



SOBHA

*Siniya Island*

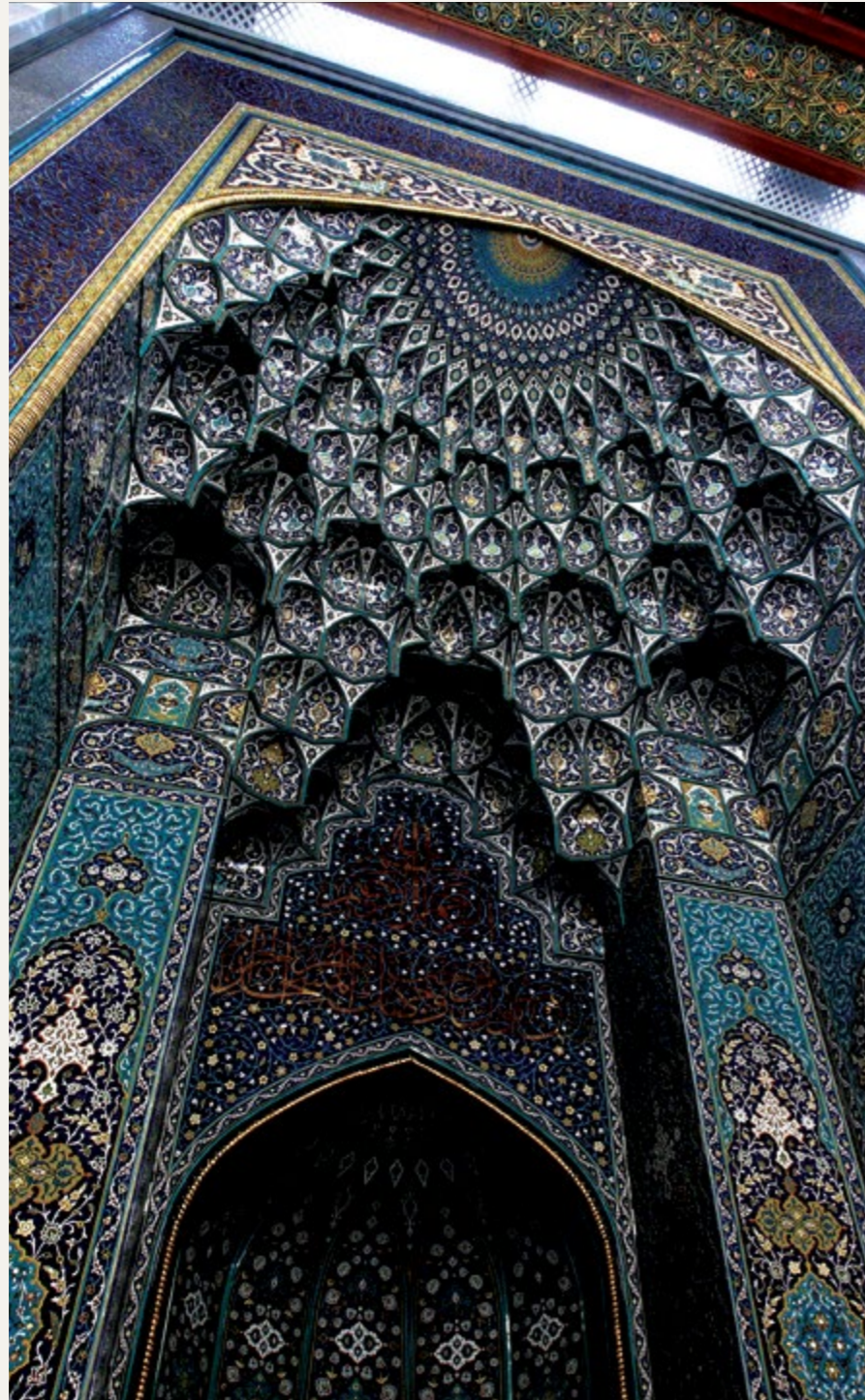
SOBHA  
*Siniya Island*

# 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*



# Art of the detail

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

**WE NOTICE THE  
SMALLEST DETAILS.**

*So you wont have to*

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

SOBHA  
REALTY



Untouched.  
Undiscovered.  
Unrivalled

Where the allure lies in what remains wild and free.

SOBHA  
*Siniya Island*

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.

