

An aerial photograph of a beach. In the foreground, the golden sand of the beach is visible, with some faint tracks. A line of white, frothy waves is washing onto the shore, creating a stark contrast with the dark sand. The ocean beyond the waves is a deep, vibrant turquoise color. The overall scene is dynamic and captures the raw power of the sea meeting the land.

STARLINE

BEACH RESIDENCES

MAJARA LUXURY REAL ESTATE LLC

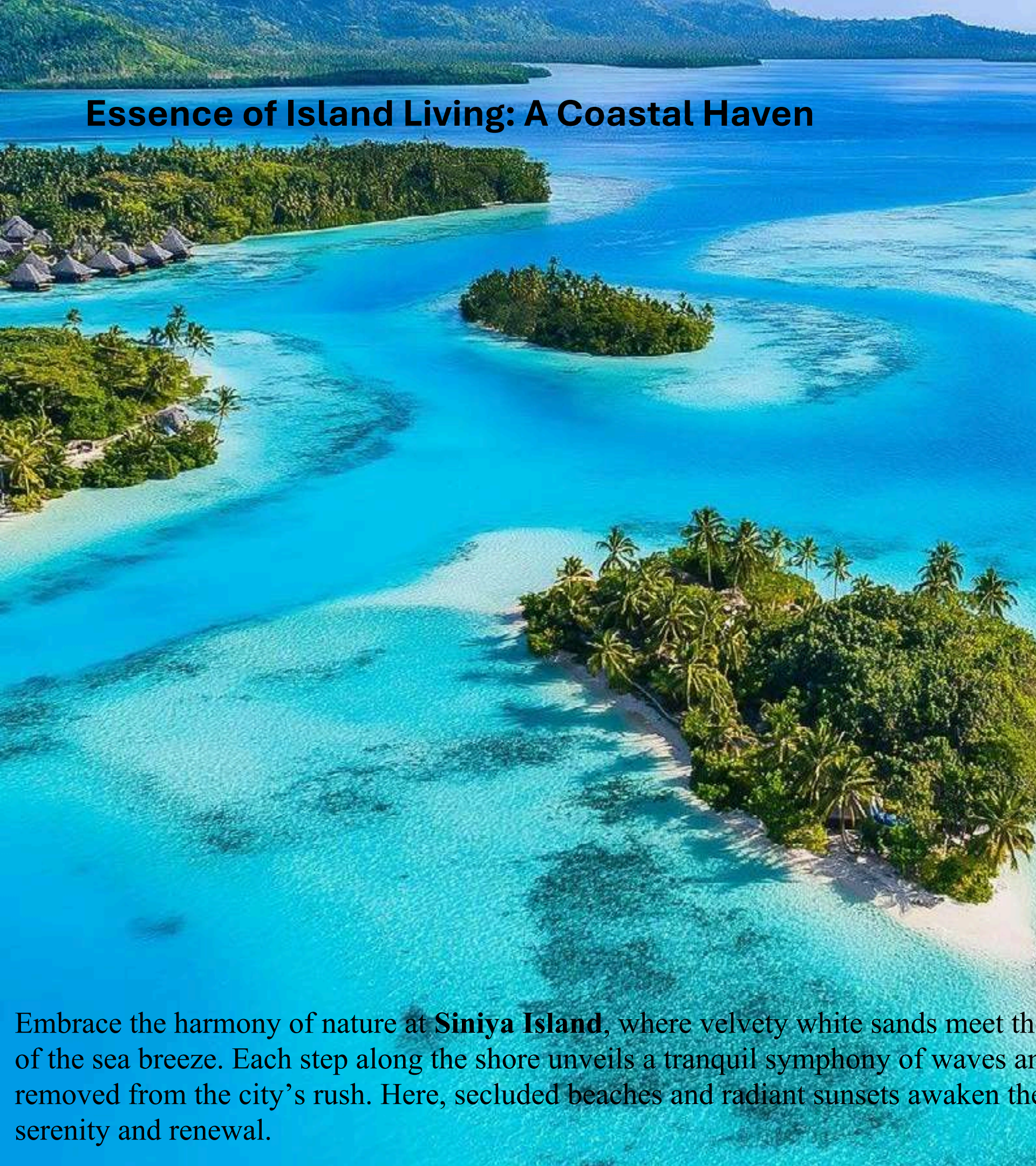
Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE



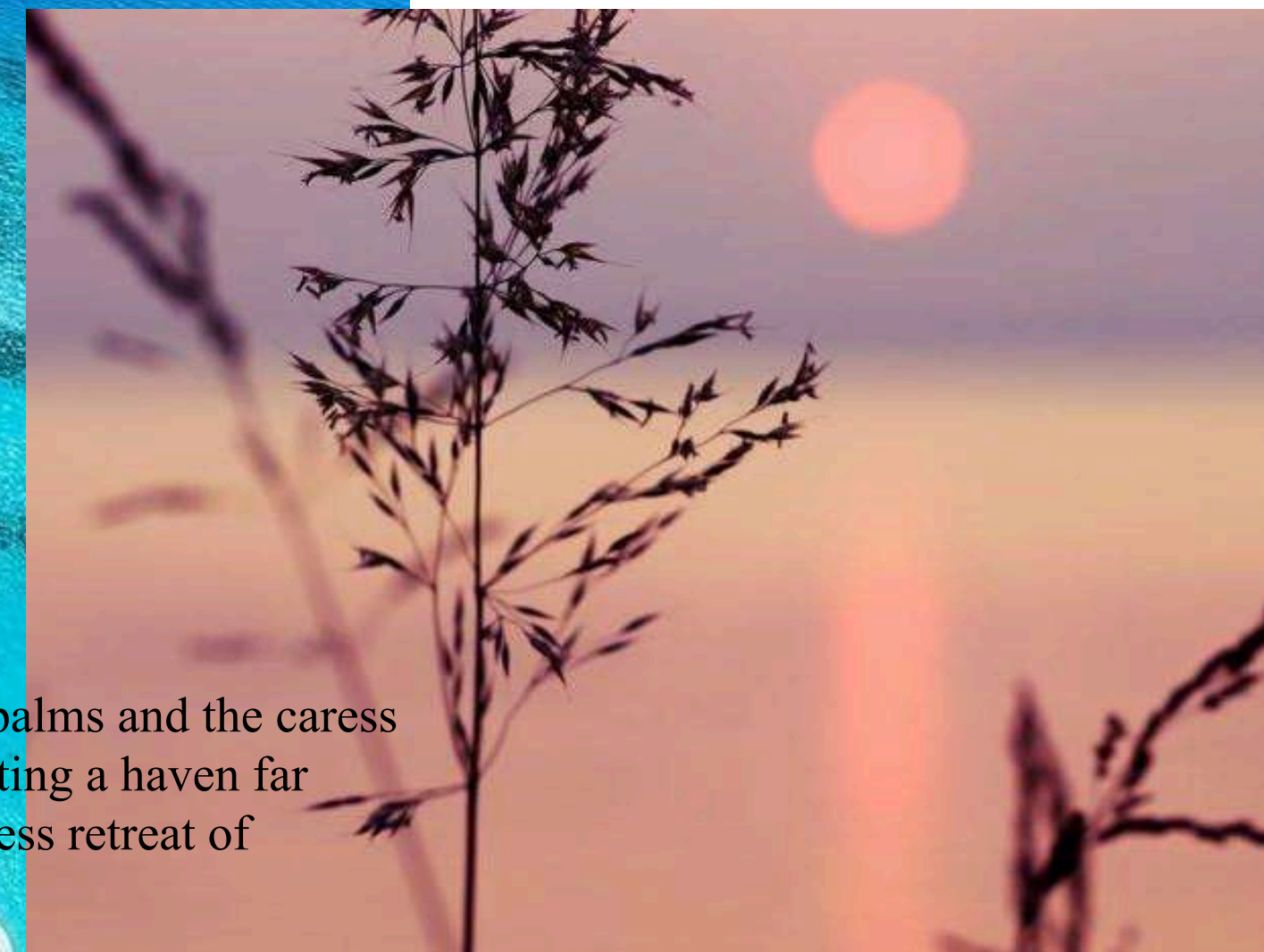
MAJARA PRESENTS

Starline Beach Residence: Life by the Shore - Nestled on Siniya Island

Essence of Island Living: A Coastal Haven



Embrace the harmony of nature at **Siniya Island**, where velvety white sands meet the whisper of swaying palms and the caress of the sea breeze. Each step along the shore unveils a tranquil symphony of waves and rustling leaves, creating a haven far removed from the city's rush. Here, secluded beaches and radiant sunsets awaken the soul, offering a timeless retreat of serenity and renewal.



EMBRACE YOUR NATURAL HAVEN

Siniya Island is one of the UAE's most treasured natural gems, where the serene whispers of the Arabian Gulf meet untouched landscapes. From pristine white sand beaches to lush mangroves teeming with gazelles, oryx, flamingos, and rare turtles, the island is a sanctuary of extraordinary biodiversity. Here, you can relish a life of tranquil seclusion while staying effortlessly connected to the vibrant energy of the UAE's cities.



CONNECTIVITY

Imagine a tranquil island effortlessly connected to the city by a striking 1.7 km bridge, offering a scenic transition from urban energy to serene paradise. This seamless accessibility brings the island's pristine beaches and peaceful ambiance within easy reach, whether for daily visits or leisurely escapes. With Marjan Island just 10 minutes away, Sharjah 30 minutes, and Dubai 50 minutes, residents enjoy the perfect balance of seclusion and convenience.



