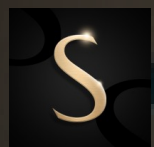


🕒 Completion - DEC 2027

Sobha Siniya Island Phase 1

Umm Al Quwain, Ras Al-Khaimah



Sobha



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Sobha Siniya Island Phase 1

 Furnishing - Only
kitchen

 Parking -

 Floors - G + 2floors

 Service charge - 4
AED/sqft

Project general facts

Sobha Siniya Island Phase 1 is a project that promises a unique blend of luxury and nature. It features exquisite villas set amidst picturesque landscapes. The island harmoniously combines the tranquility of untouched natural beauty with the vibrant pulse of UAE's cosmopolitan life, offering peaceful seclusion while maintaining easy access to the city.

The island offers a range of amenities including an 18-hole golf course, a bustling maritime haven for boat enthusiasts, and a vibrant boardwalk lined with cafes and restaurants. The electric nightlife and coastal charm enhance the dynamic atmosphere of the island.

Luxurious sea-facing villas provide exclusive access to the boardwalk and picturesque views of the lagoon waterfront, while mansions with double-height foyers offer a personal paradise with every sunrise and sunset painting the skies with hues of tranquility. Sobha Siniya Island is a haven for those with a discerning taste for serenity and adventure, where lush mangroves merge with pristine beaches, creating a sanctuary where wildlife flourishes and water activities abound.

Finishing and materials

Fully finished using high quality materials.

Kitchen and appliances

Fully equipped kitchen and bathroom.

Furnishing

No.

Location description and benefits

Umm Al Quwain, one of the seven emirates of the UAE, is located along the northern coast and is known for its serene environment, rich history, and natural beauty. Situated between Ras Al Khaimah and Ajman, it has a coastline along the Arabian Gulf, covering around 755 square kilometers with a hot desert climate. The emirate features extensive mangrove forests, wetlands like Khor Al Beidah lagoon, pristine beaches, and islands such as Al Sinniyah Island, a protected reserve known for its wildlife, including Arabian gazelles.

Historical sites include Umm Al Quwain Fort, now a museum, and the old town area showcasing traditional Emirati architecture. Attractions like Dreamland Aqua Park and the Marine Club offer water sports and recreational

