DUBAI LISTING

BEYOND · SIORA, DUBAI ISLANDS

# Shione *Factsheet*

Beachfront living on Dubai Islands · 1 to 4-bedroom duplexes · 50/50 payment plan · Handover Q4 2030


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# SHIONE

FACT SHEET



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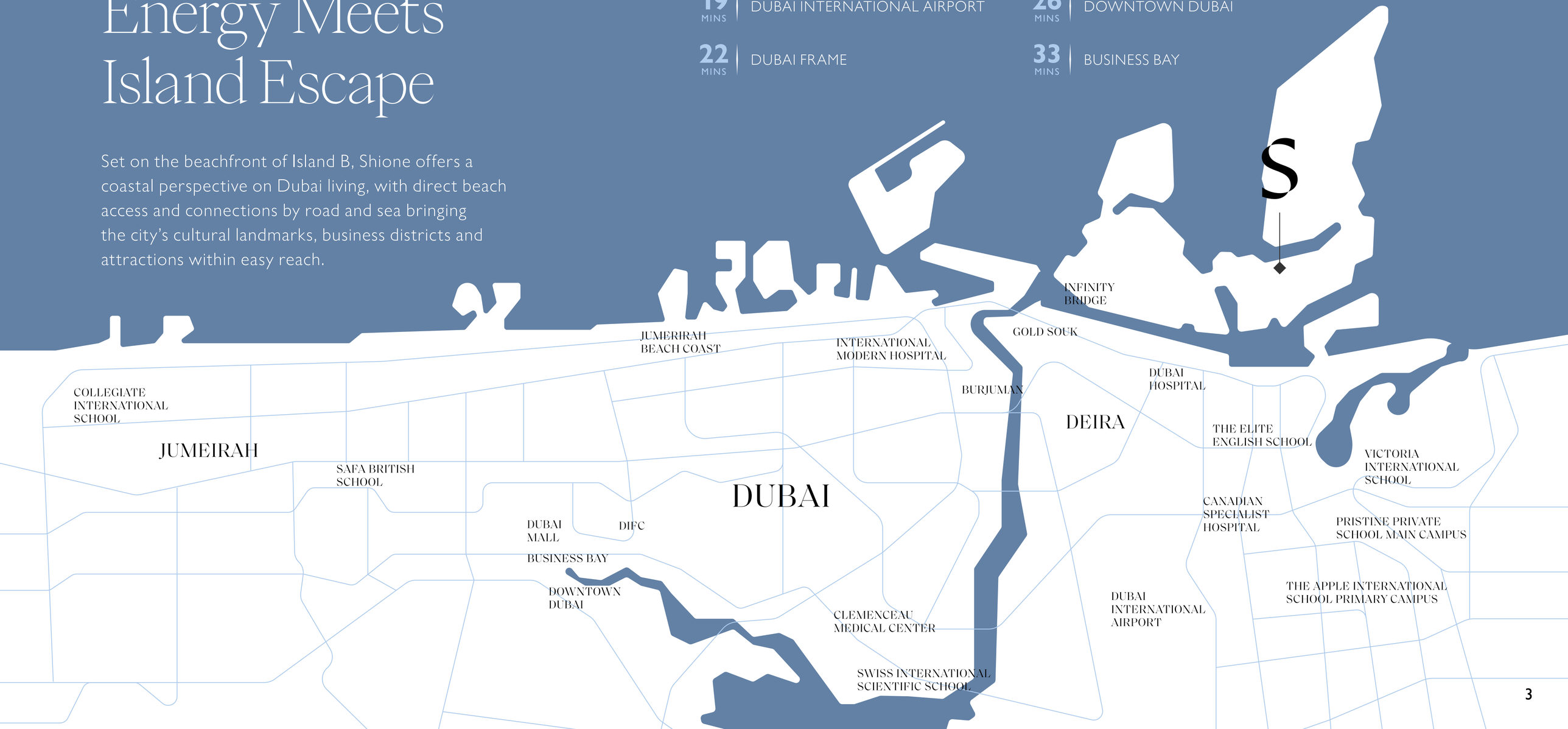
# SIORA. Living the Coastal Perspective.

Set within Dubai Islands, Siora is a **198,400 sqm.** coastal community where architecture, nature, culture and lifestyle become one. Residences, hospitality and retail are set among **140,000 sqm.** of landscaped open space, with a 400 m+ green spine, connected to over **10 km of jogging and cycling tracks** and direct access to **6 km of open beaches**. Curated art, waterfront dining and a lively central plaza create a setting to explore and enjoy.

