

BEACH RESIDENCES

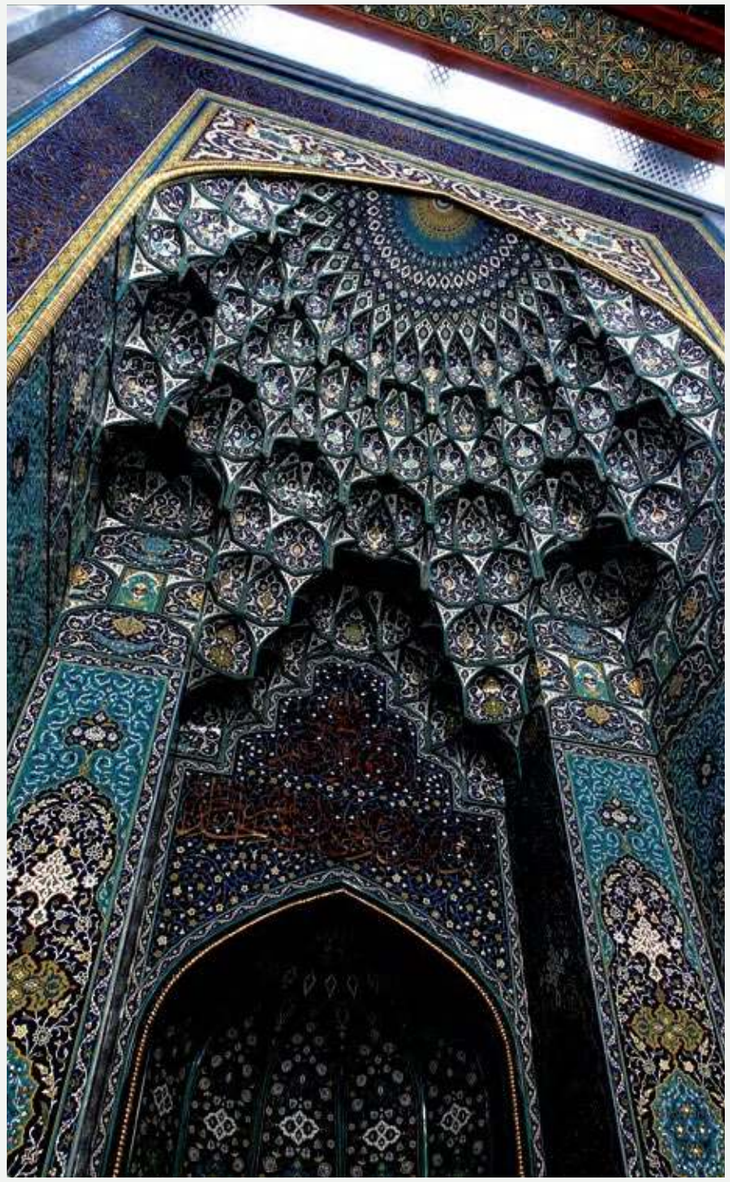
SOBHA

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

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

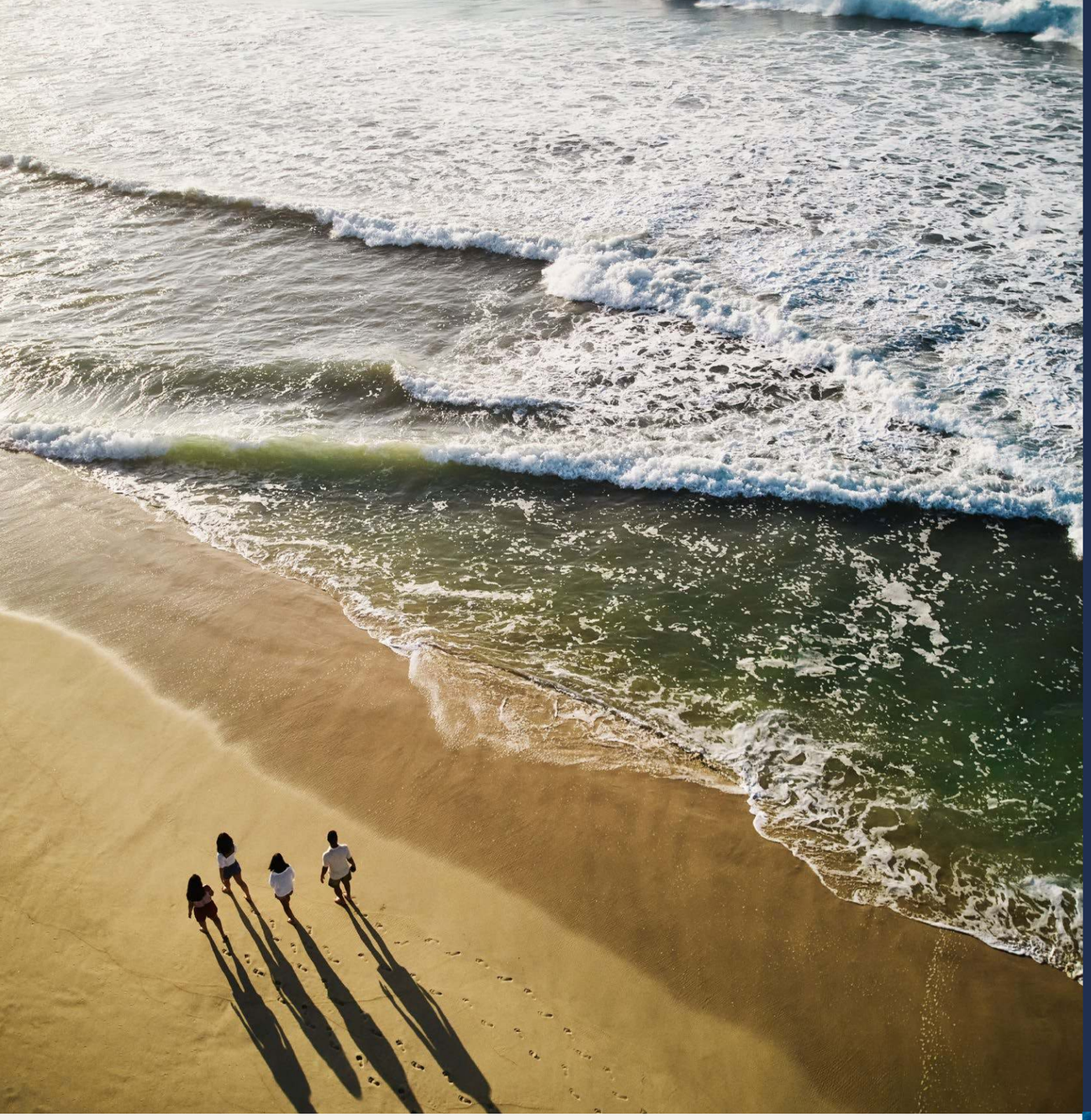
SOBHA
REALTY



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

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.



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.

