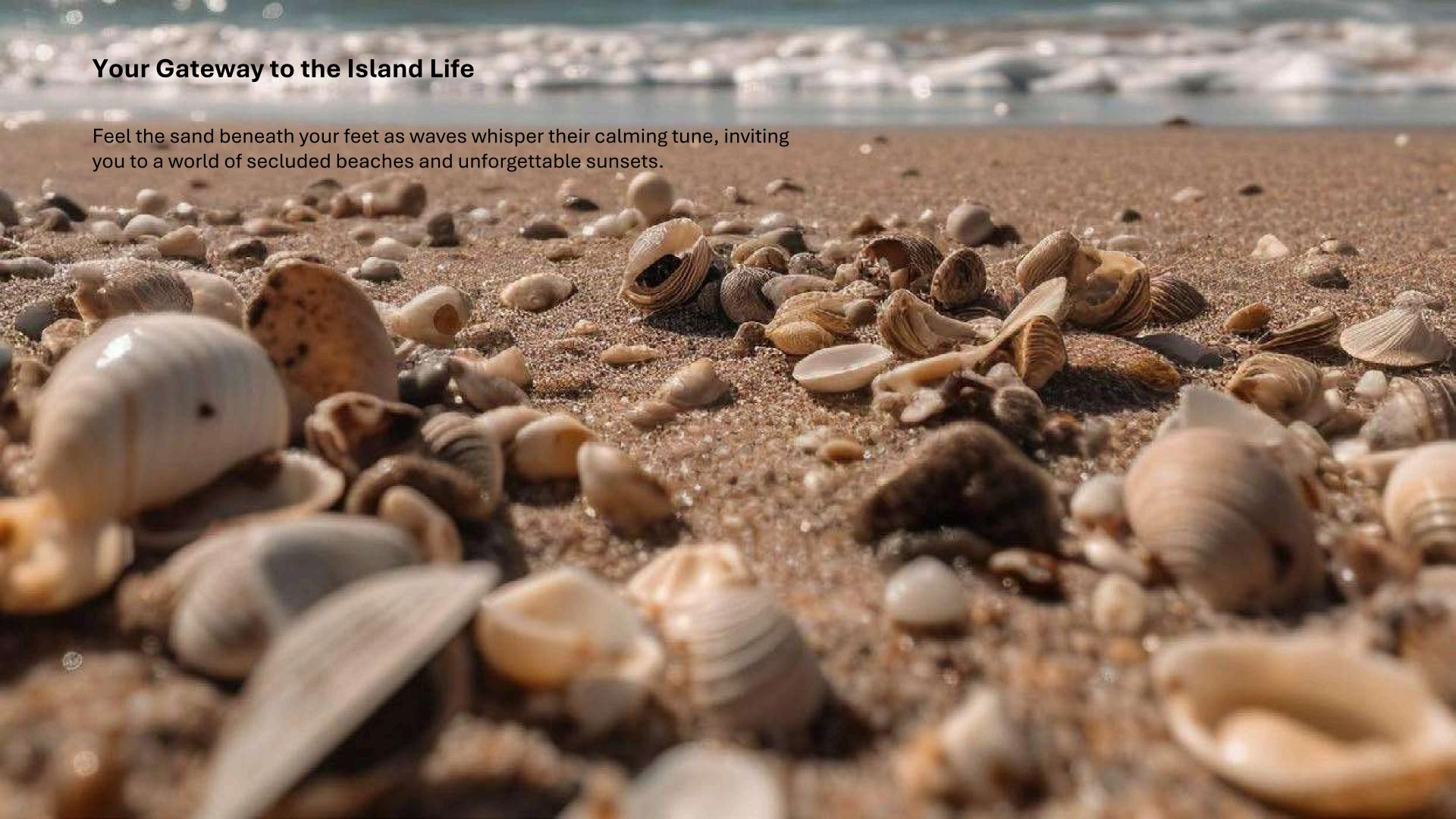
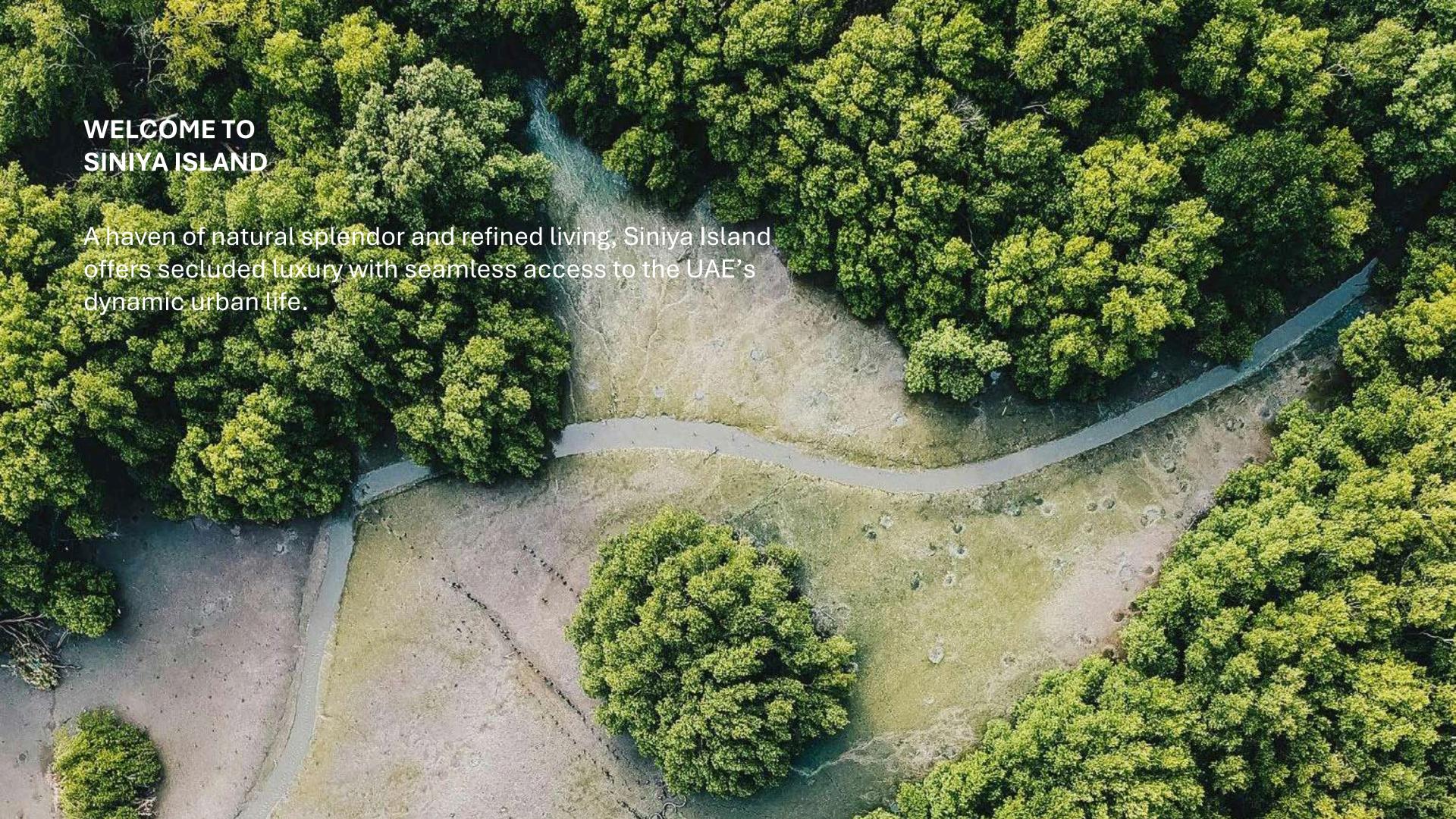




