

WHERE DREAMS SET SAIL

INTRODUCING

YACHTSIDE

MARINA RESIDENCES

MAJARA LUXURY REAL ESTATE LLC

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Majara Unveils Yachtside Marina Residences, Siniya Island's Premier Waterfront Living

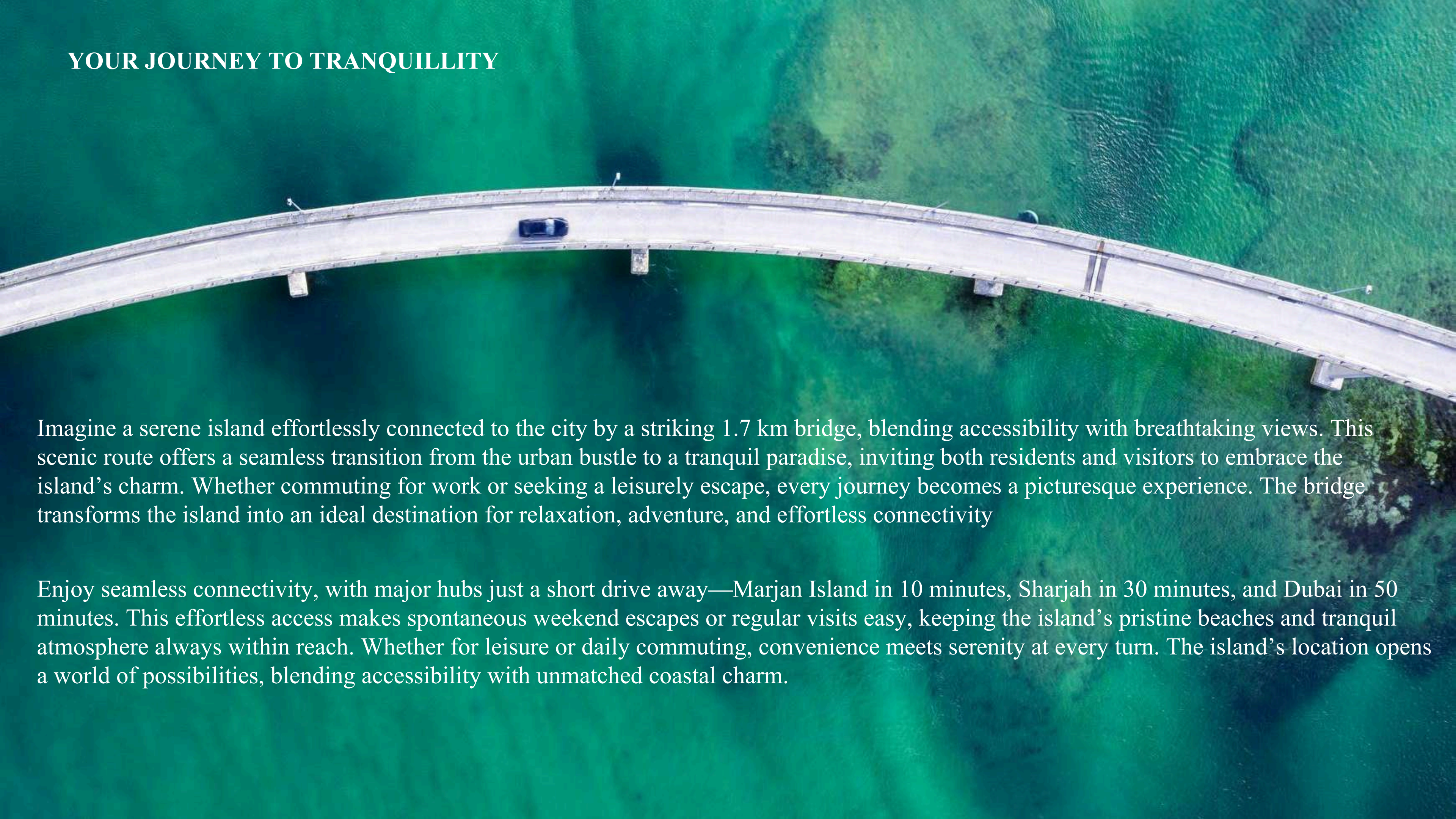
Pure. Pristine. Perfect.



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.



YOUR JOURNEY TO TRANQUILLITY

An aerial photograph of a long, curved concrete bridge spanning a body of vibrant turquoise water. A single dark-colored car is visible driving on the bridge. The bridge has several support pillars and a smooth, flowing curve. The water's surface is textured with gentle ripples.

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.

