MARINA RESIDENCES

SOBHA

Siniya Island

The Sea lives in everyone of us

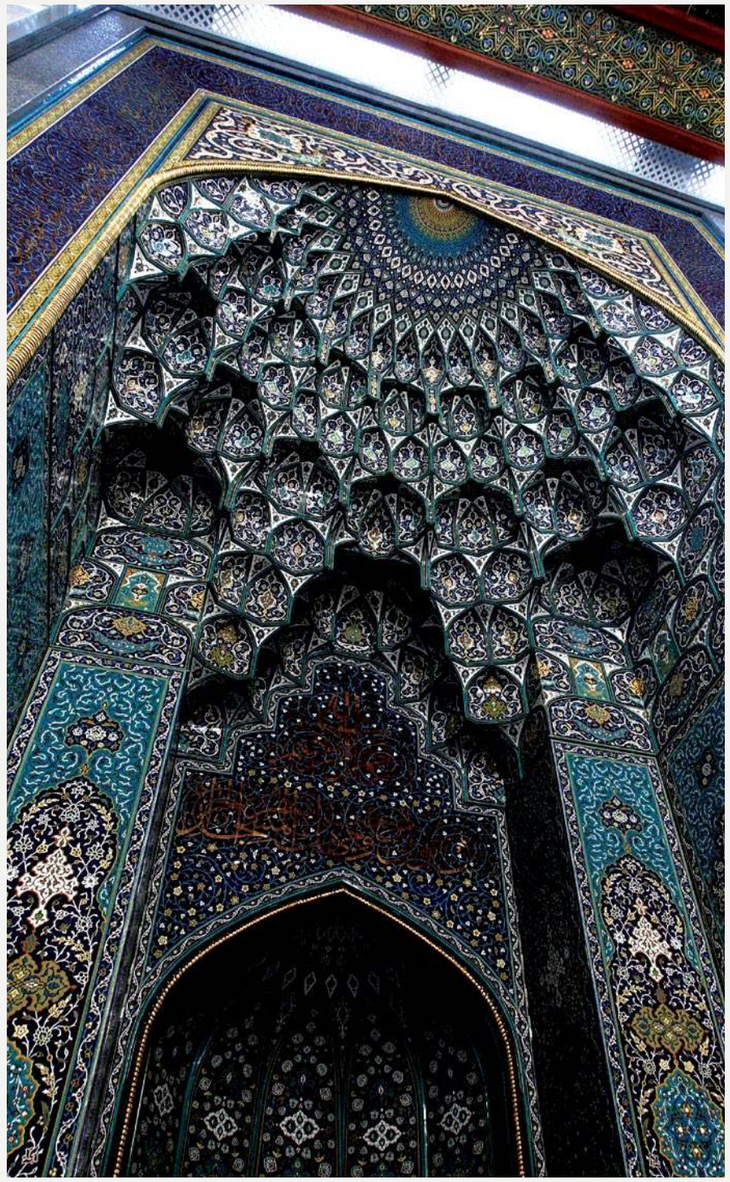
MARINA RESIDENCES

at Sobha Siniya Island

The Sobha way

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across UAE.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.



Sultan Qaboos Grand Mosque

Backward Integration

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

Timely Delivery
Unmatched Quality



WE NOTICE THE SMALLEST DETAILS.

So you wont have to

Art *of* the detail

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At Sobha, we don’t exceed international building standards, we define them.

SOBHA
REALTY

UNTOUCHED.

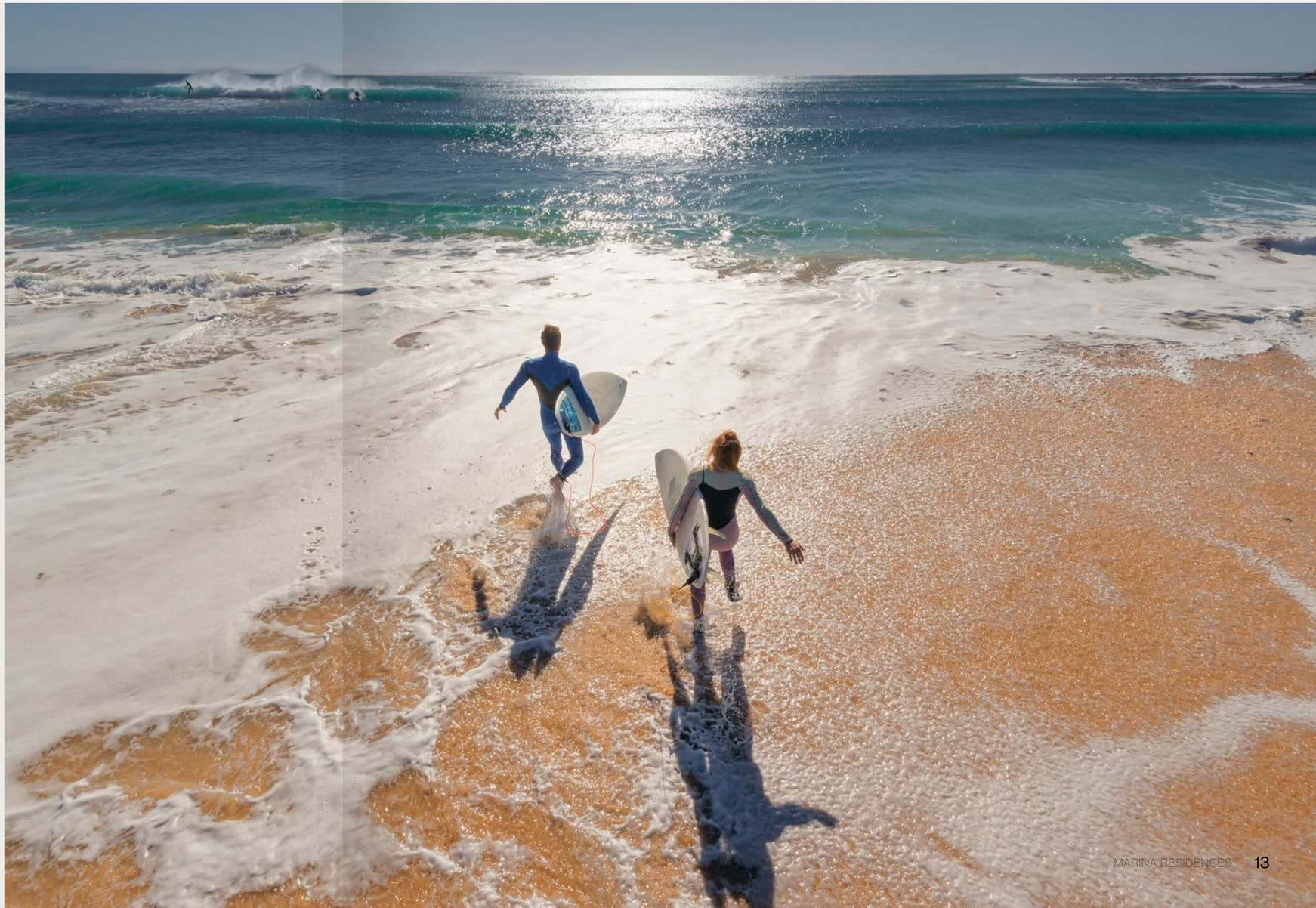
UNDISCOVERED.

UNRIVALLED.

A pristine paradise where nature flourishes in its purest form, Sobha Siniya Island captivates the soul with its untouched beauty.

A timeless sanctuary, Sobha Siniya Island invites adventurers to explore its undiscovered hidden treasures.

Each vista offers unrivalled serenity and natural majesty, where the true allure lies in its untamed charm.



ISLAND LIFE

ESSENCE OF ISLAND LIVING

Be akin with nature on Sobha Siniya Island, where velvety white sands and gently swaying trees are embraced by the refreshing sea breeze.

Picture yourself strolling barefoot on soft, white sand, as the waves compose a melody that offers an unparalleled sense of tranquillity.





ISLAND LIFE

Each day unfolds like a symphony, with the soothing sound of waves and the gentle rustling of leaves providing a sensory escape from the hustle and bustle of city life.

Discover the captivating allure of secluded beaches and serene sunsets, where the gentle lull of the waves soothes your soul and rejuvenates your spirit.

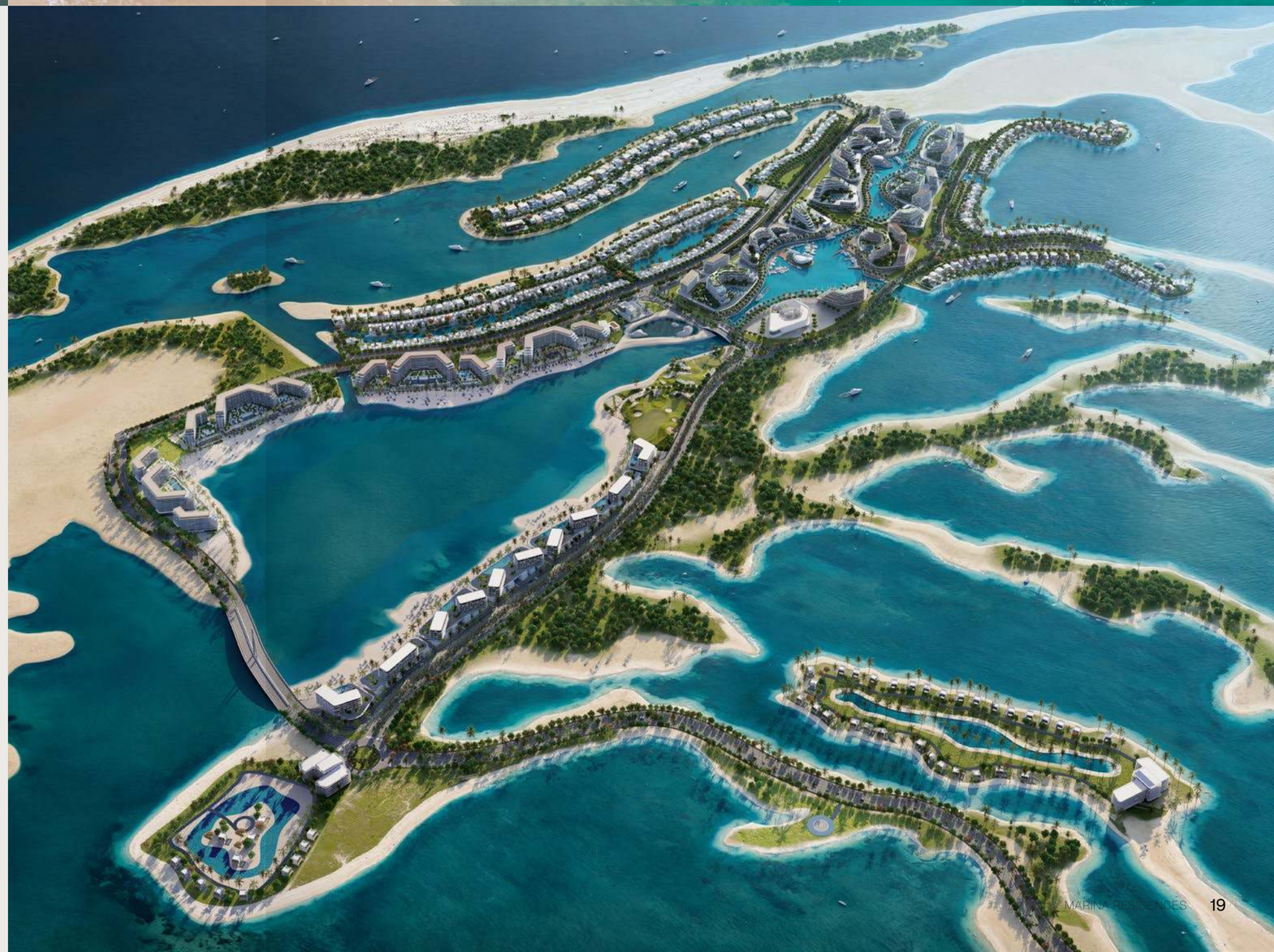


LOCATION



EMBRACE YOUR NATURAL HAVEN

Sobha Siniya Island stands as one of UAE's precious natural gems waiting to be explored. The island seamlessly blends the tranquil sounds and serene views of the Arabian Gulf providing a constant reminder of nature's untouched beauty.





LOCATION

A WHOLE NEW WORLD

Sobha Siniya Island boasts diverse habitats ranging from pristine white sand beaches to lush mangroves decorated by a rich tapestry of unique wildlife including gazelles, oryx, flamingos and rare turtles.

Here, you savour a life of peaceful seclusion while remaining effortlessly connected to the exhilarating energy of UAE's city.





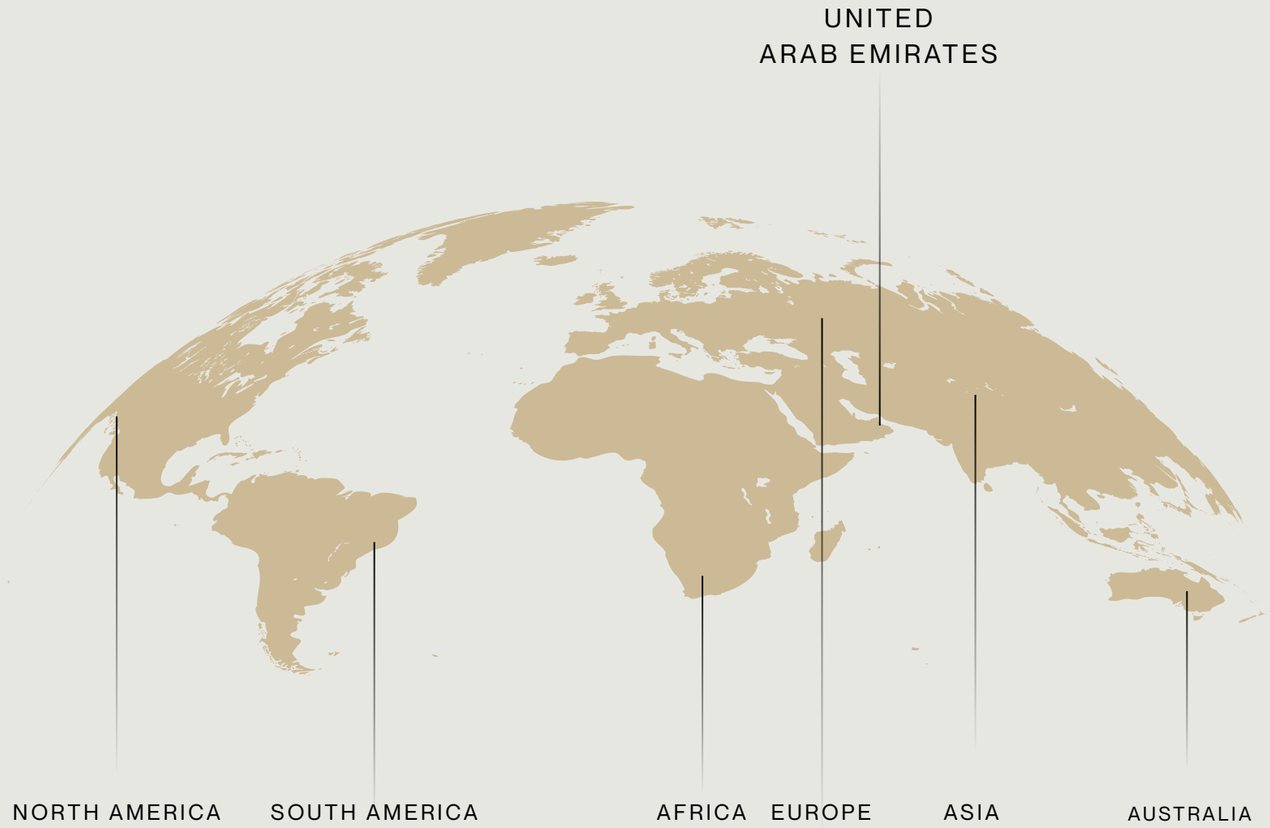
DOWNTOWN
UMM AL QUWAIN | SOBHA
REALTY

ONE SEA,
ENDLESS POSSIBILITIES

Downtown UAQ | Sobha Realty, meanwhile, brings a fresh pulse to the city - designed as a vibrant destination for a futuristic coastal downtown living, working, and gathering. Start the day with a seaside run, then pivot effortlessly to downtown meetings. A short stroll takes you from high-end boutiques to beachfront restaurants, from cultural venues to quiet beach trails. A place where contrasts don't compete - they connect. Where energy and ease live side by side, offering a way of life that's dynamic, balanced, and endlessly rewarding.

Together, these developments represent more than just communities - they signal the evolution of Umm Al Quwain into a dynamic coastal destination.

GEOGRAPHICAL LOCATION







SOBHA
Siniya Island

10 minutes from Al Marjan

30 minutes from Sharjah

50 minutes from Dubai

DOWNTOWN UMM AL QUWAIN | SOBHA REALTY

20 minutes from Sobha Siniya Island

40 minutes from Dubai

BOTH COMMUNITIES CONNECTED VIA **E11** & **E311**

CONNECTIVITY

EASY TO REACH, IMPOSSIBLE TO FORGET

Imagine a serene island seamlessly connected to the bustling city by a magnificent 1.7 km bridge. This not only enhances accessibility for residents but also invites visitors to experience the island's enchanting beauty with ease.

The bridge offers a smooth, scenic route, allowing you to transition effortlessly from the urban landscape to a tranquil paradise. Whether you're commuting for work or planning a leisurely getaway, this bridge ensures a convenient and picturesque journey, making the island an ideal destination for relaxation and adventure alike.

CONNECTIVITY

YOUR JOURNEY TO TRANQUILLITY

Enjoy seamless connectivity, with major hubs just a short drive away.

The ease of access opens a world of possibilities, from spontaneous weekend escapes to frequent visits, ensuring that the island's pristine beaches and serene atmosphere are always within reach.

Reach

Marjan Island
in just 10 minutes

Sharjah
in 30 minutes

Dubai
in 50 minutes.

COMMUNITY

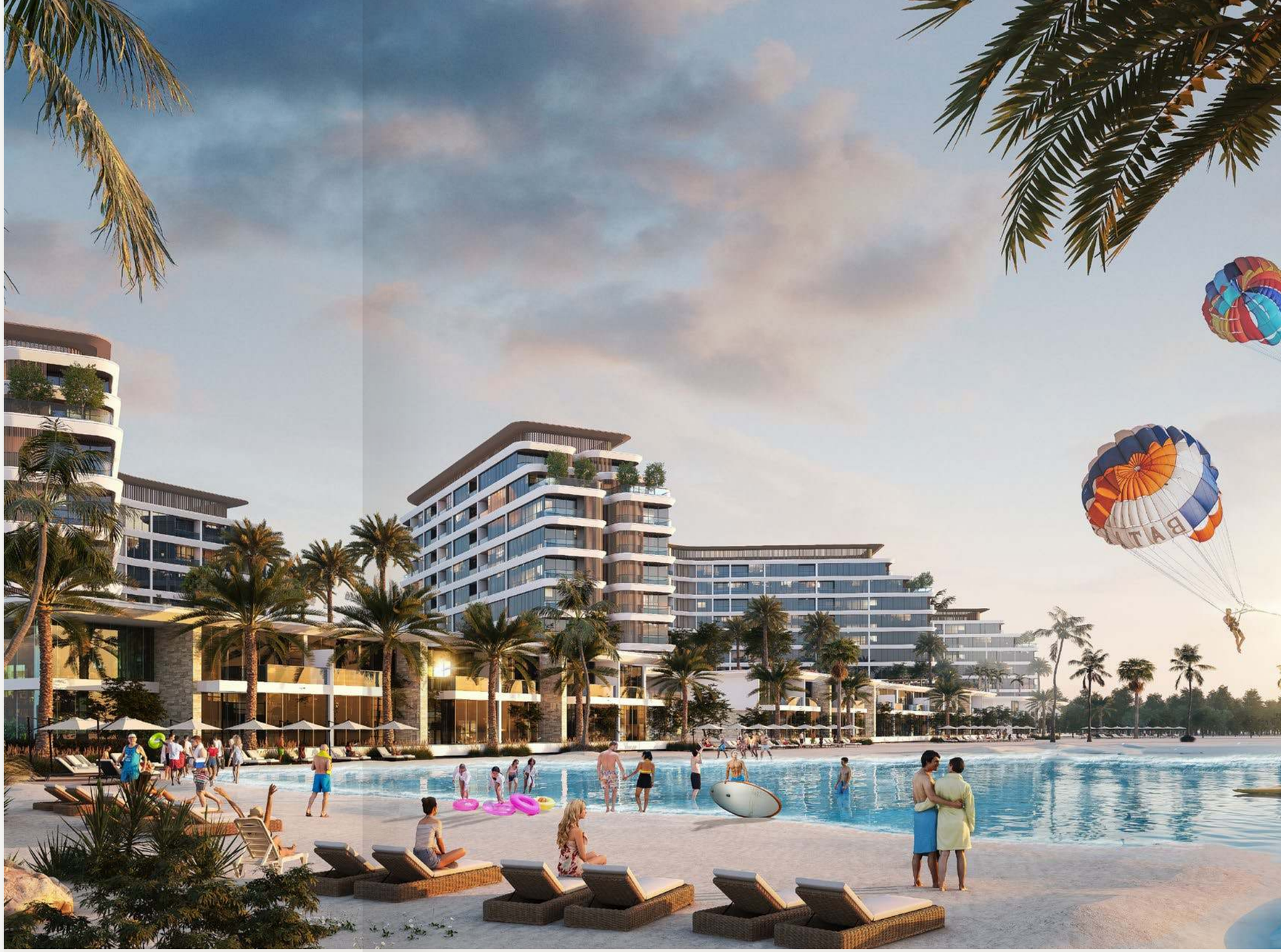
YOUR NATURAL SANCTUM

Sobha Siniya Island calls to those with a discerning taste for serenity and adventure alike. Here, lush mangroves merge seamlessly with pristine beaches, creating a sanctuary where wildlife flourishes and water activities abound.

Luxurious resorts offer a tranquil retreat, while a shopping mall offers a multitude of retail and dining experiences.

For those seeking a more elevated experience, a helipad adds a touch of convenience while an exclusive yacht club caters to maritime enthusiasts. The expansive parks and gardens provide peaceful settings for relaxation and leisure.

Together, these features create a dynamic environment for all to enjoy.



COMMUNITY

YOUR SLICE OF PARADISE

Experience a vibrant community where luxury meets leisure, offering a unique lifestyle enriched by a sense of belonging.

Sobha Siniya Island offers a harmonious blend of luxury and nature, featuring Marina residences, exquisite villas, waterfront mansions, and resorts, all set amidst picturesque landscapes.

COMMUNITY

GOLF COURSE

UNMATCHED ISLAND GOLFING

Embark on a journey of shared dreams, where friends come together on the lush expanse of an opulent golf course to strengthen bonds and create cherished memories.

Each step taken on soft blades of the lush -18hole golf course with immaculate greens where each swing is set against a backdrop of crystal-clear waters of the island turning every game into a celebration of friendship and shared experiences.



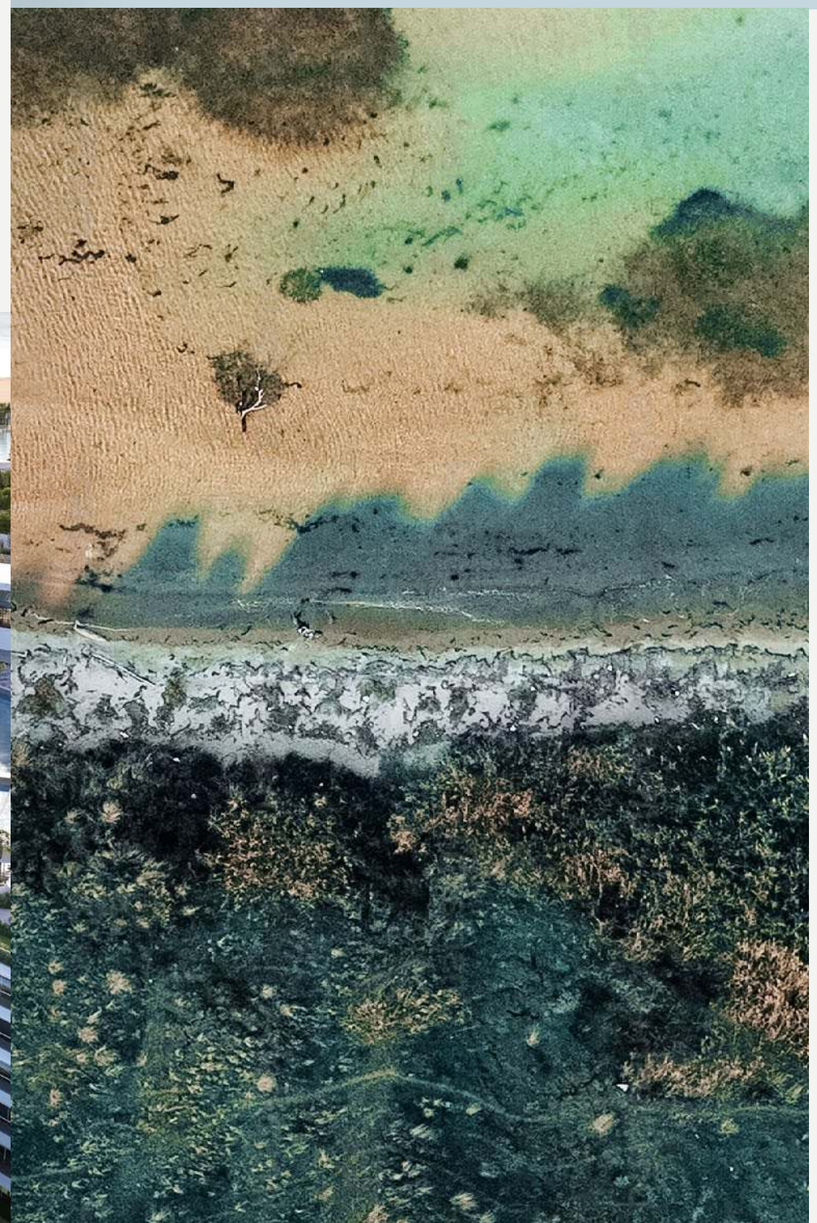
MARINA LIFE

LIFE BY THE SEA

As the golden hues of the setting sun dance across the shimmering marina waters, you find yourself immersed in a moment of sheer bliss.

gentle sea breeze whispers through your hair, carrying with it the tantalizing aroma of freshly baked delicacies from a nearby café.





MARINA LIFE





MOMENTS OF SHARED LAUGHTER

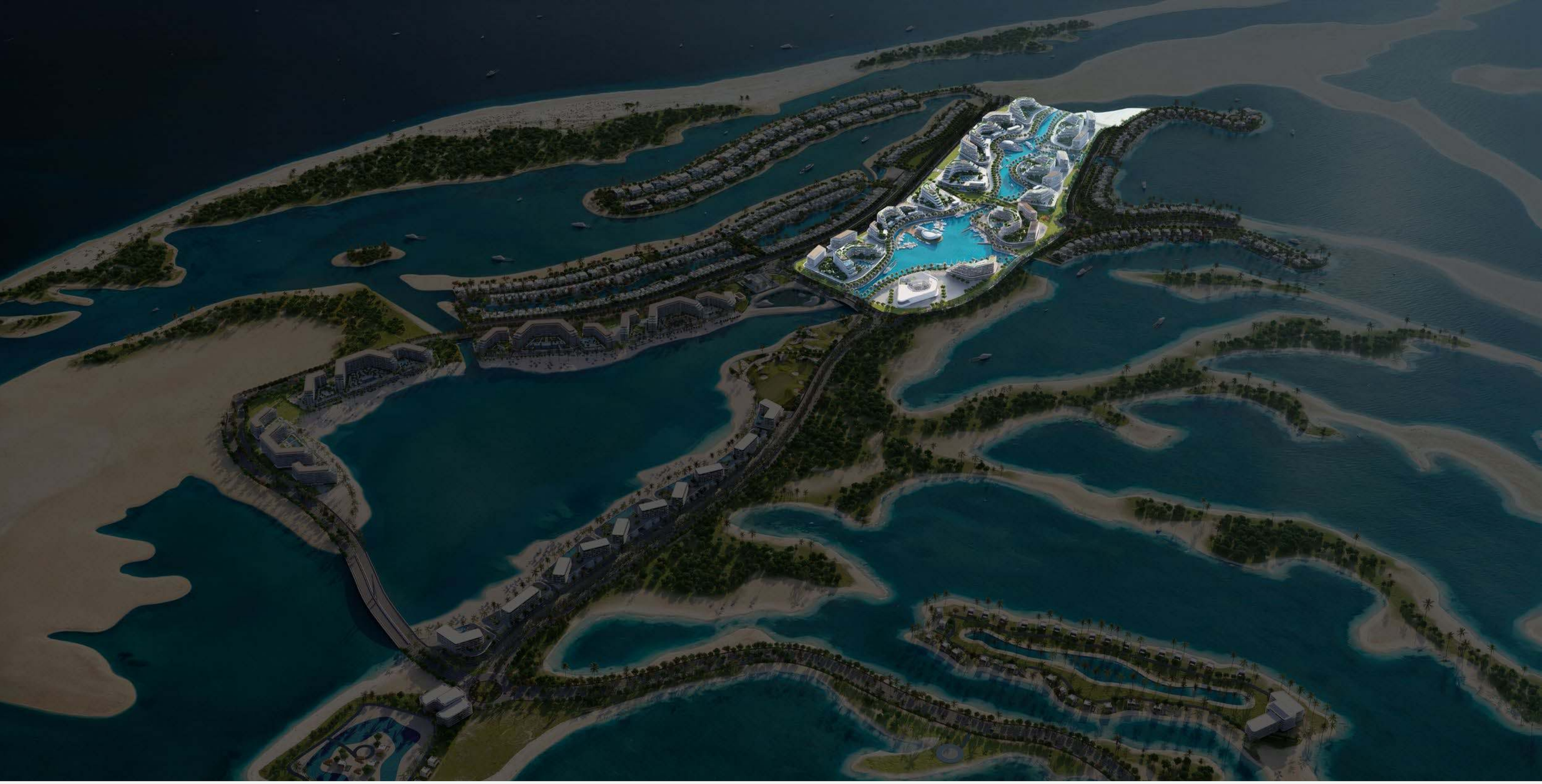
Around you, laughter fills the air as clinking glasses toast to friendship. Over a sumptuous meal, shared stories and stolen glances create an atmosphere of warmth and connection with your loved ones.

