



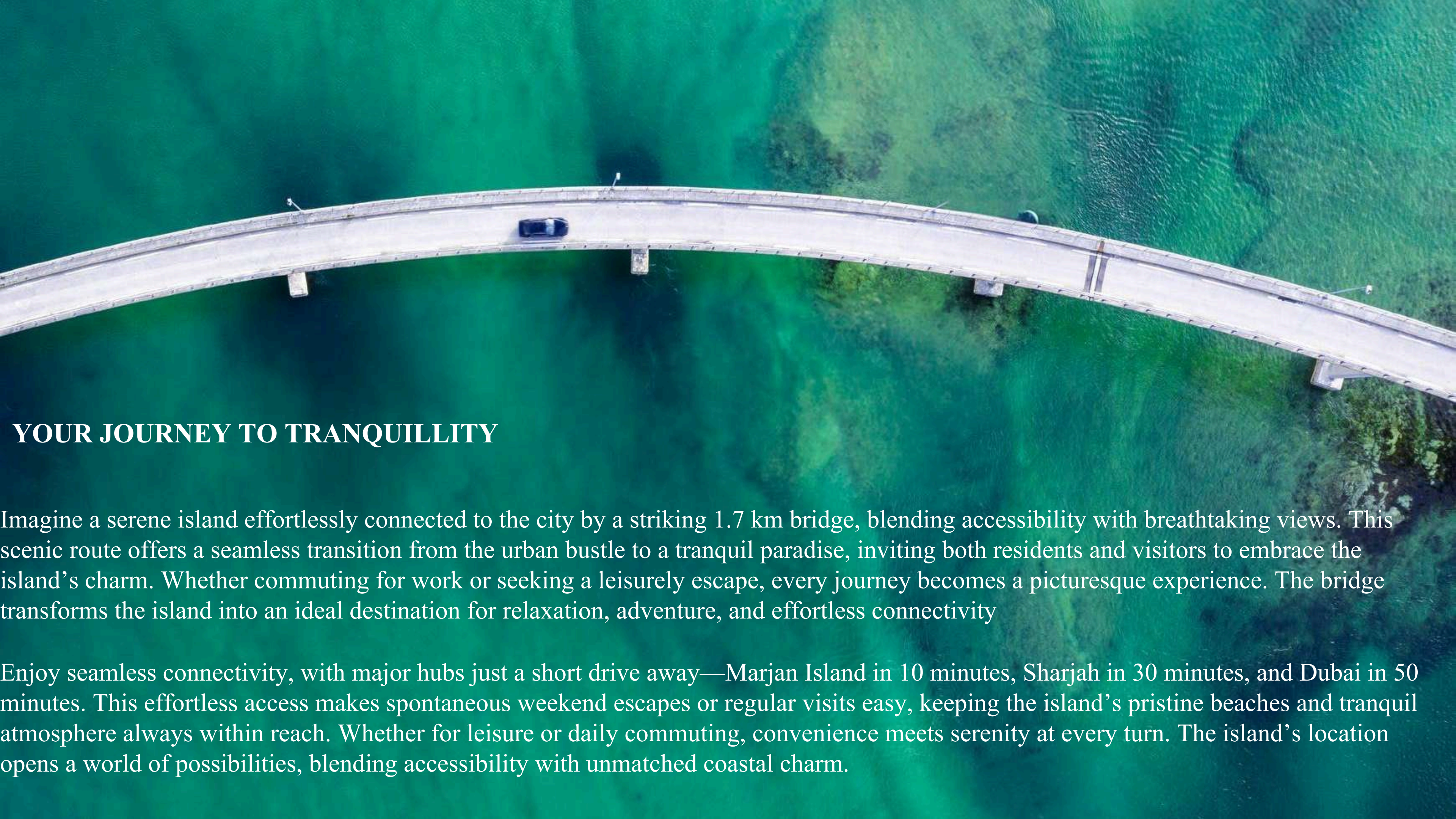
BAYFRONT MARINA RESIDENCES

A new benchmark of coastal sophistication and modern luxury.

MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

Majara Presents Bay front Marina Residences on Siniya Island



YOUR JOURNEY TO TRANQUILLITY

Imagine a serene island effortlessly connected to the city by a striking 1.7 km bridge, blending accessibility with breathtaking views. This scenic route offers a seamless transition from the urban bustle to a tranquil paradise, inviting both residents and visitors to embrace the island's charm. Whether commuting for work or seeking a leisurely escape, every journey becomes a picturesque experience. The bridge transforms the island into an ideal destination for relaxation, adventure, and effortless connectivity

Enjoy seamless connectivity, with major hubs just a short drive away—Marjan Island in 10 minutes, Sharjah in 30 minutes, and Dubai in 50 minutes. This effortless access makes spontaneous weekend escapes or regular visits easy, keeping the island's pristine beaches and tranquil atmosphere always within reach. Whether for leisure or daily commuting, convenience meets serenity at every turn. The island's location opens a world of possibilities, blending accessibility with unmatched coastal charm.

