



BEACH RESIDENCES

SOBHA
Siniya Island

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.



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.



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.



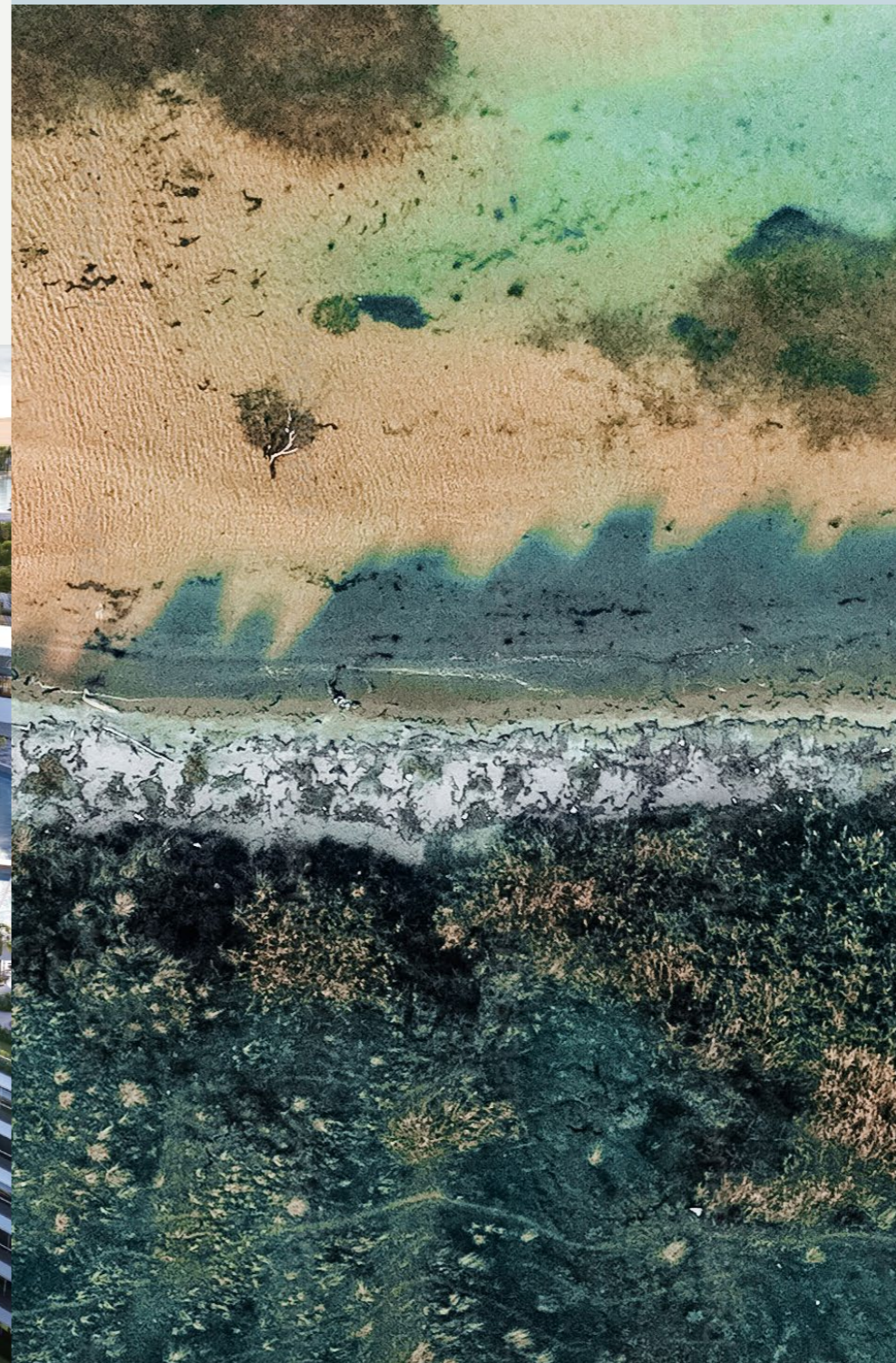
COMMUNITY

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.





