

AL MOUJ MUSCAT

JUMAN TWO

MARSA DISTRICT



Live
— your
best life





PREMIER OCEANFRONT LIVING

Savour life — in your Juman Two home

With an enviable oceanfront location on Al Mouj Marina in the heart of Marsa District, Juman Two has been designed with meticulous attention to detail and for absolute comfort by a team of leading international architects.

Luxury — apartments



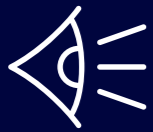
One and two-bedroom apartments



Freehold home ownership



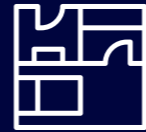
Residency for owner and owner's relatives of first degree



Marina and boulevard views



Choice of layouts



Spacious floor plans



Floor-to-ceiling windows



Generous wraparound balconies



World-class amenities



EXCLUSIVE AMENITIES

Experience — the lifestyle of your dreams

With a superb range of private amenities,
Juman Two is the place to be, to live life in style.

AMENITIES

- Shaded arrival area
- Feature entry lobby with front desk concierge
- Assigned underground parking
- Dedicated visitor parking area

FAMILY

- Multi-purpose family recreation rooms
- Outdoor play area

LIFESTYLE

- Elegant private resident lounges
- Resort-style infinity pool
- Stylish lounge deck
- Cutting-edge male and female gyms with changing rooms
- State-of-the-art steam sauna rooms











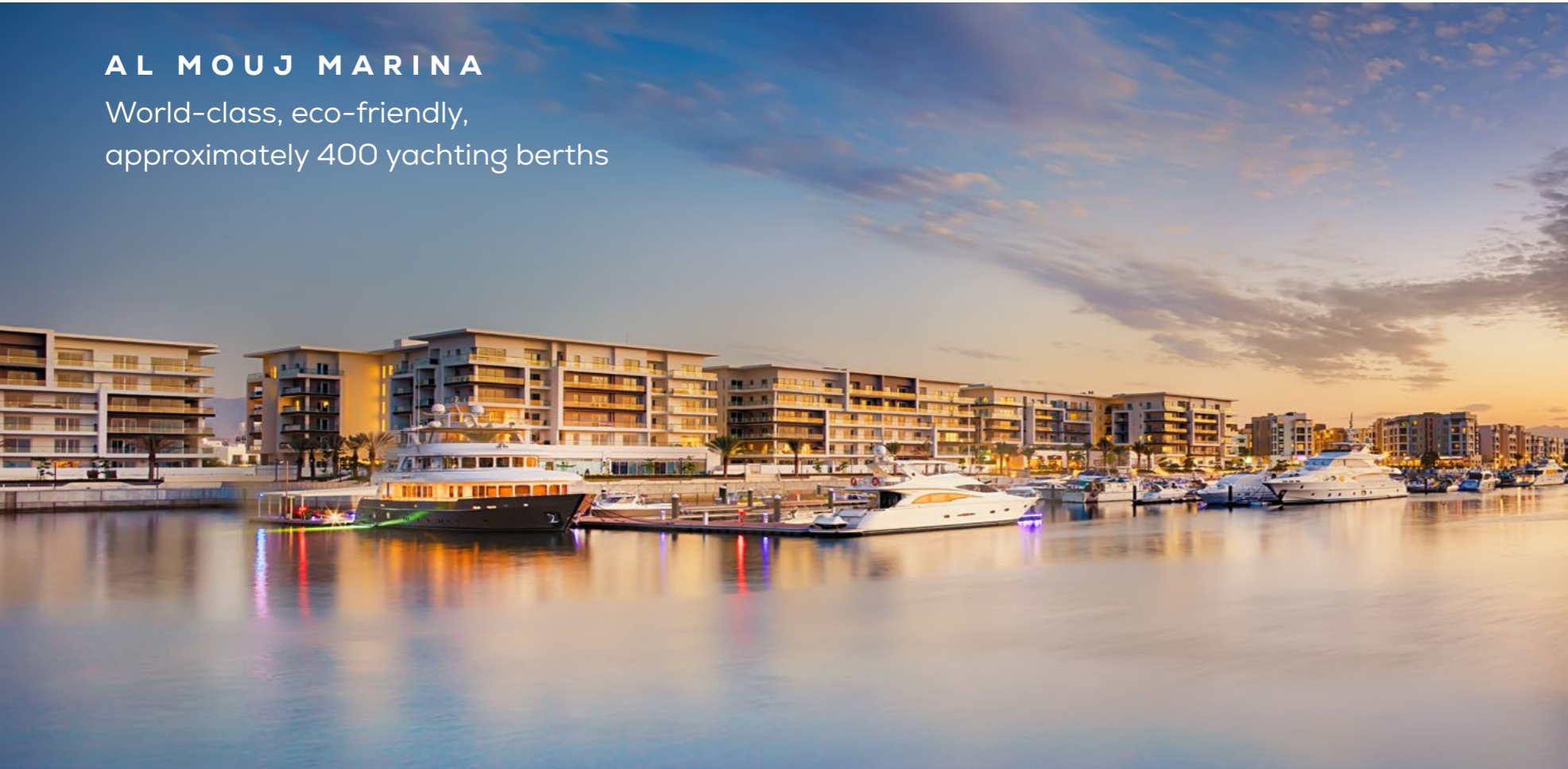
LIFESTYLE GATEWAY

Indulge — your senses

In the heart of Al Mouj Muscat's vibrant Marsa District, Juman Two is your gateway to an exceptional oceanfront lifestyle. Casual, chic and always on trend, Marsa is the place to relax, unwind, elevate everyday experiences and cherish timeless moments with family and friends.

