



DELPHINE



BEACH RESIDENCES

MAJARA LUXURY REAL ESTATE LLC

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Majara Presents Delphine Beach 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.



An aerial photograph of a long, curved concrete bridge spanning a body of water with varying shades of turquoise and green. A single dark-colored car is driving on the bridge. The bridge has several support pillars and a small gap in the middle. The water's surface is textured with ripples and small waves.

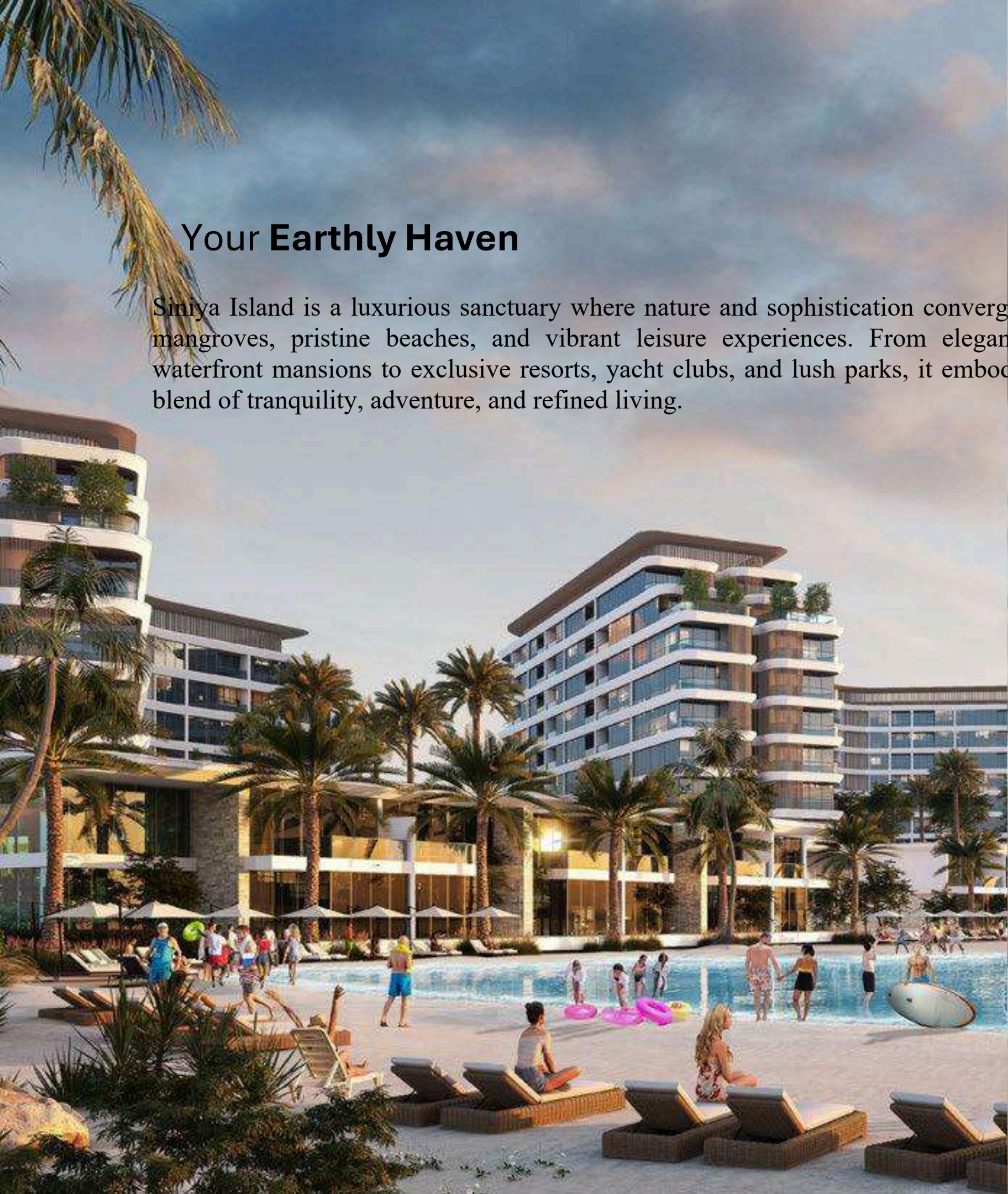
YOUR JOURNEY TO TRANQUILLITY

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.

