



SENIA

FACT SHEET

BEYOND

WHERE ARCHITECTURE MEETS THE SYMPHONY OF NATURE

A Landmark *in* Coastal Living

Sensia weaves modern luxury with the
soothing allure of waterfront living.

This exceptional residence, strategically positioned to
overlook both the park and the sea, offers dual views that
make it truly unique.

SENSIA



LUSH GREENERY *&* SEAMLESS ARCHITECTURE

A harmonious fusion of nature and design, where tranquillity meets urban vibrance. Sensia offers panoramic views that extend from lush parklands to the shimmering sea, creating an elegant retreat that is both serene and dynamic.

Framed by verdant landscapes and breathtaking vistas, Sensia invites you to experience a sanctuary where every moment is infused with natural beauty and effortless sophistication.



POINTS *of* INTEREST

Dubai International Airport	20 minutes	DIFC	20 minutes
Mina Rashid	05 minutes	The Gold Souk	15 minutes
Downtown / Burj Khalifa	20 minutes	Jumeirah Beach Coast	10 minutes



A LIFESTYLE DEFINED BY BALANCE & TRANQUILLITY

A VIBRANT COMMUNITY NESTLED BETWEEN THE WATERFRONT & PARKLAND

Perched on Dubai Maritime City,
Sensia seamlessly blends dynamic
urban energy with the serene allure of
coastal living.

Surrounded by lush parklands and panoramic waterfront
views, this thoughtfully designed community fosters
connection, well-being, and a life of effortless fulfilment.

With endless leisure opportunities and verdant
landscapes, Sensia offers a lifestyle where nature and
urban vibrance exist in perfect harmony.





WHERE PARADISE BECOMES HOME

At Sensia, paradise is more than a vision—it’s a way of life. Thoughtfully designed amenities provide unparalleled comfort while ensuring a seamless connection to the parkland, waterfront, and masterplan community. Unwind by the water, stroll through lush green landscapes, or explore a range of curated recreational experiences—all just moments from your doorstep.

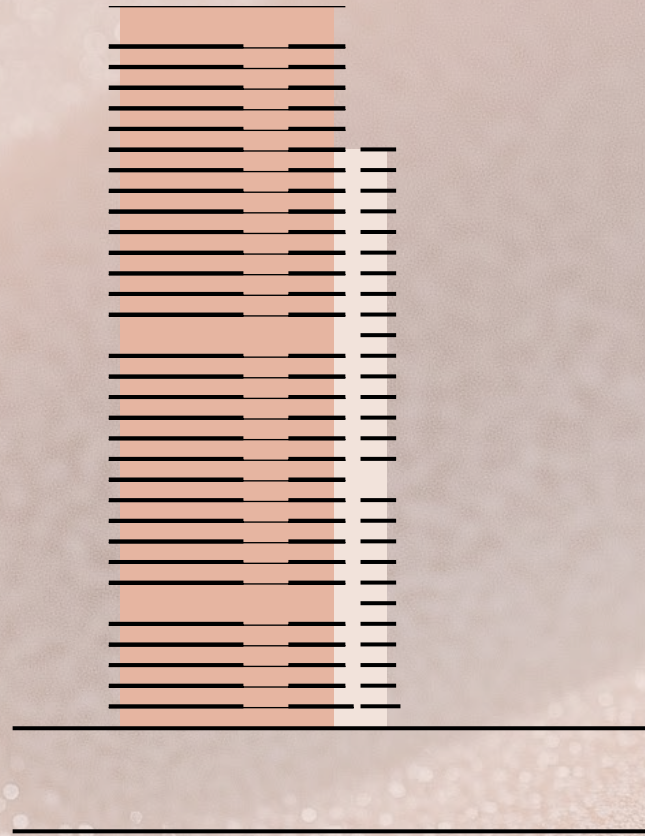
Sensia strikes the perfect balance between relaxation and adventure, immersing residents in nature’s tranquillity while offering direct access to vibrant coastal living. Enveloped in greenery and set against the serene backdrop of the sea, this is more than a home—it’s a sanctuary where modern luxury and timeless natural beauty exist in perfect harmony.



