



SENSIA

FACT SHEET

BEYOND

WHERE ARCHITECTURE MEETS THE SYMPHONY OF NATURE

A Landmark *in* Coastal Living

Sensia weaves modern luxury with the soothing allure of waterfront living.

This exceptional residence is strategically positioned to offer breathtaking 360-degree views, seamlessly transitioning from the dubai skyline to the vast open ocean. Its dual perspectives create a truly unique and unparalleled living experience.

SENSIA



LUSH GREENERY & SEAMLESS ARCHITECTURE

A harmonious fusion of nature and design, where tranquillity meets urban vibrance. Sensia offers panoramic views that extend from the marina to the shimmering ocean, creating an elegant retreat that is both serene and dynamic.

Framed by verdant landscapes and breathtaking vistas, Sensia invites you to experience a sanctuary where every moment is infused with natural beauty and effortless sophistication.

SENSIA



POINTS *of* INTEREST

Dubai International Airport	20 minutes	DIFC	20 minutes
Mina Rashid	05 minutes	The Gold Souk	15 minutes
Downtown / Burj Khalifa	20 minutes	Jumeirah Beach Coast	10 minutes



A LIFESTYLE DEFINED BY BALANCE & TRANQUILLITY

A VIBRANT COMMUNITY NESTLED BETWEEN URBAN *&* WATERFRONT LANDSCAPES

Perched on Dubai Maritime City, Sensia seamlessly blends dynamic urban energy with the serene allure of coastal living.

Surrounded by urban nature and panoramic waterfront views, this thoughtfully designed community fosters connection, well-being, and a life of effortless fulfilment.

With endless leisure opportunities and verdant landscapes, Sensia offers a lifestyle where nature and urban vibrance exist in perfect harmony.





WHERE PARADISE BECOMES HOME

At Sensia, paradise is more than a vision—it's a way of life. Thoughtfully designed amenities provide unparalleled comfort while ensuring a seamless connection to the serene Bay, waterfront, and masterplan community. Unwind by the tranquil waters, embrace the serenity of the Bay, or explore a range of curated recreational experiences—all just moments from your doorstep.

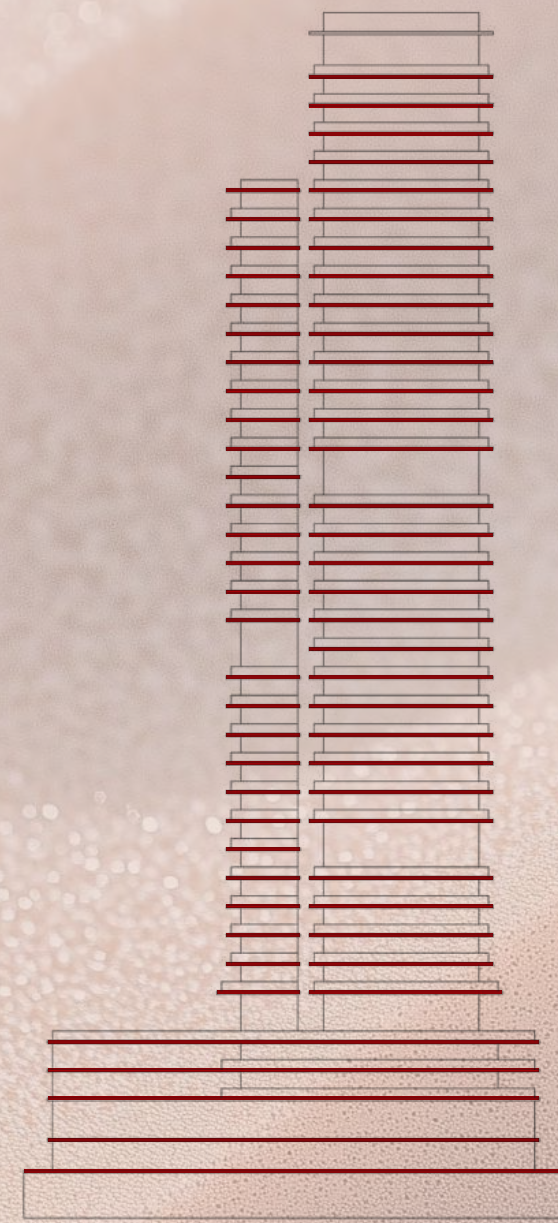
Sensia strikes the perfect balance between relaxation and adventure, immersing residents in nature's tranquillity while offering direct access to vibrant coastal living. Nestled by the serene waters of the Bay and set against the backdrop of the open ocean, this is more than a home—it's a sanctuary where modern luxury and timeless natural beauty exist in perfect harmony.