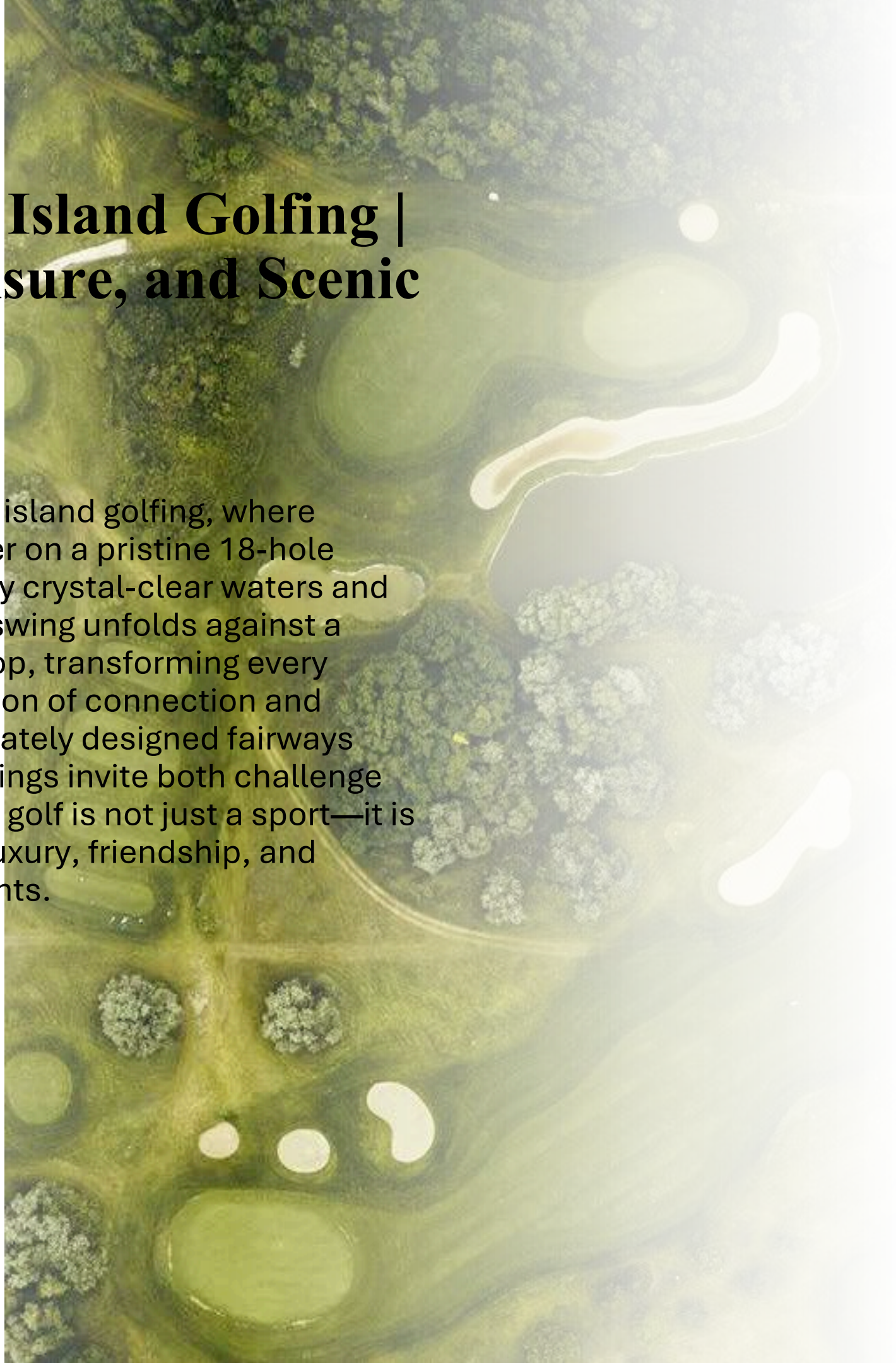
Your **Earthly Haven**

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.