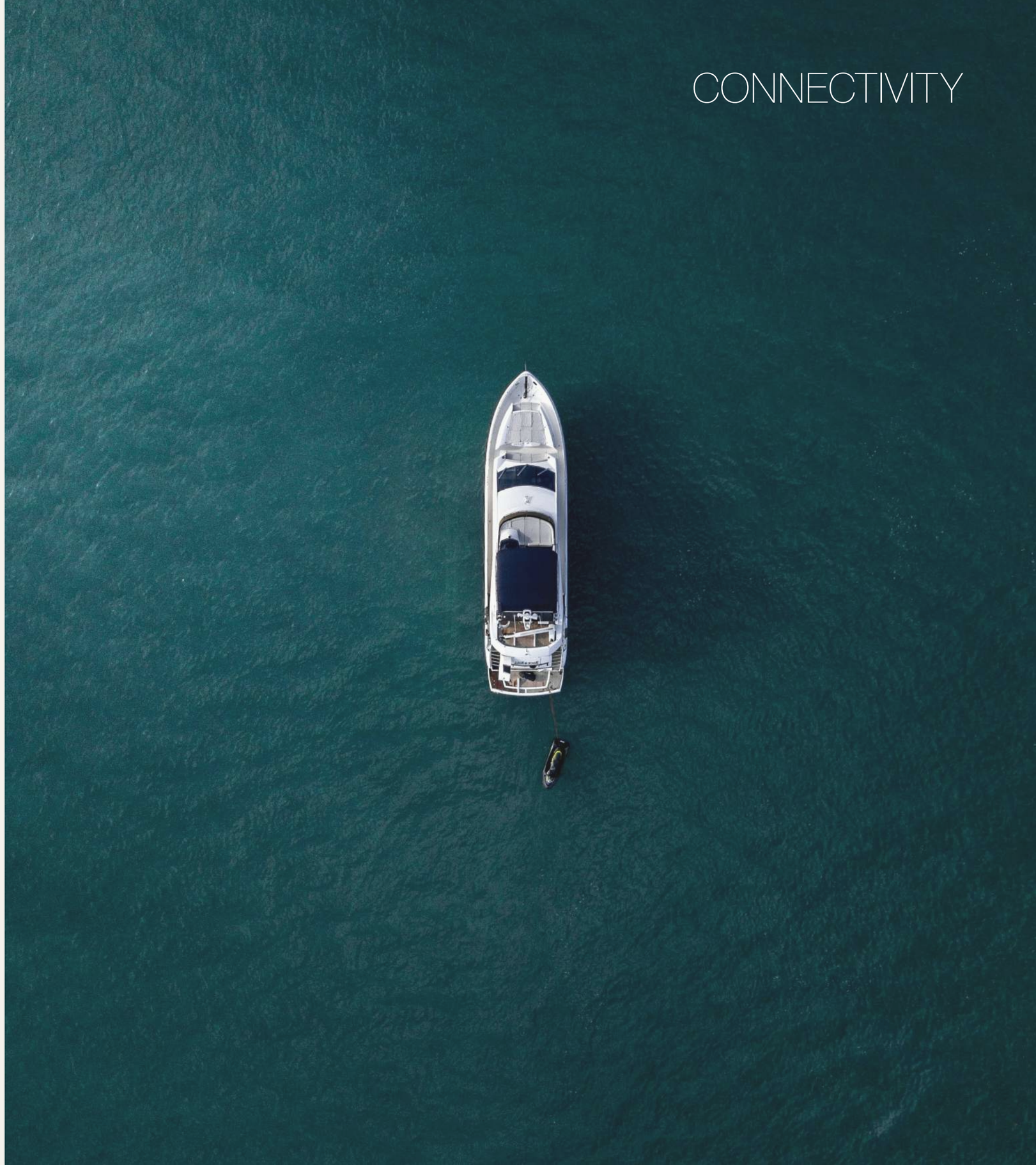
CONNECTIVITY

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





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.

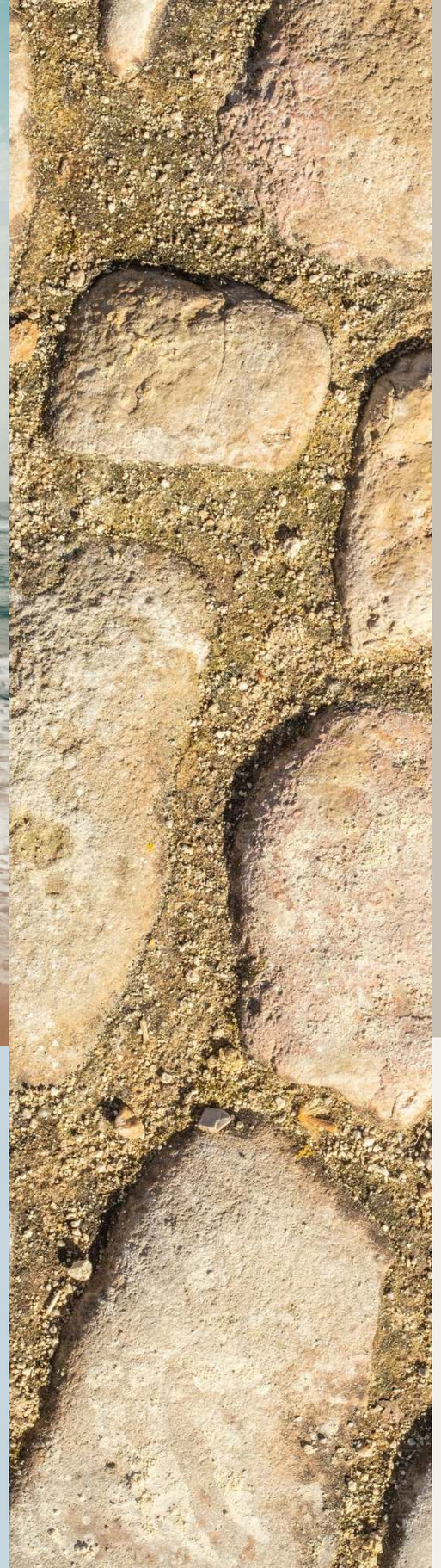
For those seeking a more elevated experience, a helipad adds a touch of convenience while an exclusive yacht
club caters to maritime enthusiasts. The expansive parks and gardens provide peaceful settings for relaxation and leisure.