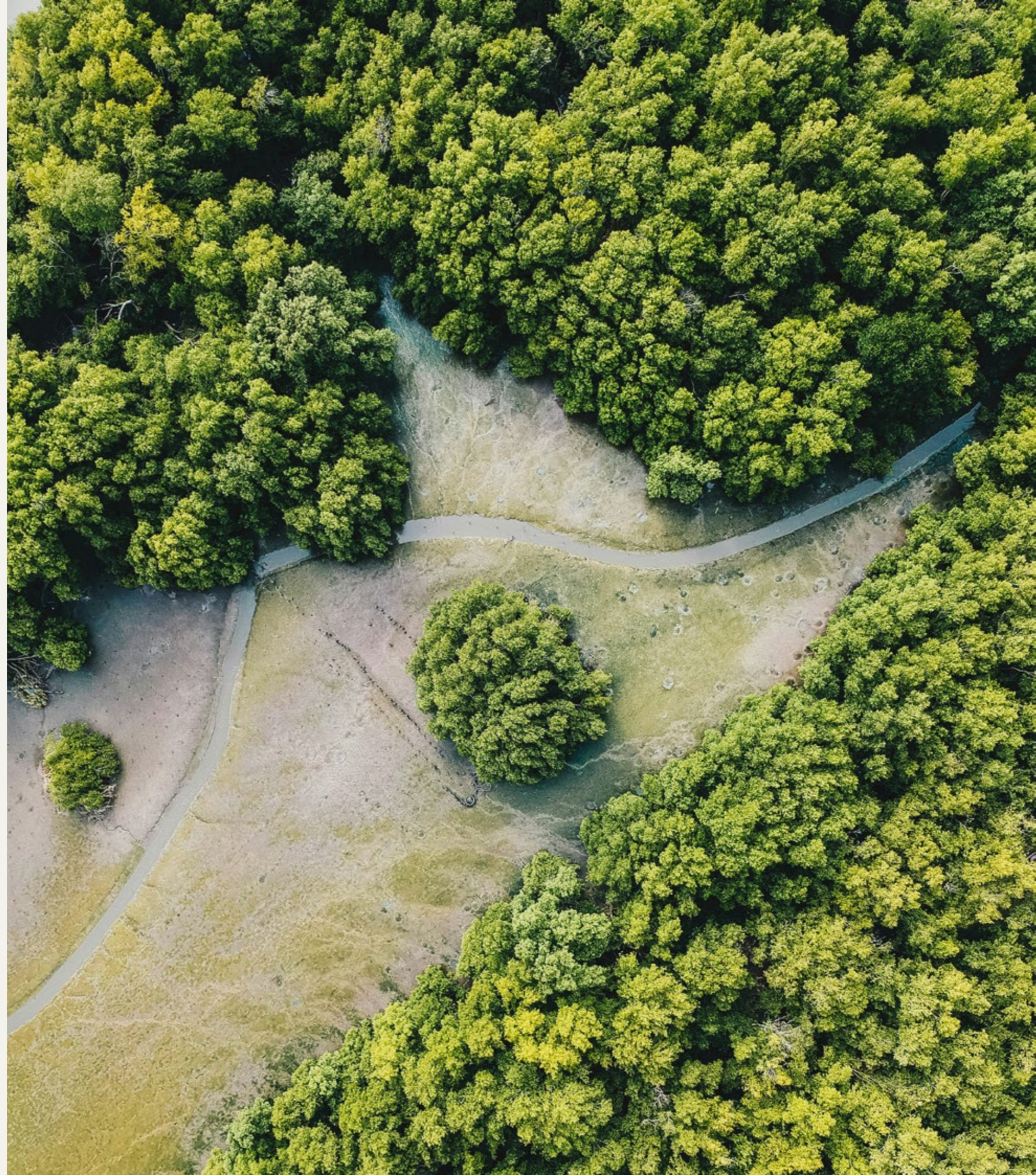


# WELCOME TO SOBHA SINIYA ISLAND

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

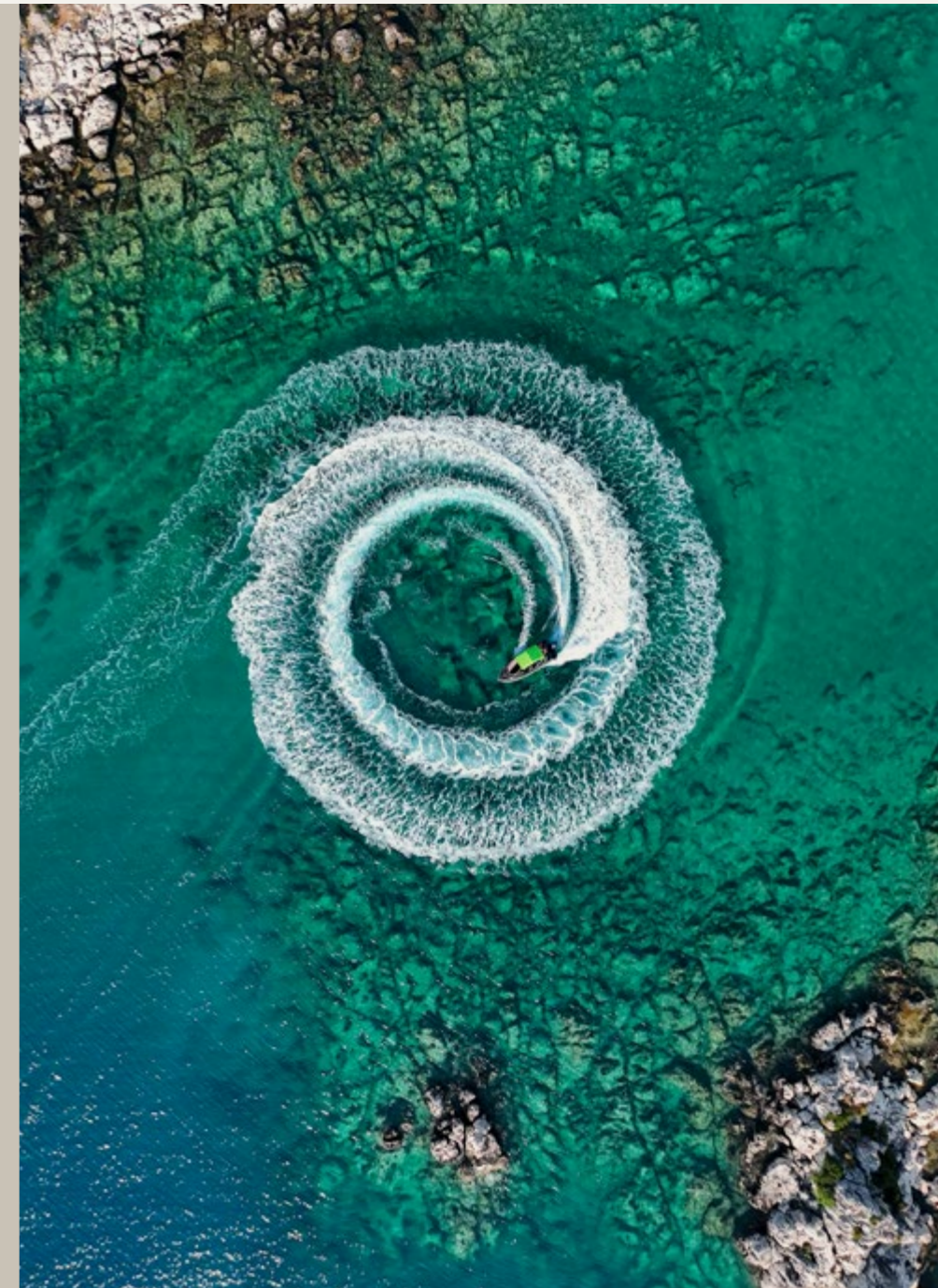
Sobha Siniya Island presents a harmonious blend of luxury and nature, featuring exquisite villas, waterfront mansions, apartments and resorts. Unparalleled comfort amidst picturesque natural landscapes awaits your discovery.

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.



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 Persian 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 Persian Gulf which is of great archaeological significance.

## SOBHA SINIYA ISLAND

### 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.



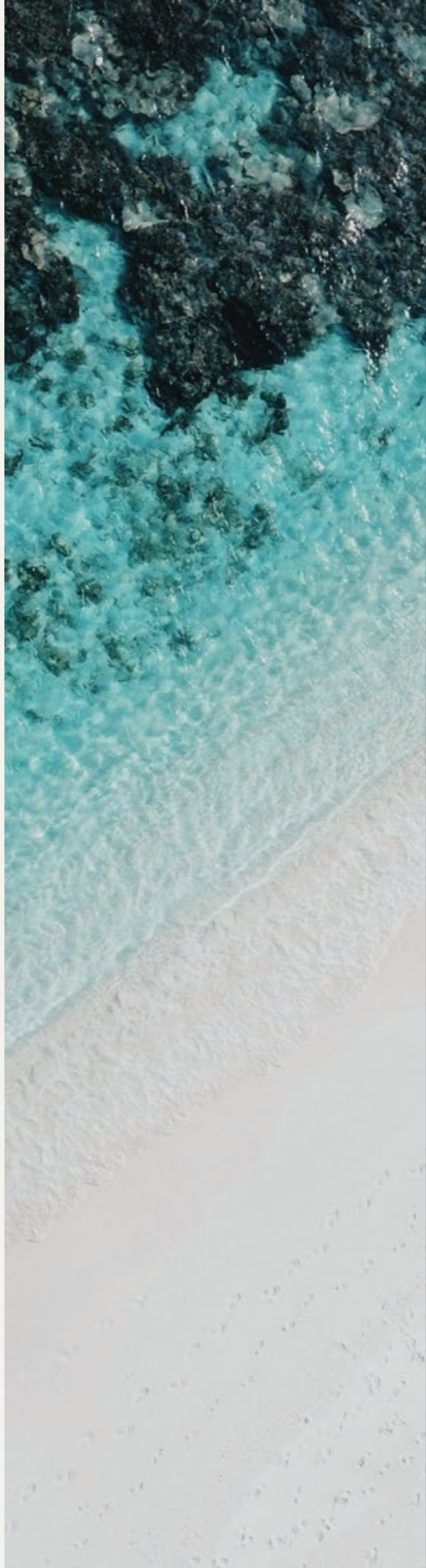
# COMMUNITY

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.

