SOBHA
Siniya Island

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 Dubai.

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

WE NOTICE THE SMALLEST DETAILS.

So you wont have to

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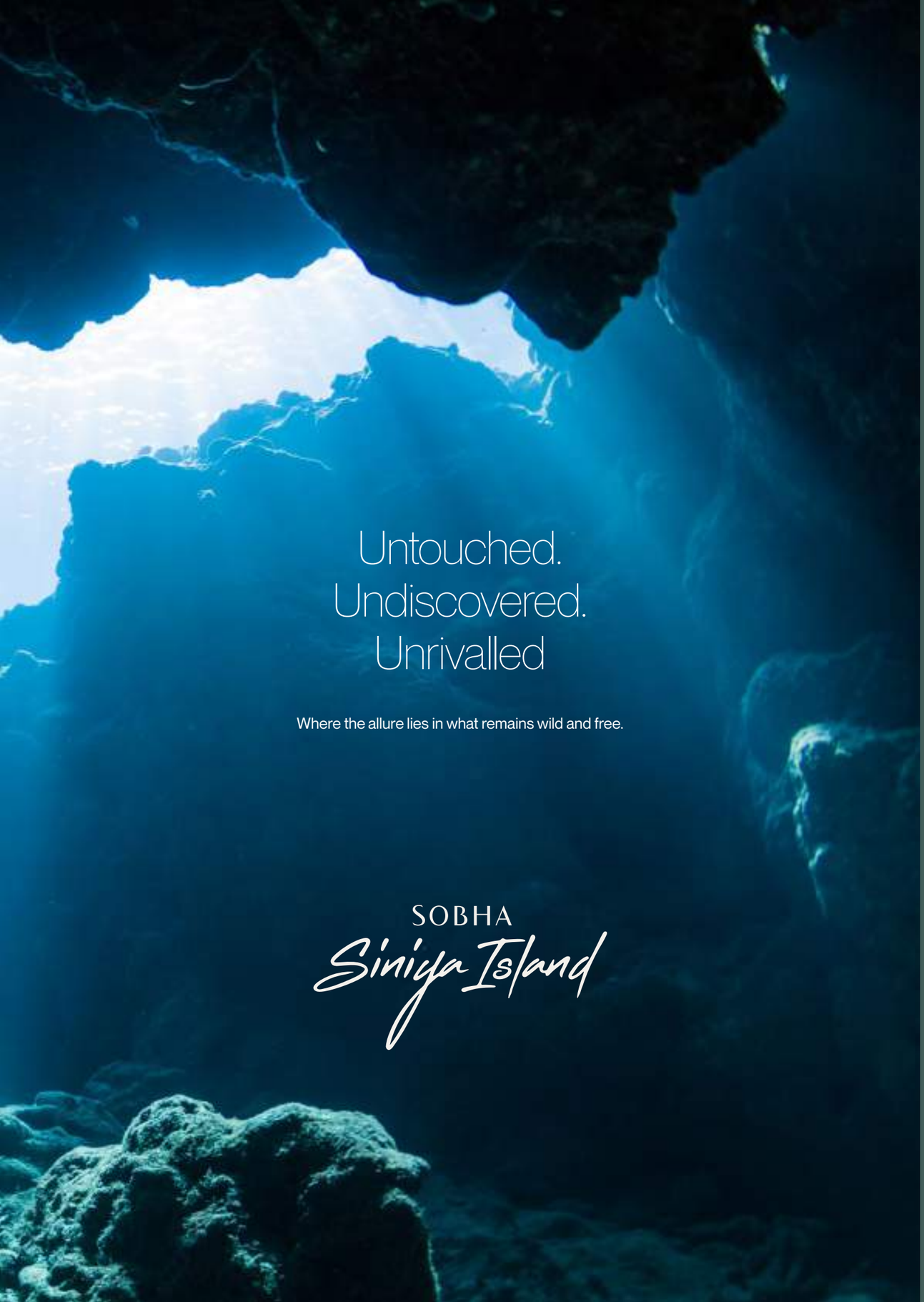
At Sobha,
we don’t exceed
international
building standards,
we define them.

SOBHA
REALTY



A pristine paradise where nature flourishes in its purest form, weaving a tapestry of untouched beauty that captivates the soul.

Where each vista offers a glimpse into a world unrivalled in its serenity and natural majesty.

LIVE
THE ISLAND LIFE

Imagine strolling barefoot on soft, white sand as the waves create a symphony of soothing melodies, offering a sensory escape unlike any other.

Experience the captivating allure of secluded beaches and serene sunsets, where the gentle lull of waves soothes your soul.

WELCOME TO SOBHA SINIYA ISLAND

A timeless sanctuary, inviting adventurers to forge their own path and uncover the treasures hidden within its untouched depths.

Sobha Siniya Island presents a harmonious blend of luxury and nature, featuring exquisite villas, waterfront mansions, apartments and resorts. Unparalleled comfort amidst picturesque natural landscapes awaits your discovery.

Sobha Siniya Island seamlessly blends the tranquillity of untouched natural beauty with the vibrant pulse of UAE's cosmopolitan life. Here, you can savour a life of peaceful seclusion while remaining effortlessly connected to the exhilarating energy of the city.

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 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.

A TIMELESS QUALITY

Sobha Siniya Island is a captivating destination that harmoniously blends history and ecology, offering a glimpse into the past while embracing the present.

Once adorned with an Eastern Christian Monastery and Bishop's Palace, it holds the prestigious title of being the oldest pearl fishing town in the Arabian Gulf which is of great archaeological significance.

EASY TO REACH,
IMPOSSIBLE TO FORGET

Sobha Siniya Island awaits just a 50 minute drive from Dubai or 30 minutes from Sharjah & 10 minutes from Al Marjan Island making it a haven that is accessible yet tucked away.

COMMUNITY

YOUR HOME; A NATURAL PARADISE

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.

COMMUNITY

Embrace the opportunity to reside amidst galloping gazelles under skies kissed by flamingos. Witness rare turtles making their way to the sea, while oryx greet you gracefully in your own backyard.

RESORT

A HAVEN WHERE
EVERY COMFORT
IS INDULGED

RESORT

Discover a place where every day feels like a retreat enveloped in nature's embrace, tailored for those who appreciate the finer aspects of a resort lifestyle.

GOLF COURSE

BLENDING RECREATION WITH NATURE'S BEAUTY

Picture a lush golf course framed with swaying trees serenaded by the gentle rhythms of the waves while the vast open sea paints a breathtaking backdrop.

Sobha Siniya Island, where the 18-hole golf course becomes an integral part of the island lifestyle.

