



**FLORINE**  
BEACH RESIDENCES

# MAJARA LUXURY REAL ESTATE LLC

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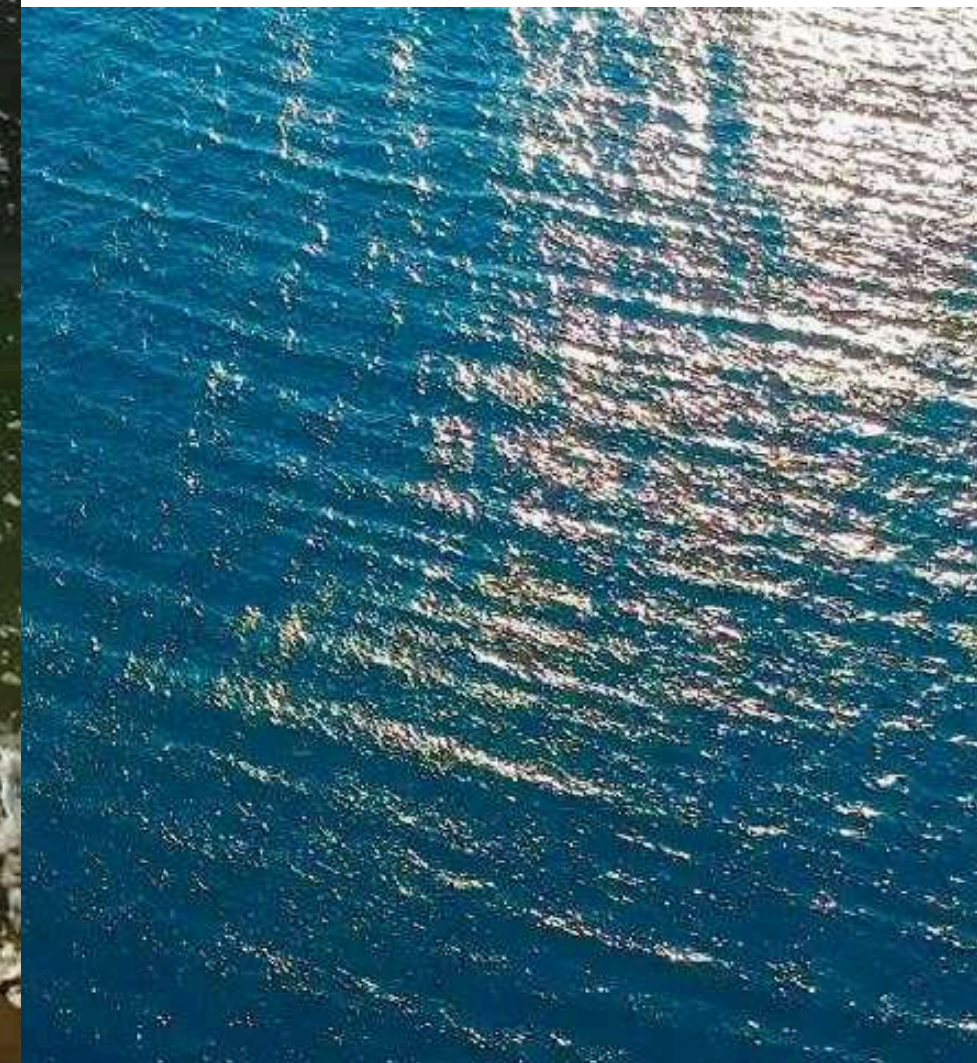
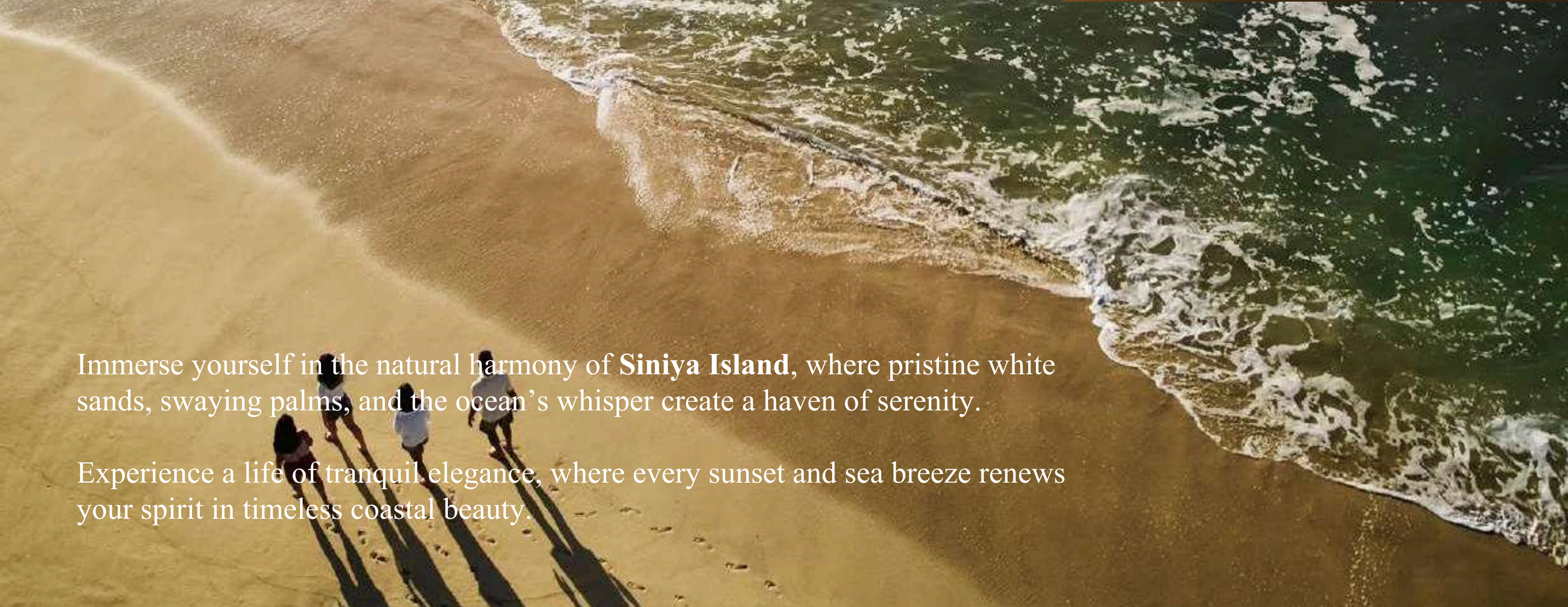
Majara Presents Florine Beach Residences  
A Jewel on Siniya Island

