



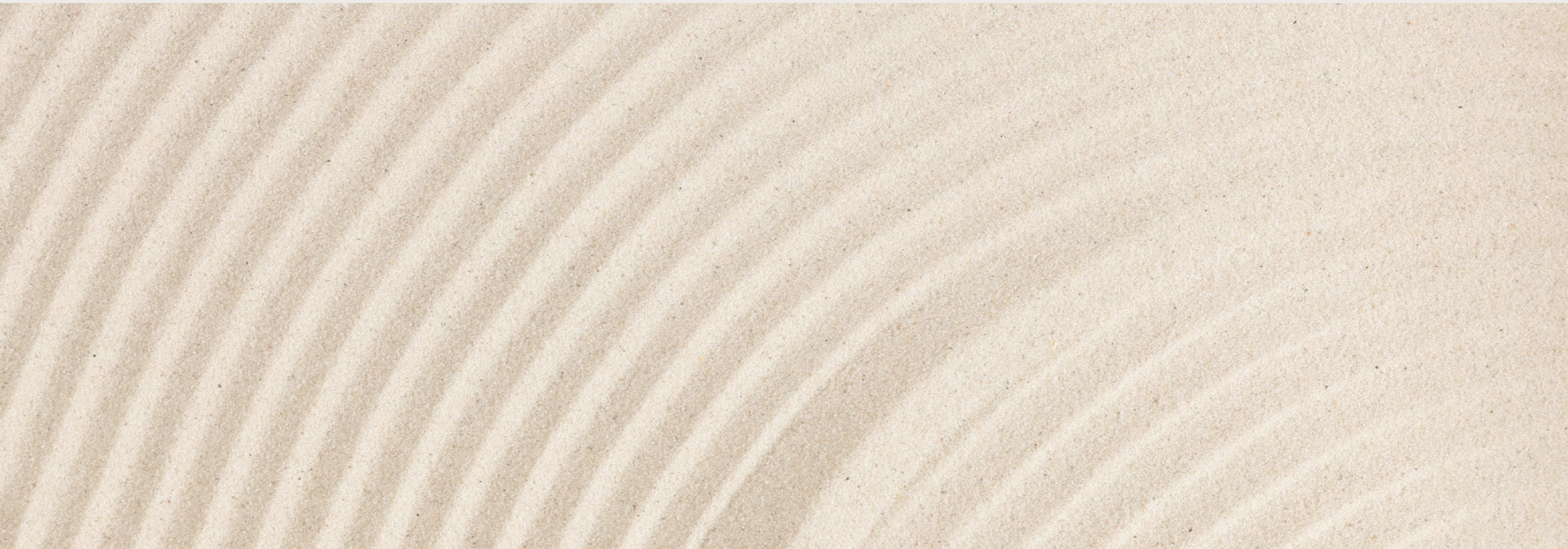
BEACH RESIDENCES

SOBHA  
*Siniya Island*



The Sea lives in  
everyone of us

BEACH RESIDENCES  
at Sobha Siniya Island

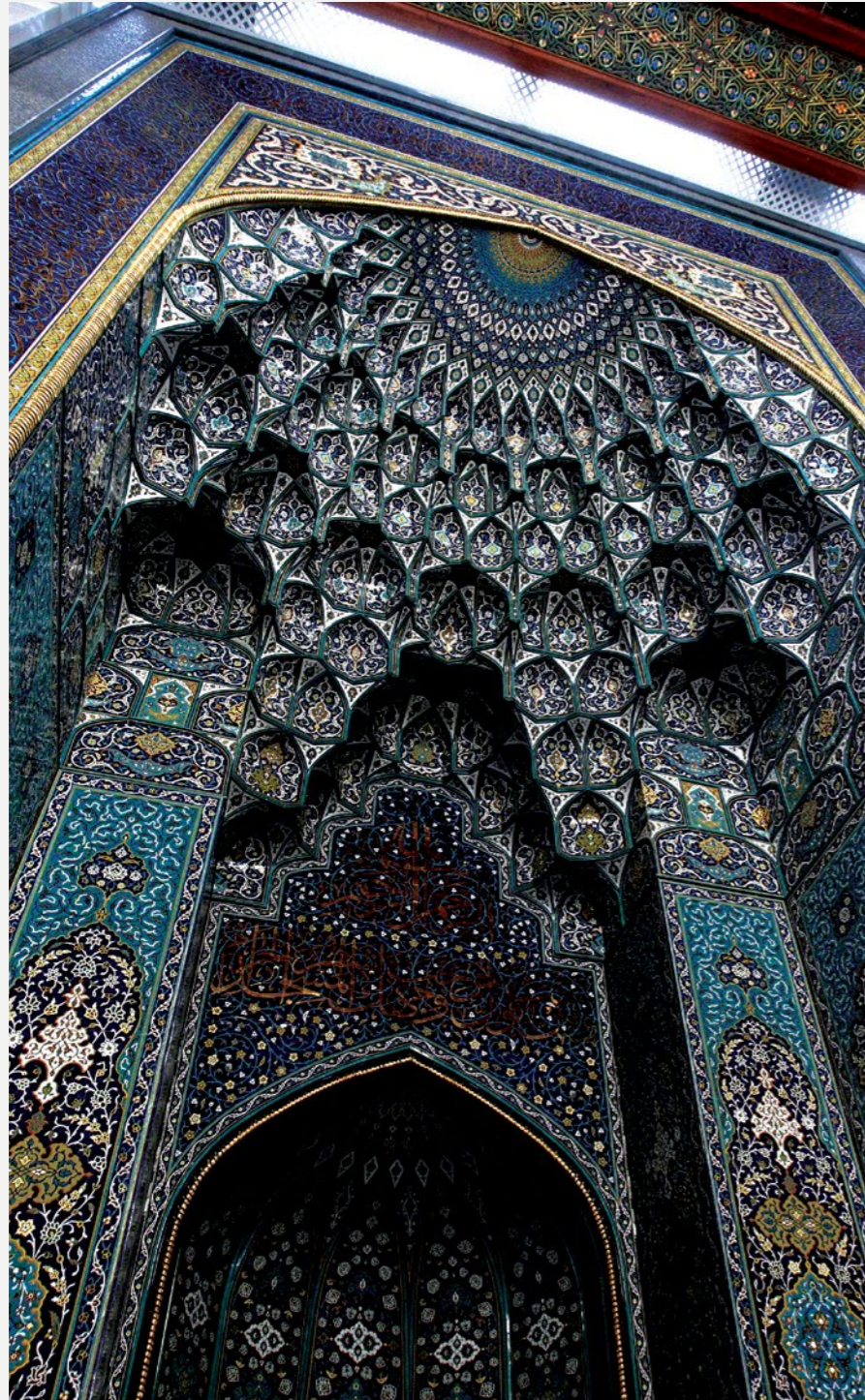


# The Sobha way

## 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*



# Art of the detail

**WE NOTICE THE  
SMALLEST DETAILS.**

*So you wont have to*

A R T O F T H E D E T A I L  
R T O F T H E D E T A I L A  
T O F T H E D E T A I L A R  
O F T H E D E T A I L A R T  
F T H E D E T A I L A R T O  
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I L A R T O F T H E D E T A

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

SOBHA  
REALTY

UNTOUCHED.  
UNDISCOVERED.  
UNRIVALLED.

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

## 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 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

## 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 a sense of belonging.

Sobha Siniya Island offers a harmonious blend of luxury and nature, featuring beach 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 18-hole golf course with immaculate greens where each swing is set against a backdrop of crystal-clear waters of the island turning every game into a celebration of friendship and shared experiences.





