



AL MOUJ MUSCAT

MUROOJ LANES

GHADEER DISTRICT



MUROOJ LANES

Your perfect day every day



Everything — you are looking for

Ghadeer District is known for the beauty of its natural environment and for the welcome it extends to all residents within Al Mouj Muscat.

With the new release of Murooj Lanes, you will find a range of property options from spacious townhouses to studio apartments, but that is not all you will find.

You will find these contemporary homes set within natural open spaces and exquisite landscaped gardens. You will discover well-established amenities, such as the Marina and vibrant retail and oceanfront culinary experiences at The Walk, which are all within a walking distance.

LIFE TOGETHER











Discover
— endless
possibilities



Beautiful
— tranquil
spaces



A life
— of
relaxation



MASTERPLAN

■ MARSA DISTRICT ■ GHADEER DISTRICT ■ SHATTI DISTRICT ■ GOLF DISTRICT

MUROOJ
LANES

Masjid

Community
Hub

Mysk
Al Mouj
Hotel

Al Mouj
Marina

Rayhaan by
Rotana Hotel

Kempinski
Hotel












St. Regis
Al Mouj
Muscat

Al Mouj
Golf

International
School



MUROOJ LANES AMENITIES

- 1  Sports court
- 2  Community pavilion
- 3  International school
- 4  Parks
- 5  Jogging and cycling pathways
- 6  Children's play area
- 7  Community Pool
- 8  Nursery
- 9  Community hub and masjid
- 10  Retail and oceanfront culinary experience
- 11  Al Mouj Marina



JOIN OUR OCEANFRONT COMMUNITY

Live — your best life

Be part of a diverse community unlike any other in the region.

Al Mouj Muscat is Oman's premier lifestyle destination that extends along a stunning 6km stretch of pristine natural coastline of the Sea of Oman. The community features exquisite residences with spectacular urban design, breathtaking natural settings, championship golf course, award-winning marina, an abundance of culinary, entertainment and retail choices, a wonderfully warm and vibrant community where you can live your perfect day every day.



