



AL MOUJ MUSCAT
ZUNAIRAH
SHATTI DISTRICT



Live — life awakened



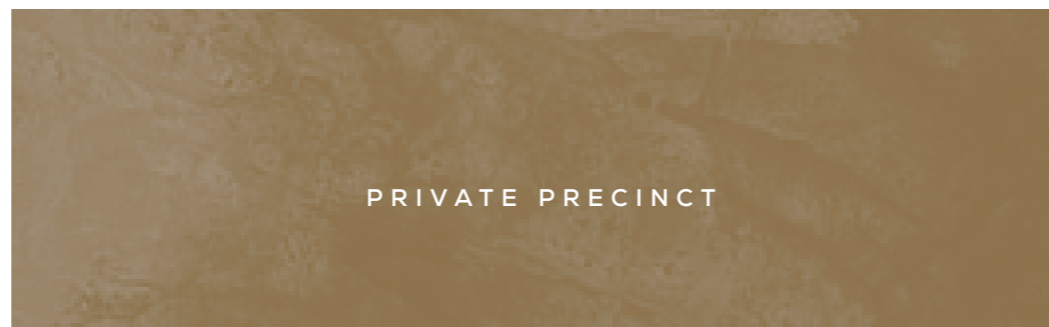
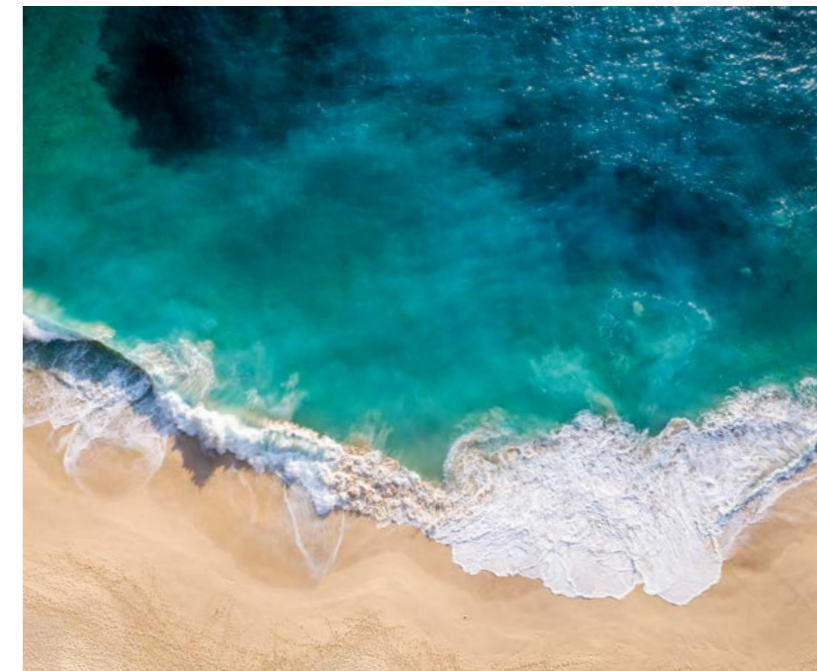
ZUNAIRAH VILLAS

Luxury — reimaged and redefined

A limited collection of spectacular oceanfront and beachside freehold residences set in an exclusive private access precinct, Zunairah is Oman's most desirable and prestigious address.

Reimagining luxury and redefining sophisticated living, this extraordinary residential concept has been developed for Al Mouj Muscat by a hand-picked team of internationally acclaimed architects and leading interior designers.

In your peerless Zunairah home, the ultimate in luxury living and an inspired lifestyle combine to bring a taste of paradise to everyday life.





MASTERPLAN



ZUNAIRAH VILLAS

Triumphs — of design

Homes of distinction and prestige, the beachside Zunairah Villas are exceptional havens of refinement.

Harmonising bold concepts with intricate details, blending unique style with ultimate comfort and balancing family space with intimate areas, these impressive properties are true triumphs of design.



Six luxurious bedrooms.

933sqm built up area.

Garage and shaded parking
for up to six vehicles.

Generous staff accommodation.





Double height entrance hall.
Integrated courtyard pool.
Landscaped patios and
gardens.
Spacious deck areas.
Dedicated formal and
family spaces.







EXTENSIVE INTERIOR DESIGN CHOICES

Bring — your dream home to life

A specially curated suite of customisation options for finishes, materials and equipment allows you to tailor the aesthetic of your Zunairah home to your own individual taste.

Helping you create your ideal living environment, our expert interior design team is always on hand to offer guidance on the latest in contemporary styling as well as advice on upcoming trends.



Fine marble for flooring



State-of-the-art kitchen, wardrobes and bathroom features, appliances and cabinets



Luxurious bathtub and shower concepts



Internal door finishing selections



Elite upgrade choices for pool tiles, jets and filtration



Opulent garden landscaping and lighting selections as an upgrade



SMART TECHNOLOGY

Elevate ————— everyday experiences



An innovative integrated network of future-forward smart features has been carefully crafted by Al Mouj Muscat Smart Home Systems to transform everyday experiences and add new levels of comfort, convenience and enjoyment to life in your Zunairah home.

