

SOBHA  
*Siniya Island*

MASTER PLAN



SOBHA  
*Siniya Island*

VILLA COMMUNITY  
PHASE 1 LAUNCH



4 Bedroom Villa

- Type A
- Type A Mirror
- Type B
- Type B Mirror
- Type C
- Type C Mirror

5 Bedroom Villa

- Type A
- Type A Mirror
- Type B
- Type B Mirror

6 Bedroom Villa

-



# 4 Bedroom Villa | Type A

## Plot Area

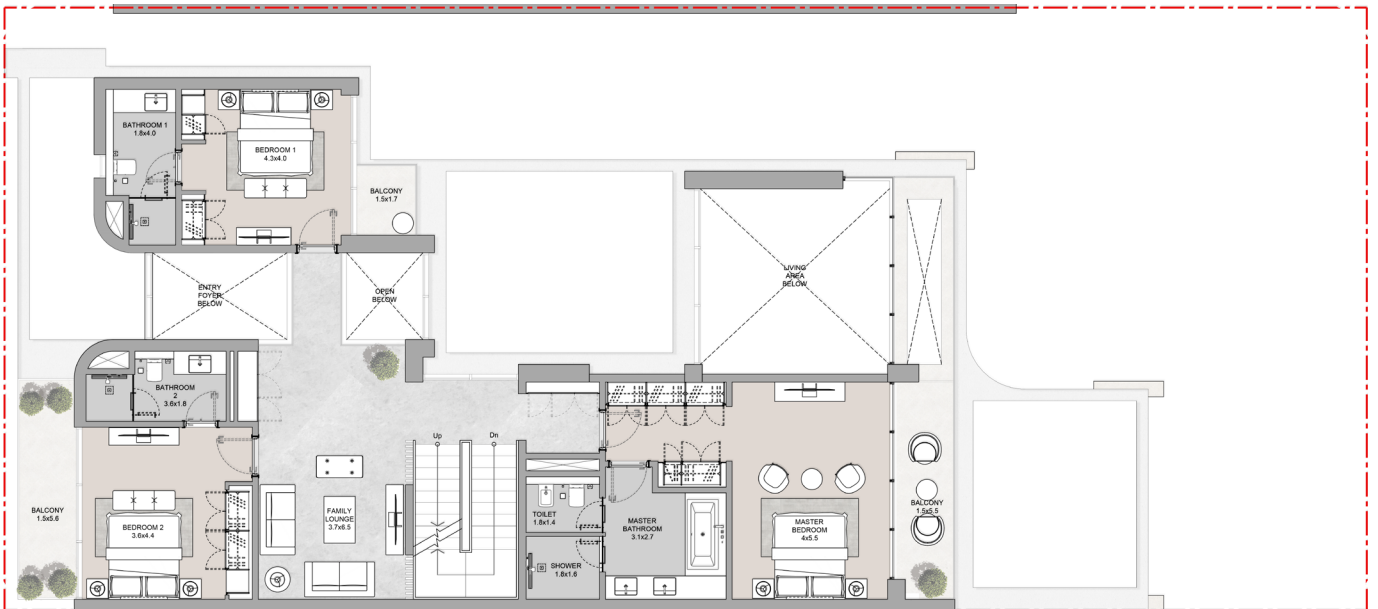
Min 533.47 sq.m    Max 560.84 sq.m  
 Min 5,742.26 sq.ft    Max 6,036.82 sq.ft

## Saleable Area

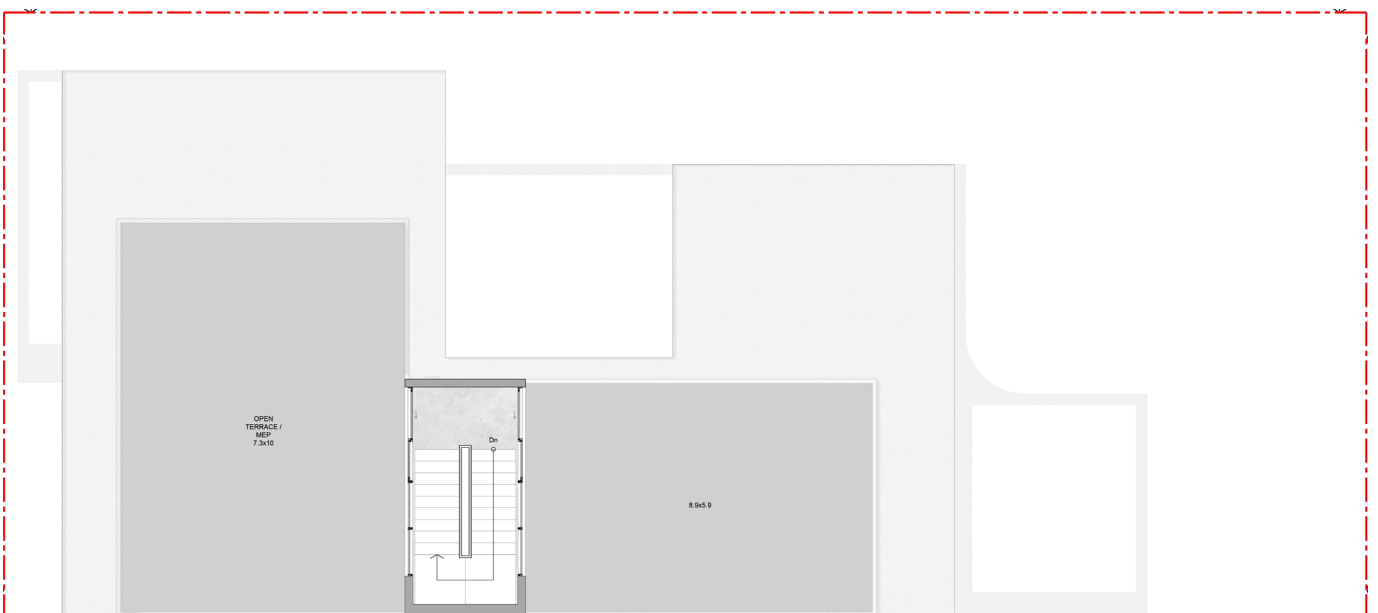
447.30 sq.m  
 4,814.70 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

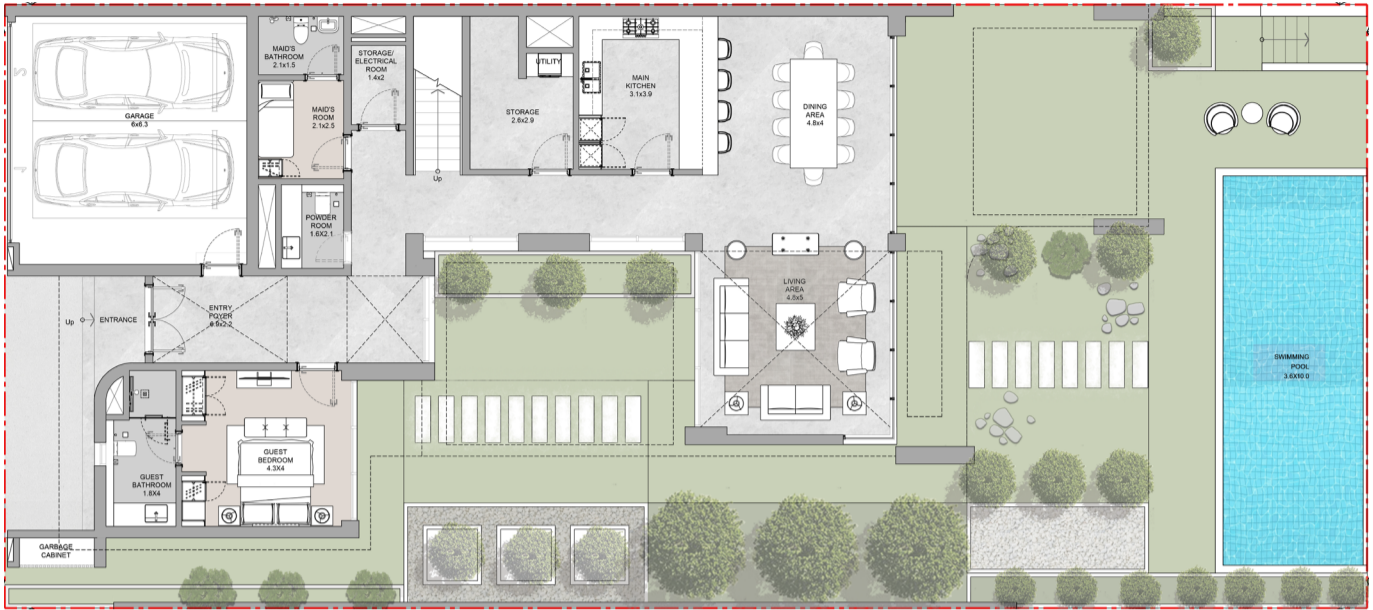
## Plot No.

PG-V-124, PG-V-127, PG-V-130, PG-V-133, PG-V-136, PG-V-139, PG-V-167, PG-V-169, PG-V-173, PG-V-175, PG-V-180, PG-V-196, PG-V-198, PG-V-201, PG-V-204, PG-V-223, PG-V-226, PG-V-229, PG-V-232

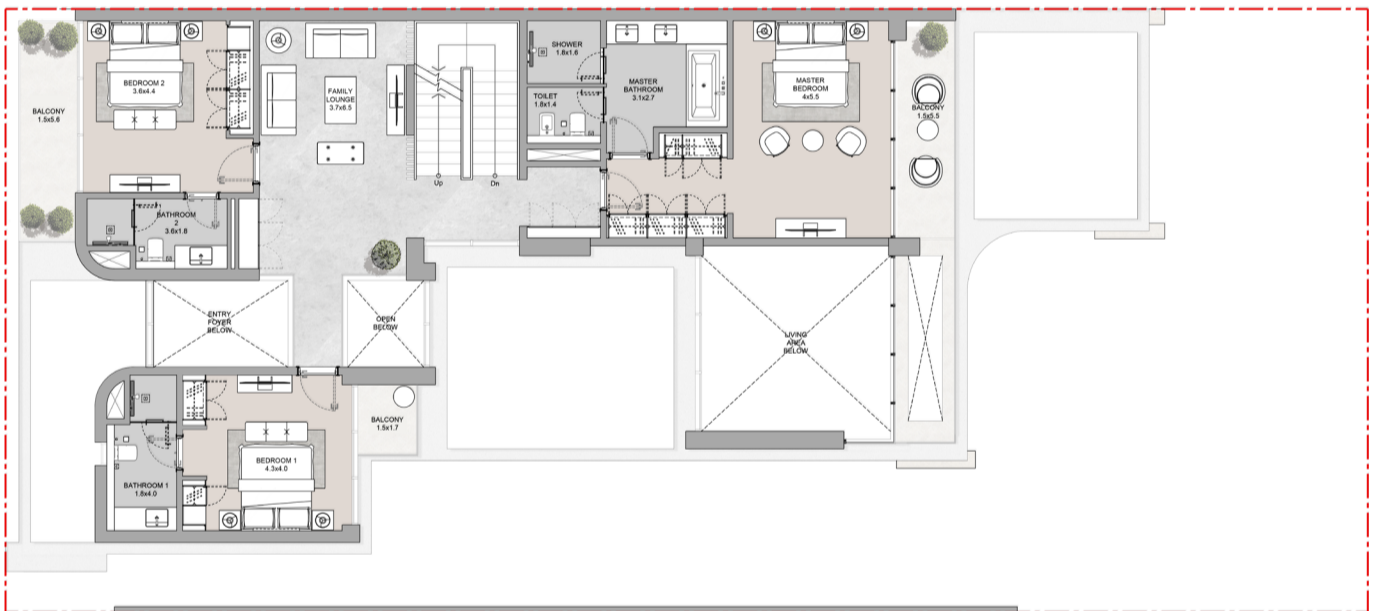
4 Bedroom Villa | Type A  
Mirror

Plot Area  
 Min 533.47 sq.m    Max 560.84 sq.m  
 Min 5,742.26 sq.ft    Max 6,036.82 sq.ft