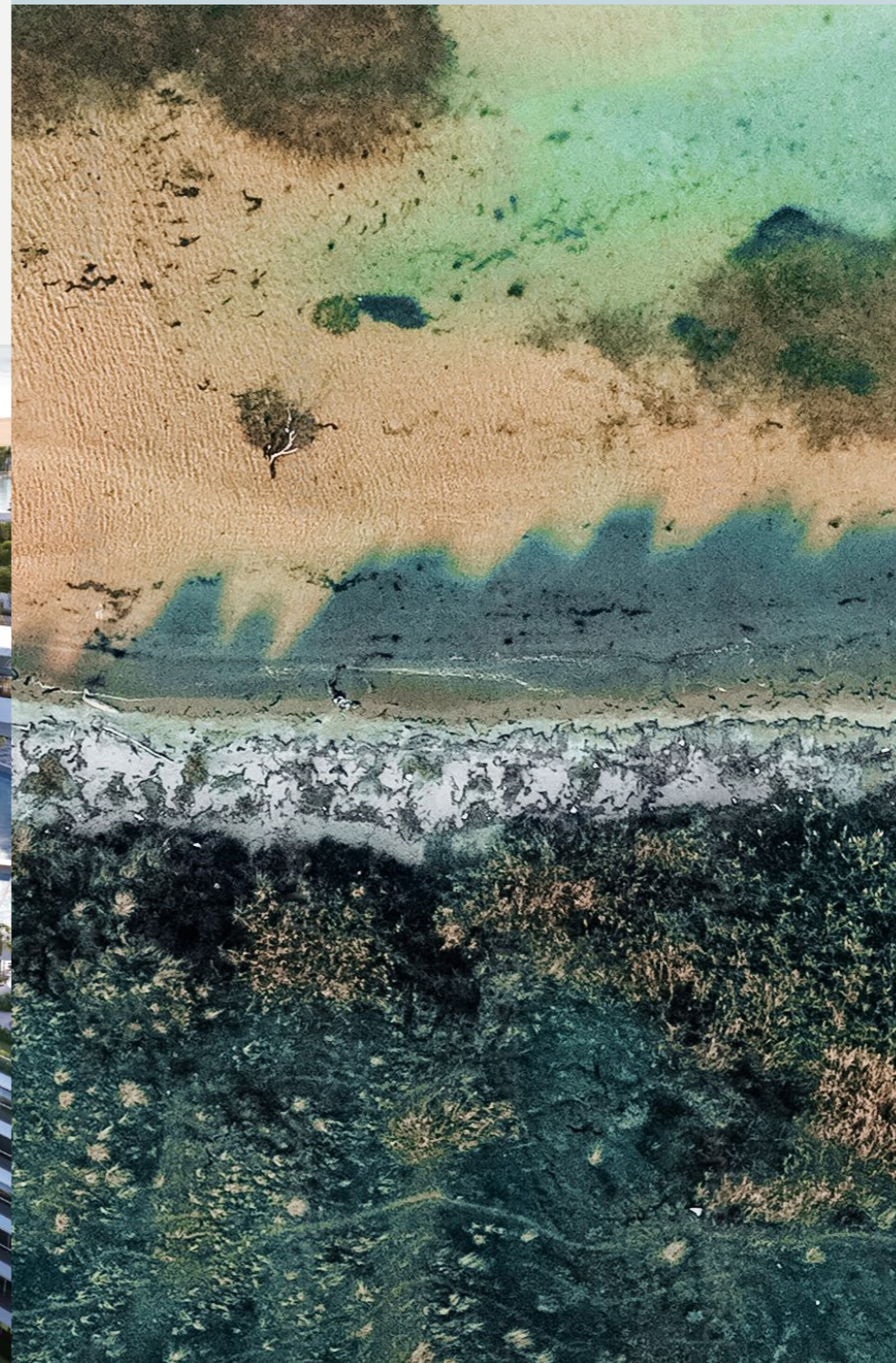
# COMMUNITY

## MARINA LIFE

### LIFE BY THE SEA

Sobha Siniya Island, where the shimmering horizon stretches endlessly.

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.



