



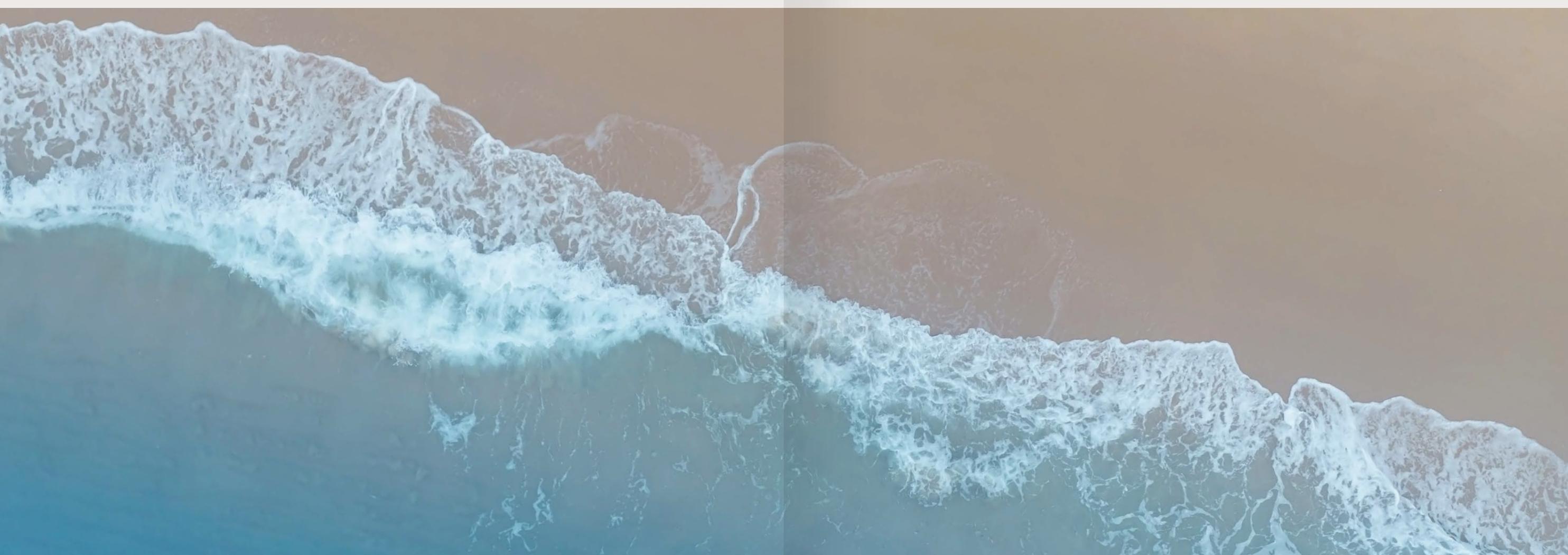
MARINA RESIDENCES

SOBHA

Sinjya Island

Life by the Sea

MARINA RESIDENCES
at Sobha Siniya Island

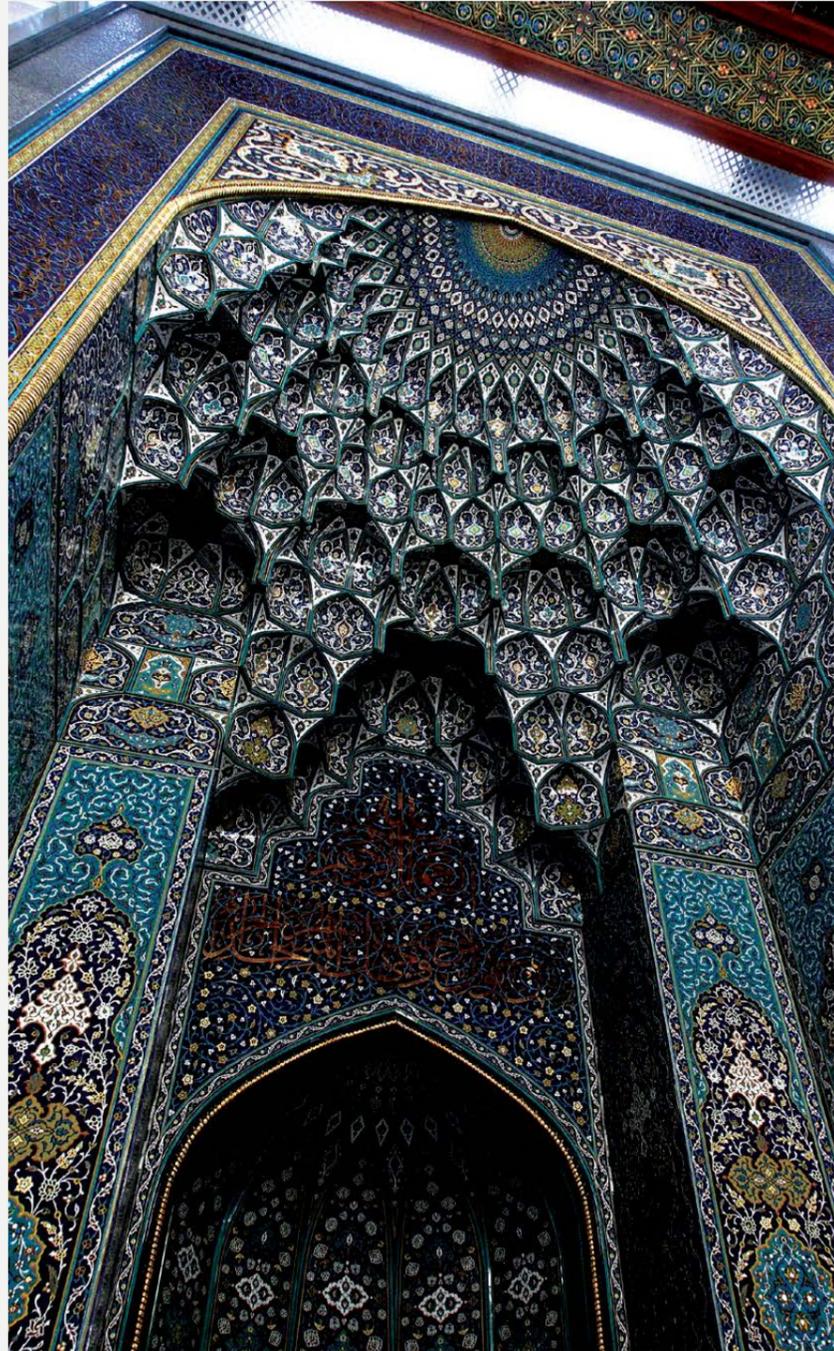


The Sobha way

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

T H E A R T O F D E T A I L
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At Sobha,
we don't exceed
international
building standards,
we define them.

