



# BEACH RESIDENCES

SOBHA  
*Sinjya Island*

The Sea lives in  
everyone of us

**BEACH RESIDENCES**  
at Sobha Siniya Island



# ISLAND LIFE

## ESSENCE OF ISLAND LIVING

Be akin with nature on Sobha Siniya Island, where velvety white sands and gently swaying trees are embraced by the refreshing sea breeze.

Picture yourself strolling barefoot on soft, white sand, as the waves compose a melody that offers an unparalleled sense of tranquillity.



# LOCATION



## EMBRACE YOUR NATURAL HAVEN

Sobha Siniya Island stands as one of UAE's precious natural gems waiting to be explored. The island seamlessly blends the tranquil sounds and serene views of the Arabian Gulf providing a constant reminder of nature's untouched beauty.



# COMMUNITY

## YOUR NATURAL SANCTUM

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.

Luxurious resorts offer a tranquil retreat, while a shopping mall offers a multitude of retail and dining experiences.

For those seeking a more elevated experience, a helipad adds a touch of convenience while an exclusive yacht club caters to maritime enthusiasts. The expansive parks and gardens provide peaceful settings for relaxation and leisure.

Together, these features create a dynamic environment for all to enjoy.



# COMMUNITY

## GOLF COURSE

### UNMATCHED ISLAND GOLFING

Embark on a journey of shared dreams, where friends come together on the lush expanse of an opulent golf course to strengthen bonds and create cherished memories.

Each step taken on soft blades of the lush -18hole golf course with immaculate greens where each swing is set against a backdrop of crystal-clear waters of the island turning every game into a celebration of friendship and shared experiences.



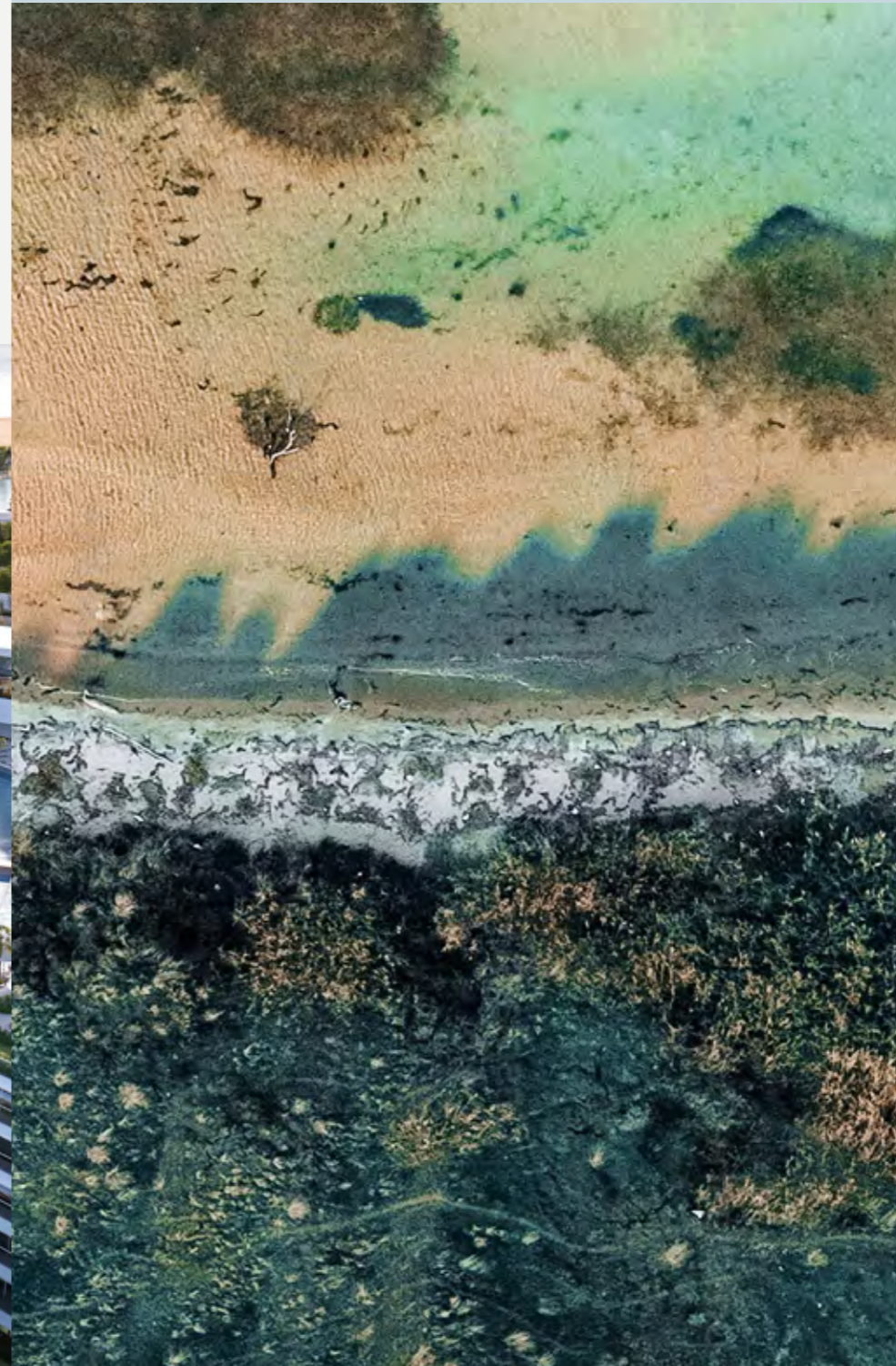
# COMMUNITY

## MARINA LIFE

### LIFE BY THE SEA

Sobha Siniya Island, where the shimmering horizon stretches endlessly.

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.



# COMMUNITY



## RETAIL BOULEVARD

### A SENSORY FEAST OF SIGHTS, SOUNDS AND AROMAS

The retail boulevard at Sobha Siniya Island is beyond any ordinary shopping street.

Cafes spill onto open breezy sidewalks, inviting shoppers to linger over coffee or indulge in gourmet meals.





■ BEACH RESIDENCES

INTRODUCING



# BEACH RESIDENCES



## BEACH RESIDENCES

YOUR SEASIDE SERENITY

### SERENITY OF SAND AND SEA

Introducing Beach Residences at Sobha Siniya Island.

A natural paradise where you soak in the sun on enchanting beaches, feel the velvety white sand between your toes and swim in the turquoise waters.

# YOUR DAILY COASTAL BLISS

## A BLISSFUL RETREAT

The gentle waves lap at the shore, creating a serene soundtrack to your morning. As you wade into the cool, inviting waters, you feel a sense of calm wash over you, making each moment feel like a cherished escape from the ordinary. The sun begins to rise, casting a golden glow over the tranquil scene, promising a day filled with relaxation and natural beauty.

Discover your enchanted sanctuary of refined luxury where each morning begins in blissful harmony with the embrace of gentle sea breeze cocooned by sweeping views of the serene natural beach providing a perfect retreat to relax, rejuvenate, and reconnect with the natural world.





## LUXURY AT YOUR FINGERTIPS

Unwind, rejuvenate and recharge with seamless access to a variety of world-class amenities, designed to satisfy your every desire.



NATURAL  
BEACH



LAGOON  
BEACH



STATE-OF-THE-ART  
FITNESS CENTRE



INFINITY  
SWIMMING POOL



COMMUNITY  
CENTRE



ADVENTURE  
WATER SPORTS



CHILDREN'S  
PLAY AREAS



LANDSCAPED  
PARKS



OUTDOOR  
CINEMA

## AMENITIES

Whether you seek adventure in the water, relaxation on the sand, or simply a quiet moment to connect with yourself, Beach Residences at Sobha Siniya Island promises a perfect retreat.

# LIFE AT CORALINE BEACH RESIDENCES

## UNVEIL THE CHARM

Each tower evokes a graceful flow, seamlessly connecting residents to the captivating waterscapes that define this exquisite coastal sanctuary. At Coraline Beach Residences, life is infused with the beauty and tranquility of the sea, offering a living experience that is both rejuvenating and refined.





# LIFE AT CORALINE BEACH RESIDENCES

## HARMONY OF LIFE AND LEISURE

The sound of waves invite you to walk along the pristine shore, where fresh sea breeze enhances each moment. For those seeking adventure, the waters offer exciting pursuits like kite surfing, paddle boarding and much more, turning each day into an opportunity for exploration.

Coraline Beach Residences is where the serenity of the sea meets thrilling experiences, creating a lifestyle of unmatched elegance and dynamic living.

LOCATION ON  
MASTER PLAN



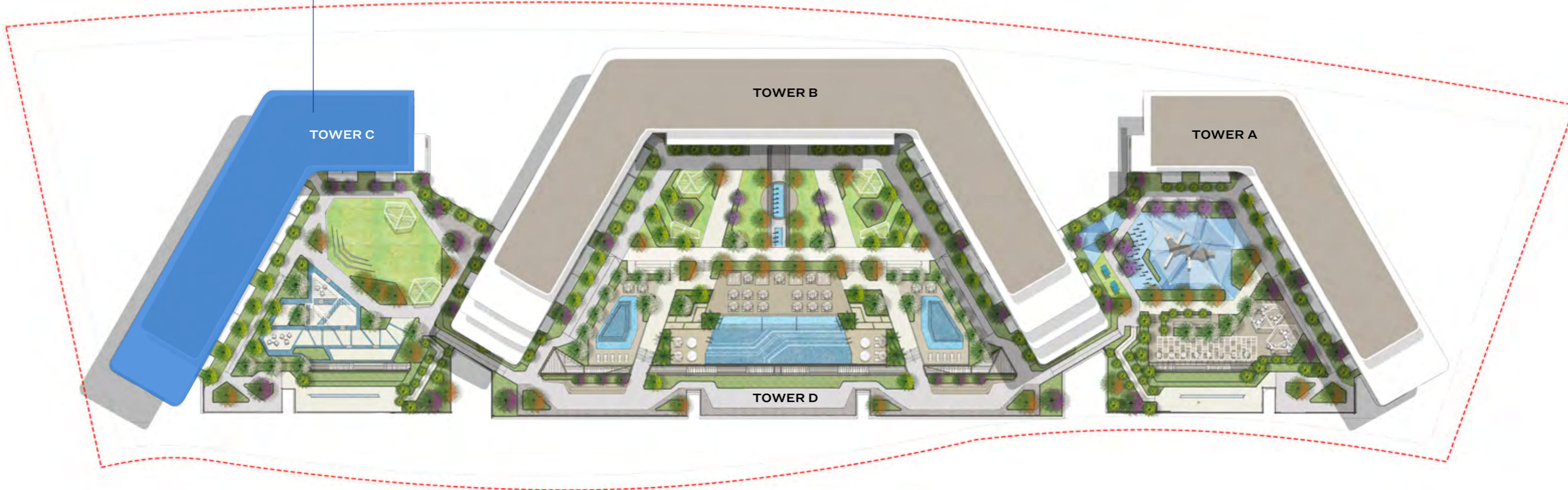
Fully Furnished  
Residence

TOWER C

TOWER B

TOWER A

TOWER D





# YOUR FULLY FURNISHED RETREAT AWAITS



Experience effortless luxury at Tower C - Beach Residences. Each unit is fully furnished, with every detail meticulously crafted for immediate comfort and style. Simply pack your bags and start enjoying a life of sophistication and ease from day one.

# BEDROOM



# BATHROOM

# EFFORTLESS PROPERTY MANAGEMENT



## STAY CONFIDENT

For the first time, Beach Residences at Sobha Siniya Island proudly offers post-handover property management services, designed to simplify your life and secure your investment with Stay by Latinem.

At Stay by Latinem, property management is effortless, allowing you to maximize your investment returns without lifting a finger. From the moment you decide to list your property, every aspect of the process is handled, ensuring a smooth and profitable experience.

# 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.

### TYPES OF SERVICES WE PROVIDE TO HOMEOWNERS

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

### TYPES OF SERVICES WE PROVIDE TO GUESTS

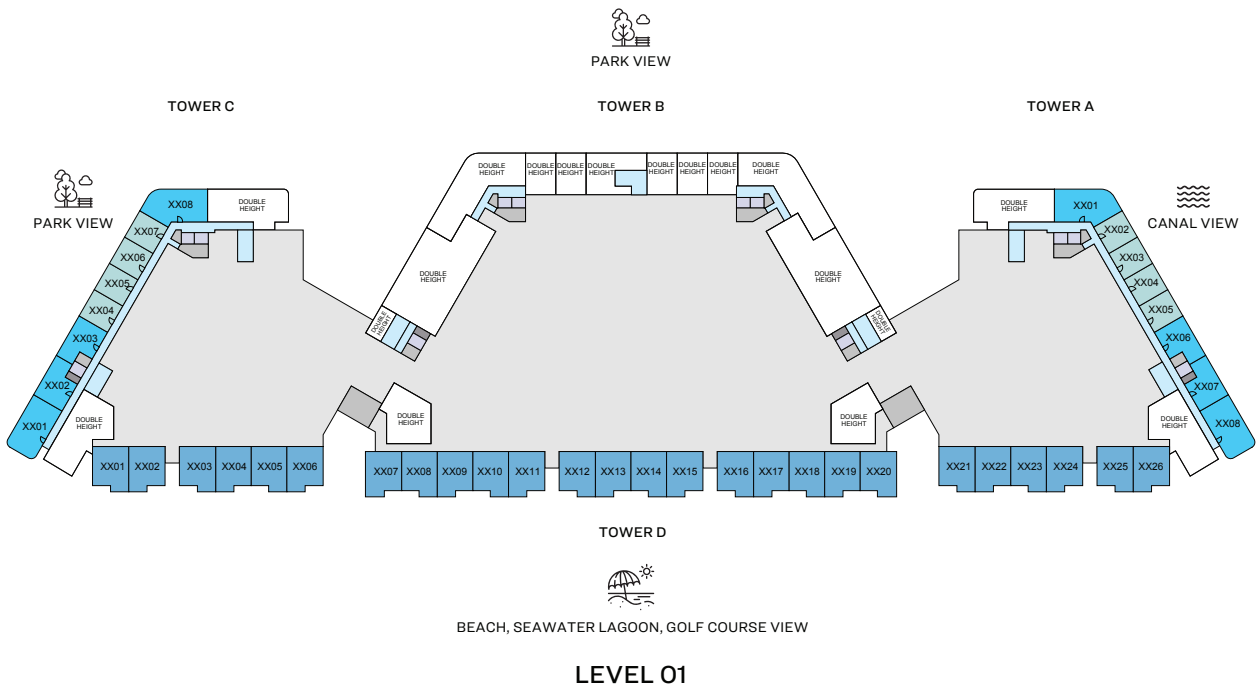
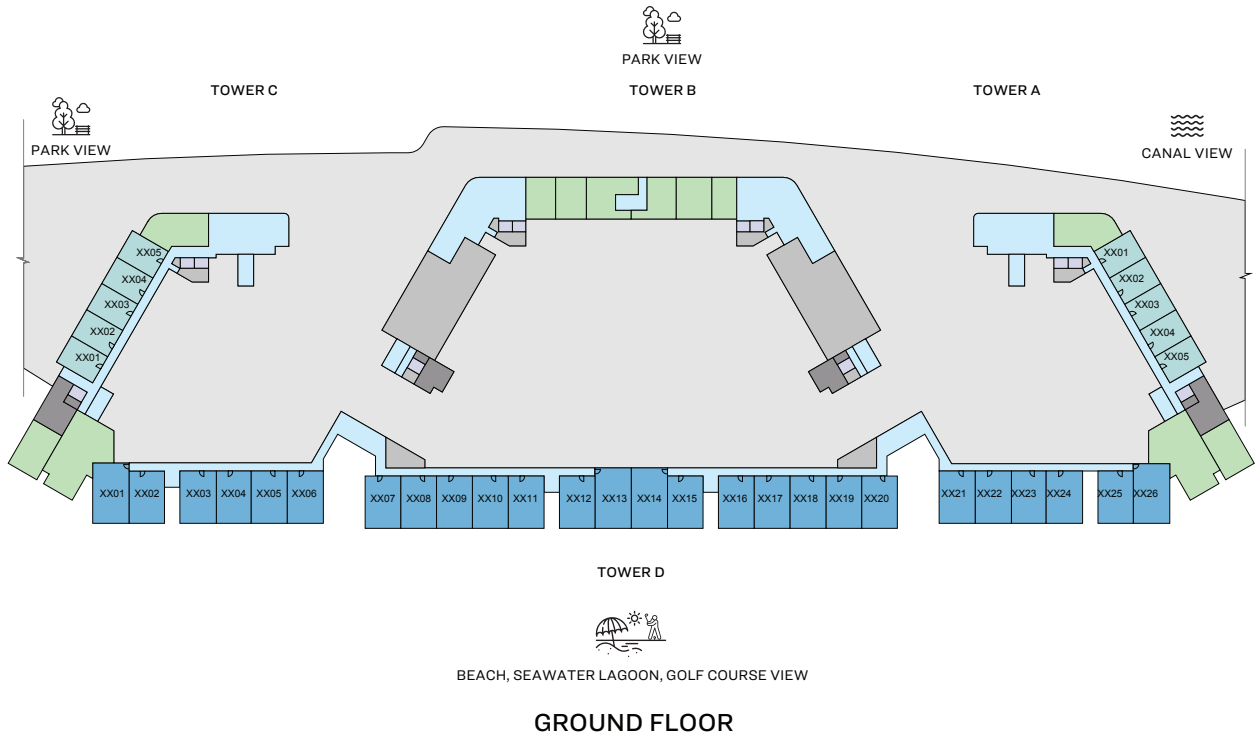
- World class community stay
- Luxury linens and towels
- Premium amenities
- Quick communication
- Personalized Check-in/Check-Out

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

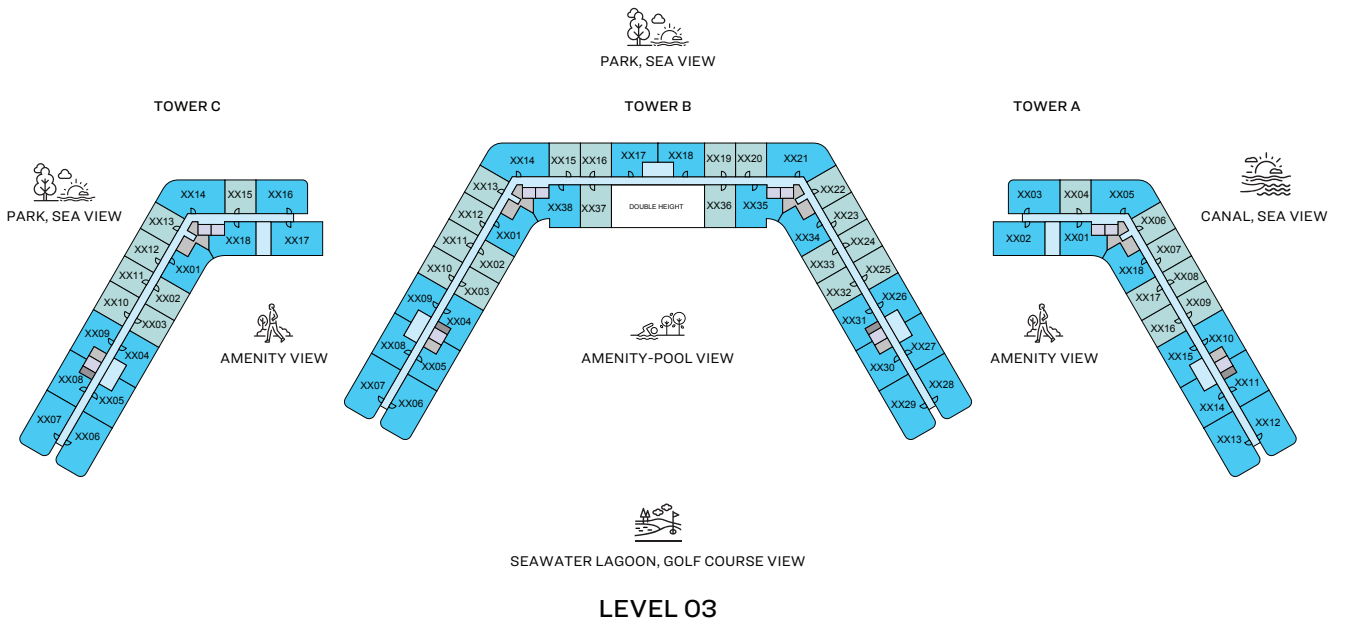
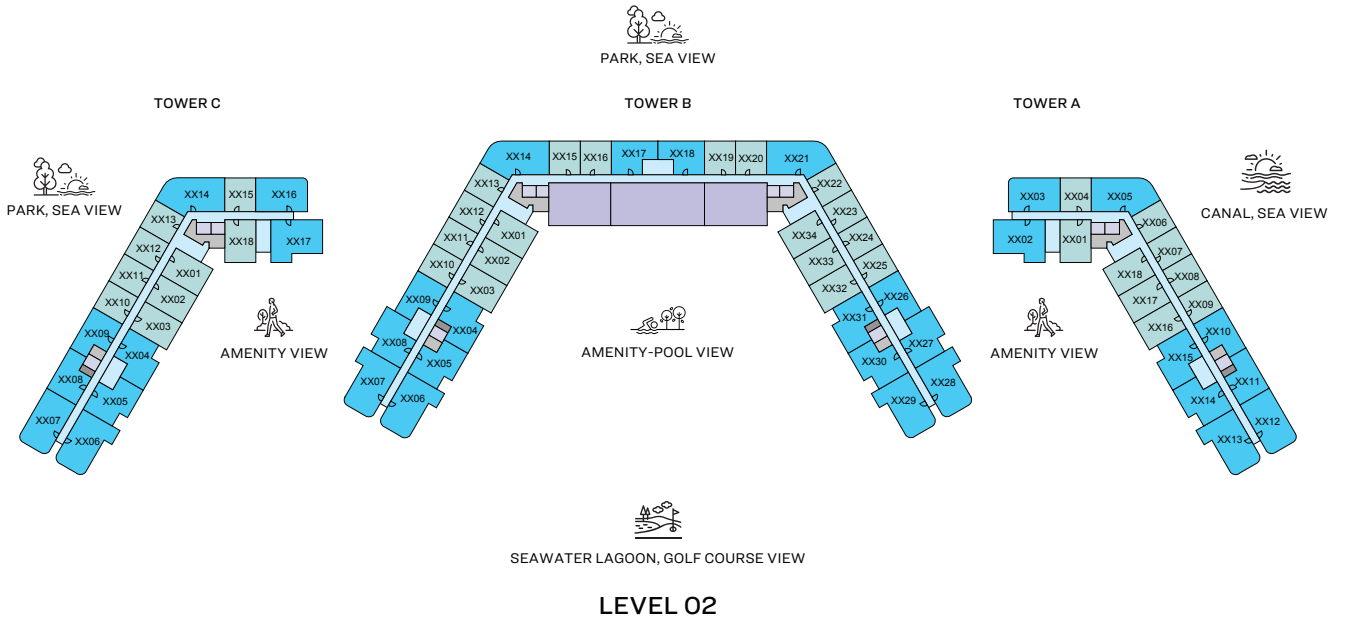