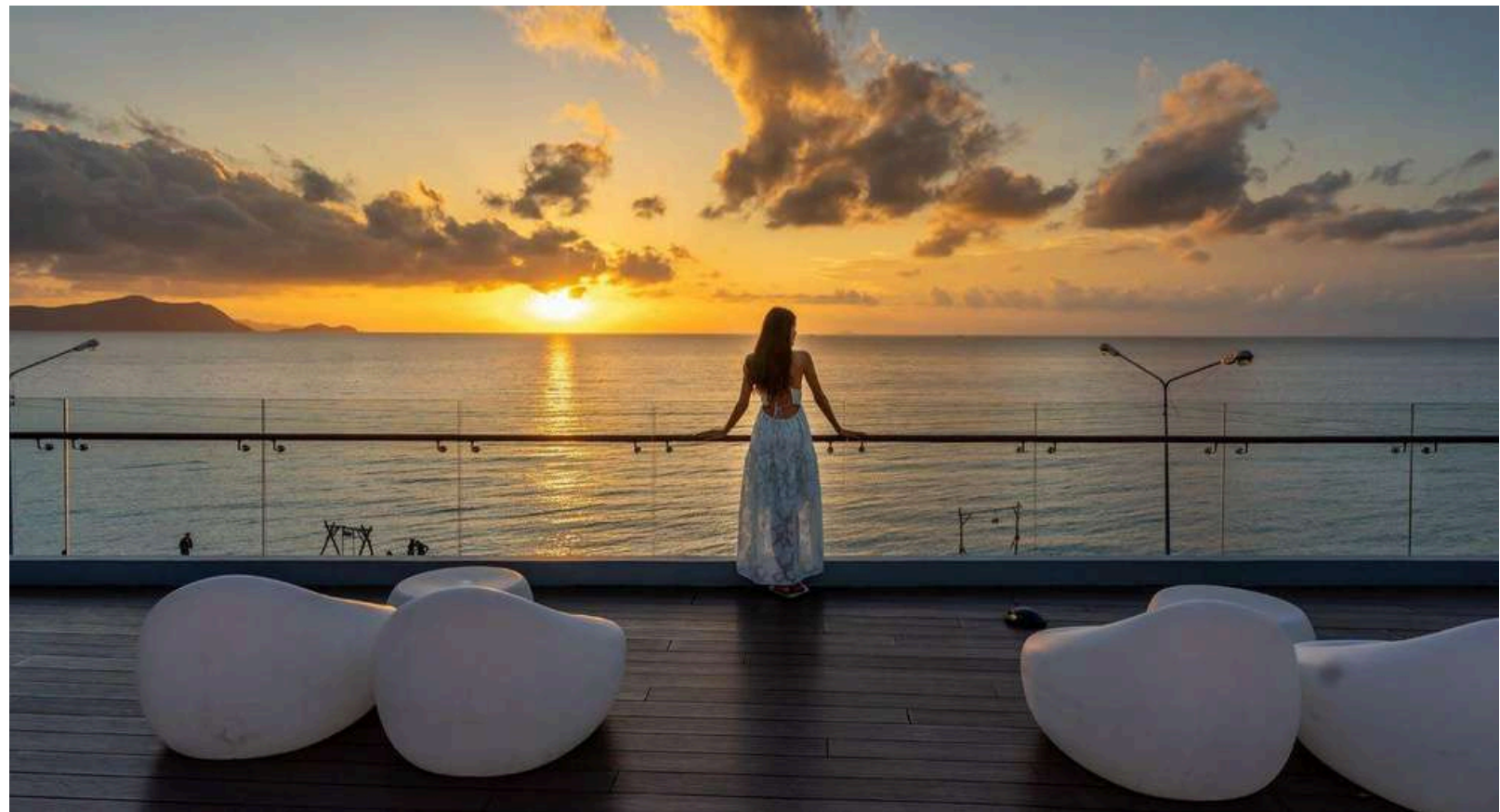


Unmatched Island Golfing | Luxury, Leisure, and Scenic Fairways

Experience the joy of island golfing, where friends come together on a pristine 18-hole course surrounded by crystal-clear waters and lush greenery. Each swing unfolds against a breathtaking backdrop, transforming every game into a celebration of connection and leisure. The immaculately designed fairways and serene surroundings invite both challenge and relaxation. Here, golf is not just a sport—it is a shared journey of luxury, friendship, and unforgettable moments.



Welcome to Marina Residences at Siniya Island, where luxury coastal living meets the serene beauty of the Arabian Sea. Overlooking a vibrant waterfront promenade and dotted with graceful yachts, every moment blends sophistication, adventure, and tranquility, creating a lifestyle of unforgettable memories.



Where the horizon meets endless possibilities, Marina Residences invites you to embrace life by the water. Moor your private yacht at state-of-the-art piers after a day on the sparkling Arabian Sea, or enjoy serene cruises along the island's scenic canals as the sun sets. Here, every view is a gateway to adventure, tranquility, and the boundless beauty of coastal living.

