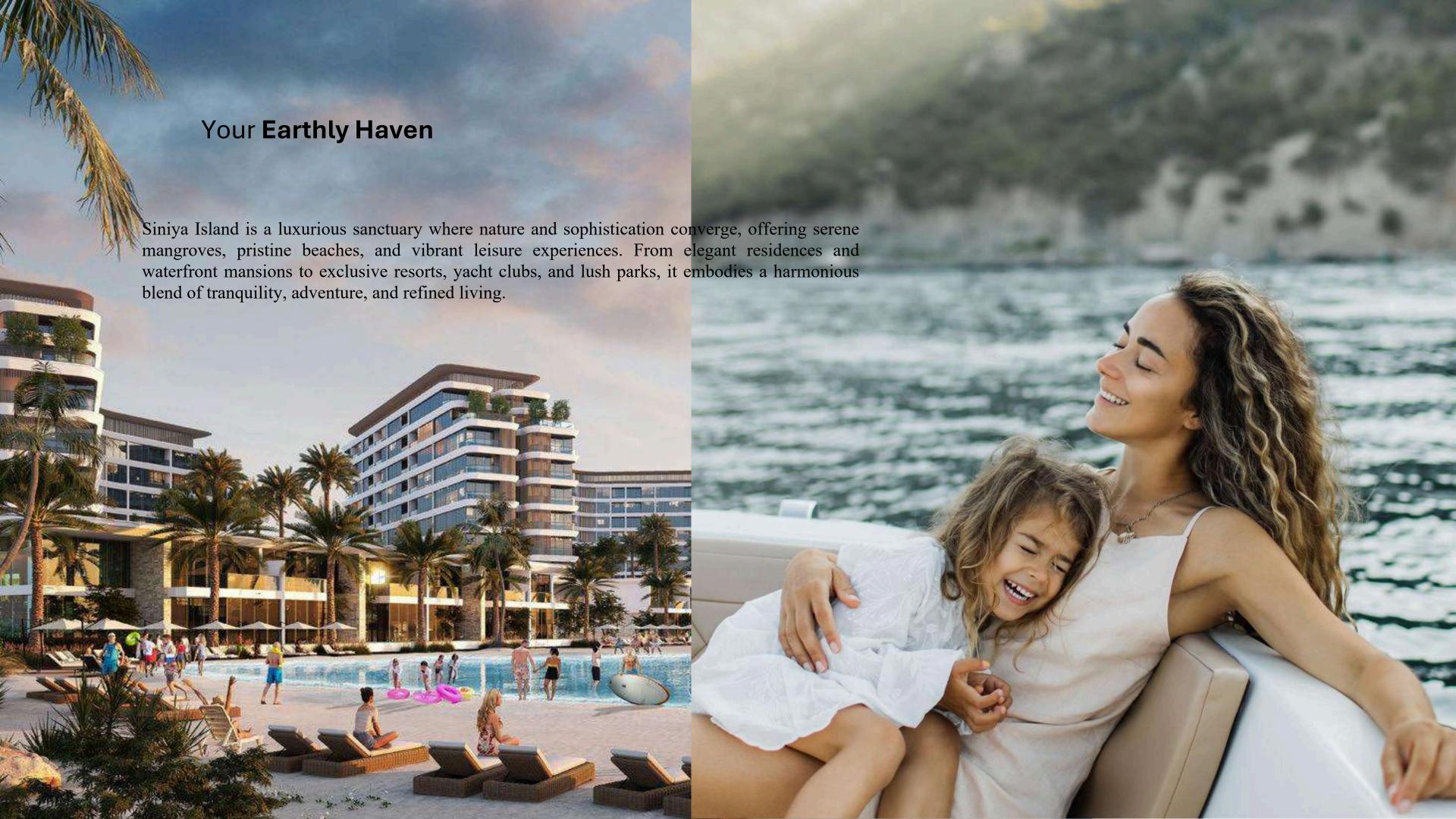


route offers a seamless transition from the urban bustle to a tranquil paradise, inviting both residents and visitors to embrace the island's charm. Whether commuting for work or seeking a leisurely escape, every journey becomes a picturesque experience. The bridge transforms the island into an ideal 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.

