



MARINA RESIDENCES

FACT BOOK

SOBHA
Siniga Island

Untouched.
Undiscovered.
Unrivalled

Where the allure lies in what remains wild and free.

SOBHA
Siniya Island

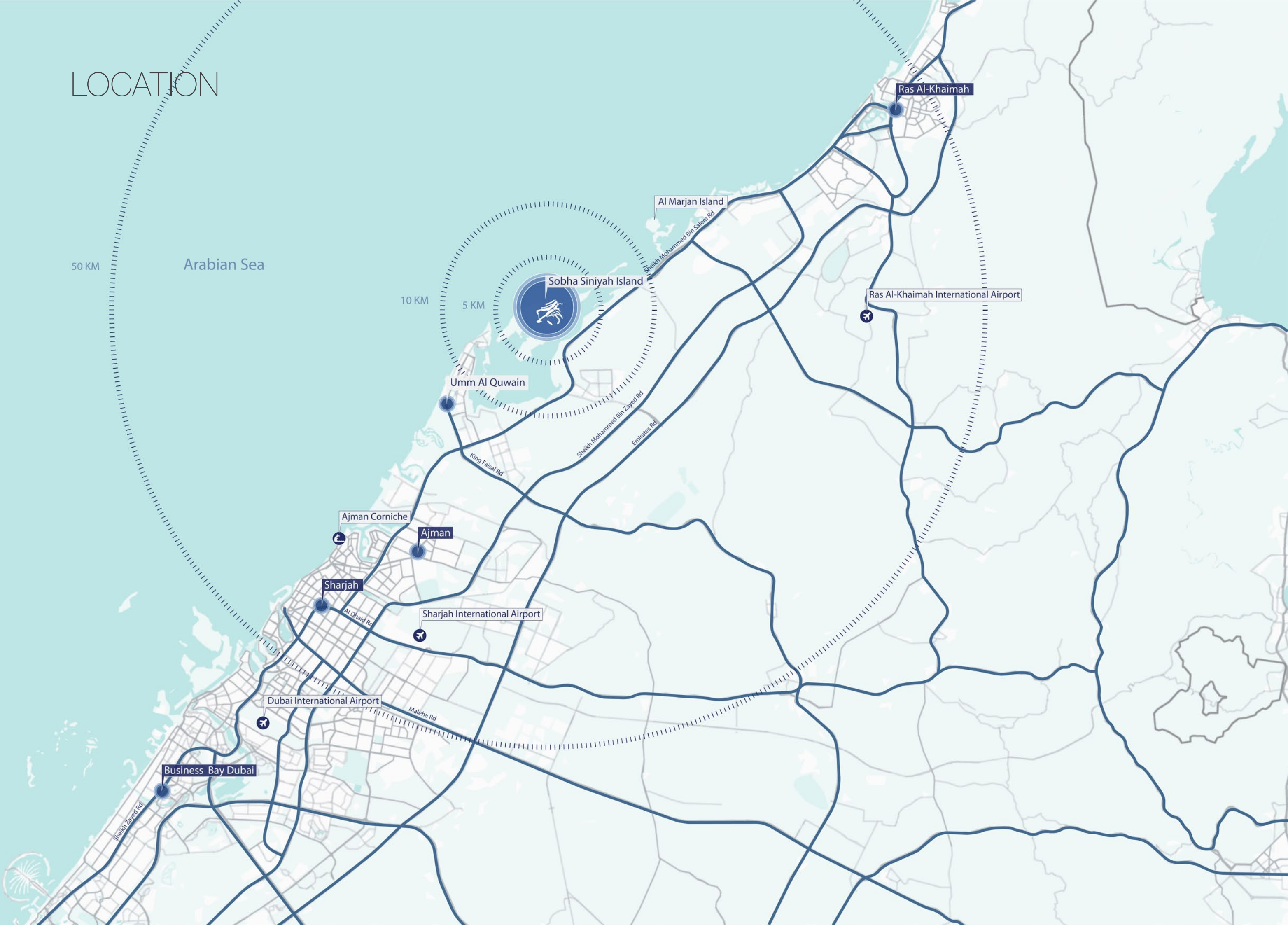
SOBHA SINIYA ISLAND

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 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.