Your Earthly Haven

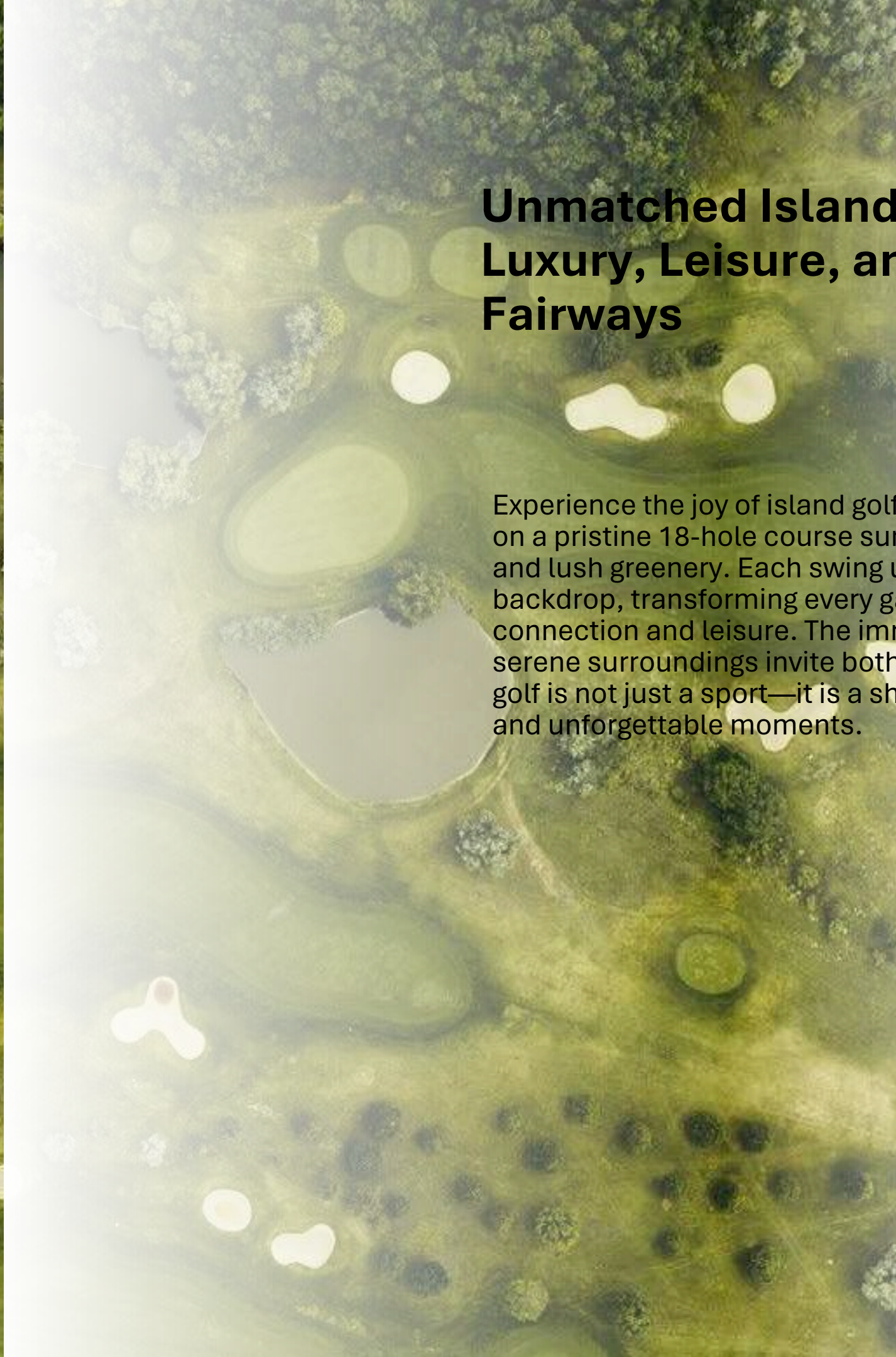
Siniya Island is a luxurious sanctuary where nature and sophistication converge, offering serene mangroves, pristine beaches, and vibrant leisure experiences. From elegant residences and waterfront mansions to exclusive resorts, yacht clubs, and lush parks, it embodies a harmonious blend of tranquility,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



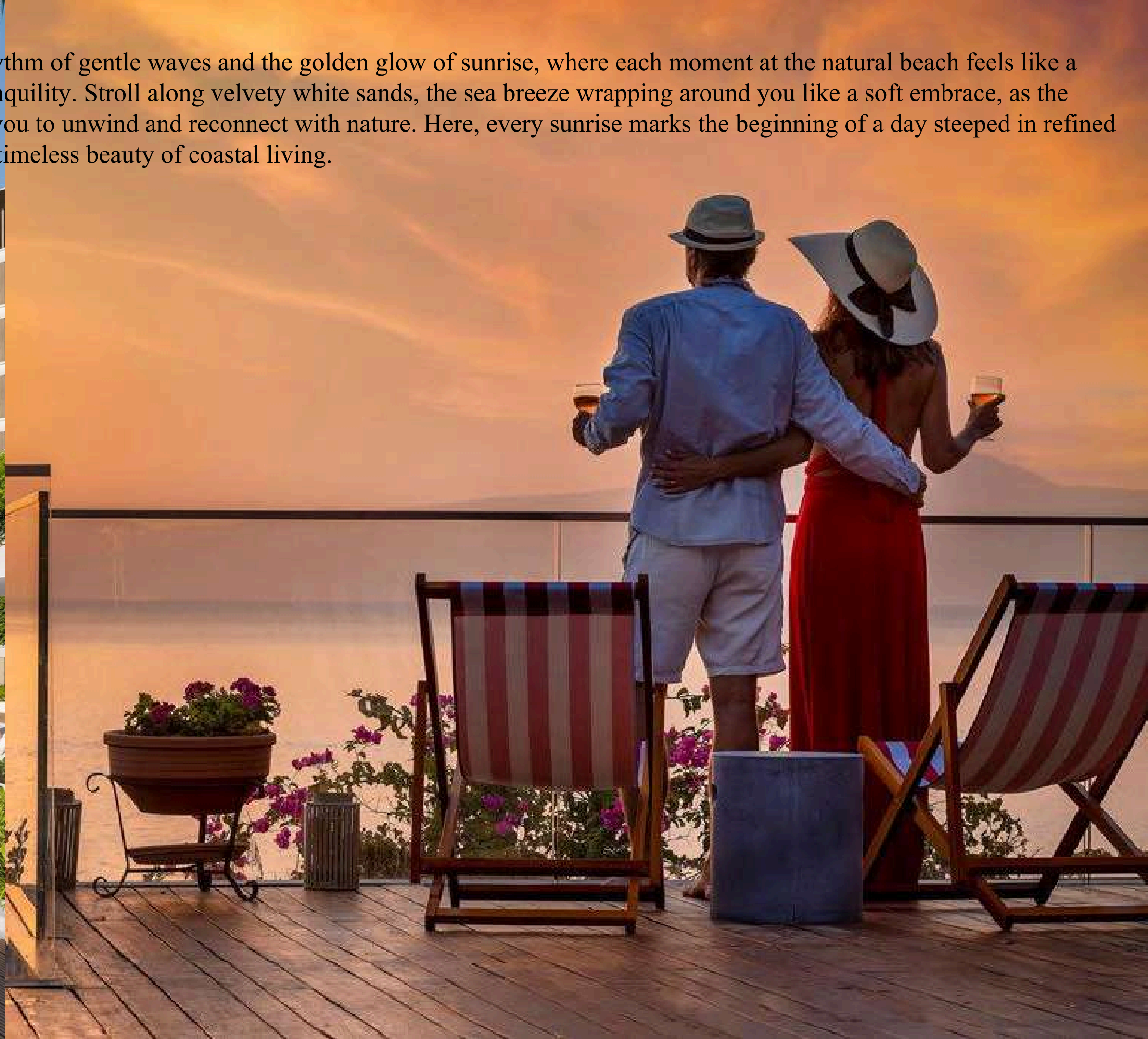
MARINA LIFE



A vibrant maritime haven, Siniya Island offers an extraordinary blend of coastal charm and cosmopolitan energy, where boat enthusiasts and seaside residents thrive amidst the rhythm of the waves. The lively boardwalk comes alive with elegant cafés, gourmet restaurants, and an electric nightlife that ignites the spirit of the marina. Along the retail boulevard, breezy promenades lined with boutique stores and open-air terraces invite you to linger, dine, and indulge in the art of seaside living.



