

AL MOUJ MUSCAT

# GOLF BEACH RESIDENCES

GOLF DISTRICT

Beyond —

— beauty



Beyond — imagination







GOLF BEACH RESIDENCES

# The essence of luxury — and exclusivity

In a residents-only gated neighbourhood within Al Mouj Muscat's verdant Golf District, this exclusive collection of luxury beachside villas is idyllically located adjacent to Al Mouj Golf's 18-hole signature golf course. The golden sands of a pristine beach and St. Regis Al Mouj Muscat Resort are both close-by and within easy walking distance.











MASTERPLAN



## THE COLLECTION

# Supreme — tranquility stunning style

**Private Gated Neighbourhood**

This superb collection of luxury villas is set in a luscious gated neighbourhood with central landscaped gardens, impeccable lawns and a deluxe private leisure pool for the enjoyment of Golf Beach Residences homeowners only.

**Golf Boulevard Villas**

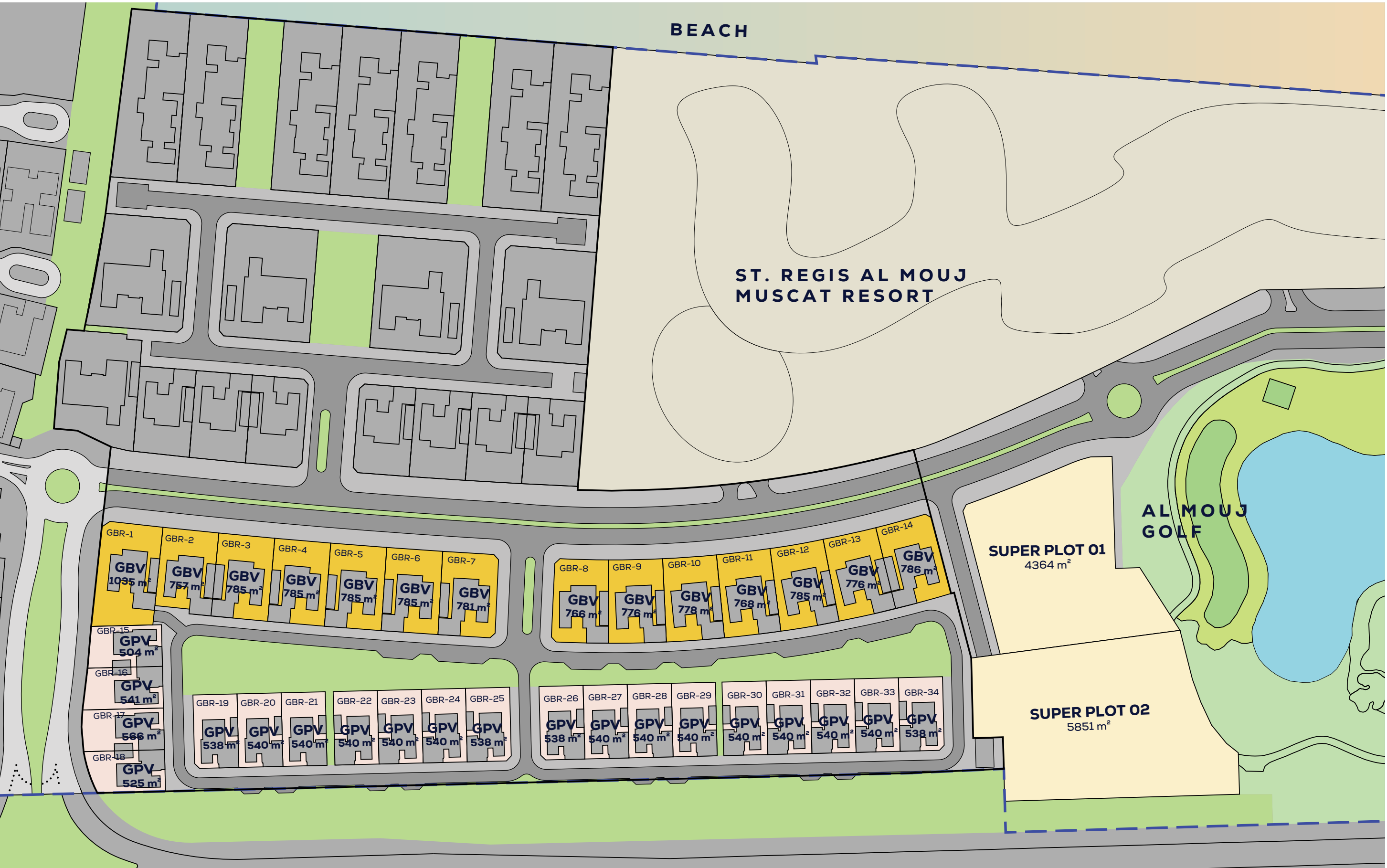
Designed to take full advantage of the surrounding natural beauty, these spectacular six-bedroom villas exceed every expectation with their contemporary luxury, elegant style and unique flexible living space possibilities.

