



AUTUMN 2026

THE BEST OFFERS IN OMAN



Mira Ocean Estates

Q4 2028

MIRA Development

📍 Salalah

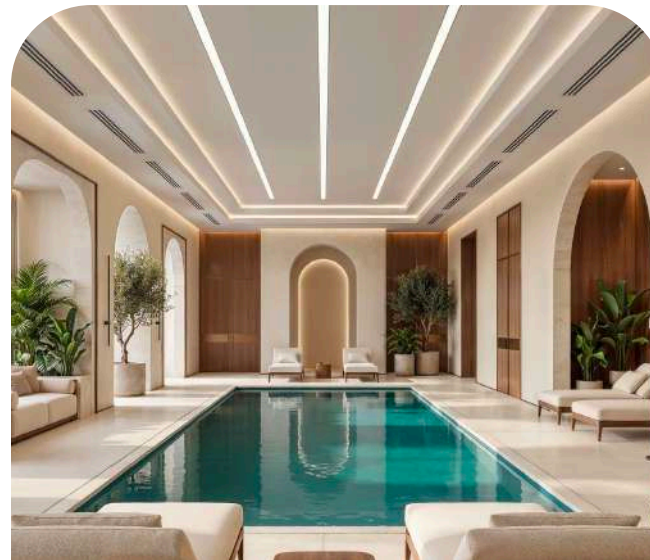
apartments, townhouses, and villas
from \$200,000

Residences with a private beach and a 5-star hotel in Salalah on the Arabian Sea.

Mira Ocean Estates is a complex of 263 residences in Salalah: studios, 1-2 bedroom apartments, villas and townhouses. The stepped composition opens toward the sea, with beige facades and ornamental panels. Interiors by ELIE SAAB Maison, Trussardi Casa and John Richmond.

- ◆ pools with sun terraces
- ◆ private beach
- ◆ gym and spa
- ◆ medical wellness center
- ◆ five-star hotel
- ◆ concierge service
- ◆ shops and restaurants

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Yamal

Q1 2030

Talaat Moustafa Group

📍 Muscat, Al Seeb

apartments, townhouses and villas
from \$200,000

A resort quarter with a marina and yacht club
on the shore of the Gulf of Oman.

Yamal is a residential development in Al Seeb comprising 6,220 residences: apartments with 1 to 3 bedrooms and villas with 4 to 8 bedrooms. Floor-to-ceiling windows frame views of the Gulf of Oman, while private terraces extend the interiors outdoors, creating a comfortable setting for relaxation or work.

- ◆ pools with sun terraces
- ◆ children's playgrounds
- ◆ entertainment areas
- ◆ yacht club and marina
- ◆ hotel services
- ◆ sports courts
- ◆ shops and cafes

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Muscat Bay

Completed

Saraya Bandar Jissah

📍 Muscat Bay

apartments and villas
from \$234,000

A collection of villas and apartments with a lush park and a man-made lagoon, surrounded by mountains and a 5–15-minute walk from the beach.

Flexible payment plan with 2-year post-handover installment, or 100% payment is required.

All residences are delivered finished in a predominantly beige palette and contemporary style, blending seamlessly with the mountain scenery. Panoramic windows frame views of the bay and the mountains.

- ◆ landscaped park ◆ swimming pool ◆ gym
- ◆ BBQ area ◆ cycling and jogging tracks
- ◆ concierge service ◆ access to a private beach
- ◆ restaurants and cafes ◆ 5+ more amenities

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Amazi Hawana Salalah

Q4 2029

Orascom

📍 Salalah

apartments and villas
from \$259,000

Exclusive 20/80 payment plan over 3 years, with quarterly instalments from 2.5%.

Amazi Hawana Salalah is a coastal resort development with villas set along the shoreline and around man-made lagoons. Spanning over 100 hectares, the development extends along 7 kilometres of sandy beaches on the Arabian Sea.

Lubana Island is a private enclave within the development, offering apartments, standalone villas and interconnected chalets. Residences overlook the lagoons and waterways and feature terraces, gardens and outdoor lounge areas.

- ◆ sandy beaches ◆ 170-berth marina
- ◆ swimmable man-made lagoons
- ◆ kayaking waterways ◆ concierge service
- ◆ wellness centre with gym and spa

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Luma Residence

Q1 2029

Saraya Bandar Jissah

📍 Muscat Bay

apartments, townhouses and villas
from \$335,000

50/50 payment plan over 3.5 years: 2.5% on booking, 47.5% during construction and 50% on handover.