GRACEFUL LINES, ELEVATED LIVING

Design *and* Architecture That Embrace *the*
Waterfront, Enhancing Everyday Living





36 LEVELS

LOWER GROUND FLOOR

GROUND FLOOR

2 PODIUM LEVEL

32 RESIDENTIAL FLOORS
INCLUDING ONE TERRACE
AMENITIES AND SKY
AMENITIES

THE PROJECT

REFINED LIVING,
ELEVATED *by* NATURE

Soaring 36 storeys above the bay, Sensia embodies refined living, where architecture and nature intertwine seamlessly.

Designed to embrace its surroundings, the building’s terraced structure extends toward the waterfront and parklands, ensuring unobstructed scenic views. From the elevated podium to the soaring tower, every element is meticulously crafted to harmonise with the landscape, creating a dynamic yet serene living experience.

Expansive wraparound terraces frame breathtaking vistas, fostering a deep sense of balance and connection with both the lush greenery and the shimmering sea. At Sensia, the art of living is redefined, where every moment is immersed in beauty, light, and tranquillity.

RESIDENCE SIZE

1 Bedroom

749 - 1,022 sqft
total average area

2 Bedroom

1,185 - 1,816 sqft
total average area

3 Bedroom

1,563 - 2,198 sqft
total average area

Duplexes

2,024 - 2,797 sqft
total average area

Maisonettes

2,956 - 2,984 sqft
total average area

Penthouse

5,778 sqft
total average area







DUBAI MARITIME CITY

**A SEAMLESS BLEND
OF LIFE AND NATURE**



**STRONG SELLING POINTS
LOCATION**

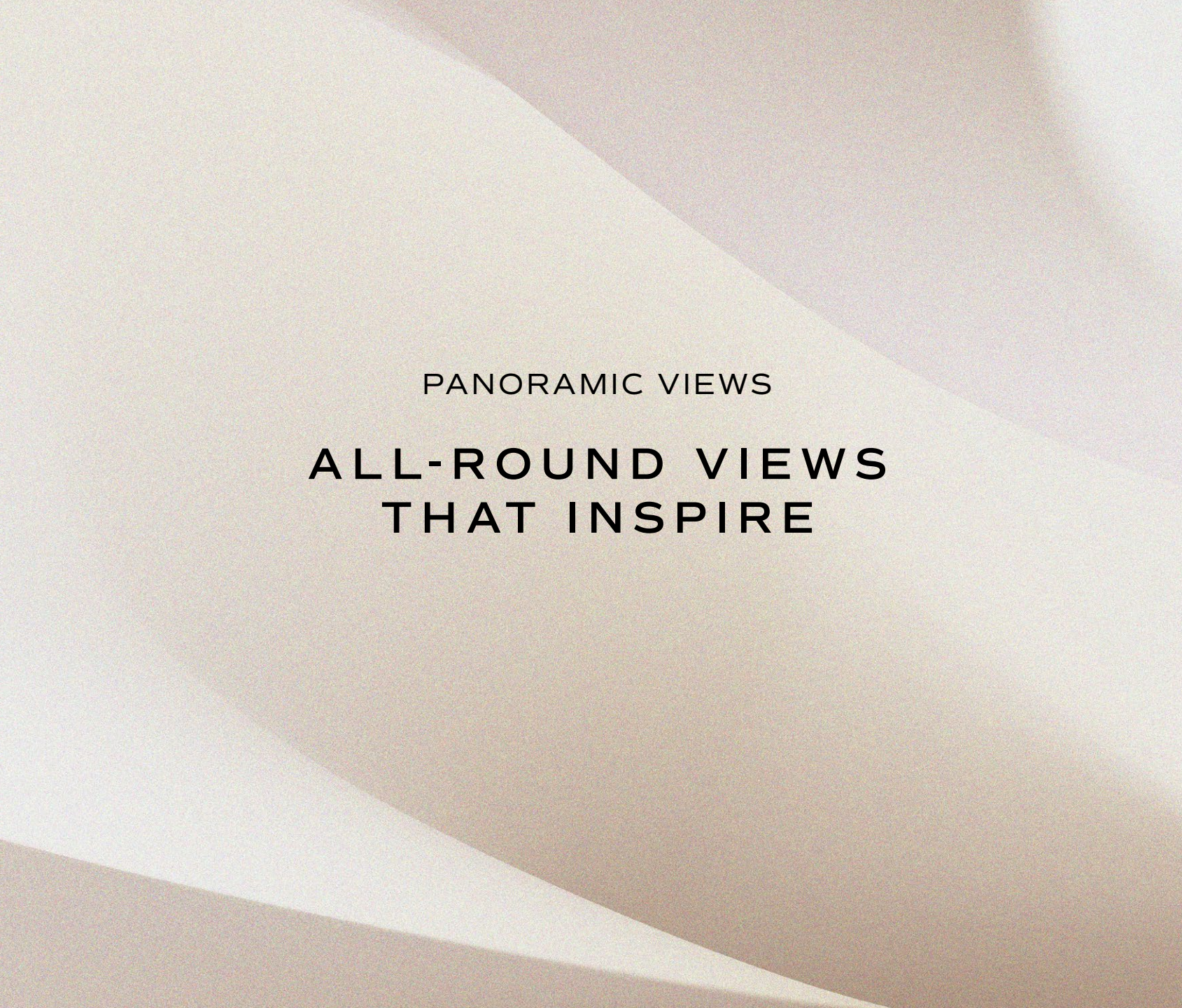
AMENITIES

**OUTSTANDING
FACILITIES**



GREENERY

**LIVING
LANDSCAPE**



PANORAMIC VIEWS

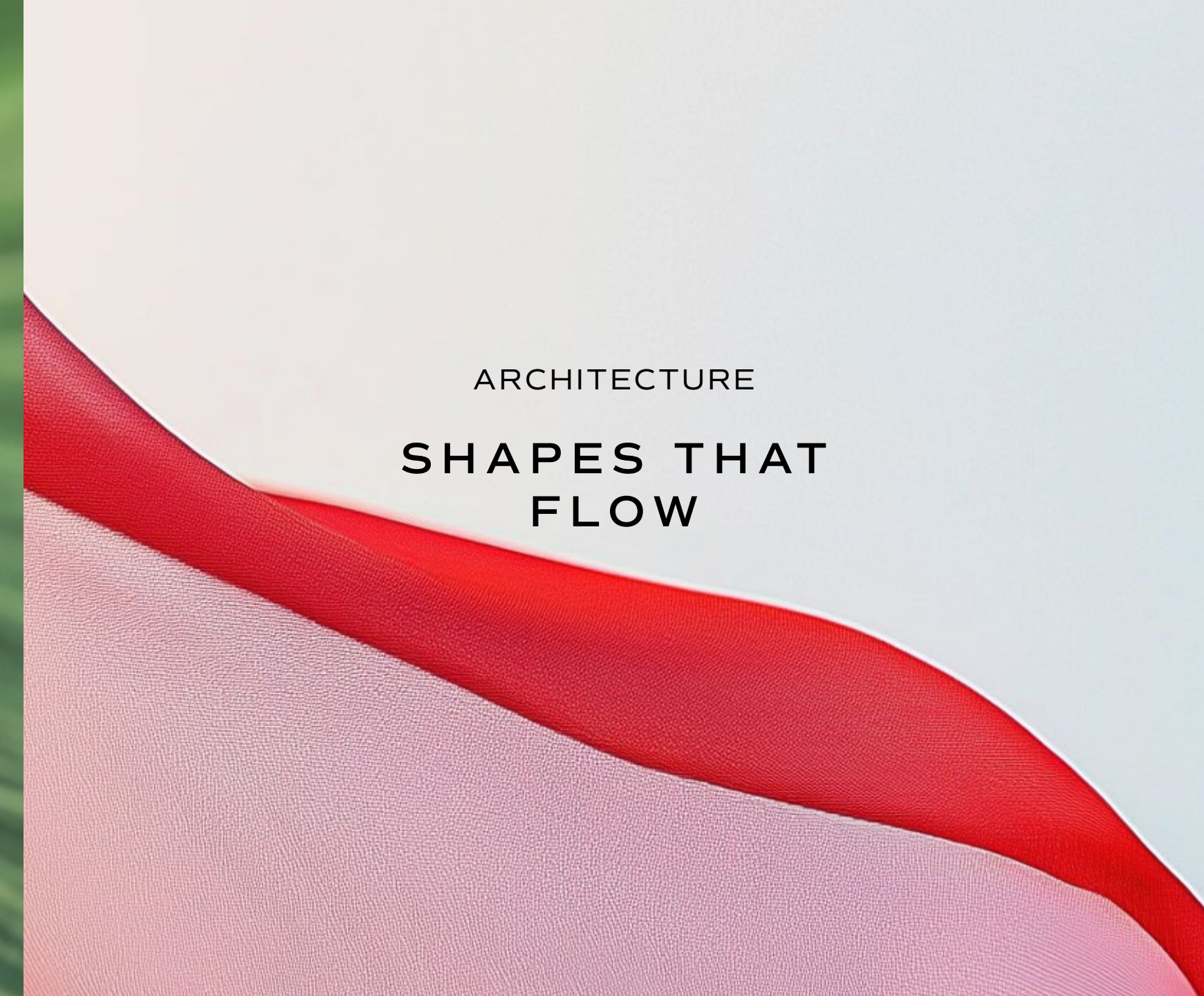
**ALL-ROUND VIEWS
THAT INSPIRE**



BUILDING

BIOPHILIC DESIGN

**NATURAL
CONNECTION**



ARCHITECTURE

**SHAPES THAT
FLOW**

RESIDENTIAL UNITS

AN EXPRESSION *of*
REFINED LIVING

Sensia introduces a sophisticated selection of 1-, 2-, and 3-bedroom apartments, 3-bedroom maisonettes (chalets), 3-bedroom duplexes, and an exclusive penthouse, bringing a fresh perspective to Dubai's luxury living.

Each home is meticulously designed to achieve a seamless balance of modern elegance and personal comfort. Thoughtfully oriented to capture breathtaking sea views, the residences are nestled within a development envisioned as a natural extension of the surrounding parkland.

With expansive open-plan layouts, Sensia offers the perfect setting for both vibrant social gatherings and private retreats. Every space is crafted to enhance a sense of flow, tranquillity, and effortless sophistication, creating a home that is as functional as it is inspiring.





BRINGING *the* OUTDOORS IN

Full-height glazing floods the interiors with natural light and fresh air, enhancing the sense of openness and connection to the surroundings. Your private terrace becomes a tranquil retreat, offering breathtaking sunrises over the sea and golden sunsets behind lush greenery.

Inspired by biophilic design, the interior palette seamlessly transitions from outdoor to indoor living, embracing organic textures, natural hues, and a timeless aesthetic that evokes both serenity and sophistication.





