

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 won't have to.

The Art *of* detail

THEARTOFDETAIL
HEARTOFDETAILT
EARTOFDETAILTH
ARTOFDETAILTHE
FDETAILTHEARTO
DETAILTHEARTOF
ETAILTHEARTOFD
TAILTHEARTOFDE
AILTHEARTOFDET
ILTHEARTOFDETA
LTHEARTOFDETAI
THEARTOFDETAIL
EARTOFDETAILTH
ARTOFDETAILTHE
RTOFDETAILTHEA
TOFDETAILTHEAR

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.

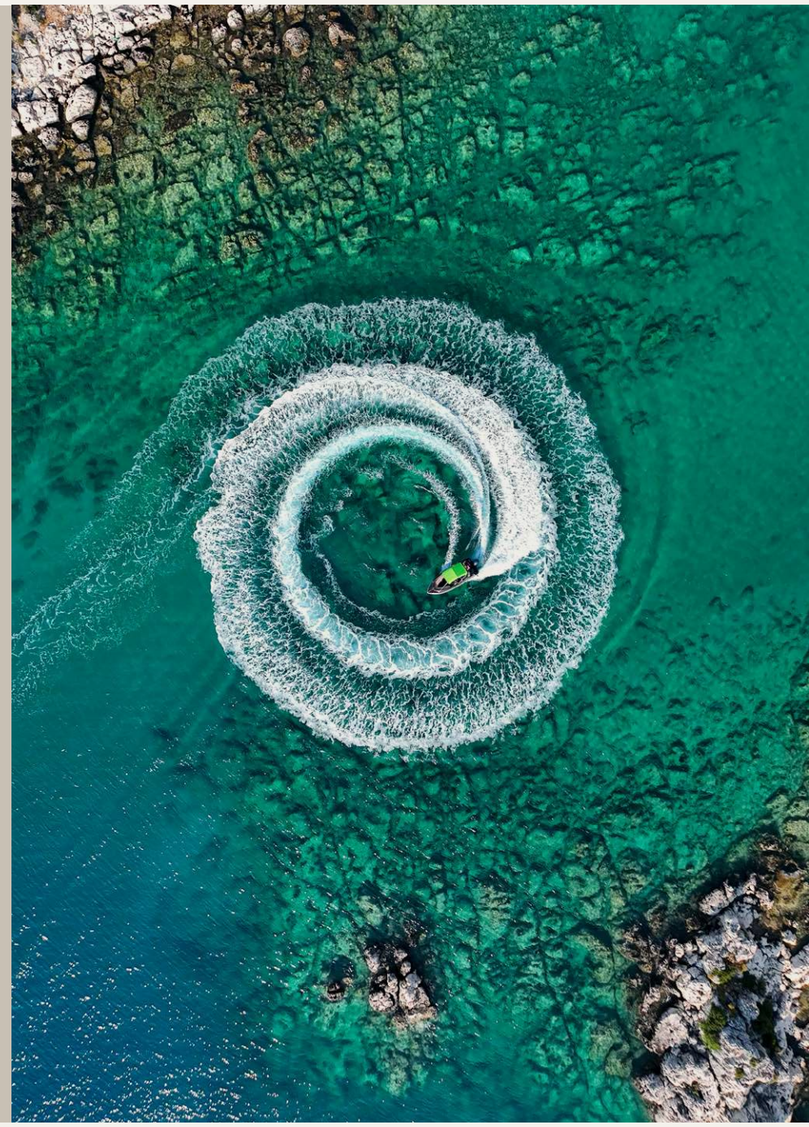
Each vista offers unrivalled serenity and natural majesty, where the true allure lies in its untamed charm.

DISCOVER YOUR NATURAL HABITAT

Sobha Siniya Island stands as one of the UAE's most precious natural gems awaiting to be explored. Cocooned by the azure waters of the Arabian 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.



