

SOBHA  
*Siniya Island*



PHASE 2A  
FACT **BOOK**

# Palm Groove Villas

## 4 Bedroom



## Villa Characteristics

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

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

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



# Coral Beach Villas

## 5 Bedroom

### Villa Characteristics

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

# Coral Beach Villas

## 6 Bedroom

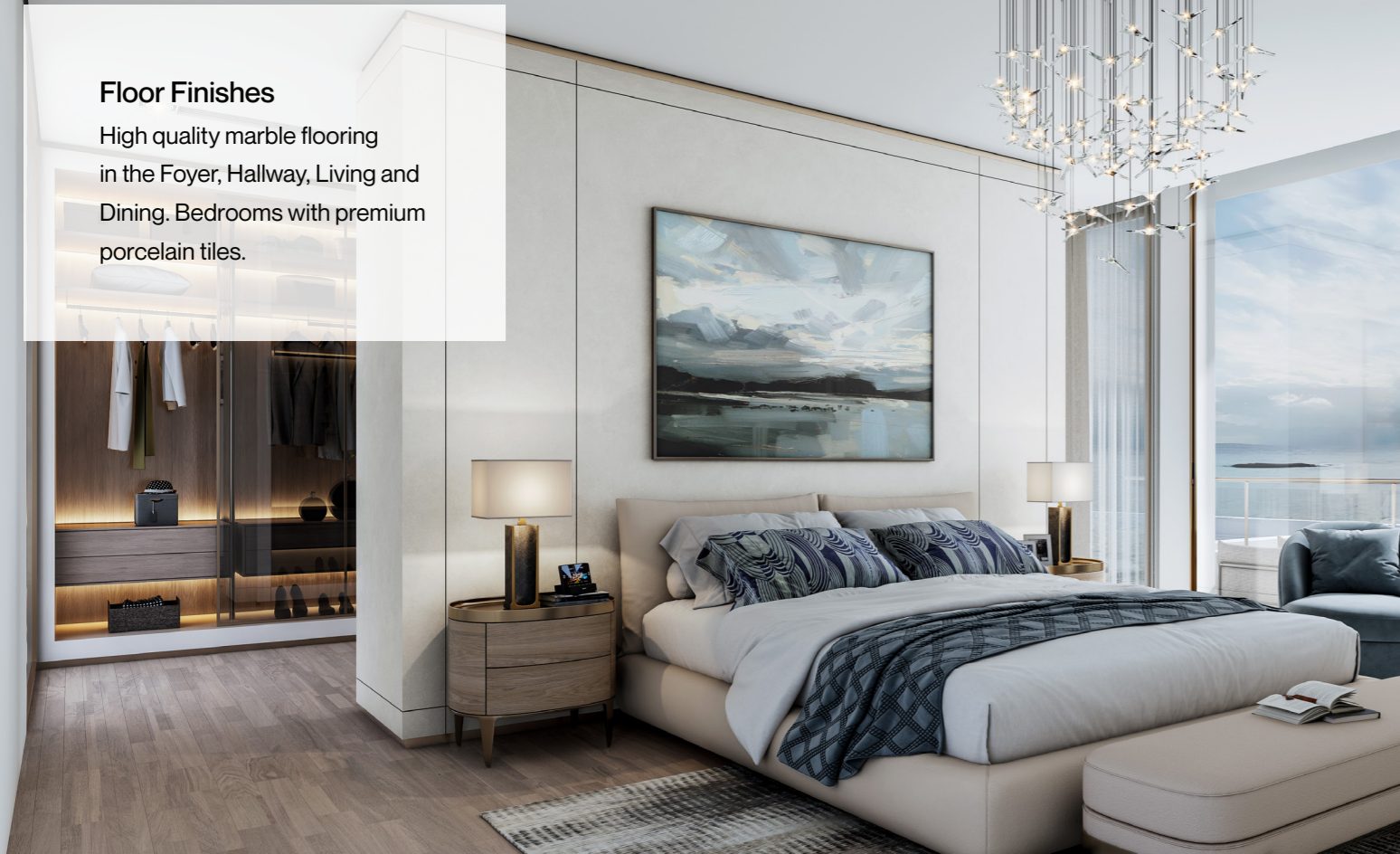


## Villa Characteristics

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

### Floor Finishes

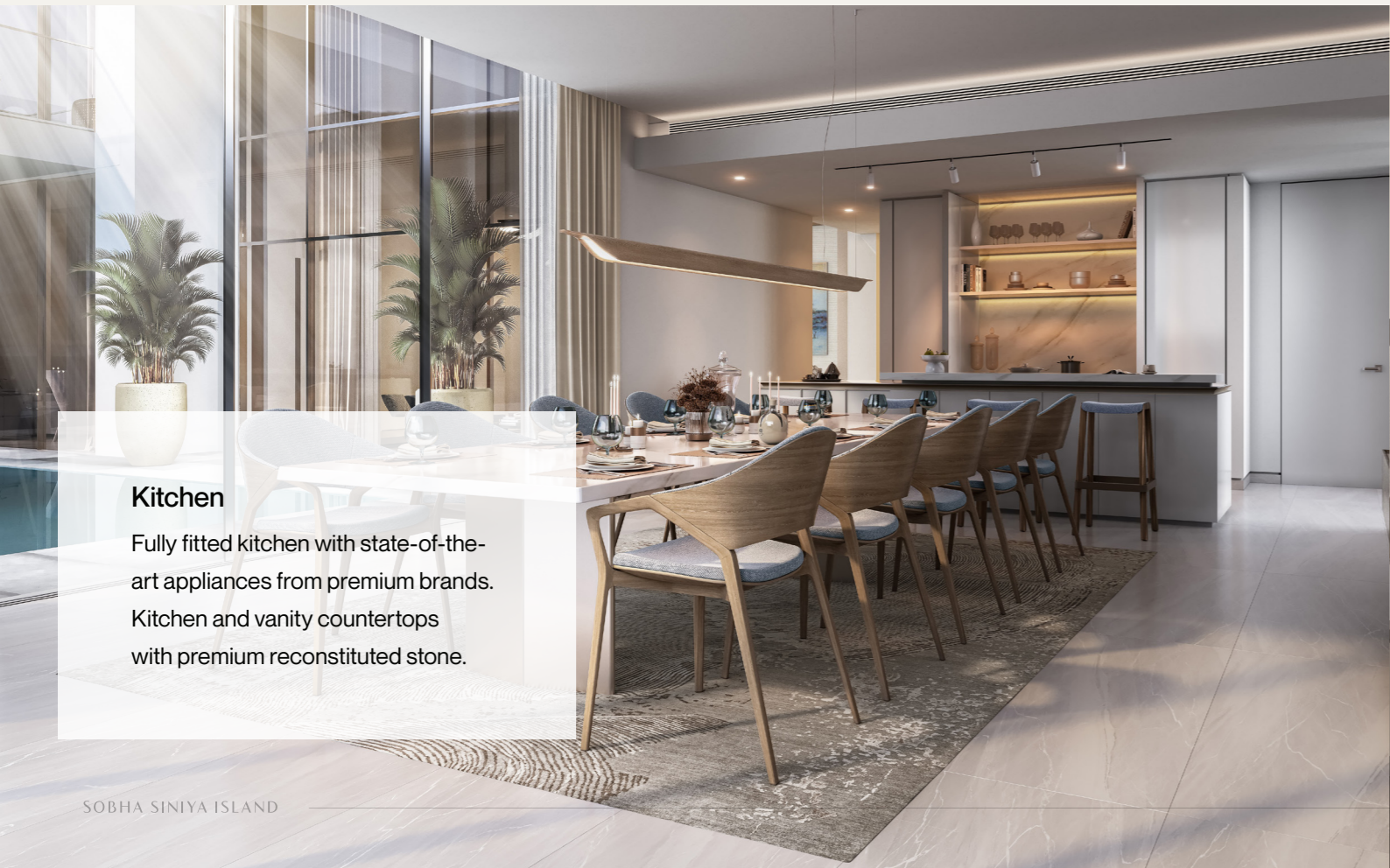
High quality marble flooring in the Foyer, Hallway, Living and Dining. Bedrooms with premium porcelain tiles.