SOBHA
REALTY

UAE'S MOST PRISTINE NATURAL ISLAND.

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

THE 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.

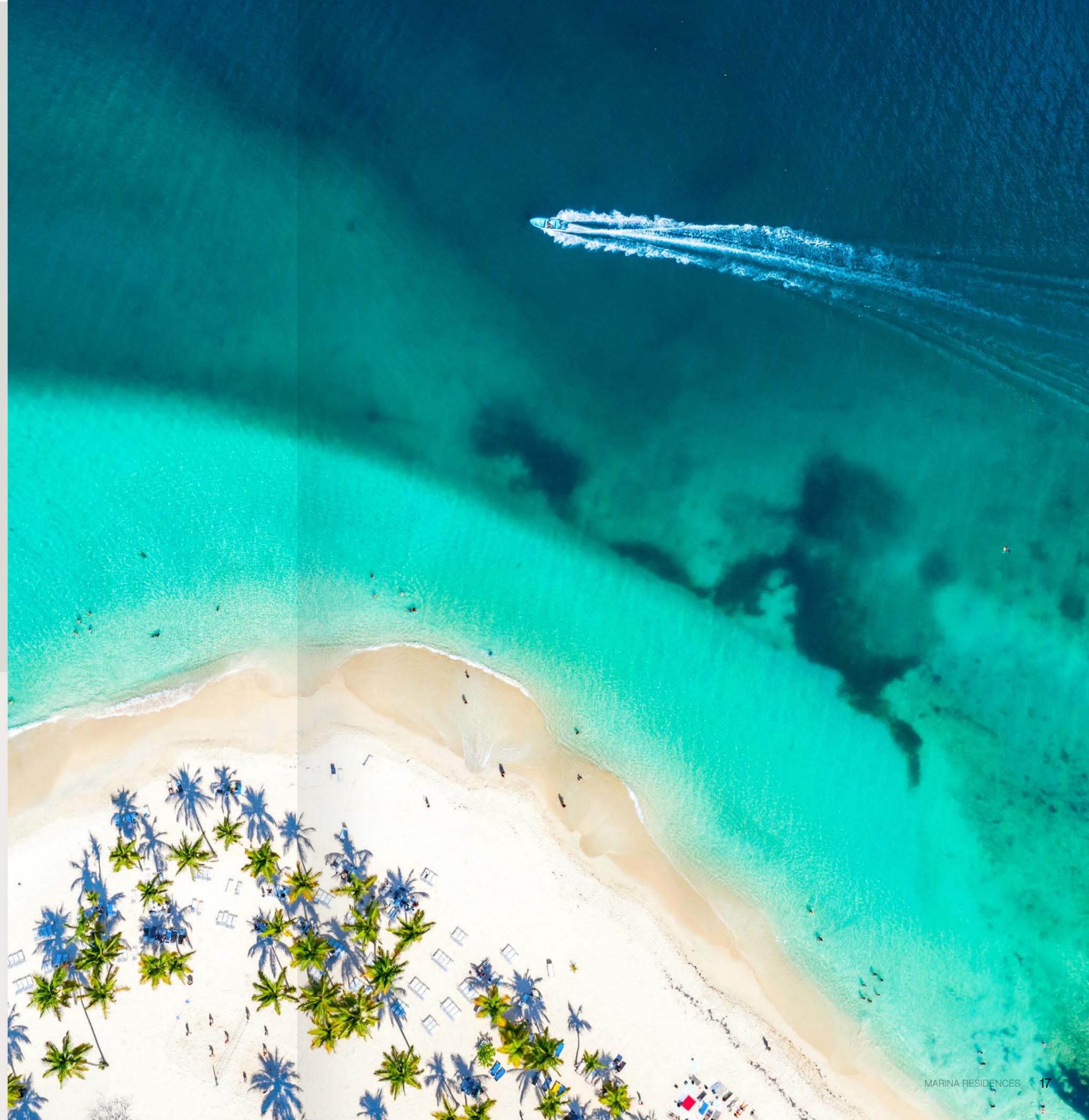
Picture yourself strolling barefoot on soft, white sand, as the waves compose a melody that offers an unparalleled sense of tranquillity.



ISLAND LIFE

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.



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

A WHOLE NEW WORLD

Sobha Siniya Island unfolds as a rare natural sanctuary, shaped by pristine white-sand beaches and lush mangrove landscapes alive with remarkable biodiversity. Gazelles, oryx, flamingos, and rare turtles form part of an enduring ecosystem, creating a living tapestry of nature at its most authentic.

Here, life is defined by moments of peaceful seclusion and restorative calm, balanced effortlessly with seamless access to the cultural pulse and evolving energy of the emirate of Umm Al Quwain.