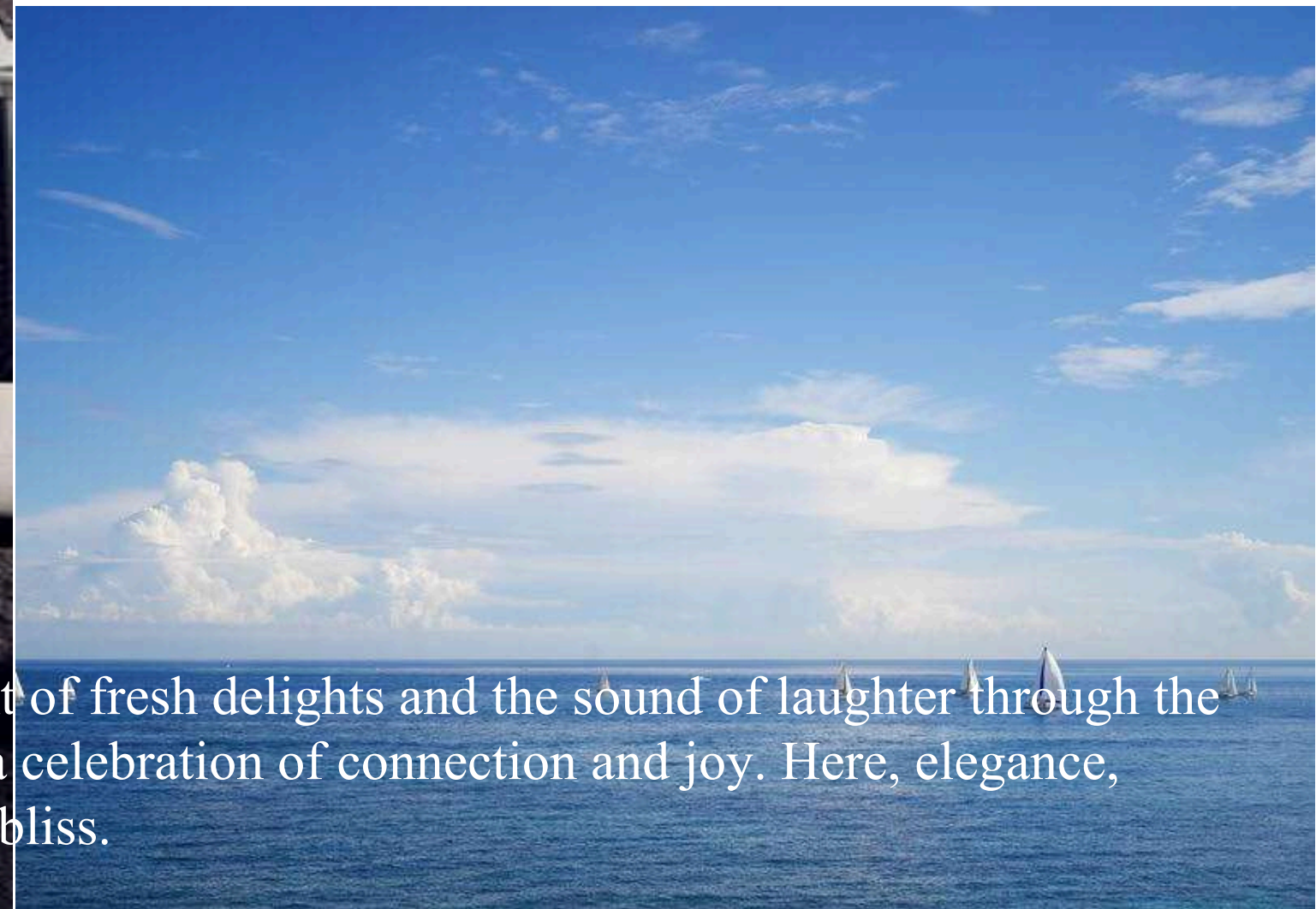
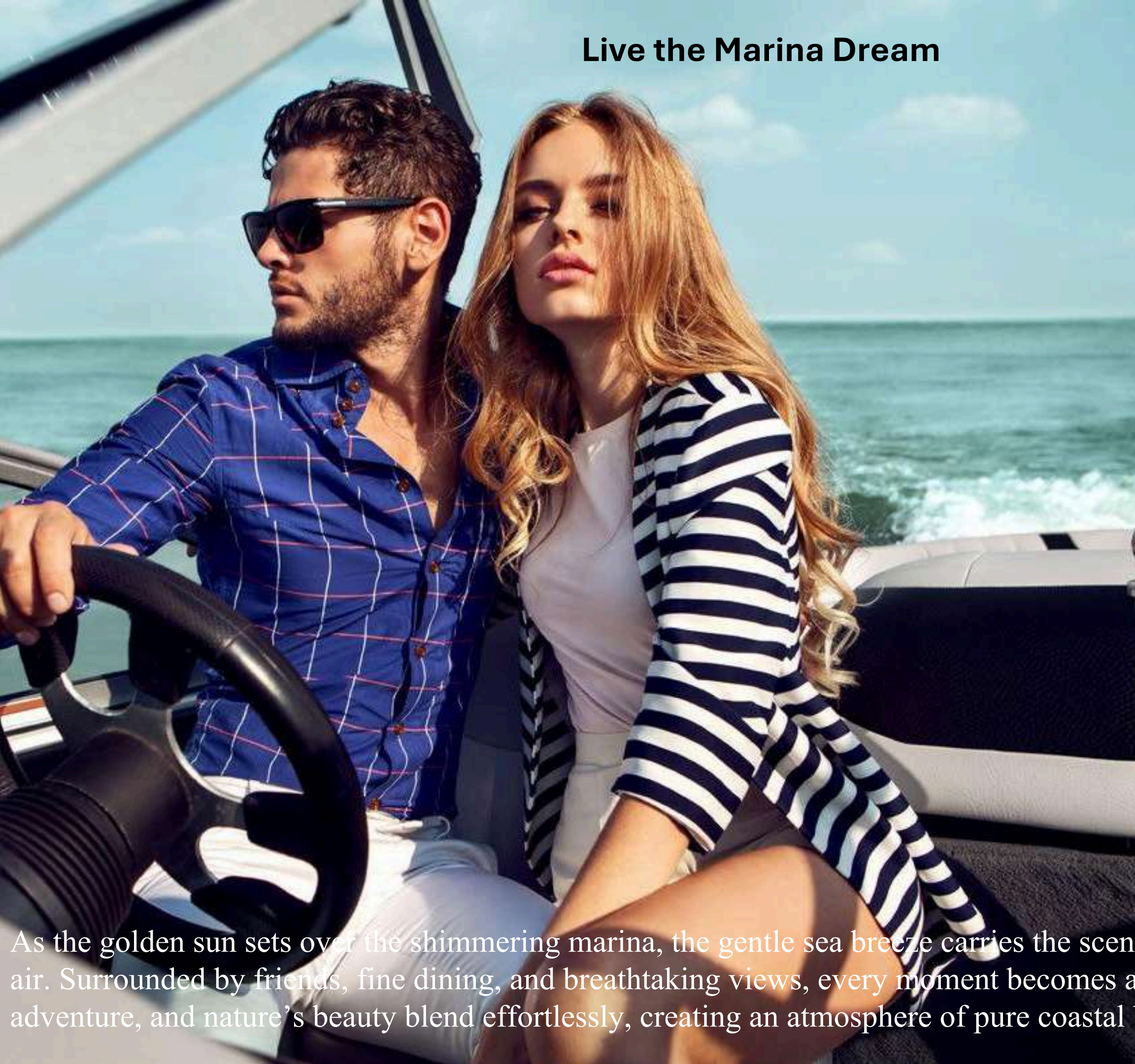


Unmatched Island Golfing | Luxury, Leisure, and Scenic Fairways

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.



Live the Marina Dream



As 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.