MARINA LIFE

A CELEBRATION OF LIFE

Beyond, luxurious yachts glide effortlessly across the glistening waves, painting a picture of elegance and adventure. Every moment feels like a celebration of life, where nature's beauty and life's finest pleasures intertwine seamlessly.





INTRODUCING

MARINA RESIDENCES

Welcome to Marina Residences at Sobha Siniya Island, a destination designed for those who dream of an extraordinary coastal lifestyle.

Surrounded by glistening lights of the bustling waterfront promenade overlooking the endless Arabian Sea, every moment becomes a cherished memory and every day, a story of a lifetime.



MARINA RESIDENCES

YOUR SEASIDE SERENITY

MARINA LIVING AT ITS FINEST

A bustling maritime haven where boat enthusiasts and coastal dwellers come together to embrace a lifestyle enriched by nautical adventures.

Along the waterfront promenade, an extravagant yacht club, Marina Residences Mall, a top-tier luxury hotel, charming cafes and fine dining restaurants truly invigorate every desire, creating a dynamic atmosphere.

MARINA RESIDENCES

YOUR SEASIDE SERENITY

AN EXCEPTIONAL LIFESTYLE

Discover a home where every moment feels uniquely yours.

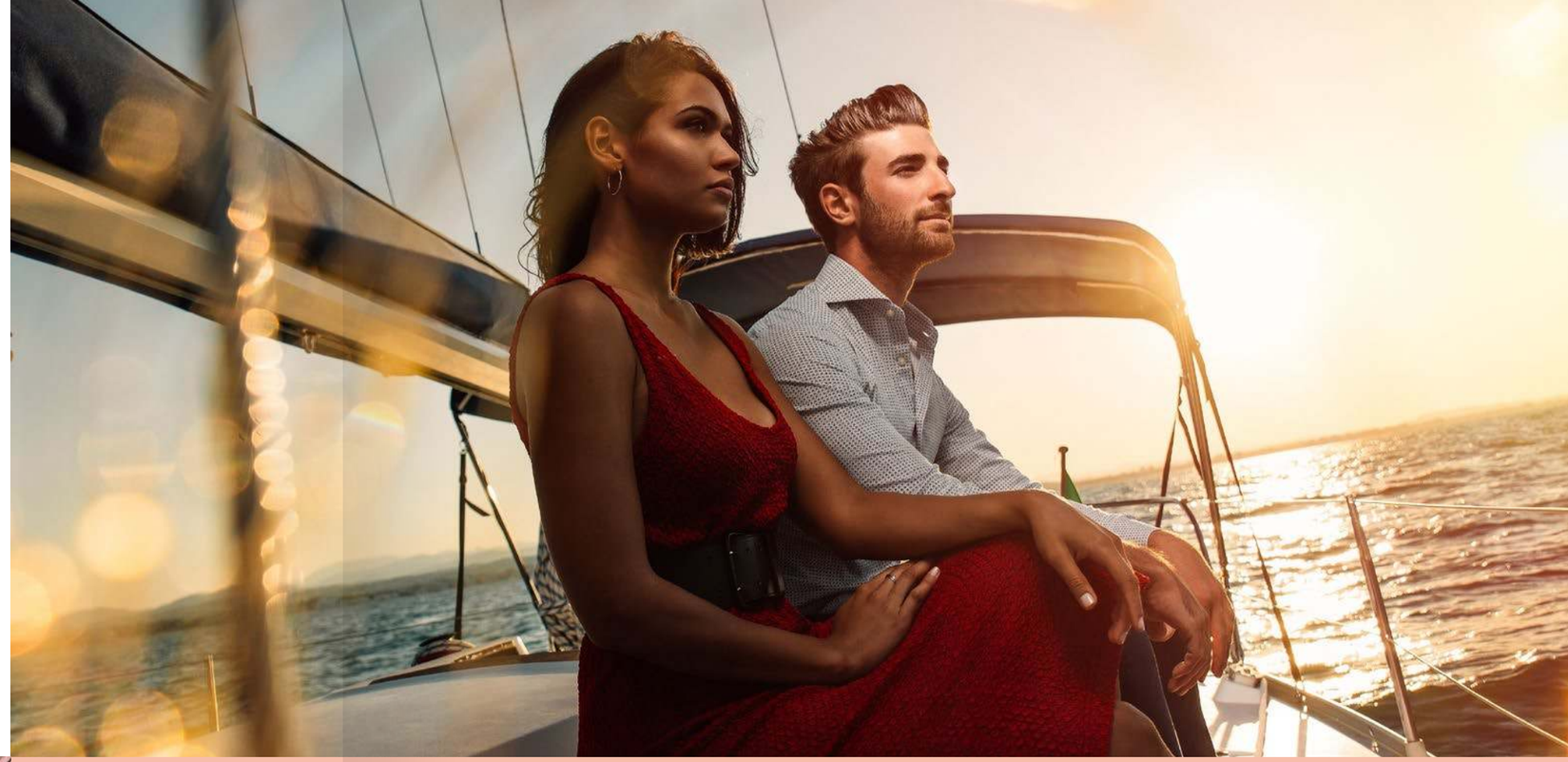
Marina Residences isn't just a place to live; it's a lifestyle statement, an ode to refinement, and your gateway to an exceptional way of life.

MOTORIZED SEAWATER BODY

FLOWING LUXURY - THE MOTORIZED SEAWATER MARINA

The Marina's motorized seawater body that weaves through the community offer a unique charm, creating a haven for maritime enthusiasts.

MOTORIZED SEAWATER BODY





YOUR GATEWAY TO AQUATIC ADVENTURES

Watch yachts gracefully cruise through the open waters, connecting seamlessly to the sea beyond. It's not just a visual delight but a gateway to endless aquatic adventures.

Whether you're an avid sailor or simply love the serenity of water, the motorized seawater body adds a unique dimension to your living experience. It's a constant reminder of the freedom, luxury, and excitement that define life on Sobha Siniya Island.





QUINTESSENTIAL LIVING

YOUR QUINTESSENTIAL LIFESTYLE AWAITS

The life you've been waiting for—a seamless blend of the sea's endless allure and the luxury of sophisticated living.

A vibrant marina buzzing with life, where every sunrise inspires, and every sunset soothes the soul. It's more than a destination; it's a way of life that captures the essence of serenity and style.

ENRICHED LIFESTYLE

A JOURNEY OF DISCOVERY

Pause to enjoy a perfectly brewed coffee or a decadent dessert at the promenade while you watch yachts sail by on the glittering and glimmering waters.

Life here is more than just living; it's an elevated journey of discovery and fulfilment, creating memories as timeless as Marina Residences itself.

ENRICHED LIVING - THE ELEVATED LIFESTYLE YOU DESERVE

At Maria Residences, life isn't just lived - it's celebrated, every day.

Begin your day with breathtaking open sea views and step out to explore a vibrant community brimming with exceptional entertainment options.



YACHT CLUB WITH BOAT MOORING

YOUR MARITIME HAVEN - YACHT CLUB OF DREAMS

At Marina Residences, your passion for the sea finds its perfect home.

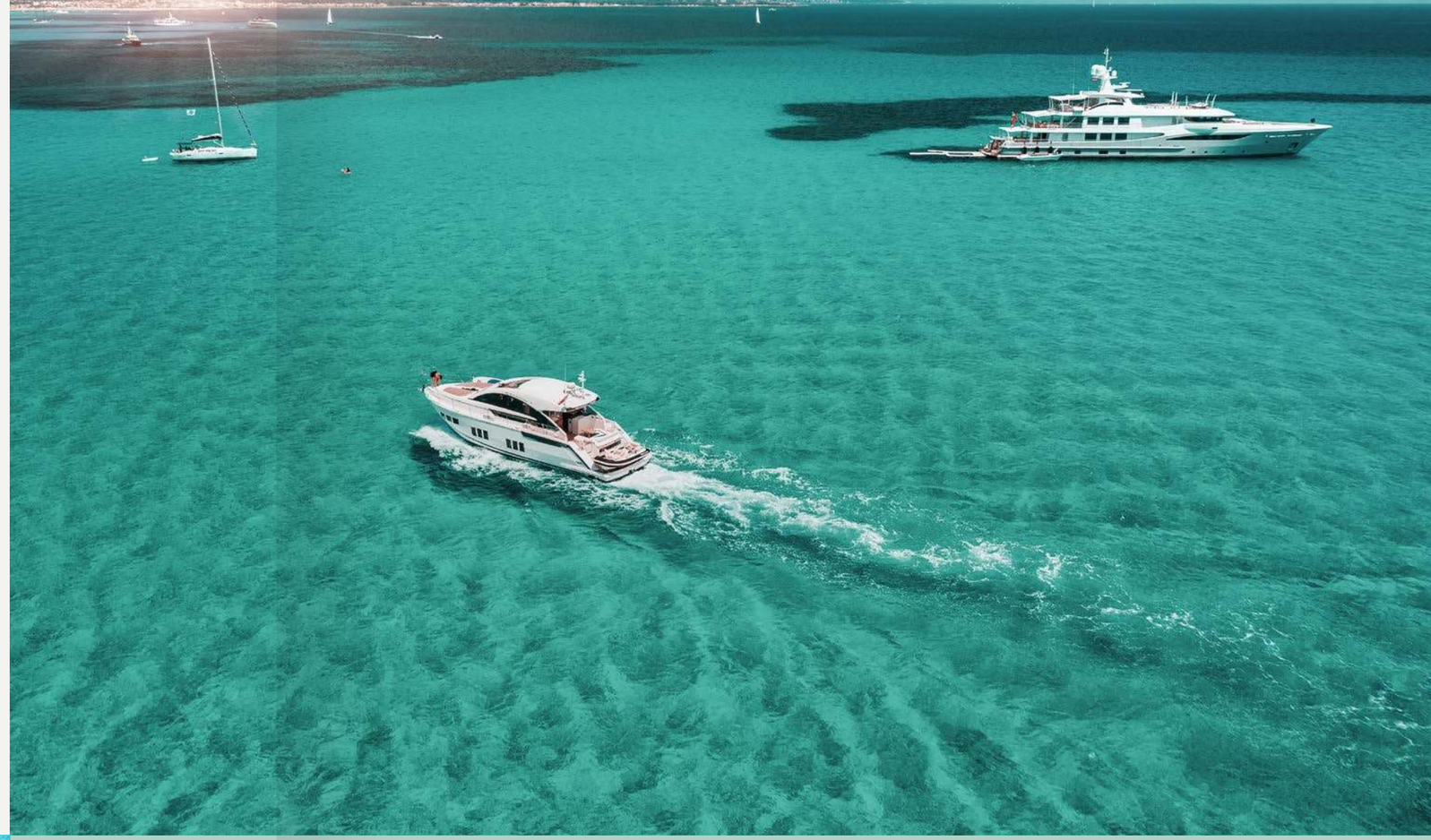
At the heart of this community lies the yacht club, a sanctuary for ocean lovers, offering seamless access to the azure waters of the open sea.

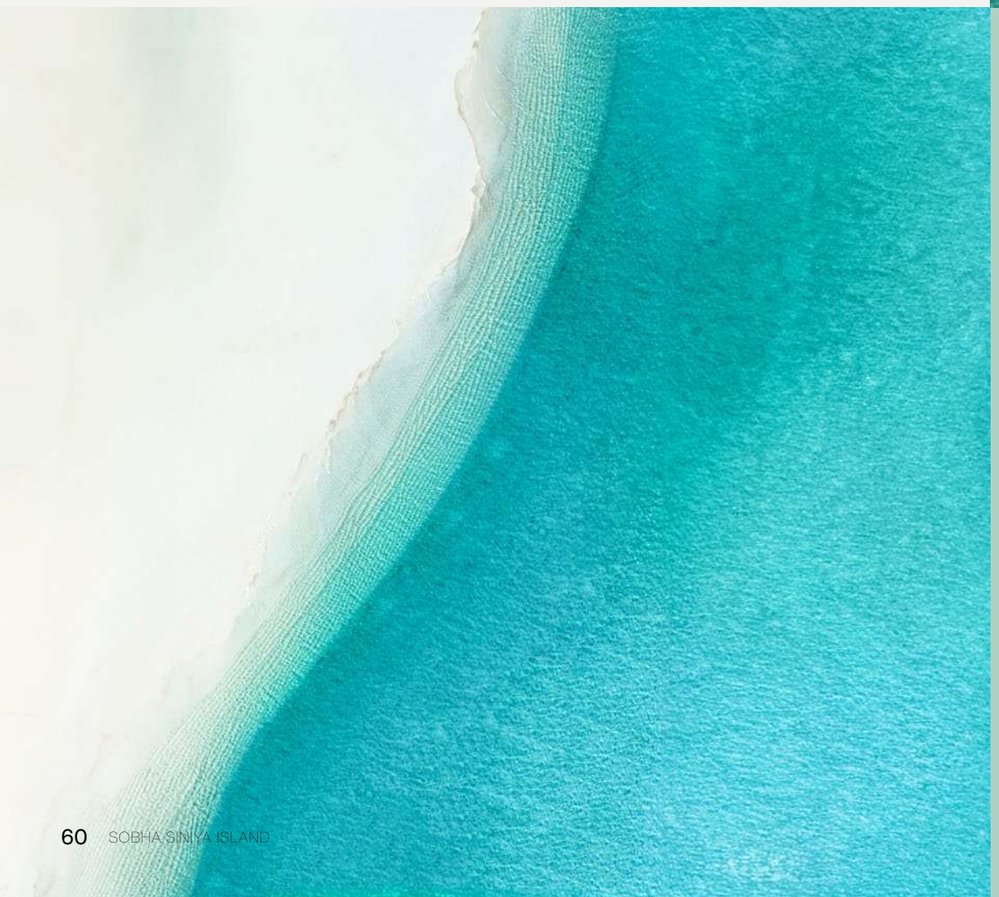


YACHT CLUB WITH BOAT MOORING

WHERE THE SHIMMERING HORIZON STRETCHES ENDLESSLY

Dock your private yacht at the pier after a thrilling day on the azure waters of the Arabian Sea. With advanced mooring facilities, your yacht is always ready for the next voyage.





For those who prefer a leisurely pace, the motorized water body weaves through the island, offering picturesque canals for perfect sunsets.

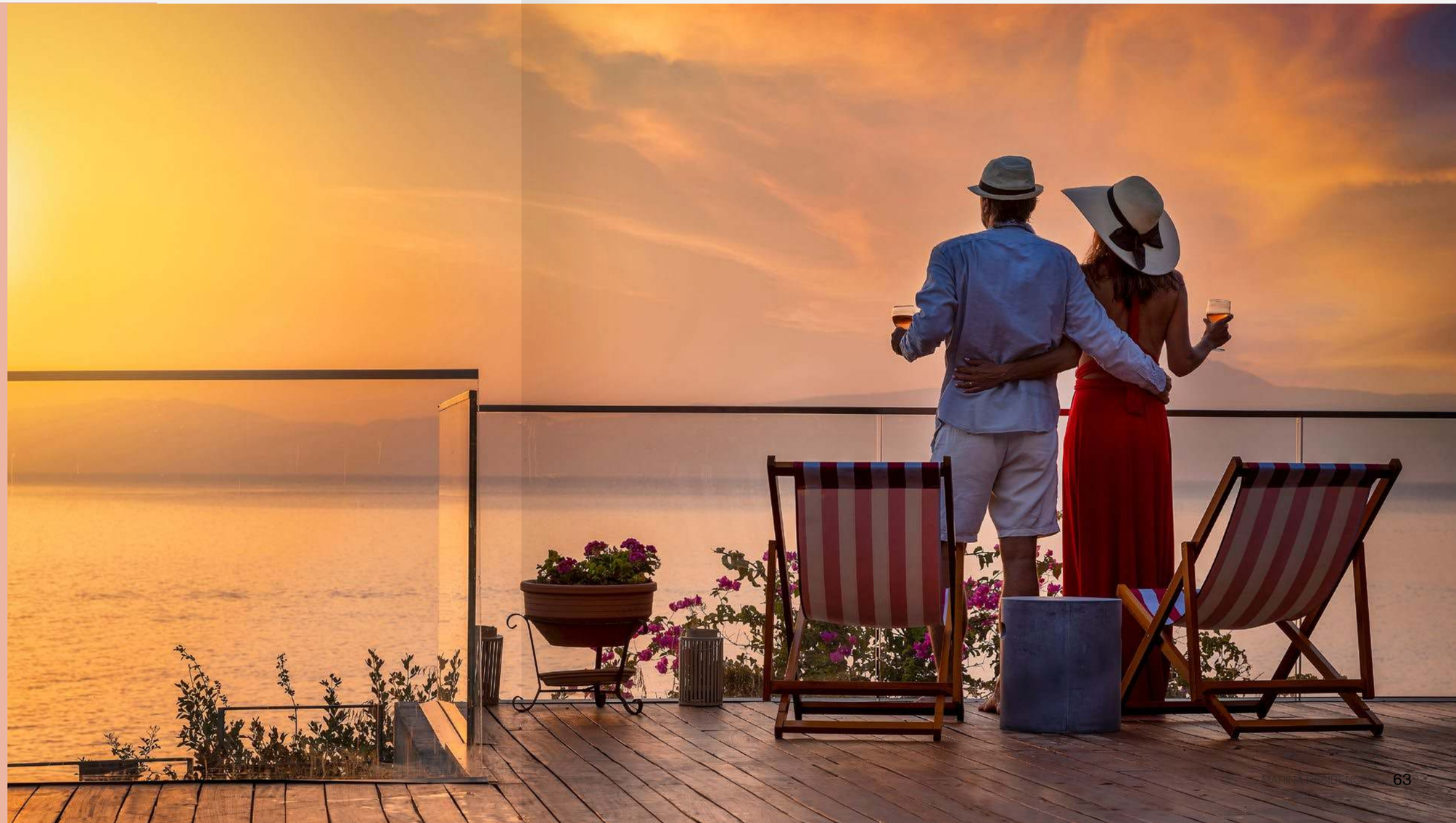
At Marina Residences, the horizon is not just a view but an invitation to explore the world beyond.

Brimming Promenade

A STROLL THROUGH DELIGHT - VIBRANT WATERFRONT PROMENADE

Picture yourself strolling along the vibrant promenade, where every step is a feast for the senses. The salty sea breeze carries the warm, inviting scent of freshly baked bread, drawing you toward charming cafés and elegant restaurants.

Whether you're savouring a cozy breakfast or indulging in a luxurious dinner, each table offers a front-row view of the shimmering water alive with charm.

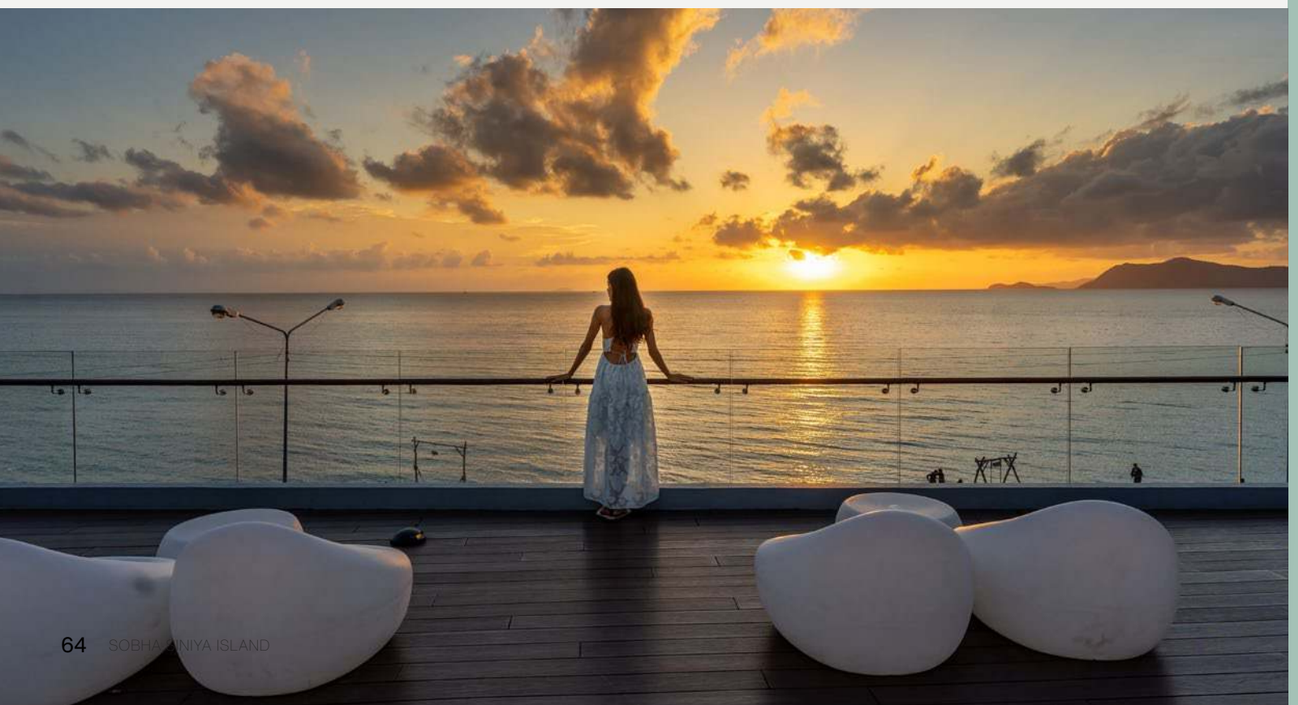


Brimming Promenade

THE HEARTBEAT OF THE PROMENADE

Each corner of the promenade pulses with life, offering the perfect setting to celebrate your milestones with loved ones or enjoy quiet moments of reflection by the sea.

As laughter and music fill the air, enjoy gourmet dishes and sip on exquisite cocktails as the marina's electric charm creates an unforgettable backdrop for your celebrations.





WITH EACH STEP, A VIEW MORE MESMERIZING

As you wander, let the aromas and vibrant atmosphere remind you of life's simplest and sweetest pleasures.

Whether day or night, the Marina Residences promenade ensures an ever-changing tapestry of experiences, inviting you to indulge your senses in this lively waterfront destination.



VIBRANT NIGHTLIFE

GLAMOROUS NIGHTS TO REMEMBER

When the sun sets, Marina Residences at Sobha Siniya Island comes alive with nightlife at the brimming promenade that rivals the best global destinations.

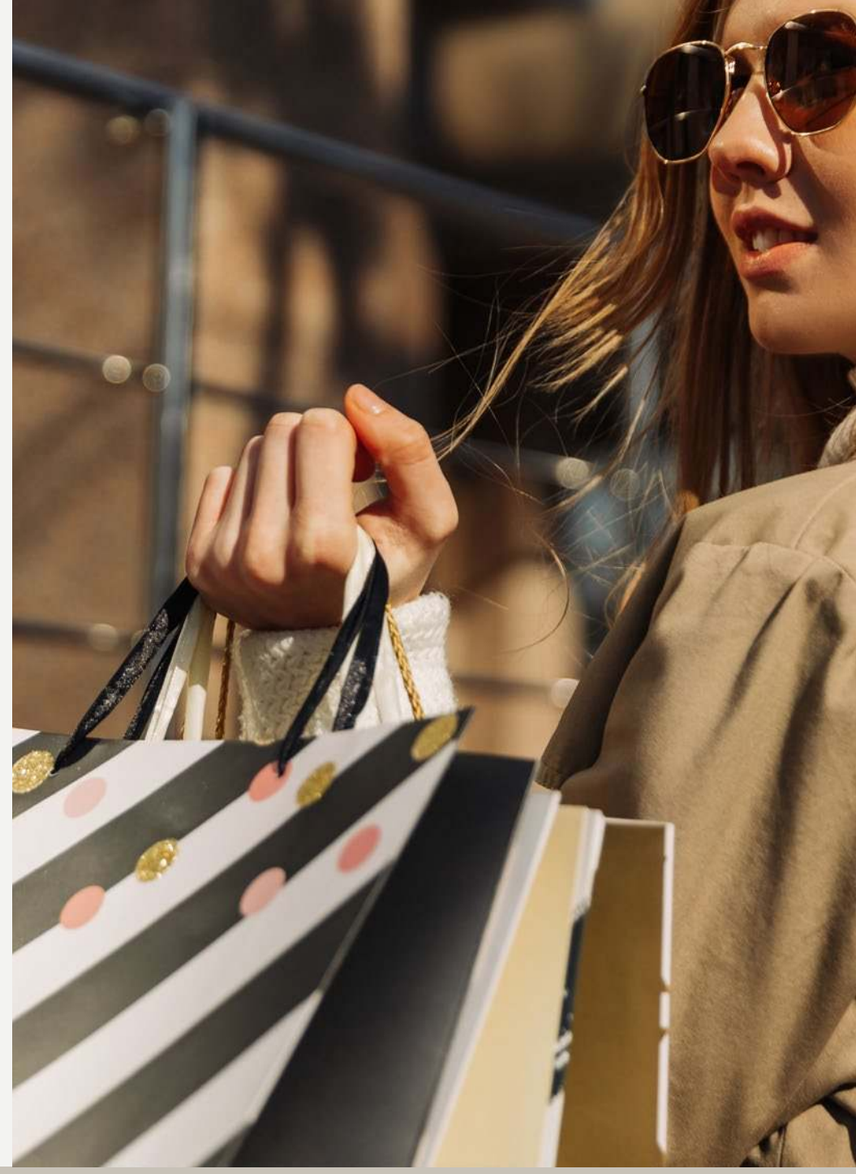
Discover glamorous restaurants with panoramic marina views, lively music that keeps you dancing, and a yacht club that exudes elegance.

SHOPPING MALL

RETAIL THERAPY REDEFINED - A SHOPPING HAVEN

Whether it's a girl's day out racking through exclusive fashion collections to find your perfect outfit or indulging in gourmet delicacies with your friends, every visit to the Marina Residences mall is an experience that transcends the ordinary.







LUXURY HOTEL

A WARM WELCOME FOR YOUR FAMILY AND FRIENDS

Let the warm and thoughtful touches make every stay a cherished experience, where time spent together becomes a lasting treasure.

Perfect for staycations or entertaining visitors, the luxury hotel at Marina Residences brings together the best of leisure and luxury, ensuring an experience that leaves a lasting impression on every guest.

LIFE FINDS ITS PERFECT FLOW

INTRODUCING

PEARLSIDE

MARINA RESIDENCES

At Pearlside Marina Residences, life flows with clarity and purpose. Positioned alongside the canal that opens to the Arabian Sea, this new cluster offers direct access to water's edge and a sense of endless possibility. The nearby footbridge links you seamlessly to the heart of Marina Residences, creating a natural extension of community. A wide podium filled with landscaped areas invites calm strolls, quiet gatherings, and open-air moments. Surrounded by water, greenery, and smooth connections, Pearlside Marina Residences is where everyday living feels open, balanced, and beautifully in tune with its island setting.



A PLACE TO FEEL ALIVE

Wander along the promenade where street cafés buzz with warmth, and every turn brings a new delight. Just steps away, the yacht club calls for spontaneous sails, while a luxury mall and hotel promise indulgence at a moment's notice. Every detail is designed to stir the senses.





SERENITY AT HOME

AN EMBRACE YOU LONG FOR

As the call of flamingos echoes softly in the distance, peaceful mornings take on a renewed sense of joy. With every turn of the page in your favourite book, the open sea unfolds before you, its gentle waves setting the perfect rhythm to your day.

This is more than just a moment - it's a sense of belonging, where the beauty of the sea and the calm of your surroundings create a comforting embrace. Rediscover the simple pleasure of a home that feels uniquely and truly yours.



AMENITIES PODIUM

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

AMENITIES
PODIUM

AMENITIES WITH A VIEW

Picture yourself standing on a sunlit podium, the salty sea breeze playfully flowing through your hair while flamingos glide gracefully across the sky, their pink hues painting a breathtaking scene against the shimmering waters.

This is no ordinary setting—it's a place where the extraordinary becomes part of your everyday.





AMENITIES
PODIUM

AMENITY-RICH PODIUMS

As you explore the dedicated podiums at Marina Residences, a world of possibilities unfolds before you. Dive into the crystal-clear infinity pools that seem to blend seamlessly with the horizon or find your rhythm at the state-of-the-art fitness centres overlooking the marina. Cozy lounges invite you to relax and reconnect, while vibrant outdoor play areas offer boundless joy for your toddlers.

With the sea as your constant companion, every moment feels like a story waiting to be written - one filled with serenity, energy, and the endless charm of life by the water.

LUSH PARKS & LANDSCAPED GARDENS



NATURE'S EMBRACE – LUSH GREENERY TO SOOTHE YOUR SOUL

Walk through pathways framed by colourful blooms while every little giggle and tiny eager steps of your toddlers bring you endless joy. Watch these precious moments unfold while you reconnect with nature in the lush parks and beautifully landscaped gardens.