MARINA LIFE

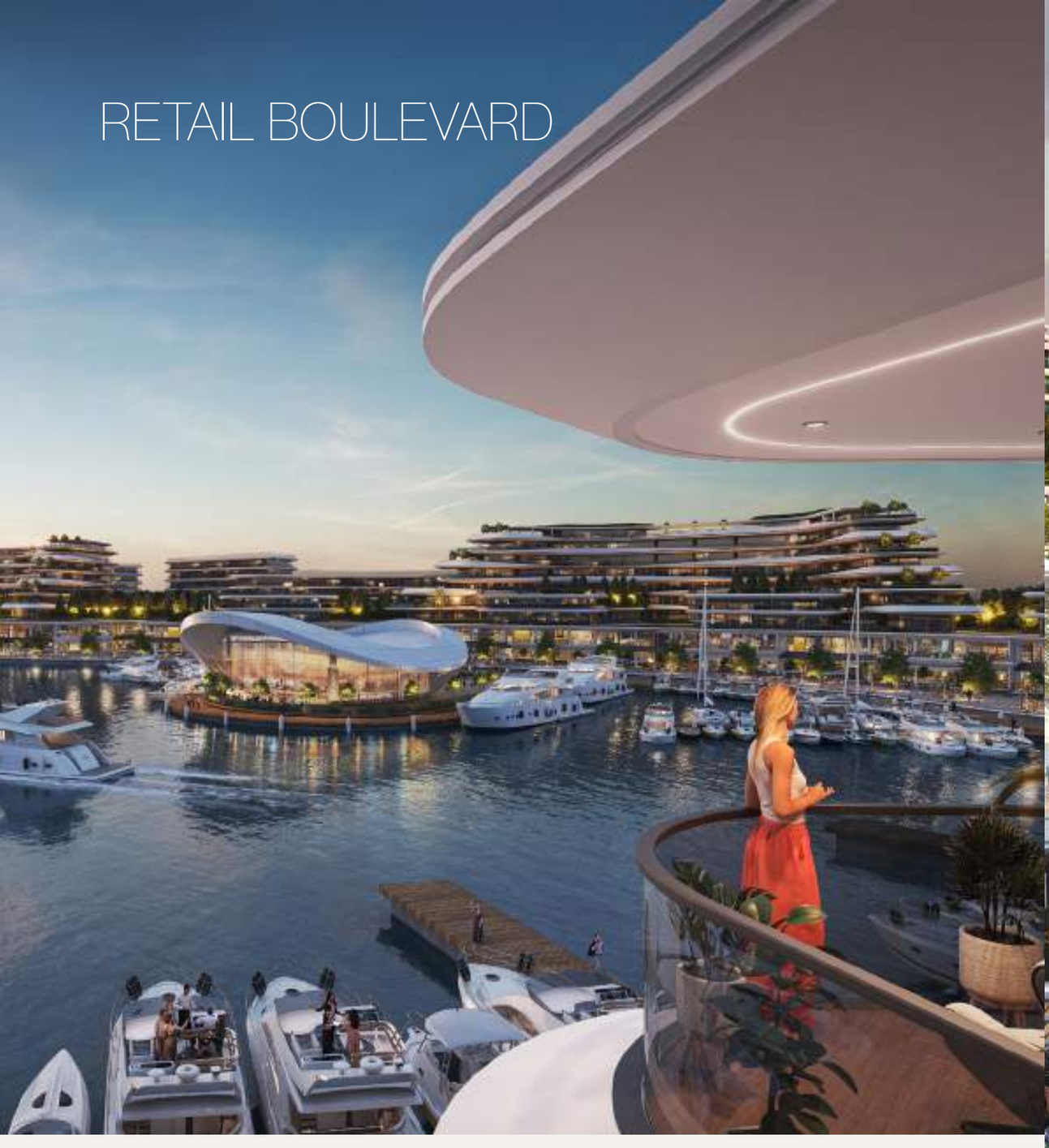
LIFE BY THE SEA

Sobha Siniya Island, where the shimmering horizon stretches endlessly.

MARINA LIFE

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.

RETAIL BOULEVARD



A SENSORY FEAST OF SIGHTS, SOUNDS AND AROMAS

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

RETAIL BOULEVARD

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

PRIVATE BEACH

PRIVATE BEACH

Whether you seek peaceful walks amidst nature's splendour or exhilarating days on the water, Sobha Siniya Island offers unparalleled experiences for all.

STEP INTO YOUR PRIVATE PARADISE

Experience coastal charm amidst the abundant amenities of Sobha Siniya Island, where luxury and island living harmoniously blend into everyday life.

MANSIONS

OWN A PIECE OF HEAVEN

Imagine being woken up by caresses of gentle sea breeze while birds sing along to the morning sunshine.

Sobha Siniya Island, where luxurious mansions are adorned with double-height foyers and offer exclusive access to the pristine beach.

VILLAS

YOUR SANCTUM BY THE SEA

Your own personal island paradise where every sunrise and sunset paints the skies with hues of tranquillity.

Sobha Siniya Island, where the luxurious sea facing villas offer exclusive access to the boardwalk and picturesque views of the lagoon waterfront.