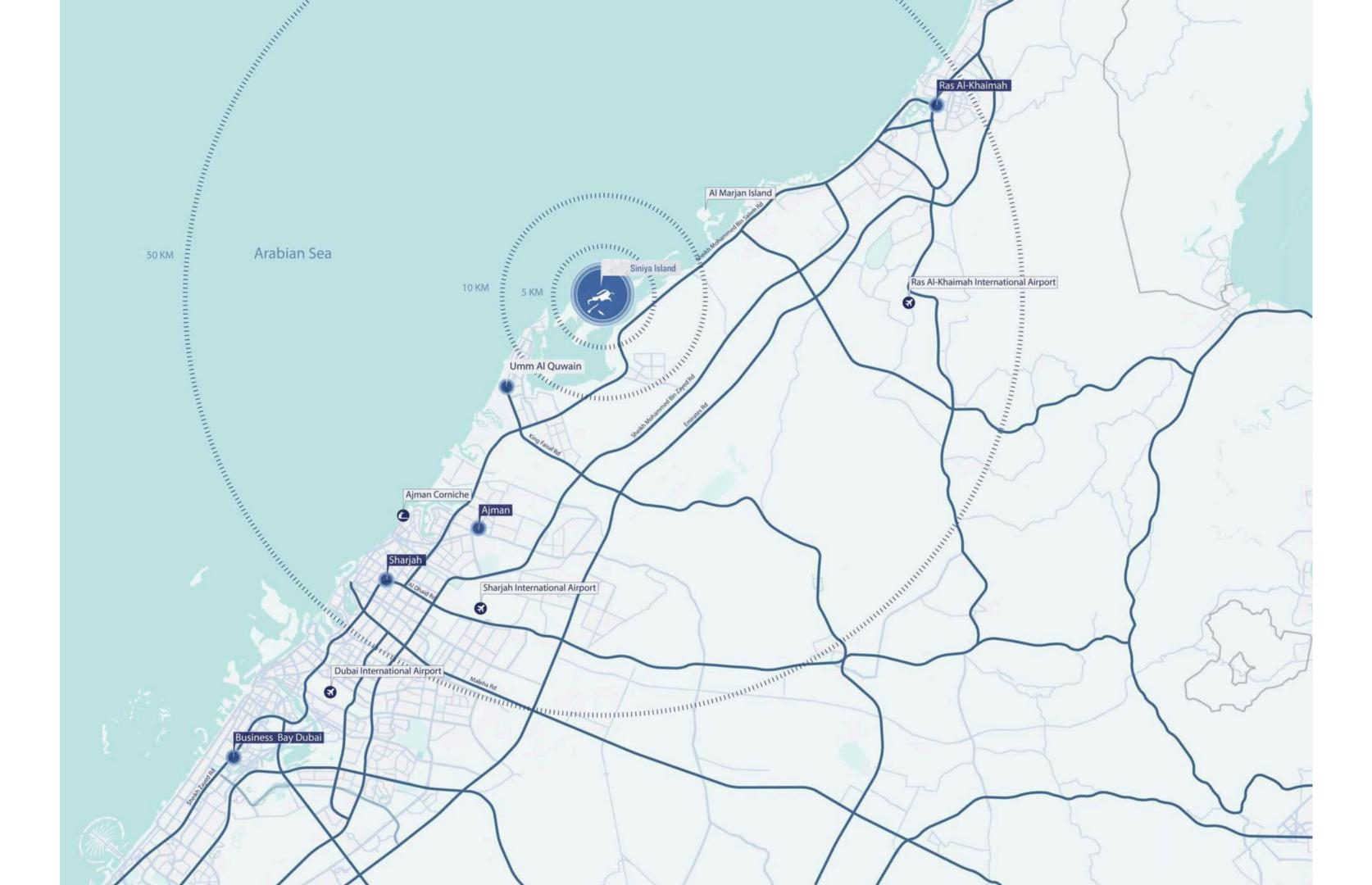
A haven of untouched splendor, where every view immerses you in nature's majesty and tranquility.