GRACEFUL LINES, ELEVATED LIVING

Design *and* Architecture That Embrace *the*
Waterfront, Enhancing Everyday Living





35 LEVELS

GROUND FLOOR

3 PODIUM LEVELS

34 RESIDENTIAL FLOORS
AND ONE AMENITIES LEVEL

THE PROJECT

REFINED LIVING, ELEVATED *by* NATURE

Soaring 35 storeys above the Bay, Sensia embodies refined living, where architecture and nature intertwine seamlessly.

Serene Sophistication is the dichotomy between the Urban and Resort landscapes. The relaxed nature of a beachfront atmosphere paired with the refinement of an Urban environment.

Expansive balconies create a warm and inviting atmosphere for residents, where gentle breezes and natural light enhance the brightness and openness of the development. The terrace gardens not only offer stunning views but also provide a serene retreat and a refreshing ambiance for all residents.

RESIDENCE SIZE

1 Bedroom

756 - 871 sqft
total average area

2 Bedroom

1,142 - 1,732 sqft
total average area

3 Bedroom

2,207 - 2,662 sqft
total average area

Signature Collection

3,754 - 4,078 sqft
total average area

Penthouse

9,126 sqft
total average area







DUBAI MARITIME CITY

**A SEAMLESS BLEND
OF LIFE AND NATURE**



STRONG SELLING POINTS

LOCATION

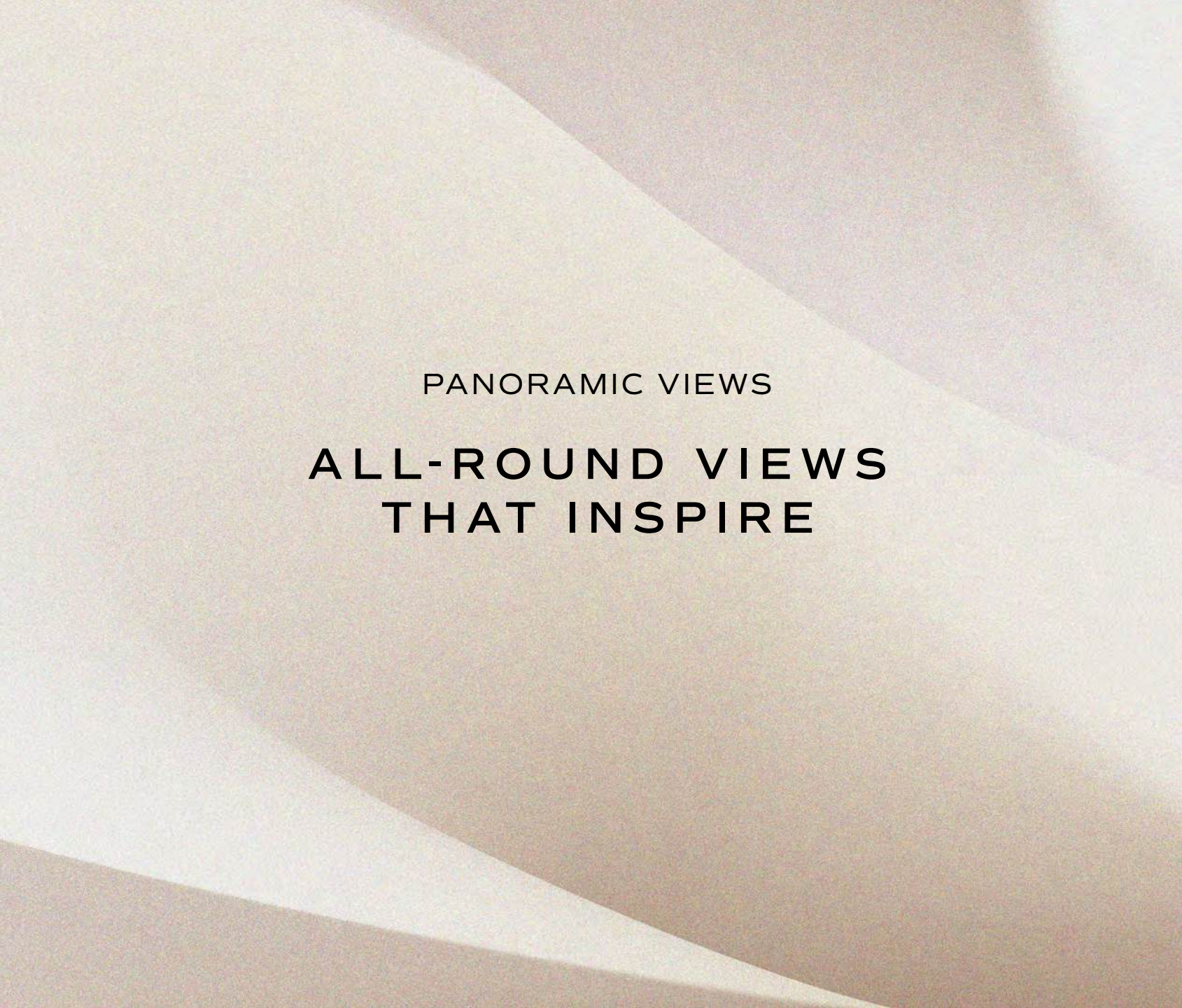
AMENITIES

**OUTSTANDING
FACILITIES**



GREENERY

**LIVING
LANDSCAPE**



PANORAMIC VIEWS

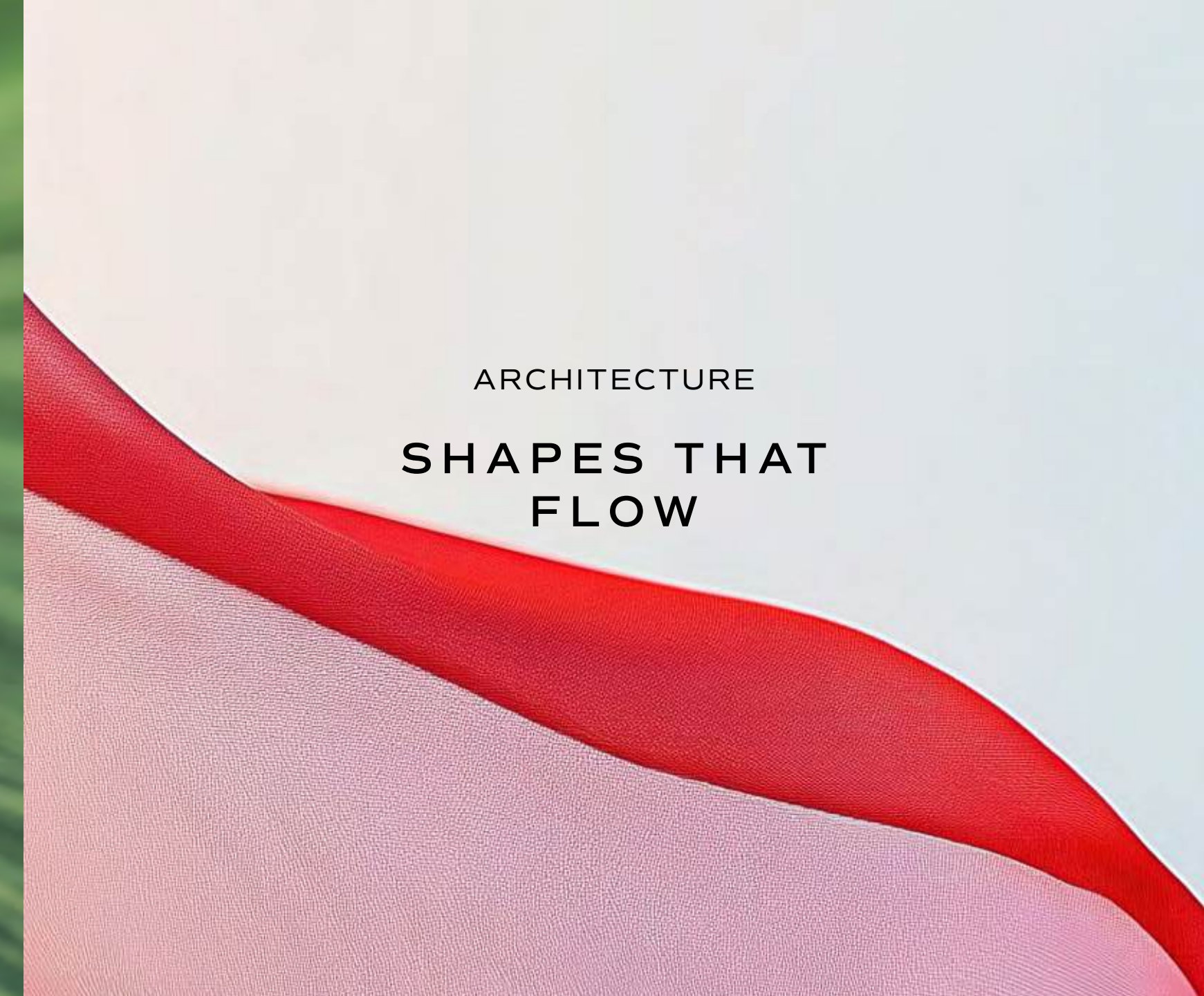
**ALL-ROUND VIEWS
THAT INSPIRE**



BUILDING

