

INTRODUCING



# BEACH RESIDENCES

AT SOBHA SINIYA ISLAND



# BEACH RESIDENCES

YOUR SEASIDE SERENITY

## SERENITY OF SAND AND SEA

Introducing Beach Residences at Sobha Siniya Island.

A natural paradise where you soak in the sun on enchanting beaches, feel the velvety white sand between your toes and swim in the turquoise waters.

ELEVATE YOUR  
LIFESTYLE

SIP, SAVOUR  
AND STROLL



ELEVATE YOUR LIFESTYLE



Imagine beginning your day with a refreshing drink in one hand and gelato in the other, as you make your way down to the pristine, pearly white beach. The soft sand cushions your every step, and the sea breeze seems to whisper your name, inviting you to explore the crystal-clear waters of the natural beach.

# YOUR DAILY COASTAL BLISS

## A BLISSFUL RETREAT

The gentle waves lap at the shore, creating a serene soundtrack to your morning. As you wade into the cool, inviting waters, you feel a sense of calm wash over you, making each moment feel like a cherished escape from the ordinary. The sun begins to rise, casting a golden glow over the tranquil scene, promising a day filled with relaxation and natural beauty.



YOUR DAILY  
COASTAL BLISS



Discover your enchanted sanctuary of refined luxury where each morning begins in blissful harmony with the embrace of gentle sea breeze cocooned by sweeping views of the serene natural beach providing a perfect retreat to relax, rejuvenate, and reconnect with the natural world.



## SERENITY OF A NATURAL BEACH



### **SIMPLE PLEASURES, MEMORIES FOR A LIFETIME**

Imagine taking leisurely walks while your children collect seashells and build majestic sandcastles along the shoreline. Their laughter fills the air as they discover the intricate beauty of each seashell, carefully selecting the perfect ones to adorn their sandy masterpieces.

These moments become treasured memories, etched in your heart.

Watch your imaginations come alive at the Beachfront Residences - Sobha Siniya Island where the simple pleasures of nature create a magical experience for all.

ESCAPE ON A PRISTINE  
NATURAL BEACH



## ESCAPE ON A PRISTINE NATURAL BEACH

### DIVE INTO ADVENTURE SURROUNDED IN SERENITY

Have your pick from spending your days lounging on the natural beach while basking in the warm sun or diving into action-packed activities such as scuba diving, snorkelling and kite surfing to quench your thirst for adventure. for relaxation and adventure alike.

UNWIND BY THE LAGOON



UNWIND BY THE LAGOON

#### TRANQUILLITY BY THE WATER

Surrender to the charm of waterfront living, with residences that offer direct access to the pristine lagoon beach.

Picture stepping out of your residence to be cradled by sunlight spilled like liquid gold while being greeted by the murmur of glistening waters.