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

DELPHINE

BEACH RESIDENCES

EMBRACE COASTAL LIVING AT DELPHINE, BEACH RESIDENCES

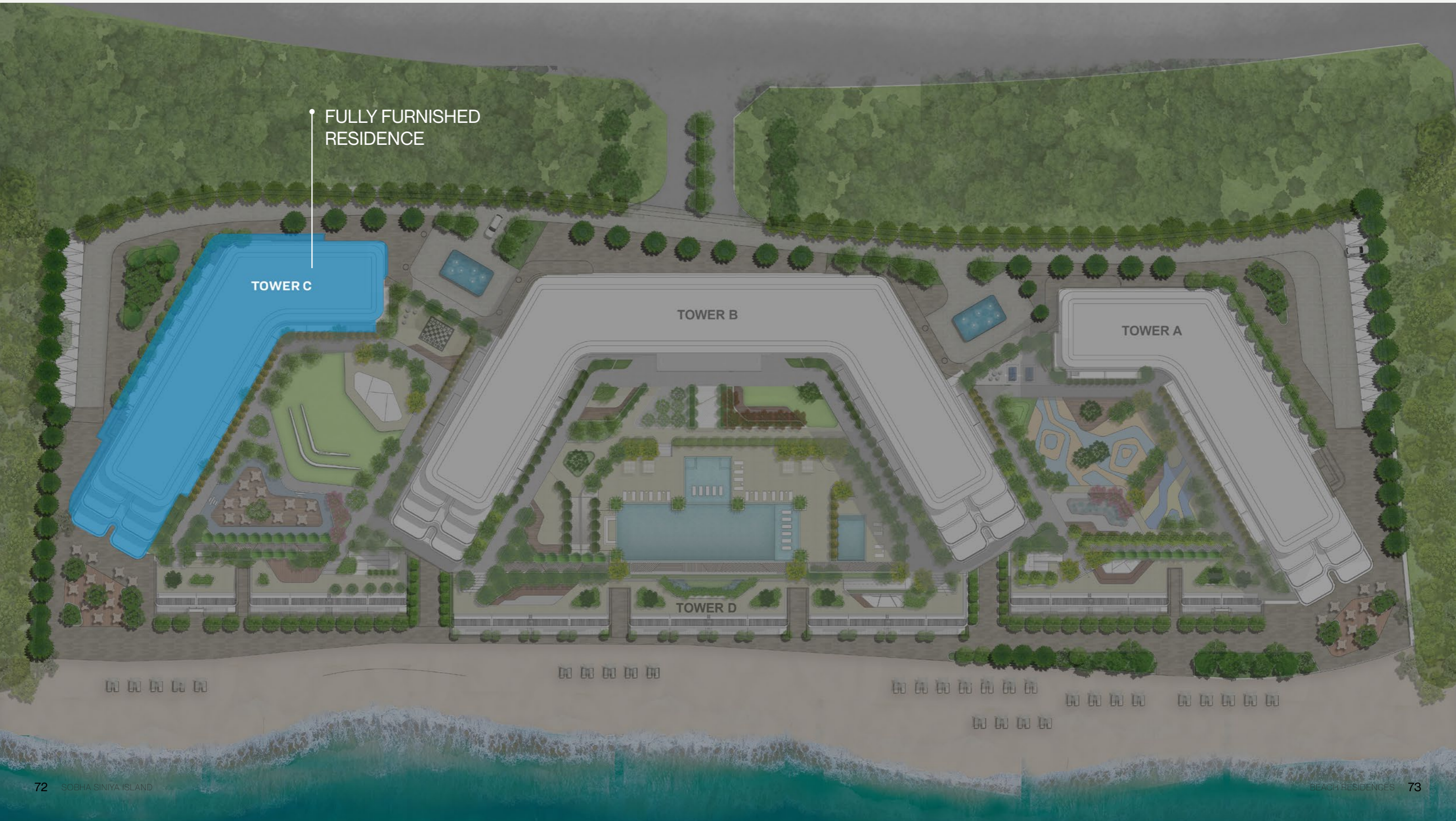
Inspired by the playfulness of dolphins, introducing Delphine Beach Residences - a sanctuary where nature's beauty and luxury intertwine harmoniously. Surrounded by a serene salt-water beach, the residences offer sweeping views of the lush golf course, while landscaped parks and gardens stretch out in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