# Where Urban Energy Meets Island Escape

Set on the beachfront of Island B, Shione offers a coastal perspective on Dubai living, with direct beach access and connections by road and sea bringing the city's cultural landmarks, business districts and attractions within easy reach.

| | | | |
|---|---|---|---|
| 10 MINS | GOLD SOUQ METRO | 25 MINS | DIFC |
| 19 MINS | DUBAI INTERNATIONAL AIRPORT | 26 MINS | DOWNTOWN DUBAI |
| 22 MINS | DUBAI FRAME | 33 MINS | BUSINESS BAY |



# Two Buildings. One Vision.

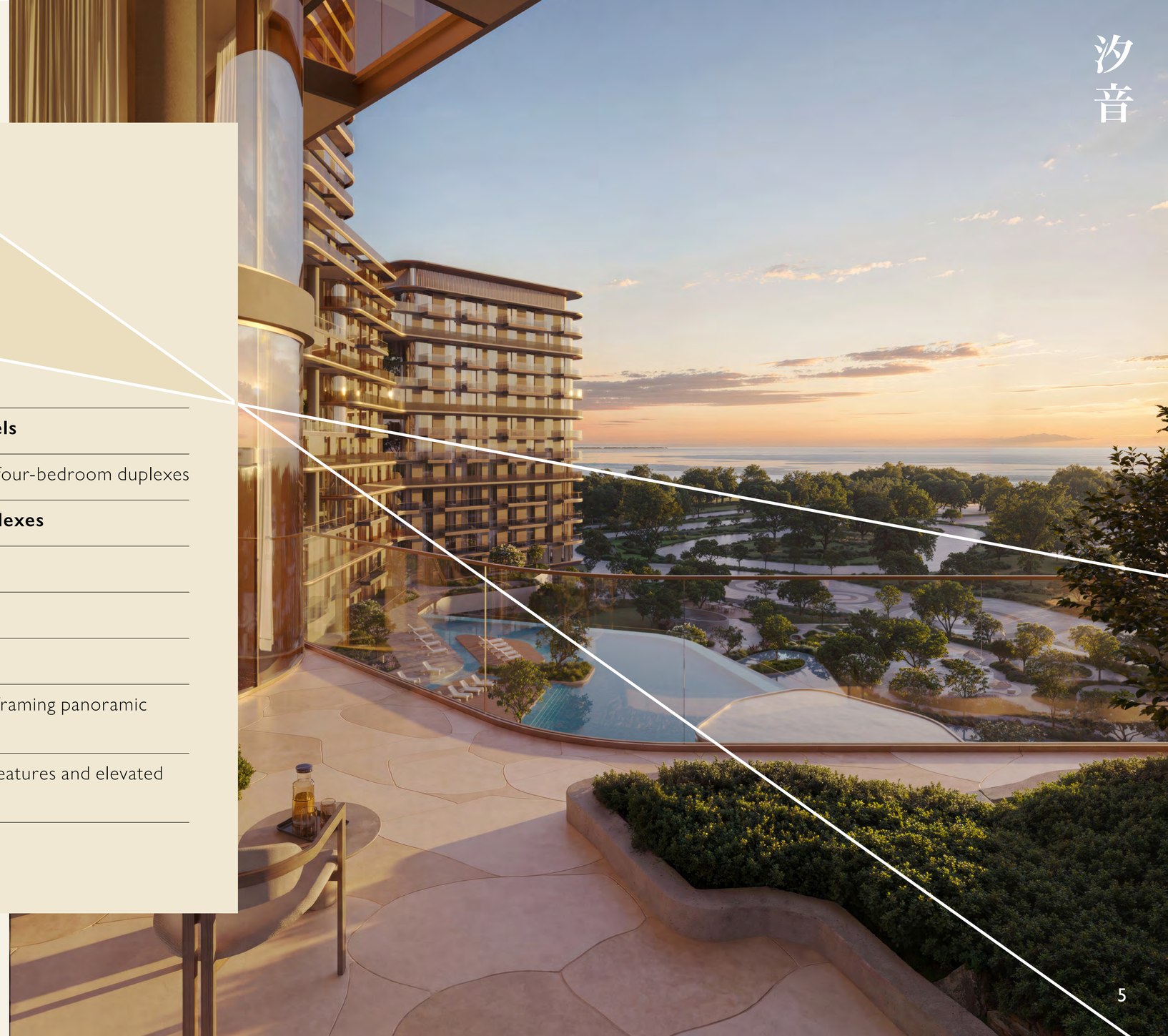
Rising next to Hado, Shione is a new architectural landmark within the Siora masterplan, uniting two distinctive buildings through an extraordinary landscaped podium. Sculptural bridges, double-height terraces, lush gardens and cascading water create a composition as compelling to experience as it is to behold.

