An aerial photograph of the Beach Residences at Siniya Island. The complex features numerous modern, white, multi-story buildings arranged along a curved waterfront. In the foreground, a large, modern residential tower with a curved facade and multiple balconies stands prominently. The area is lush with greenery and includes several swimming pools and a central plaza. The turquoise water of the Persian Gulf is visible in the background.

Completion - Q4 2027

Beach Residences at Siniya Island

Umm Al Quwain, Ras Al-Khaimah



Sobha



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Beach Residences at Siniya Island

 Furnishing - Furnished & Unfurnished

 Parking -

 Floors - G + 7floors, G + 9floors, G + 7floors, G + 1floor

 Service charge - 17 AED/sqft

Project general facts

Beach Residences at Siniya Island is a premium waterfront project by Sobha Realty, featuring three luxurious residential complexes: Delphine, Selene, and Coraline. The development consists of a total of four towers, including two 7-story Towers A and C, one 9-story Tower B, and one intimate 2-story Tower D. Located on the scenic Siniyah Island in Umm Al Quwain, the project offers tranquil coastal living, where modern architectural aesthetics blend harmoniously with the island's natural beauty. The residences across all three complexes boast elegant interiors and contemporary designs, providing a luxurious and serene lifestyle.

Residents of Beach Residences enjoy an array of top-tier amenities, including infinity swimming pools, state-of-the-art fitness centers, and beautifully landscaped parks. Each complex offers access to exclusive recreational facilities like jogging and cycling trails, water sports areas, and children's play zones, ensuring a well-rounded and active lifestyle. The natural beauty of the island, with its pristine beaches and lush mangroves, creates an idyllic backdrop for relaxation and outdoor pursuits.

This development is part of the larger Sobha Siniya Island project, which is designed with eco-friendly principles and high-quality construction. The strategic location of Siniyah Island, with excellent transport links to Dubai and Sharjah, provides residents with the perfect balance of serene island life and urban convenience. Whether enjoying breathtaking views of the sea or exploring the island's vibrant community spaces, Beach Residences offers a unique and rewarding living experience.

Finishing and materials

Modern finishing with high-quality materials.

Kitchen and appliances

Equipped kitchen.

Furnishing

Only the C towers in each complex are fully furnished.