STANDARD FEATURES

- Remote control of all internal and external lights
- Energy-saving sensors
- Master bathroom mirror demister
- Built-in astronomic smart system timers
- IP video intercom system

OPTIONS

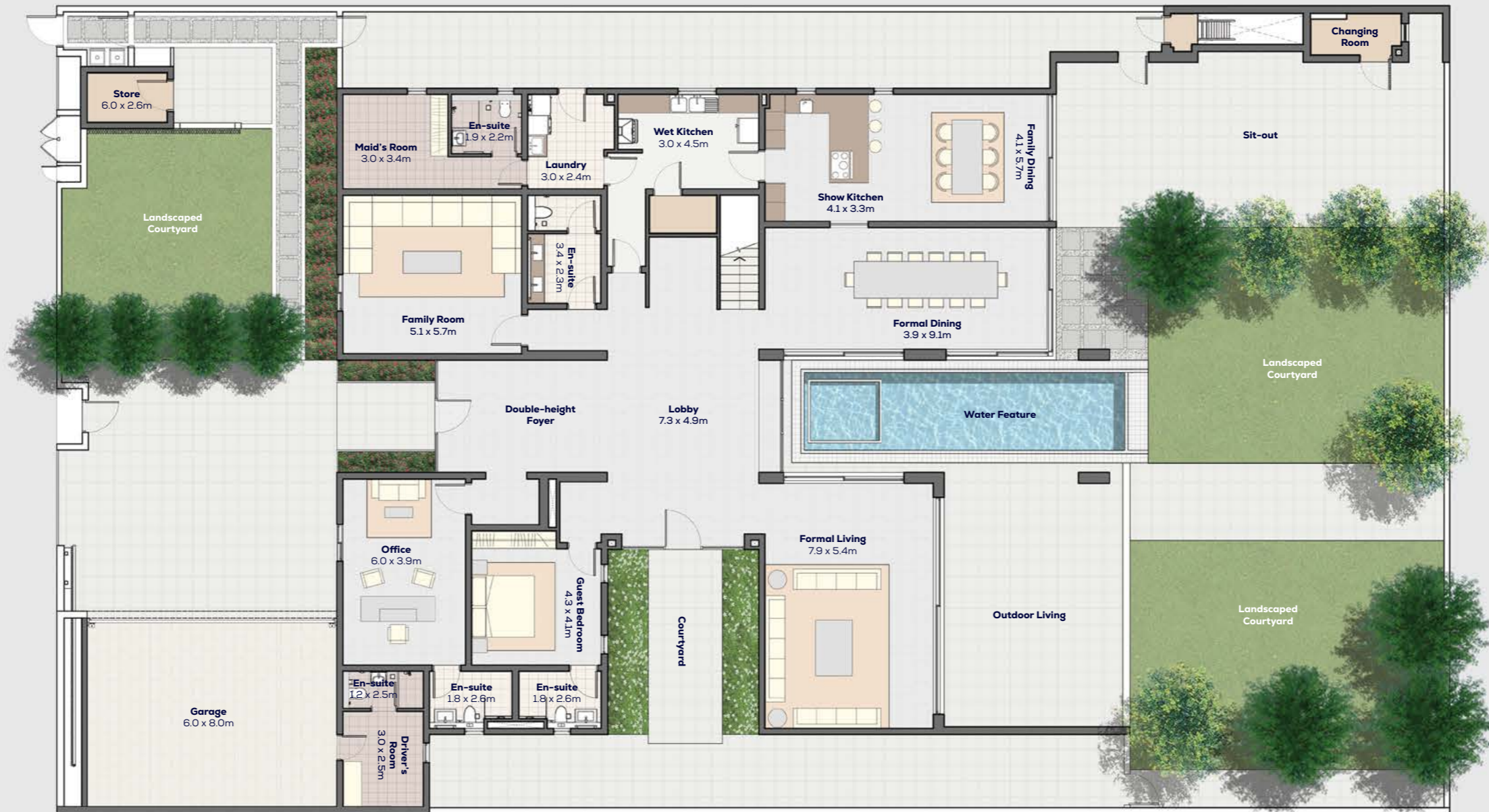
- Motorised curtain control
- Music system
- Basement home cinema system
- High definition video TV distribution system
- System voice control (ALEXA, Google Assistant, Siri)
- IP surveillance camera system

TYPE Z1

Ground floor — plan

Plot Area - Starting from	1,040.00m ²
Gross External Area	466.57m ²
Total Unit Area	894.03m²

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.



TYPE Z1

First floor — plan

Plot Area - Starting from	1,040.00m ²
Gross External Area	382.40m ²
Terrace Area	45.06m ²
Total Unit Area	894.03m²

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ZUNAIRAH SITEPLAN



Experience
— the essence
of paradise



SHATTI DISTRICT

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

Luxury Oceanfront Living

- Oman's finest homes - opulent ocean view mansions and stunning villas

VIBRANT DISTRICTS

Discover — first-class community living

Shatti District, the irresistible 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.



