



BEACH RESIDENCES

Presentation of a residential complex
on Siniya Island in Umm Al Quwain

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Coastal complex on a preserved island

Selene Beach Residences is a beachfront residential complex located on Siniya Island, offering apartments with 1, 2, and 3 bedrooms, as well as 3-bedroom duplexes. One of the buildings features fully furnished residences.





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Island infrastructure by Sobha Realty

Sobha Siniya Island is an exclusive project by Sobha Realty, situated on the pristine Siniya Island in the Umm Al Quwain emirate. The island features a well-developed infrastructure, including an 18-hole golf course, a modern marina, and an exclusive yacht club. Additionally, there are luxury resorts, a shopping mall, and picturesque parks, providing a vibrant living environment. Residents can enjoy a sandy beach and engage in water sports such as snorkeling and kite surfing.



Secluded living with a dynamic UAE Atmosphere

Selene Beach Residences is located just 40 minutes from Ras Al Khaimah International Airport. It takes only 15 minutes to travel from Sobha Siniya Island to Al Marjan Island. Nearby attractions include the Umm Al Quwain National Museum, showcasing historical artifacts, and the Dreamland Aqua Park Dubai, the largest water park in the region.



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3 residential buildings
connected by a podium

The project features four buildings of varying heights, seamlessly integrated into the natural landscape. The architectural style and facades combine elegance with practicality.

The buildings are adorned with beige and brown tones and wooden-textured decorative panels, while large panoramic windows are framed in dark tones.



Apartments with balconies and storage rooms

All apartments come with balconies and open floor plans, decorated in neutral tones. Walls are painted white, kitchen countertops and backsplashes feature marble finishes, floors are tiled with stone patterns, and light brown wooden-textured furniture adds warmth and coziness.





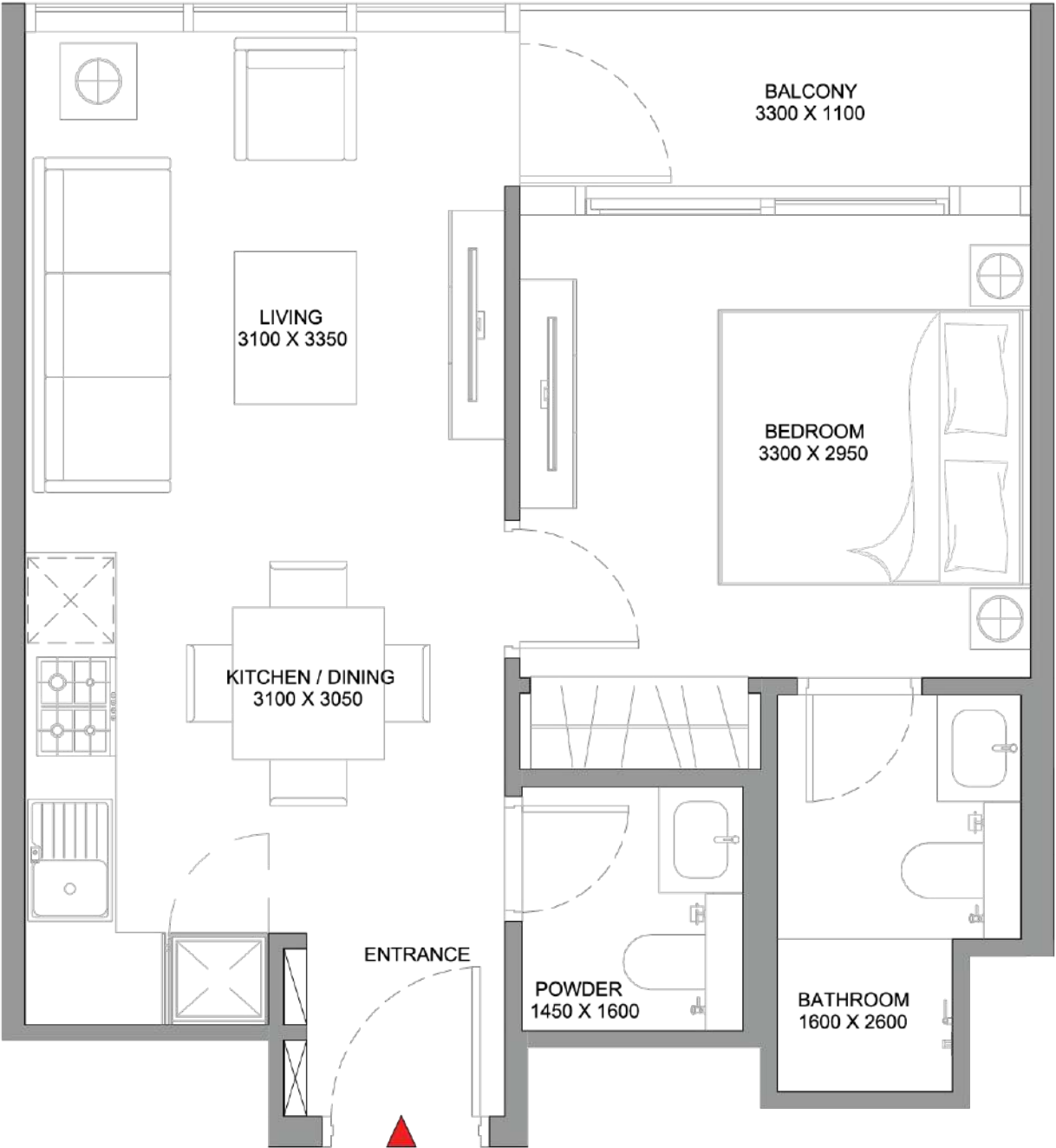
Building with fully
furnished residences

