

CANALSIDE
MARINA RESIDENCES

MAJARA LUXURY REAL ESTATE LLC

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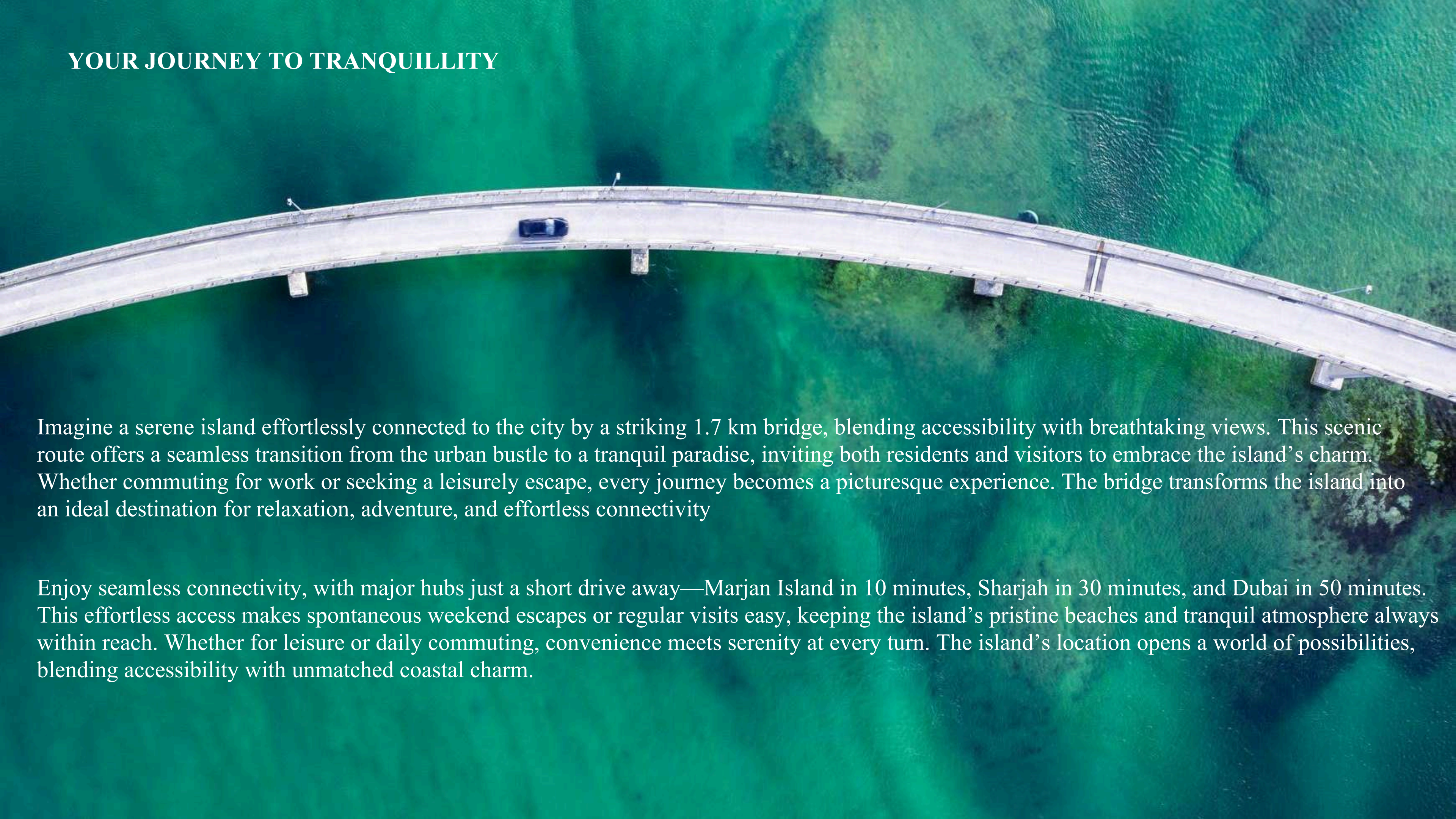
Majara Presents Canalside Marina Residences at Siniya Island

Pure. Pristine. Perfect.

Siniya Island is a pristine paradise where nature flourishes in its purest form, a sanctuary of velvety white sands, swaying trees, and tranquil waves that compose a symphony of serenity. Embraced by untouched beauty and the gentle sea breeze, it offers a soulful escape where every sunset and shoreline whisper the timeless harmony of nature's perfection.



YOUR JOURNEY TO TRANQUILLITY

An aerial photograph of a long, curved concrete bridge spanning a body of vibrant turquoise water. A single dark-colored car is visible driving across the bridge. The water's surface is textured with gentle ripples, and the overall scene conveys a sense of calm and scenic beauty.

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.

Your Earthly Haven

Siniya Island is a luxurious sanctuary where nature and sophistication converge, offering serene mangroves, pristine beaches, and vibrant leisure experiences. From elegant residences and waterfront mansions to exclusive resorts, yacht clubs, and lush parks, it embodies a harmonious blend of tranquility, adventure, and refined living.