# COMMUNITY



## RETAIL BOULEVARD

### A SENSORY FEAST OF SIGHTS, SOUNDS AND AROMAS

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

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



INTRODUCING



# BEACH RESIDENCES



## 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.

LIFE AT



BEACH RESIDENCES





## ELEVATE YOUR LIFESTYLE

### SIP, SAVOUR AND STROLL

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.

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 Beach Residences - Sobha Siniya Island where the simple pleasures of nature create a magical experience for all.





## ESCAPE ON A PRISTINE NATURAL BEACH

### DIVE INTO ADVENTURES 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.



# 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

Revel in the seamless blend of nature's beauty and refined luxury, where every moment is an opportunity to create lasting memories.





## SOLACE BY THE LAGOON'S SHORE

### WHERE EVERY SUNSET REVEALS A NEW MASTERPIECE

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 tranquility.



## 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.



# THRILL SEAKERS HAVEN

## YOUR ULTIMATE AQUATIC PLAYGROUND

Experience the exhilarating thrill of water sports in the 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

## 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



SKY GARDENS

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

# SELENE

BEACH RESIDENCES

# LIFE AT SELENE BEACH RESIDENCES

## ELEVATE YOUR LIFESTYLE AT SELENE, BEACH RESIDENCES

Selene, Beach Residences blend luxury with natural beauty, offering breathtaking views of the lush golf course and sparkling natural beach. Designed to maximize these vistas, each tower creates a serene living environment.





# LIFE AT SELENE BEACH RESIDENCES

## LIVE YOUR DREAM AT SELENE

Nearby, a well-appointed community center enhances the vibrant lifestyle, while easy access to the natural beach and tranquil lagoon provides picturesque coastal retreats.

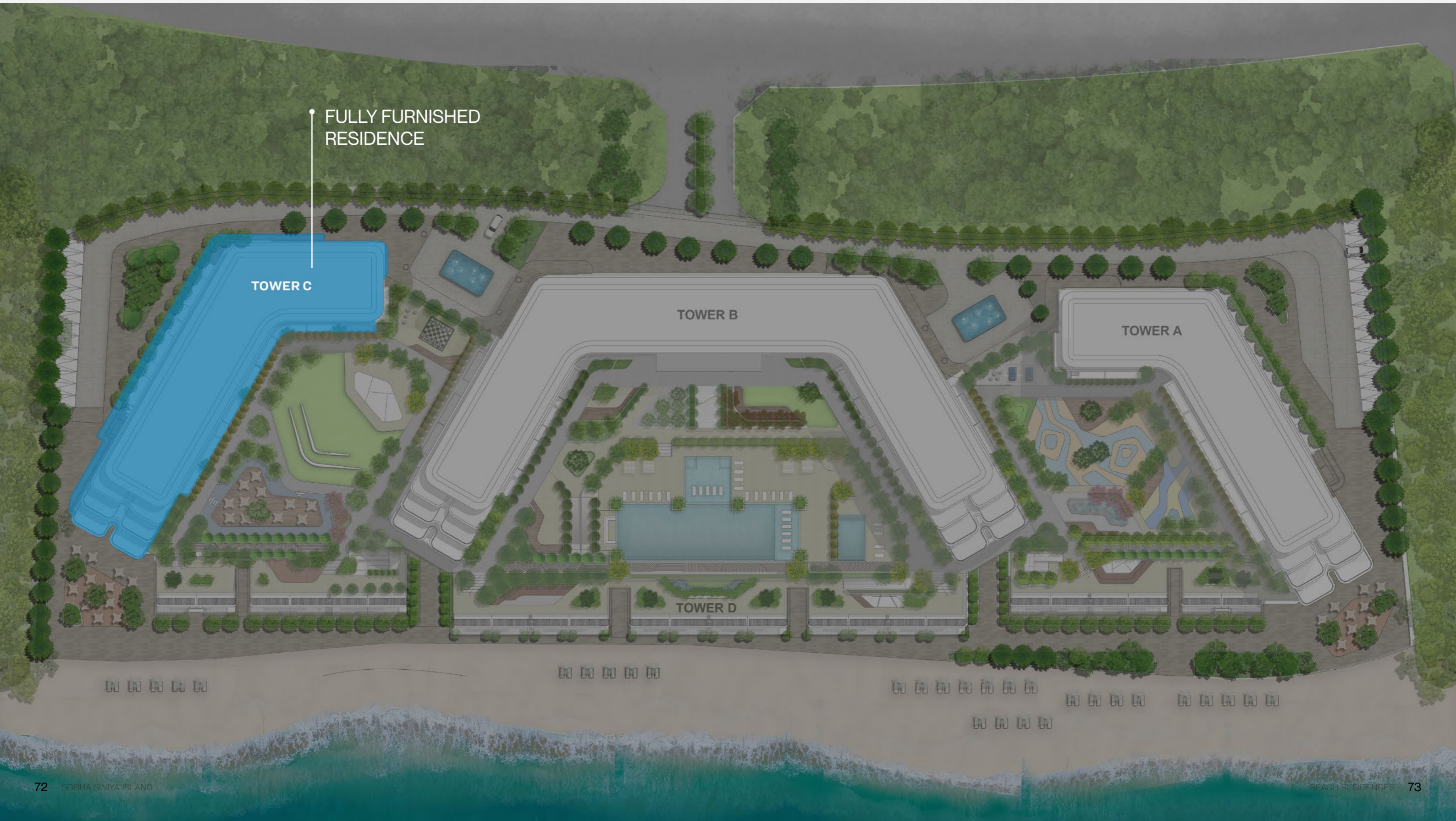
Selene at Beach Residences blends modern convenience with scenic beauty, ideal for those seeking comfort and nature.