# FLOOR AND UNIT PLANS

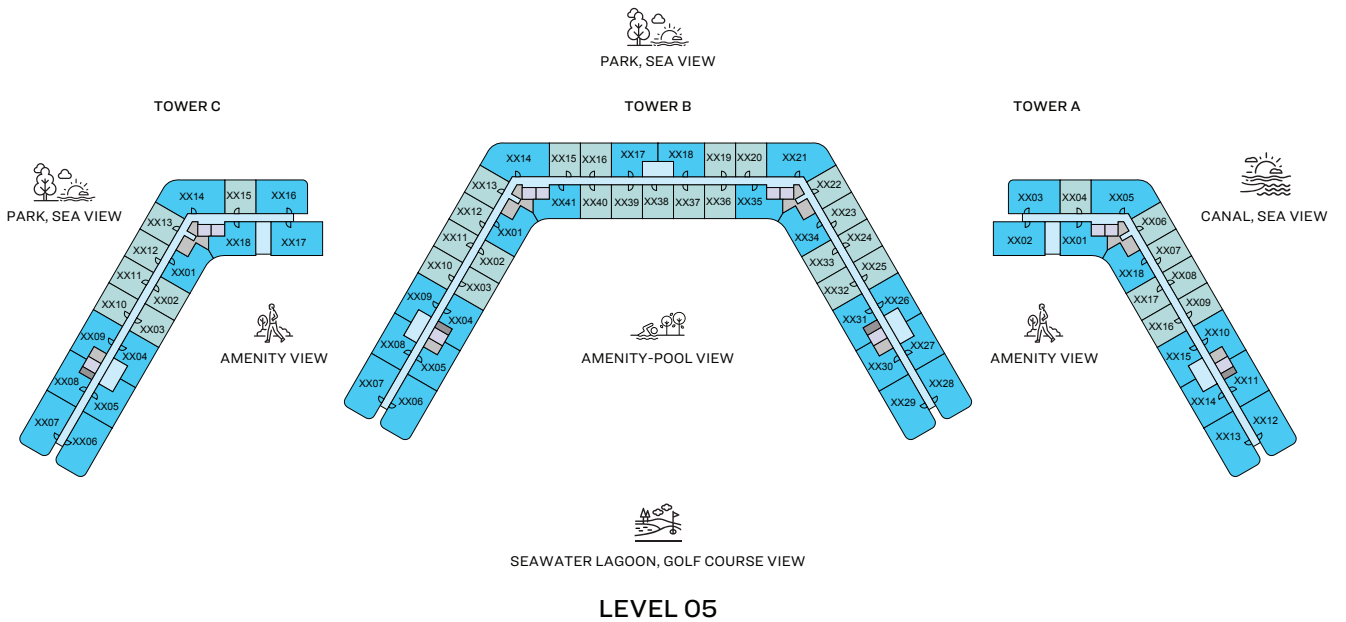
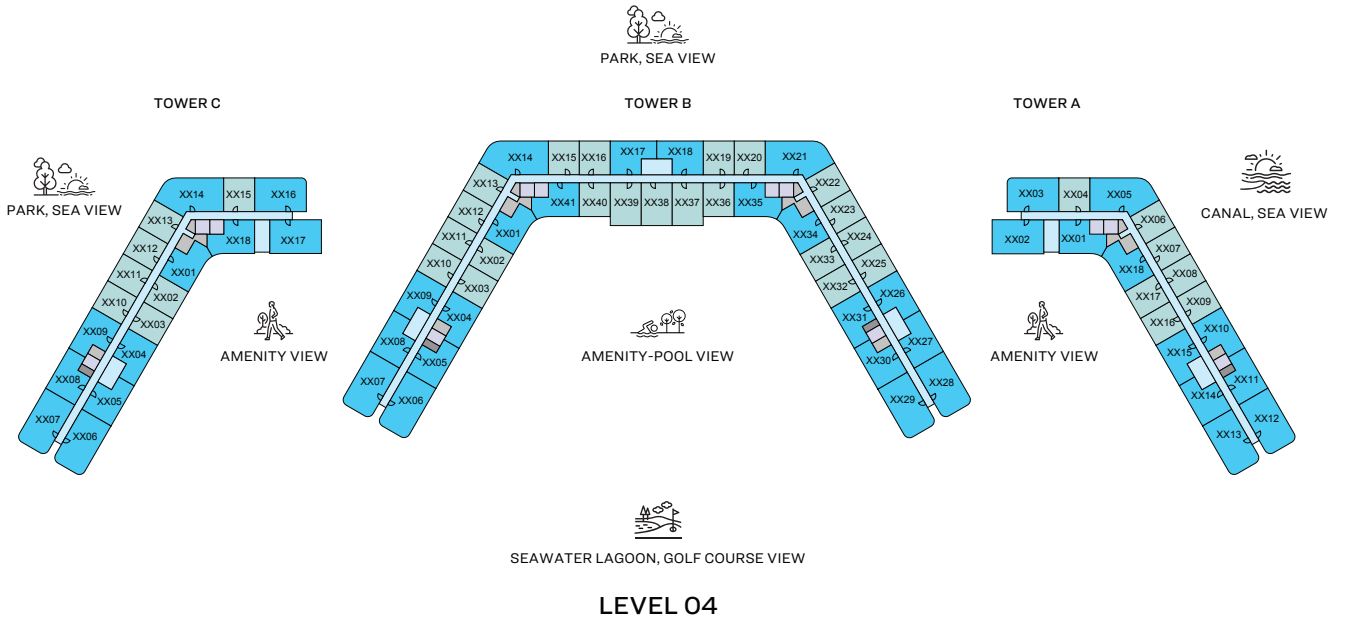
**CORALINE**  
BEACH RESIDENCES



- |                                                                                                                                        |                                                                                                                                       |                                                                                                                                       |                                                                                                                                         |                                                                                                                                      |
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| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> 1 BED UNIT | <span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black;"></span> 3 BEDROOM | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFFFF; border: 1px solid black;"></span> DOUBLE HT | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> CIRCULATION | <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> SERVICES |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #00B0F0; border: 1px solid black;"></span> 2 BED UNIT | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> RETAIL    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> PARKING   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black;"></span> LIFT        | <span style="display: inline-block; width: 15px; height: 10px; background-color: #696969; border: 1px solid black;"></span> GARBAGE  |

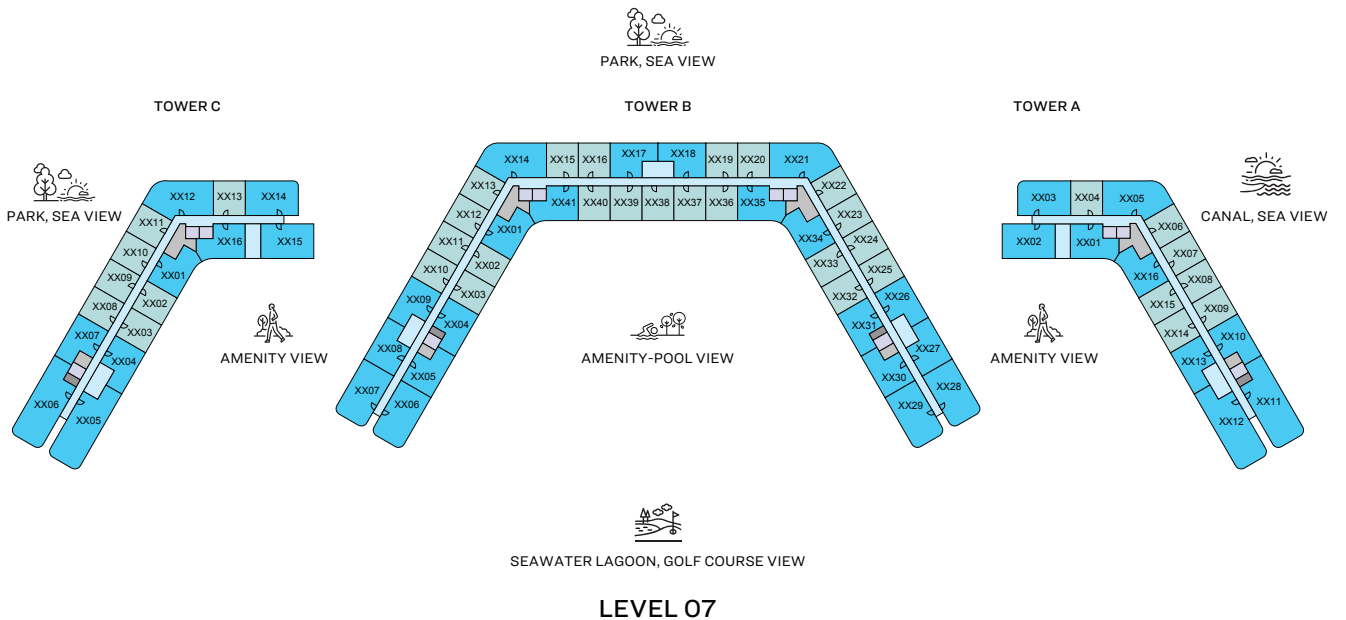
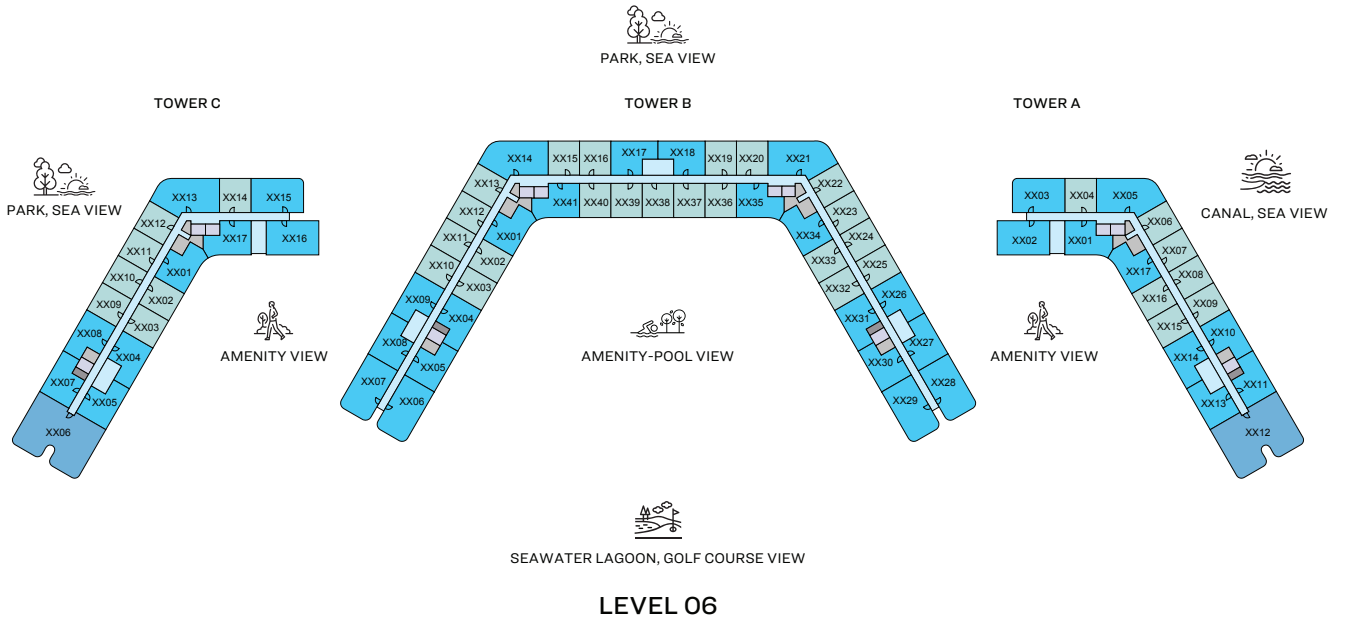


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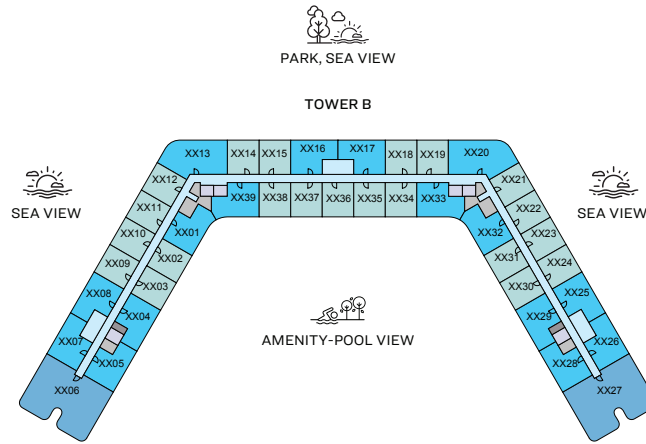


- 1 BED UNIT
- CIRCULATION
- SERVICES
- 2 BED UNIT
- GARBAGE
- LIFT



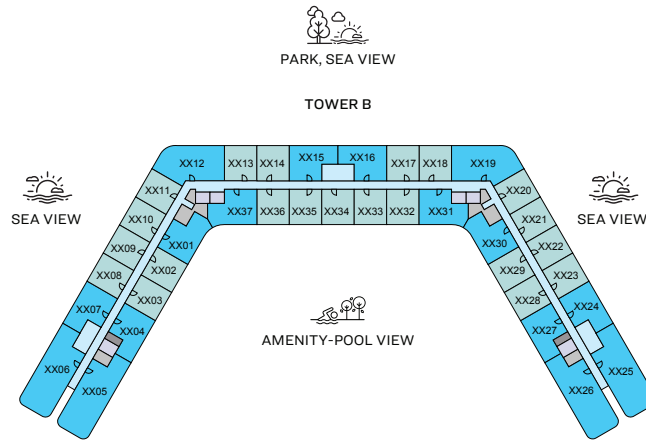


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SEAWATER LAGOON, GOLF COURSE VIEW

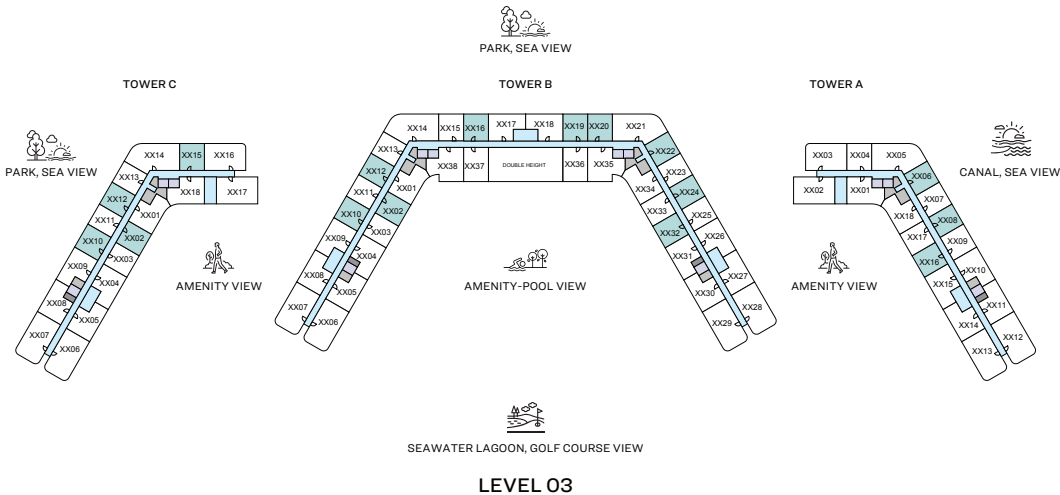
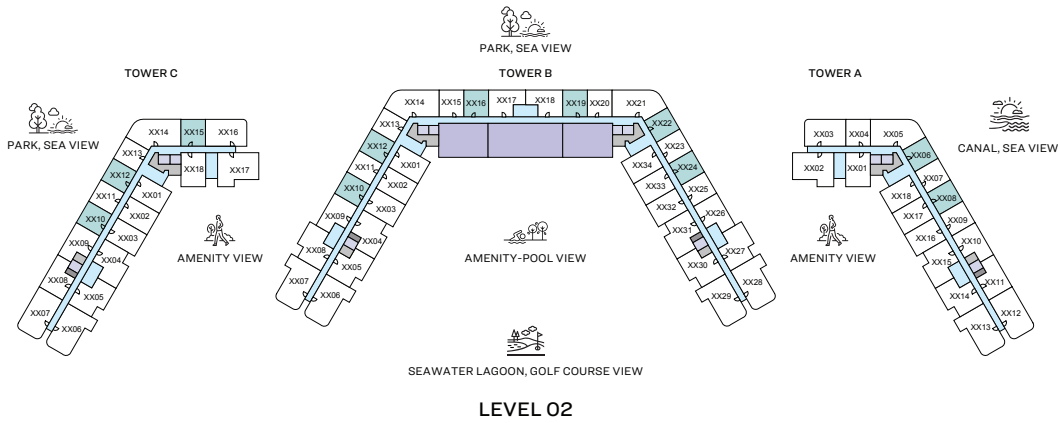
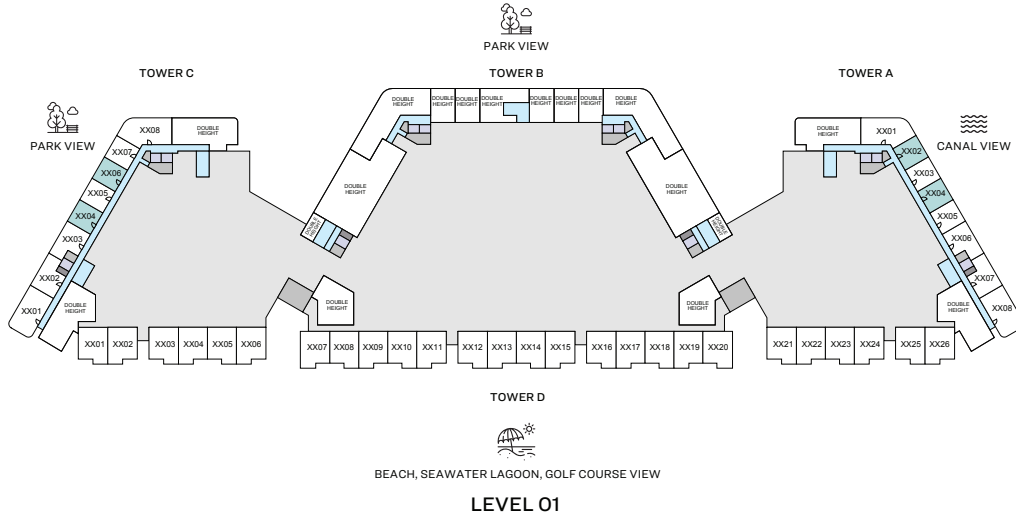
**LEVEL 08**



SEAWATER LAGOON, GOLF COURSE VIEW

**LEVEL 09**

- |                                                                                                                                   |                                                                                                                                    |                                                                                                                                 |                                                                                                                             |
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| <span style="display:inline-block; width:15px; height:15px; background-color:#00B0F0; border:1px solid black;"></span> 2 BED UNIT | <span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> CIRCULATION | <span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9; border:1px solid black;"></span> SERVICES |                                                                                                                             |



List of unit numbers with this unit plan:

**VIEWS**

**Amenity, Sea-water Lagoon**

A-316, C-302, A-416, C-402, A-516, C-502, A-615, C-602, A-714, C-702

**Canal, Park**

A-102, A-104

**Canal, Park, Sea-view**

A-206, A-208, A-306, A-308, A-406, A-408, A-506, A-508, A-606, A-608, A-706, A-708

**Park**

C-104, C-106

**Park, Sea-view**

B-210, B-212, B-216, B-220, B-222, B-224, C-210, C-212, C-215, B-310, B-312, B-316, B-320, B-322, B-324, C-310, C-312, C-315, B-410, B-412, B-416, B-420, B-422, B-424, C-410, C-412, C-415, B-510, B-512, B-516, B-520, B-522, B-524, C-510, C-512, C-515, B-610, B-612, B-616, B-620, B-622, B-624, C-609, C-611, C-614, B-710, B-712, B-716, B-720, B-722, B-724, C-708, C-710, C-713, B-809, B-811, B-815, B-819, B-821, B-823, B-908, B-910, B-914, B-918, B-920, B-922

**Pool, Sea-water Lagoon**

B-332, B-432, B-436, B-532, B-536, B-539, B-632, B-636, B-639, B-732, B-736, B-739, B-830, B-834, B-837, B-928, B-932, B-935

**Pool, Sea-water Lagoon, Golf Course**

B-302, B-402, B-502, B-602, B-702, B-802, B-902

1  
BEDROOM  
APARTMENT

**TYPE A**

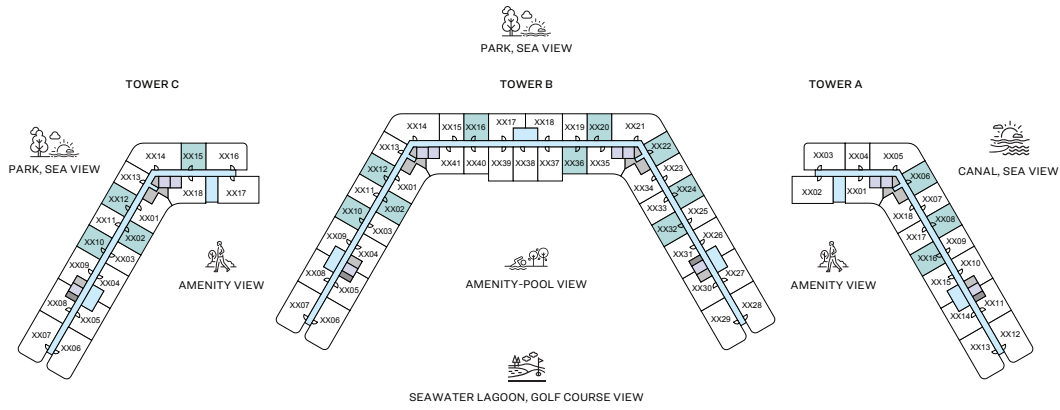
(with powder room + balcony)

**TOTAL SALEABLE AREA**

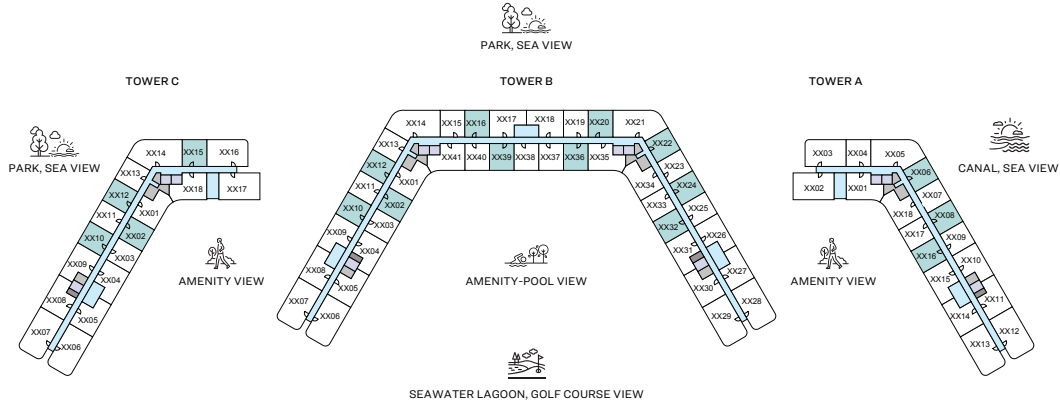
SUITE RANGE = 465.86 - 468.45 SQ.FT.