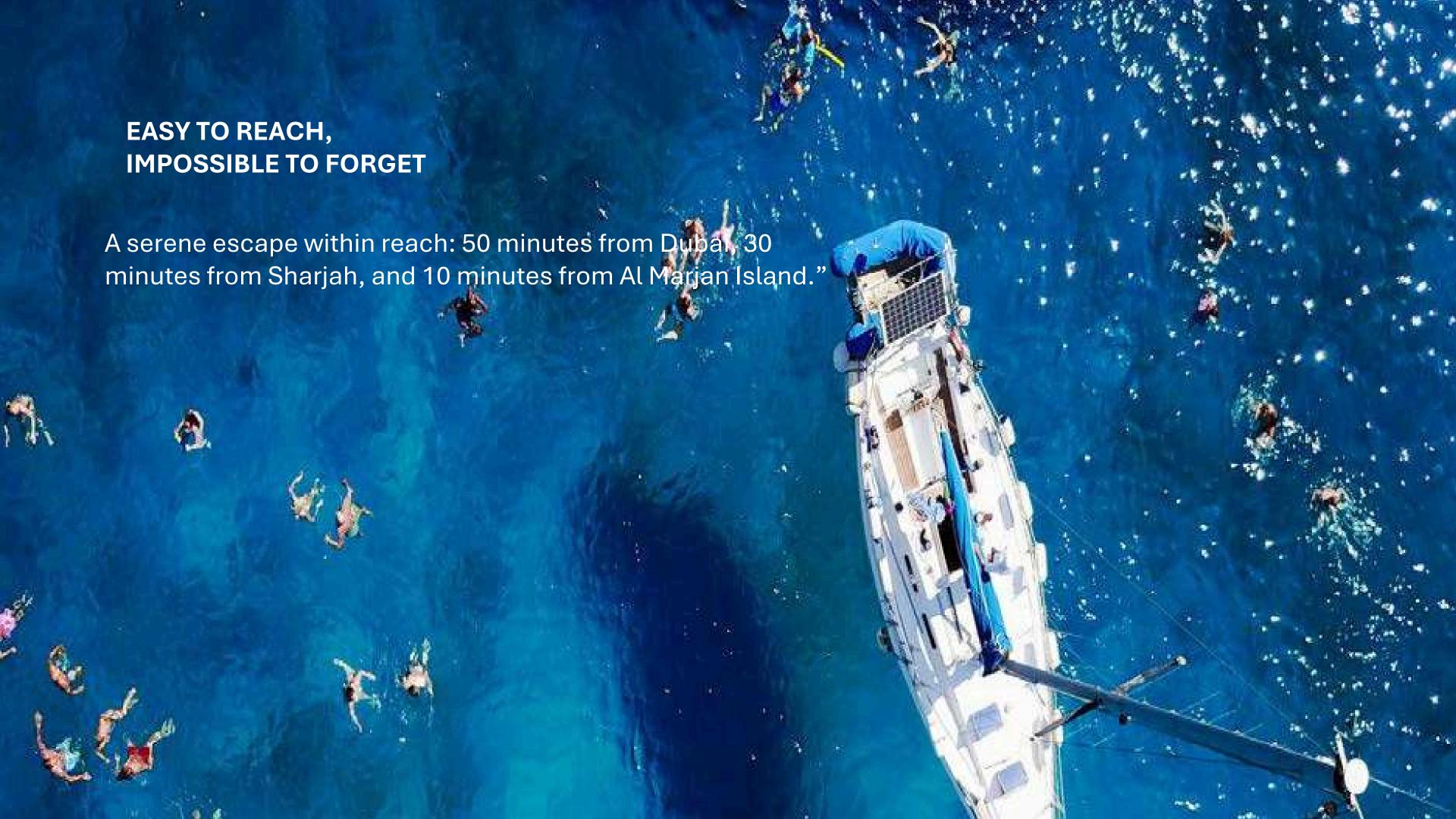
Pristine. Hidden.
Unmatched. Experience
the charm of untamed
freedom.