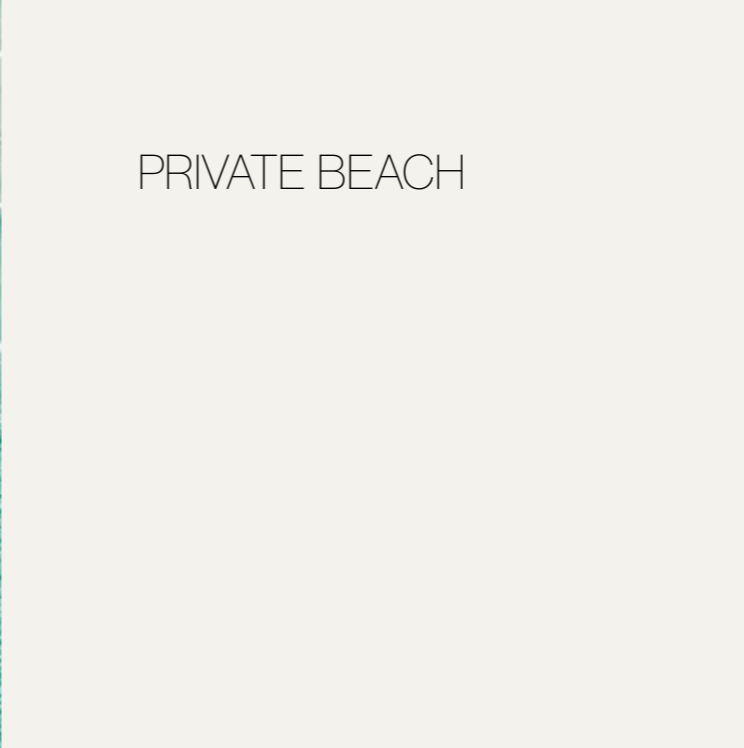
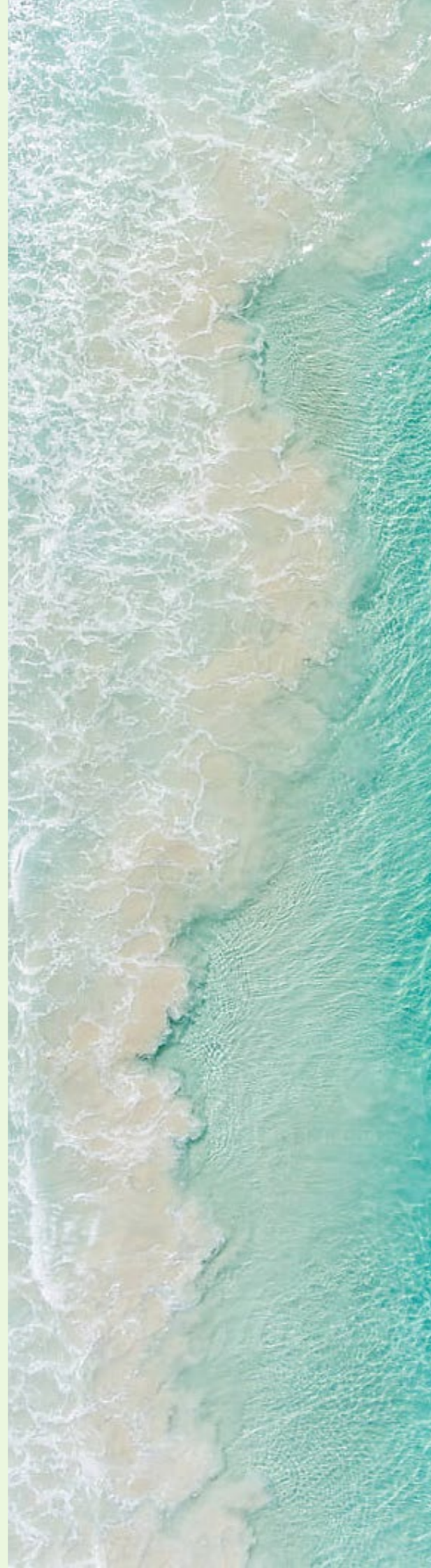
# RETAIL BOULEVARD

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



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.