Awaken to the soothing rhythm of gentle waves and the golden glow of sunrise, where each moment at the natural beach feels like a serene escape into pure tranquility. Stroll along velvety white sands, the sea breeze wrapping around you like a soft embrace, as the crystal-clear waters invite you to unwind and reconnect with nature. Here, every sunrise marks the beginning of a day steeped in refined luxury, relaxation, and the timeless beauty of coastal living.

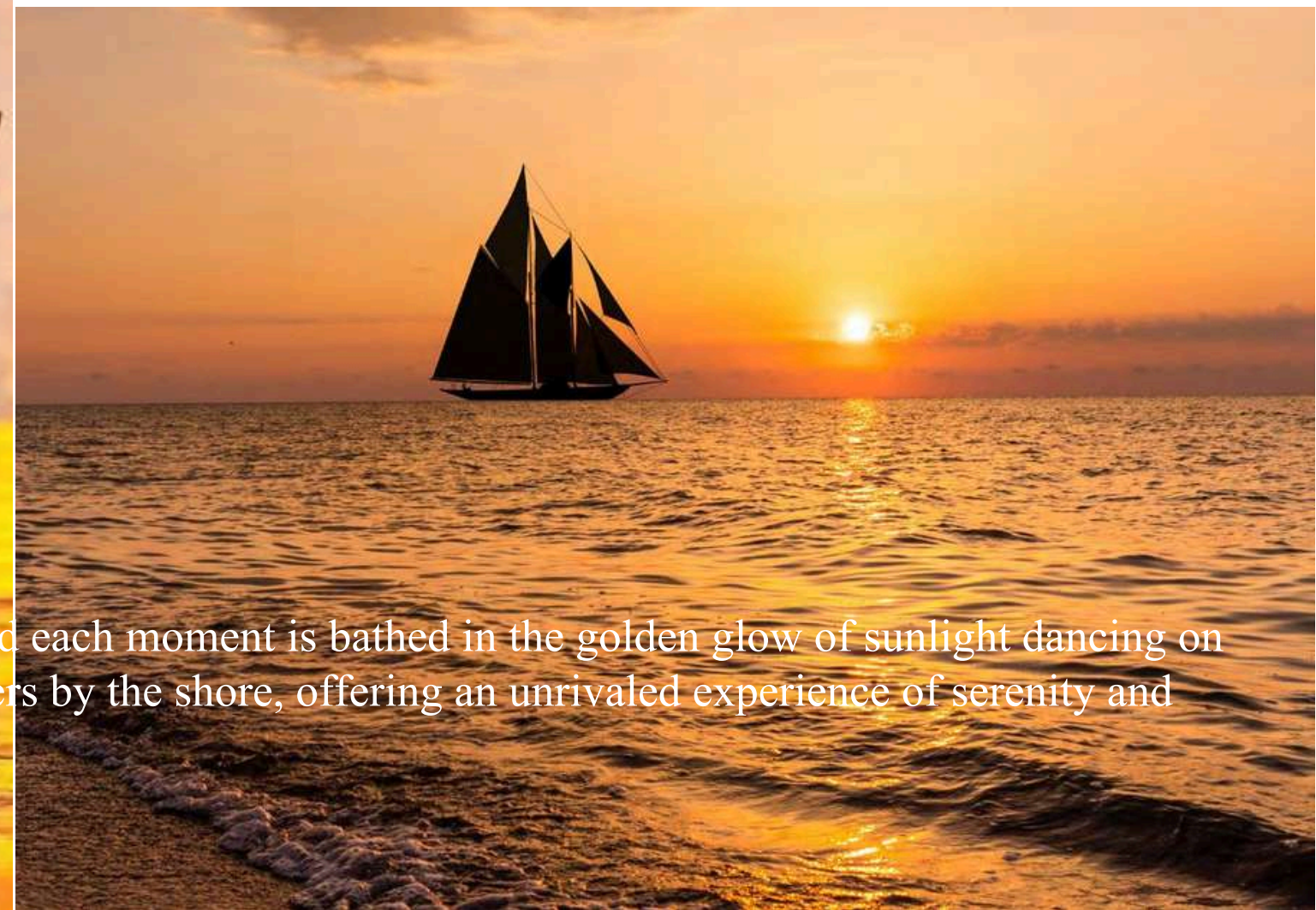




Marina Residences on Siniya Island offers a sophisticated lifestyle where luxury, leisure, and maritime adventure converge, from elegant waterfront promenades to a prestigious yacht club and world-class dining. The motorized seawater channels weave gracefully through the community, providing both a visual 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.