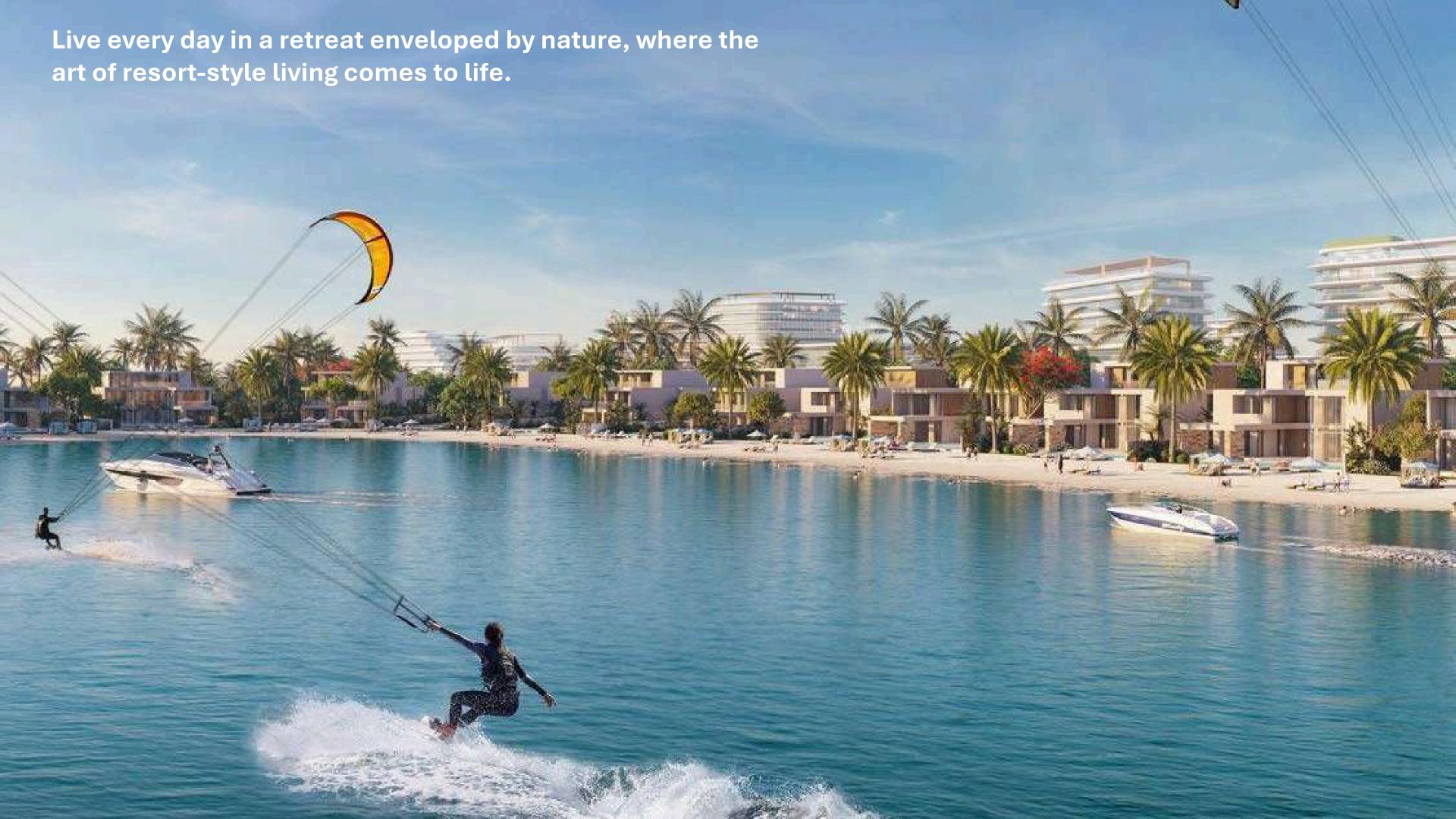




## **Your Sanctuary in a Pristine Natural Paradise**

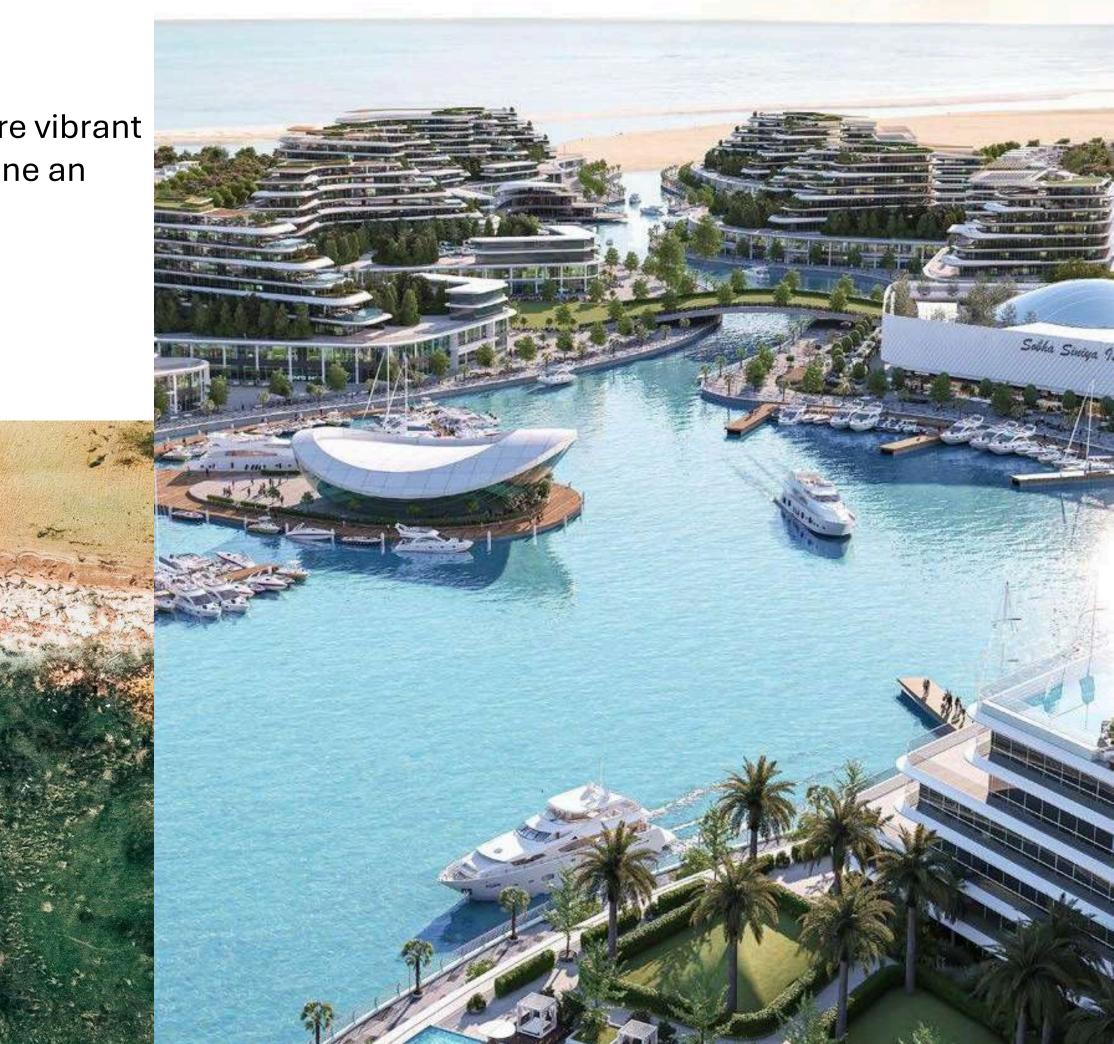
Live in a sanctuary where gazelles roam, flamingos grace the skies, and rare turtles make their way to the sea. Siniya Island blends serene landscapes with adventurous pursuits, from pristine beaches to vibrant mangroves."