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# SHIONE - The Defining Features

- Two distinctive residential buildings of **G + 21 and G + 20 levels**
- **603 residences**, from one-bedroom apartments to signature four-bedroom duplexes
- An exclusive collection of **24 three- and four-bedroom duplexes**
- Two ground-level Retail and F&B pavilions
- Signature horizontal bridges defining the façades
- Double-height duplex terraces extending living outdoors
- Corner glazing and dual-aspect layouts in selected residences, framing panoramic coastal views
- A Japanese-inspired landscaped podium with cascading water features and elevated communal terraces
- Direct beach access within the Siora waterfront masterplan

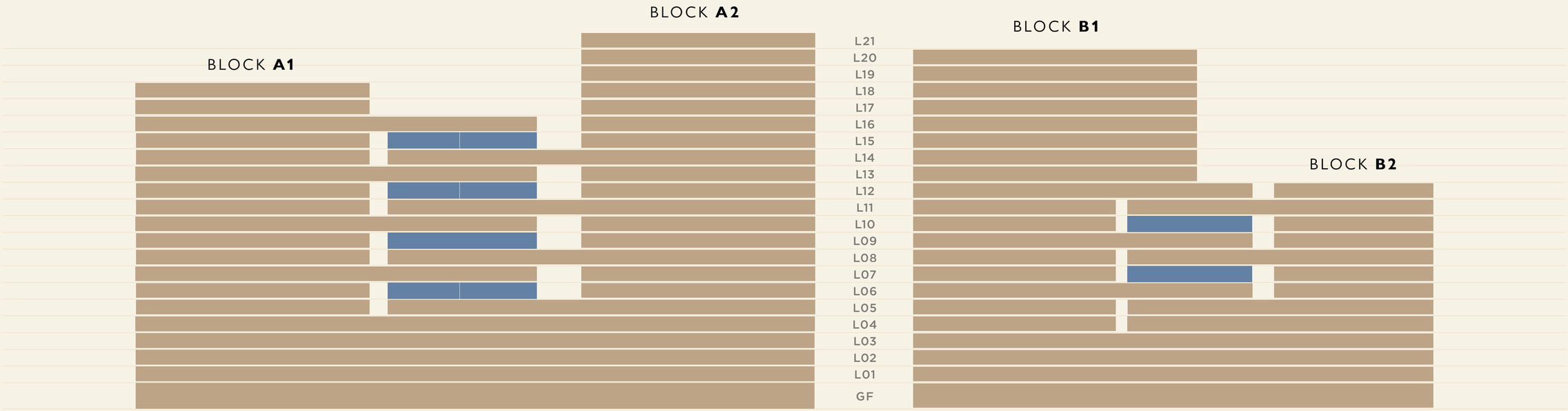


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# Distinct in Form. United in Vision.

| | | |
|---|---|---|
| 31,260 sqm<br>PLOT AREA | 2<br>BUILDINGS (4 Blocks) | 30,245 sqm<br>LANDSCAPE AREA |
| 603<br>RESIDENTIAL UNITS | 20 - 21<br>RESIDENTIAL FLOORS | 1,320 sqm<br>INDOOR AMENITIES |



# A Home That Takes Shape Around You



| UNITS | AVERAGE UNIT AREA |
|---|---|
| 1BR | 867 sqft |
| 2BR | 1,297 sqft |
| 3BR | 2,025 sqft |
| 3BR DUPLEX | 5,052 sqft |
| 4BR DUPLEX | 5,793 sqft |