Tranquil Shores, Captivating Sights

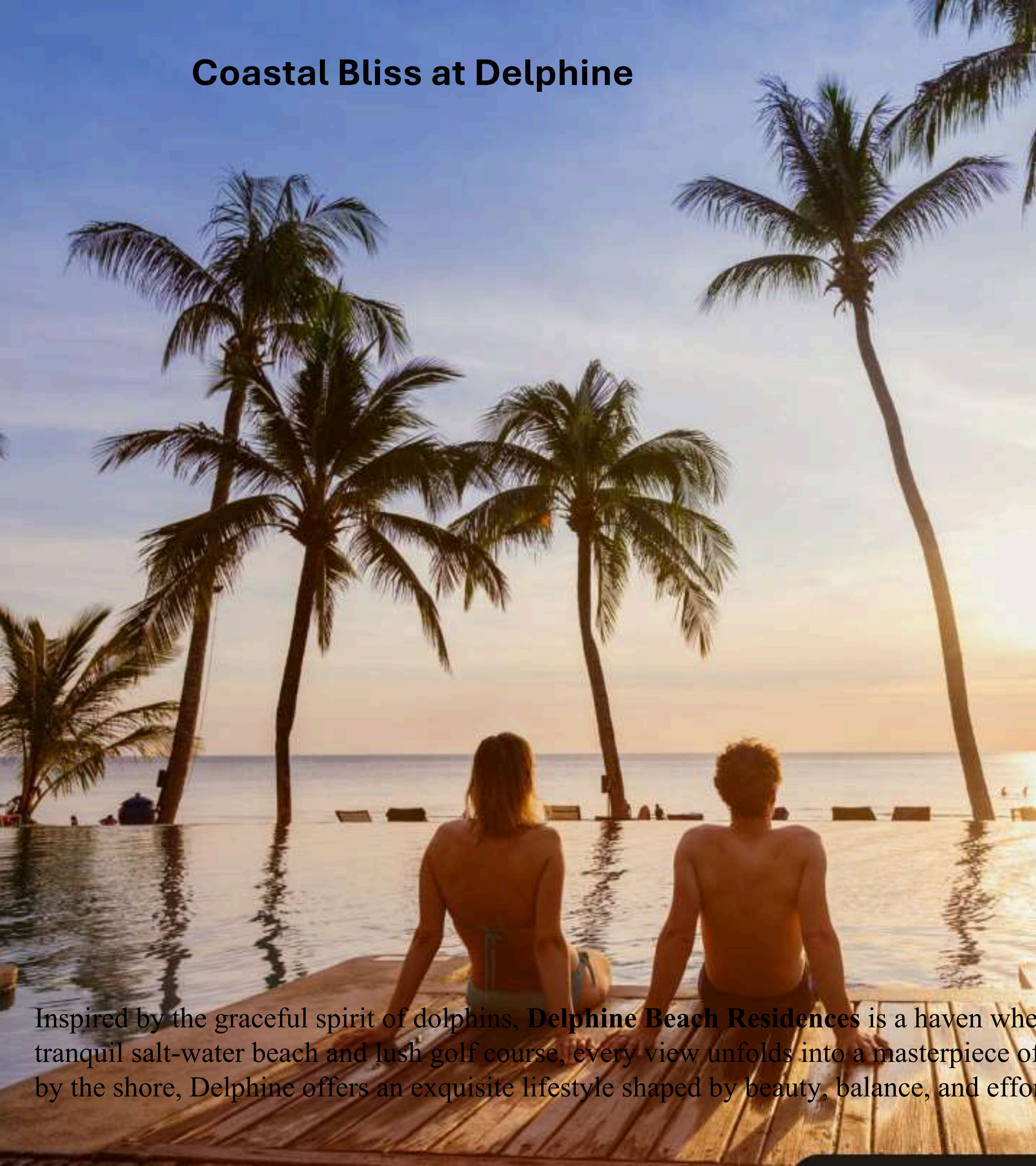


Embrace the allure of waterfront living, where residences open directly onto the pristine lagoon beach, and each moment is bathed in the golden glow of sunlight dancing on glistening waters. Here, nature's beauty meets refined luxury, from breathtaking sunsets to candlelit dinners by the shore, offering an unrivaled experience of serenity and sophistication.



**INTRODUCING
DELPHINE BEACH RESIDENCES**

Coastal Bliss at Delphine



Inspired by the graceful spirit of dolphins, **Delphine Beach Residences** is a haven where refined luxury and nature's serenity coexist in perfect harmony. Overlooking a tranquil salt-water beach and lush golf course, every view unfolds into a masterpiece of sea, sky, and greenery. From sunlit mornings in landscaped parks to peaceful evenings by the shore, Delphine offers an exquisite lifestyle shaped by beauty, balance, and effortless elegance.