**Golf Park Villas**

With luxurious indoor and innovative outdoor living spaces that flow seamlessly from one to another, these stunning light-infused park-view five-bedroom villas exude stellar style and modern sophistication.







SITE PLAN

UNIT TYPE ● Six-Bedroom Golf Boulevard Villas ● Five-Bedroom Golf Park Villas



SIX-BEDROOM GOLF BOULEVARD VILLAS

# Quintessential luxury — and sophistication

Elegantly situated alongside a picturesque private avenue, these exceptional properties impress from the very first moment - surpassing all expectations with their contemporary luxury and elegant style.

Expertly designed, Golf Boulevard Villas flawlessly meet the needs of everyday modern family life as well as the requirements of more special occasions. And with a multitude of exciting possibilities - from home theatre or office to gym, hobby room, outdoor kitchen or more - the highly flexible space of the unique detached garden suite offers owners the opportunity to add innovative lifestyle features to their extraordinary standard-setting home.



OVERVIEW

- Six spacious bedrooms
- Garden suite
- Dedicated formal and family spaces
- Garage and shaded parking for up to three vehicles
- Staff accommodation

EXCLUSIVE ELEMENTS



Large windows and open layouts



Easy access to beach and boulevard



Garden suite with flexible space for your customization



Complimentary golf cart, private cart parking and electric car charger



Complimentary one-year family membership to Al Mouj Golf



Pool upgrade option







GOLF BOULEVARD VILLAS  
FLOOR PLANS



6



6



3



2

Suite Area **571 sqm** **6,146 sqft**

Terrace Area **35 sqm** **376 sqft**

Total Area **606 sqm** **6,522 sqft**

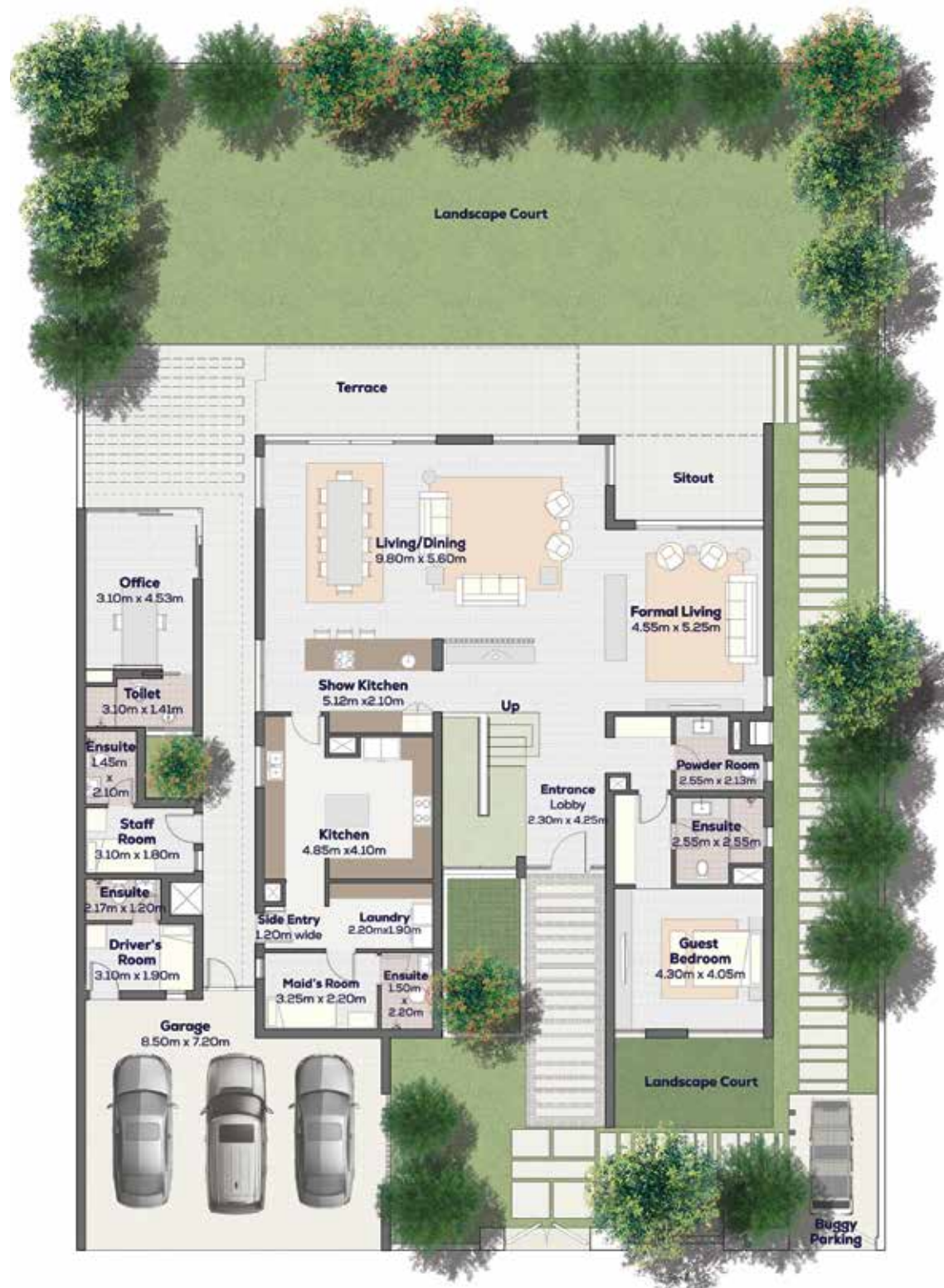
Sizes listed above are approximate



All drawings, dimensions and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features, and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas of each property may vary and drawings are not to scale.



### GROUND FLOOR



### FIRST FLOOR













FIVE-BEDROOM GOLF PARK VILLAS

# Outstanding allure — perfect harmony

Inspired by their verdant setting and meticulously designed with an uncompromising focus on luxury and exclusivity, these exceptional villas are stunning symphonies of elegant style and sophistication. Perfectly harmonising light and space, indoor and outdoor living, family life and formal occasions, Golf Park Villas create a perfect environment for every element of modern life.

Enhancing the outstanding allure of these exceptional homes is the innovative detached garden suite – a flexible space to add a new dimension to life as you pursue your passions and immerse yourself in your interests.