Qantab Beach is a 6-minute drive away, Mazoon Shopping Mall can be reached in 17 minutes, and Muscat International Airport in 35 minutes.

Luma Residence is a resort development comprising 240 residences ranging from 106 to 300 m² in a coastal area. The low-rise buildings offer apartments and penthouses with 1 to 2 bedrooms, while a separate part of the development features townhouses and villas with 3 bedrooms. Residences are delivered fully finished, with spacious terraces and panoramic windows. Villas and townhouses also feature private swimming pools and covered parking.

- ◆ swimming pool
- ◆ gym
- ◆ BBQ area
- ◆ yoga deck
- ◆ spa
- ◆ 5+ more amenities

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Vistal by Victoria Swarovski

Q4 2029

LEO Developments

📍 Al Mouj Muscat

branded apartments
from \$347,000

A nine-storey beachfront development in Al Mouj.
Payment plan of 70/30 with a 3-year instalment and a \$13,000 on booking.

Apartments are delivered fully finished in a light palette. Floor-to-ceiling glazing with adjustable transparency — let the morning light flood in, then dial it down by evening. Select residences come with private pools and gardens, and bespoke interior design is available on request.

- ◆ swimming pool
- ◆ private beach
- ◆ smart-home system
- ◆ BBQ zones
- ◆ lounge areas
- ◆ spa
- ◆ 10+ more amenities

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Olive Farms

Q4 2028

Orascom

📍 Jebel Sifah

villas
from \$350,000

3-year payment plan: a 10% down payment, followed by 12 quarterly instalments of 7.5% each.

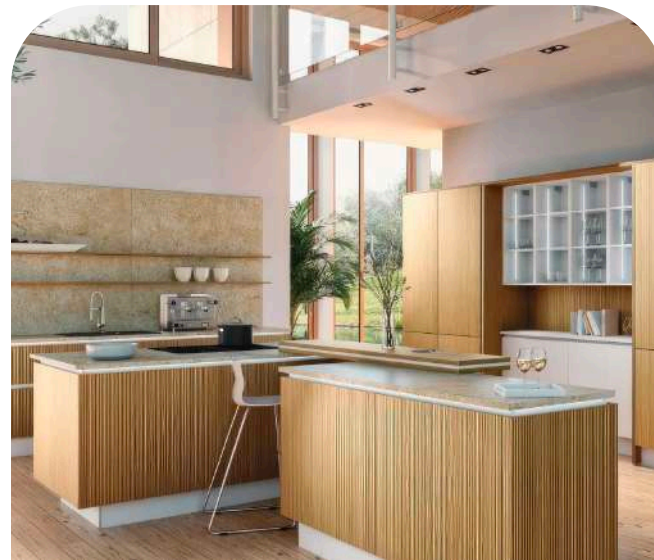
Olive Farms is a collection of 46 single-storey villas ranging from 74 to 120 m², with 1 to 3 bedrooms, within the Jebel Sifah resort community. Three architectural and interior design styles are available: classic, minimalist and Greek.

Each spacious patio can be customised with a swimming pool, barbecue area or outdoor shower, while the project team can create a bespoke landscaping scheme.

Only a few 3-bedroom villas remain available, with a new phase due to launch soon.

- ◆ children's playground ◆ recreation areas ◆ parking
- ◆ landscaped green areas with pedestrian walkways
- ◆ beach and golf courses nearby

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Zen Residences

Q4 2026

Zen Development

📍 Muscat Bay

apartments

from \$359,000

Five clubhouses with resort-style amenities and views of the Gulf of Oman, just a 10-minute walk from the beach. The payment plan: 80/20 with 2,5-year installment and 20% down payment.

Every apartment features a spacious balcony where you can create your own relaxation area.

Panoramic windows offer views of the mountains and the surrounding natural landscape.