Building C offers fully furnished apartments with all necessary appliances to ensure a comfortable stay.

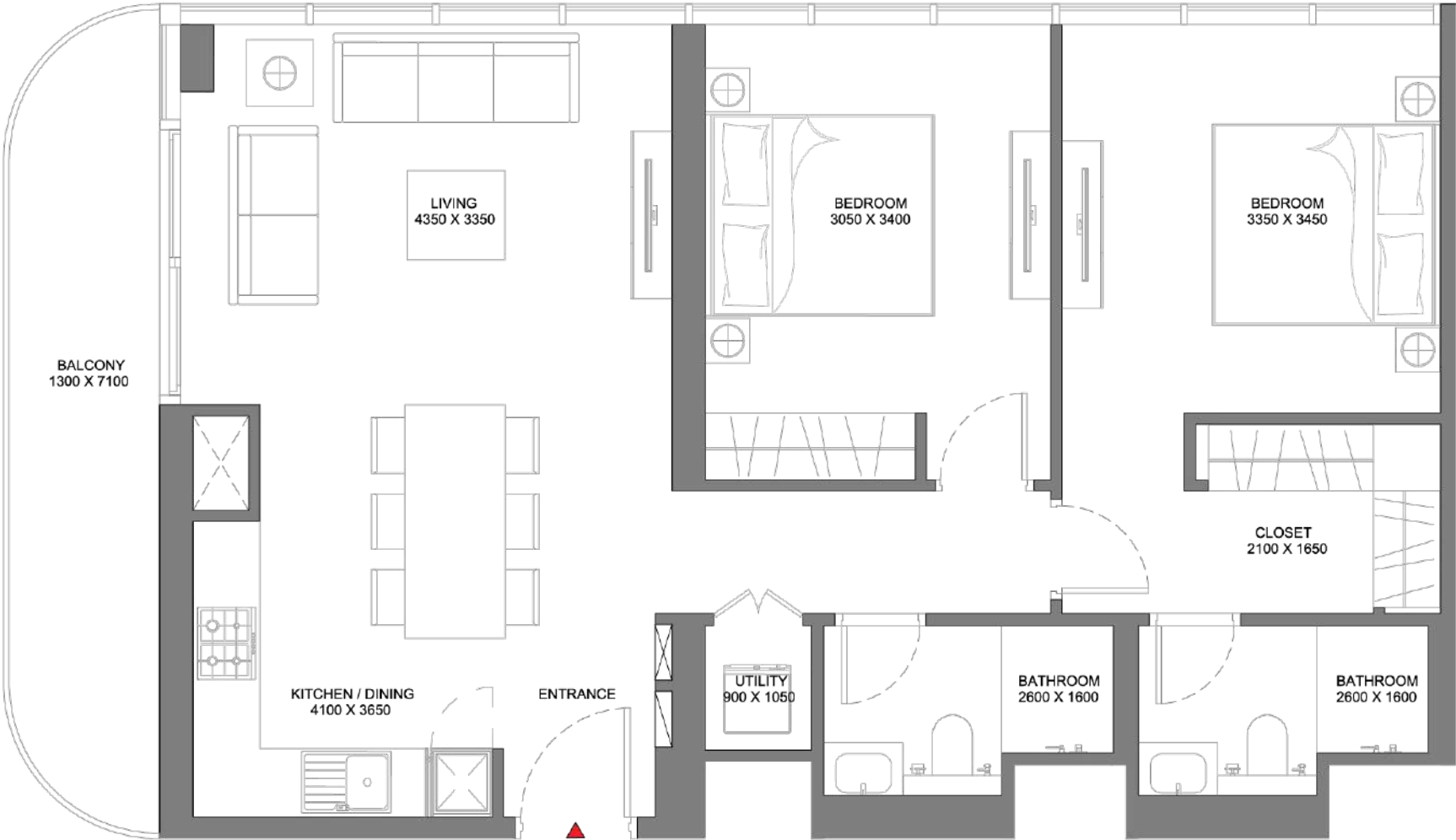


The interior features light brown finishes with materials mimicking stone and wood.