GOLF DISTRICT

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

Al Mouj Golf

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

Dining and Functions

- Casual and formal indoor and al fresco dining with driving range views
- Host private gatherings large and small at The Waterside Marquee

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 oceanfront precincts overlooking Al Mouj Golf



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 centre

Lakes

- For kayaking and scenic sunsets

Parks

- Private havens of relaxation with children's play areas

International School

- First-class education



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

Marsa Plaza and The Promenade

- Oceanfront dining, cafés and entertainment for all the family

The Walk

- 80+ retail and dining choices, palm-fringed boulevard

Hotels

- Mysk by Shaza



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



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 immaculately designed 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.





PERFECTLY POSITIONED

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 Mall of Oman



15 minutes to Sultan Qaboos Grand Mosque



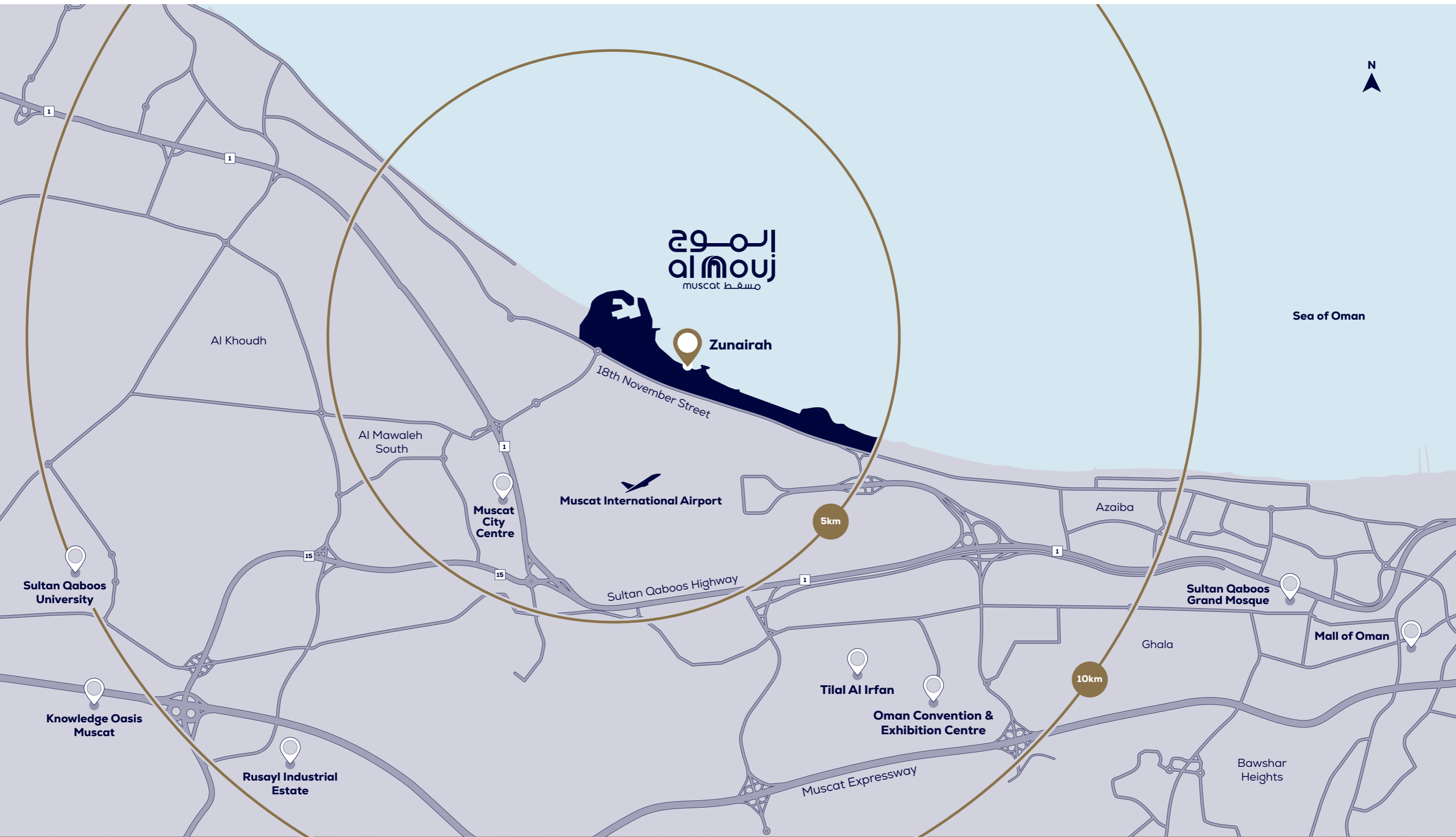
15 minutes to The Sultan's School



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



Contact us

For more information about Al Mouj Muscat call 80077776 or +968 24 53 44 44

almouj.com

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