## OVERVIEW

- Five spacious bedrooms
- Garden suite
- Dedicated formal and family spaces
- Garage and shaded parking for up to three vehicles
- Staff accommodation

## EXCLUSIVE ELEMENTS



Large windows and open layouts



Easy access to beach and boulevard



Garden suite with flexible space for your customization



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Pool upgrade option









GOLF PARK VILLAS  
FLOOR PLANS



5



5



3



2

Suite Area **407 sqm** **4,381 sqft**

Terrace Area **20 sqm** **215 sqft**

Total Area **427 sqm** **4,596 sqft**

Sizes listed above are approximate



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### GROUND FLOOR



### FIRST FLOOR

















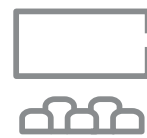


GARDEN SUITE

# Inspired by — your passions

A highly innovative component of the design of each Golf Park Villa and Golf Boulevard Villa is the inclusion of a spacious garden suite. With a multitude of possible uses, this incredibly flexible detached living area offers owners the opportunity to incorporate unique and personal elements into their Golf Beach Residences home, accommodate the evolving needs of modern family life and, importantly, enjoy extra special quality time at home in their own private lifestyle oasis.

CUSTOMISATION OPTIONS



Home  
cinema



Home  
office



Wellness  
suite



Entertainment  
area



Outdoor  
kitchen

FEATURES

- Large windows allow for brightness
- Up to 48m<sup>2</sup> private space to create more
- Multiple rooms
- Detached from the main villa





## EXCLUSIVE PARTNER

Al Mouj Muscat has partnered with Luxury Homes to bring together exclusive offers on interior design consultancy and beautiful designer furniture for Golf Beach Residences homeowners.



Based in the Sultanate of Oman, Luxury Homes holds the largest collection of European furniture and high quality accessories from prestigious brands including Fendi Casa, Bentley Home, Pianca, Gamma, Versace and many more.



LIFESTYLE PERFECTED

# Idyllic environment — exclusive community

With Al Hajar Mountains as its impressive backdrop, an exclusive gated park as its setting and a beachside location adjacent to Al Mouj Golf, these Golf Beach Residences villas are much more than superb homes - they welcome homeowners to a wonderful select community and open up a multitude of premium opportunities for leisure and relaxation.







## MYRIAD POSSIBILITIES

An exclusive Al Mouj Golf one-year family membership package comes as standard with your Golf Beach Residences home – along with a complimentary golf cart and parking – introducing endless possibilities for keen players to indulge their passion for the game or finesse their skills on an immaculate championship course. And for those residents who are new to the fairways, the exclusive membership offers the chance to awaken their spirit of play or simply relax and revel in the beauty of nature as they make the most of precious time with family and friends.

Al Mouj Marina is in close proximity and so is the neighbouring five-star St. Regis Al Mouj Muscat Resort with its oceanfront restaurants, cosmopolitan lounges, high-end boutiques and bespoke services.







AL MOUJ MUSCAT

# Celebrate life — every day

Al Mouj Muscat has proudly redefined urban living in the region with an extraordinary portfolio of superb oceanfront residential properties, authentic hospitality, award-winning architecture and immaculate verdant landscapes.

A dynamic and diverse community at the heart of Oman's capital, Al Mouj Muscat is home to over 6,000 residents from more than 80 countries.

With 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 and every opportunity explored, is Life Inspired.



AWARD-WINNING ARCHITECTURE



## LIFE AWAKENED

# Revel in the — beauty of nature

This incredible collection of Golf Beach Residences villas enjoys an outstanding location in the verdant oceanside Golf District of Al Mouj Muscat.

Boasting immense natural beauty, Golf District is framed by the majestic Al Hajar Mountains on one side and boundless ocean on the other. The pristine sands of the district's golden beaches are the perfect place for making memories to treasure as you cherish timeless moments with family and friends. And the clear waters of its natural creek, a haven for a multitude of birdlife, offer countless opportunities to enrich and reinvigorate your sense as you marvel at the wonder of this exceptional captivating environment.

Adding to the irresistible attraction of Golf District is Al Mouj Golf and the glorious greens of its 18-hole signature course. A hub for leading international sports events and a leisure and lifestyle destination par excellence, Al Mouj Golf is a magnetic destination providing limitless possibilities to enjoy precious time together as you inspire the best version of you.