AL MOUJ MARINA

World-class, eco-friendly,
approximately 400 yachting berths



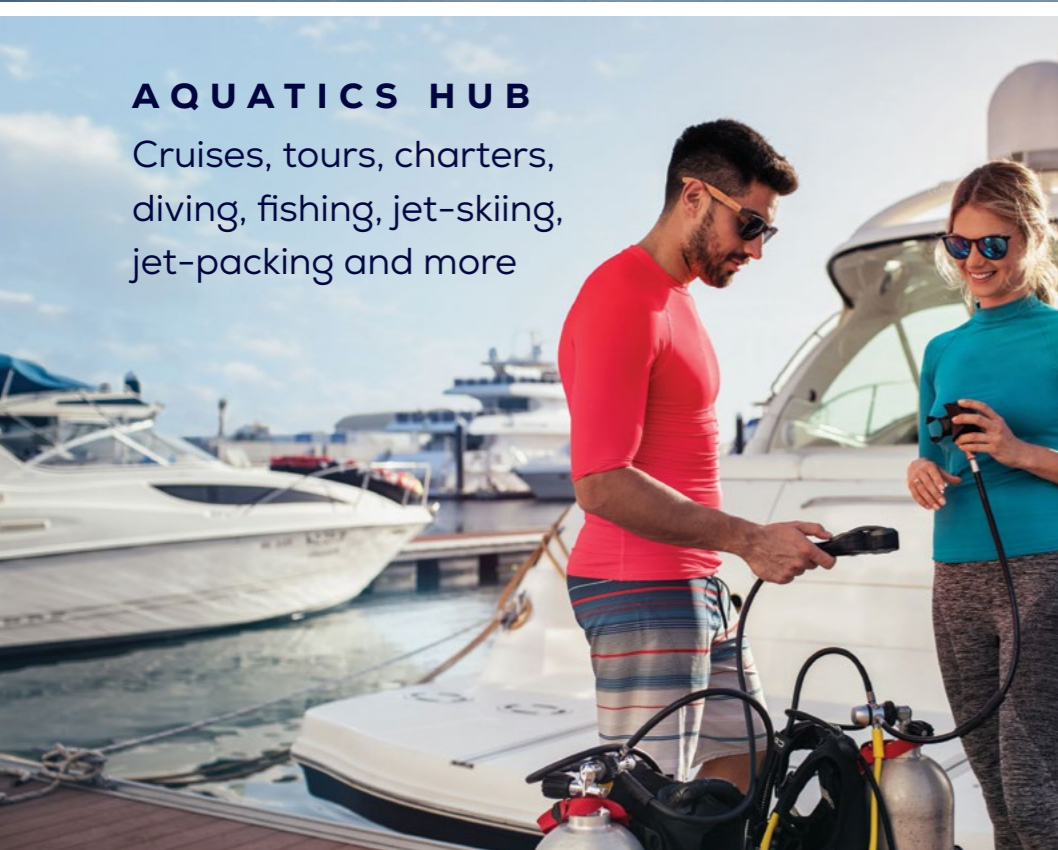
THE PROMENADE

Stylish oceanfront cafés
and cool restaurants



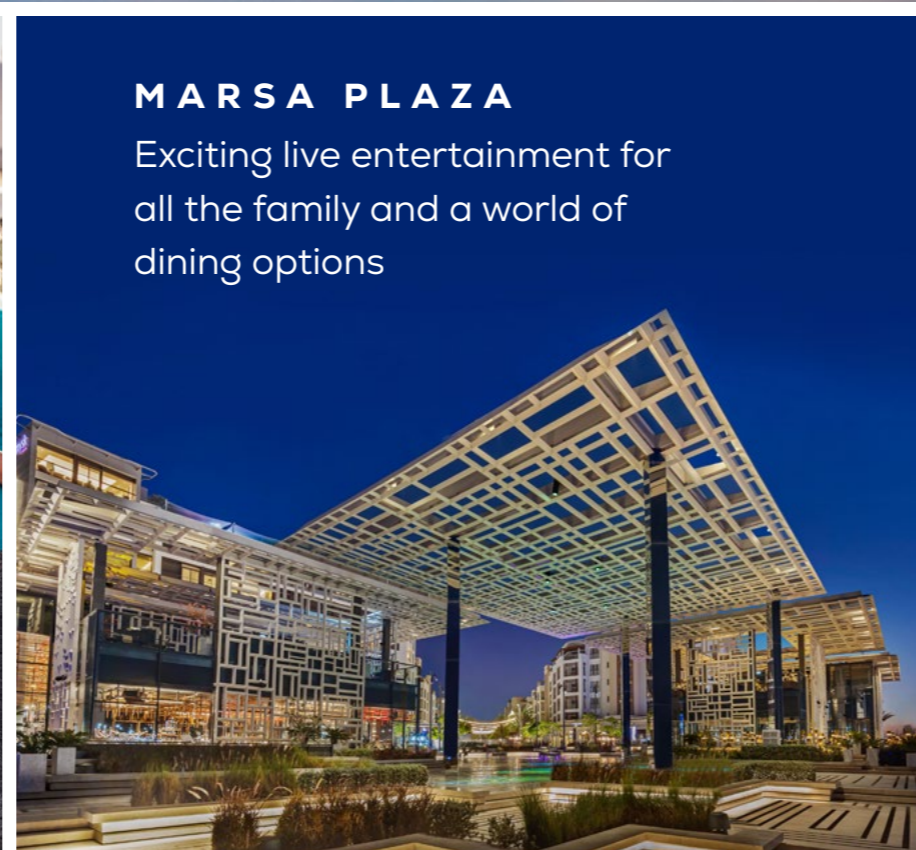
AQUATICS HUB

Cruises, tours, charters,
diving, fishing, jet-skiing,
jet-packing and more