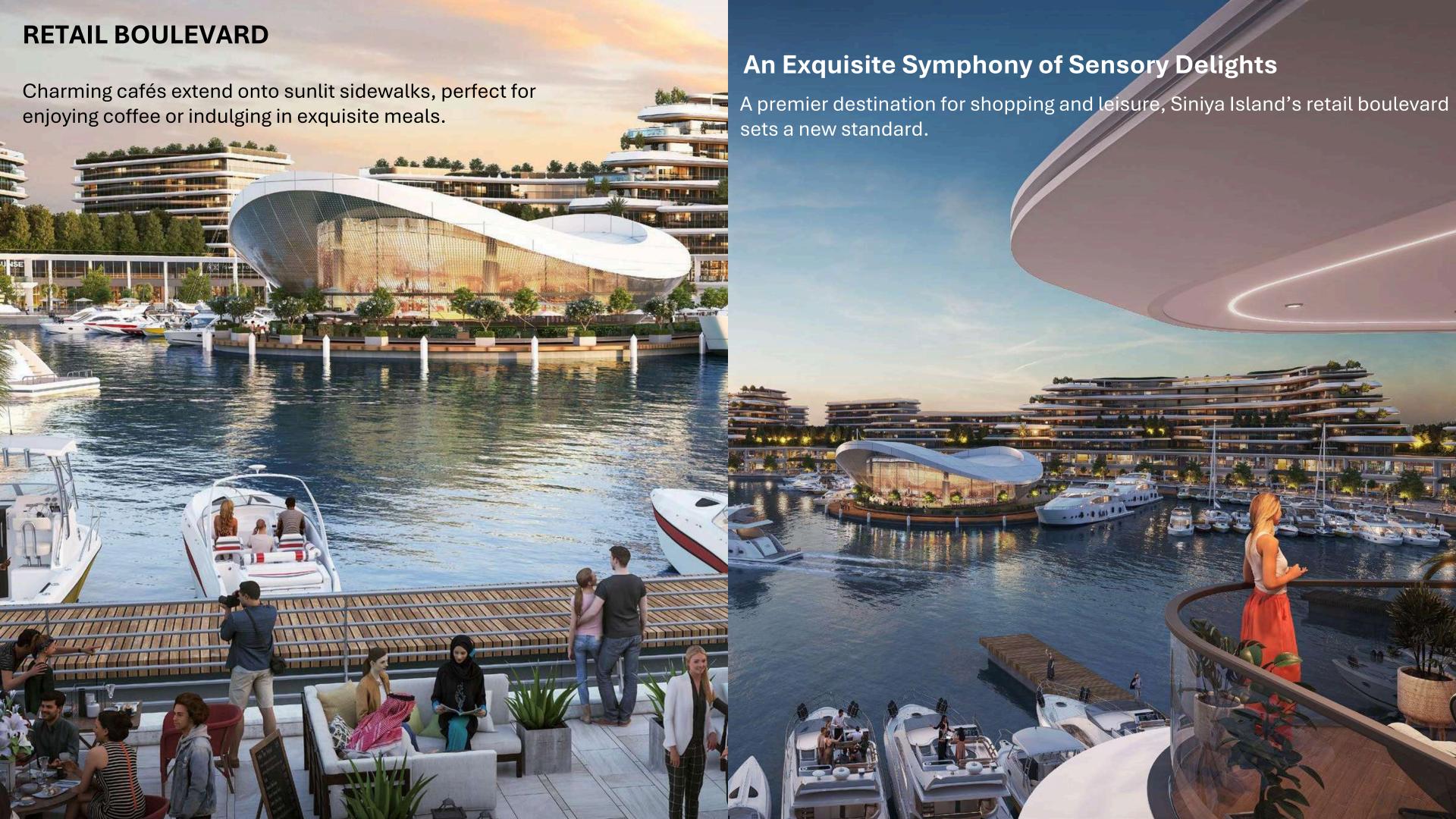


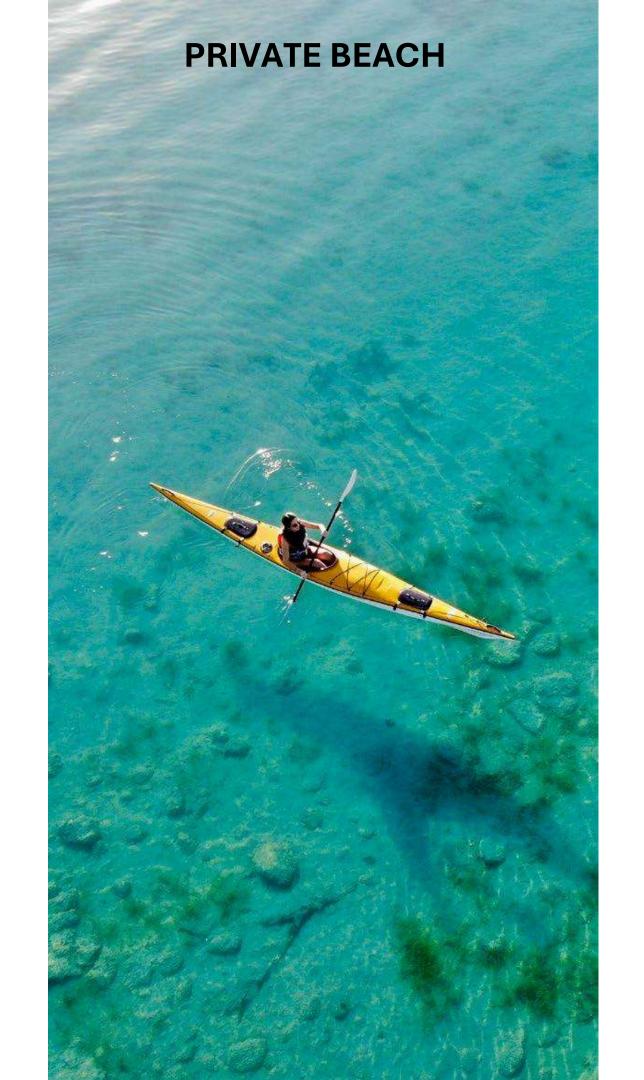




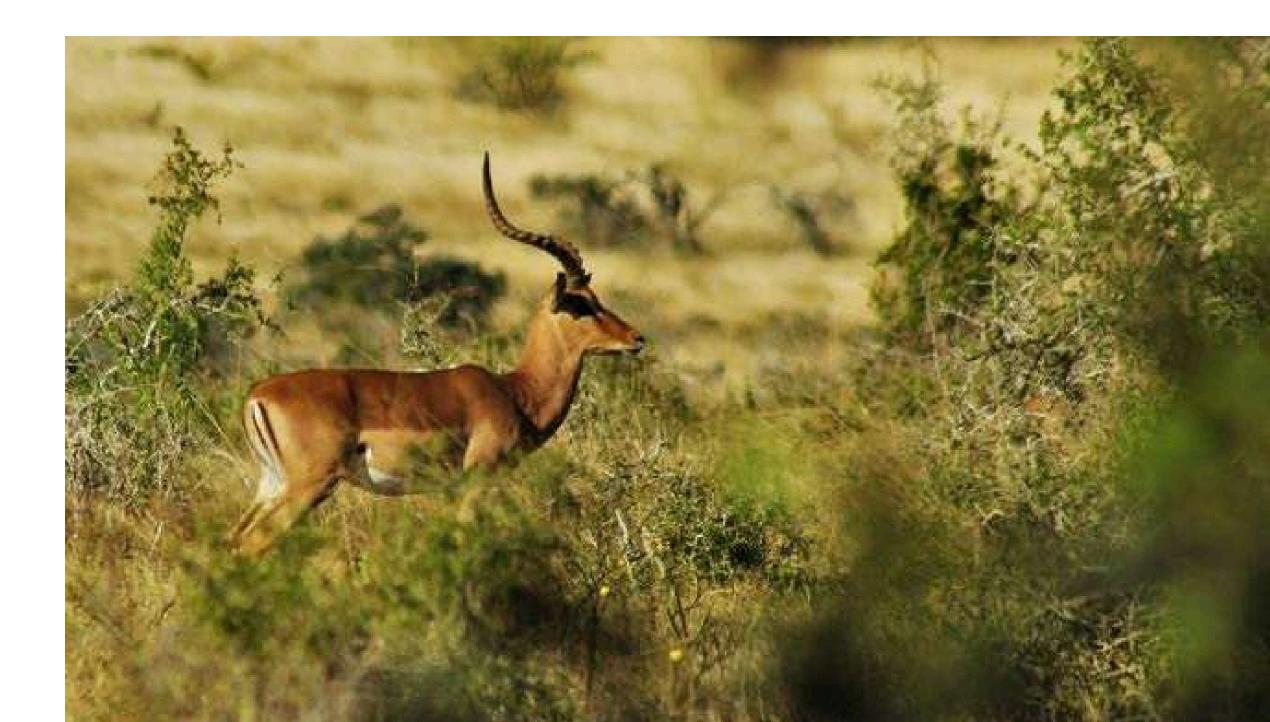
A coastal sanctuary for boating aficionados, where vibrant boardwalks, chic cafés, and spirited nightlife define an unmatched lifestyle.