A SANCTUARY OF SERENITY

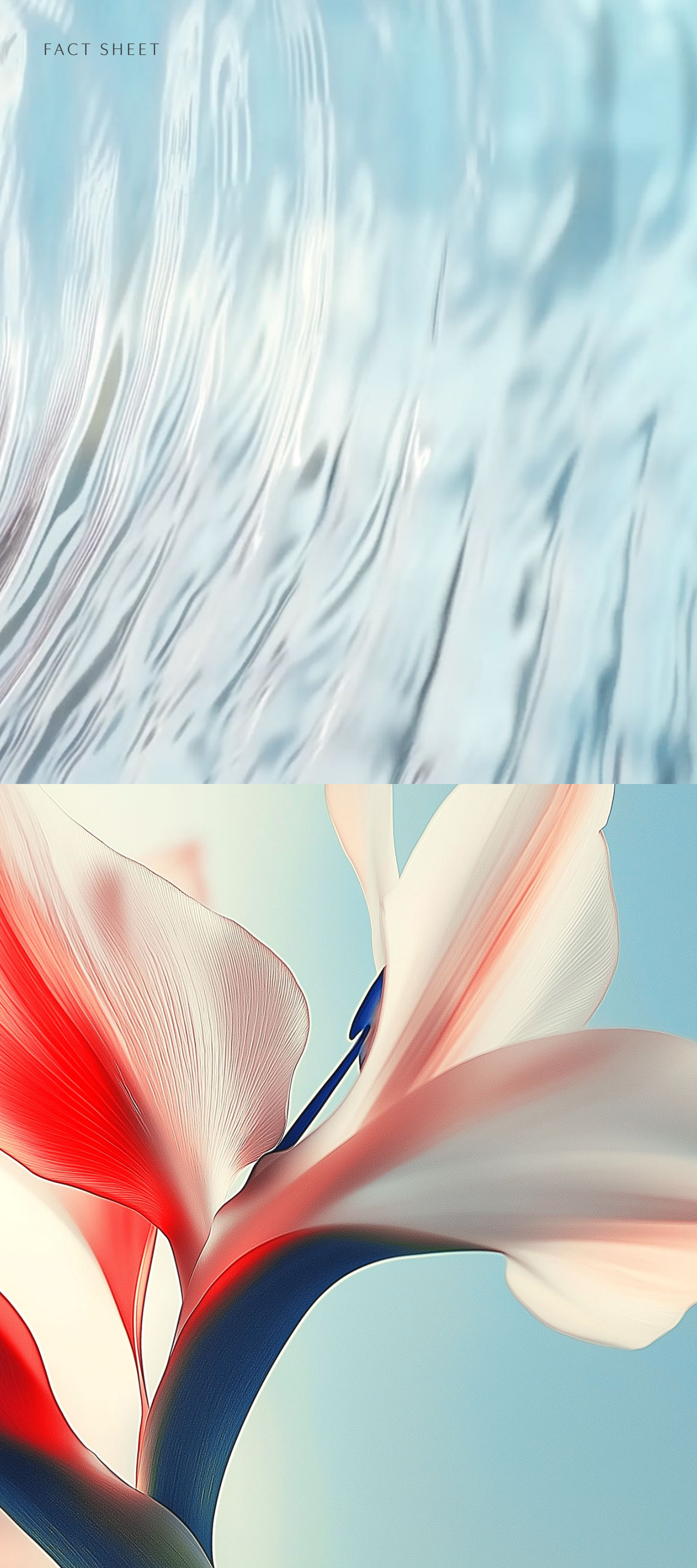
LIVING AREA *&* BEDROOM

Bathed in natural light, the living spaces at Sensia exude warmth and refinement, with 3.2m-high ceilings enhancing the sense of openness. Expansive double-glazed windows frame breathtaking views, while veneered doors and a soothing palette of soft hues and warm tones create an inviting yet sophisticated atmosphere.

Step into your private retreat, where your balcony extends the living space into nature. Thoughtfully designed planters offer a personal garden oasis, transforming each outdoor area into a peaceful sanctuary. Whether nurturing a blooming green escape or enjoying a quiet moment of reflection, this is a place where comfort and tranquillity flourish.







FOR THOSE WITH DISCERNING TASTES
THE PINNACLE OF STYLE

KITCHEN

Where function meets finesse

Designed for both effortless elegance and everyday practicality, the kitchen at Sensia features sleek cabinetry, premium finishes, and state-of-the-art European appliances. Every detail is meticulously crafted to create a refined culinary space, where beauty and functionality blend seamlessly, transforming each meal into an elevated experience.

BATHROOM

Serenity redefined

Inspired by nature, the bathrooms at Sensia embody tranquility and sophistication, with European craftsmanship, organic tones, and elegant finishes. Thoughtfully curated materials and meticulous attention to detail transform the space into a spa-like retreat, offering a sanctuary of unparalleled comfort and timeless refinement.



A Sanctuary *of* Well-Being, Security, *and*
Refined Luxury *with* Exceptional Amenities







THE AMENITIES

FITNESS, LEISURE, *and* WELL-BEING
FACILITIES TAILORED *for* YOUR LIFESTYLE



SKY TERRACE WITH PLUNGE POOLS
~
LEISURE POOL
~
INFINITY POOL



SUNSET DECKS AND TERRACES
~
SUNRISE TERRACE



OUTDOOR LOUNGE
~
SUNSET AMPHITHEATRE
~
OUTDOOR EVENT SPACE
~
TEA PAVILLION



OPEN BBQ & DINING
~
DINING BOSQUE PLAZA
~
CHEF'S KITCHEN



INDOOR GYM & FITNESS STUDIO
~
OUTDOOR GYM
~
OUTDOOR YOGA SPACES
~
INDOOR CHANGING FACILITIES
~
OUTDOOR SHOWERS



CONCIERGE & LOBBY



OUTDOOR CO-WORKING SPACES
~
GARDEN SEATING / WORKING ALCOVE



GAME AREA
~
KIDS' PLAY AREA



GATHERING LAWN
~
GATHERING PAVILLION



Reflecting Who You Are, *a* Home Defined *by*
Thoughtful Design *and* Natural Beauty





SENSIA

BEYOND

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Interior renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. Final materials, finishes, and configurations may differ based on availability, design updates, and approvals. Loose furniture, fixtures, lighting, wall cladding, and mounted items are NOT included. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.

Exterior Renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.