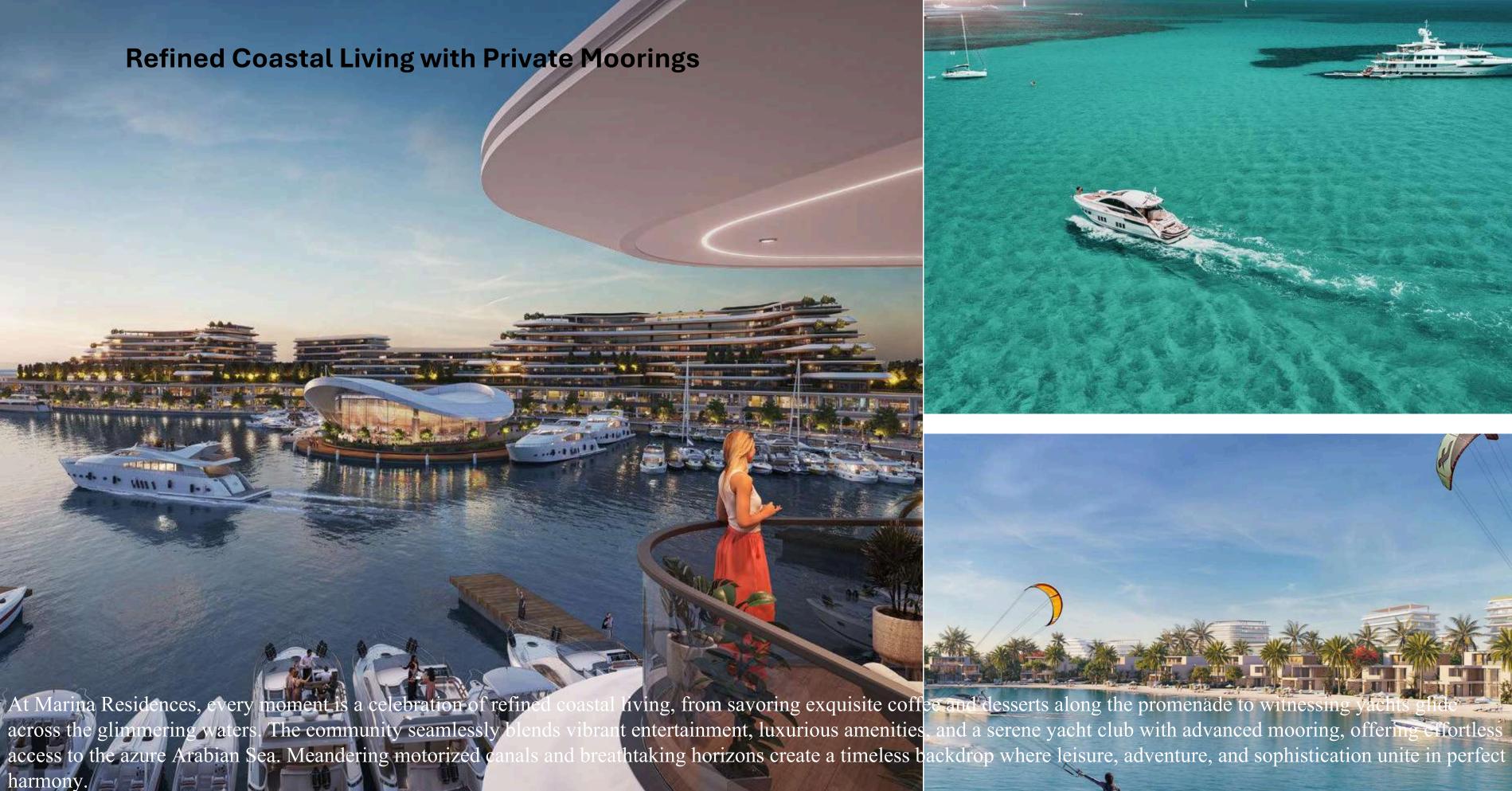




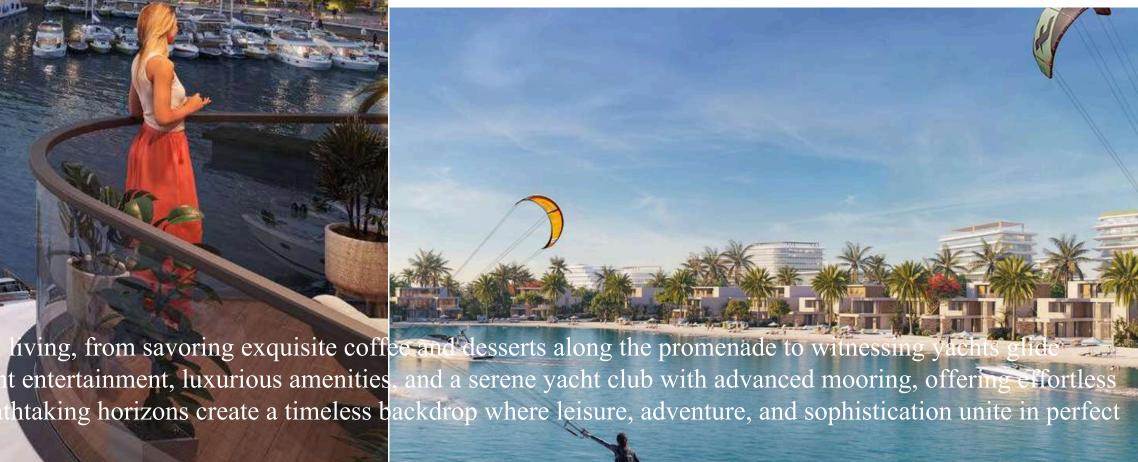




s the golden sun sets over the shimmering marina, the gentle sea breeze carries the scent of fresh delights and the sound of laughter through the air. Surrounded by friends, fine dining, and breathtaking views, every moment becomes a celebration of connection and joy. Here, elegance, adventure, and nature's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

