

AL MOUJ MUSCAT

# JUMAN ONE

MARSA DISTRICT





# Absolute — oceanfront living







## OCEANFRONT APARTMENTS

# World-class — marina living

Juman One is a limited collection of contemporary one, two and three-bedroom apartments, each with magnificent marina views.

Created by leading architects, these sleek and spacious residences offer new levels of modern luxury and timeless style. And set in a beautiful oceanfront location, they offer a perfect blend of exclusive oceanfront marina living.

# Oceanfront marina — apartments



One, two and three bedroom apartments



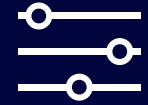
Freehold home ownership



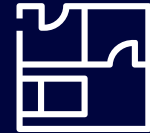
Residency for owner and owner's relatives of first degree



Marina and boulevard views



Choice of layouts



Spacious floor plans



Floor-to-ceiling windows



Generous wraparound balconies



World-class amenities





PRIVATE AMENITIES

# Enjoy an exceptional — lifestyle

The calming and expansive benefits of marina living is a pervasive theme at Juman One and residents can enjoy:



Marina facing infinity pool



Lounging pool with island pods



Kids pool



Fully equipped gymnasium

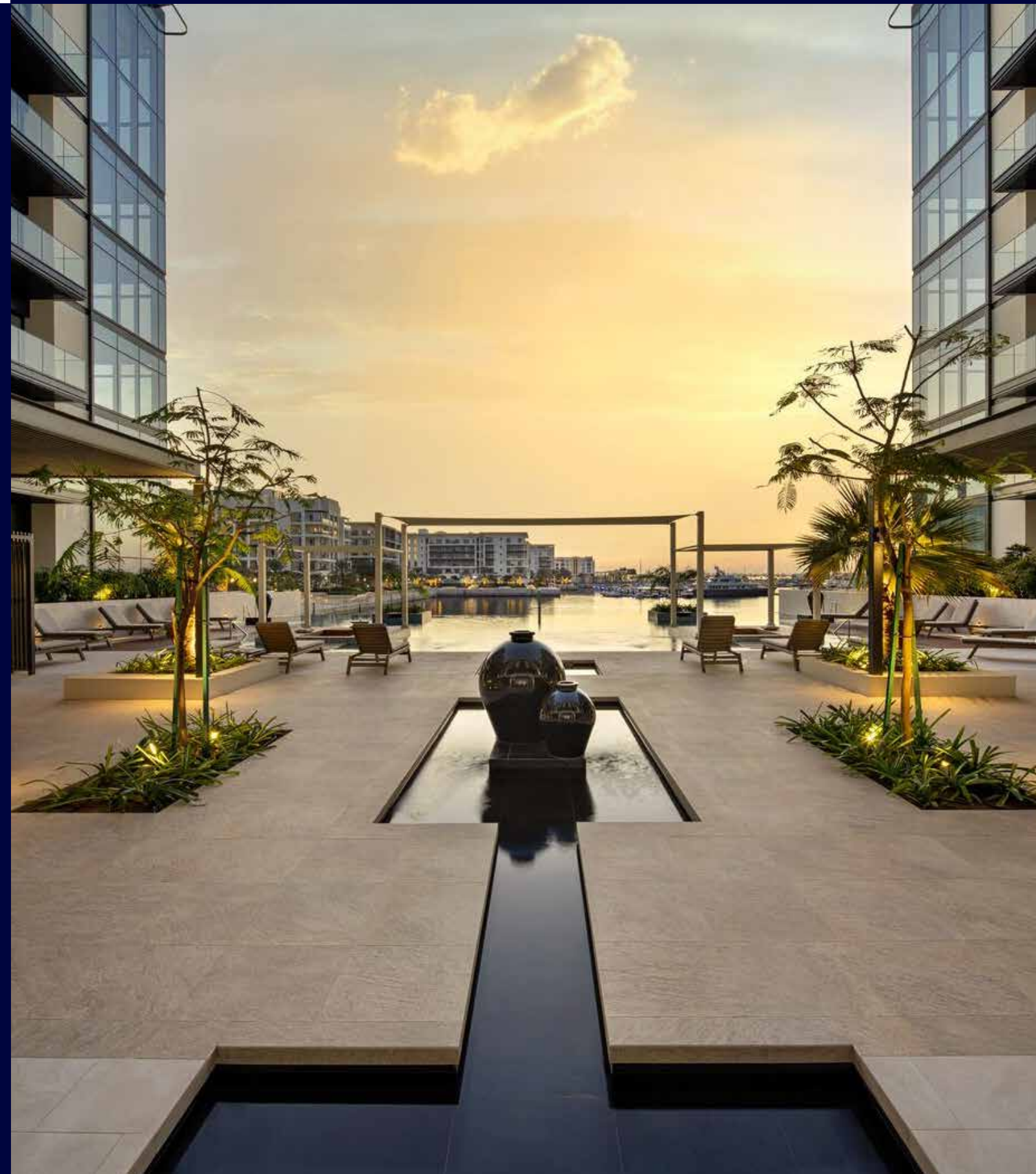


Sauna and steam rooms



Games room / multipurpose room

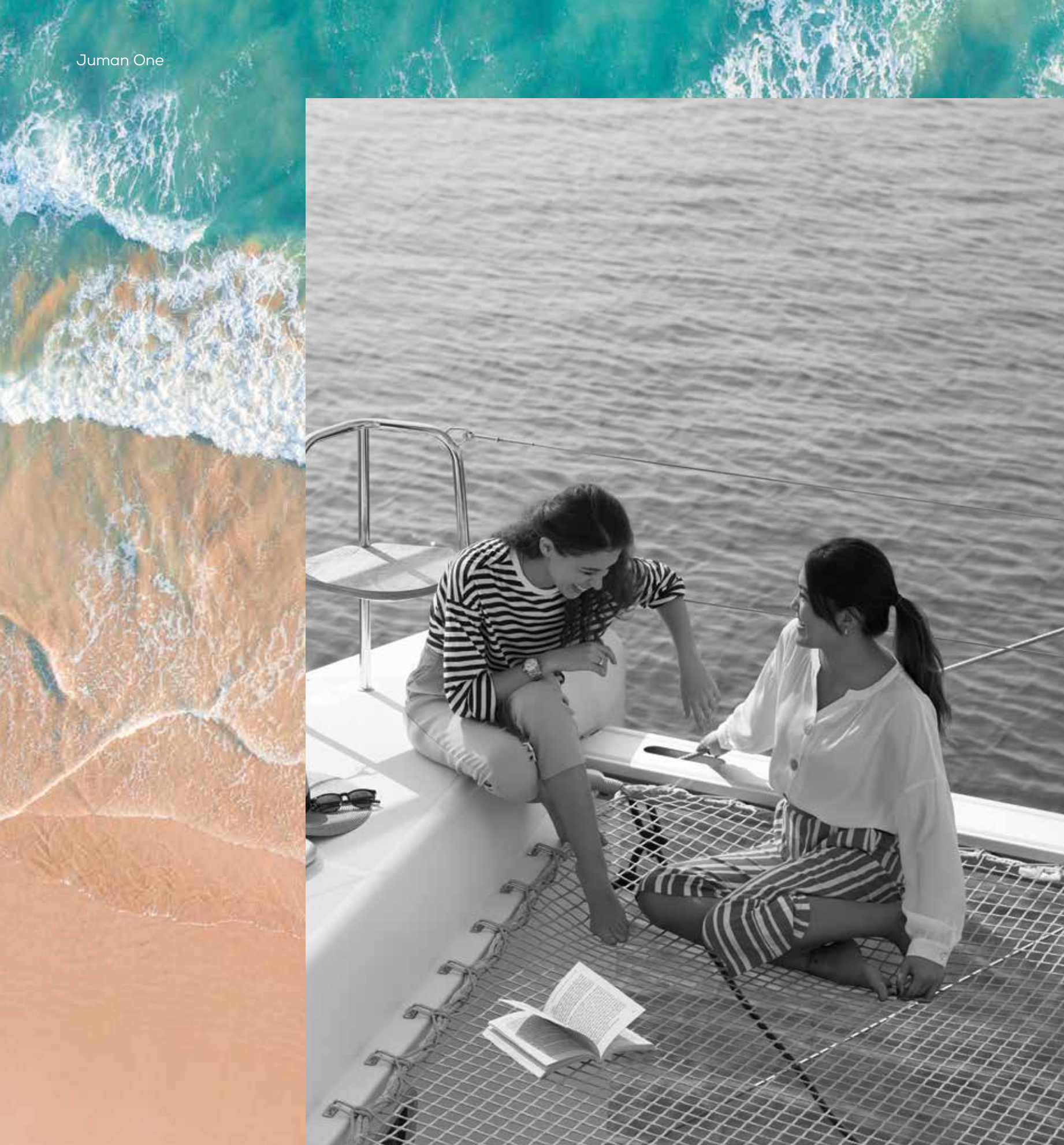
Now ready and available for you and your family to move in and enjoy.