Your Quintessential Life Along the Motorized Marina

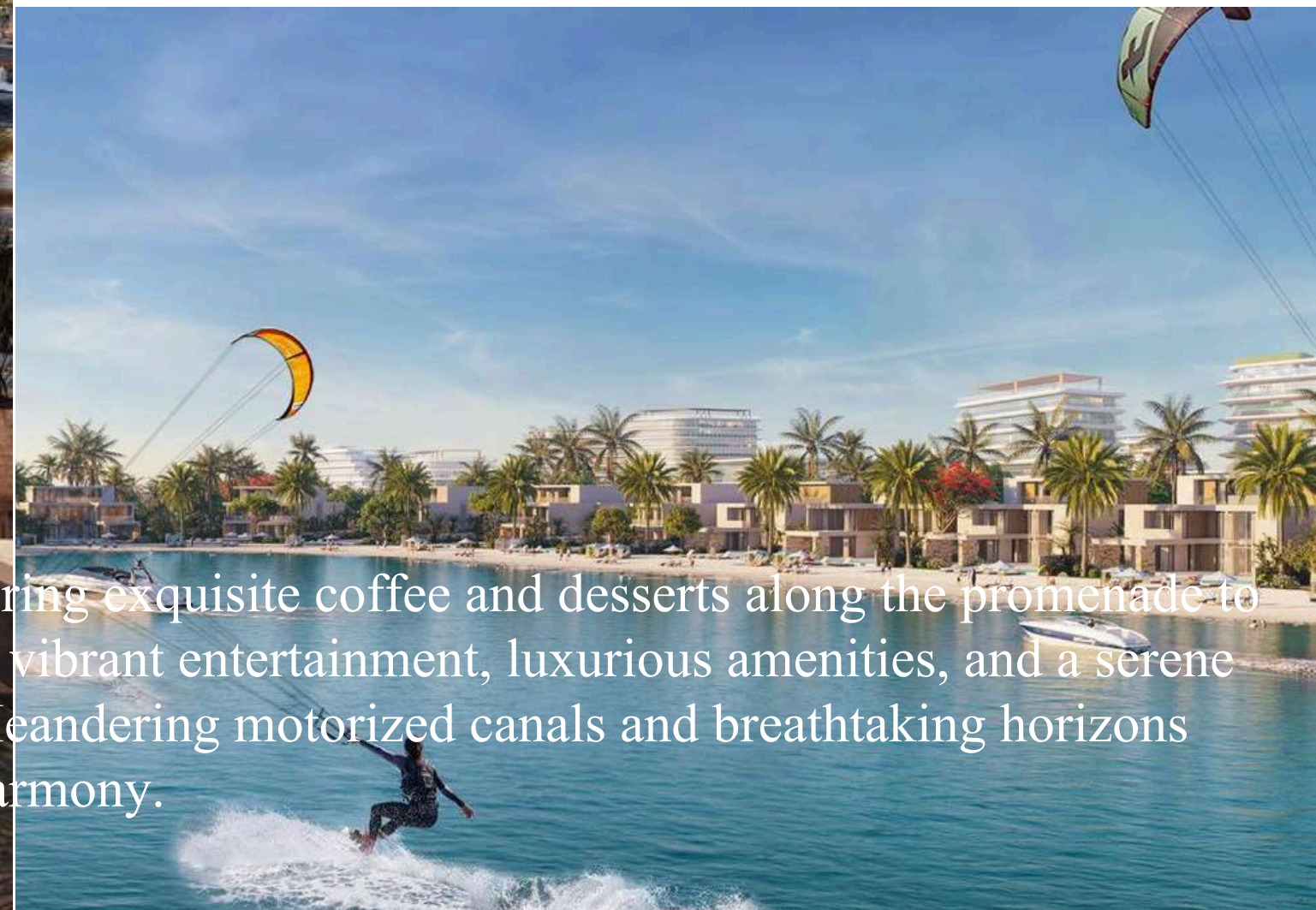


Marina Residences on Siniya Island offers a sophisticated lifestyle where luxury, leisure, and maritime adventure converge, from elegant waterfront promenades to a prestigious yacht club and world-class dining. The motorized seawater channels weave gracefully through the community, providing both a visual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