SOBHA SINIYA ISLAND



A TIMELESS PEARL OF THE ARABIAN GULF

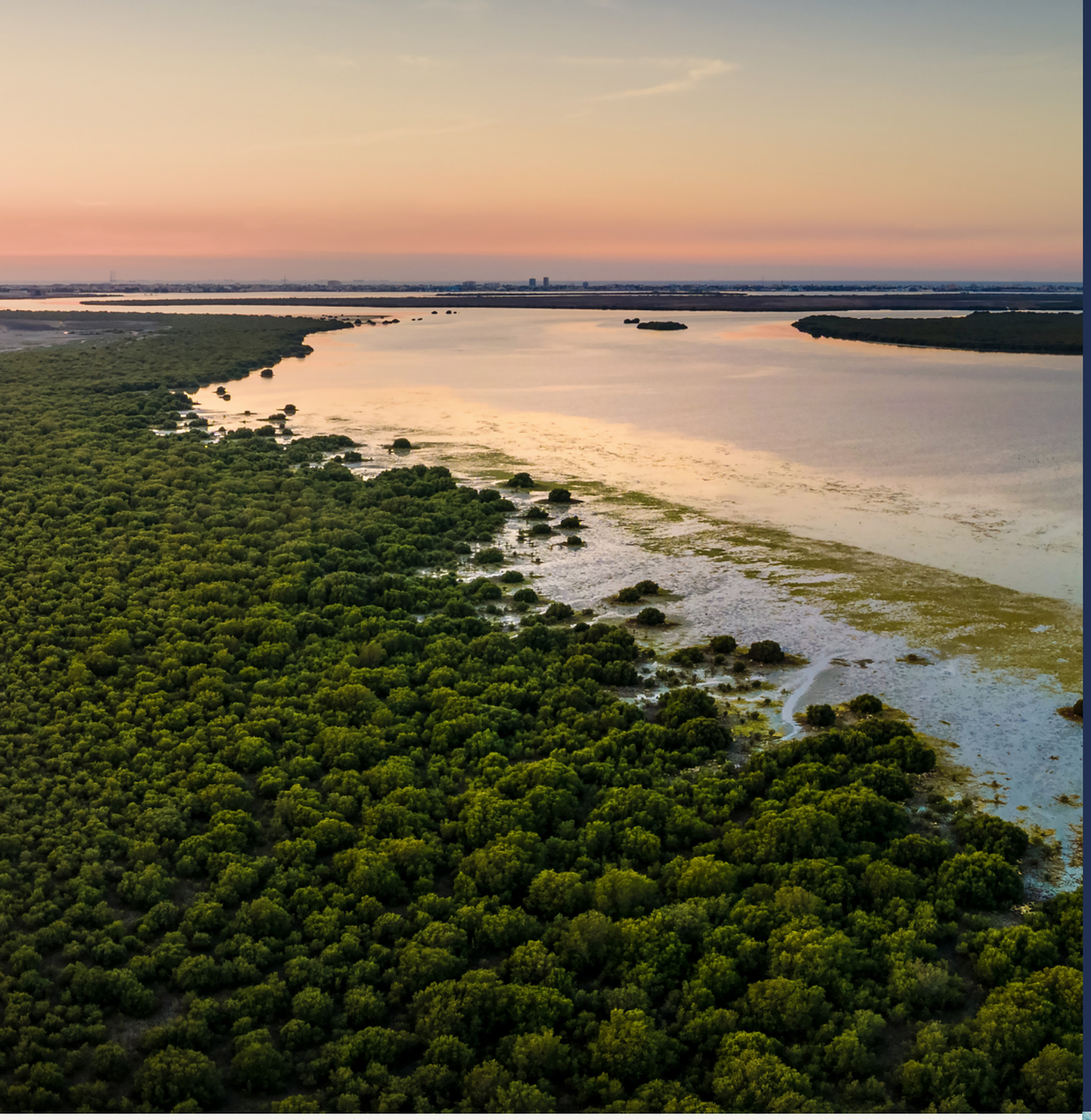
Sobha Siniya Island is a captivating destination where history and nature converge.

Once home to an Eastern Christian monastery and the Bishop's Palace, the island stands as the oldest pearl-fishing town in the Arabian Gulf and a site of immense archaeological significance. Today, it offers visitors a rare glimpse into the past while celebrating the beauty and vitality of the present.

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.



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



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.



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**

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.

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

Dubai
in 50 minutes



COMMUNITY

YOUR NATURAL SANCTUM

Sobha Siniya Island offers a harmonious blend of luxury and nature, featuring beachfront and marina residences, elegant villas, and world-class resorts, all set within picturesque landscapes that celebrate the beauty of island living.