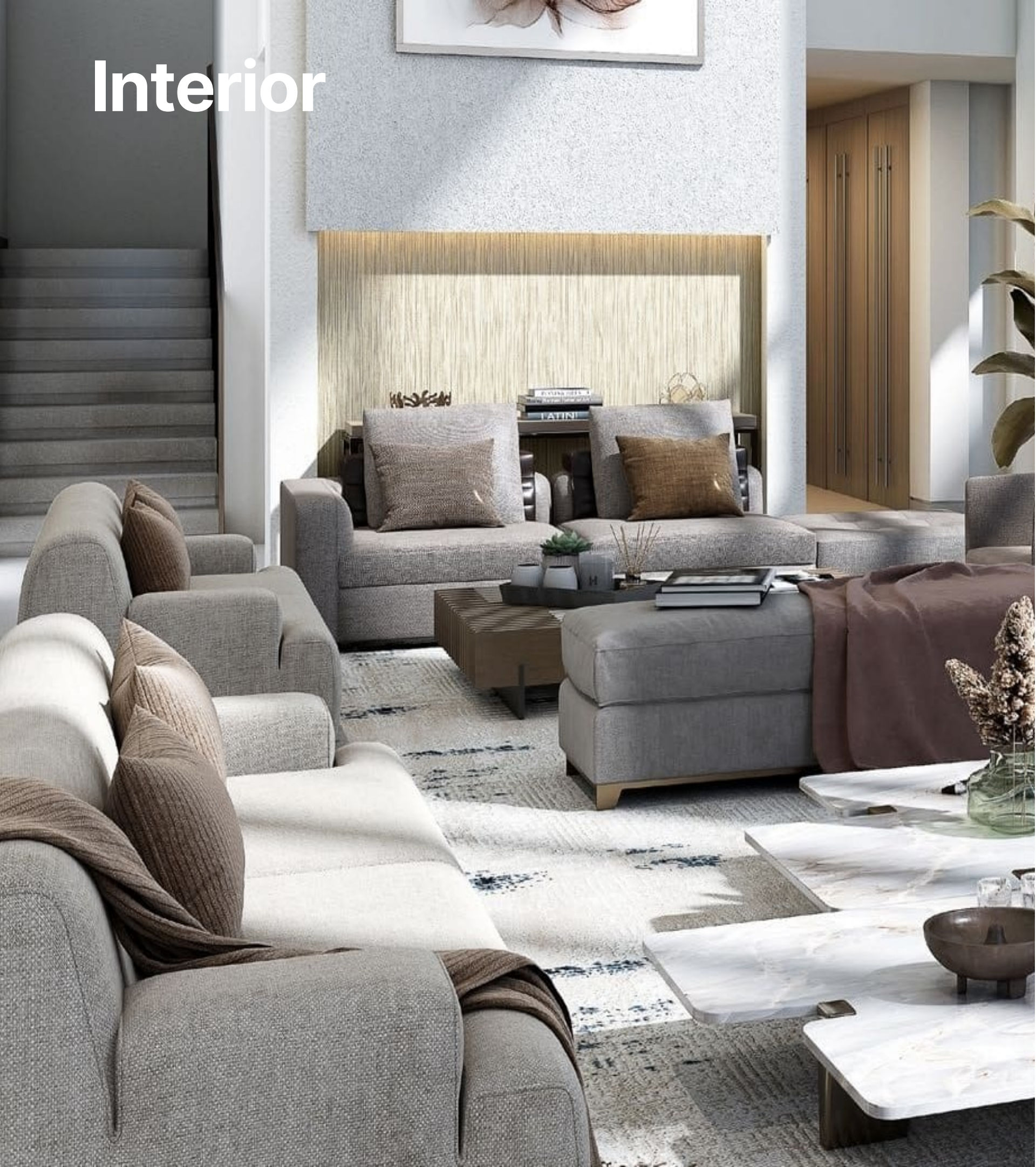
activities. The emirate is also known for traditional sports like falconry and camel racing. Its economy, once reliant on fishing and pearling, is diversifying with developments in tourism, trade, and industry, with the Ahmed Bin Rashid Port and Free Zone playing a key role.

Umm Al Quwain offers a laid-back lifestyle, making it an attractive place for those seeking a quieter pace of life, with easy access by road from major UAE cities. It stands out for its natural beauty, cultural heritage, and peaceful environment, blending historical charm with modern amenities.

