



# MARINA RESIDENCES

FACT BOOK

SOBHA  
*Sinjya 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.

Untouched.  
Undiscovered.  
Unrivalled

Where the allure lies in what remains wild and free.

SOBHA  
*Siniya Island*



# LOCATION

50 KM

Arabian Sea

10 KM

5 KM

Sobha Siniyah Island



Umm Al Quwain

Al Marjan Island

Ras Al-Khaimah

Ras Al-Khaimah International Airport

Ajman Corniche

Ajman

Sharjah

Sharjah International Airport

Dubai International Airport

Business Bay Dubai

Sheikh Zayed Rd

Al Dhaid Rd

Maleha Rd

King Faisal Rd

Sheikh Mohammed Bin Zayed Rd  
Emirates Rd

Sheikh Mohammed Bin Salem Rd



## 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