

An aerial photograph of the ocean, showing a gradient from deep blue on the left to bright turquoise on the right. The water's surface is covered in fine, shimmering ripples. A semi-transparent grey rectangular box is centered in the upper half of the image, containing the text 'COASTLINE' in a large, black, serif font, and 'BEACH RESIDENCES' in a smaller, black, sans-serif font below it.

COASTLINE

BEACH RESIDENCES

MAJARA LUXURY REAL ESTATE LLC

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Majara Presents Coastline Beach Residences at Siniya Island

Coastal Sanctuary & Island Retreat



Experience the serene embrace of Siniya Island, where powdery white sands, swaying palms, and the gentle sea breeze create a sanctuary of tranquility. Every moment here—from barefoot strolls along secluded beaches to sunsets mirrored on the waves—offers a timeless escape that rejuvenates the body and soul.



Journey to Calm, Simple to Arrive, Impossible to Forget



Siniya Island, one of the UAE's rare natural gems, offers a harmonious blend of untouched beauty and luxurious coastal living, from pristine white sand beaches to lush mangroves teeming with unique wildlife. Effortlessly connected to the mainland via a scenic 1.7 km bridge, the island allows residents to transition seamlessly from the vibrant energy of the city to serene seclusion. With major hubs just minutes away, Siniya Island promises an unparalleled lifestyle of convenience, tranquility, and exclusive access to nature's finest landscapes.