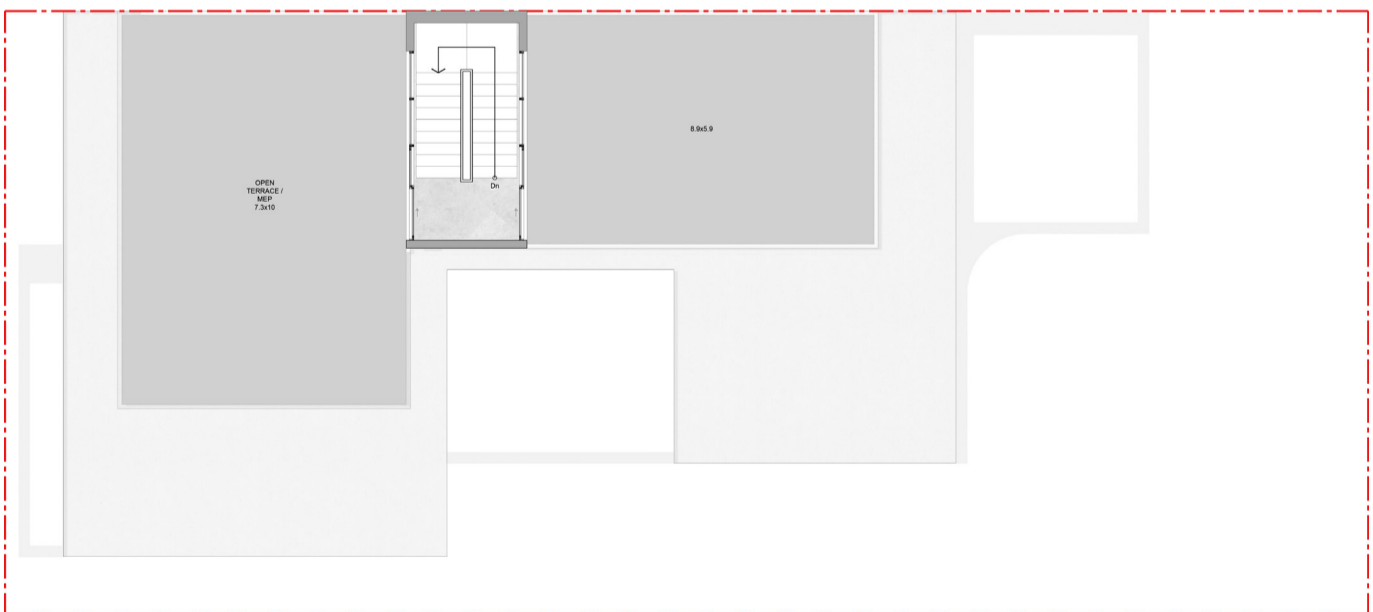
Saleable Area  
 447.30 sq.m  
 4,814.70 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

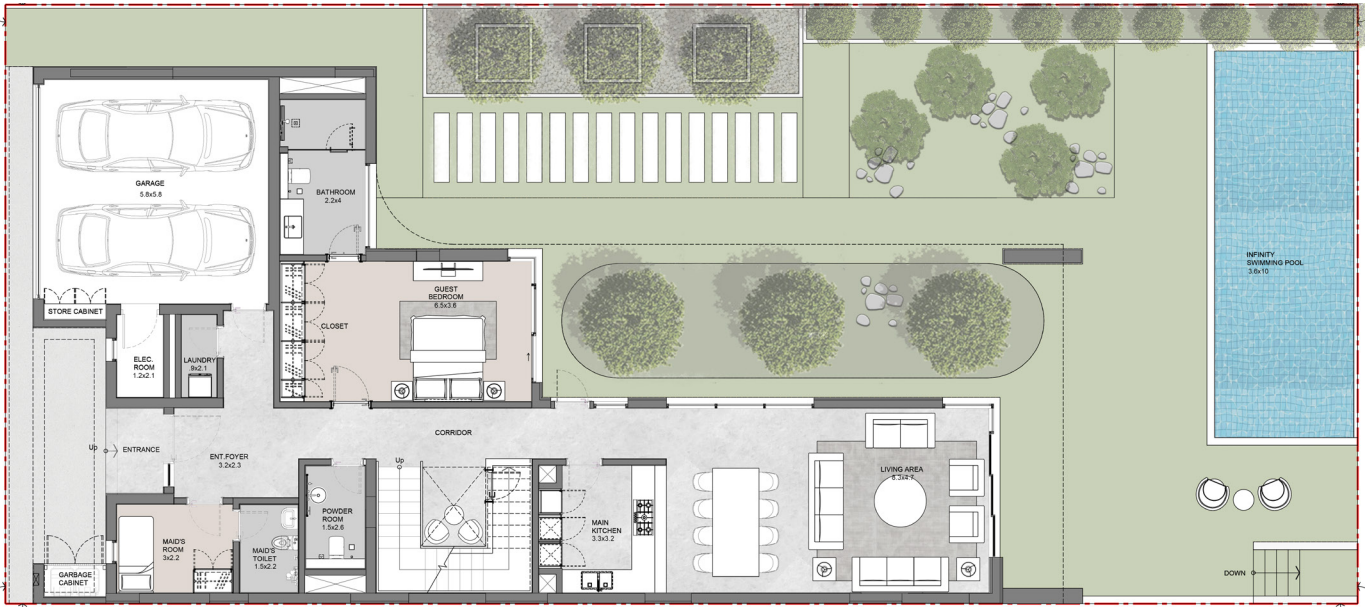
PG-V-102, PG-V-104, PG-V-106, PG-V-110, PG-V-112, PG-V-116, PG-V-118, PG-V-145, PG-V-148, PG-V-151, PG-V-154, PG-V-157, PG-V-160, PG-V-183, PG-V-186, PG-V-189, PG-V-192, PG-V-208, PG-V-211, PG-V-213, PG-V-217



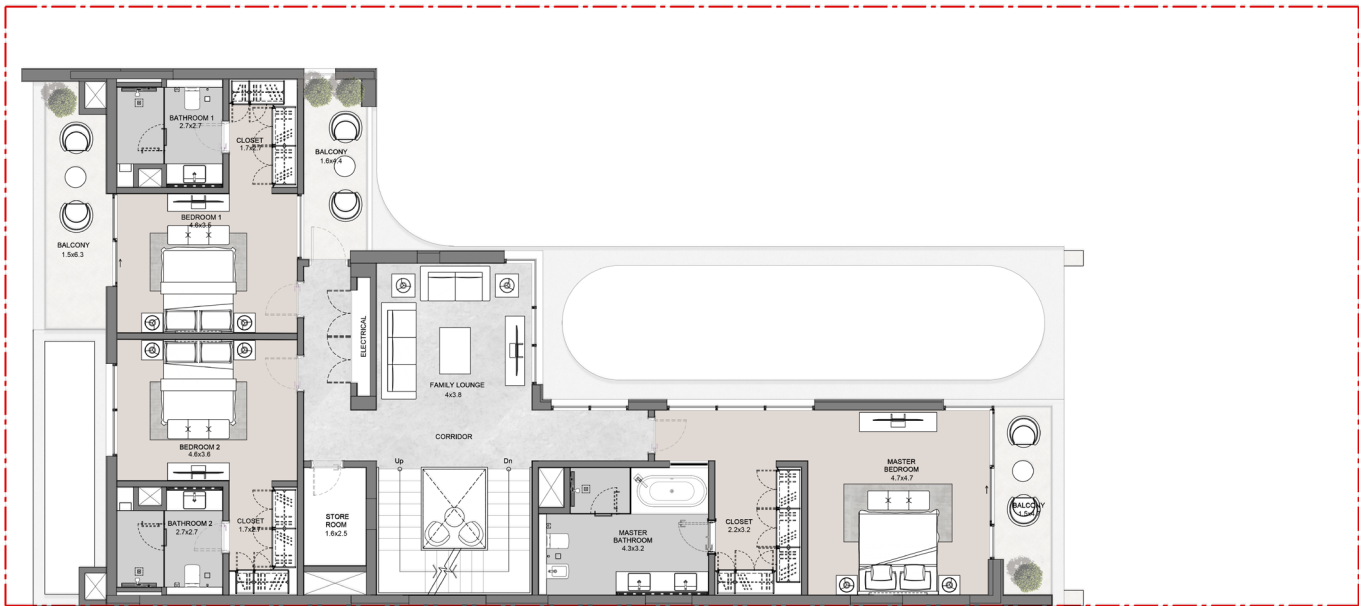
# 4 Bedroom Villa I Type B

Plot Area  
 Min 542.46 sq.m    Max 830.02 sq.m  
 Min 5,839.03 sq.ft    Max 8,934.24 sq.ft

