORIES FOR A LIFETIME

Imagine taking leisurely walks while your children collect seashells and build majestic sandcastles along the shoreline. Their laughter fills the air as they discover the intricate beauty of each seashell, carefully selecting the perfect ones to adorn their sandy masterpieces.

These moments become treasured memories, etched in your heart.

Watch your imaginations come alive at the Beachfront Residences - Sobha Siniya Island where the simple pleasures of nature create a magical experience for all.

ESCAPE ON A PRISTINE
NATURAL BEACH



ESCAPE ON A PRISTINE NATURAL BEACH

DIVE INTO ADVENTURE SURROUNDED IN SERENITY

Have your pick from spending your days lounging on the natural beach while basking in the warm sun or diving into action-packed activities such as scuba diving, snorkelling and kite surfing to quench your thirst for adventure.for relaxation and adventure alike.

UNWIND BY THE LAGOON



UNWIND BY THE LAGOON

TRANQUILLITY BY THE WATER

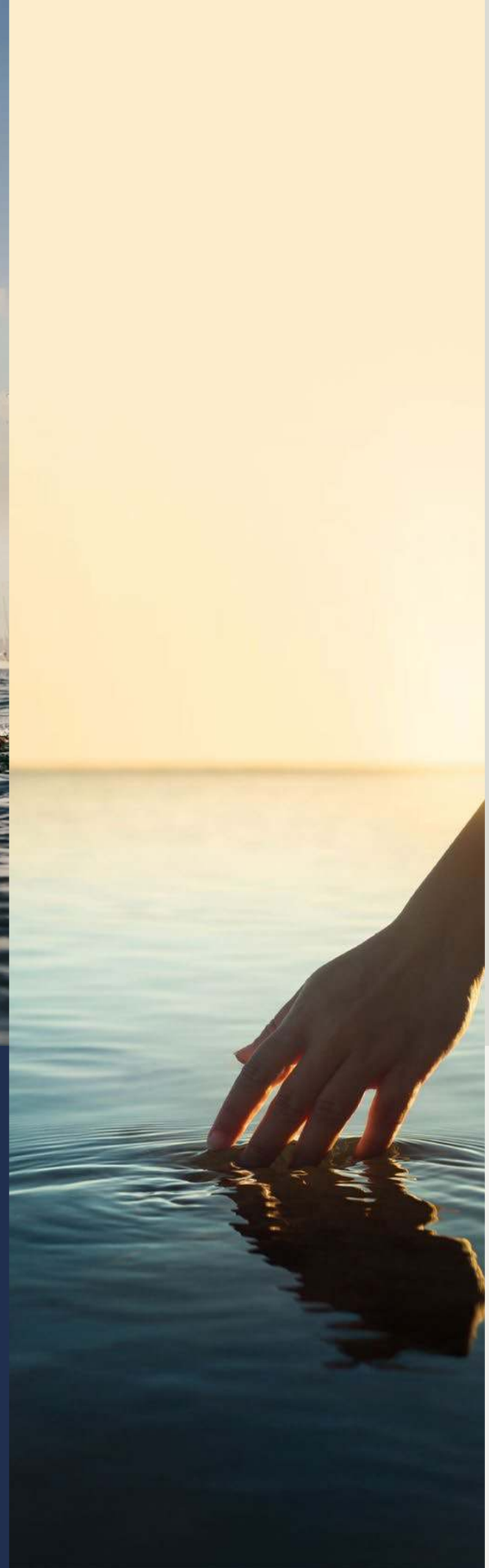
Surrender to the charm of waterfront living, with residences that offer direct access to the pristine lagoon beach.

Picture stepping out of your residence to be cradled by sunlight spilled like liquid gold while being greeted by the murmur of glistening waters.



ELEGANT ESCAPES: A SYMPHONY OF SERENITY AND SOPHISTICATION PARADISE

Revel in the seamless blend of nature's beauty and refined luxury, where every moment is an opportunity to create lasting memories.