Refined Coastal Living with Private Moorings

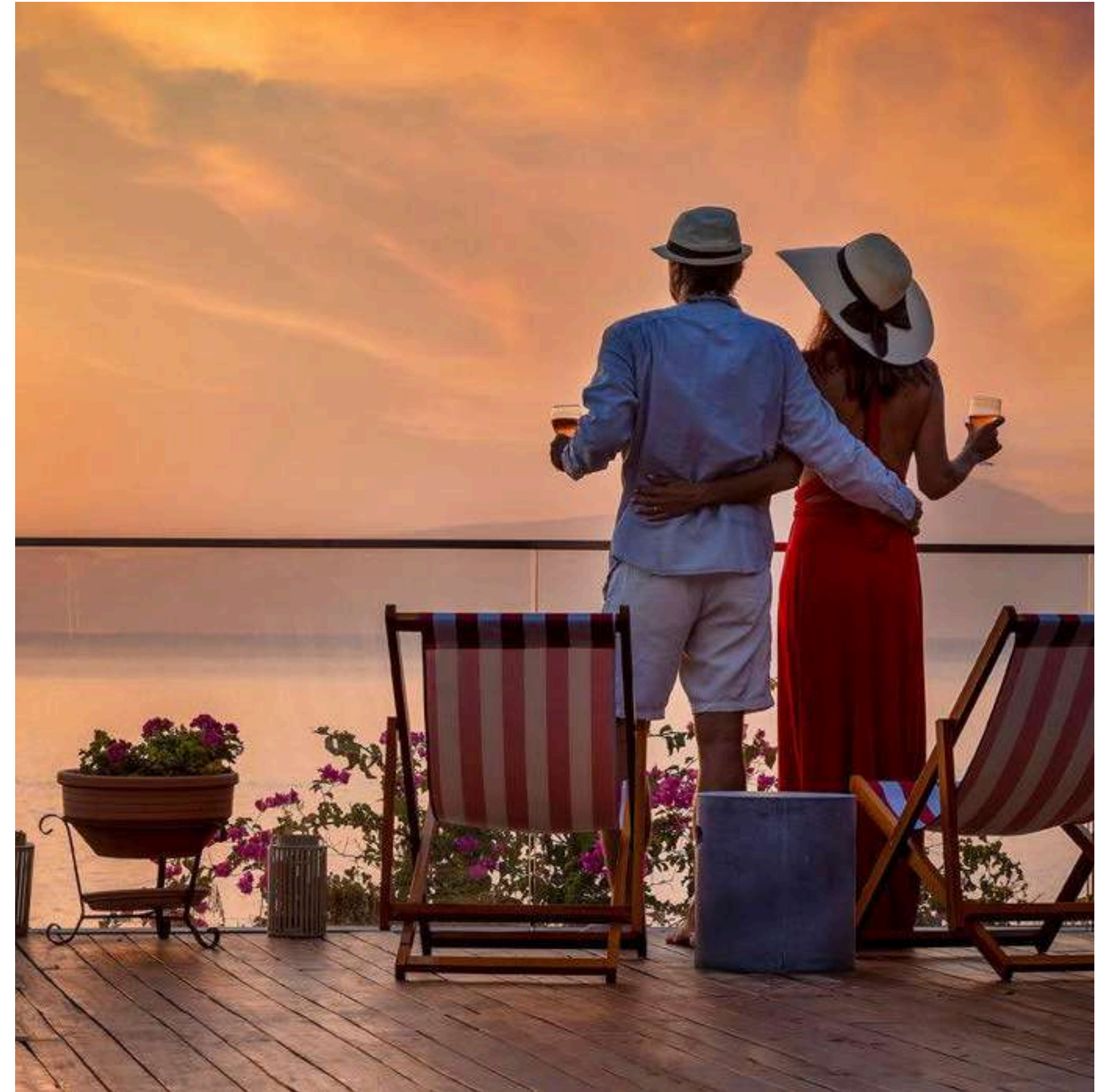


At Marina Residences, every moment is a celebration of refined coastal living, from savoring exquisite coffee and desserts along the promenade to witnessing yachts glide across the glimmering waters. The community seamlessly blends vibrant entertainment, luxurious amenities, and a serene yacht club with advanced mooring, offering effortless access to the azure Arabian Sea. Meandering motorized canals and breathtaking horizons create a timeless backdrop where leisure, adventure, and sophistication unite in perfect harmony.



The Living Heart of Marina Splendor

Strolling along the Marina Residences promenade, every moment delights the senses, from the enticing aromas of gourmet cuisine to the shimmering waters alive with life and charm. By day or night, this vibrant waterfront destination offers an elegant tapestry of experiences, where laughter, music, and breathtaking views create unforgettable memories.



Nightlife & Retail Haven

As night falls, **Marina Residence** on **Siniya Island** awakes 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.





Introducing **Yachtside Marina Residences** on Siniya Island, where each moment flows effortlessly, like a yacht gliding across serene waters. A beautifully landscaped walkway connects you to the island's many wonders, inviting exploration, relaxation, and reconnection. Here, life moves at your own rhythm, enveloped in comfort, where every simple moment is made extraordinary.



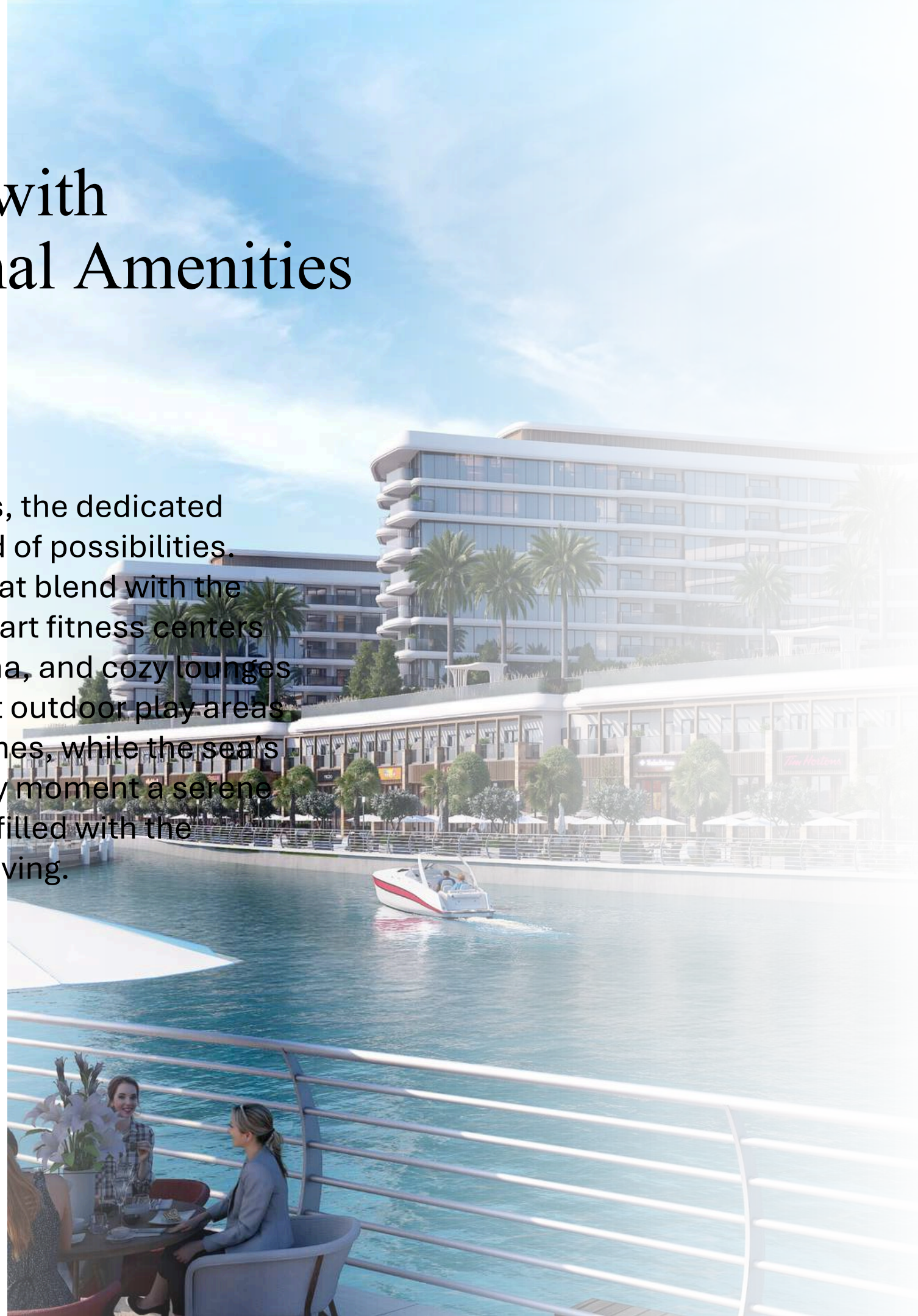
AMENITIES PODIUM

Marina Residences at Siniya Island offer the perfect retreat, whether you seek adventure, relaxation, or quiet reflection. Picture yourself on a sunlit podium, the sea breeze in your hair, as flamingos glide across the sky, painting a breathtaking scene. This is a place where the extraordinary becomes part of your everyday.