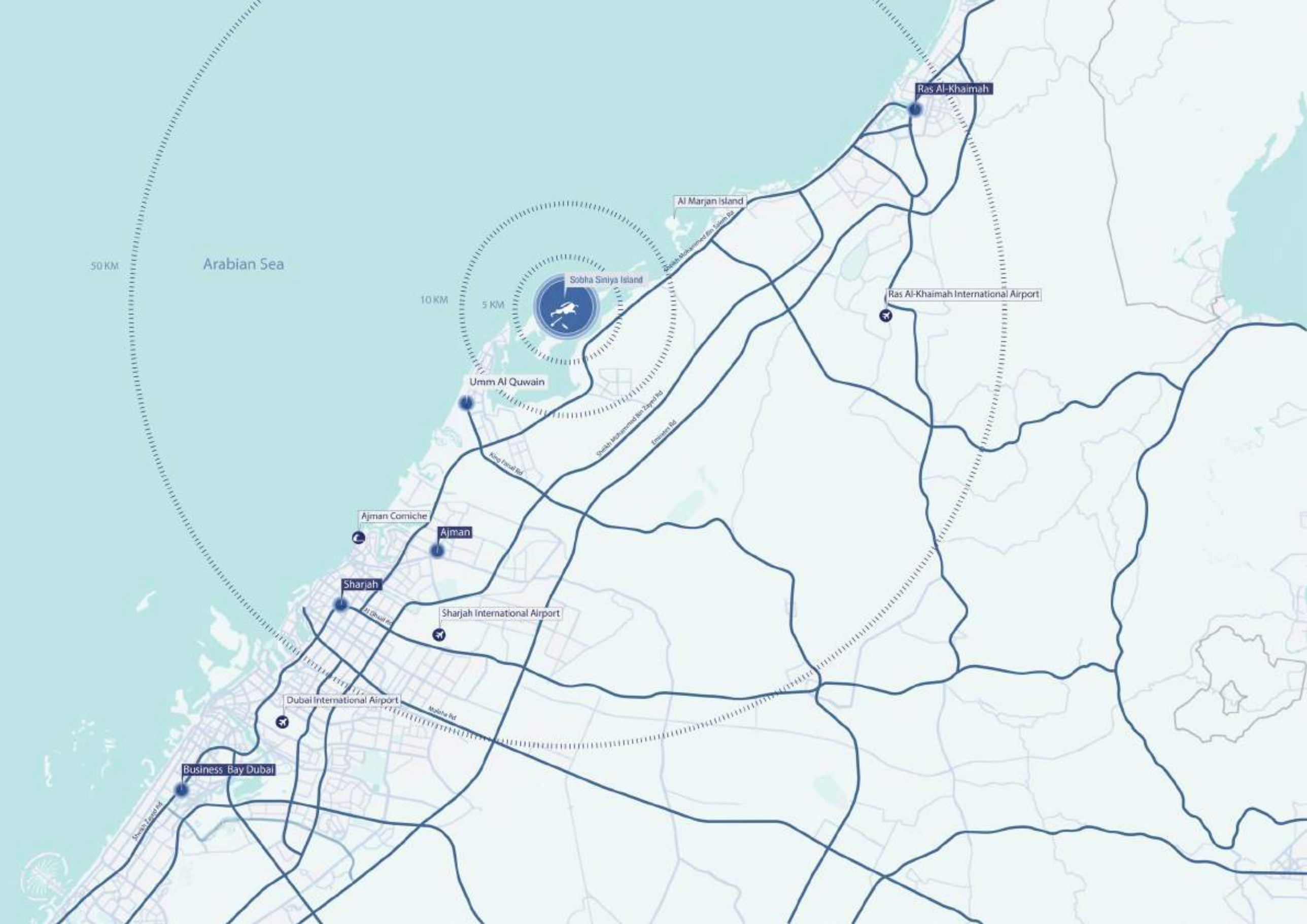
71

APARTMENTS

LIVE AMONGST
THE CHOSEN FEW

Embrace the enchanting allure of island living in this luxurious sea facing apartments.

Sobha Siniya Island, where every residence boasts panoramic views of the sparkling ocean and invite you to indulge in the ultimate island escape.


Arabian Sea
50 KM
10 KM
5 KM
Sobha Siniya Island
Al Marjan Island
Sheikh Mohammed Bin Salem Rd
Ras Al-Khaimah
Ras Al-Khaimah International Airport
Umm Al Quwain
Sheikh Mohammed Bin Zayed Rd
Emirates Rd
King Faisal Rd
Ajman Corniche
Ajman
Sharjah
Al Ghuwair Rd
Sharjah International Airport
Dubai International Airport
Mohamed Rd
Business Bay Dubai
Sheikh Zayed Rd

SOBHA

Siniya Island

MASTER PLAN

SOBHA

Siniya Island

VILLA COMMUNITY
PHASE 1 LAUNCH

4 Bedroom Villa
- Type A
- Type A Mirror
- Type B
- Type B Mirror
- Type C
- Type C Mirror

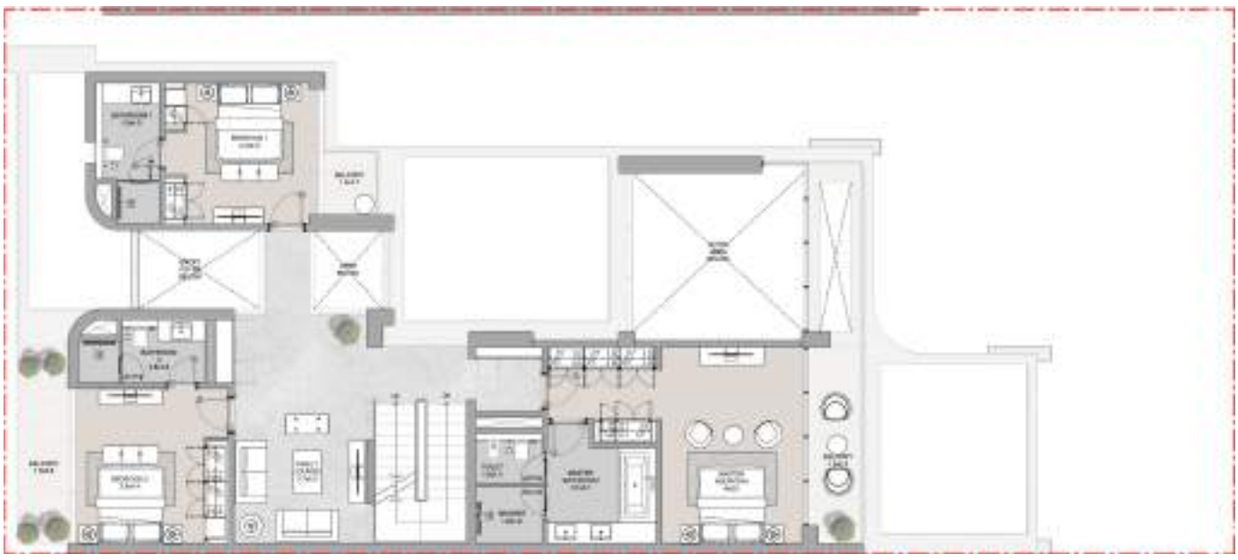
5 Bedroom Villa
- Type A
- Type A Mirror
- Type B
- Type B Mirror