BALCONY RANGE = 45.96 - 47.36 SQ.FT.

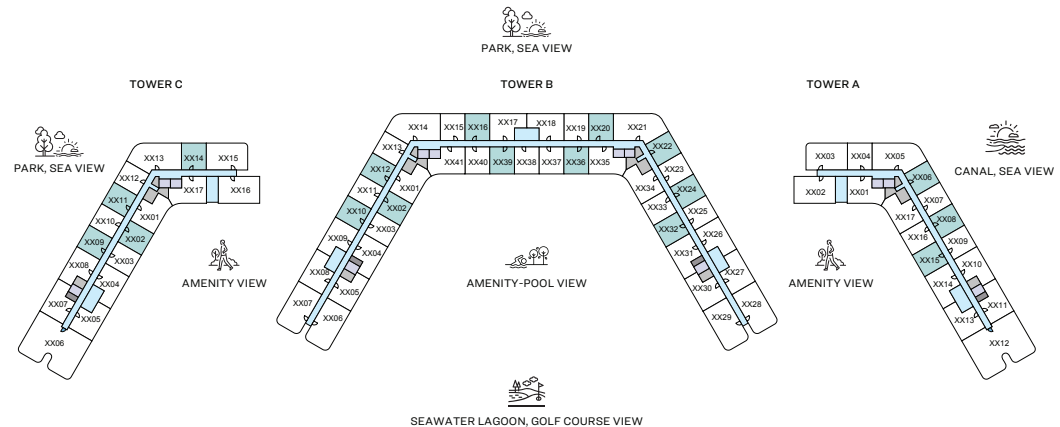
TOTAL RANGE = 513.22 - 515.81 SQ.FT.



LEVEL 04



LEVEL 05



LEVEL 06

1  
BEDROOM  
APARTMENT

## TYPE A

(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE RANGE = 465.86 - 468.45 SQ.FT.

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TOTAL RANGE = 513.22 - 515.81 SQ.FT.

List of unit numbers with this unit plan:

**VIEWS**

**Amenity, Sea-water Lagoon**

A-316, C-302, A-416, C-402, A-516, C-502, A-615, C-602, A-714, C-702

**Canal, Park**

A-102, A-104

**Canal, Park, Sea-view**

A-206, A-208, A-306, A-308, A-406, A-408, A-506, A-508, A-606, A-608, A-706, A-708

**Park**

C-104, C-106

**Park, Sea-view**

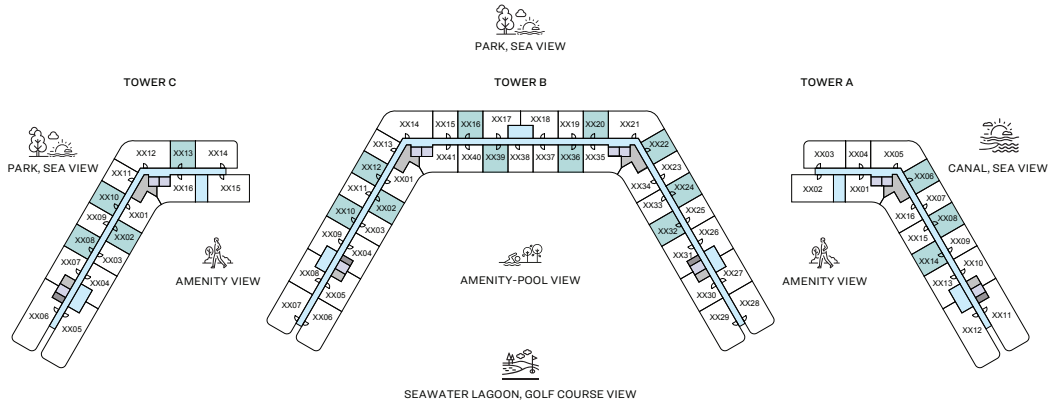
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**Pool, Sea-water Lagoon**

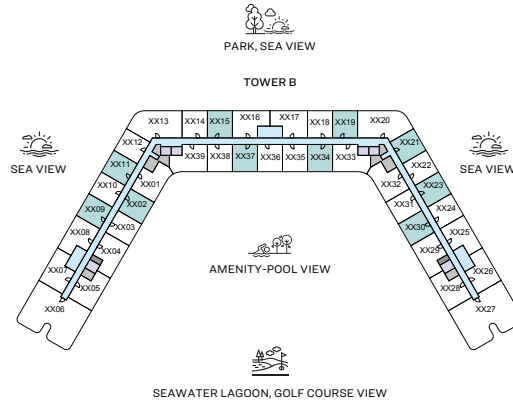
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**Pool, Sea-water Lagoon, Golf Course**

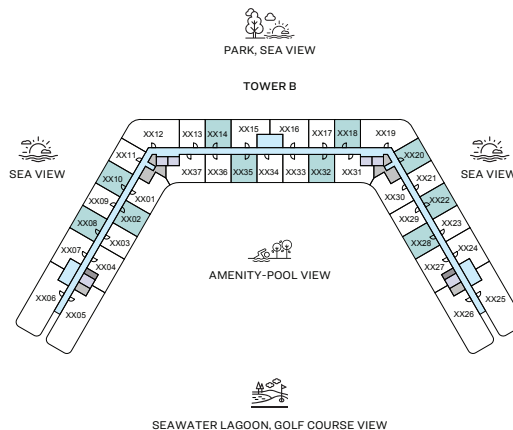
B-302, B-402, B-502, B-602, B-702, B-802, B-902



LEVEL 07



LEVEL 08



LEVEL 09

List of unit numbers with this unit plan:

**VIEWS**

**Amenity, Sea-water Lagoon**

A-316, C-302, A-416, C-402, A-516, C-502, A-615, C-602, A-714, C-702

**Canal, Park**

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**Canal, Park, Sea-view**

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**Park, Sea-view**

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**Pool, Sea-water Lagoon, Golf Course**

B-302, B-402, B-502, B-602, B-702, B-802, B-902

1  
BEDROOM  
APARTMENT

**TYPE A**

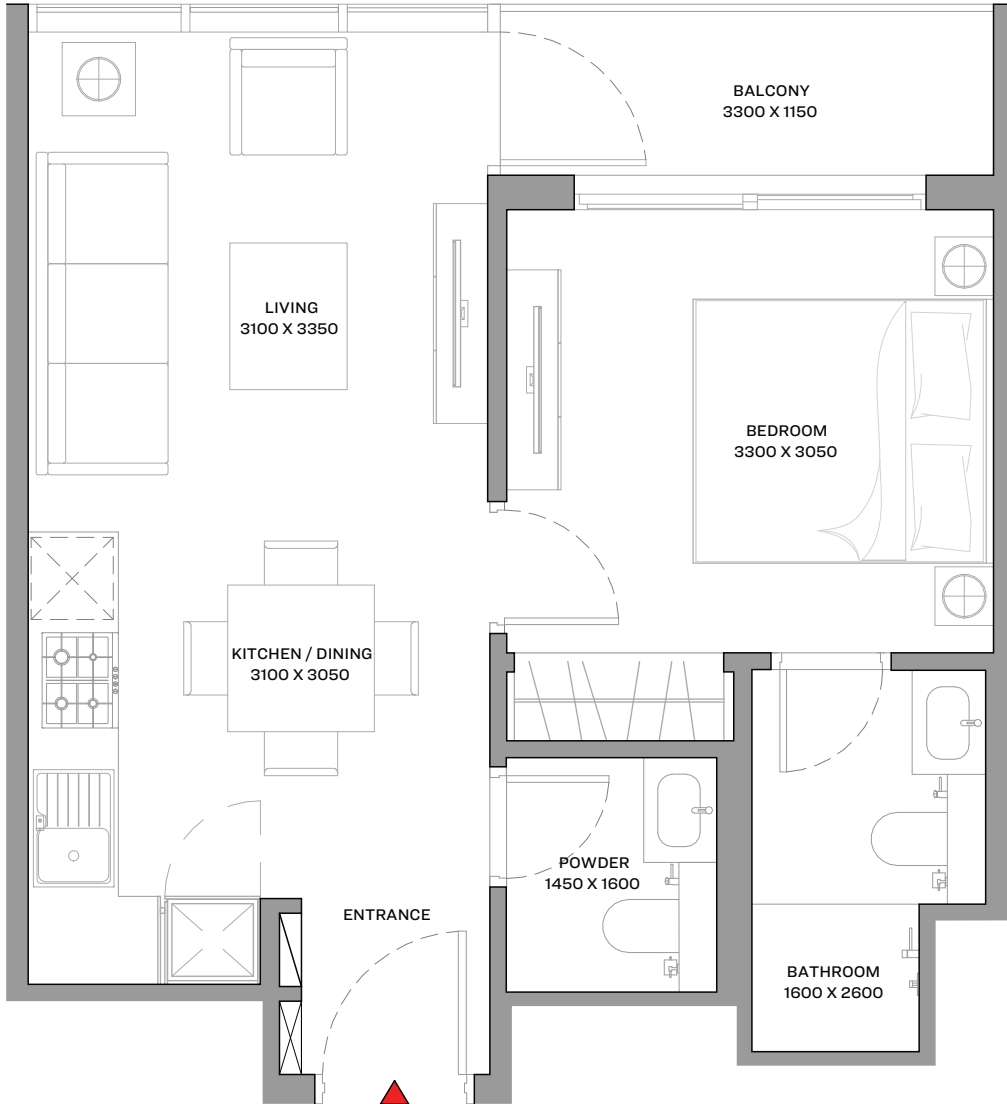
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Canal, Park

A-102, A-104

Canal, Park, Sea-view

A-206, A-208, A-306, A-308, A-406, A-408, A-506, A-508, A-606, A-608, A-706, A-708

Park

C-104, C-106

Park, Sea-view

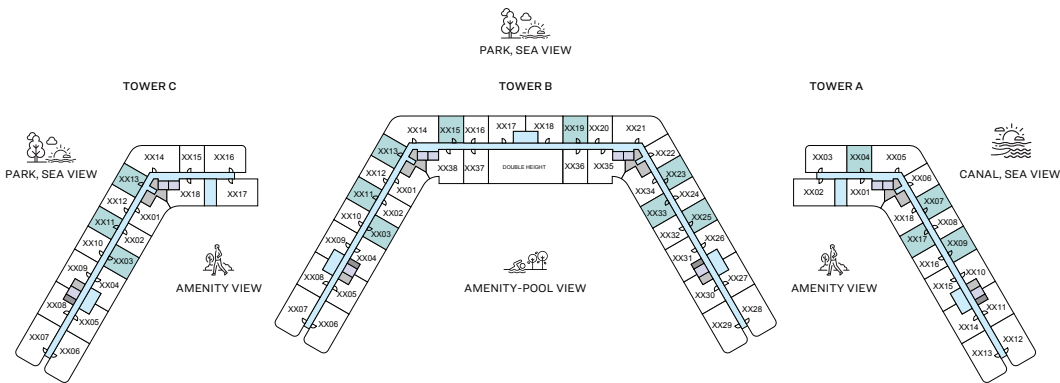
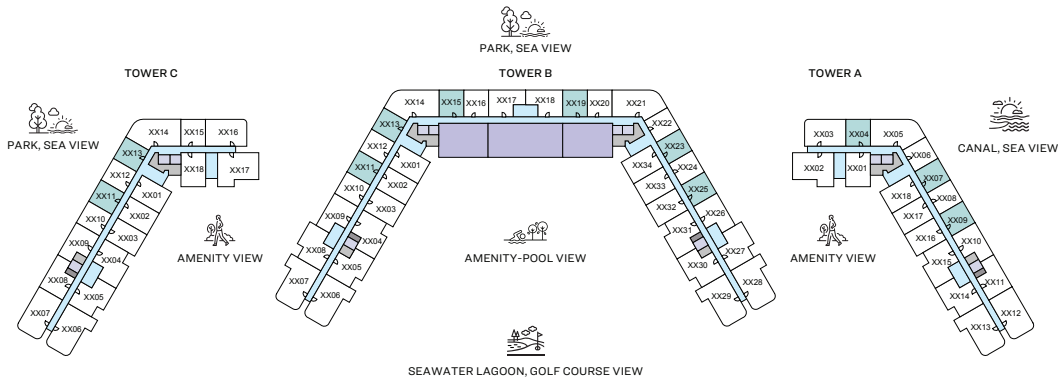
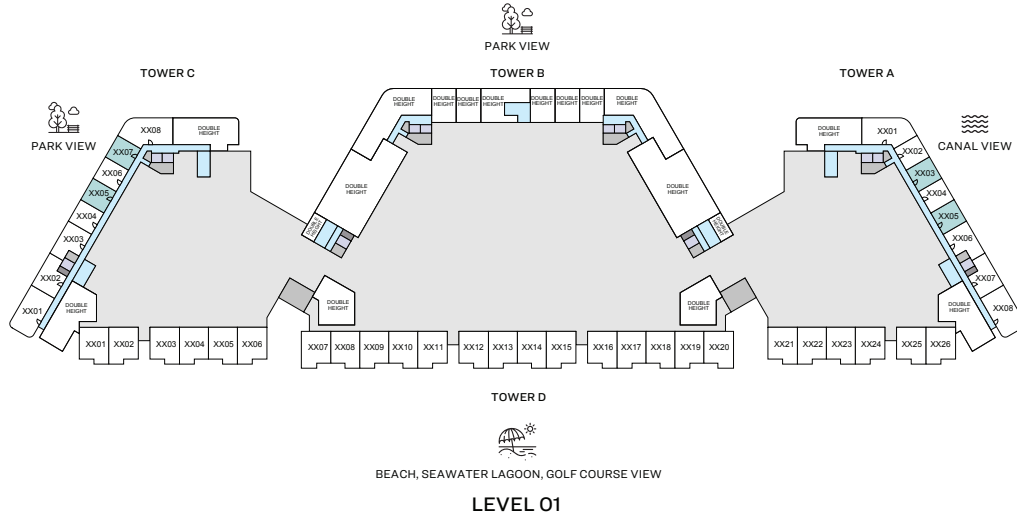
B-210, B-212, B-216, B-220, B-222, B-224, C-210, C-212, C-215, B-310, B-312, B-316, B-320, B-322, B-324, C-310, C-312, C-315, B-410, B-412, B-416, B-420, B-422, B-424, C-410, C-412, C-415, B-510, B-512, B-516, B-520, B-522, B-524, C-510, C-512, C-515, B-610, B-612, B-616, B-620, B-622, B-624, C-609, C-611, C-614, B-710, B-712, B-716, B-720, B-722, B-724, C-708, C-710, C-713, B-809, B-811, B-815, B-819, B-821, B-823, B-908, B-910, B-914, B-918, B-920, B-922

Pool, Sea-water Lagoon

B-332, B-432, B-436, B-532, B-536, B-539, B-632, B-636, B-639, B-732, B-736, B-739, B-830, B-834, B-837, B-928, B-932, B-935

Pool, Sea-water Lagoon, Golf Course

B-302, B-402, B-502, B-602, B-702, B-802, B-902



1  
BEDROOM  
APARTMENT

## TYPE A VARIANT 1

(with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE RANGE = 464.68 - 469.31 SQ.FT.

BALCONY RANGE = 47.36 - 47.68 SQ.FT.

TOTAL RANGE = 512.04 - 516.99 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon

A-317, C-303, A-417, C-403, A-517, C-503, A-616, C-603, A-715, C-703

Canal, Park

A-103, A-105

Canal, Park, Sea-view

A-207, A-209, A-307, A-309, A-407, A-409, A-507, A-509, A-607, A-609, A-707, A-709

Park

C-105, C-107

Park, Sea-view

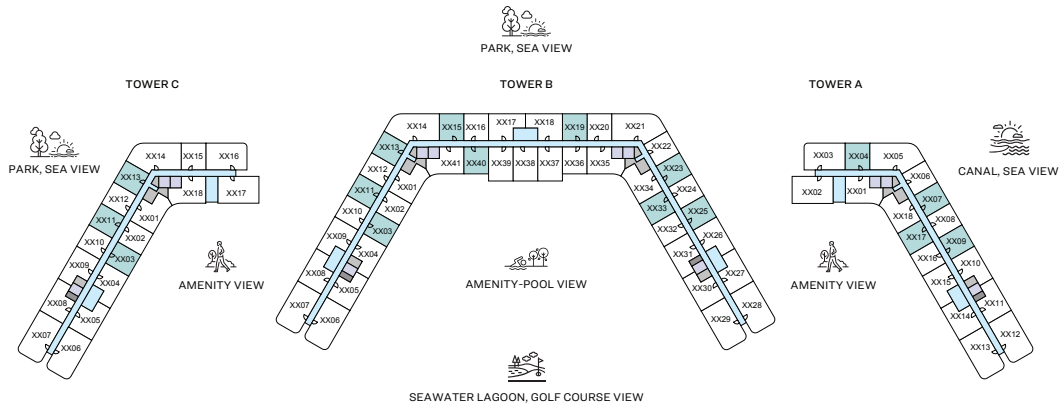
A-204, B-211, B-213, B-215, B-219, B-223, B-225, C-211, C-213, A-304, B-311, B-313, B-315, B-319, B-323, B-325, C-311, C-313, A-404, B-411, B-413, B-415, B-419, B-423, B-425, C-411, C-413, A-504, B-511, B-513, B-515, B-519, B-523, B-525, C-511, C-513, A-604, B-611, B-613, B-615, B-619, B-623, B-625, C-610, C-612, A-704, B-711, B-713, B-715, B-719, B-723, B-725, C-709, C-711, B-810, B-812, B-814, B-818, B-822, B-824, B-909, B-911, B-913, B-917, B-921, B-923

Pool, Sea-water Lagoon

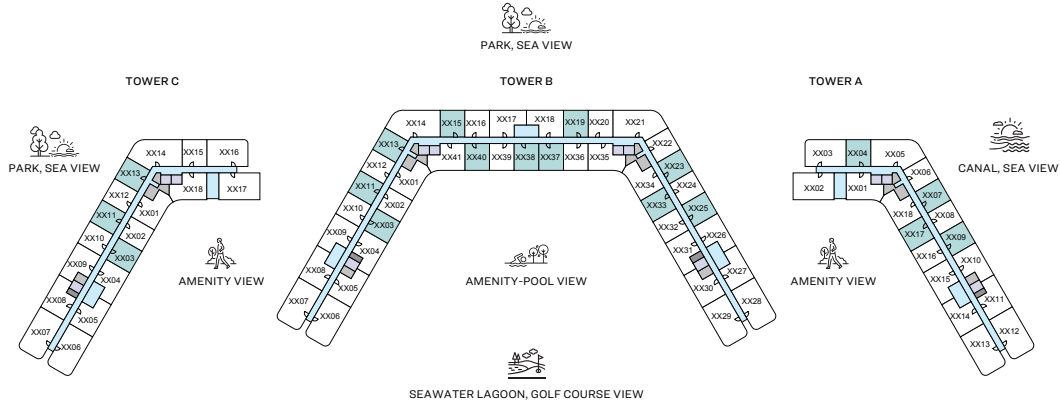
B-333, B-433, B-440, B-533, B-537, B-538, B-540, B-633, B-637, B-638, B-640, B-733, B-737, B-738, B-740, B-831, B-835, B-836, B-838, B-929, B-933, B-934, B-936

Pool, Sea-water Lagoon, Golf Course

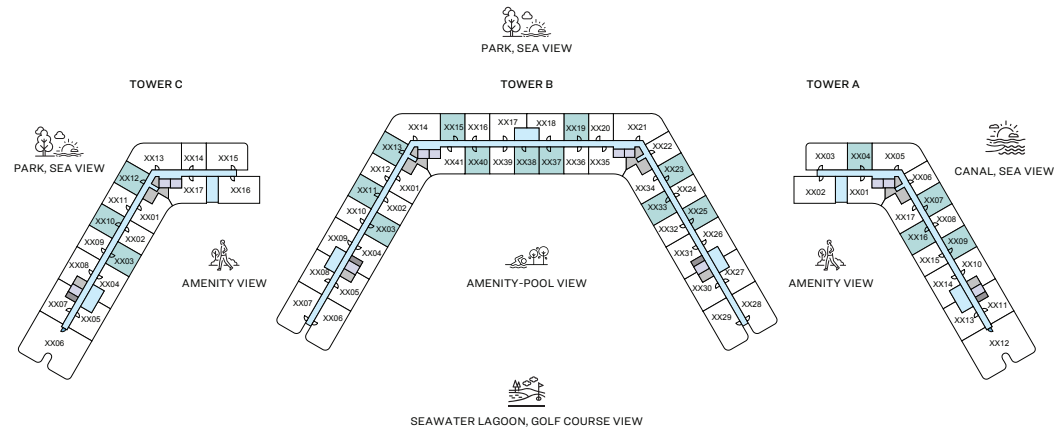
B-303, B-403, B-503, B-603, B-703, B-803, B-903