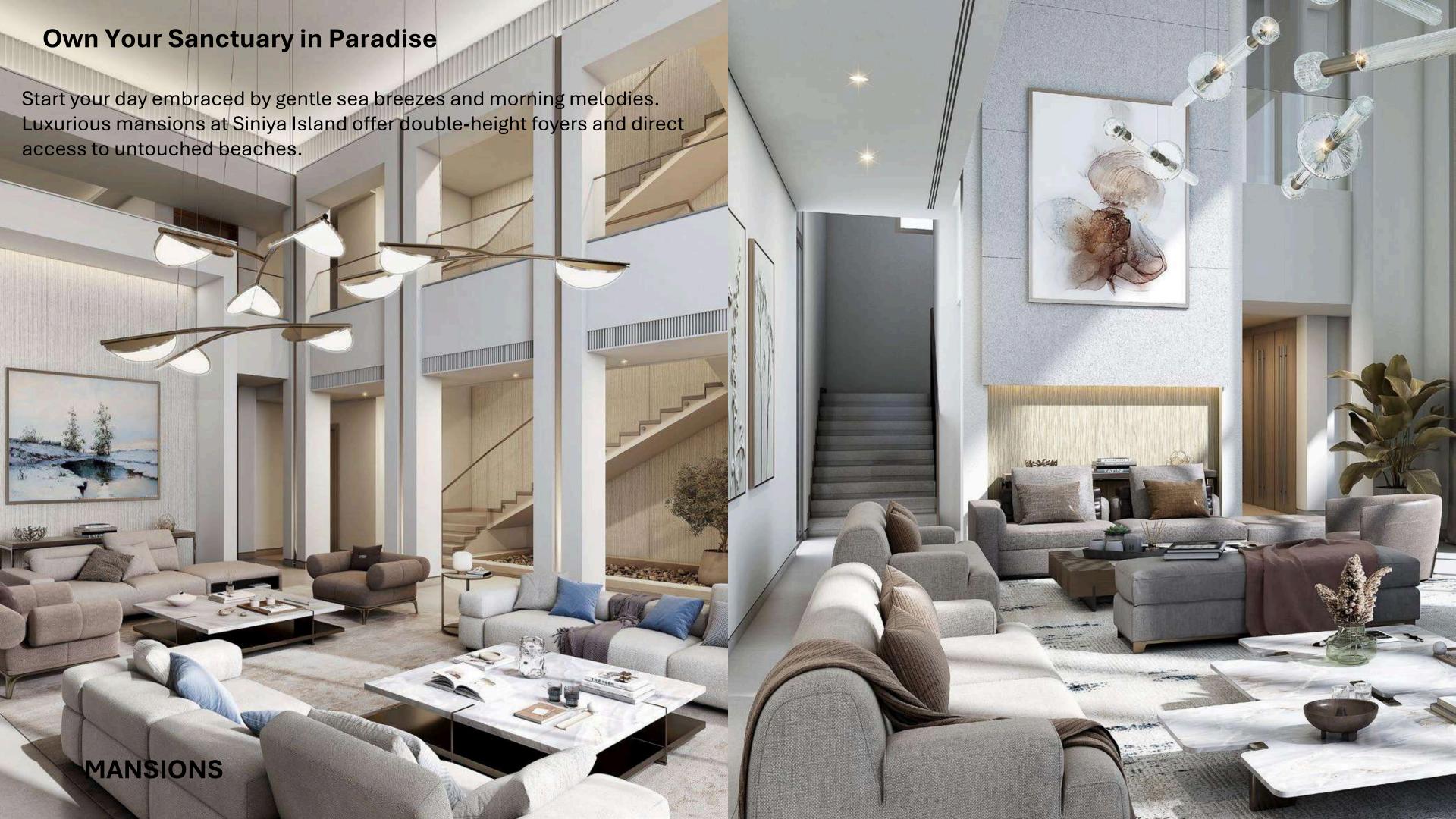






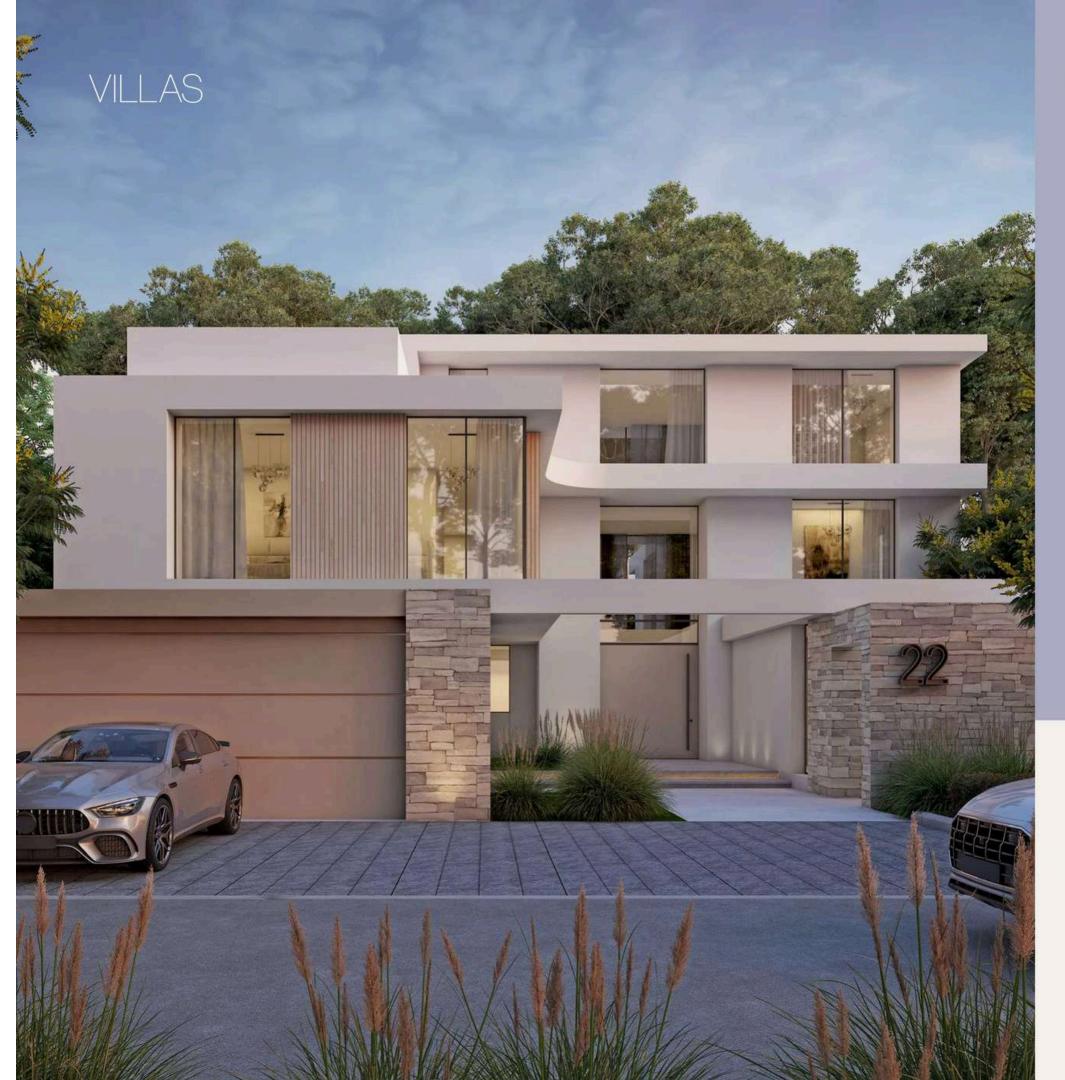
From tranquil walks in nature to exhilarating water adventures, Siniya Island offers experiences beyond compare. Siniya Island combines coastal allure with world-class amenities, creating a lifestyle of seamless luxury.











### VILLAS

### YOUR SANCTUM BY THE SEA

Your own personal island paradise where every sunrise and sunset paints the skies with hues of tranquillity.

Siniya Island, where the luxurious sea facing villas offer exclusive access to the boardwalk and picturesque views of the lagoon waterfront.



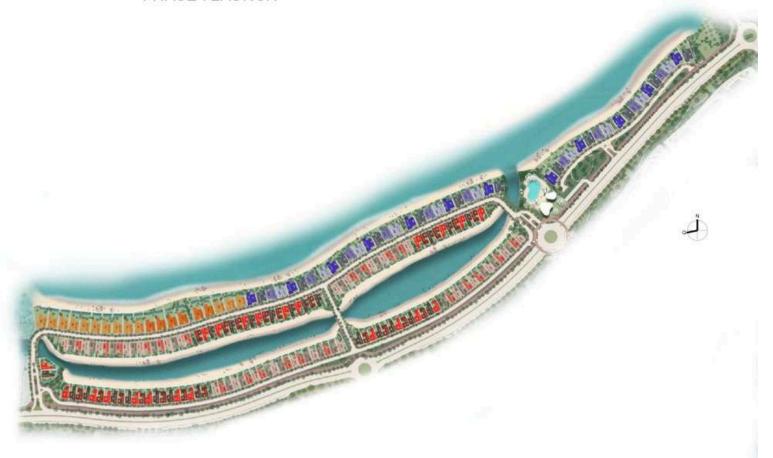








VILLA COMMUNITY PHASE 1 LAUNCH





4 Bedroom Villa I Type A Mirror Plot Area
Min 538.34 sq.m Max 552.89 sq.m
