



MARINA PULSE MEETS ISLAND CALM.

INTRODUCING

CAPESIDE
MARINA RESIDENCES

Open doors to a vibrant way of living – the perfect amalgamation of marina rhythm and the restorative island calm. Defined by tranquil canal waters, lush greenery, and sweeping Arabian Sea horizons, Capeside Marina Residences unfolds as the perfect interplay of flow and tranquillity, social vibrancy and personal retreat.

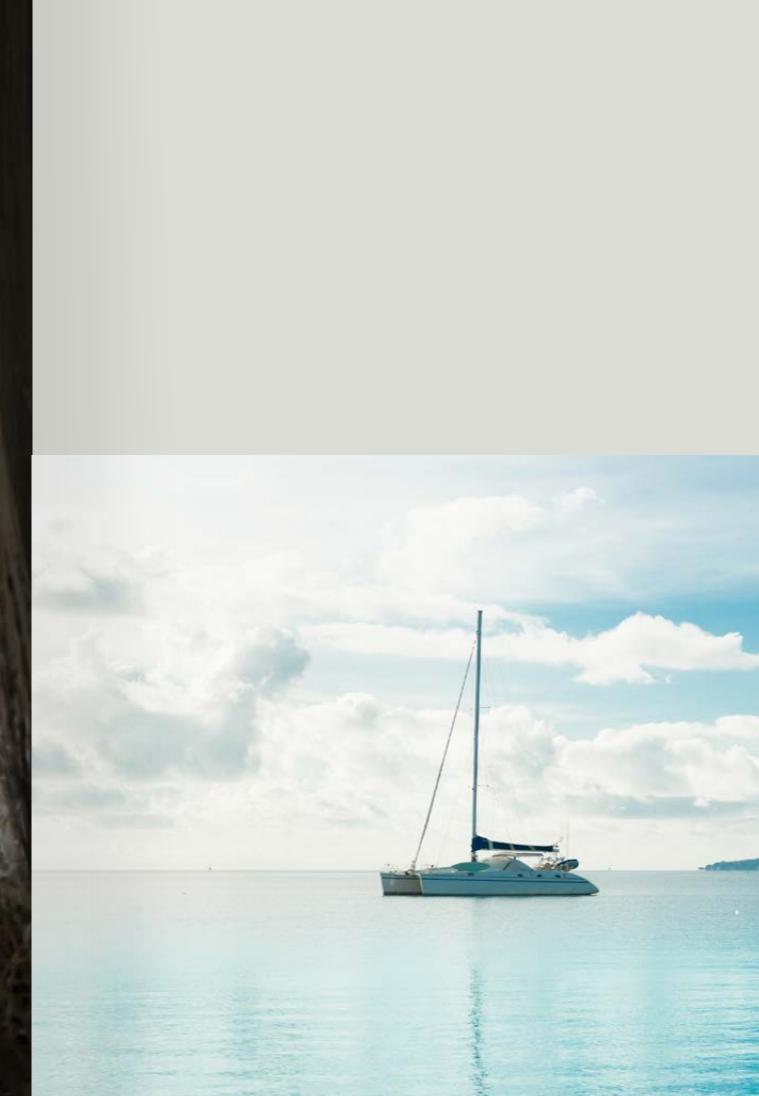
Thoughtfully curated, world-class amenities bring ease and vitality to everyday living, elevating the ordinary into refined experiences. Days are shaped by a natural rhythm, where the promenade energy and the island serenity coexist in a seamless equilibrium.

With the sound of the waves as your backdrop, and the open horizons stretching ahead, every moment carries a sense of choice – to engage, to retreat, to explore, to pause.



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.



