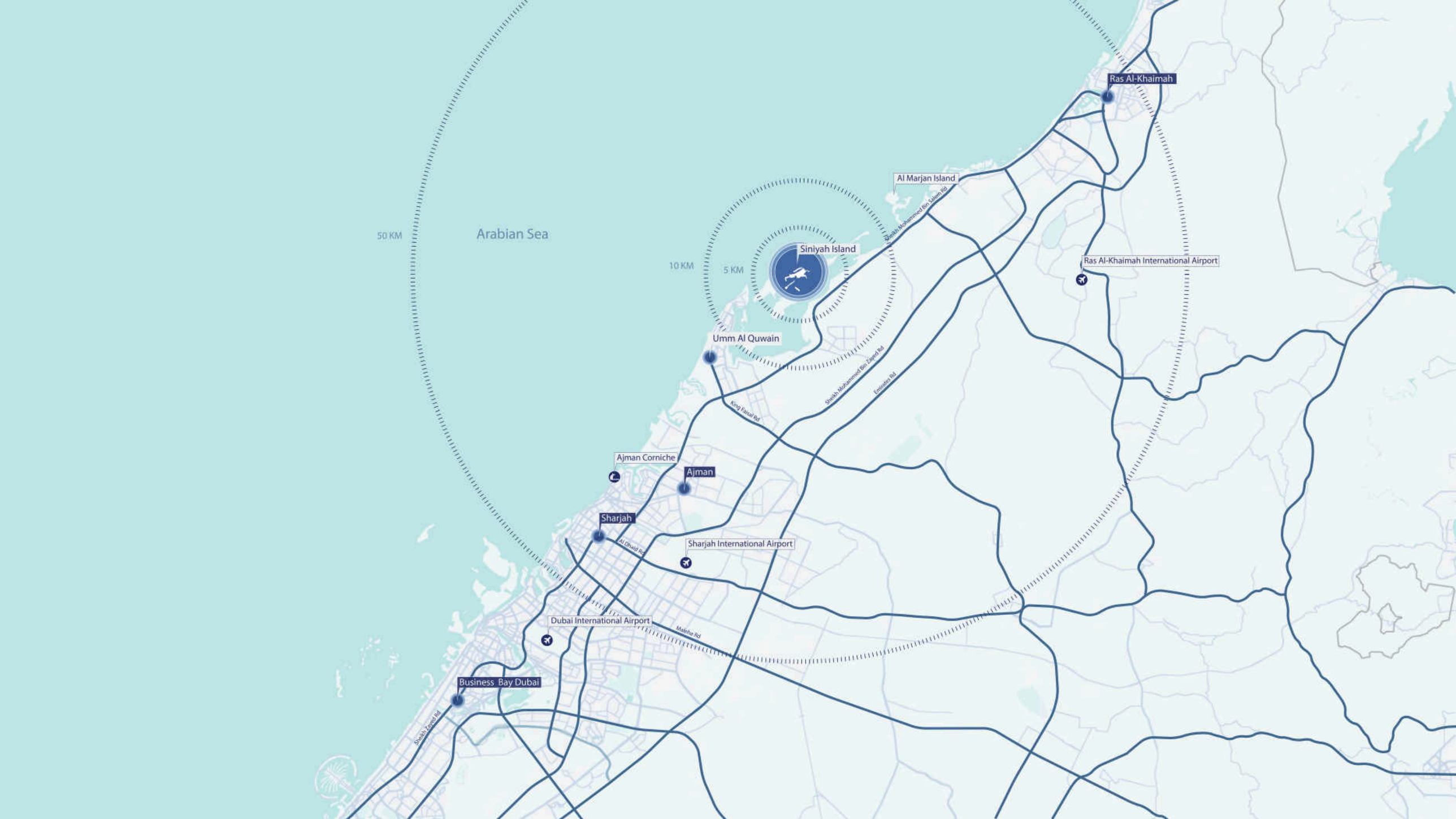
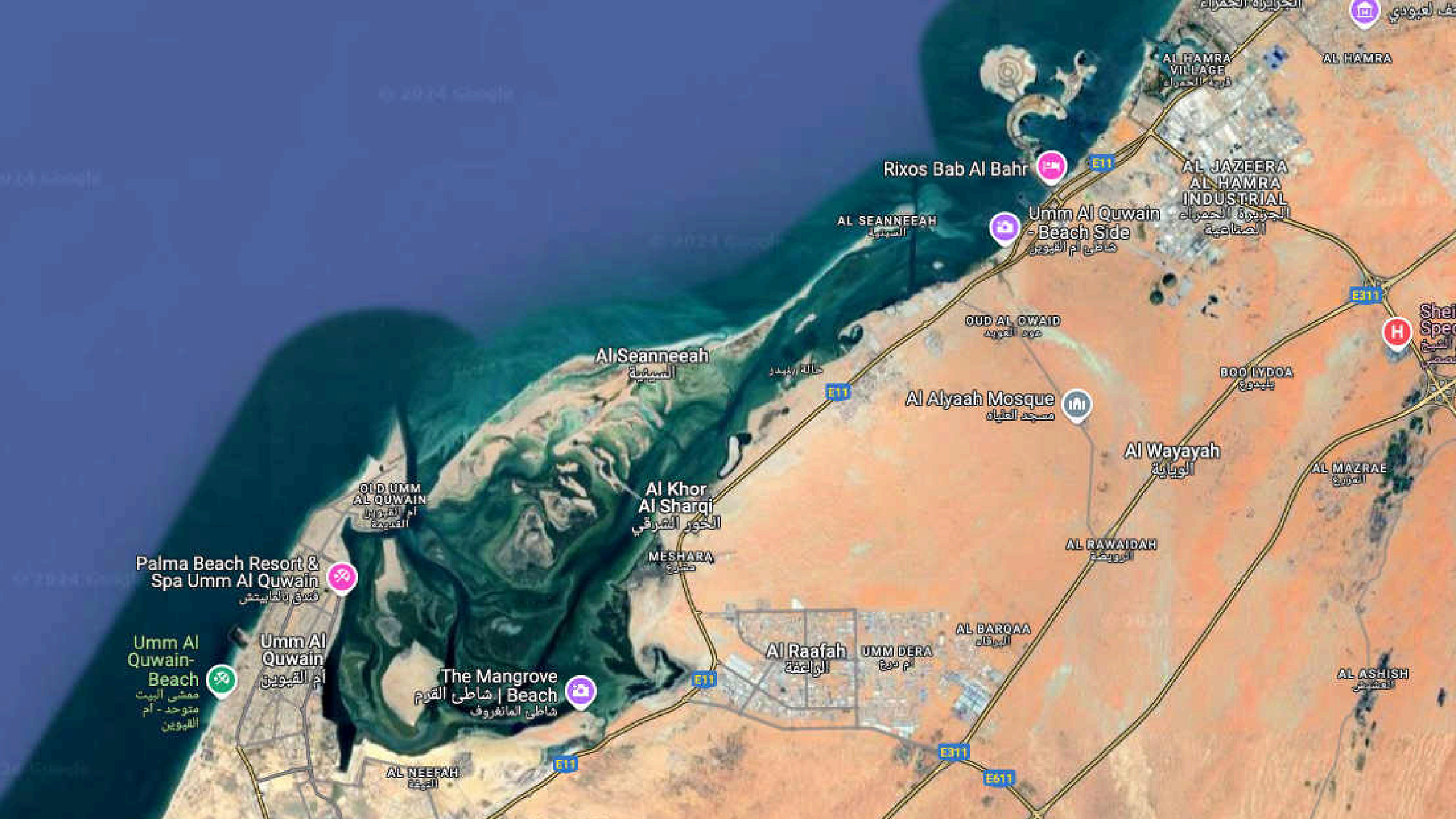
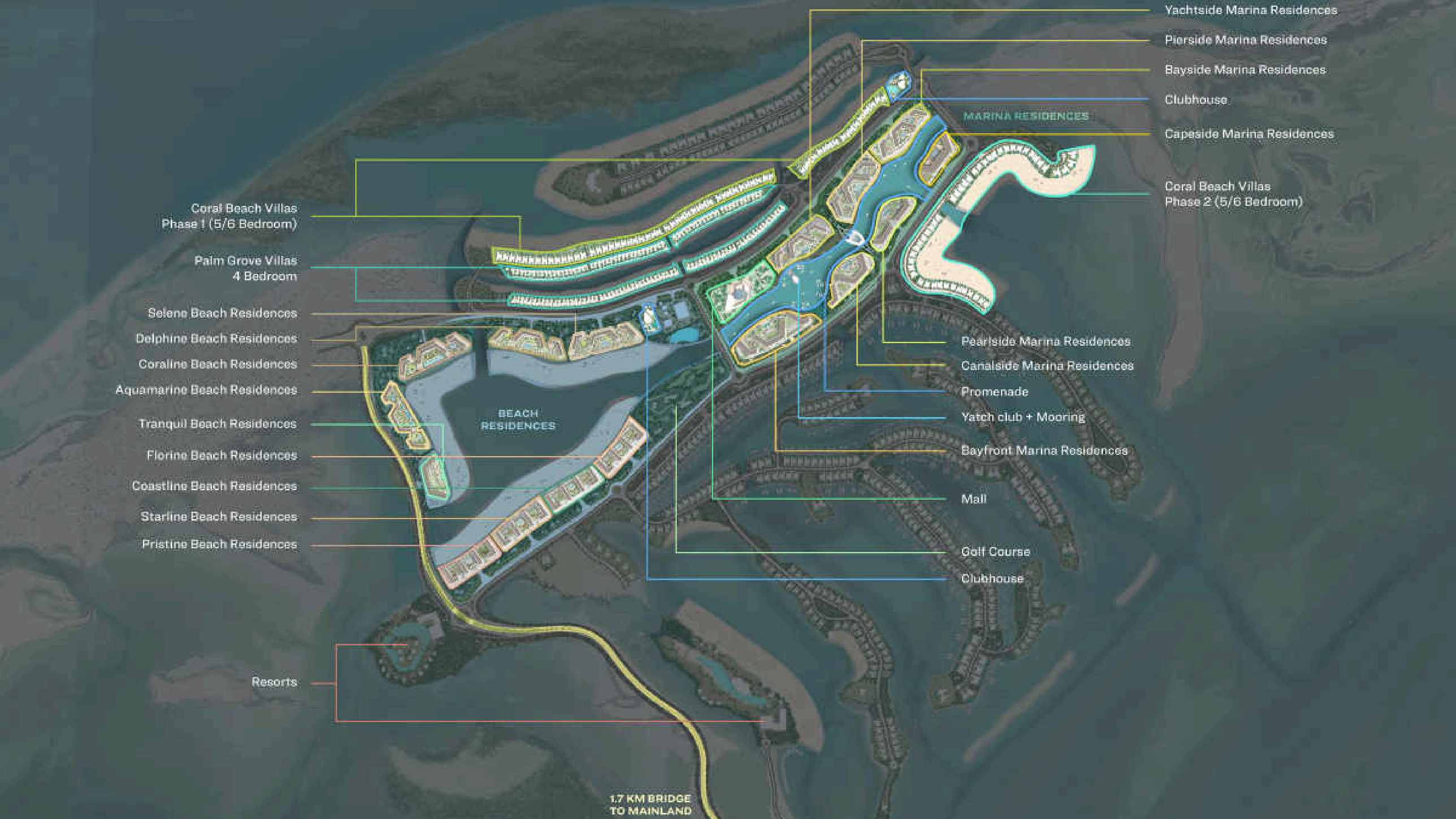