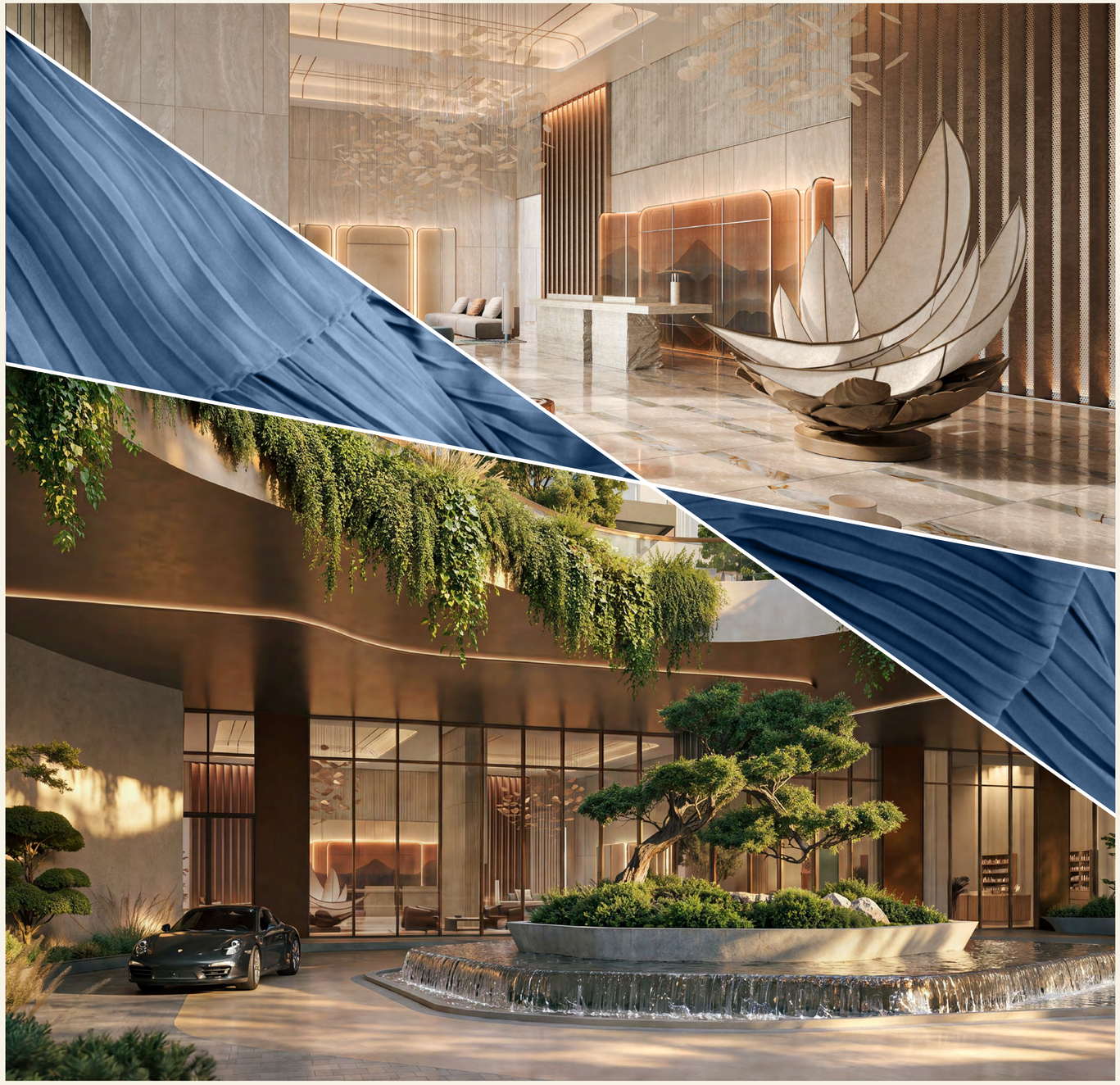
# An Arrival with Presence

**THE EXPERIENCE BEGINS LONG BEFORE YOU REACH YOUR DOOR.**

A dramatic sculpted canopy, layered greenery and expressive forms create a striking first impression on arrival. Inside, the lobby brings together natural materials, fluid contemporary furnishings and expressive works of art, setting the tone for life at Shione with a welcome that feels composed and quietly distinctive.