Upscale Shopping



Sophisticated Luxury Hotel



Dynamic Nightlife

Bayfront Marina Residences at Siniya Island offers a serene coastal lifestyle framed by tranquil lagoons, vibrant promenades, and lush green spaces. Enjoy breathtaking views, world-class amenities, and seamless access to leisure, dining, and retail—where every moment is a perfect balance of relaxation, adventure, and refined living by the water.



Stroll through vibrant gardens and lush parks, where joyful moments with your little ones blend seamlessly with nature's tranquility. Enjoy lively promenades, cozy street cafés, a luxurious yacht club, and upscale shopping—each detail crafted to delight your senses and enrich your lifestyle.





**YOUR FULLY
FURNISHED
RETREAT AWAITS**

BED

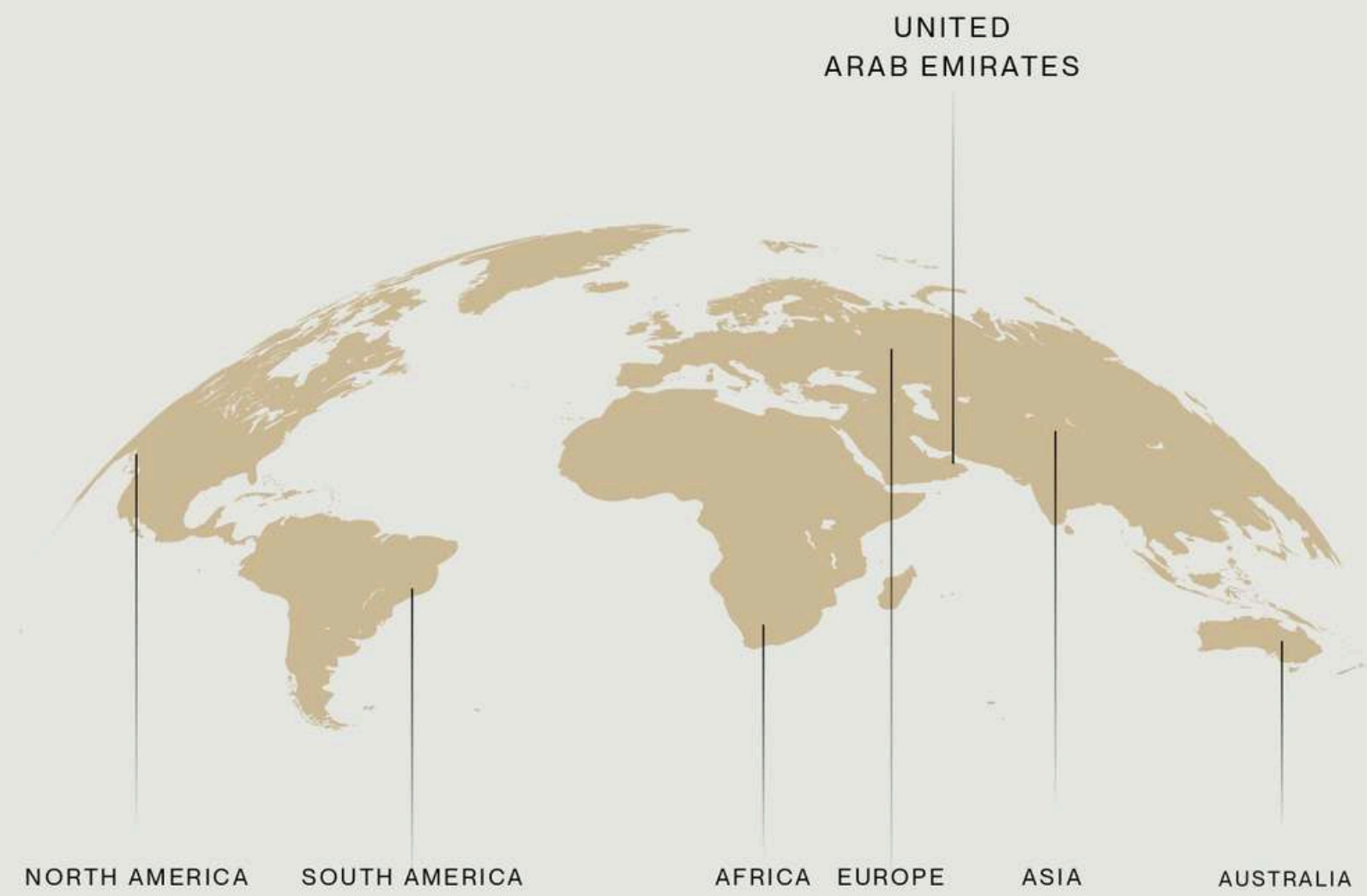


Experience seamless luxury at **Tower A – Marina Residences**. Every unit is move-in ready, tastefully furnished, and designed for contemporary comfort. Arrive with your suitcase and embrace a lifestyle defined by sophistication and simplicity.