SOBHA
Siniya Island


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


AL HAMRA VILLAGE
AL HAMRA
Rixos Bab Al Bahr
E11
AL JAZEERA AL HAMRA INDUSTRIAL
AL SEANNEEAH
Umm Al Quwain - Beach Side
E311
OUD AL OWAID
Al Seanneeah
Al Alyaah Mosque
BOO LYDOA
Al Wayayah
AL MAZRAE
OLD UMM AL QUWAIN
Al Khor Al Sharqi
MESHARA
Palma Beach Resort & Spa Umm Al Quwain
AL RAWAIDAH
Umm Al Quwain- Beach
Umm Al Quwain
Al Raafah
UMM DERA
AL BARQAA
The Mangrove Beach | شاطئ القرم
AL ASHISH
AL NEEFAH
E611


16M SQ.FT


Yachtside Marina Residences
Pierside Marina Residences
Bayside Marina Residences
Clubhouse
MARINA RESIDENCES
Capeside Marina Residences
Coral Beach Villas
Phase 2 (5/6 Bedroom)
Coral Beach Villas
Phase 1 (5/6 Bedroom)
Palm Grove Villas
4 Bedroom
Selene Beach Residences
Delphine Beach Residences
Coraline Beach Residences
Aquamarine Beach Residences
Tranquil Beach Residences
Florine Beach Residences
Coastline Beach Residences
Starline Beach Residences
Pristine Beach Residences
BEACH
RESIDENCES
Pearlside Marina Residences
Canalside Marina Residences
Promenade
Yatch club + Mooring
Bayfront Marina Residences
Mall
Golf Course
Clubhouse
Resorts
1.7 KM BRIDGE
TO MAINLAND