DOWNTOWN
UMM AL QUWAIN

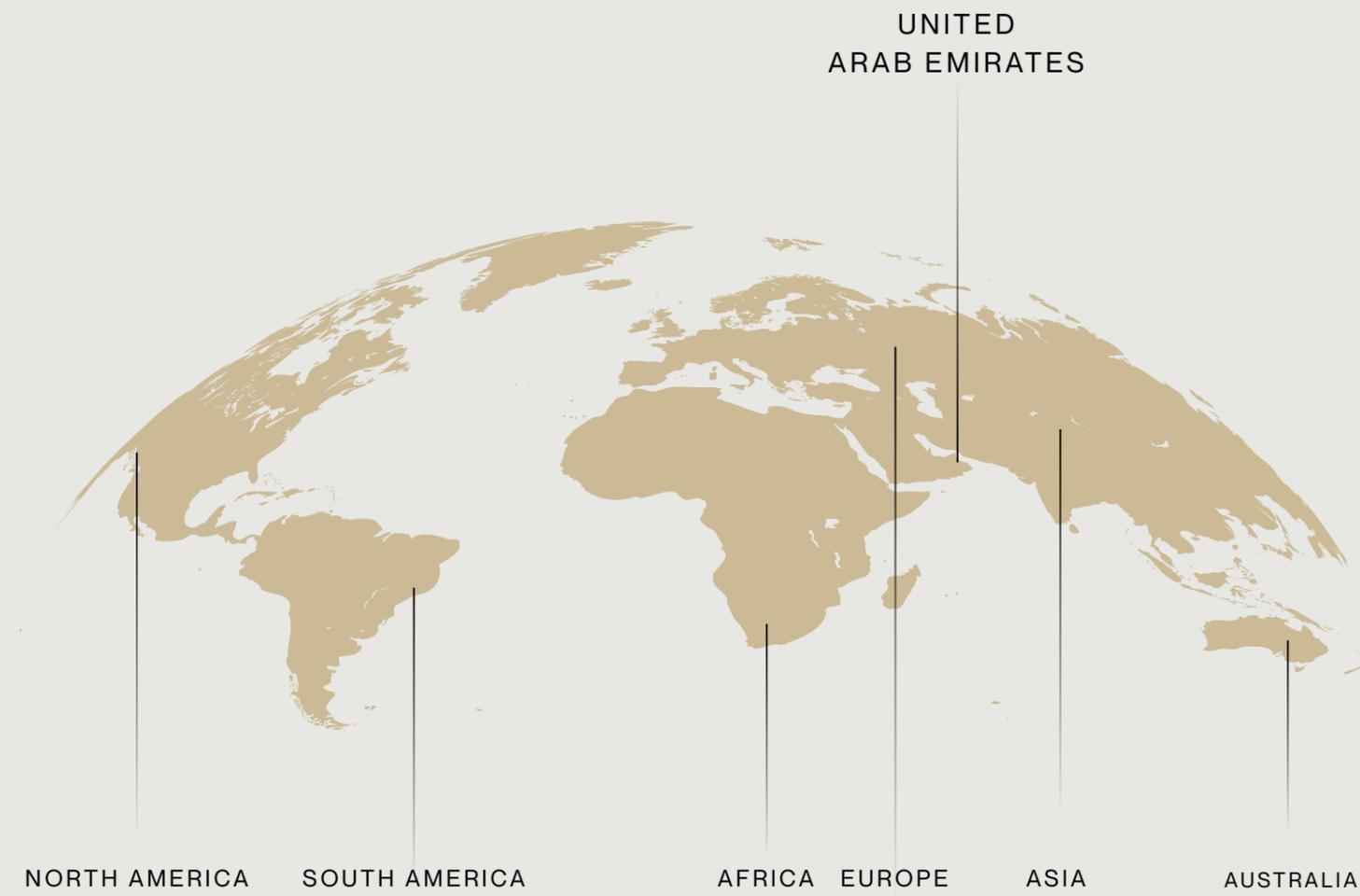
SOBHA
REALTY

ONE SEA, ENDLESS POSSIBILITIES.

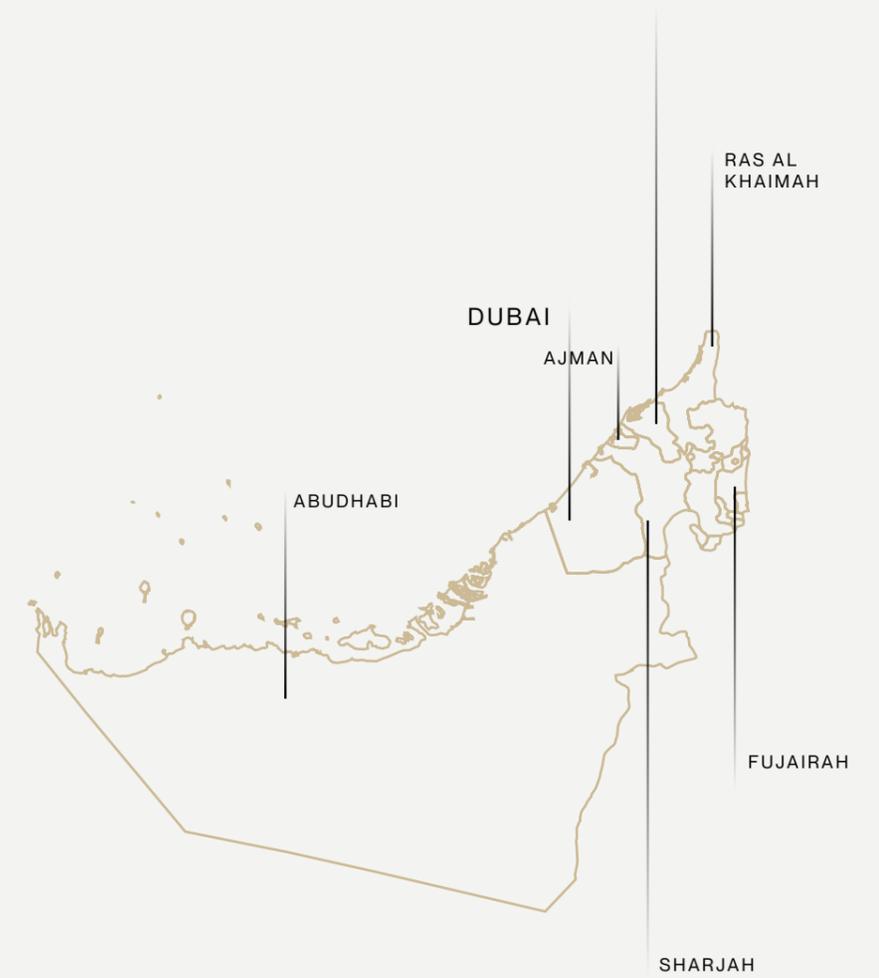
Downtown UAQ | Sobha Realty, meanwhile, brings a fresh pulse to the city - designed as a vibrant destination for a futuristic coastal downtown living, working, and gathering. Start the day with a seaside run, then pivot effortlessly to downtown meetings. A short stroll takes you from high-end boutiques 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





DOWNTOWN | SOBHA
UMM AL QUWAIN | REALTY

*SOBHA
Siniya Island*

SOBHA
Siniya Island

DOWNTOWN | SOBHA
UMM AL QUWAIN | REALTY

10 minutes from
Al Marjan

30 minutes from
Sharjah

50 minutes from
Dubai

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

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 connection, belonging, and shared moments.

Sobha Siniya Island unfolds as a masterfully balanced sanctuary of elegance and nature - home to elegant Marina Residences, exquisite villas, beachfront mansions, and world-class resorts.

Framed by sweeping vistas of the Arabian Sea and green landscapes, every address is thoughtfully designed to elevate the everyday into something quietly extraordinary.

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 championship 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.