Architecture



Interior

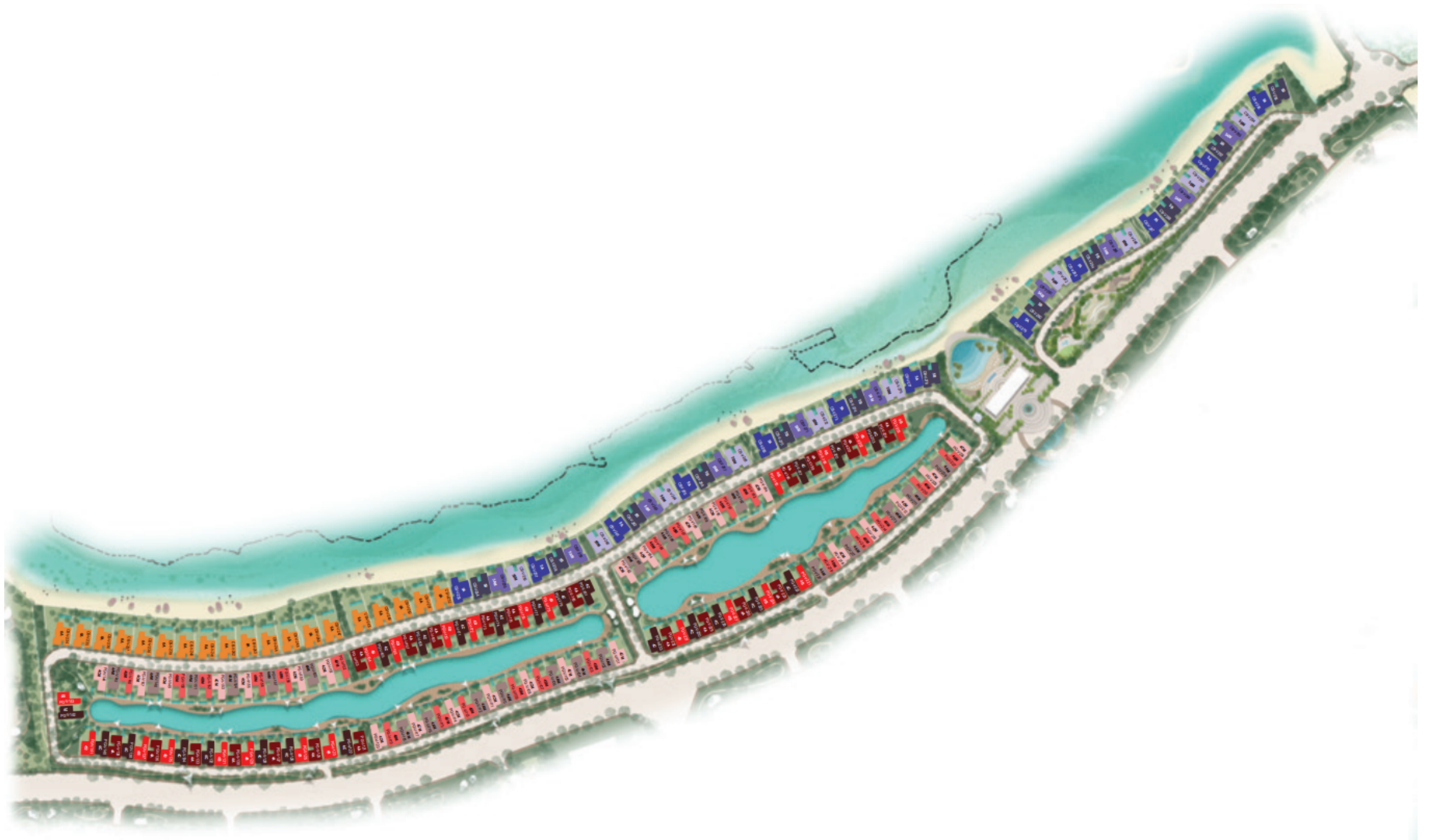


Location



[Open location in Google Maps](#)





Facilities



Golf Course

Visualisation from developer



Retail Boulevard

Visualisation from developer



Private Beach

Visualisation from developer



Private Swimming Pool

Visualisation from developer

Payment plan



Payment Plan

10% payment	On booking
50% payment	During construction
40% payment	Upon Handover

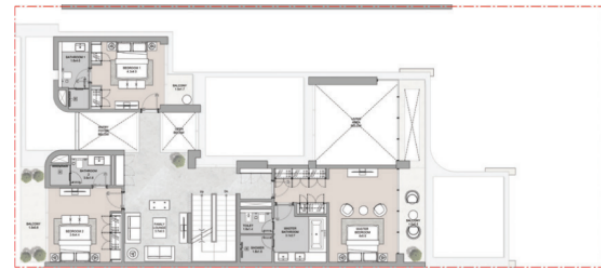
Condition for the unit resale

Not specified

Typical units and prices



Second Floor



First Floor



Ground Floor

Villa

4 bedroom + pool

FROM

EUR 2,657,306

4822 sqft / 448 m²

TO

EUR 3,394,415

5242 sqft / 487 m²



Second Floor



First Floor



Ground Floor

Villa

5 bedroom+pool

FROM

EUR 4,163,540

7226 sqft / 671 m²

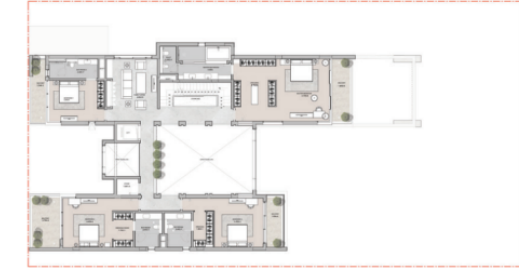
TO

EUR 4,616,099

7388 sqft / 686 m²



Second Floor



First Floor



Ground Floor

Villa

6 bedroom + pool

FROM

EUR 5,855,866

9740 sqft / 905 m²

TO

EUR 6,014,500

Do you have any questions? Contact me.



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