LEVEL 04



LEVEL 05



LEVEL 06

1  
BEDROOM  
APARTMENT

## TYPE A VARIANT 1

(with powder room + balcony)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 464.68 - 469.31 SQ.FT.  
BALCONY RANGE = 47.36 - 47.68 SQ.FT.  
TOTAL RANGE = 512.04 - 516.99 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon

A-317, C-303, A-417, C-403, A-517, C-503, A-616, C-603, A-715, C-703

Canal, Park

A-103, A-105

Canal, Park, Sea-view

A-207, A-209, A-307, A-309, A-407, A-409, A-507, A-509, A-607, A-609, A-707, A-709

Pool

C-105, C-107

Park, Sea-view

A-204, B-211, B-213, B-215, B-219, B-223, B-225, C-211, C-213, A-304, B-311, B-313, B-315, B-319, B-323, B-325, C-311, C-313, A-404, B-411, B-413, B-415, B-419, B-423, B-425, C-411, C-413, A-504, B-511, B-513, B-515, B-519, B-523, B-525, C-511, C-513, A-604, B-611, B-613, B-615, B-619, B-623, B-625, C-610, C-612, A-704, B-711, B-713, B-715, B-719, B-723, B-725, C-709, C-711, B-810, B-812, B-814, B-818, B-822, B-824, B-909, B-911, B-913, B-917, B-921, B-923

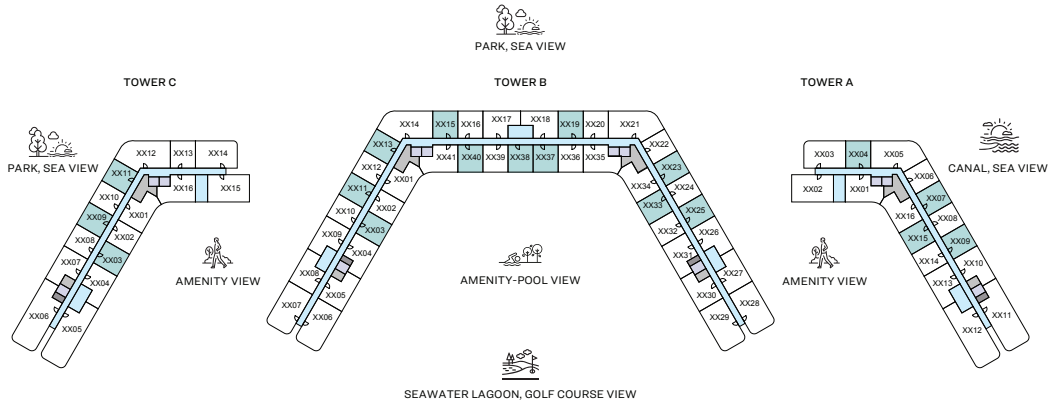
Pool, Sea-water Lagoon

B-333, B-433, B-440, B-533, B-537, B-538, B-540, B-633, B-637, B-638, B-640, B-733, B-737, B-738, B-740, B-831, B-835, B-836, B-838, B-929, B-933, B-934, B-936

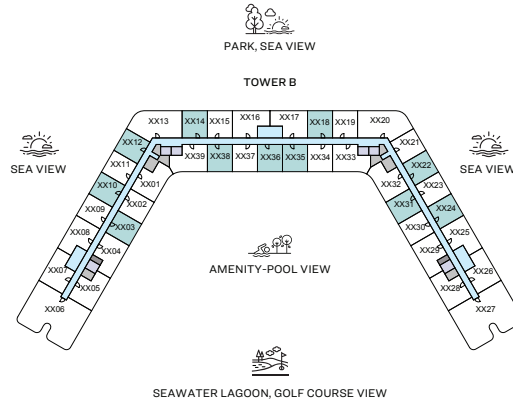
Pool, Sea-water Lagoon, Golf Course

B-303, B-403, B-503, B-603, B-703, B-803, B-903

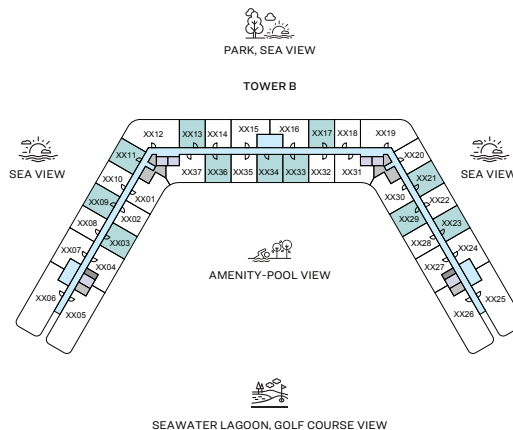




LEVEL 07



LEVEL 08



LEVEL 09

1  
BEDROOM  
APARTMENT

## TYPE A VARIANT 1

(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE RANGE = 464.68 - 469.31 SQ.FT.

BALCONY RANGE = 47.36 - 47.68 SQ.FT.

TOTAL RANGE = 512.04 - 516.99 SQ.FT.

List of unit numbers with this unit plan:

**VIEWS**

Amenity, Sea-water Lagoon

A-317, C-303, A-417, C-403, A-517, C-503, A-616, C-603, A-715, C-703

Canal, Park

A-103, A-105

Canal, Park, Sea-view

A-207, A-209, A-307, A-309, A-407, A-409, A-507, A-509, A-607, A-609, A-707, A-709

Pool

C-105, C-107

Park, Sea-view

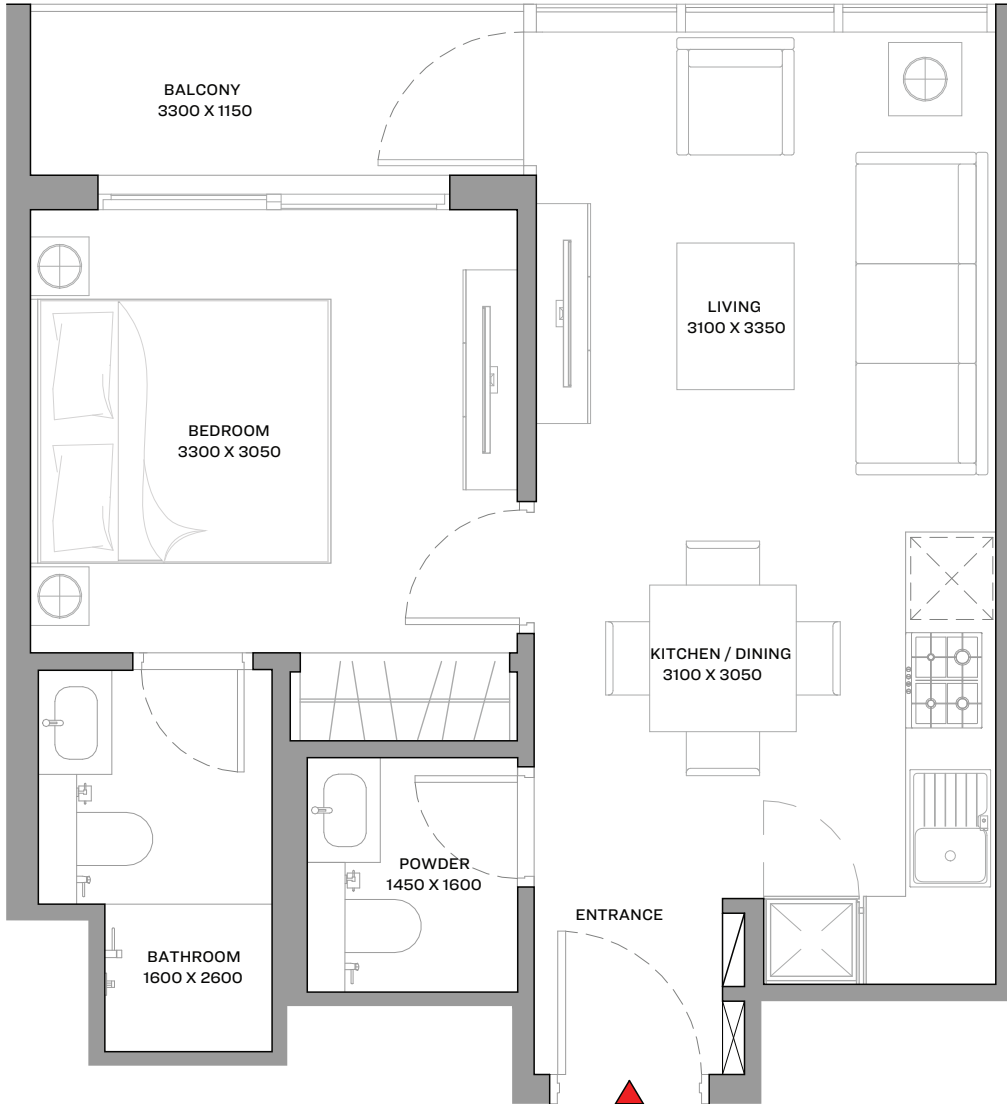
A-204, B-211, B-213, B-215, B-219, B-223, B-225, C-211, C-213, A-304, B-311, B-313, B-315, B-319, B-323, B-325, C-311, C-313, A-404, B-411, B-413, B-415, B-419, B-423, B-425, C-411, C-413, A-504, B-511, B-513, B-515, B-519, B-523, B-525, C-511, C-513, A-604, B-611, B-613, B-615, B-619, B-623, B-625, C-610, C-612, A-704, B-711, B-713, B-715, B-719, B-723, B-725, C-709, C-711, B-810, B-812, B-814, B-818, B-822, B-824, B-909, B-911, B-913, B-917, B-921, B-923

Pool, Sea-water Lagoon

B-333, B-433, B-440, B-533, B-537, B-538, B-540, B-633, B-637, B-638, B-640, B-733, B-737, B-738, B-740, B-831, B-835, B-836, B-838, B-929, B-933, B-934, B-936

Pool, Sea-water Lagoon, Golf Course

B-303, B-403, B-503, B-603, B-703, B-803, B-903



1  
BEDROOM  
APARTMENT

**TYPE A  
VARIANT 1**

(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE RANGE = 464.68 - 469.31 SQ.FT.  
BALCONY RANGE = 47.36 - 47.68 SQ.FT.  
TOTAL RANGE = 512.04 - 516.99 SQ.FT.

List of unit numbers with this unit plan:

**VIEWS**

Amenity, Sea-water Lagoon

A-317, C-303, A-417, C-403, A-517, C-503, A-616,  
C-603, A-715, C-703

Canal, Park

A-103, A-105

Canal, Park, Sea-view

A-207, A-209, A-307, A-309, A-407, A-409, A-507,  
A-509, A-607, A-609, A-707, A-709

Park

C-105, C-107

Park, Sea-view

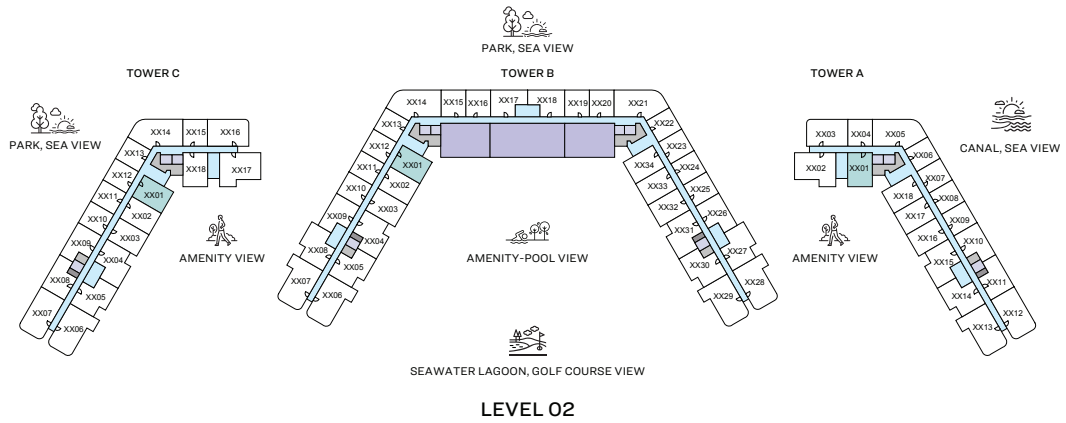
A-204, B-211, B-213, B-215, B-219, B-223, B-225, C-211, C-213, A-304,  
B-311, B-313, B-315, B-319, B-323, B-325, C-311, C-313, A-404, B-411,  
B-413, B-415, B-419, B-423, B-425, C-411, C-413, A-504, B-511, B-513,  
B-515, B-519, B-523, B-525, C-511, C-513, A-604, B-611, B-613, B-615,  
B-619, B-623, B-625, C-610, C-612, A-704, B-711, B-713, B-715, B-719,  
B-723, B-725, C-709, C-711, B-810, B-812, B-814, B-818, B-822, B-824,  
B-909, B-911, B-913, B-917, B-921, B-923

Pool, Sea-water Lagoon

B-333, B-433, B-440, B-533, B-537, B-538, B-540, B-633,  
B-637, B-638, B-640, B-733, B-737, B-738, B-740, B-831, B-835,  
B-836, B-838, B-929, B-933, B-934, B-936

Pool, Sea-water Lagoon, Golf Course

B-303, B-403, B-503, B-603, B-703, B-803, B-903



1  
BEDROOM  
APARTMENT

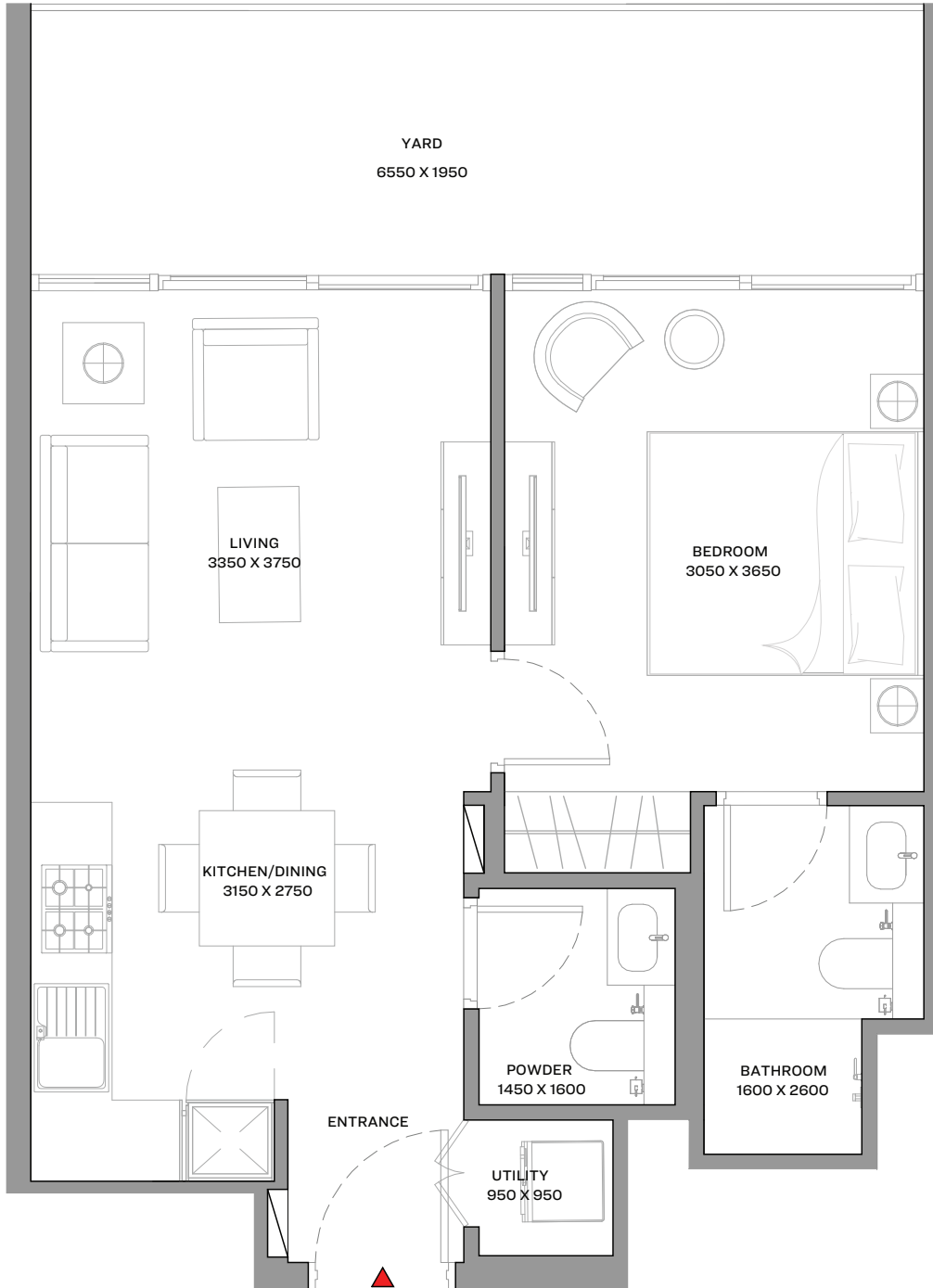
**TYPE B**  
(with powder room + yard)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 502.67 - 505.90 SQ.FT.  
YARD RANGE = 144.88 - 147.04 SQ.FT.  
TOTAL RANGE = 649.60 - 650.79 SQ.FT.

List of unit numbers with this unit plan:

**VIEWS**

- Amenity, Sea-water Lagoon  
A-201, C-201
- Pool , Sea-water Lagoon, Golf Course  
B-201



# 1

BEDROOM  
APARTMENT

## TYPE B

(with powder room + yard)

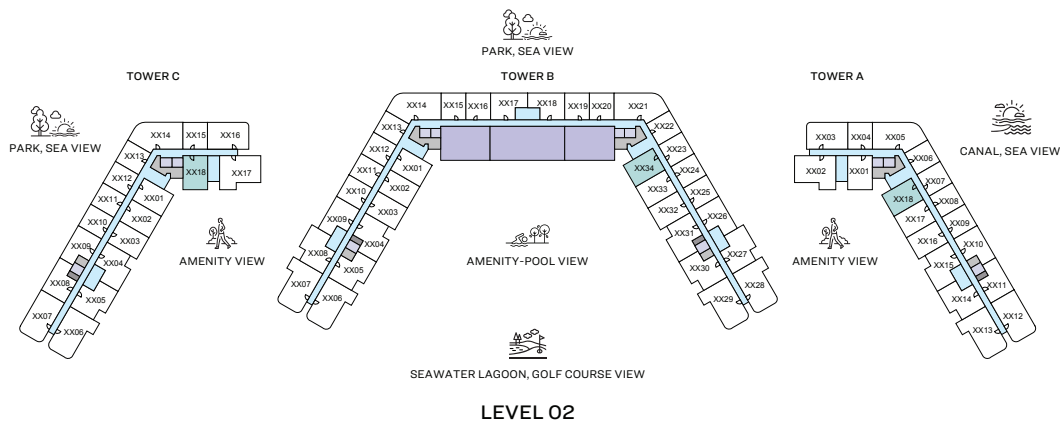
**TOTAL SALEABLE AREA**  
SUITE RANGE = 502.67 - 505.90 SQ.FT.  
YARD RANGE = 144.88 - 147.04 SQ.FT.  
TOTAL RANGE = 649.60 - 650.79 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon  
A-201, C-201

Pool, Sea-water Lagoon, Golf Course  
B-201



1  
BEDROOM  
APARTMENT

TYPE B  
VARIANT 1

(with powder room + yard)

TOTAL SALEABLE AREA

SUITE RANGE = 502.35 - 505.80 SQ.FT.

YARD RANGE = 144.88 -147.04 SQ.FT.

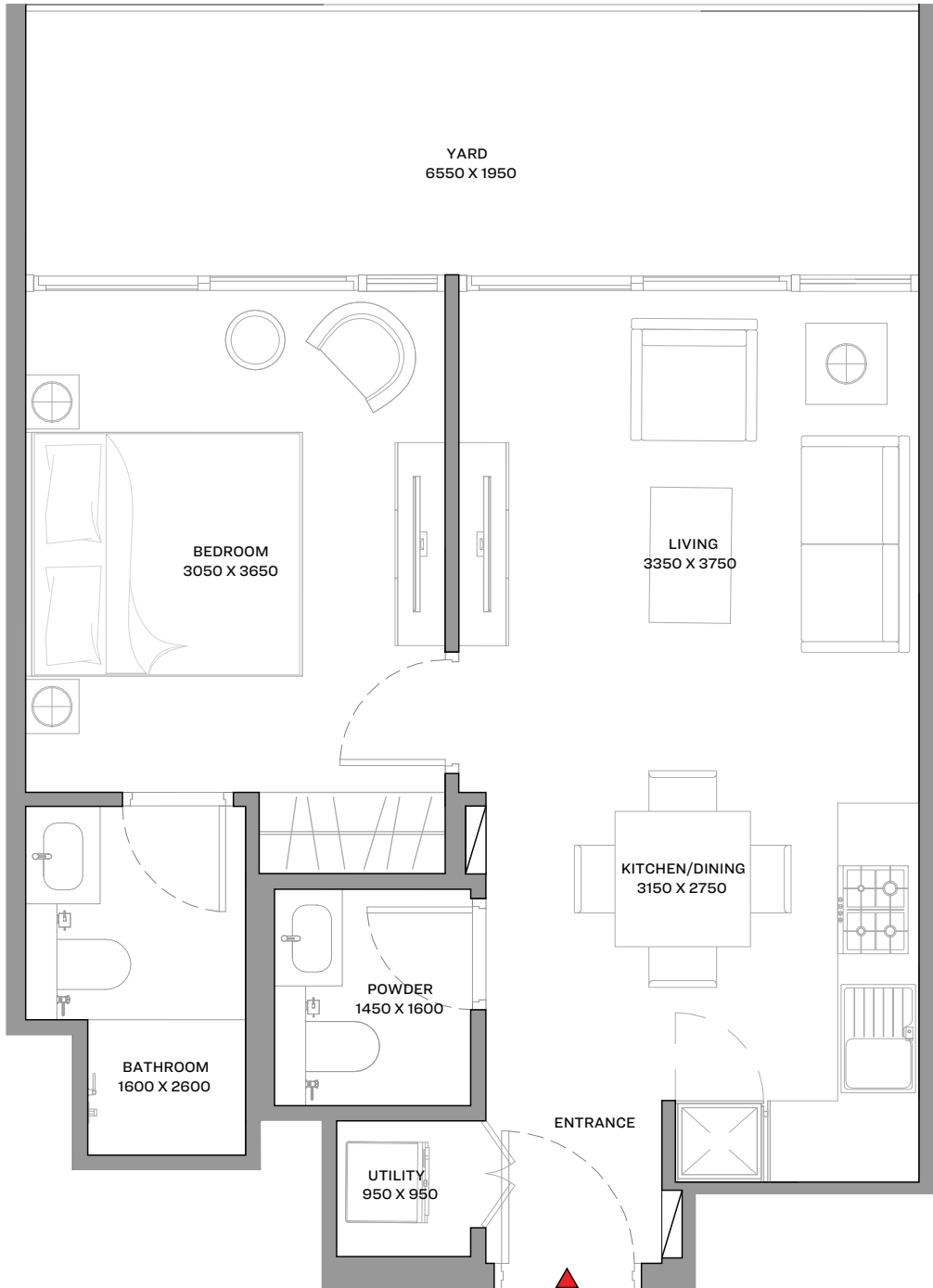
TOTAL RANGE = 649.39 - 650.68 SQ.FT.