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





AMENITIES

LUXURY AT YOUR
FINGERTIPS



NATURAL
BEACH



LAGOON
BEACH



ADVENTURE
WATER SPORTS



INFINITY
SWIMMING POOL



COMMUNITY
CENTRE



STATE-OF-THE-ART
FITNESS CENTRE



CHILDREN'S
PLAY AREAS



LANDSCAPED
PARKS

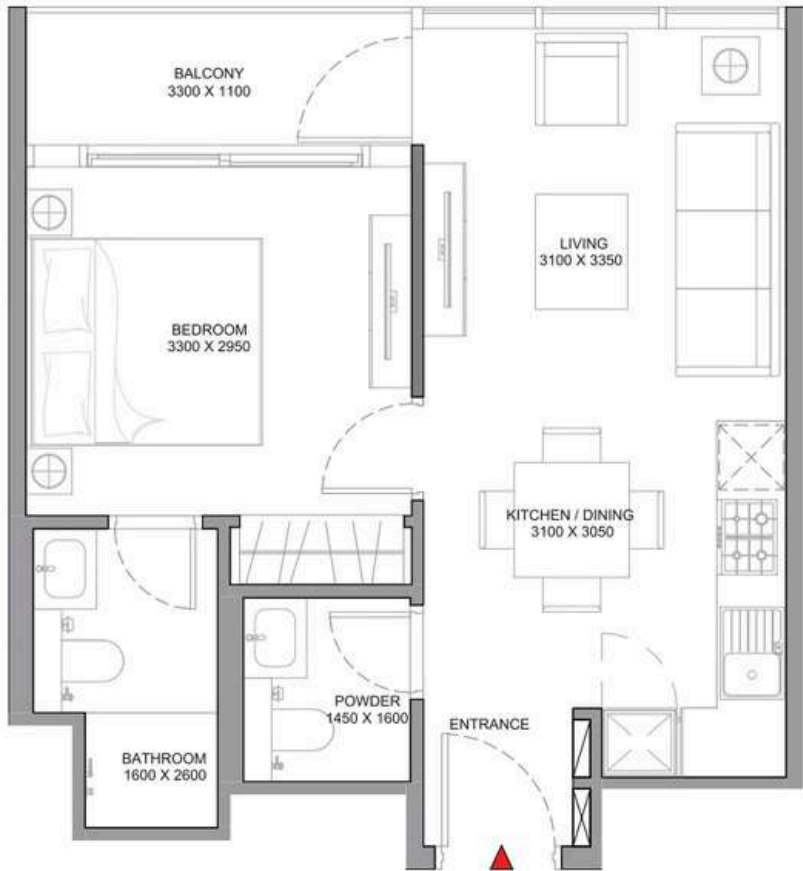
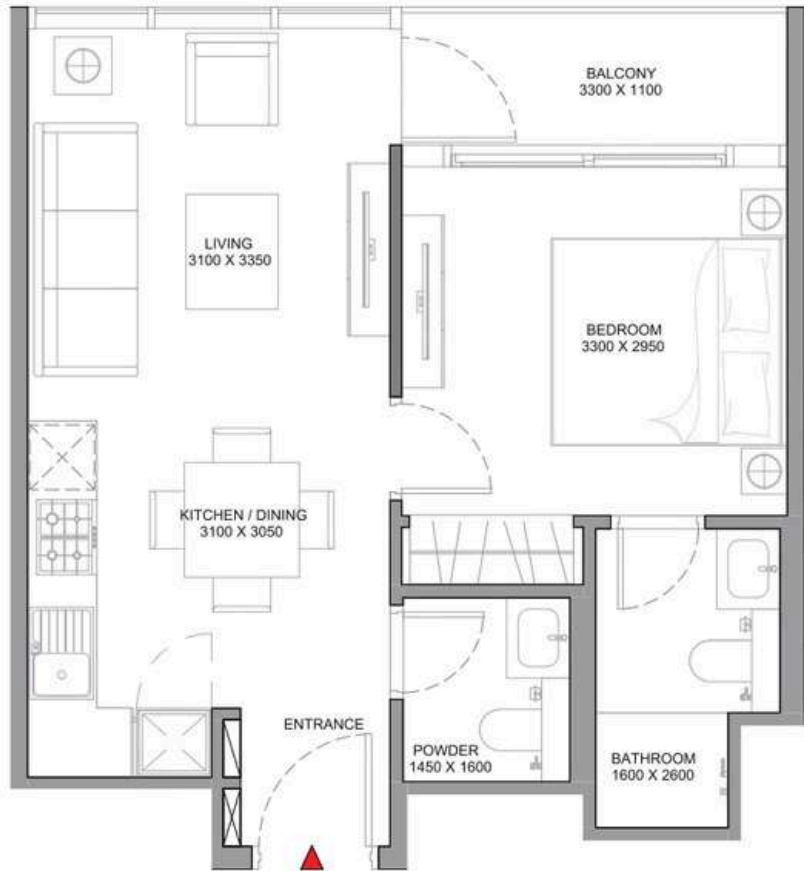


SKY
GARDENS

Experience a world of refined comfort at **Beach Residences, Siniya Island**, where every detail is crafted to inspire relaxation and renewal. From exhilarating water adventures to tranquil moments by the shore, this sanctuary offers the perfect balance of luxury, leisure, and serenity.

LOCATION ON
MASTER PLAN





1
BEDROOM
APARTMENT

TYPE A

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 468.32 SQ.FT.
BALCONY = 46.50 SQ.FT.
TOTAL = 514.82 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon

A-316, A-318, A-416, A-418, A-516, A-518, A-615, A-617, A-714, A-716, C-302, C-402, C-502, C-602, C-702

Canal, Park
C-210, C-212

Canal, Park, Sea-view

C-310, C-312, C-410, C-412, C-510, C-512, C-609, C-611, C-708, C-710

Park

A-102, A-104, A-206, A-208, B-210, B-212, B-216, B-220, B-222, B-224, C-104, C-106, C-215

Park, Sea-view

A-306, A-308, A-406, A-408, A-506, A-508, A-606, A-608, A-706, A-708, B-310, B-312, B-316, B-320, B-322, B-324, B-410, B-412, B-416, B-420, B-422, B-424, B-510, B-512, B-516, B-520, B-522, B-524, B-610, B-612, B-616, B-620, B-622, B-624, B-710, B-712, B-716, B-720, B-722, B-724, B-809, B-811, B-815, B-819, B-821, B-823, B-908, B-910, B-914, B-916, B-920, B-922, C-315, C-415, C-515, C-614, C-713

Pool, Sea-water Lagoon

B-332, B-334, B-432, B-434, B-436, B-441, B-532, B-534, B-536, B-539, B-541, B-632, B-634, B-636, B-639, B-641, B-732, B-734, B-736, B-739, B-741, B-830, B-832, B-834, B-837, B-839, B-926, B-930, B-932, B-935, B-937

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 = 468.32 SQ.FT.
BALCONY = 46.50 SQ.FT.
TOTAL = 514.82 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon

A-317, A-417, A-517, A-616, A-715, C-301, C-303, C-401, C-403, C-501, C-503, C-601, C-603, C-701, C-703

Canal, Park
C-211, C-213

Canal, Park, Sea-view

C-311, C-313, C-411, C-413, C-511, C-513, C-610, C-612, C-709, C-711

Park

A-103, A-105, A-204, A-207, A-209, B-211, B-213, B-215, B-219, B-223, B-225, C-105, C-107

Park, Sea-view

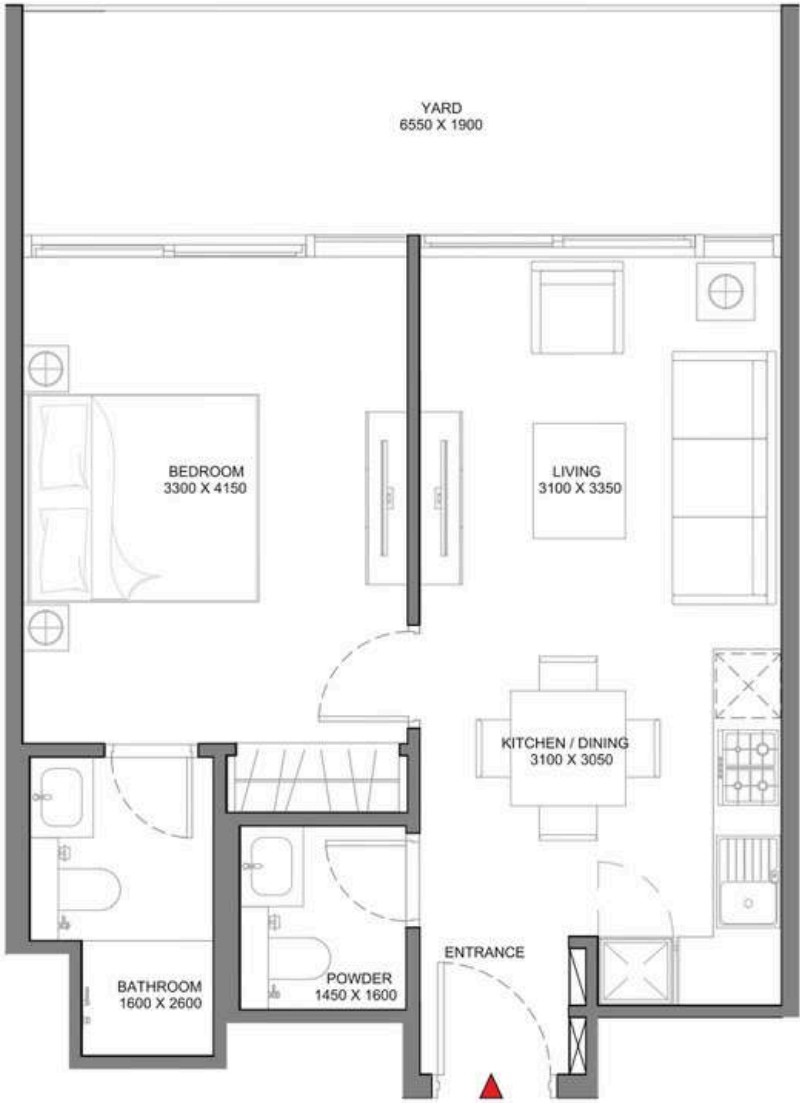
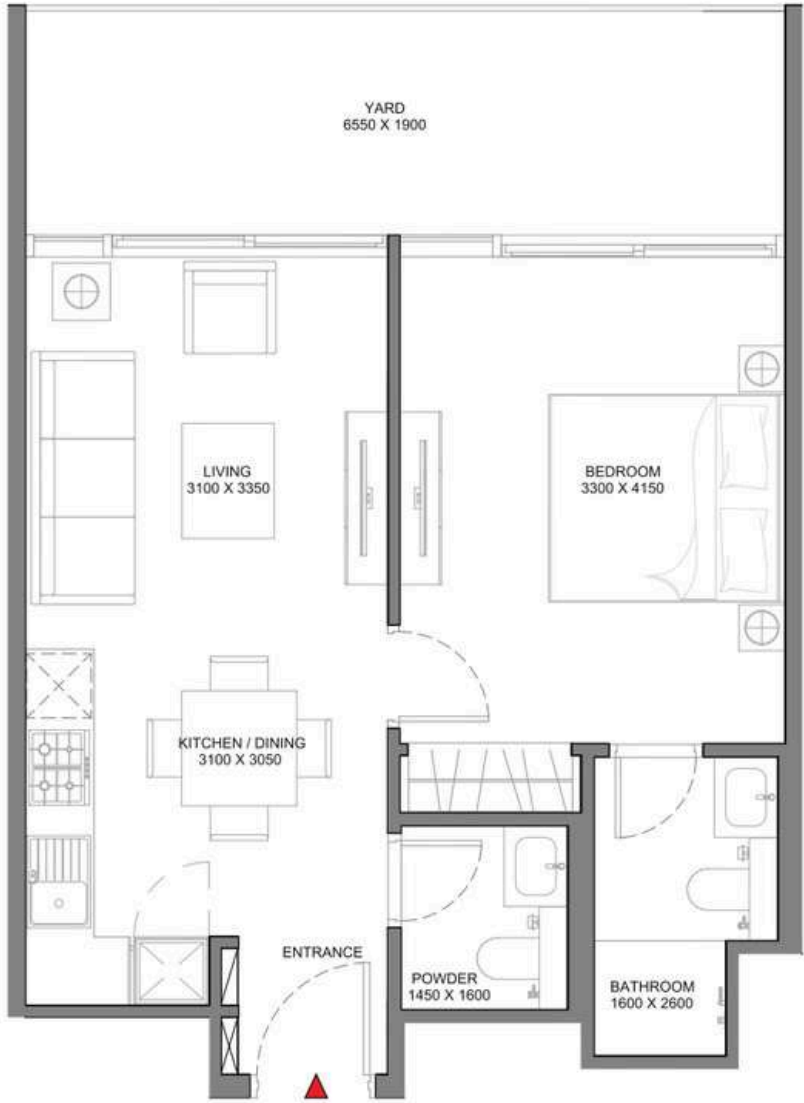
A-304, A-307, A-309, A-404, A-407, A-409, A-504, A-507, A-509, A-604, A-607, A-609, A-704, A-707, A-709, B-311, B-313, B-315, B-319, B-323, B-325, B-411, B-413, B-415, B-419, B-423, B-425, B-511, B-513, B-515, B-519, B-523, B-525, B-611, B-613, B-615, B-619, B-623, B-625, B-711, B-713, B-715, B-719, B-723, B-725, 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-435, B-440, B-533, B-535, B-537, B-538, B-540, B-633, B-635, B-637, B-638, B-640, B-733, B-735, B-737, B-738, B-740, B-831, B-833, B-835, B-836, B-838, B-929, B-931, B-933, B-934, B-936

Pool, Sea-water Lagoon, Golf Course

B-301, B-303, B-401, B-403, B-501, B-503, B-601, B-603, B-701, B-703, B-801, B-803, B-901, B-903



1
BEDROOM
APARTMENT

TYPE B
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE = 516.04 SQ.FT.
YARD = 148.66 SQ.FT.
TOTAL = 664.70 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon
A-216, A-218, C-202

Park
A-01, A-03, A-05, C-02, C-04

Pool, Sea-water Lagoon
B-232, B-234, B-336, B-338, B-439

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

1
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE = 516.04 SQ.FT.
YARD = 148.66 SQ.FT.
TOTAL = 664.70 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon
A-217, C-201, C-203

Park
A-02, A-04, C-01, C-03, C-05

Pool, Sea-water Lagoon
B-233, B-335, B-337, B-437, B-438

Pool, Sea-water Lagoon, Golf Course
B-201, B-203

2 BED | TYPE A



2
BEDROOM
APARTMENT

TYPE A
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 606.55 Q.FT.
BALCONY = 46.17 SQ.FT.
TOTAL = 652.72 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-208, B-308, B-408, B-608, B-708