# APARTMENTS

LIVE AMONGST  
THE CHOSEN FEW



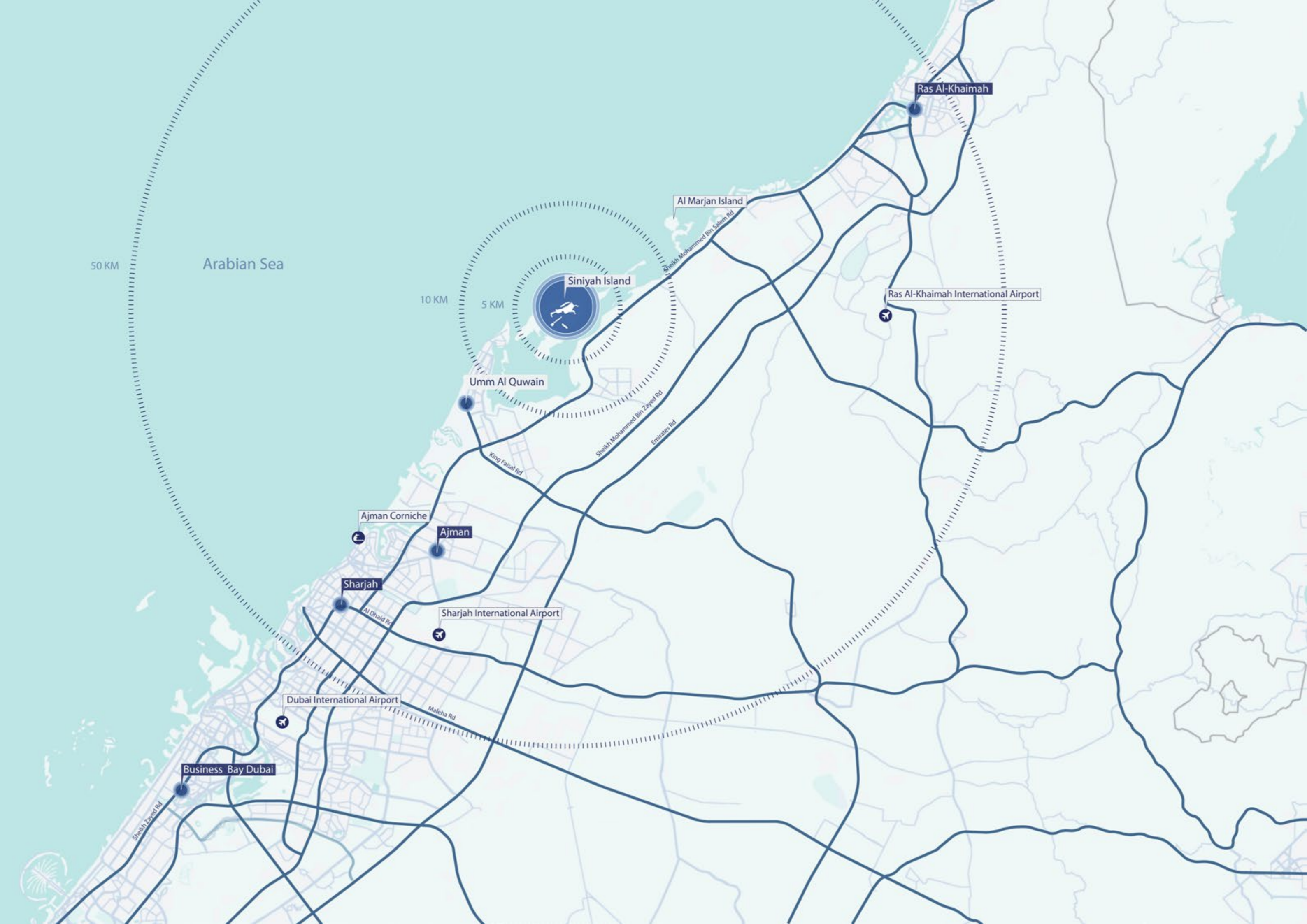
Embrace the enchanting allure of island living in this luxurious sea facing apartments.

# APARTMENTS



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









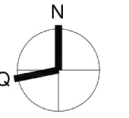
350 M, 5 Min

700 M, 10 Min

1000 M, Beyond 03 Min

SOBHA  
*Siniya Island*

VILLAS PHASE 2 - LAUNCH 1  
LAYOUT



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

# 5 BEDROOM VILLA

TYPE A

**CORAL**  
BEACH VILLAS

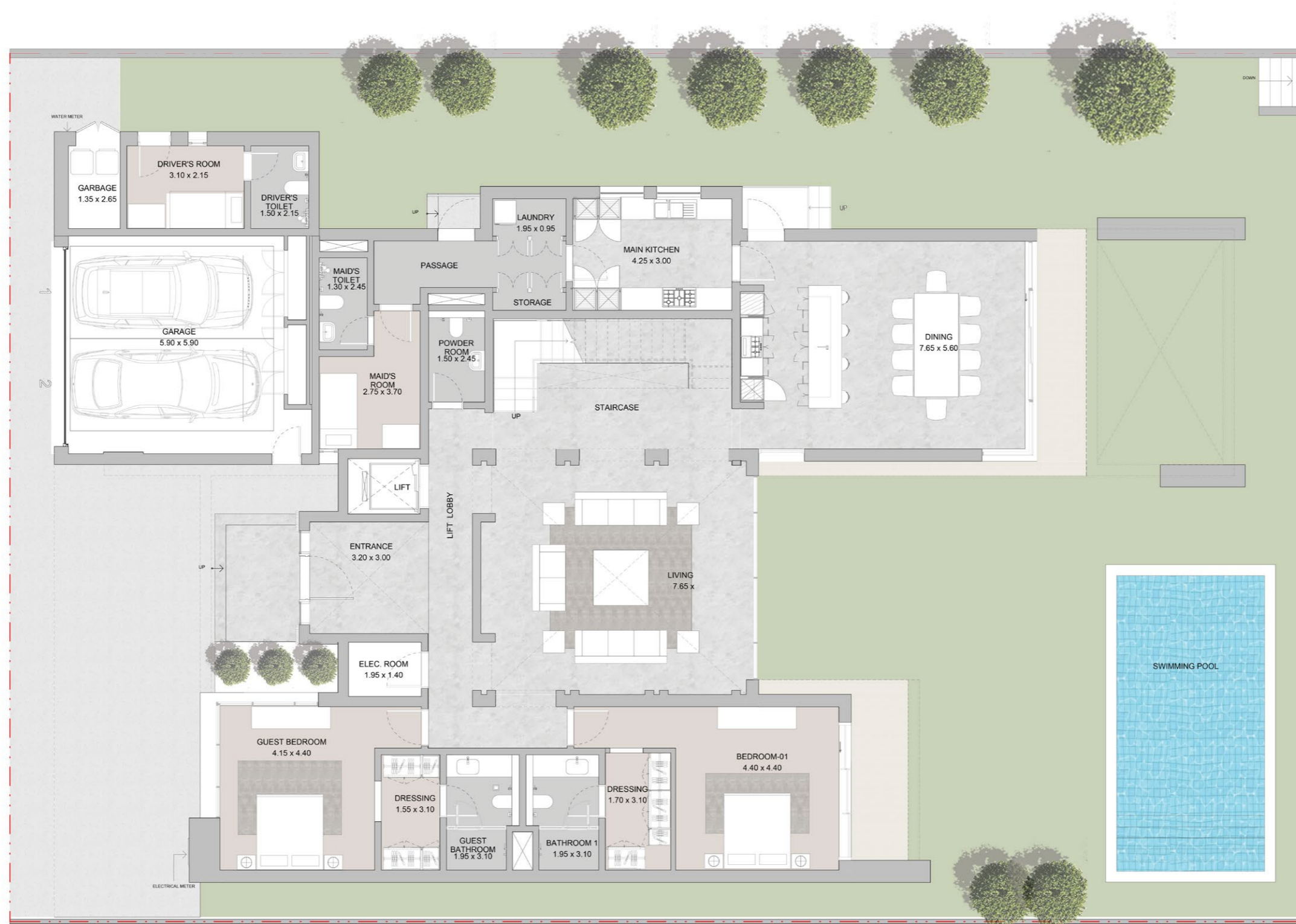
# 5 Bedroom Villa I Type A

## Plot Area

Min 822.50 sq.m    Max 948.07 sq.m  
Min 8,853.32 sq.ft    Max 10,204.98 sq.ft

## Saleable Area

671.33 sq.m  
7,226.14 sq.ft



## Ground Floor

Plot No.