List of unit numbers with this unit plan:

IEWS

Amenity, Sea-water Lagoon  
A-218, C-218

Pool , Sea-water Lagoon  
B-234



# 1

BEDROOM  
APARTMENT

## TYPE B VARIANT 1

(with powder room + yard)

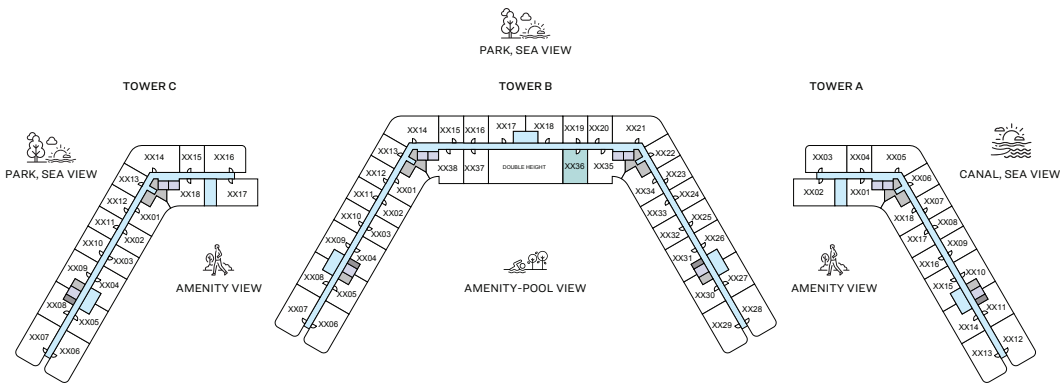
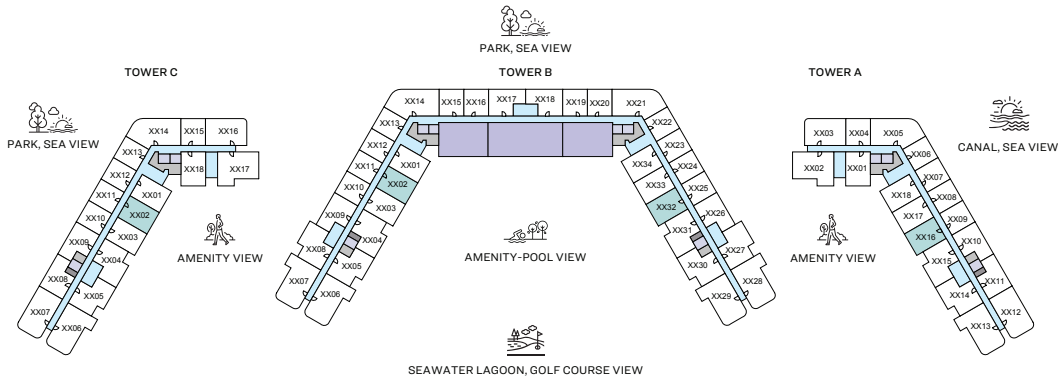
**TOTAL SALEABLE AREA**  
SUITE RANGE = 502.35 - 505.80 SQ.FT.  
YARD RANGE = 144.88 -147.04 SQ.FT.  
TOTAL RANGE = 649.39 - 650.68 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon  
A-218, C-218

Pool, Sea-water Lagoon  
B-234



1  
BEDROOM  
APARTMENT

## TYPE C

(with powder room + yard)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 505.37 - 514.19 SQ.FT.  
 YARD RANGE = 149.40 - 151.23 SQ.FT.  
 TOTAL RANGE = 654.88 - 665.42 SQ.FT.

List of unit numbers with this unit plan:

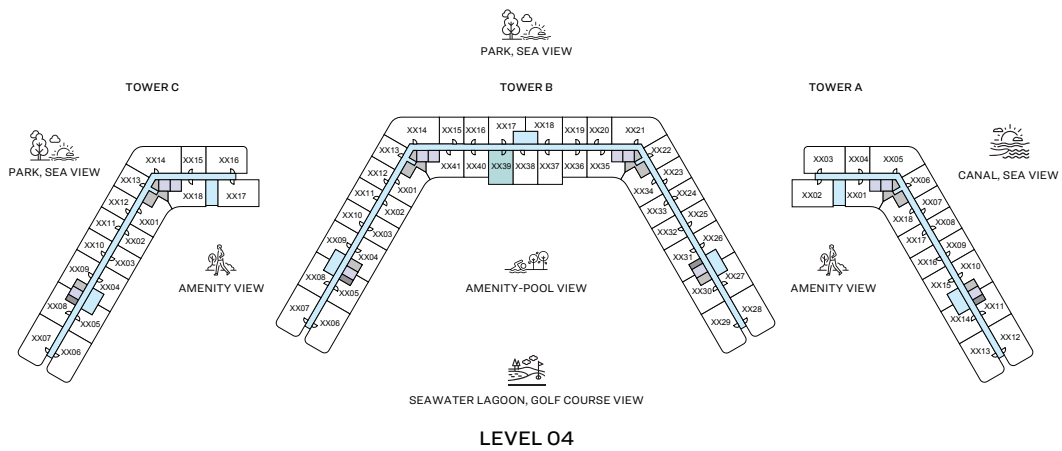
### VIEWS

Amenity, Sea-water Lagoon  
 A-216, C-202  
 Canal, Park  
 A-01, A-03, A-05  
 Park  
 C-02, C-04

Pool, Sea-water Lagoon

B-232, B-336, B-439

Pool, Sea-water Lagoon, Golf Course  
 B-202



# 1

**BEDROOM APARTMENT**

## TYPE C

(with powder room + yard)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 505.37 - 514.19 SQ.FT.  
 YARD RANGE = 149.40 - 151.23 SQ.FT.  
 TOTAL RANGE = 654.88 - 665.42 SQ.FT.

List of unit numbers with this unit plan:

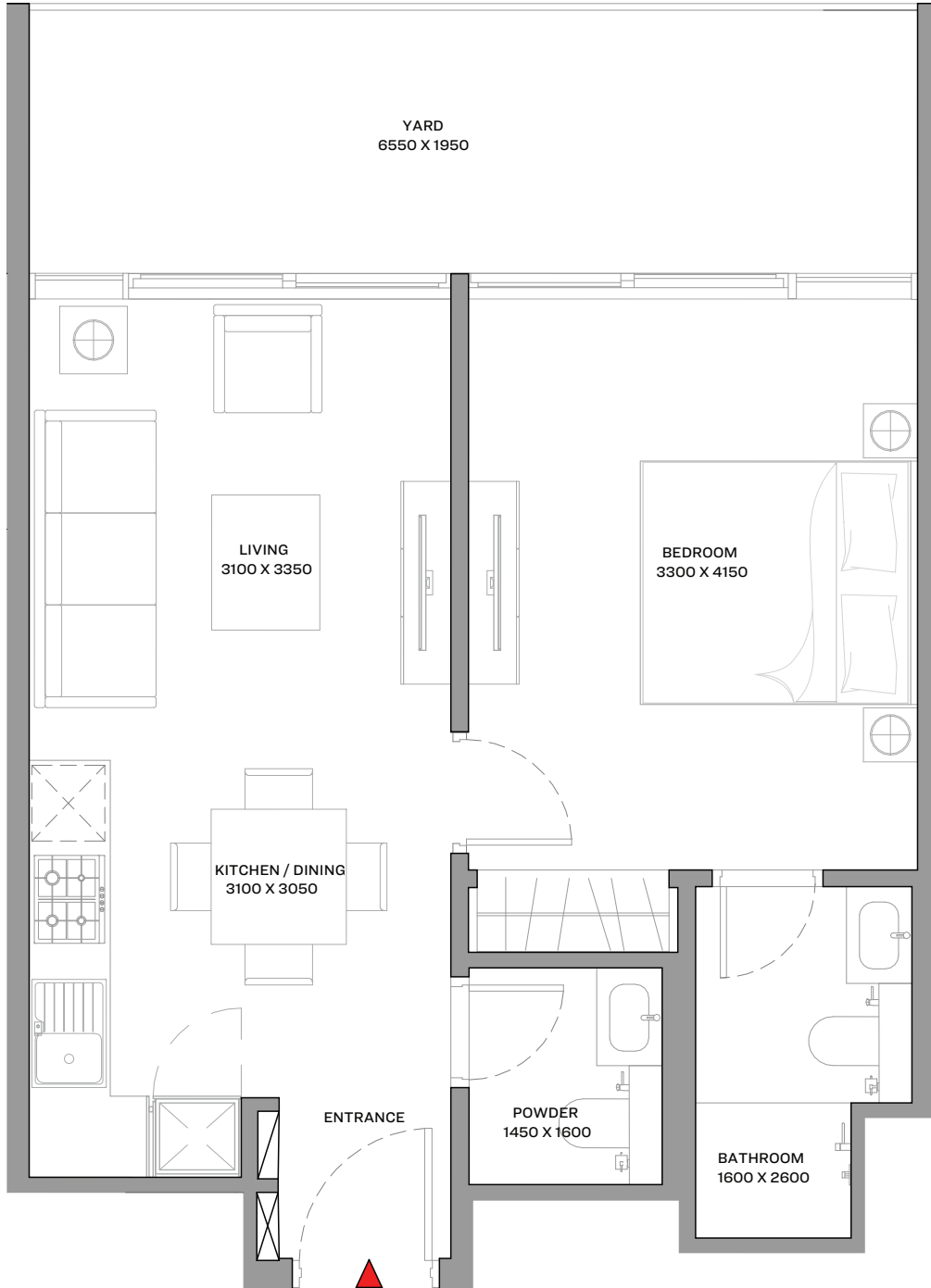
**VIEWS**

- Amenity, Sea-water Lagoon  
A-216, C-202
- Canal, Park  
A-01, A-03, A-05
- Park  
C-02, C-04

- Pool, Sea-water Lagoon  
B-232, B-336, B-439

- Pool, Sea-water Lagoon, Golf Course  
B-202





# 1

BEDROOM APARTMENT

## TYPE C

(with powder room + yard)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 505.37 - 514.19 SQ.FT.  
 YARD RANGE = 149.40 - 151.23 SQ.FT.  
 TOTAL RANGE = 654.88 - 665.42 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

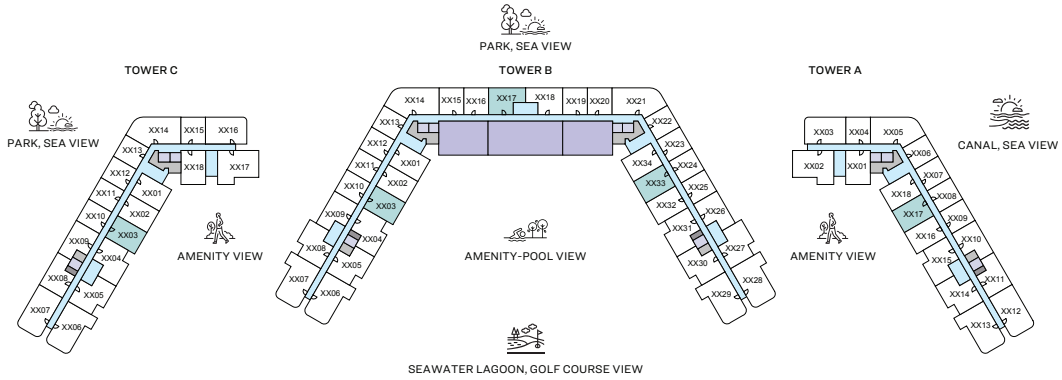
Amenity, Sea-water Lagoon  
 A-216, C-202

Canal, Park  
 A-01, A-03, A-05

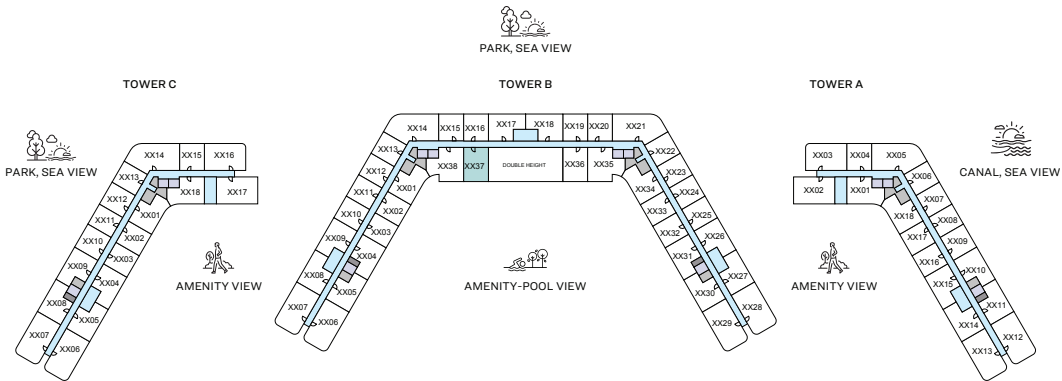
Park  
 C-02, C-04

Pool, Sea-water Lagoon  
 B-232, B-336, B-439

Pool, Sea-water Lagoon, Golf Course  
 B-202



LEVEL 02



LEVEL 03

1  
BEDROOM  
APARTMENT

## TYPE C VARIANT 1

(with powder room + yard)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 505.37 - 515.59 SQ.FT.  
YARD RANGE = 149.51 - 151.23 SQ.FT.  
TOTAL RANGE = 654.88 - 666.82 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

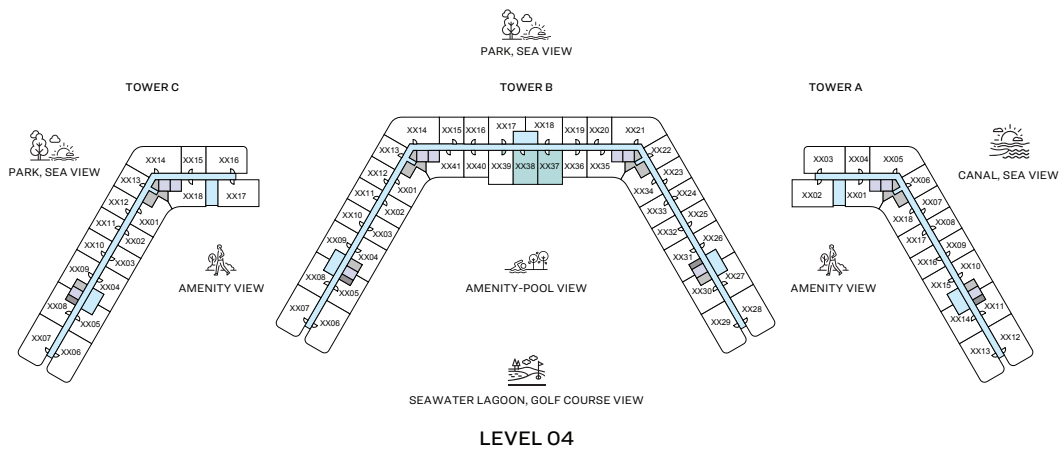
Amenity, Sea-water Lagoon  
A-217, C-203

Canal, Park  
A-02, A-04

Park  
C-01, C-03, C-05

Pool, Sea-water Lagoon  
B-233, B-337, B-437, B-438

Pool, Sea-water Lagoon, Golf Course  
B-203



LEVEL 04

1  
BEDROOM  
APARTMENT

TYPE C  
VARIANT 1  
(with powder room + yard)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 505.37 - 515.59 SQ.FT.  
YARD RANGE = 149.51 - 151.23 SQ.FT.  
TOTAL RANGE = 654.88 - 666.82 SQ.FT.

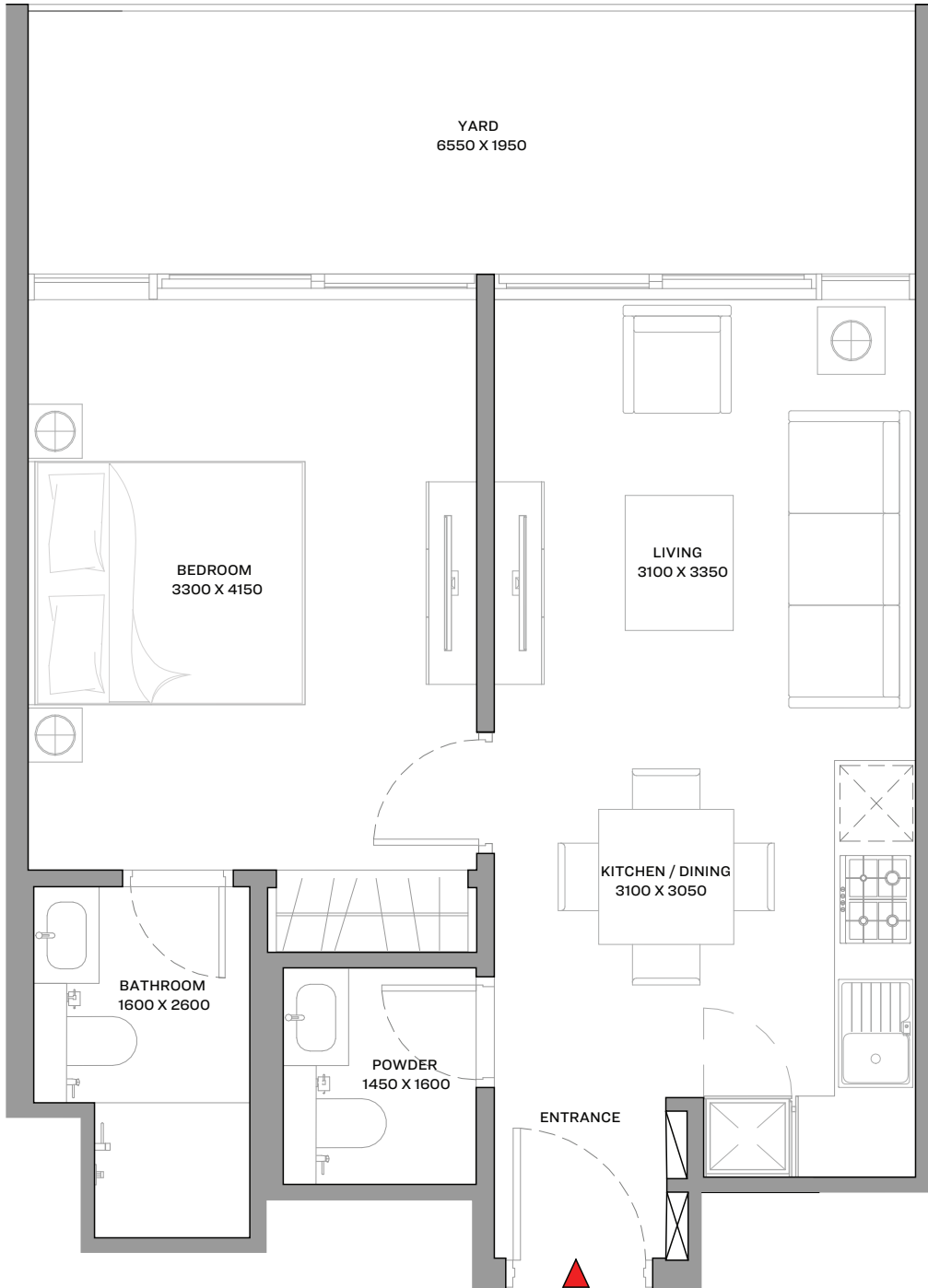
List of unit numbers with this unit plan:

**VIEWS**

- Amenity, Sea-water Lagoon  
A-217, C-203
- Canal, Park  
A-02, A-04
- Park  
C-01, C-03, C-05

- Pool, Sea-water Lagoon  
B-233, B-337, B-437, B-438

- Pool, Sea-water Lagoon, Golf Course  
B-203



1  
BEDROOM  
APARTMENT

**TYPE C  
VARIANT 1**  
(with powder room + yard)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 505.37 - 515.59 SQ.FT.  
YARD RANGE = 149.51 - 151.23 SQ.FT.  
TOTAL RANGE = 654.88 - 666.82 SQ.FT.