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.

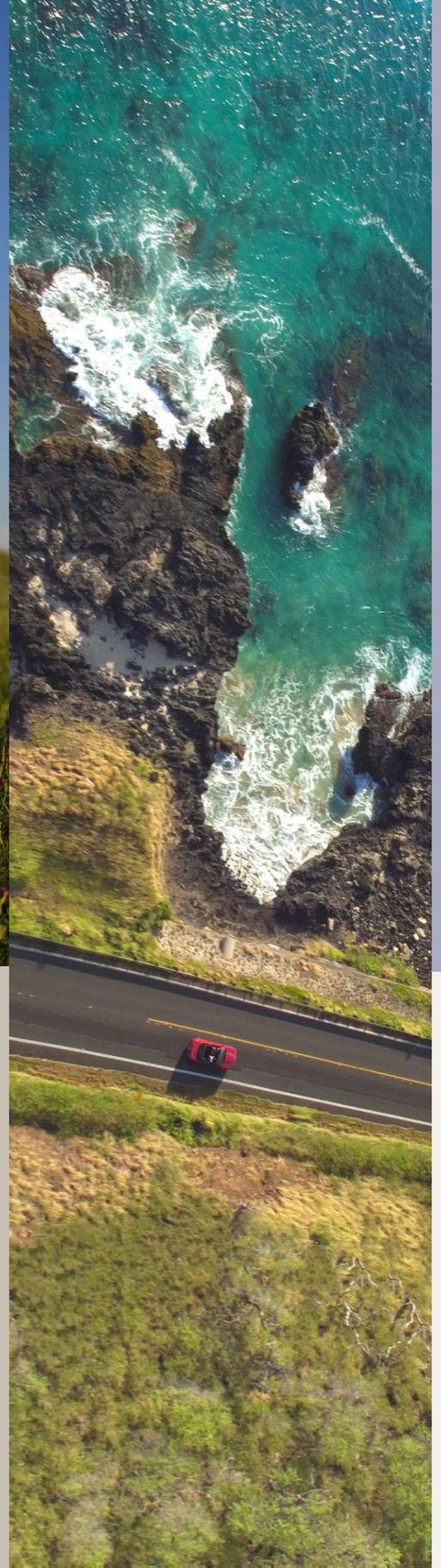
Together, these features create a dynamic environment for all to enjoy.





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 and marina residences, elegant villas, and world-class resorts, all set within picturesque landscapes that celebrate the beauty of island living.

COMMUNITY

COMMUNITY

GOLF COURSE

UNMATCHED ISLAND GOLFING

Step into a world where the game becomes a shared ritual of connection and aspiration. Set within a lush island landscape, an 18-hole pitch and putt golf course offers a place to come together – to strengthen bonds, celebrate moments, and create lasting memories.

Shaped by a seamless dialogue between land and sea, sweeping fairways flow through immaculate greenery, with crystal-clear waters framing every approach. Light, wind, and grandeur shape the rhythm of every pursuit into a redefined experience of shared leisure.



MARINA LIFE

LIFE BY THE SEA

Sobha Siniya Island, where the shimmering horizon stretches endlessly.