CB-V-303, CB-V-307, CB-V-311, CB-V-315, CB-V-319, CB-V-323



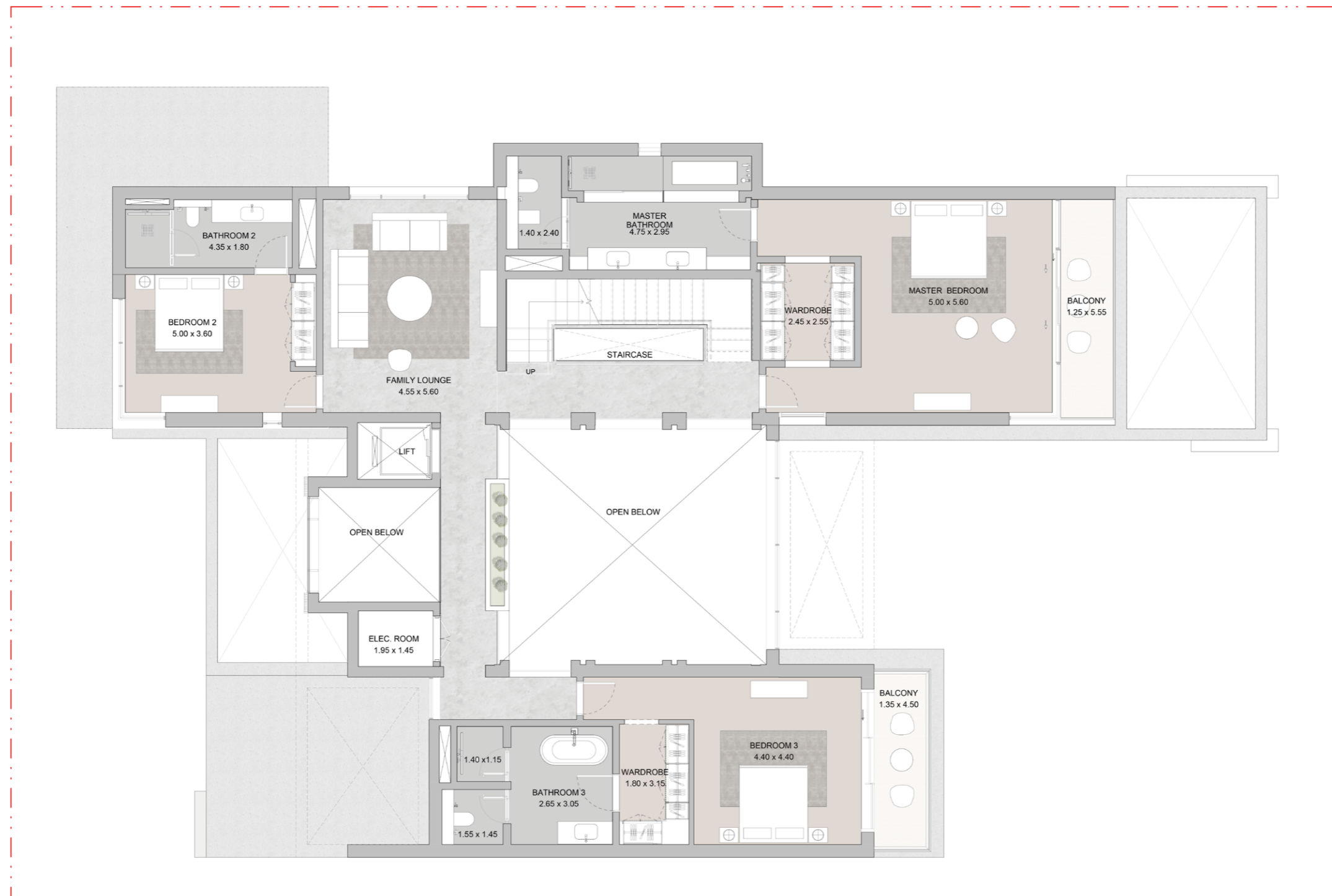
# 5 Bedroom Villa I Type A

## Plot Area

Min 822.50 sq.m    Max 948.07 sq.m  
Min 8,853.32 sq.ft    Max 10,204.98 sq.ft

## Saleable Area

671.33 sq.m  
7,226.14 sq.ft



## First Floor

Plot No.