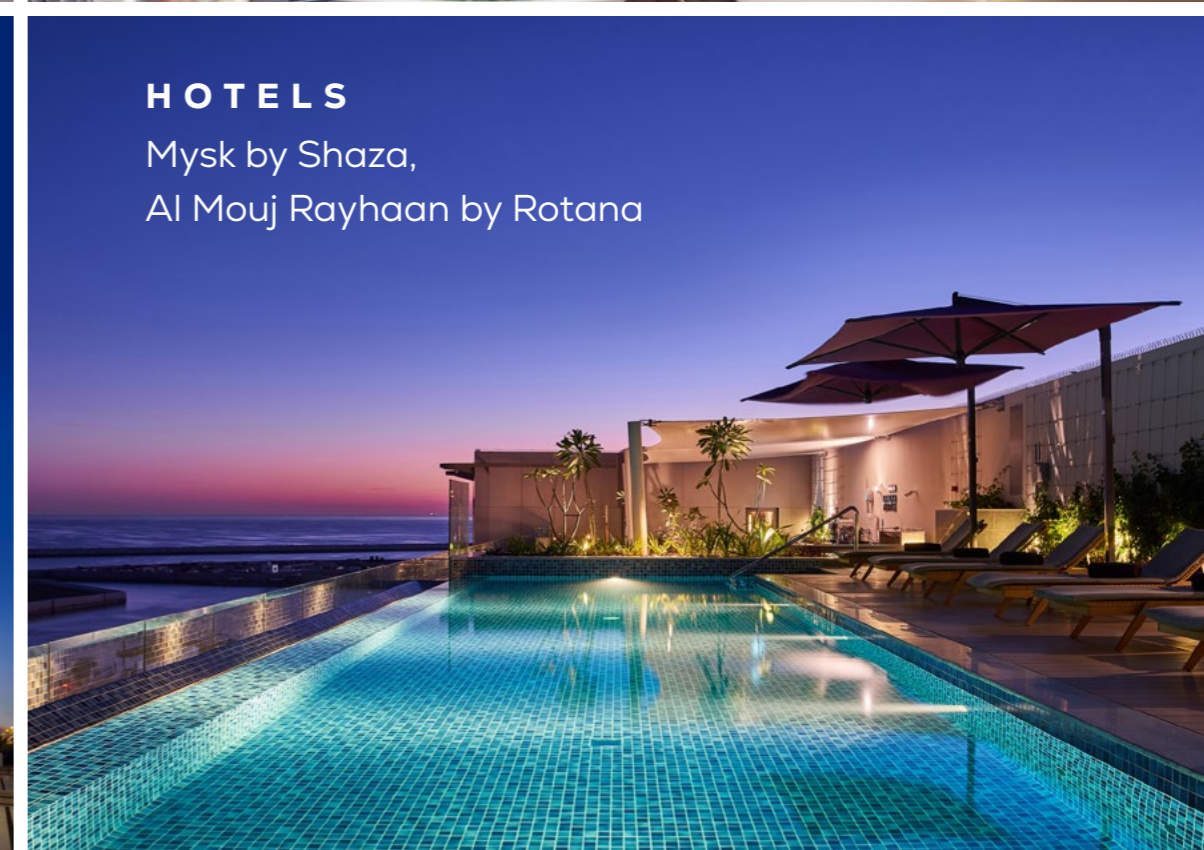
MARSA PLAZA

Exciting live entertainment for
all the family and a world of
dining options



HOTELS

Mysk by Shaza,
Al Mouj Rayhaan by Rotana



**JUMAN
TWO**

Offering a world-class oceanfront lifestyle, Juman Two is in the heart of Marsa District's first-class leisure, culinary, cultural and retail experiences.

