



TRANQUIL

BEACH RESIDENCES

FACT BOOK

SOBHA
Siniya Island

SOBHA SINIYA ISLAND

Untouched.
Undiscovered.
Unrivalled.

Where the allure lies in what remains wild and free.

SOBHA
Siniya Island

DISCOVER YOUR NATURAL HABITAT

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





LOCATION AND VIEWS

Located just 50 minutes from Dubai, Sobha Siniya Island offers absolute island seclusion between the city and Ras Al Khaimah. It serves as a tranquil gateway to the region's growth corridors, pairing uninterrupted Arabian Sea views with the UAE's most pristine and untouched coastal landscape.

SOBHA
Siniya Island

10 minutes from
Al Marjan Island

30 minutes from
Sharjah

50 minutes from
Dubai

Strategically
connected via

E11 & E311



COMMUNITY FEATURES

- A residential community where contemporary apartment living seamlessly integrates with the natural island setting, creating a harmonious lifestyle.
- A leisure-focused community offering a diverse range of passive and active water activities, complemented by vibrant beachfront promenades.
- An ultra-luxury island development featuring panoramic views of the seawater lagoon and the open sea.
- The development comprises several multi-use towers of varying heights, ranging from two to ten storeys.
- This residential development includes 386 apartments, located from Level 02 to Level 09.
- The project is envisioned to become a prominent architectural landmark in Umm Al Quwain.
- A distinctive lifestyle destination featuring state-of-the-art indoor and outdoor amenities.
- A thoughtfully designed environment that fosters a strong sense of place, tranquility, and overall well-being.



PROJECT HIGHLIGHTS

2 Towers

ACD: December 2030

386 units (located from Level 02 to 09)

Residential Apartments (1, 2 & 3 Bedroom) and Retail.

BUILDING CONFIGURATION

GROUND FLOOR: Duplexes, Retail, Parking and Visitors Parking.

1st FLOOR (PODIUM): Apartments and Parking.

2nd FLOOR: Apartments and Amenities.

3rd TO 9th FLOOR: Apartments.



MASTER PLAN

Where the land meets the sea, unhurried elegance awaits at Sobha Siniya Island—a masterplan featuring ultra-luxury Villas, Beach Residences, and Marina Residences set amidst 50% open spaces. This natural habitat offers a vibrant island life with a dedicated Yacht Club and Beachfront Boulevard, seamlessly integrated with lush mangroves and untouched wildlife. Experience a balanced lifestyle defined by panoramic horizons, where every sunrise paints a masterpiece over tranquil waters.



WORLD-CLASS AMENITIES



BUILDING AMENITIES

- Pool
- Kids Pool
- Kids Play Area
- Open Fitness
- Social Hub Space
- Overlooking Deck
- Activity Lawn
- Gym
- Multipurpose room



AMENITIES



COMMUNITY AMENITIES

- Recreational Fishing Deck
- Family-oriented golf course
- Fiesta Square
- Al Fresco Dining
- Play Zones
- Lagoon Beach
- Linear Park
- Luxury Beach Club
- Yacht Club
- Beach & Event Cabanas
- Helicopter & Air taxi landing Pad
- Mosque

SEA-WATER LAGOON

- Beach volleyball
- Barbeque area
- ENABLED FOR NON-MOTORIZED WATER SPORTS:
- Snorkeling
- Paddle boarding
- Kayaking
- Floating cinema
- Kiteboarding
- Rowing
- Windsurfing
- Canoeing



CLUBHOUSE

Entrance lobby with reception
Library Lounge
Gymnasium
Health club with steam & sauna
Multipurpose hall

Indoor games area
Business Lounge / Meeting Space
Café Lounge
Swimming Pool
Barbeque Area

LINEAR PARK AMENITIES

Amphitheatre
BBQ & Dining Areas
Yoga Decks
Trampoline
Wellness Park

Ping-Pong Tables
Running Circuit
Tennis Courts
Paddle Courts
Skateboarding Zone





THE APARTMENTS



KITCHEN & CABINETRY

WHITE GOODS

Includes a premium brand oven, gas hob and hood, refrigerator, and washing machine.

CABINETRY

Finished with laminate, melamine, or high gloss PET (Polyethylene Terephthalate).

COUNTERTOPS

Reconstituted stone or equivalent provided for vanity and kitchen tops.

FEATURES & SPECIFICATIONS

APARTMENT & LIVING AREAS

LOBBIES

Each tower features a dedicated lobby with multiple lifts.

LIVING/BEDROOMS

Finished with matt emulsion paint on walls and skirting.

FLOORING

Porcelain tiles throughout all living areas and bedrooms.

MASTER SUITE

Master bedrooms include an ensuite bathroom.



BATHROOMS & POWDER ROOMS

FIXTURES

Water Closets, Wash Basins, and Concealed Cisterns are of a premium brand.

FITTINGS

Chrome-plated (CP) fittings of a premium brand.

FINISHES

High-quality porcelain tiles for floors and walls.



MEP & SUSTAINABILITY

DISTRICT COOLING

Reduced power consumption and carbon footprint (charged separately).

HOME AUTOMATION

Provisions for lighting and temperature control.

BUILDING ENVELOPE

Double-glazed façade for superior heat and sound insulation.

ECO-FRIENDLY

Energy-efficient HVAC system with condensate water recycled for irrigation.

Service Charges

AED 17 /sq. ft./ Annum (with variance of (+-) %20) on saleable area) [Subject to Authority Approval] + Chiller Charges [as per actuals].



SOBHA
REALTY

1. Information is subject to change without notice, at developer's absolute discretion.
2. Drawing are not to scale.
3. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings.
4. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.