MARINA LIFE

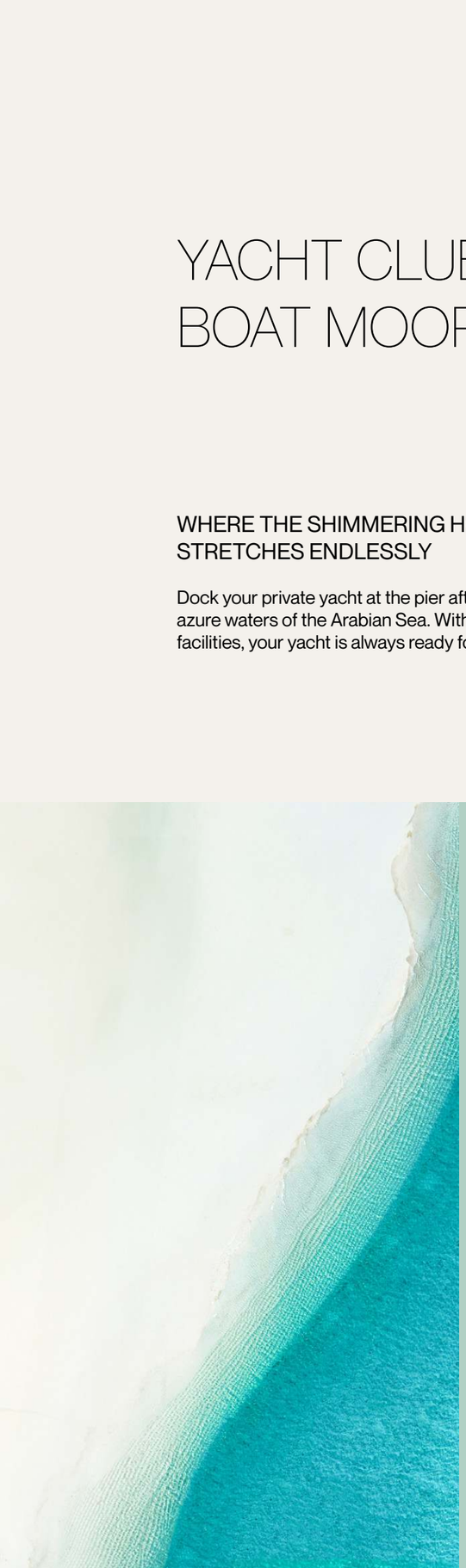
A bustling maritime haven where sailing enthusiasts and coastal dwellers unite in a lifestyle inspired by nautical adventure. The boardwalk comes alive with charming cafés, marina-front restaurants, and a vibrant nightlife scene, infusing the atmosphere with energy and effortless allure.



YACHT CLUB WITH BOAT MOORING

WHERE THE SHIMMERING HORIZON STRETCHES ENDLESSLY

Dock your private yacht at the pier after a thrilling day on the azure waters of the Arabian Sea. With advanced mooring facilities, your yacht is always ready for the next voyage.



For those who prefer a leisurely pace, the motorized water body weaves through the island, offering picturesque canals for perfect sunsets.

At Marina Residences, the horizon is not just a view but an invitation to explore the world beyond.

RETAIL BOULEVARD

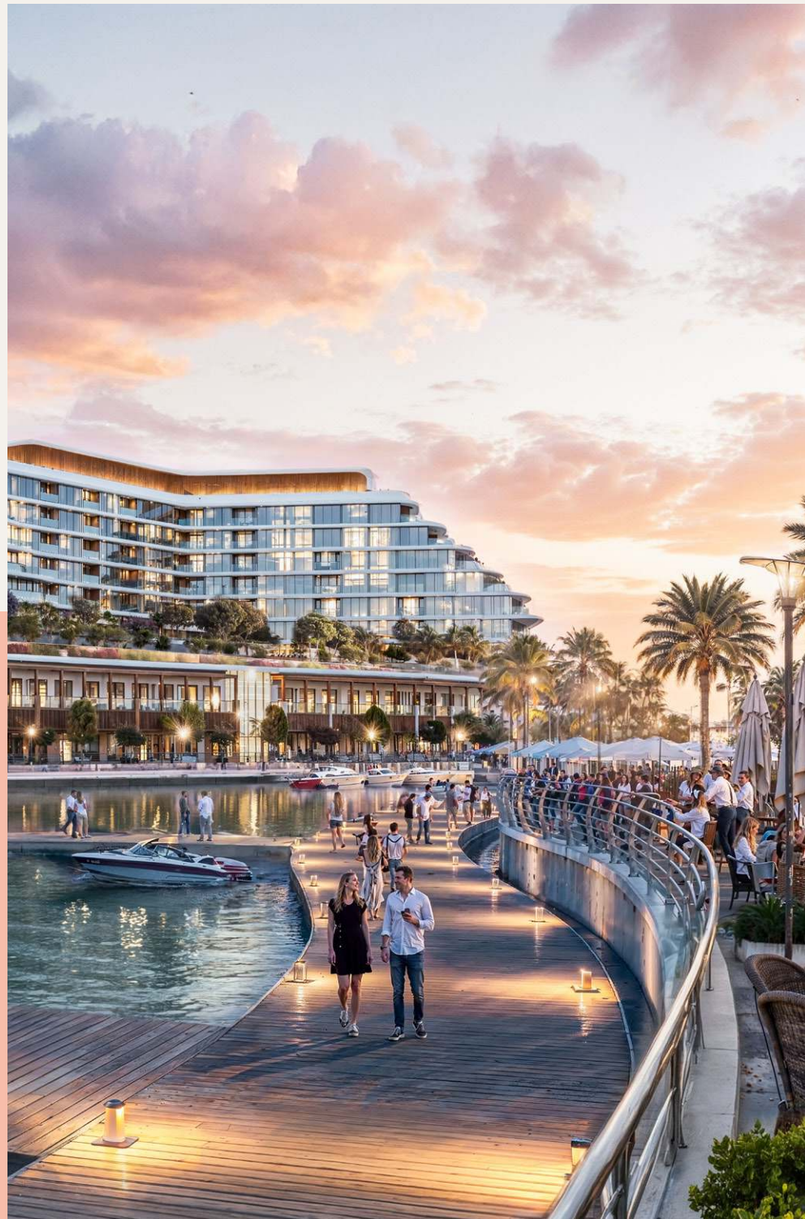
A SENSORY FEAST OF SIGHTS, SOUNDS AND AROMAS.