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

COMMUNITY

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

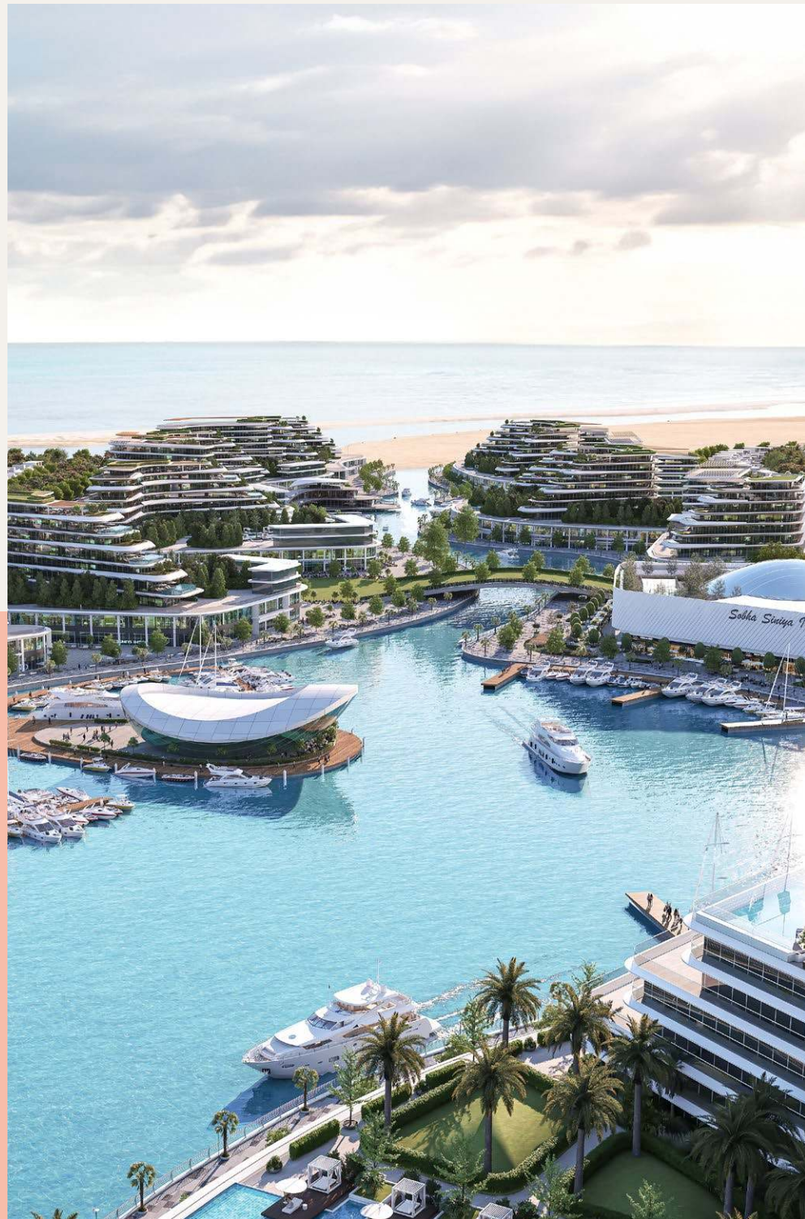
LIFE BY THE SEA

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

RETAIL BOULEVARD

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

A SENSORY FEAST OF SIGHTS, SOUNDS AND AROMAS

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

INTRODUCING

BEACH RESIDENCES

AT SOBHA SINIYA ISLAND

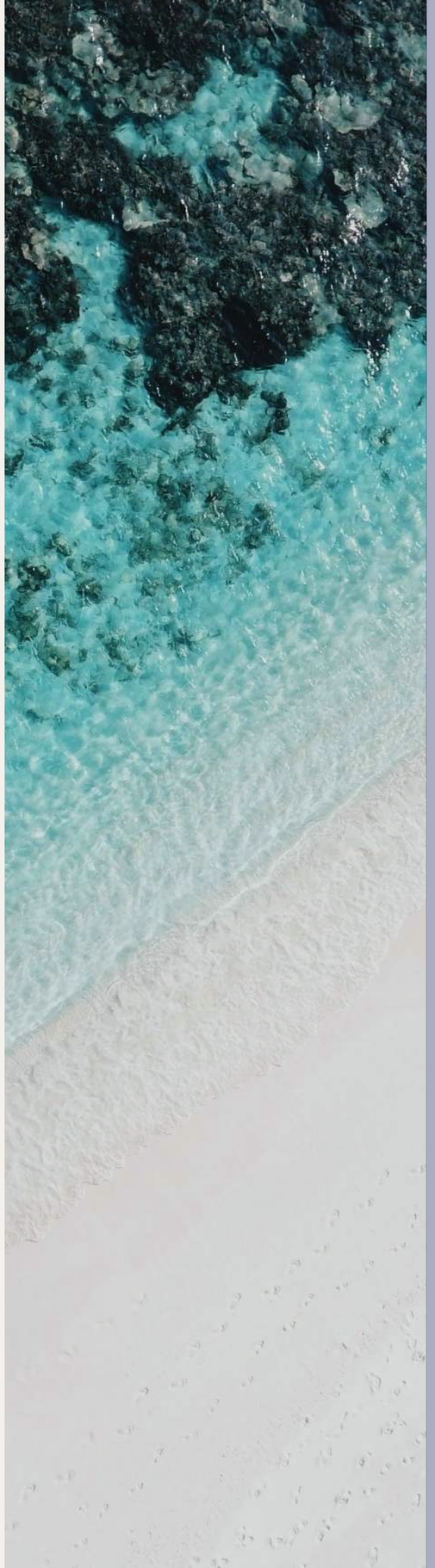
BEACH RESIDENCES

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