- ◆ sport court
- ◆ swimming pool
- ◆ yoga deck
- ◆ playground
- ◆ BBQ area
- ◆ terraces
- ◆ cycling and jogging tracks
- ◆ access to a private beach

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The Residences Mandarin Oriental

Completed

Eagle Hills

📍 Shatti Al Qurum

branded apartments
from \$442,000

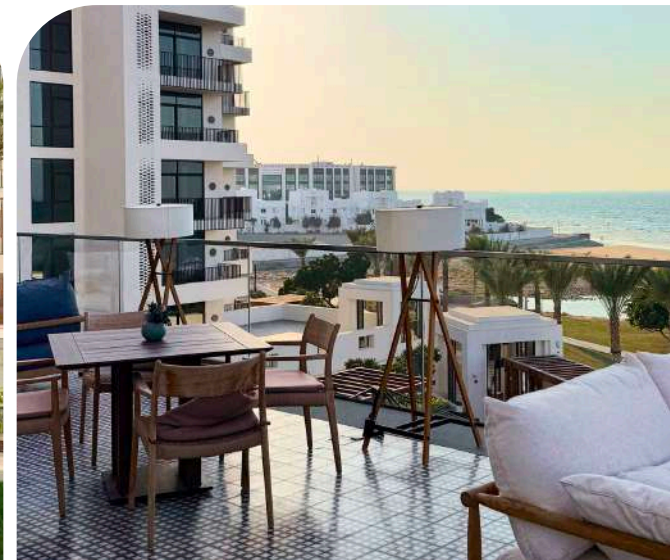
This move-in-ready development offers direct beach access and forms part of the same complex as the five-star Mandarin Oriental hotel, giving residents access to all hotel amenities.

Post-handover payment plan of up to 18 months: a 25% down payment, followed by instalments of 6.25% each.

The Residences at Mandarin Oriental, Muscat are Oman's first branded residences, comprising 156 apartments ranging from 75 to 260 m². The collection offers residences with 1 to 4 bedrooms, panoramic sea and mountain views, and private terraces.

- ◆ outdoor swimming pools
- ◆ spa and fitness club
- ◆ 235 metres of beachfront
- ◆ 24-hour concierge service
- ◆ 10+ additional amenities

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Al Mina

Q1 2027

Barr Al Jissah

📍 Muscat Bay

apartments and villas
from \$479,000

Barr Al Jissah's final development in this location. The 20/80 payment plan includes a 20% down payment, followed by five instalments of 16% each.

Al Mina is a collection of coastal residences within a resort set in a natural bay between the Gulf of Oman and the Al Hajar Mountains.

The apartments and villas come with designer finishes. Balconies overlook the sea, where turtles can be spotted close to the shore.

- ◆ yacht marina
- ◆ waterfront promenade with restaurants
- ◆ direct access to a 600-metre private beach
- ◆ access to Hilton hotel amenities
- ◆ fully equipped gym
- ◆ parking
- ◆ 10+ additional amenities

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St. Regis Al Mouj Muscat

Completed

Alfardan Group

📍 Al Mouj Muscat

hotel apartments

from \$882,000

A private 360-metre beach, Al Mouj Golf and 13 restaurants make St. Regis one of Oman's leading resort and dining destinations.

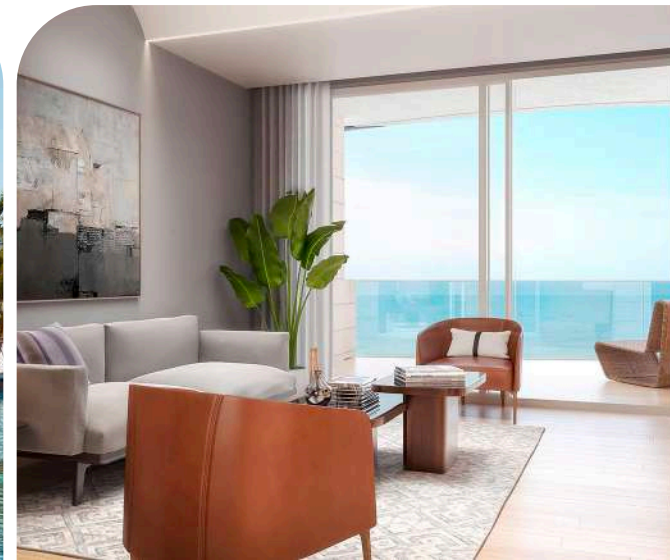
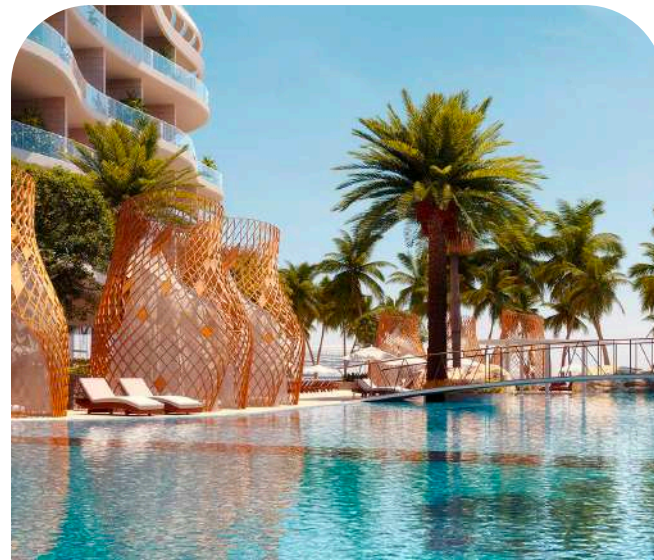
40/60 payment plan: a 40% down payment, followed by three annual instalments totalling the remaining 60% over 3 years after handover.