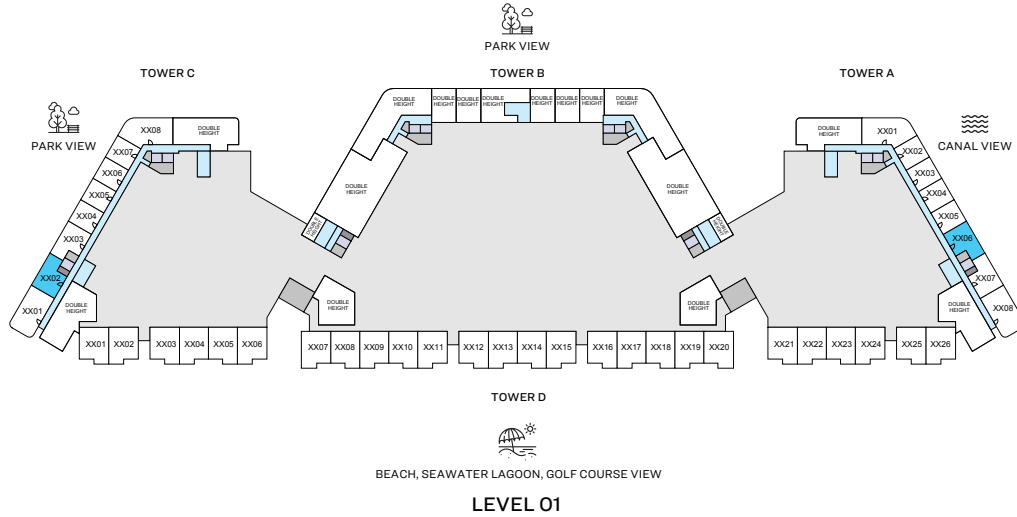
List of unit numbers with this unit plan:

**VIEWS**

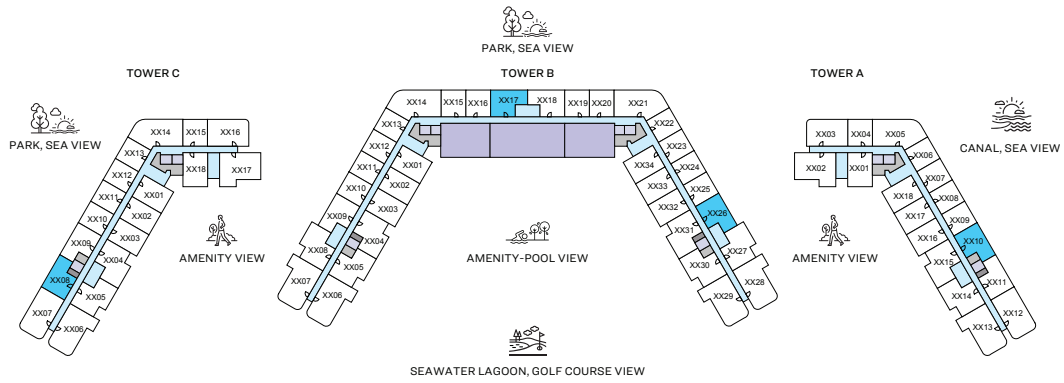
Amenity, Sea-water Lagoon  
A-217, C-203  
  
Canal, Park  
A-02, A-04  
  
Park  
C-01, C-03, C-05

Pool, Sea-water Lagoon  
B-233, B-337, B-437, B-438

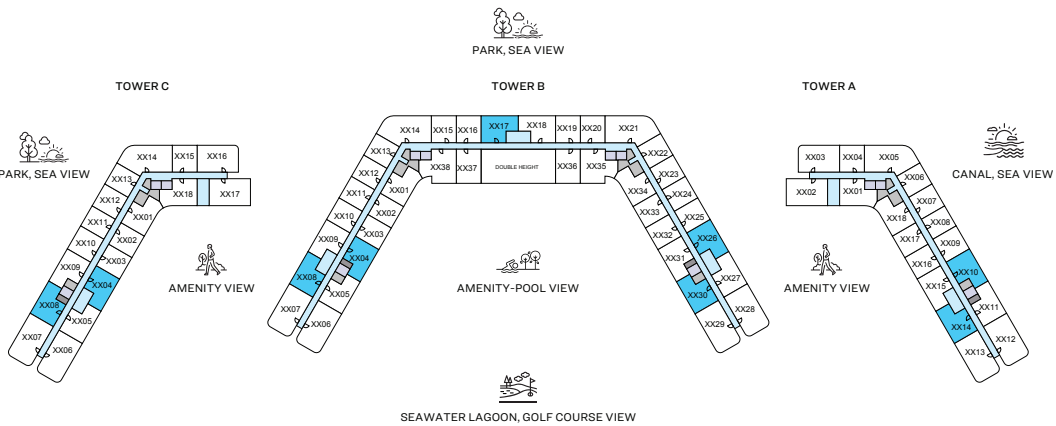
Pool, Sea-water Lagoon, Golf Course  
B-203



LEVEL 01



LEVEL 02



LEVEL 03

List of unit numbers with this unit plan:

**VIEWS**

Amenity  
B-308, B-408, B-508, B-608, B-708

Amenity, Sea-water Lagoon  
A-314, A-414, A-514, A-613

Amenity, Sea-water Lagoon, Golf Course  
C-304, C-404, C-504, C-604, C-704

Canal, Park  
A-106

Canal, Park, Sea-view  
A-210, A-310, A-410, A-510, A-610, A-710

Park  
C-102

Park, Sea-view  
B-217, B-226, C-208, B-317, B-326, C-308, B-417, B-426, C-408, B-517, B-526, C-508, B-617, B-626, C-607, B-717, B-726, B-807, B-816, B-825, B-915, B-924

Pool, Sea-water Lagoon  
B-330, B-430, B-530, B-630, B-730, B-828

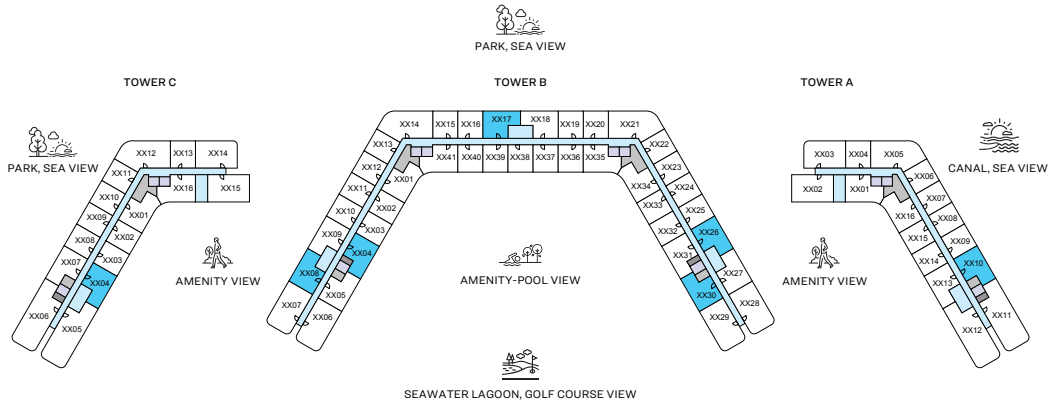
Pool, Sea-water Lagoon, Golf Course  
B-304, B-404, B-504, B-604, B-704, B-804, B-904

2  
BEDROOM  
APARTMENT

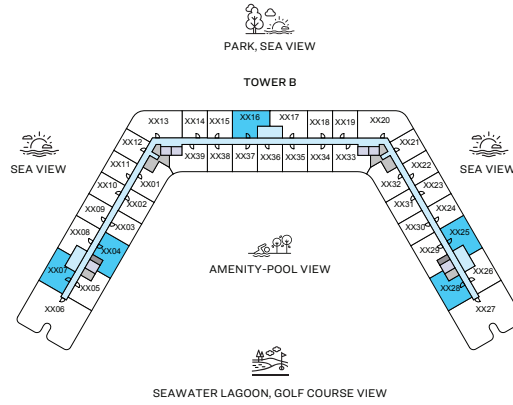
**TYPE A**  
(with balcony)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 605.36 - 607.19 SQ.FT.  
BALCONY RANGE = 45.85 - 47.25 SQ.FT.  
TOTAL RANGE = 652.62 - 654.45 SQ.FT.

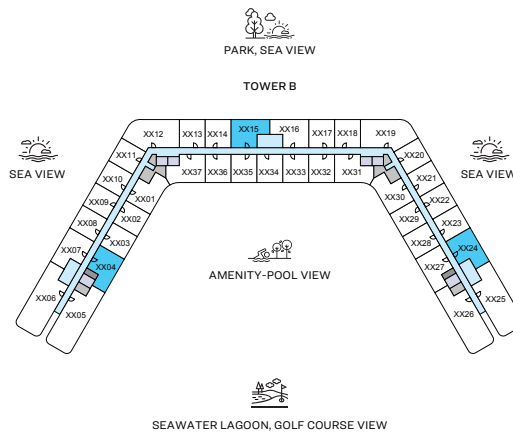




LEVEL 07



LEVEL 08



LEVEL 09

List of unit numbers with this unit plan:

**VIEWS**

Amenity  
B-308, B-408, B-508, B-608, B-708

Amenity, Sea-water Lagoon  
A-314, A-414, A-514, A-613

Amenity, Sea-water Lagoon, Golf Course  
C-304, C-404, C-504, C-604, C-704

Canal, Park  
A-106

Canal, Park, Sea-view  
A-210, A-310, A-410, A-510, A-610, A-710

Park  
C-102

Park, Sea-view  
B-217, B-226, C-208, B-317, B-326, C-308, B-417, B-426, C-408, B-517, B-526, C-508, B-617, B-626, C-607, B-717, B-726, B-807, B-816, B-825, B-915, B-924

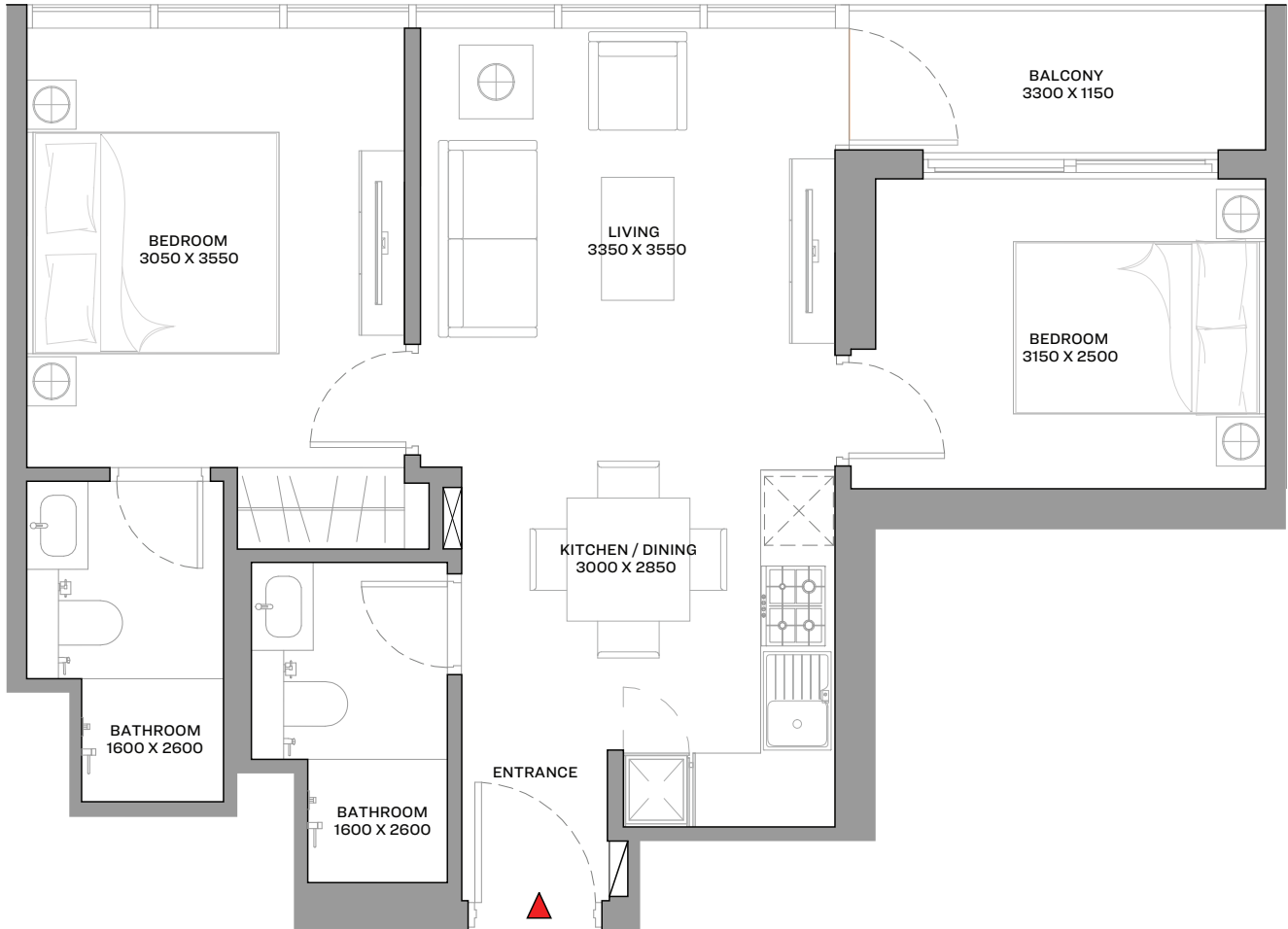
Pool, Sea-water Lagoon  
B-330, B-430, B-530, B-630, B-730, B-828

Pool, Sea-water Lagoon, Golf Course  
B-304, B-404, B-504, B-604, B-704, B-804, B-904

**2**  
BEDROOM  
APARTMENT

**TYPE A**  
(with balcony)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 605.36 - 607.19 SQ.FT.  
BALCONY RANGE = 45.85 - 47.25 SQ.FT.  
TOTAL RANGE = 652.62 - 654.45 SQ.FT.



# 2

BEDROOM  
APARTMENT

## TYPE A

(with balcony)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 605.36 - 607.19 SQ.FT.  
 BALCONY RANGE = 45.85 - 47.25 SQ.FT.  
 TOTAL RANGE = 652.62 - 654.45 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity  
 B-308, B-408, B-508, B-608, B-708

Amenity, Sea-water Lagoon  
 A-314, A-414, A-514, A-613

Amenity, Sea-water Lagoon, Golf Course  
 C-304, C-404, C-504, C-604, C-704

Canal, Park  
 A-106

Canal, Park, Sea-view  
 A-210, A-310, A-410, A-510, A-610, A-710

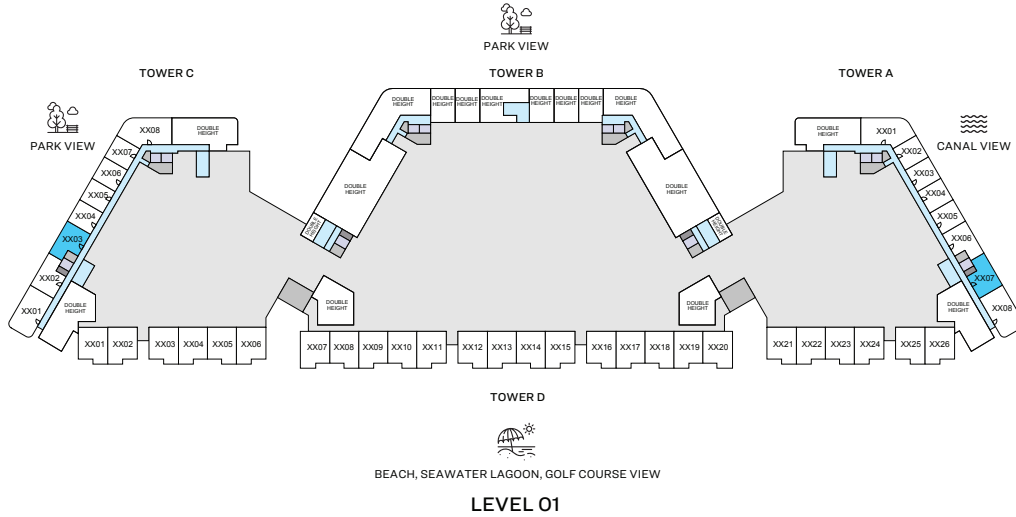
Park  
 C-102

Park, Sea-view  
 B-217, B-226, C-208, B-317, B-326, C-308, B-417, B-426,  
 C-408, B-517, B-526, C-508, B-617, B-626, C-607, B-717,  
 B-726, B-807, B-816, B-825, B-915, B-924

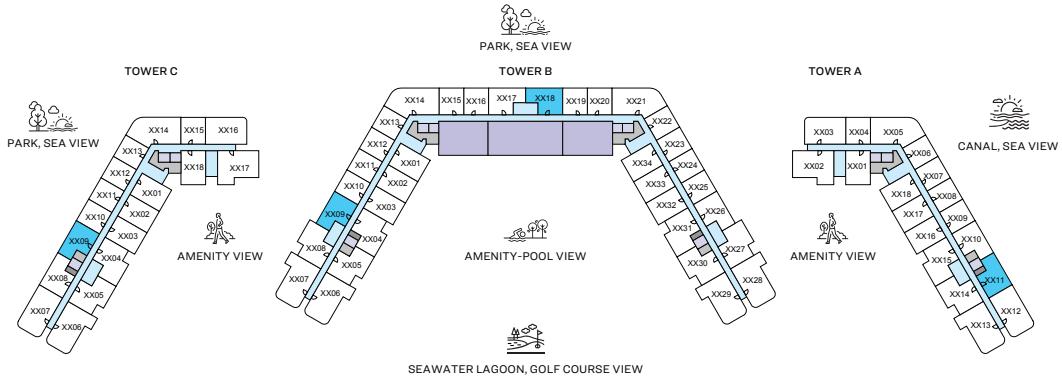
Pool, Sea-water Lagoon  
 B-330, B-430, B-530, B-630, B-730, B-828

Pool, Sea-water Lagoon, Golf Course  
 B-304, B-404, B-504, B-604, B-704, B-804, B-904

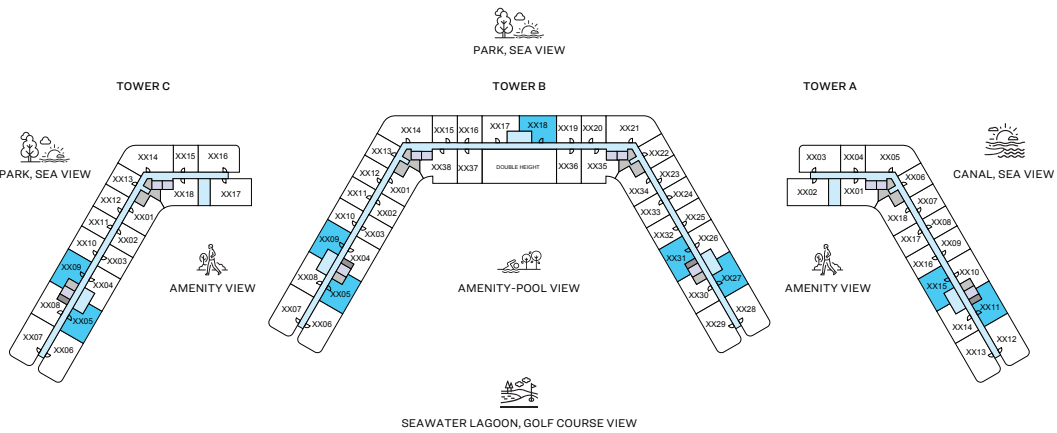




LEVEL 01



LEVEL 02



LEVEL 03

List of unit numbers with this unit plan:

**VIEWS**

Amenity  
B-327, B-427, B-527, B-627, B-727

Amenity, Sea-View  
B-826, B-907

Amenity, Sea-water Lagoon  
A-315, A-415, A-515, A-614, A-713

Amenity, Sea-water Lagoon, Golf Course  
C-305, C-405, C-505, C-605

Canal, Park  
A-107

Canal, Park, Sea-view  
A-211, A-311, A-411, A-511, A-611

Park  
C-103

Park, Sea-view  
B-209, B-218, C-209, B-309, B-318, C-309, B-409, B-418, C-409, B-509, B-518, C-509, B-609, B-618, C-608, B-709, B-718, C-707, B-808, B-817, B-916

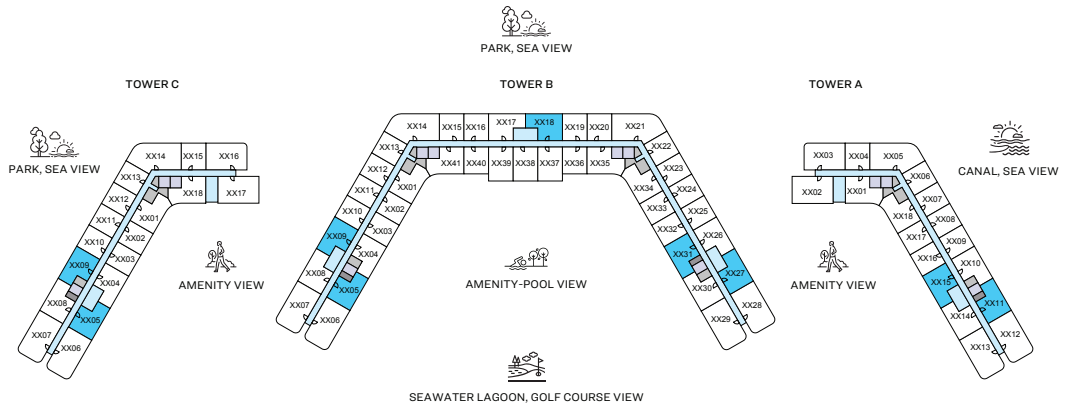
Pool, Sea-water Lagoon  
B-331, B-431, B-531, B-631, B-731, B-829, B-927

Pool, Sea-water Lagoon, Golf Course  
B-305, B-405, B-505, B-605, B-705, B-805

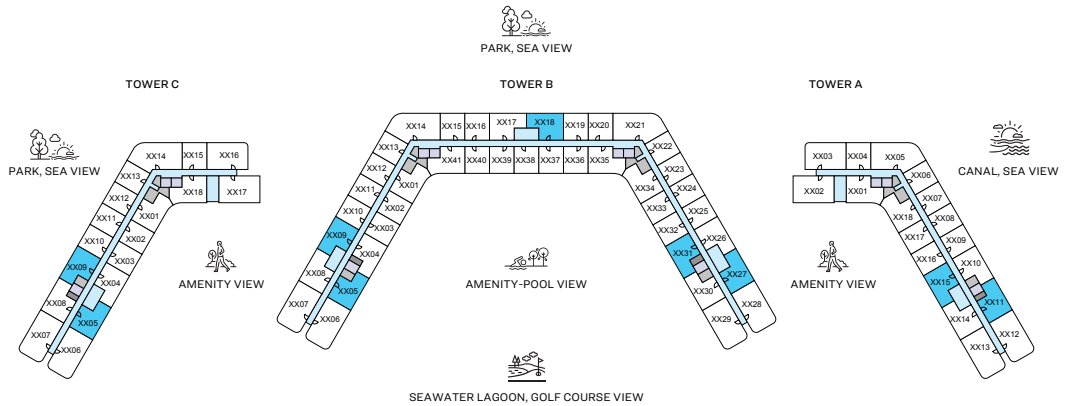
2  
BEDROOM  
APARTMENT

**TYPE A  
VARIANT 1**  
(with balcony)

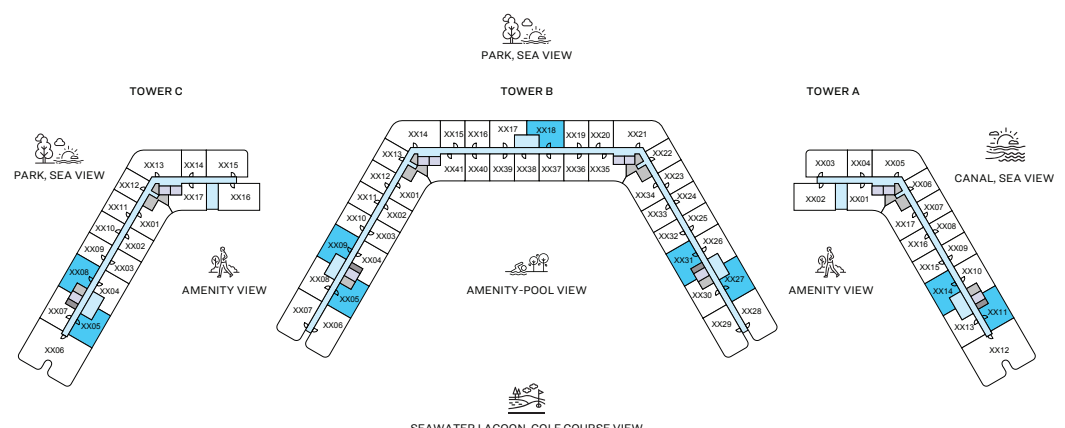
**TOTAL SALEABLE AREA**  
SUITE RANGE = 606.55 - 607.19 SQ.FT.  
BALCONY RANGE = 45.85 - 47.25 SQ.FT.  
TOTAL RANGE = 652.94 - 654.45 SQ.FT.



