



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

Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 3,728,889

Location

Country: United Arab Emirates
State/Region/Province: Dubai
Posted: Dec 06, 2025

Description:

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**
- **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
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- 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

Common

Bathrooms:	5
Finished sq. ft.:	686.2748 sq m
Lot Size:	822.2848 sq m

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details

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

Rental details

Furnished:	Yes
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/BRIN-T22606/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	cr-s-35881
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