AERIAL VIEW | YATCHCLUB


Sikka Souq Island Mall










SOBHA
SINIYA ISLAND















SOBHA SINIYA DEVELOPMENT

TYPOLOGY

4 BED
- TYPE A
- TYPE A MIRROR
- TYPE B
- TYPE B MIRROR
- TYPE C
- TYPE C MIRROR

5 BED
- TYPE A
- TYPE A MIRROR
- TYPE B
- TYPE B MIRROR

6 BED

MANSION



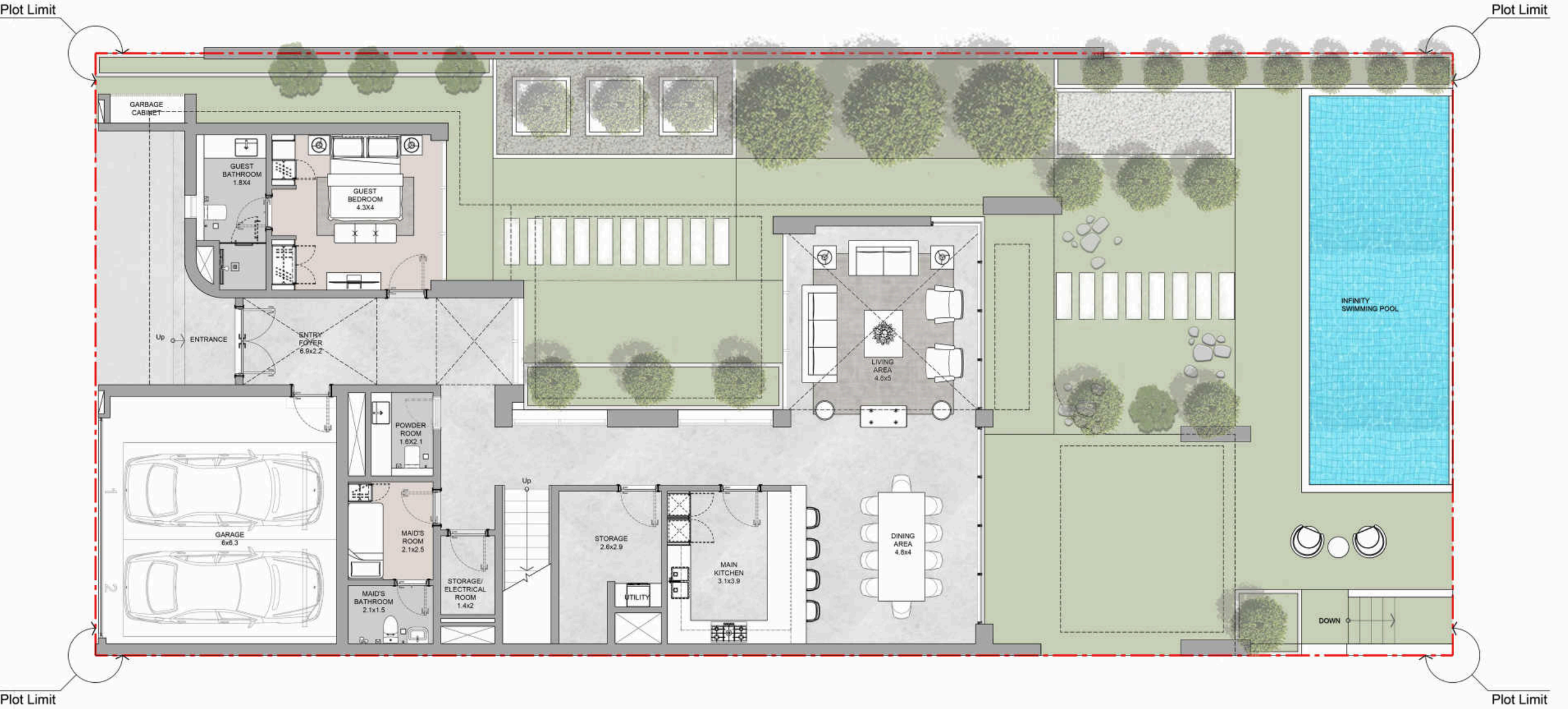

Completion: Q4 2027
PALM GROVE VILLAS
Siniya Island



4 BEDROOM VILLA - TYPE A

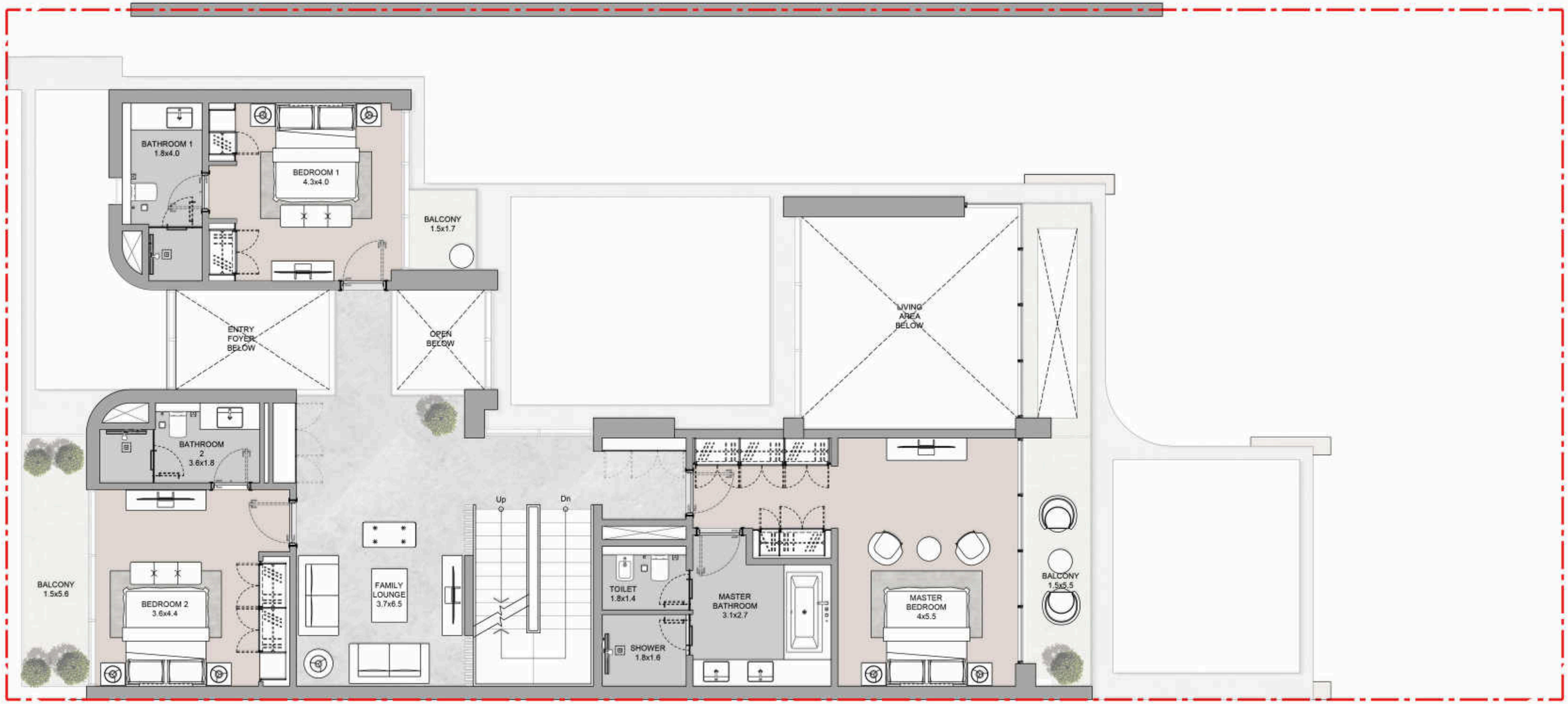


4 BEDROOM VILLA - TYPE A



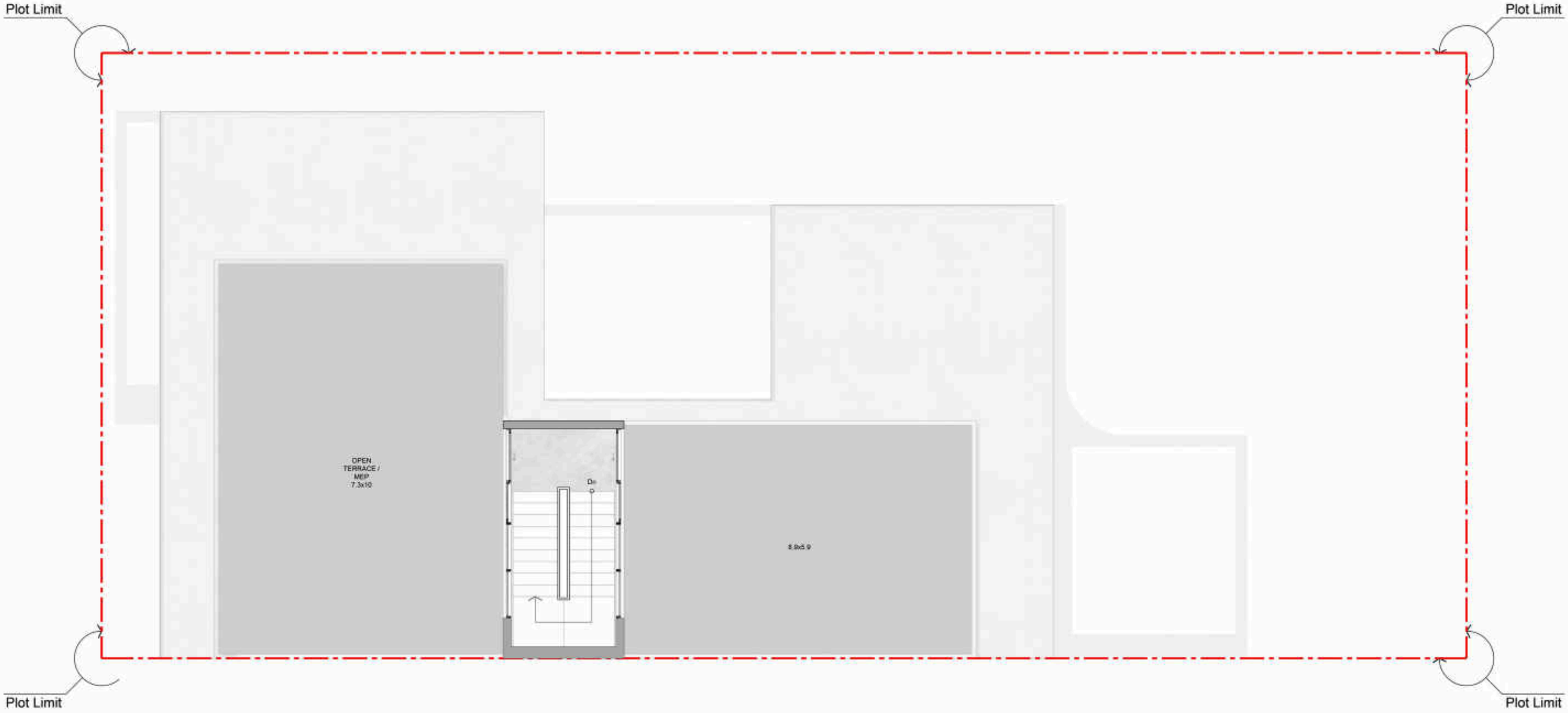
4-Bedroom villa type A- Ground floor plan

447.3 SQM (4814.69 SQFT)



4-Bedroom villa type A- First floor plan

447.3 SQM (4814.69 SQFT)



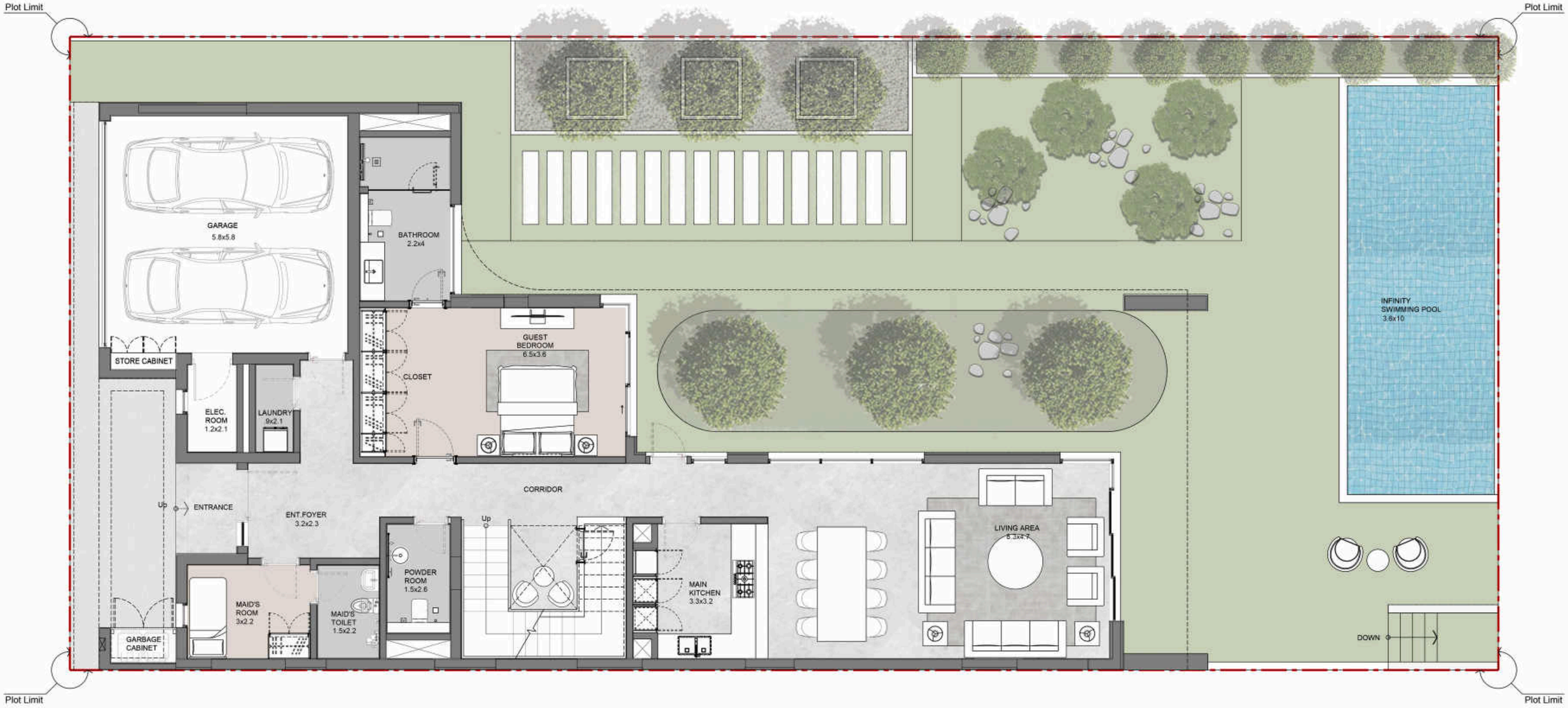
4-Bedroom villa type A- Terrace floor plan