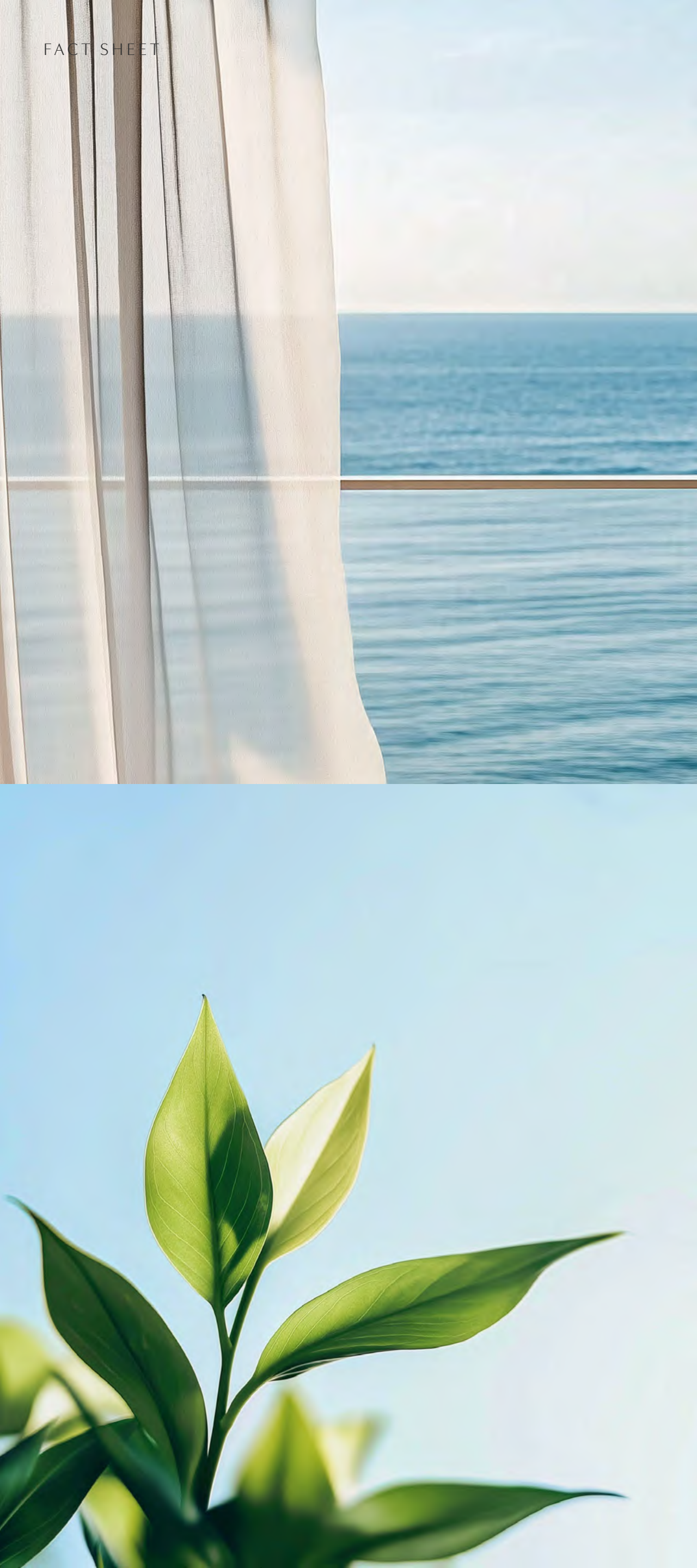
BIOPHILIC DESIGN

**NATURAL
CONNECTION**



ARCHITECTURE

**SHAPES THAT
FLOW**



RESIDENTIAL UNITS

AN EXPRESSION *of* REFINED LIVING

Sensia introduces a sophisticated selection of 1-, 2-, and 3-bedroom apartments, the signature collection, and an exclusive penthouse, bringing a fresh perspective to Dubai's luxury living.

Each home is meticulously designed to achieve a seamless balance of modern elegance and personal comfort. Thoughtfully oriented to capture breathtaking views of the Bay, open ocean, and Dubai skyline, the residences are nestled within a development that harmonizes with its stunning waterfront surroundings.

With expansive open-plan layouts, Sensia offers the perfect setting for both vibrant social gatherings and private retreats. Every space is crafted to enhance a sense of flow, tranquillity, and effortless sophistication, creating a home that is as





BRINGING *the* OUTDOORS IN

Full-height glazing floods the interiors with natural light and fresh air, enhancing the sense of openness and connection to the surroundings. Your private terrace becomes a tranquil retreat, offering breathtaking sunrises over the ocean and golden sunsets behind the Bay.

Inspired by Art deco, the interiors blend natural textures with bold retro hues, creating a striking contrast against sleek geometry. Thoughtful light and space transformations introduce 'wow moments,' turning the ordinary into the extraordinary.