COMMUNITY

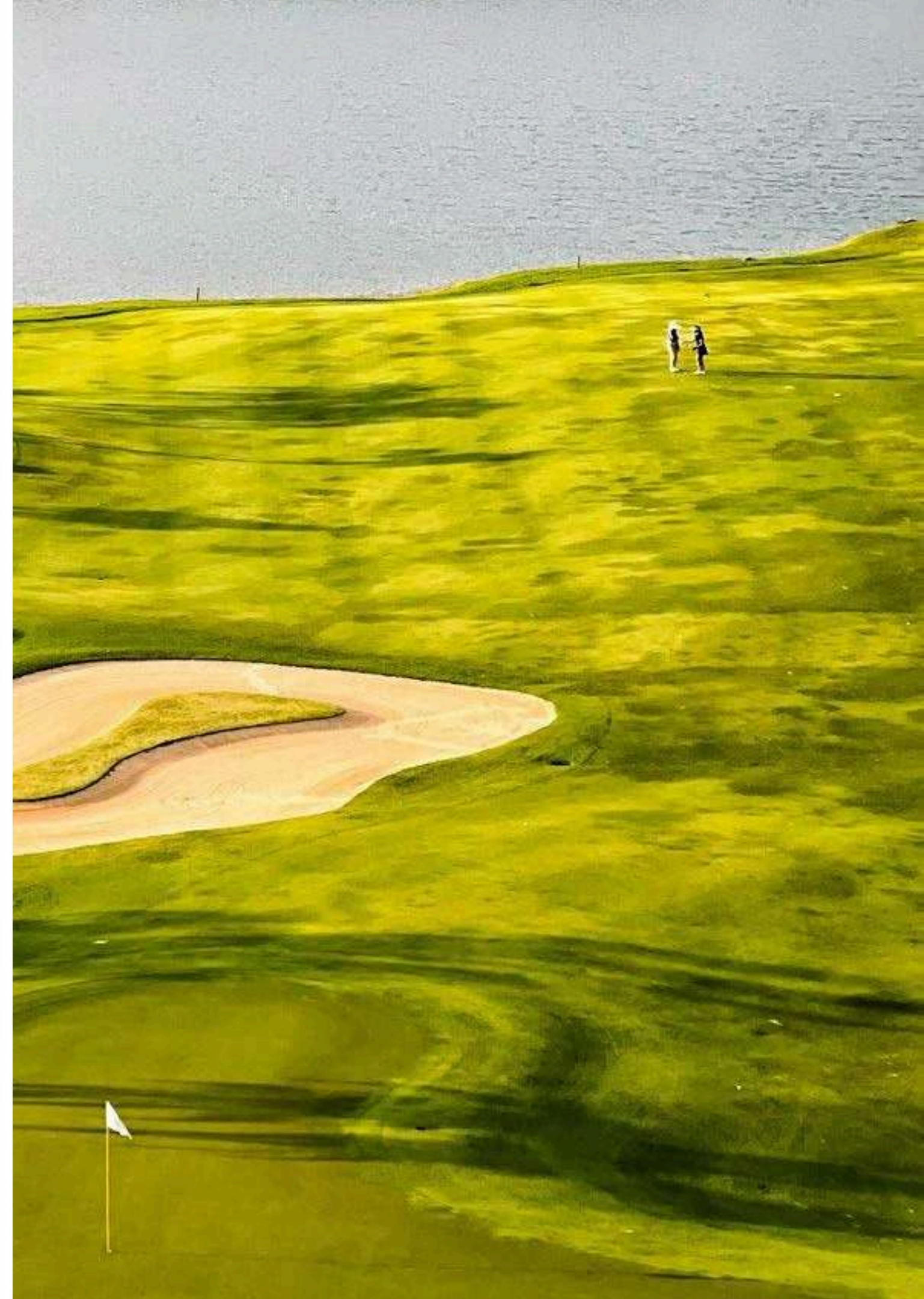
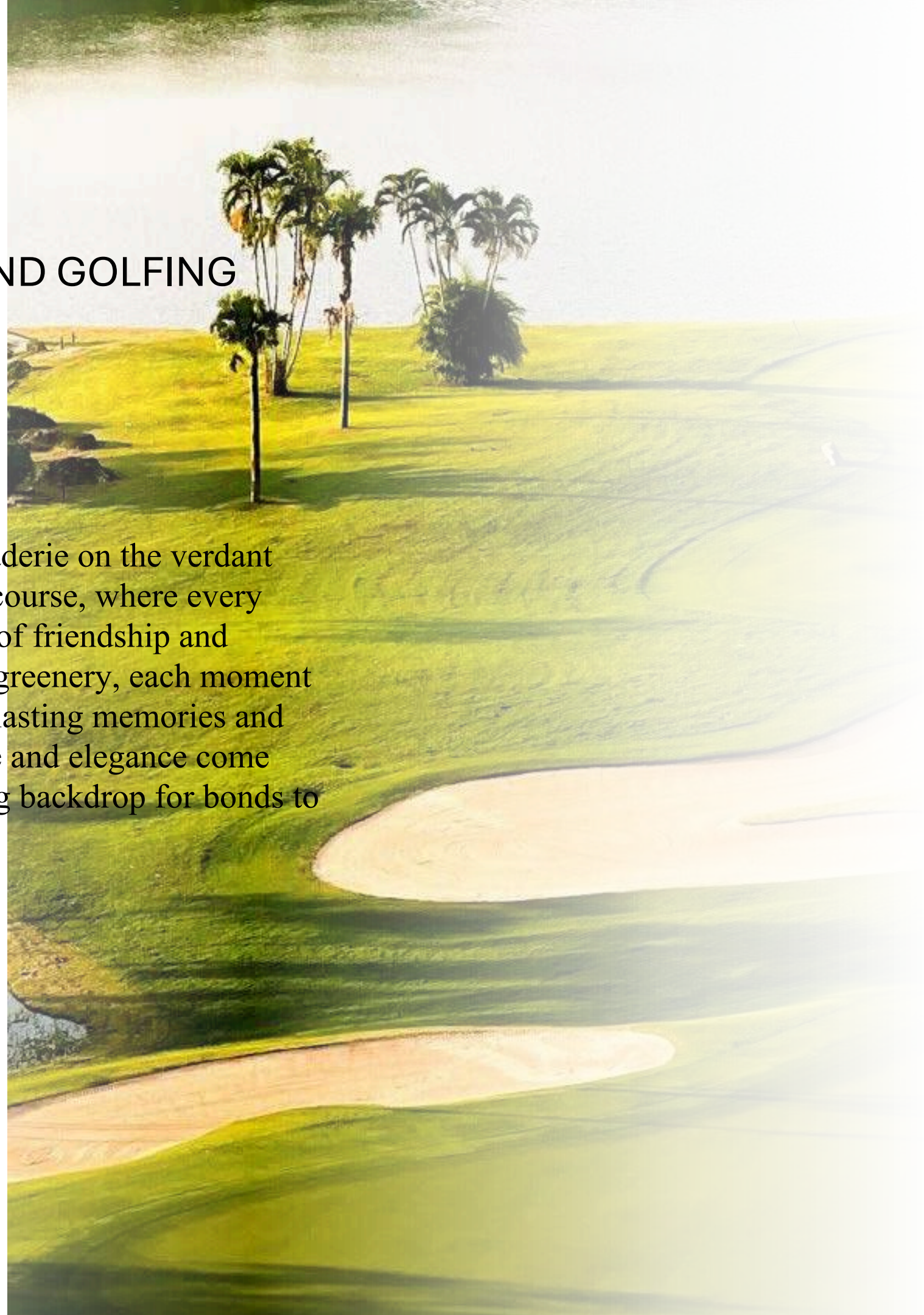
Siniya Island is a sanctuary where pristine beaches, lush mangroves, and vibrant wildlife converge to create an unparalleled coastal retreat. Luxurious villas, waterfront mansions, and exclusive resorts offer refined living, complemented by world-class amenities including a yacht club, helipad, and expansive parks. Here, sophistication meets nature, crafting a lifestyle of leisure, adventure, and serene elegance in perfect harmony.