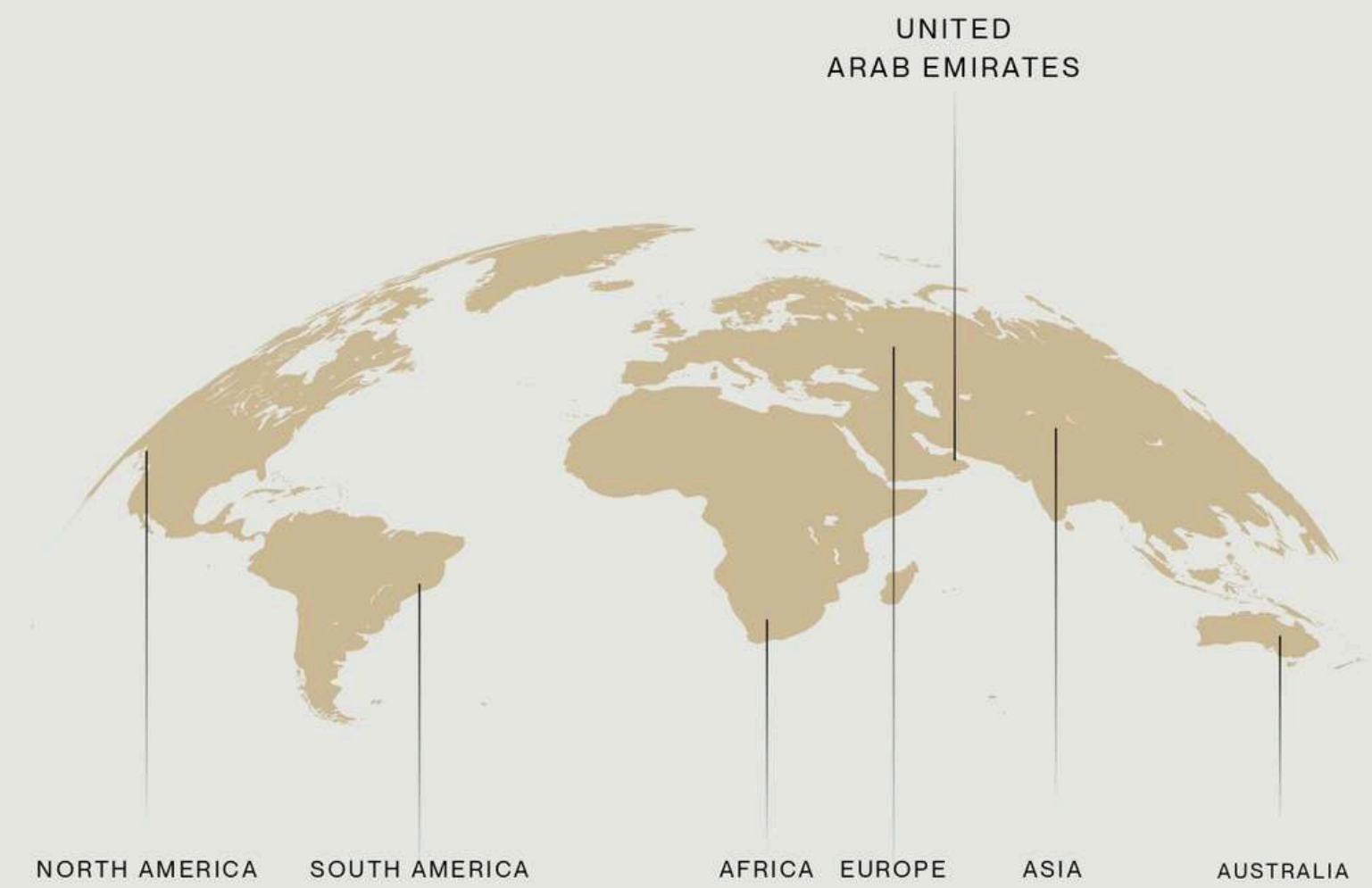


Unmatched Island Golfing | Luxury, Leisure, and Scenic Fairways

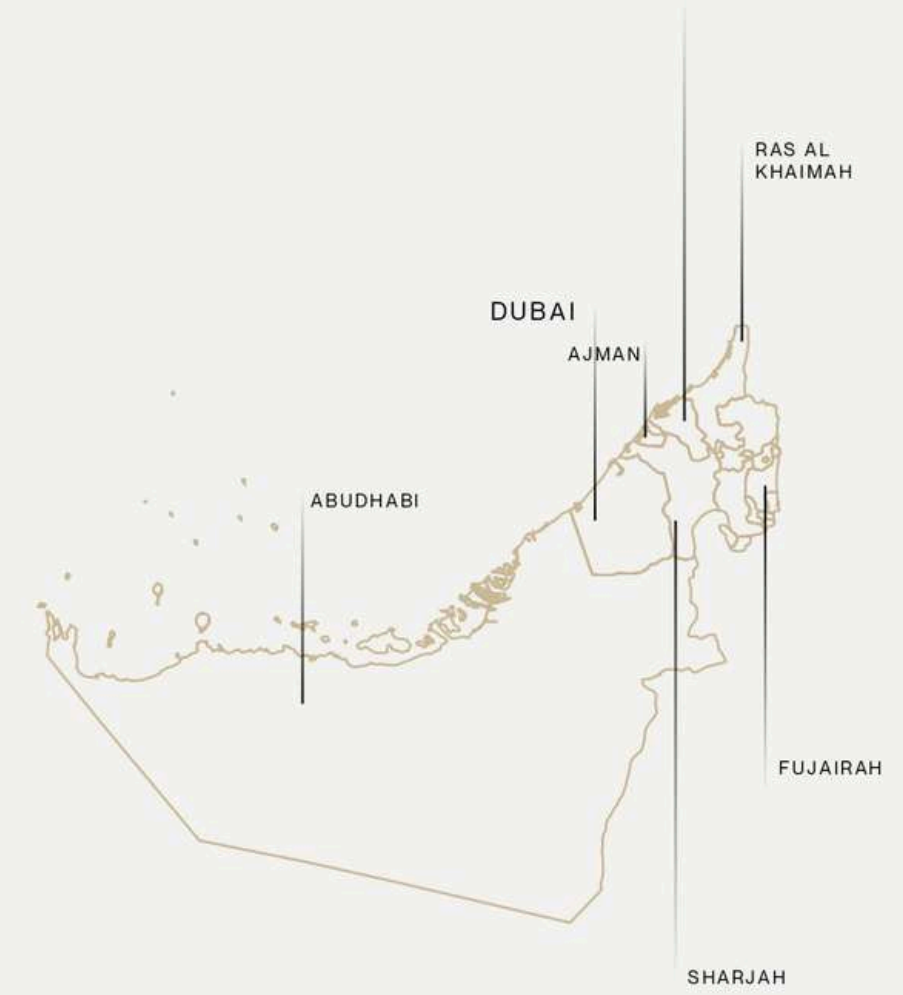
Experience the joy of island golfing, where friends come together on a pristine 18-hole course surrounded by crystal-clear waters and lush greenery. Each swing unfolds against a breathtaking backdrop, transforming every game into a celebration of connection and leisure. The immaculately designed fairways 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.