4 BEDROOM VILLA - TYPE B

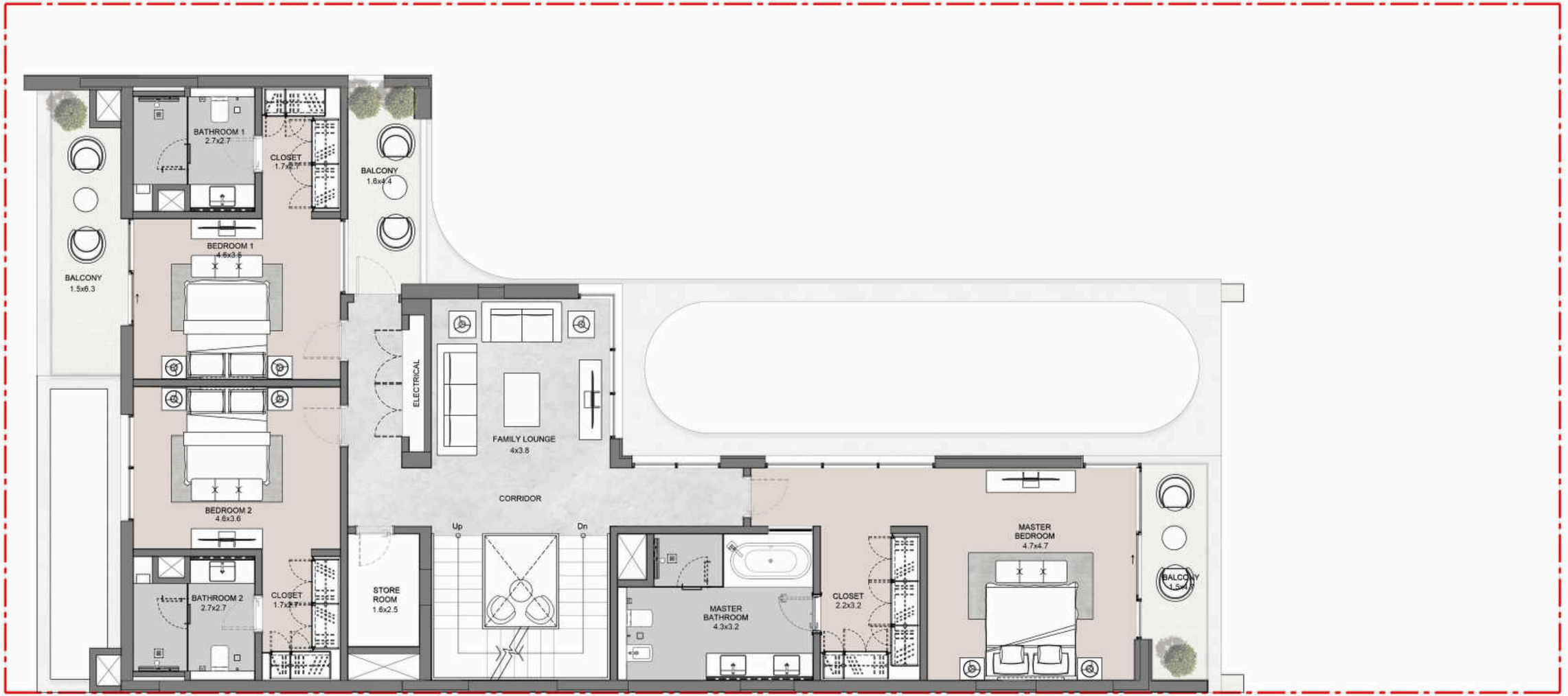


4 BEDROOM VILLA - TYPE B



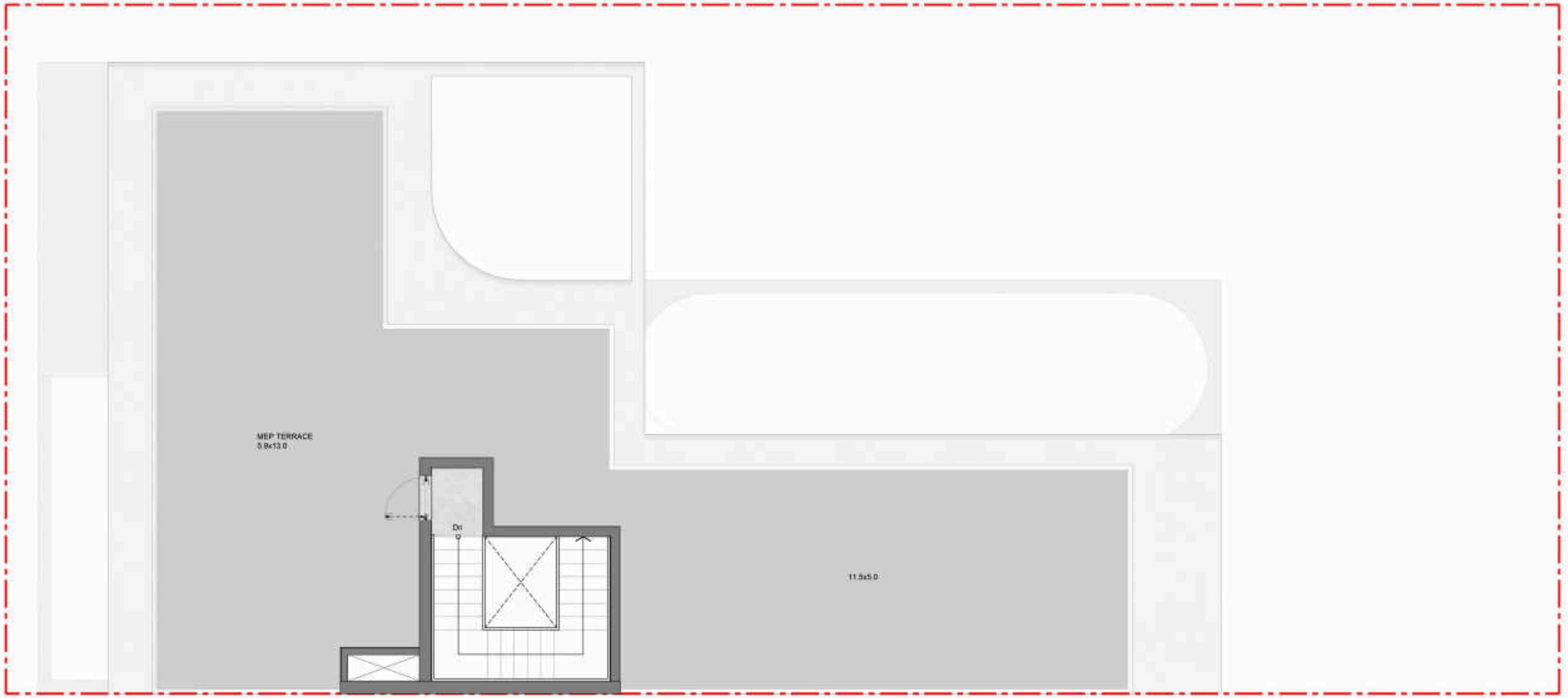
4-Bedroom villa type B- Ground floor plan

