

SOBHA
Siniya Island



PHASE 2A
FACT **BOOK**

Palm Groove Villas

4 Bedroom



Villa Characteristics

- Access to a boardwalk along the exclusive lagoon waterfront
- Private backyard for each villa
- Private swimming pool
- Garage with two car parks
- Picturesque views of the landscape and waterfront from all major rooms
- Master bedroom with a balcony facing the beautiful lagoon
- Accessible terrace area
- Impressive double-height ceilings

Sr. No	Villa Type	Double Height Rooms
1	4 Bed (Type A)	Foyer and Living
2	4 Bed (Type B)	NA
3	4 Bed (Type C)	Foyer and Dining

- Expansive living and dining area with views of the pool
- All bedrooms feature ensuite bathrooms and premium fitted wardrobes
- Spacious master suite with a premium walk-in closet and a balcony
- Maid's room
- Family lounge on the first floor
- Large outdoor terraces
- Home automation enabled



Coral Beach Villas

5 Bedroom

Villa Characteristics

- An exquisite arrival experience featuring an elegant entrance forecourt
- Exclusive access to a private beach
- Breathtaking views of the landscape and beach from all principal rooms
- Separate show kitchen
- Private backyard
- Private swimming pool
- Garage accommodating two cars
- Master bedroom with a balcony overlooking the waterfront
- Accessible terrace area
- Impressive double-height ceilings in the foyer and living areas
- Expansive living and dining areas with views of the pool
- All bedrooms with ensuite bathrooms and premium fitted wardrobes
- Master bedroom with an ultra-luxury walk-in wardrobe, dresser, and bathroom
- Maid's and driver's rooms
- Family lounge on the first floor
- Home automation enabled