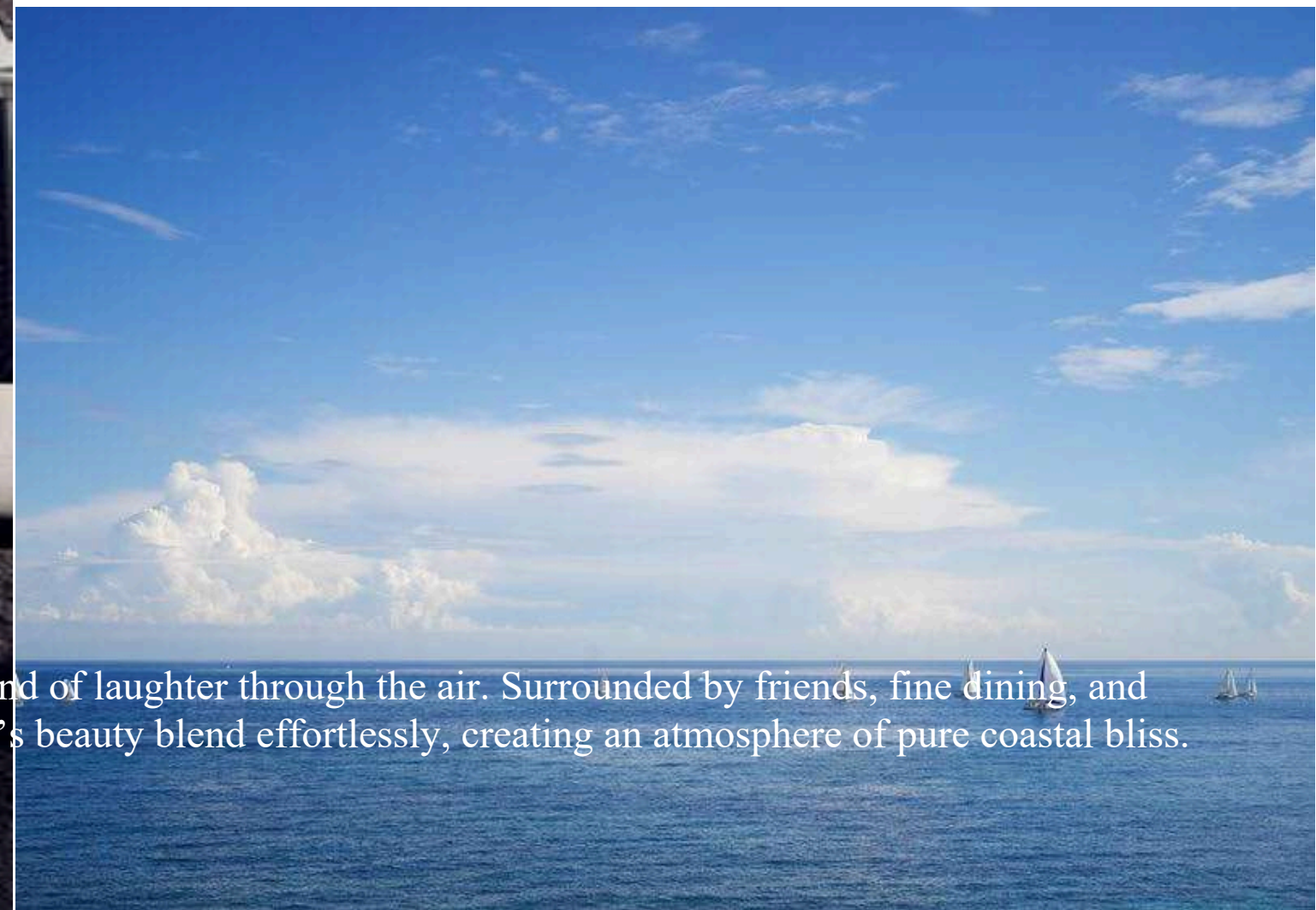
GEOGRAPHICAL
LOCATION



UMM AL QUWAIN



Live the Marina Dream



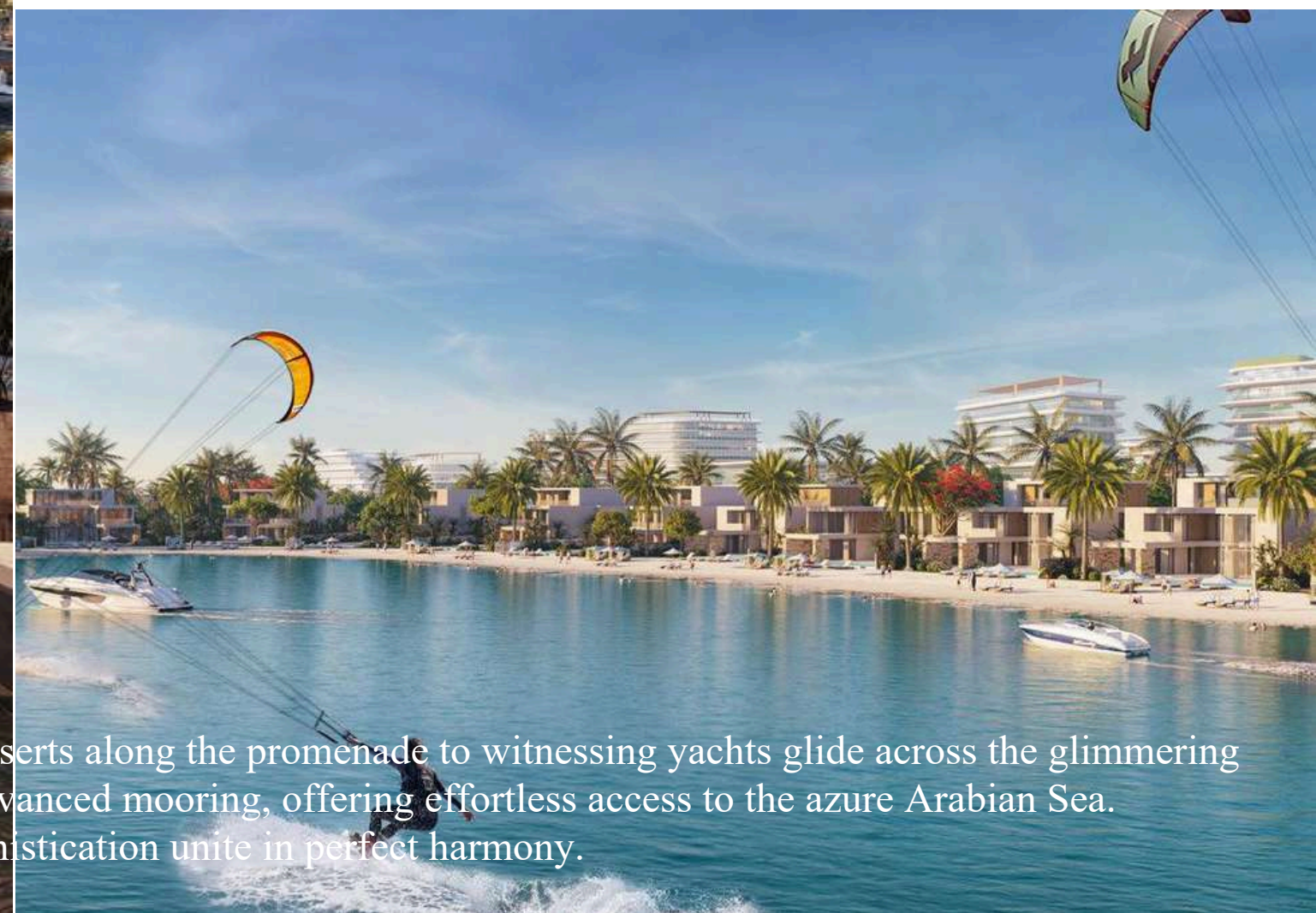
As the golden sun sets over the shimmering marina, the gentle sea breeze carries the scent of fresh delights and the sound of laughter through the air. Surrounded by friends, fine dining, and breathtaking views, every moment becomes a celebration of connection and joy. Here, elegance, adventure, and nature's beauty blend effortlessly, creating an atmosphere of pure coastal bliss.

Your Quintessential Life Along the Motorized Marina



Marina Residences on Siniya Island offers a sophisticated lifestyle where luxury, leisure, and maritime adventure converge, from elegant waterfront promenades to a prestigious yacht club and world-class dining. The motorized seawater channels weave gracefully through the community, providing both a visual spectacle and seamless access to the open sea. Here, every moment reflects refinement and freedom, making each day an immersive celebration of coastal elegance and extraordinary living.

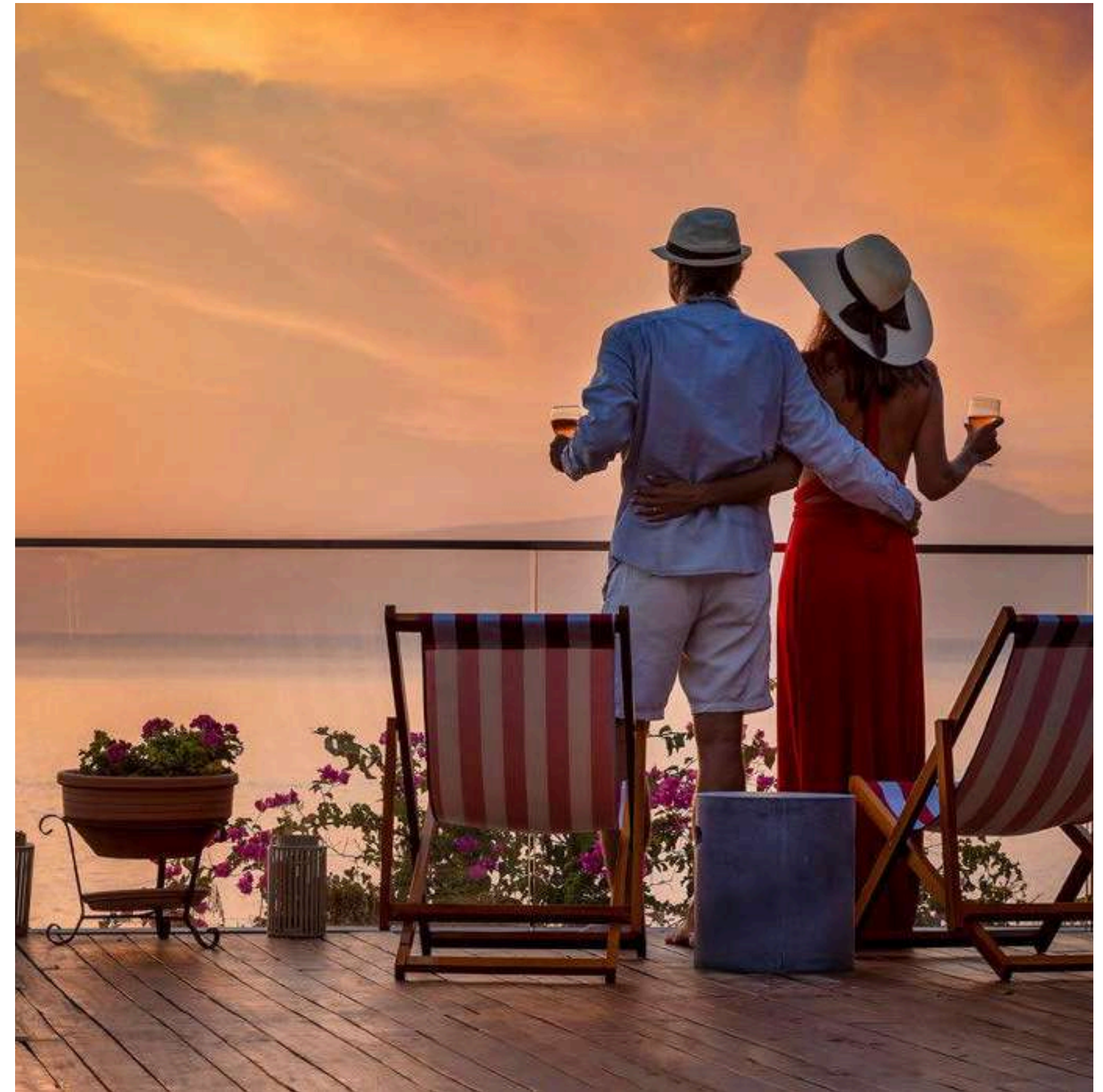
Refined Coastal Living with Private Moorings



At Marina Residences, every moment is a celebration of refined coastal living, from savoring exquisite coffee and desserts along the promenade to witnessing yachts glide across the glimmering waters. The community seamlessly blends vibrant entertainment, luxurious amenities, and a serene yacht club with advanced mooring, offering effortless access to the azure Arabian Sea. Meandering motorized canals and breathtaking horizons create a timeless backdrop where leisure, adventure, and sophistication unite in perfect harmony.