LIFESTYLE GATEWAY

# Cherish — timeless moments

Ideally located to make the most of Al Mouj Muscat's world-class oceanfront lifestyle, Juman One is in the heart of the vibrant Marsa District.

Home to a myriad of outstanding restaurants, cafés, boutiques and entertainment options, Marsa District is the perfect place to relax, unwind and make precious memories with family and friends.



### THE WALK

80+ retail and dining choices,  
palm fringed-boulevard



### AL MOUJ MARINA

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



### THE PROMENADE

Stylish oceanfront cafés  
and cool restaurants



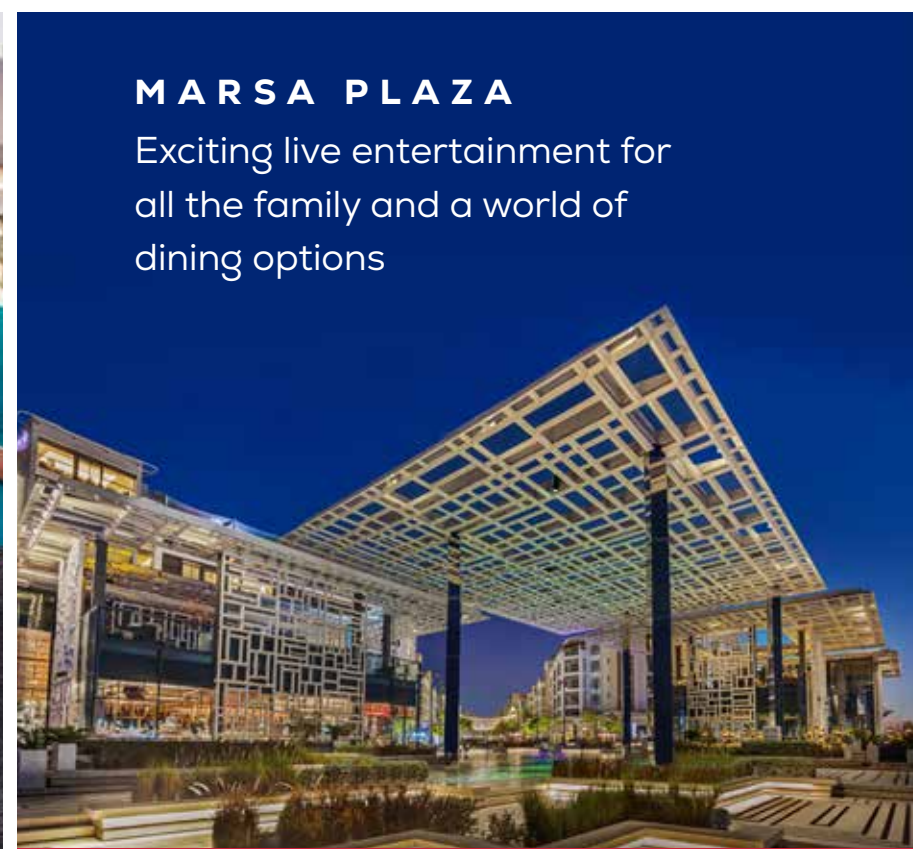
### AQUATICS HUB

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



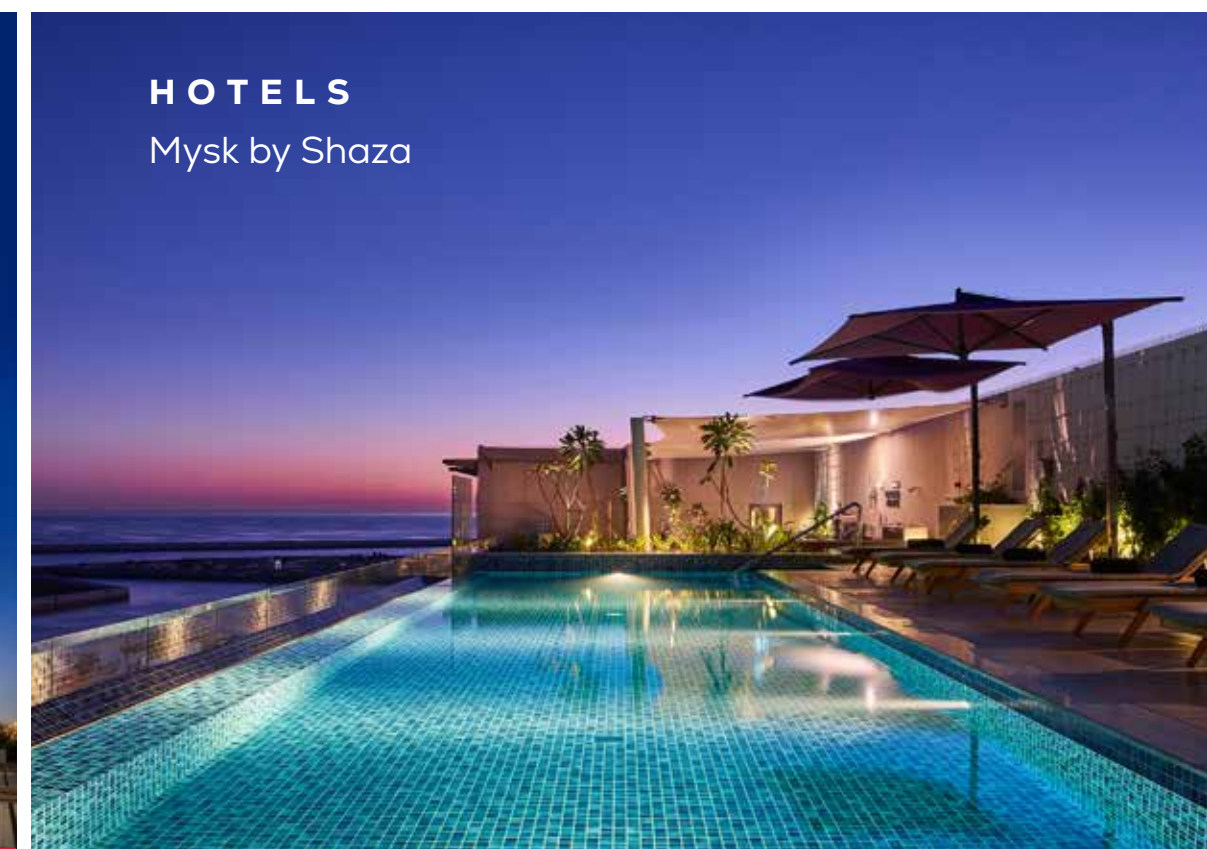
### MARSA PLAZA

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