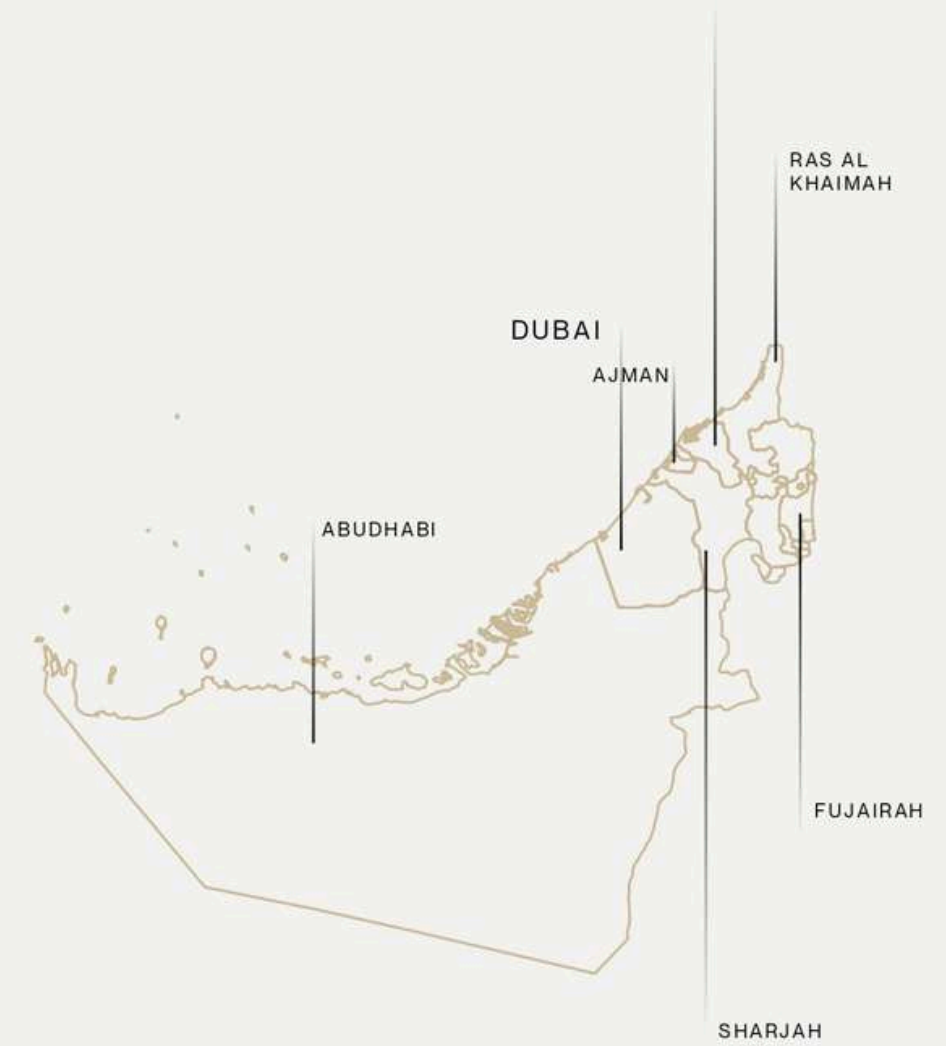


BATHROOM

GEOGRAPHICAL LOCATION



UMM AL QUWAIN



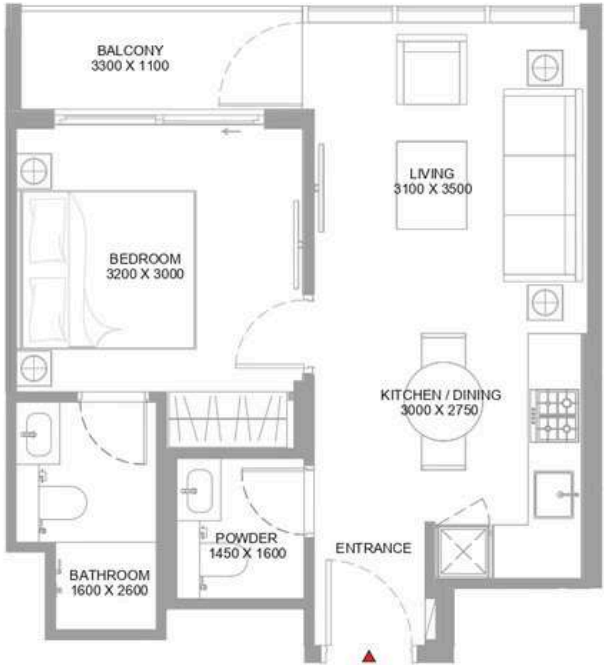
FLOOR AND UNIT PLANS

BAYFRONT

MARINA RESIDENCES

ACD: SEPTEMBER 2029

1BED | TYPE A



1
BEDROOM
APARTMENT

TYPE A
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 462.74 - 467.26 SQ.FT.
BALCONY = 47.79 SQ.FT.
TOTAL RANGE = 510.53 - 515.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity View
A-317, A-417
Amenity, Pool View
B-303
Amenity, Pool, Marina View
B-333, B-403, B-433, B-440, B-503, B-533, B-537,
B-538, B-540, B-603, B-633, B-637, B-638, B-640,
B-703, B-733, B-737, B-738, B-740, B-803, B-831, B-835,
B-836, B-838, B-903, B-929, B-933, B-934, B-936