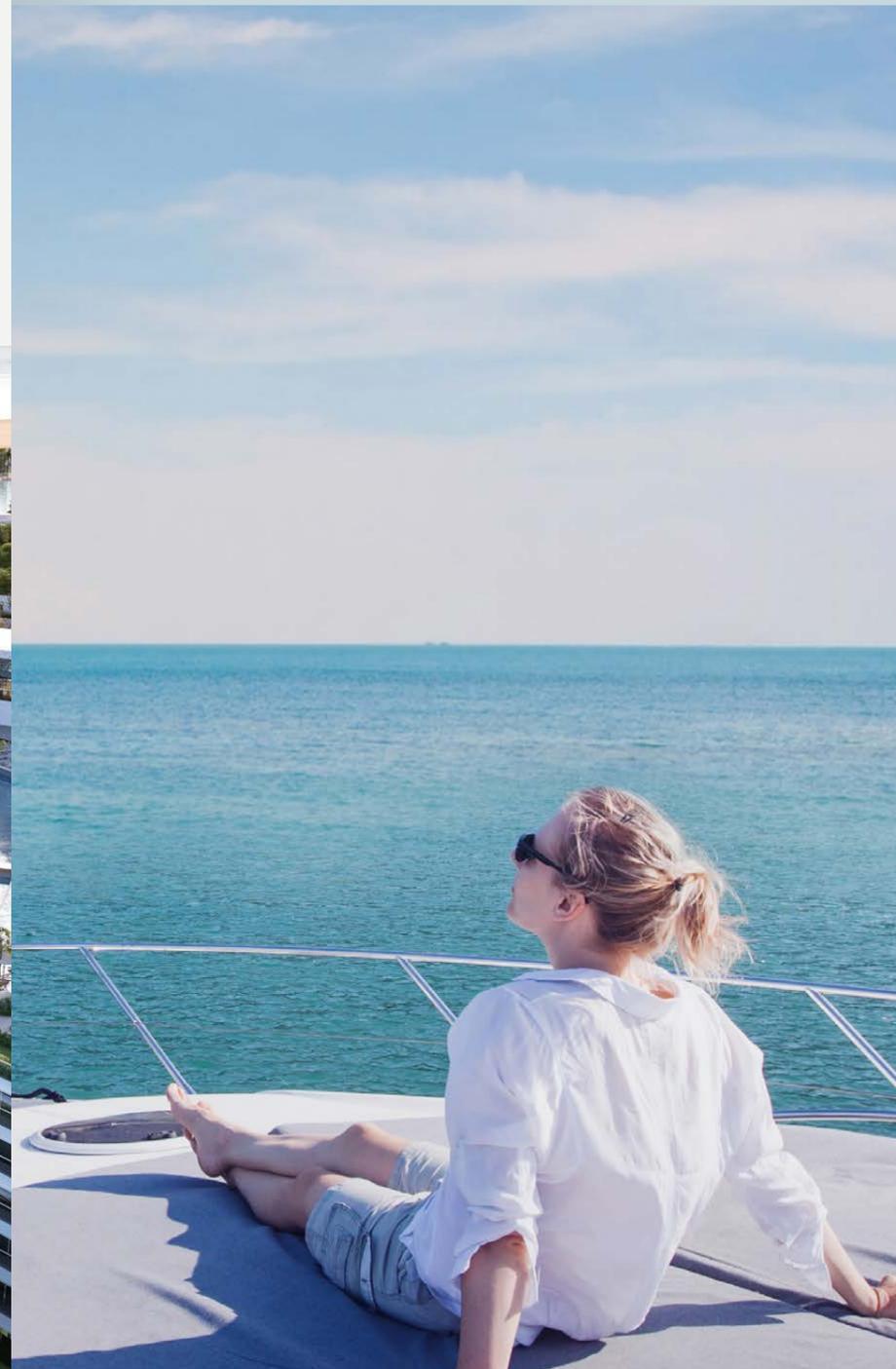
MARINA LIFE

THE MARITIME PULSE

As the golden hues of the setting sun dance across the shimmering marina waters, you find yourself immersed in a moment of sheer bliss.



Gentle sea breeze whispers through your hair, carrying with it the tantalizing aroma of freshly baked delicacies from a nearby café.