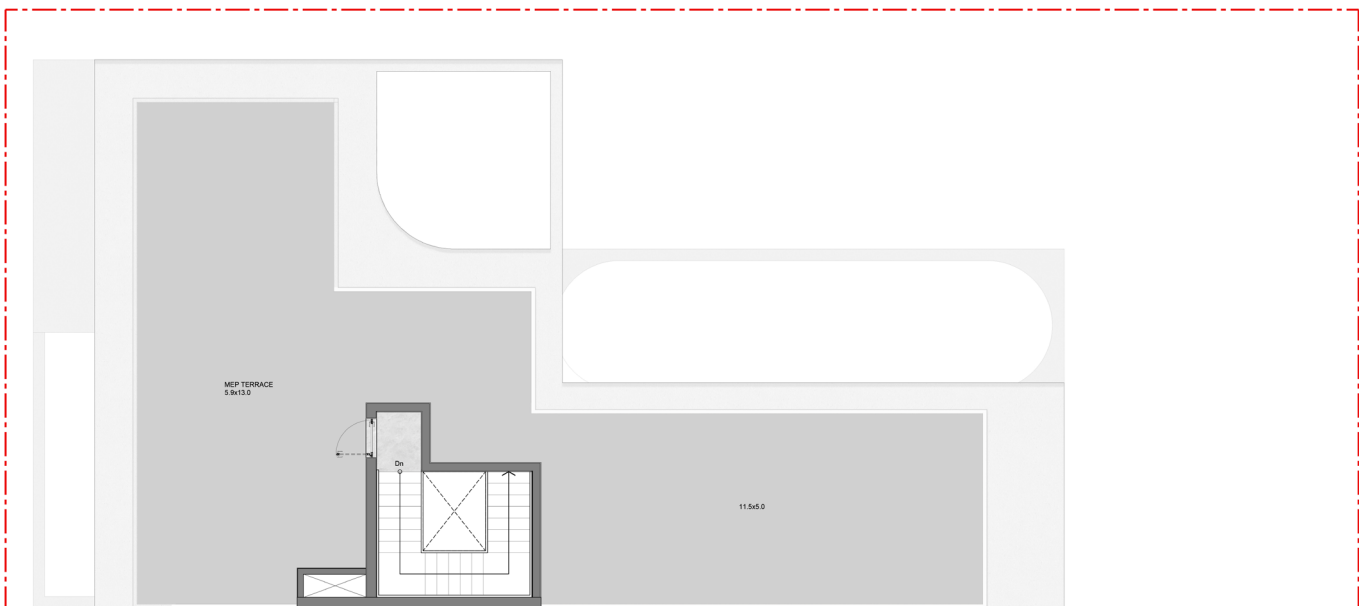
Saleable Area  
 449.30 sq.m  
 4,836.22 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

PG-V-123, PG-V-125, PG-V-129, PG-V-131, PG-V-135, PG-V-137, PG-V-164, PG-V-166, PG-V-170, PG-V-172, PG-V-176, PG-V-178, PG-V-199, PG-V-202, PG-V-224, PG-V-227, PG-V-231

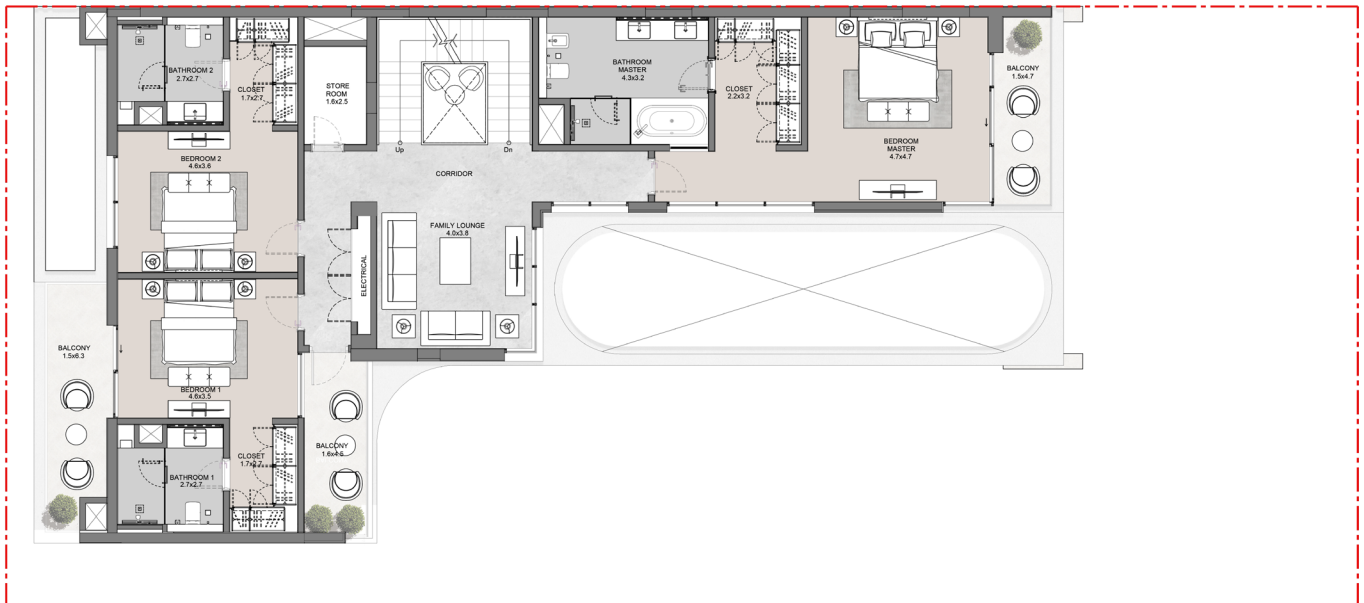
4 Bedroom Villa I Type B  
Mirror

Plot Area  
Min 542.46 sq.m Max 830.02 sq.m  
Min 5,839.03 sq.ft Max 8,934.24 sq.ft

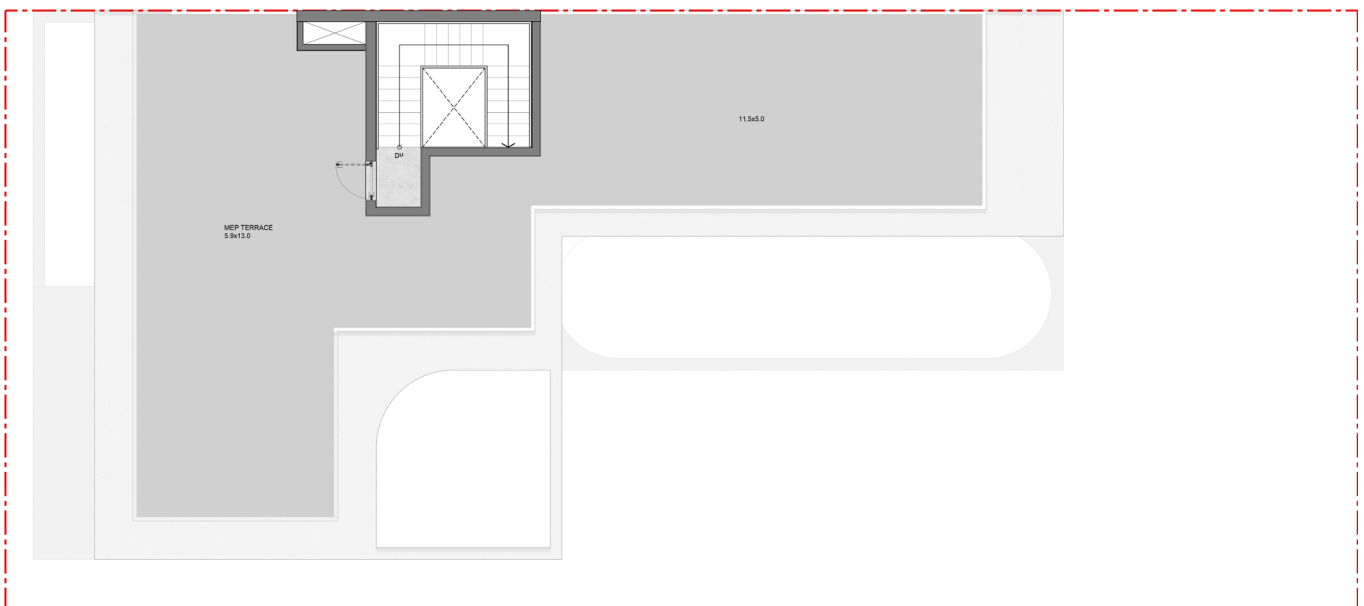
Saleable Area  
449.30 sq.m  
4,836.22 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

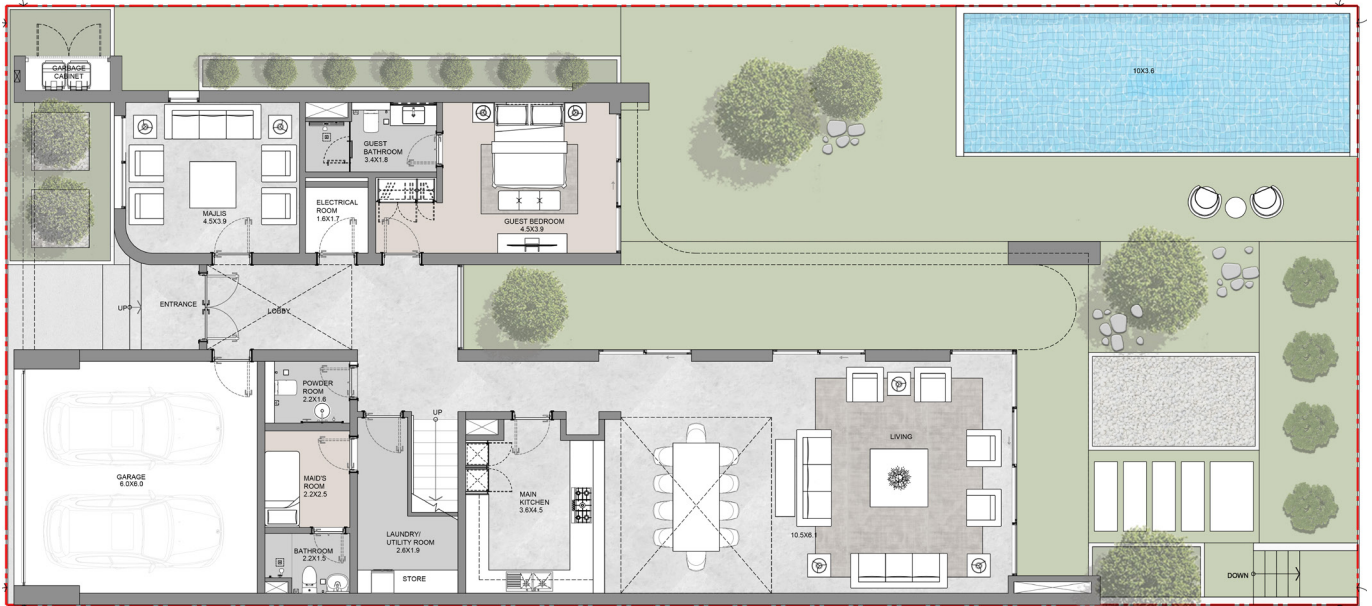
PG-V-103, PG-V-107, PG-V-109, PG-V-113, PG-V-115, PG-V-119, PG-V-146, PG-V-150, PG-V-152, PG-V-156, PG-V-158, PG-V-185, PG-V-187, PG-V-191, PG-V-193, PG-V-207, PG-V-210, PG-V-214, PG-V-216, PG-V-219