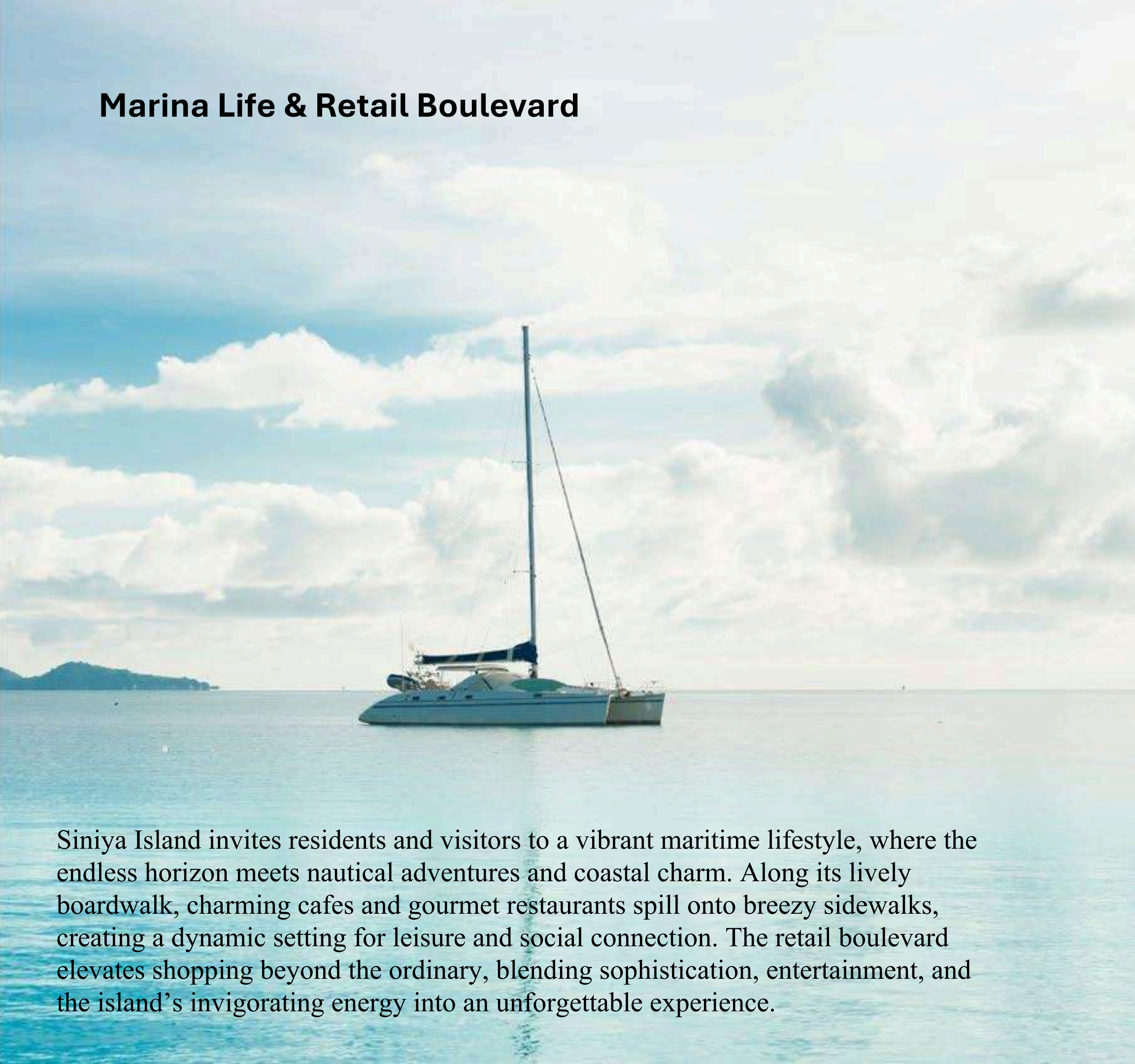
GOLF COURSE

UNMATCHED ISLAND GOLFING

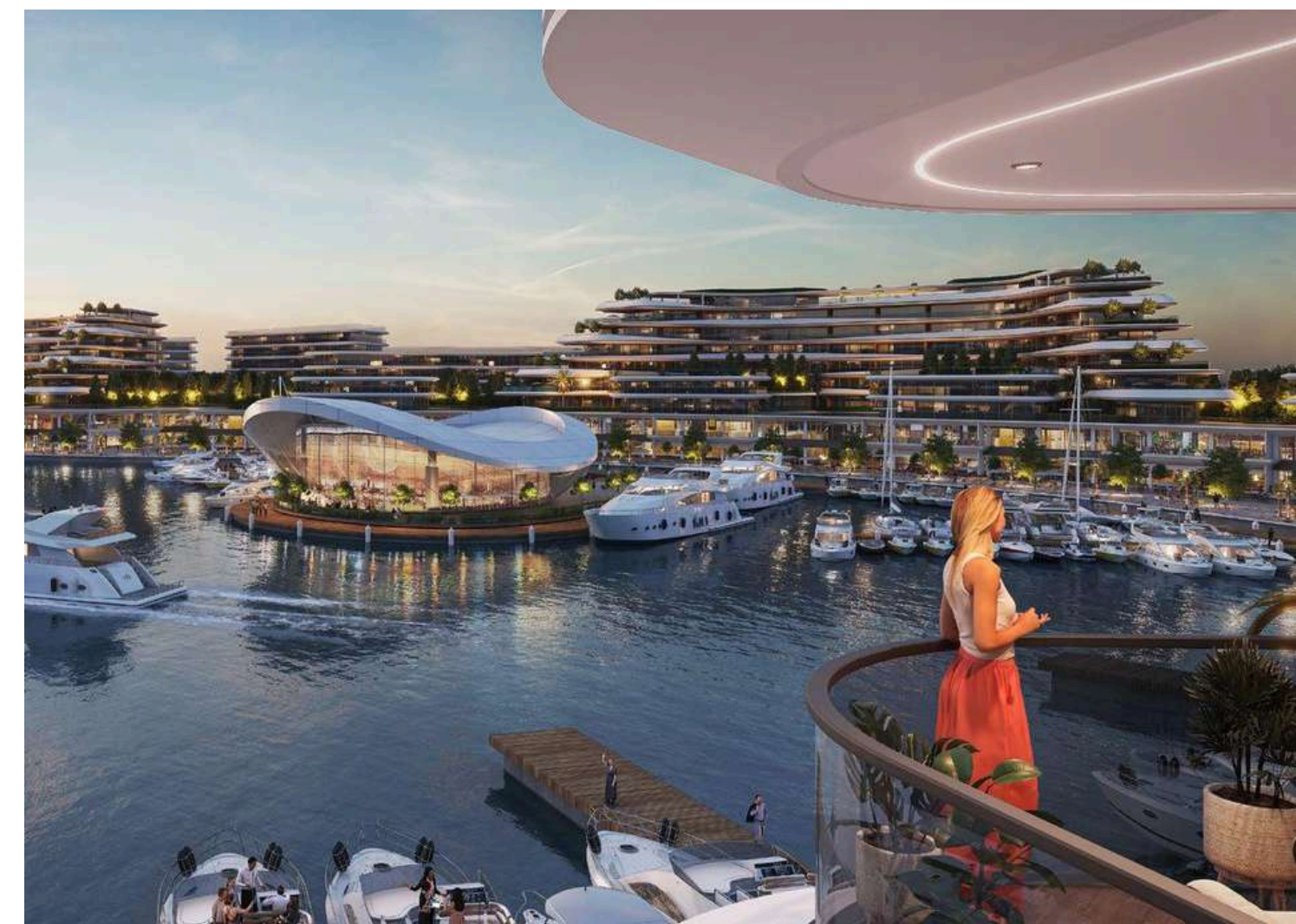
Experience the joy of camaraderie on the verdant fairways of a luxurious golf course, where every game becomes a celebration of friendship and connection. Amidst the lush greenery, each moment spent on the course nurtures lasting memories and shared laughter. Here, leisure and elegance come together, offering an inspiring backdrop for bonds to grow and dreams to unfold.