The Living Heart of Marina Splendor

Strolling along the Marina Residences promenade, every moment delights the senses, from the enticing aromas of gourmet cuisine to the shimmering waters alive with life and charm. By day or night, this vibrant waterfront destination offers an elegant tapestry of experiences, where laughter, music, and breathtaking views create unforgettable memories.



Nightlife & Retail Haven



As night descends, Marina Residences at Siniya Island unveils a world of opulence, where the marina shimmers under a canopy of stars. Luxurious restaurants with panoramic views, vibrant lounges, and an elegant yacht club create an ambiance of refined indulgence. Every moment here — from exclusive fashion finds to gourmet delights — embodies the essence of sophisticated coastal living.



Amenity Deck and Tranquil Green Havens



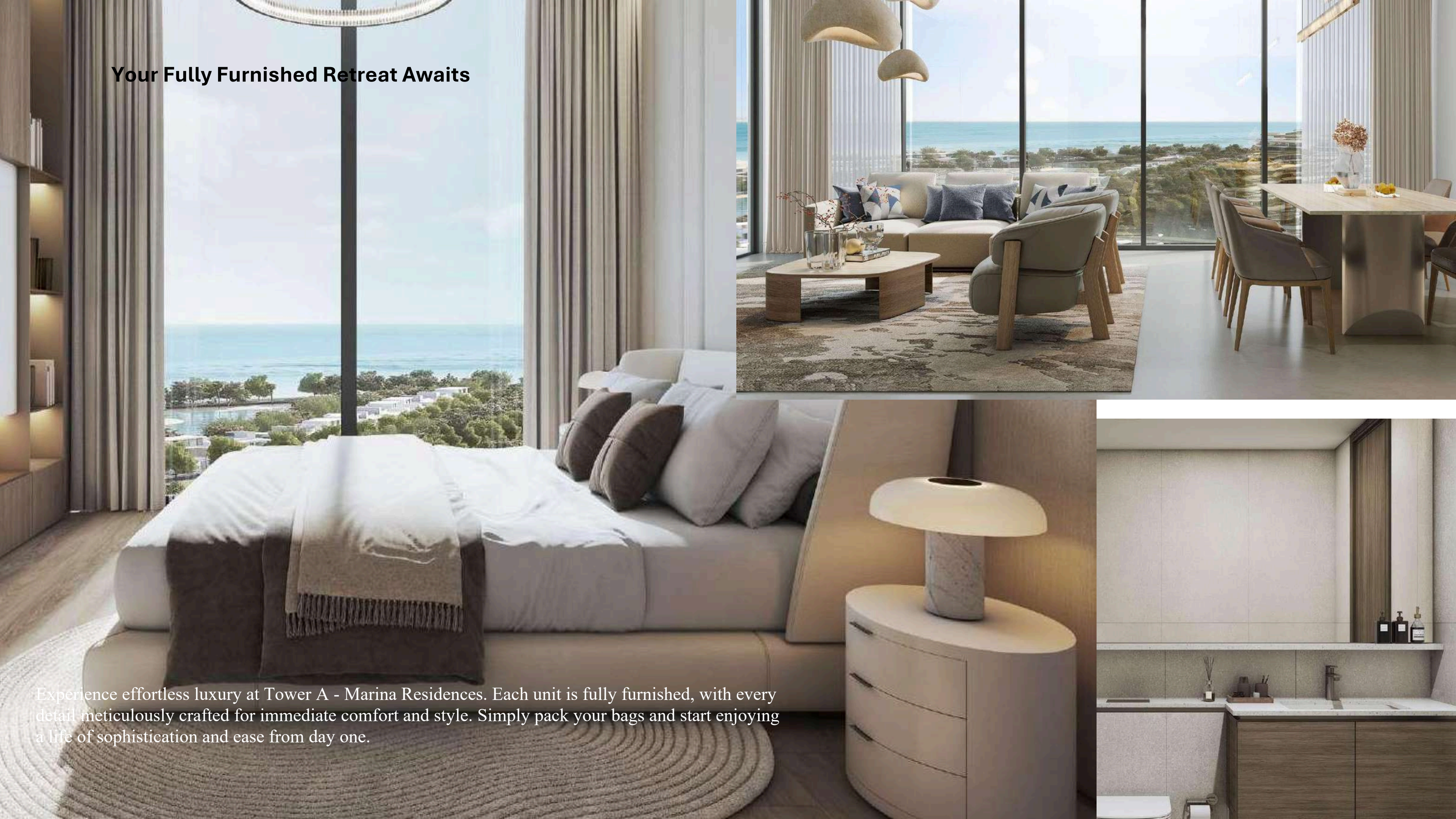
At Marina Residences, every podium unveils a world where luxury and tranquility intertwine seamlessly. Bask in the serenity of infinity pools merging with the horizon, rejuvenate at marina-view fitness centers, or unwind amidst lush gardens and blooming pathways. Surrounded by the sea's gentle embrace, each moment becomes a timeless celebration of wellness, beauty, and coastal elegance.





At Canalside Marina Residences, life flows as effortlessly as the waters that surround it. Nestled along the canal leading to the Arabian Sea, the community offers openness, serenity, and boundless possibilities. Steps from the footbridge, you are seamlessly connected to the wider neighborhood, while sweeping views of the yacht club infuse each day with the marina's energy and sophistication. Whether savoring a quiet morning by the water or strolling along the vibrant promenade, Canalside Marina Residences embodies a lifestyle of ease, clarity, and harmonious connection.

Your Fully Furnished Retreat Awaits



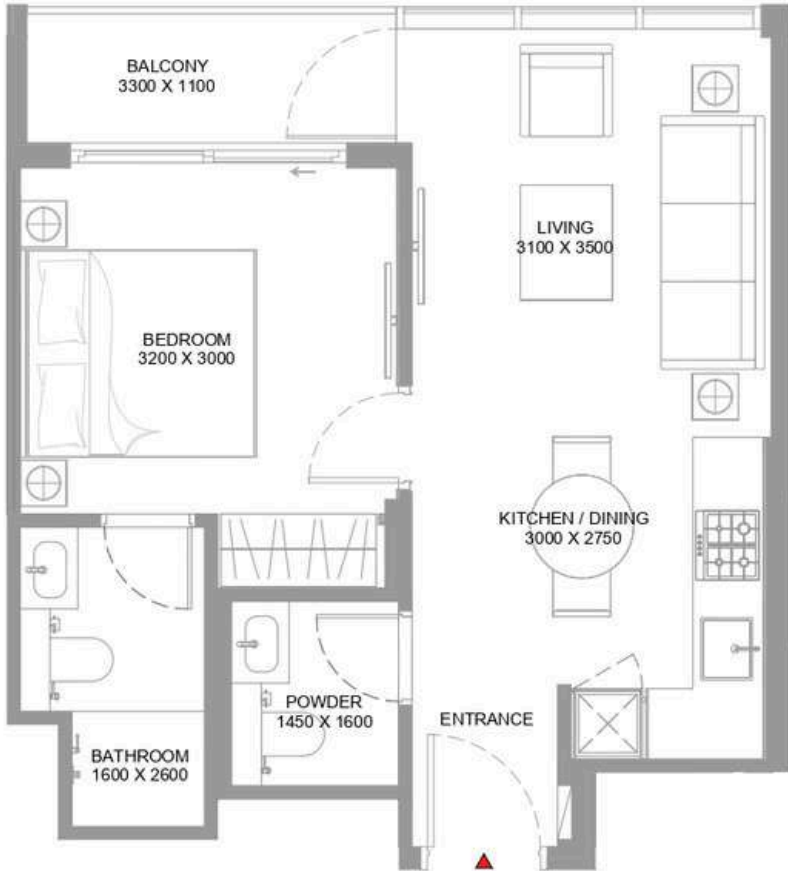
Experience effortless luxury at Tower A - Marina Residences. Each unit is fully furnished, with every detail meticulously crafted for immediate comfort and style. Simply pack your bags and start enjoying a life of sophistication and ease from day one.