### HOTELS

Mysk by Shaza





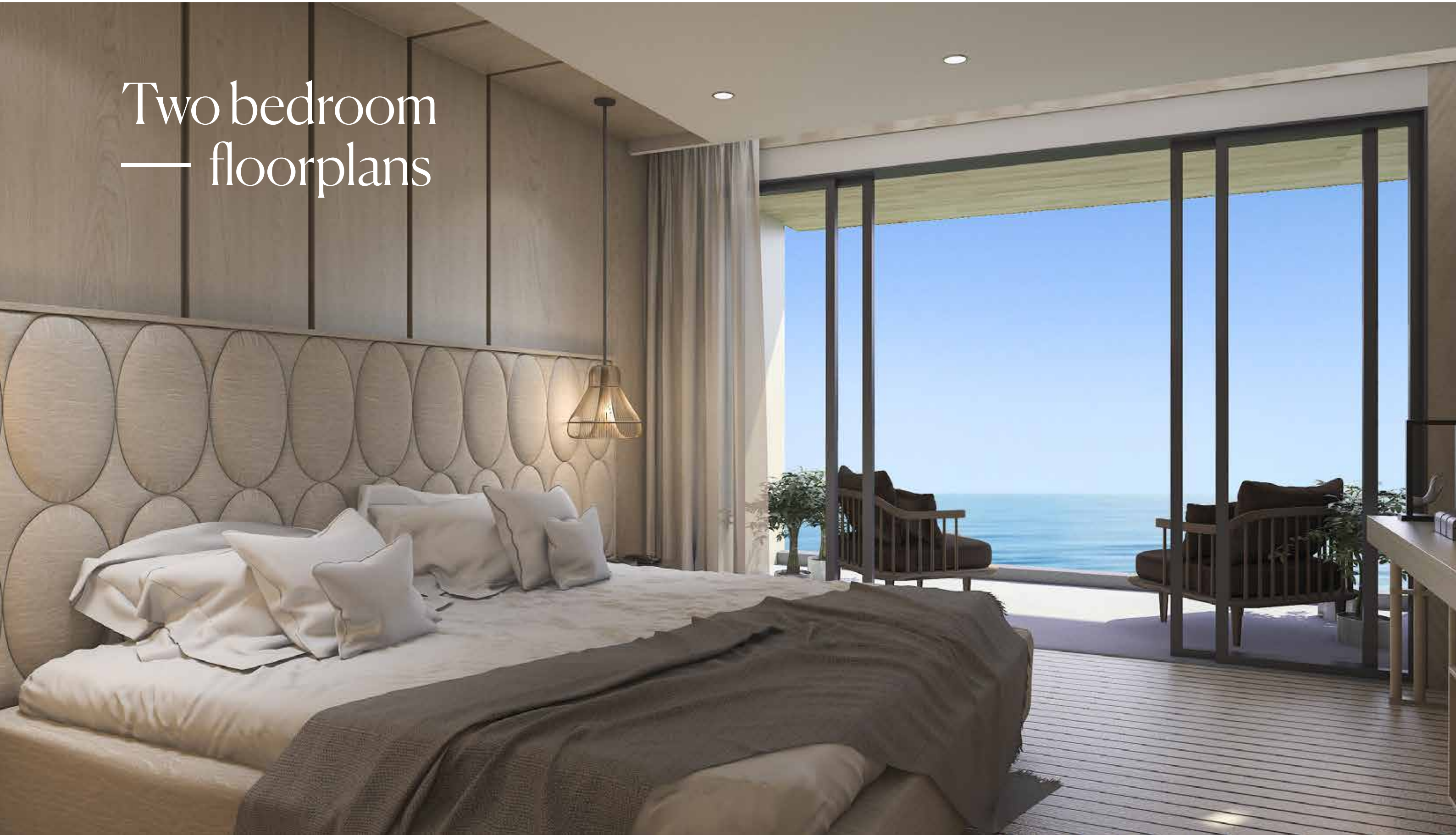
**JUMAN ONE**

Al Mouj Muscat has proudly redefined urban living in the region with an extraordinary award-winning portfolio of superb oceanfront residential and commercial properties. Set to double in size on completion of its masterplan, this dynamic and diverse community at the heart of Oman's capital is already home to over 6,000 residents from 85 countries.