Community Hub

Masjid

Al Mouj Marina

Mysk Al Mouj Hotel

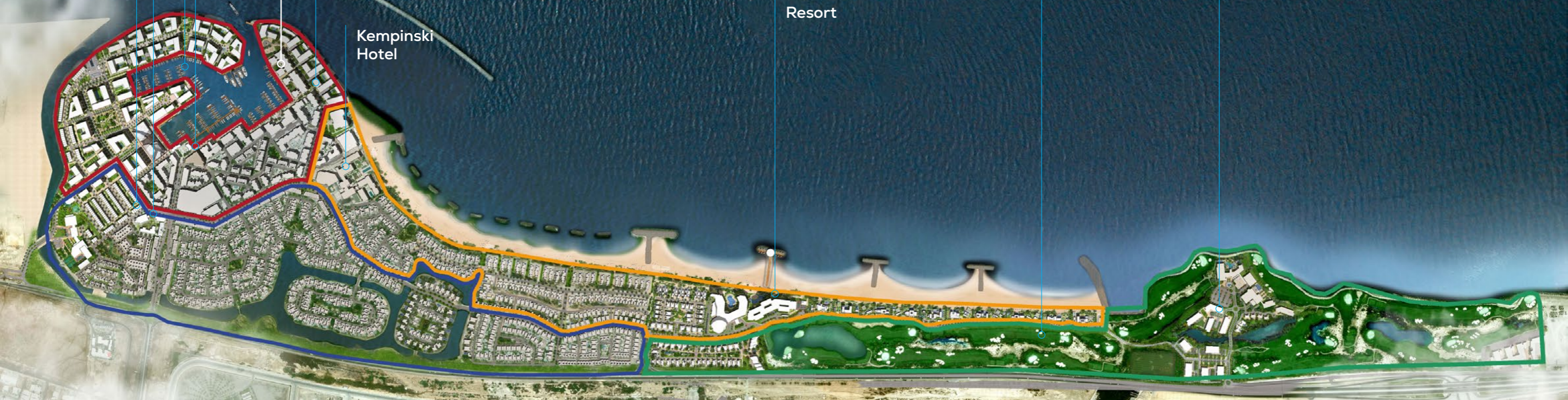
Rayhaan by Rotana Hotel

Kempinski Hotel

St.Regis Al Mouj Muscat Resort

Al Mouj Golf

Al Mouj Golf Business Park





One bedroom — floorplans



ONE BEDROOM



1



1



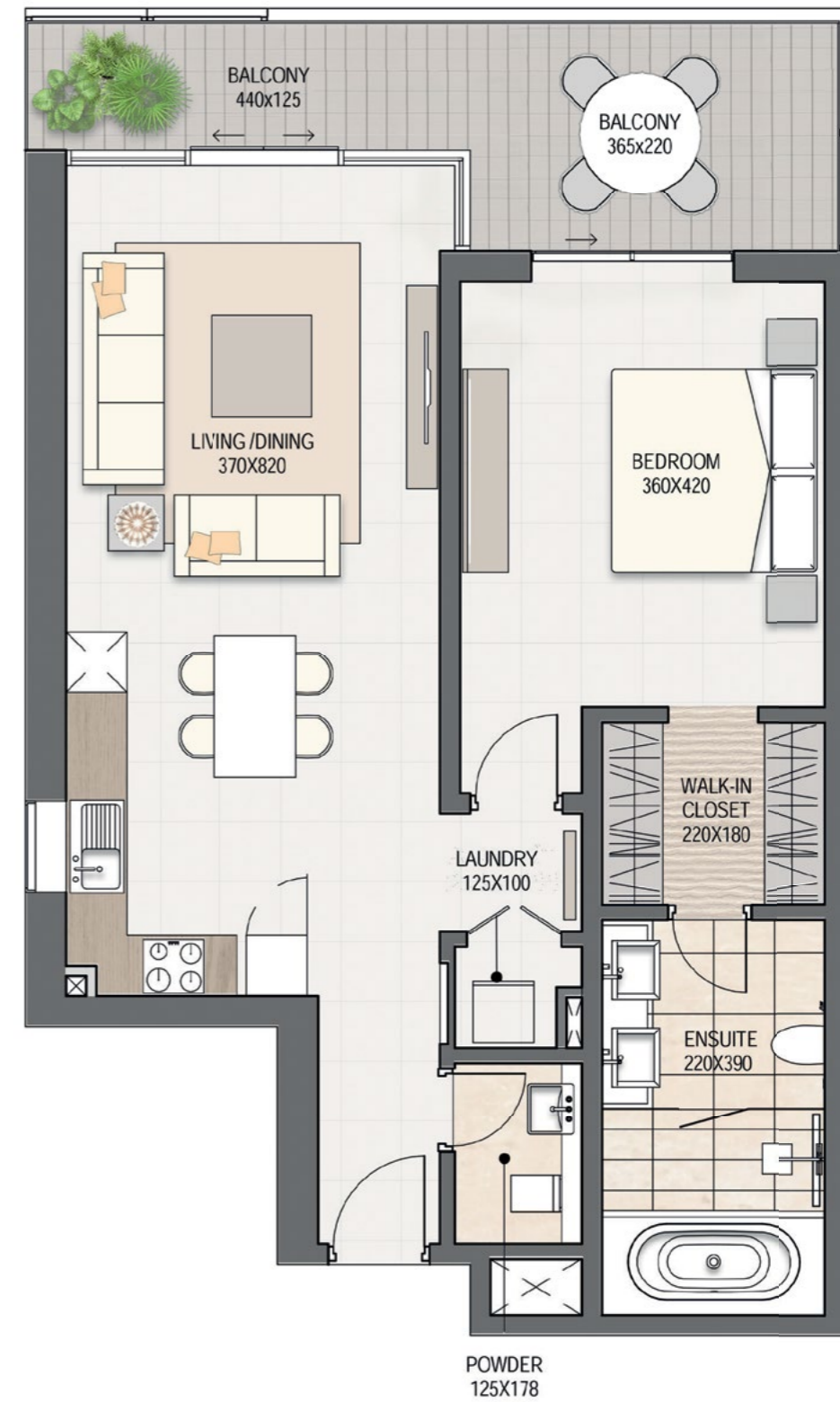
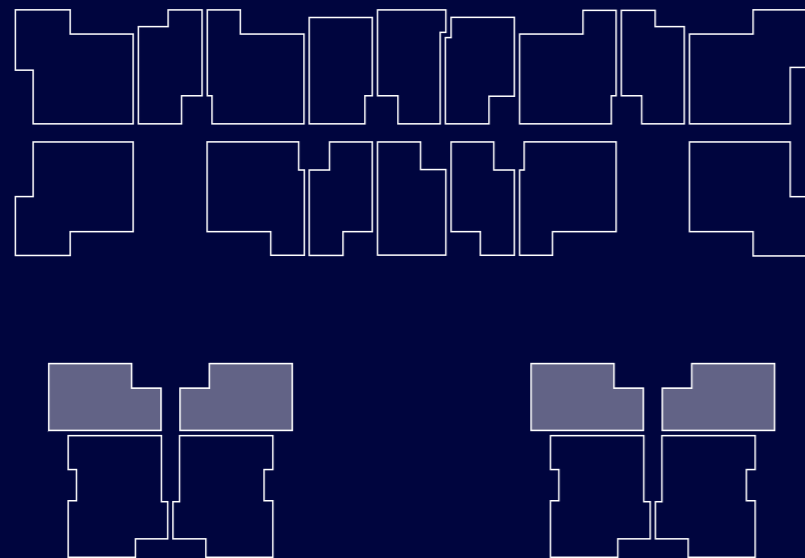
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1

Unit Type A41	SQM	SQFT
Apartment Area	79	850
Terrace Area	15	161
Total Area	94	1,011