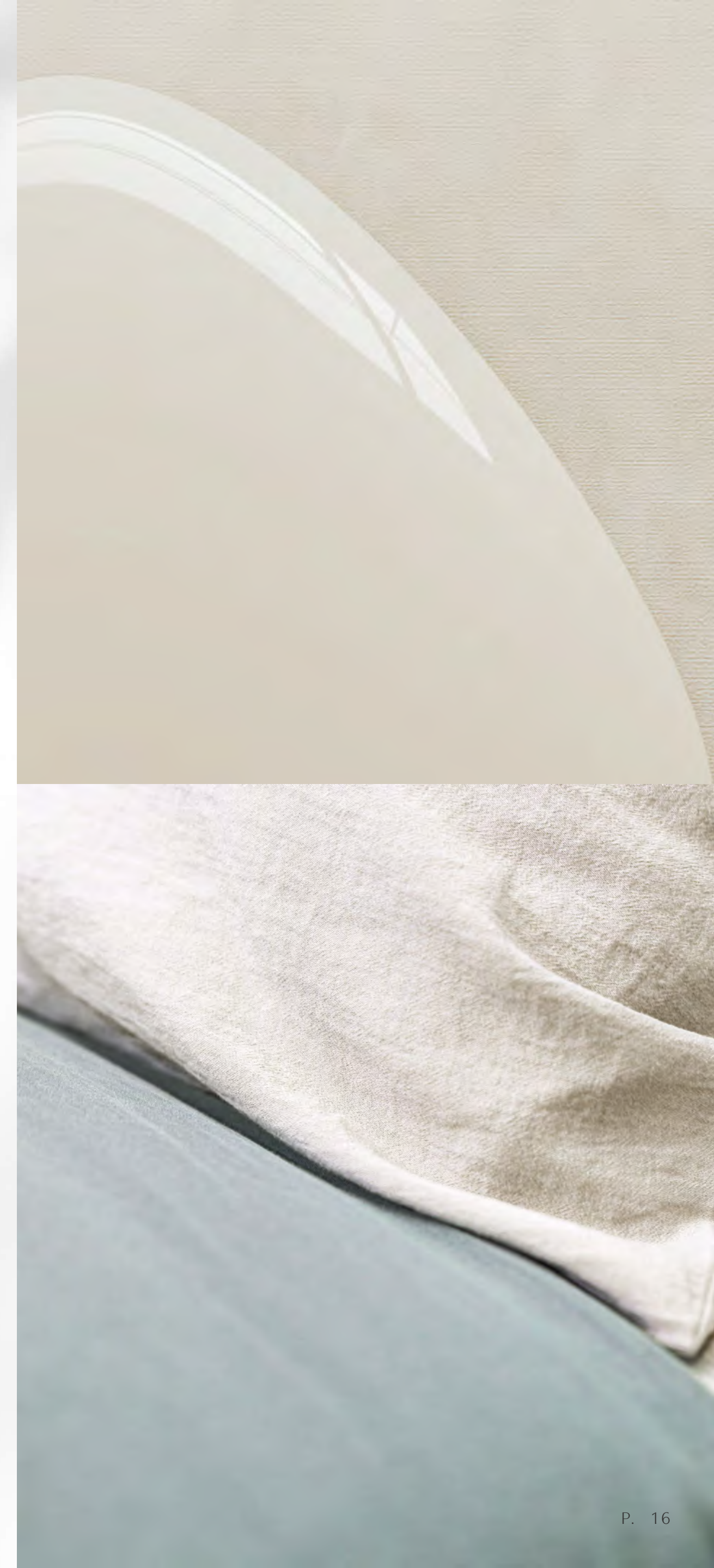


A SANCTUARY OF SERENITY

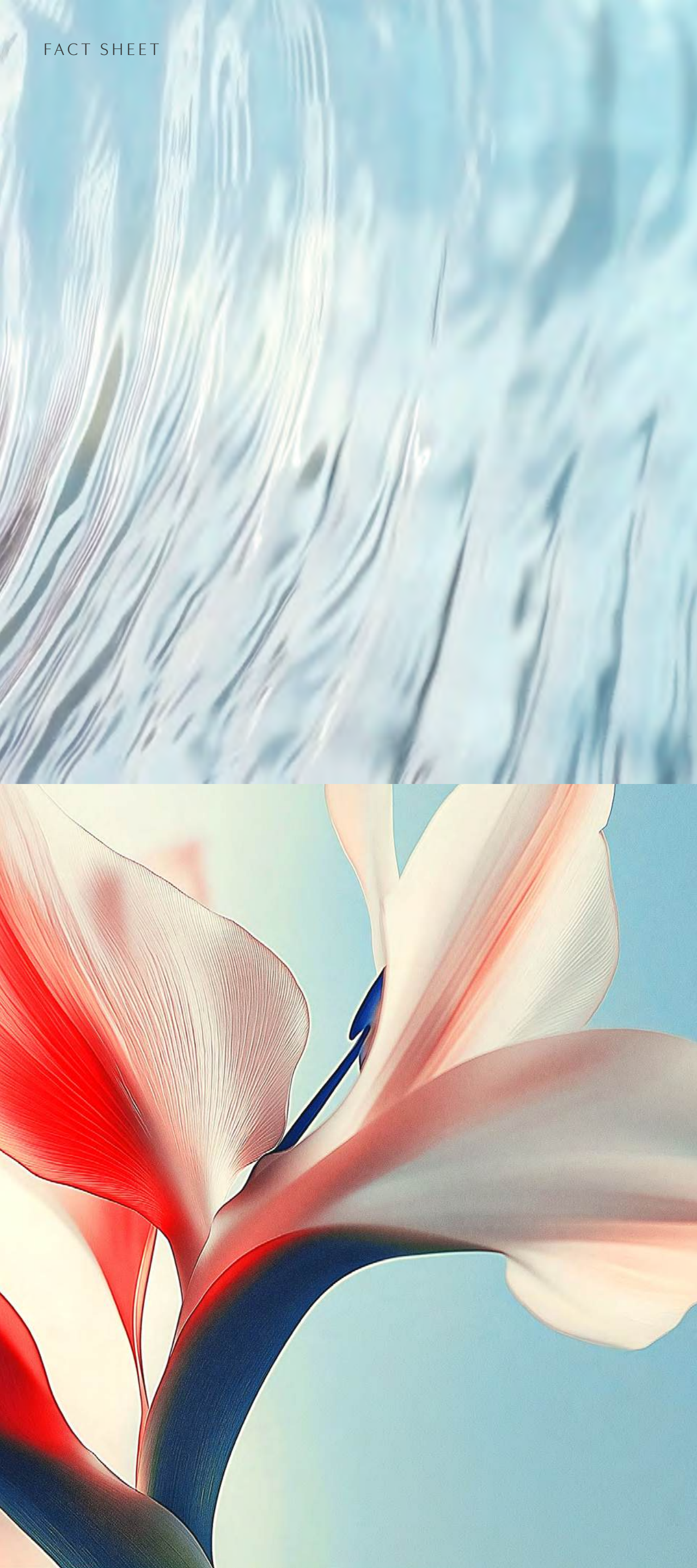
LIVING AREA & BEDROOM

Bathed in natural light, the living spaces at Sensia exude warmth and refinement, with 3.2m to 3.4m high ceilings enhancing the sense of openness. Expansive double-glazed windows frame breathtaking views, while veneered doors and a soothing palette of soft hues and warm tones create an inviting yet sophisticated atmosphere.

Step into a private retreat, where the balcony extends the living space into nature. Elegantly crafted planters create a private garden sanctuary for our penthouse and signature units. Whether nurturing a blooming green escape or enjoying a quiet moment of reflection, this is a place where comfort and tranquillity flourish.







FOR THOSE WITH DISCERNING TASTES
THE PINNACLE OF STYLE

KITCHEN

Where function meets finesse


Designed for both effortless elegance and everyday practicality, the kitchen at Sensia features sleek cabinetry, premium finishes, and state-of-the-art European appliances. Every detail is meticulously crafted to create a refined culinary space, where beauty and functionality blend seamlessly, transforming each meal into an elevated experience.

BATHROOM

Serenity redefined