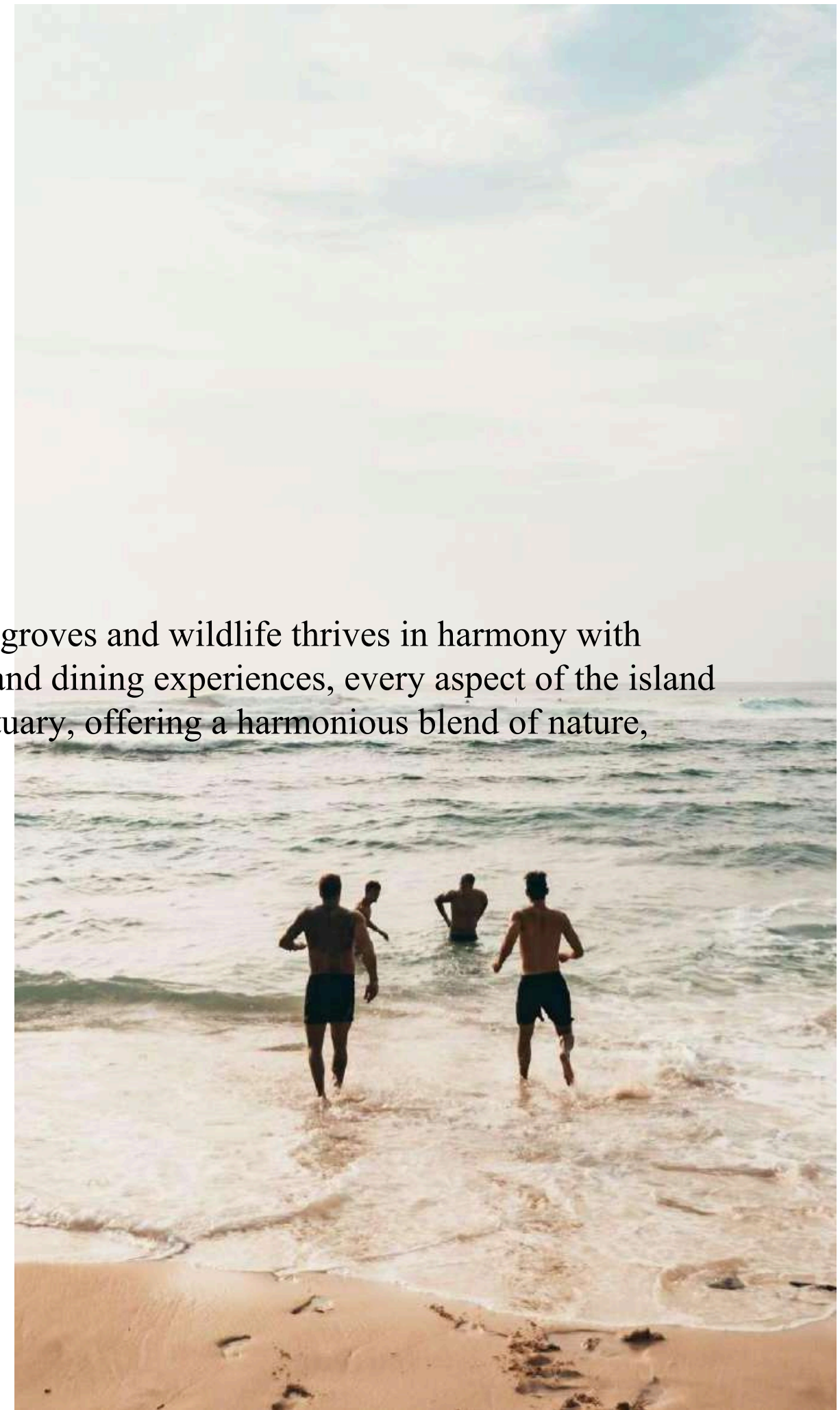


Unmatched Island Golfing | Luxury, Leisure, and Scenic Fairways

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.

Your Exclusive Escape

Siniya Island beckons those seeking a rare balance of serenity and adventure, where pristine beaches meet lush mangroves and wildlife thrives in harmony with luxury living. From exquisite beachfront residences and villas to exclusive yacht clubs, helipads, and vibrant retail and dining experiences, every aspect of the island caters to a sophisticated lifestyle. Expansive parks, tranquil gardens, and picturesque landscapes complete this sanctuary, offering a harmonious blend of nature, leisure, and refined elegance.