Typical Floorplan



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ONE BEDROOM



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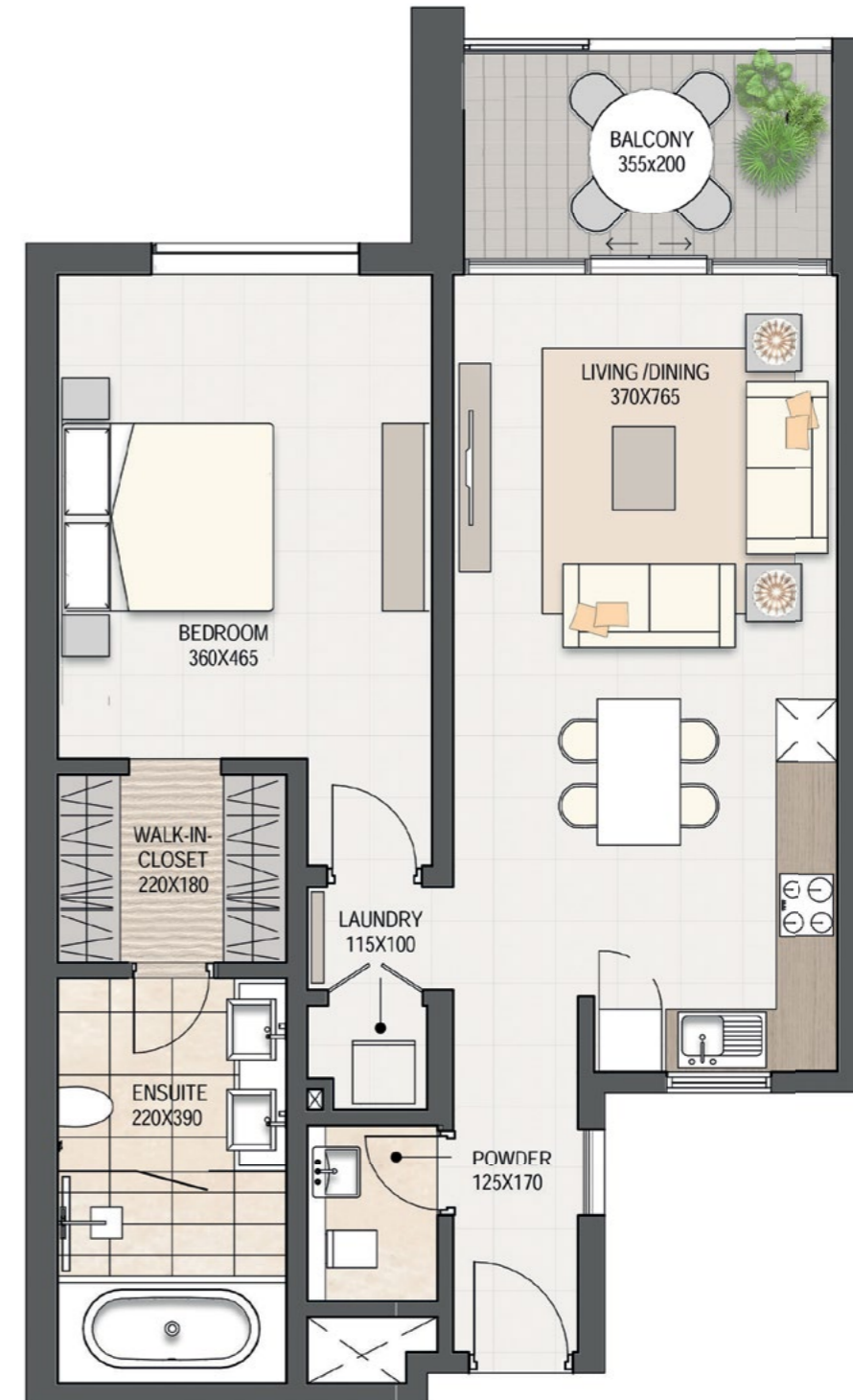
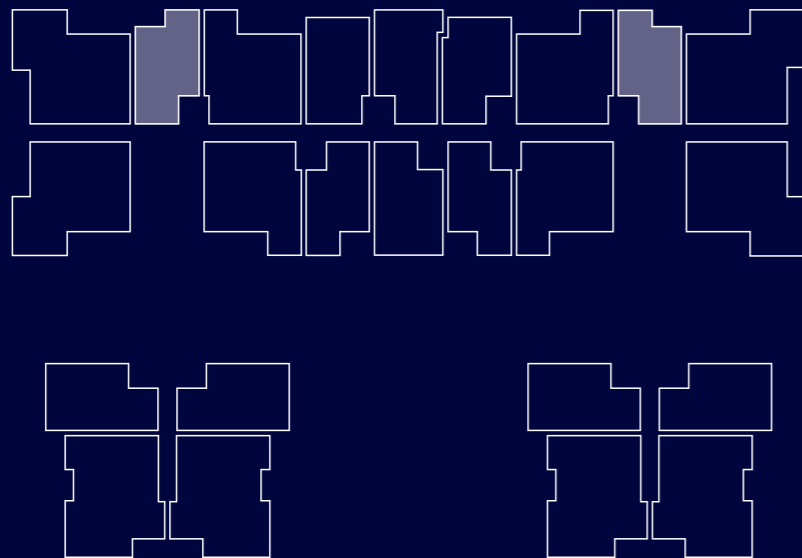
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1