LOCATION ON  
MASTER PLAN



# SELENE

# SITE PLAN



# YOUR FULLY FURNISHED RETREAT AWAITS



Experience effortless luxury at Tower C - Beach Residences. 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.

# BEDROOM



# BATHROOM

# 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.





BEACH RESIDENCES

SOBHA  
*Siniya Island*



# 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



SKY  
GARDENS

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INTRODUCING

# DELPHINE

BEACH RESIDENCES

# EMBRACE COASTAL LIVING AT DELPHINE, BEACH RESIDENCES

Inspired by the playfulness of dolphins, introducing Delphine Beach Residences - a sanctuary where nature's beauty and luxury intertwine harmoniously. Surrounded by a serene salt-water beach, the residences offer sweeping views of the lush golf course, while landscaped parks and gardens stretch out in the backyard

Designed to immerse you in tranquility, each tower frames breathtaking scenes of the sea and the green, creating a living experience that is both peaceful and invigorating.



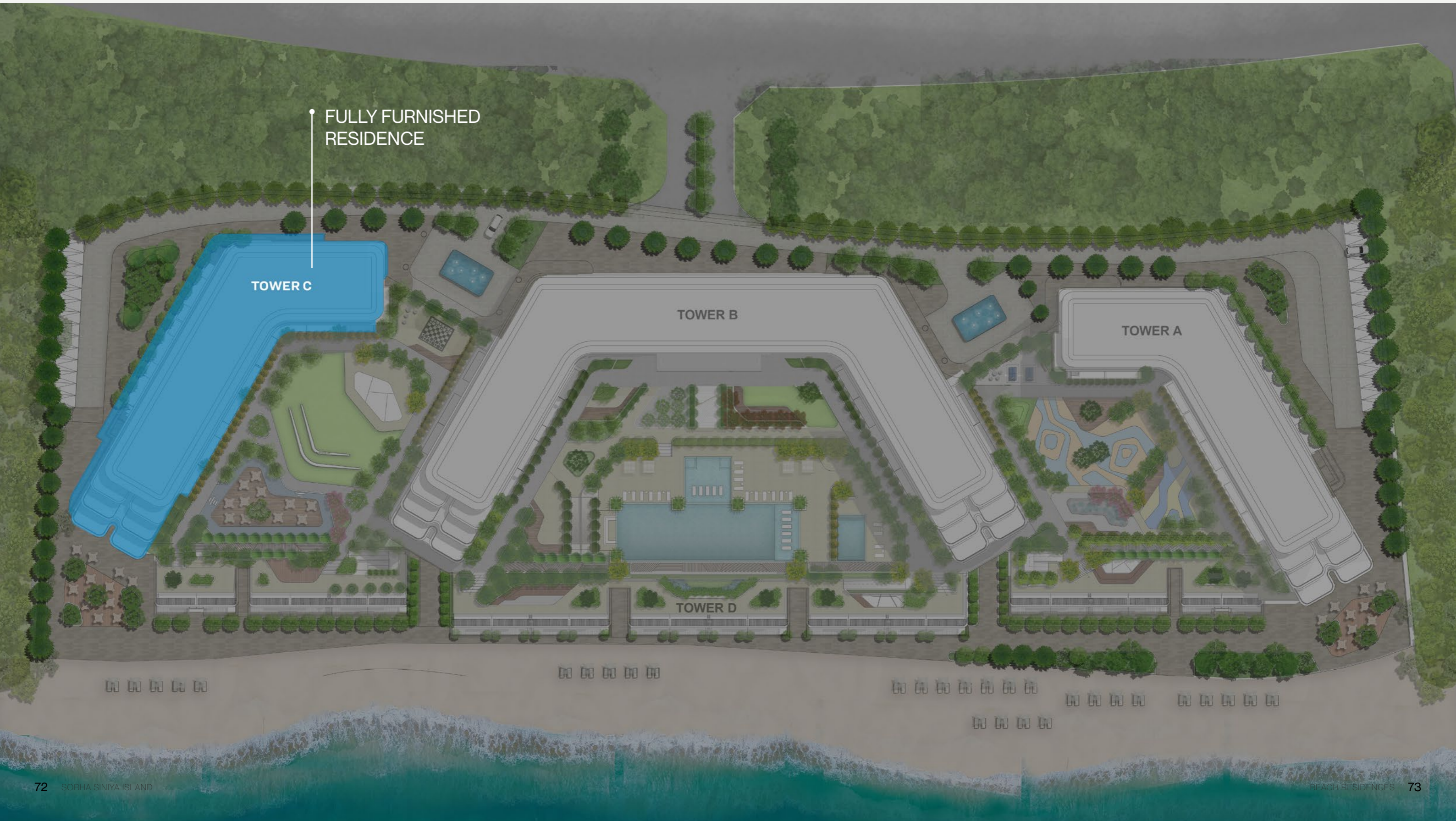


## BEACHSIDE BLISS

Embrace a lifestyle of seamless convenience and natural beauty at Delphine Beach Residences. Begin your mornings where children play tag in sun-dappled parks, afternoons spent on the pristine salt-water beach, and