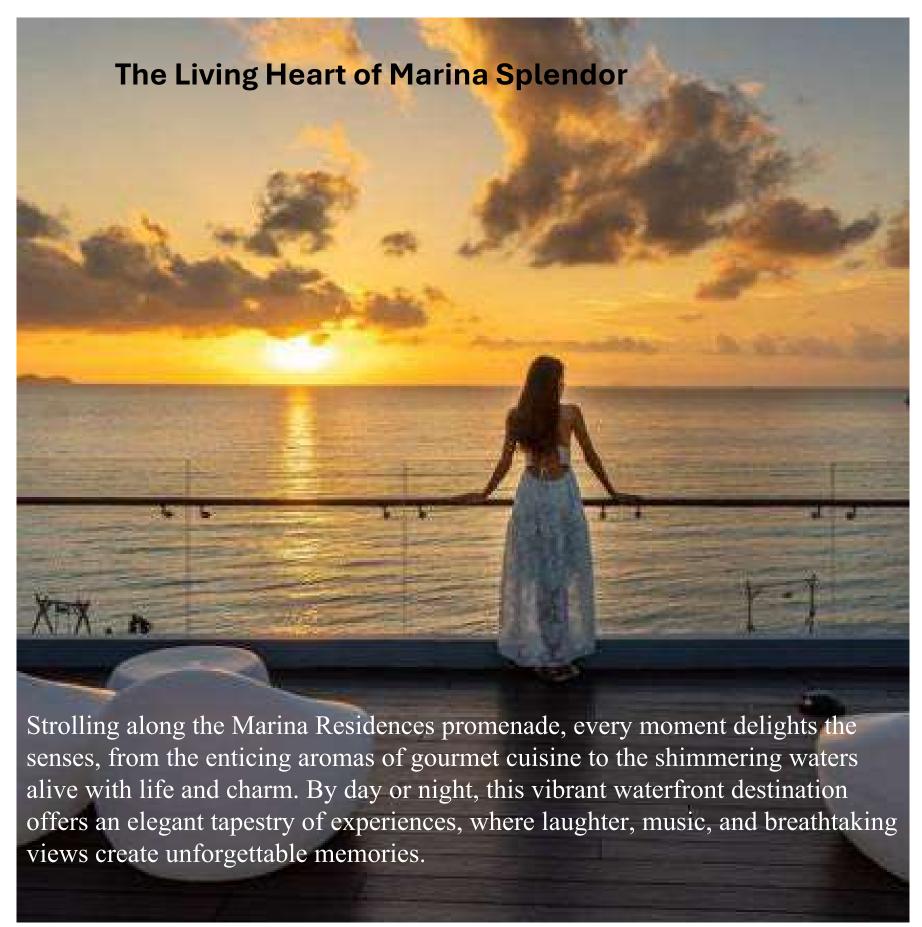


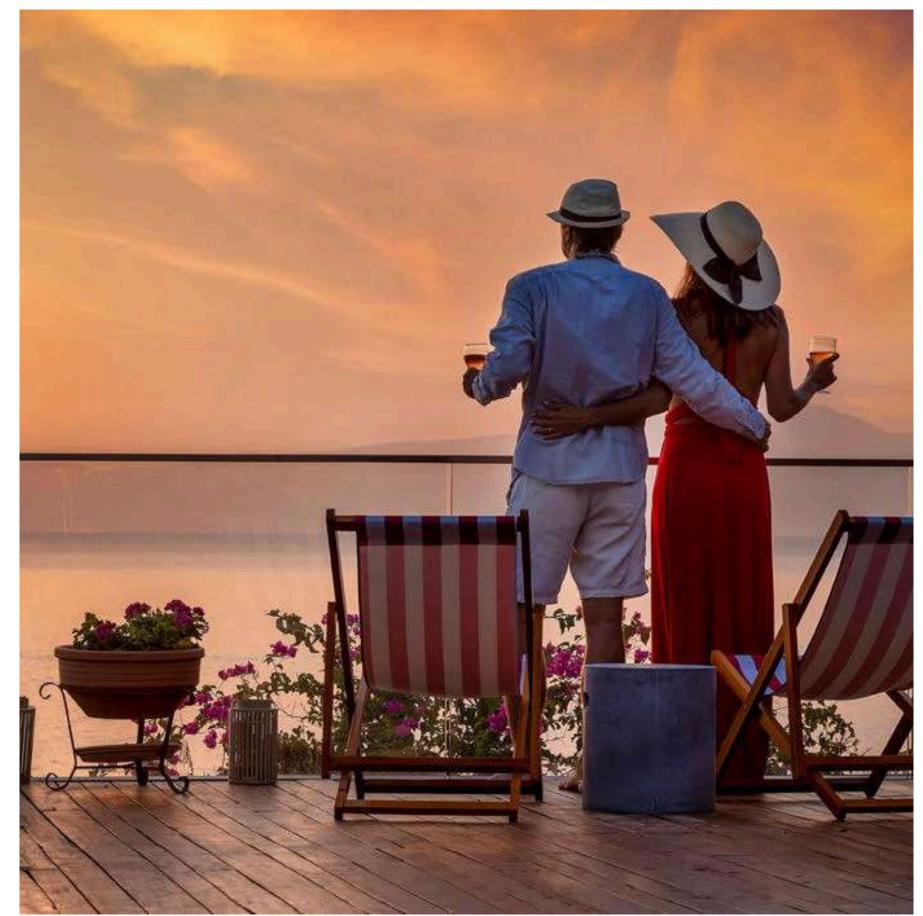






sea. Here, every moment reflects refinement and freedom, making each day an immersive celebration of coastal elegance and extraordinary living.