Min 5,794.66 sq.ft Max 5,951.29 sq.ft

Saleable Area 447.94 sq.m 4,821.59 sq.ft



Ground Floor



First Floor



PG-V-102, PG-V-104, PG-V-106, PG-V-110, PG-V-112, PG-V-116, PG-V-118, PG-V-145, PG-V-148, PG-V-151, PG-V-154, PG-V-157, PG-V-160, PG-V-183, PG-V-188, PG-V-189, PG-V-189, PG-V-208, PG-V-211, PG-V-217, PG-V-217, PG-V-220

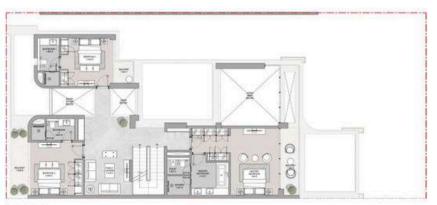
#### 4 Bedroom Villa 1 Type A

Min 533.47 sq.m Max 560.84 sq.m Min 5,742.26 sq.ft Max 6,036.81 sq.ft

Saleable Area 447.94 sq.m 4,821.59 sq.ft



Ground Floor



First Floor



Terrace Floor

Common of the co

#### Plot No.

PG-V-121, PG-V-124, PG-V-127, PG-V-130, PG-V-133, PG-V-136, PG-V-139, PG-V-163, PG-V-167, PG-V-169, PG-V-173, PG-V-175, PG-V-180, PG-V-196, PG-V-201, PG-V-204, PG-V-223, PG-V-226, PG-V-229, PG-V-229, PG-V-232