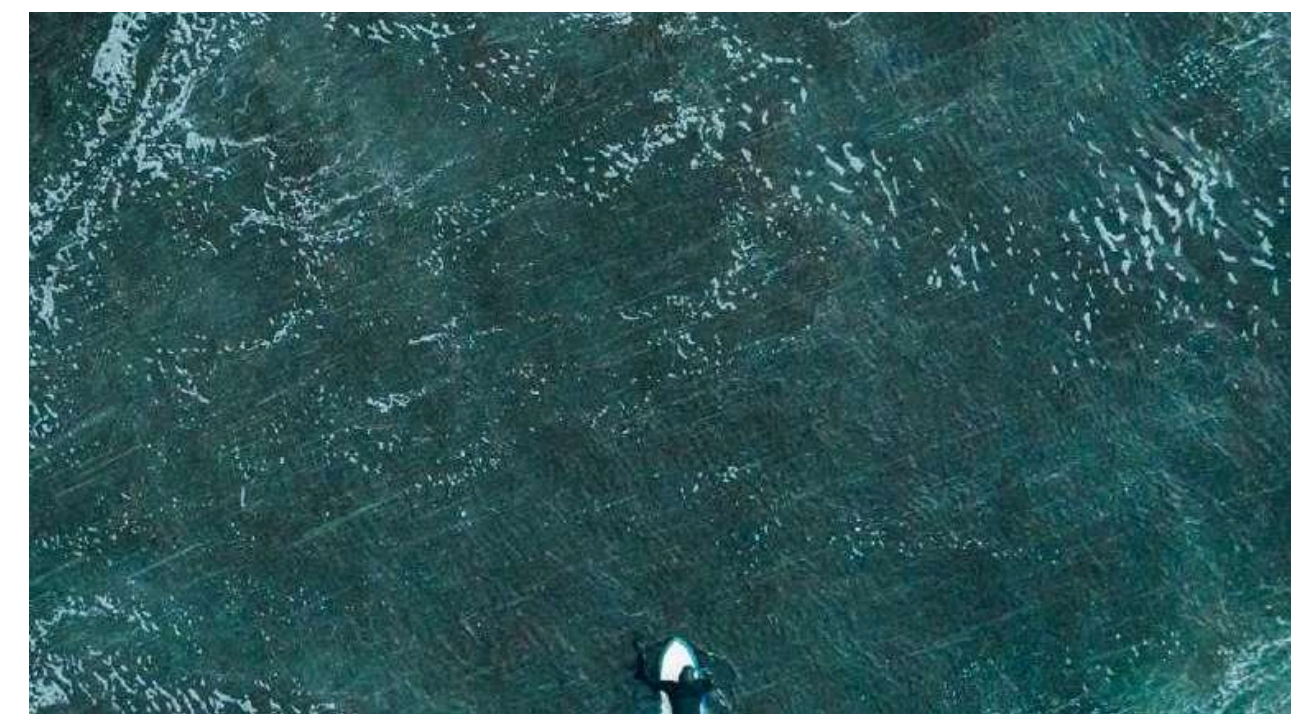
Marina Promenade & Luxury Retail

Siniya Island offers an endless horizon where coastal living meets vibrant maritime energy, creating a haven for boat enthusiasts and seaside dwellers alike. Its bustling boardwalk and retail boulevard feature charming cafes, exquisite restaurants, and an electric nightlife that invigorates every moment. Here, luxury, leisure, and community converge, inviting residents and visitors to savor both serene waterside tranquility and dynamic social experiences.





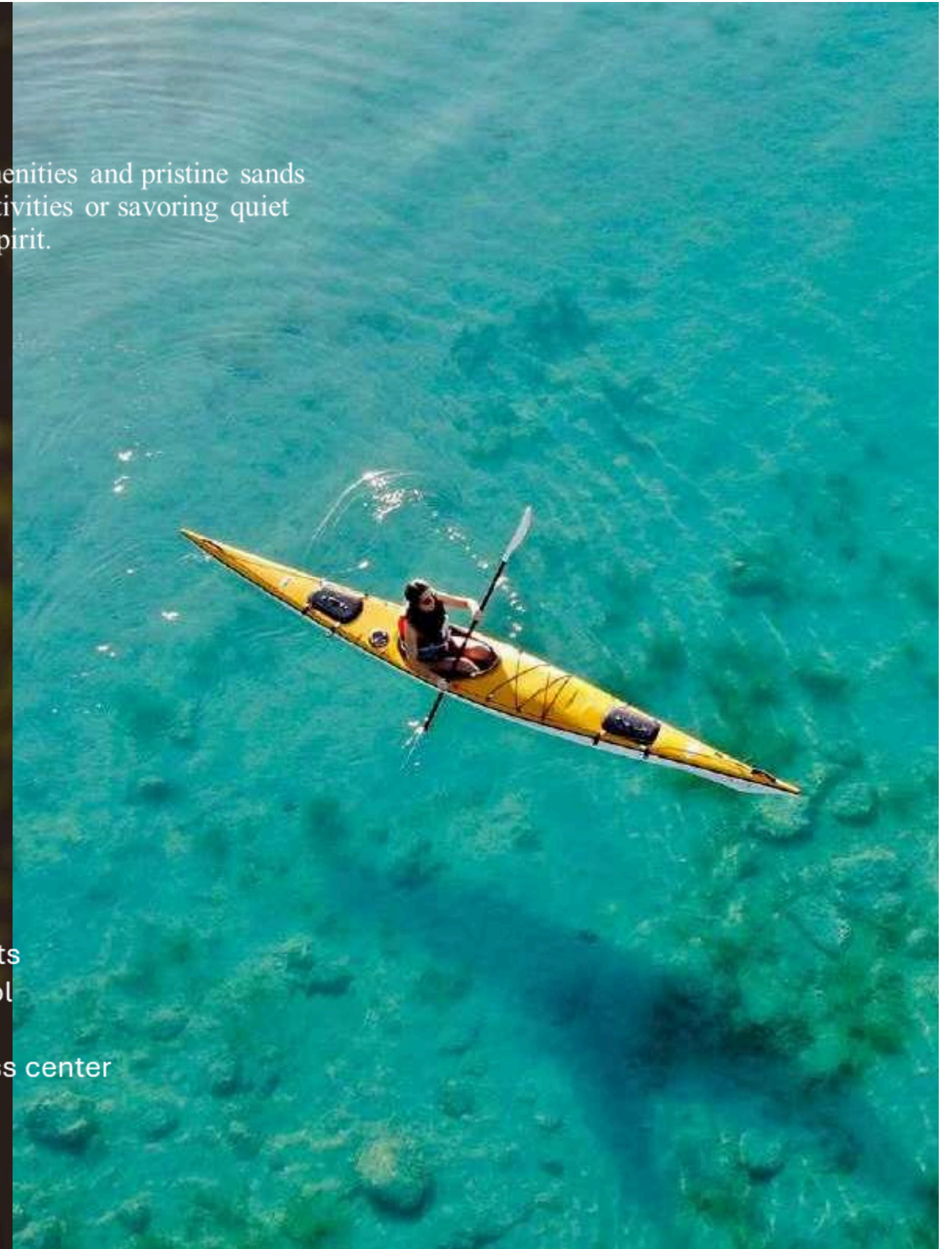
Begin your day with a refreshing drink in hand as you stroll along the pristine white sands, embraced by the gentle sea breeze and the serene beauty of the natural lagoon beach. Delight in leisurely walks while children build sandcastles and collect seashells, their laughter mingling with the soothing rhythm of the waves. From sun-soaked relaxation to thrilling water sports like snorkeling, scuba diving, and kite surfing, every day offers a perfect balance of serenity and adventure. Step directly from your luxurious residence onto the beach, where sunlight dances on the waters and nature's beauty seamlessly intertwines with refined living. As the day closes, witness breathtaking sunsets and enjoy candlelit dinners by the lagoon, where every moment immerses you in unparalleled luxury, tranquility, and timeless memories.