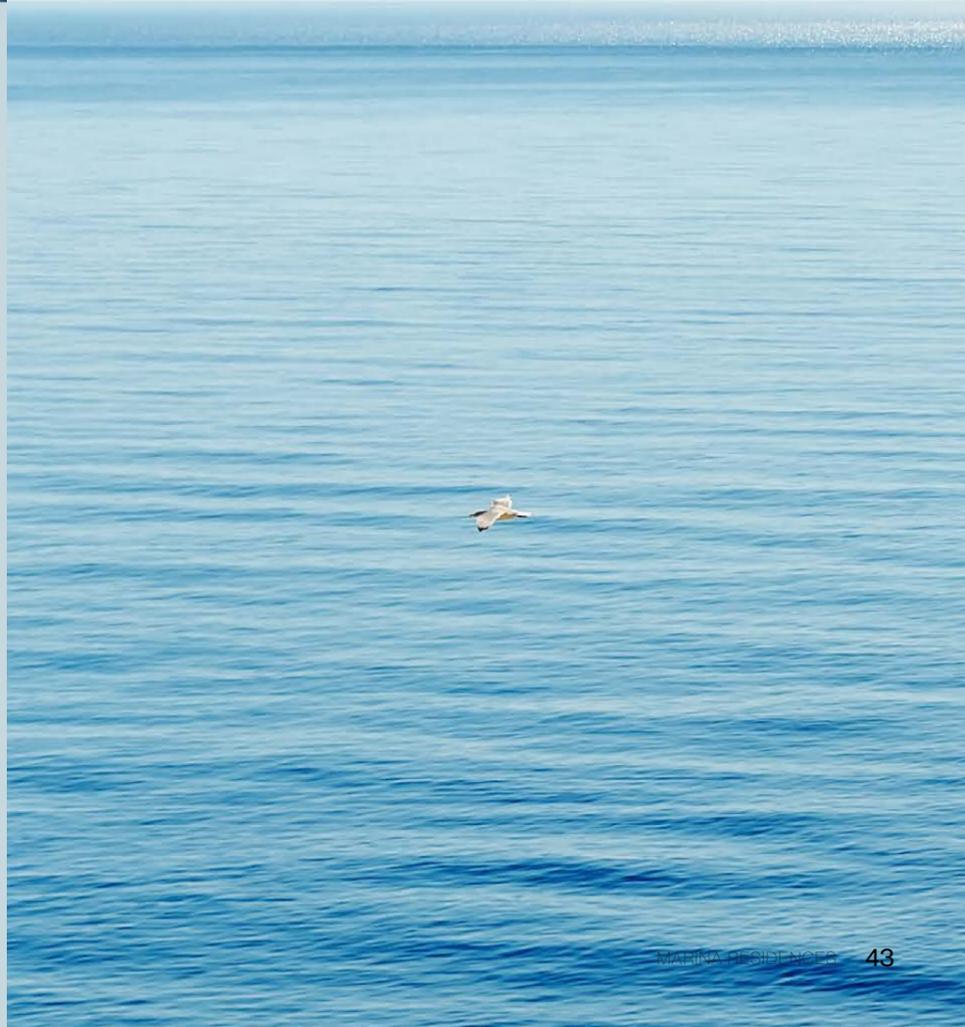


MARINA LIFE



MOMENTS OF SHARED LAUGHTER

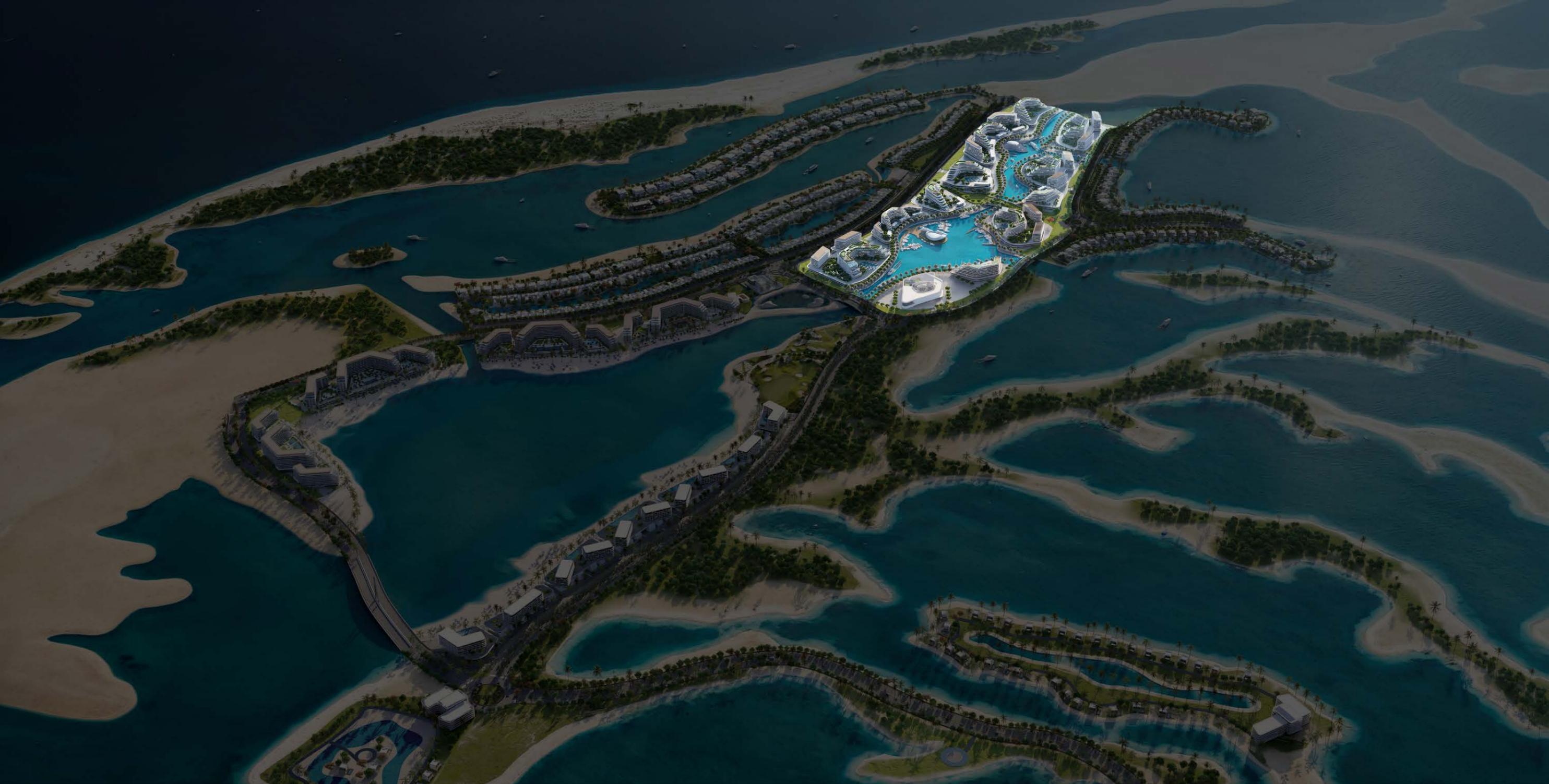
Around you, laughter fills the air as clinking glasses toast to friendship. Over a sumptuous meal, shared stories and stolen glances create an atmosphere of warmth and connection with your loved ones.



MARINA LIFE

A CELEBRATION OF LIFE

Beyond, luxurious yachts glide effortlessly across the glistening waves, painting a picture of elegance and adventure. Every moment feels like a celebration of life, where nature's beauty and life's finest pleasures intertwine seamlessly.



INTRODUCING



MARINA RESIDENCES

Welcome to Marina Residences at Sobha Siniya Island, a destination designed for those who dream of an extraordinary coastal lifestyle.

Surrounded by glistening lights of the bustling waterfront promenade overlooking the endless Arabian Sea, every moment becomes a cherished memory and every day, a story of a lifetime.



MARINA RESIDENCES

YOUR SEASIDE SERENITY

MARINA LIVING AT ITS FINEST

A bustling maritime haven where boat enthusiasts and coastal dwellers come together to embrace a lifestyle enriched by nautical adventures.

Along the waterfront promenade, an extravagant yacht club, Marina Residences Mall, a top-tier luxury hotel, charming cafes and fine dining restaurants truly invigorate every desire, creating a dynamic atmosphere.



MARINA RESIDENCES
YOUR SEASIDE SERENITY

AN EXCEPTIONAL LIFESTYLE

Discover a home where every moment feels uniquely yours.

Marina Residences isn't just a place to live; it's a lifestyle statement, an ode to refinement, and your gateway to an exceptional way of life.