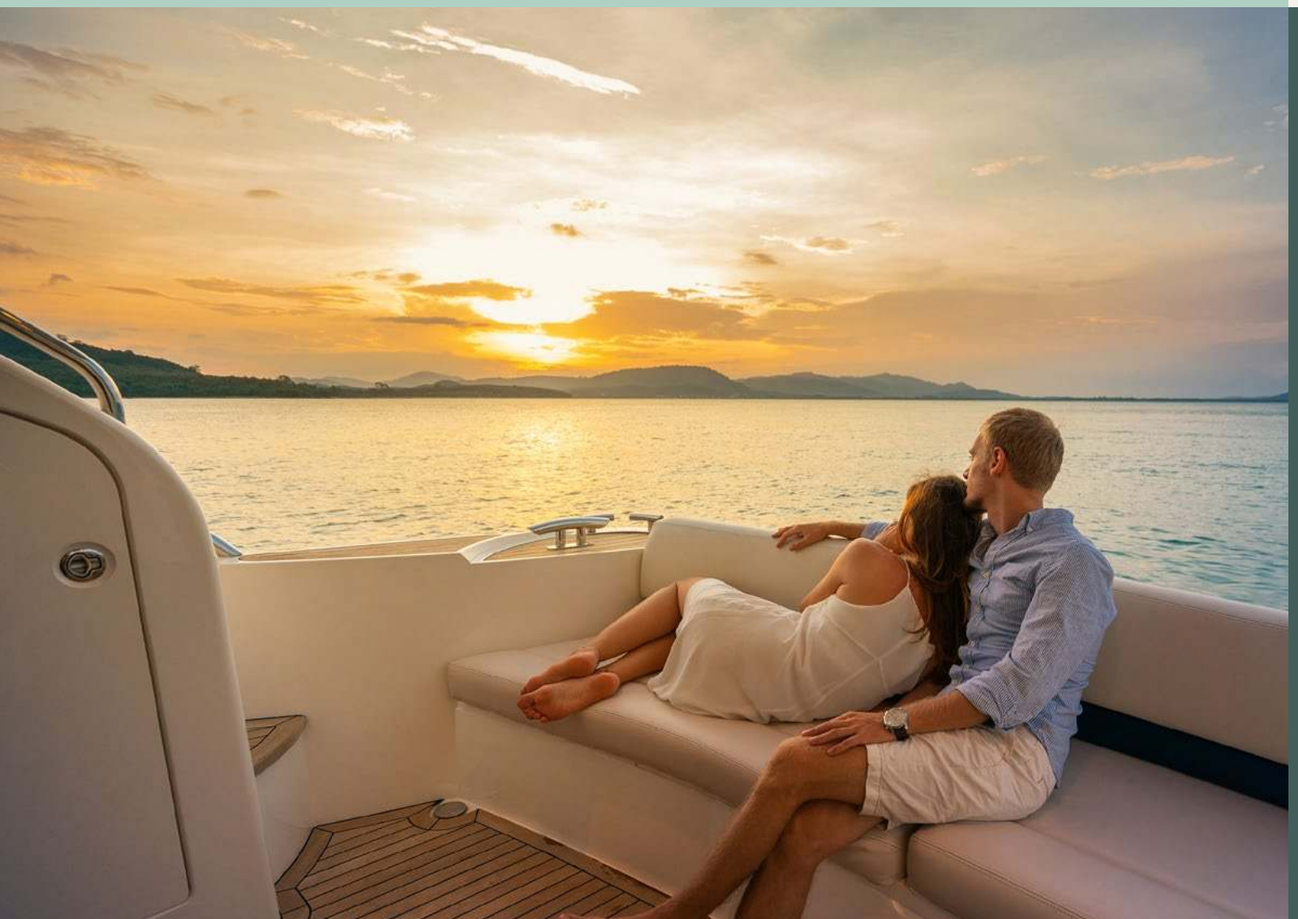


SANCTUARY BY THE LAGOON

SOLACE BY THE LAGOON’S SHORE

WHERE EVERY SUNSET REVEALS A NEW MASTERPIECE

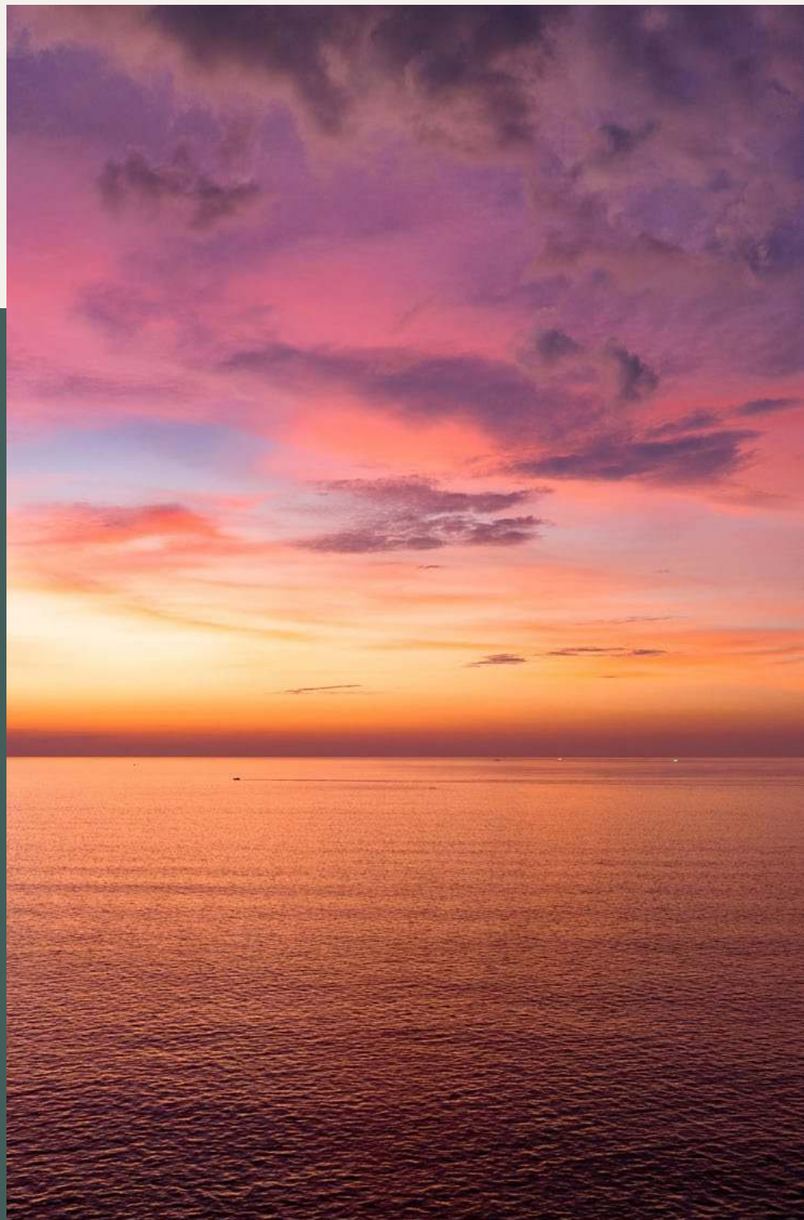
Sobha Siniya Island, where the shimmering horizon stretches endlessly.



SOLACE BY THE LAGOON’S SHORE

Witness breathtaking sunsets that paint the sky in hues of orange, pink, and purple. Enjoy a candlelit dinner by the lagoon beach, with the gentle sound of the waves as your backdrop.

In this paradise, every detail is designed to provide an unparalleled experience of luxury and tranquillity.

