



43 m<sup>2</sup> Umm Al Quwain, United Arab Emirates 7 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

FOREIGN PROPERTY SPECIALIST

monika.suchanek@luxent.cz

+420 770 380 377

Order number	<b>N7793</b>	Price	<b>7 900 000 CZK</b>
Address	<b>Umm Al Quwain, United Arab Emirates</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>43 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Device	<b>Yes</b>	Balcony	<b>4 m<sup>2</sup></b>

## About real estate

We are offering for sale an apartment in the Bayfront Marina Residences project, located on the picturesque Siniyah Island in the emirate of Umm Al Quwain, offering direct access to a private marina, golf course, and white sand beaches.

Fully furnished units are available in Tower A, while the other towers offer a choice between furnished and unfurnished apartments.

The project's architecture combines modern design with natural elements, creating a harmonious environment for peaceful living. The apartments are designed to make the most of natural light and sea views, with an emphasis on quality materials and details. All units are equipped with modern appliances and smart technologies, balconies or terraces - all contributing to maximum comfort and quality of living.

The project offers a wide range of amenities, including infinity pools, fitness centers with sea views, relaxation lounge areas, promenades with cafes and restaurants, shopping galleries, and a private yacht club. For golf lovers, there is an 18-hole golf course located in close proximity to the residence.

The safety and comfort of residents are ensured by 24-hour security and concierge services. For easy access, Siniyah Island is connected to the mainland by a 1.7 km long bridge, providing quick connections to major cities such as Dubai and Sharjah.

Bayfront Marina Residences is the ideal choice for those seeking luxury living in a peaceful and natural environment while remaining close to urban amenities. This project offers not only a high-quality lifestyle but also a lucrative investment opportunity in a growing region.

The project is nearing completion with an expected handover date in September 2029, with payment in two phases - 60% during construction and 40% upon handover.

For more information on available units, prices, and viewing options, please do not hesitate to contact us.