## SANCTUARY BY THE LAGOON

ELEGANT ESCAPES:  
A SYMPHONY OF SERENITY AND  
SOPHISTICATION PARADISE

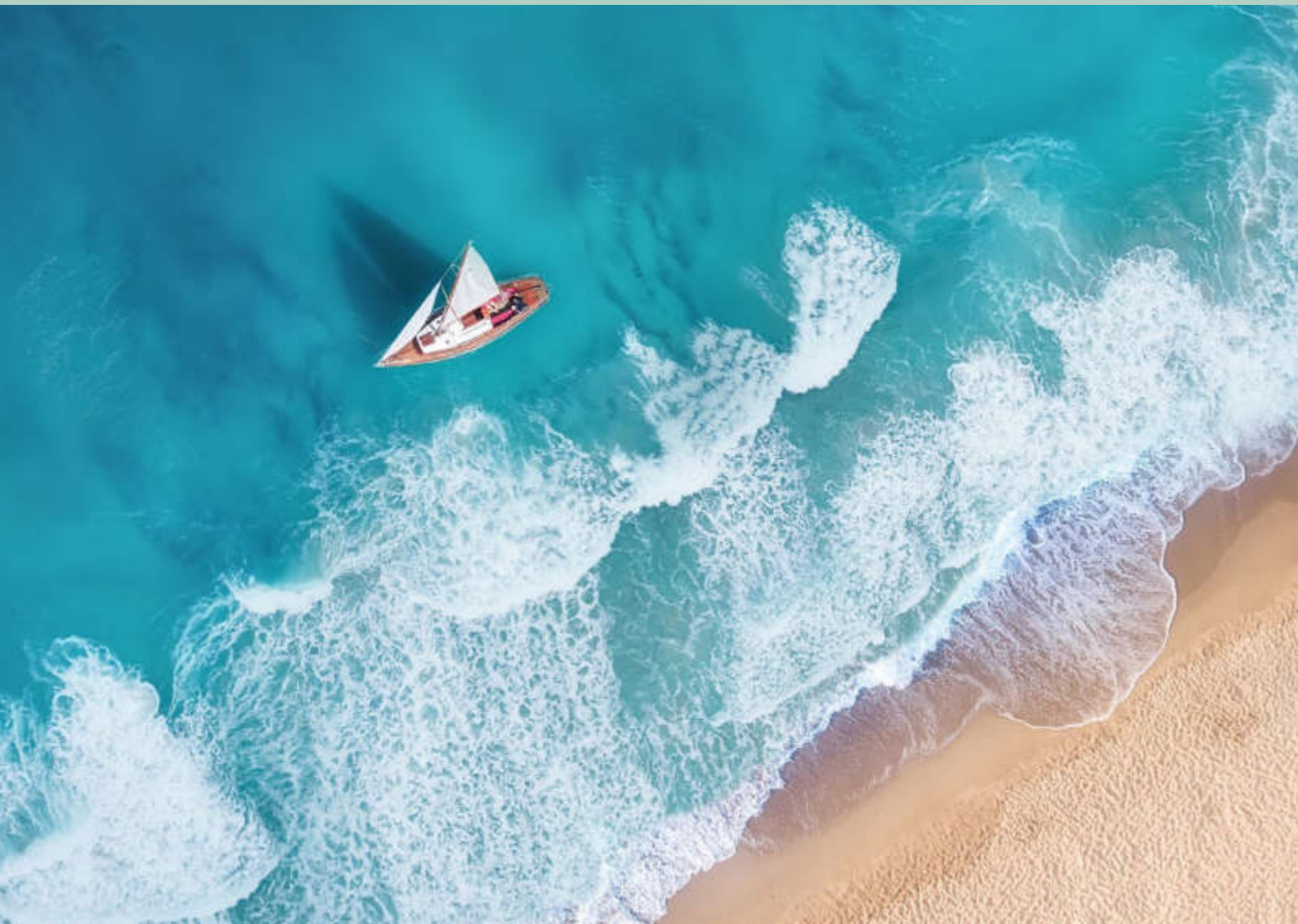
Revel in the seamless blend of nature's beauty  
and refined luxury, where every moment is an  
opportunity to create lasting memories.