Experience unparalleled serenity at Beachfront Residences on Siniya Island, where luxurious amenities and pristine sands create a sanctuary for both adventure and relaxation. Whether indulging in exhilarating water activities or savoring quiet moments by the shore, every day becomes a retreat designed to rejuvenate the body, mind, and spirit.

AMENITIES

- Natural beach
- Lagoon beach
- Adventure water sports
- Infinity swimming pool
- Community center
- State-of-the-art fitness center
- Children's play areas
- Landscaped parks
- Outdoor cinema





Immerse yourself in the mesmerizing beauty of the natural beach, where sunrises and sunsets paint the sky in a symphony of pastel hues, and the shimmering waters create a serene, dreamlike escape. The tranquil atmosphere invites relaxation and reflection, turning each moment into a cherished ritual of peace and wonder. For the adventurous, exhilarating water sports—from snorkeling and scuba diving to kite surfing—offer a thrilling connection to the island’s breathtaking coastal landscapes.



Perched along a captivating shoreline, Coastline Beach Residences offer a harmonious blend of serenity and sophistication, where the gentle rhythm of the waves and the endless horizon form a breathtaking backdrop. Spanning four elegant towers, the development presents a curated collection of 1 to 3-bedroom apartments and luxurious 2 to 3-bedroom duplexes, each designed to maximize natural light and coastal vistas. Residents can savor sun-kissed walks along pristine white sands while enjoying exhilarating water sports and the vibrant charm of an unparalleled beachfront lifestyle.

At Coastline Beach Residences, each day unfolds to the soothing rhythm of turquoise waters and the soft glow of sunrise, creating a serene seaside sanctuary. Whether indulging in thrilling water sports or relaxing on golden sands, every moment offers a perfect harmony with nature's beauty.



Discover your ideal harmony at Coastline Beach Residences, where the serene embrace of the ocean blends effortlessly with the vibrant energy of a connected community. Lounge by the infinity pool overlooking the tranquil beach or immerse yourself in the lively charm of beachfront cafés, where every moment celebrates the essence of coastal living.