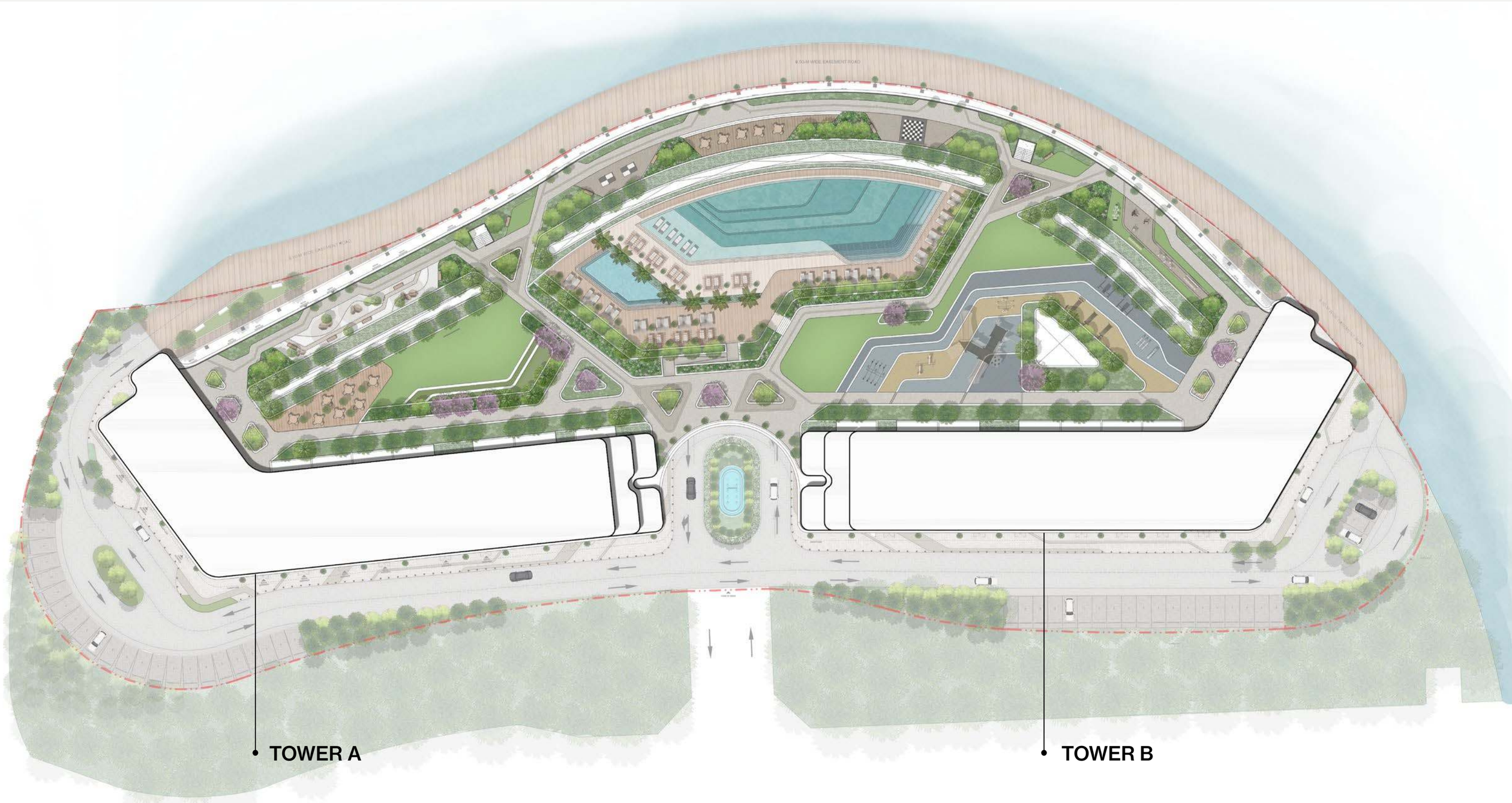
The lush green spaces are more than just a visual treat; they're a sanctuary that nurtures your well-being.

LOCATION ON MASTER PLAN



PEARLSIDE
MARINA RESIDENCES

SITE PLAN



YOUR PICTURE-PERFECT PARADISE AWAITS



BEDROOM





BATHROOM

FLOOR AND UNIT PLANS

PEARLSIDE
MARINA RESIDENCES

ACD: MARCH 2030

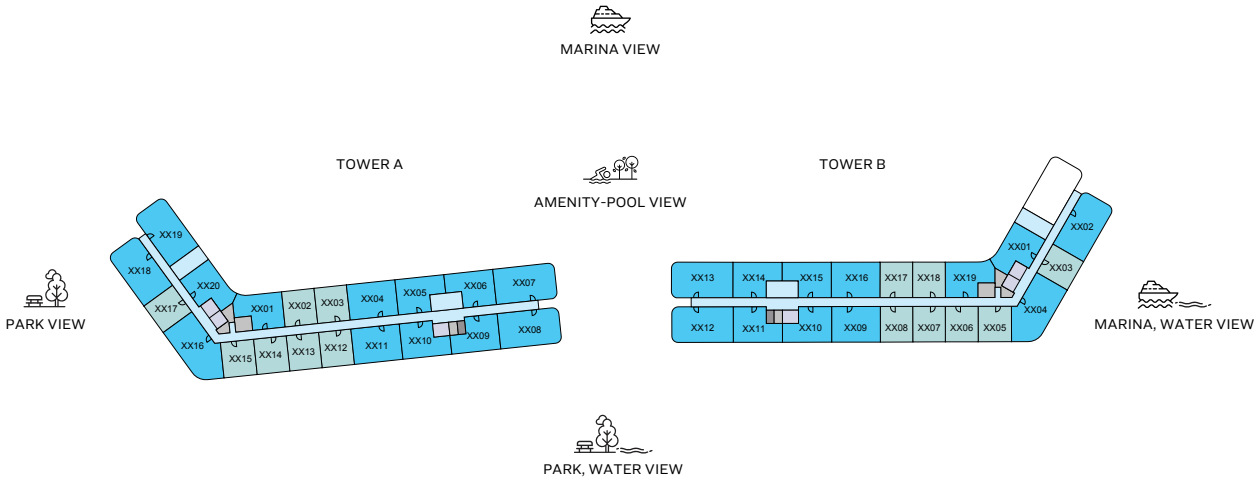
PEARLSIDE
MARINA-RESIDENCES

FLOOR AND UNIT PLANS

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03

1 BED UNIT
2 BED UNIT
CIRCULATION
GARBAGE
SERVICES
LIFT
AMENITIES

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

PEARLSIDE
MARINA-RESIDENCES

FLOOR AND UNIT PLANS

DOWNTOWN UAQ | SOBHA REALTY

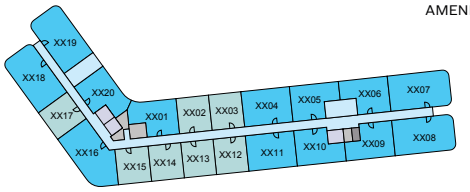
MARINA VIEW

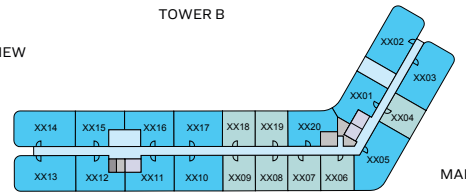
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





MARINA, WATER VIEW

PARK, WATER VIEW

LEVEL 04, 05 & 06

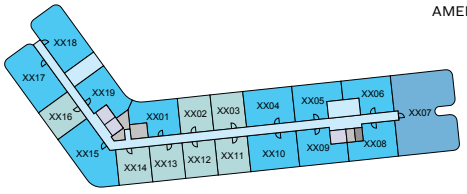
MARINA VIEW

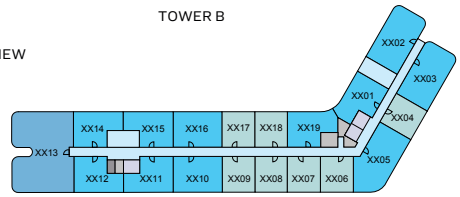
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





WATER VIEW

PARK, WATER VIEW

LEVEL 07

1 BED UNIT
2 BED UNIT
3 BED UNIT
GARBAGE
CIRCULATION
SERVICES
LIFT
AMENITIES

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PEARLSIDE
MARINA-RESIDENCES

FLOOR AND UNIT PLANS

DOWNTOWN UAQ | SOBHA REALTY

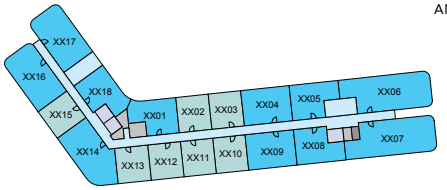
MARINA VIEW

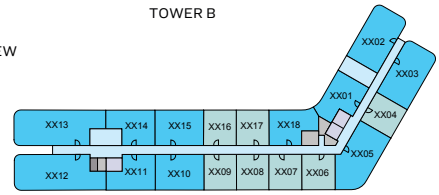
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





WATER VIEW

PARK, WATER VIEW

LEVEL 08

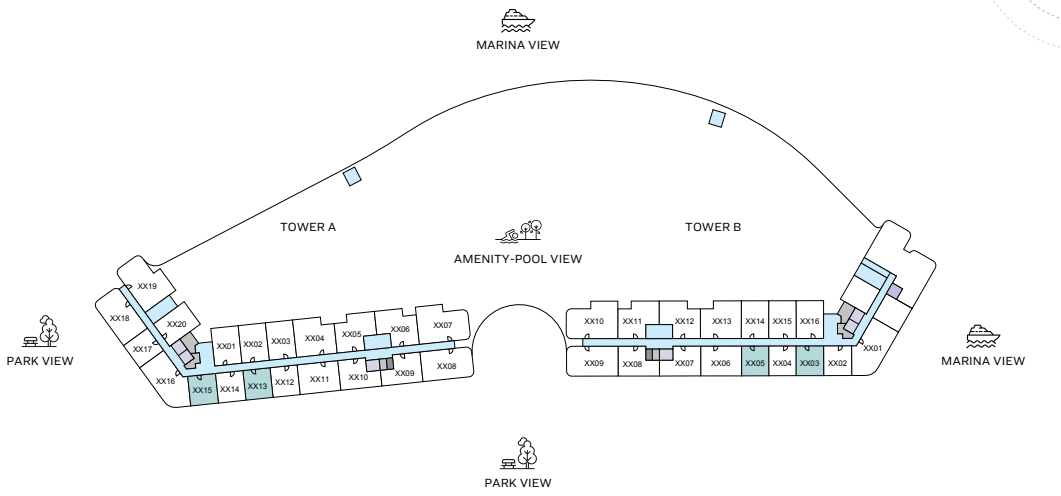
1 BED UNIT
2 BED UNIT
CIRCULATION
GARBAGE
SERVICES
LIFT
AMENITIES

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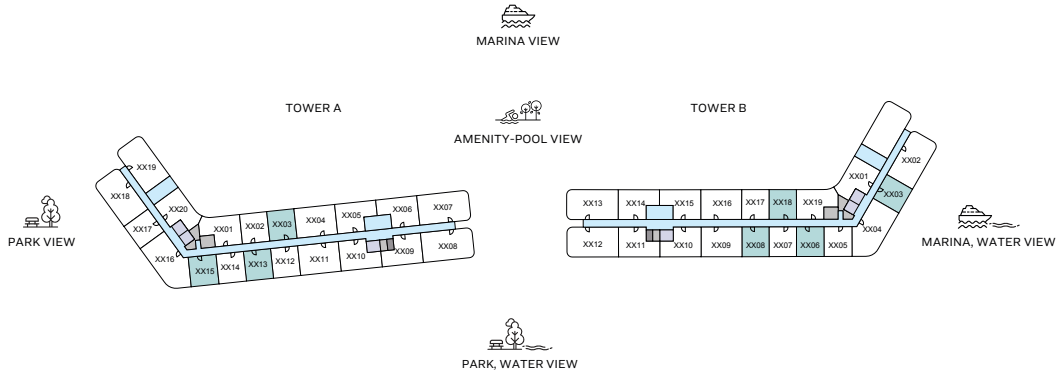
1 BED | TYPE A

UNIT

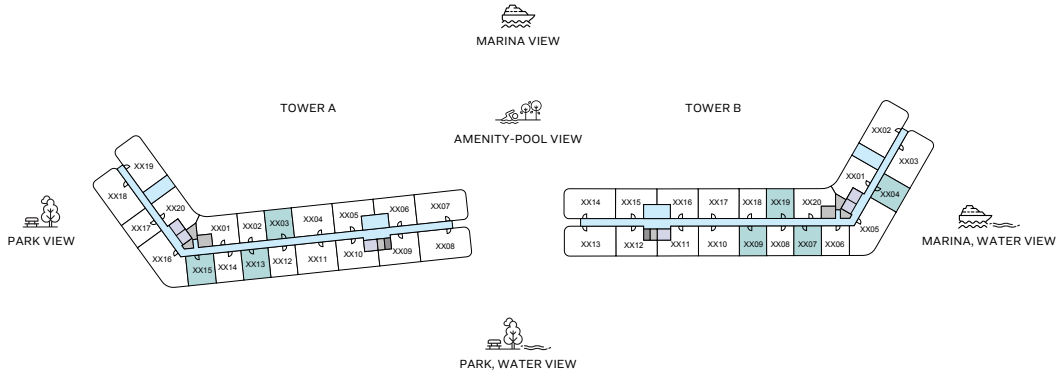
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

1 BEDROOM APARTMENT

TYPE A

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 463.17 - 466.51 SQ.FT.
BALCONY = 46.82 SQ.FT.
TOTAL RANGE = 509.99 - 513.33 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-303, B-318

Marina, Amenity, Pool View
A-403, B-419, A-503, B-519, A-603, B-619, A-703, B-718, A-803, B-817

Marina, Water View
B-303, B-404, B-504, B-604

Park View
A-213, A-215, B-203, B-205

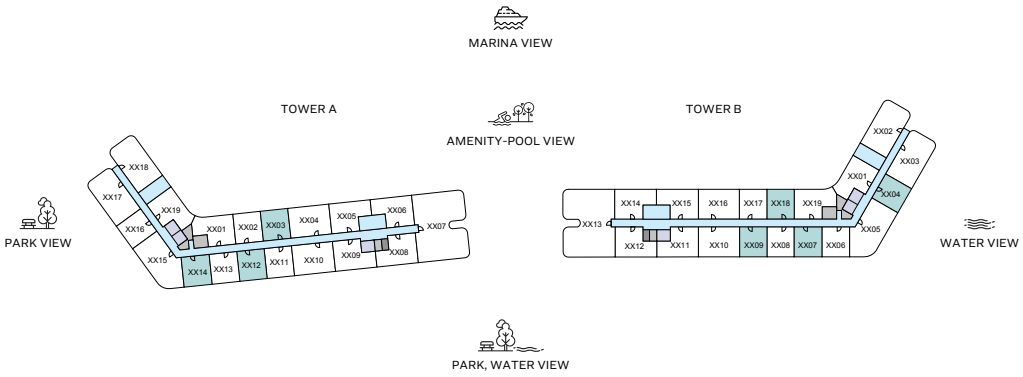
Park, Water View
A-313, A-315, B-306, B-308, A-413, A-415, B-407, B-409, A-513, A-515, B-507, B-509, A-613, A-615, B-607, B-609, A-712, A-714, B-707, B-709, A-811, A-813, B-807, B-809

Water View
B-704, B-804

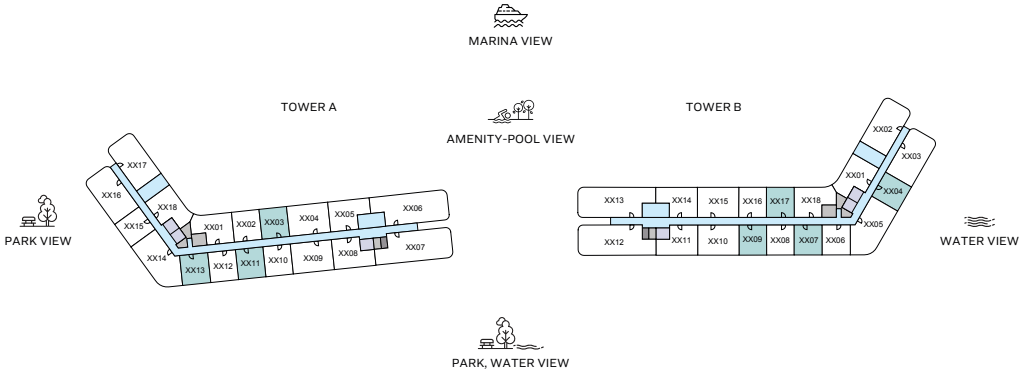
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1 BED | TYPE A

UNIT



LEVEL 07



LEVEL 08

1 BEDROOM APARTMENT

TYPE A

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 463.17 - 466.51 SQ.FT.
BALCONY = 46.82 SQ.FT.
TOTAL RANGE = 509.99 - 513.33 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-303, B-318

Marina, Amenity, Pool View
A-403, B-419, A-503, B-519, A-603, B-619, A-703, B-718, A-803, B-817

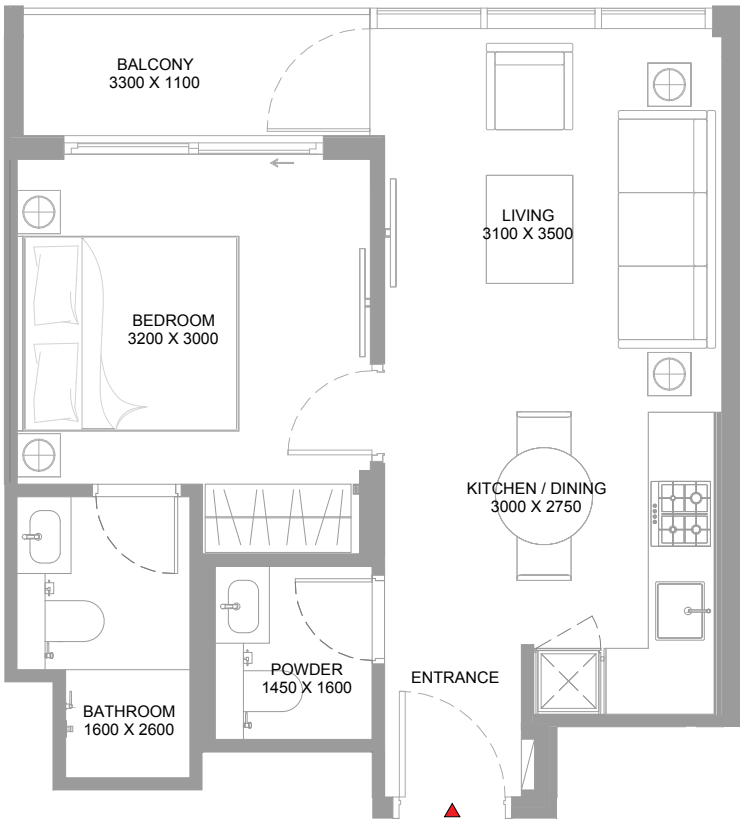
Marina, Water View
B-303, B-404, B-504, B-604

Park View
A-213, A-215, B-203, B-205

Park, Water View
A-313, A-315, B-306, B-308, A-413, A-415, B-407, B-409, A-513, A-515, B-507, B-509, A-613, A-615, B-607, B-609, A-712, A-714, B-707, B-709, A-811, A-813, B-807, B-809

Water View
B-704, B-804

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



1
BEDROOM
APARTMENT

TYPE A

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 463.17 - 466.51 SQ.FT.
BALCONY = 46.82 SQ.FT.
TOTAL RANGE = 509.99 - 513.33 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-303, B-318

Marina, Amenity, Pool View
A-403, B-419, A-503, B-519, A-603, B-619, A-703, B-718, A-803, B-817

Marina, Water View
B-303, B-404, B-504, B-604

Park View
A-213, A-215, B-203, B-205

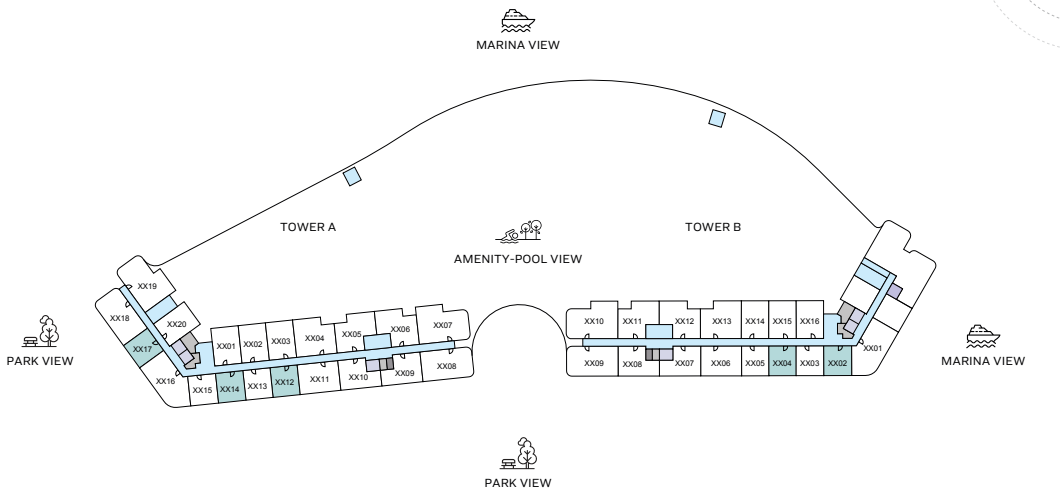
Park, Water View
A-313, A-315, B-306, B-308, A-413, A-415, B-407, B-409, A-513, A-515, B-507, B-509, A-613, A-615, B-607, B-609, A-712, A-714, B-707, B-709, A-811, A-813, B-807, B-809

Water View
B-704, B-804

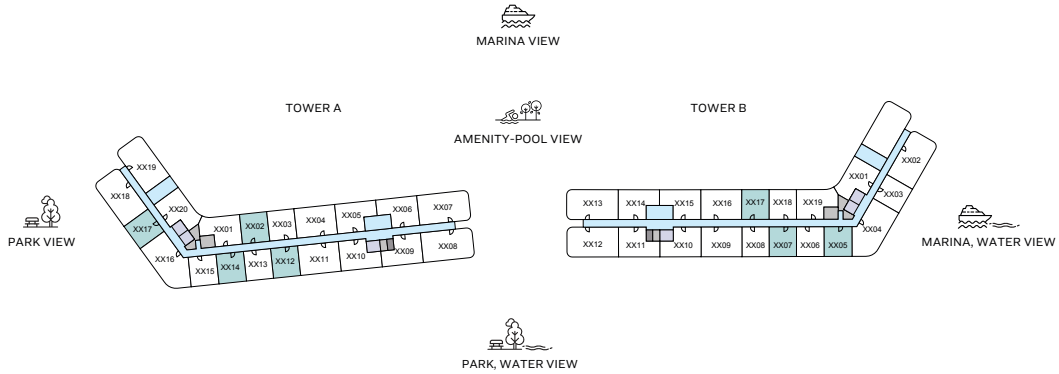
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UNIT

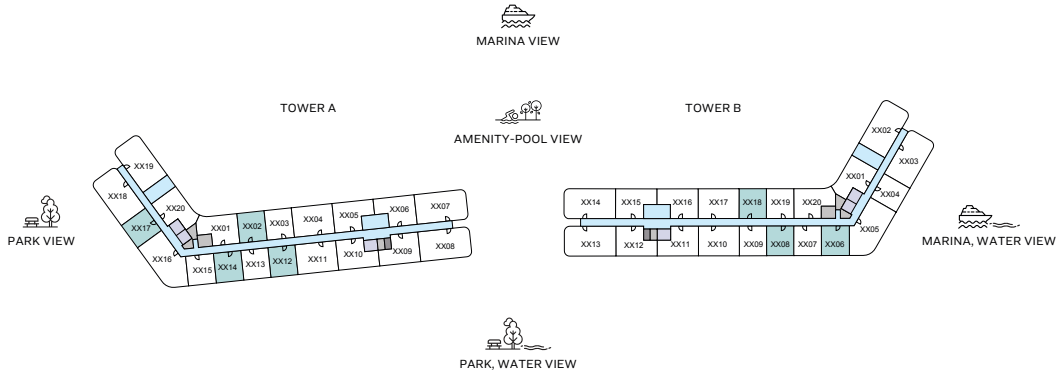
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

1 BEDROOM APARTMENT

TYPE A

VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 463.17 - 466.51 SQ.FT.
BALCONY = 46.82 SQ.FT.
TOTAL RANGE = 509.99 - 513.33 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-302, B-317

Marina, Amenity, Pool View
A-402, B-418, A-502, B-518, A-602, B-618, A-702, B-717, A-802, B-816

Park View
A-212, A-214, A-217, B-202, B-204, A-317, A-417, A-517, A-617, A-716, A-815

Park, Water View
A-312, A-314, B-305, B-307, A-412, A-414, B-406, B-408, A-512, A-514, B-506, B-508, A-612, A-614, B-606, B-608, A-711, A-713, B-706, B-708, A-810, A-812, B-806, B-808

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UNIT

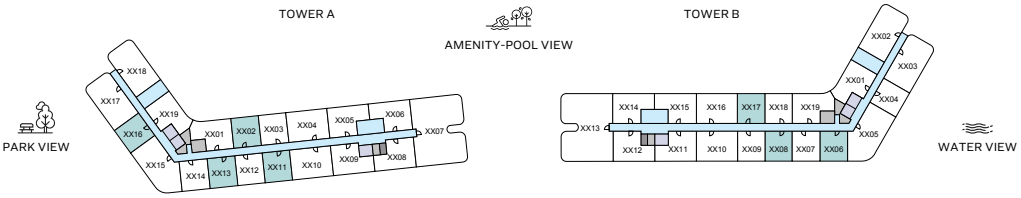
DOWNTOWN UAQ | SOBHA REALTY

MARINA VIEW

TOWER A

AMENITY-POOL VIEW

TOWER B



PARK, WATER VIEW

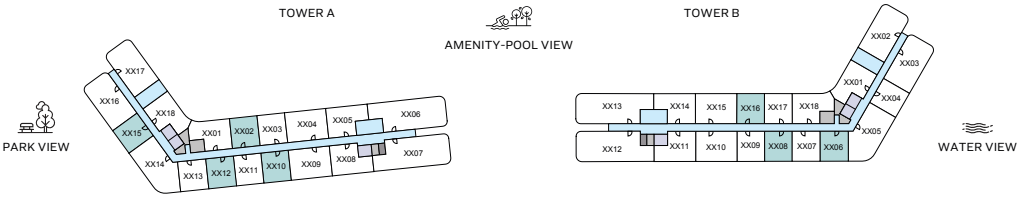
LEVEL 07

MARINA VIEW

TOWER A

AMENITY-POOL VIEW

TOWER B



PARK, WATER VIEW

LEVEL 08

1 BEDROOM APARTMENT

TYPE A

VARIANT 1

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 463.17 - 466.51 SQ.FT.
BALCONY = 46.82 SQ.FT.
TOTAL RANGE = 509.99 - 513.33 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

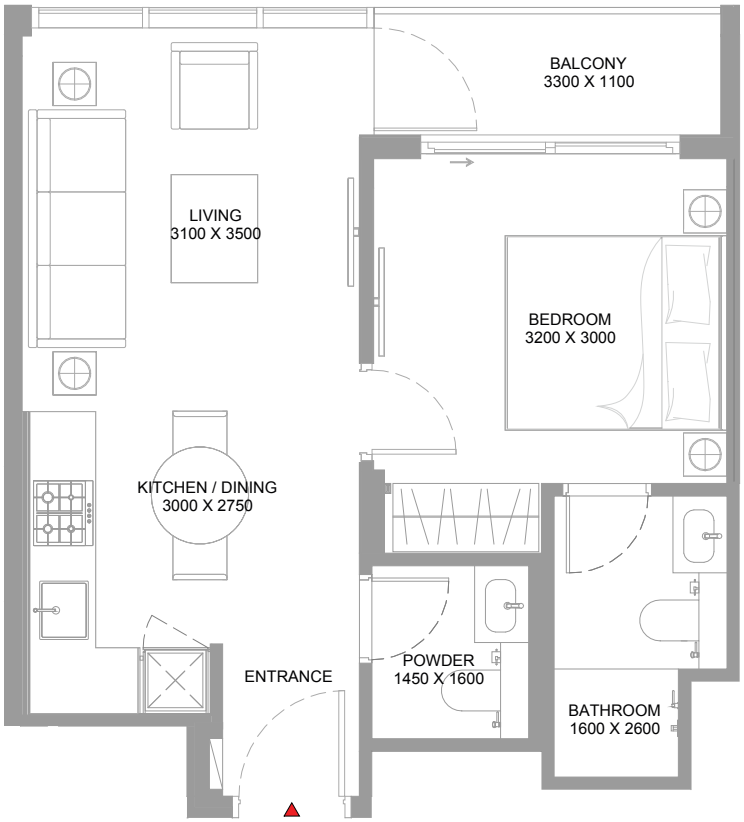
Amenity, Pool View
A-302, B-317

Marina, Amenity, Pool View
A-402, B-418, A-502, B-518, A-602, B-618, A-702, B-717, A-802, B-816

Park View
A-212, A-214, A-217, B-202, B-204, A-317, A-417, A-517, A-617, A-716, A-815

Park, Water View
A-312, A-314, B-305, B-307, A-412, A-414, B-406, B-408, A-512, A-514, B-506, B-508, A-612, A-614, B-606, B-608, A-711, A-713, B-706, B-708, A-810, A-812, B-806, B-808

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1
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 463.17 - 466.51 SQ.FT.
BALCONY = 46.82 SQ.FT.
TOTAL RANGE = 509.99 - 513.33 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-302, B-317

Marina, Amenity, Pool View
A-402, B-418, A-502, B-518, A-602, B-618, A-702, B-717, A-802, B-816

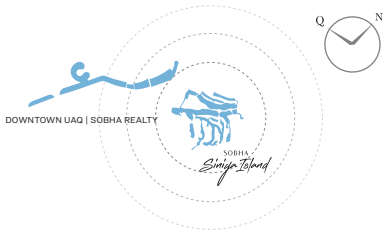
Park View
A-212, A-214, A-217, B-202, B-204, A-317, A-417, A-517, A-617, A-716, A-815

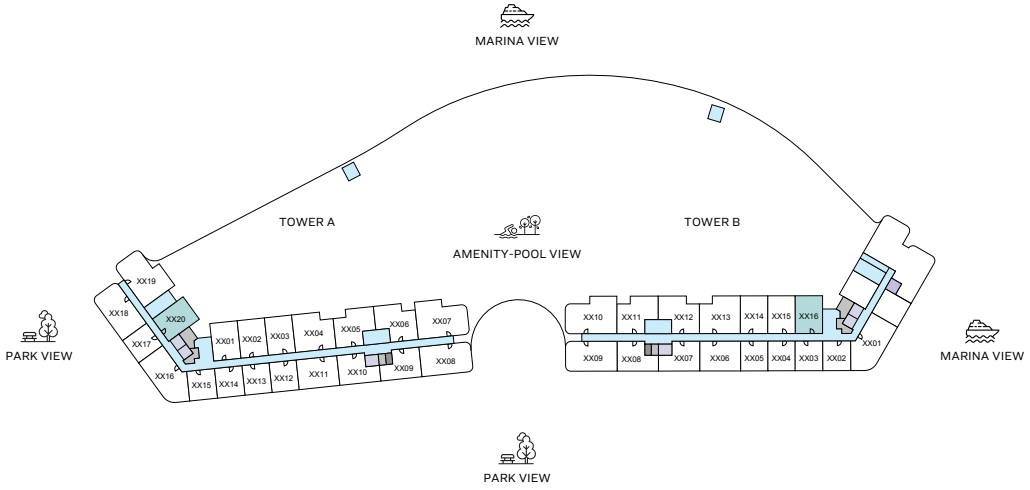
Park, Water View
A-312, A-314, B-305, B-307, A-412, A-414, B-406, B-408, A-512, A-514, B-506, B-508, A-612, A-614, B-606, B-608, A-711, A-713, B-706, B-708, A-810, A-812, B-806, B-808

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1 BED | TYPE B

UNIT





LEVEL 02

1 BEDROOM APARTMENT

TYPE B

(with powder room + yard)

List of unit numbers with this unit plan:

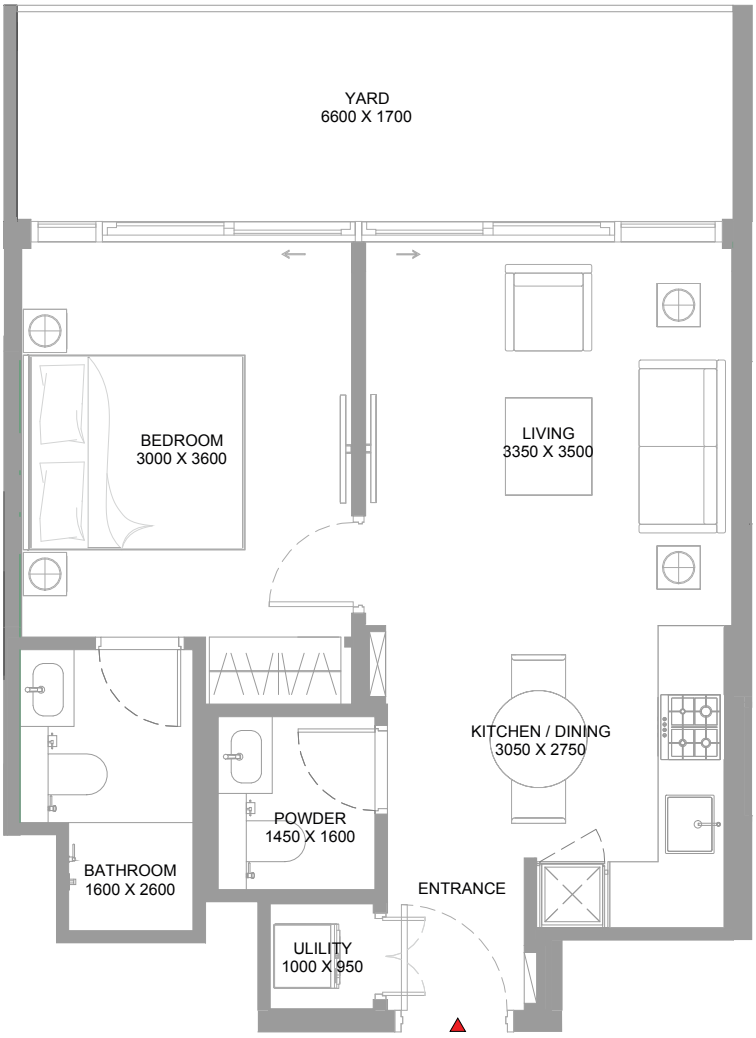
VIEWS

Amenity, Pool View
A-220, B-216

TOTAL SALEABLE AREA

SUITE RANGE = 502.24 - 512.15 SQ.FT.
YARD RANGE = 150.69 - 150.80 SQ.FT.
TOTAL RANGE = 653.05 - 662.84 SQ.FT.