Golf Course, park, Water View
B-921

Golf Course, Sea Water Lagoon View
A-207, A-208, A-307, A-308, A-407, A-409, A-507,
A-508, A-607, A-608, A-707, A-709

Golf Course, Seawater Lagoon, Amenity, Water View
B-923

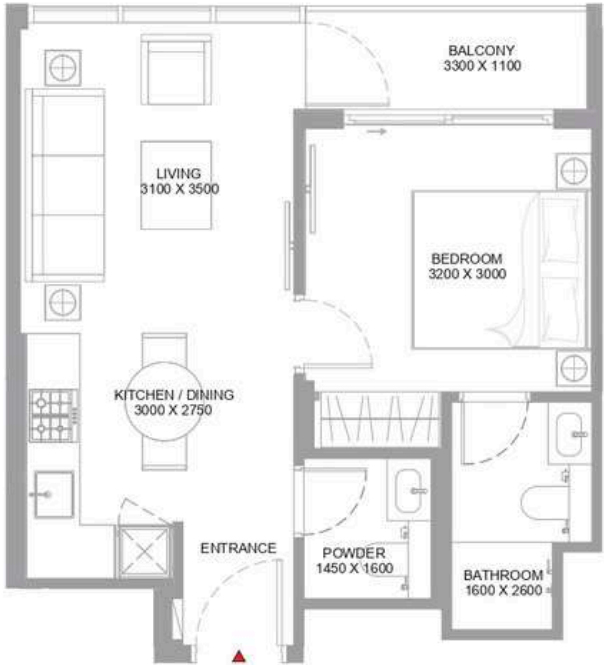
Marina View
C-217, C-317, C-417,
C-517, C-616, C-715
Marina, Amenity View
A-517, A-616, A-715

Park
A-204, B-211, B-213,
B-215, B-219, B-223,
C-204, C-207
Water, Amenity View
B-325, C-308, B-425, C-408,
B-525, C-509, B-625, C-608,
B-725, C-709, B-824

Park, Water View
A-304, B-311, B-313, B-315, B-319, B-323, C-304, C-307,
A-404, B-411, B-413, B-415, B-419, B-423, C-404, C-407,
A-504, B-511, B-513, B-515, B-519, B-523, C-504, C-507,
A-604, B-611, B-613, B-615, B-619, B-623, C-604, C-607,
A-704, B-711, B-713, B-715, B-719, B-723, C-704, C-707,
B-810, B-812, B-814, B-818, B-822, B-808, B-911, B-913, B-917

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.

1BED | TYPE A - VARIANT 1



1
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 462.85 - 466.72 SQ.FT.
BALCONY RANGE = 47.25 - 47.79 SQ.FT.
TOTAL RANGE = 510.64 - 514.51 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity View
A-316, A-416
Amenity, Pool View
B-302
Amenity, Pool, Marina View
B-332, B-402, B-432, B-436, B-502, B-532, B-536,
B-539, B-602, B-632, B-636, B-639, B-702, B-732, B-736,
B-739, B-802, B-830, B-834, B-837, B-902, B-928,
B-932, B-935

Golf Course, park, Water View
B-920

Golf Course, Sea Water Lagoon 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

Golf Course, Seawater Lagoon, Amenity, Water View
B-922

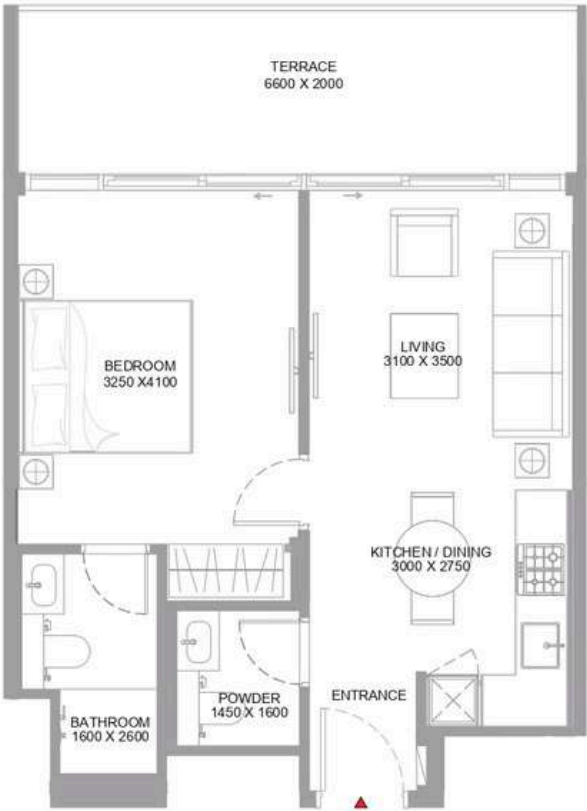
Marina View
C-216, C-316, C-416,
C-516, C-615, C-714
Marina, Amenity View
A-516, A-615, A-714