YOUR FULLY FURNISHED
RETREAT AWAITS

Experience effortless luxury at Coastline Beach Residences, Tower A. 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.

LOCATION ON MASTER PLAN





1
BEDROOM
APARTMENT

TYPE A

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 462.20 - 463.92 SQ.FT.
BALCONY RANGE = 48.65 - 49.30 SQ.FT.
TOTAL RANGE = 511.39 - 513.01 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Sea-water Lagoon
C-303, B-307, C-403, C-405, B-407, C-503, C-505,
B-509, C-603, C-605, B-607, C-703, C-705, B-707

Amenity, Sea-water Lagoon
D-303, C-309, B-303, A-315, D-403, C-409, B-403,
A-413, D-503, C-511, B-503, A-515, D-603, C-609,
B-603, A-613, D-703, C-709, B-703, A-715, D-803,
A-813, D-903, A-913

Green, Sea-water Lagoon

A-207, A-209, A-307, A-309, A-407, A-409, A-507, A-509,
A-607, A-609, A-707, A-709, A-807, A-809, A-907, A-909

1
BEDROOM
APARTMENT

TYPE A VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 461.77 - 464.36 SQ.FT.
BALCONY RANGE = 48.55 - 49.51 SQ.FT.
TOTAL RANGE = 510.96 - 513.01 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Sea-water Lagoon
C-304, B-308, C-404, B-406, B-408, C-504, B-508,
B-510, C-604, B-606, B-608, C-704, B-706, B-708

Amenity, Sea-water Lagoon
D-302, C-308, B-302, A-314, D-402, C-406, B-402,
A-412, D-502, C-510, B-502, A-514, D-602, C-608,
B-602, A-612, D-702, C-708, B-702, A-714, D-802,
A-812, D-902, A-912

Green, Sea-water Lagoon

D-207, A-206, A-208, D-308, A-306, A-308, D-406,
A-406, A-408, D-508, A-506, A-508, D-606, A-606,
A-608, D-708, A-706, A-708, D-806, A-806, A-808,
D-906, A-906, A-908



1
BEDROOM
APARTMENT

TYPE B
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 462.09 SQ.FT.
BALCONY = 58.13 SQ.FT.
TOTAL = 520.22 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Sea-water Lagoon
A-316, A-414, A-516, A-614, A-716, A-814, A-914



1
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 461.77 - 461.88 SQ.FT.
BALCONY RANGE = 58.13 - 58.23 SQ.FT.
TOTAL = 520.00 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Sea-water Lagoon
D-301, D-401, D-501, D-601, D-701, D-801, D-901



1
BEDROOM
APARTMENT

TYPE C
(with powder room + balcony)

List of unit numbers with this unit plan:
VIEWS
Park, Water-view
C-202, B-208, C-302, B-310, C-402, B-410, C-502, B-512, C-602, B-610, C-702, B-710

TOTAL SALEABLE AREA
SUITE RANGE = 546.38 - 547.45 SQ.FT.
BALCONY = 73.84 SQ.FT.
TOTAL RANGE = 620.22 - 621.29 SQ.FT.



1
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with powder room + balcony)

List of unit numbers with this unit plan:
VIEWS
Park, Water-view
C-201, B-207, C-301, B-309, C-401, B-409, C-501, B-511, C-601, B-609, C-701, B-709

TOTAL SALEABLE AREA
SUITE RANGE = 546.48 - 547.45 SQ.FT.
BALCONY = 73.84 SQ.FT.
TOTAL RANGE = 620.32 - 621.29 SQ.FT.