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



1
BEDROOM
APARTMENT

TYPE B

(with powder room + yard)

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-220, B-216

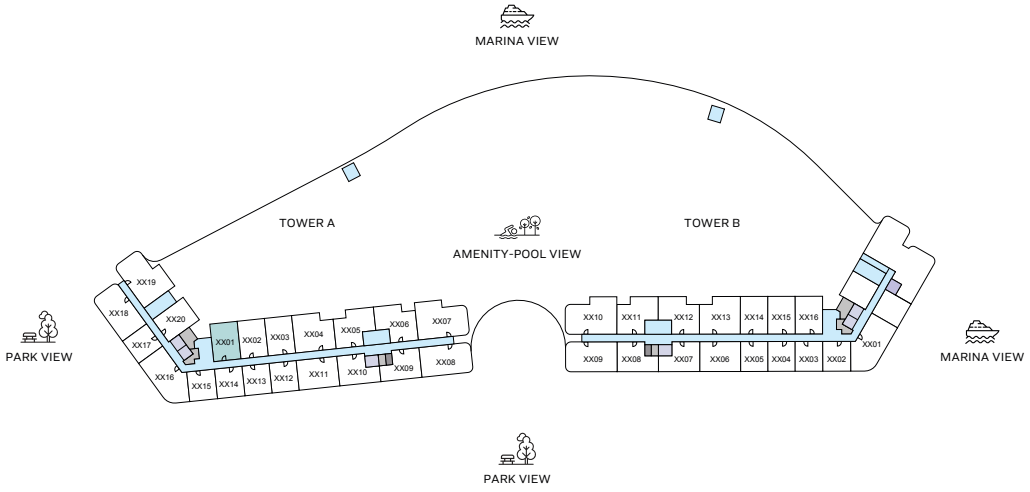
TOTAL SALEABLE AREA

SUITE RANGE = 502.24 - 512.15 SQ.FT.
YARD RANGE = 150.69 - 150.80 SQ.FT.
TOTAL RANGE = 653.05 - 662.84 SQ.FT.

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1 BED | TYPE B - VARIANT 1

UNIT



LEVEL 02

1
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with powder room + yard)

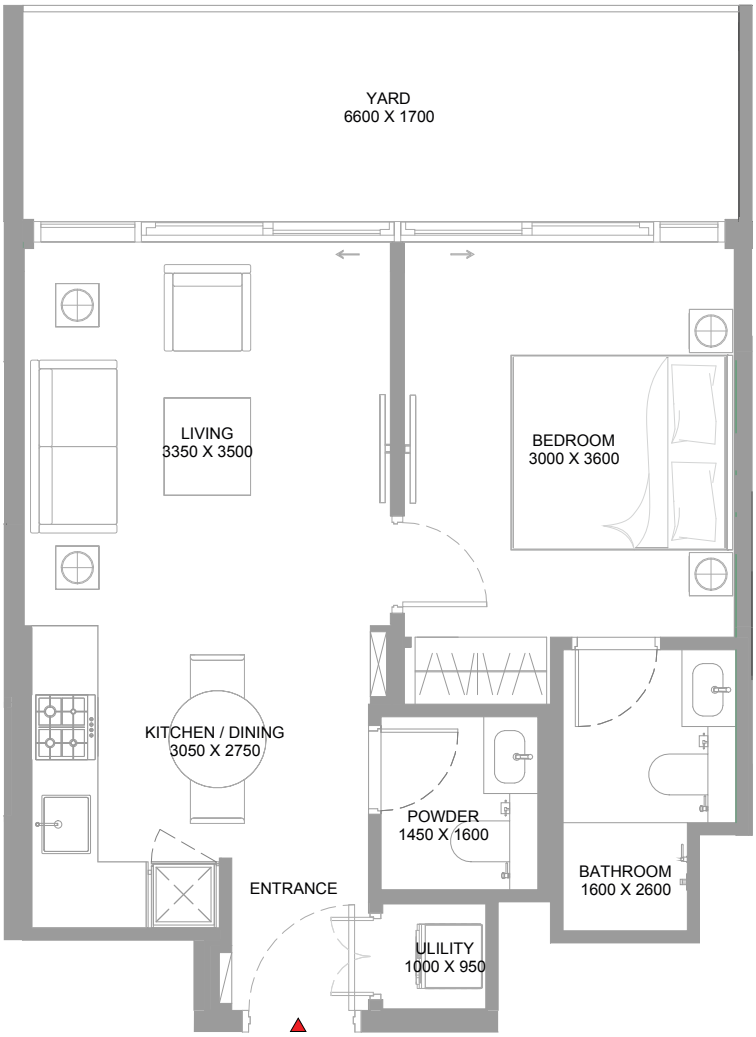
TOTAL SALEABLE AREA
SUITE = 502.24 SQ.FT.
YARD = 150.80 SQ.FT.
TOTAL = 653.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-201

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



1
BEDROOM
APARTMENT

TYPE B

VARIANT 1

(with powder room + yard)

TOTAL SALEABLE AREA

SUITE = 502.24 SQ.FT.
YARD = 150.80 SQ.FT.
TOTAL = 653.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-201

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1 BED | TYPE C

UNIT



LEVEL 02

1 BEDROOM APARTMENT

TYPE C

(with powder room + yard)

List of unit numbers with this unit plan:

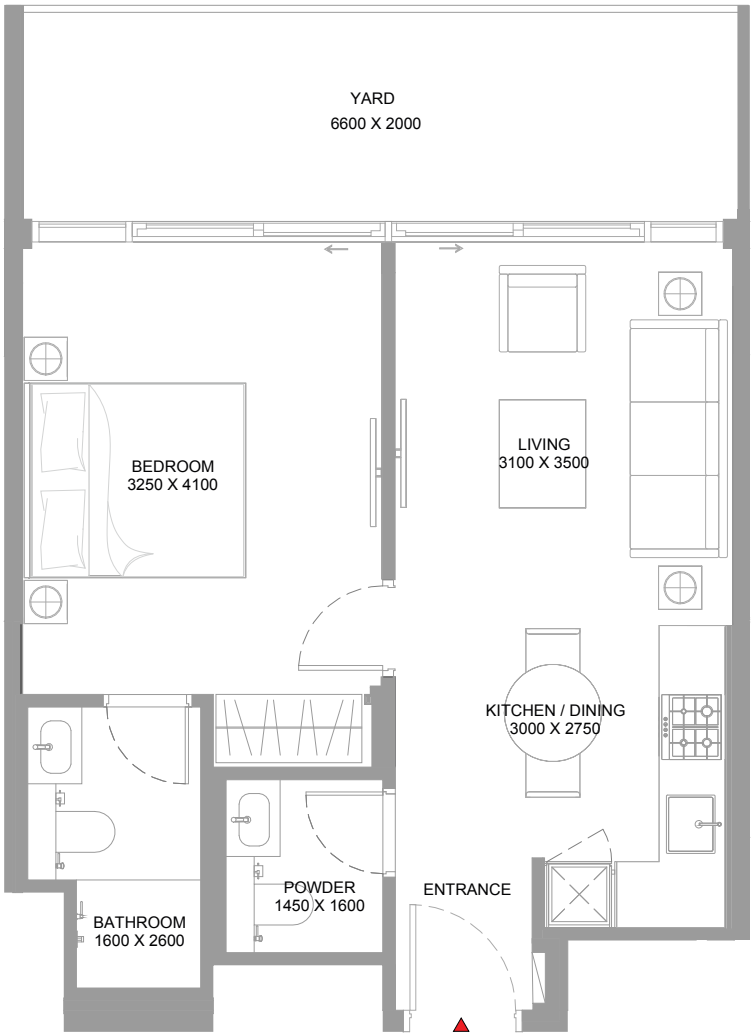
VIEWS

Amenity, Pool View
A-203, B-215

TOTAL SALEABLE AREA

SUITE RANGE = 509.56 - 510.32 SQ.FT.
YARD = 150.26 SQ.FT.
TOTAL RANGE = 659.83 - 660.58 SQ.FT.

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



1
BEDROOM
APARTMENT

TYPE C

(with powder room + yard)

List of unit numbers with this unit plan:

VIEWS

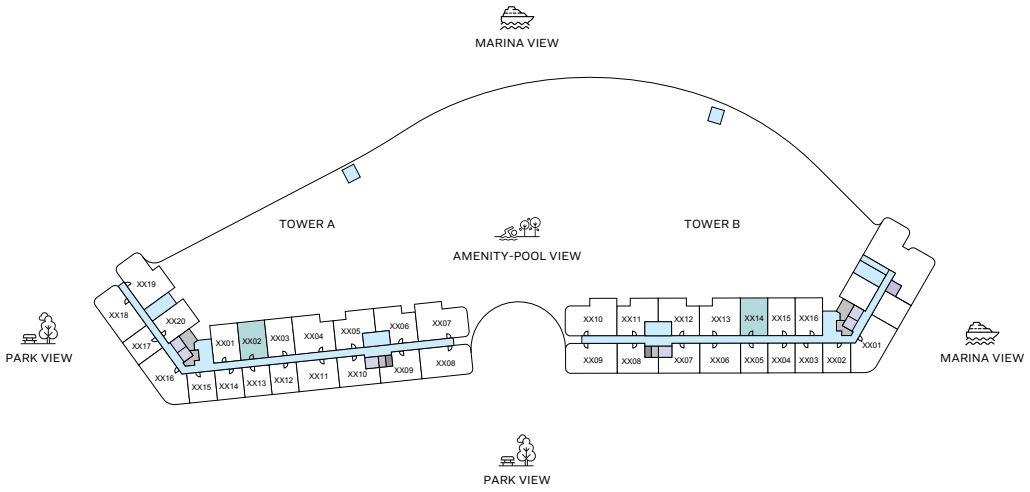
Amenity, Pool View
A-203, B-215

TOTAL SALEABLE AREA

SUITE RANGE = 509.56 - 510.32 SQ.FT.
YARD = 150.26 SQ.FT.
TOTAL RANGE = 659.83 - 660.58 SQ.FT.

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

UNIT



LEVEL 02

1 BEDROOM APARTMENT

TYPE C

VARIANT 1

(with powder room + yard)

TOTAL SALEABLE AREA

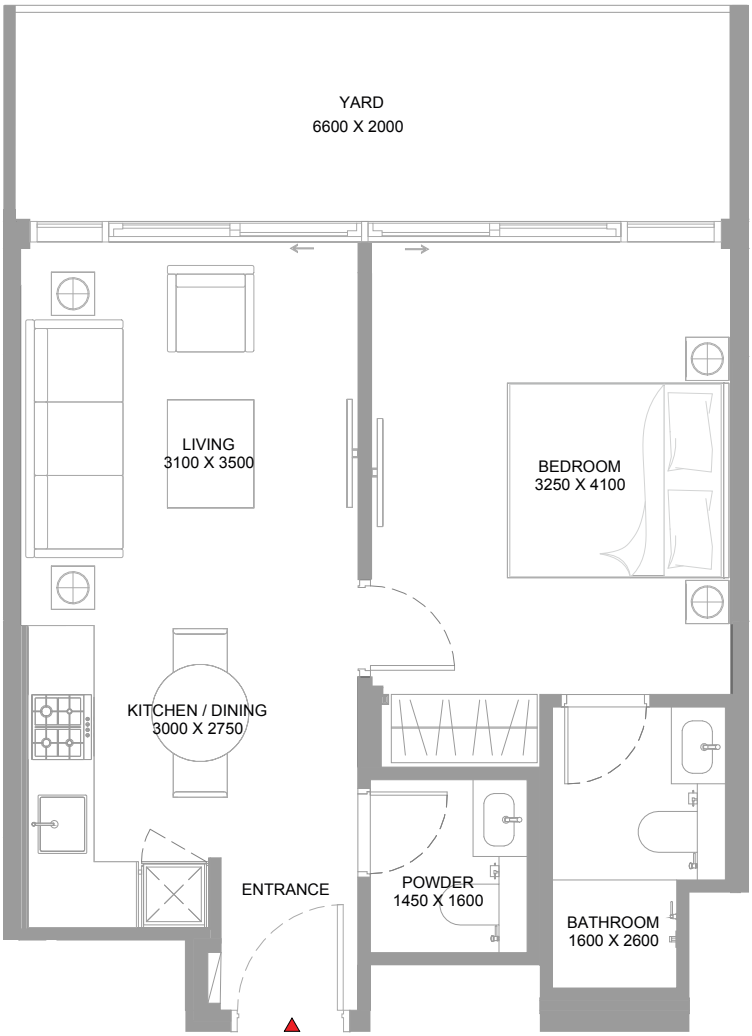
SUITE RANGE = 509.56 - 510.32 SQ.FT.
YARD = 150.26 SQ.FT.
TOTAL RANGE = 659.83 - 660.58 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-202, B-214

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1
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with powder room + yard)

TOTAL SALEABLE AREA
SUITE RANGE = 509.56 - 510.32 SQ.FT.
YARD = 150.26 SQ.FT.
TOTAL RANGE = 659.83 - 660.58 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

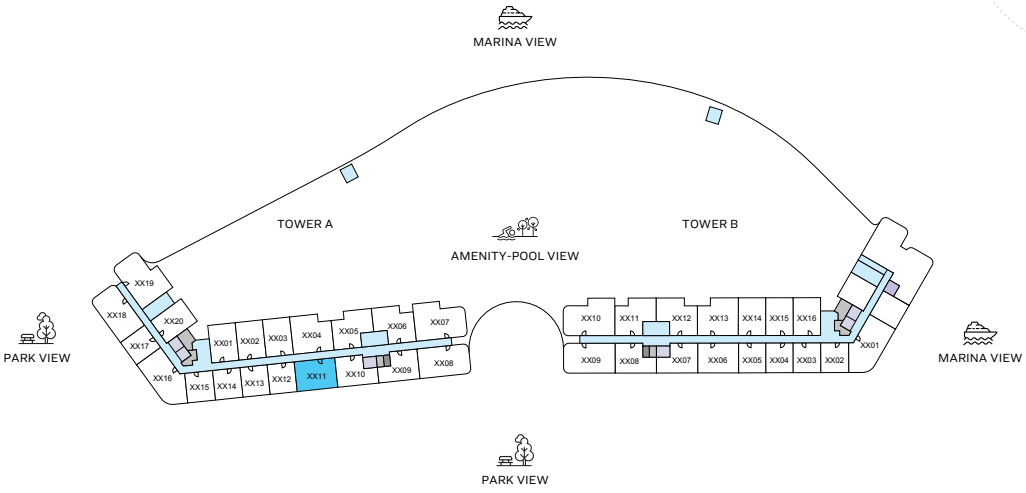
Amenity, Pool View
A-202, B-214

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

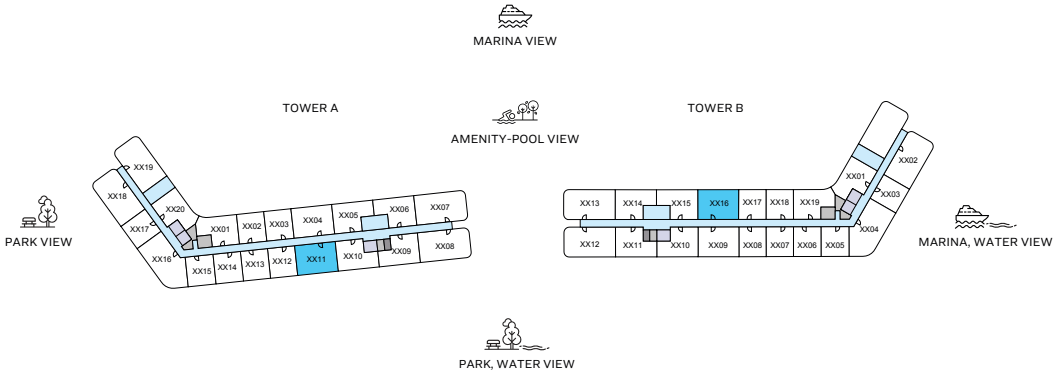
2 BED | TYPE A

UNIT

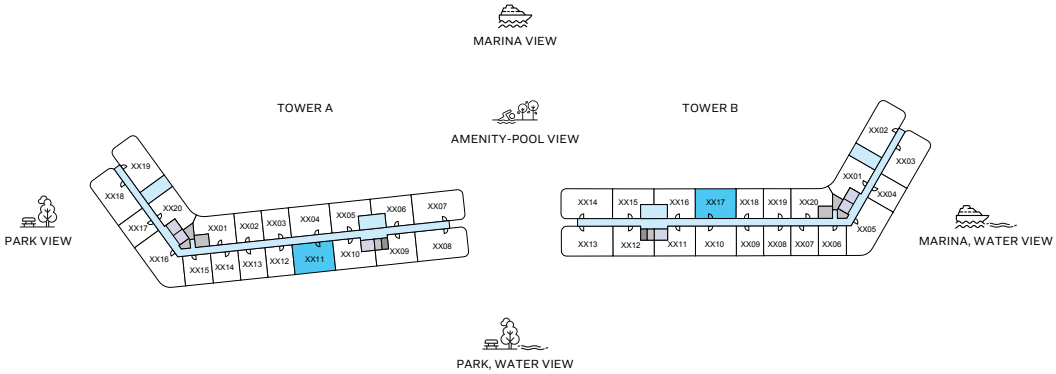
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2 BEDROOM APARTMENT

TYPE A

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 728.93 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 775.00 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-316

Marina, Amenity, Pool View
B-417, B-517, B-617, B-716, B-815

Park View
A-211

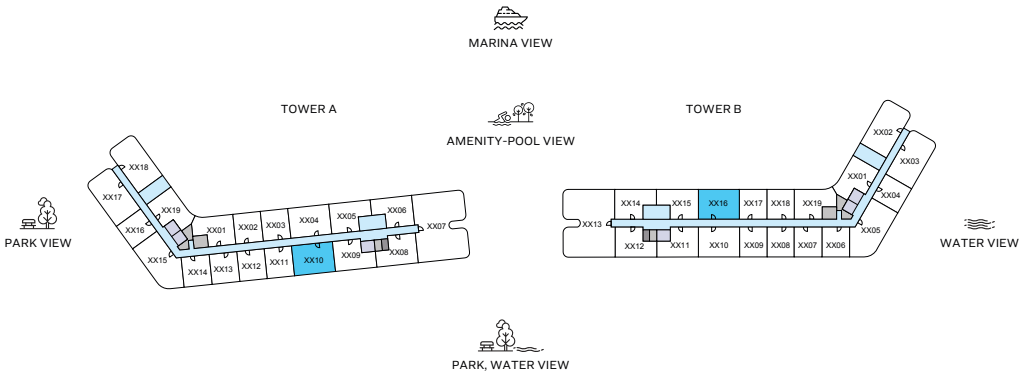
Park, Water View
A-311, A-411, A-511, A-611, A-710, A-809

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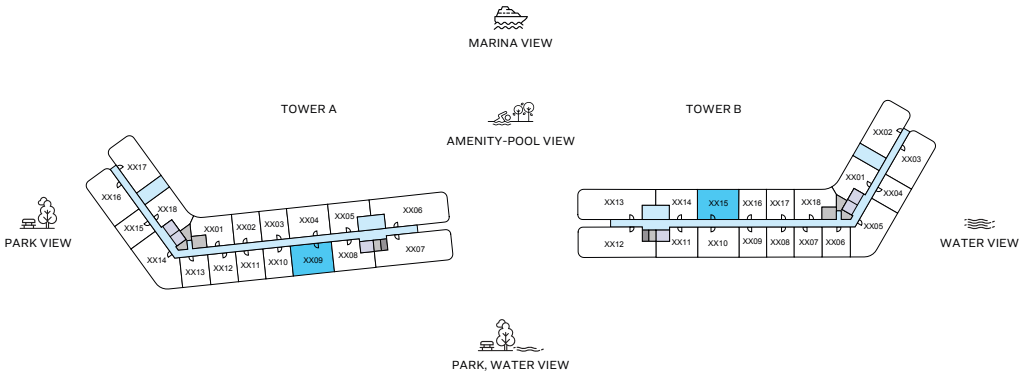
2 BED | TYPE A

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 07



LEVEL 08

2 BEDROOM APARTMENT

TYPE A

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 728.93 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 775.00 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

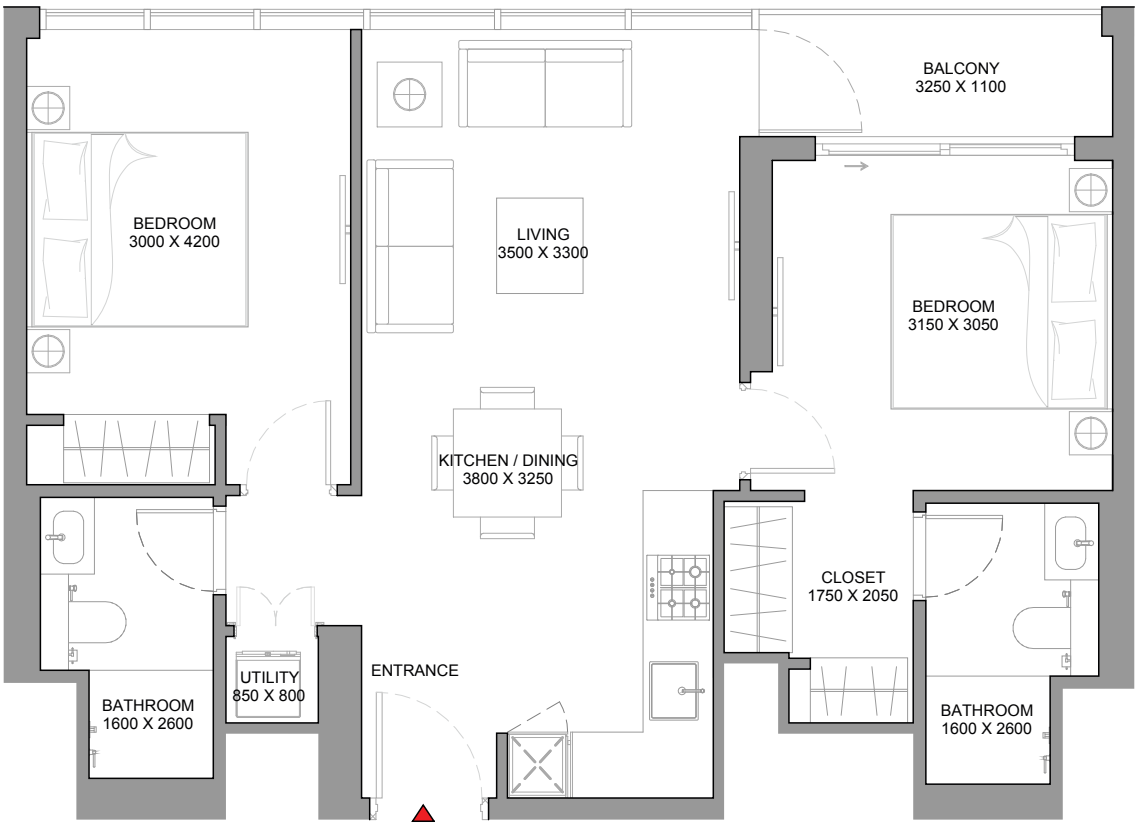
Amenity, Pool View
B-316

Marina, Amenity, Pool View
B-417, B-517, B-617, B-716, B-815

Park View
A-211

Park, Water View
A-311, A-411, A-511, A-611, A-710, A-809

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2
BEDROOM
APARTMENT

TYPE A

(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 728.93 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 775.00 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-316

Marina, Amenity, Pool View
B-417, B-517, B-617, B-716, B-815

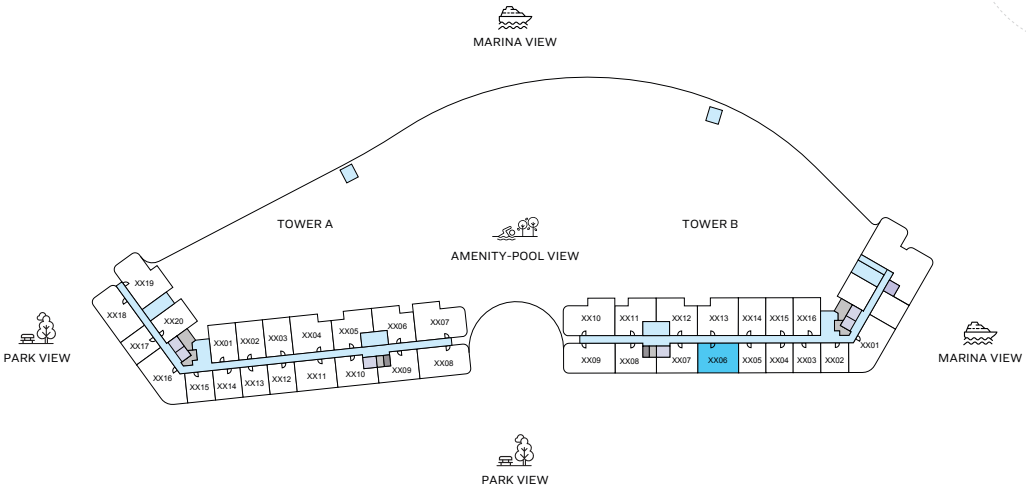
Park View
A-211

Park, Water View
A-311, A-411, A-511, A-611, A-710, A-809

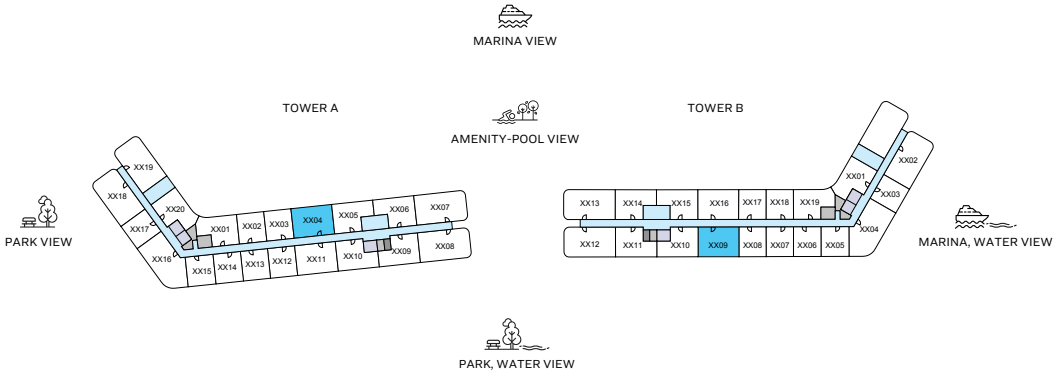
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2 BED | TYPE A - VARIANT 1