FLOOR AND UNIT PLANS

CANALSIDE

MARINA RESIDENCES

ACD: DECEMBER 2029



1
BEDROOM
APARTMENT

TYPE A
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 462.74 - 466.51 SQ.FT.
BALCONY RANGE = 46.82 - 47.79 SQ.FT.
TOTAL RANGE = 509.56 - 514.30 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Park, Water View
A-311, A-313, B-323, A-411, A-413, B-423, A-511, A-513, B-523,
A-610, A-612, B-623, A-709, A-711, B-723, B-822

Amenity, Park, Water, Marina View
B-921

Amenity, Pool View
B-303, B-333, B-440, B-537, B-538, B-540, B-637, B-638, B-640

Amenity, Pool, Marina View
B-403, B-433, B-503, B-533, B-603, B-633, 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

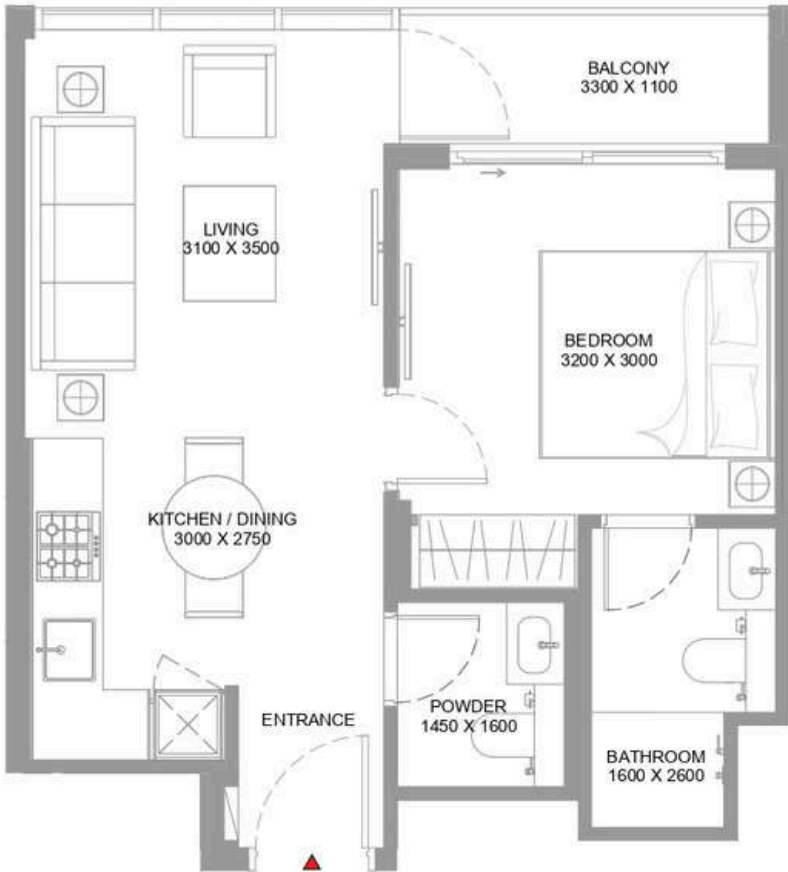
Amenity, Water View
B-325, B-425, B-525, B-625, B-725, B-824

Amenity, Water, Marina View
B-923

Marina View
A-203, A-303, A-403, A-503, A-603, A-703

Park View
B-211, B-213, B-215, B-219

Park, Water View
B-311, B-313, B-315, B-319, B-411, B-413, B-415, B-419, B-511,
B-513, B-515, B-519, B-611, B-613, B-615, B-619, B-711, B-713,
B-715, B-719, B-810, B-812, B-814, B-818, B-909, B-911,
B-913, B-917



1
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 462.31 - 466.51 SQ.FT.
BALCONY RANGE = 46.82 - 47.79 SQ.FT.
TOTAL RANGE = 509.13 - 514.30 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Park, Water View
A-312, B-322, B-324, A-412, B-422, B-424, A-512, B-522,
B-524, A-611, B-622, B-624, A-710, B-722, B-724, B-821, B-823

Amenity, Park, Water, Marina View
B-920, B-922

Amenity, Pool View
B-302, B-332, B-436, B-536, B-539, B-636, B-639

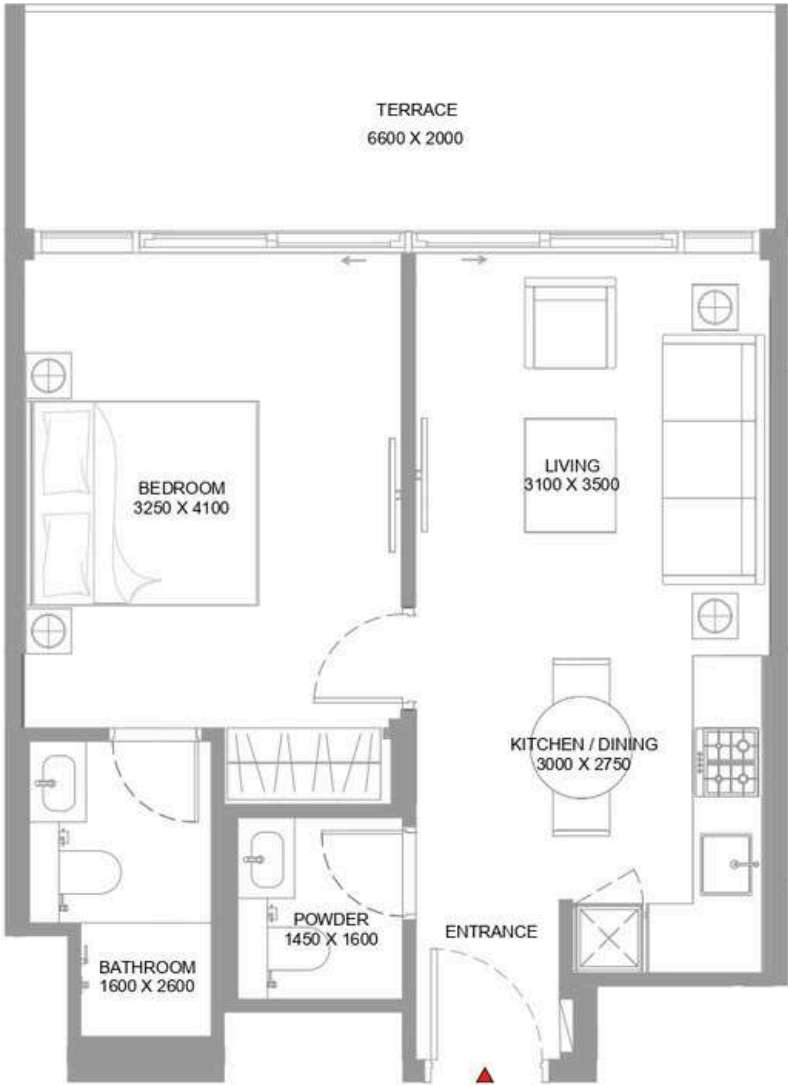
Amenity, Pool, Marina View
B-402, B-432, B-502, B-532, B-602, B-632, B-702, B-732,
B-736, B-739, B-802, B-830, B-834, B-837, B-902, B-928,
B-932, B-935

Amenity, Water View
A-310, A-410, A-510, A-609, A-708

Marina View
A-202, A-302, A-402, A-502, A-602, A-702

Park View
A-215, B-210, B-212, B-216, B-220, B-222

Park, Water View
A-315, B-310, B-312, B-316, B-320, A-415, B-410, B-412,
B-416, B-420, A-515, B-510, B-512, B-516, B-520, A-614,
B-610, B-612, B-616, B-620, A-713, B-710, B-712, B-716,
B-720, B-809, B-811, B-815, B-819, B-908, B-910, B-914,
B-918