449.3 SQM (4836.22 SQFT)



4-Bedroom villa type B- First floor plan

449.3 SQM (4836.22 SQFT)



4-Bedroom villa type B- Terrace floor plan



4 BEDROOM VILLA - TYPE C

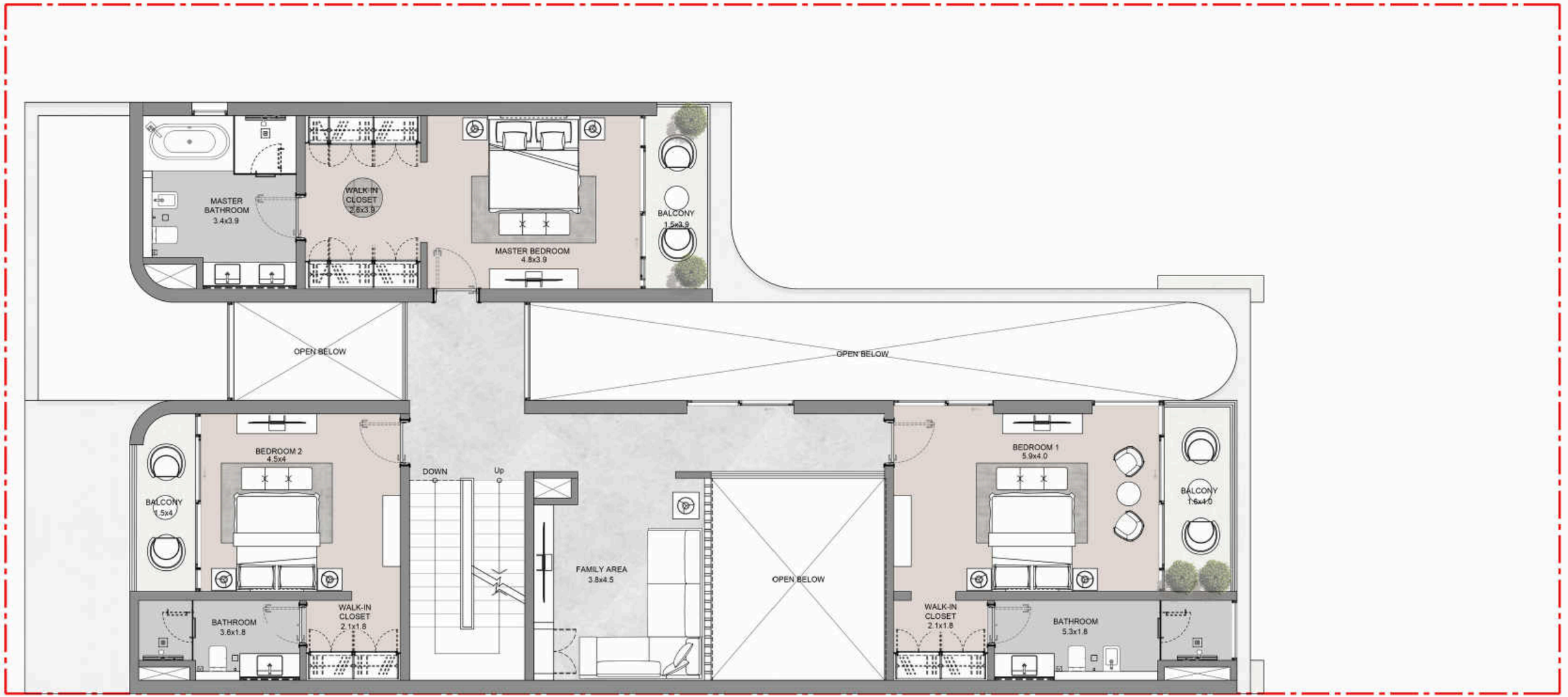


4 BEDROOM VILLA - TYPE C



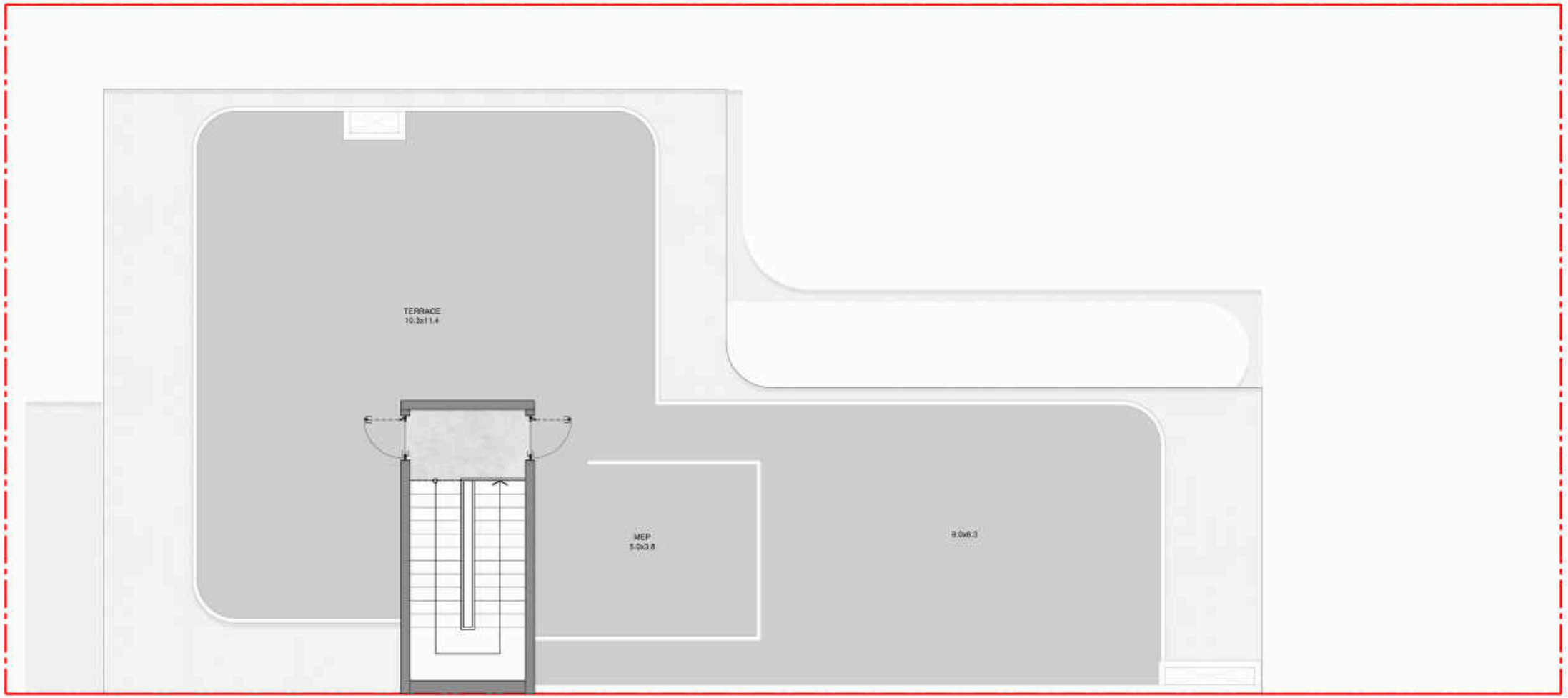
4-Bedroom villa type C- Ground floor plan

484.9 SQM (5219.42 SQFT)



4-Bedroom villa type C- First floor plan

484.9 SQM (5219.42 SQFT)



4-Bedroom villa type C- Terrace floor plan

SOBHA SINIYA ISLAND

VILLAS PHASE 02 - LAUNCH 01

TYPOLOGY

5 BED

- TYPE A
- TYPE A MIRROR
- TYPE B
- TYPE B MIRROR

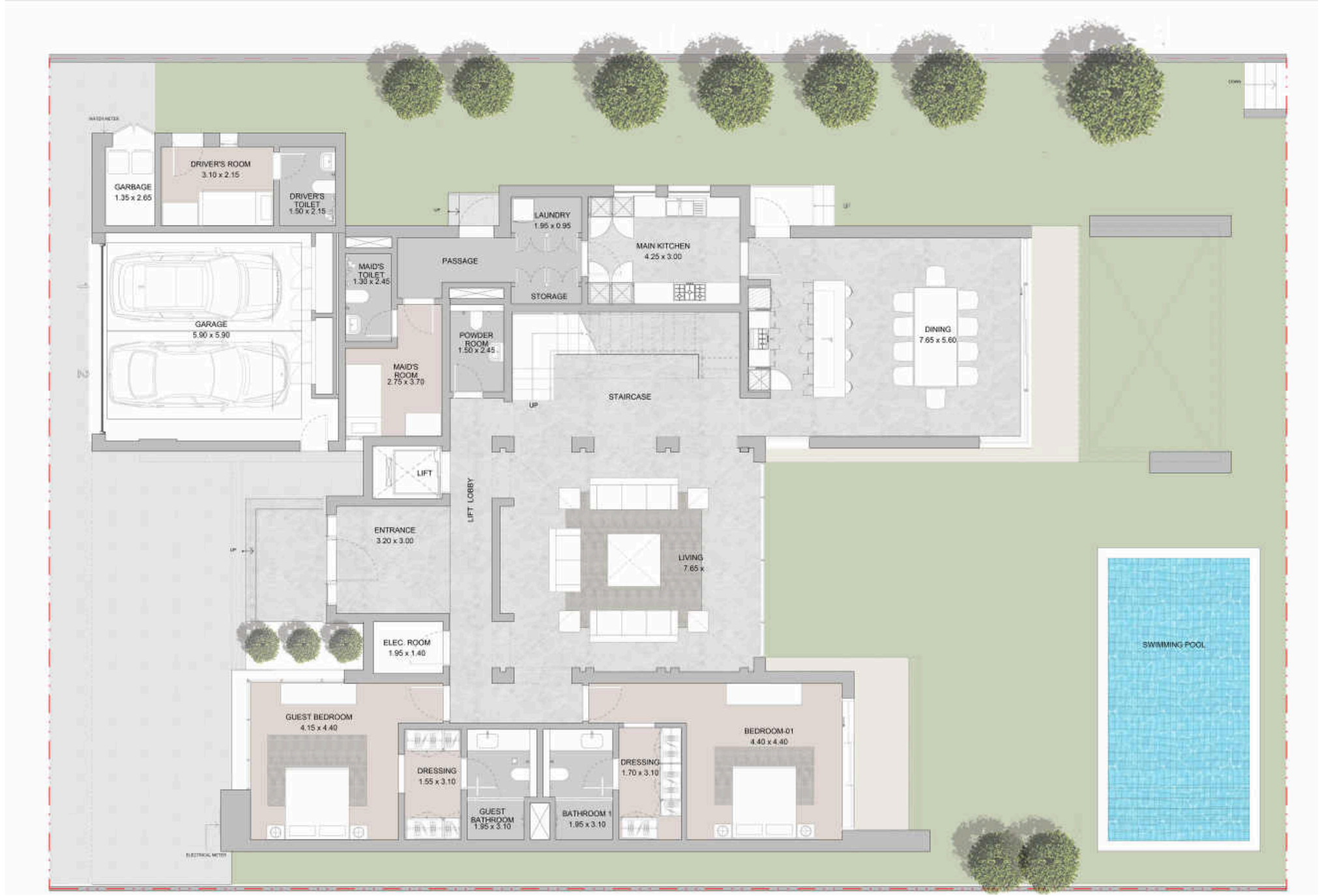




5 BEDROOM VILLA - TYPE A



5 BEDROOM VILLA - TYPE A



5-Bedroom villa type A - Ground floor plan **673.1SQM (7245.18 SQFT)**



5-Bedroom villa type A - First floor plan **673.1SQM (7245.18 SQFT)**



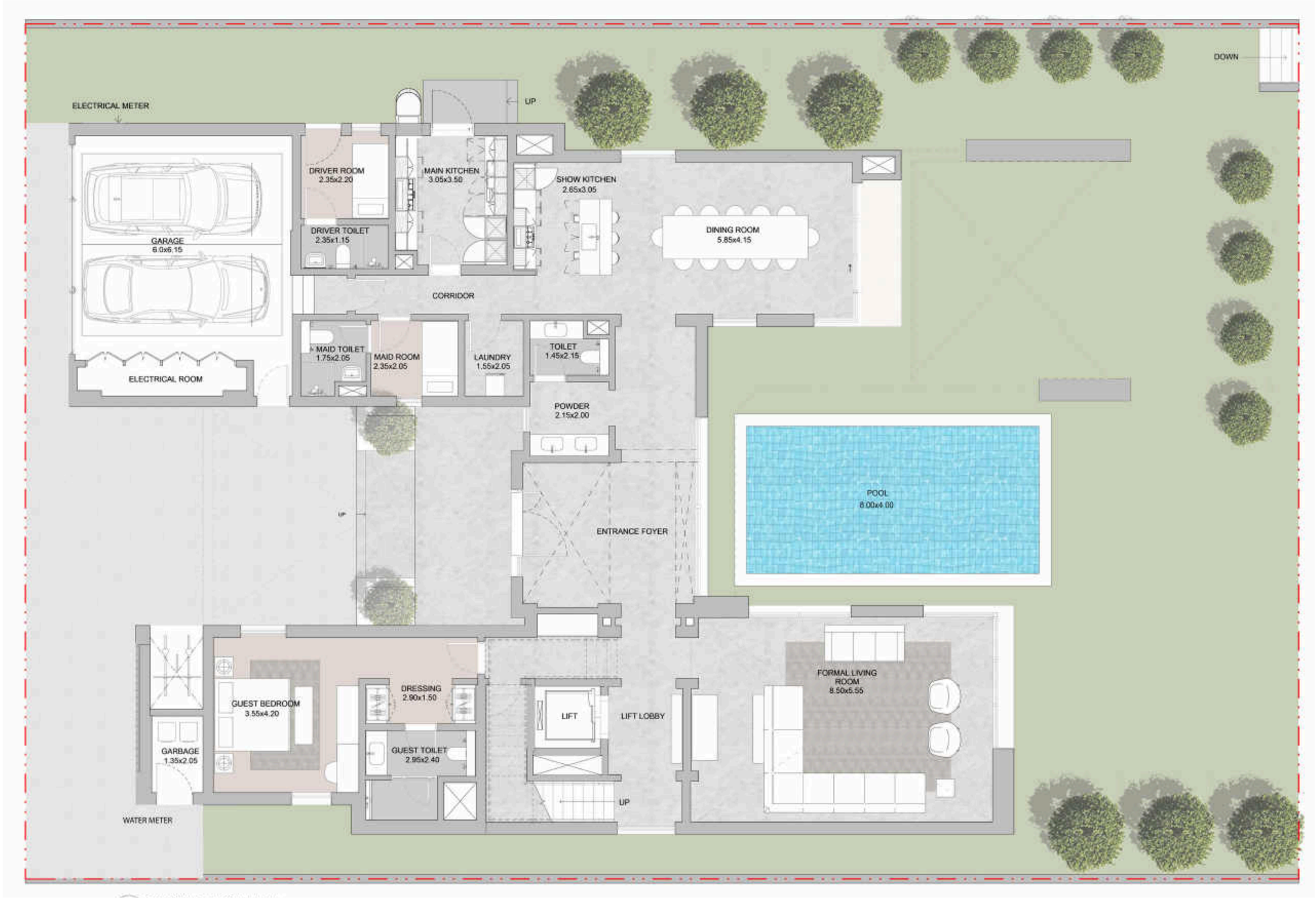
5-Bedroom villa type A - Terrace floor plan