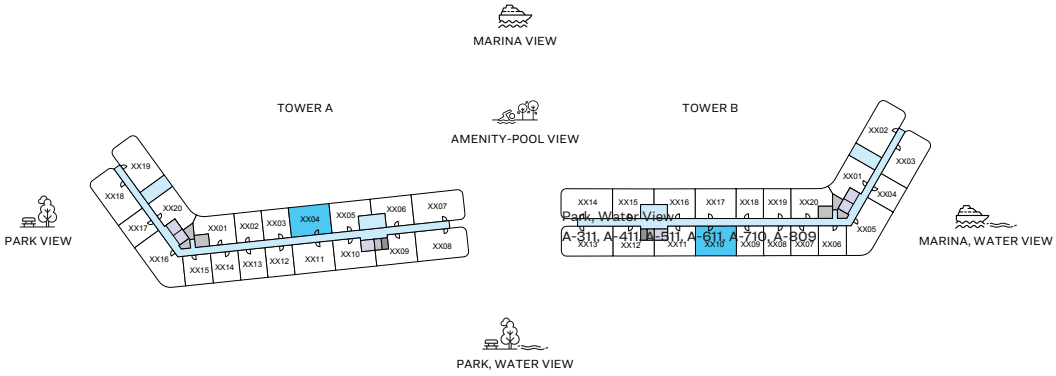
UNIT



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 726.89 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 772.96 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-304

Marina, Amenity, Pool View
A-404, A-504, A-604, A-704, A-804

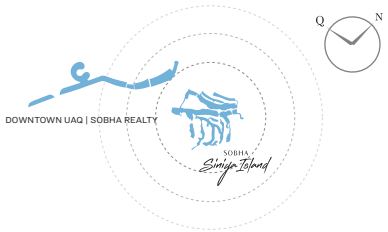
Park, Water View
B-309, B-410, B-510, B-610, B-710, B-810

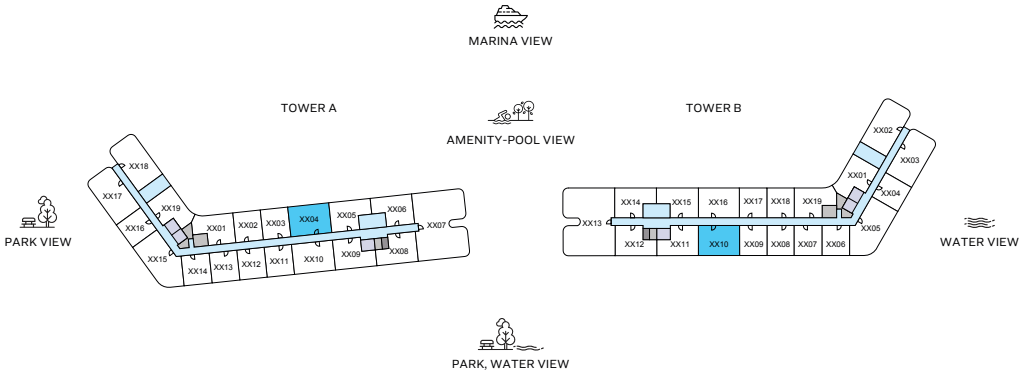
Park View
B-206

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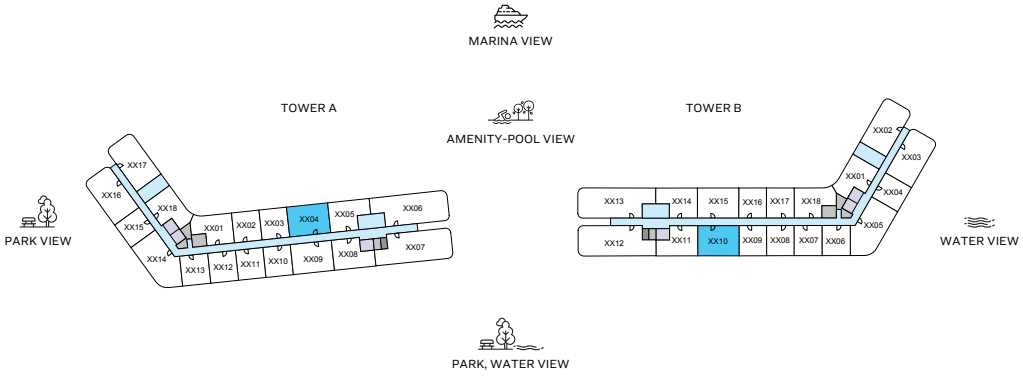
2 BED | TYPE A - VARIANT 1

UNIT





LEVEL 07



LEVEL 08

2
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 726.89 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 772.96 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

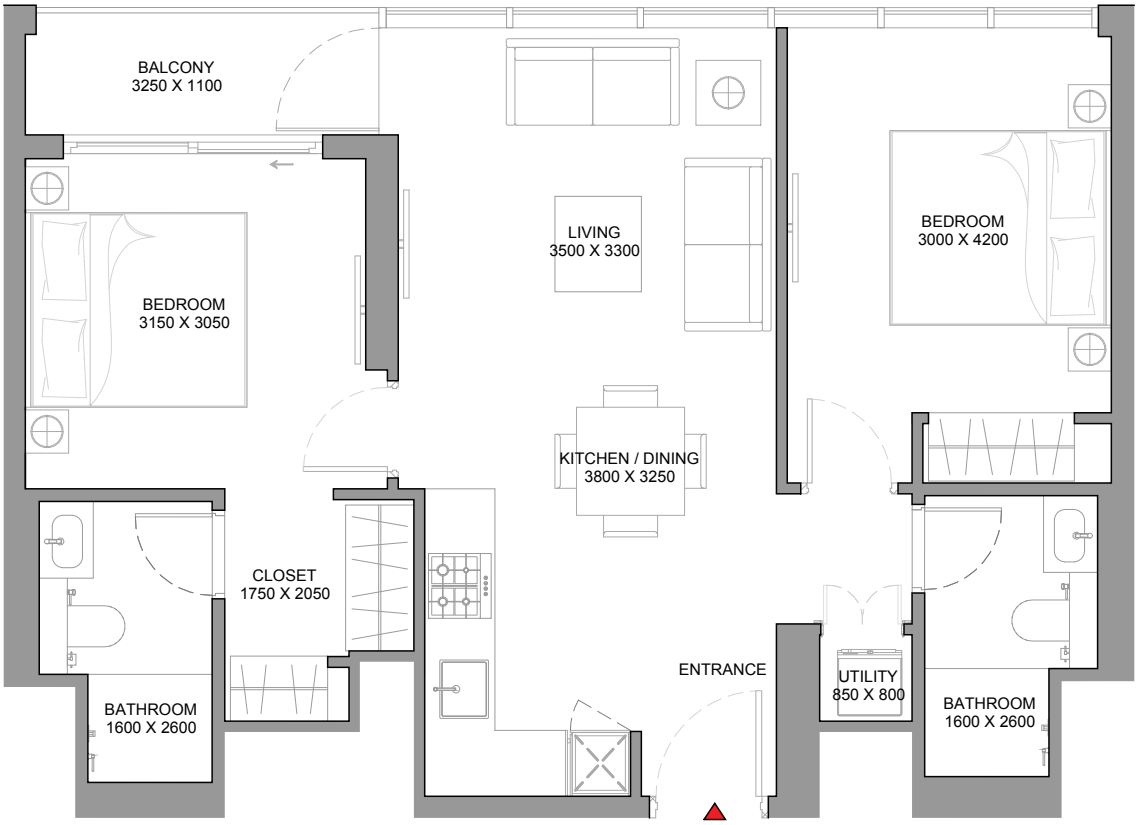
Amenity, Pool View
A-304

Marina, Amenity, Pool View
A-404, A-504, A-604, A-704, A-804

Park, Water View
B-309, B-410, B-510, B-610, B-710, B-810

Park View
B-206

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2
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 726.89 - 730.22 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 772.96 - 776.29 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-304

Marina, Amenity, Pool View
A-404, A-504, A-604, A-704, A-804

Park, Water View
B-309, B-410, B-510, B-610, B-710, B-810

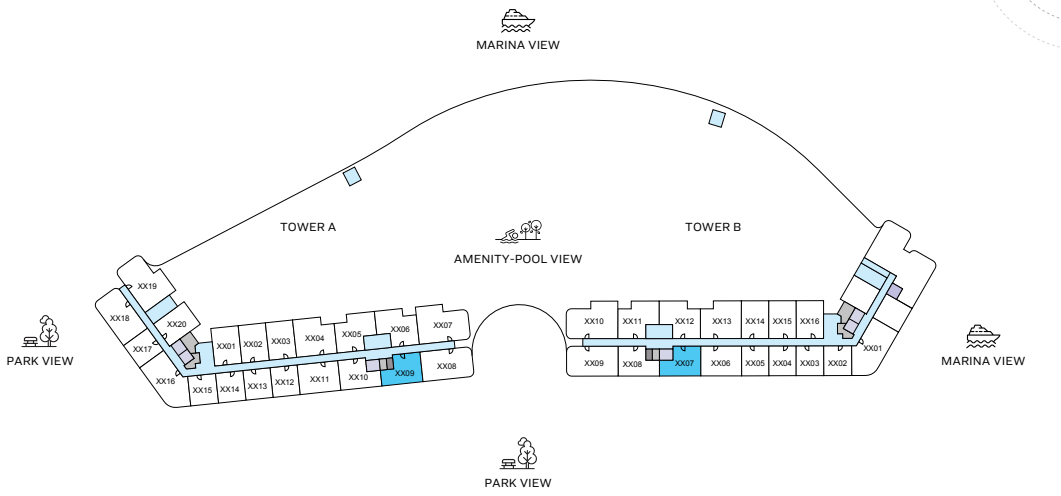
Park View
B-206

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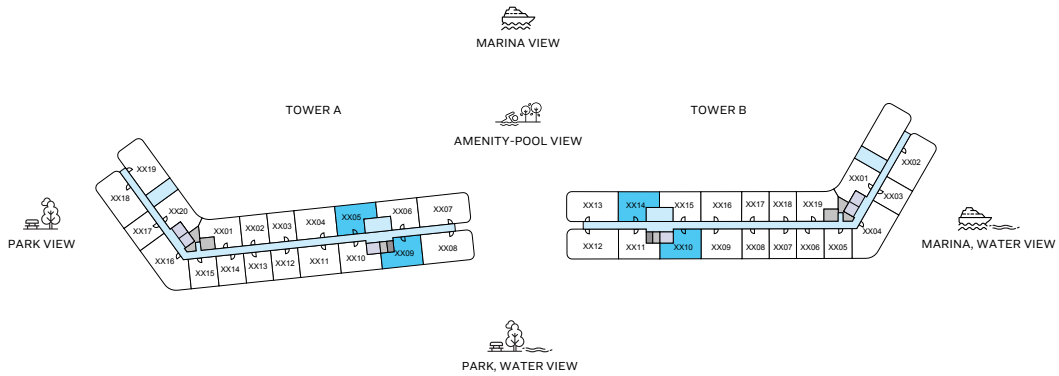
2 BED | TYPE B

UNIT

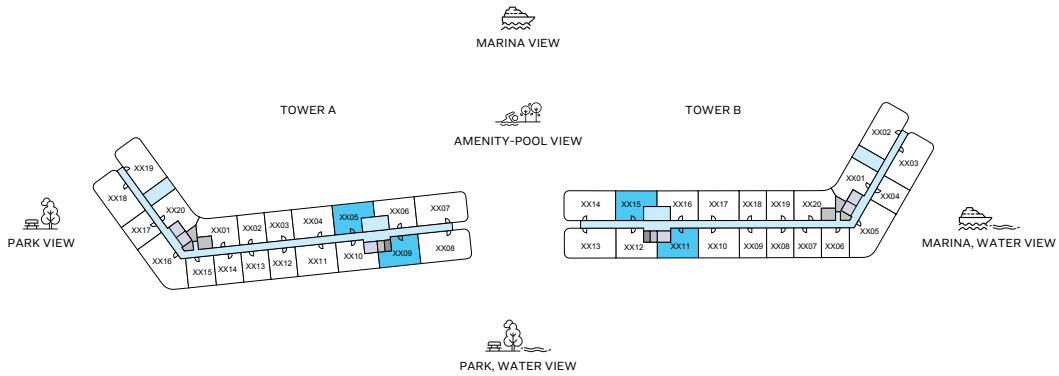
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2 BEDROOM APARTMENT

TYPE B

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 605.69 - 608.70 SQ.FT.
BALCONY RANGE = 45.96 - 46.07 SQ.FT.
TOTAL RANGE = 651.65 - 654.77 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-305, B-314

Marina, Amenity, Pool View
A-405, B-415, A-505, B-515, A-605, B-615, A-705, B-714, A-805

Park View
A-209, B-207

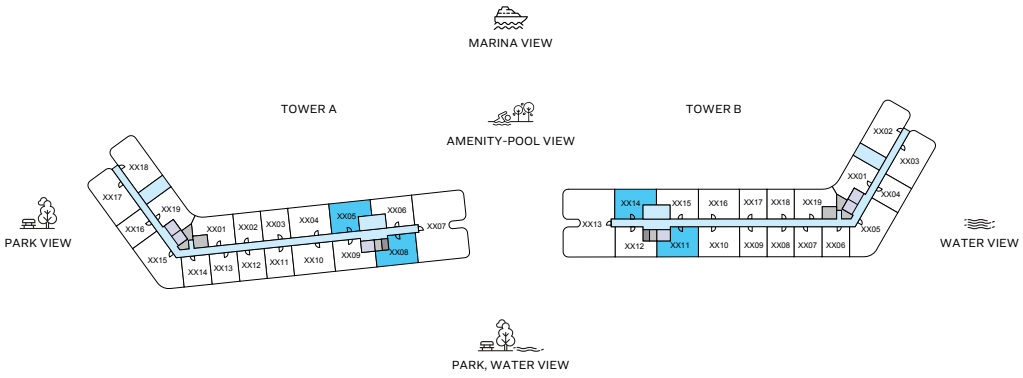
Park, Water View
A-309, B-310, A-409, B-411, A-509, B-511, A-609, B-611, A-708, B-711, B-811

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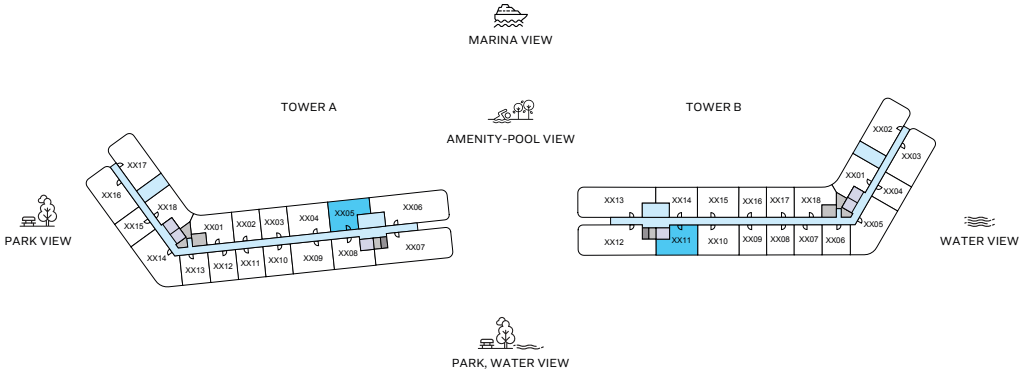
2 BED | TYPE B

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 07



LEVEL 08

2 BEDROOM APARTMENT

TYPE B

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 605.69 - 608.70 SQ.FT.
BALCONY RANGE = 45.96 - 46.07 SQ.FT.
TOTAL RANGE = 651.65 - 654.77 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

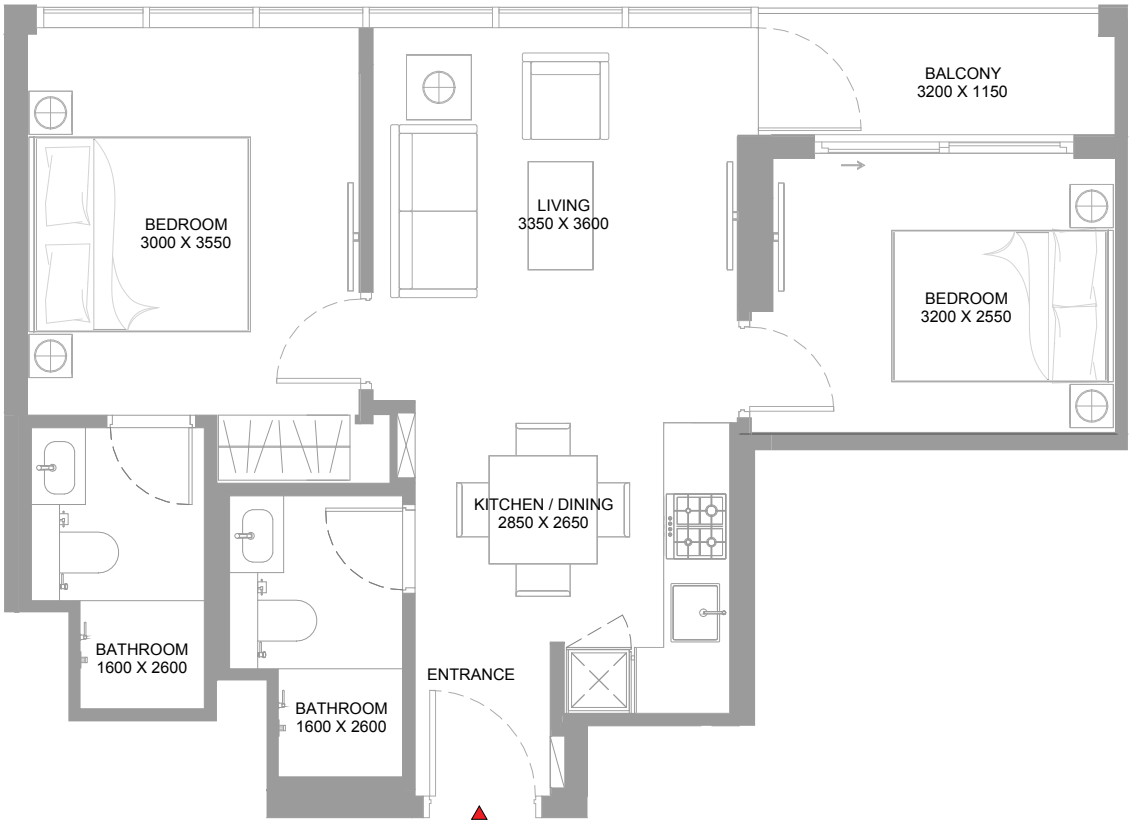
Amenity, Pool View
A-305, B-314

Marina, Amenity, Pool View
A-405, B-415, A-505, B-515, A-605, B-615, A-705, B-714, A-805

Park View
A-209, B-207

Park, Water View
A-309, B-310, A-409, B-411, A-509, B-511, A-609, B-611, A-708, B-711, B-811

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2
BEDROOM
APARTMENT

TYPE B

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 605.69 - 608.70 SQ.FT.
BALCONY RANGE = 45.96 - 46.07 SQ.FT.
TOTAL RANGE = 651.65 - 654.77 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-305, B-314

Marina, Amenity, Pool View
A-405, B-415, A-505, B-515, A-605, B-615, A-705, B-714, A-805

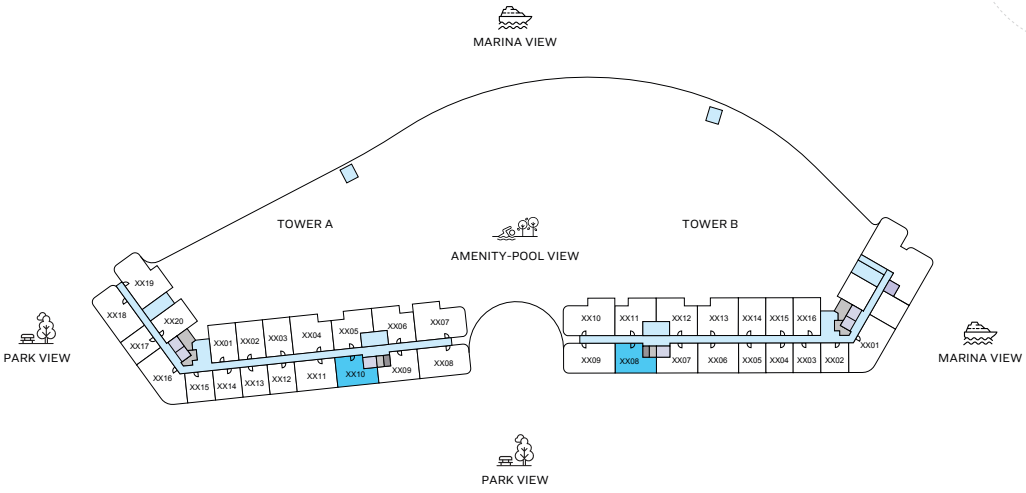
Park View
A-209, B-207

Park, Water View
A-309, B-310, A-409, B-411, A-509, B-511, A-609, B-611, A-708, B-711, B-811

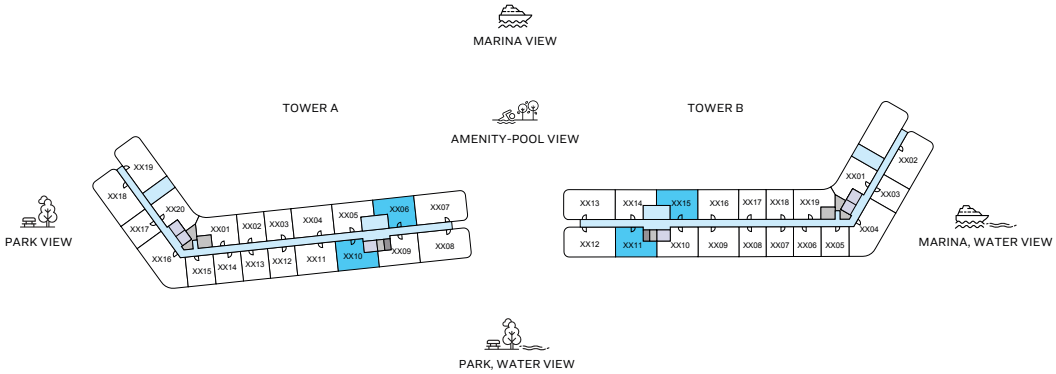
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2 BED | TYPE B - VARIANT 1

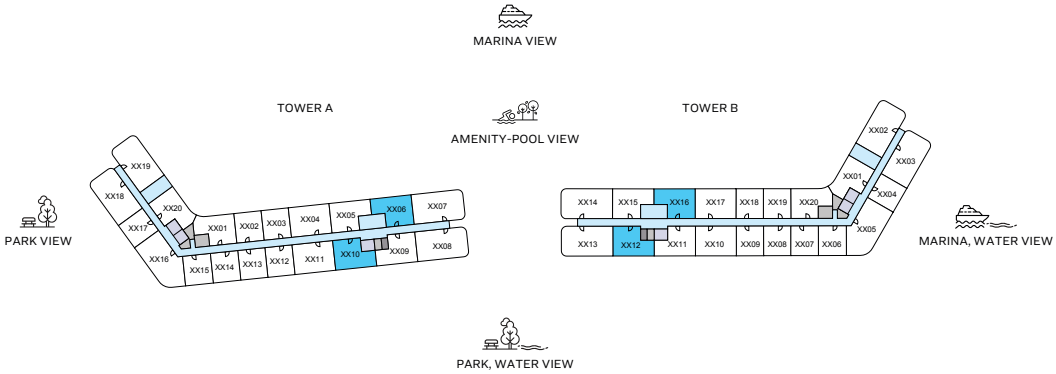
UNIT



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.69 - 606.76 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 651.75 - 652.83 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-306, B-315

Marina, Amenity, Pool View
A-406, B-416, A-506, B-516, A-606, B-616, A-706, B-715, B-814

Park View
A-210, B-208

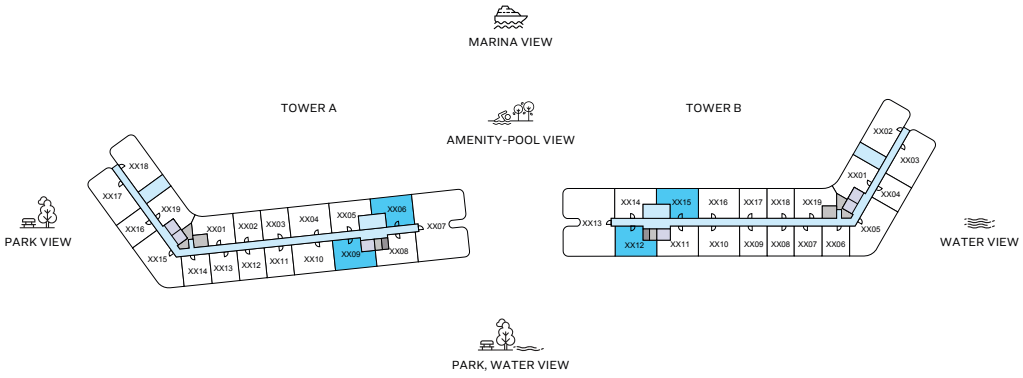
Park, Water View
A-310, B-311, A-410, B-412, A-510, B-512, A-610, B-612, A-709, B-712, A-808

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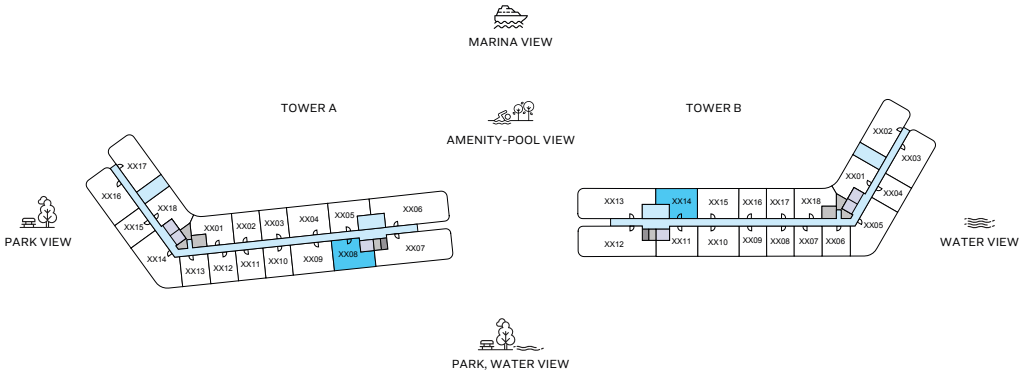
2 BED | TYPE B - VARIANT 1

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 07



LEVEL 08

2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.69 - 606.76 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 651.75 - 652.83 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

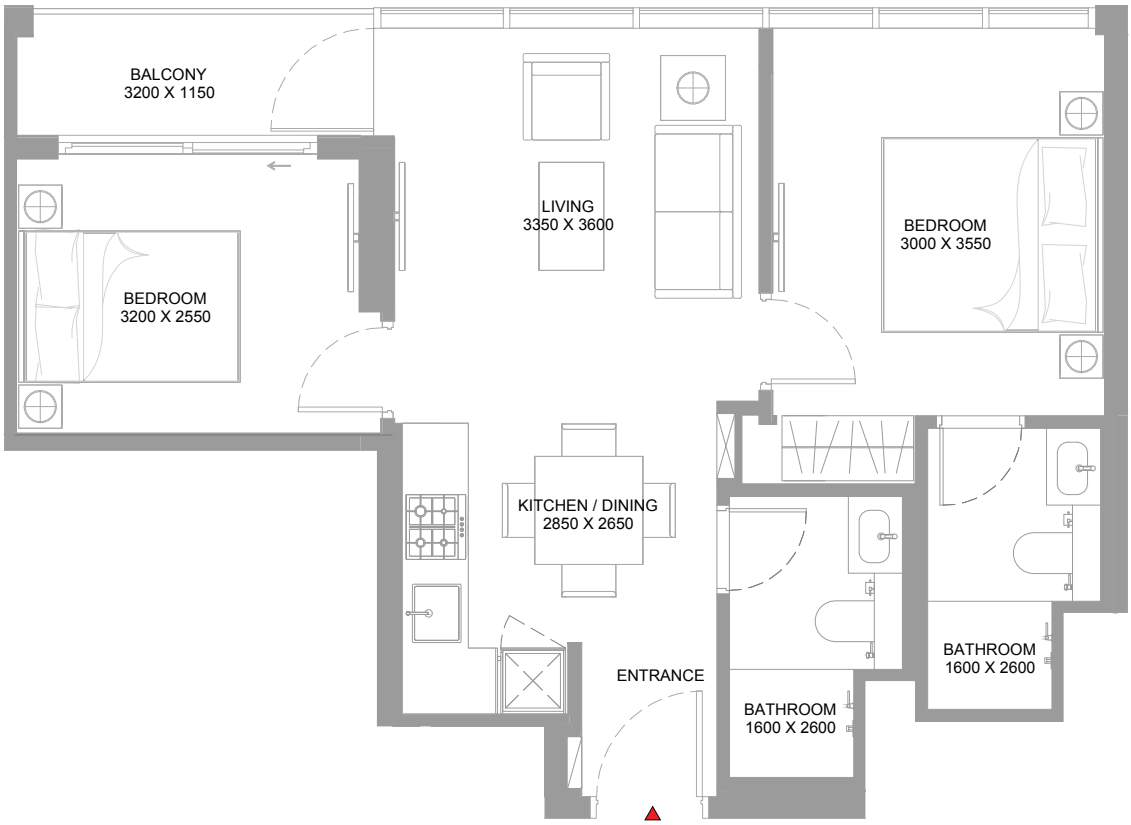
Amenity, Pool View
A-306, B-315

Marina, Amenity, Pool View
A-406, B-416, A-506, B-516, A-606, B-616, A-706, B-715, B-814

Park View
A-210, B-208

Park, Water View
A-310, B-311, A-410, B-412, A-510, B-512, A-610, B-612, A-709, B-712, A-808

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2
BEDROOM
APARTMENT

TYPE B
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 605.69 - 606.76 SQ.FT.
BALCONY = 46.07 SQ.FT.
TOTAL RANGE = 651.75 - 652.83 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-306, B-315

Marina, Amenity, Pool View
A-406, B-416, A-506, B-516, A-606, B-616, A-706, B-715, B-814