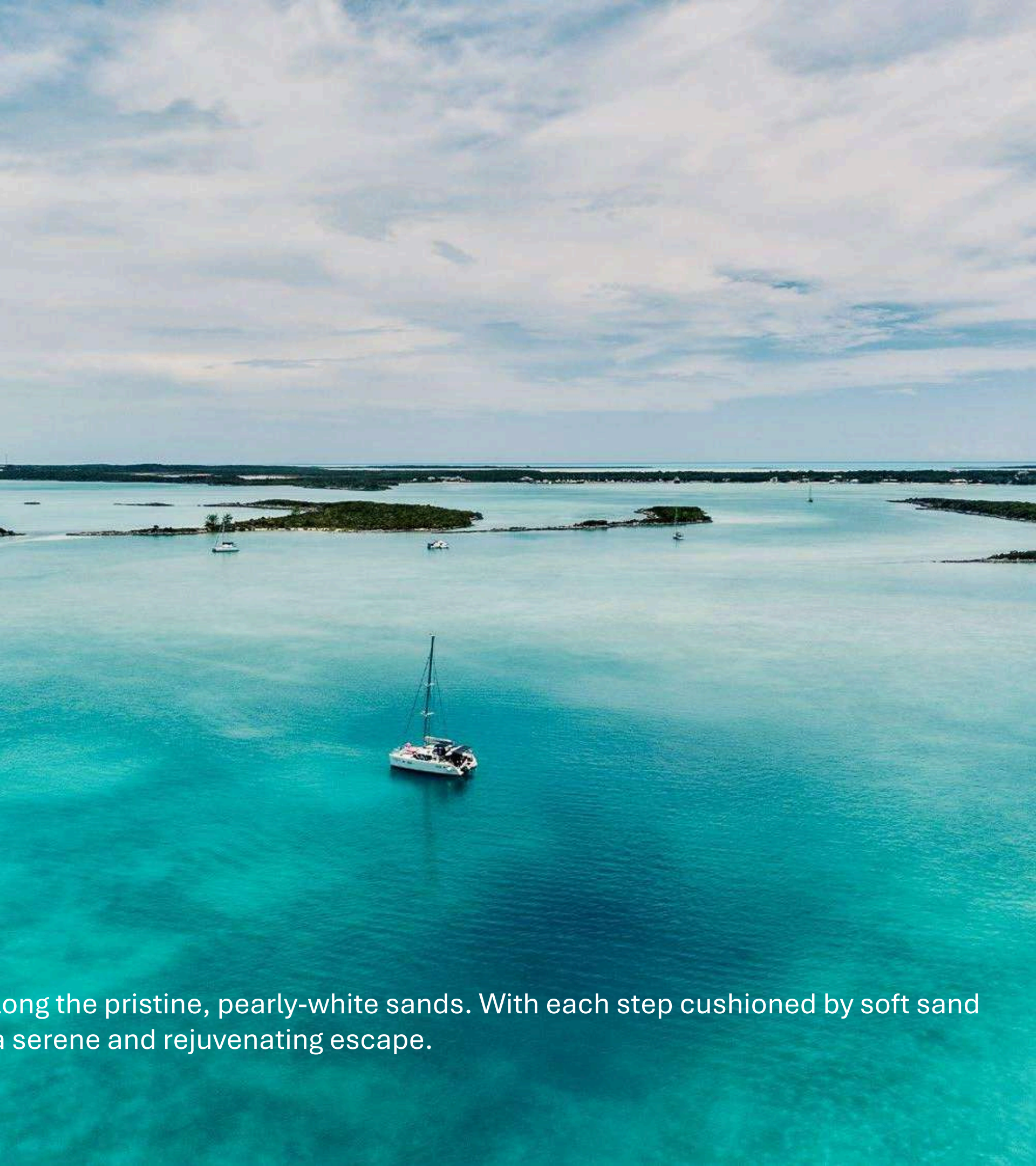
Marina Life & Retail Boulevard



Siniya Island invites residents and visitors to a vibrant maritime lifestyle, where the endless horizon meets nautical adventures and coastal charm. Along its lively boardwalk, charming cafes and gourmet restaurants spill onto breezy sidewalks, creating a dynamic setting for leisure and social connection. The retail boulevard elevates shopping beyond the ordinary, blending sophistication, entertainment, and the island's invigorating energy into an unforgettable experience.