CENTRAL TO SIGNATURE COMMUNITY EXPERIENCES



400-berth
marina



18-Hole
championship golf
course



80+
retail and oceanfront
culinary experience



6KM
Ocean frontage and
community beach



30KM
pedestrian path



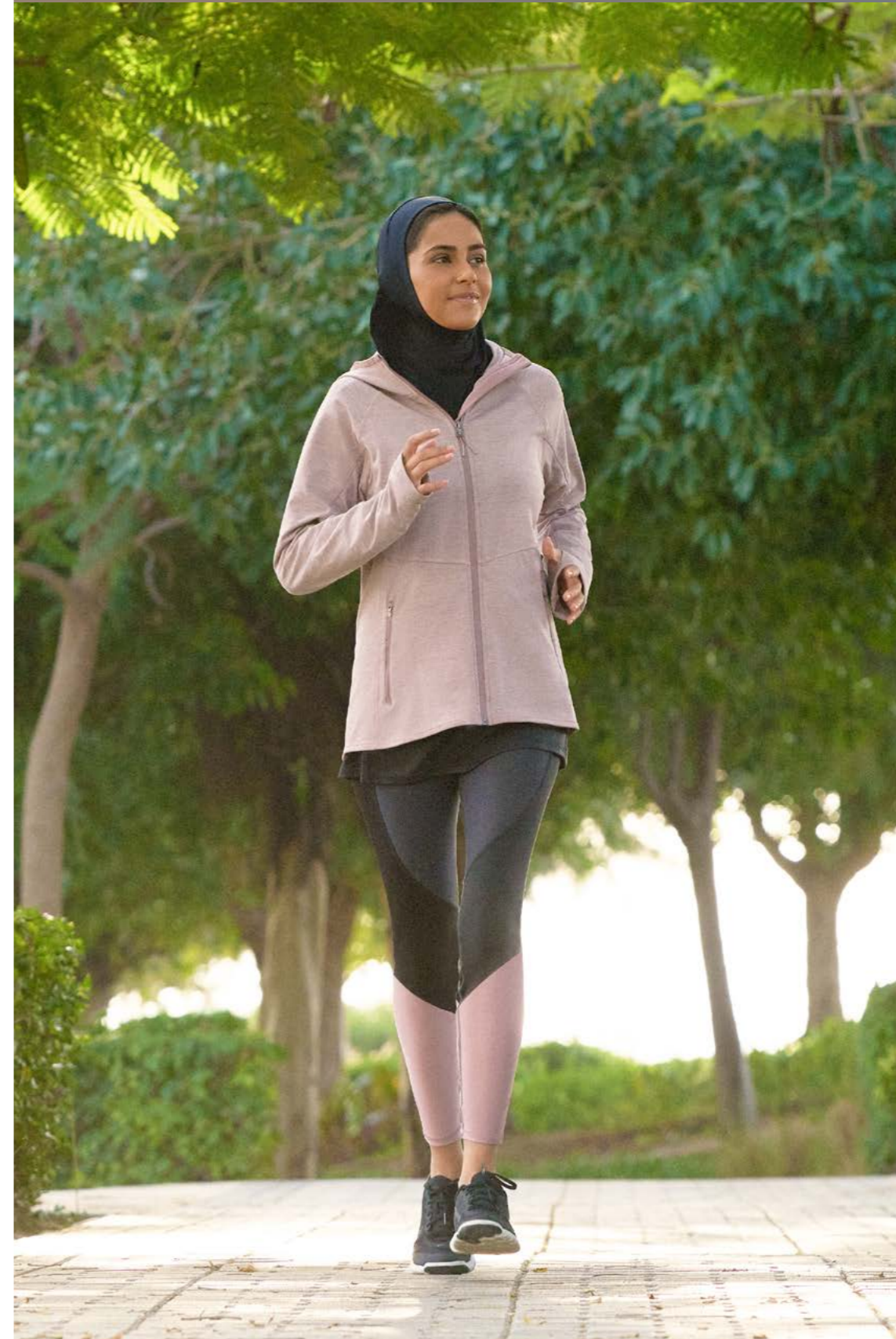
1.5KM
cycling trail



Residency
for you and your
relatives of first
degree



7 Hotels
(2 completed,
2 in progress, 3 planned)



Life — inspired



RESERVE YOUR PROPERTY NOW AND BENEFIT FROM OUR EASY PAYMENT PLAN

- ✓ Apartments price starting from OMR 53,000
- ✓ Townhouses price starting from OMR 150,000
- ✓ Limited numbers of townhouses and apartments
- ✓ Pay only %5 upfront

Down payment

5%

on booking

2nd installment

5%

after 3 months

6 installments

15%

based on
construction
phases*

* Terms & conditions apply



Floor plans

TOWNHOUSE KEY PLAN



Three bedroom

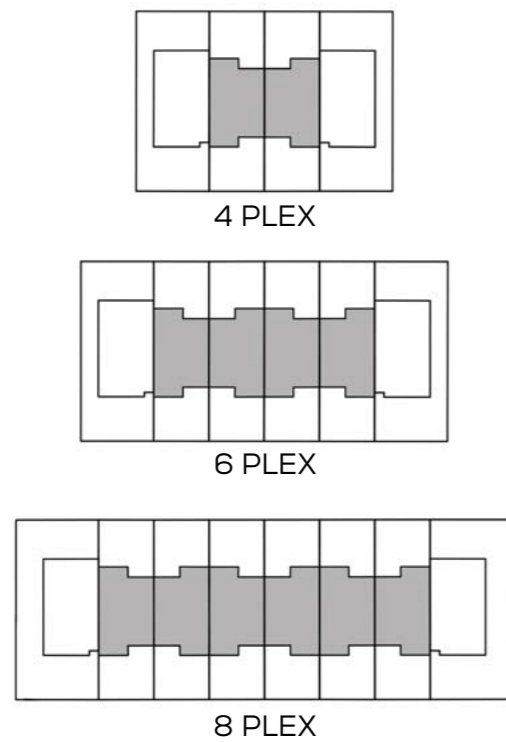


Four bedroom

THREE BEDROOM



	SQM	SQFT
Suite Area	177.97	1915.65
Terrace Area	24.04	258.76
Total Area	202.01	2174.41