Inspired by nature, the bathrooms at Sensia embody tranquility and sophistication, with European craftsmanship, organic tones, and elegant finishes. Thoughtfully curated materials and meticulous attention to detail transform the space into a spa-like retreat, offering a sanctuary of unparalleled comfort and timeless refinement.





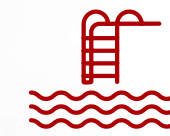
A Sanctuary of Well-Being, Security, and Refined Luxury with Exceptional Amenities





THE AMENITIES

FITNESS, LEISURE, *and* WELL-BEING FACILITIES TAILORED *for* YOUR LIFESTYLE



THE GATSBY

- ART DECO INSPIRED ADULTS AND KIDS POOL
- DECK SEATING
- CANTILEVERED POOL



LIFT & DRIFT

- INDOOR SEASIDE GYM CLUB
- YOGA/PILATES ZONE



THE MAJLIS LOUNGE

- SHADED RETREAT



SMOKE & SOAK

- OPEN BBQ & DINING
- OUTDOOR LOUNGE AREA
- OUTDOOR KIDS PLAY AREA



WORK & WAVE

- INDOOR CO-WORKING SPACE
- DESIGNATED POWER STATIONS



LUXURY LOBBY

- DESIGNATED CONCIERGE



Reflecting Who You Are, *a* Home Defined *by*
Thoughtful Design *and* Natural Beauty





SENSIA

BEYOND

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Interior renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. Final materials, finishes, and configurations may differ based on availability, design updates, and approvals. Loose furniture, fixtures, lighting, wall cladding, and mounted items are NOT included. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.

Exterior Renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.