Coral Beach Villas

6 Bedroom

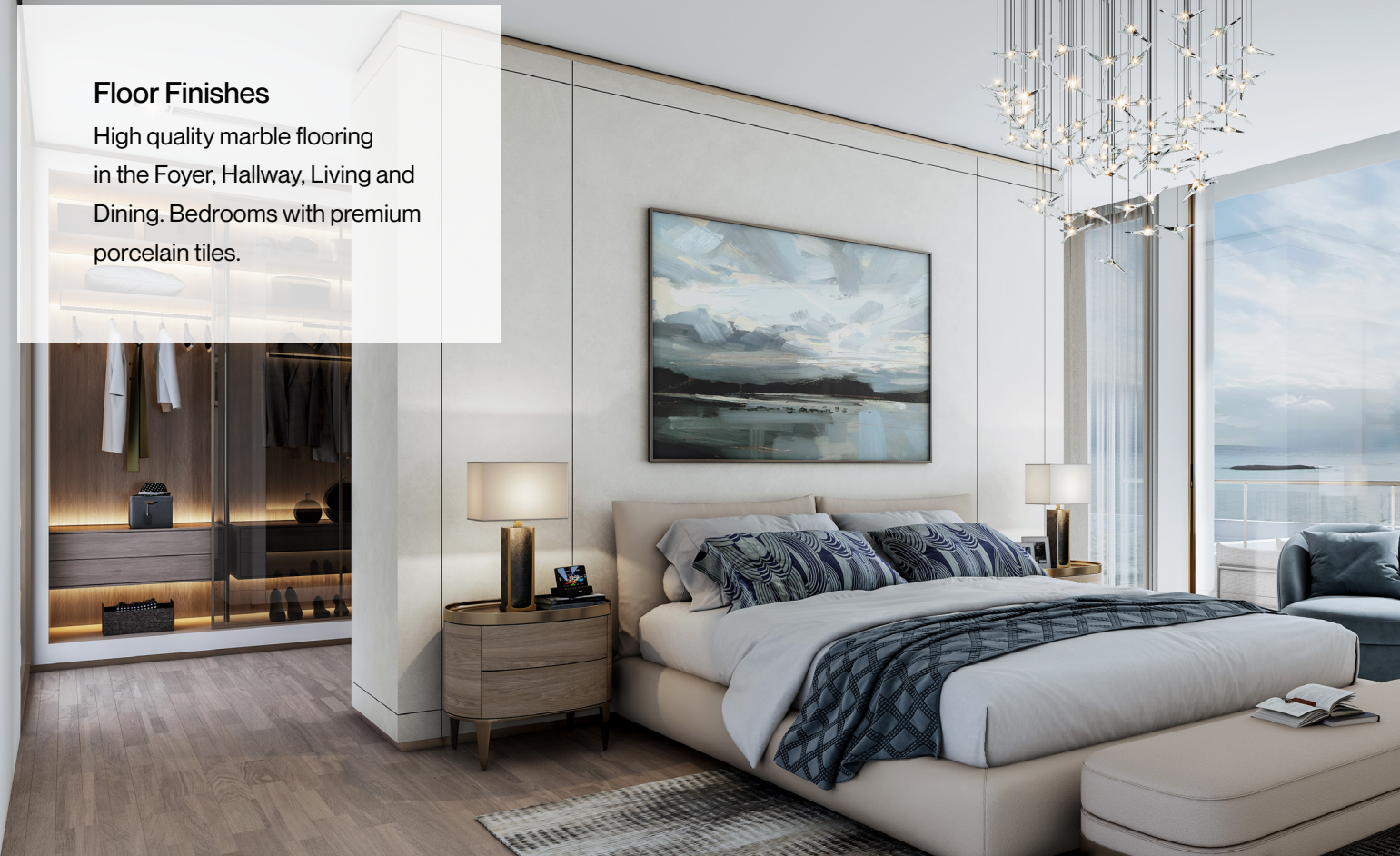


Villa Characteristics

- Breathtaking entrance experience with a grand forecourt
- Private access to an exclusive beach
- Panoramic landscape and beach views from all primary rooms
- Dedicated show kitchen in each villa
- Private backyard for each villa
- Individual swimming pool
- Garage accommodating three car
- Master bedroom with balcony overlooking the waterfront
- Accessible terrace area
- Impressive double-height ceilings in the foyer and living area
- Spacious living and dining areas with views of the pool
- All bedrooms feature ensuite bathrooms and fully fitted premium wardrobes
- Master bedroom with an ultra-luxurious walk-in wardrobe, dressing area, and bathroom
- Separate rooms for maids and drivers
- Family lounge on the first floor
- Equipped with home automation

Floor Finishes

High quality marble flooring in the Foyer, Hallway, Living and Dining. Bedrooms with premium porcelain tiles.