Amenity, Sea-water Lagoon
A-301, A-314, A-401, A-414, A-501, A-514, A-601, A-613,
A-701, B-508, C-317, C-417, C-517, C-616, C-715

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

Canal, Park
C-208

Canal, Park, Sea-view
C-308, C-408, C-508

Canal, Park, Sea-water Lagoon
C-607

Park
A-106, B-217, B-226, C-102

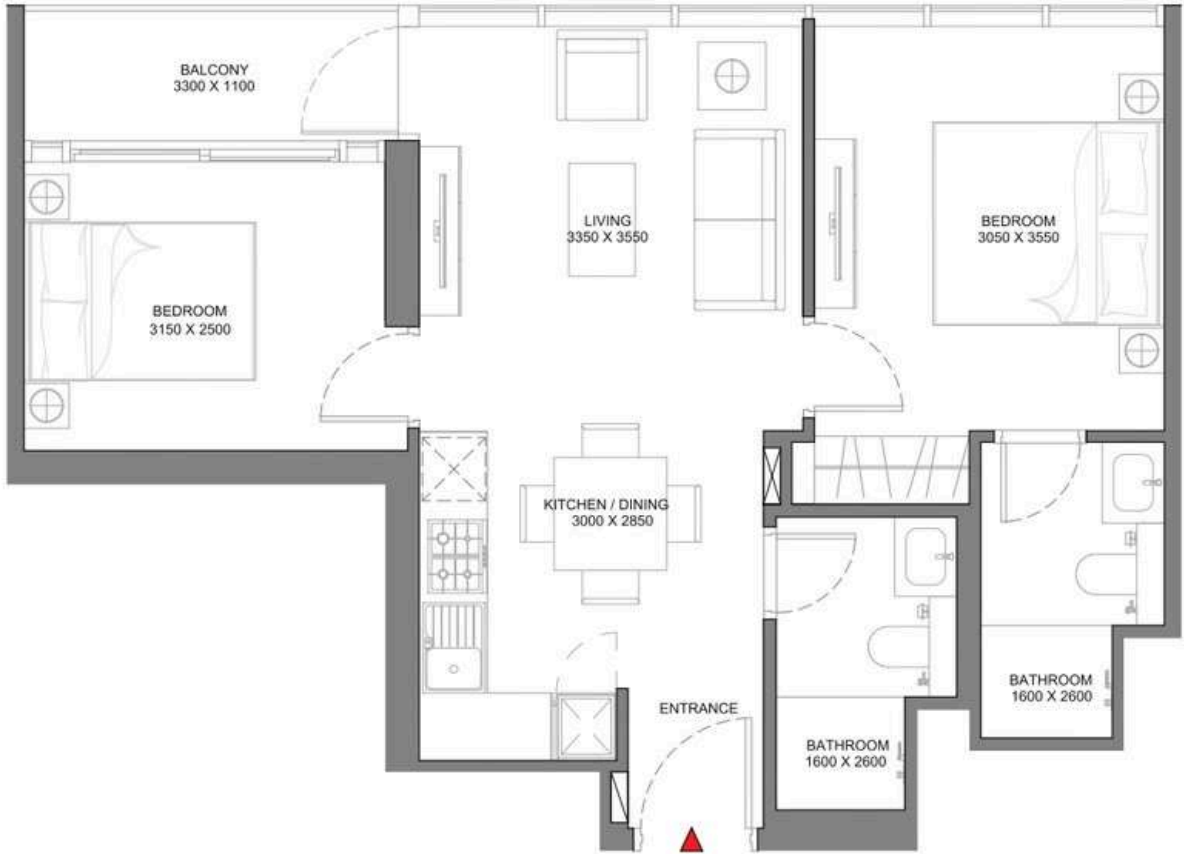
Park, Golf Course
A-210, A-310, A-410, A-510, A-610, A-710

Park, Sea-view
B-317, B-326, B-417, B-426, B-517, B-526, B-617, B-626,
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 BED | TYPE A - VARIANT 1



2
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 606.55 SQ.FT.
BALCONY = 46.17 SQ.FT.
TOTAL = 652.72 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-227, B-327, B-427, B-527, B-627, B-727

Amenity, Sea-View
B-907

Amenity, Sea-water Lagoon
A-302, A-315, A-402, A-415, A-502, A-515, A-602, A-614,
A-702, A-713, C-318, C-418, C-518, C-617, C-716

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

Canal, Park
C-209

Canal, Park, Sea-view
C-309, C-409, C-509, C-608, C-707

Park
A-107, B-209, B-218, C-103

Park, Golf Course
A-211, A-311, A-411, A-511, A-611

Park, Sea-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-826, 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 B
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE = 653.97 SQ.FT.
YARD = 152.96 SQ.FT.
TOTAL = 806.93 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon
A-201, A-214, C-217

Amenity, Sea-water Lagoon, Golf Course
C-204

Pool, Sea-water Lagoon
B-230

Pool, Sea-water Lagoon, Golf Course
B-204

2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE = 653.97 SQ.FT.
YARD = 152.96 SQ.FT.
TOTAL = 806.93 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon
A-202, A-215, C-218

Amenity, Sea-water Lagoon, Golf Course
C-205

Pool, Sea-water Lagoon
B-231

Pool, Sea-water Lagoon, Golf Course
B-205



2
BEDROOM
APARTMENT

TYPE C

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 881.17 SQ.FT.
BALCONY = 109.57 SQ.FT.
TOTAL = 990.74 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-507

Amenity, Sea-water Lagoon
B-307, B-407, B-607, B-707

Amenity, Sea-water Lagoon, Golf Course
A-313, A-413, A-513

Canal, Park, Sea-water Lagoon
C-207, C-307, C-407, C-507

Park
A-203

Park, Sea-view
A-303, A-403, A-503, A-603, A-703

Park, Sea-Water Lagoon
C-101

Pool, Sea-water Lagoon, Golf Course
B-329, B-429, B-529, B-629, B-729



2
BEDROOM
APARTMENT

TYPE C VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 881.17 SQ.FT.
BALCONY = 109.57 SQ.FT.
TOTAL = 990.74 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon, Golf Course
B-328, B-428, B-528, B-628, B-728, C-306, C-406, C-506