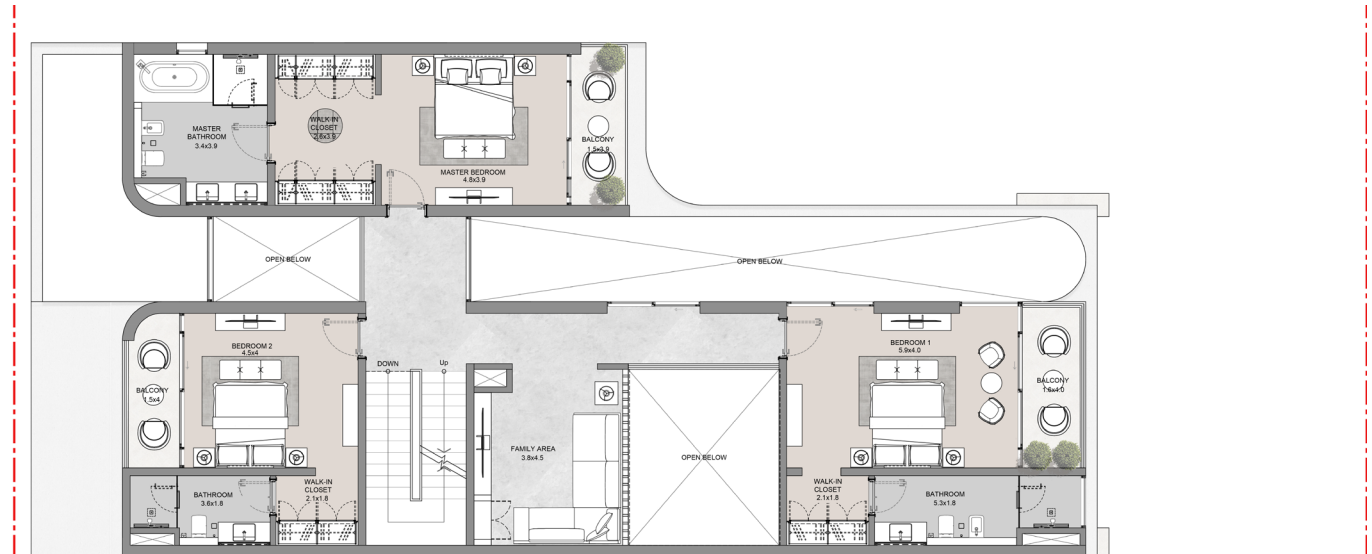
# 4 Bedroom Villa I Type C

Plot Area	
Min 542.50 sq.m	Max 849.05 sq.m
Min 5,839.42 sq.ft	Max 9,139.12 sq.ft

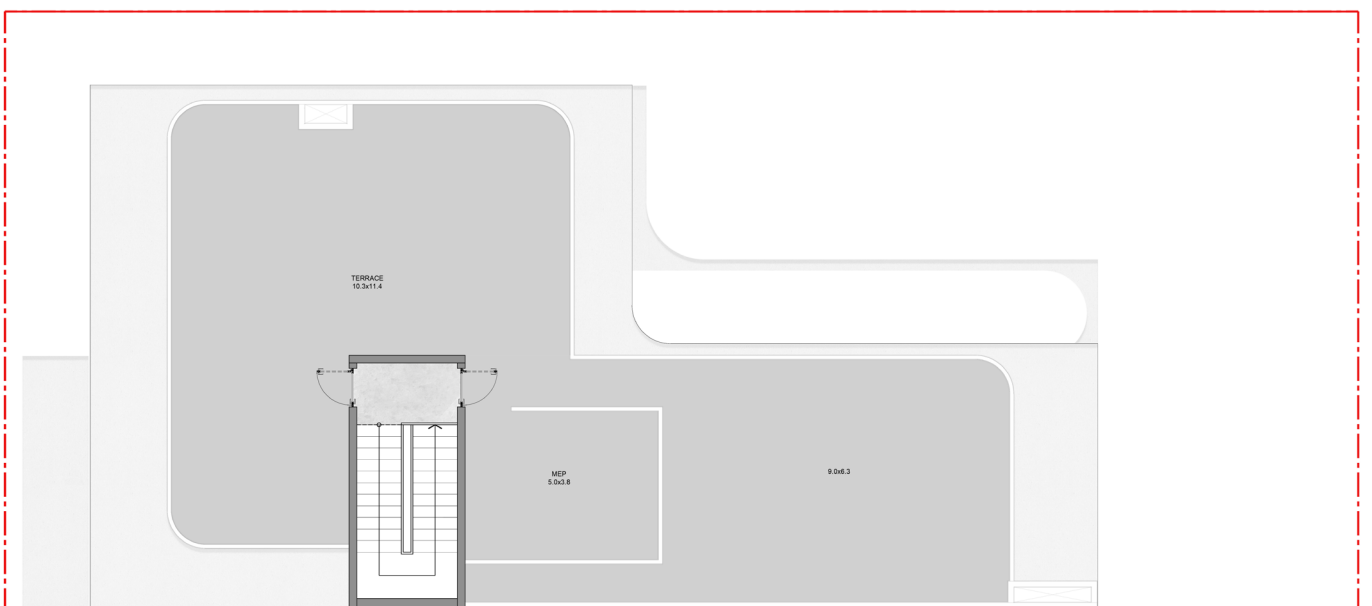
Saleable Area
484.90 sq.m
5,219.42 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

PG-V-122, PG-V-126, PG-V-128, PG-V-132, PG-V-134, PG-V-138, PG-V-140, PG-V-165, PG-V-168, PG-V-171, PG-V-174, PG-V-177, PG-V-179, PG-V-197, PG-V-200, PG-V-203, PG-V-222, PG-V-225, PG-V-228, PG-V-230

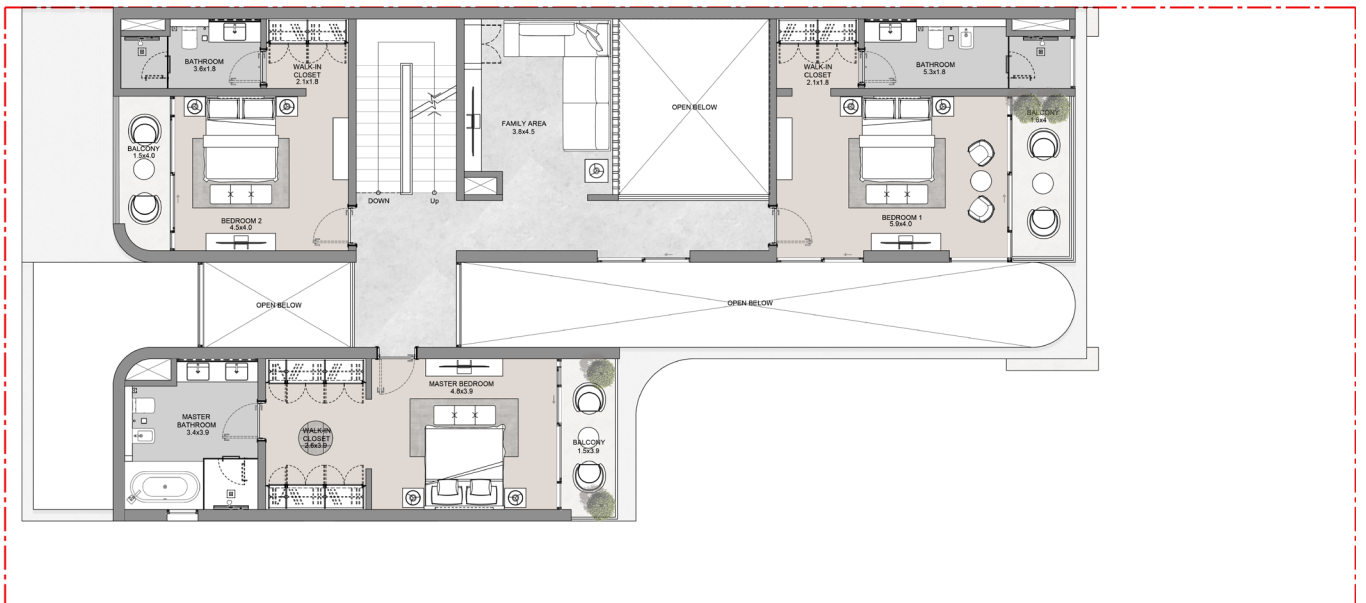
4 Bedroom Villa I Type C  
Mirror

Plot Area  
Min 542.50 sq.m Max 849.05 sq.m  
Min 5,839.42 sq.ft Max 9,139.12 sq.ft

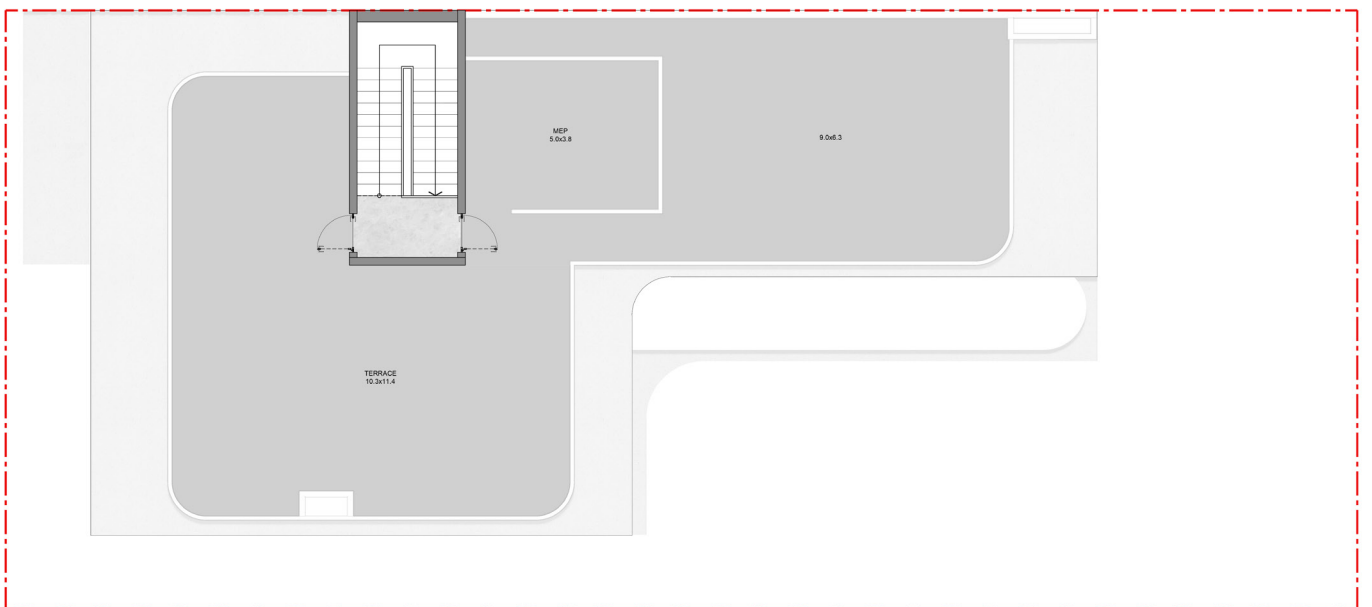
Saleable Area  
484.90 sq.m  
5,219.42 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