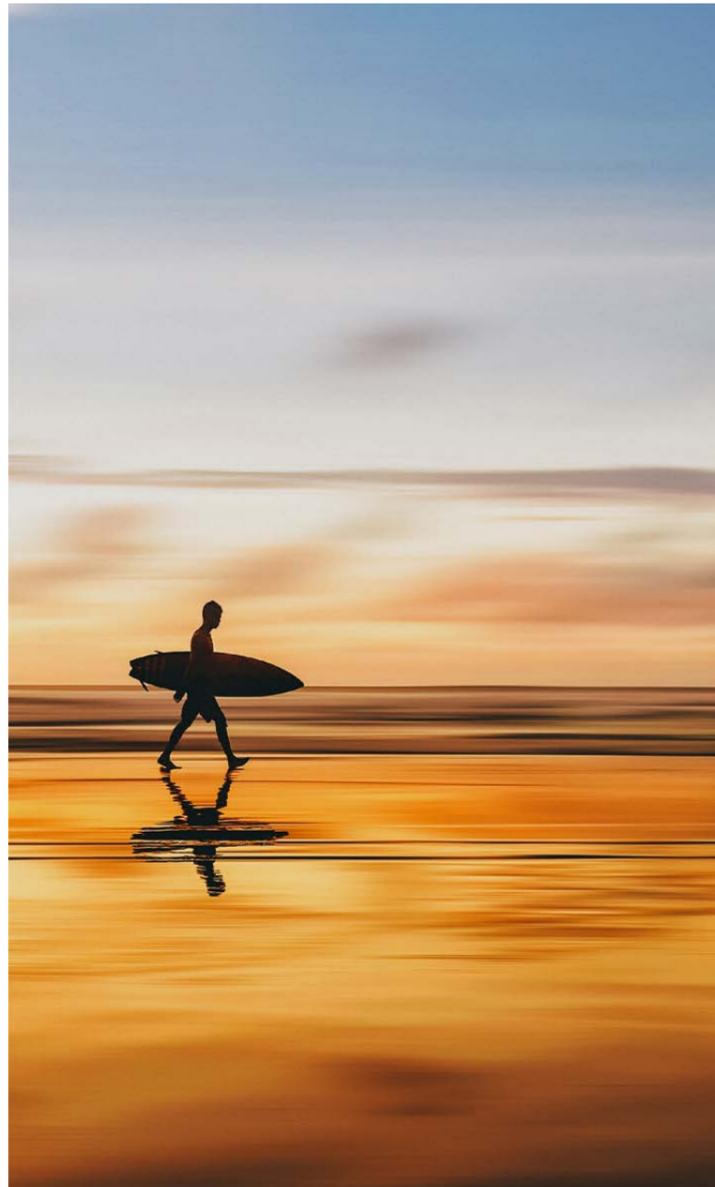


MOTORIZED SEAWATER BODY

FLOWING LUXURY - THE MOTORIZED
SEAWATER MARINA.

The Marina's motorized seawater body that
weaves through the community offer a unique
charm, creating a haven for maritime enthusiasts.

MOTORIZED SEAWATER BODY



YOUR GATEWAY TO AQUATIC ADVENTURES

Watch yachts gracefully cruise through the open waters, connecting seamlessly to the sea beyond. It's not just a visual delight but a gateway to endless aquatic adventures.

Whether you're an avid sailor or simply love the serenity of water, the motorized seawater body adds a unique dimension to your living experience. It's a constant reminder of the freedom, luxury, and excitement that define life on Sobha Siniya Island.



QUINTESSENTIAL LIVING



YOUR QUINTESSENTIAL LIFESTYLE AWAITS

The life you've been waiting for—a seamless blend of the sea's endless allure and the luxury of sophisticated living.

A vibrant marina buzzing with life, where every sunrise inspires, and every sunset soothes the soul. It's more than a destination; it's a way of life that captures the essence of serenity and style.



ENRICHED LIFESTYLE

A JOURNEY OF DISCOVERY

Pause to enjoy a perfectly brewed coffee or a decadent dessert at the promenade while you watch yachts sail by on the glittering and glimmering waters.

Life here is more than just living; it's an elevated journey of discovery and fulfilment, creating memories as timeless as Marina Residences itself.

ENRICHED LIVING - THE ELEVATED LIFESTYLE YOU DESERVE.

At Maria Residences, life isn't just lived - it's celebrated, every day.

Begin your day with breathtaking open sea views and step out to explore a vibrant community brimming with exceptional entertainment options.



YACHT CLUB WITH BOAT MOORING

YOUR MARITIME HAVEN - YACHT CLUB OF DREAMS.

At Marina Residences, your passion for the sea finds its perfect home.

At the heart of this community lies the yacht club, a sanctuary for ocean lovers, offering seamless access to the azure waters of the open sea.



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.

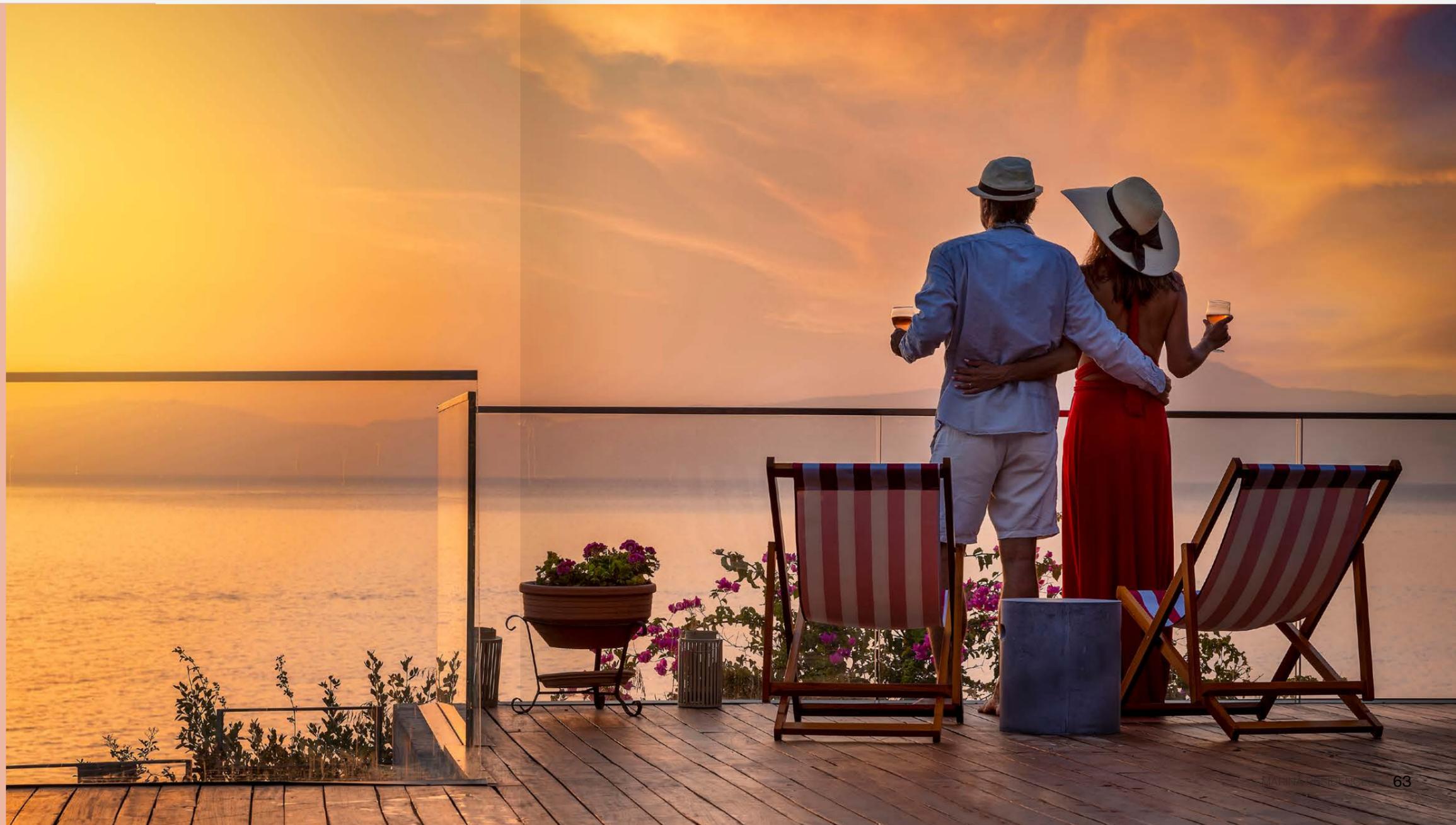
At Marina Residences, the horizon is not just a view but an invitation to explore the world beyond.