CB-V-303, CB-V-307, CB-V-311, CB-V-315, CB-V-319, CB-V-323

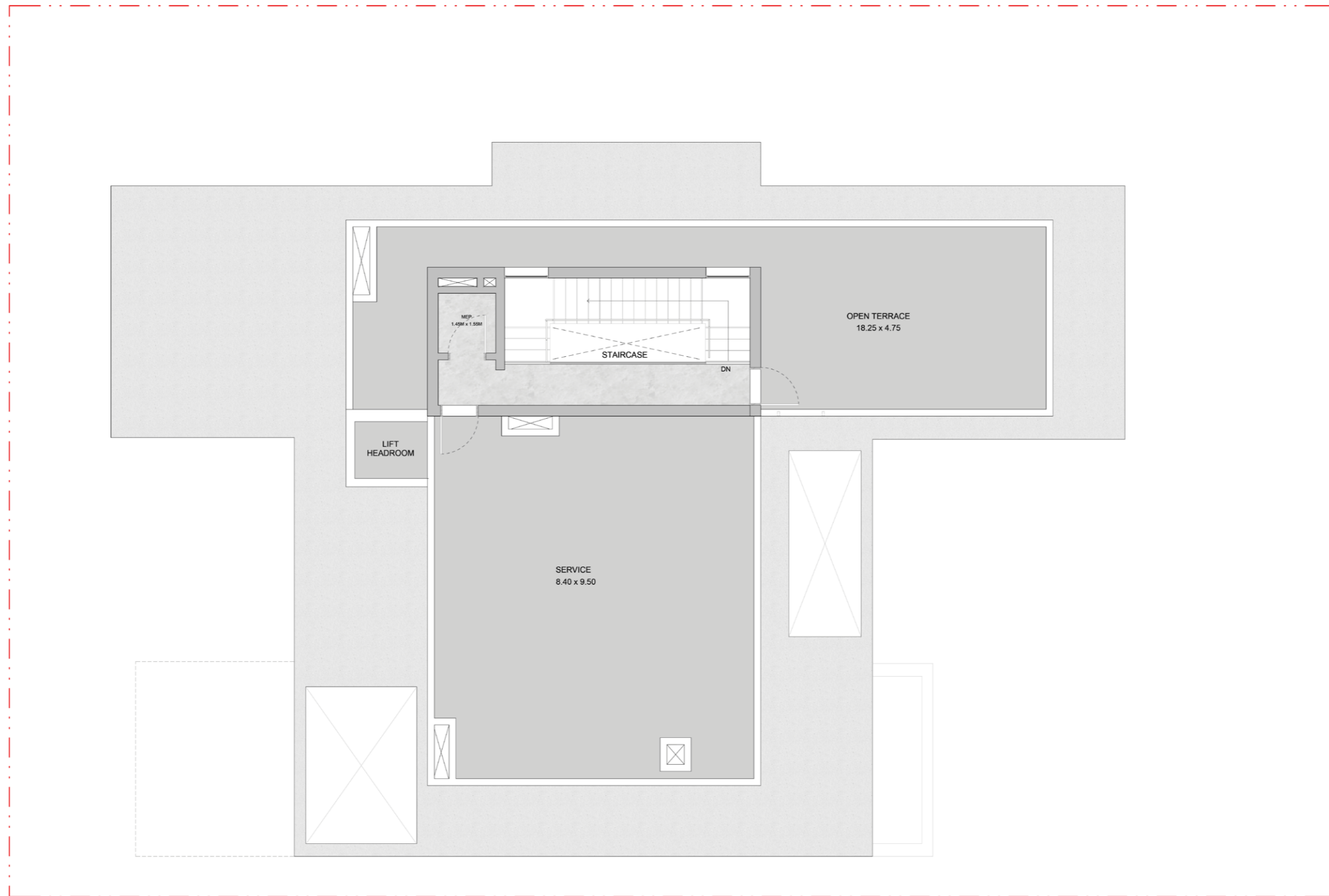
# 5 Bedroom Villa I Type A

## Plot Area

Min 822.50 sq.m    Max 948.07 sq.m  
Min 8,853.32 sq.ft    Max 10,204.98 sq.ft

## Saleable Area

671.33 sq.m  
7,226.14 sq.ft



## Terrace Floor

Plot No.

CB-V-303, CB-V-307, CB-V-311, CB-V-315, CB-V-319, CB-V-323

# 5 BEDROOM VILLA

TYPE A | MIRROR

**CORAL**  
BEACH VILLAS

# 5 Bedroom Villa | Type A Mirror

Plot Area  
Min 822.50 sq.m    Max 913.57 sq.m  
Min 8,853.32 sq.ft    Max 9,833.55 sq.ft

Saleable Area  
671.33 sq.m  
7,226.14 sq.ft



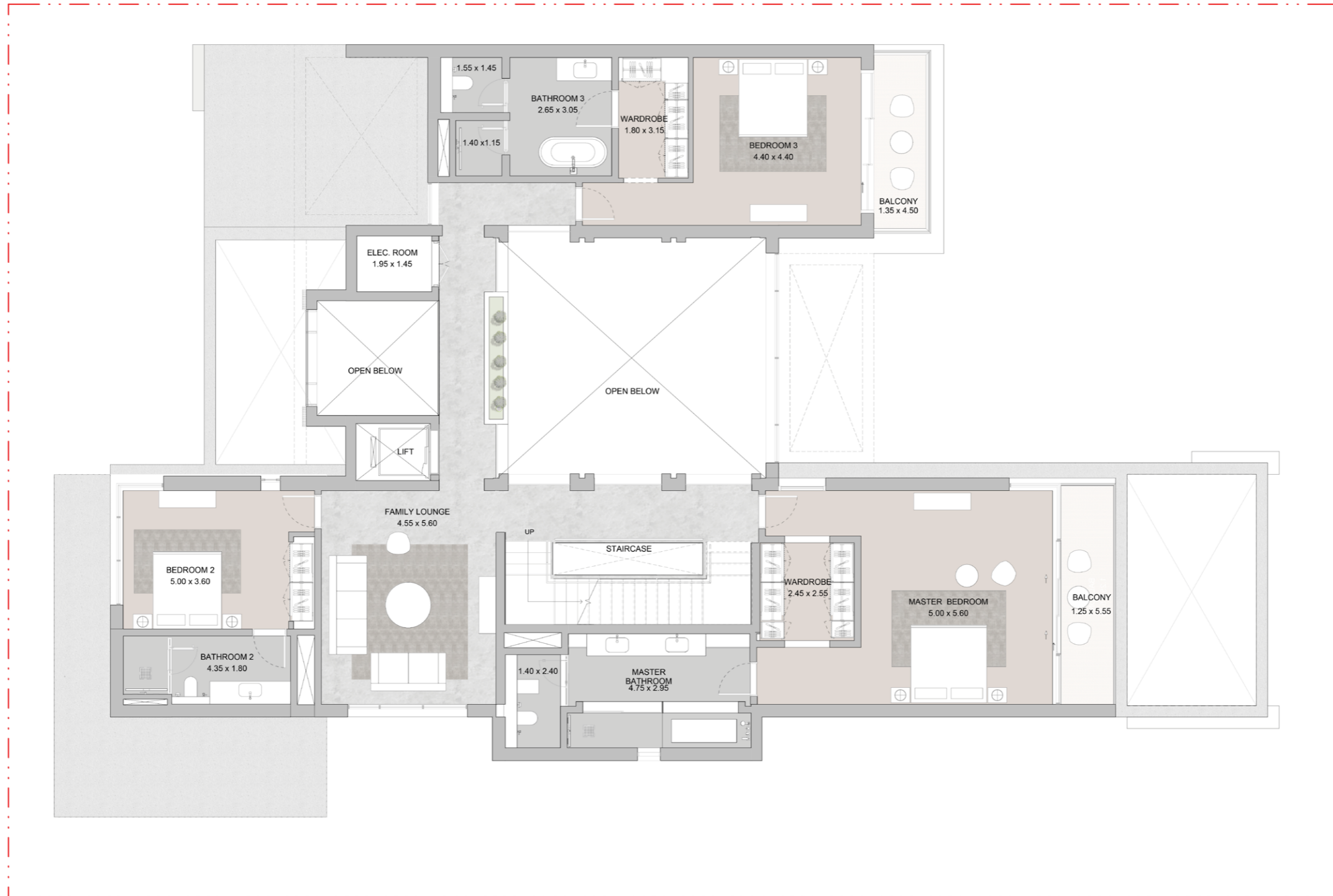
## Ground Floor

Plot No.  
CB-V-301, CB-V-305, CB-V-309, CB-V-313, CB-V-317, CB-V-321

5 Bedroom Villa I Type A  
Mirror

Plot Area  
Min 822.50 sq.m    Max 913.57 sq.m  
Min 8,853.32 sq.ft    Max 9,833.55 sq.ft