Daily Coastal Bliss: Serenity on a Pristine Beach

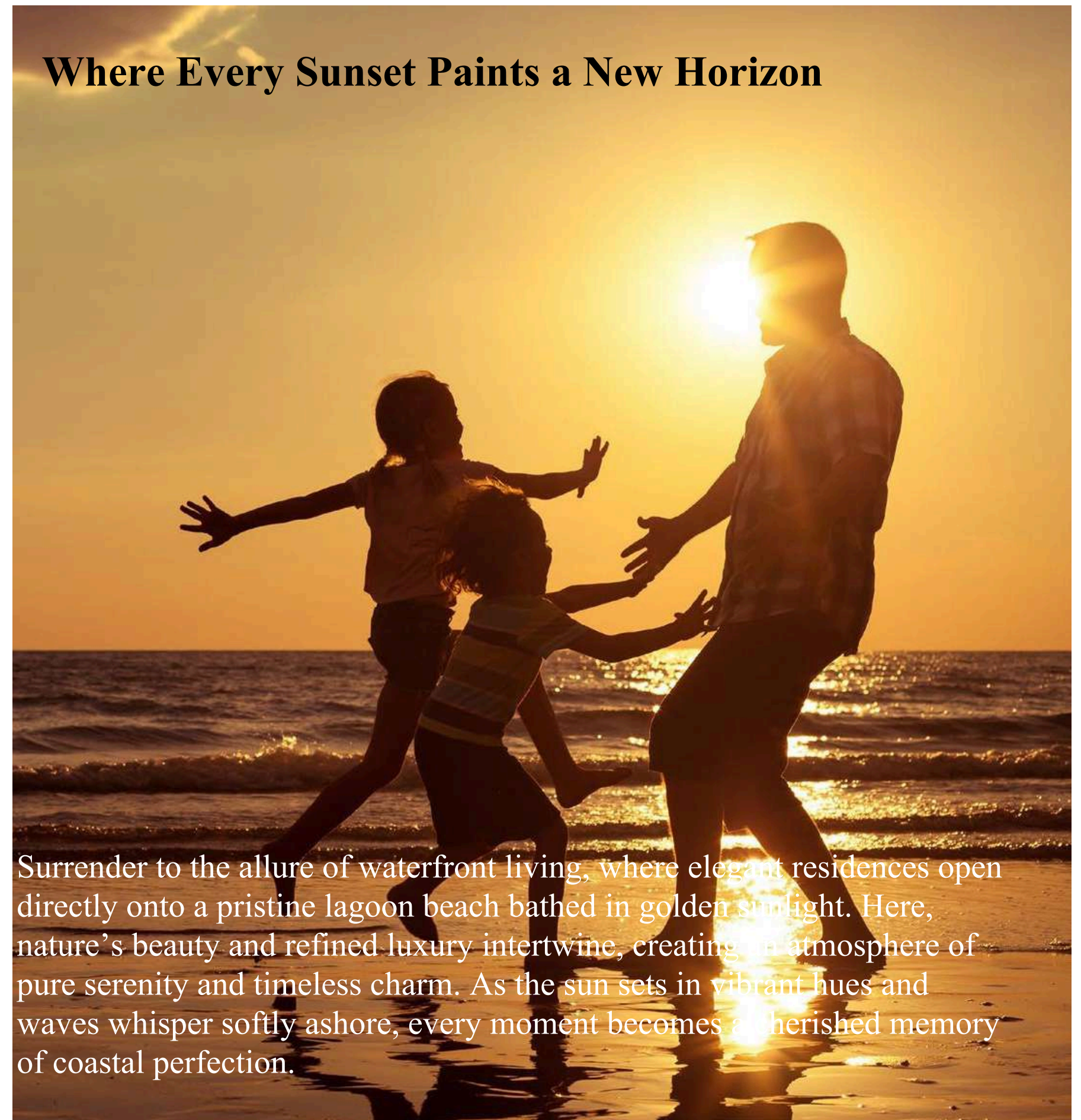


Begin your day savoring a refreshing drink and creamy gelato as you stroll along the pristine, pearly-white sands. With each step cushioned by soft sand and the gentle sea breeze beckoning, the crystal-clear waters invite you to a serene and rejuvenating escape.

Lagoon Sanctuary: Unwind in Tranquil Solace by the Shore



Where Every Sunset Paints a New Horizon

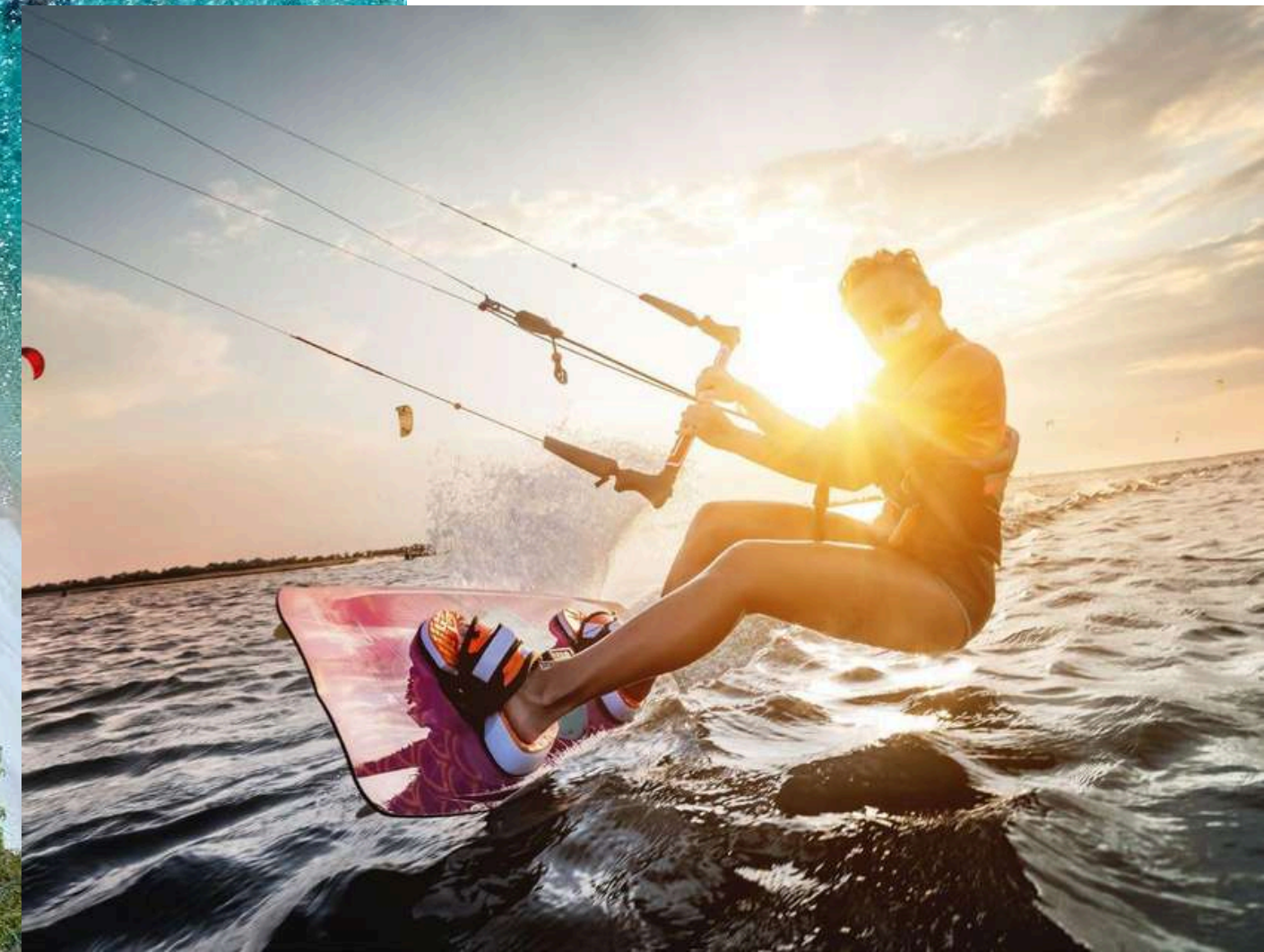
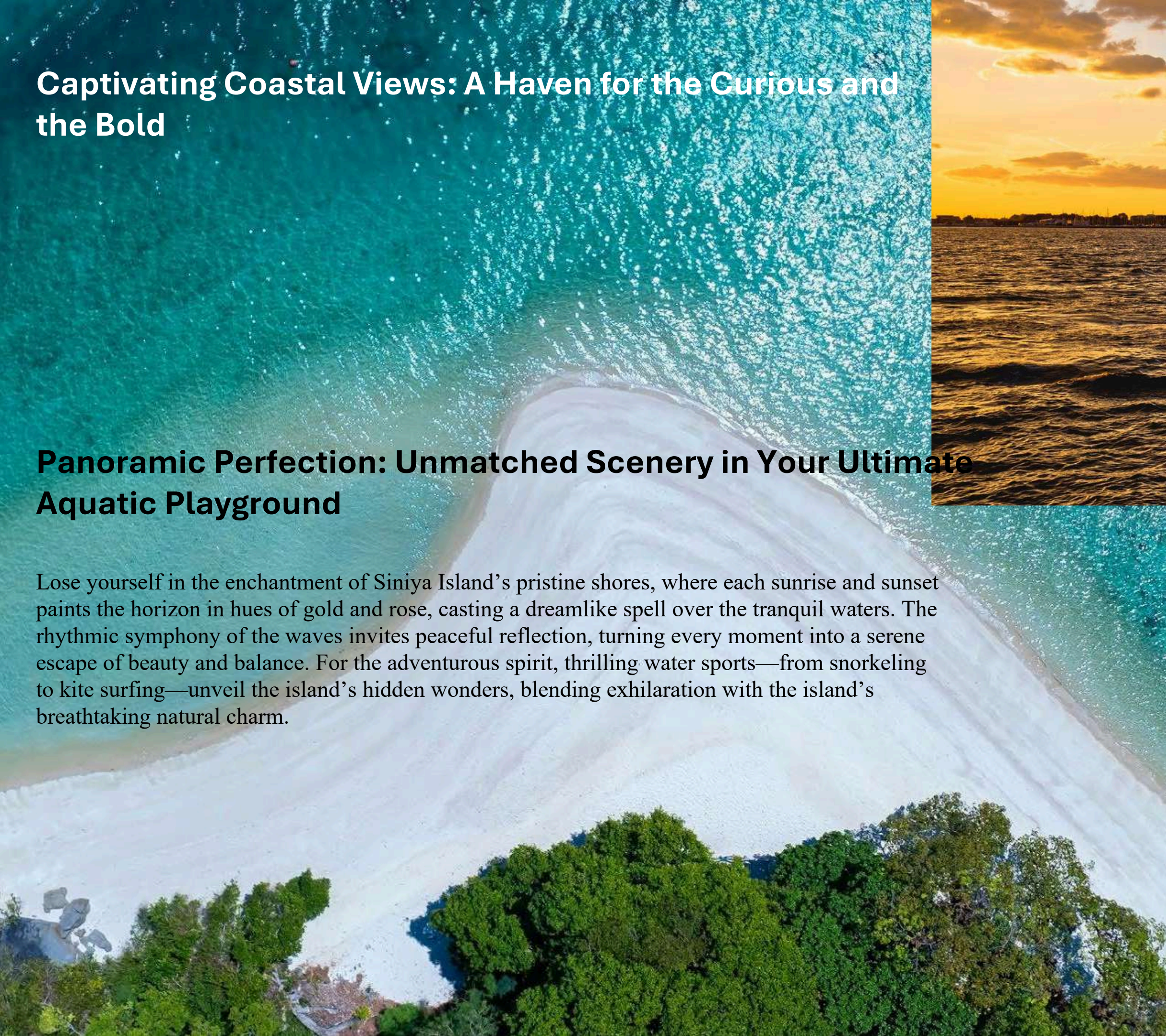