LEVEL 04



LEVEL 05



LEVEL 06

List of unit numbers with this unit plan:

**VIEWS**

Amenity  
B-327, B-427, B-527, B-627, B-727

Amenity, Sea-View  
B-826, B-907

Amenity, Sea-water Lagoon  
A-315, A-415, A-515, A-614, A-713

Amenity, Sea-water Lagoon, Golf Course  
C-305, C-405, C-505, C-605

Canal, Park  
A-107

Canal, Park, Sea-view  
A-211, A-311, A-411, A-511, A-611

Park  
C-103

Park, Sea-view  
B-209, B-218, C-209, B-309, B-318, C-309, B-409, B-418, C-409, B-509, B-518, C-509, B-609, B-618, C-608, B-709, B-718, C-707, B-808, B-817, B-916

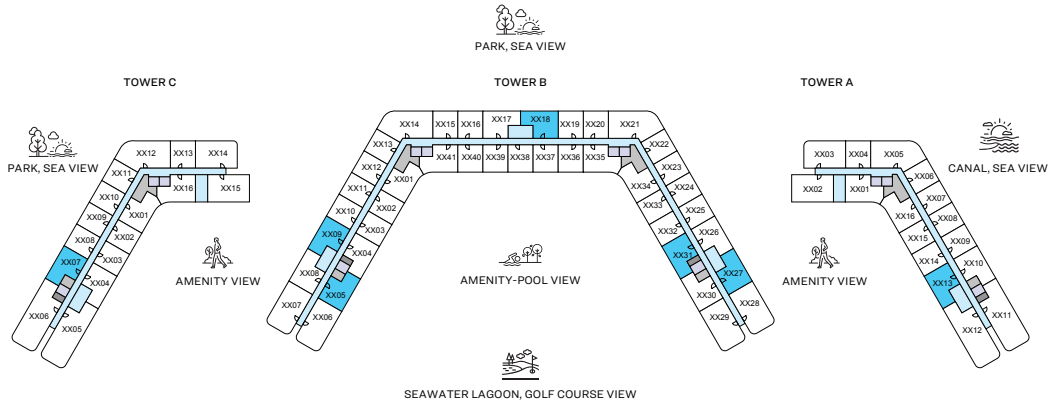
Pool, Sea-water Lagoon  
B-331, B-431, B-531, B-631, B-731, B-829, B-927

Pool, Sea-water Lagoon, Golf Course  
B-305, B-405, B-505, B-605, B-705, B-805

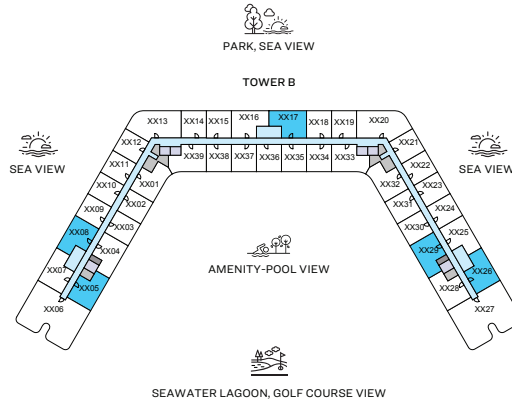
2  
BEDROOM  
APARTMENT

**TYPE A  
VARIANT 1**  
(with balcony)

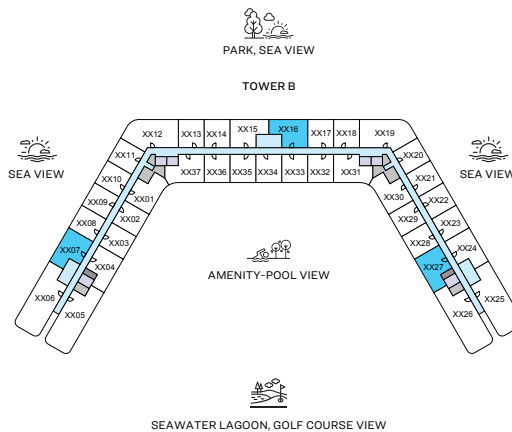
**TOTAL SALEABLE AREA**  
SUITE RANGE = 606.55 - 607.19 SQ.FT.  
BALCONY RANGE = 45.85 - 47.25 SQ.FT.  
TOTAL RANGE = 652.94 - 654.45 SQ.FT.



LEVEL 07



LEVEL 08



LEVEL 09

List of unit numbers with this unit plan:

**VIEWS**

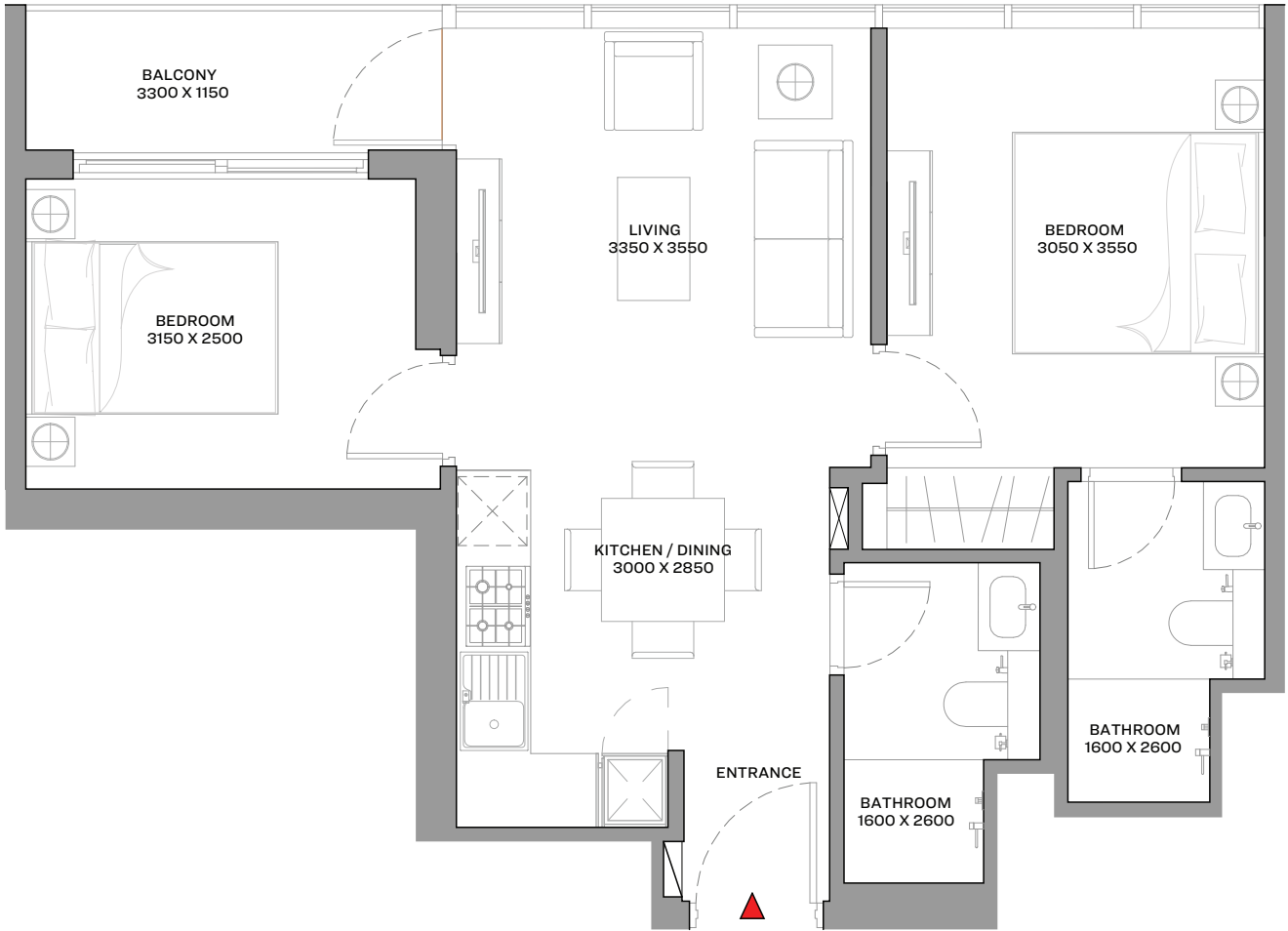
- Amenity  
B-327, B-427, B-527, B-627, B-727
- Amenity, Sea-View  
B-826, B-907
- Amenity, Sea-water Lagoon  
A-315, A-415, A-515, A-614, A-713
- Amenity, Sea-water Lagoon, Golf Course  
C-305, C-405, C-505, C-605
- Canal, Park  
A-107

- Canal, Park, Sea-view  
A-211, A-311, A-411, A-511, A-611
- Park  
C-103
- Park, Sea-view  
B-209, B-218, C-209, B-309, B-318, C-309, B-409, B-418, C-409, B-509, B-518, C-509, B-609, B-618, C-608, B-709, B-718, C-707, B-808, B-817, B-916
- Pool, Sea-water Lagoon  
B-331, B-431, B-531, B-631, B-731, B-829, B-927
- Pool, Sea-water Lagoon, Golf Course  
B-305, B-405, B-505, B-605, B-705, B-805

**2**  
BEDROOM  
APARTMENT

**TYPE A**  
**VARIANT 1**  
(with balcony)

**TOTAL SALEABLE AREA**  
SUITE RANGE = 606.55 - 607.19 SQ.FT.  
BALCONY RANGE = 45.85 - 47.25 SQ.FT.  
TOTAL RANGE = 652.94 - 654.45 SQ.FT.



# 2

BEDROOM  
APARTMENT

## TYPE A VARIANT 1 (with balcony)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 606.55 - 607.19 SQ.FT.  
 BALCONY RANGE = 45.85 - 47.25 SQ.FT.  
 TOTAL RANGE = 652.94 - 654.45 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity  
 B-327, B-427, B-527, B-627, B-727

Amenity, Sea-View  
 B-826, B-907

Amenity, Sea-water Lagoon  
 A-315, A-415, A-515, A-614, A-713

Amenity, Sea-water Lagoon, Golf Course  
 C-305, C-405, C-505, C-605

Canal, Park  
 A-107

Canal, Park, Sea-view  
 A-211, A-311, A-411, A-511, A-611

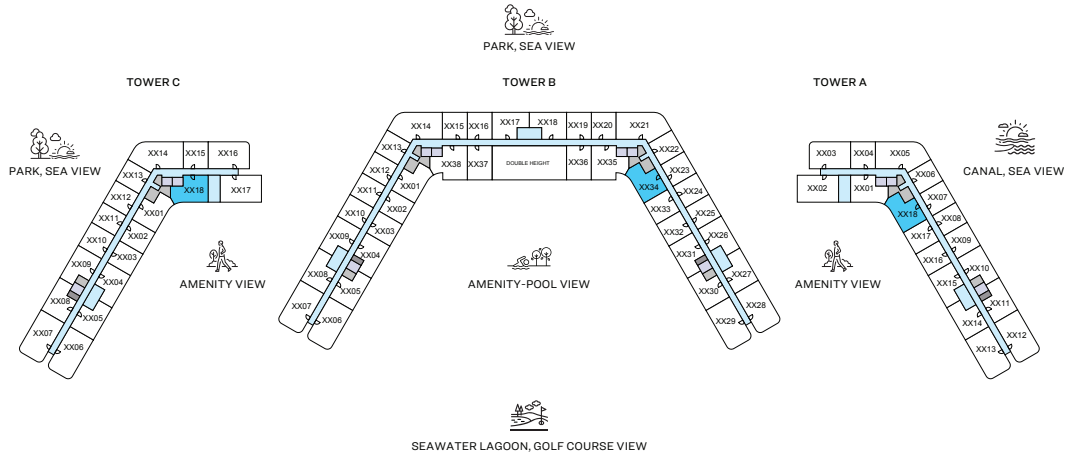
Park  
 C-103

Park, Sea-view

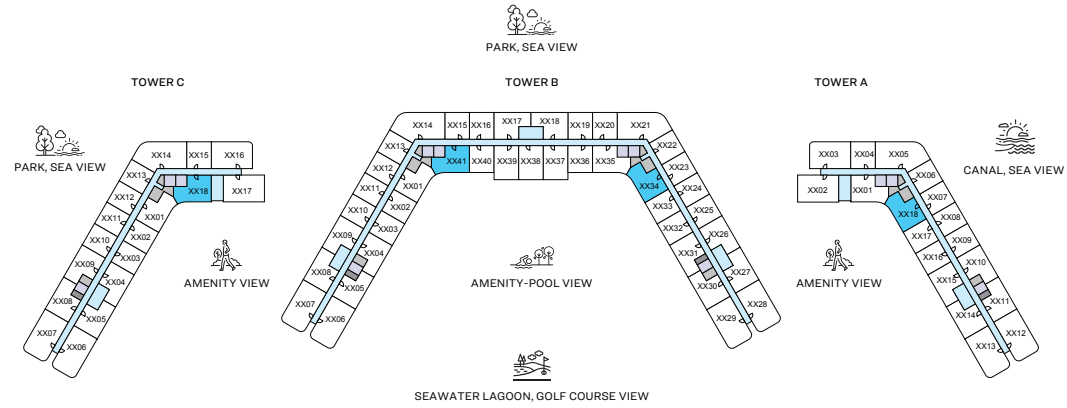
B-209, B-218, C-209, B-309, B-318, C-309, B-409, B-418, C-409, B-509, B-518, C-509, B-609, B-618, C-608, B-709, B-718, C-707, B-808, B-817, B-916

Pool, Sea-water Lagoon  
 B-331, B-431, B-531, B-631, B-731, B-829, B-927

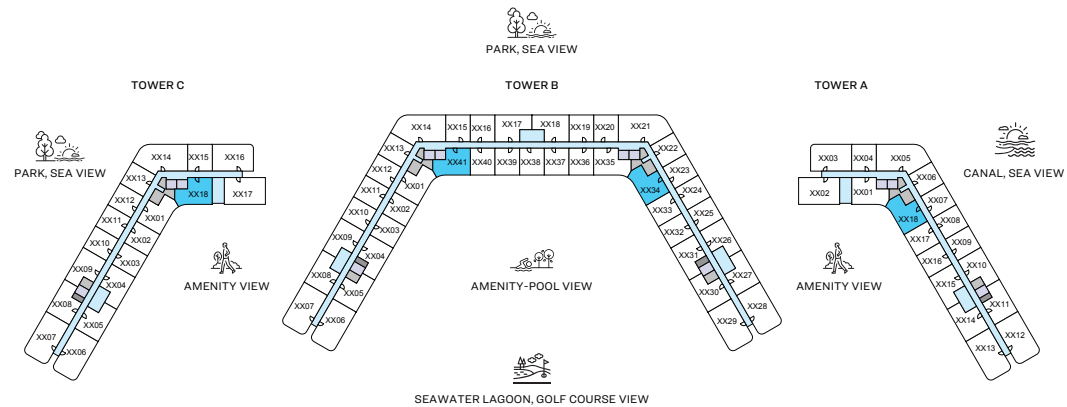
Pool, Sea-water Lagoon, Golf Course  
 B-305, B-405, B-505, B-605, B-705, B-805



LEVEL 03



LEVEL 04



LEVEL 05

2  
BEDROOM  
APARTMENT

TYPE B  
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 623.45 - 632.27 SQ.FT.

BALCONY RANGE = 49.30 - 50.05 SQ.FT.

TOTAL RANGE = 673.17 - 682.00 SQ.FT.

List of unit numbers with this unit plan:

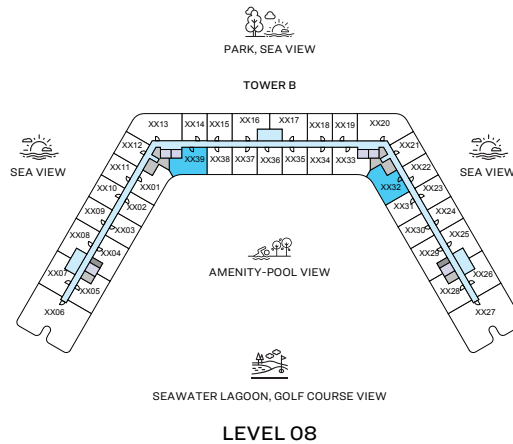
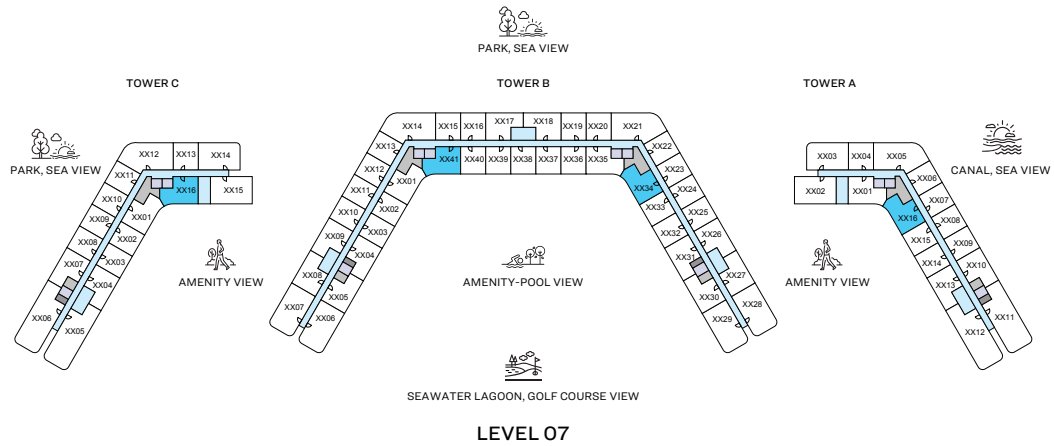
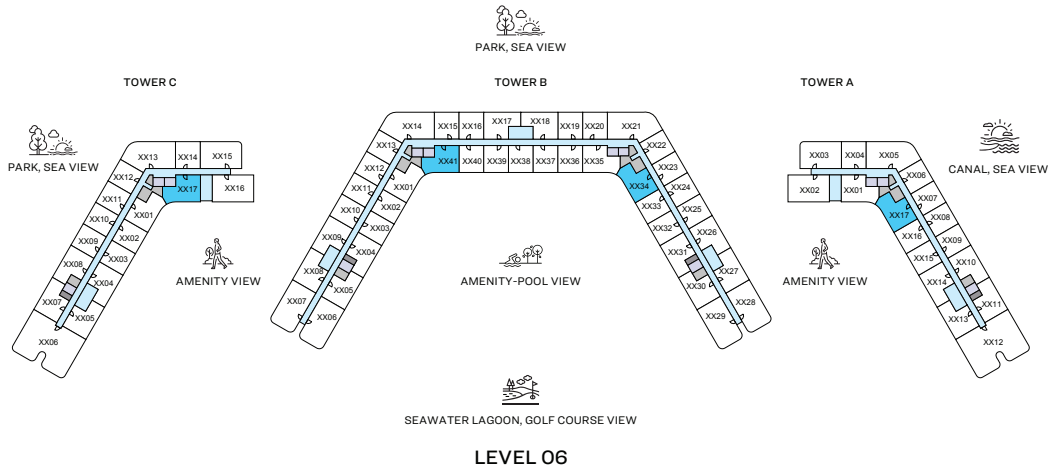
IEWS

Amenity, Sea-water Lagoon

A-318, C-318, A-418, C-418, A-518, C-518, A-617, C-617, A-716, C-716

Pool, Sea-water Lagoon

B-334, B-434, B-441, B-534, B-541, B-634, B-641, B-734, B-741, B-832, B-839, B-930, B-937



# 2

BEDROOM APARTMENT

## TYPE B

(with balcony)

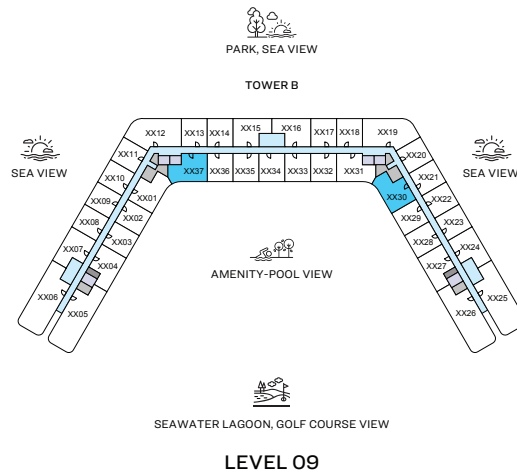
**TOTAL SALEABLE AREA**  
 SUITE RANGE = 623.45 - 632.27 SQ.FT.  
 BALCONY RANGE = 49.30 - 50.05 SQ.FT.  
 TOTAL RANGE = 673.17 - 682.00 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon  
 A-318, C-318, A-418, C-418, A-518, C-518, A-617, C-617, A-716, C-716

Pool, Sea-water Lagoon  
 B-334, B-434, B-441, B-534, B-541, B-634, B-641, B-734,  
 B-741, B-832, B-839, B-930, B-937



# 2

BEDROOM  
APARTMENT

## TYPE B

(with balcony)