Sobha Siniya Island's retail boulevard is a destination in itself - a captivating promenade where sunlit sidewalks host elegant cafés, inviting guests to linger over gourmet meals or sip artisanal drinks, while a curated collection of boutiques and lifestyle experiences sparks discovery at every turn.



RETAIL BOULEVARD

As dusk settles, the boulevard comes alive with ambient lighting, alfresco dinners, and the gentle hum of conversation, creating an immersive experience that captivates every sense.



BRIMMING PROMENADE

A STROLL THROUGH DELIGHT - VIBRANT WATERFRONT PROMENADES.

Picture yourself strolling along the vibrant promenade, where every step is a feast for the senses. The salty sea breeze carries the warm, inviting scent of freshly baked bread, drawing you toward charming cafés and elegant restaurants.

Whether you're savouring a cozy breakfast or indulging in a luxurious dinner, each table offers a front-row view of the shimmering water alive with charm.



INTRODUCING

BEACH RESIDENCES

AT SOBHA SINIYA ISLAND

BEACH RESIDENCES

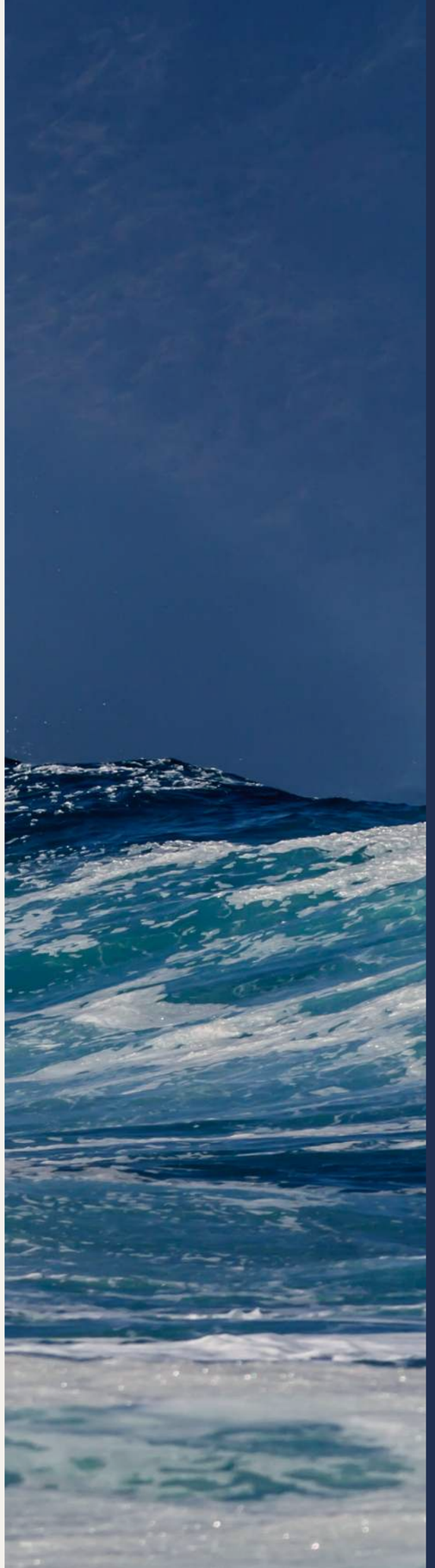
YOUR SEASIDE SERENITY

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



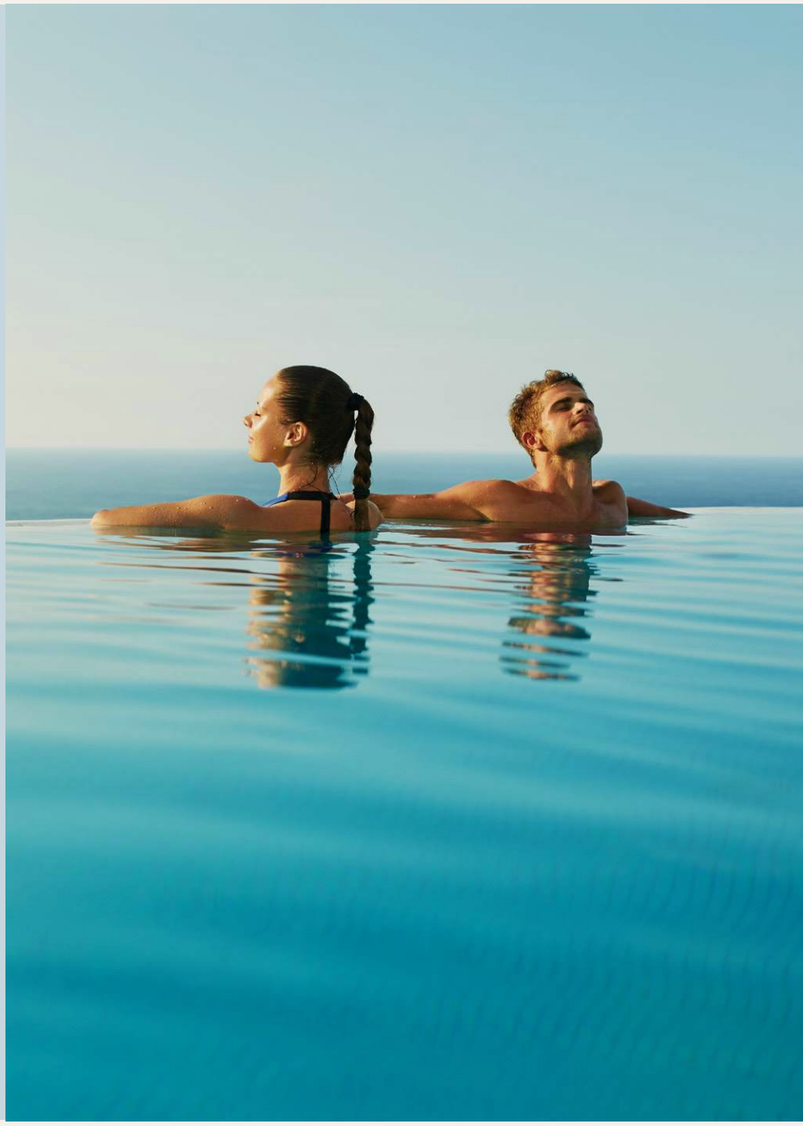
Imagine starting your day with a refreshing drink in one hand and gelato in the other, as you make your way down to the pristine, pearly white beach. The soft sand cushions your every step, and the sea breeze seems to whisper your name, inviting you to explore the crystal-clear waters of the natural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