evenings overlooking the expansive golf course. A thoughtfully designed community center brings friends together, enhancing the vibrant energy of the area. Whether you're relaxing in your elegant home, strolling through manicured gardens, or enjoying the beachside charm, Delphine offers an unmatched living experience that balances comfort with nature's wonders.

# LOCATION ON MASTER PLAN





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# BEDROOM



# BATHROOM

# EFFORTLESS PROPERTY MANAGEMENT



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# BEACH RESIDENCES

SOBHA  
*Sinjya Island*



## 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



STATE-OF-THE-ART  
FITNESS CENTRE



INFINITY  
SWIMMING POOL



COMMUNITY  
CENTRE



ADVENTURE  
WATER SPORTS



CHILDREN'S  
PLAY AREAS



LANDSCAPED  
PARKS



OUTDOOR  
CINEMA

## AMENITIES

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INTRODUCING  
**CORALINE**  
BEACH RESIDENCES

DISCOVER THE ESSENCE OF COASTAL ELEGANCE.

Inspired by the intricate beauty of corals, unveiling the finest gem of the crown – Coraline Beach Residences.

Coraline Beach Residences offer a luxurious retreat where nature's brilliance engulfs you. Perched along an expansive salt-water beach, these residences provide sweeping views of the vast sea anywhere you look.