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.

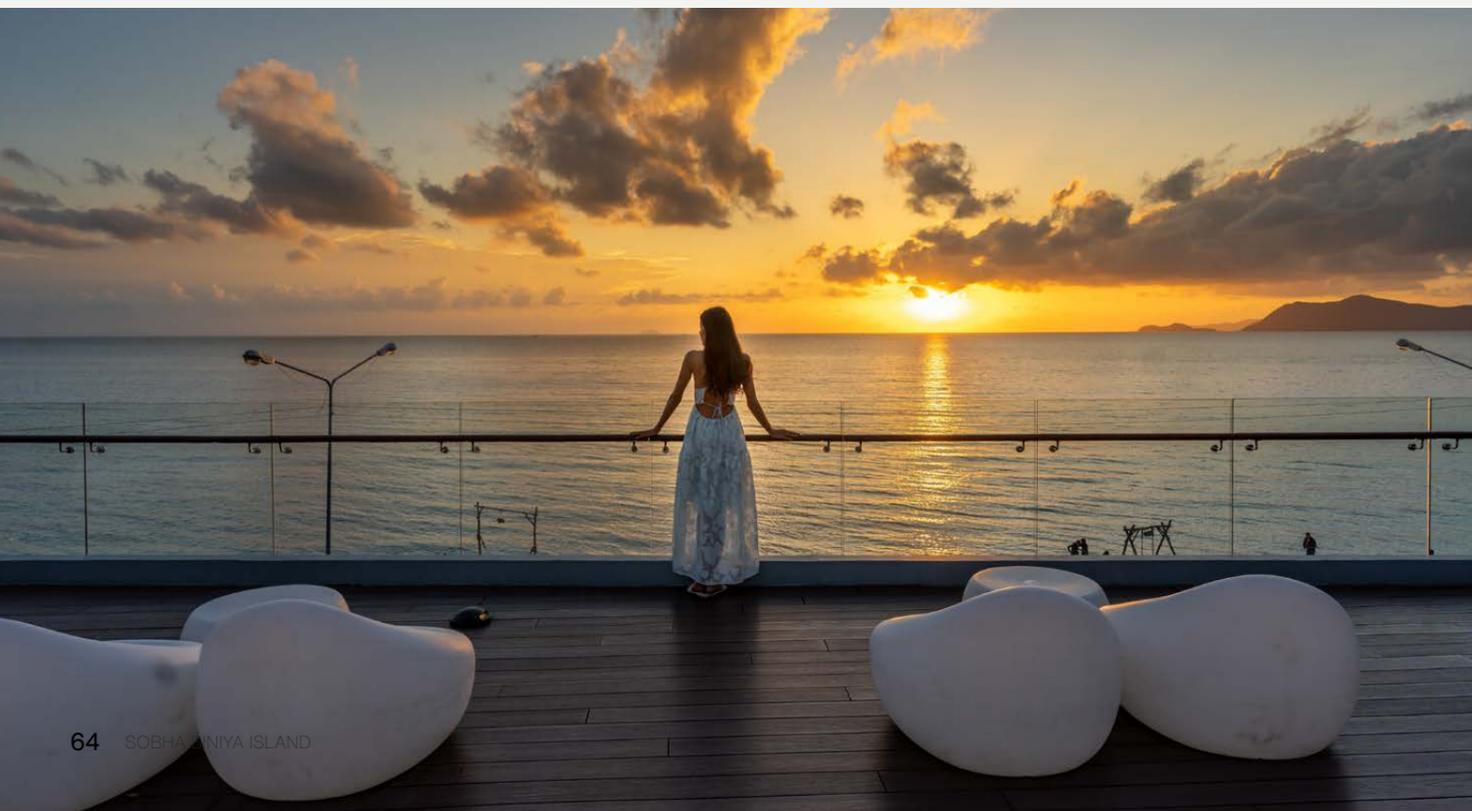


BRIMMING PROMENADE

THE HEARTBEAT OF THE PROMENADE

Each corner of the promenade pulses with life, offering the perfect setting to celebrate your milestones with loved ones or enjoy quiet moments of reflection by the sea.

As laughter and music fill the air, enjoy gourmet dishes and sip on exquisite cocktails as the marina's electric charm creates an unforgettable backdrop for your celebrations.



WITH EACH STEP, A VIEW MORE MESMERIZING.

As you wander, let the aromas and vibrant atmosphere remind you of life's simplest and sweetest pleasures.

Whether day or night, the Marina Residences promenade ensures an ever-changing tapestry of experiences, inviting you to indulge your senses in this lively waterfront destination.