Surrender to the allure of waterfront living, where elegant residences open directly onto a pristine lagoon beach bathed in golden sunlight. Here, nature's beauty and refined luxury intertwine, creating an atmosphere of pure serenity and timeless charm. As the sun sets in vibrant hues and waves whisper softly ashore, every moment becomes a cherished memory of coastal perfection.

Captivating Coastal Views: A Haven for the Curious and the Bold

Panoramic Perfection: Unmatched Scenery in Your Ultimate Aquatic Playground

Lose yourself in the enchantment of Siniya Island's pristine shores, where each sunrise and sunset paints the horizon in hues of gold and rose, casting a dreamlike spell over the tranquil waters. The rhythmic symphony of the waves invites peaceful reflection, turning every moment into a serene escape of beauty and balance. For the adventurous spirit, thrilling water sports—from snorkeling to kite surfing—unveil the island's hidden wonders, blending exhilaration with the island's breathtaking natural charm.





AMENITIES

LUXURY AT YOUR FINGERTIPS

- 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

Unwind and rejuvenate with effortless access to world-class amenities that cater to both adventure and tranquility. Whether you crave the thrill of the sea or the calm embrace of the shore, the Beach Residences at Siniya Island offer a sanctuary of timeless coastal luxury.





INTRODUCING

STARLINE

BEACH RESIDENCES

Welcome to **Starline Beach Residences**, where contemporary sophistication meets the tranquil beauty of coastal living. Begin your day to the gentle rhythm of the waves, relax on sun-kissed shores, or immerse yourself in exhilarating waterside adventures. Whether you seek peaceful solitude or vibrant connection, these beachfront homes offer a lifestyle where every sunrise awakens inspiration, and every sunset welcomes your home.