# Two bedroom — floorplans





## TWO BEDROOM



2



3



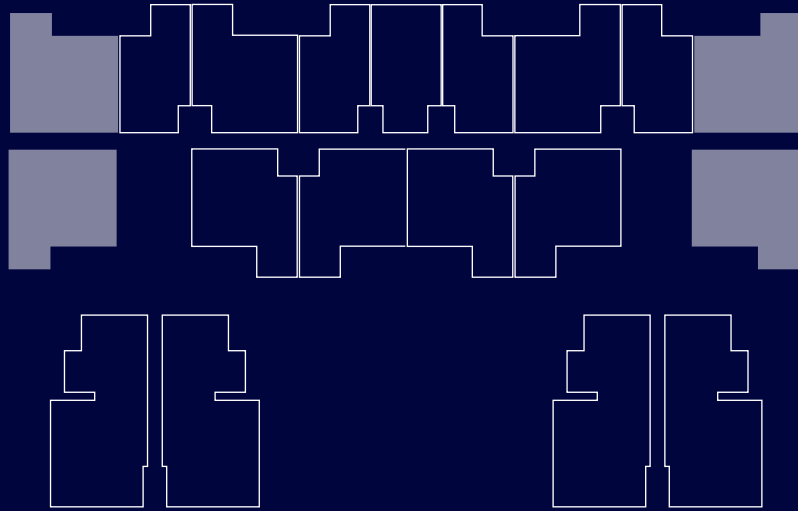
1



1

Unit type B33	SQM	SQFT
Suite Area	147	1,582
Terrace Area	6	65
<b>Total Area</b>	<b>153</b>	<b>1,646</b>

### Ground level to fifth floor



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# Three bedroom — floorplans





### THREE BEDROOM



3



4



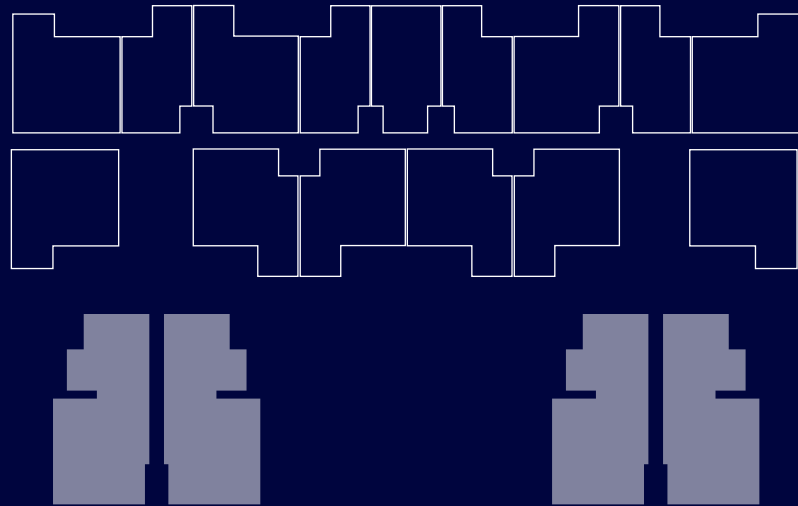
1



2

Unit Type C03	SQM	SQFT
Suite	237	2,551
Terrace Area	16	172
<b>Total Area</b>	<b>254</b>	<b>2,734</b>