Unit Type A42	SQM	SQFT
Apartment Area	79	850
Terrace Area	7	75
Total Area	86	925

Typical Floorplan



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ONE BEDROOM



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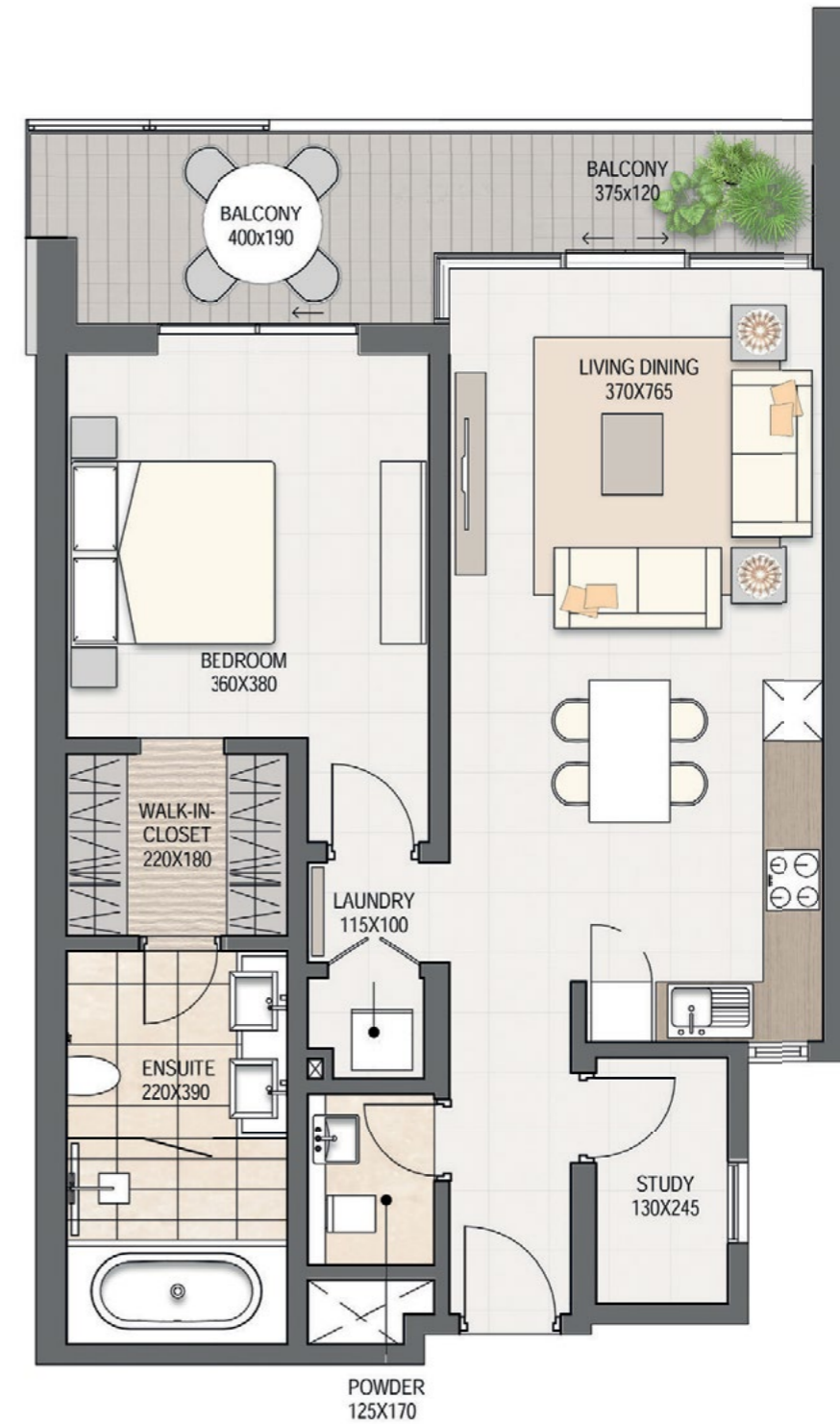
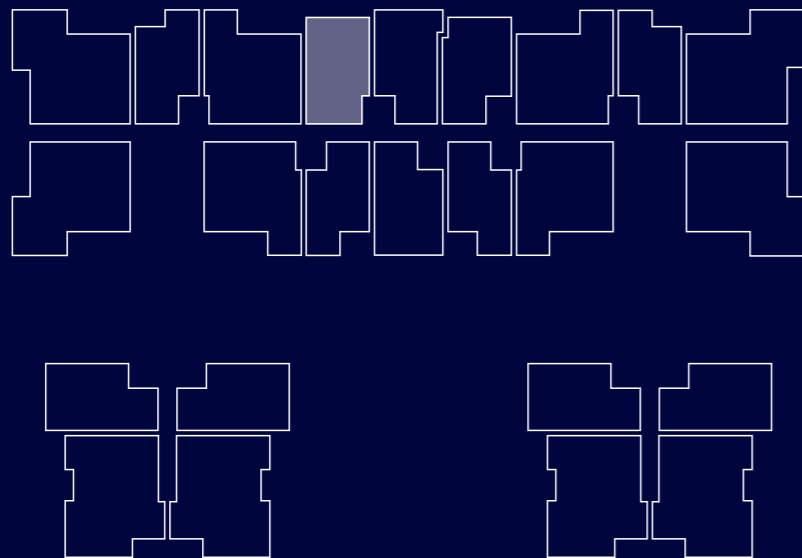
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1

Unit Type A43	SQM	SQFT
Apartment Area	79	850
Terrace Area	12	129
Total Area	91	979