Park
B-212, B-216, B-220,
B-222, B-224, C-206,
C-208
Water, Amenity View
B-908

Park, Water View
B-310, B-312, B-316, B-320, B-322, B-324, C-306, C-308,
B-410, B-412, B-416, B-420, B-422, B-424, C-406, C-408,
B-510, B-512, B-516, B-520, B-522, B-524, C-506, C-508,
B-610, B-612, B-616, B-620, B-622, B-624, C-606, C-608,
B-710, B-712, B-716, B-720, B-722, B-724, C-706, C-708,
B-808, B-811, B-815, B-819, B-821, B-823, B-810, B-914, B-918

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.

1 BED | TYPE B



1
BEDROOM
APARTMENT

TYPE B
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 509.13 - 513.12 SQ.FT.
TERRACE RANGE = 148.76 - 151.13 SQ.FT.
TOTAL RANGE = 658.21 - 664.24 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

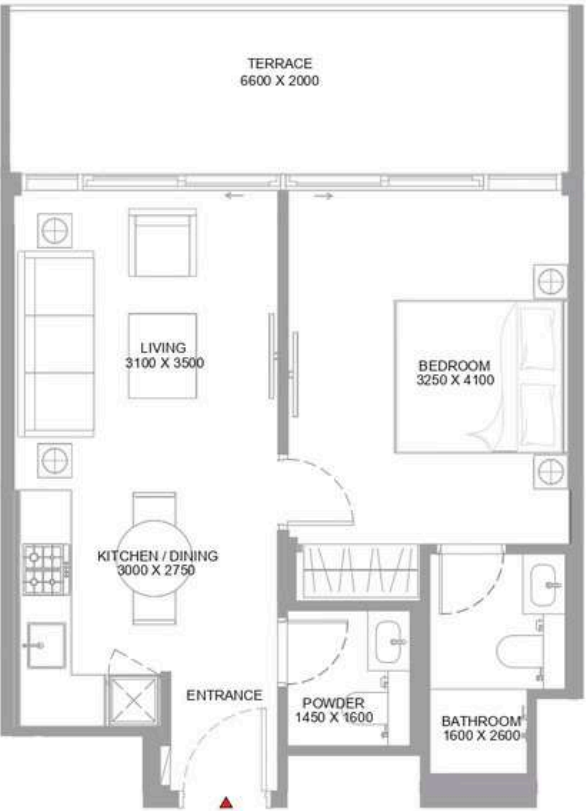
Amenity View
A-217, B-225, C-209

Amenity, Pool, Marina View
B-437, B-438

Amenity, Pool View
B-203, B-233, B-337

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.

1 BED | TYPE B - VARIANT 1



1
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 509.56 - 511.93 SQ.FT.
TERRACE RANGE = 147.68 - 151.13 SQ.FT.
TOTAL RANGE = 659.40 - 661.12 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity View
A-218, C-211

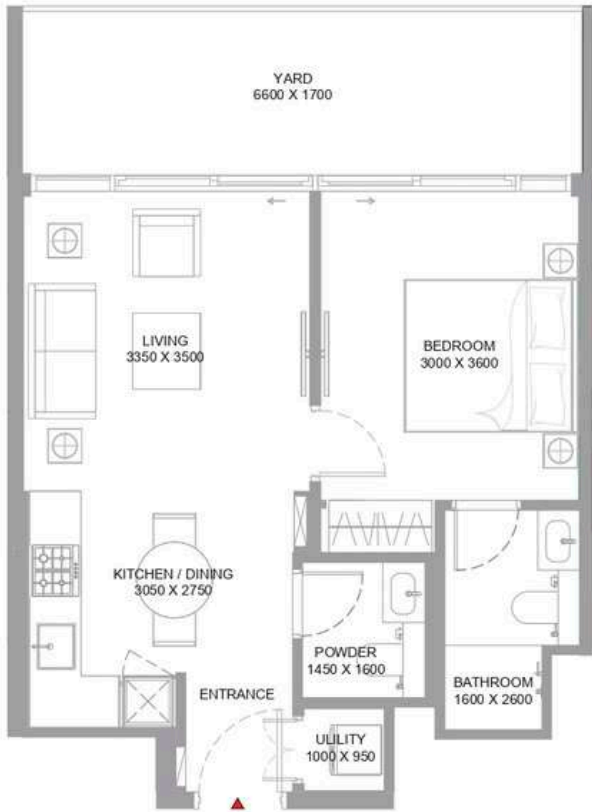
Amenity, Pool View
B-202 B-232 B-336

Amenity, Pool, Marina View
B-439

Park
B-210

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.

1 BED | TYPE C - VARIANT 1



1
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 500.31 - 509.24 SQ.FT.
YARD RANGE = 150.80 - 151.13 SQ.FT.
TOTAL RANGE = 651.43 - 660.04 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
A-201
Amenity, Pool View
B-201

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.