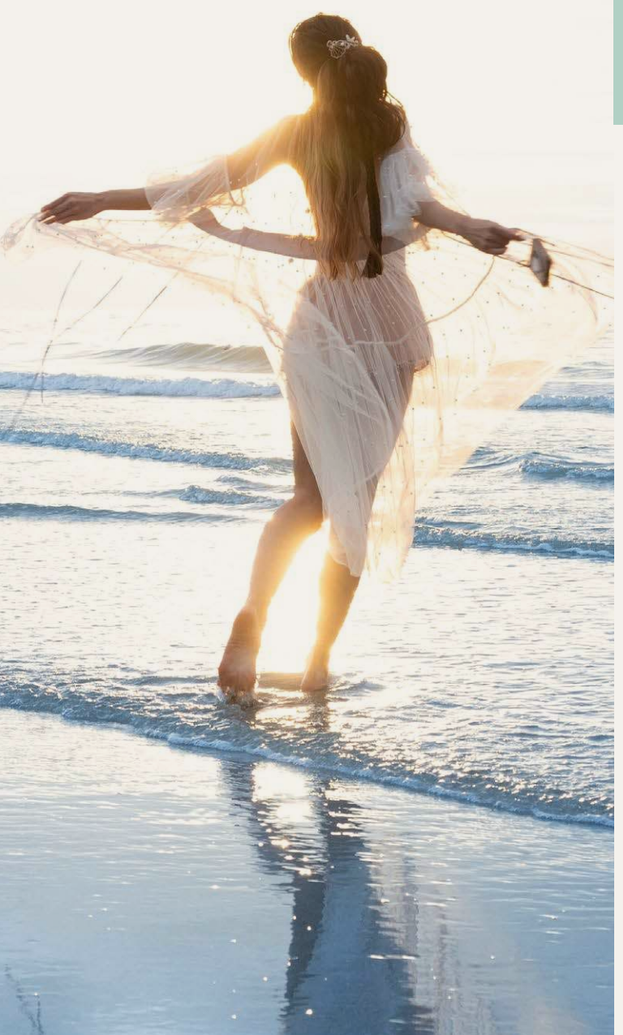
The gentle waves lap at the shore, creating a serene soundtrack to your morning. As you wade into the cool, inviting waters, you feel a sense of calm wash over you, making each moment feel like a cherished escape from the ordinary. The sun begins to rise, casting a golden glow over the tranquil scene,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

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

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.



SANCTUARY BY THE LAGOON

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.