Ground Floor Plan



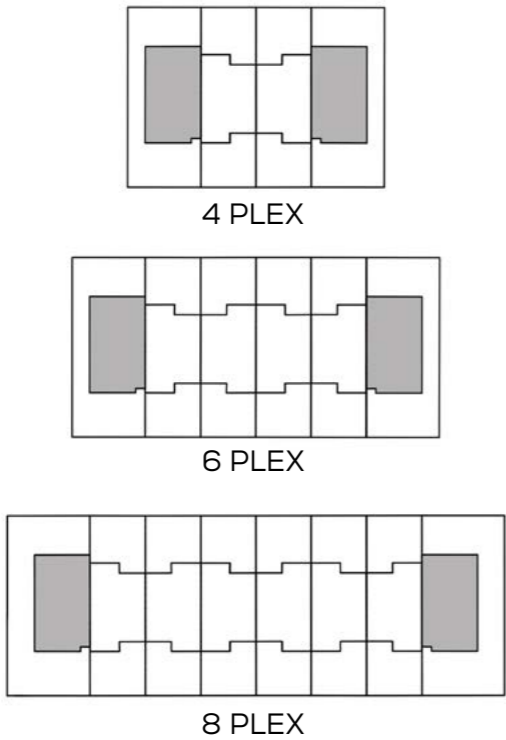
First Floor Plan

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FOUR BEDROOM



	SQM	SQFT
Suite Area	188.68	2030.93
Terrace Area	36.51	392.99
Total Area	225.19	2423.92



Ground Floor Plan

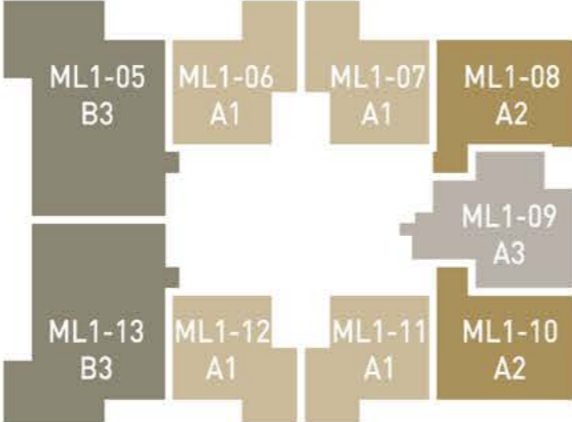


First Floor Plan

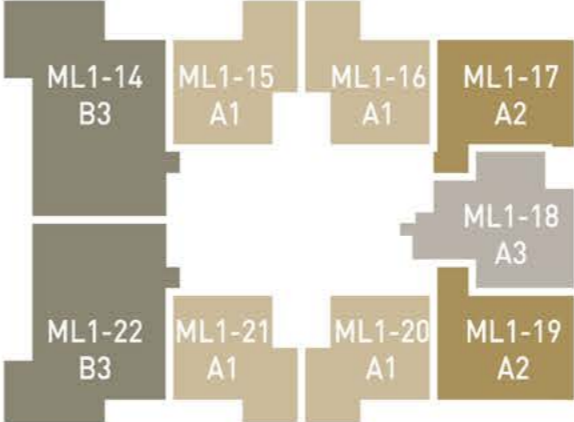
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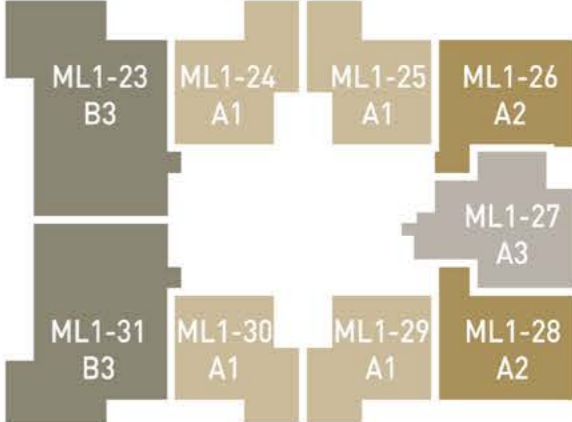
Ground Floor Plan