SANCTUARY BY  
THE LAGOON

# SOLACE BY THE LAGOON'S SHORE

WHERE EVERY  
SUNSET REVEALS  
A NEW MASTERPIECE

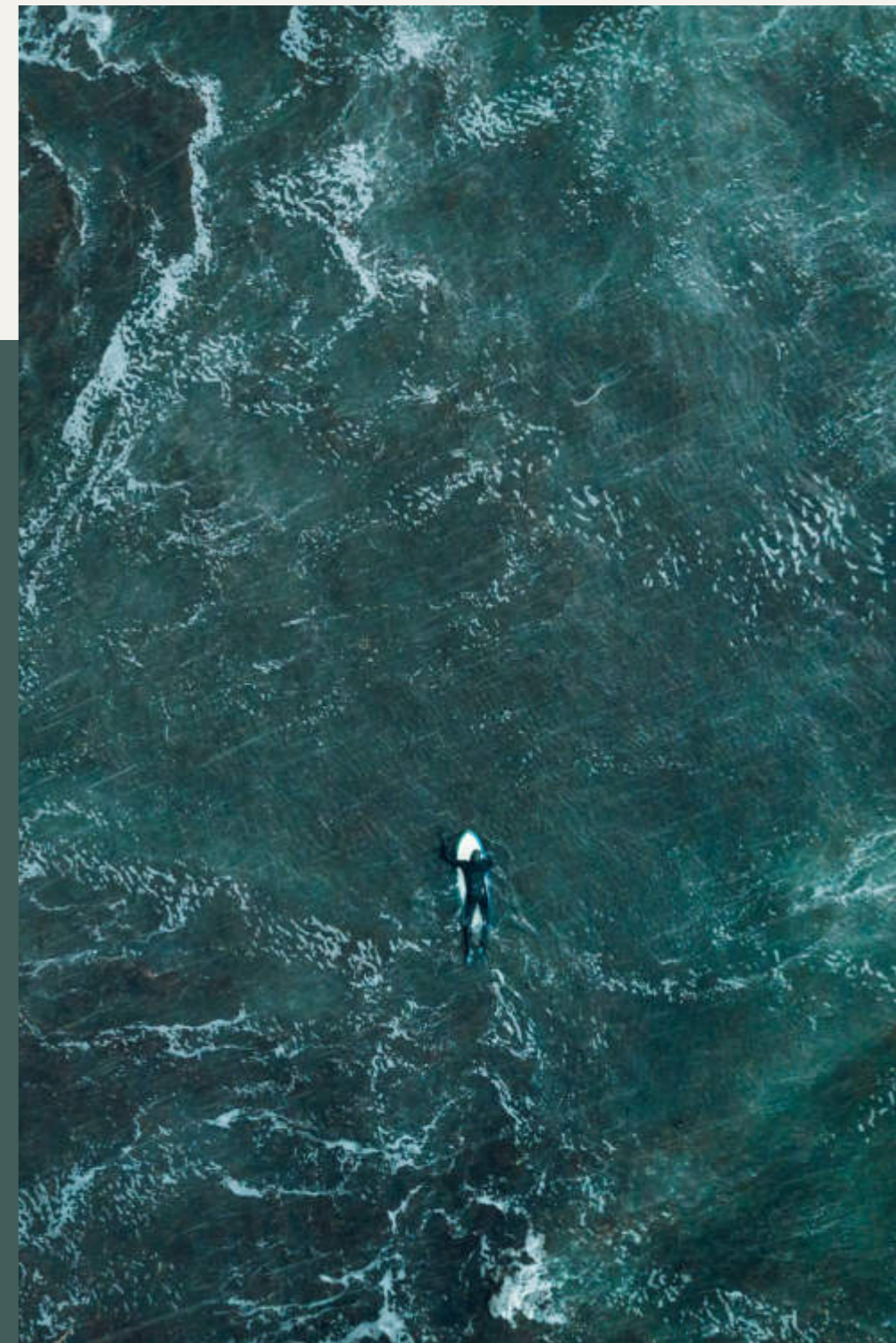
Sobha Siniya Island, where the shimmering  
horizon stretches endlessly.



# SOLACE BY THE LAGOON'S SHORE

Witness breathtaking sunsets that paint the sky in hues of orange, pink, and purple. Enjoy a candlelit dinner by the lagoon beach, with the gentle sound of the waves as your backdrop.

In this paradise, every detail is designed to provide an unparalleled experience of luxury and tranquility.



# CAPTIVATING COASTAL VIEWS

## PANORAMIC PERFECTION

Get lost in the trance of breathtaking beach views, where each day offers a mesmerizing spectacle of sunrises and sunsets over the pristine natural beach.

Watch the sky transform into a canvas of pastels blending seamlessly while the rhythmic sounds of the waves create a soothing symphony and the reflection of the setting sun on the water creates a shimmering pathway, leading your gaze to the horizon, creating a sight so captivating that it feels like a dream.



## VIEWS THAT INVITE YOU TO EXPLORE

### UNMATCHED SCENERY

Watch this daily masterpiece unfold, the tranquil atmosphere allowing you to unwind and rejuvenate.