Location description and benefits

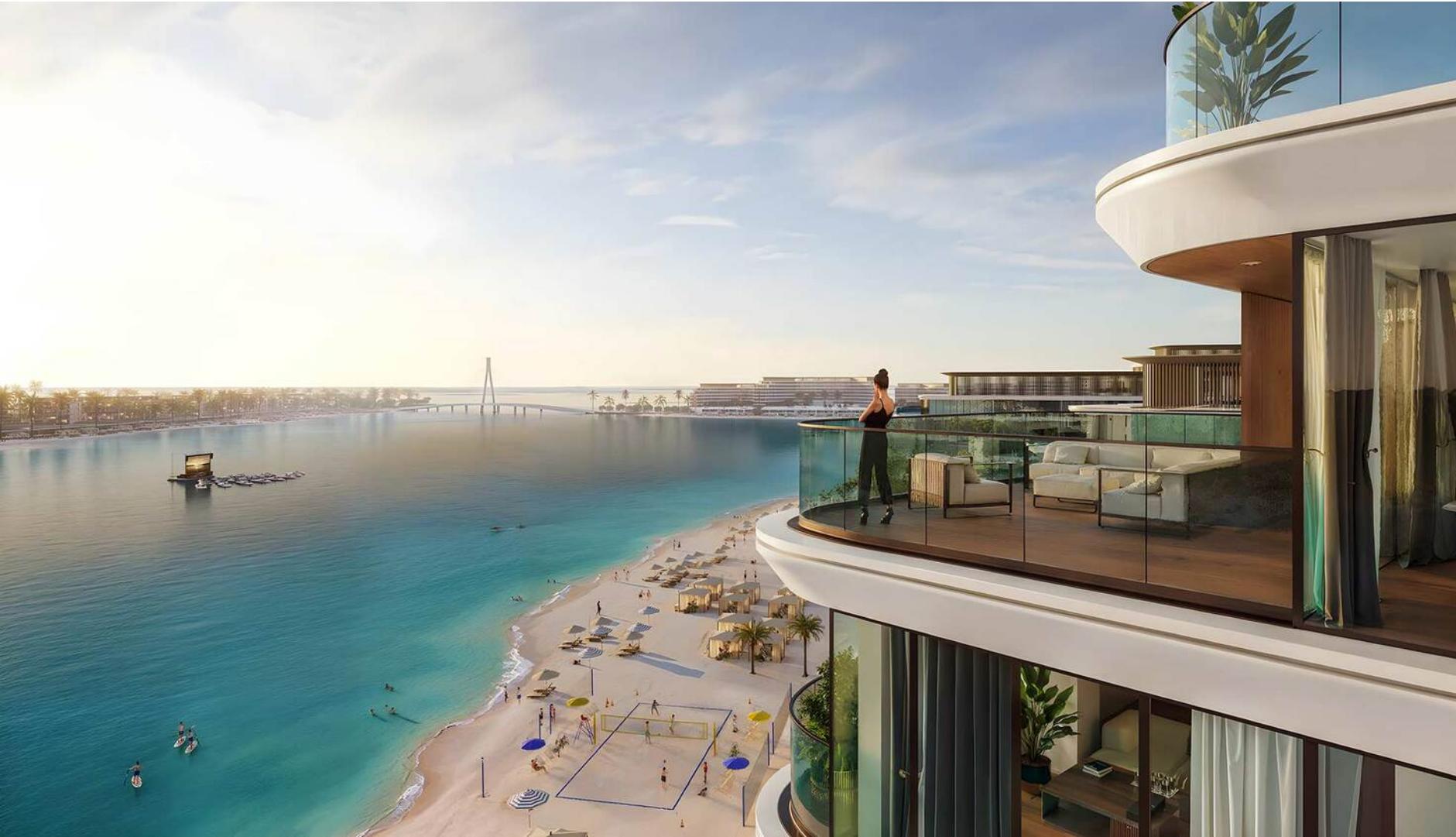
Siniyah Island, located in Umm Al Quwain, is a serene and picturesque destination renowned for its natural beauty and tranquil environment. This island offers a pristine escape from the hustle and bustle of city life, characterized

by its lush landscapes, sparkling waters, and abundant wildlife. Its unspoiled beaches and gentle coastal breezes make it a perfect retreat for those seeking relaxation and a connection with nature.

The island's strategic location provides easy access to major urban centers while maintaining a sense of seclusion. With its proximity to Dubai and Sharjah, Siniyah Island combines the benefits of a peaceful, secluded environment with the convenience of urban amenities. This makes it an ideal spot for both residents and visitors who wish to enjoy a balance of tranquility and accessibility.

Siniyah Island is also known for its commitment to sustainable development and environmental preservation. The island features eco-friendly infrastructure and carefully planned urban spaces that respect the natural landscape. This dedication to sustainability ensures that Siniyah Island remains a beautiful and welcoming destination for years to come.