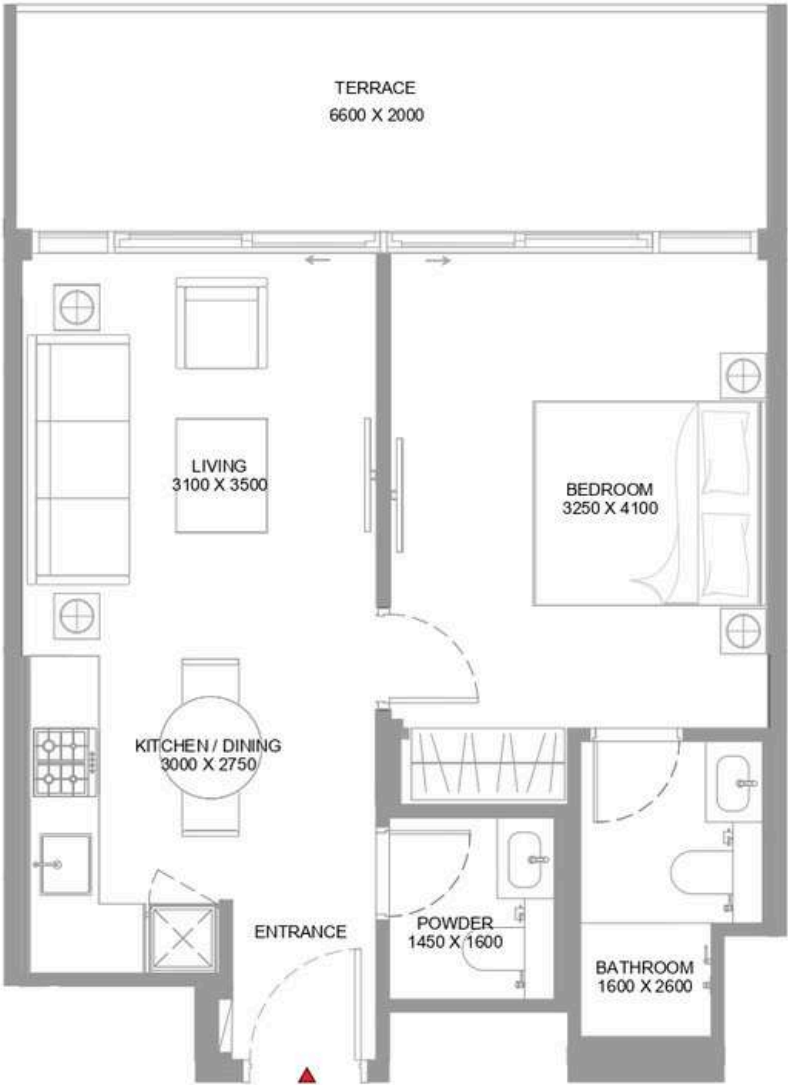
1
BEDROOM
APARTMENT

TYPE B

(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 509.67 - 512.79 SQ.FT.
TERRACE RANGE = 149.08 - 151.34 SQ.FT.
TOTAL RANGE = 658.97 - 662.41 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
A-208, A-211, B-225
Amenity, Pool View
B-203, B-233, B-337, B-437, B-438



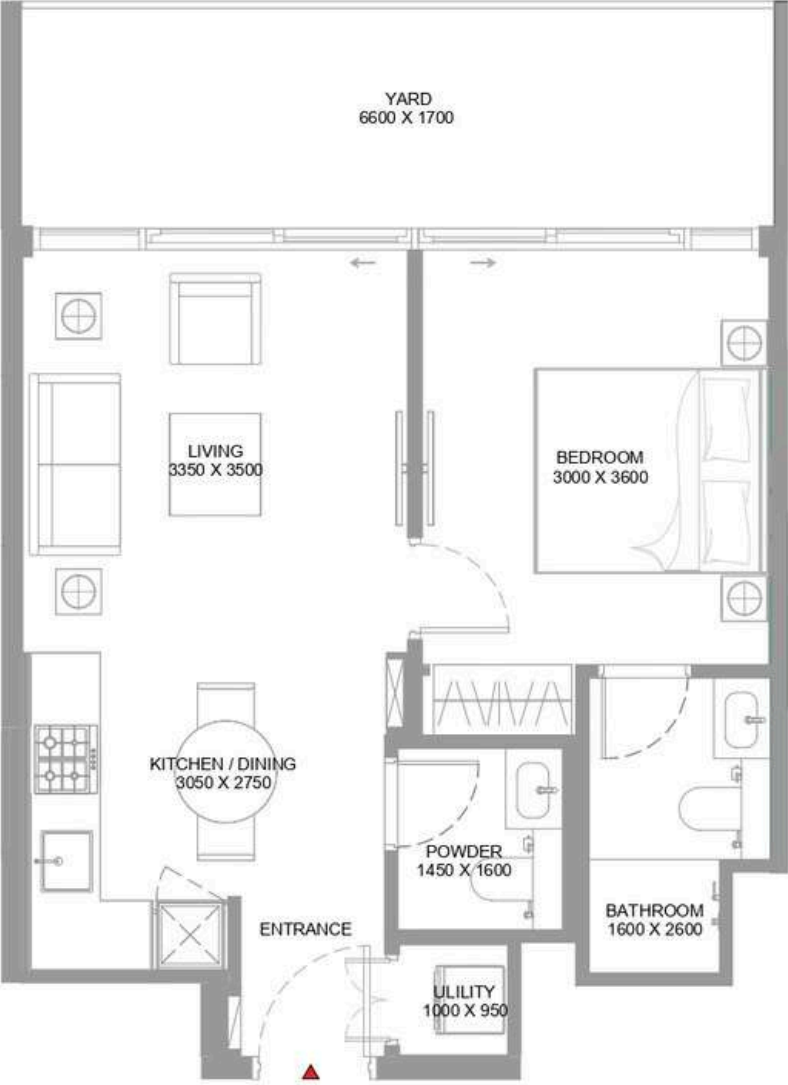
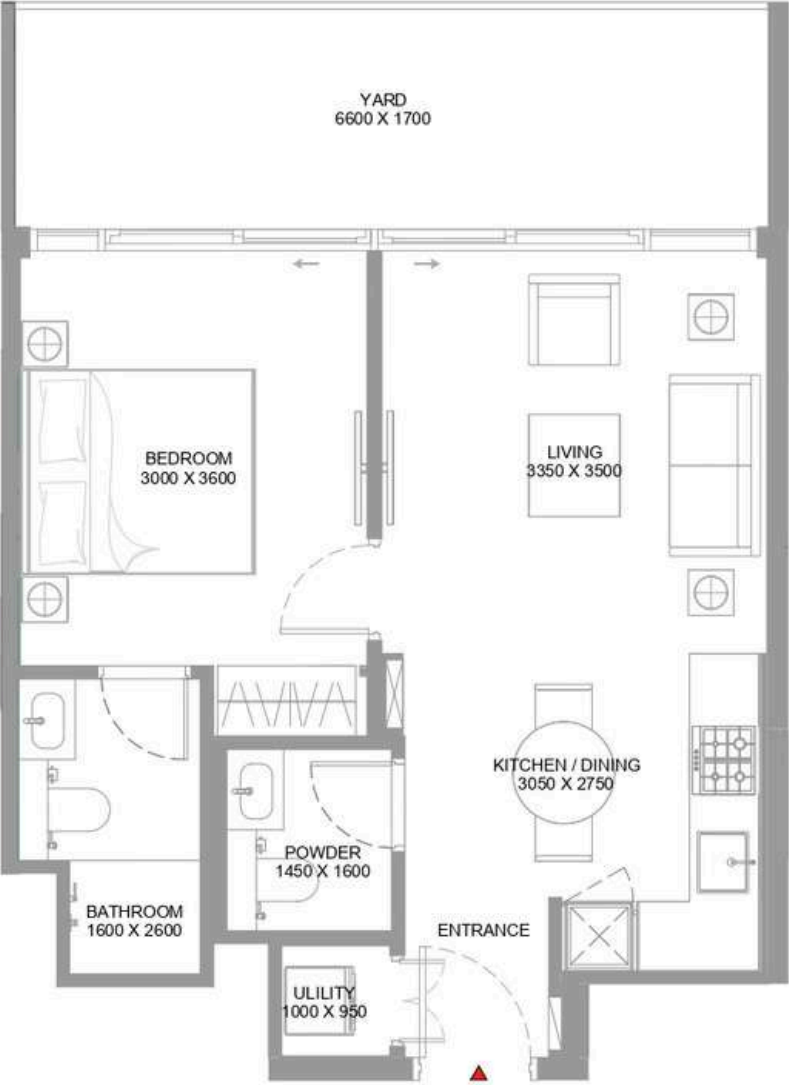
1
BEDROOM
APARTMENT