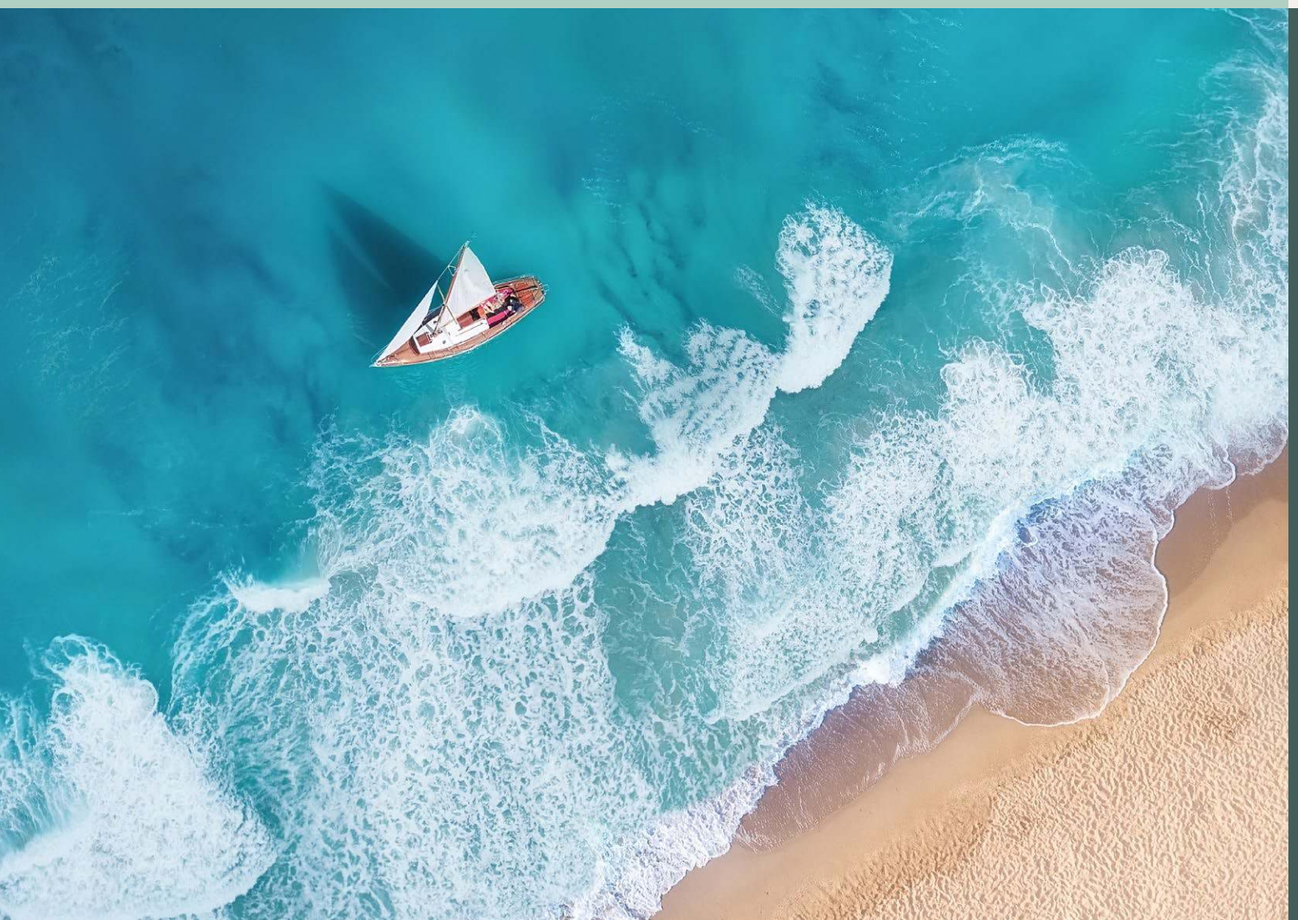


SANCTUARY BY THE LAGOON

SOLACE BY THE LAGOON’S SHORE

WHERE EVERY SUNSET REVEALS A NEW MASTERPIECE