Podiums with Exceptional Amenities

At Marina Residences, the dedicated podiums offer a world of possibilities. Enjoy infinity pools that blend with the horizon, state-of-the-art fitness centers overlooking the marina, and cozy lounges for relaxation. Vibrant outdoor play areas provide joy for little ones, while the sea's embrace makes every moment a serene and energizing story, filled with the charm of waterfront living.



YOUR FULLY FURNISHED RETREAT AWAITS



Experience effortless luxury at Tower A – Marina Residences. Each fully furnished unit is thoughtfully crafted for immediate comfort and style, allowing you to simply pack your bags and step into a life of sophistication and ease from day one.

LOCATION ON
MASTER PLAN



YACHTSIDE

MARINA RESIDENCES

SITE PLAN

• TOWER C

• TOWER B

• TOWER A
FULLY FURNISHED
RESIDENCE



FLOOR AND UNIT PLANS

YACHTSIDE

MARINA RESIDENCES

ACD: JUNE 2029



1
BEDROOM
APARTMENT

TYPE A

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 465.22 - 465.75 SQ. FT.
BALCONY = 48.11 SQ. FT.
TOTAL = RANGE 513.33 - 513.87 SQ. FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-322, B-422, B-522, B-622, B-722, B-822

Park View
B-210, B-218

Park, Sea View
B-310, B-318, B-320, B-410, B-418, B-420, B-510, B-518, B-520,
B-610, B-618, B-620, B-710, B-718, B-720, B-810, B-818, B-820

Sea View
B-910, B-918, B-920, B-922



1
BEDROOM
APARTMENT

TYPE A VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 465.22 - 466.18 SQ. FT.
BALCONY = 48.11 SQ. FT.
TOTAL RANGE = 513.33 - 514.30 SQ. FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-307, B-407, B-507, B-607, B-707, B-807

Park View
B-211, B-219

Park, Sea View
B-309, B-311, B-319, B-409, B-411, B-419, B-509, B-511, B-519,
B-609, B-611, B-619, B-709, B-711, B-719, B-809, B-811, B-819

Sea View
B-907, B-909, B-911, B-919



1
BEDROOM
APARTMENT

TYPE B
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 463.60 - 465.22 SQ.FT.
BALCONY RANGE = 81.48 - 81.70 SQ.FT.
TOTAL RANGE = 545.19 - 546.81 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Green View
C-209

Green, Sea View
C-309, C-409, C-509, C-609, C-709

Park View
A-207, B-216

Park, Sea View
A-307, B-316, A-407, B-416, A-507, B-516, A-607, B-616,
A-707, B-716, B-816, B-916

1
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 463.60 - 465.22 SQ.FT.
BALCONY RANGE = 81.48 - 81.70 SQ.FT.
TOTAL RANGE = 545.19 - 546.81 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Green View
C-208

Green, Sea View
C-308, C-408, C-508, C-608, C-708

Park View
A-206, B-213, B-215

Park, Sea View
A-306, B-313, B-315, A-406, B-413, B-415, A-506, B-513, B-515,
A-606, B-613, B-615, A-706, B-713, B-715, B-813, B-815, B-913, B-915



1
BEDROOM
APARTMENT

TYPE C
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 465.32 SQ.FT.
BALCONY = 80.51 SQ.FT.
TOTAL = 545.84 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Park View
C-212
Park, Sea View
C-312, C-412, C-512, C-612, C-712



1
BEDROOM
APARTMENT

**TYPE C
VARIANT 1**
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 465.32 SQ.FT.
BALCONY = 80.51 SQ.FT.
TOTAL = 545.84 SQ.FT.

List of unit numbers with this unit plan:
VIEWS
Park View
A-203
Park, Sea View
A-303, A-403, A-503, A-603, A-703



1
BEDROOM
APARTMENT

TYPE D

(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 499.55 - 501.71 SQ.FT.
YARD RANGE = 114.64 - 114.74 SQ.FT.
TOTAL RANGE = 614.19 - 616.34 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-201, C-201

Amenity, Pool View
B-201



1
BEDROOM
APARTMENT

TYPE D
VARIANT 1

(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 499.55 - 501.71 SQ.FT.
YARD RANGE = 114.64 - 114.74 SQ.FT.
TOTAL RANGE = 614.19 - 616.34 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-214, C-214

Amenity, Pool View
B-228



1
BEDROOM
APARTMENT

TYPE E

(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 510.96 - 514.19 SQ.FT.
YARD RANGE = 115.28 - 115.93 SQ.FT.
TOTAL RANGE = 626.89 - 629.47 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-207, B-209

Amenity, Pool View
B-227

1
BEDROOM
APARTMENT

TYPE E VARIANT 1

(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 510.96 - 514.19 SQ.FT.
YARD RANGE = 115.28 - 115.93 SQ.FT.
TOTAL RANGE = 626.89 - 629.47 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-220, B-222

Amenity, Pool View
B-202



1
BEDROOM
APARTMENT

TYPE F

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 463.28 - 465.86 SQ.FT.
BALCONY RANGE = 82.24 - 82.56 SQ.FT.
TOTAL RANGE = 545.51 - 548.10 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Marina View
B-327, B-427, B-430, B-527, B-530, B-627, B-630, B-727, B-730, B-827, B-830, B-927, B-930