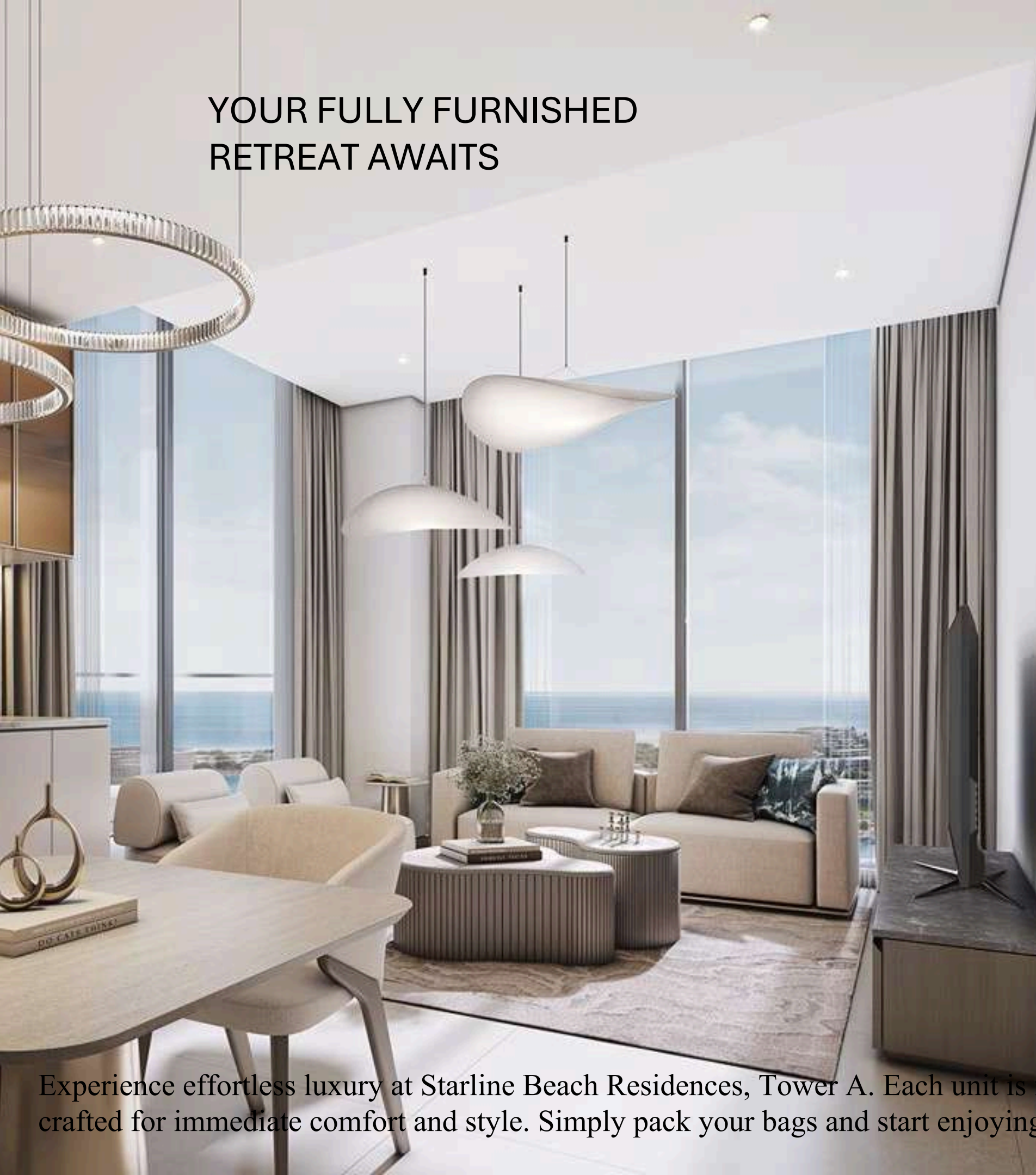


An Iconic Beachfront Masterpiece, Inspired by the Sea



Just steps from the shore, four iconic towers offer refined 1- to 3-bedroom residences and premium duplexes with stunning Arabian Sea views. Seamlessly blending coastal tranquility with sophisticated amenities, this is the ultimate invitation to embrace seaside elegance.

YOUR FULLY FURNISHED RETREAT AWAITS



Experience effortless luxury at Starline 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.



EFFORTLESS PROPERTY MANAGEMENT

For the first time, **Beach Residences at Siniya Island** presents **post-handover property management services**, thoughtfully crafted to simplify your life while safeguarding your investment through **Stay by Latinem**.

At **Stay by Latinem**, managing your property is seamless and effortless. From the moment you choose to list your residence, every detail is meticulously handled, allowing you to enjoy **maximum returns with complete peace of mind**. Experience a refined, hassle-free approach where your investment works for you, while you focus on what truly matters.



LOCATION ON MASTERPLAN



FLOOR AND UNIT PLANS

STARLINE
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, Pool, Water View, Park
C-403, B-407, C-503, B-509, C-603, B-607, C-703, B-707

Amenity, Pool, Sea-water Lagoon
C-405, C-505, C-605, C-705

Amenity, Pool, Sea-water Lagoon, Park, Water-view
C-303, B-307

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, Water-View, Park
C-404, B-408, C-504, B-510, C-604, B-608, C-704, B-708

Amenity, Pool, Sea-water Lagoon
B-406, B-508, B-606, B-706

Amenity, Pool, Sea-water Lagoon, Park, Water-view
C-304, B-308

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

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 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



LOWER LEVEL

UPPER LEVEL

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

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



LOWER LEVEL

UPPER LEVEL



LOWER LEVEL

UPPER LEVEL

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
BEDROOM
(DUPLEX)
APARTMENT

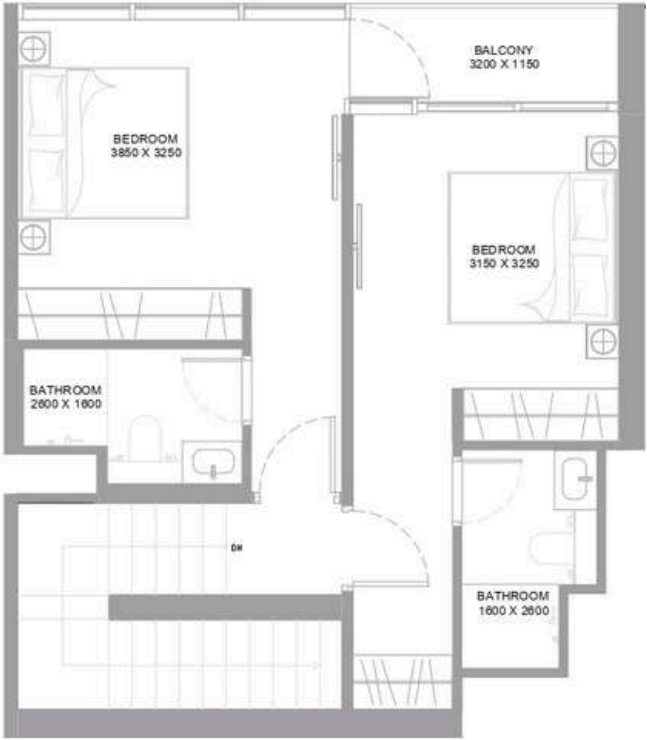
TYPE K
(with study room, store room, powder room and balcony + yard)

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



LOWER LEVEL



UPPER LEVEL



LOWER LEVEL



UPPER LEVEL

2
BEDROOM
(DUPLEX)
APARTMENT

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

TOTAL SALEABLE AREA
SUITE RANGE = 1,279.51 - 1,279.72 SQ.FT.
BALCONY + YARD 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
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



LOWER LEVEL

UPPER LEVEL

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

UNIT



LOWER LEVEL

UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

TYPE B
(with study, 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



LOWER LEVEL



UPPER LEVEL



LOWER LEVEL



UPPER LEVEL

3
BEDROOM
(DUPLEX)
APARTMENT

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

TOTAL SALEABLE AREA
SUITE RANGE = 1,874.97 - 1,876.80 SQ.FT.
BALCONY + YARD = 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

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 = 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, 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, 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

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



LOWER LEVEL



UPPER LEVEL

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.



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