## GOLF DISTRICT

### Al Mouj Golf

- 18-hole oceanfront Greg Norman Signature designed championship golf course, golf academy, clubhouse, lounge, natural creek with an abundance of birdlife

### Dining and Functions

- Private functions, casual, formal, indoor and al fresco dining with driving range views

### International Events

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

### Al Mouj Golf Business Park

- Two state-of-the-art premium oceanside precincts in a beautiful natural environment overlooking Al Mouj Golf

### Luxury Golf Living

- Superb beachside villas adjacent to Al Mouj Golf



## VIBRANT DISTRICTS

# Discover — first-class community living

Golf District, the green oceanside setting for Golf Beach Residences, is one of the four vibrant districts of Al Mouj Muscat. Unique and highly distinct, each is home to a wealth of luxury properties along with a multitude of remarkable premium amenities, sublime attractions and elevated experiences. Combined, the dazzling districts of Al Mouj Muscat offer the chance to revel in the beauty of nature, reinvigorate your senses, immerse yourself in adventure and embark on new journeys. But most of all, they offer the opportunity to celebrate life every day, to enjoy a lifestyle that is truly inspired.



## SHATTI DISTRICT

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

**Al Mouj Beach**

- Six-kilometre pristine natural beach

**International Hotels**

- The Kempinski Hotel Muscat, St. Regis Al Mouj Muscat Resort (under construction), Al Mouj Rayhaan by Rotana (under construction)

**Luxury Oceanfront Living**

- Opulent ocean view mansions and stunning villas





## GHADER DISTRICT

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

### Community Hub

- Masjid with prayer rooms for men and women, library, international nursery, Sales & Experience Centre

### Lakes

- For kayaking and scenic sunsets

### Parks

- Private havens of relaxation with children's play areas

### International School

- First-class education

### Luxury Lakeside Living

- Beautiful open-plan garden villas with pools
- Stylish townhouses and apartments



## MARSA DISTRICT

Oceanfront Marsa District is picture perfect, brimming with activity, full of atmosphere and always on trend.

### Al Mouj Marina

- World-class, eco-friendly, 400-berth yachting destination
- Cruises, tours, charters, diving, fishing, jet-skiing, jet-packing and more

### The Walk, Marsa Plaza and The Promenade

- 80+ retail and oceanfront dining options, cafés, entertainment for all the family
- Palm-fringed boulevard

### Events

- Muscat Marathon, Tour of Oman, Souq es Sabt

### Hotels

- Mysk by Shaza

### Oceanfront Marina Living

- Exclusive oceanfront and garden apartments with premium facilities and amenities





**AL MOUJ MARINA**

Capacity for 400 berths and the ability to accommodate the very latest in yacht and pleasure craft requirements



**LUXURY FIVE-STAR HOTELS**

Fine dining, cosmopolitan lounge, cutting-edge gym, wellness spa





**AL MOUJ GOLF**

18-hole oceanfront Greg Norman Signature designed championship golf course surrounded by extraordinary nature



**OCEANFRONT DINING**

Disconnect from stress and reconnect with friends as you relax in Marsa District's natural oceanfront environment