# ESSENCE OF ISLAND LIVING



Immerse yourself in the natural harmony of **Siniya Island**, where pristine white sands, swaying palms, and the ocean's whisper create a haven of serenity.

Experience a life of tranquil elegance, where every sunset and sea breeze renews your spirit in timeless coastal beauty.



**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.

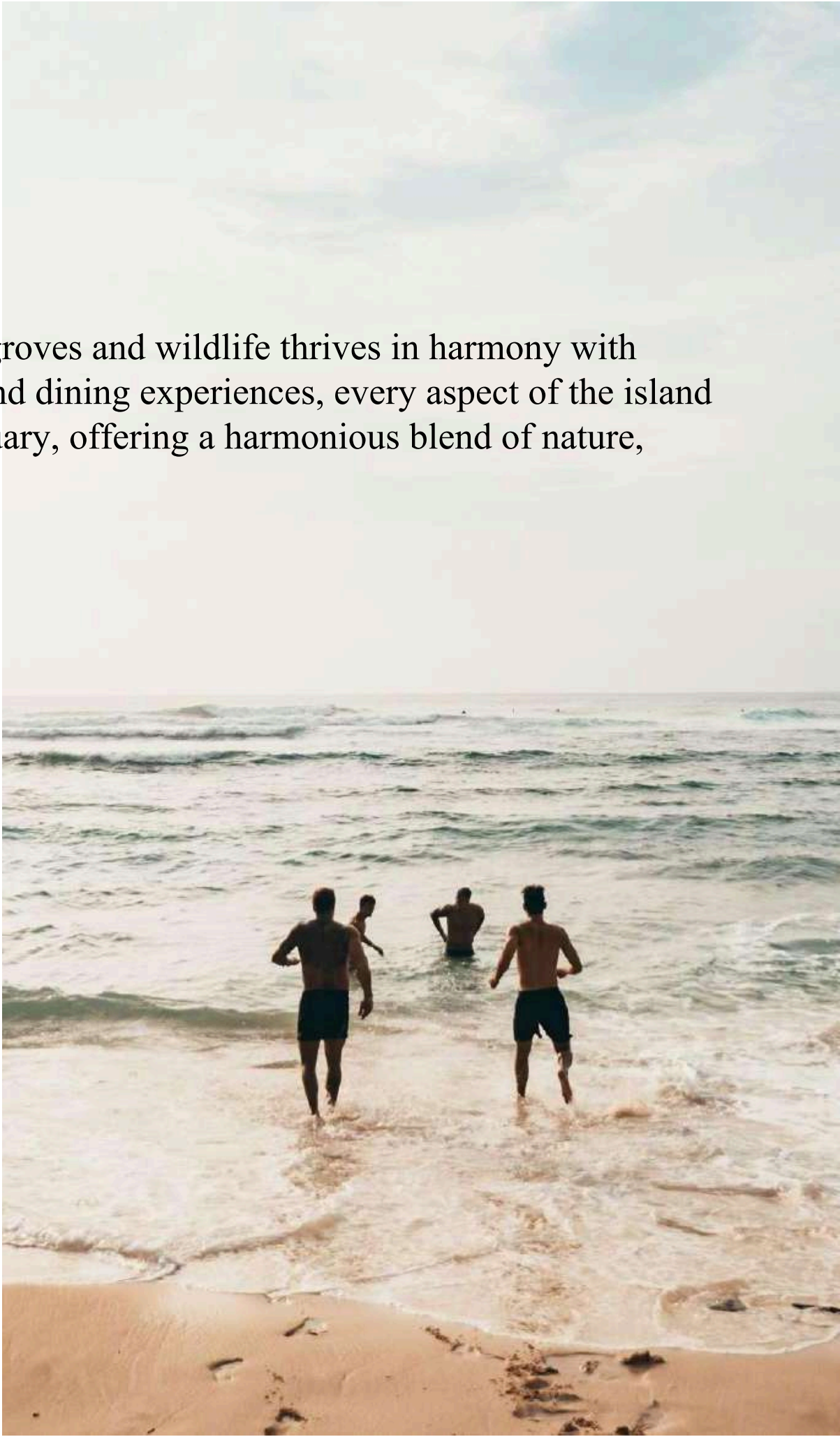


## **Unmatched Island Golfing | Luxury, Leisure, and Scenic Fairways**

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.