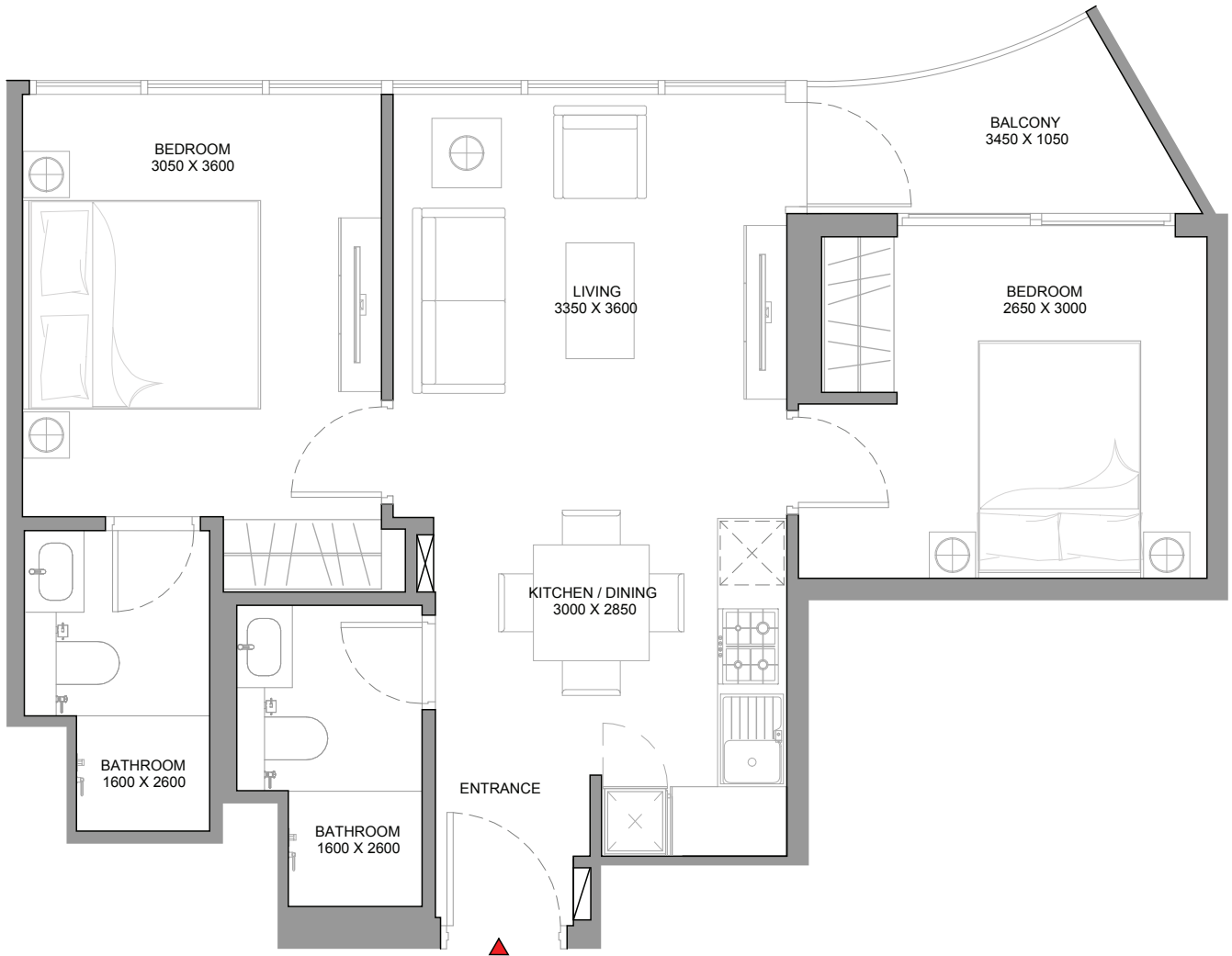
**TOTAL SALEABLE AREA**  
 SUITE RANGE = 623.45 - 632.27 SQ.FT.  
 BALCONY RANGE = 49.30 - 50.05 SQ.FT.  
 TOTAL RANGE = 673.17 - 682.00 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon  
 A-318, C-318, A-418, C-418, A-518, C-518, A-617, C-617, A-716, C-716

Pool, Sea-water Lagoon  
 B-334, B-434, B-441, B-534, B-541, B-634, B-641, B-734,  
 B-741, B-832, B-839, B-930, B-937



# 2

BEDROOM  
APARTMENT

## TYPE B

(with balcony)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 623.45 - 632.27 SQ.FT.  
 BALCONY RANGE = 49.30 - 50.05 SQ.FT.  
 TOTAL RANGE = 673.17 - 682.00 SQ.FT.

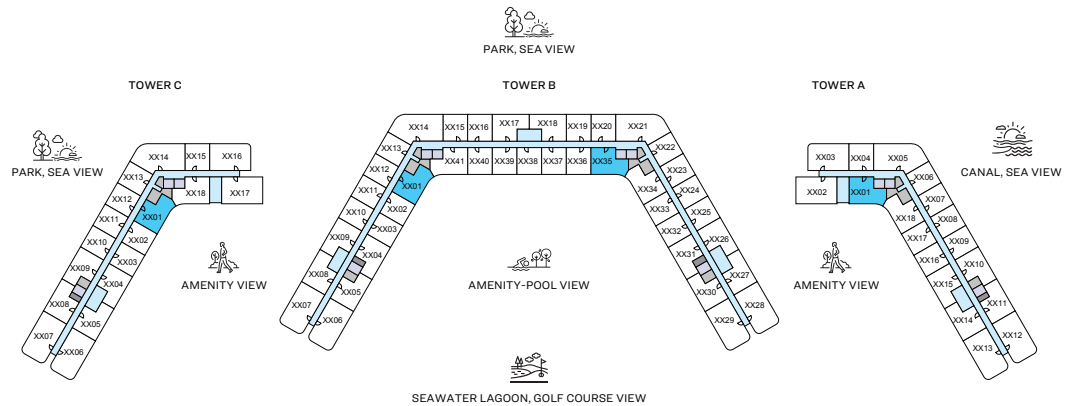
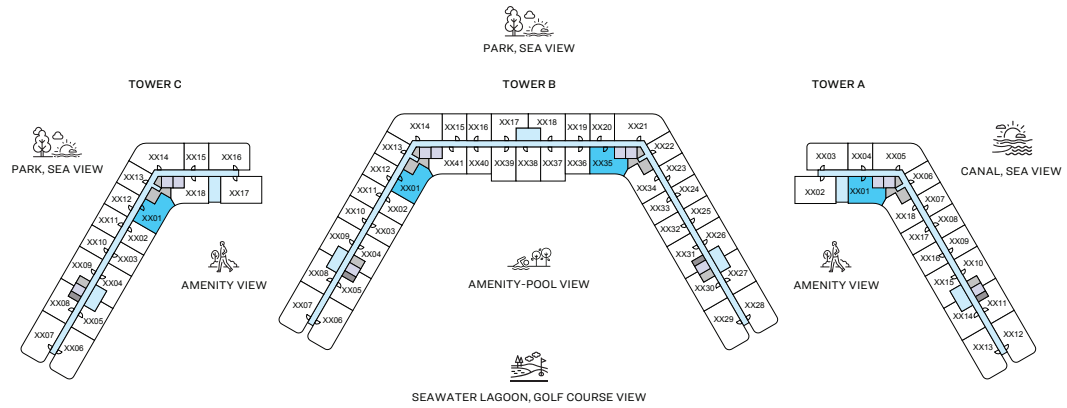
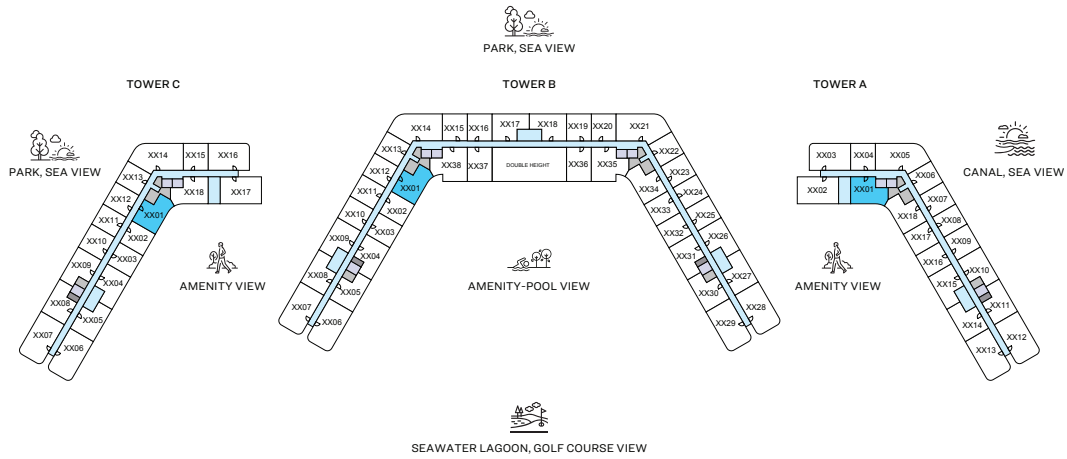
List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon  
 A-318, C-318, A-418, C-418, A-518, C-518, A-617, C-617, A-716, C-716

Pool, Sea-water Lagoon  
 B-334, B-434, B-441, B-534, B-541, B-634, B-641, B-734,  
 B-741, B-832, B-839, B-930, B-937





# 2

BEDROOM APARTMENT

## TYPE B VARIANT 1

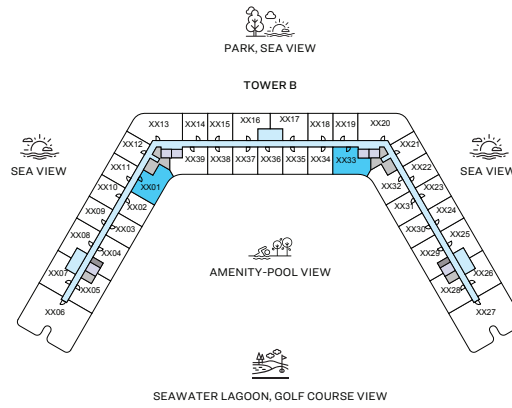
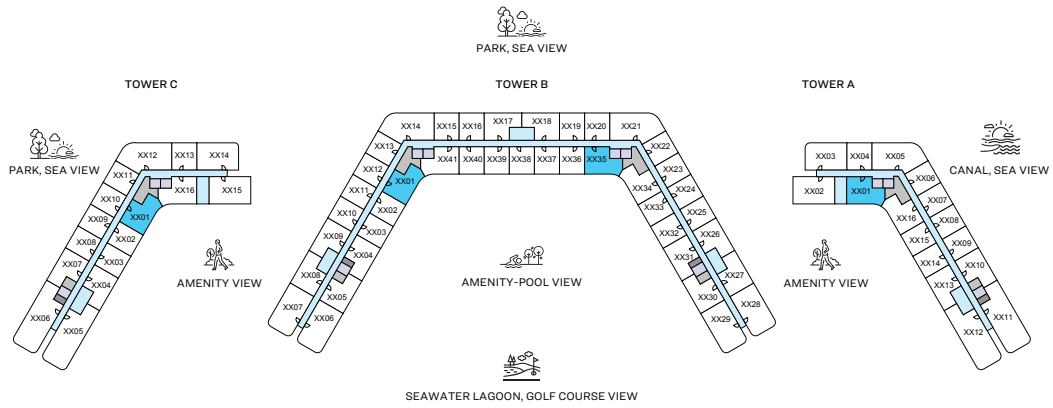
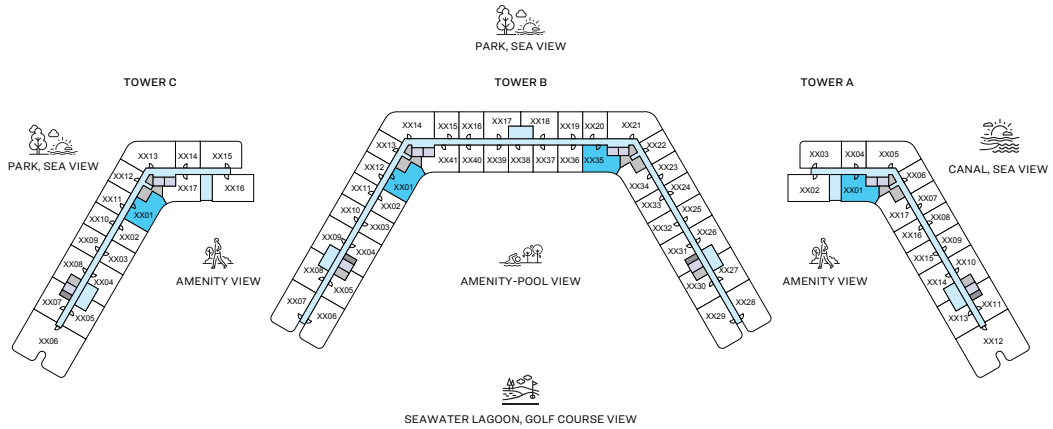
(with balcony)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 623.55 - 632.16 SQ.FT.  
 BALCONY RANGE = 48.76 - 49.73 SQ.FT.  
 TOTAL RANGE = 673.28 - 681.89 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

- Amenity, Sea-water Lagoon  
A-301, C-301, A-401, C-401, A-501, C-501, A-601, C-601, A-701, C-701
- Pool, Sea-water Lagoon  
B-435, B-535, B-635, B-735, B-833, B-931
- Pool, Sea-water Lagoon, Golf Course  
B-301, B-401, B-501, B-601, B-701, B-801, B-901



# 2

BEDROOM  
APARTMENT

## TYPE B VARIANT 1

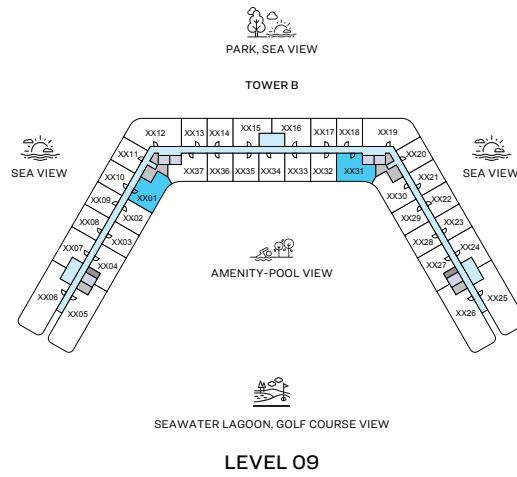
(with balcony)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 623.55 - 632.16 SQ.FT.  
 BALCONY RANGE = 48.76 - 49.73 SQ.FT.  
 TOTAL RANGE = 673.28 - 681.89 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

- Amenity, Sea-water Lagoon  
A-301, C-301, A-401, C-401, A-501, C-501, A-601, C-601, A-701, C-701
- Pool, Sea-water Lagoon  
B-435, B-535, B-635, B-735, B-833, B-931
- Pool, Sea-water Lagoon, Golf Course  
B-301, B-401, B-501, B-601, B-701, B-801, B-901



# 2

BEDROOM  
APARTMENT

## TYPE B VARIANT 1

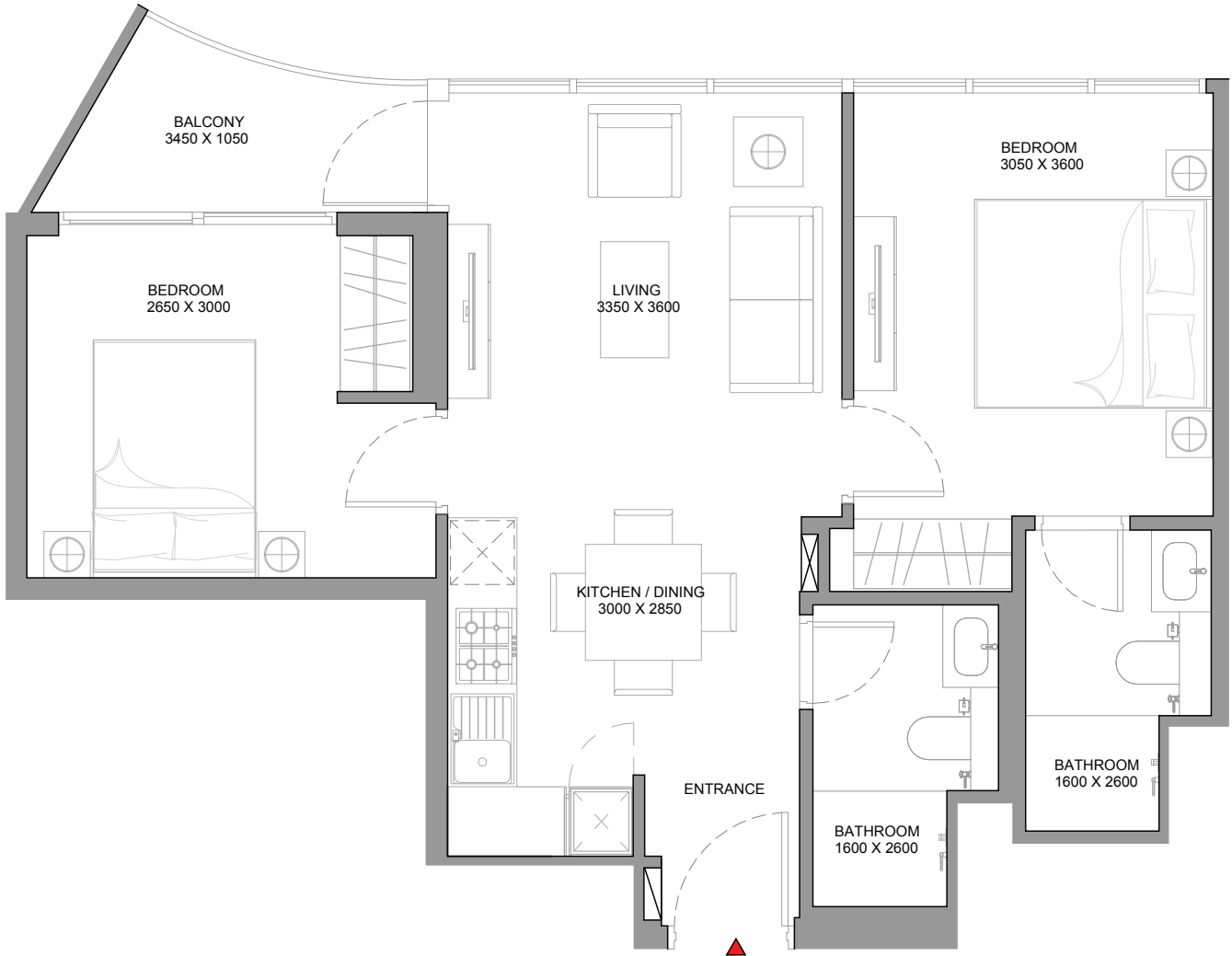
(with balcony)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 623.55 - 632.16 SQ.FT.  
 BALCONY RANGE = 48.76 - 49.73 SQ.FT.  
 TOTAL RANGE = 673.28 - 681.89 SQ.FT.

List of unit numbers with this unit plan:

### VIEWS

- Amenity, Sea-water Lagoon  
A-301, C-301, A-401, C-401, A-501, C-501, A-601, C-601, A-701, C-701
- Pool, Sea-water Lagoon  
B-435, B-535, B-635, B-735, B-833, B-931
- Pool, Sea-water Lagoon, Golf Course  
B-301, B-401, B-501, B-601, B-701, B-801, B-901



# 2

BEDROOM  
APARTMENT

## TYPE B VARIANT 1

(with balcony)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 623.55 - 632.16 SQ.FT.  
 BALCONY RANGE = 48.76 - 49.73 SQ.FT.  
 TOTAL RANGE = 673.28 - 681.89 SQ.FT.

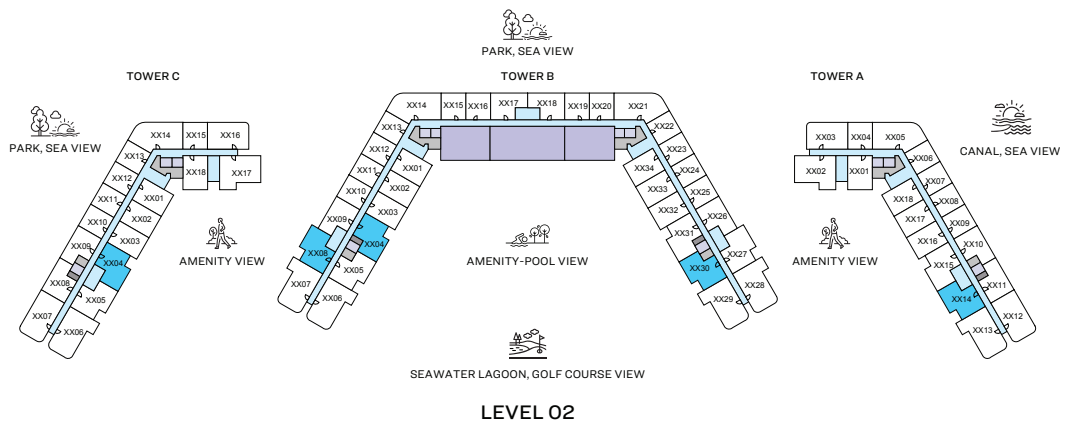
List of unit numbers with this unit plan:

### VIEWS

Amenity, Sea-water Lagoon  
 A-301, C-301, A-401, C-401, A-501, C-501, A-601, C-601, A-701, C-701

Pool, Sea-water Lagoon  
 B-435, B-535, B-635, B-735, B-833, B-931

Pool, Sea-water Lagoon, Golf Course  
 B-301, B-401, B-501, B-601, B-701, B-801, B-901



# 2

BEDROOM  
APARTMENT

## TYPE C

(with yard)

**TOTAL SALEABLE AREA**  
 SUITE RANGE = 652.51 - 653.26 SQ.FT.  
 YARD RANGE = 152.63 - 154.03 SQ.FT.  
 TOTAL RANGE = 805.89 - 807.08 SQ.FT.

List of unit numbers with this unit plan:

**VIEWS**

- |                                                 |                                              |
|-------------------------------------------------|----------------------------------------------|
| Amenity<br>B-208                                | Pool, Sea-water Lagoon<br>B-230              |
| Amenity, Sea-water Lagoon<br>A-214              | Pool, Sea-water Lagoon, Golf Course<br>B-204 |
| Amenity, Sea-water Lagoon, Golf Course<br>C-204 |                                              |



SOBHA  
REALTY

PRINCIPAL PARTNER TO





**Disclaimer:** 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



**SOBHA**  
REALTY