PG-V-105, PG-V-108, PG-V-111, PG-V-114, PG-V-117, PG-V-147, PG-V-149, PG-V-153, PG-V-155, PG-V-159, PG-V-161, PG-V-184, PG-V-188, PG-V-190, PG-V-209, PG-V-212, PG-V-215, PG-V-218



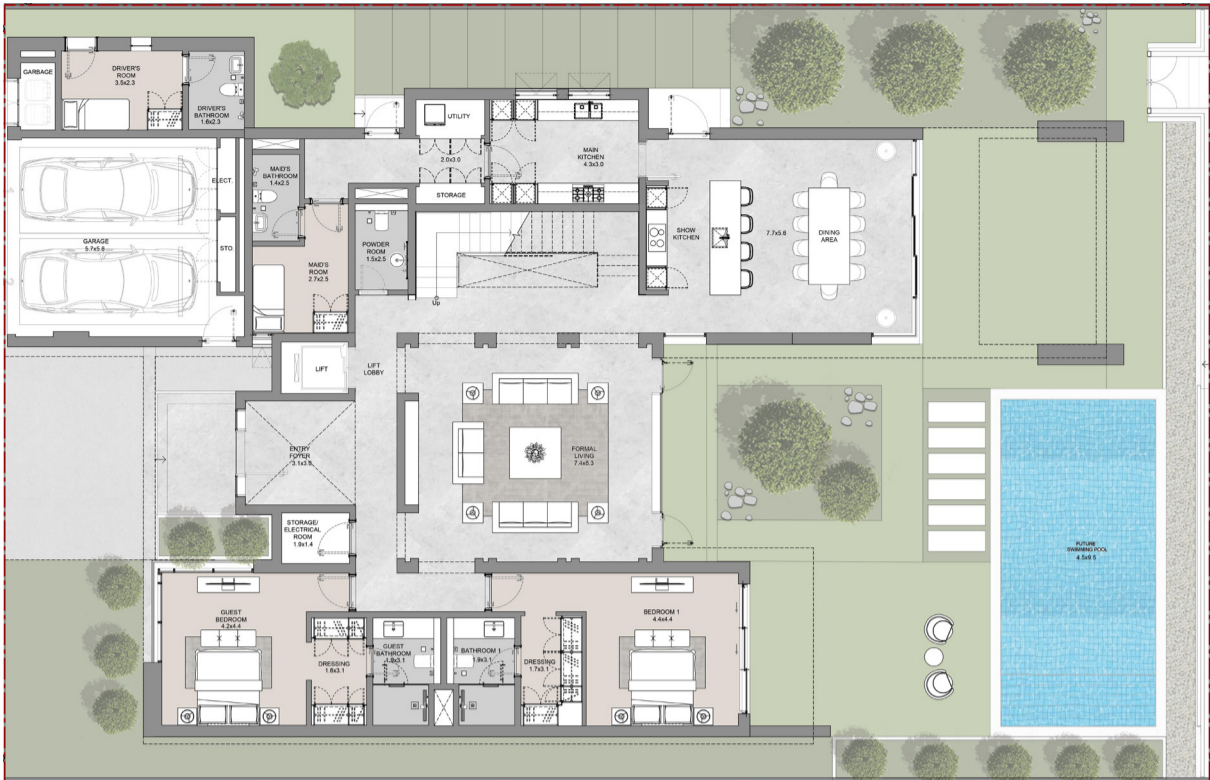
# 5 Bedroom Villa | Type A

## Plot Area

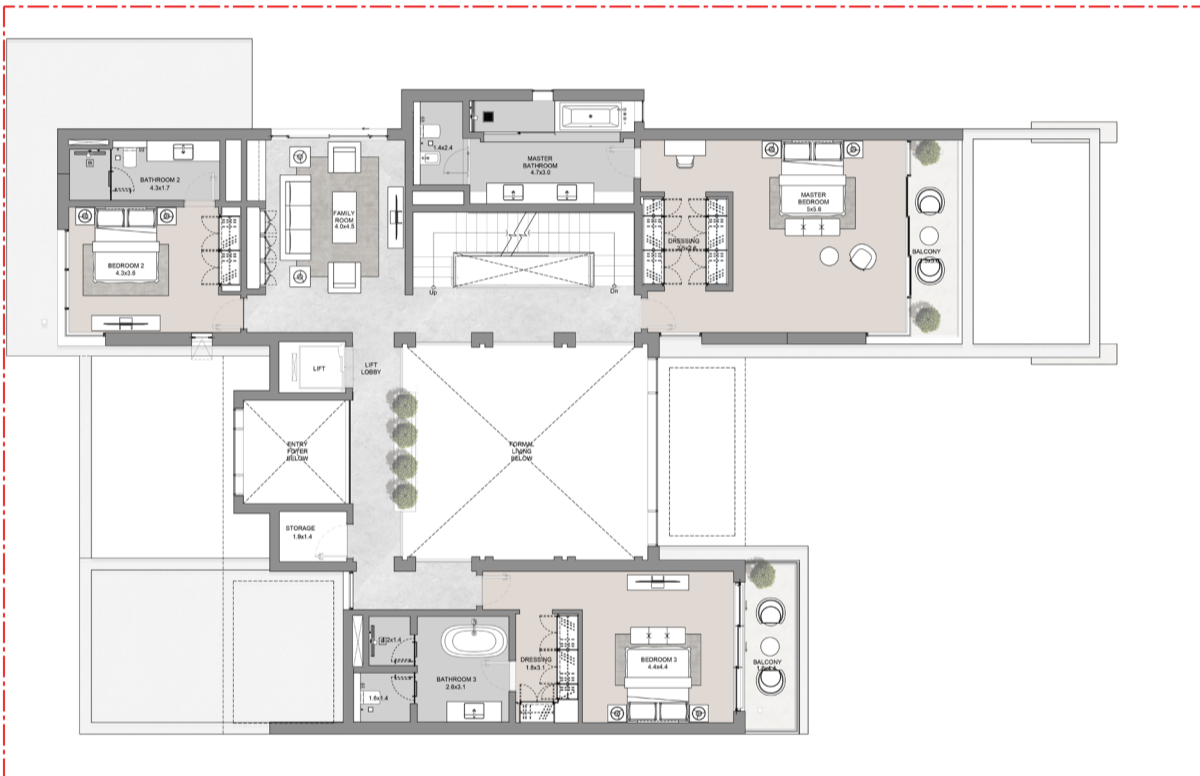
Min 822.19 sq.m    Max 1,370.88 sq.m  
 Min 8,849.93 sq.ft    Max 14,756.08 sq.ft

## Saleable Area

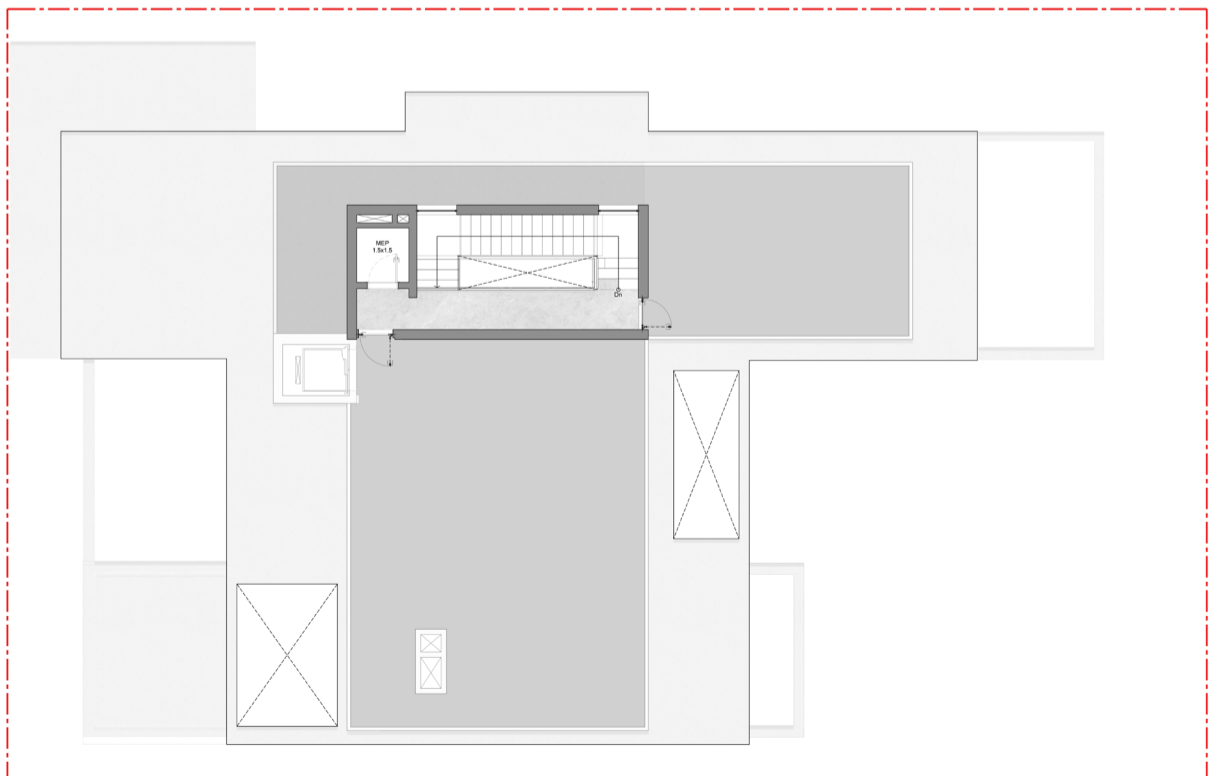
673.10 sq.m  
 7,245.19 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