1 BED | TYPE C



1
BEDROOM
APARTMENT

TYPE C
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE = 501.71 SQ.FT.
YARD RANGE = 150.91 - 151.13 SQ.FT.
TOTAL RANGE = 652.62 - 652.83 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
A-218
Amenity, Pool View
B-234

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.

2 BED | TYPE A



2
BEDROOM
APARTMENT

TYPE A
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.79 - 607.52 SQ.FT.
BALCONY RANGE = 46.93 - 47.04 SQ.FT.
TOTAL RANGE = 652.72 - 654.45 SQ.FT.

List of unit numbers with this unit plan:
VIEWS

Amenity, Pool View
B-304
Amenity, Pool, Marina View
B-330, B-404, B-430, B-504, B-530, B-604,
B-630, B-704, B-730, B-804, B-828, B-904
Golf Course, Sea Water Lagoon View
A-210, A-310, A-410, A-510, A-610, A-710

Golf Course, Seawater Lagoon, Amenity, Water View
B-924
Marina View
C-214, C-314, C-414,
C-514, C-613
Marina, Amenity View
A-314, A-414, A-514, A-613
Park
B-217
Park, Water View
B-317, B-417, B-517, B-617,
B-717, B-816, B-915
Water, Amenity View
B-308, B-326, C-310, B-408, B-426, C-410, B-508,
B-526, C-510, B-608, B-626, C-610, B-708, B-726,
C-710, B-807, B-825

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.

2 BED | TYPE A



2
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.79 - 607.08 SQ.FT.
BALCONY RANGE = 46.93 - 47.04 SQ.FT.
TOTAL RANGE = 652.72 - 654.02 SQ.FT.

List of unit numbers with this unit plan:
VIEWS

Amenity, Pool View
B-305
Amenity, Pool, Marina View
B-331, B-405, B-431, B-505, B-531, B-605,
B-631, B-705, B-731, B-805, B-829, B-927
Golf Course, Sea Water Lagoon View
A-211, A-311, A-411, A-511, A-611

Marina View
C-215, C-315, C-415,
C-515, C-614, C-713

Park
B-218

Water, Amenity View
B-309, B-327, C-311, B-409, B-427, C-411, B-509, B-527,
C-511, B-609, B-627, C-611, B-709, B-727, B-808, B-826,
B-907

Marina, Amenity View
A-315, A-415, A-515,
A-614, A-713

Park, Water View
B-318, B-418, B-518, B-618,
B-718, B-817, B-916

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.

2 BED | TYPE B



2
BEDROOM
APARTMENT

TYPE B
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 619.89 - 624.74 SQ.FT.
BALCONY RANGE = 51.34 - 52.20 SQ.FT.
TOTAL RANGE = 671.99 - 676.08 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity View
A-318, A-418

Amenity, Pool, Marina View
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

Marina View
C-218, C-318, C-418, C-518, C-617, C-716

Marina, Amenity View
A-518, A-617, A-716

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.

2 BED | TYPE B - VARIANT 1



2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 620.00 - 631.30 SQ.FT.
BALCONY RANGE = 51.34 - 52.20 SQ.FT.
TOTAL RANGE = 671.99 - 682.65 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity View
A-301, A-401

Amenity, Pool View
B-301

Amenity, Pool, Marina View
B-401, B-435, B-501, B-535, B-601, B-635,
B-701, B-735, B-801, B-833, B-901, B-931

Marina, View
C-201, C-301, C-401, C-501, C-601, C-701

Marina, Amenity View
A-501, A-601, A-701

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.

2 BED | TYPE C - VARIANT 1



2
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 878.34 - 880.06 SQ.FT.
BALCONY RANGE = 108.61 - 109.68 SQ.FT.
TOTAL RANGE = 987.59 - 989.10 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Marina View
C-213, A-313, C-313, A-413,
C-413, A-513, C-513

Marina, Amenity View
B-307, B-328, B-407, B-429, B-507,
B-529, B-607, B-629, B-707, B-729

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.

2 BED | TYPE C



2
BEDROOM
APARTMENT

TYPE C
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 878.67 - 880.49 SQ.FT.
BALCONY RANGE = 108.61 - 109.25 SQ.FT.
TOTAL RANGE = 988.13 - 989.31 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Golf Course, Sea Water Lagoon, Marina View
A-212, A-312, A-412, A-512

Marina, Amenity View
B-306, B-328, C-312, B-406, B-428,
C-412, B-506, B-528, C-512, B-606,
B-628, B-706, B-728

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.

2 BED | TYPE D - VARIANT 1



2
BEDROOM
APARTMENT

TYPE D
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 927.31 - 928.06 SQ.FT.
BALCONY RANGE = 93.65 - 94.61 SQ.FT.
TOTAL RANGE = 1,021.17 - 1,022.57 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Golf Course, Park View
A-205

Golf Course, park, Water View
A-305, A-405, A-505, A-605, A-705

Park
B-221, C-205

Park, Water View
B-321, C-305, B-421, C-405, B-521, C-505,
B-621, C-605, B-721, C-705, B-820, B-919

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.