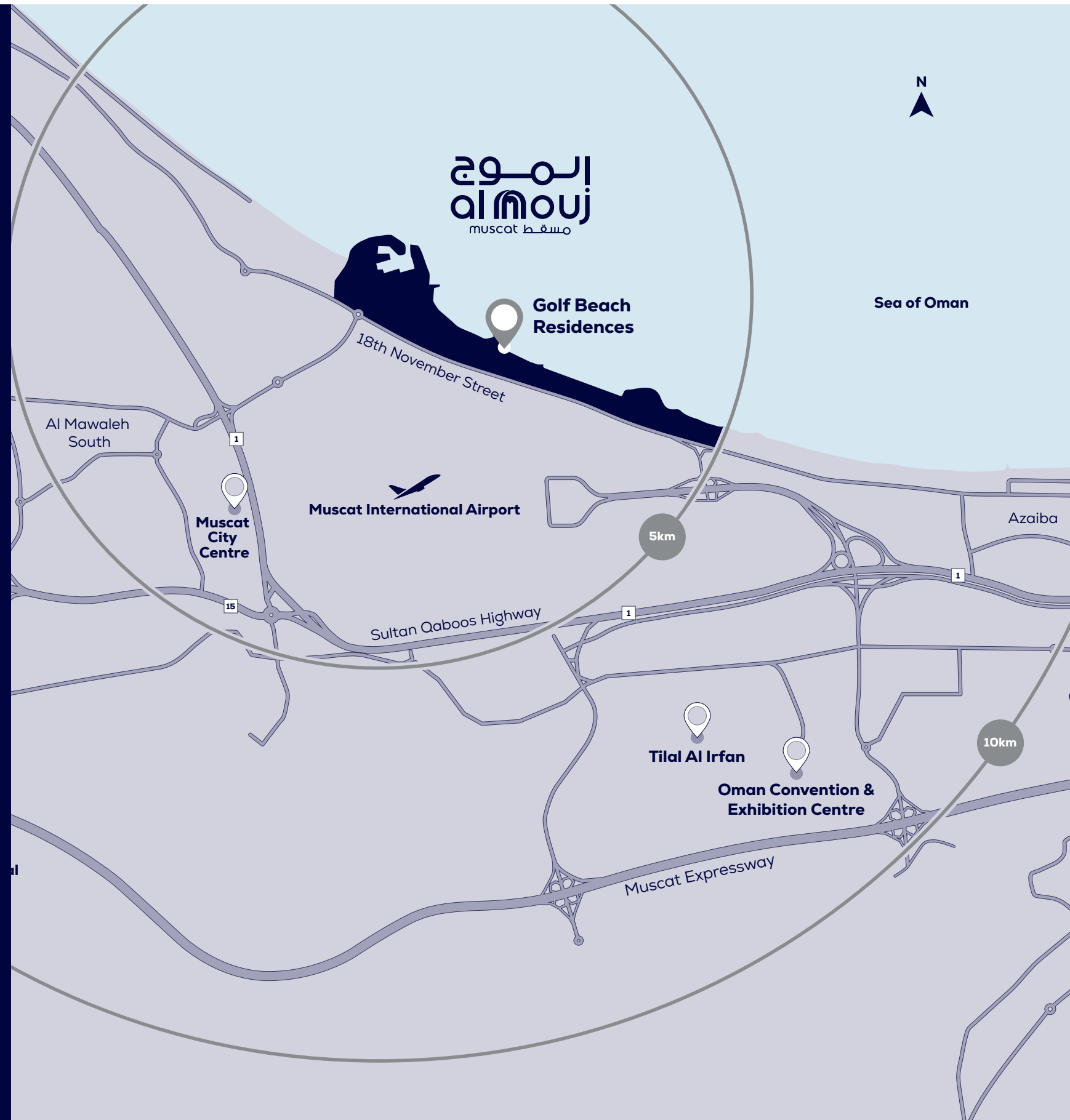
IDEAL LOCATION

# At the heart of — Muscat life

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







## FUTURE FOCUSED

# Unlock — endless possibilities

Serene and tranquil, the Sultanate of Oman is amongst the safest and most secure countries in the world. A vibrant, future-focused, cosmopolitan nation built on heritage and tradition, this is a land of beguiling contrasts and boundless beauty. From gourmet picnics on desert island beaches and idyllic mountain retreats to five-star luxury spas, adrenalin-fuelled international sports events, gala opera performances and more, Oman is rich in unique and authentic experiences. And for those wishing to establish a home here and enjoy the Sultanate's many charms on a more permanent basis, residency is available for owners of Golf Beach Residences properties and for their relatives of first degree.

In your exceptional Golf Beach Residences home on Al Mouj Muscat, every moment spent, every opportunity explored, is a taste of paradise, is Life Inspired.



الموج  
al mouj  
مسقط muscat

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 and 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, Oman National Investments Development Company SAOC, represents the interests of strategic government stakeholders in Oman's heritage and urban developments.

Brought to you by



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#### Contact us

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