6 Bedroom Villa
- Type A
- Type B

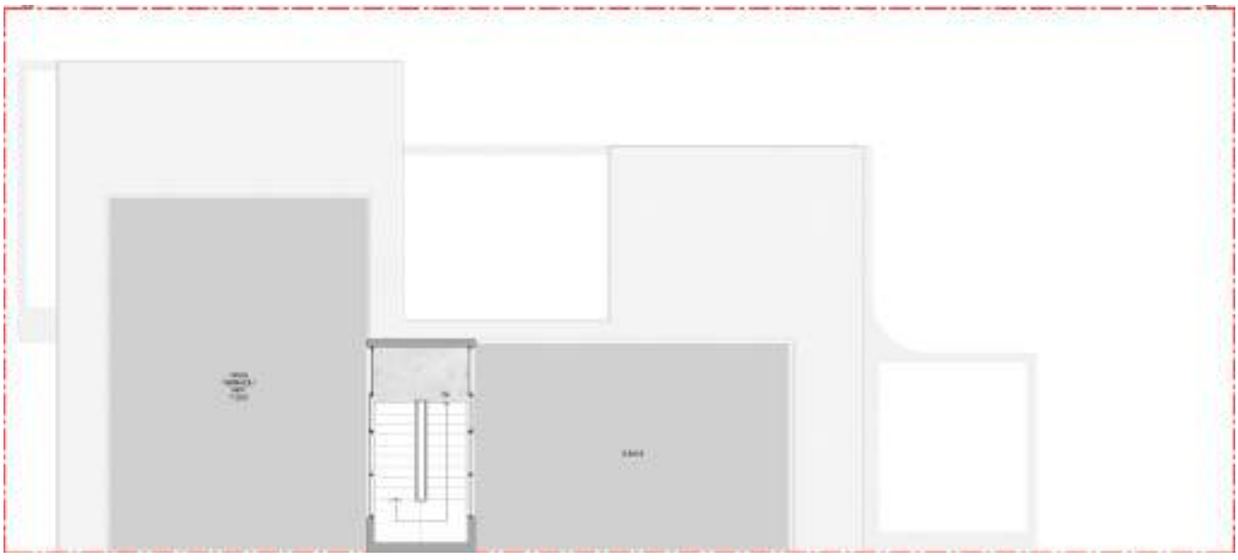
4 Bedroom Villa I Type A

Plot Area		Saleable Area
Min 533.47 sq.m	Max 560.84 sq.m	447.94 sq.m
Min 5,742.26 sq.ft	Max 6,036.81 sq.ft	4,821.59 sq.ft

Ground Floor



First Floor



Terrace Floor

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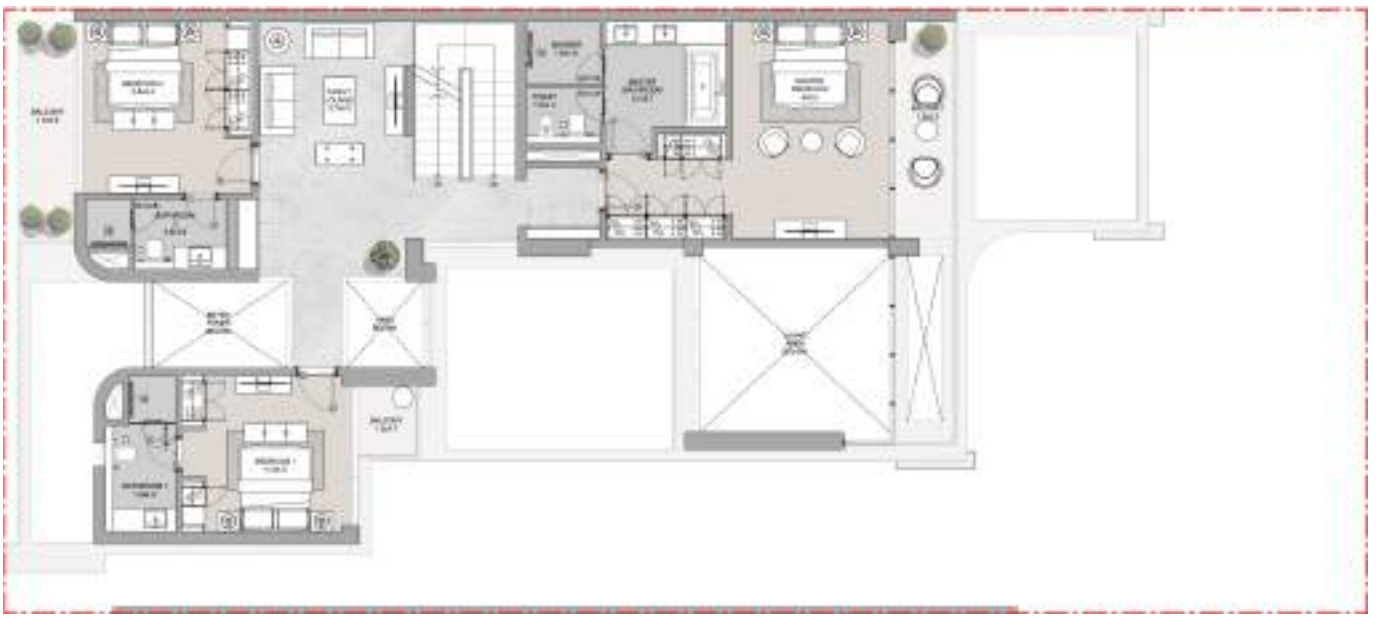
Plot No.

PG-V-121, PG-V-124, PG-V-127, PG-V-130, PG-V-133, PG-V-136, PG-V-139, PG-V-163, PG-V-167, PG-V-169, PG-V-173, PG-V-175, PG-V-180, PG-V-196, PG-V-198, PG-V-201, PG-V-204, PG-V-223, PG-V-226, PG-V-229, PG-V-232