The sunsets are not just a visual delight; they evoke a sense of peace and wonder, reminding you of the natural beauty that surrounds you. Each sunrise and sunset becomes a cherished ritual, a moment to pause and appreciate the simple, yet profound, pleasures of life by the beach.

VIEWS THAT  
INVITE YOU  
TO EXPLORE

# THRILL SEEKERS HAVEN



## YOUR ULTIMATE AQUATIC PLAYGROUND

Experience the exhilarating thrill of water sports at the natural beach, where you can snorkel, scuba dive, and uncover the hidden treasures beneath the surface.

Adventure awaits at every turn with adrenaline pumping water activities like kite surfing. Each experience draws you closer to the island's breathtaking natural beauty.

# AMENITIES

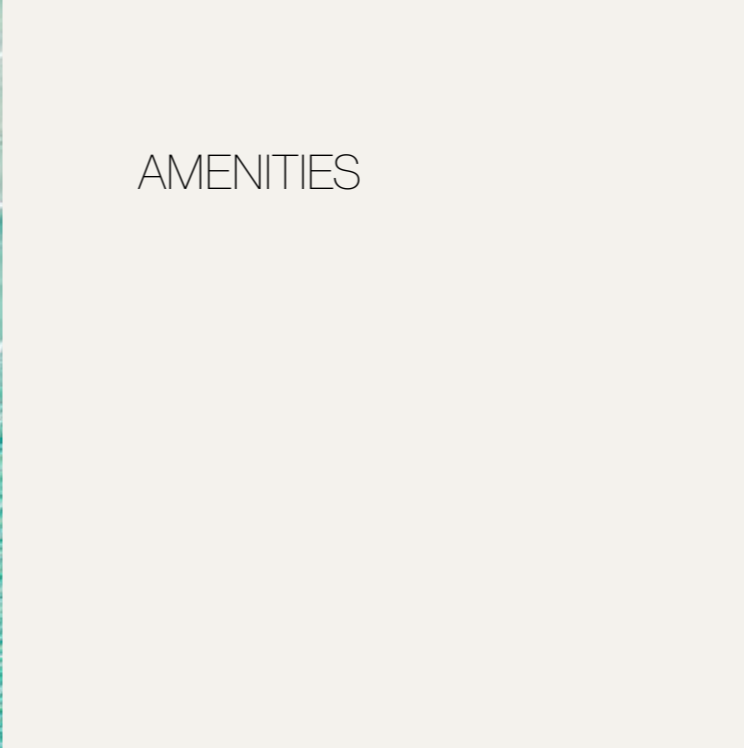
## LUXURY AT YOUR FINGERTIPS

Unwind, rejuvenate and recharge with seamless access to a variety of world-class amenities, designed to satisfy your every desire.

# AMENITIES

- Natural beach
- Lagoon beach
- Adventure water sports
- Infinity swimming pool
- Community centre
- State-of-the-art fitness centre
- Children's play areas
- Landscaped parks
- Outdoor cinema

Whether you seek adventure in the water, relaxation on the sand, or simply a quiet moment to connect with yourself, Beachfront Residences at Sobha Siniya Island promises a perfect retreat.



INTRODUCING

# FLORINE

BEACH RESIDENCES

## DISCOVER YOUR GREEN BEACHSIDE SANCTUARY AT FLORINE BEACH RESIDENCES

Set against the stunning backdrop of a sprawling beach and an expansive golf course, Florine Beach Residences offer the perfect blend of natural beauty and refined living, with breathtaking views of the shimmering beach on one side and a lush, manicured golf course on the other.

Spread across 4 towers, Florine Beach Residences present a stunning selection of 1 to 3-bedroom apartments and luxurious 2 and 3-bedroom duplexes. These residences boast breathtaking views of a sparkling blue beach, vibrant with thrilling water sports and endless coastal charm.