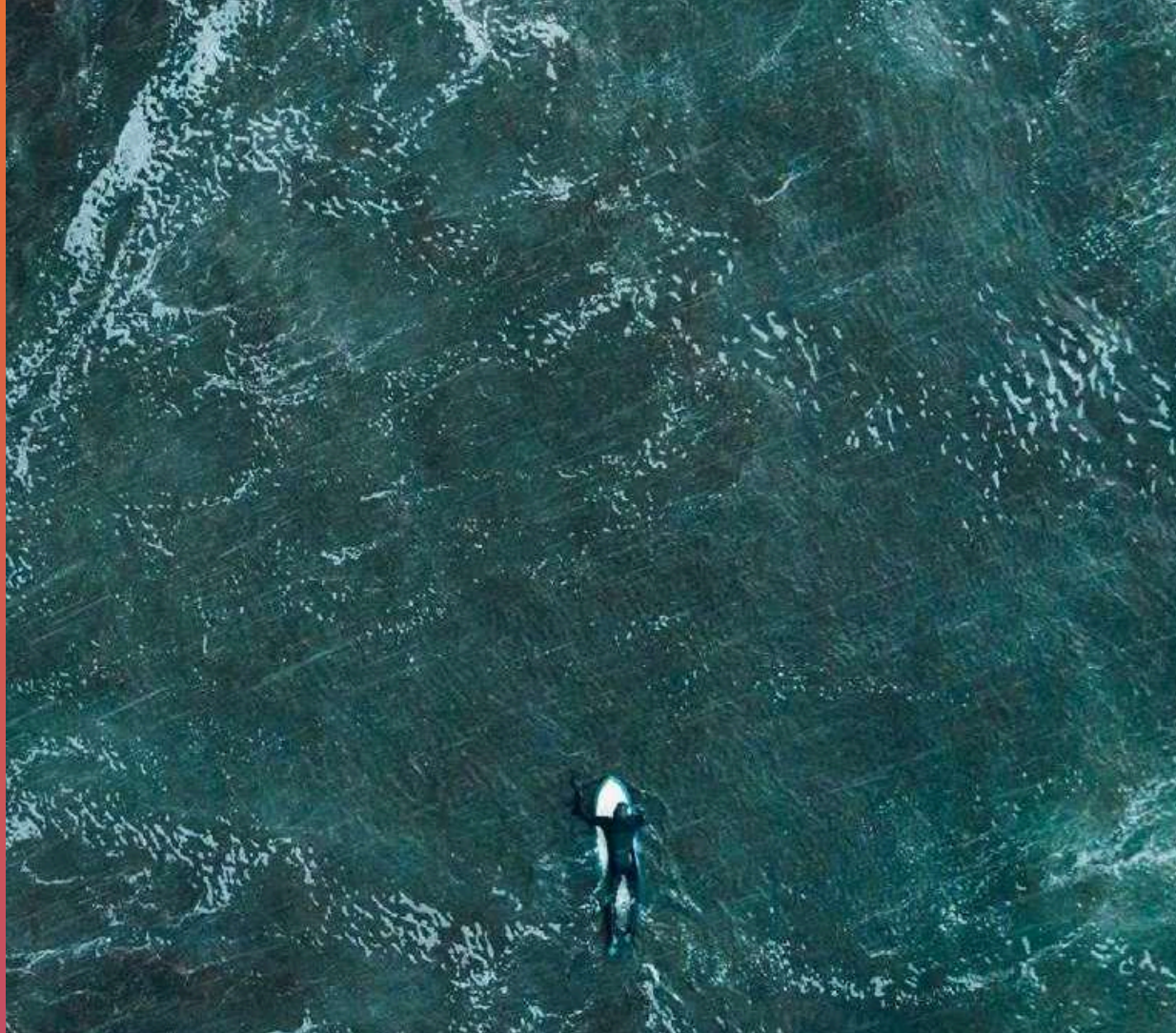




## Marina Promenade & Luxury Retail

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.



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.



# INTRODUCING FLORINE BEACH RESIDENCE

Set against a breathtaking backdrop of a pristine beach and a lush golf course, **Florine Beach Residences** epitomize the perfect fusion of **natural beauty and refined coastal elegance**. Spanning four towers, they offer an exquisite selection of **1 to 3-bedroom apartments** and **luxurious duplexes** with panoramic sea and golf views. Here, every home captures the essence of **serenity, sophistication, and seaside grandeur**.

## A COASTAL HAVEN OF LEISURE



At **Florine Beach Residences**, every moment is designed to inspire—where panoramic ocean views meet the vibrant rhythm of a lively community. Stroll along bustling streets lined with charming cafes, or embrace the calm of lush gardens and serene parks that offer a tranquil retreat from the everyday. With **direct beach access** and an **expansive 18-hole golf course**, residents can indulge in everything from exhilarating water sports to peaceful sunset yoga. Here, life is a seamless blend of **serenity and adventure**, where each day unfolds with the promise of extraordinary living.