Park
C-216

Park, Golf Course
A-212, A-312, A-412, A-512

Park, Sea-view
C-316, C-416, C-516, C-615, C-714

Park, Sea-water Lagoon, Golf Course
A-108

Pool, Sea-water Lagoon, Golf Course
B-306, B-406, B-506, B-606, B-706



2
BEDROOM
APARTMENT

TYPE D
(with powder room + balcony and yard)

TOTAL SALEABLE AREA
SUITE = 880.28 SQ.FT.
BALCONY = 188.59 SQ.FT.
TOTAL = 1,068.87 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon
B-207

Amenity, Sea-water Lagoon, Golf Course
A-213

Pool, Sea-water Lagoon, Golf Course
B-229



2
BEDROOM
APARTMENT

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

TOTAL SALEABLE AREA
SUITE = 880.28 SQ.FT.
BALCONY = 188.59 SQ.FT.
TOTAL = 1,068.87 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon, Golf Course
B-228, C-206

Pool, Sea-water Lagoon, Golf Course
B-206



2
BEDROOM
APARTMENT

TYPE E

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 934.82 SQ.FT.
BALCONY = 101.03 SQ.FT.
TOTAL = 1,035.85 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Canal, Park
C-214

Canal, Park, Sea-view
C-314, C-414, C-514, C-613, C-712

Park
B-214, C-108

Park, Sea-view
B-314, B-414, B-514, B-614, B-714, B-813, B-912

2
BEDROOM
APARTMENT

TYPE E VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 934.82 SQ.FT.
BALCONY = 101.03 SQ.FT.
TOTAL = 1,035.85 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Park
A-101, A-205, B-221

Park, Sea-view
A-305, A-405, A-505, A-605, A-705, B-321, B-421, B-521, B-621, B-721, B-820, B-919



LOWER LEVEL

UPPER LEVEL

2
BEDROOM
APARTMENT

TYPE F
VARIANT 1
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE = 941.09 SQ.FT.
BALCONY = 400.09 SQ.FT.
TOTAL = 1,341.18 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon, Golf Course
C-705

Amenity, Sea-water Lagoon, Golf Course, Sea-view
B-925

Park, Sea-water Lagoon, Golf Course
A-711

Pool, Sea-water Lagoon, Golf Course
B-905

2
BEDROOM
DUPLEX
APARTMENT

TYPE G
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,277.57 SQ.FT.
BALCONY = 148.33 SQ.FT.
TOTAL = 1,425.90 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Beach, Sea-water Lagoon, Golf Course
D-02, D-04, D-06, D-08, D-10, D-15, D-16, D-18, D-20, D-22, D-24

2 BED (DUPLEX) | TYPE G - VARIANT 1



LOWER LEVEL

UPPER LEVEL

2 BED (DUPLEX) | TYPE H



LOWER LEVEL

UPPER LEVEL

2

BEDROOM
DUPLEX
APARTMENT

TYPE G
VARIANT 1
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,277.57 SQ.FT.
BALCONY = 148.33 SQ.FT.
TOTAL = 1,425.90 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Beach, Sea-water Lagoon, Golf Course
D-03, D-05, D-07, D-09, D-11, D-12, D-17, D-19, D-21, D-23, D-25

2

BEDROOM
DUPLEX
APARTMENT

TYPE H
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,414.27 SQ.FT.
BALCONY = 148.43 SQ.FT.
TOTAL = 1,562.70 SQ.FT.

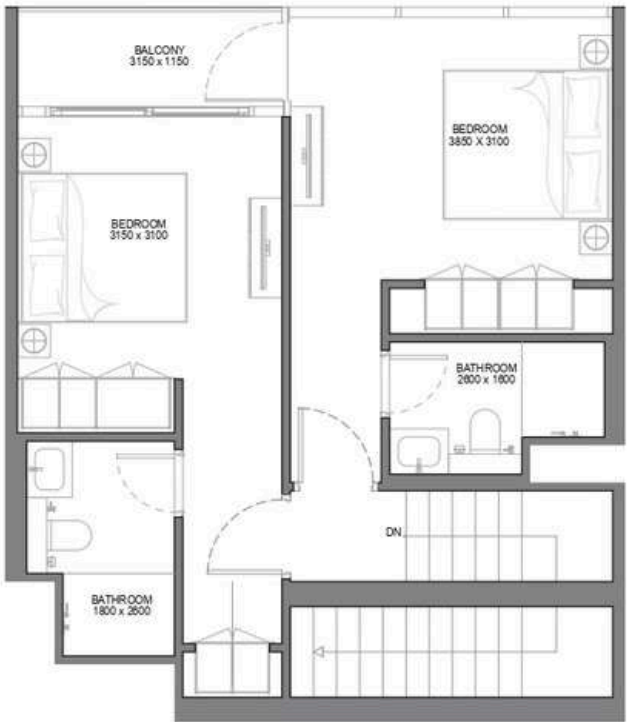
List of unit numbers with this unit plan:

VIEWS

Beach, Sea-water Lagoon, Golf Course
D-13, D-26



LOWER LEVEL



UPPER LEVEL



2
BEDROOM
DUPLEX
APARTMENT

TYPE H
VARIANT 1
(with balcony + yard)

TOTAL SALEABLE AREA
SUITE = 1,414.27 SQ.FT.
BALCONY = 148.43 SQ.FT.
TOTAL = 1,562.70 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Beach, Sea-water Lagoon, Golf Course
D-01, D-14

3
BEDROOM
APARTMENT

TYPE A
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE = 1305.12 SQ.FT.
BALCONY = 854.65 SQ.FT.
TOTAL = 2,159.67 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Amenity, Sea-water Lagoon, Golf Course, Canal, Park, Sea-view
C-606
Amenity, Sea-water Lagoon, Golf Course, Pool
B-806



3
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder room + terrace)

TOTAL SALEABLE AREA
SUITE = 1305.12 SQ.FT.
BALCONY = 854.55 SQ.FT.
TOTAL = 2,159.67 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Sea-water Lagoon, Golf Course, Pool
B-527

Park, Sea-water Lagoon, Golf Course, Amenity
A-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.

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