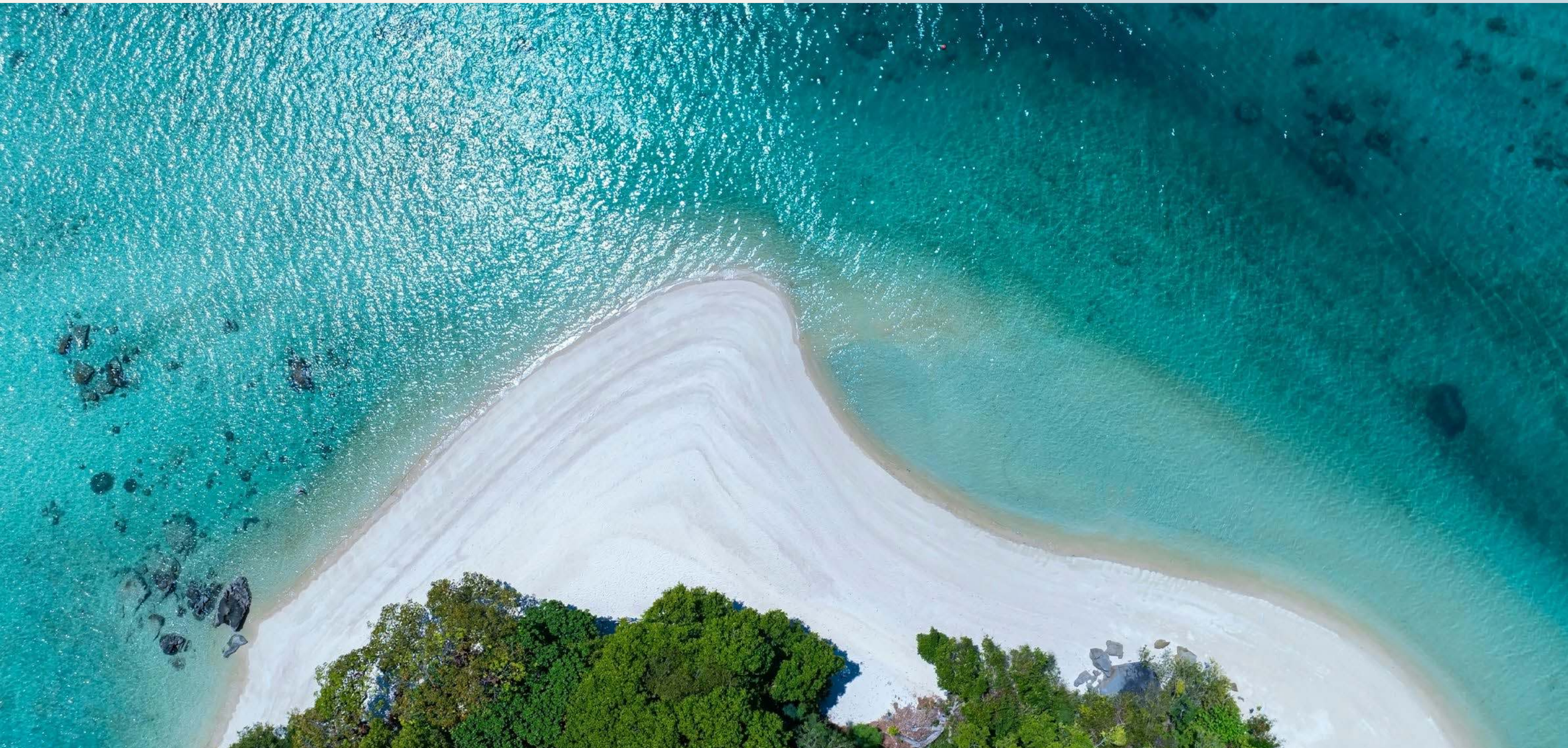


CAPTIVATING COASTAL VIEWS

PANORAMIC PERFECTION

Get lost in the trance of breathtaking beach views, where each day offers a mesmerizing spectacle of sunrises and sunsets over the pristine natural beach.

Watch the sky transform into a canvas of pastels blending seamlessly while the rhythmic sounds of the waves create a soothing symphony and the reflection of the setting sun on the water creates a shimmering pathway, leading your gaze to the horizon, creating a sight so captivating that it feels like a dream.



VIEWS THAT INVITE YOU TO EXPLORE

UNMATCHED SCENERY

Watch this daily masterpiece unfold, the tranquil atmosphere allowing you to unwind and rejuvenate.



The sunsets are not just a visual delight; they evoke a sense of peace and wonder, reminding you of the natural beauty that surrounds you. Each sunrise and sunset becomes a cherished ritual, a moment to pause and appreciate the simple, yet profound, pleasures of life by the beach.

VIEWS THAT INVITE YOU TO EXPLORE

THRILL SEEKERS HAVEN



YOUR ULTIMATE AQUATIC PLAYGROUND

Experience the exhilarating thrill of water sports at the natural beach, where you can snorkel, scuba dive, and uncover the hidden treasures beneath the surface.