1
BEDROOM
APARTMENT

TYPE D
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 510.21 - 510.42 SQ.FT.
YARD RANGE = 151.99 - 152.85 SQ.FT.
TOTAL RANGE = 662.20 - 663.27 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
D-202, C-207, B-203



1
BEDROOM
APARTMENT

TYPE D
VARIANT 1
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 509.67 - 510.42 SQ.FT.
YARD RANGE = 151.99 - 152.85 SQ.FT.
TOTAL RANGE = 662.20 - 663.27 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
C-206, B-202, A-214



2
BEDROOM
APARTMENT

TYPE A

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 726.67 - 728.07 SQ.FT.
BALCONY RANGE = 48.65 - 48.98 SQ.FT.
TOTAL RANGE = 775.32 - 777.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Green, Sea-water Lagoon
D-208, D-309, D-407, D-509, D-607, D-709, D-807, D-907
Park, Water-view
A-204, A-304, A-404, A-504, A-604, A-704, A-804, A-904

2
BEDROOM
APARTMENT

TYPE A VARIANT 1

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 726.99 - 728.29 SQ.FT.
BALCONY = 48.65 SQ.FT.
TOTAL RANGE = 775.65 - 776.94 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Green, Sea-water Lagoon
D-209, D-310, D-408, D-510, D-608, D-710, D-808, D-908
Park, Water-view
D-211, D-312, D-410, D-512, D-610, D-712, D-810, D-910



2
BEDROOM
APARTMENT

TYPE B
(with balcony)

List of unit numbers with this unit plan:
VIEWS
Amenity, Sea-water Lagoon
D-315, D-413, D-515, D-613, D-715, D-813, D-913

TOTAL SALEABLE AREA
SUITE RANGE = 728.61 - 728.72 SQ.FT.
BALCONY = 57.48 SQ.FT.
TOTAL RANGE = 786.09 - 786.20 SQ.FT.

2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with balcony)

List of unit numbers with this unit plan:
VIEWS
Amenity, Sea-water Lagoon
A-301, A-401, A-501, A-601, A-701, A-801, A-901

TOTAL SALEABLE AREA
SUITE = 728.61 SQ.FT.
BALCONY = 57.48 SQ.FT.
TOTAL = 786.09 SQ.FT.



2
BEDROOM
APARTMENT

TYPE C
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 794.48 - 795.45 SQ.FT.
BALCONY RANGE = 44.56 - 44.67 SQ.FT.
TOTAL RANGE = 839.05 - 840.02 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Sea-water Lagoon
C-406, C-506, C-606, C-706

Amenity, Sea-water Lagoon

D-304, C-310, B-304, D-404, C-410, B-404, D-504, C-512, B-504,
D-604, C-610, B-604, D-704, C-710, B-704, D-804, D-904

Green, Sea-water Lagoon

A-210, A-310, A-410, A-510, A-610, A-710, A-810, A-910



2
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 794.59 - 795.45 SQ.FT.
BALCONY RANGE = 44.56 - 44.67 SQ.FT.
TOTAL RANGE = 839.15 - 840.02 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Sea-water Lagoon
B-405, B-507, B-605, B-705

Amenity, Sea-water Lagoon

C-307, B-301, A-313, C-407, B-401, A-411, C-509, B-501, A-513,
C-607, B-601, A-611, C-707, B-701, A-713, A-811, A-911

Green, Sea-water Lagoon

D-206, D-307, D-405, D-507, D-605, D-707, D-805, D-905



2
BEDROOM
APARTMENT

TYPE D
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 804.71 - 808.05 SQ.FT.
BALCONY RANGE = 56.19 - 59.63 SQ.FT.
TOTAL RANGE = 864.23 - 865.31 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon
D-314, D-412, D-514, D-612, D-714, D-812, D-912

Park, Water-view
A-203, A-303, A-403, A-503, A-603, A-703, A-803, A-903



2
BEDROOM
APARTMENT

TYPE D
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 804.60 - 808.05 SQ.FT.
BALCONY RANGE = 56.19 - 59.63 SQ.FT.
TOTAL RANGE = 864.23 - 865.31 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon
A-302, A-402, A-502, A-602, A-702, A-802, A-902

Park, Water-view
D-212, D-313, D-411, D-513, D-611, D-713, D-811, D-911



2
BEDROOM
APARTMENT

TYPE E

(with yard)

