

AL MOUJ MUSCAT

GHADEER VILLAS

GHADEER DISTRICT



Your space — to thrive and grow





FAMILY AND COMMUNITY

Inspired — by nature

Ghadeer Villas is a green oasis of contemporary three and four-bedroom semi-detached luxury garden homes. Designed for fine family living, each property boasts a spacious and stylish open-plan layout as well as a large private garden.

And with an activity-rich environment as well as a location firmly at the heart of the Al Mouj Muscat community, Ghadeer Villas is the perfect setting for an inspired lifestyle.

These exceptional homes are ready and available for you and your family to move in now.

Contemporary — family homes



Three and four-bedroom villas



Freehold home ownership



Residency for owner and owner's relatives of first degree



Semi-detached



Open-plan layouts



Spacious floor plans



Private gardens



Fully fitted kitchens



Contemporary design



FAMILY ENVIRONMENT

Live life — to the full

With its creekside location, verdant gardens and the biggest public park in Al Mouj Muscat, Ghadeer Villas is the natural choice for family life – a place to spend quality time together and make memories to treasure.



Family-friendly environment



Landscaped setting



Natural creek



Shaded park and play area



35 kilometres of walking and cycling trails



Close walk to the Marina, Community Hub and retail area









LIFE TOGETHER

Share — precious moments

Take a kayak out on a sparkling lake, picnic with friends in a verdant park, enjoy a family cycle ride at sunset, connect with culture in the Community Hub or simply revel in the beauty of nature - in Ghadeer District the possibilities are limitless.



COMMUNITY HUB

Sales centre, library, prayer rooms for men and women



INTERNATIONAL SCHOOL

First-class education



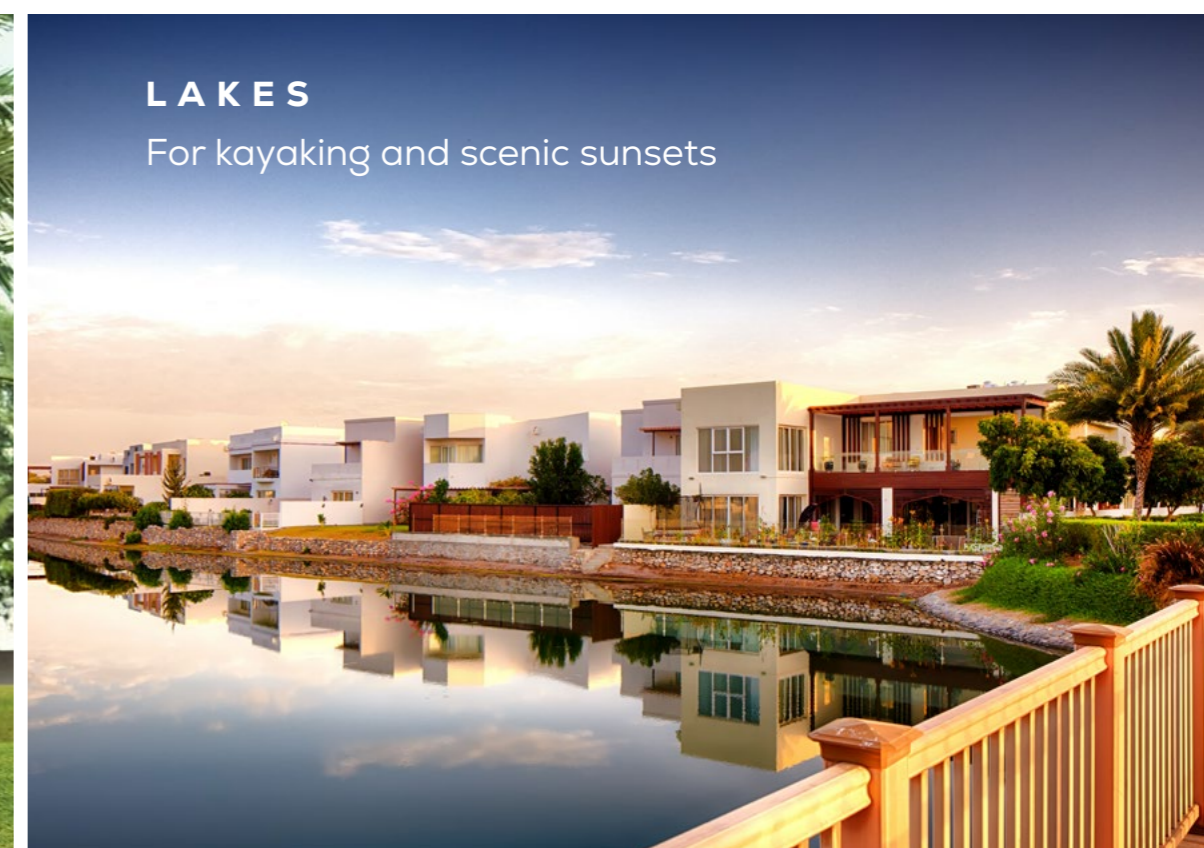
NURSERY

International early years education



PARKS

Private havens of relaxation with children's play areas



LAKES

For kayaking and scenic sunsets

**GHADEER
VILLAS**

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.



Three bedroom villas — floorplans



THREE BEDROOM



3



3



2

Unit Type CT05	SQM	SQFT
Ground floor area	125	1,343
First floor area	111	1,195
Terrace area	12	126
Total area	248	2,664



Ground floor



First floor

Four bedroom villas — floorplans



FOUR BEDROOM



4



3



2



3

Unit type CT06	SQM	SQFT
Ground floor area	152	1636
First floor area	135	1453
Balcony area	8	86
Terrace area	10	107
Total area	305	3282



Ground floor



First floor

FOUR BEDROOM



4



3



2



2

Unit Type CT07	SQM	SQFT
Ground floor area	190	2045
First floor area	144	1550
Balcony area	9	97
Terrace area	15	161
Total area	358	3853



Ground floor



First floor

All drawings, dimensions and images 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 may vary and drawings are not to scale.

FOUR UNIQUE DISTRICTS

First-class — community living

In addition to the many attractions of Ghadeer District enjoyed by residents of Ghadeer Villas, Al Mouj Muscat's Marsa, Shatti and Golf 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.





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

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 is a community like no other.

From luxury four and five-star hotels, Oman's largest marina, a championship golf course with stunning sea views and a state-of-the-art business park to speciality boutiques, casual cafés and sophisticated restaurants as well as sparkling lakes, verdant parks and a pristine six-kilometre beach – 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 Ghadeer Villas 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 Ghadeer Villas 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 Ghadeer Villas 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