## Plot No.

CB-V-253, CB-V-257, CB-V-261, CB-V-265, CB-V-273, CB-V-277, CB-V-283, CB-V-291, CB-V-295

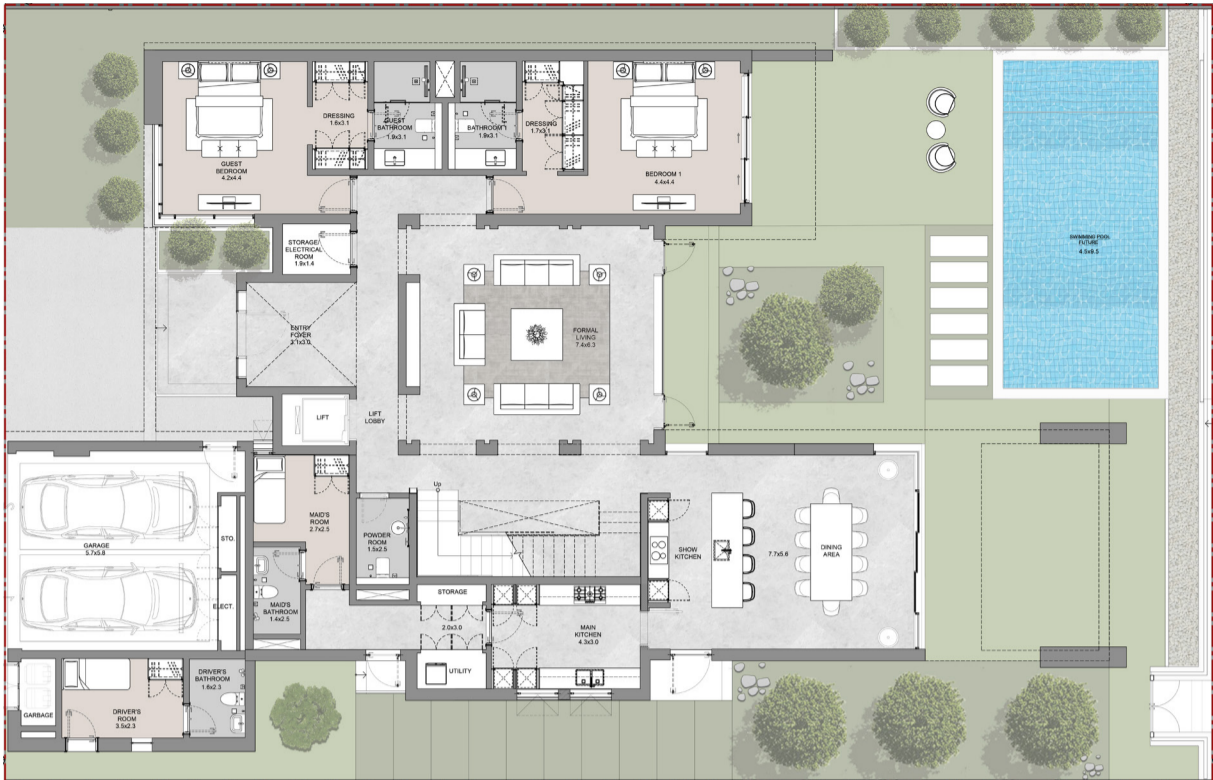
5 Bedroom Villa | Type A  
Mirror

Plot Area

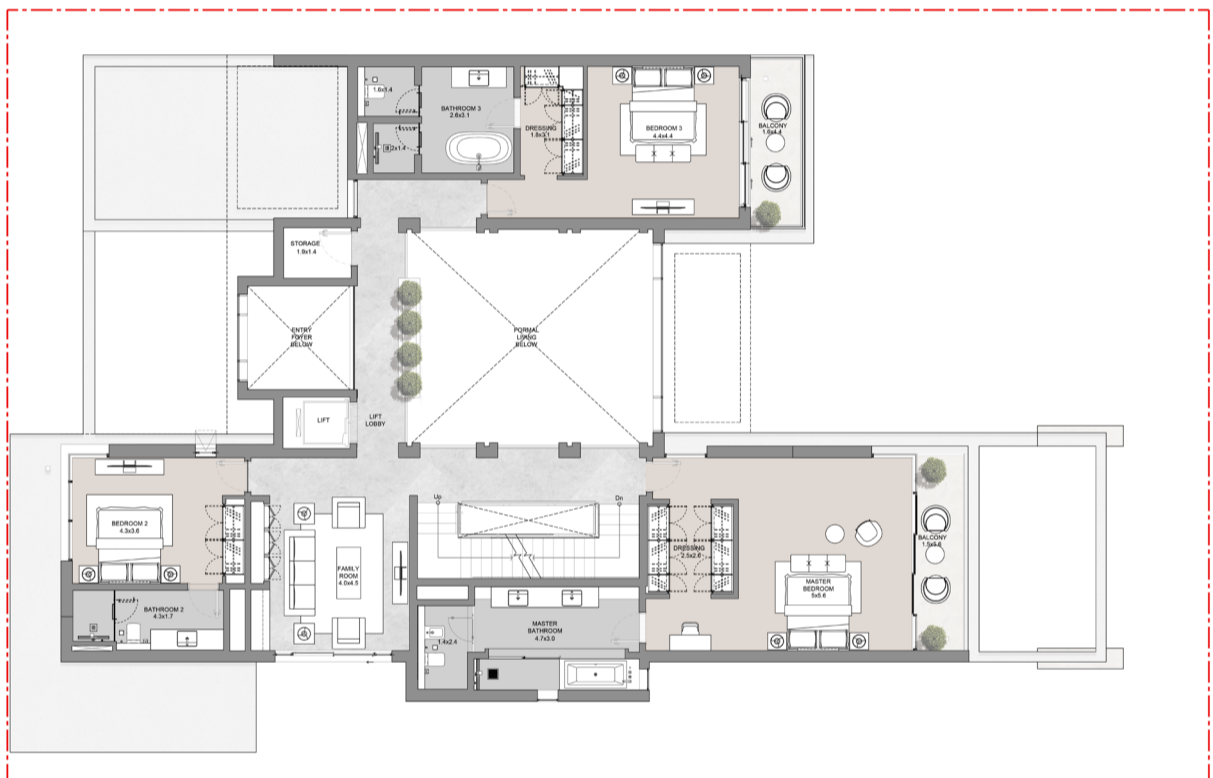
Min 822.19 sq.m Max 1,370.88 sq.m  
Min 8,849.93 sq.ft Max 14,756.08 sq.ft

Saleable Area

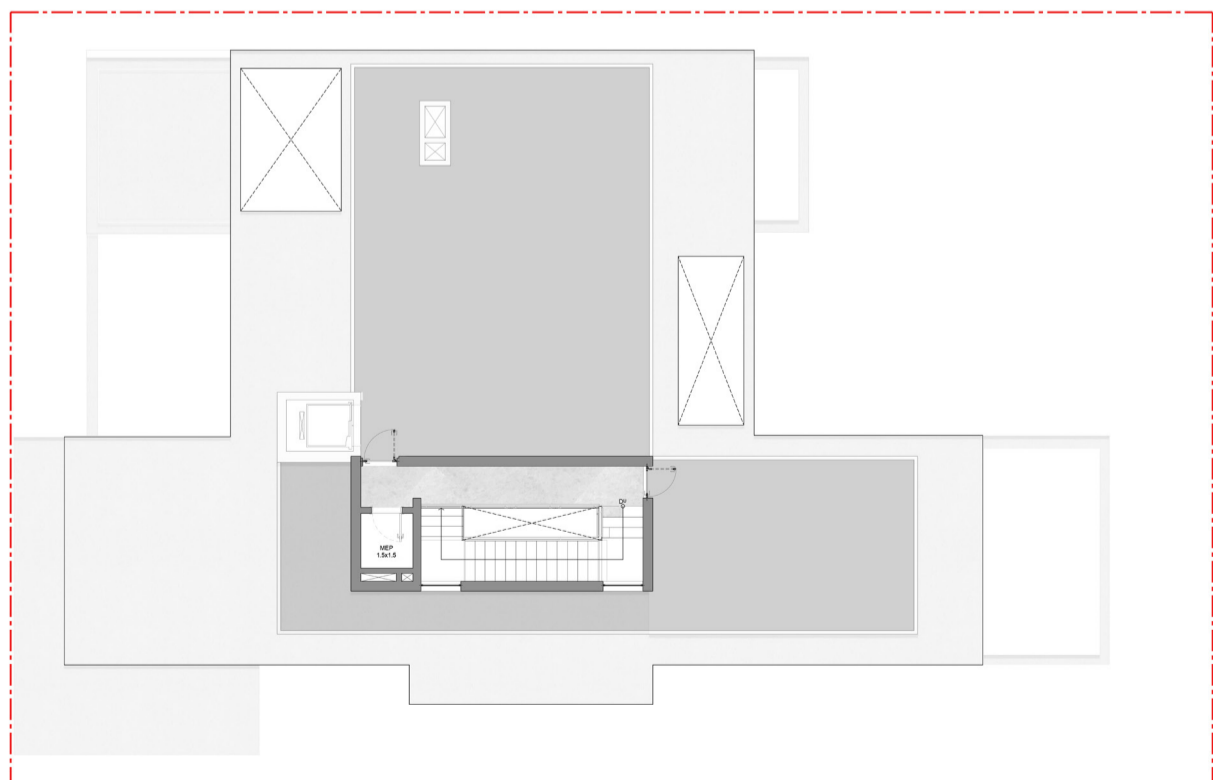
673.10 sq.m  
7,245.19 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

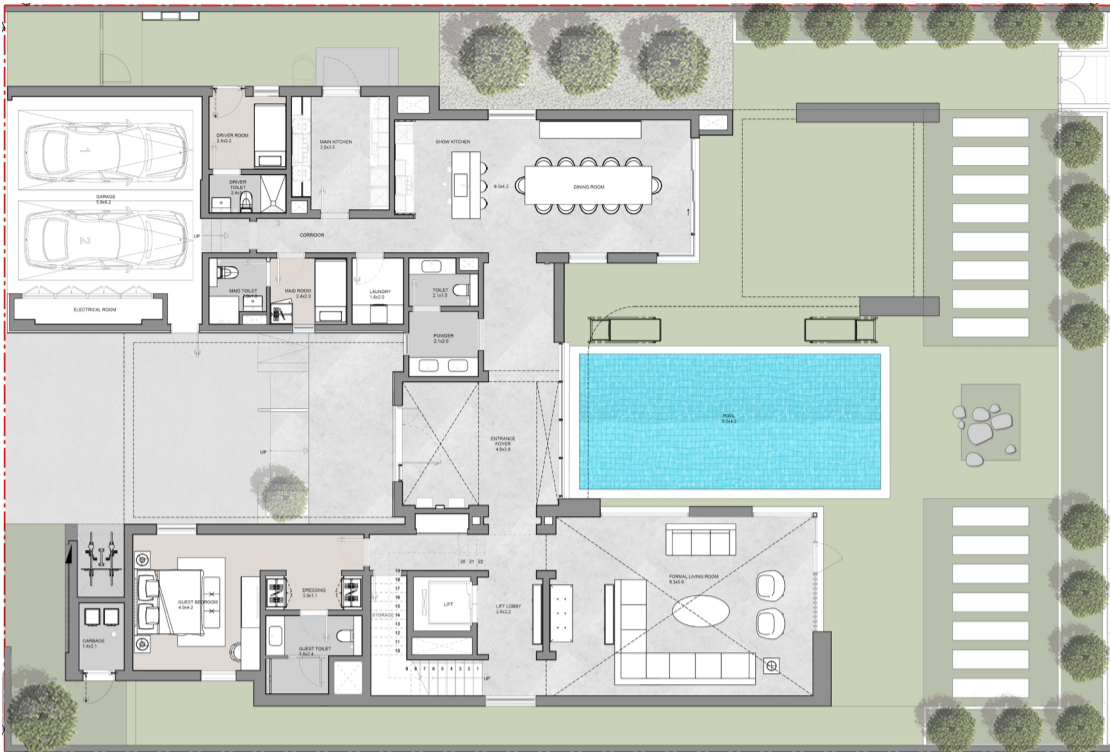
CB-V-255, CB-V-263, CB-V-267, CB-V-271, CB-V-275, CB-V-281, CB-V-285, CB-V-289, CB-V-293