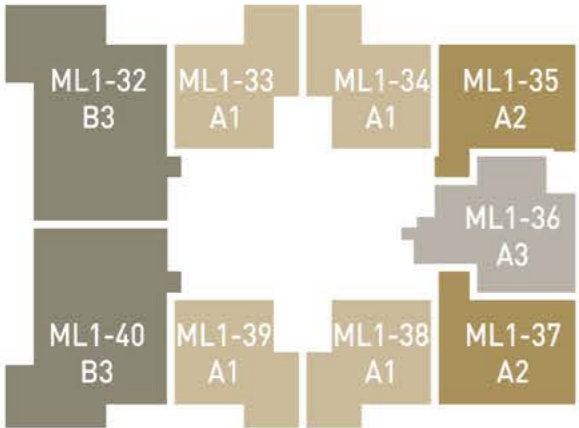
First Floor Plan



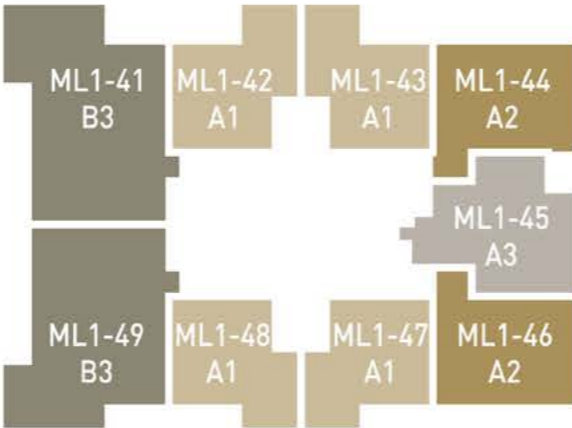
Second Floor Plan



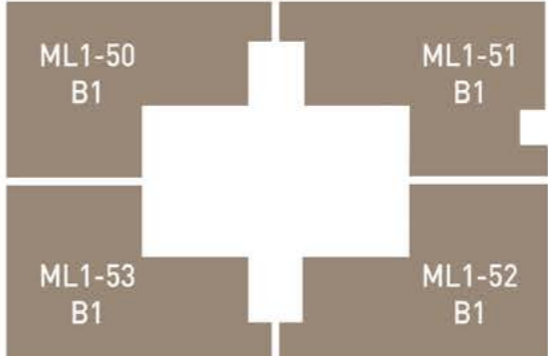
Third Floor Plan



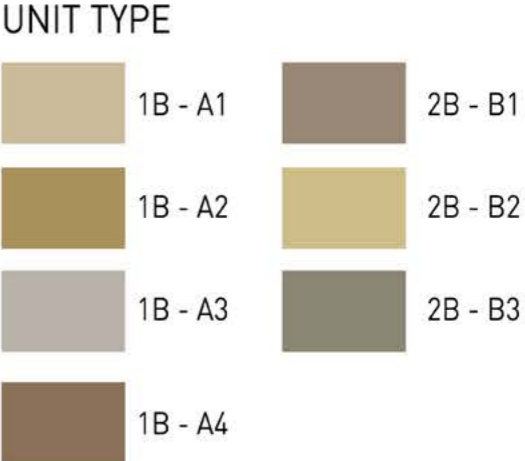
Fourth Floor Plan



Fifth Floor Plan



Sixth Floor Plan



ONE BEDROOM A1



	SQM	SQFT
Suite Area	54.05	581.79
Terrace Area	10.09	108.61
Total Area	64.14	690.40