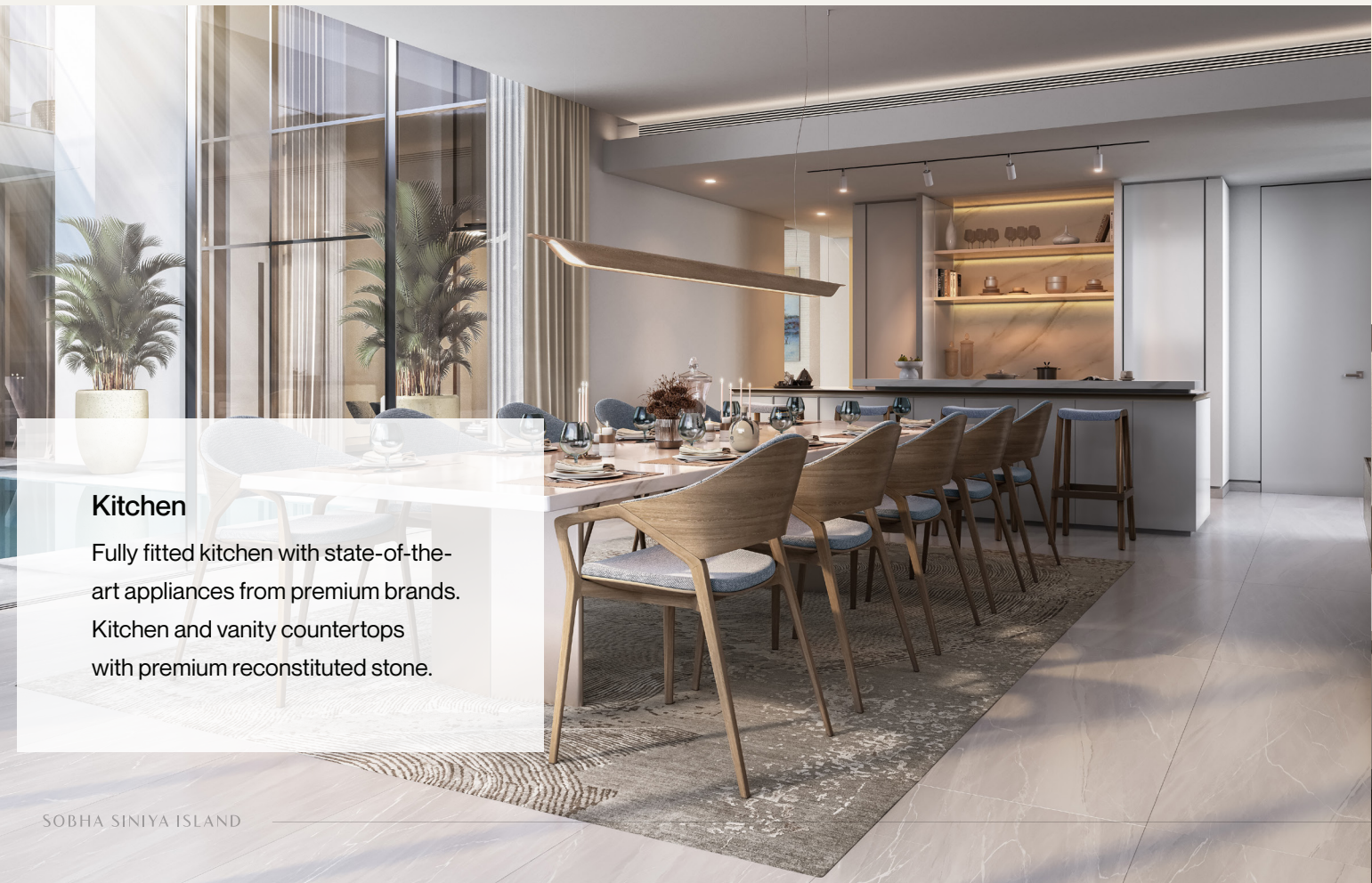
Wall Finishes

Matt emulsion paint on walls. Matt emulsion paint with Wall Panel details in select areas.