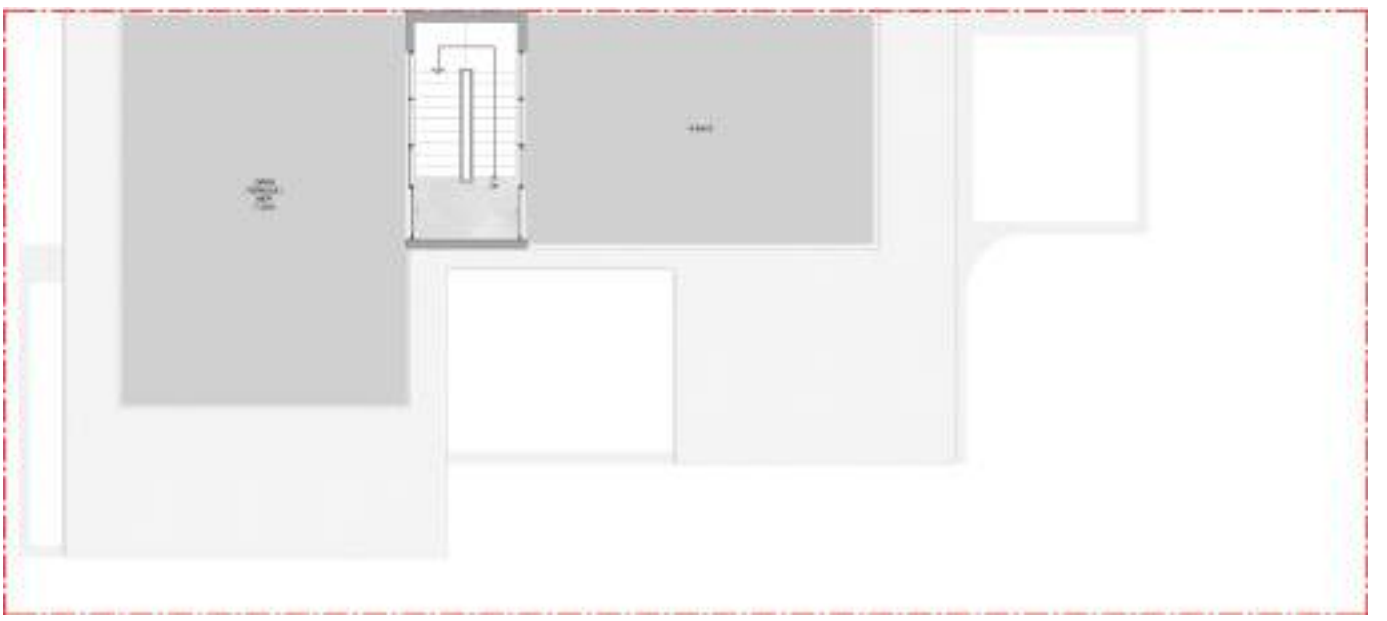
4 Bedroom Villa I Type A
Mirror

Plot Area		Saleable Area
Min 538.34 sq.m	Max 552.89 sq.m	447.94 sq.m
Min 5,794.66 sq.ft	Max 5,951.29 sq.ft	4,821.59 sq.ft

Ground Floor



First Floor



Terrace Floor

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Plot No.

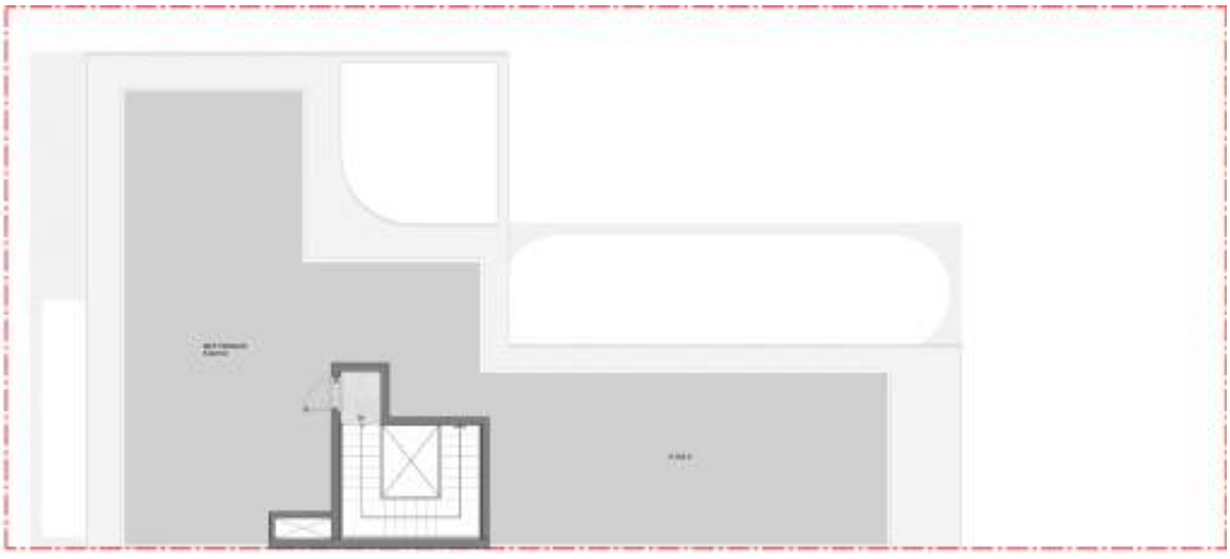
PG-V-102, PG-V-104, PG-V-106, PG-V-110, PG-V-112, PG-V-116, PG-V-118, PG-V-145, PG-V-148, PG-V-151, PG-V-154, PG-V-157, PG-V-160, PG-V-183, PG-V-186 PG-V-189, PG-V-192, PG-V-208, PG-V-211, PG-V-213, PG-V-217, PG-V-220

4 Bedroom Villa I Type B

Plot Area		Saleable Area
Min 542.46 sq.m	Max 850.83 sq.m	453.81 sq.m
Min 5,839.03 sq.ft	Max 9,158.30 sq.ft	4,884.77 sq.ft

Ground Floor

First Floor



Terrace Floor

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Plot No.

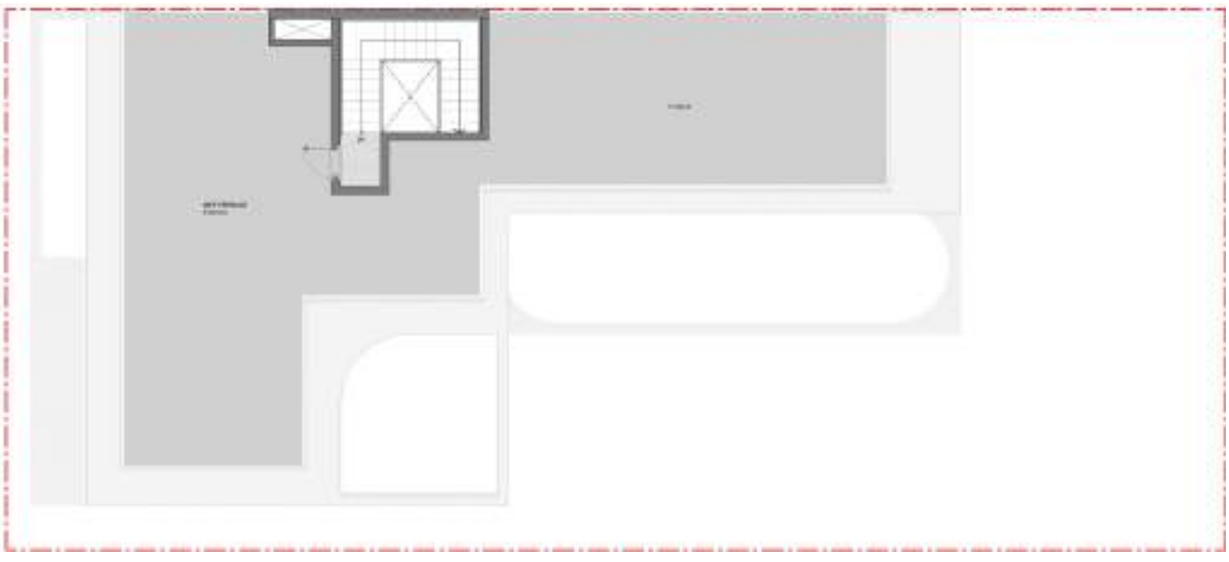
PG-V-123, PG-V-125, PG-V-129, PG-V-131, PG-V-135, PG-V-137, PG-V-141, PG-V-143, PG-V-164, PG-V-166, PG-V-170, PG-V-172, PG-V-176, PG-V-178, PG-V-195, PG-V-199, PG-V-202, PG-V-205, PG-V-221, PG-V-224, PG-V-227, PG-V-231