Typical floor



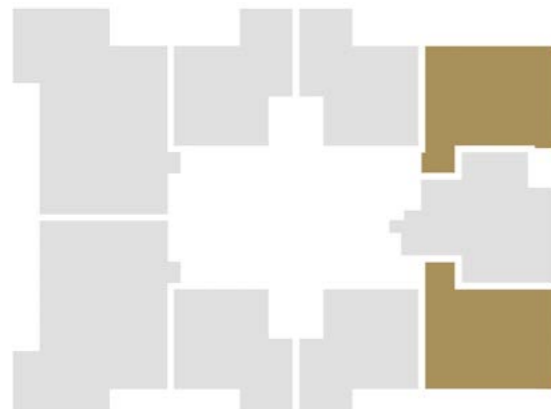
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ONE BEDROOM A2



	SQM	SQFT
Suite Area	63.42	682.65
Terrace Area	6.41	68.99
Total Area	69.83	751.64

Typical floor



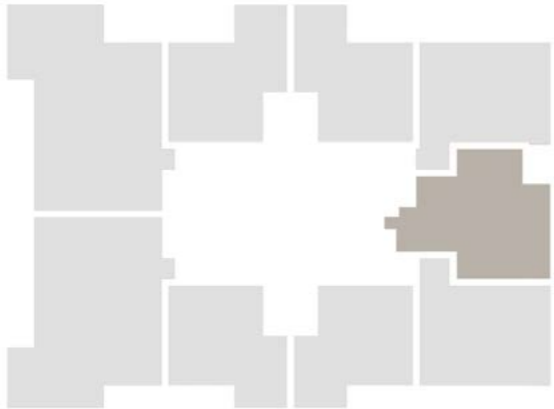
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ONE BEDROOM A3



	SQM	SQFT
Suite Area	65.32	703.10
Terrace Area	12.31	132.50
Total Area	77.63	835.60

Typical floor



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ONE BEDROOM A4

- 
1
- 
1
- 
1
- 
1

	SQM	SQFT
Suite Area	73.37	789.75
Terrace Area	114.17	1228.92
Total Area	187.54	2018.67

Ground floor



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TWO BEDROOM B1



	SQM	SQFT
Suite Area	100.37	1080.37
Terrace Area	56.98	613.33
Total Area	157.35	1693.70

6th floor



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TWO BEDROOM B2

 2
  2
  1
  1

	SQM	SQFT
Suite Area	115.58	1244.09
Terrace Area	100.28	1079.40
Total Area	215.86	2323.49



Ground floor



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TWO BEDROOM B3



	SQM	SQFT
Suite Area	106.43	1145.60
Terrace Area	118.23	1272.62
Total Area	224.66	2418.22

Ground floor



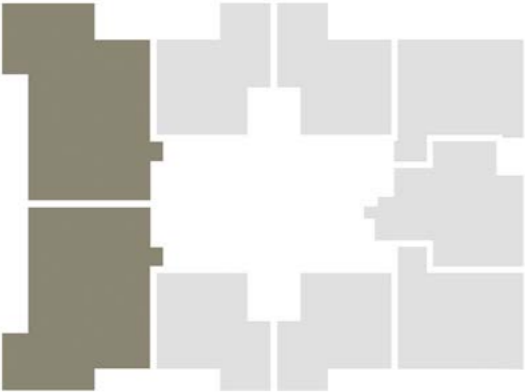
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TWO BEDROOM B3



	SQM	SQFT
Suite Area	106.39	1145.17
Terrace Area	22.80	245.42
Total Area	129.19	1390.59

Typical floor



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TWO BEDROOM B3 - MIRRORED



	SQM	SQFT
Suite Area	106.44	1145.71
Terrace Area	42.20	454.24
Total Area	148.64	1599.95

Ground Floor



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



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.



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



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

Contact us

For more information about Murooj Lanes 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.

Disclaimer

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