LOCATION ON
MASTER PLAN





YOUR FULLY FURNISHED RETREAT AWAITS

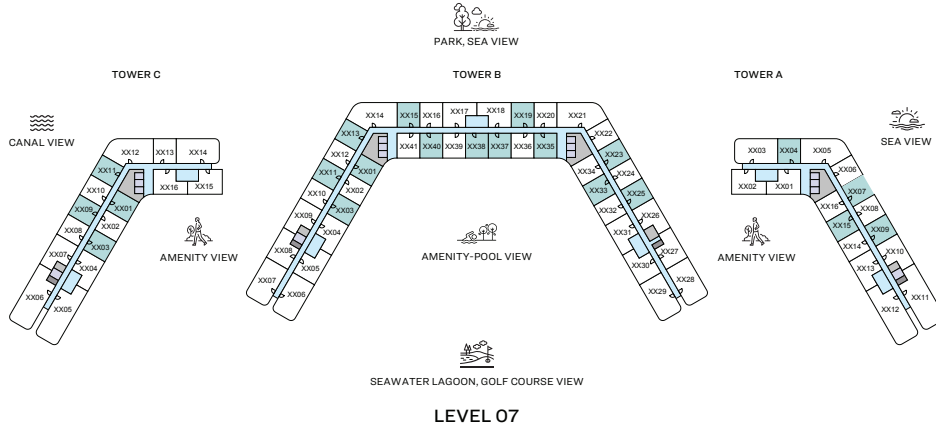


Experience effortless luxury at Tower C - Beach Residences. Each unit is fully furnished, with every detail meticulously crafted for immediate comfort and style. Simply pack your bags and start enjoying a life of sophistication and ease from day one.

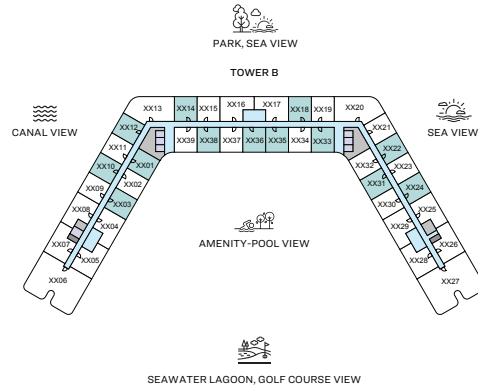
BEDROOM



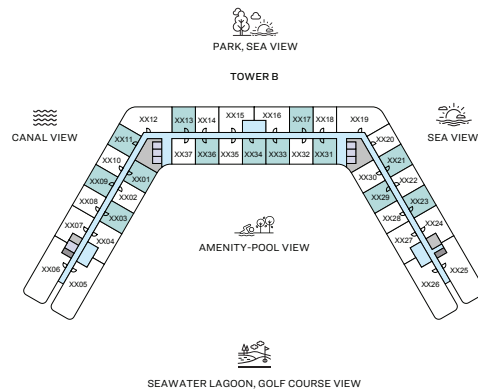
BATHROOM



LEVEL 07



LEVEL 08



LEVEL 09

1
BEDROOM
APARTMENT

TYPE A VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 468.32 SQ.FT.
BALCONY = 46.50 SQ.FT.
TOTAL = 514.82 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon

A-317, A-417, A-517, A-616, A-715, C-301, C-303, C-401, C-403,
C-501, C-503, C-601, C-603, C-701, C-703

Canal, Park

C-211, C-213

Canal, Park, Sea-view

C-311, C-313, C-411, C-413, C-511, C-513, C-610, C-612, C-709, C-711

Park

A-103, A-105, A-204, A-207, A-209, B-211, B-213, B-215, B-219, B-223,
B-225, C-105, C-107

Park, Sea-view

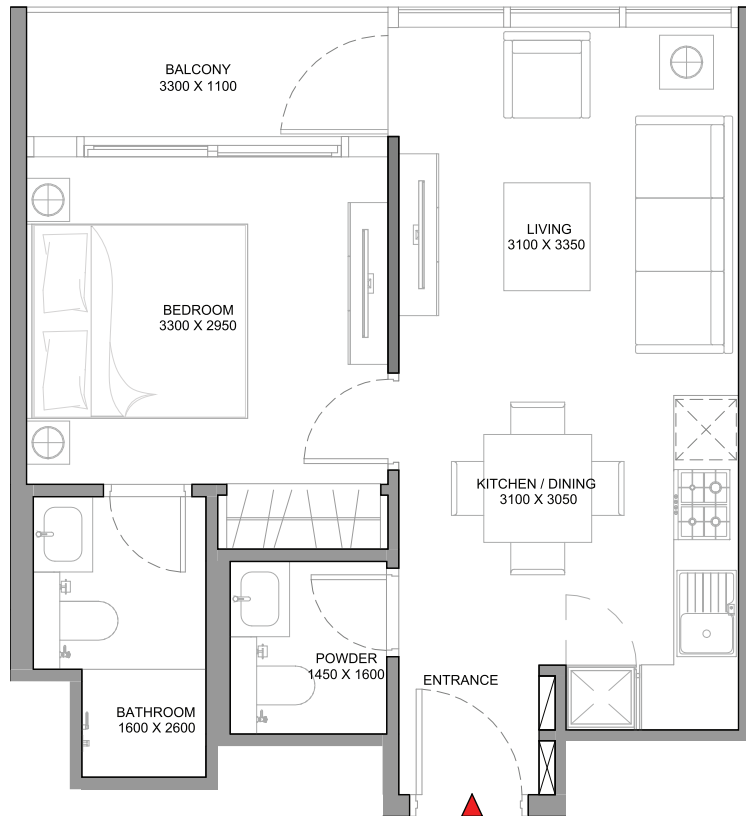
A-304, A-307, A-309, A-404, A-407, A-409, A-504, A-507,
A-509, A-604, A-607, A-609, A-704, A-707, A-709, B-311, B-313,
B-315, B-319, B-323, B-325, B-411, B-413, B-415, B-419, B-423,
B-425, B-511, B-513, B-515, B-519, B-523, B-611, B-613,
B-615, B-619, B-623, B-625, B-711, B-713, B-715, B-719, B-723,
B-725, B-810, B-812, B-814, B-816, B-822, B-824, B-909, B-911,
B-913, B-917, B-921, B-923

Pool, Sea-water Lagoon

B-333, B-433, B-435, B-440, B-533, B-535, B-537, B-539,
B-540, B-633, B-635, B-637, B-639, B-640, B-733, B-735,
B-737, B-738, B-740, B-831, B-833, B-835, B-836, B-838, B-929,
B-931, B-933, B-934, B-936

Pool, Sea-water Lagoon, Golf Course

B-301, B-303, B-401, B-403, B-501, B-503, B-601, B-603, B-701,
B-703, B-801, B-803, B-901, B-903



1
BEDROOM
APARTMENT

**TYPE A
VARIANT 1**
(with powder room + balcony)

TOTAL SALEABLE AREA
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Canal, Park, Sea-view

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Park

A-103, A-105, A-204, A-207, A-209, B-211, B-213, B-215, B-219, B-223,
B-225, C-105, C-107

Park, Sea-view

A-304, A-307, A-309, A-404, A-407, A-409, A-504, A-507,
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DELPHINE

BEACH RESIDENCES

QUOTATION

Sobha Siniya Island (Delphine Beach Residences Tower A)

SH-557974

Floor Number	7
Type	1 BR Type A
Unit Number	BR-DE-A709
Saleable Area (Sq.ft)	515
Purchase Price (AED)	1,119,734
4% Registration Charges	44,790.00

Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	223,946.70	On Booking	On Booking date
First Installment	10.00%	111,973.35	-	6 Months from booking date
Second Installment	10.00%	111,973.35	-	12 Months from booking date
Third Installment	10.00%	111,973.35	-	18 Months from booking date
Fourth Installment	10.00%	111,973.35	-	24 Months from booking date
Final Installment	40.00%	447,893.40	-	On Completion

Bank Details

Name of the Bank	National Bank of Umm Al Quwain(NBQ)
Favouring	Sobha Al Siniya FZC - Project
Escrow Account No.	0146454612
IBAN	AE08042000000146454612
Swift Code	UMMQAEAD

**All additional government charges will be borne by the client.