TYPE B
VARIANT 1

(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 509.24 - 511.50 SQ.FT.
TERRACE RANGE = 149.08 - 151.34 SQ.FT.
TOTAL RANGE = 660.26 - 662.52 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
A-210, A-212
Amenity, Pool View
B-202, B-232, B-336, B-439



1
BEDROOM
APARTMENT

TYPE C

(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 500.31 - 502.46 SQ.FT.
YARD = 151.13 SQ.FT.
TOTAL RANGE = 651.43 - 653.58 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-223

Amenity, Pool View
B-234

1
BEDROOM
APARTMENT

TYPE C
VARIANT 1

(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 500.09 - 500.95 SQ.FT.
YARD RANGE = 150.59 - 151.13 SQ.FT.
TOTAL RANGE = 650.68 - 652.08 SQ.FT.

List of unit numbers with this unit plan:

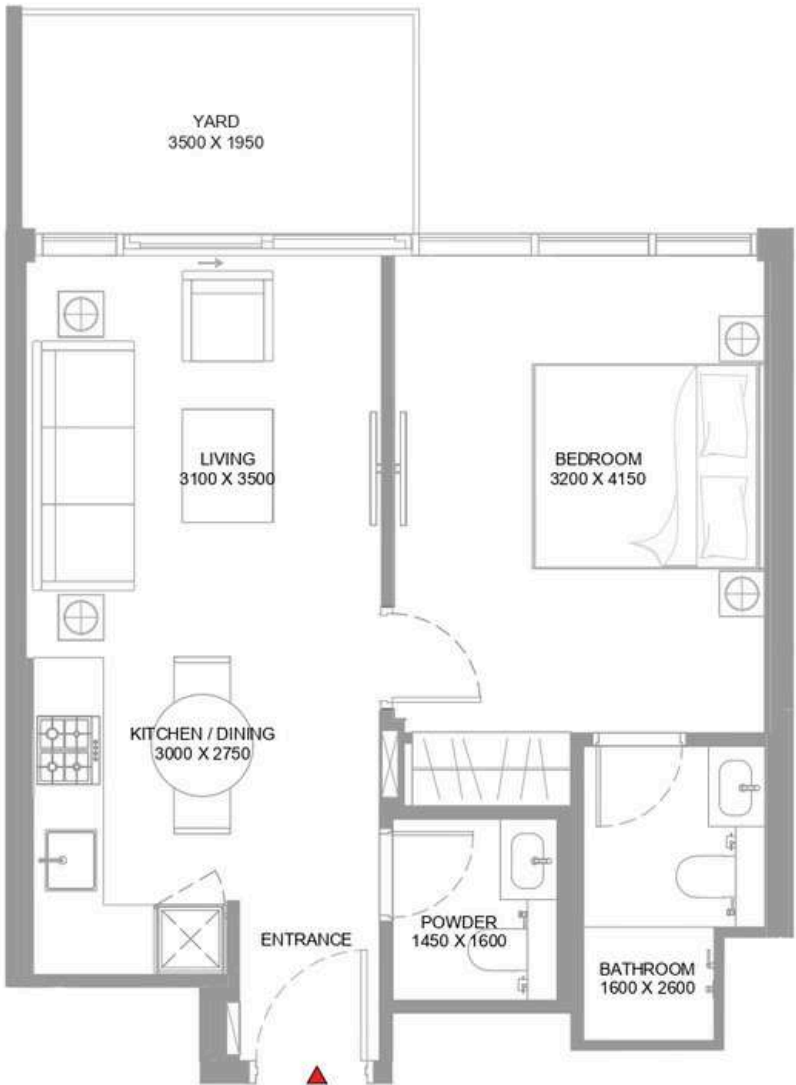
VIEWS

Amenity
B-224

Amenity, Pool View
B-201

1BED | TYPE D

UNIT



1

BEDROOM
APARTMENT

TYPE D

(with powder room + yard)

TOTAL SALEABLE AREA
SUITE = 612.15 SQ.FT.
YARD = 79.76 SQ.FT.
TOTAL = 591.91 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-213

2 BED | TYPE A



2

BEDROOM
APARTMENT

TYPE A

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.79 - 607.52 SQ.FT.
BALCONY RANGE = 46.07 - 47.04 SQ.FT.
TOTAL RANGE = 651.86 - 654.34 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-304, B-330

Amenity, Pool, Marina View
B-404, B-430, B-504, B-530, B-604, B-630,
B-704, B-730, B-804, B-828, B-904

Amenity, Water View
A-308, B-326, A-408, B-426, A-508, B-526,
A-607, B-626, B-726, B-825

Amenity, Water, Marina View
B-924

Marina View
A-204, A-304, A-404, A-504, A-604, A-704

Park View
B-208, B-217

Park, Water View
B-308, B-317, B-408, B-417, B-508, B-517, B-608, B-617,
B-708, B-717, B-807, B-816, B-915



2
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.69 - 609.02 SQ.FT.
BALCONY RANGE = 46.07 - 47.04 SQ.FT.
TOTAL RANGE = 651.75 - 655.09 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-305, B-331

Amenity, Pool, Marina View
B-405, B-431, B-505, B-531, B-605, B-631,
B-705, B-731, B-805, B-829, B-927

Amenity, Water View
A-309, B-327, A-409, B-427, A-509, B-527,
A-608, B-627, A-707, B-727, B-826

Marina View
A-205, A-305, A-405, A-505, A-605

Park View
B-209, B-218

Park, Water View
B-309, B-318, B-409, B-418, B-509, B-518, B-609,
B-618, B-709, B-718, B-808, B-817, B-907, B-916



2
BEDROOM
APARTMENT

TYPE B
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 623.55 - 631.63 SQ.FT.
BALCONY RANGE = 50.70 - 51.56 SQ.FT.
TOTAL RANGE = 675.00 - 682.32 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-334, B-434, B-441, B-534, B-541, B-634, B-641

Amenity, Pool, Marina View
B-734, B-741, B-832, B-839, B-930, B-937

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

2 BED | TYPE B - VARIANT 1



2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 623.23 - 625.38 SQ.FT.
BALCONY RANGE = 50.70 - 51.45 SQ.FT.
TOTAL RANGE = 674.68 - 676.19 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

- Amenity, Pool View
B-301, B-401, B-435, B-501, B-535, B-601, B-635
- Amenity, Pool, Marina View
B-701, B-735, B-801, B-833, B-901, B-931
- Marina View
A-201, A-301, A-401, A-501, A-601, A-701

2 BED | TYPE C



2
BEDROOM
APARTMENT

TYPE C
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 876.72 - 879.84 SQ.FT.
BALCONY RANGE = 106.89 - 109.36 SQ.FT.
TOTAL RANGE = 985.44 - 989.10 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

- Amenity, Marina View
B-328, B-428, B-528, B-628, B-728
- Marina View
A-206, A-306, B-306, A-406, B-406, A-506, B-506, B-606, B-706



2
BEDROOM
APARTMENT

TYPE C VARIANT 1

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 878.66 - 879.84 SQ.FT.
BALCONY RANGE = 106.89 - 109.25 SQ.FT.
TOTAL RANGE = 986.08 - 989.10 SQ.FT.