Whether gazing at the natural beach or taking in the uninterrupted expanse of the sea, the allure of shimmering water always surrounds you.

# LIFE AT CORALINE BEACH RESIDENCES

## UNVEIL THE CHARM

Each tower evokes a graceful flow, seamlessly connecting residents to the captivating waterscapes that define this exquisite coastal sanctuary. At Coraline Beach Residences, life is infused with the beauty and tranquility of the sea, offering a living experience that is both rejuvenating and refined.





# LIFE AT CORALINE BEACH RESIDENCES

## HARMONY OF LIFE AND LEISURE

The sound of waves invite you to walk along the pristine shore, where fresh sea breeze enhances each moment. For those seeking adventure, the waters offer exciting pursuits like kite surfing, paddle boarding and much more, turning each day into an opportunity for exploration.

Coraline Beach Residences is where the serenity of the sea meets thrilling experiences, creating a lifestyle of unmatched elegance and dynamic living.

LOCATION ON  
MASTER PLAN





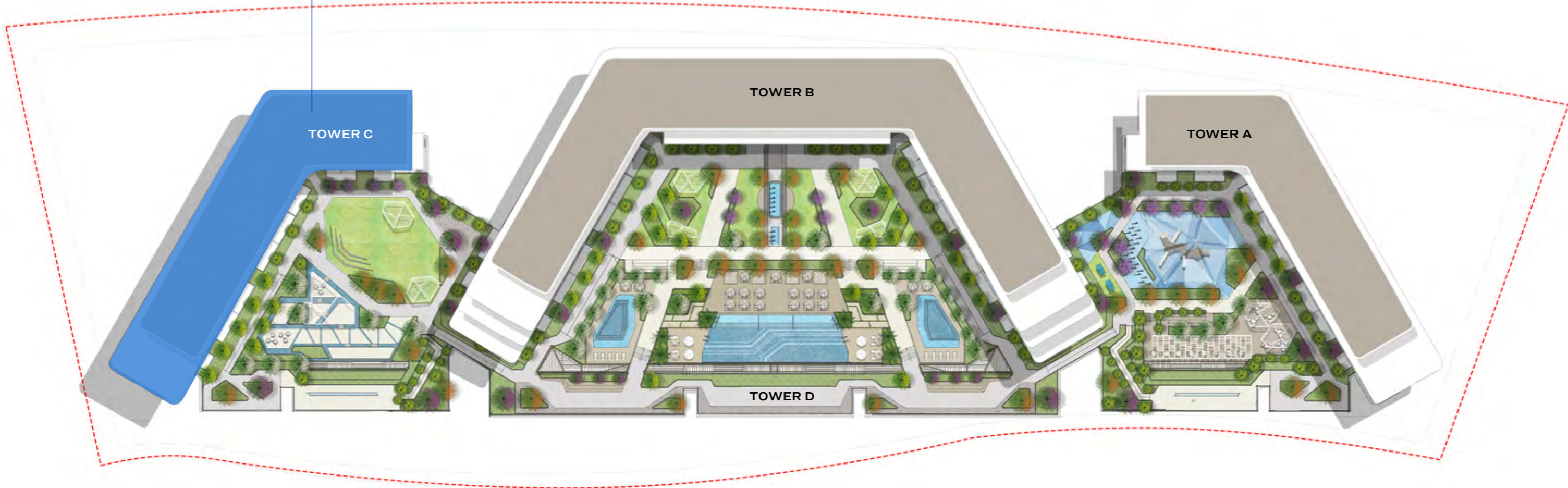
Fully Furnished  
Residence

TOWER C

TOWER B

TOWER A

TOWER D



# YOUR FULLY FURNISHED RETREAT AWAITS



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# BEDROOM



# BATHROOM

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# 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.

### TYPES OF SERVICES WE PROVIDE TO HOMEOWNERS

- Owner dashboard and app
- Professional photography of apartment
- Payment of tourism tax
- Monthly reports
- Daily pricing
- Applicable authority 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.





**SOBHA**  
REALTY