#### Second to fourth floor



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## DUPLEX PENTHOUSE



5



6



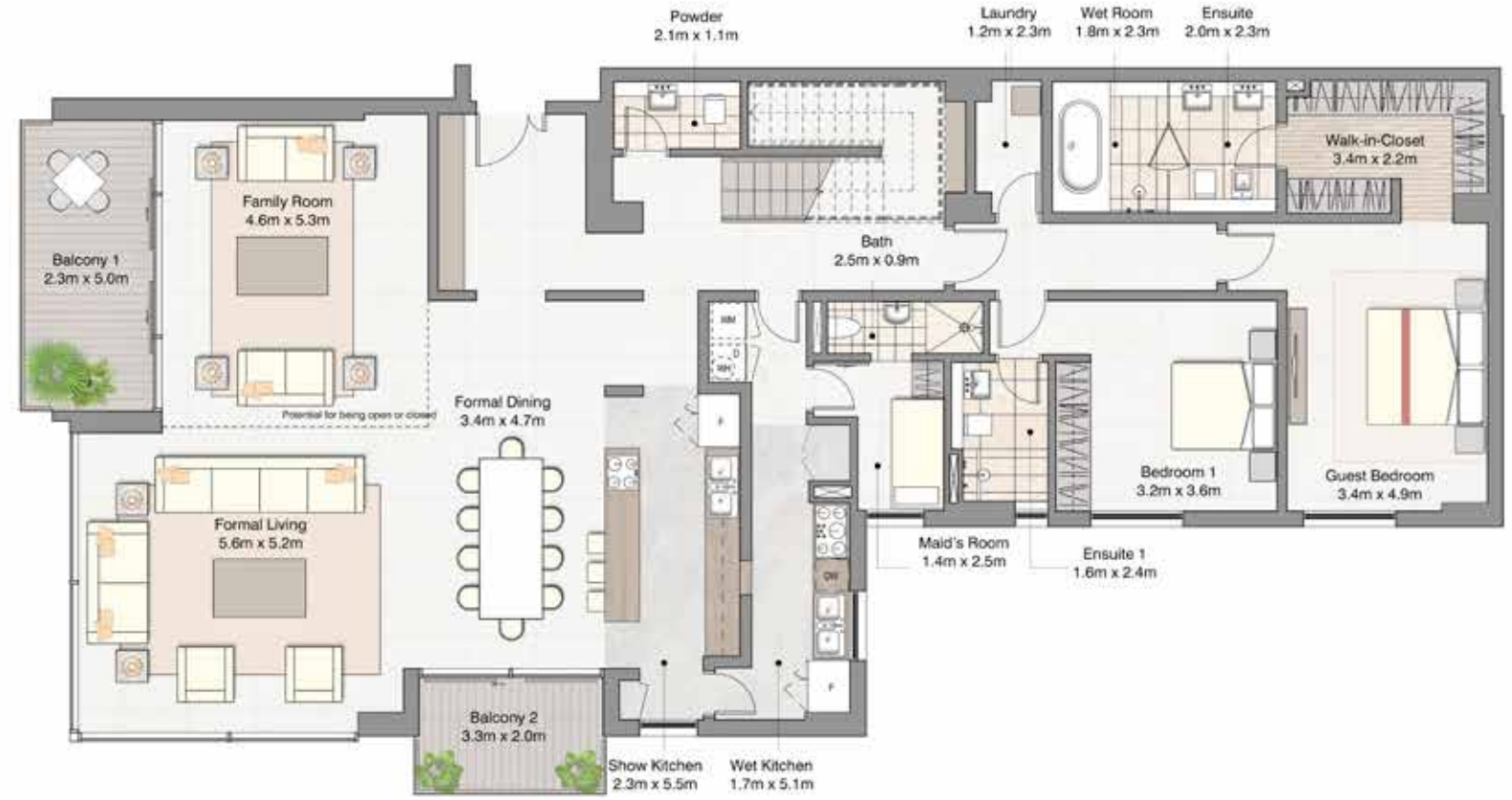
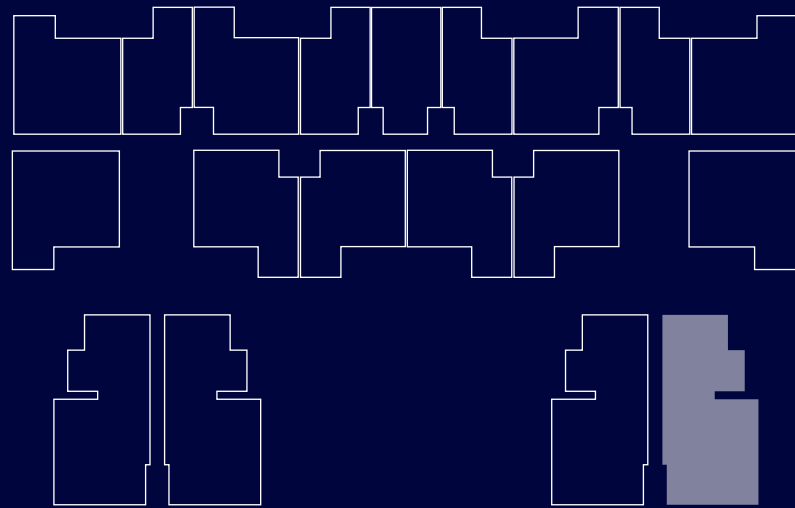
3