UNWIND BY THE LAGOON

UNWIND BY THE LAGOON

TRANQUILLITY BY THE WATER

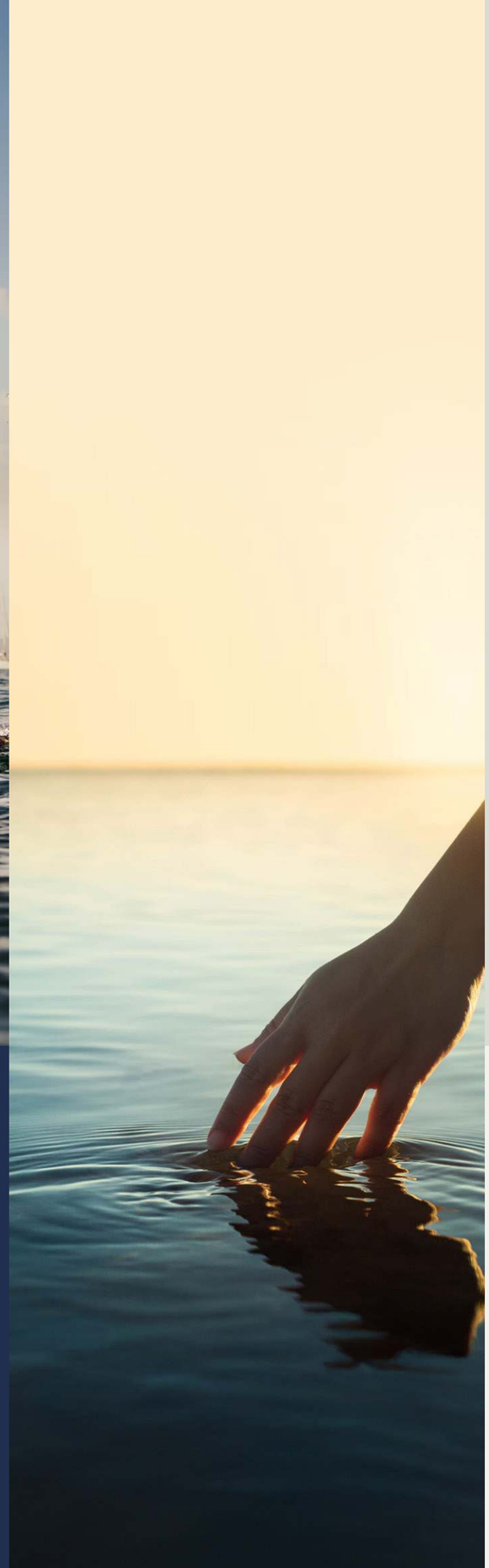
Embrace the allure of beachfront living, with residences offering direct access to a pristine lagoon beach.

Step beyond your door into sunlight poured like liquid gold, as the gentle murmur of shimmering waters welcomes you home.



COASTAL ESCAPES:
THE HARMONY OF SERENITY,
SOPHISTICATION AND SEASIDE LIVING.

Live where nature and design exist in quiet harmony, and every day unfolds with moments meant to be felt, remembered, and lived fully.



SANCTUARY BY THE LAGOON

SOLACE BY THE LAGOON’S SHORE

SOLACE BY THE LAGOON’S SHORE

WHERE EVERY SUNSET REVEALS A NEW MASTERPIECE

Sobha Siniya Island, where the shimmering horizon stretches endlessly.

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.