Landscaped Drop-off

Double-height Lobbies

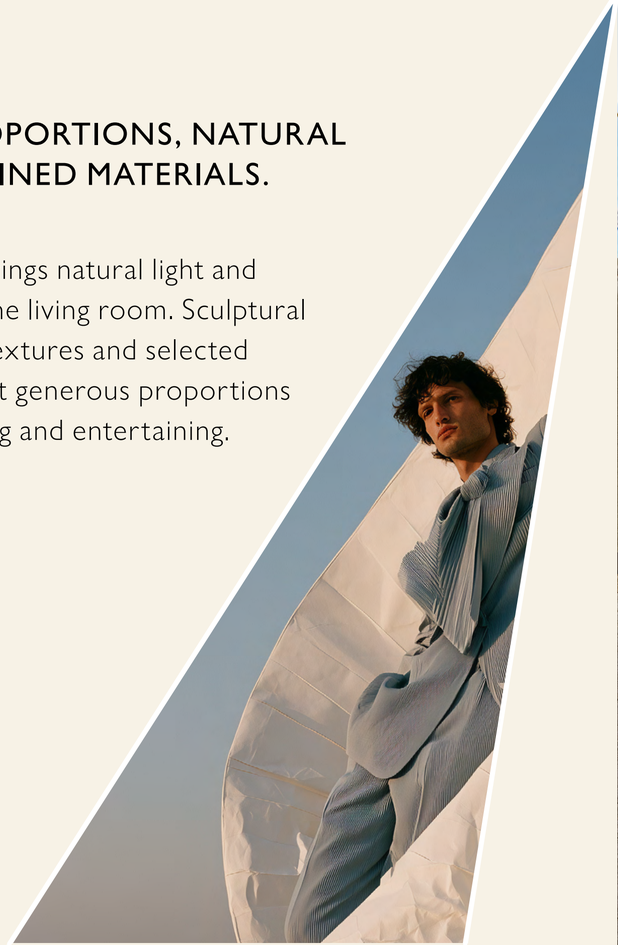


LIVING ROOM

# A Living Space, Beautifully Composed

## GENEROUS PROPORTIONS, NATURAL LIGHT AND REFINED MATERIALS.

Expansive glazing brings natural light and coastal views into the living room. Sculptural furnishings, warm textures and selected finishes complement generous proportions designed for relaxing and entertaining.






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# Precision With Warmth

Warm oak-toned cabinetry meets the cool precision of stone and integrated appliances, creating a kitchen that feels refined yet inviting. Clean lines and discreet storage bring visual clarity, while generous surfaces lend themselves equally to unhurried mornings, meals shared with friends and family, and relaxed entertaining.

BEDROOM

# Space to be Yourself



## WHERE LIGHT LINGERS AND THE DAY SOFTLY FADES INTO REST.

Generous proportions and expansive glazing create bedrooms that feel open yet intimate, with changing daylight and views shaping the atmosphere throughout the day. Warm, tactile materials and understated detailing bring depth and comfort to spaces designed for rest and retreat.

# A Ritual of Renewal

**NATURAL STONE, FLOWING WATER AND SCULPTURAL DETAILS BRING DEPTH AND TEXTURE TO THE BATHROOMS.**

Elegant architectural lines and softly illuminated surfaces create a restorative atmosphere, transforming everyday rituals into moments of quiet indulgence.



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SIGNATURE COLLECTION

# A Different Dimension of Living



An exclusive collection of **24 - three and four bedroom duplex residences**. Double-height terraces extend living outdoors, while expansive glazing and generous proportions bring in space and light.

**6.5m**
TERRACE FLOOR-TO-CEILING HEIGHT

**Private**
TERRACES



EXPERIENCES

# A World Within SHIONE

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- GYM
- INFINITY POOL
- KIDS' PLAY AREA
- KIDS' POOL
- THE PLAZA
- SUNKEN SEATING GARDEN
- PRIVATE & PUBLIC TERRACES
- MULTIPURPOSE ROOM
- RESIDENTS' CHEF'S KITCHEN

# A Different Tide of Living



# SHIONE

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All visuals, artistic impressions, finishes, furniture, and lifestyle imagery in this brochure are indicative and for illustration purposes only. The design, finishes, and specifications of the unit shall be as set out in the Sale and Purchase Agreement. Any decorative elements, bespoke features, loose furnishings, lighting, or landscaping accessories depicted are for conceptual representation only and are not included as part of the unit. This brochure shall not be interpreted or relied upon as an offer, warranty, representation, or contractual commitment by the Seller.

# SHIONE



# PAYMENT PLAN

| | | | |
|---|---|---|---|
| 10% | 10% | 5% | 5% |
| 1ST INSTALLMENT | 2ND INSTALLMENT | 3RD INSTALLMENT | 4TH INSTALLMENT |
| ON BOOKING | 1 MONTH FROM BOOKING | 01 MAY 2027 | 01 NOVEMBER 2027 |

| | | | |
|---|---|---|---|
| 5% | 5% | 5% | 5% |
| 5TH INSTALLMENT | 6TH INSTALLMENT | 7TH INSTALLMENT | 8TH INSTALLMENT |
| 01 MAY 2028 | 01 NOVEMBER 2028 | 01 MAY 2029 | 01 NOVEMBER 2029 |

**50%**

*ON COMPLETION

ANTICIPATED COMPLETION BY **Q4 2030**

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YOUR ADVISOR

# Get the latest *price list and availability*

Unit selection, the payment plan and the Signature duplexes, explained clearly. Message me any time.


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