4 Bedroom Villa I Type B
Mirror

Plot Area		Saleable Area
Min 542.45 sq.m	Max 542.97 sq.m	453.81 sq.m
Min 5,838.88 sq.ft	Max 5,844.53 sq.ft	4,884.77 sq.ft

Ground Floor

First Floor



Terrace Floor

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Plot No.

PG-V-103, PG-V-107, PG-V-109, PG-V-113, PG-V-115, PG-V-119, PG-V-146, PG-V-150, PG-V-152, PG-V-156, PG-V-158, PG-V-162, PG-V-185, PG-V-187, PG-V-191, PG-V-193, PG-V-207, PG-V-210, PG-V-214, PG-V-216, PG-V-219

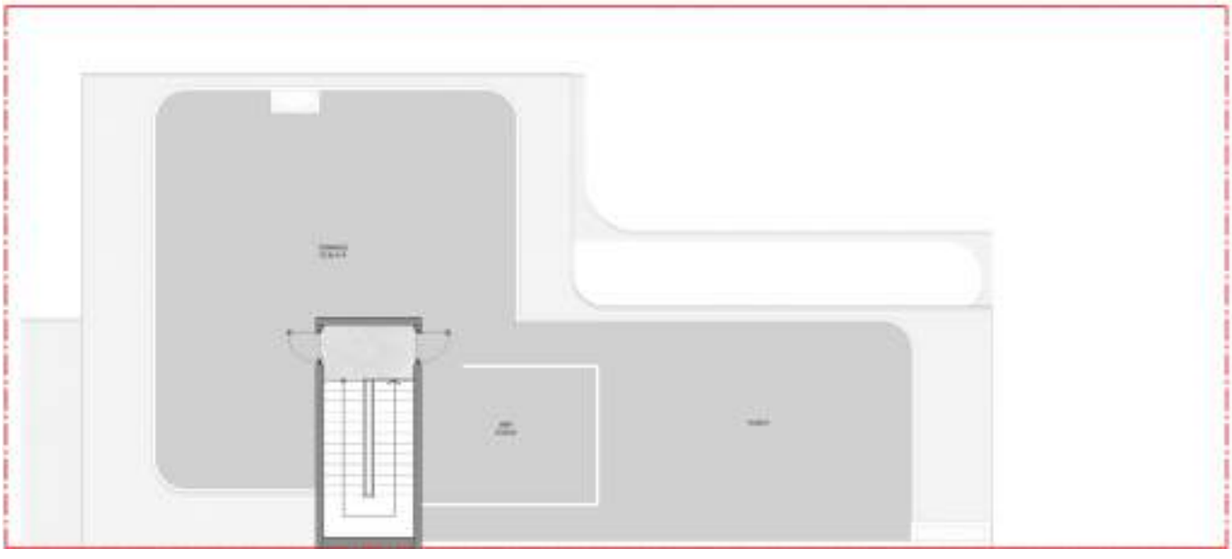
4 Bedroom Villa I Type C

Plot Area			
Min	542.50 sq.m	Max	849.05 sq.m
Min	5,839.39 sq.ft	Max	9,139.12 sq.ft

Saleable Area
487.02 sq.m
5,242.24 sq.ft

Ground Floor

First Floor



Terrace Floor

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Plot No.

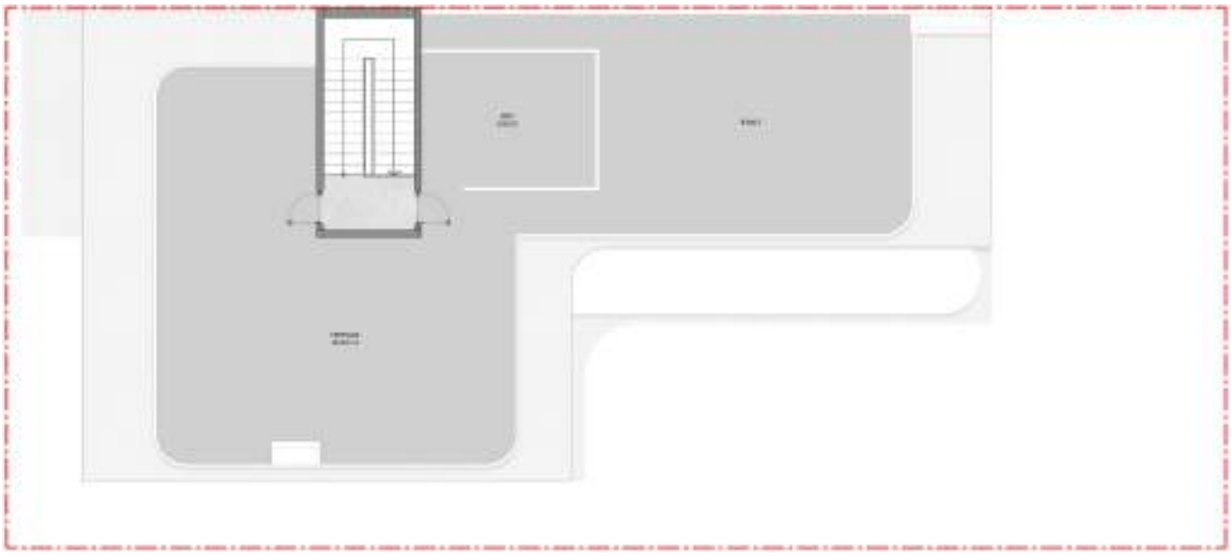
PG-V-122, PG-V-126, PG-V-128, PG-V-132, PG-V-134, PG-V-138, PG-V-140, PG-V-142, PG-V-165, PG-V-168, PG-V-171, PG-V-174, PG-V-177, PG-V-179, PG-V-181, PG-V-197, PG-V-200, PG-V-203, PG-V-222, PG-V-225, PG-V-228, PG-V-230, PG-V-233

4 Bedroom Villa I Type C
Mirror

Plot Area		Saleable Area
Min 542.50 sq.m	Max 741.98 sq.m	487.02 sq.m
Min 5,839.42 sq.ft	Max 7,986.56 sq.ft	5,242.24 sq.ft

Ground Floor

First Floor



Terrace Floor

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Plot No.