Park View
A-210, B-208

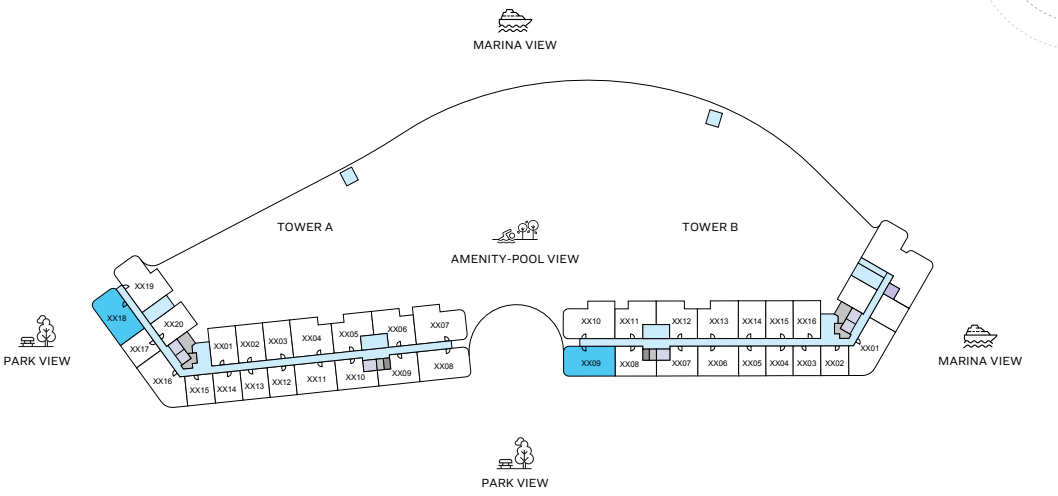
Park, Water View
A-310, B-311, A-410, B-412, A-510, B-512, A-610, B-612, A-709, B-712, A-808

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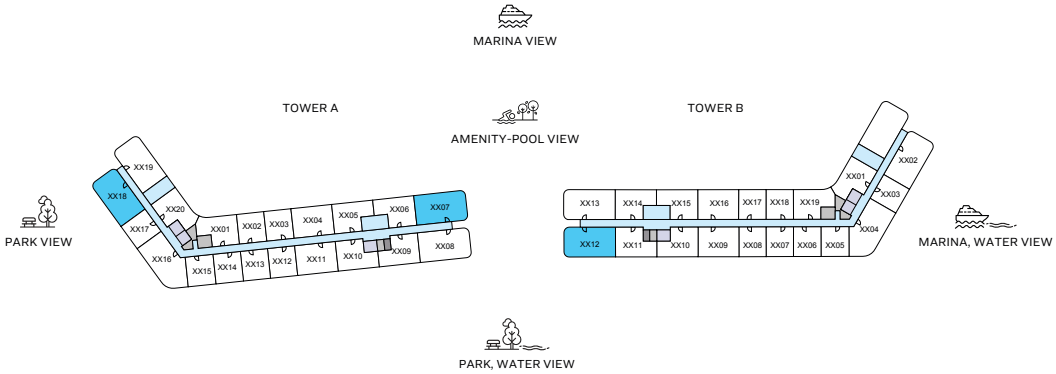
2 BED | TYPE C

UNIT

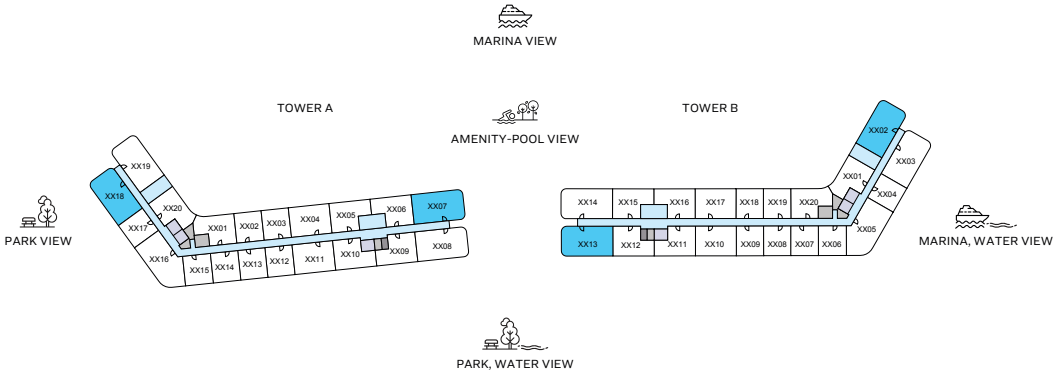
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2 BEDROOM APARTMENT

TYPE C

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 871.66 - 879.84 SQ.FT.
BALCONY RANGE = 106.46 - 108.72 SQ.FT.
TOTAL RANGE = 978.12 - 987.70 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-307

Marina View
B-402, B-502, B-602, B-702, B-802

Marina, Amenity, Pool View
A-407, A-507, A-607

Marina, Park View
A-218, A-318, A-418, A-518, A-618, A-717, A-816

Park View
B-209

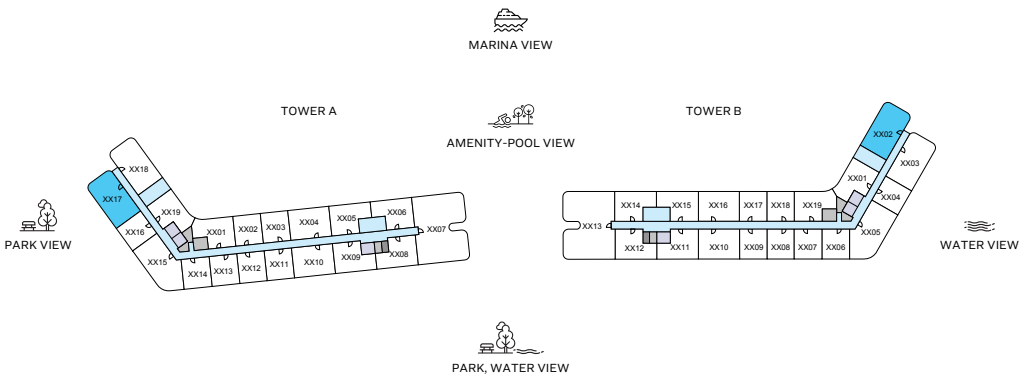
Park, Water View
B-312, B-413, B-513, B-613

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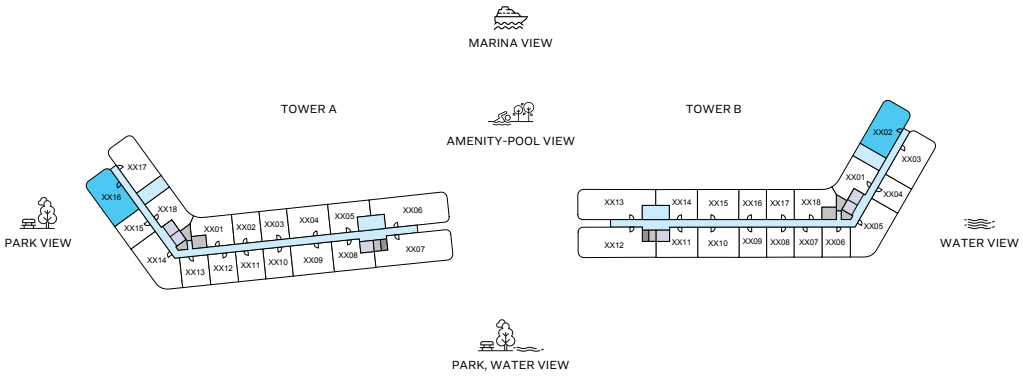
2 BED | TYPE C

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 07



LEVEL 08

2
BEDROOM
APARTMENT

TYPE C

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 871.66 - 879.84 SQ.FT.
BALCONY RANGE = 106.46 - 108.72 SQ.FT.
TOTAL RANGE = 978.12 - 987.70 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-307

Marina View
B-402, B-502, B-602, B-702, B-802

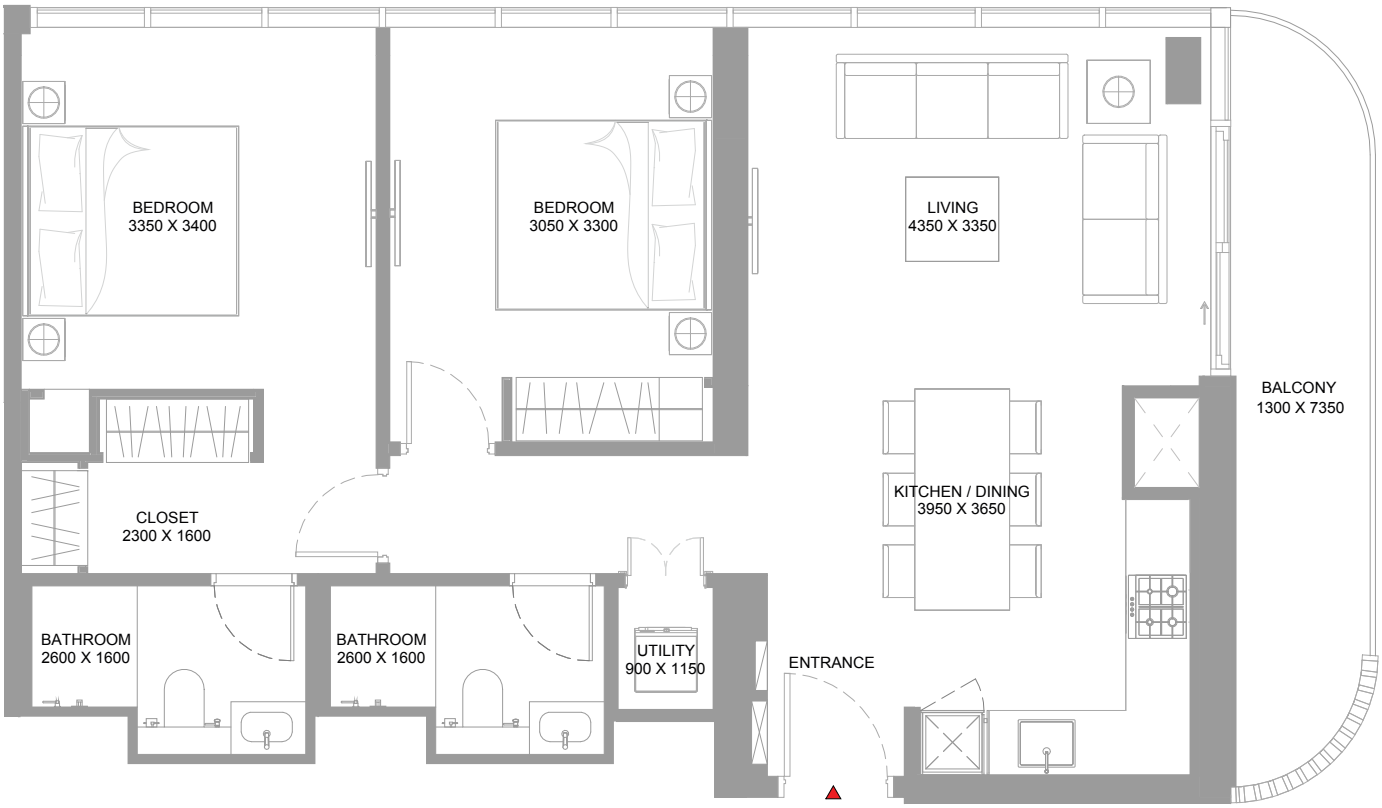
Marina, Amenity, Pool View
A-407, A-507, A-607

Marina, Park View
A-218, A-318, A-418, A-518, A-618, A-717, A-816

Park View
B-209

Park, Water View
B-312, B-413, B-513, B-613

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2
BEDROOM
APARTMENT

TYPE C

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 871.66 - 879.84 SQ.FT.
BALCONY RANGE = 106.46 - 108.72 SQ.FT.
TOTAL RANGE = 978.12 - 987.70 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-307

Marina View
B-402, B-502, B-602, B-702, B-802

Marina, Amenity, Pool View
A-407, A-507, A-607

Marina, Park View
A-218, A-318, A-418, A-518, A-618, A-717, A-816

Park View
B-209

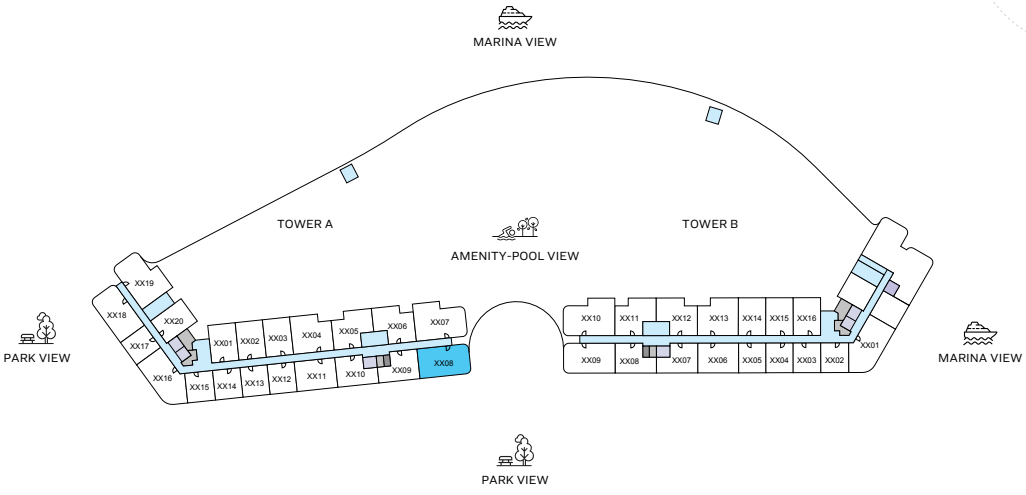
Park, Water View
B-312, B-413, B-513, B-613

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

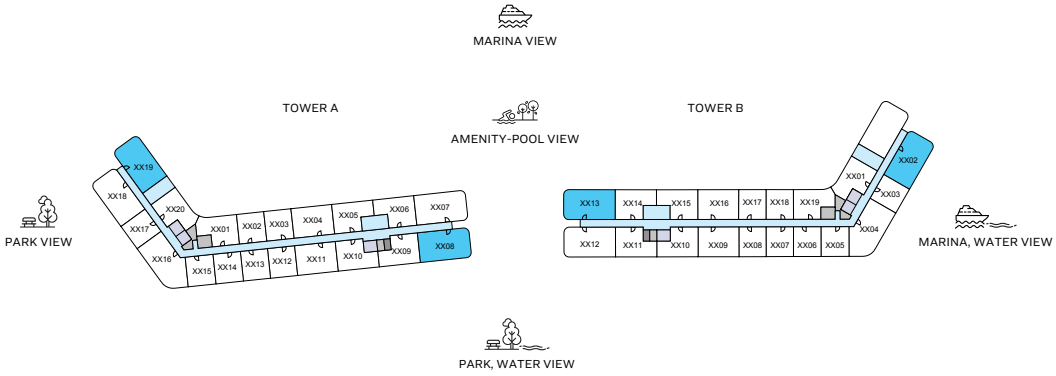
2 BED | TYPE C - VARIANT 1

UNIT

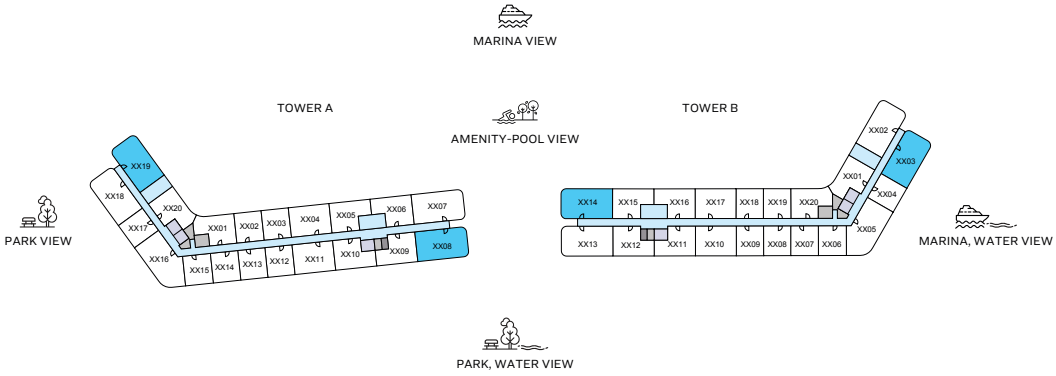
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 877.80 - 879.84 SQ.FT.
BALCONY RANGE = 106.46 - 106.78 SQ.FT.
TOTAL RANGE = 984.25 - 986.62 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-313

Amenity, Pool, Park, Water View
A-308, A-408, A-508, A-608

Marina View
B-302, B-403, B-503, B-603, B-703, B-803

Marina, Amenity, Pool View
B-414, B-514, B-614

Marina, Park View
A-319, A-419, A-519, A-619, A-718, A-817

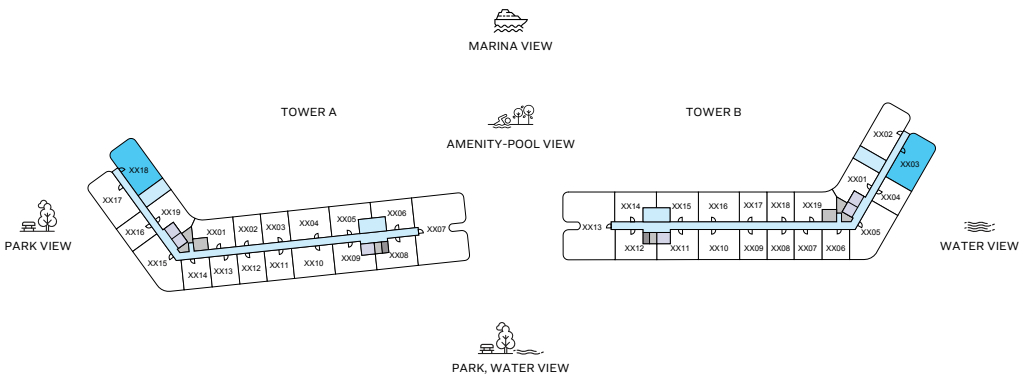
Park View
A-208

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

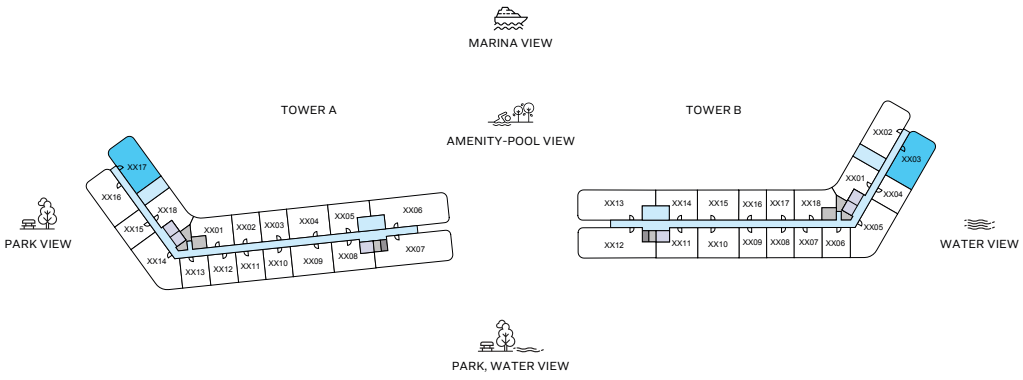
2 BED | TYPE C - VARIANT 1

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 07



LEVEL 08

2
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 877.80 - 879.84 SQ.FT.
BALCONY RANGE = 106.46 - 106.78 SQ.FT.
TOTAL RANGE = 984.25 - 986.62 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-313

Amenity, Pool, Park, Water View
A-308, A-408, A-508, A-608

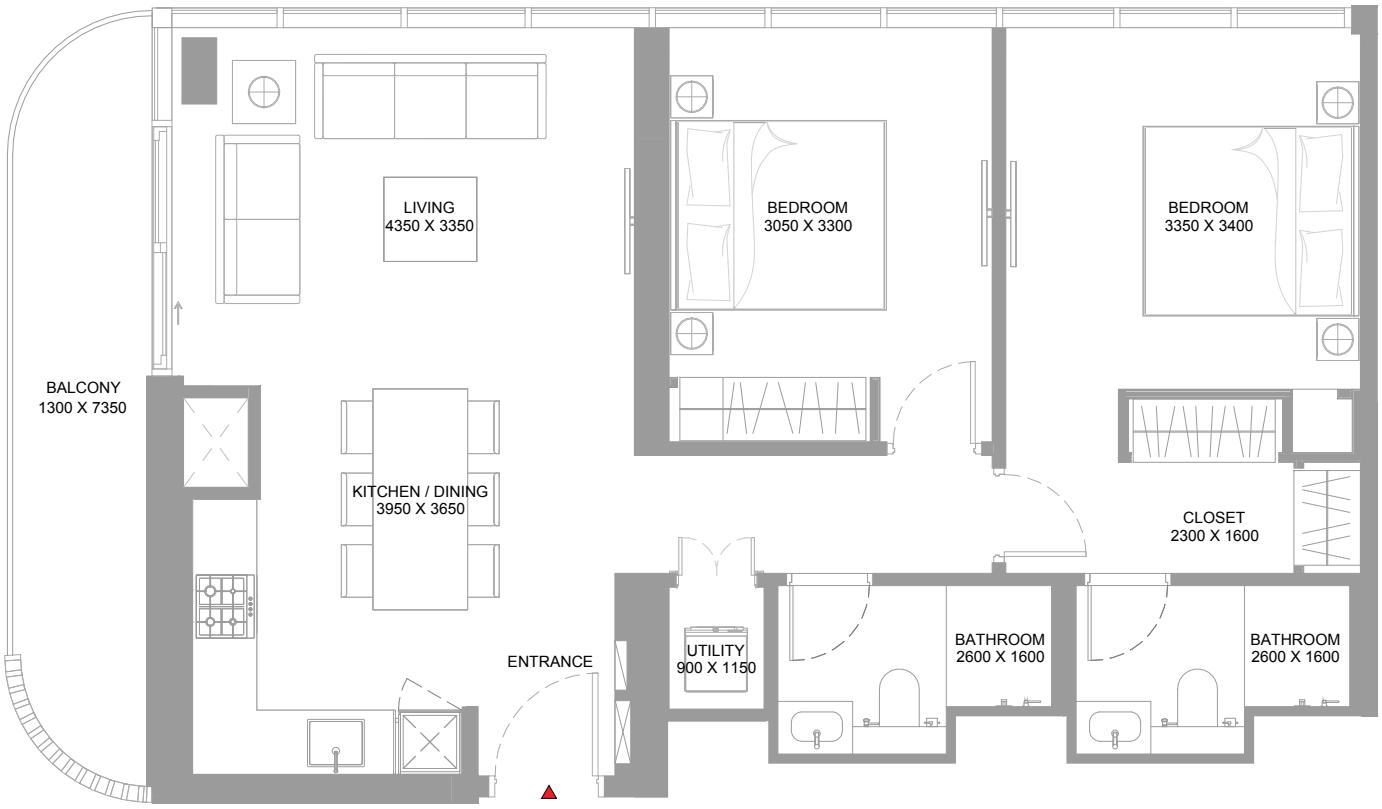
Marina View
B-302, B-403, B-503, B-603, B-703, B-803

Marina, Amenity, Pool View
B-414, B-514, B-614

Marina, Park View
A-319, A-419, A-519, A-619, A-718, A-817

Park View
A-208

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2
BEDROOM
APARTMENT

TYPE C
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 877.80 - 879.84 SQ.FT.
BALCONY RANGE = 106.46 - 106.78 SQ.FT.
TOTAL RANGE = 984.25 - 986.62 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-313

Amenity, Pool, Park, Water View
A-308, A-408, A-508, A-608

Marina View
B-302, B-403, B-503, B-603, B-703, B-803

Marina, Amenity, Pool View
B-414, B-514, B-614

Marina, Park View
A-319, A-419, A-519, A-619, A-718, A-817

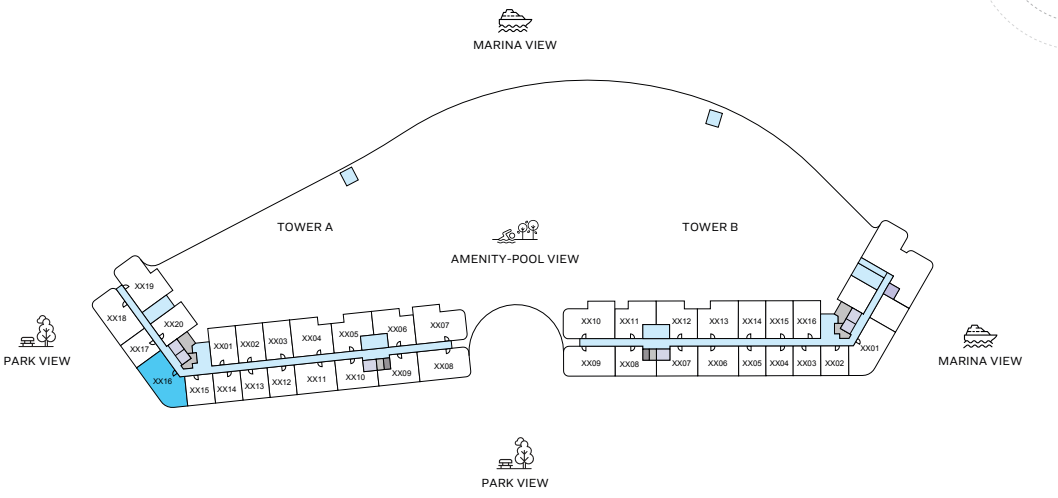
Park View
A-208

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

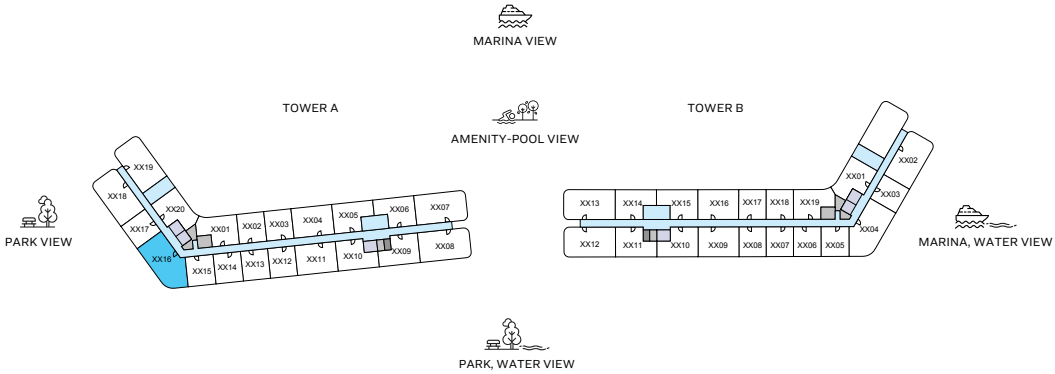
2 BED | TYPE D

UNIT

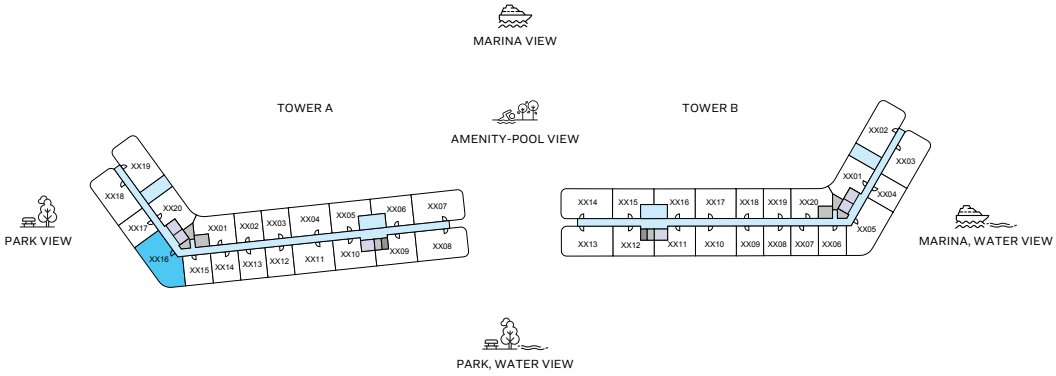
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2
BEDROOM
APARTMENT

TYPE D

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 927.53 SQ.FT.
BALCONY = 93.32 SQ.FT.
TOTAL = 1,020.85 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

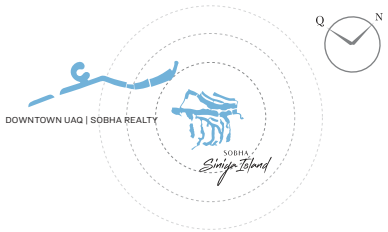
Park View
A-216

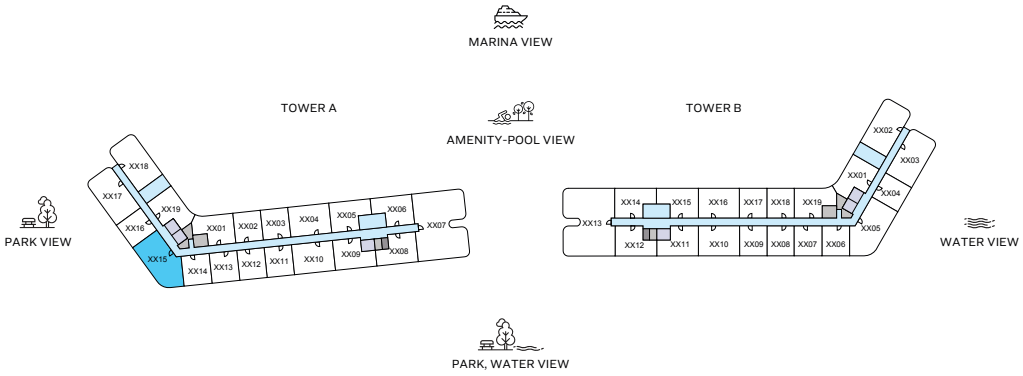
Park, Water View
A-316, A-416, A-516, A-616, A-715, A-814

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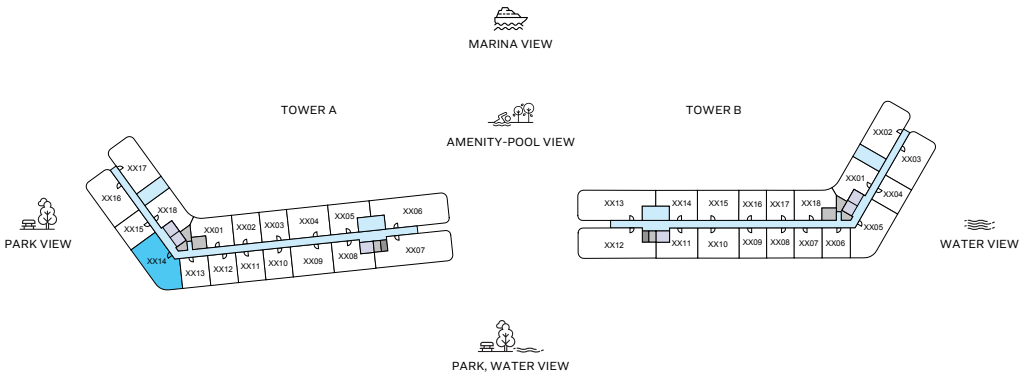
2 BED | TYPE D

UNIT





LEVEL 07



LEVEL 08

2
BEDROOM
APARTMENT

TYPE D

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 927.53 SQ.FT.
BALCONY = 93.32 SQ.FT.
TOTAL = 1,020.85 SQ.FT.