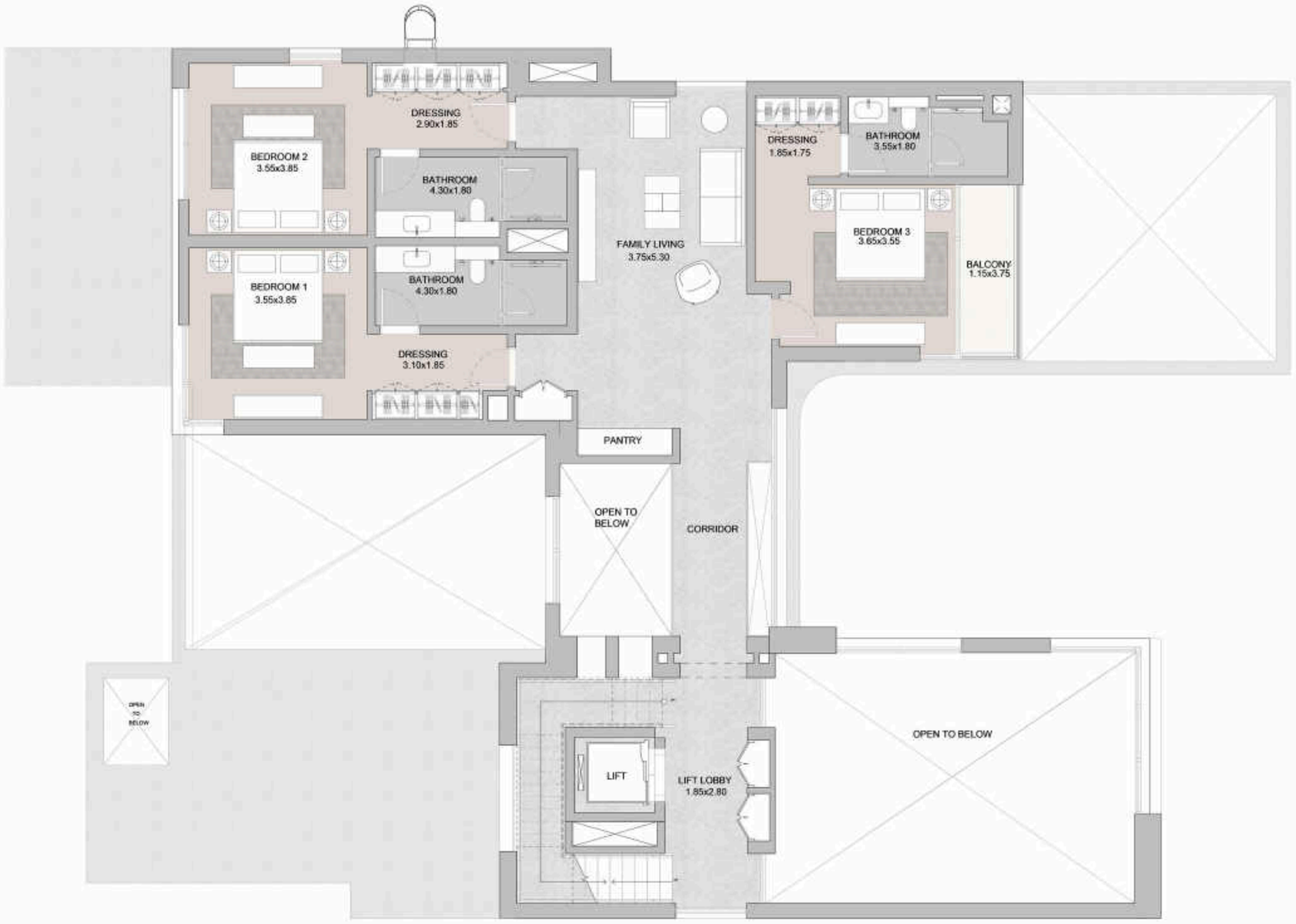
5 BEDROOM VILLA - TYPE B



5 BEDROOM VILLA - TYPE B



5-Bedroom villa type B - Ground floor plan **688.7 SQM (7413.10 SQFT)**



5-Bedroom villa type B - First floor plan **688.7 SQM (7413.10 SQFT)**



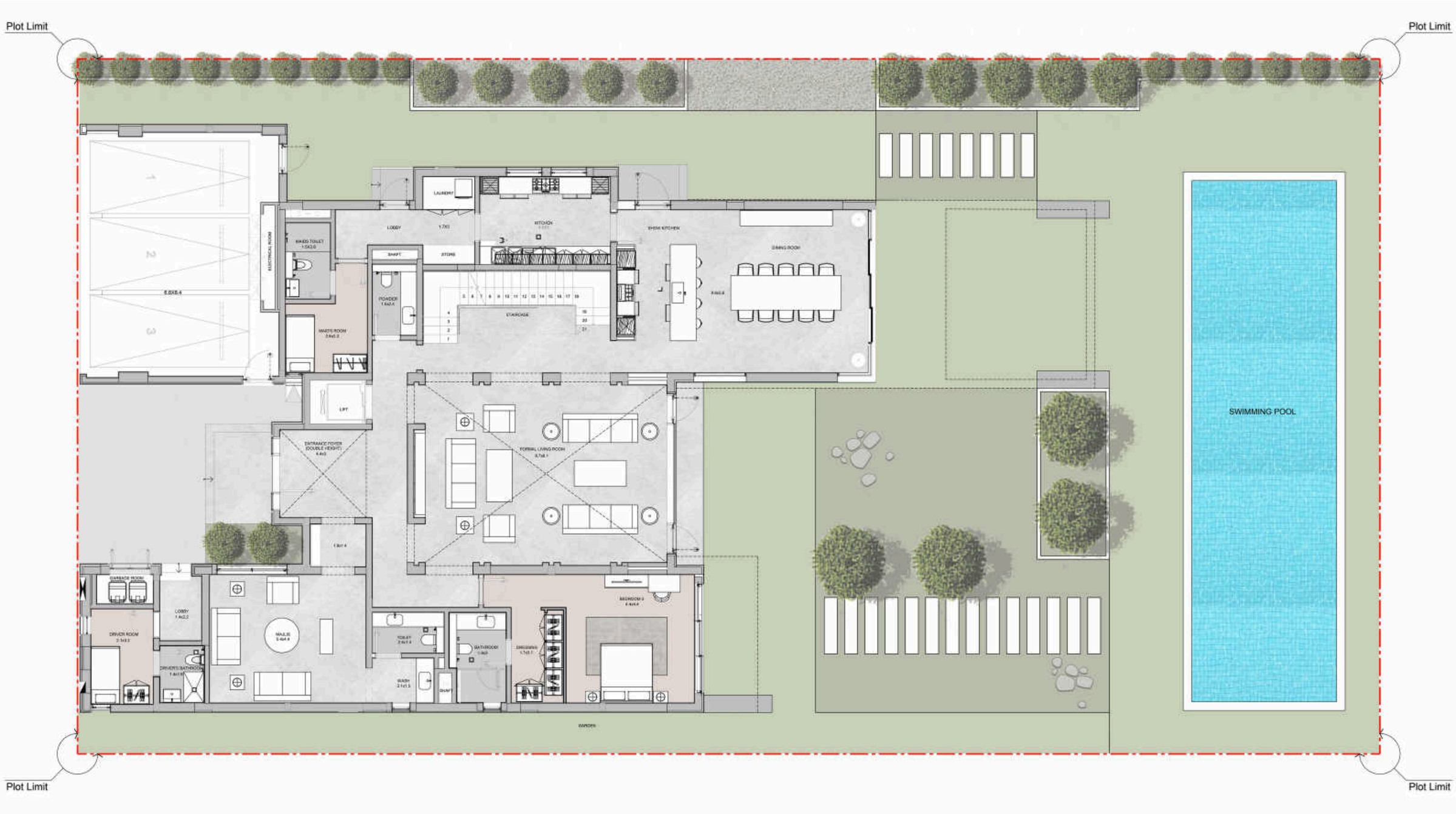
5-Bedroom villa type B - Second floor plan **688.7 SQM (7413.10 SQFT)**