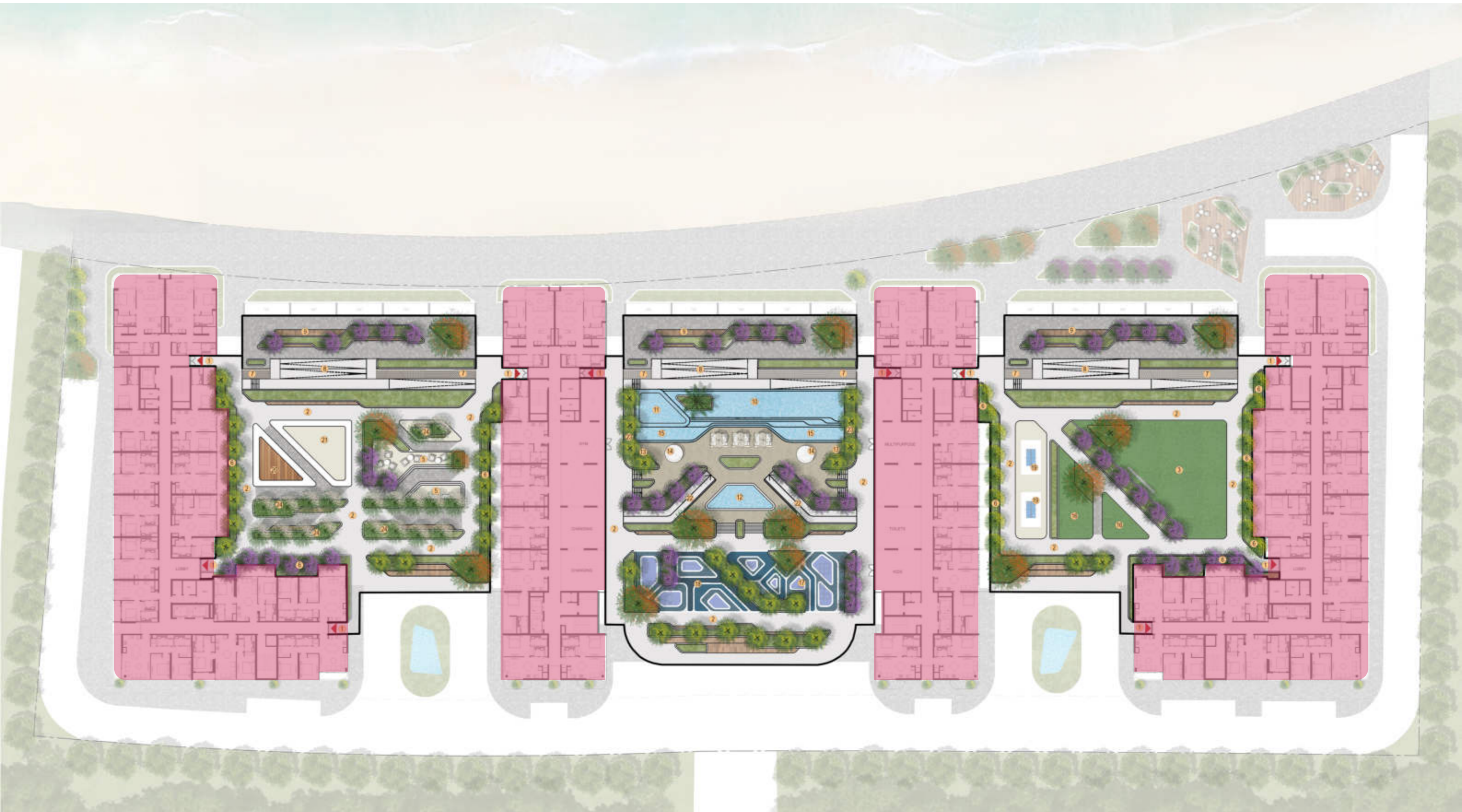


LOCATION ON  
MASTER PLAN



# FLORINE

# SITE PLAN





## A COASTAL HAVEN OF LEISURE

At Florine Beach Residences, every moment is crafted to delight and inspire. Wake up to panoramic views, then step outside to explore the community's dynamic offerings.

