



SELENE  
BEACH RESIDENCES

FACT BOOK

SOBHA  
*Siniya 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 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.

Untouched.  
Undiscovered.  
Unrivalled

Where the allure lies in what remains wild and free.

SOBHA  
*Siniya Island*



## COMMUNITY FEATURES

- A residential community where apartment living merge with the natural island to balance the lifestyle
- A leisure community with multiple passive & active water activities, along with active beach promenades
- An ultra-luxury island development with panoramic views of the natural lagoon & sea
- The development contains several multi use towers of varying heights from 2 - 10 stories
- This residential development comprises of 546 apartments and 12 retail units
- The development would rise to be an important architectural marvel in Umm Al Quwain
- A unique lifestyle environment which shall include state-of art indoor and outdoor amenities
- Strong sense of Place, Peace and Well-Being





## PROJECT HIGHLIGHTS

4 Towers

546 Residential units

ACD - December 2027

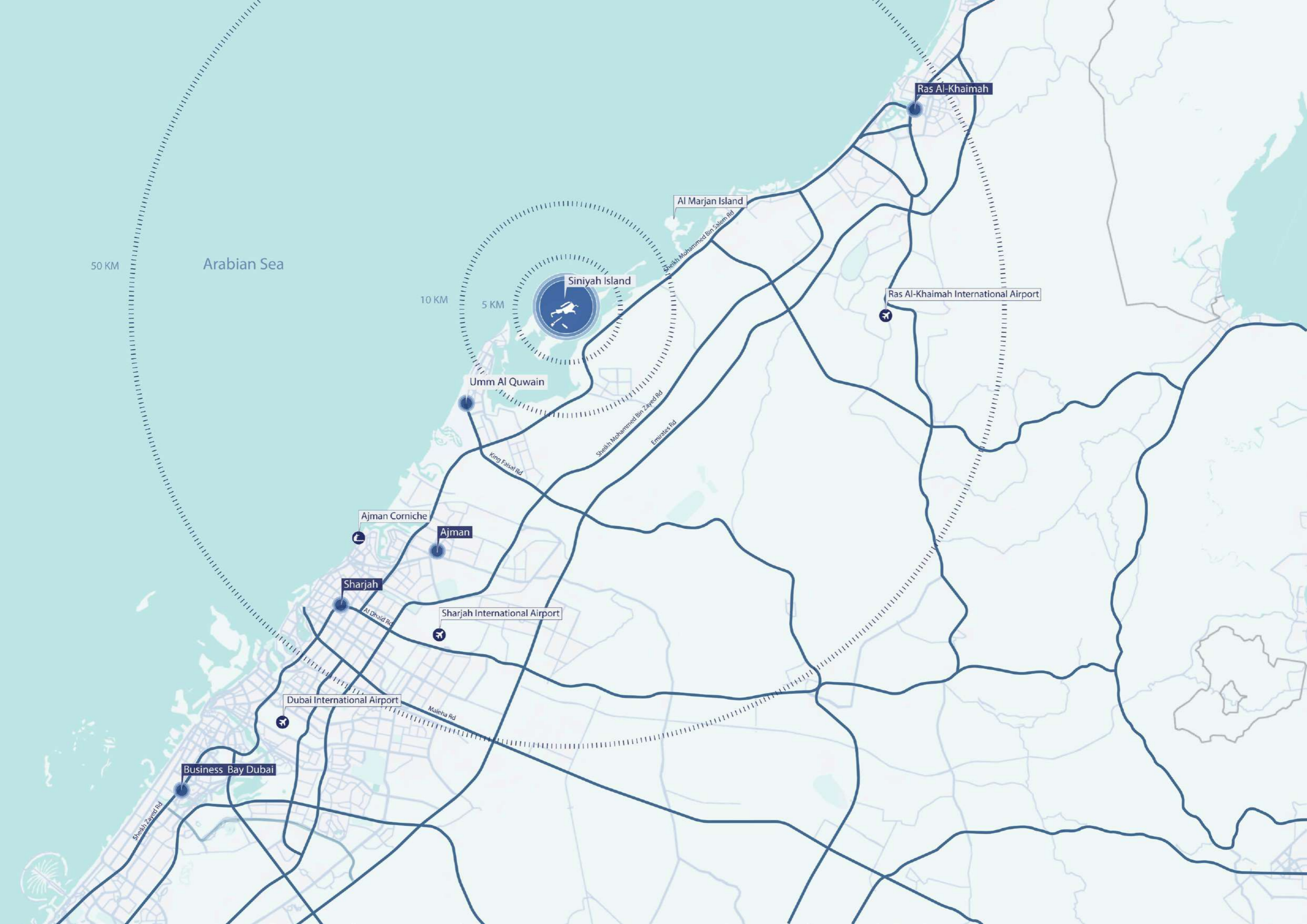
## FLOORS

Tower A – G+7 Floors

Tower B – G+9 Floors

Tower C – G+7 Floors

Tower D – G+1 Floor





## BEACH RESIDENCES

- Each tower will have dedicated lobby with multiple lifts
- Door, kitchen, wardrobe, and vanity finishing with laminate, melamine, high gloss PET [polyethylene terephthalate] or equivalent



## BATHROOMS & POWDER ROOM

- All Water Closet's and Wash Basin's are provided of Premium Brand
- Chrome plated fittings of of Premium Brand
- Floor and wall finishes are done with high quality porcelain tiles
- Vanity and wardrobe with fixtures 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



# AMENITIES

## 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



## COMMUNITY AMENITIES

- Recreational fishing deck
- Family oriented golf course
- Event cabana
- Fiesta square
- Al fresco dining
- Play zones
- Lagoon beach
- Linear park
- Luxury beach club
- Yacht club
- Beach cabana
- Helicopter & air taxi landing pad
- Waterfront boulevard
- Mosque
- Retail mall
- Public beach

## SEA-WATER LAGOON

- Beach volleyball
- Barbeque area
- ENABLED FOR NON-MOTORIZED WATER SPORTS;
- 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

## LINEAR PARK AMENITIES

Amphitheatre  
 Bbq & dining areas  
 Yoga decks  
 Trampoline  
 Wellness park

Ping pong tables  
 Running circuit  
 Tennis courts  
 Paddle courts  
 Skateboarding zone



## TOWER AMENITIES

Pool  
 Kids pool  
 Kids play area  
 Open fitness  
 Social hub space  
 Overlooking deck  
 Activity lawn  
 Gym  
 Multipurpose room



**SOBHA**  
REALTY

## MEP FEATURES

- District cooling\* (charged separately, as per actuals)
- Home automation provisions for lighting and temperature control

## 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

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.