LOCATION



MARINA RESIDENCES FEATURES

- A residential community where marina living merges with the natural island for a balanced lifestyle.
- A vibrant leisure destination featuring motorized water activities and a lively waterfront promenade.
- A luxurious Yacht Club with private yacht mooring for residents.
- High-end shopping mall and hotel offering a transcending experience for all.
- An ultra-luxury island development with panoramic views of the sea, natural seawater marina, and promenade.
- Multi-use towers ranging from 2 to 10 stories, offering diverse living spaces.
- State-of-the-art indoor and outdoor amenities for a unique lifestyle.
- Helicopter and Air taxi landing pad for easy access.
- Mosque for the convenience of residents.
- Berthing spaces for yachts up to 20 meters.
- Residents of Marina Residences will also have access to amenities of Beach Residences at Sobha Siniya Island.



SOBHA SINIYA ISLAND



COMMUNITY AMENITIES

Recreational Fishing Deck
Family oriented golf course
Event Cabana
Dedicated Guardhouse
Fiesta Square
Al Fresco Dining
Play Zones
Lagoon Beach
Linear Park
Luxury Beach Club
Beach cabana
Public beach

SEA-WATER LAGOON

Beach volleyball
Barbeque area

ENABLED FOR NON-MOTORIZED
WATER SPORTS SUCH AS;

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

TOWER AMENITIES

Pool
Kids pool
Kids play area
Open fitness
Social Hub Space

Overlooking Deck
Activity Lawn
Gym
Multipurpose room

LINEAR PARK AMENITIES

Amphitheatre
BBQ & Dining Areas
Yoga Deck
Trampoline
Wellness Park

Ping Pong Tables
Running Circuit
Tennis Courts
Paddle Courts
Skateboarding Zone





BAYSIDE

MARINA RESIDENCES

PROJECT HIGHLIGHTS

4 Towers

442 Residential units

Service Charges -

AED 17 /sq. ft./ Annum [Subject to Authority Approval] + Chiller Charges [as per actuals]

ACD - March 2029

12 Retail Units

FLOORS

Tower A – G+7 Floors
Tower B – 9 Floors

Tower C – G+7 Floors
Tower D – G+1 Floor



FEATURES AND SPECIFICATIONS

- This cluster comprises of residential apartments, duplex and retail.
- Each tower to have dedicated lobby with multiple lifts.
- Door, Kitchen, Wardrobe, and vanity to be finished with Laminate, Melamine, High Gloss PET [Polyethylene Terephthalate] or equivalent.



BATHROOMS & POWDER ROOM

- All WC [Water Closet] and Wash Basin are provided of Premium brand
- CP [Chrome Plated] fittings of Premium brand
- Floor and wall finishes are done with high quality Porcelain Tiles
- Vanity and Wardrobe with fixture and fittings of Laminate/ High Gloss PET [Polyethylene Terephthalate] or equivalent
- Concealed Cistern of Premium brand

LIVING ROOM

- Matt emulsion paint on walls with skirting for living rooms
- Porcelain tiles in all living areas

BEDROOM

- Master Bedroom has ensuite bathroom
- Matt emulsion paint on walls with skirting for Bedrooms
- Porcelain tiles in all Bedrooms





KITCHEN

- White goods including Oven, Gas Hob and Hood, Refrigerator and Washing Machine of Premium brand
- Matt emulsion paint on walls with good quality finish between base and wall cabinets
- Good quality reconstituted stone or equivalent provided for countertop stone in vanity and kitchen
- Kitchen cabinet of Laminate/ High Gloss PET [Polyethylene Terephthalate] or equivalent



MEP FEATURES

- District Cooling* (Charged separately, as per actuals)
- Home Automation provisions for Lighting and Temperature control

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.

SUSTAINABILITY FEATURES

- Double-glazed façade with superior heat and sound insulation
- EV [Electric Vehicle] Charging stations *(As per statutory requirement)
- Energy efficient HVAC [Heating, Ventilation & Air Conditioning] system; condensate water recycled for irrigation
- District Cooling System for reduced power consumption and carbon footprint
- Sustainable, non-toxic materials used throughout for a healthy living environment

SOBHA
REALTY