## YOUR FULLY FURNISHED RETREAT AWAITS

Experience effortless luxury at Florine 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

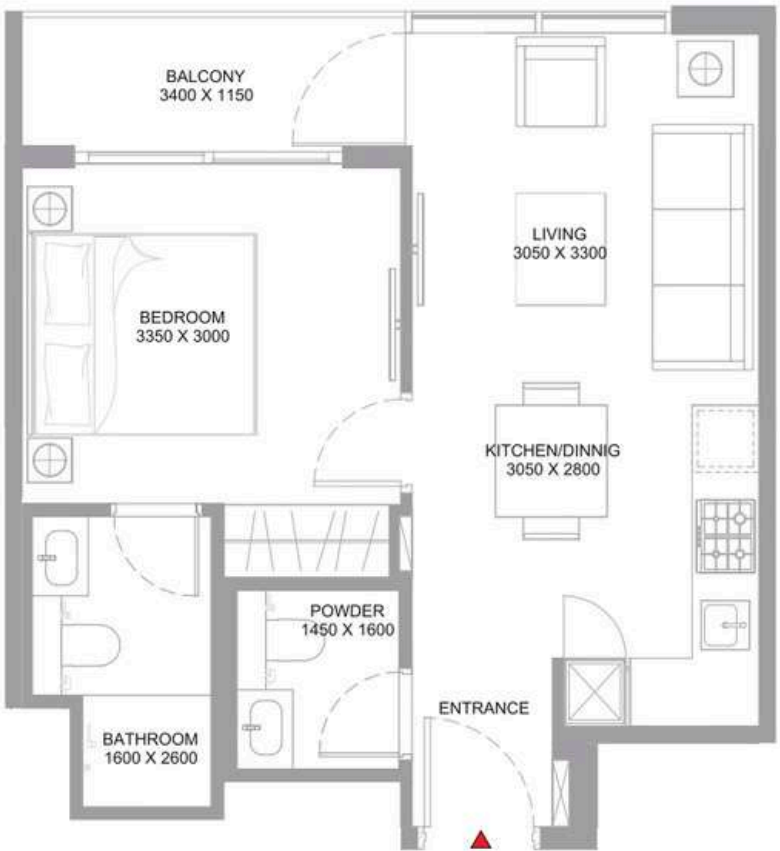


LOCATION ON  
MASTER PLAN



F L O O R A N D U N I T P L A N S

**FLORINE**  
BEACH RESIDENCES



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, 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

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

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, Sea-water Lagoon  
D-302, C-308, B-302, A-314, D-402, C-408, 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

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

Green, Sea-water Lagoon

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

Sea-water Lagoon, Marina, Golf Course  
D-207, D-308, D-406, D-508, D-606, D-708,  
D-806, D-906



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 RANGE = 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)

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

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, C-610, C-702, B-710

1  
BEDROOM  
APARTMENT

## TYPE C VARIANT 1

(with powder room + balcony)

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

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



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**  
Park, Water-view  
A-204, A-304, A-404, A-504, A-604, A-704, A-804, A-904  
Sea-water Lagoon, Marina, Golf Course  
D-208, D-308, D-407, D-508, D-607, D-708, D-807, D-907



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



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 RANGE = 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, 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

Amenity, Pool, Sea-water Lagoon

C-406, C-506, C-606, C-706

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, 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