From a bustling street adorned with vibrant cafes to an expansive 18-hole golf course with verdant fairways, Florine Beach Residences seamlessly blends urban energy with serene leisure, offering residents the perfect balance of excitement and tranquillity.

For thrill-seekers, the beach offers exhilarating water sports, from kite surfing across sparkling waves to paddleboarding in tranquil waters. Florine Beach Residences promise not just a home, but an endless array of experiences that cater to both relaxation and excitement.

## A LIFESTYLE OF BALANCE AND BEAUTY

Lose yourself in the serene beauty of landscaped gardens and parks that provide a tranquil escape from the everyday. Unwind with a peaceful stroll or find your centre with yoga as the sun sets over the horizon. For moments of connection and energy, the vibrant community hub offers spaces to gather, celebrate, and create lasting memories.

At Florine Beach Residences, life is a perfect balance of serenity and adventure. With direct access to the beach and proximity to the golf course, the possibilities are endless, making every day a new opportunity to live the extraordinary.





## YOUR FULLY FURNISHED RETREAT AWAITS

Experience effortless luxury at Florine Beach Residences, Tower A. Each unit is fully furnished, with every detail meticulously crafted for immediate comfort and style. Simply pack your bags and start enjoying a life of sophistication and ease from day one.

# EFFORTLESS PROPERTY MANAGEMENT

## STAY CONFIDENT

For the first time, Beach Residences at Sobha Siniya Island proudly offers post-handover property management services, designed to simplify your life and secure your investment with Stay by Latinem.

At Stay by Latinem, property management is effortless, allowing you to maximize your investment returns without lifting a finger. From the moment you decide to list your property, every aspect of the process is handled, ensuring a smooth and profitable experience.



# STAY BY LATINEM



## LEAVE THE DETAILS TO US

A comprehensive property management solution that takes care of everything, from onboarding to day-to-day operations.

## SERVICES INCLUDE:

- Listing your property across multiple holiday platforms
- Dynamic pricing strategies designed to maximize your earnings.

Our goal is simple: to ensure you achieve the highest possible returns with minimal effort.

## TYPES OF SERVICES WE PROVIDE TO HOMEOWNERS:

- Owner dashboard and app
- Professional photography of apartment
- Payment of tourism tax
- Monthly reports
- Daily pricing
- DTCM registration
- Housekeeping & upkeep
- Organizing maintenance
- Client relationship manager
- Guest vetting

## TYPES OF SERVICES WE PROVIDE TO GUESTS

- World class community stay
- Luxury linens and towels
- Premium amenities
- Quick communication
- Personalized Check-in/Check-Out

Stay by Latinem, commits on delivering exceptional service to both property owners and guests, ensuring that every stay is a memorable one.



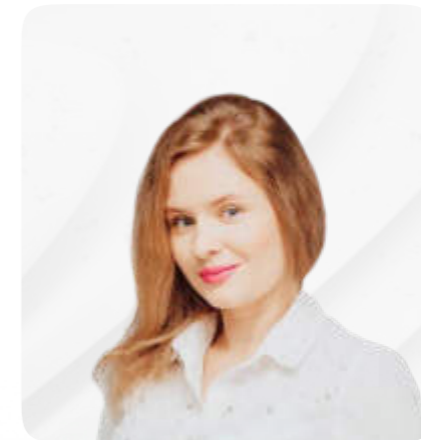


# housebook

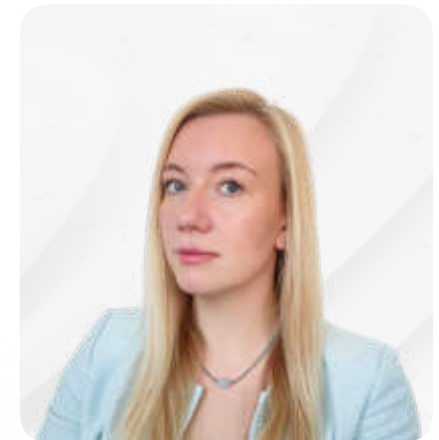
international real estate  
IT-platform for agents

WhatsApp contacts 

Partnership managers



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Kapustina**



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