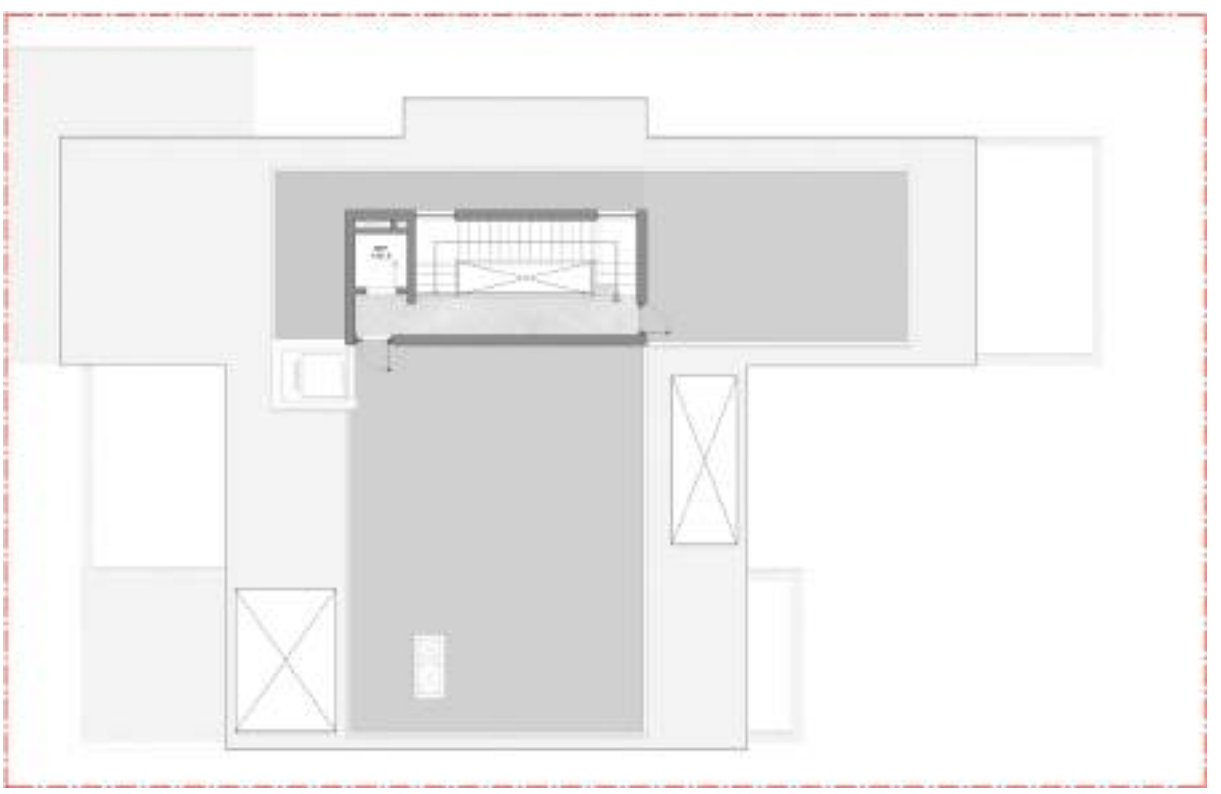
PG-V-101, PG-V-105, PG-V-108, PG-V-111, PG-V-114, PG-V-117, PG-V-120, PG-V-144, PG-V-147, PG-V-149, PG-V-153, PG-V-155, PG-V-159, PG-V-161, PG-V-182, PG-V-184, PG-V-188, PG-V-190, PG-V-194, PG-V-206, PG-V-209, PG-V-212, PG-V-215, PG-V-218

5 Bedroom Villa I Type A

Plot Area		Saleable Area
Min 822.19 sq.m	Max 1,370.88 sq.m	671.33 sq.m
Min 8,849.93 sq.ft	Max 14,756.08 sq.ft	7,226.14 sq.ft

Ground Floor

First Floor



Terrace Floor

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Plot No.

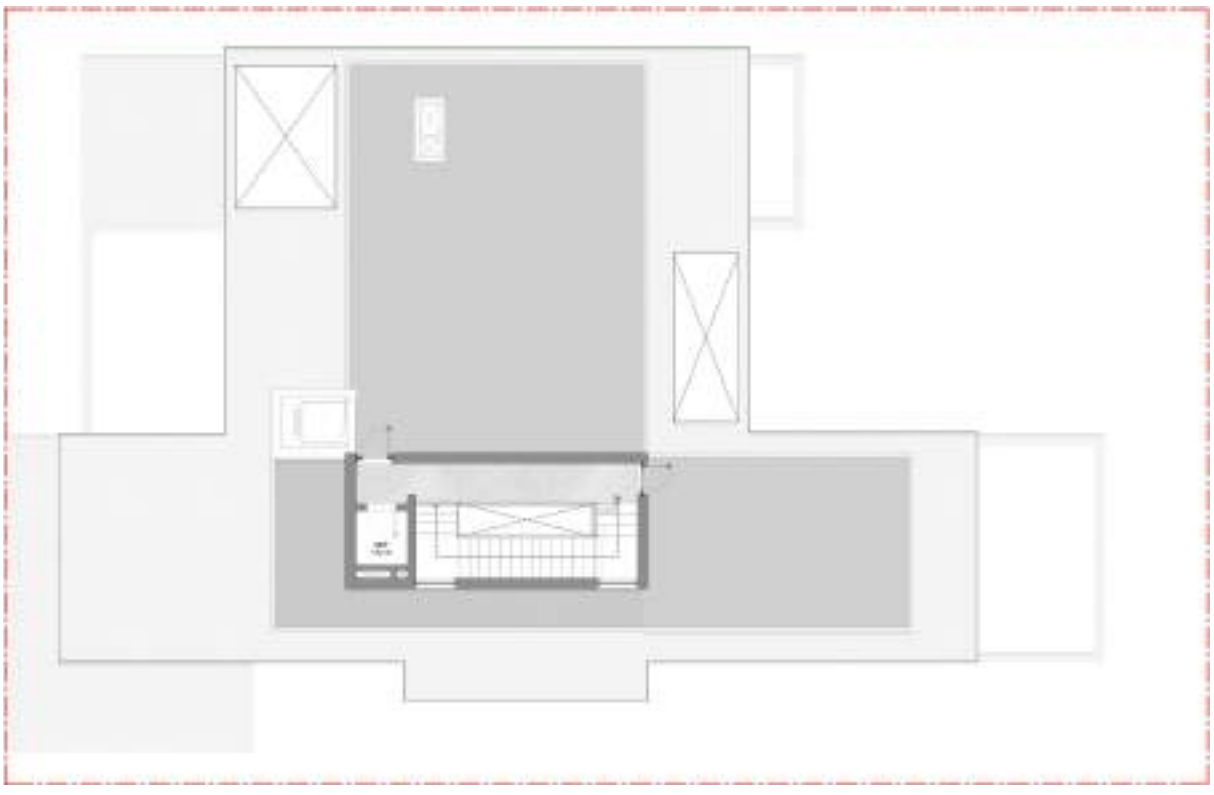
CB-V-253, CB-V-257, CB-V-261, CB-V-265, CB-V-269, CB-V-273, CB-V-277, CB-V-279, CB-V-283, CB-V-287, CB-V-291, CB-V-295