1-bedroom
apartments



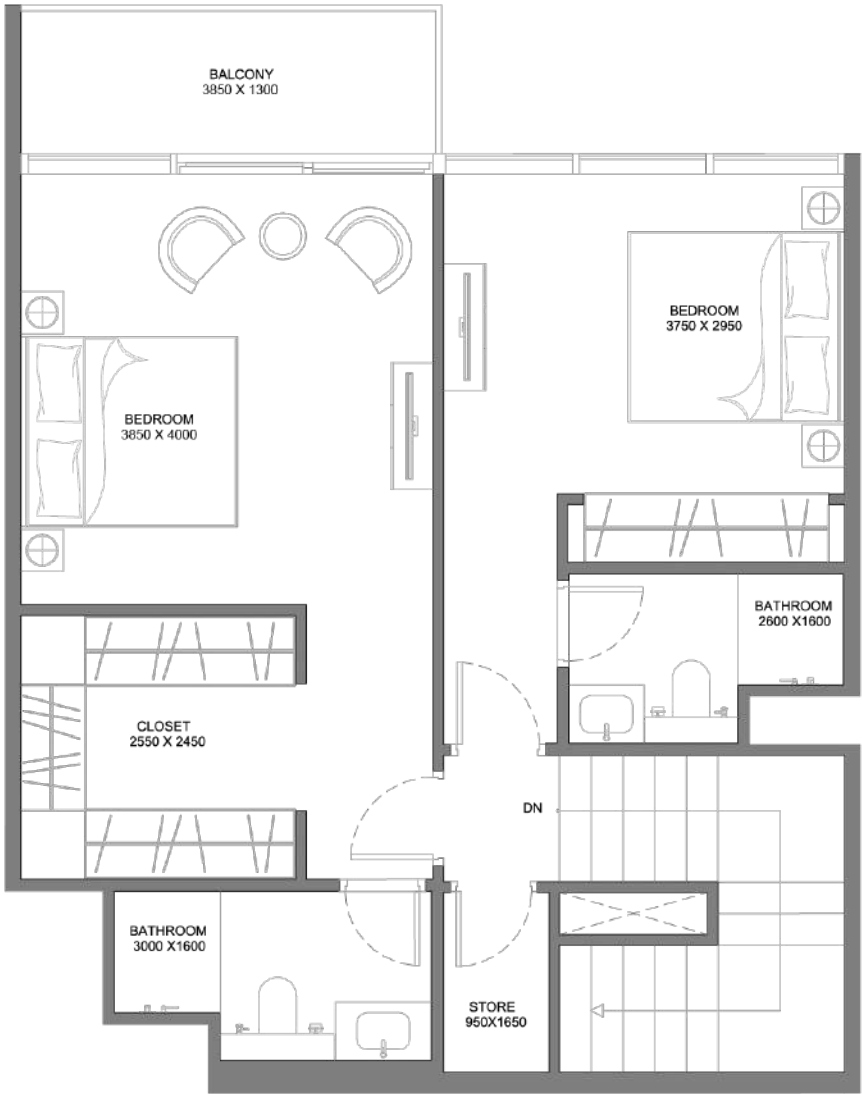