Typical Floorplan



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ONE BEDROOM



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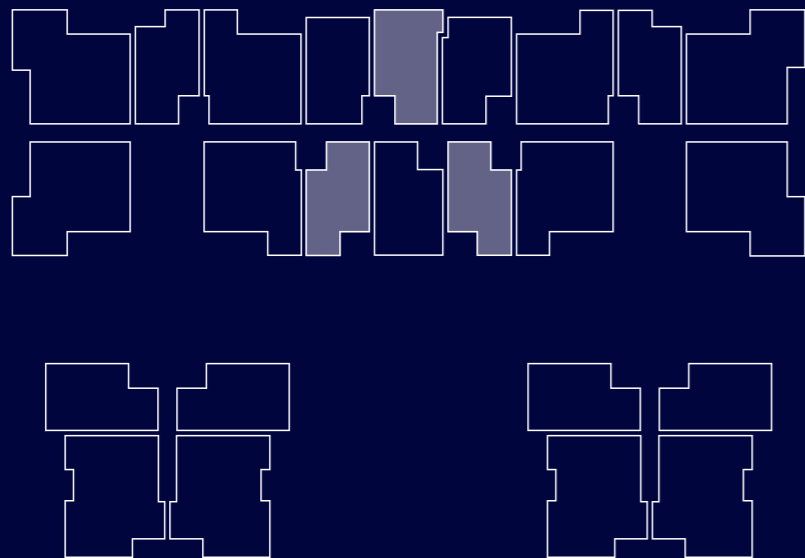
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1

Unit Type A44	SQM	SQFT
Apartment Area	75	807
Terrace Area	20	215
Total Area	95	1,022

Typical Floorplan



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ONE BEDROOM



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1



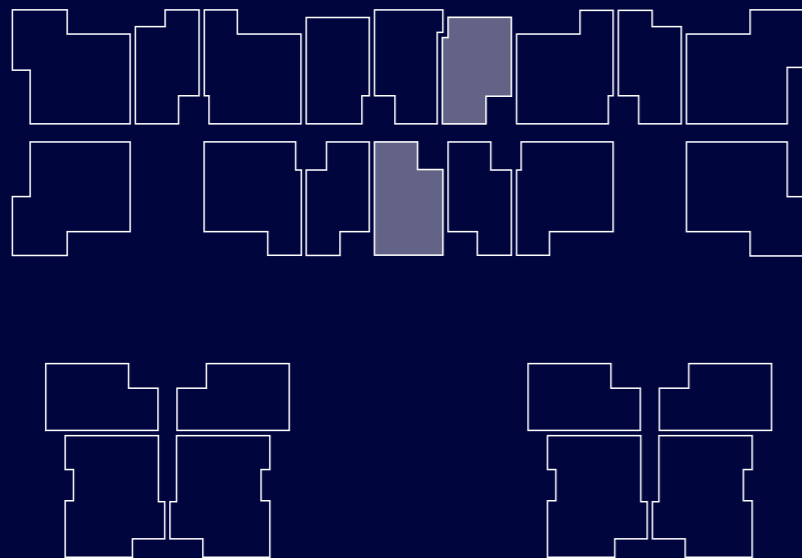
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Unit Type A45	SQM	SQFT
Apartment Area	79	850
Terrace Area	12	129
Total Area	91	979

Typical Floorplan



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Two bedroom — floorplans



TWO BEDROOM



2



2



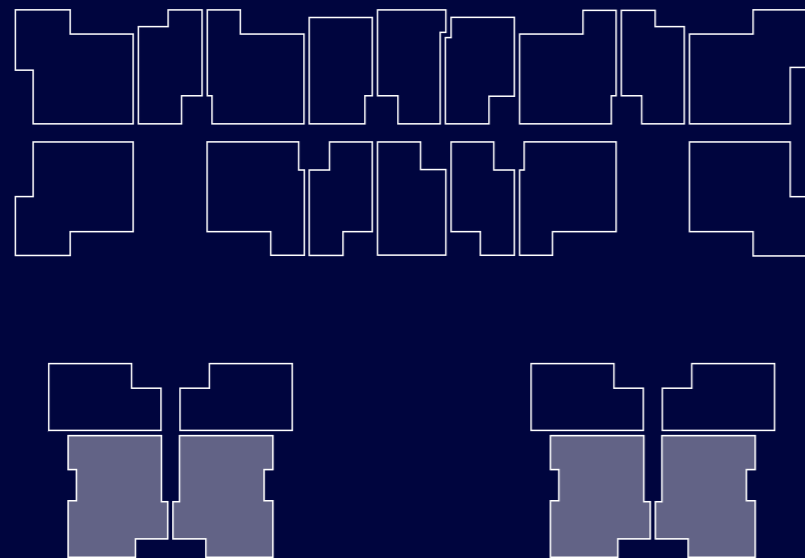
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Unit Type B41	SQM	SQFT
Apartment Area	123	1,324
Terrace Area	21	226
Total Area	144	1,550

Typical Floorplan



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TWO BEDROOM



2



2



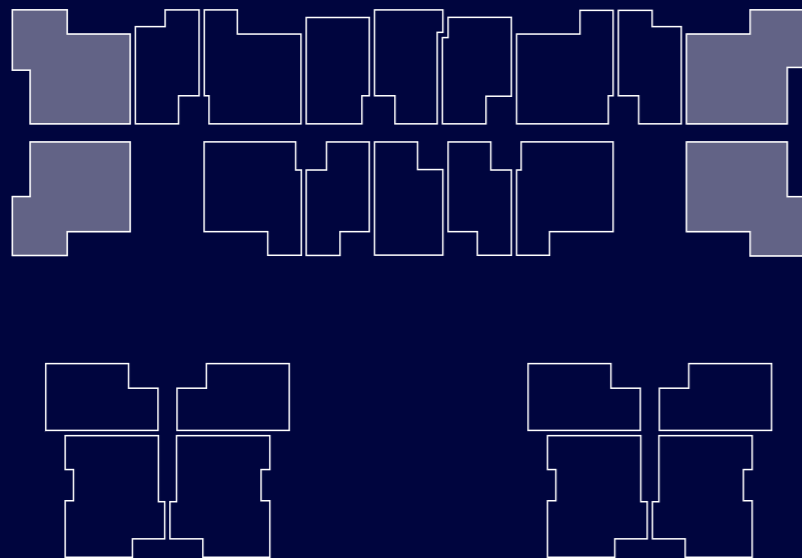
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Unit Type B42	SQM	SQFT
Apartment Area	122	1,313
Terrace Area	23	247
Total Area	145	1,560