6 BEDROOM VILLA - TYPE A

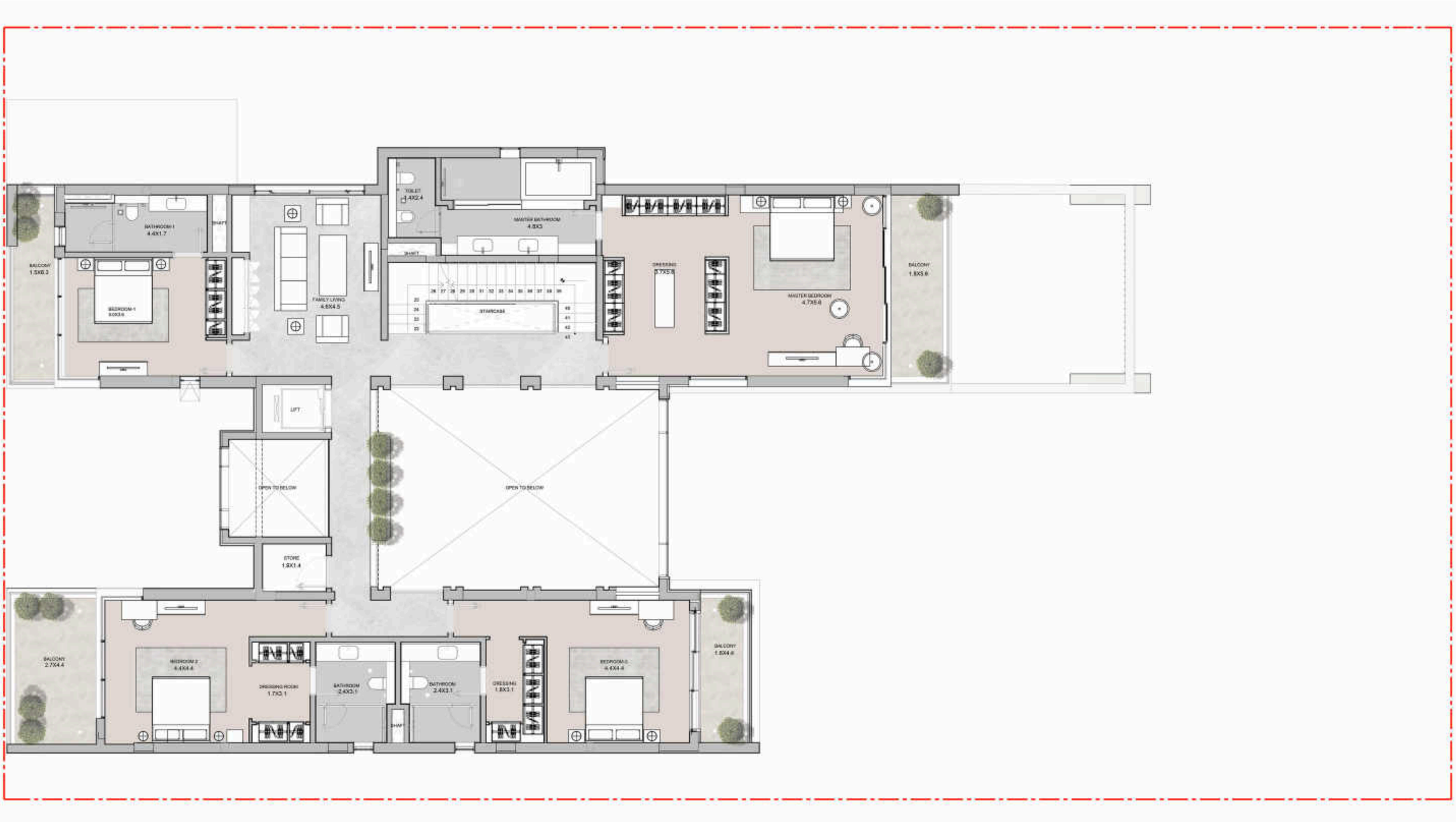


6 BEDROOM VILLA - TYPE A



6-Bedroom villa type A - Ground floor plan

909.3 SQM (9787.61 SQFT)



6-Bedroom villa type A - First floor plan

909.3 SQM (9787.61 SQFT)



6-Bedroom villa type A - Second floor plan



















VILLAS

EXCLUSIVE BEACHFRONT LIVING

PALM GROOVE VILLAS
(4-BEDROOM)

BUA
4,822 – 5,242
SQ FT

STARTING PRICE
10.6 MN – 12 MN
AED

CORAL BEACH VILLAS
(5-BEDROOM)

BUA
7,226 – 7,726
SQ FT

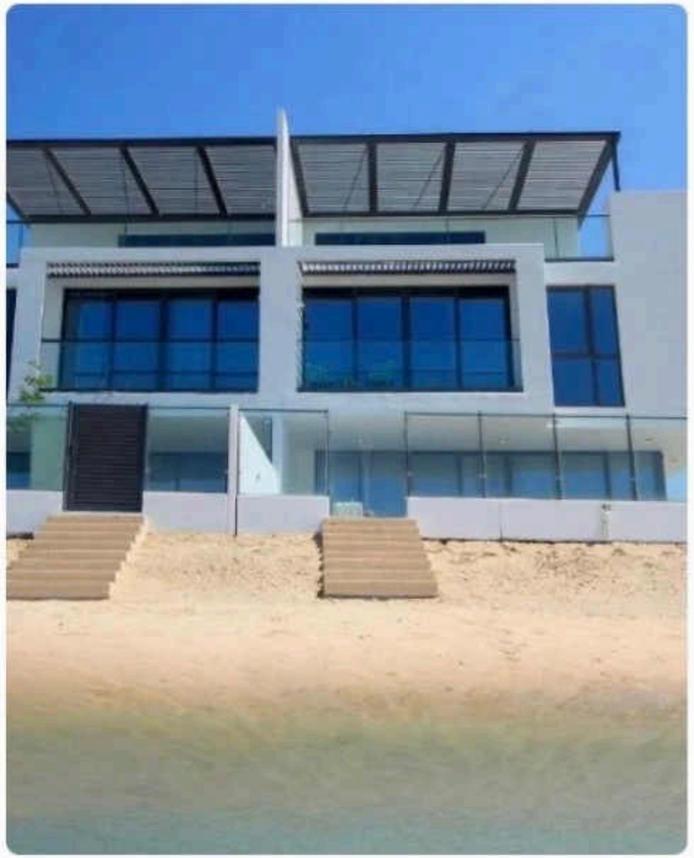
STARTING PRICE
17.3 MN – 20.8 MN
AED

CORAL BEACH VILLAS
(6-BEDROOM)

BUA
9,740 – 11,250
SQ FT

STARTING PRICE
23.3 MN – 28.1 MN
AED

PAYMENT PLAN **60%** DURING CONSTRUCTION | **40%** ON HANDOVER
4 AED PER SQ FT – **SERVICE CHARGE**
HANDOVER Q2 2028



Silk Valley - 4B near Al Hamriyah | private beach access

2.2 km from beach

Vacation Home 1: **Entire vacation home:**
4 beds • 4 bedrooms • 4 bathrooms
1 night, 2 adults
AED 6,239
+AED 772 taxes and fees
✓ **Free cancellation**