4 Bedroom Villa 1 Type B Mirror Plot Area

Min 542.45 sq.m Max 542.97 sq.m

Min 5,838.88 sq.ft Max 5,844.53 sq.ft

Saleable Area 453.81 sq.m 4,884.77 sq.ft



Ground Floor



First Floor



PG-V-100. PG-V-107, PG-V-109, PG-V-113, PG-V-115, PG-V-119, PG-V-148, PG-V-150, PG-V-152, PG-V-156, PG-V-158, PG-V-162, PG-V-185, PG-V-191, PG-V-191, PG-V-210, PG-V-214, PG-V-216, PG-V-219

4 Bedroom Villa I Type B

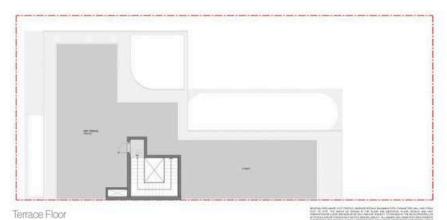
Min 542.46 sq.m Max 850.83 sq.m Min 5,839.03 sq.ft Max 9158.30 sq.ft Saleable Area 453.81 sq.m 4,884.77 sq.ft



Ground Floor



First Floor



8000000000

Pick No. PG-V-125, PG-V-129, PG-V-131, PG-V-135, PG-V-137, PG-V-141, PG-V-143, PG-V-164, PG-V-166, PG-V-170, PG-V-172, PG-V-176, PG-V-178, PG-V-195, PG-V-199, PG-V-202, PG-V-205, PG-V-221, PG-V-221, PG-V-221, PG-V-231

4 Bedroom Villa 1 Type C Mirror

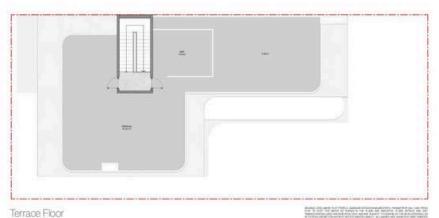
Min 542.50 sq.m Max 741.98 sq.m Min 5,839.42 sq.ft Max 7,986.56 sq.ft Saleable Area 487.02 sq.m 5,242.24 sq.ft



Ground Floor



First Floor



(1.61)166555; C.165

PG-W-101, PG-V-105, PG-V-108, PG-V-111, PG-V-114, PG-V-117, PG-V-120, PG-V-144, PG-V-147, PG-V-149, PG-V-155, PG-V-155, PG-V-159, PG-V-161, PG-V-182, PG-V-182, PG-V-184, PG-V-188, PG-V-190, PG-V-206, PG-V-209, PG-V-212, PG-V-215, PG-V-215, PG-V-216

4 Bedroom Villa 1 Type C

Min 542.50 sq.m Mix 849.05 sq.m Min 5,839.39 sq.ft Mix 9,139.12 sq.ft

Saleable Area 487.02 sq.m 5,242.24 sq.ft



Ground Floor



First Floor



PAUTUR. PG-V-122, PG-V-128, PG-V-128, PG-V-134, PG-V-134, PG-V-134, PG-V-140, PG-V-142, PG-V-165, PG-V-168, PG-V-171, PG-V-174, PG-V-177, PG-V-179, PG-V-181, PG-V-197, PG-V-200, PG-V-203, PG-V-222, PG-V-225, PG-V-228, PG-V-230, PG-V-233 5 Bedroom Villa I Type A

Plot Area

Mn 8/2219 sq.m

Mn 8/84993 sq.ft

Max 1/370 88 sq.m

7/22614 sq.ft







Plot No. CB-V-253, CB-V-257, CB-V-261, CB-V-265, CB-V-269, CB-V-273, CB-V-277, CB-V-279, CB-V-283, CB-V-287, CB-V-291, CB-V-295

5 Bedroom Villa I Type A
Mirror

Mm 82026 sq.m
Mm 8,82918 sq.tt
Mix 1,305.035 sq.m
7,22614 sq.tt

Ground Floor



First Floor



Piot No. CB-V-255, CB-V-259, CB-V-263, CB-V-267, CB-V-271, CB-V-275, CB-V-281, CB-V-285, CB-V-289, CB-V-293



Ground Floor



First Floor



Plot No. CB-V-256, CB-V-260, CB-V-264, CB-V-268, CB-V-272, CB-V-276, CB-V-282, CB-V-286, CB-V-290, CB-V-294



Ground Floor



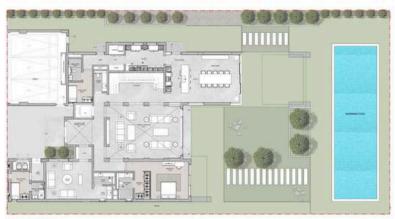
First Floor



Pict No. CB-V-254, CB-V-258, CB-V-262, CB-V-266, CB-V-270, CB-V-274, CB-V-278, CB-V-280, CB-V-284, CB-V-288, CB-V-292, CB-V-296

6 Bedroom Villa I Type A

Plot Area Min 971,58 sq.m Max 1457,96 sq.m Min 10,458,04 sq.ft Max 15,693,35 sq.ft



Ground Floor



First Floor



Second Floor

Piot No. CB-V-234, CB-V-235, CB-V-236, CB-V-237, CB-V-238, CB-V-239, CB-V-240, CB-V-241, CB-V-242, CB-V-243, CB-V-250, CB-V-251, CB-V-252

#### 6 Bedroom Villa I Type B

Plot Area Mn 1,216,63 sq.m Max 1,429,81 sq.m Mn 13,095,64 sq.ft Max 15,390,35 sq.ft

Saleable Area 1,045.14 sq.m 11,249.79 sq.ft



Ground Floor



First Floor



Plot No. CB-V-244, CB-V-245, CB-V-246, CB-V-247, CB-V-248, CB-V-249



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investors, end-users, and
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