Typical Floorplan



TWO BEDROOM



2



2



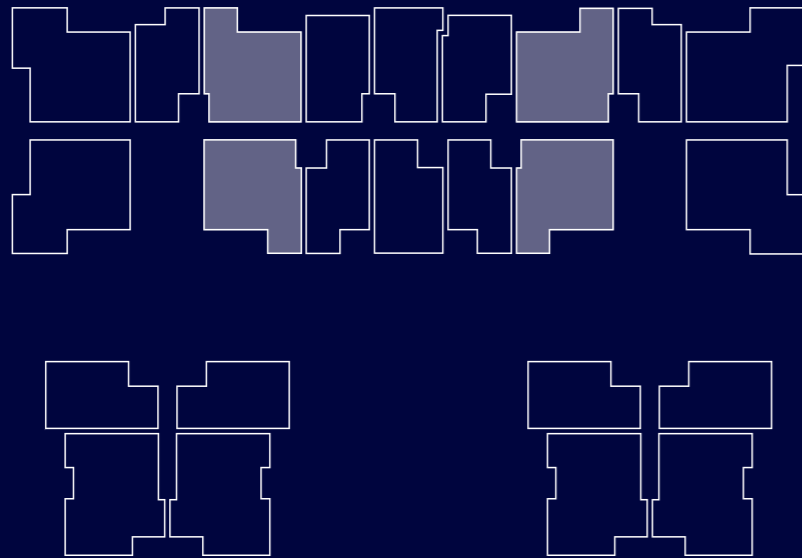
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Unit Type B43	SQM	SQFT
Apartment Area	119	1,280
Terrace Area	7	75
Total Area	126	1,356

Typical Floorplan



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LIFE ELEVATED

First-class — community living

In addition to the many Marsa District attractions surrounding Juman Two, Al Mouj Muscat's Shatti, Golf and Ghadeer Districts – each with their own distinct personality and unique features – are brimming with first-class leisure, cultural and retail experiences. Together they offer a lifestyle that is truly inspired.





GHADEER DISTRICT

Ghadeer is a haven of relaxation, recreation and refined family living.

Community Hub

Al Mouj Muscat Mosque,
landscaped gardens

The Walk

80+ retail and dining choices,
palm fringed-boulevard

Lakes & Parks

Private oasis of relaxation

SHATTI DISTRICT

With its spectacular residences and ultra chic attractions, Shatti nestles alongside the fabulous Al Mouj Beach and caresses the luscious greens of Al Mouj Golf.

Al Mouj Beach

6-kilometre pristine natural beach

5-star Hotels

The Kempinski Hotel Muscat,
St. Regis Al Mouj Muscat Resort
(under construction)

GOLF DISTRICT

The oceanside Golf District is an elite lifestyle, leisure and entertainment destination.

Al Mouj Golf

Greg Norman designed 18-hole
oceanfront championship course,
golf academy and club house

Dining

Casual and formal dining options

International Events

European Challenge Tour Grand Final,
America's Cup World Series,
Extreme Sailing Series

AL MOUJ MUSCAT

Celebrate — life everyday

A destination without an equal, Al Mouj Muscat has redefined urban living in the region with an impressive portfolio of oceanfront residential properties, luxury and authentic hospitality, a cutting-edge business park, award-winning architecture and well-designed landscapes.

A warm and diverse community at the heart of Oman's capital, Al Mouj Muscat is home to a community of over 6,000 residents from more than 85 countries.

Al Mouj Muscat provides an exclusive lifestyle that urges families and individuals to live life to the fullest, do better, see more and live richer.

At Al Mouj Muscat, every moment spent, every opportunity explored, is life inspired.



PERFECTLY POSITIONED

The best connections — in Muscat

Ideally located and well connected, Al Mouj Muscat offers easy access to key business destinations, schools and hospitals as well as popular cultural sites.

The following are just a short drive away:

-  10 minutes to Muscat City Centre
-  10 minutes to Muscat International Airport
-  10 minutes to Oman Convention & Exhibition Centre
-  15 minutes to Sultan Qaboos Grand Mosque
-  15 minutes to The Sultan's School
-  20 minutes to the Royal Opera House Muscat
-  20 minutes to Sultan Qaboos University Hospital



THE SULTANATE OF OMAN

Your new — home in Arabia

For Juman Two international buyers wishing to enjoy Al Mouj Muscat's inspired lifestyle and the outstanding attractions of Oman on a more permanent basis, residency is available for you and your relatives of first degree.

Regularly ranked as one of the safest and most secure countries in the world, the Sultanate of Oman is the shining jewel of Arabia – a country blessed with breath-taking natural beauty, a land rich in heritage and culture. Its incredible coastline, shimmering deserts, verdant wadis, five UNESCO World Heritage Sites, architectural treasures, exciting arts scene and more are all easily accessible from your Juman Two home on Al Mouj Muscat, your home in Oman.





Al Mouj Muscat is a unique public-private venture between three of the most trusted names in the region.

MAJID AL FUTTAIM

Majid Al Futtaim Properties prides itself on a highly skilled & experienced managerial team, stringent attention to detail and best practices of global standards. Designs and specifications utilise high-end materials combined with the latest developments in modern technology.

OMRAN

The executive arm of the Government of Oman for the development of major tourism, heritage & urban developments.

TANMIA

Tanmia, a Oman National Investments Development Company SAOC represents the interests of strategic government stakeholders in Oman. heritage & urban developments.

Brought to you by



Contact us

For more information about Juman Two call 800 77776 or +968 2453 4444. Visit almouj.com or our sales centre. Open from Sunday to Thursday from 10:00am to 6:00pm.

almouj.com

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