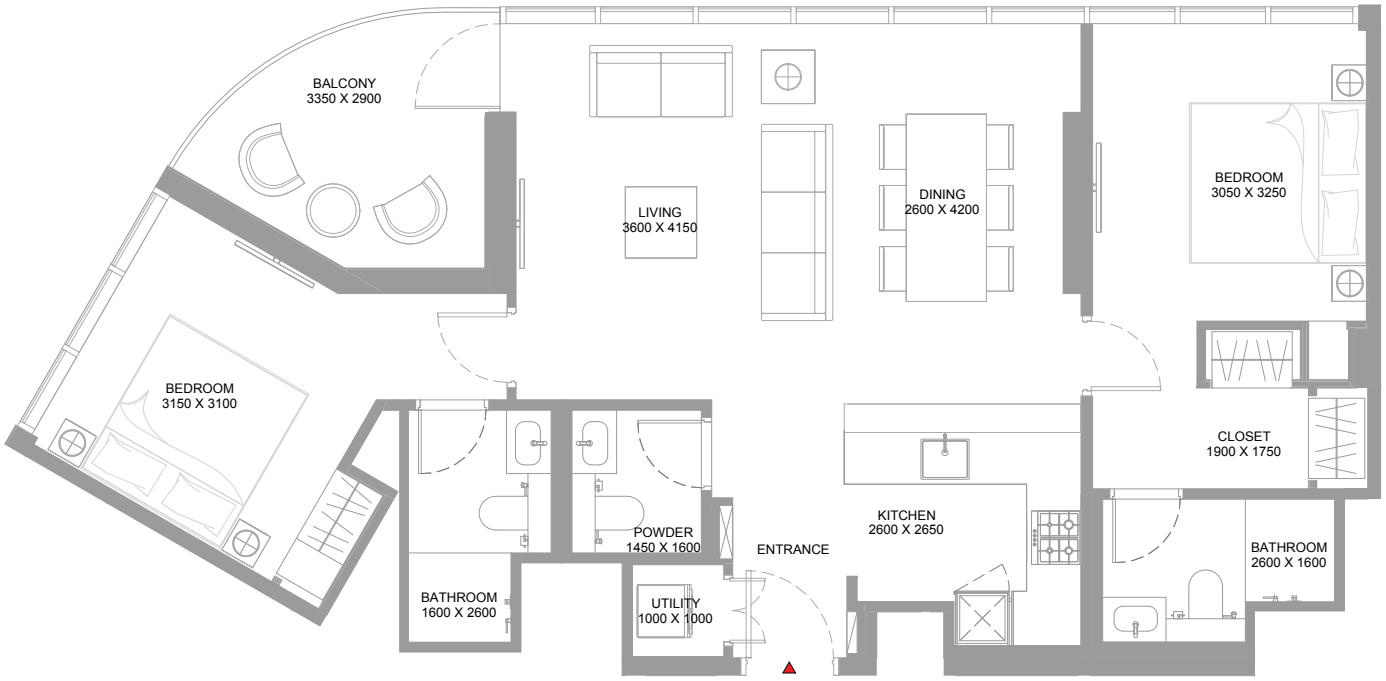
List of unit numbers with this unit plan:

VIEWS

Park View
A-216

Park, Water View
A-316, A-416, A-516, A-616, A-715, A-814

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2
BEDROOM
APARTMENT

TYPE D

(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 927.53 SQ.FT.
BALCONY = 93.32 SQ.FT.
TOTAL = 1,020.85 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Park View
A-216

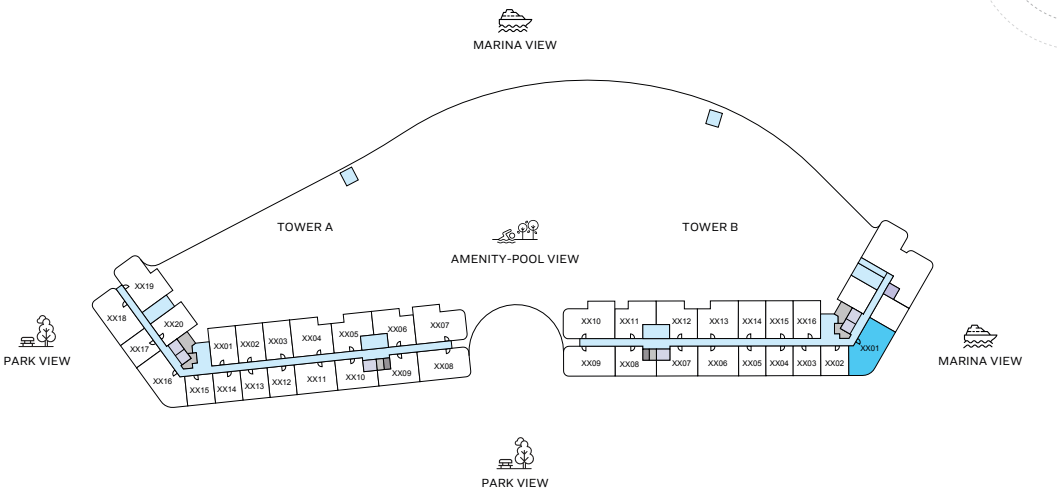
Park, Water View
A-316, A-416, A-516, A-616, A-715, A-814

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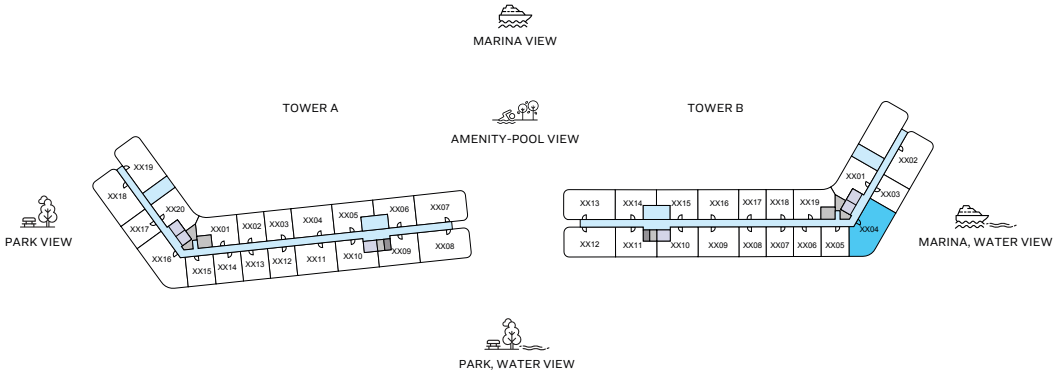
2 BED | TYPE D - VARIANT 1

UNIT

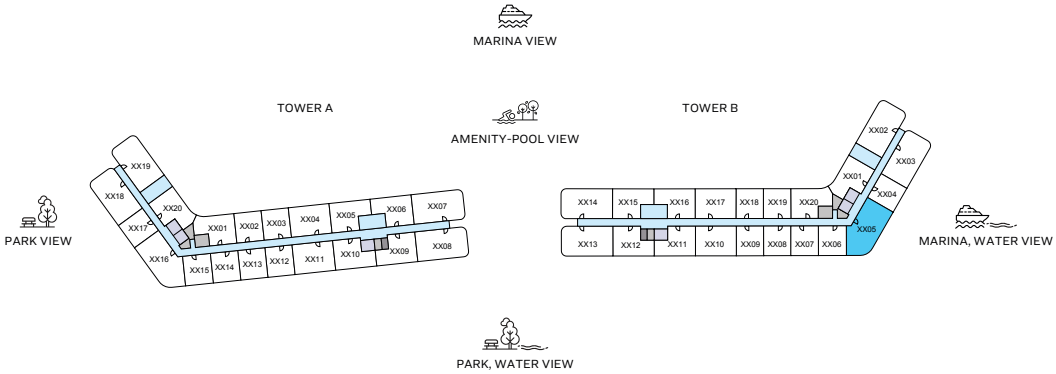
DOWNTOWN UAQ | SOBHA REALTY



LEVEL 02



LEVEL 03



LEVEL 04, 05 & 06

2
BEDROOM
APARTMENT

TYPE D
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 927.53 SQ.FT.
BALCONY = 93.32 SQ.FT.
TOTAL = 1,020.85 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Park View
B-201

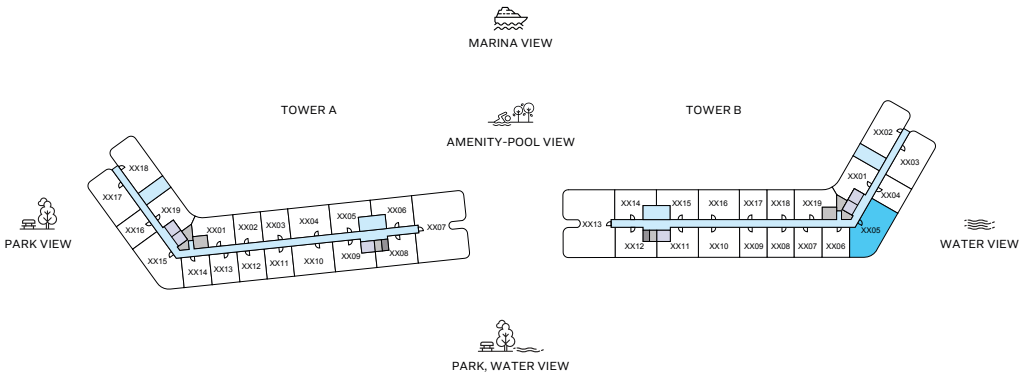
Park, Water View
B-304, B-405, B-505, B-605, B-705, B-805

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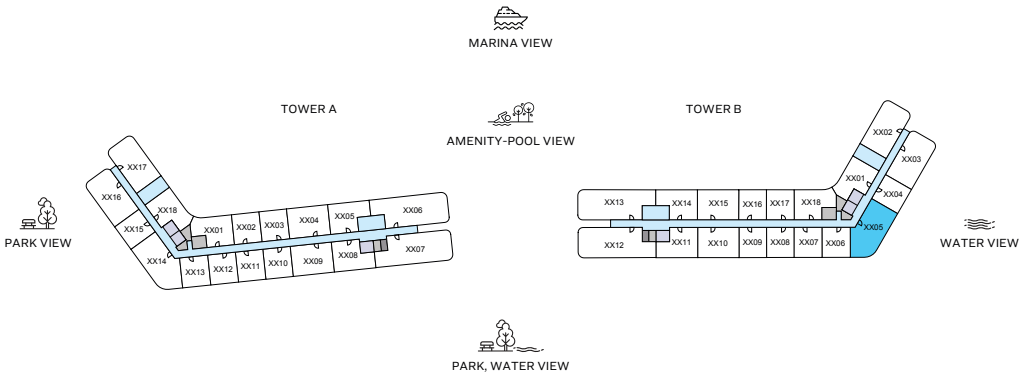
2 BED | TYPE D - VARIANT 1

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 07



LEVEL 08

2
BEDROOM
APARTMENT

TYPE D
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 927.53 SQ.FT.
BALCONY = 93.32 SQ.FT.
TOTAL = 1,020.85 SQ.FT.

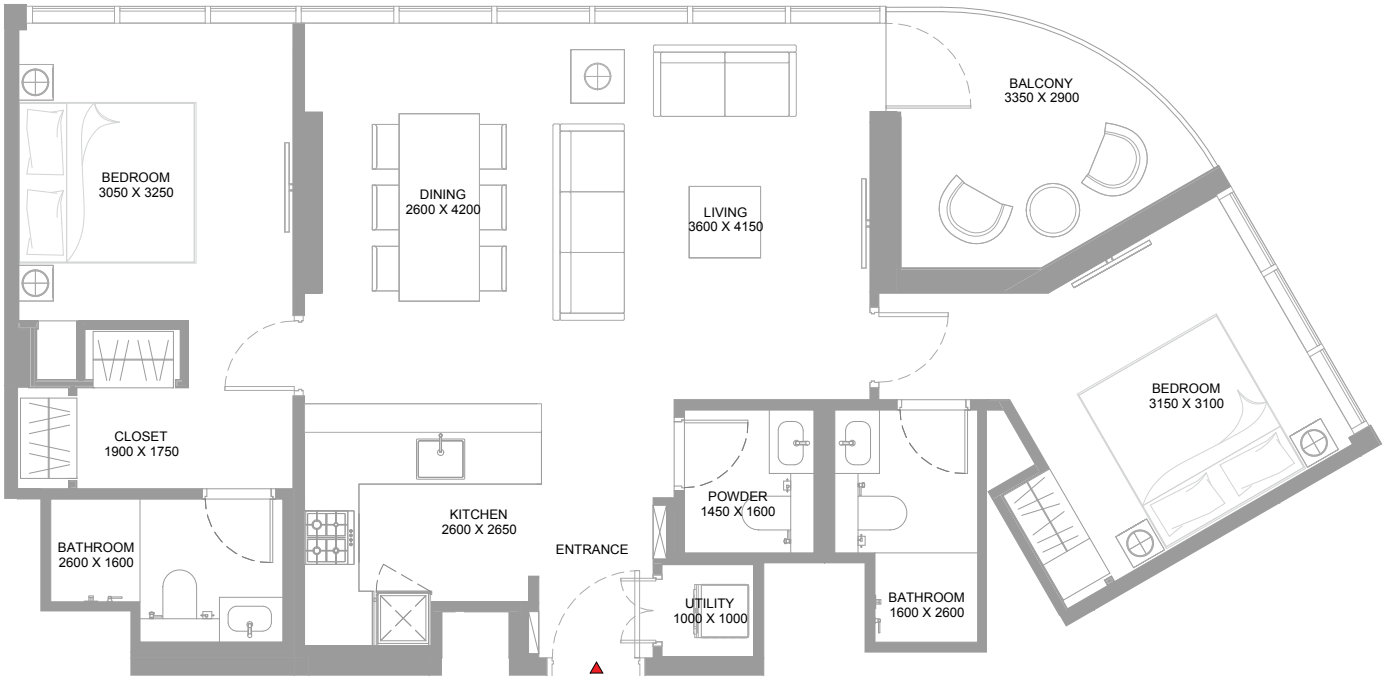
List of unit numbers with this unit plan:

VIEWS

Park View
B-201

Park, Water View
B-304, B-405, B-505, B-605, B-705, B-805

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2
BEDROOM
APARTMENT

TYPE D
VARIANT 1
(with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 927.53 SQ.FT.
BALCONY = 93.32 SQ.FT.
TOTAL = 1,020.85 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Park View
B-201

Park, Water View
B-304, B-405, B-505, B-605, B-705, B-805

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2 BED | TYPE E

UNIT

DOWNTOWN UAQ | SOBHA REALTY

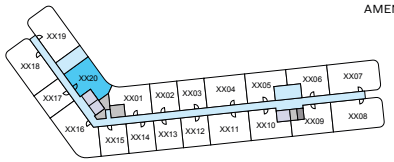
MARINA VIEW

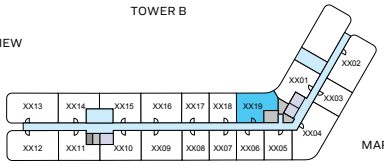
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





MARINA, WATER VIEW

PARK, WATER VIEW

LEVEL 03

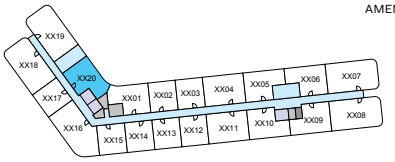
MARINA VIEW

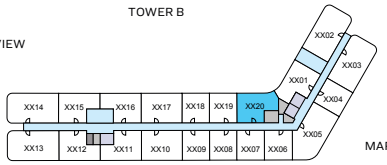
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





MARINA, WATER VIEW

PARK, WATER VIEW

LEVEL 04, 05 & 06

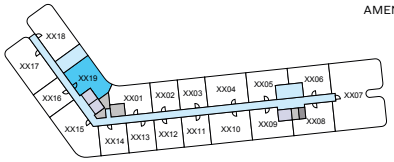
MARINA VIEW

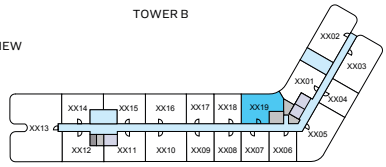
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





WATER VIEW

PARK, WATER VIEW

LEVEL 07

2

BEDROOM APARTMENT

TYPE E

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 623.55 - 630.77 SQ.FT.
BALCONY RANGE = 51.45 - 51.56 SQ.FT.
TOTAL RANGE = 675.11 - 682.22 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

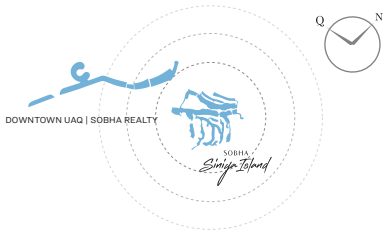
Amenity, Pool View
A-320, B-319

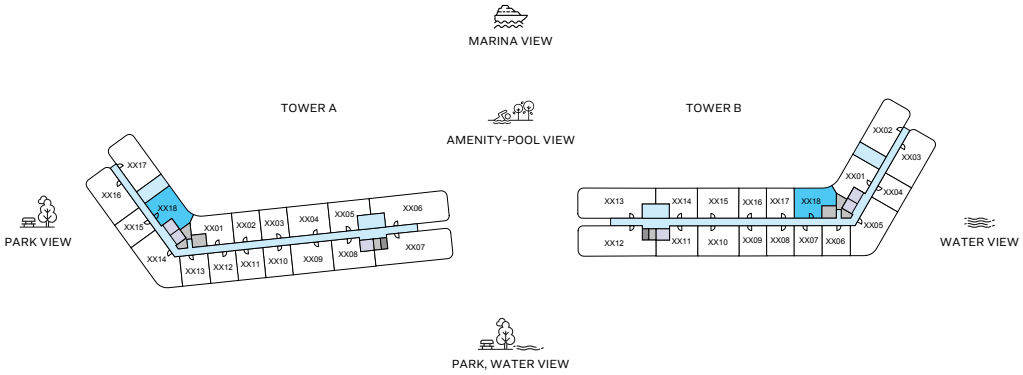
Marina, Amenity, Pool View
A-420, B-420, A-520, B-520, A-620, B-620, A-719, B-719, A-818, B-818

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2 BED | TYPE E

UNIT





LEVEL 08

2
BEDROOM
APARTMENT

TYPE E

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 623.55 - 630.77 SQ.FT.
BALCONY RANGE = 51.45 - 51.56 SQ.FT.
TOTAL RANGE = 675.11 - 682.22 SQ.FT.

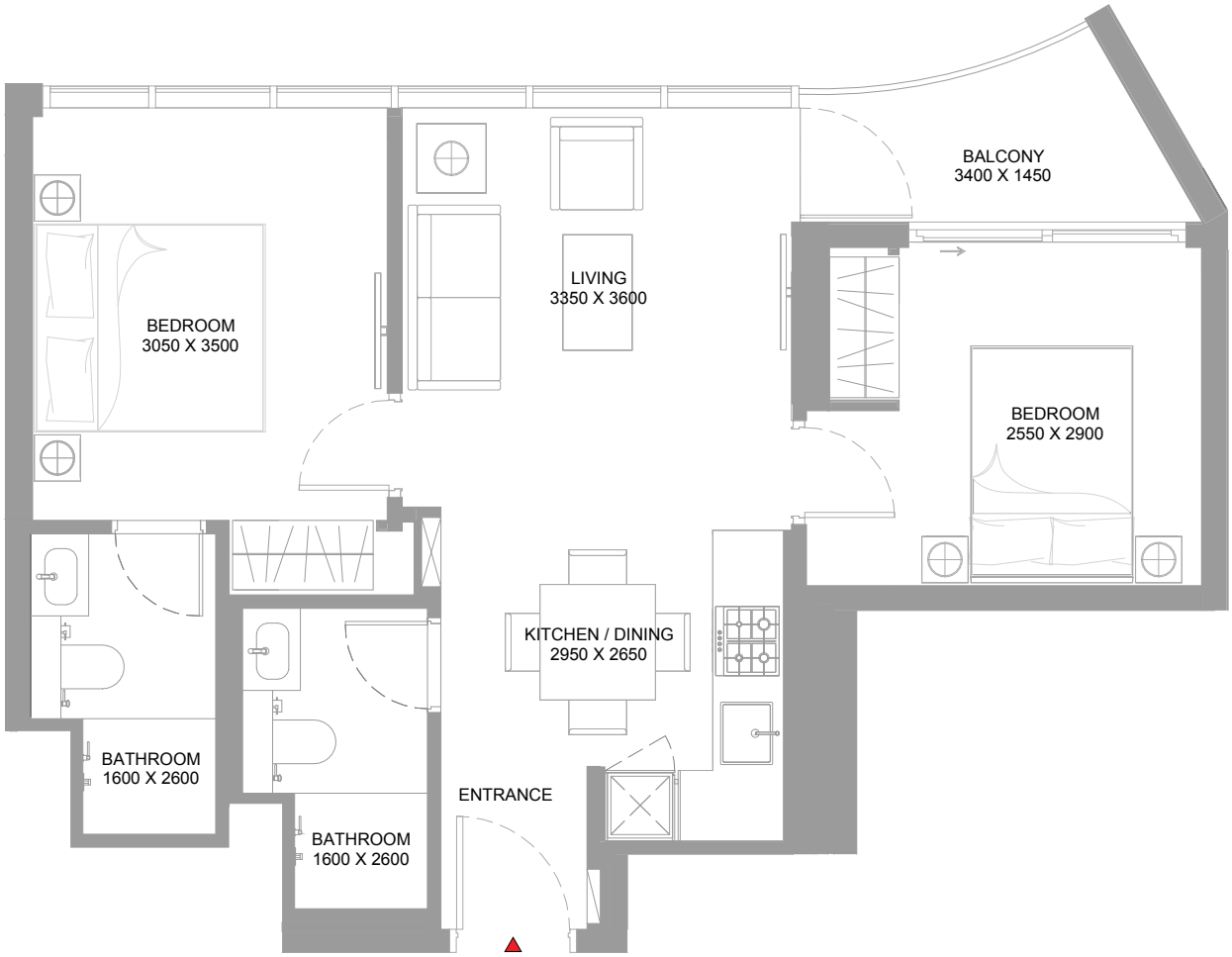
List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-320, B-319

Marina, Amenity, Pool View
A-420, B-420, A-520, B-520, A-620, B-620, A-719, B-719, A-818, B-818

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2
BEDROOM
APARTMENT

TYPE E

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 623.55 - 630.77 SQ.FT.
BALCONY RANGE = 51.45 - 51.56 SQ.FT.
TOTAL RANGE = 675.11 - 682.22 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-320, B-319

Marina, Amenity, Pool View
A-420, B-420, A-520, B-520, A-620, B-620, A-719, B-719, A-818, B-818

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2 BED | TYPE E - VARIANT 1

UNIT

DOWNTOWN UAQ | SOBHA REALTY

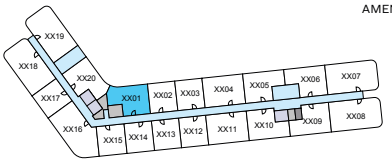
MARINA VIEW

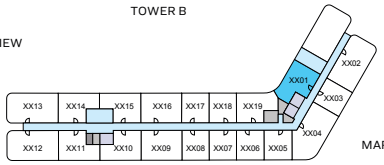
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





MARINA, WATER VIEW

PARK, WATER VIEW

LEVEL 03

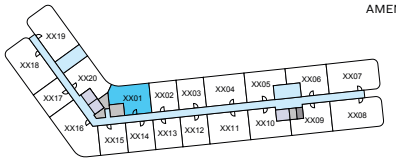
MARINA VIEW

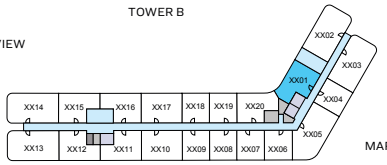
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





MARINA, WATER VIEW

PARK, WATER VIEW

LEVEL 04, 05 & 06

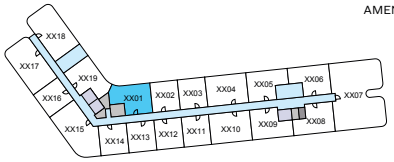
MARINA VIEW

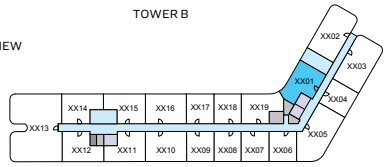
TOWER A

AMENITY-POOL VIEW

TOWER B

PARK VIEW





WATER VIEW

PARK, WATER VIEW

LEVEL 07

2

BEDROOM APARTMENT

TYPE E

VARIANT 1

(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 623.55 - 630.55 SQ.FT.
BALCONY RANGE = 51.45 - 51.56 SQ.FT.
TOTAL RANGE = 675.00 - 682.11 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-301, B-301

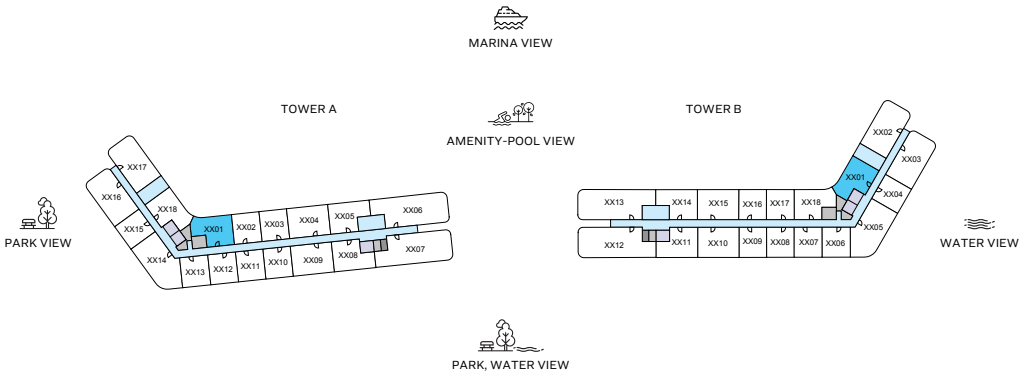
Marina, Amenity, Pool View
A-401, B-401, A-501, B-501, A-601, B-601, A-701, B-701, A-801, B-801

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BED | TYPE E - VARIANT 1

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 08

2
BEDROOM
APARTMENT

TYPE E
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 623.55 - 630.55 SQ.FT.
BALCONY RANGE = 51.45 - 51.56 SQ.FT.
TOTAL RANGE = 675.00 - 682.11 SQ.FT.

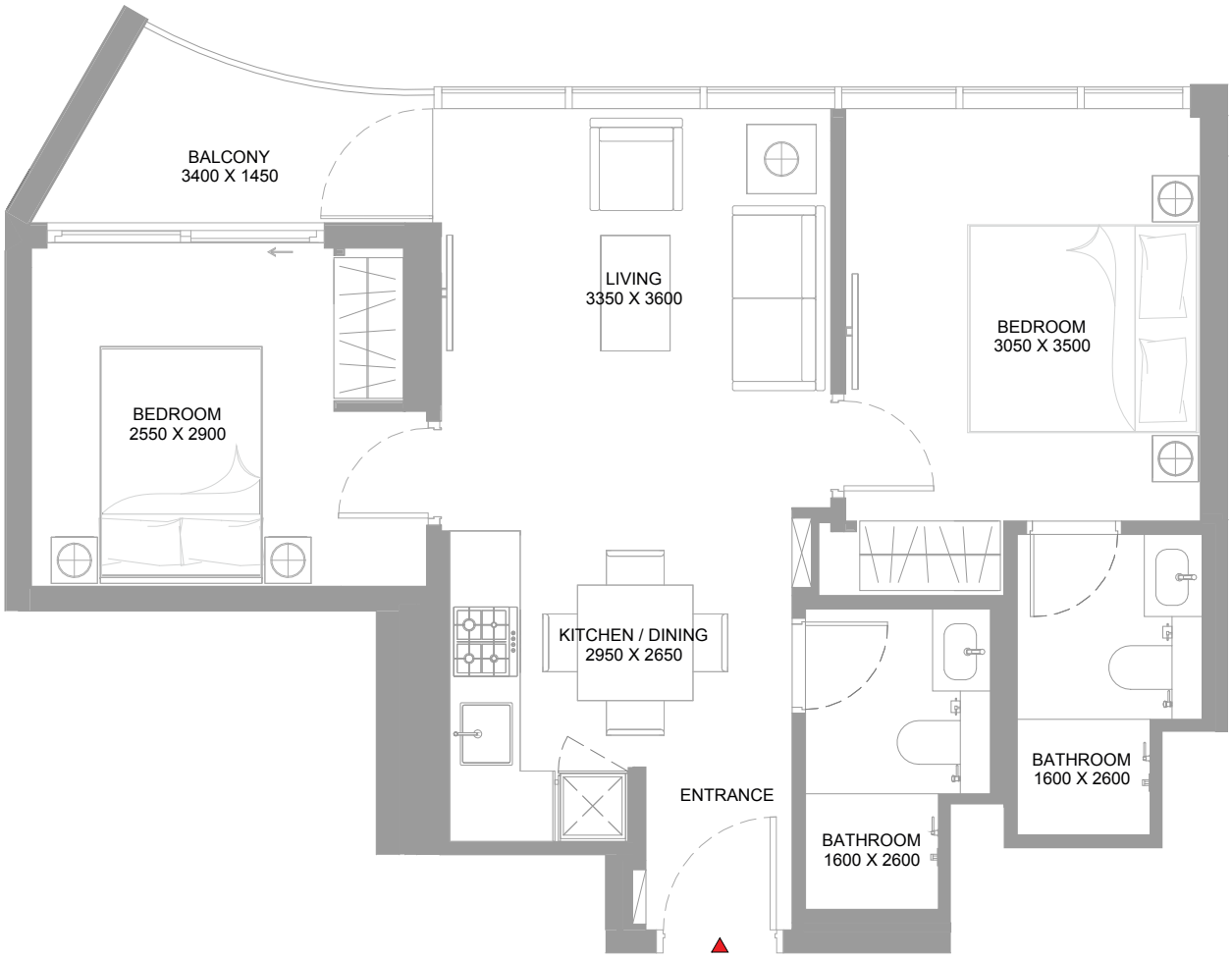
List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-301, B-301

Marina, Amenity, Pool View
A-401, B-401, A-501, B-501, A-601, B-601, A-701, B-701, A-801, B-801

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



2
BEDROOM
APARTMENT

TYPE E
VARIANT 1
(with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 623.55 - 630.55 SQ.FT.
BALCONY RANGE = 51.45 - 51.56 SQ.FT.
TOTAL RANGE = 675.00 - 682.11 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

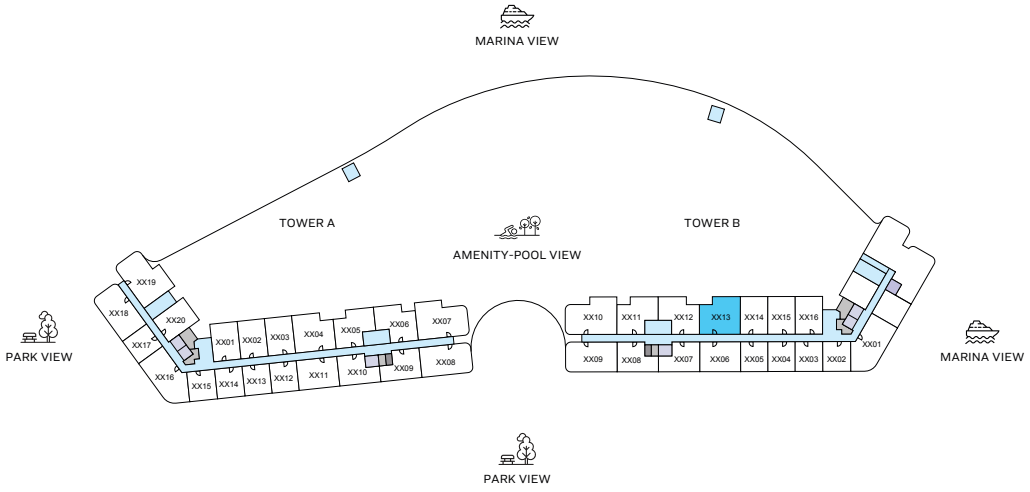
Amenity, Pool View
A-301, B-301

Marina, Amenity, Pool View
A-401, B-401, A-501, B-501, A-601, B-601, A-701, B-701, A-801, B-801

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2 BED | TYPE F

UNIT



LEVEL 02

2
BEDROOM
APARTMENT

TYPE F

(with yard)

TOTAL SALEABLE AREA

SUITE = 775.32 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 929.36 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-213

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



2
BEDROOM
APARTMENT

TYPE F

(with yard)

TOTAL SALEABLE AREA
SUITE = 775.32 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 929.36 SQ.FT.