5 Bedroom Villa I Type A
Mirror

Plot Area		Saleable Area
Min 820.26 sq.m	Max 1,050.35 sq.m	671.33 sq.m
Min 8,829.18 sq.ft	Max 11,305.86 sq.ft	7,226.14 sq.ft

Ground Floor

First Floor



Terrace Floor

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Plot No.

CB-V-255, CB-V-259, CB-V-263, CB-V-267, CB-V-271, CB-V-275, CB-V-281, CB-V-285, CB-V-289, CB-V-293

5 Bedroom Villa I Type B

Plot Area		Saleable Area
Min 821.58 sq.m	Max 1,216.92 sq.m	686.33 sq.m
Min 8,843.41 sq.ft	Max 13,098.85 sq.ft	7,387.59 sq.ft

Ground Floor

First Floor

Second Floor

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Plot No.

CB-V-254, CB-V-258, CB-V-262, CB-V-266, CB-V-270, CB-V-274, CB-V-278, CB-V-280, CB-V-284, CB-V-288, CB-V-292, CB-V-296

5 Bedroom Villa I Type B Mirror

Plot Area		Saleable Area
Min 822.37 sq.m	Max 1,044.53 sq.m	686.33 sq.m
Min 8,851.94 sq.ft	Max 11,243.21 sq.ft	7,387.59 sq.ft

Ground Floor

First Floor

Second Floor

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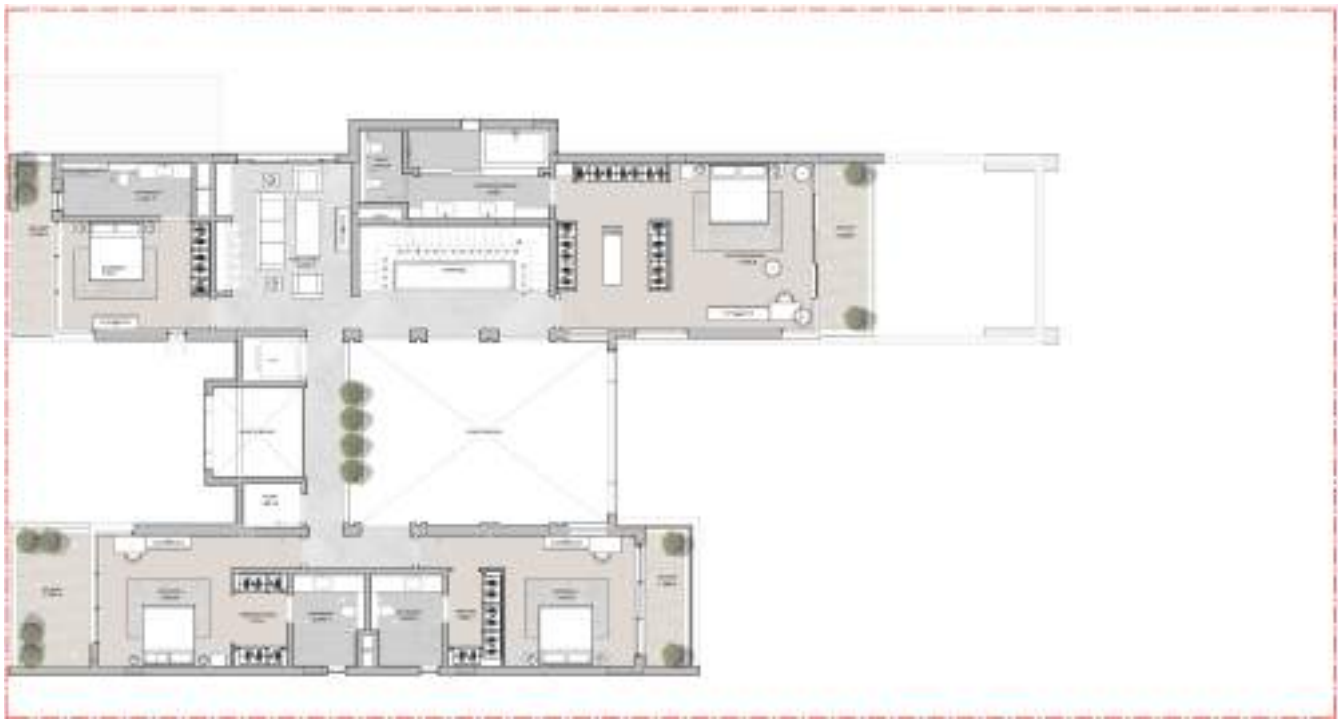
Plot No.

CB-V-256, CB-V-260, CB-V-264, CB-V-268, CB-V-272, CB-V-276, CB-V-282, CB-V-286, CB-V-290, CB-V-294

6 Bedroom Villa I Type A

Plot Area		Saleable Area
Min 971.58 sq.m	Max 1457.96 sq.m	904.86 sq.m
Min 10,458.04 sq.ft	Max 15,693.35 sq.ft	9,739.83 sq.ft

Ground Floor



First Floor

Second Floor

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Plot No.

CB-V-234, CB-V-235, CB-V-236, CB-V-237, CB-V-238, CB-V-239, CB-V-240, CB-V-241, CB-V-242, CB-V-243, CB-V-250, CB-V-251, CB-V-252

6 Bedroom Villa I Type B

Plot Area		Saleable Area
Min 1,216.63 sq.m	Max 1,429.81 sq.m	1,045.14 sq.m
Min 13,095.64 sq.ft	Max 15,390.35 sq.ft	11,249.79 sq.ft

Ground Floor

First Floor

Second Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

Plot No.
CB-V-244, CB-V-245, CB-V-246, CB-V-247, CB-V-248, CB-V-249

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