

ISLAND LIVING|EXCLUSIVE BEACHFRONT  
VILLA|EASY PAYPLAN|#MJ

## Ügynök információ

Név: ArKadia  
Cégnév:  
Ország: United Kingdom  
Telefon:  
Languages: Dutch, English, French,  
German, Italian, Polish,  
Portuguese, Romanian,  
Russian, Spanish,  
Swedish

## Hirdetés részletei

Ingatlan: Eladó  
Ár: USD 4,323,844.93

## Elhelyezkedés

Ország: United Arab Emirates  
Állam/Régió/Tartomány: Dubai  
Feladta: 2025. 12. 06.  
Leírás:

## Ultra-Luxury Waterfront Villas at Sobha Siniya Island Exclusive Island Living in Umm Al Quwain

Starting from AED 10.5M | 4 to 6 Bedroom Villas | Private Beach Access | Handover Q4 2027

Introducing **Sobha Siniya Island** an ultra-premium collection of **beachfront villas** by Sobha Realty, set on a pristine natural island in **Umm Al Quwain**. This one-of-a-kind development blends **seaside serenity, forested beauty, and contemporary architecture**, offering an unparalleled island lifestyle just 45 minutes from Dubai.

## Property Features

- 4 to 6 Bedroom Standalone Villas
- Built-Up Area: Ranging from approx. 4,800 to over 11,000 sq.ft
- Private Swimming Pool & Garden
- Direct Beach & Lagoon Access
- Elegant Modern Interiors with High-End Finishes



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- **Floor-to-ceiling windows with panoramic water views**

## Community Highlights

- Gated island master community spanning **over 1,800 acres**
- **18-hole Golf Course**, Yacht Marina & Clubhouse
- Fine-dining, boutique retail, and wellness spa
- Eco-preserved mangroves with native wildlife (flamingos, gazelles, turtles)
- Exclusive **heliport and air-taxi access**
- Beachfront yoga decks, watersports facilities, jogging & cycling trails

## Location & Accessibility

- Located on **Siniya Island, UAQ** a tranquil, underdeveloped natural haven
- **10 minutes** from Al Marjan Island (home to Wynn Casino)
- **45 minutes** to Dubai | **30 minutes** to Sharjah
- Easy access via Sheikh Mohammed Bin Zayed Road (E311)

**CONTACT: +971 50 290 8037**

### PROPERTY FEATURES:

- Balcony
- BBQ area
- Broadband ready
- Broadband ready
- Built in wardrobes
- Central air conditioning
- Community View
- Covered parking
- Driver's Room
- Fully fitted kitchen
- Gazebo and outdoor entertaining area
- Gymnasium
- Intercom



- Jacuzzi
- Kitchen white goods
- Landscaped Garden
- Laundry/washing room
- Maid's room
- Marble floors
- Pets allowed
- Private garage
- Private garden
- Private swimming pool
- Satellite/Cable TV
- Sauna
- Steam room
- Storage room
- Study
- Upgraded interior
- View of gardens
- View of golf course
- View of parkland
- View of sea/water
- 24 hours Maintenance
- Bank/ATM Facility
- Basketball Court
- Beach Access
- Business Center
- Children's nursery
- Children's play area
- Clubhouse
- Communal gardens
- Concierge service
- Cycling tracks
- Fitness Center
- Golf club and clubhouse
- Laundry Service
- Marina Berth
- Public park
- Public parking
- Recreational Facilities
- Restaurants
- Shopping mall
- Shops
- Sports academies
- Squash courts
- Tennis courts
- Valet Service



-Walking Trails

## Gyakori

Fürdőszobák: 5  
Kész négyzetméter: 686.2748 nm  
Telekméret: 822.2848 nm

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Building details

Parking: Yes  
Number of Garages: 1  
Outdoor Amenities: Pool

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/BRIN-T22606/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BRIN-T22606/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: cr-s-35881