Park View
A-204

Park, Sea View
A-304, A-404, A-504, A-604, A-704

1
BEDROOM
APARTMENT

TYPE F VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 463.28 - 465.86 SQ.FT.
BALCONY RANGE = 82.24 SQ.FT.
TOTAL RANGE = 545.51 - 548.10 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-302

Amenity, Pool, Marina View
B-402, B-502, B-602, B-702, B-802, B-902

Park
C-211

Park, Sea View
C-311, C-411, C-511, C-611, C-711



2
BEDROOM
APARTMENT

TYPE A

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 628.40 - 640.88 SQ.FT.
BALCONY RANGE = 77.50 - 77.61 SQ.FT.
TOTAL RANGE = 706 - 718.38 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-301, A-401

Amenity, Marina View
C-301, C-401, A-501, C-501, A-601, C-601, A-701, C-701

Amenity, Pool View
B-301

Amenity, Pool, Marina View
B-329, B-401, B-429, B-501, B-529, B-601, B-629,
B-701, B-729, B-801, B-829, B-901, B-929

2
BEDROOM
APARTMENT

TYPE A VARIANT 1

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 628.40 - 640.88 SQ.FT.
BALCONY RANGE = 77.50 - 77.61 SQ.FT.
TOTAL RANGE = 706 - 718.38 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-314, A-414

Amenity, Marina View
C-314, C-414, A-514, C-514, A-614, C-614, A-714, C-714

Amenity, Pool View
B-330

Amenity, Pool, Marina View
B-328, B-428, B-432, B-528, B-532, B-628, B-632,
B-728, B-732, B-828, B-832, B-928, B-932



2
BEDROOM
APARTMENT

TYPE B
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 604.07 - 606.33 SQ.FT.
BALCONY RANGE = 81.70 SQ.FT.
TOTAL RANGE = 685.77 - 688.03 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Marina View
A-313, C-303, A-413, C-403, A-513, C-503, A-613, C-603,
A-713, C-703

Amenity, Pool View
B-304

Amenity, Pool, Marina View
B-326, B-404, B-426, B-504, B-526, B-604, B-626, B-704,
B-726, B-804, B-826, B-904, B-926

Green View
C-207

Green, Sea View
C-307, C-407, C-507, C-607, C-707

Park View
A-209

Park, Sea View
A-308, A-409, A-509, A-609, A-709

2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 604.07 - 606.33 SQ.FT.
BALCONY RANGE = 81.70 SQ.FT.
TOTAL RANGE = 685.77 - 688.03 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Marina View
A-312, C-302, A-412, C-402, A-512, C-502, A-612,
C-602, A-712, C-702

Amenity, Pool View
B-303

Amenity, Pool, Marina View
B-325, B-403, B-425, B-503, B-525, B-603, B-625,
B-703, B-725, B-803, B-825, B-903, B-925

Green View
C-206

Green, Sea View
C-306, C-406, C-506, C-606, C-706

Park View
A-208

Park, Sea View
A-308, A-408, A-508, A-608, A-708



2
BEDROOM
APARTMENT

TYPE C
(with balcony)

TOTAL SALEABLE AREA
SUITE = 728.07 SQ.FT.
BALCONY = 80.41 SQ.FT.
TOTAL = 808.48 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-302, A-402
Amenity, Marina View
A-502, A-602, A-702

2
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE = 728.07 SQ.FT.
BALCONY = 80.41 SQ.FT.
TOTAL = 808.48 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Marina View
C-313, C-413, C-513, C-613, C-713



2

BEDROOM
APARTMENT

TYPE D

(with balcony)

TOTAL SALEABLE AREA
SUITE = 727.75 SQ.FT.
BALCONY = 81.59 SQ.FT.
TOTAL = 809.34 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Park View
B-214

Park, Sea View
B-314, B-414, B-514, B-614, B-714, B-814, B-914

2

BEDROOM
APARTMENT

TYPE E

(with yard)

TOTAL SALEABLE AREA
SUITE RANGE = 652.72 - 655.31 SQ.FT.
YARD RANGE = 172.01 - 172.65 SQ.FT.
TOTAL RANGE = 825.38 - 827.31 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Amenity
A-213, C-203

Amenity, Pool View
B-204, B-226



2
BEDROOM
APARTMENT

TYPE E
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE RANGE = 652.72 - 655.31 SQ.FT.
YARD RANGE = 172.01 - 172.65 SQ.FT.
TOTAL RANGE = 824.73 - 827.31 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-212, C-202

Amenity, Pool View
B-203, B-225



2
BEDROOM
APARTMENT

TYPE F
(with balcony)

TOTAL SALEABLE AREA
SUITE = 796.31 SQ.FT.
BALCONY = 44.02 SQ.FT.
TOTAL = 840.34 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-321, B-421, B-521, B-621, B-721, B-821

Sea View
B-921



2
BEDROOM
APARTMENT

TYPE F VARIANT 1

(with balcony)

TOTAL SALEABLE AREA
SUITE = 796.31 SQ.FT.
BALCONY = 44.02 SQ.FT.
TOTAL = 840.34 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-308, B-408, B-508, B-608, B-708, B-808

Sea View
B-908

2
BEDROOM
APARTMENT

TYPE G

(with yard)

TOTAL SALEABLE AREA
SUITE = 775.75 SQ.FT.
YARD = 173.30 SQ.FT.
TOTAL = 949.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-202