3

Unit Type E01	SQM	SQFT
Suite Area	392	4,218
Terrace Area	61	656
<b>Total Area</b>	<b>453</b>	<b>4,874</b>

### Fifth and sixth floor



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## FOUR BEDROOM



4



5



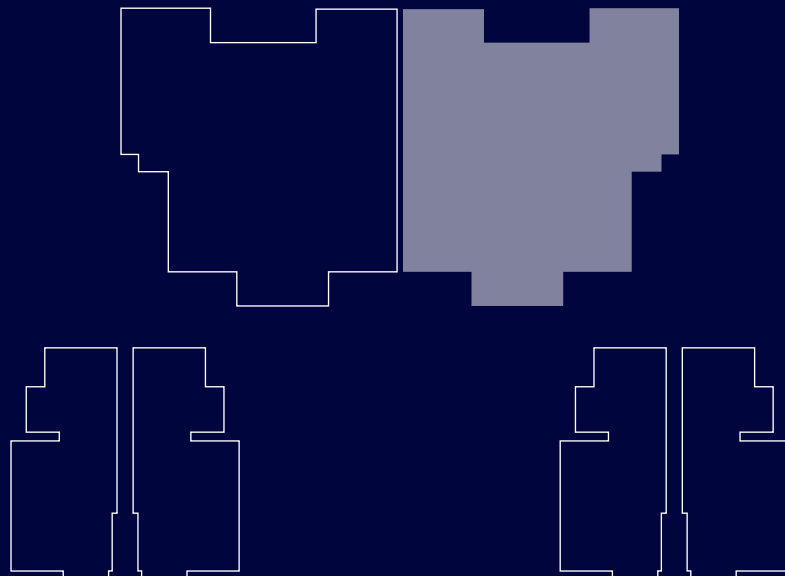
2



6

Unit Type D01	SQM	SQFT
Apartment Area	359	3,864
Terrace Area	426	4,585
<b>Total Area</b>	<b>785</b>	<b>8,449</b>

### Penthouse floor



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LIFE ELEVATED

# First-class — community living

In addition to the many Marsa District attractions surrounding Juman One, 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.







## GHADDER 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

## 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

## GOLF DISTRICT

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

### 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



AL MOUJ MUSCAT

# Celebrate — life everyday

So much more than a real estate development, Al Mouj Muscat embodies the height of luxury living through its stunning landscaping, breathtaking natural settings and abundance of choice and convenience. From five star resorts and a pristine six-kilometre beach, to a championship golf course and a state-of-the-art business park and world class urban design.

Al Mouj Muscat urges families and individuals to live life to the fullest, do better, see more and live richer. In fact, on Al Mouj Muscat, every moment spent and 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 Mall of Oman
-  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





THE SULTANATE OF OMAN

# Your new — home in Arabia

For Juman One 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 One 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 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 and 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**

For more information about Juman One call 800 77776 or +968 2453 4444. Visit [almouj.com](http://almouj.com) or our sales centre. Open from Sunday to Thursday from 10:00am to 6:00pm.

[almouj.com](http://almouj.com)