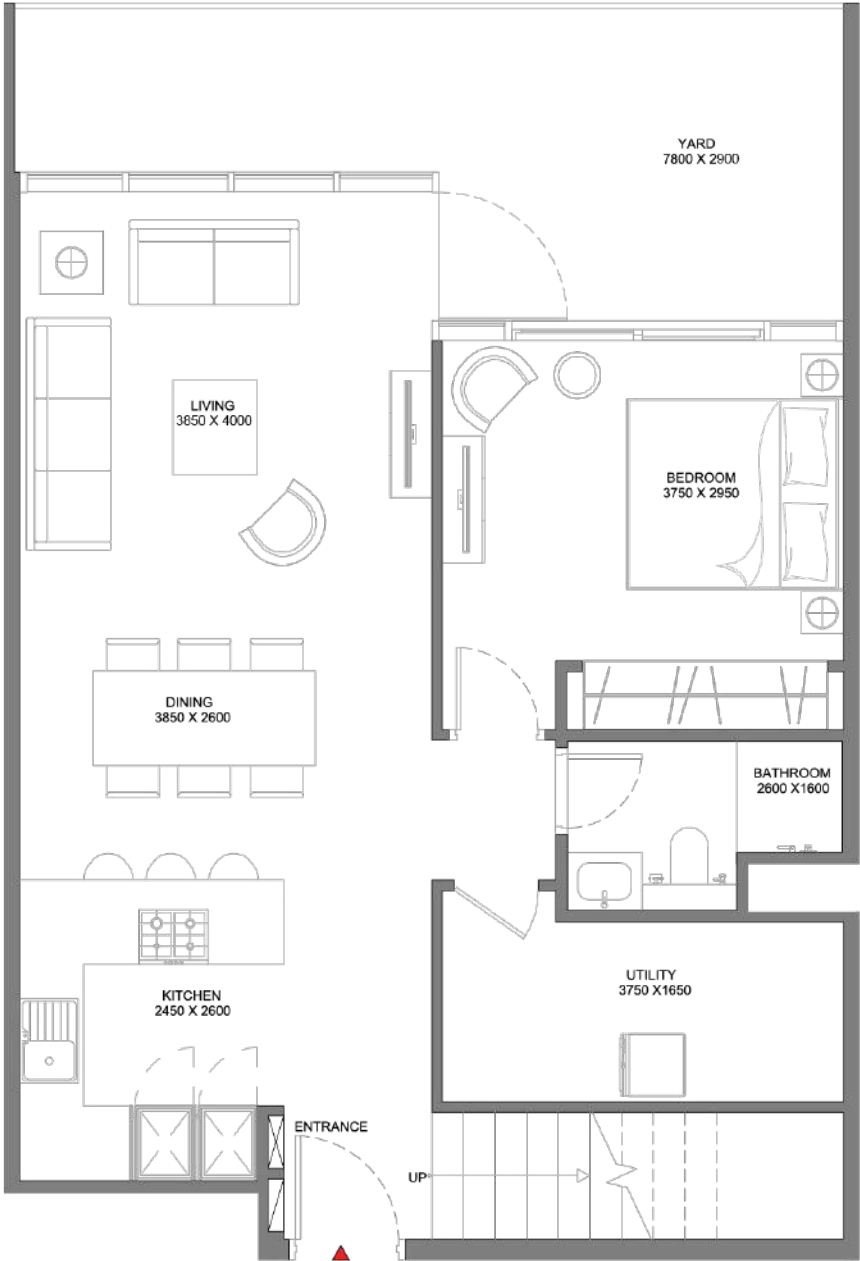
2-bedrooms
apartments