List of unit numbers with this unit plan:

- VIEWS**
- Amenity, Marina View
A-307, B-329, A-407, B-429, A-507, B-529, B-629, B-729
- Marina View
B-207, B-307, B-407, B-507, B-607, B-707



2
BEDROOM
APARTMENT

TYPE D

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 927.42 - 927.85 SQ.FT.
BALCONY RANGE = 92.35 - 94.61 SQ.FT.
TOTAL RANGE = 1,019.88 - 1,022.03 SQ.FT.

List of unit numbers with this unit plan:

- VIEWS**
- Park View
A-214, B-214
- Park, Water View
A-314, B-314, A-414, B-414, A-514, B-514, A-613, B-614, A-712, B-714, B-813, B-912



2
BEDROOM
APARTMENT

TYPE D
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 927.85 - 928.17 SQ.FT.
BALCONY RANGE = 92.35 - 93.65 SQ.FT.
TOTAL RANGE = 1,020.20 - 1,021.50 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Park View
B-221

Park, Water View
B-321, B-421, B-521, B-621, B-721, B-820, B-919



2
BEDROOM
APARTMENT

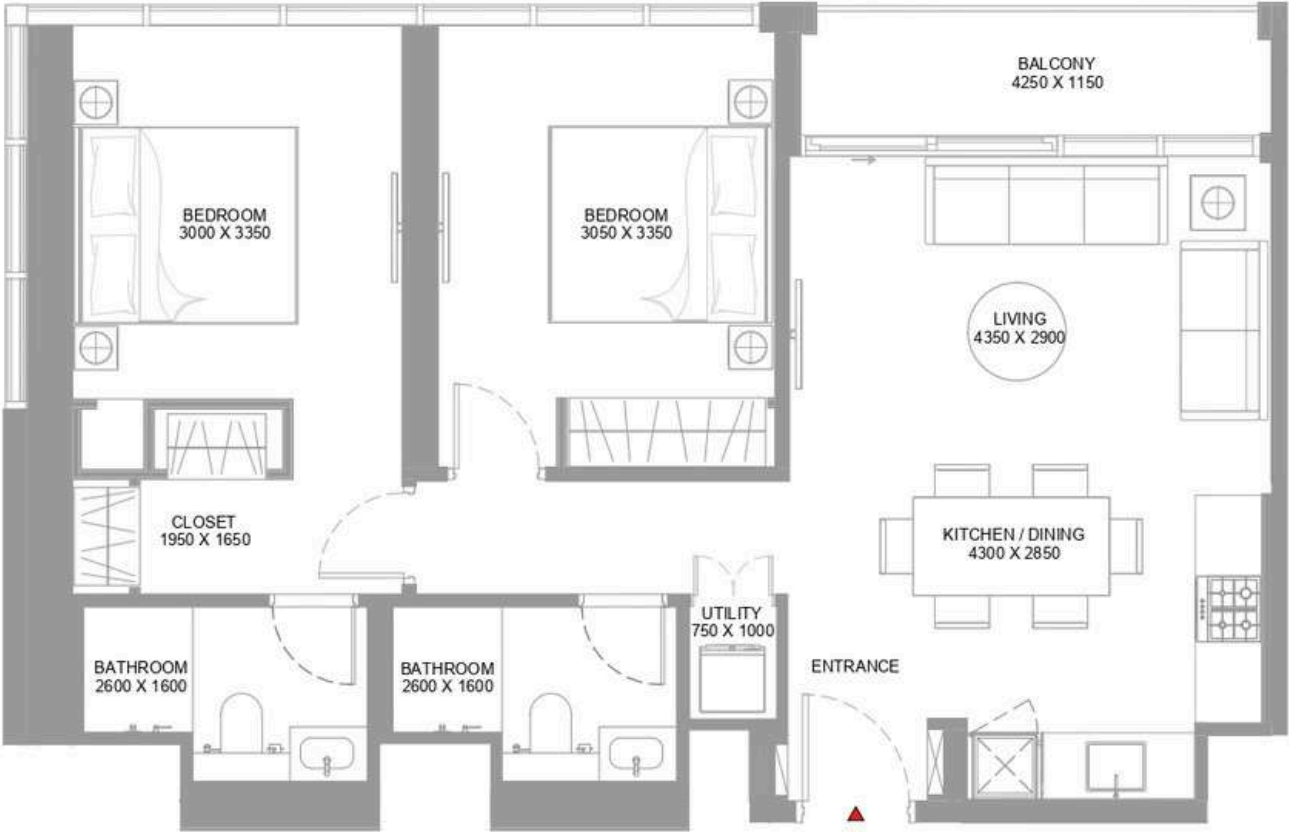
TYPE E
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 811.38 - 812.46 SQ.FT.
BALCONY RANGE = 58.02 - 59.52 SQ.FT.
TOTAL RANGE = 870.37 - 871.98 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Park View
A-216

Park, Water View
A-316, A-416, A-516, A-615, A-714



2
BEDROOM
APARTMENT

TYPE F
(with balcony)

TOTAL SALEABLE AREA
SUITE = 833.99 SQ.FT.
BALCONY RANGE = 59.20 - 60.39 SQ.FT.
TOTAL RANGE = 893.19 - 894.37 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Marina View
A-217, A-317, A-417, A-517, A-616, A-715

2
BEDROOM
APARTMENT

TYPE G
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 941.52 - 943.03 SQ.FT.
TERRACE RANGE = 415.38 - 417.53 SQ.FT.
TOTAL RANGE = 1,358.41 - 1,359.16 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Marina View
A-706
Amenity, Pool, Marina View
B-926
Marina View
B-906



2
BEDROOM
APARTMENT

TYPE G
VARIANT 1
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 941.63 - 942.38 SQ.FT.
TERRACE RANGE = 416.46 - 416.78 SQ.FT.
TOTAL RANGE = 1,358.41 - 1,359.16 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Water, Marina View
B-925
Marina View
A-705, B-905



2
BEDROOM
APARTMENT

TYPE H
(with yard + balcony)

TOTAL SALEABLE AREA
SUITE = 622.05 SQ.FT.
YARD AND BALCONY = 203.01 SQ.FT.
TOTAL RANGE = 825.05 SQ.FT.

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



2
BEDROOM
APARTMENT

TYPE H
VARIANT 1
(with yard + balcony)

TOTAL SALEABLE AREA
SUITE = 622.15 SQ.FT.
YARD AND BALCONY = 203.11 SQ.FT.
TOTAL = 825.27 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-335



2
BEDROOM
APARTMENT

TYPE I
(with yard)

TOTAL SALEABLE AREA
SUITE RANGE = 652.08 - 653.80 SQ.FT.
YARD RANGE = 153.39 - 154.14 SQ.FT.
TOTAL RANGE = 806.22 - 807.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-226

Amenity, Pool View
B-204, B-230



2
BEDROOM
APARTMENT

TYPE I
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE RANGE = 652.19 - 653.15 SQ.FT.
YARD = 154.14 SQ.FT.
TOTAL RANGE = 806.32 - 807.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-209, B-227

Amenity, Pool View
B-205, B-231



2
BEDROOM
APARTMENT

TYPE J
(with yard + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 878.01 - 878.98 SQ.FT.
YARD AND BALCONY RANGE = 186.00 - 186.32 SQ.FT.
TOTAL RANGE = 1,064.34 - 1,064.98 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-228

Amenity, Pool, Marina View
B-206



2
BEDROOM
APARTMENT

TYPE J
VARIANT 1
(with yard + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 876.72 - 879.09 SQ.FT.
YARD AND BALCONY RANGE = 186.54 - 186.86 SQ.FT.
TOTAL RANGE = 1,063.26 - 1,065.95 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Marina View
A-207

Amenity, Pool View
B-229

3
BEDROOM
APARTMENT

TYPE A
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 1,299.42 - 1,299.53 SQ.FT.
TERRACE RANGE = 874.46 - 874.89 SQ.FT.
TOTAL RANGE = 2,173.88 - 2,174.42 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Marina View
A-806

Marina View
B-806



3
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE = 1,299.10 SQ. FT.
TERRACE = 874.46 SQ. FT.
TOTAL = 2,173.56 SQ. FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Marina View
B-827



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.

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