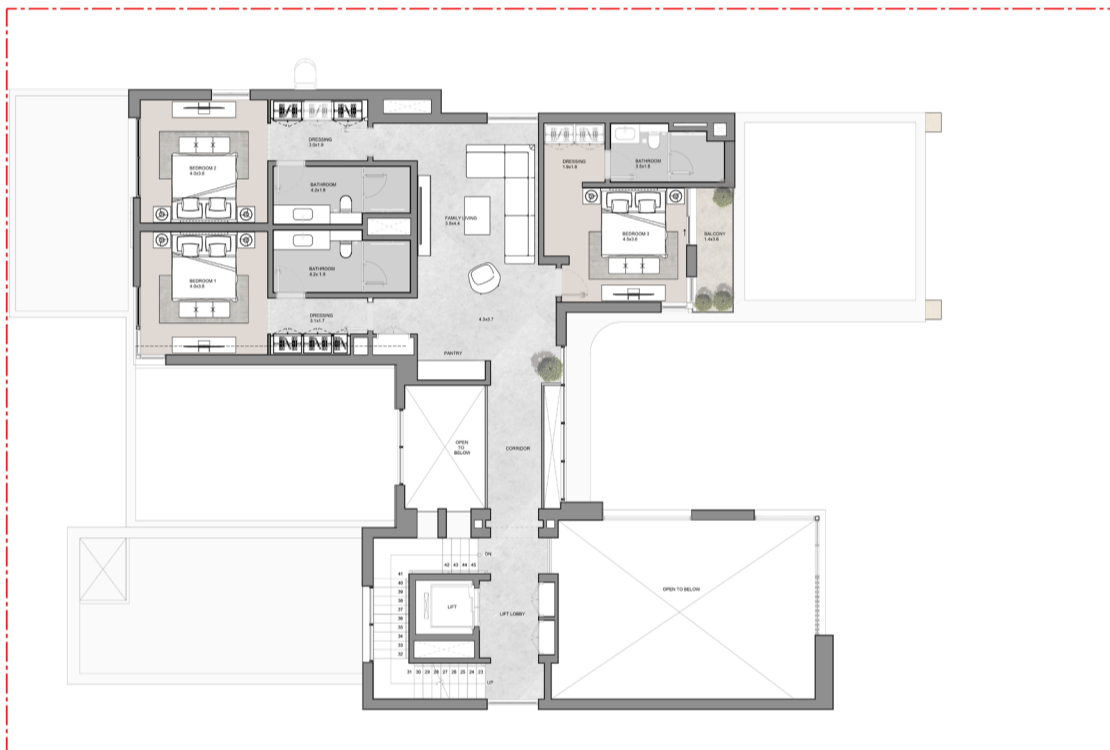
# 5 Bedroom Villa I Type B

Plot Area	
Min 821.58 sq.m	Max 1,216.92 sq.m
Min 8,843.41 sq.ft	Max 13,098.85 sq.ft

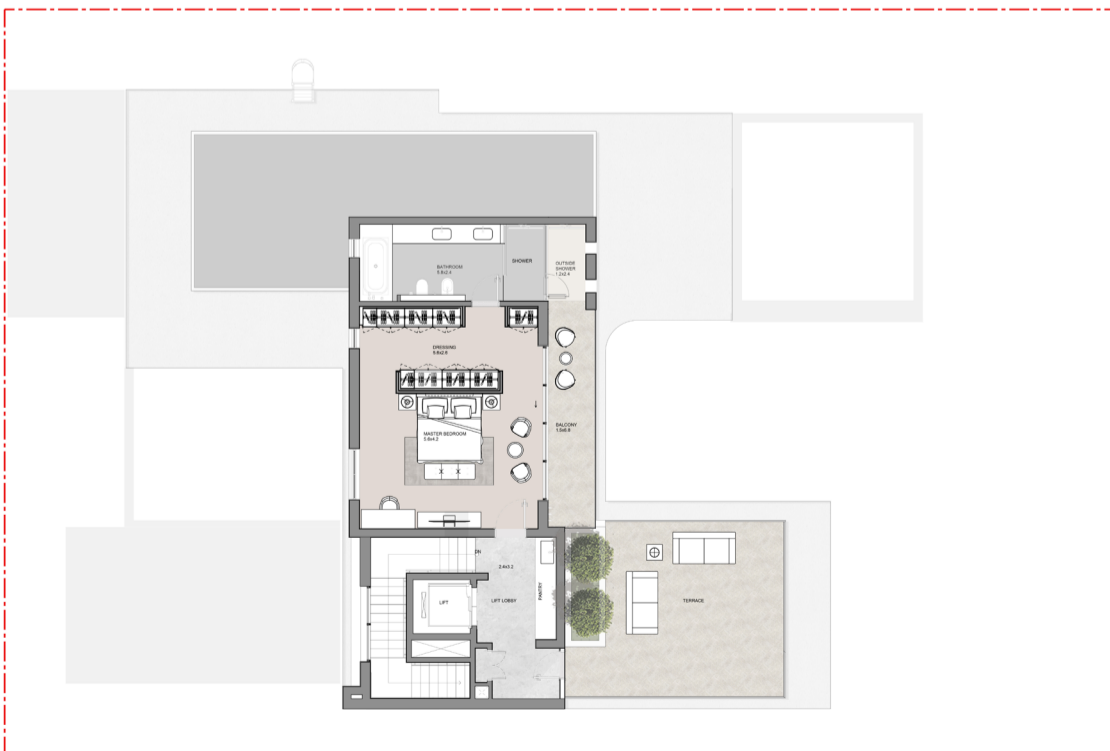
Saleable Area
688.70 sq.m
7,413.10 sq.ft



Ground Floor



First Floor



Second Floor

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Plot No.

CB-V-254, CB-V-258, CB-V-262, CB-V-266, CB-V-270, CB-V-274, CB-V-284, CB-V-288, CB-V-292

5 Bedroom Villa I Type B  
Mirror

Plot Area

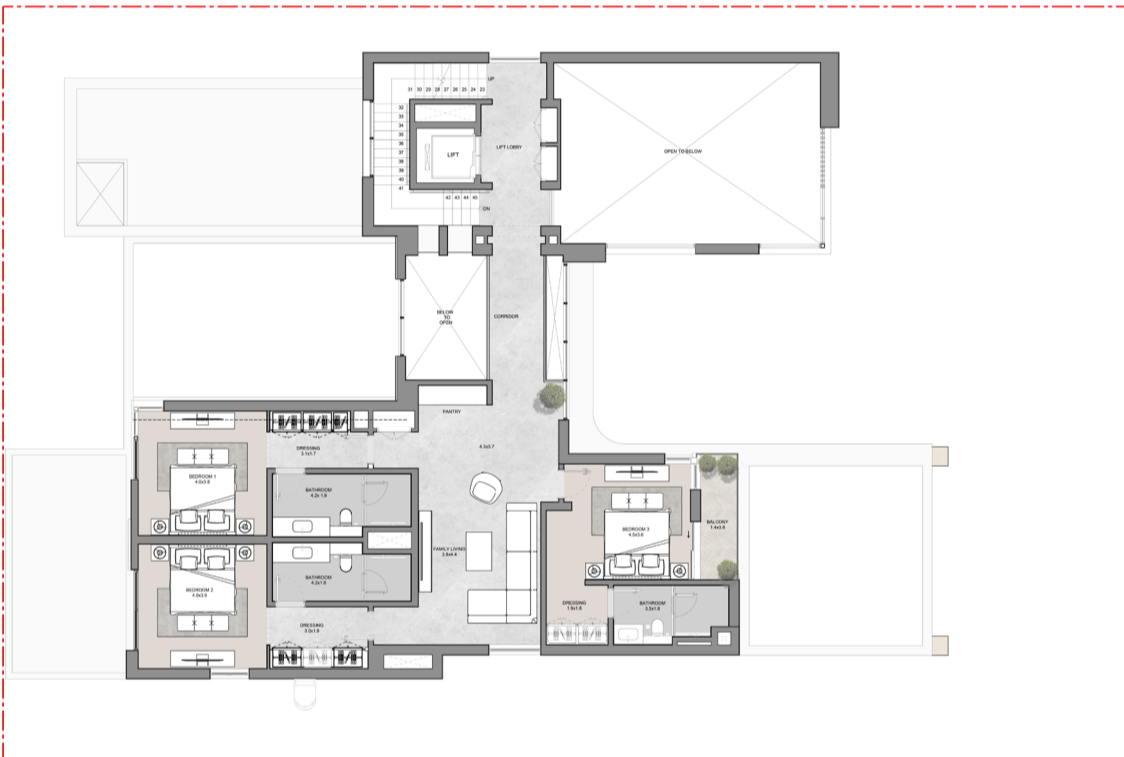
Min 821.58 sq.m Max 1,216.92 sq.m  
Min 8,843.41 sq.ft Max 13,098.85 sq.ft