Adventure awaits at every turn with adrenaline pumping water activities like kite surfing. Each experience draws you closer to the island's breathtaking natural beauty.

AMENITIES



AMENITIES





LUXURY AT YOUR FINGERTIPS

Unwind, rejuvenate and recharge with seamless access to a variety of world-class amenities, designed to satisfy your every desire.

- Natural beach
- Lagoon beach
- Adventure water sports
- Infinity swimming pool
- Community centre
- State-of-the-art fitness centre
- Children's play areas
- Landscaped parks
- Outdoor cinema

Whether you seek adventure in the water, relaxation on the sand, or simply a quiet moment to connect with yourself, Beach Residences at Sobha Siniya Island promises a perfect retreat.

INTRODUCING

PRISTINE

BEACH RESIDENCES

THE SEA IS CALLING YOU HOME

Welcome to Pristine Beach Residences - a blend of contemporary elegance with the serenity of coastal living.

Wake up to the rhythm of the waves, unwind on golden shores, or embrace the thrill of waterside adventures. Whether seeking tranquility or connection, these beachfront residences offer a life where every sunrise inspires and every sunset feels like home.

ACD SEPTEMBER 2029

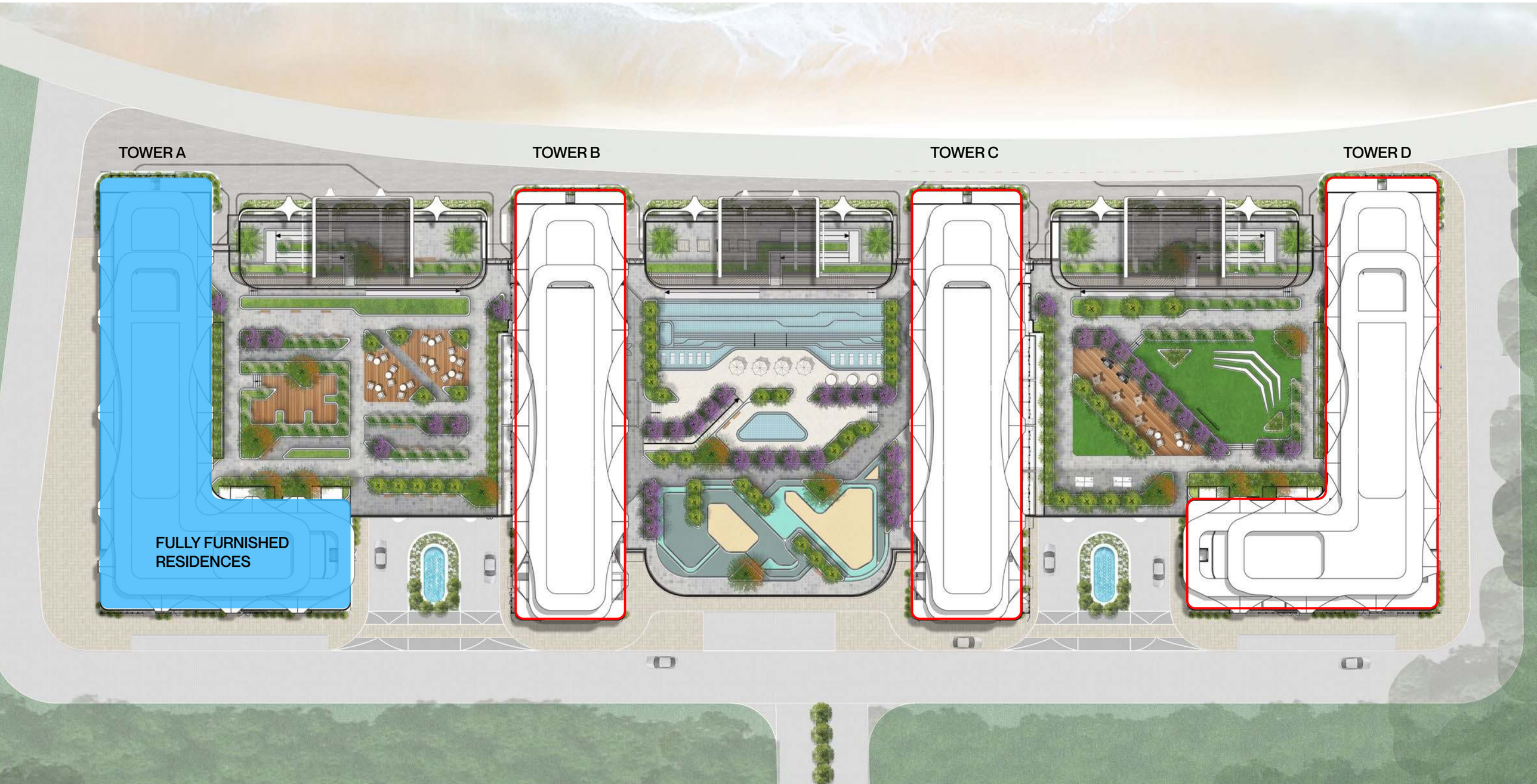


LOCATION ON MASTERPLAN



PRISTINE BEACH RESIDENCES

SITEPLAN





EVERY PATH LEADS TO ADVENTURE OR PEACE

At the dawn of Sobha Siniya Island lies the final cluster of Beach Residences - a place where every arrival feels like a return. Positioned at the very entrance of Beach Residences at Sobha Siniya Island, connected directly to the sweeping 1.7 km bridge from the mainland, this is more than just a home - it's your welcome into island life.

THE JOURNEY BEGINS AND THE SEA NEVER ENDS

At Pristine Beach Residences, your day is framed with sweeping views of the Arabian Sea on one side and a ribbon of lush green parks on the other. Every corner, every moment, every element is designed to soothe, inspire, and awaken the senses. Just minutes from two luxurious resorts, you're close to indulgence yet cocooned in tranquillity.

LIFE BETWEEN THE WAVES AND THE GREENS