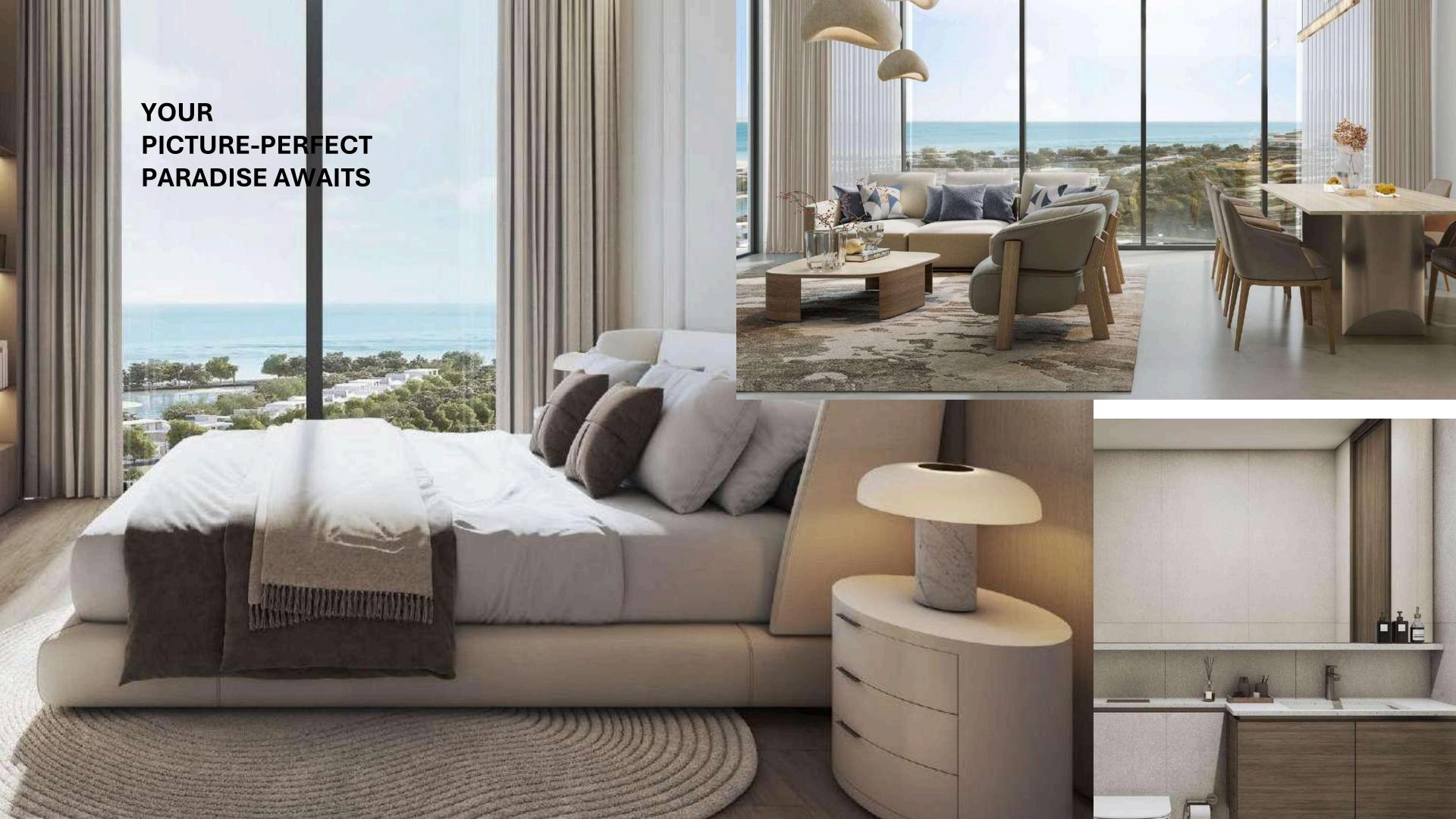
Nightlife & Retail Haven

As night falls, Marina Residences at
Siniya Island awaken to a world of
shimmering elegance, where the marina
glows beneath a canopy of stars.
Exquisite dining venues, stylish lounges,
and an exclusive yacht club come
together to create an atmosphere of
refined coastal sophistication. Every
detail — from curated fashion boutiques
to gourmet indulgences — reflects the art
of luxurious seaside living. Perfect for
serene staycations or hosting
distinguished guests, the adjoining
luxury hotel offers an experience defined
by warmth, grace, and timeless charm.