Amenity, Pool, Sea-water Lagoon

B-405, B-507, B-605, B-705

Sea-water Lagoon, Marina, Golf Course

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



2  
BEDROOM  
APARTMENT

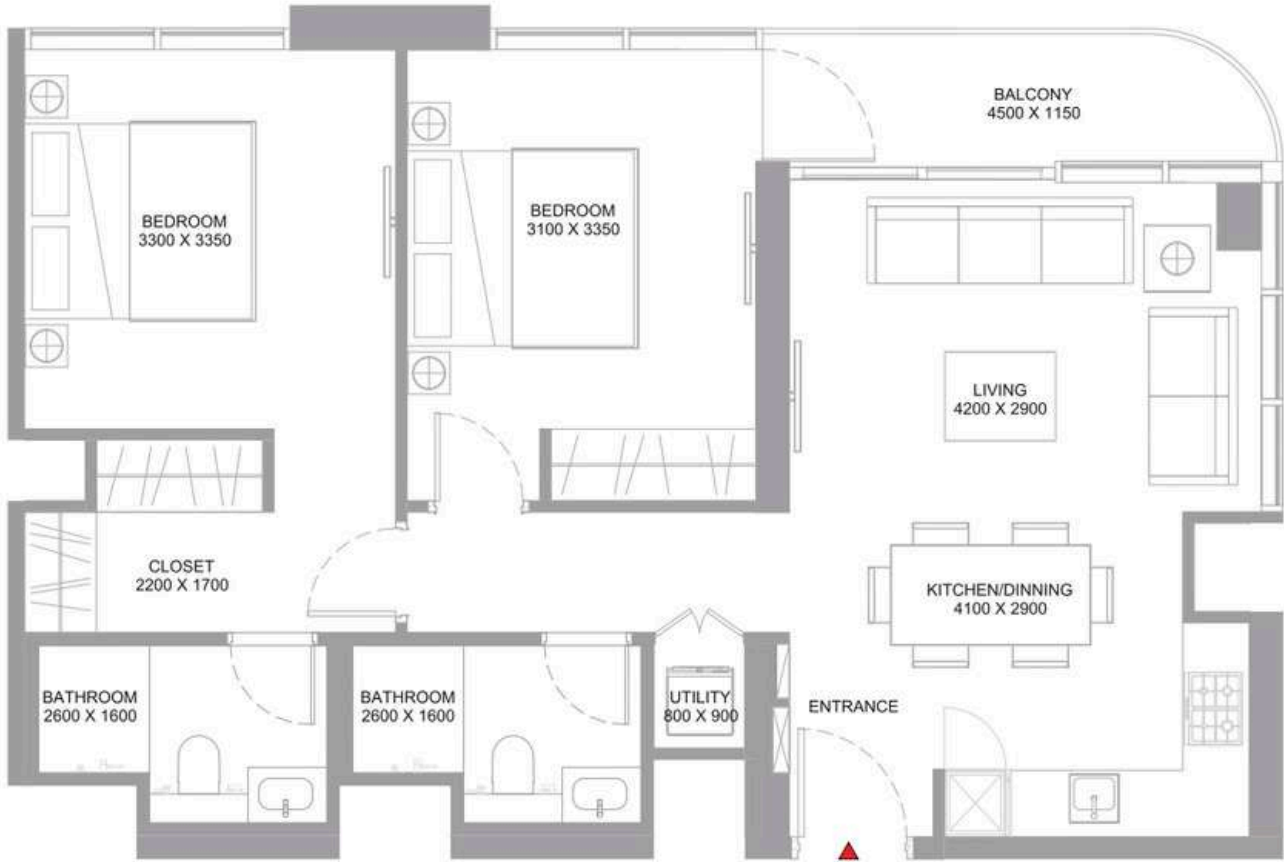
TYPE D  
(with balcony)

**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

Sea-water Lagoon, Marina, Golf Course, 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 = 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 = 1,279.51 - 1,279.94 SQ.FT.  
BALCONY + YARD = 206.88 SQ.FT.  
TOTAL = 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 = 1,279.51 - 1,279.72 SQ.FT.  
BALCONY = 206.67 - 206.88 SQ.FT.  
TOTAL = 1,486.39 - 1,486.50 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  
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 = 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-508, A-512, A-712

Sea-water Lagoon, Marina, Golf Course  
D-306, D-506, D-706



## 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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