MCT Airport is a 10-minute drive away.

St. Regis Al Mouj Muscat comprises two 6-storey buildings with hotel residences on the shores of the Gulf of Oman, managed by St. Regis Hotels & Resorts. Available options range from 1 to 4 bedrooms and include penthouses, duplex residences and apartments with private patios.

- ◆ swimming pool
- ◆ rooftop gardens
- ◆ fitness club
- ◆ landscaped gardens
- ◆ business lounge
- ◆ spa
- ◆ 5-star hotel services

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Azure Oceanfront Villas by Fendi Casa

Q4 2028

DarGlobal

📍 Yiti

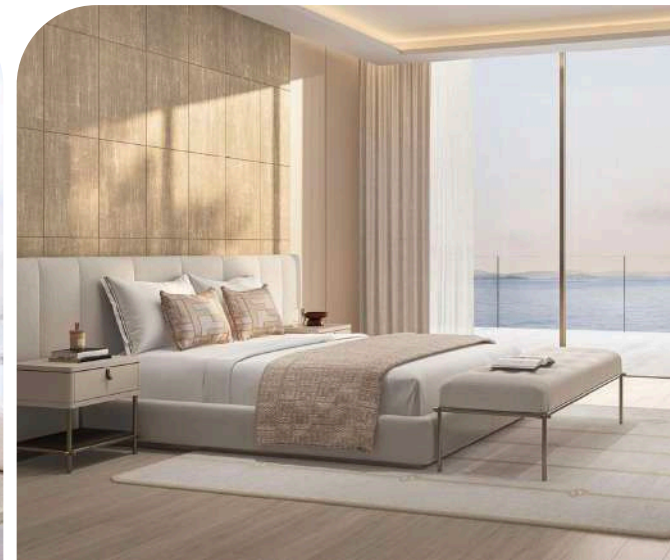
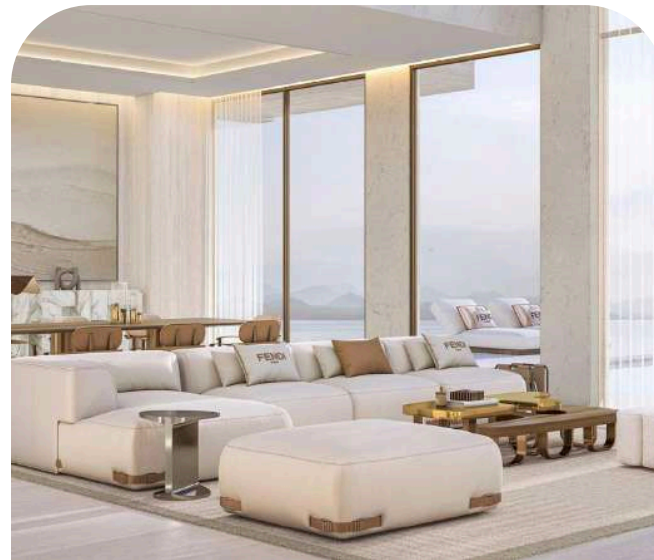
villas
from \$4,210,000

50/50 payment plan: 20% on booking, three instalments of 10% each during construction, and the remaining 50% on handover.

Azure Oceanfront Villas is a limited collection of 19 villas ranging from 335 to 407 m², set in the highest part of AIDA, 130 metres above sea level. Interiors by Fendi Casa feature a warm neutral palette, bespoke furniture and sculptural details.

- ◆ panoramic sea views from every villa
- ◆ private swimming pool
- ◆ landscaped garden
- ◆ expansive terraces
- ◆ parking for 2–3 cars

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