TOTAL SALEABLE AREA
SUITE = 773.39 SQ.FT.
YARD = 149.62 SQ.FT.
TOTAL = 923.01 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
D-214



2
BEDROOM
APARTMENT

TYPE E VARIANT 1

(with yard)

TOTAL SALEABLE AREA
SUITE = 772.96 SQ.FT.
YARD = 154.89 SQ.FT.
TOTAL = 927.85 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-201



2
BEDROOM
APARTMENT

TYPE F
(with yard)

TOTAL SALEABLE AREA
SUITE = 753.80 SQ.FT.
YARD = 152.20 SQ.FT.
TOTAL = 906.00 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
A-215

2
BEDROOM
APARTMENT

TYPE F
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE = 754.01 SQ.FT.
YARD = 151.99 SQ.FT.
TOTAL = 906.00 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
D-201



2
BEDROOM
APARTMENT

TYPE G
(with balcony)

TOTAL SALEABLE AREA
SUITE = 866.71 SQ.FT.
BALCONY = 105.81 SQ.FT.
TOTAL = 972.52 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Green, Sea-water Lagoon, Park, Water-view
D-210, D-311, D-409, D-511, D-609, D-711, D-809, D-909



2
BEDROOM
APARTMENT

TYPE G
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 864.66 - 866.71 SQ.FT.
BALCONY RANGE = 105.81 - 106.02 SQ.FT.
TOTAL RANGE = 970.69 - 972.52 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Park, Water-view, Green
A-205, A-305, A-405, A-505, A-605, A-705, A-805, A-905



2
BEDROOM
APARTMENT

TYPE H
(with yard)

TOTAL SALEABLE AREA
SUITE = 835.93 SQ.FT.
YARD RANGE = 151.56 - 154.68 SQ.FT.
TOTAL RANGE = 987.48 - 990.60 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
D-203, C-208, B-204



2
BEDROOM
APARTMENT

TYPE H
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE RANGE = 835.93 - 836.36 SQ.FT.
YARD RANGE = 151.56 - 154.68 SQ.FT.
TOTAL RANGE = 987.48 - 990.60 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity
C-205, B-201, A-213



2
BEDROOM
APARTMENT

TYPE I
(with yard)

TOTAL SALEABLE AREA
SUITE = 862.94 SQ.FT.
YARD = 101.93 SQ.FT.
TOTAL = 964.88 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Amenity
D-213



2
BEDROOM
APARTMENT

TYPE I
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE = 862.94 SQ.FT.
YARD = 101.93 SQ.FT.
TOTAL = 964.88 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Amenity
A-202



LOWER LEVEL

UPPER LEVEL



LOWER LEVEL

UPPER LEVEL

2
BEDROOM
(DUPLEX)
APARTMENT

TYPE J
(with study room, store room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,280.15 - 1,281.01 SQ.FT.
BALCONY + YARD = 205.16 - 205.38 SQ.FT.
TOTAL RANGE = 1,485.31 - 1,486.17 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Beach, Sea-water Lagoon
C-07, B-07, A-07

2
BEDROOM
(DUPLEX)
APARTMENT

TYPE J
VARIANT 1
(with study room, store room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,279.61 - 1,280.15 SQ.FT.
BALCONY + YARD = 205.16 SQ.FT.
TOTAL RANGE = 1,484.77 - 1,485.31 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Beach, Sea-water Lagoon
C-03, B-03, A-03

2 BED (DUPLEX) | TYPE K



LOWER LEVEL



UPPER LEVEL

2 BED (DUPLEX) | TYPE K - VARIANT 1



LOWER LEVEL



UPPER LEVEL

2
BEDROOM
(DUPLEX)
APARTMENT

TYPE K
(with study room, store room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,279.51 - 1,279.94 SQ.FT.
BALCONY + YARD = 206.88 SQ.FT.
TOTAL RANGE = 1,486.39 - 1,486.82 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Beach, Sea-water Lagoon
C-05, B-05, A-05