Short term

AED 6000 x 30 days : AED 180,000 AED
180,000 x 7 months: AED 1,260,000

AED 1,260,000 - 20% Management fees
= 1,008,000 AED
ROI 10%

CAPITAL APPRECIATION = 15% / YEARLY

RESIDENTIAL TOWERS




BEACH RESIDENCES
AT SOBHA SINIYA ISLAND

DUPLEX UNITS WITH DIRECT BEACH ACCESS

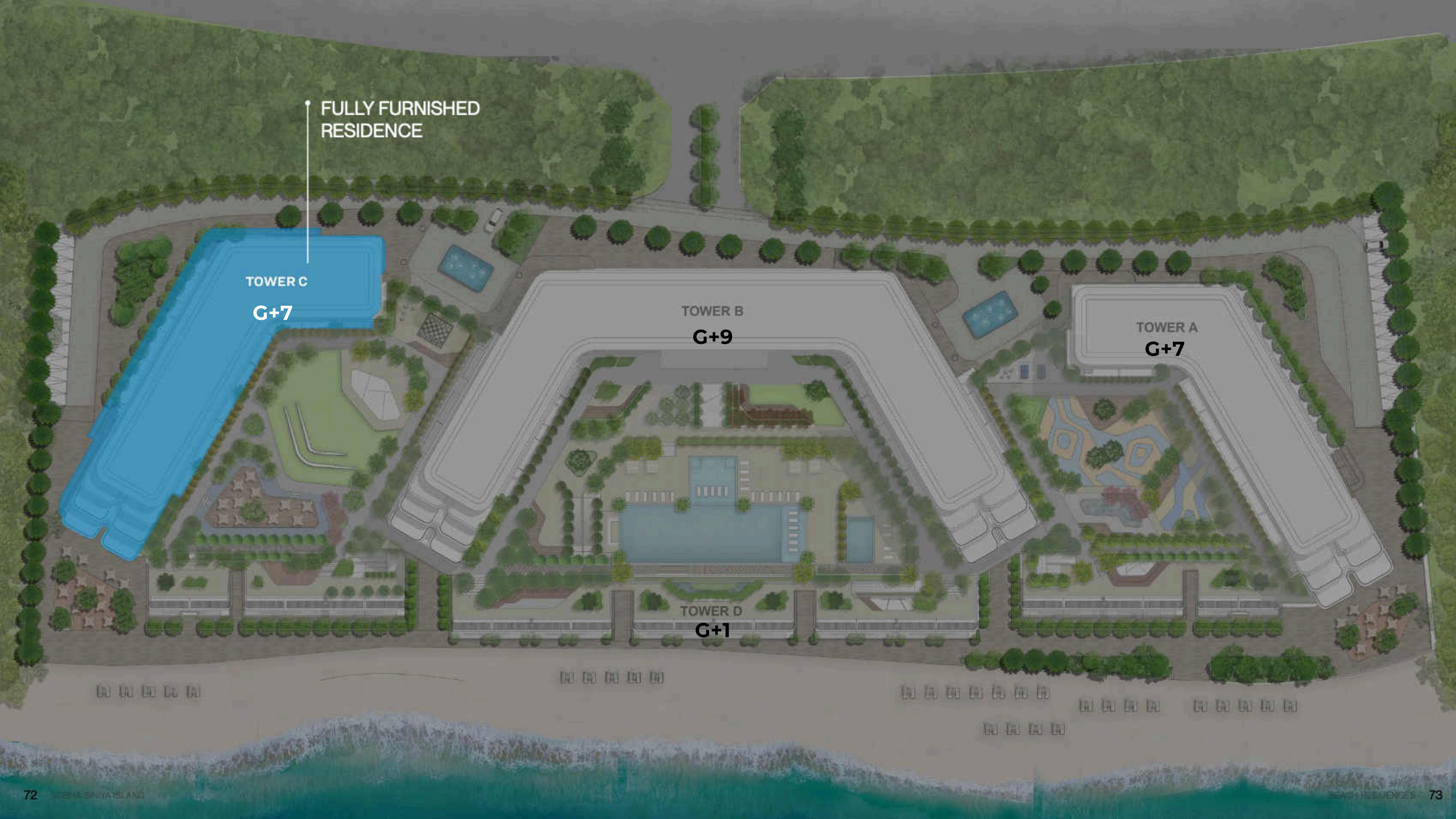




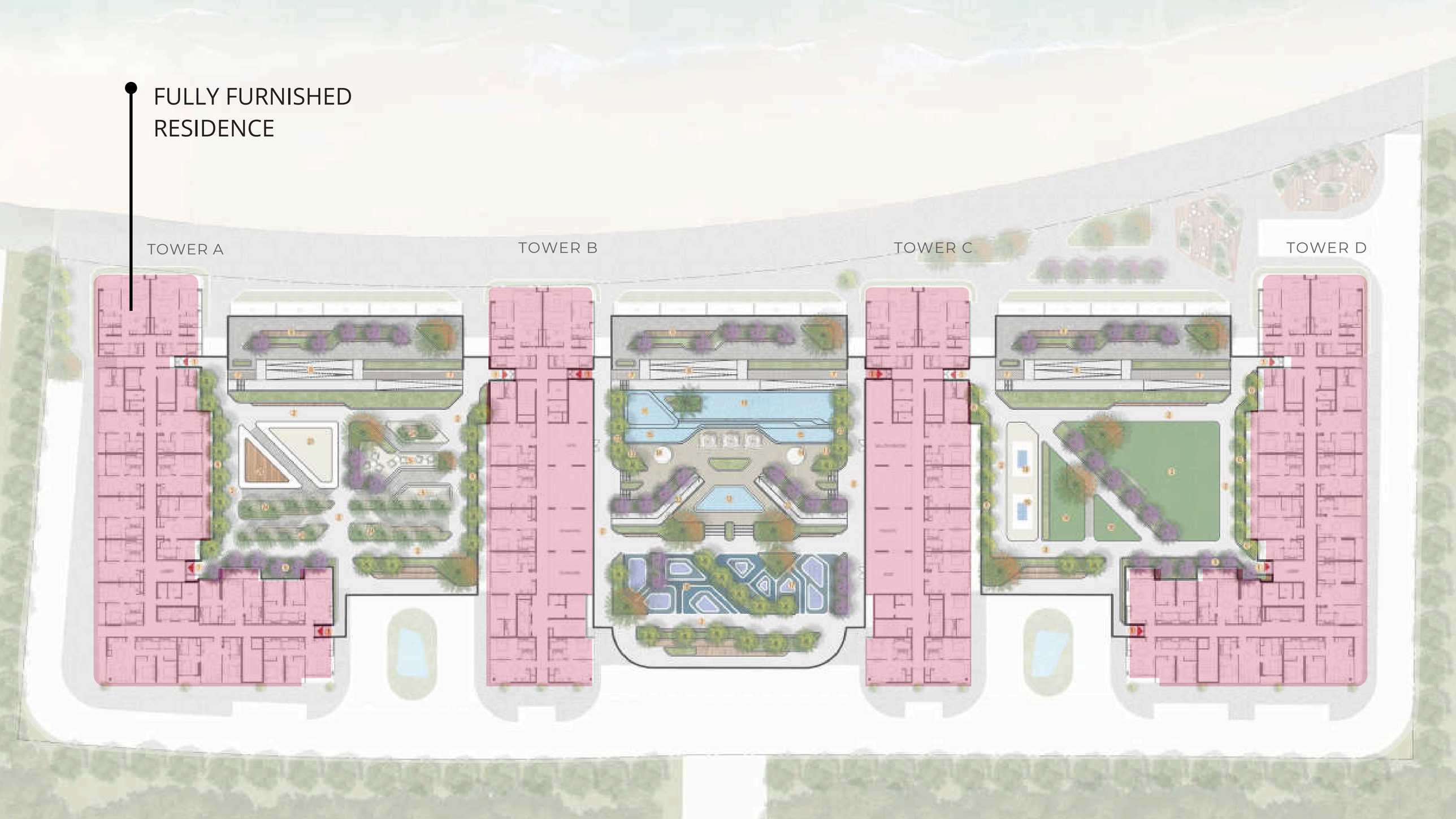

SUNSET
SELENE
BEACH RESIDENCES
DELPHINE
BEACH RESIDENCES
CORALINE
BEACH RESIDENCES
AQUAMARINE
BEACH RESIDENCES
FLORINE
BEACH RESIDENCES
COASTLINE
BEACH RESIDENCES
TRANQUIL
BEACH RESIDENCES
STARLINE
BEACH RESIDENCES
PRISTINE
BEACH RESIDENCES
SUNRISE

SITE PLAN




FULLY FURNISHED
RESIDENCE
TOWER C
G+7
TOWER B
G+9
TOWER A
G+7
TOWER D
G+1

FULLY FURNISHED
RESIDENCE




MARINA RESIDENCES
AT SOBHA SINIYA ISLAND


BAYSIDE
MARINA RESIDENCES
PIERSIDE
MARINA RESIDENCES
CAPESIDE
MARINA RESIDENCES
YACHTSIDE
MARINA RESIDENCES
PEARLSIDE
MARINA RESIDENCES
CANALSIDE
MARINA RESIDENCES
BAYFRONT
MARINA RESIDENCES


FULLY FURNISHED
RESIDENCES
TOWER C
TOWER B
TOWER A
TOWER D








T2








DO CATS THINK?

BEACH RESIDENCES

EXCLUSIVE BEACHFRONT LIVING

TOWER A \ B \ C



1 BR APARTMENT	512 SQ FT – 661 SQ FT	1.3 MN – 1.9 MN AED
2 BR APARTMENT	684 SQ FT – 1,359 SQ FT	1.6 MN – 3.9 MN AED
3 BR APARTMENT	2,174 SQ FT – 2,174 SQ FT	6 MN – 6.3 MN AED

TOWER D \ PODIUM DUPLEX



2 BR APARTMENT	1,486 SQ FT	4.1 MN AED
3 BR APARTMENT	2,021 SQ FT – 2,155 SQ FT	4.9 MN – 5.8 MN AED

PAYMENT PLAN

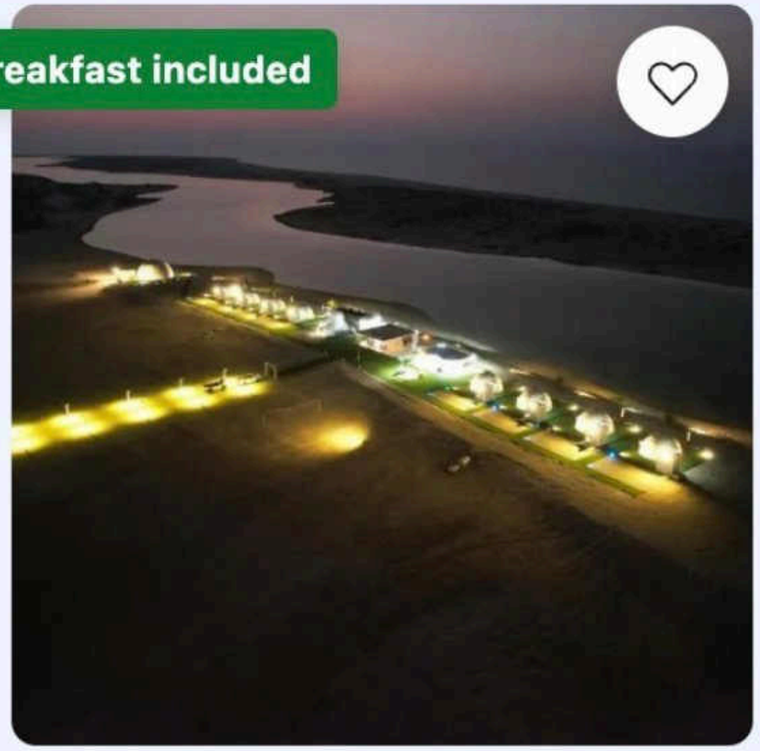
60% DURING CONSTRUCTION

40% ON HANDOVER

17 AED PER SQ FT – SERVICE CHARGE

HANDOVER

SELENE \ DELPHINE Q4 2027	CORALINE Q1 2028	AQUAMARINE Q2 2028	FLORINE \ COASTLINE Q3 2028
STARLINE Q2 2029	PRISTINE Q3 2029	TRANQUIL Q4 2030	BAYSIDE Q1 2029
PIERSIDE Q1 2029	YACHTSIDE Q2 2029	BAYFRONT Q3 2029	PEARLSIDE Q4 2030
CAPESIDE Q2 2030			



Siniya Island Leisure Campground Umm Al Quwain ★★★★★

Very good 8.5
93 reviews

Umm Al Quwain · Show on map · 0.7 km from centre

Beachfront

Deluxe Double Room
1 extra-large double bed

Breakfast included

Only 4 rooms left at this price on our site

1 night, 2 adults
AED 900
Includes taxes and charges

See availability ›

Short term

AED 900 x 30 days : AED 27,000 AED
27,0000 x 7 months: AED 189,000

AED 189,000 - 20% Management fees
= 151,200 AED
ROI 12%

CAPITAL APPRECIATION = 15% / YEARLY

STAY BY LATINEM

LEAVE THE DETAILS TO US

A comprehensive property management solution that takes care of everything, from onboarding to day-to-day operations.
SERVICES INCLUDE:

- Listing your property across multiple holiday platforms
- Dynamic pricing strategies designed to maximize your earnings.

Our goal is simple: to ensure you achieve the highest possible returns with minimal effort.

TYPES OF SERVICES WE PROVIDE TO HOMEOWNERS:

- Owner dashboard and app
- Professional photography of apartment
- Payment of tourism tax
- Monthly reports
- Daily pricing
- DTCM registration
- Housekeeping & upkeep
- Organizing maintenance
- Client relationship manager
- Guest vetting

TYPES OF SERVICES WE PROVIDE TO GUESTS

- World class community stay
- Luxury linens and towels
- Premium amenities
- Quick communication
- Personalized Check-in/Check-Out

Stay by Latinem, commits on delivering exceptional service to both property owners and guests, ensuring that every stay is a memorable one.