2 BED | TYPE D



2
BEDROOM
APARTMENT

TYPE D
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 927.74 - 928.17 SQ.FT.
BALCONY = 93.65 SQ.FT.
TOTAL RANGE = 1,021.39 - 1,021.82 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Park
B-214

Park, Water View
B-314, B-414, B-514, B-614, B-714, B-813, B-912

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.

2 BED | TYPE F



2
BEDROOM
APARTMENT

TYPE F
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 806.32 - 807.29 SQ.FT.
BALCONY RANGE = 60.39 - 60.49 SQ.FT.
TOTAL RANGE = 866.82 - 867.79 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity View
A-302, A-402
Marina View
C-202, C-302, C-402, C-502, C-602, C-702
Marina, Amenity View
A-502, A-602, A-702

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.

2 BED | TYPE E



2
BEDROOM
APARTMENT

TYPE E
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 811.38 - 812.57 SQ.FT.
BALCONY RANGE = 59.62 - 60.60 SQ.FT.
TOTAL RANGE = 871.98 - 872.52 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Park
A-203, C-203
Park, Water View
A-303, C-303, A-403, C-403, A-503,
C-503, A-603, C-603, A-703, C-703

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.

2 BED | TYPE G - VARIANT 1



2
BEDROOM
APARTMENT

TYPE G
VARIANT 1
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 943.13 - 943.67 SQ.FT.
TERRACE RANGE = 415.49 - 415.92 SQ.FT.
TOTAL RANGE = 1,358.62 - 1,359.16 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Golf Course, Sea Water Lagoon, Marina View
A-711

Marina, Amenity View
C-711

Amenity, Pool, Marina View
B-905

Golf Course, Sea Water Lagoon, Marina, Amenity View
B-925

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.

2 BED | TYPE G



2
BEDROOM
APARTMENT

TYPE G
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 942.70 - 943.67 SQ.FT.
TERRACE RANGE = 415.49 - 415.92 SQ.FT.
TOTAL RANGE = 1,358.41 - 1,359.16 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Marina View
A-712, C-712

Marina, Amenity View
B-906, B-926

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.

2 BED | TYPE H



2
BEDROOM
APARTMENT

TYPE H
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE = 622.26 SQ.FT.
BALCONY & YARD = 202.90 SQ.FT.
TOTAL = 825.16 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Pool View
B-338

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.

2 BED | TYPE H - VARIANT 1



2
BEDROOM
APARTMENT

TYPE H
VARIANT 1
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE = 622.26 SQ.FT.
BALCONY & YARD = 202.90 SQ.FT.
TOTAL = 825.16 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Pool, Marina View
B-335

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.

2 BED | TYPE I



2
BEDROOM
APARTMENT

TYPE I
(with yard)

TOTAL SALEABLE AREA
SUITE RANGE = 652.08 - 654.66 SQ.FT.
YARD RANGE = 154.03 - 154.14 SQ.FT.
TOTAL RANGE = 806.11 - 808.80 SQ.FT.

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.

2 BED | TYPE I - VARIANT 1



2
BEDROOM
APARTMENT

TYPE I
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE RANGE = 652.19 - 653.58 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL RANGE = 806.22 - 807.62 SQ.FT.

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.

2 BED | TYPE J - VARIANT 1



2
BEDROOM
APARTMENT

TYPE J
VARIANT 1
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 877.80 - 878.98 SQ.FT.
BALCONY & YARD = 186.54 SQ.FT.
TOTAL RANGE = 1,064.34 - 1,065.52 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity View
B-207
Amenity, Pool View
B-229
Marina View
A-213

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.

2 BED | TYPE J



2
BEDROOM
APARTMENT

TYPE J
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 877.69 - 879.30 SQ.FT.
BALCONY & YARD RANGE = 186.54 - 186.65 SQ.FT.
TOTAL RANGE = 1,064.23 - 1,065.95 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity View
B-228, C-212
Amenity, Pool View
B-206

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.

3 BED | TYPE A



3
BEDROOM
APARTMENT

TYPE A
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE = 1,300.28 SQ.FT.
TERRACE = 874.46 SQ.FT.
TOTAL = 2,174.74 SQ.FT.

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. Drawings are not to scale. 6. All images used are for illustrative purposes 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.

2 BED | TYPE K



2
BEDROOM
APARTMENT

TYPE K
(with yard)

TOTAL SALEABLE AREA
SUITE = 662.30 SQ.FT.
YARD = 97.52 SQ.FT.
TOTAL = 759.82 SQ.FT.

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. Drawings are not to scale. 6. All images used are for illustrative purposes 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.



3
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 1,300.07 - 1,300.28 SQ.FT.
TERRACE = 874.46 SQ.FT.
TOTAL RANGE = 2,174.53 - 2,174.74 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Marina View
B-827

Golf Course, Sea Water Lagoon, Marina View
A-612

Marina, Amenity View
C-612



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

Contact Us :

Phone: +971564452803

Email: info@majararealestate.com

<https://majararealestate.com/>