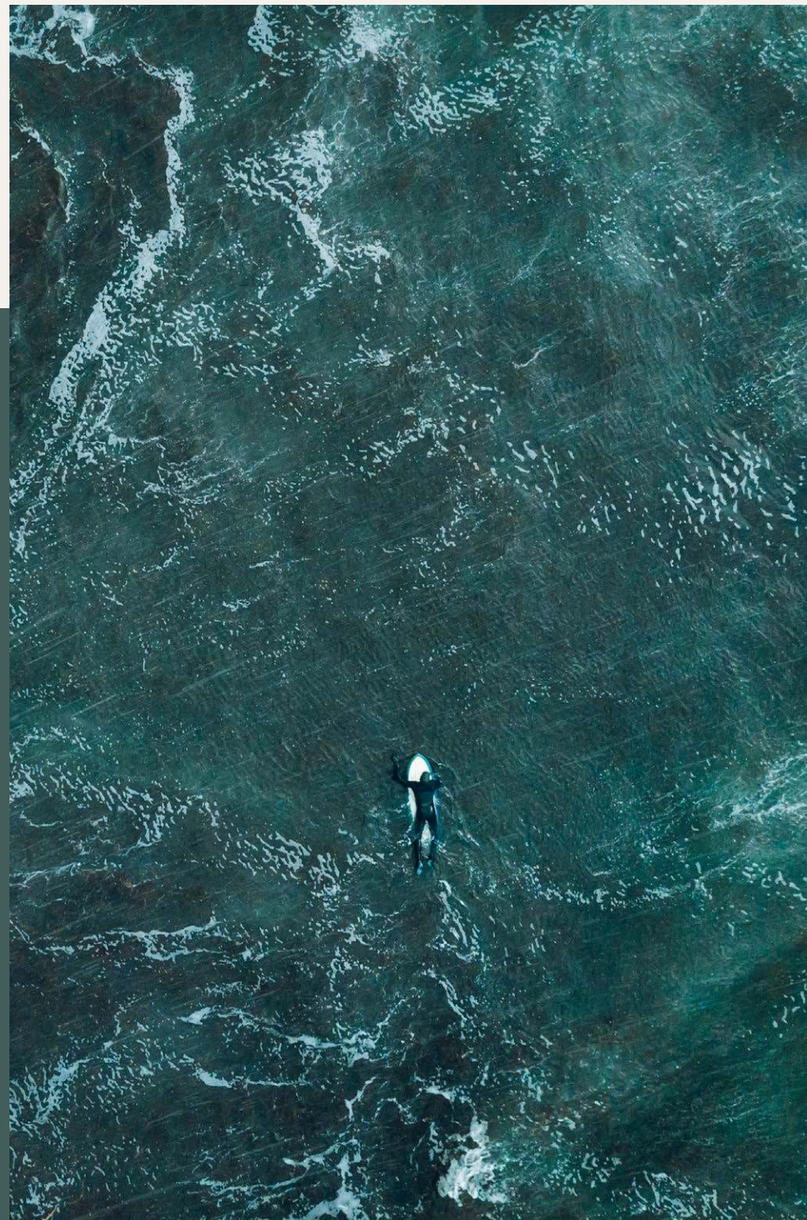
Sobha Siniya Island, where the shimmering horizon stretches endlessly.



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.