Saleable Area  
671.33 sq.m  
7,226.14 sq.ft



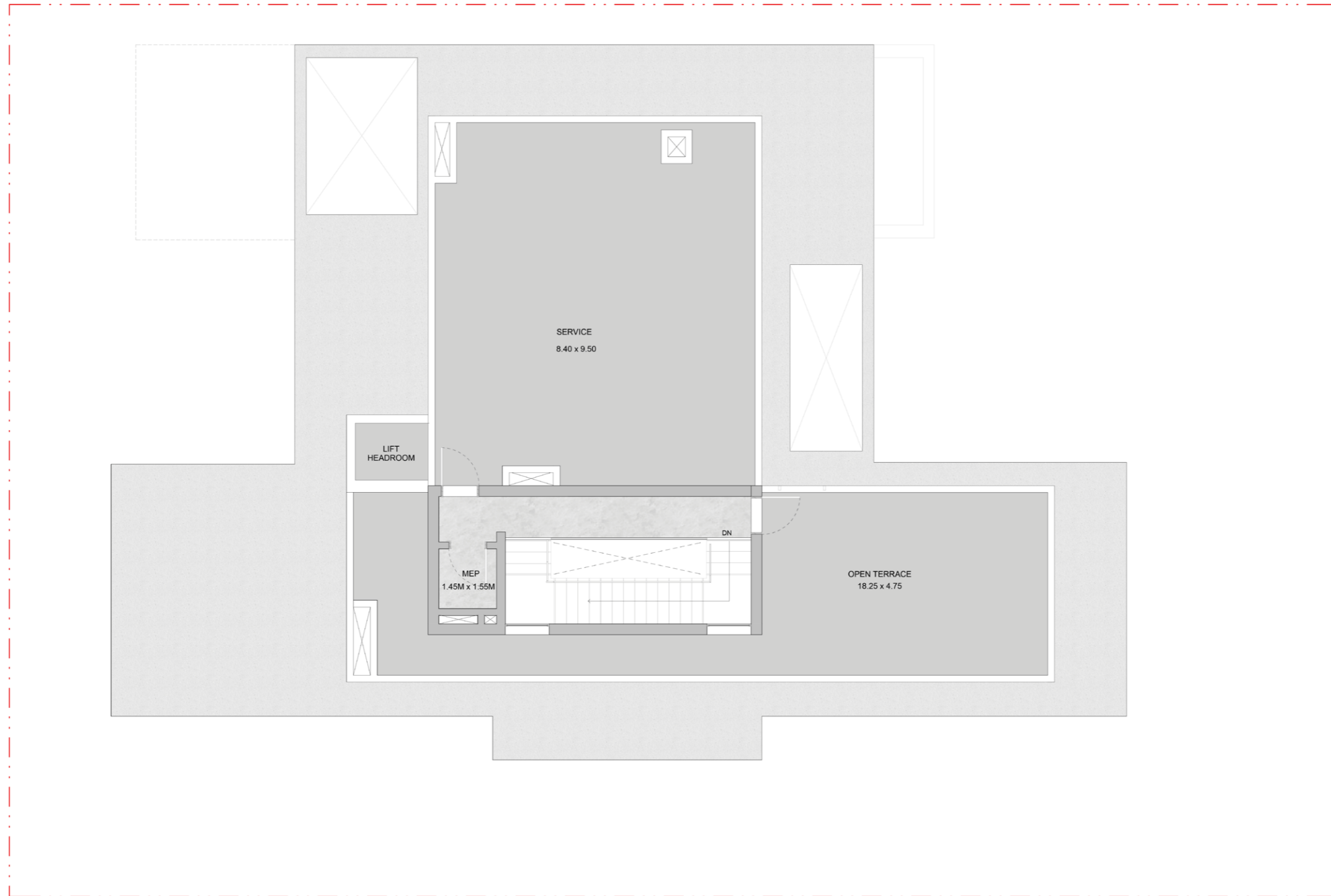
First Floor

Plot No.  
CB-V-301, CB-V-305, CB-V-309, CB-V-313, CB-V-317, CB-V-321

5 Bedroom Villa I Type A  
Mirror

Plot Area  
Min 822.50 sq.m    Max 913.57 sq.m  
Min 8,853.32 sq.ft    Max 9,833.55 sq.ft

Saleable Area  
671.33 sq.m  
7,226.14 sq.ft



Terrace Floor

Plot No.  
CB-V-301, CB-V-305, CB-V-309, CB-V-313, CB-V-317, CB-V-321

# 5 BEDROOM VILLA

TYPE B

**CORAL**  
BEACH VILLAS

# 5 Bedroom Villa I Type B

## Plot Area

Min 822.50 sq.m    Max 898.96 sq.m  
Min 8,853.29 sq.ft    Max 9,676.31 sq.ft

## Saleable Area

686.33 sq.m  
7,387.59 sq.ft



## Ground Floor

Plot No.