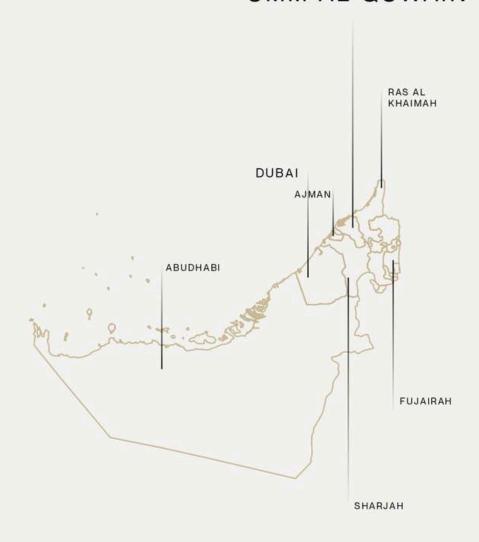




GEOGRAPHICAL LOCATION



UMM AL QUWAIN





FLOOR AND UNIT PLANS



ACD: MARCH 2030

1 BED | TYPE A 1BED | TYPE A - VARIANT 1







TYPE A

TOTAL SALEABLE AREA SUITE RANGE = 463.17 - 466.51 SQ.FT. BALCONY = 46.82 SQ.FT.

TOTAL RANGE = 509.99 - 513.33 SQ.FT,

(with powder room + balcony)

Marina, Amerity, Pool View A-403, B-419, A-503, B-519, A-603, B-619, A-703, B-718, A-803, B-817

Marina, Water View B-303, B-404, B-504, B-604

VIEWS

Amenity, Pool View A-303, B-318

Park View A-213, A-215, B-203, B-205

List of unit numbers with this unit plan:

Park, Water View A-313, A-315, B-306, B-308, A-413, A-415, B-407, B-409, A-513, A-515, B-507, B-509, A-613, A-615, B-607, B-609, A-712, A-714, B-707, B-709, A-811, A-813, B-807, B-809

Water View B-704, B-804

BEDROOM APARTMENT TYPE A VARIANT1

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 463.17 - 466.51 SQ.FT. BALCONY = 46.82 SQ.FT. TOTAL RANGE = 509.99 - 513.33 SQ.FT, List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-302, B-317

Marina, Amenity, Pool View A-402, B-418, A-502, B-518, A-602, B-618, A-702, B-717, A-802, B-816

Park View A-212, A-214, A-217, B-202, B-204, A-317, A-417, A-517, A-617, A-716, A-815

Park, Water View A-312, A-314, B-305, B-307, A-412, A-414, B-406, B-408, A-512, A-514, B-506, B-508, A-612, A-614, B-606, B-608, A-711, A-713, B-706, B-708, A-810, A-812, B-806, B-808

1BED | TYPE B - VARIANT 1







TYPE B
(with powder room + yard)

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-220, B-216

TOTAL SALEABLE AREA

SUITE RANGE = 502.24 - 512.15 SQ.FT. YARD RANGE = 150.69 - 150.80 SQ.FT. TOTAL RANGE = 653.05 - 662.84 SQ.FT. TYPE B
VARIANT 1
(with powder room + yard)

BEDROOM

APARTMENT

TOTAL SALEABLE AREA
SUITE = 502.24 SQ.FT.
YARD = 150.80 SQ.FT.
TOTAL = 653.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-201 1BED | TYPE C 1BED | TYPE C - VARIANT 1







TYPE C (with powder room + yard)

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-203, B-215

TOTAL SALEABLE AREA

SUITE RANGE = 509.56 - 510.32 SQ.FT. YARD = 150.26 SQ.FT. TOTAL RANGE = 659.83 - 660.58 SQ.FT.

TYPE C VARIANT1 (with powder room + yard)

VIEWS

Amenity, Pool View A-202, B-214

List of unit numbers with this unit plan:

BEDROOM APARTMENT

TOTAL SALEABLE AREA
SUITE RANGE = 509.56 - 510.32 SQ.FT.
YARD = 150.26 SQ.FT.
TOTAL RANGE = 659.83 - 660.58 SQ.FT.