Architecture

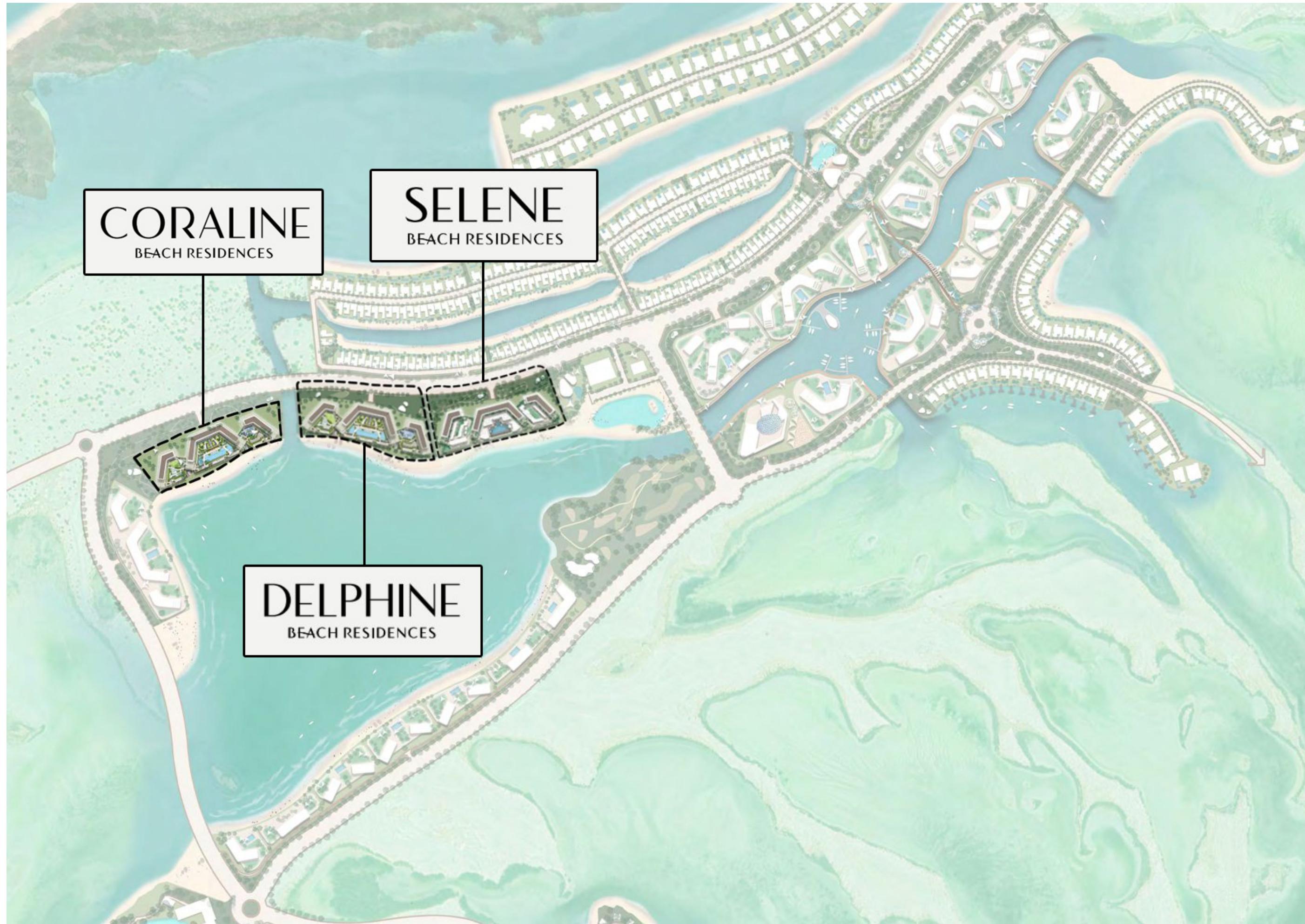


Interior



Location





Facilities



Adventure Water Sports

Visualisation from developer



Infinity Swimming Pool

Visualisation from developer



Community Centre

Visualisation from developer



State-Of-The-Art Fitness Centre

Image for general understanding



Children's Play Areas

Image for general understanding



Landscaped Parks

Visualisation from developer



Sky Gardens

Image for general understanding

Payment plan



Payment Plan

10% payment

On booking

50% payment

During construction

40% payment

Upon Handover

Condition for the unit resale

Not specified

Typical units and prices



Apartments

FROM

AED 1,106,207

517 sqft / 48 m²

1 bedroom

TO

AED 1,535,457

665 sqft / 62 m²



Apartments

FROM

AED 1,407,521

657 sqft / 61 m²

2 bedroom

TO

AED 3,633,278

1563 sqft / 145 m²



Apartments

FROM

AED 5,021,232

2164 sqft / 201 m²

3 bedroom

TO

AED 5,272,294

Typical units and prices



Duplex

3 bedroom

FROM

No info

TO

No info

Do you have any questions? Contact me.



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