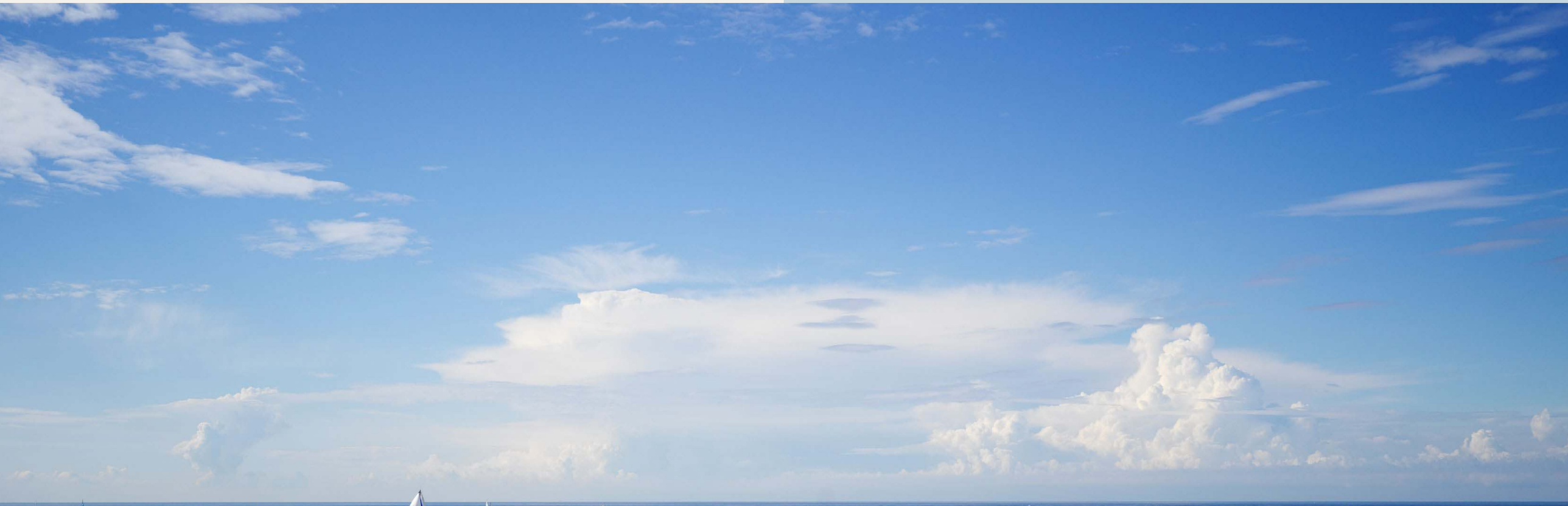


CAPTIVATING COASTAL VIEWS

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, Beachfront Residences at Sobha Siniya Island promises a perfect retreat.

INTRODUCING

COASTLINE

BEACH RESIDENCES

A BEACHSIDE MASTERPIECE

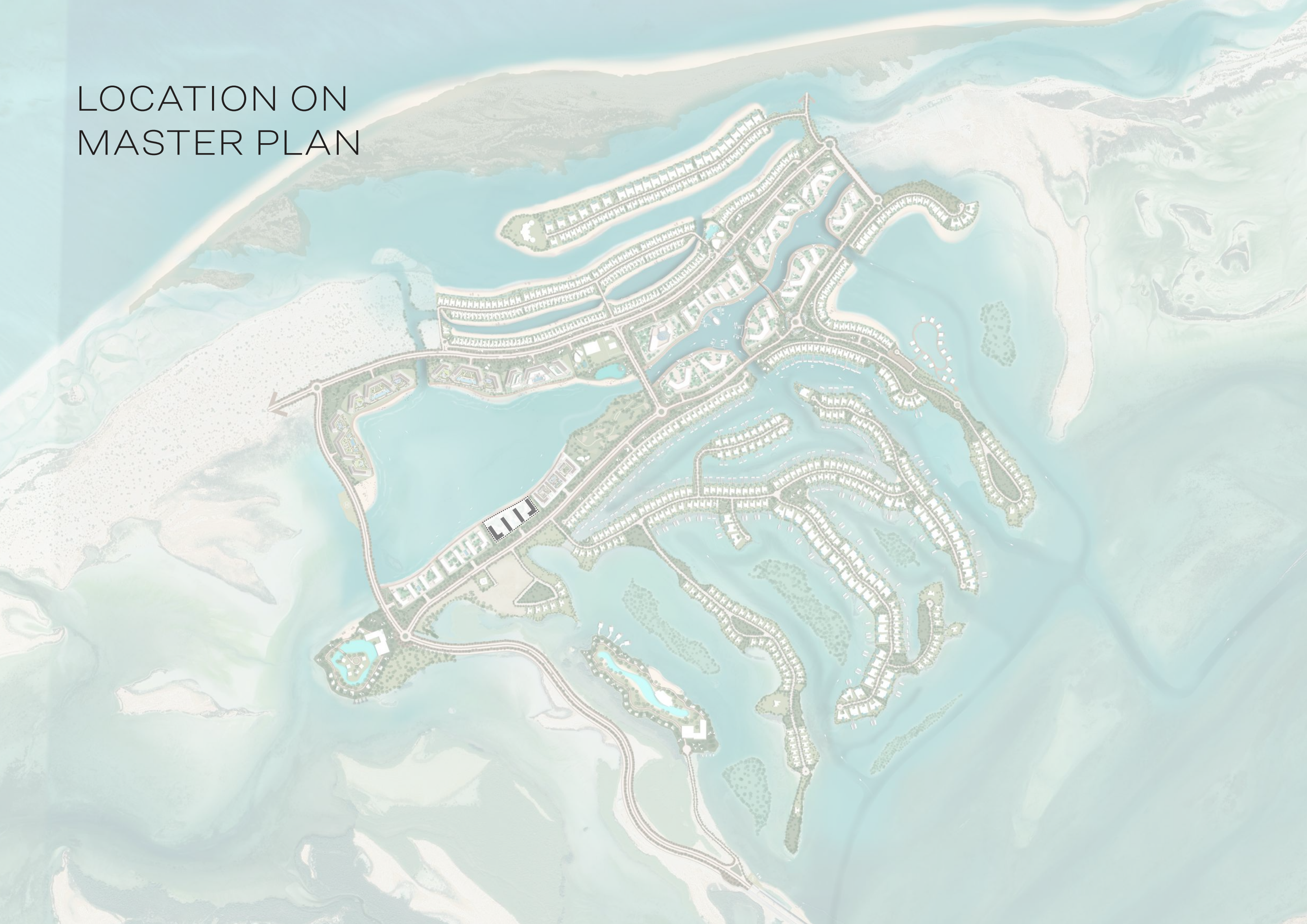
Perched along a mesmerizing shoreline, Coastline Beach Residences unfolds as a beachside masterpiece. With the soft melody of waves and the endless horizon as your backdrop, these residences promise a unique sanctuary of serenity and sophistication.