Mornings begin with the hush of waves and end with golden light melting into the horizon. Stroll barefoot along the shore, or dive into adrenaline with beachside water sports that spark joy and freedom. Behind you, trails lead through green parks and onward to a golf course just minutes away. This last enclave in the Beach Residences is more than a final piece - it's a place where the island breathes around you and every moment feels deeply your own.

A FLEETING MOMENT, A TIMELESS ESCAPE -
THE LAST WAVE CALLING YOU HOME.





YOUR FULLY FURNISHED RETREAT AWAITS

Experience effortless luxury at Pristine Beach Residences, Tower A. Each unit is fully furnished, with every detail meticulously crafted for immediate comfort and style. Simply pack your bags and start enjoying a life of sophistication and ease from day one.

EFFORTLESS PROPERTY MANAGEMENT

STAY CONFIDENT

For the first time, Beach Residences at Sobha Siniya Island proudly offers post-handover property management services, designed to simplify your life and secure your investment with Stay by Latinem.

At Stay by Latinem, property management is effortless, allowing you to maximize your investment returns without lifting a finger. From the moment you decide to list your property, every aspect of the process is handled, ensuring a smooth and profitable experience.



STAY BY LATINEM

LEAVE THE DETAILS TO US

A comprehensive property management solution that takes care of everything, from onboarding to day-to-day operations.

SERVICES INCLUDE:

- Listing your property across multiple holiday platforms
- Dynamic pricing strategies designed to maximize your earnings.

Our goal is simple: to ensure you achieve the highest possible returns with minimal effort.

TYPES OF SERVICES WE PROVIDE TO HOMEOWNERS:

- Owner dashboard and app
- Professional photography of apartment
- Payment of tourism tax
- Monthly reports
- Daily pricing
- DTCM registration
- Housekeeping & upkeep
- Organizing maintenance
- Client relationship manager
- Guest vetting

TYPES OF SERVICES WE PROVIDE TO GUESTS

- World class community stay
- Luxury linens and towels
- Premium amenities
- Quick communication
- Personalized Check-in/Check-Out

Stay by Latinem, commits on delivering exceptional service to both property owners and guests, ensuring that every stay is a memorable one.

STAY
BY LATINEM



SOBHA

REALTY