List of unit numbers with this unit plan:

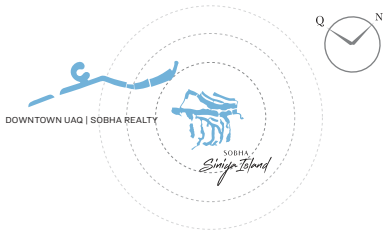
VIEWS

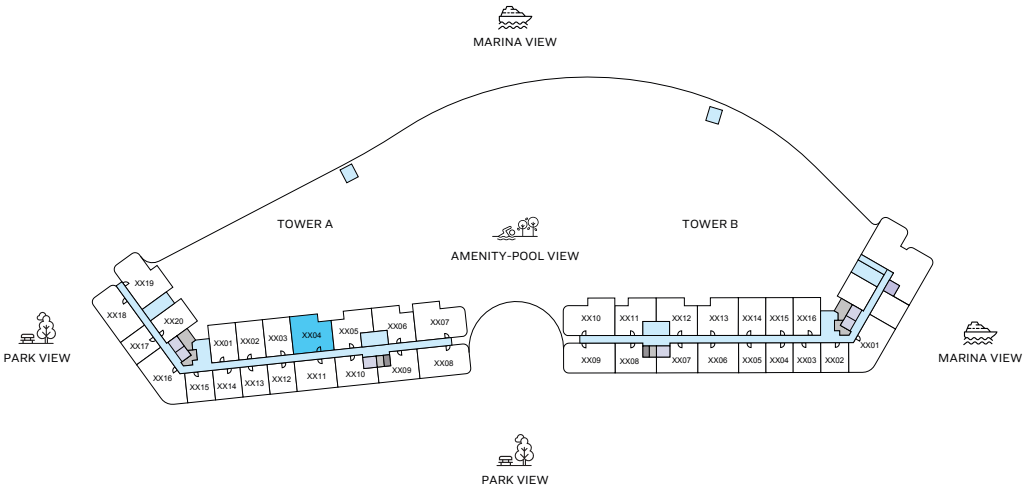
Amenity, Pool View
B-213

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BED | TYPE F - VARIANT 1

UNIT





LEVEL 02

2
BEDROOM
APARTMENT

TYPE F
VARIANT 1
(with yard)

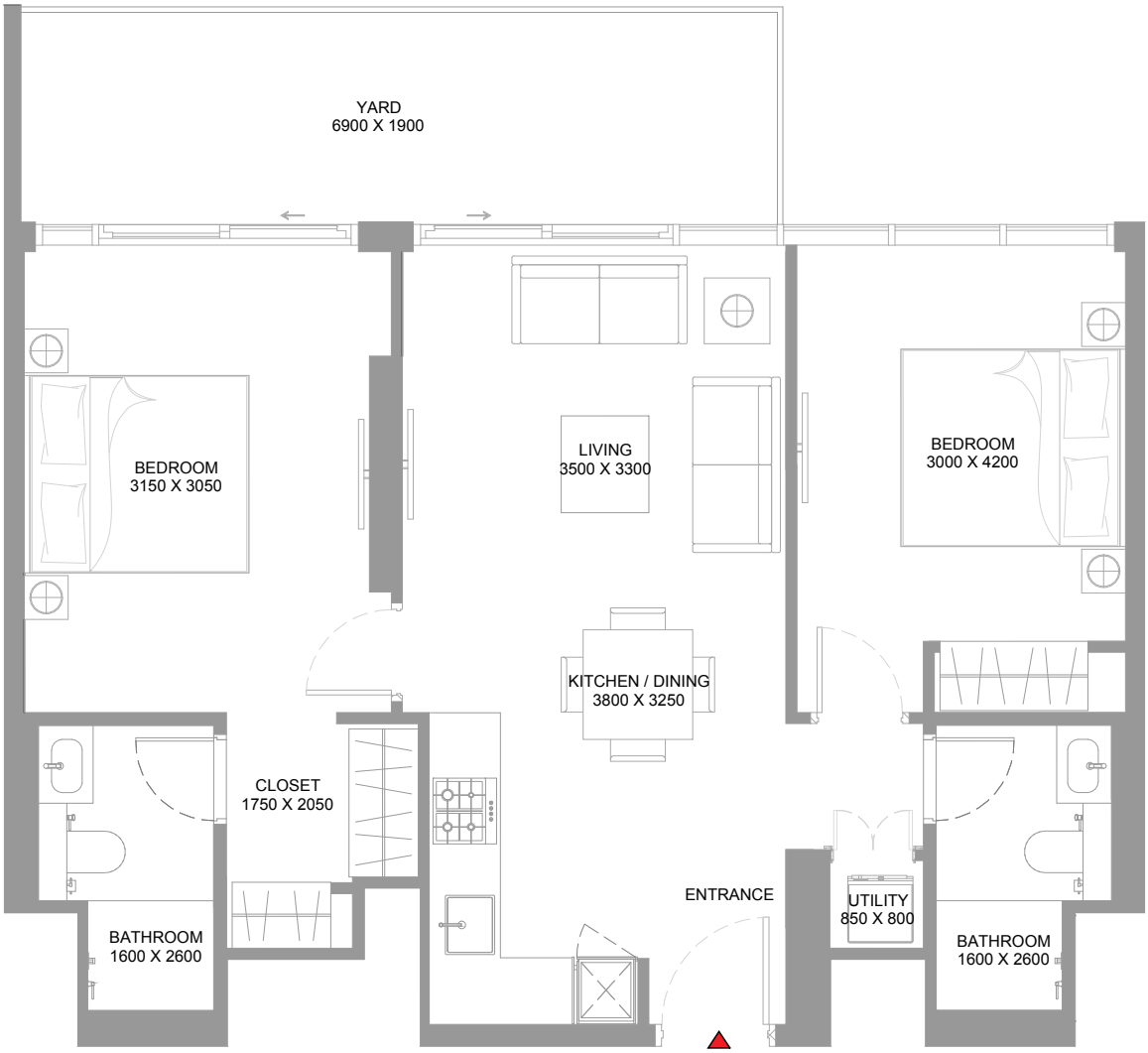
TOTAL SALEABLE AREA
SUITE = 775.32 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 929.36 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-204

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2
BEDROOM
APARTMENT

TYPE F
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE = 775.32 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 929.36 SQ.FT.

List of unit numbers with this unit plan:

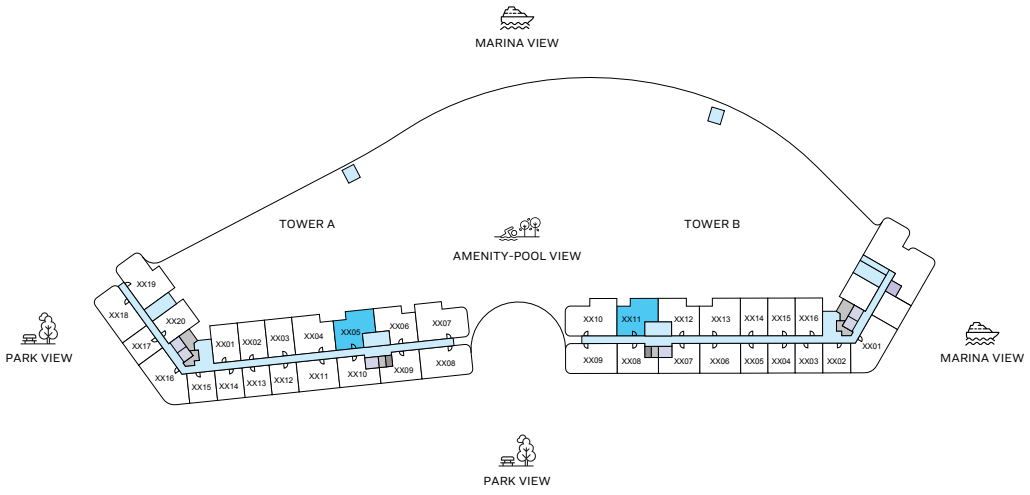
VIEWS

Amenity, Pool View
A-204

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BED | TYPE G

UNIT



LEVEL 02

2
BEDROOM
APARTMENT

TYPE G

(with yard)

TOTAL SALEABLE AREA
SUITE = 651.75 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 805.79 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-205, B-211

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



2
BEDROOM
APARTMENT

TYPE G

(with yard)

TOTAL SALEABLE AREA
SUITE = 651.75 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 805.79 SQ.FT.

List of unit numbers with this unit plan:

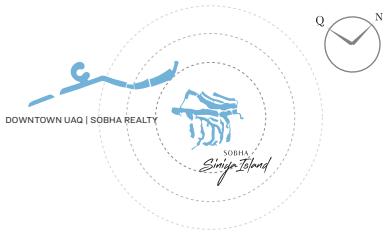
VIEWS

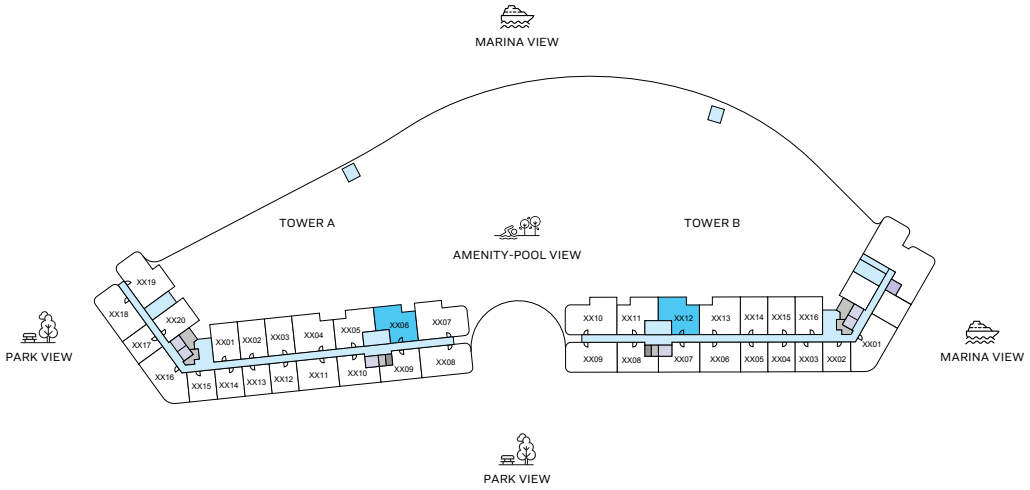
Amenity, Pool View
A-205, B-211

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BED | TYPE G - VARIANT 1

UNIT





LEVEL 02

2
BEDROOM
APARTMENT

TYPE G
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE = 651.75 - 651.86 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 805.79 - 805.89 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-206, B-212

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2
BEDROOM
APARTMENT

TYPE G
VARIANT 1
(with yard)

TOTAL SALEABLE AREA
SUITE = 651.75 - 651.86 SQ.FT.
YARD = 154.03 SQ.FT.
TOTAL = 805.79 - 805.89 SQ.FT.

List of unit numbers with this unit plan:

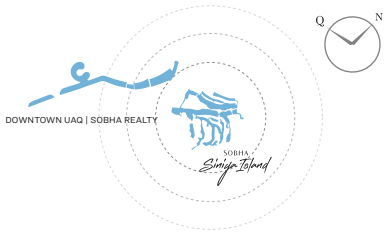
VIEWS

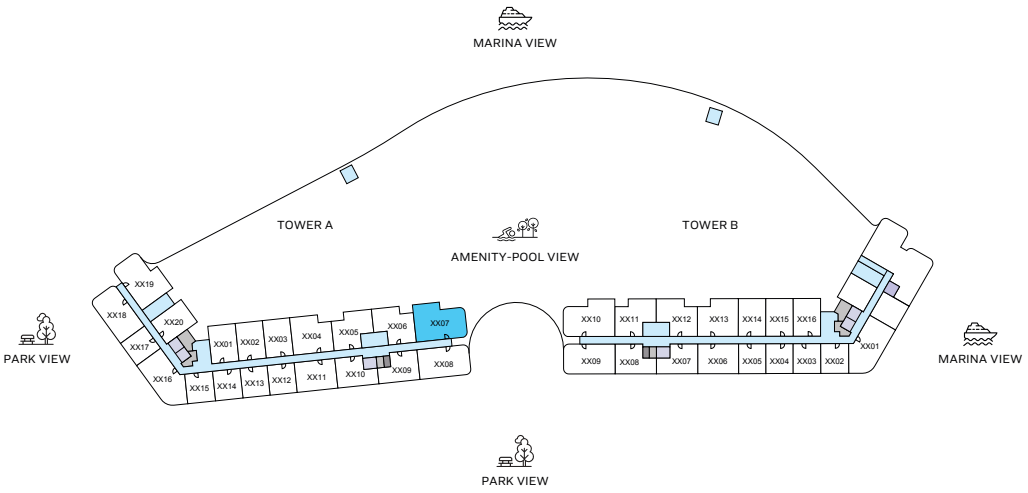
Amenity, Pool View
A-206, B-212

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BED | TYPE H

UNIT





LEVEL 02

2
BEDROOM
APARTMENT

TYPE H

(with yard + balcony)

TOTAL SALEABLE AREA
SUITE = 878.55 SQ.FT.
YARD AND BALCONY = 256.18 SQ.FT.
TOTAL = 1,134.73 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
A-207

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



2
BEDROOM
APARTMENT

TYPE H

(with yard + balcony)

TOTAL SALEABLE AREA
SUITE = 878.55 SQ.FT.
YARD AND BALCONY = 256.18 SQ.FT.
TOTAL = 1,134.73 SQ.FT.

List of unit numbers with this unit plan:

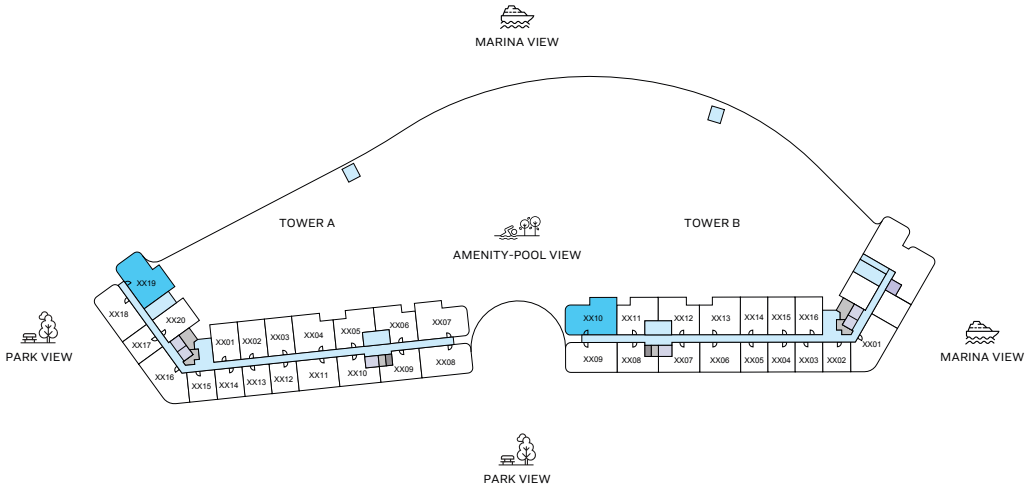
VIEWS

Amenity, Pool View
A-207

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BED | TYPE H - VARIANT 1

UNIT



LEVEL 02

2
BEDROOM
APARTMENT

TYPE H
VARIANT 1
(with yard + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 878.55 - 881.99 SQ.FT.
YARD AND BALCONY RANGE = 256.29 - 259.52 SQ.FT.
TOTAL RABGE = 1,134.84 - 1,141.51 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-210

Marina, Park View
A-219

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2
BEDROOM
APARTMENT

TYPE H
VARIANT 1
(with yard + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 878.55 - 881.99 SQ.FT.
YARD AND BALCONY RANGE = 256.29 - 259.52 SQ.FT.
TOTAL RABGE = 1,134.84 - 1,141.51 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenity, Pool View
B-210

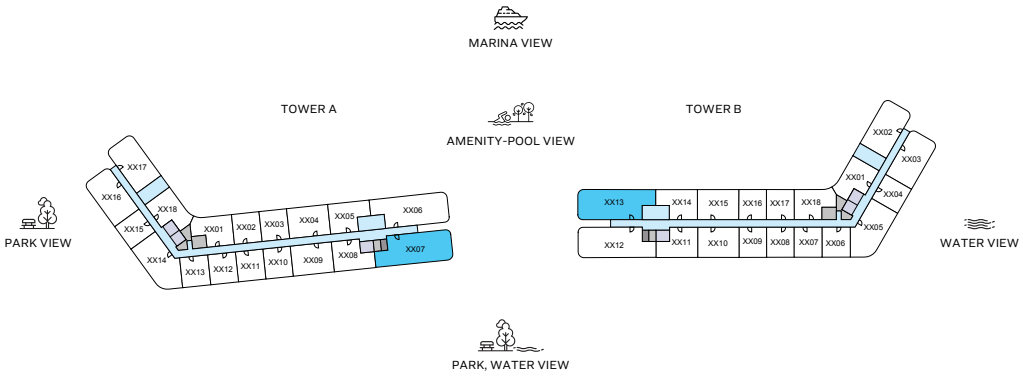
Marina, Park View
A-219

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2 BED | TYPE I

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 08

2 BEDROOM APARTMENT

TYPE I

(with powder + terrace)

TOTAL SALEABLE AREA

SUITE RANGE = 943.89 - 944.32 SQ.FT.
TERRACE RANGE = 410.54 - 410.64 SQ.FT.
TOTAL RANGE = 1,354.42 - 1,354.96 SQ.FT.

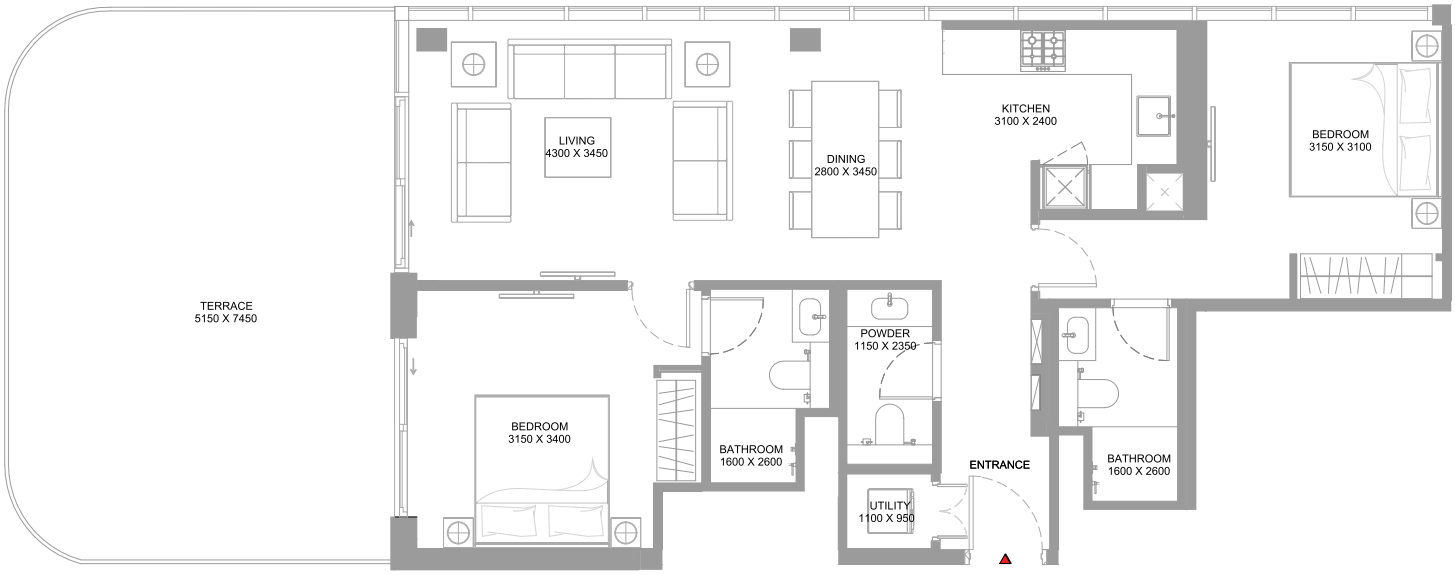
List of unit numbers with this unit plan:

VIEWS

Amenity, Pool, Park, Water View
A-807

Marina, Amenity, Pool View
B-813

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2
BEDROOM
APARTMENT

TYPE I

(with powder + terrace)

TOTAL SALEABLE AREA

SUITE RANGE = 943.89 - 944.32 SQ.FT.
TERRACE RANGE = 410.54 - 410.64 SQ.FT.
TOTAL RANGE = 1,354.42 - 1,354.96 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

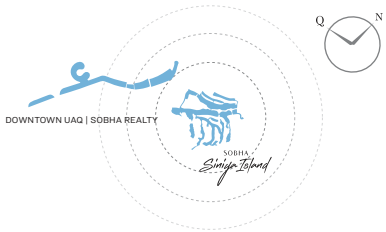
Amenity, Pool, Park, Water View
A-807

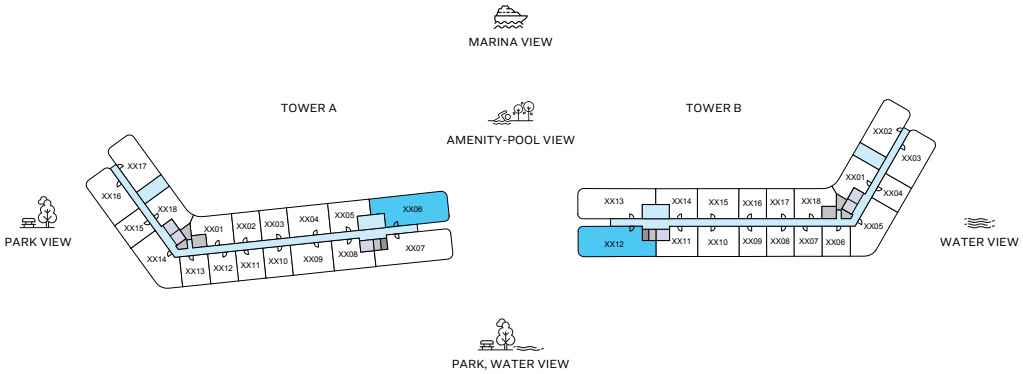
Marina, Amenity, Pool View
B-813

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BED | TYPE I - VARIANT 1

UNIT





LEVEL 08

2
BEDROOM
APARTMENT

TYPE I
VARIANT 1
(with powder + terrace)

TOTAL SALEABLE AREA

SUITE RANGE = 943.67 - 944.64 SQ.FT.
TERRACE RANGE = 410.54 - 410.64 SQ.FT.
TOTAL RANGE = 1,354.32 - 1,355.18 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Marina, Amenity, Pool View
A-806

Park, Water View
B-812

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



2
BEDROOM
APARTMENT

TYPE I
VARIANT 1
(with powder + terrace)

TOTAL SALEABLE AREA
SUITE RANGE = 943.67 - 944.64 SQ.FT.
TERRACE RANGE = 410.54 - 410.64 SQ.FT.
TOTAL RANGE = 1,354.32 - 1,355.18 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

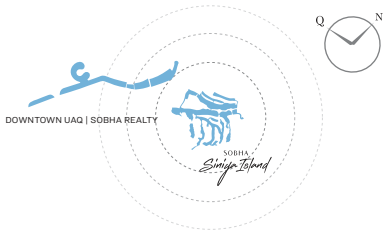
Marina, Amenity, Pool View
A-806

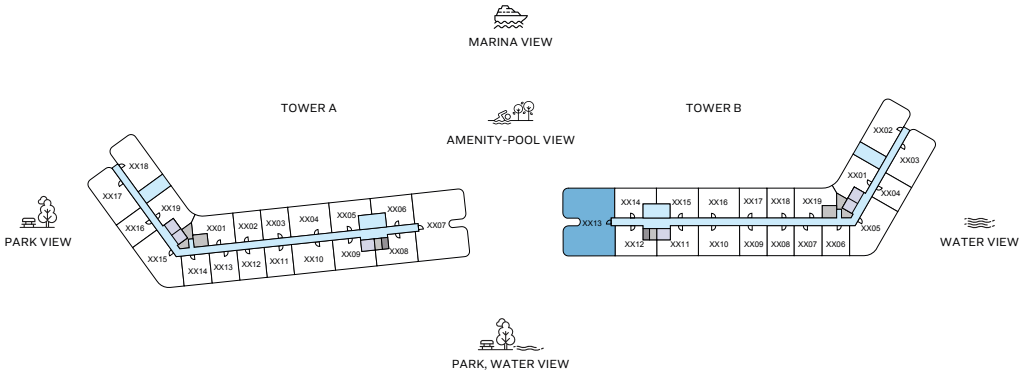
Park, Water View
B-812

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3 BED | TYPE A

UNIT





LEVEL 07

3
BEDROOM
APARTMENT

TYPE A

(with powder + terrace)

TOTAL SALEABLE AREA
SUITE = 1,298.77 SQ.FT.
TERRACE = 865.42 SQ.FT.
TOTAL = 2,164.19 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Marina, Amenity, Pool, Park, Water View
B-713

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



3
BEDROOM
APARTMENT

TYPE A

(with powder + terrace)

TOTAL SALEABLE AREA
SUITE = 1,298.77 SQ.FT.
TERRACE = 865.42 SQ.FT.
TOTAL = 2,164.19 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

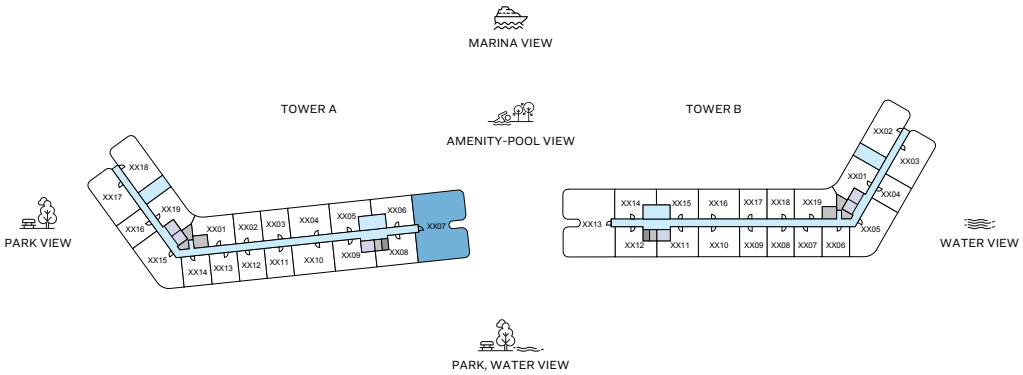
Marina, Amenity, Pool, Park, Water View
B-713

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

3 BED | TYPE A - VARIANT 1

UNIT

DOWNTOWN UAQ | SOBHA REALTY



LEVEL 07

3
BEDROOM
APARTMENT

TYPE A
VARIANT 1
(with powder + terrace)

TOTAL SALEABLE AREA
SUITE = 1,298.99 SQ.FT.
TERRACE = 865.31 SQ.FT.
TOTAL = 2,164.30 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Marina, Amenity, Pool, Park, Water View
A-707

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



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APARTMENT

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VARIANT 1
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List of unit numbers with this unit plan:

VIEWS

Marina, Amenity, Pool, Park, Water View
A-707

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SOBHA
REALTY

PRINCIPAL PARTNER TO

Arsenal

Disclaimer:

The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

The images shown are for illustration purposes only and may not be an exact representation of the product

The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

SOBHA

REALTY