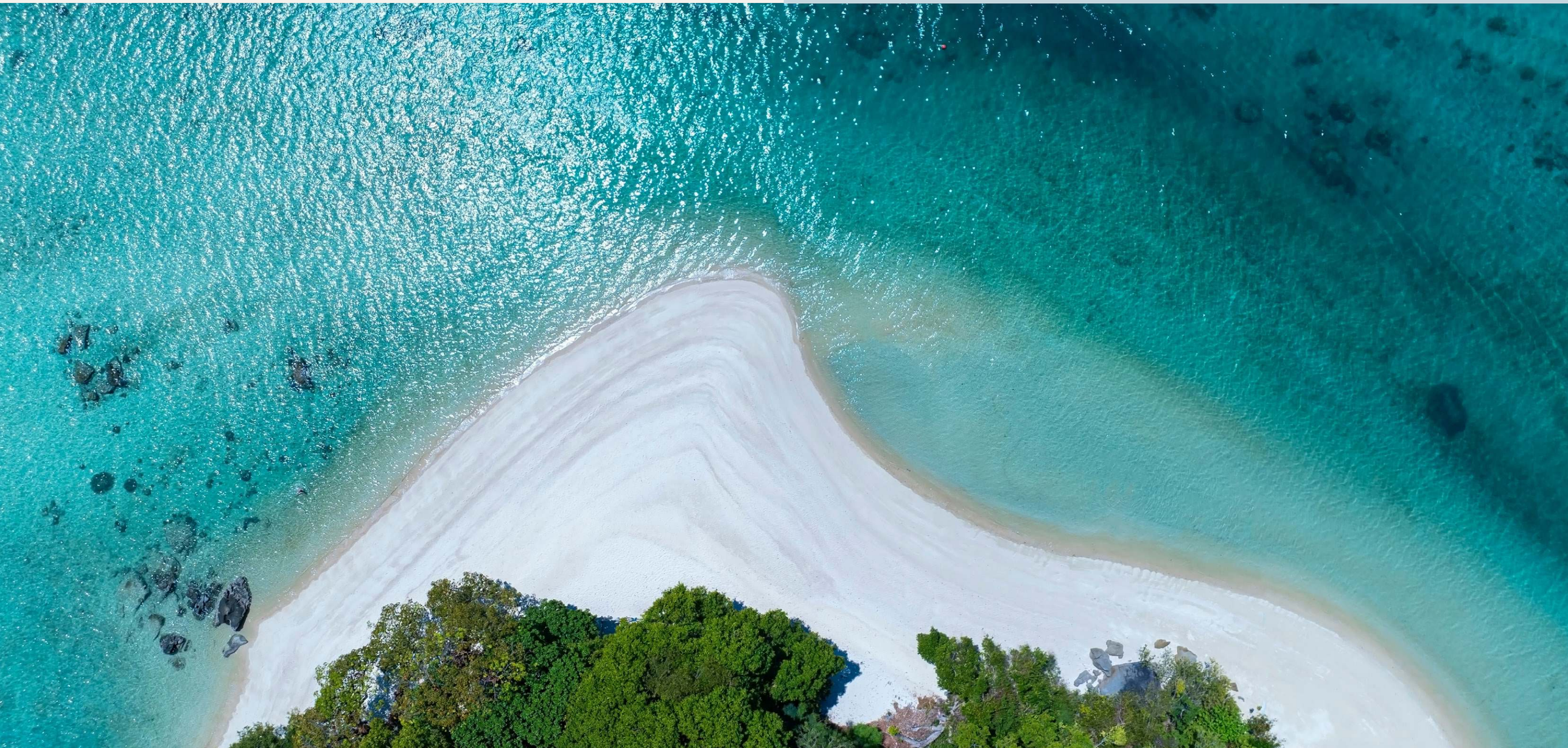


CAPTIVATING COASTAL VIEWS

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 a dynamic coastal lifestyle where leisure and adventure meet the sea. From tranquil canoeing and paddle boarding across calm waters to the exhilaration of kite surfing and windsurfing along the open shoreline, every experience invites a deeper connection with the island's natural beauty.

Snorkel beneath crystal-clear waters to uncover marine wonders and as the horizon softens, gather by the floating cinema where the sea becomes your backdrop.

Each aquatic experience is thoughtfully woven into the island lifestyle, bringing you closer to nature, adventure, and moments that linger for a lifetime.

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

TRANQUIL
BEACH RESIDENCES

WHERE THE TIDE SETS THE TONE

Welcome to Tranquil Beach Residences — where life unfolds in softer rhythms, shaped by the hush of the sea and moments that belong entirely to you.

Here, the shoreline is not a destination but an everyday presence, just steps from your door. Mornings arrive with the breeze drifting through open spaces, while evenings settle into golden calm along the water's edge. Designed for those who seek peace without isolation, these residences offer a rare intimacy with nature - a place where time slows, senses awaken, and coastal living is experienced in its most serene and personal form.

ACD: JUNE 2030.



LOCATION ON MASTER PLAN

TARNQUIL BEACH RESIDENCES

SITE PLAN



THE JOURNEY BEGINS AND THE SEA NEVER ENDS

At Tranquil Beach Residences, every day opens to unparalleled beauty. Sweeping views of the Arabian Sea meet crystal-clear lagoons and lush green landscapes, creating a horizon defined by nature's calm.

Each residence is shaped by the island's natural rhythm, welcoming light, space, and expansive vistas. Connected by a scenic 1.7 km bridge, the island offers seamless access to the mainland while preserving the rare tranquillity of a private coastal retreat.

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



LIVING AND DINING AREA

YOUR PICTURE-PERFECT PARADISE AWAITS





MASTER BEDROOM



MASTER BATHROOM



TRANQUIL

BEACH RESIDENCES