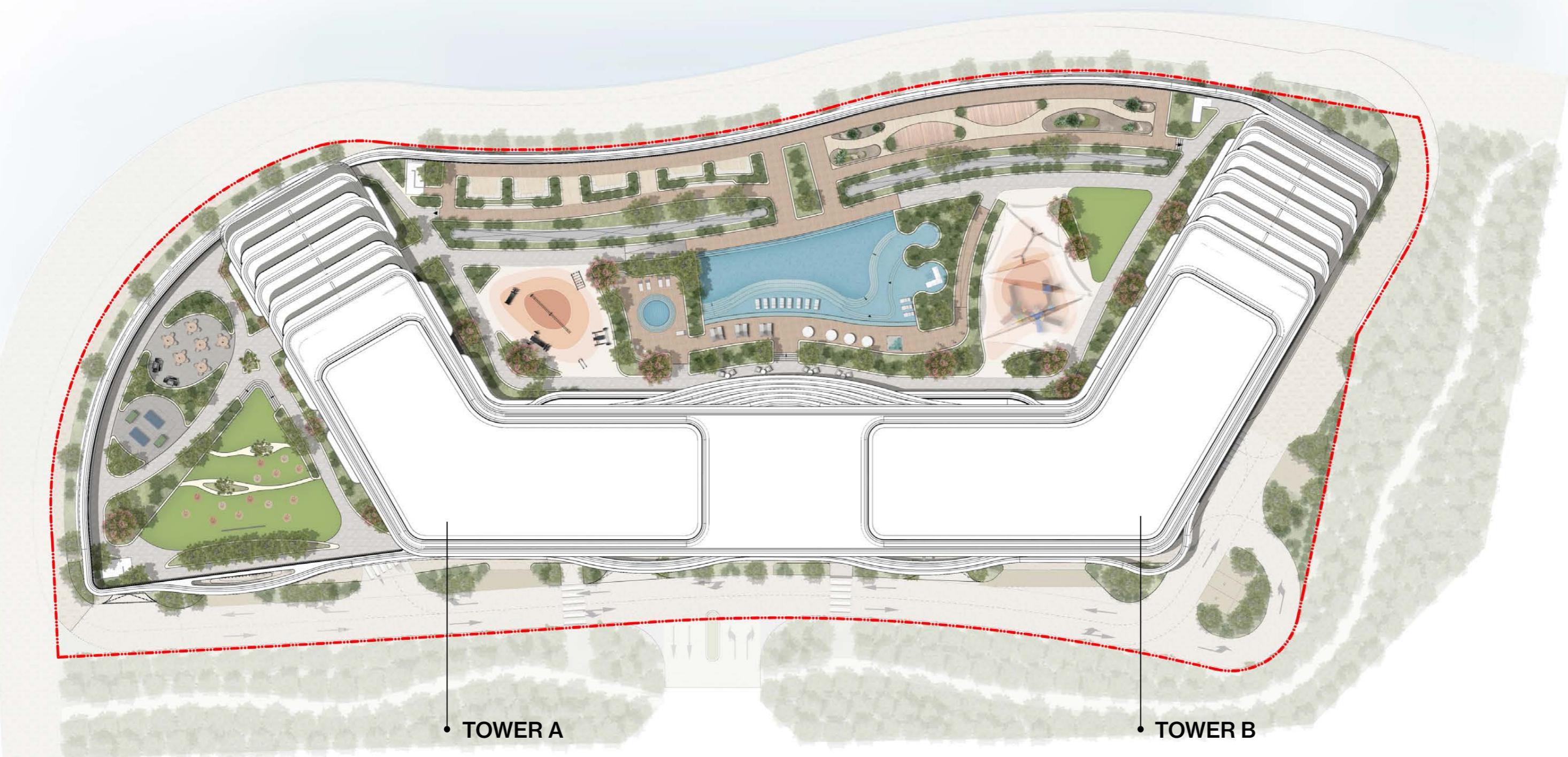
LOCATION ON MASTER PLAN



CAPESIDE

MARINA RESIDENCES

SITE PLAN



YOUR
PICTURE-PERFECT
PARADISE AWAITS.



BEDROOM



BATHROOM





SOBHA
REALTY

PRINCIPAL PARTNER TO





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