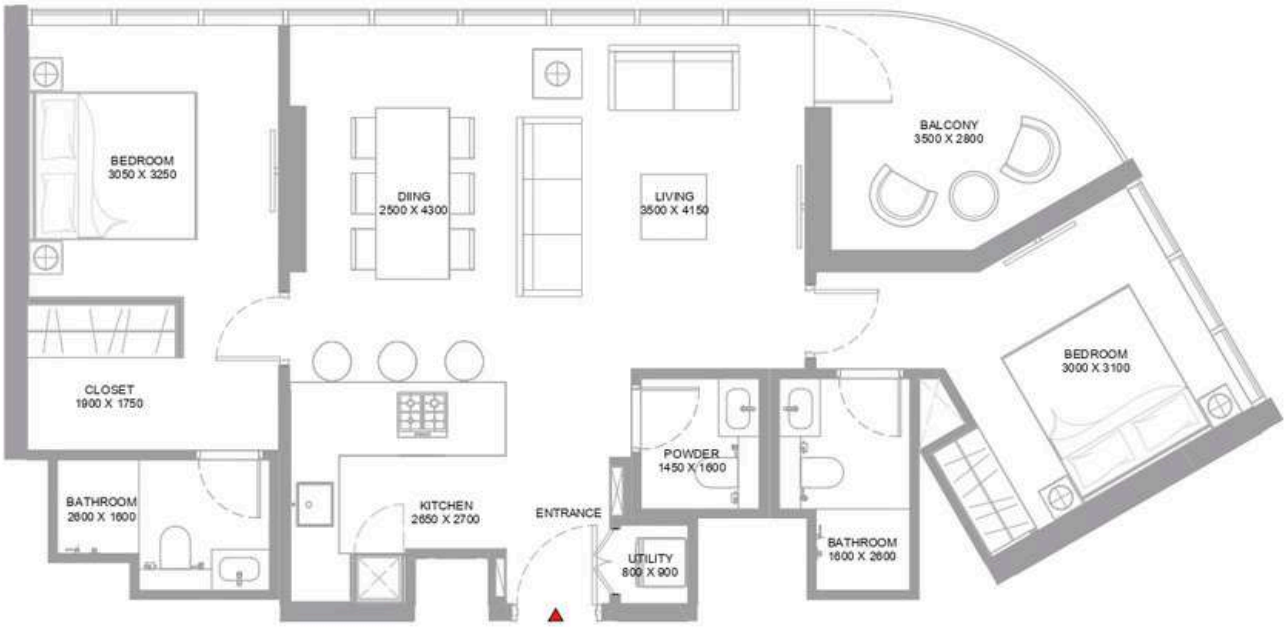
2
BEDROOM
APARTMENT

TYPE G
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE = 775.75 SQ.FT.
YARD = 173.30 SQ.FT.
TOTAL = 949.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Amenity
C-213



2
BEDROOM
APARTMENT

TYPE H
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 925.48 SQ.FT.
BALCONY = 96.01 SQ.FT.
TOTAL = 1,021.50 SQ.FT.

List of unit numbers with this unit plan:

VIEWS
Park View
A-205, B-217

Park, Sea View
A-305, B-317, A-405, B-417, A-505, B-517, A-605, B-617, A-705, B-717, B-817, B-917



2
BEDROOM
APARTMENT

TYPE H
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 925.48 SQ.FT.
BALCONY = 96.01 SQ.FT.
TOTAL = 1,021.50 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Park View
B-212, C-210

Park, Sea View

B-312, C-310, B-412, C-410, B-512, C-510, B-612, C-610, B-712, C-710, B-812, B-912

2
BEDROOM
APARTMENT

TYPE I
(with yard)

TOTAL SALEABLE AREA
SUITE = 839.91 SQ.FT.
YARD = 231.85 SQ.FT.
TOTAL = 1,071.76 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-208



2
BEDROOM
APARTMENT

TYPE I
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE = 839.91 SQ.FT.
YARD = 231.96T SQ.FT.
TOTAL = 1,071.87 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-221



2
BEDROOM
APARTMENT

TYPE N
(with balcony)

TOTAL SALEABLE AREA
SUITE = 728.07 SQ.FT.
BALCONY = 82.24 SQ.FT.
TOTAL = 810.31 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Marina View
B-431, B-531, B-631, B-731, B-831, B-931



2

BEDROOM
APARTMENT

TYPE O

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 1,075.64 - 1,076.82 SQ.FT.
BALCONY RANGE = 145.21 - 152.74 SQ.FT.
TOTAL RANGE = 1,220.84 - 1,229.56 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
A-211, B-205

Amenity, Marina View

A-411, B-406, B-424, A-611, B-606, B-624, B-806, B-824

Amenity, Pool View
B-224

Green View
C-205

Green, Marina View
C-405, C-605



2

BEDROOM
APARTMENT

TYPE O VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 1,074.78 - 1,076.82 SQ.FT.
BALCONY RANGE = 145.21 - 152.74 SQ.FT.
TOTAL RANGE = 1,220.84 - 1,229.56 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity
B-223, C-204

Amenity, Marina View

B-405, B-423, C-404, B-605, B-623, C-604, B-805, B-823

Amenity, Pool View
B-205

Park View
A-210

Park, Marina View
A-410, A-610



2
BEDROOM
APARTMENT

TYPE P

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,075.64 - 1,076.82 SQ.FT.
BALCONY RANGE = 137.78 - 152.74 SQ.FT.
TOTAL RANGE = 1,213.42 - 1,229.56 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Marina View
A-511, A-711

Green, Marina View
C-305, C-505, C-705

Marina View
A-311, B-306, B-324, B-506, B-524, B-706, B-724, B-906, B-924

2
BEDROOM
APARTMENT

TYPE P VARIANT 1

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,074.78 - 1,076.82 SQ.FT.
BALCONY RANGE = 137.78 - 152.74 SQ.FT.
TOTAL RANGE = 1,212.55 - 1,229.56 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Marina View
B-305, B-323, C-304, B-505, B-523, C-504, B-705, B-723, C-704, B-905, B-923

Marina, Park, Sea View
A-310

Park, Marina View
A-510, A-710



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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