3-bedrooms
apartments



3-bedroom
duplex





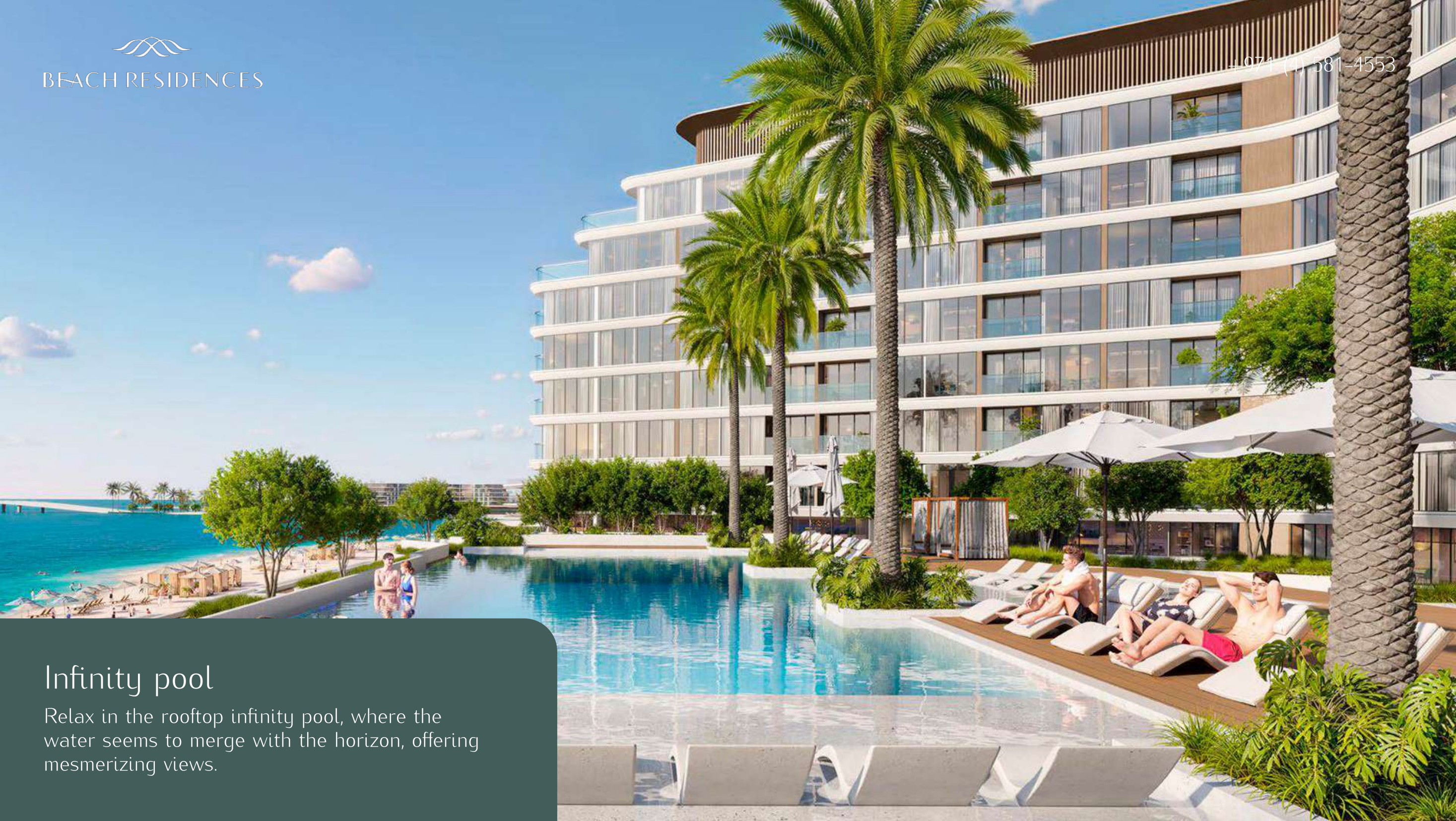
Water sports

For water sports enthusiasts, the island offers a lively marina where you can sail, boat, and enjoy various water activities while exploring the coastal waters.



Infinity pool

Relax in the rooftop infinity pool, where the water seems to merge with the horizon, offering mesmerizing views.





Golf course

The island will feature a unique 18-hole golf course surrounded by lush greenery and located by the sea, offering stunning views and an atmospheric setting for the game.



Children's playgrounds

Modern playgrounds are equipped with safe and engaging play equipment, creating an entertaining and secure environment for children.



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Scenic gardens and green spaces

The island preserves 46% of open green spaces, creating a tranquil atmosphere with pristine beaches, mangrove forests, and diverse wildlife, including gazelles, oryxes, flamingos, and rare turtles.

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Private beach

The island boasts a private beach where you can enjoy relaxing walks along the scenic shore or engage in water activities.



Open-air movie theater

Relax on comfortable sack chairs and enjoy new movie releases or simply watch the starry sky while soaking up the atmosphere of the city at night.





Lagoon with restaurants and shops

The lagoon's shopping boulevard includes not only retail stores but also restaurants on open terraces, where you can enjoy coffee or a delicious meal in the fresh air.





Umm Al Quwain National Museum

The museum is dedicated to the history of Umm Al Quwain, its traditional crafts such as fishing and pearl diving, and the daily life of its residents.



Dreamland Aqua Park Dubai

Dreamland Aqua Park is one of the largest water parks in the Middle East, featuring both water and land attractions, as well as two gardens with exotic plants.



Al Marjan Island

Al Marjan Island features modern infrastructure and offers various entertainment options for all ages. It includes beach resorts, shops, and restaurants, along with water activities.





Ras Al Khaimah International Airport

Ras Al Khaimah International Airport is one of the largest in the region, located 18 kilometers from the city of Ras Al Khaimah. The airport has two passenger terminals serving international and domestic flights.





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Mall of UAQ

UAQ Mall, located in the heart of Umm Al Quwain, has become a significant part of city life, offering diverse shopping and leisure opportunities. The mall attracts visitors with its wide range of stores, restaurants, and entertainment zones.





The project is expected to be completed in Q4 2027

Project developer – Sobha

Sobha is an international real estate developer founded in 1976 in Oman. The company specializes in premium residential and mixed-use developments across the UAE, Oman, Bahrain, Brunei, and India.

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