Saleable Area

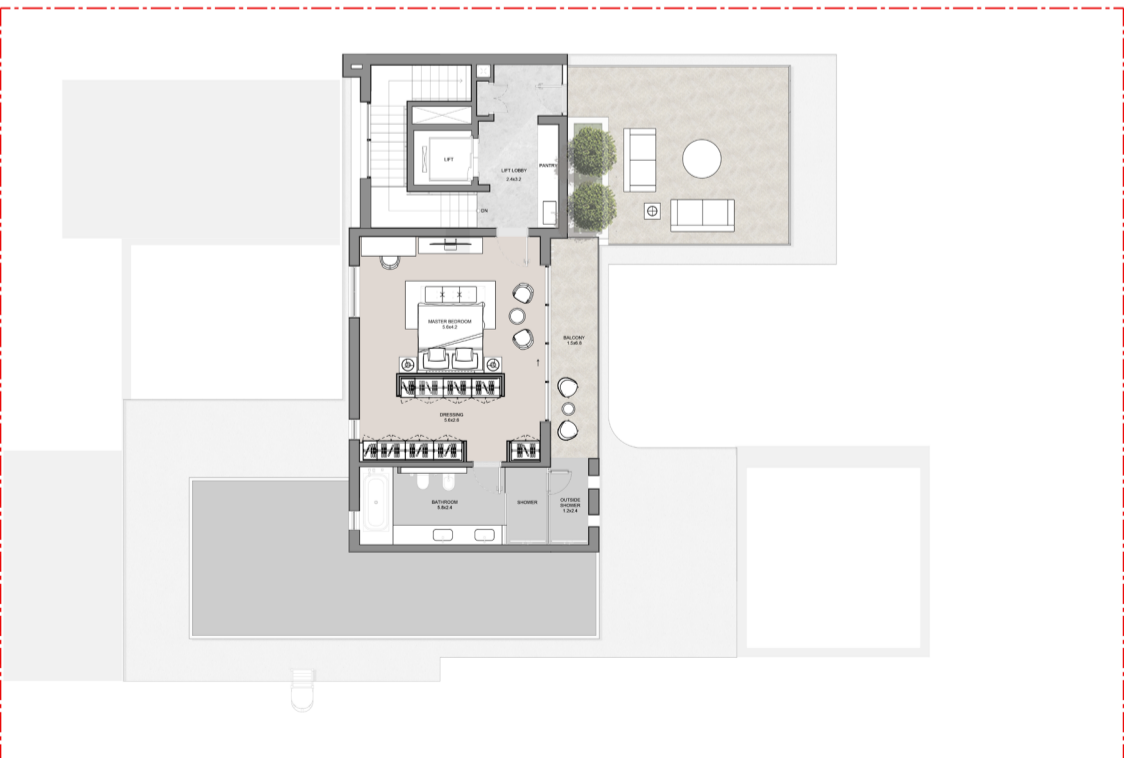
688.70 sq.m  
7,413.10 sq.ft



Ground Floor



First Floor



Second Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

CB-V-256, CB-V-264, CB-V-272, CB-V-276, CB-V-282, CB-V-290, CB-V-294



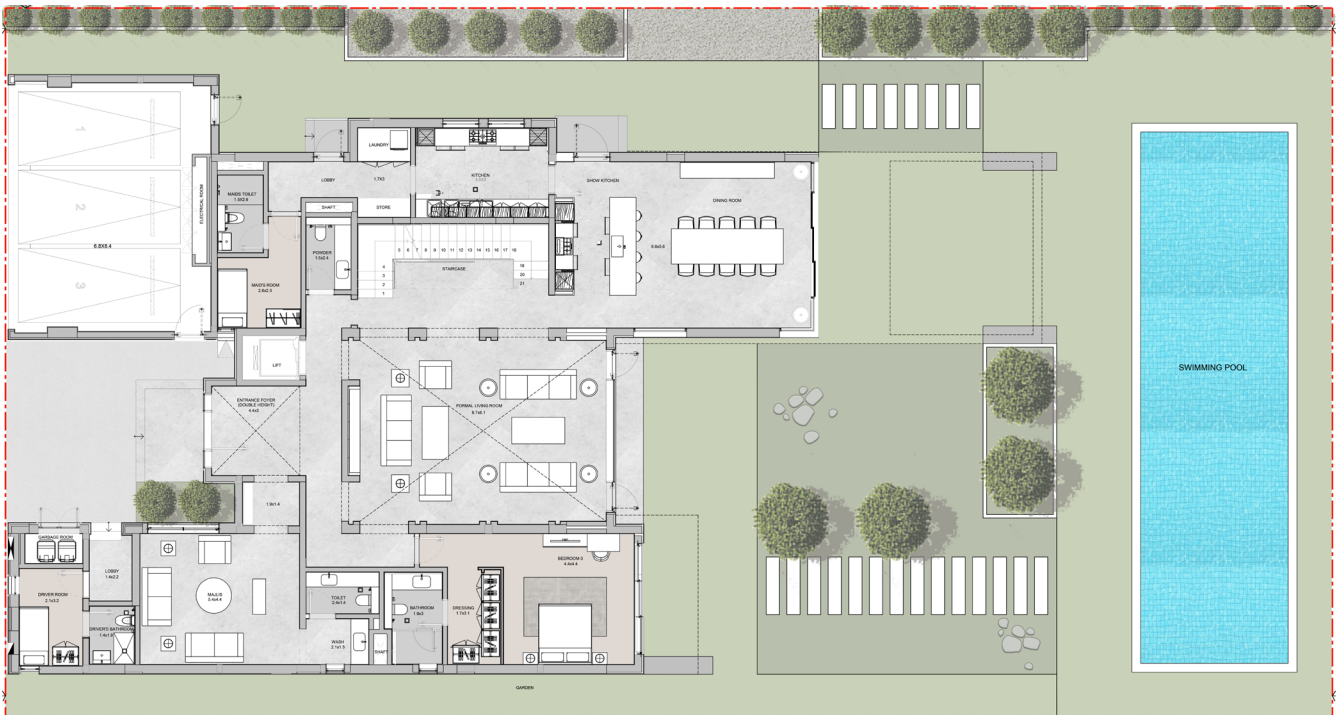
6 Bedroom Villa | Type A

Plot Area

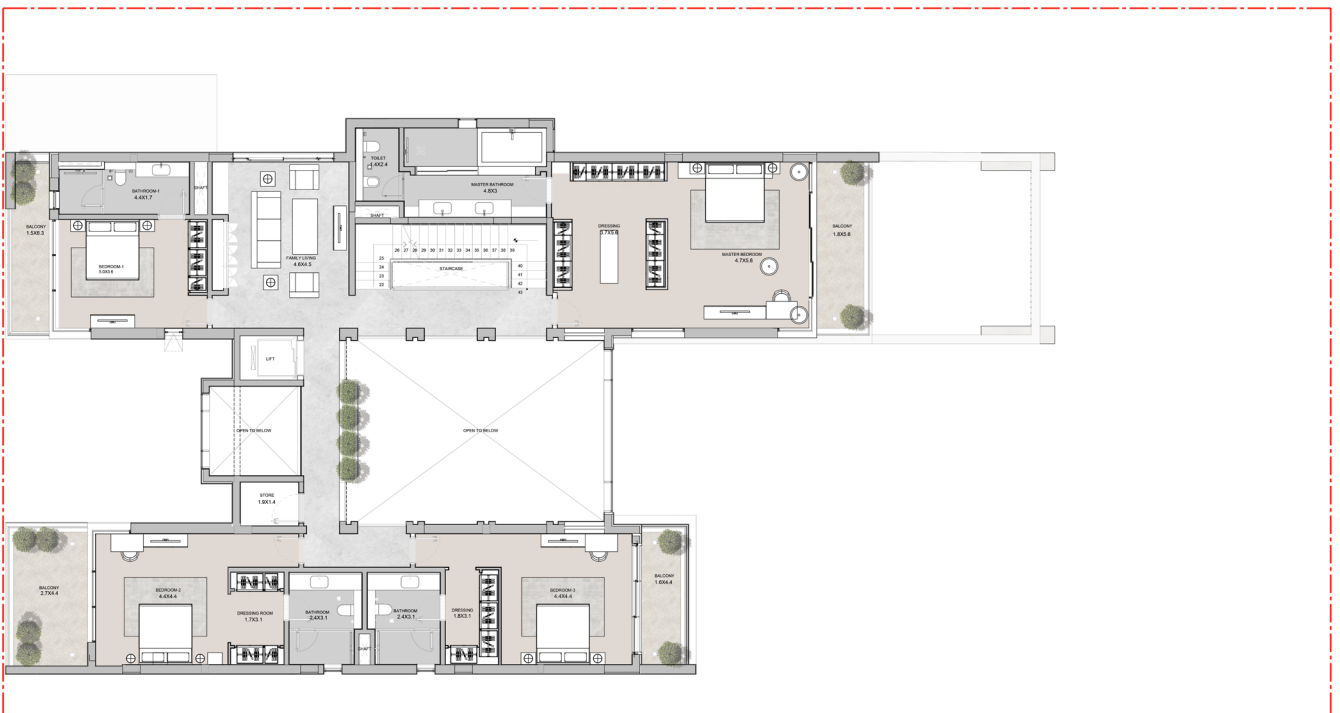
Min 971.58 sq.m Max 1,457.43 sq.m  
 Min 10,458.04 sq.ft Max 15,687.67 sq.ft

Saleable Area

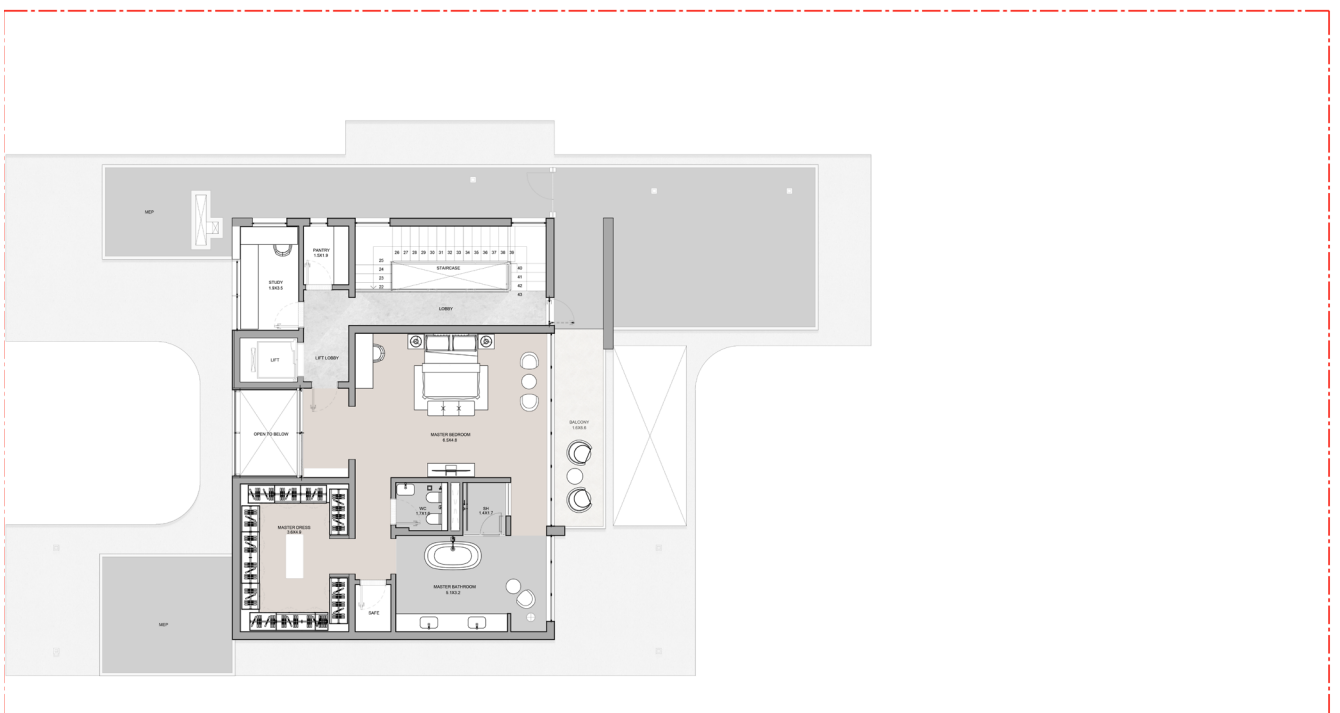
909.30 sq.m  
 9,787.62 sq.ft



Ground Floor



First Floor



Second Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

CB-V-234, CB-V-235, CB-V-236, CB-V-237, CB-V-238, CB-V-239, CB-V-240, CB-V-241, CB-V-242, CB-V-243, CB-V-251, CB-V-252