VIBRANT NIGHTLIFE

GLAMOROUS NIGHTS TO REMEMBER

When the sun sets, Marina Residences at Sobha Siniya Island comes alive with nightlife at the brimming promenade that rivals the best global destinations.

Discover glamorous restaurants with panoramic marina views, lively music that keeps you dancing, and a yacht club that exudes elegance.

SHOPPING MALL

RETAIL THERAPY REDEFINED - A SHOPPING HAVEN.

Whether it's a girl's day out racking through exclusive fashion collections to find your perfect outfit or indulging in gourmet delicacies with your friends, every visit to the Marina Residences mall is an experience that transcends the ordinary.





LUXURY HOTEL

A WARM WELCOME FOR YOUR FAMILY AND FRIENDS

Let the warm and thoughtful touches make every stay a cherished experience, where time spent together becomes a lasting treasure.

Perfect for staycations or entertaining visitors, the luxury hotel at Marina Residences brings together the best of leisure and luxury, ensuring an experience that leaves a lasting impression on every guest.



MARINA PULSE MEETS ISLAND CALM.

INTRODUCING

CAPE-SIDE

MARINA RESIDENCES

Open doors to a vibrant way of living – the perfect amalgamation of marina rhythm and the restorative island calm. Defined by tranquil canal waters, lush greenery, and sweeping Arabian Sea horizons, Capeside Marina Residences unfolds as the perfect interplay of flow and tranquillity, social vibrancy and personal retreat.

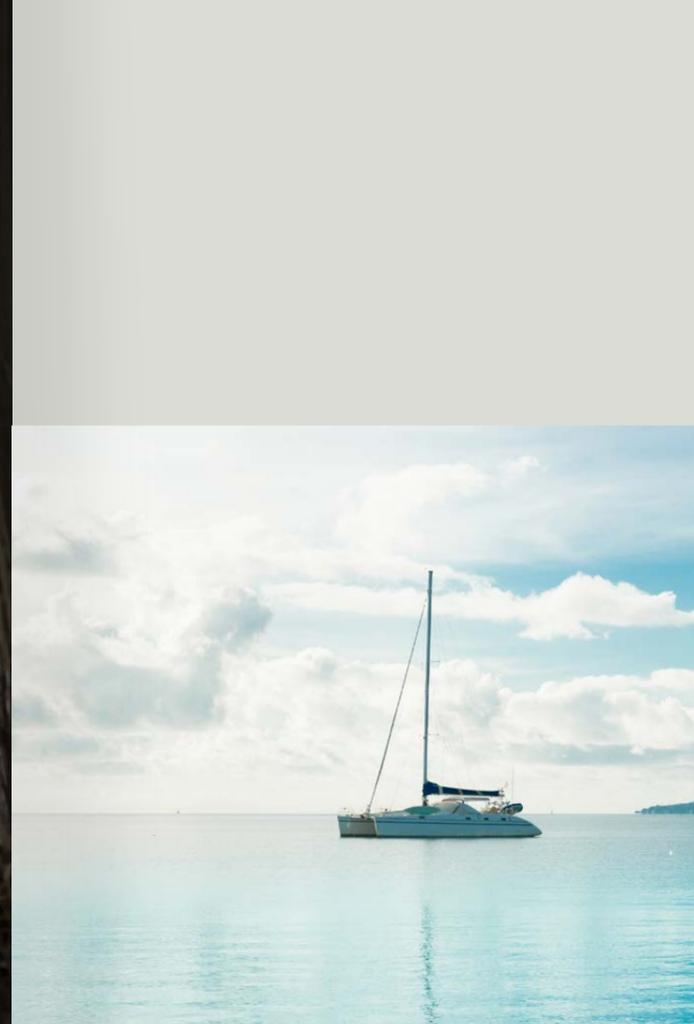
Thoughtfully curated, world-class amenities bring ease and vitality to everyday living, elevating the ordinary into refined experiences. Days are shaped by a natural rhythm, where the promenade energy and the island serenity coexist in a seamless equilibrium.

With the sound of the waves as your backdrop, and the open horizons stretching ahead, every moment carries a sense of choice - to engage, to retreat, to explore, to pause.



A PLACE TO FEEL ALIVE

Wander along the promenade where street cafés buzz with warmth, and every turn brings a new delight. Just steps away, the yacht club calls for spontaneous sails, while a luxury mall and hotel promise indulgence at a moment's notice. Every detail is designed to stir the senses.



SERENITY AT HOME

AN EMBRACE YOU LONG FOR

As the call of flamingos echoes softly in the distance, peaceful mornings take on a renewed sense of joy. With every turn of the page in your favourite book, the open sea unfolds before you, its gentle waves setting the perfect rhythm to your day.

This is more than just a moment - it's a sense of belonging, where the beauty of the sea and the calm of your surroundings create a comforting embrace. Rediscover the simple pleasure of a home that feels uniquely and truly yours.





AMENITIES PODIUM

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

AMENITIES PODIUM

AMENITIES WITH A VIEW

Picture yourself standing on a sunlit podium, the salty sea breeze playfully flowing through your hair while flamingos glide gracefully across the sky, their pink hues painting a breathtaking scene against the shimmering waters.

This is no ordinary setting—it's a place where the extraordinary becomes part of your everyday.





AMENITIES PODIUM

AMENITY-RICH PODIUMS.

As you explore the dedicated podiums at Marina Residences, a world of possibilities unfolds before you. Dive into the crystal-clear infinity pools that seem to blend seamlessly with the horizon or find your rhythm at the state-of-the-art fitness centres overlooking the marina. Cozy lounges invite you to relax and reconnect, while vibrant outdoor play areas offer boundless joy for your toddlers.

With the sea as your constant companion, every moment feels like a story waiting to be written - one filled with serenity, energy, and the endless charm of life by the water.

LUSH PARKS & LANDSCAPED GARDENS

NATURE'S EMBRACE – LUSH GREENERY TO SOOTHE YOUR SOUL.

Walk through pathways framed by colourful blooms while every little giggle and tiny eager steps of your toddlers bring you endless joy. Watch these precious moments unfold while you reconnect with nature in the lush parks and beautifully landscaped gardens.

The lush green spaces are more than just a visual treat; they're a sanctuary that nurtures your well-being.



LOCATION ON
MASTER PLAN



CAPE-SIDE

MARINA-RESIDENCES

SITE PLAN



• TOWER A

• TOWER B

YOUR
PICTURE-PERFECT
PARADISE AWAITS.



BEDROOM



BATHROOM



SOBHA
REALTY

PRINCIPAL PARTNER TO



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