### Wall Finishes

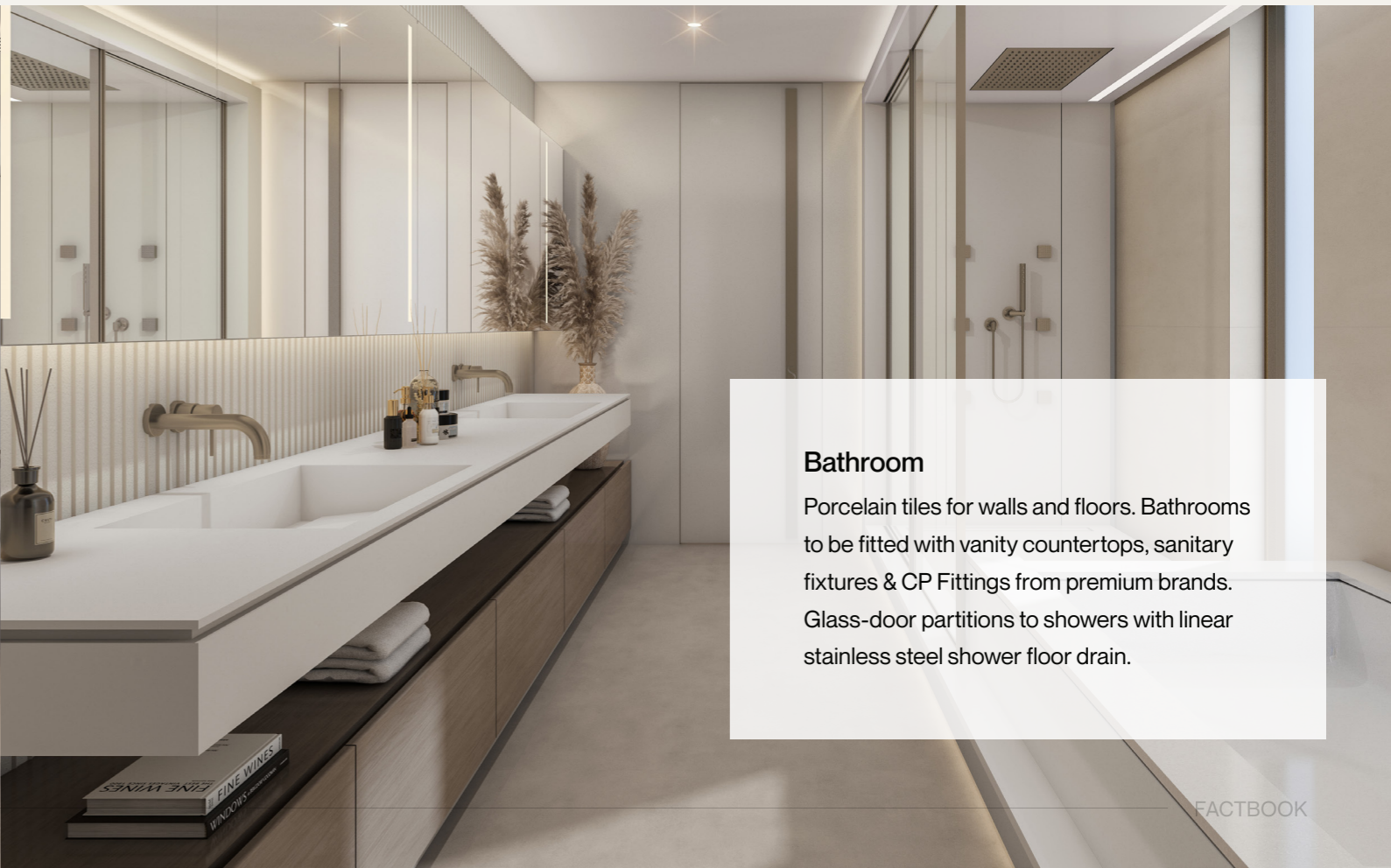
Matt emulsion paint on walls. Matt emulsion paint with Wall Panel details in select areas.