Stroll along the sun kissed white sand beaches where waves call the endless horizon home.

Spread across 4 towers, Coastline Beach Residences present a stunning selection of 1 to 3-bedroom apartments and luxurious 2 and 3-bedroom duplexes. These residences boast breathtaking views of a sparkling blue beach, vibrant with thrilling water sports and endless coastal charm.



LOCATION ON MASTER PLAN



COASTLINE

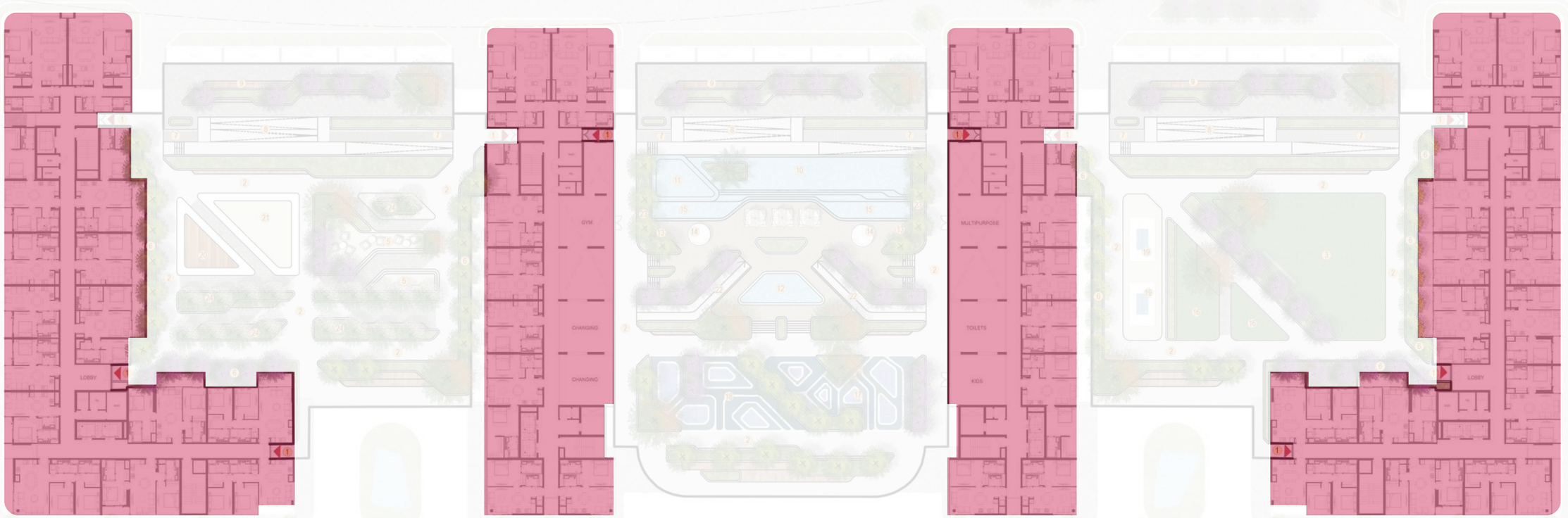
SITE PLAN

TOWER A

TOWER B

TOWER C

TOWER D





EMBRACE YOUR COASTAL HAVEN

At Coastline Beach Residences, life is shaped by the timeless allure of the sea. Begin each day with the soft glow of sunrise over turquoise waters and let the rhythm of the waves guide your moments.

Whether you're diving into thrilling water sports like jet skiing and paddle boarding or simply basking in the sun along the golden sands, every day is an opportunity to connect with nature.

A SERENE BEACHSIDE LIVING

Find your perfect balance at Coastline Beach Residences, where the calming embrace of the ocean meets the vibrant energy of a connected community. Unwind at the infinity pool with breathtaking views of the tranquil beach or create unforgettable memories amidst the lively ambiance of a beachfront street adorned with vibrant cafés.

Here, the open sea is your playground, and the beach is an extension of your home, making every moment a celebration of coastal living.





YOUR FULLY FURNISHED RETREAT AWAITS

Experience effortless luxury at Coastline 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.



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

SOBHA

REALTY