Common Specifications for 4 Bed, 5 Bed and 6 Bed Villas

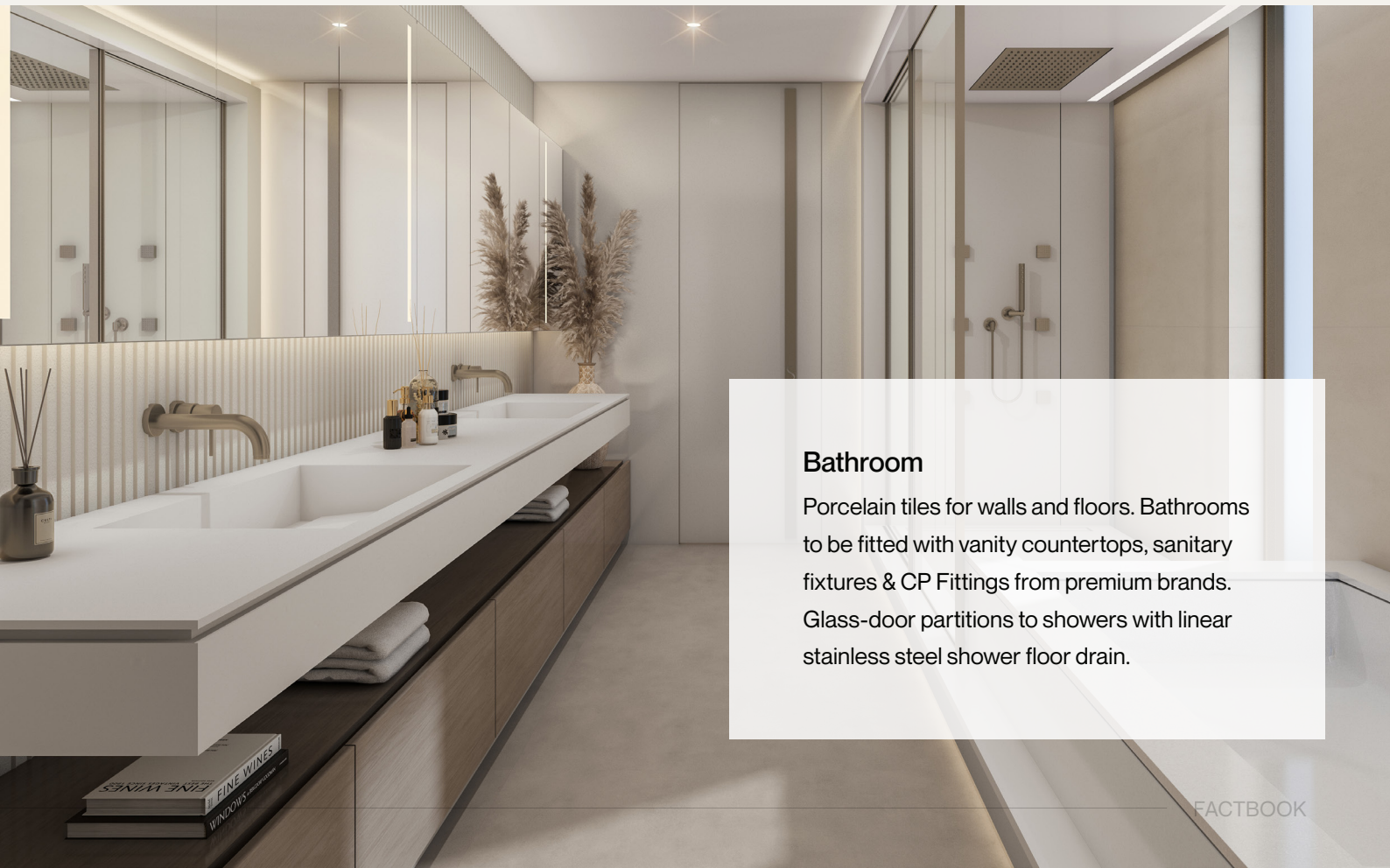
Kitchen

Fully fitted kitchen with state-of-the-art appliances from premium brands. Kitchen and vanity countertops with premium reconstituted stone.



Bathroom

Porcelain tiles for walls and floors. Bathrooms to be fitted with vanity countertops, sanitary fixtures & CP Fittings from premium brands. Glass-door partitions to showers with linear stainless steel shower floor drain.



External Façade

High-performance double-glazed system, Glazed door, and Glass railing.

Common Specifications for 4 Bed, 5 Bed and 6 Bed Villas

Fixture & Fittings

Door, Kitchen, Wardrobe and Vanity to finished with Veneer, Laminate, Melamine. Kitchen fitted with premium branded Kitchen Appliances.

Home Automation

Smart Home Automation enabled for Lighting control, Temperature control and Curtain control



Amenities & Features

- Family-oriented 3 PAR Golf Course
- Event Cabana
- Exclusive Gated Community with Dedicated Guardhouse
- Fiesta Square
- Al Fresco Dining
- Play Zones
- Community Centre
- Lagoon Beach
- Eco Park
- Bird Watching Deck
- Tide Trail
- Coastal Walk
- Nature Walk
- Luxury Beach Club
- Yacht Club
- Beach Cabana
- Helicopter & Air Taxi Landing Pad
- Waterfront Boulevard
- Mosque
- Retail Mall
- Public Beach
- Beach Cove for Non-Motorized Water Activities
- Berthing Place for Yachts up to 20 Meters Long

Masterplan Amenities





Clubhouse Amenities

- Reception and Entrance Lobby
- Library Lounge
- Gym
- Health Club with Steam and Sauna
- Multipurpose Hall
- Indoor Games Area
- Business Lounge and Meeting Space
- Café Lounge
- Squash Court
- Swimming Pool
- Barbecue Area
- Paddle Court

SOBHA
REALTY