2 BED | TYPE A - VARIANT 1

Park, Water View A-311, A-411, A-511, A-611, A-710, A-809







TYPE A

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 728.93 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 775.00 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View B-316

Marina, Amenity, Pool View B-417, B-517, B-617, B-716, B-815

Park View A-211



BEDROOM

APARTMENT

TYPE A
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 726.89 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 772.96 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-304

Marina, Amenity, Pool View A-404, A-504, A-604, A-704, A-804

Park, Water View B-309, B-410, B-510, B-610, B-710, B-810 Park View B-206 2 BED | TYPE B 2 BED | TYPE B - VARIANT 1







TYPE B

(with balcony)

TOTAL SALEABLE AREA SUITE RANGE = 605.69 - 608.70 SQ.FT. BALCONY RANGE = 45.96 - 46.07 SQ.FT. TOTAL RANGE = 651.65 - 654.77 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-305, B-314

Marina, Amenity, Pool View A-405, B-415, A-505, B-515, A-605, B-615, A-705, B-714, A-805

Park View A-209, B-207

Park, Water View A-309, B-310, A-409, B-411, A-509, B-511, A-609, B-611, A-708, B-711, B-811



TYPE B VARIANT 1 (with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.69 - 606.76 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 651.75 - 652.83 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-306, B-315

Marina, Amenity, Pool View A-406, B-416, A-506, B-516, A-606, B-616, A-706, B-715, B-814

Park View A-210, B-208

Park, Water View A-310, B-311, A-410, B-412, A-510, B-512, A-610, B-612, A-709, B-712, A-808

2 BED | TYPE C - VARIANT 1







TYPE C

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 871.66 - 879.84 SQ.FT. BALCONY RANGE = 106.46 - 108.72 SQ.FT. TOTAL RANGE = 978.12 - 987.70 SQ.FT. List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-307

Marina View B-402, B-502, B-602, B-702, B-802

Marina, Amenity, Pool View A-407, A-507, A-607

Marina, Park View A-218, A-318, A-418, A-518, A-618, A-717, A-816

Park View B-209

Park, Water View B-312, B-413, B-513, B-613



TYPE C

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 877.80 - 879.84 SQ.FT. BALCONY RANGE = 106.46 - 106.78 SQ.FT. TOTAL RANGE = 984.25 - 986.62 SQ.FT. List of unit numbers with this unit p

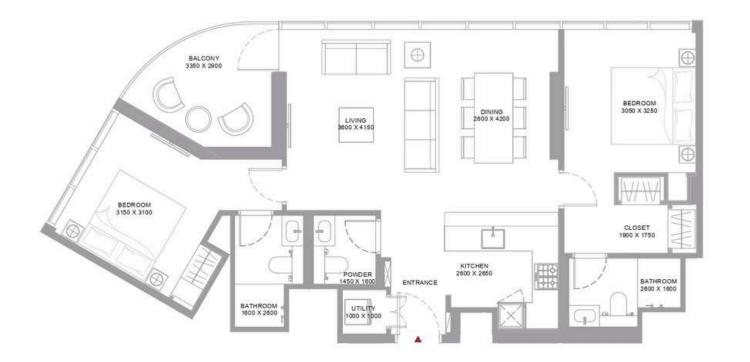
VIEWS

Amenity, Pool View 8-313

Amenity, Pool, Park, Water View A-308, A-408, A-508, A-608

Marina View B-302, B-403, B-503, B-603, B-703, B-803 Marina, Park View A-319, A-419, A-519, A-619, A-718, A-817 Park View A-208

Marina, Amenity, Pool View B-414, B-514, B-614 2 BED | TYPE D - VARIANT 1







TYPE D

(with powder room + balcony)

TOTAL SALEABLE AREA SUITE = 927.53 SQ.FT. BALCONY = 93.32 SQ.FT. TOTAL = 1,020.85 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-616, A-715, A-814 BEDROOM APARTMENT TYPE D

(with powder room + balcony)

TOTAL SALEABLE AREA SUITE = 927.53 SQ.FT. BALCONY = 93.32 SQ.FT. TOTAL = 1,020.85 SQ.FT. List of unit numbers with this unit plan:

VIEWS

Park View B-201

Park, Water View B-304, B-405, B-505, B-605, B-705, B-805 2 BED | TYPE E 2 BED | TYPE E - VARIANT 1