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



### Kitchen

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



### Bathroom

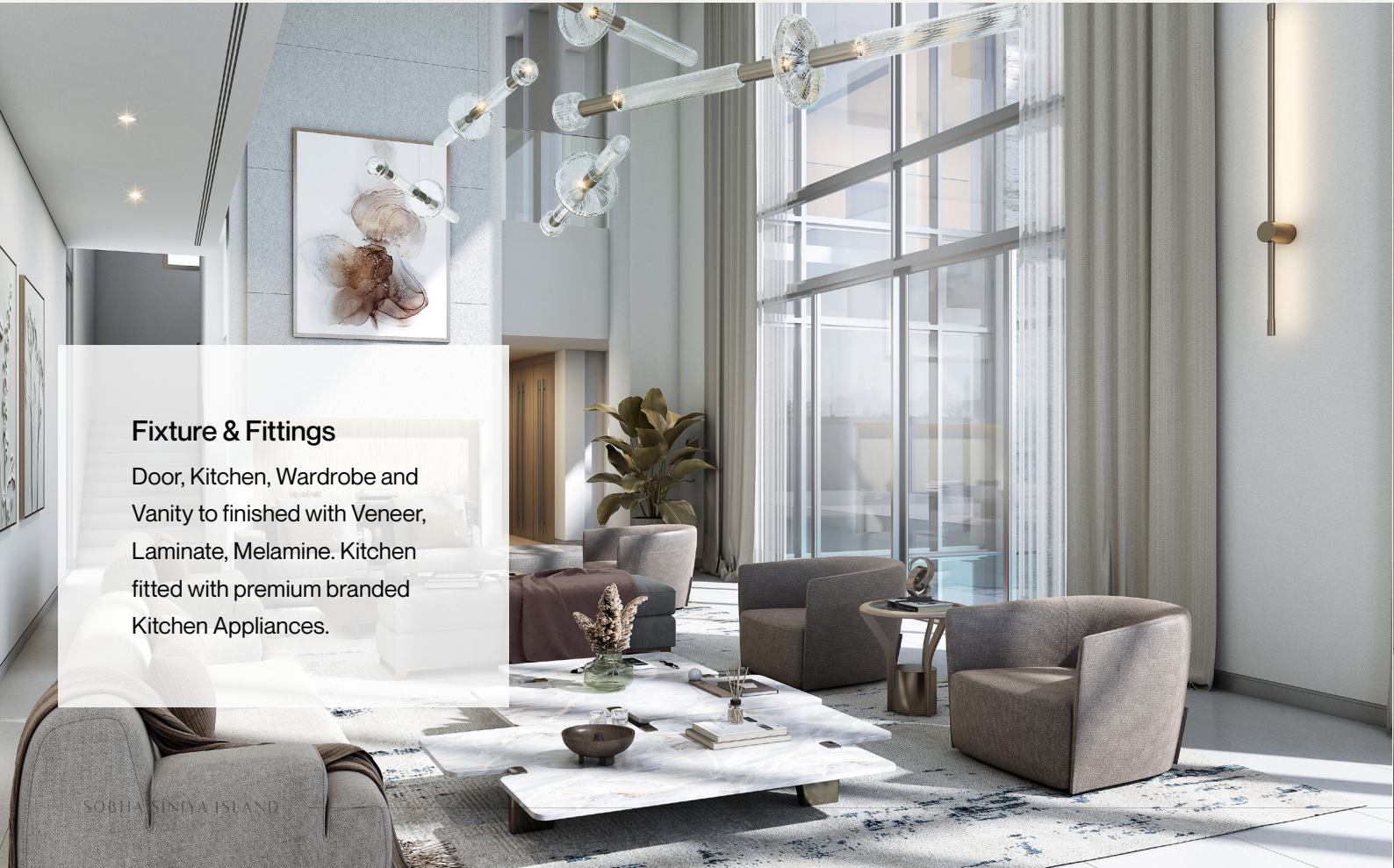
Porcelain tiles for walls and floors. Bathrooms to be fitted with vanity countertops, sanitary fixtures & CP Fittings from premium brands. Glass-door partitions to showers with linear stainless steel shower floor drain.



**External Façade**

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

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



**Fixture & Fittings**

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



**Home Automation**

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



# Amenities & Features

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

## Masterplan Amenities





## Clubhouse Amenities

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



**SOBHA**  
REALTY