CB-V-302, CB-V-306, CB-V-310, CB-V-314, CB-V-318, CB-V-322



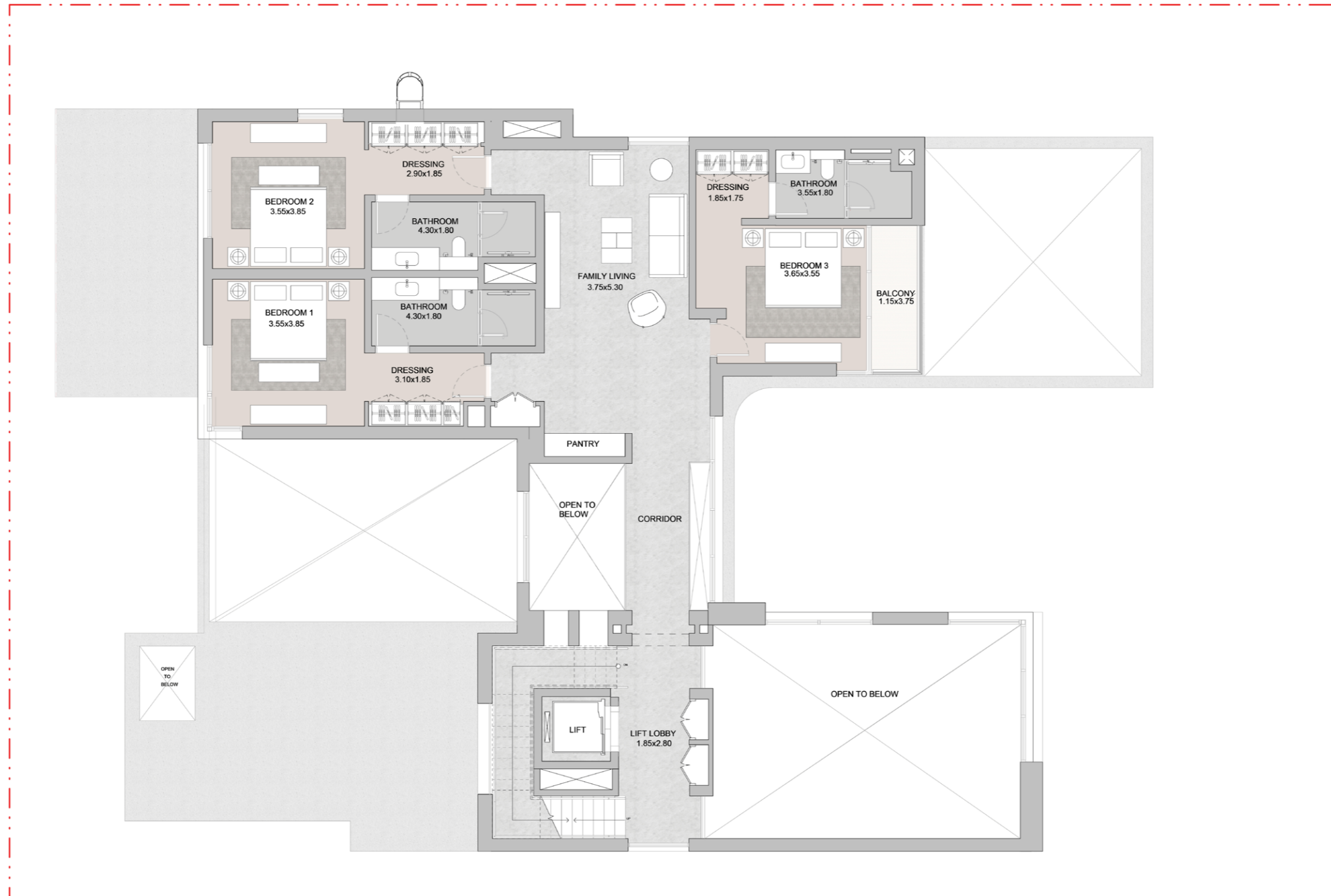
# 5 Bedroom Villa I Type B

## Plot Area

Min 822.50 sq.m    Max 898.96 sq.m  
Min 8,853.29 sq.ft    Max 9,676.31 sq.ft

## Saleable Area

686.33 sq.m  
7,387.59 sq.ft



## First Floor

Plot No.

CB-V-302, CB-V-306, CB-V-310, CB-V-314, CB-V-318, CB-V-322

# 5 Bedroom Villa I Type B

## Plot Area

Min 822.50 sq.m    Max 898.96 sq.m  
Min 8,853.29 sq.ft    Max 9,676.31 sq.ft

## Saleable Area

686.33 sq.m  
7,387.59 sq.ft



## Terrace Floor

Plot No.

CB-V-302, CB-V-306, CB-V-310, CB-V-314, CB-V-318, CB-V-322

# 5 BEDROOM VILLA

TYPE B | MIRROR

**CORAL**  
BEACH VILLAS

5 Bedroom Villa | Type B  
Mirror

Plot Area  
Min 822.50 sq.m    Max 910.81 sq.m  
Min 8,853.32 sq.ft    Max 9,803.87 sq.ft

Saleable Area  
686.33 sq.m  
7,387.59 sq.ft



Ground Floor

Plot No.  
CB-V-304, CB-V-308, CB-V-312, CB-V-316, CB-V-320

5 Bedroom Villa I Type B  
Mirror

Plot Area  
Min 822.50 sq.m    Max 898.96 sq.m  
Min 8,853.29 sq.ft    Max 9,676.31 sq.ft

Saleable Area  
686.33 sq.m  
7,387.59 sq.ft



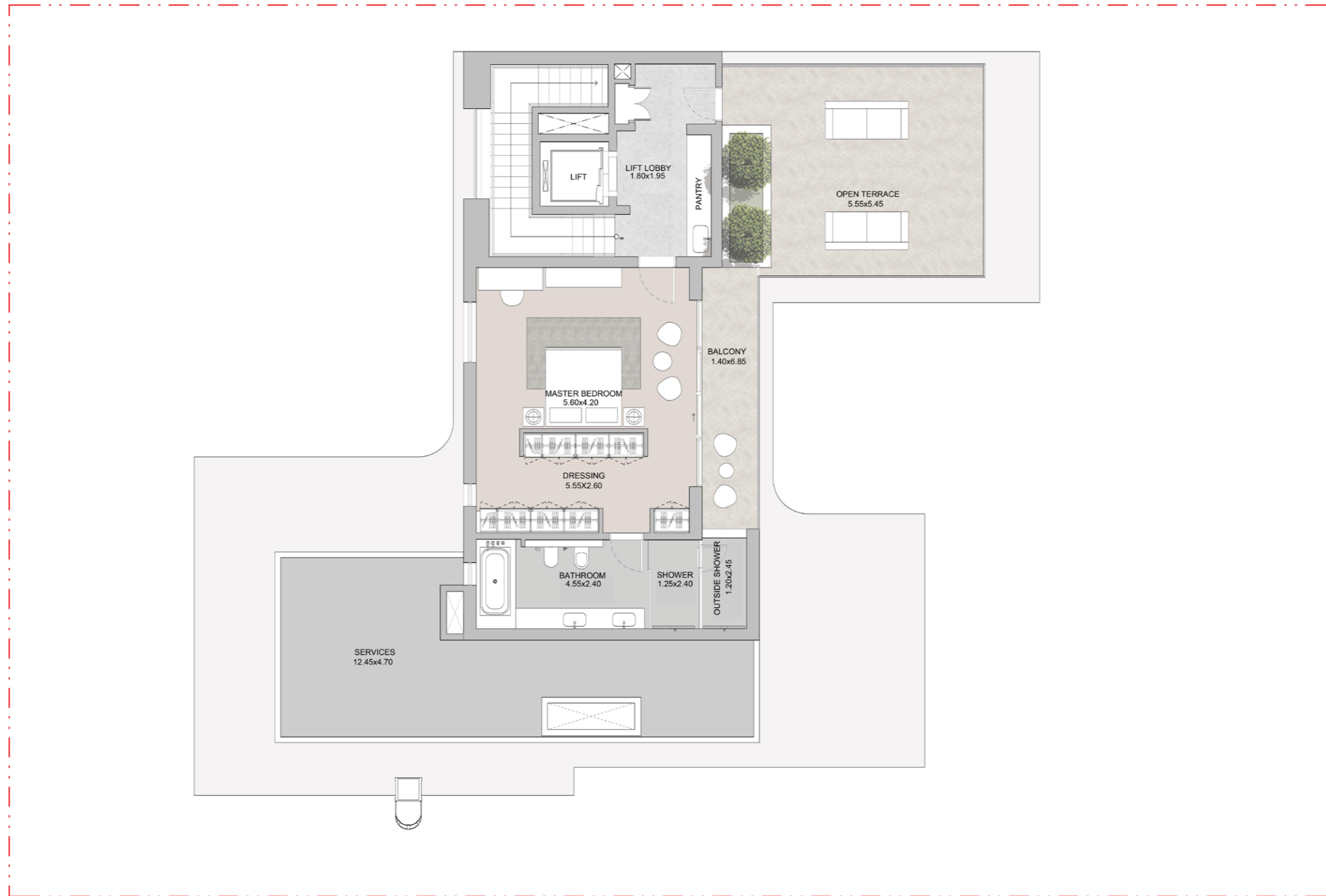
First Floor

Plot No.  
CB-V-304, CB-V-308, CB-V-312, CB-V-316, CB-V-320

5 Bedroom Villa | Type B  
Mirror

Plot Area  
Min 822.50 sq.m    Max 898.96 sq.m  
Min 8,853.29 sq.ft    Max 9,676.31 sq.ft

Saleable Area  
686.33 sq.m  
7,387.59 sq.ft



Terrace Floor

Plot No.  
CB-V-304, CB-V-308, CB-V-312, CB-V-316, CB-V-320



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