TYPE E

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 623.55 - 630.77 SQ.FT. BALCONY RANGE = 51,45 - 51,56 SQ.FT. TOTAL RANGE = 675.11 - 682.22 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-320, B-319

Marina, Amenity, Pool View A-420, B-420, A-520, B-520, A-620, B-620, A-719, B-719, A-818, B-818



TYPE E VARIANT 1

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 623,55 - 630,55 SQ.FT. BALCONY RANGE = 51.45 - 51.56 SQ.FT. TOTAL RANGE = 675.00 - 682.11 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-301, B-301

Marina, Amenity, Pool View A-401, B-401, A-501, B-501, A-601, B-601, A-701, B-701, A-801, B-801

2 BED | TYPE F - VARIANT 1 2 BED | TYPE F







TYPE F (with yard)

Amenity, Pool View 8-213

TOTAL SALEABLE AREA SUITE = 775.32 SQ.FT. YARD = 154.03 SQ.FT. TOTAL = 929.36 SQ.FT.

List of unit numbers with this unit plan: VIEWS

TYPE F

BEDROOM

APARTMENT

VARIANT 1 (with yard)

TOTAL SALEABLE AREA SUITE = 775.32 SQ.FT. YARD = 154.03 SQ.FT. TOTAL = 929.36 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-204

2 BED | TYPE G 2 BED | TYPE G - VARIANT 1







TYPE G (with yard)

TOTAL SALEABLE AREA SUITE = 651.75 SQ.FT. YARD = 154.03 SQ.FT. TOTAL = 805.79 SQ.FT.

List of unit numbers with this unit plan: VIEWS

Amenity, Pool View A-205, B-211

BEDROOM APARTMENT

TYPE G VARIANT 1 (with yard)

TOTAL SALEABLE AREA
SUITE = 651.75 - 651.86 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 805.79 - 805.89 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-206, B-212

2 BED | TYPE H - VARIANT 1 2 BED | TYPE H







TYPE H (with yard + balcony)

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View A-207

TOTAL SALEABLE AREA SUITE = 878.56 SQ.FT. YARD AND BALCONY = 256.18 SQ.FT. TOTAL = 1,134.73 SQ.FT. BEDROOM APARTMENT

TYPE H VARIANT 1 (with yard + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 878.55 - 881.99 SQ.FT.

YARD AND BALCONY RANGE = 256.29 - 259.52 SQ.FT.

TOTAL RABGE = 1,134.84 - 1,141.51 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View B-210

Marina, Park View A-219

2 BED | TYPE I 2 BED | TYPE I - VARIANT 1







TYPE I

(with powder + terrace)

TOTAL SALEABLE AREA

SUITE RANGE = 943.89 - 944.32 SQ.FT. TERRACE RANGE = 410.54 - 410.64 SQ.FT. TOTAL RANGE = 1,354.42 - 1,354.96 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Park, Water View A-807

Marina, Amenity, Pool View B-813

BEDROOM APARTMENT

TYPE I VARIANT 1

(with powder + terrace)

TOTAL SALEABLE AREA SUITE RANGE = 943.67 - 944.64 SQ.FT. TERRACE RANGE = 410.54 - 410.64 SQ.FT. TOTAL RANGE = 1,354.32 - 1,355.18 SQ.FT. List of unit numbers with this unit plan:

VIEWS

Marina, Amenity, Pool View A-806

Park, Water View B-812

3 BED | TYPE A - VARIANT 1







TYPE A
(with powder + terrace)

TOTAL SALEABLE AREA SUITE = 1,298.77 SQ.FT. TERRACE = 865.42 SQ.FT. TOTAL = 2,164.19 SQ.FT. List of unit numbers with this unit plan:

VIEWS

Marina, Amenity, Pool, Park, Water View B-713



TYPE A
VARIANT 1
(with powder + terrace)

TOTAL SALEABLE AREA SUITE = 1,298.99 SQ.FT. TERRACE = 865.31 SQ.FT. TOTAL = 2,164.30 SQ.FT. List of unit numbers with this unit plan: VIEWS

Marina, Amenity, Pool, Park, Water View A-707



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 everevolving market.

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