2
BEDROOM
(DUPLEX)
APARTMENT

TYPE K
VARIANT 1
(with study room, store room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,279.51 - 1,279.72 SQ.FT.
BALCONY RANGE = 206.67 - 206.88 SQ.FT.
TOTAL RANGE = 1,486.39 - 1,486.60 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Beach, Sea-water Lagoon
C-04, C-06, B-04, B-06, A-04, A-06

3 BED (DUPLEX) | TYPE A



LOWER LEVEL



UPPER LEVEL

3 BED (DUPLEX) | TYPE A - VARIANT 1



LOWER LEVEL



UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE A
(with study, maid room, powder room and balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,873.57 - 1,874.97 SQ.FT.
BALCONY RANGE = 147.68 - 147.79 SQ.FT.
TOTAL RANGE = 2,021.35 - 2,022.65 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Sea-water Lagoon
B-306, B-506

Amenity, Sea-water Lagoon
C-306, A-312, C-506, A-512, A-712

Green, Sea-water Lagoon
D-306, D-506, D-706

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE A
VARIANT 1
(with study, maid room, powder room and balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,873.46 - 1,874.43 SQ.FT.
BALCONY = 147.68 - 147.79 SQ.FT.
TOTAL RANGE = 2,021.25 - 2,022.22 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Seawater Lagoon
C-305, C-507

Amenity, Seawater Lagoon
B-305, B-505, D-305, D-505, D-705

Green, Sea-water Lagoon
A-311, A-511, A-711

3 BED (DUPLEX) | TYPE B



LOWER LEVEL



UPPER LEVEL

3 BED (DUPLEX) | TYPE B - VARIANT 1



LOWER LEVEL



UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE B
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,875.72 - 1,876.80 SQ.FT.
BALCONY + YARD = 178.36 SQ.FT.
TOTAL RANGE = 2,054.08 - 2,055.15 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Beach, Sea-water Lagoon
C-02, B-02, A-02

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE B
VARIANT 1
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,874.97 - 1,876.80 SQ.FT.
BALCONY = 179.00 SQ.FT.
TOTAL RANGE = 2,053.97 - 2,055.80 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Beach, Sea-water Lagoon
D-01, C-01, B-01



LOWER LEVEL



UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE C
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,875.40 - 1,876.80 SQ.FT.
BALCONY + YARD RANGE = 178.25 SQ.FT.
TOTAL RANGE = 2,053.65 - 2,055.05 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Pool, Sea-water Lagoon
B-206

Amenity, Sea-water Lagoon
C-204, A-212



LOWER LEVEL



UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

**TYPE C
VARIANT 1**
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 1,875.72 - 1,876.90 SQ.FT.
BALCONY + YARD RANGE = 178.90 - 179.00 SQ.FT.
TOTAL RANGE = 2,054.62 - 2,055.91 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Pool, Sea-water Lagoon
C-203

Amenity, Sea-water Lagoon
D-204, B-205



LOWER LEVEL

UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE D
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,874.86 SQ.FT.
BALCONY + YARD = 178.36 SQ.FT.
TOTAL = 2,053.22 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Beach, Sea-water Lagoon, Green
D-02



LOWER LEVEL

UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE D
VARIANT 1
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,874.32 SQ.FT.
BALCONY + YARD = 179.00 SQ.FT.
TOTAL = 2,053.32 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Beach, Sea-water Lagoon, Green
A-01



LOWER LEVEL

UPPER LEVEL



LOWER LEVEL

UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE E
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,875.72 SQ.FT.
BALCONY + YARD = 178.25 SQ.FT.
TOTAL = 2,053.97 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Green, Sea-water Lagoon
D-205

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE E
VARIANT 1
(with study, maid room, powder room and balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,875.83 SQ.FT.
BALCONY + YARD = 179.00 SQ.FT.
TOTAL = 2,054.83 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Green, Sea-water Lagoon
A-211



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.



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