



GHADEER

P A R K S



الموج
الموج
مسقط muscat

THE PEARL OF MYSTIC ARABIA



Both romantic and timeless, Oman invites the world in to embrace modern living, without sacrificing the richness of traditional culture. Described as the jewel of Arabia, much of its dramatic coastline remains untouched with its sea life protected so turtles continue to nest on its pristine beaches.

Muscat, Oman's capital city, is the cosmopolitan hub of the country, home to the the beautiful Sultan Qaboos Grand Mosque and the majestic art opera house. Most remarkable of all, is the warmth of its people. Oman embraces you with beauty, culture and warmth, which is why many who visit choose to stay.



SOMETHING EXCEPTIONAL FOR EVERYONE

With Oman's appreciation of culture, family and heritage, and as a community Al Mouj Muscat carefully knits you and your surroundings together. A haven of natural beauty and contemporary urban design in which to raise your family safely, create memories and enrich your life.

Al Mouj Muscat continues to evolve as Oman's leading lifestyle destination. The waterfront development combines an authentic Omani architectural theme with contemporary modern interpretations in its designs. Understated luxury, inspirational indoor living spaces and safe integrated outdoor parks and community facilities, offer the perfect escape from city life.



Around 6,000 contemporary properties make up this thriving community, already home to over 5,000 people from 70 different nationalities. The award-winning Al Mouj Marina, Signature Greg Norman Al Mouj Golf course, destination dining, convenience shopping at The Walk and world-renowned hotels such as Kempinski Hotel Muscat and Mysk Al Mouj all add to the vibrancy of living at this waterfront destination.



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IT DOESN'T GET CLOSER THAN THIS

Al Mouj Muscat is a mere 10-minute drive from the Muscat International Airport, and within easy reach of the city's main spots.

- City Centre Muscat Shopping Mall 5 Minutes
- The International School of Choueifat 5 Minutes
- Sultan Qaboos Grand Mosque 15 Minutes
- Oman Convention Centre 15 Minutes
- Royal Opera House 20 Minutes



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MORE THAN A HOME, A FEELING OF BELONGING.



EVERGREEN COMMUNITY LIVING

Designed to enhance and encourage the relationship between home, family, community and nature, the collection of three-bedroom townhouses at Ghadeer Parks offer exceptionally designed homes with courtyards and a true sense of connection to the environment. Open parkland, abundant landscaping and pedestrian connectivity via a series of walkways and green spaces encourage community interaction and outdoor recreation. Many of the townhouses offer views over the creek or of the parks, combining privacy with a contemporary lifestyle.

- Dedicated toddler's park
- Dedicated community pool
- Pedestrian links
- Community hub
- Central park
- Proposed International school
- Nursery
- Art trail
- Masjid



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GHADEER PARKS MASTERPLAN

Amenities

1. Dedicated Toddlers Park
2. Dedicated Community Pool
3. Pedestrian Links
4. Community Hub
5. Central Park
6. Proposed International School
7. Masjid
8. Nursery



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FLOOR PLAN - UNIT TYPE A

Unit Type A	SQM
Plot Area	176
Ground Floor	137
First Floor	132
Total	269



UNIT TYPE A TYPICAL GROUND FLOOR PLAN



UNIT TYPE A TYPICAL FIRST FLOOR PLAN

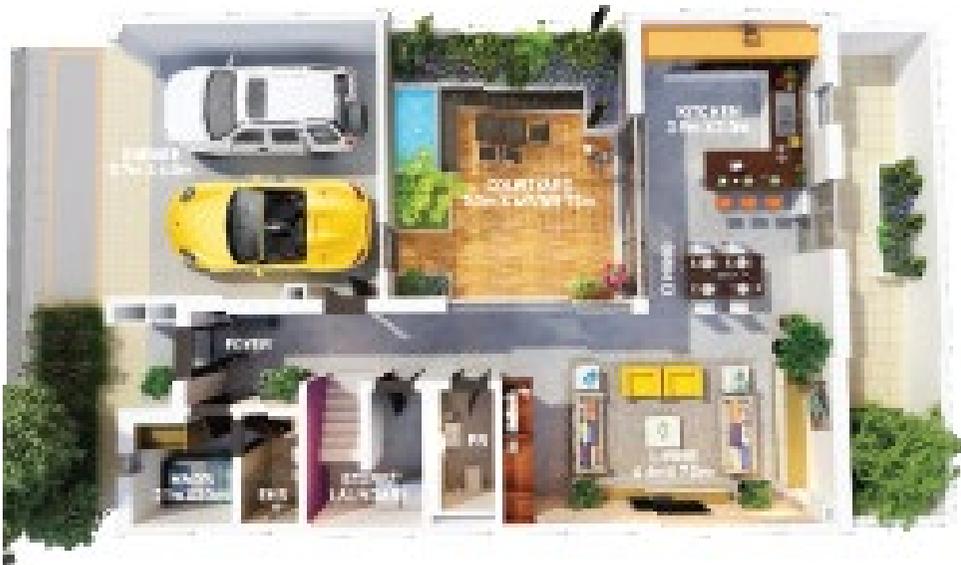
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FLOOR PLAN - UNIT TYPE B

Unit Type B	SQM
Plot Area	185-198
Ground Floor	141
First Floor	132
Total	273



UNIT TYPE B TYPICAL GROUND FLOOR PLAN



UNIT TYPE B TYPICAL FIRST FLOOR PLAN

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FLOOR PLAN - UNIT TYPE C

Unit Type C	SQM
Plot Area	205
Ground Floor	141
First Floor	134
Total	275



UNIT TYPE C TYPICAL GROUND FLOOR PLAN



UNIT TYPE C TYPICAL FIRST FLOOR PLAN

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AL MOUJ GOLF PLAY WHERE THE PRO'S PLAY



360-DEGREES OF STUNNING BEAUTY

This world-class links course, designed by Greg Norman, is one of the world's most beautiful and challenging golfing experiences. It hugs the pristine coast line, with views of the Sea of Oman and the Hajar mountain range.

- 7,342 yards in length
- 18-hole, Par 72 Championship Course
- Academy Par 3 Course
- Golf Academy
- Driving Range
- Clubhouse



AL MOUJ MARINA

A FLAGSHIP YACHTING DESTINATION

Boasting an extensive array of world-class, eco-friendly amenities, Al Mouj Marina is the first in the region to be awarded the coveted 5 Gold Anchor Accreditation and International Clean Marina Accreditation.

Set to year-round sunshine and stunning turquoise waters, Oman's flagship sailing destination berths yachts from 10 to 40 meters, and features one of the largest breakwaters in the world, facilitating easy access and safe mooring.

Ideal for sailing enthusiasts, the marina is home to a range of charter and tour companies, and provides an ideal venue for sporting events, creating a social hub for the local community of Oman and Al Mouj Muscat's residents.



SERVICES & FACILITIES:

- 132 berths
- Accommodating yachts from 10 to 40 metres
- 6-metre wide pontoon walkways with 2-metre-wide berthing fingers
- On-water lounge area
- Fuel Station
- High quality marina maintenance facility
- 24-hour Dock Master
- 24-hour berthing and marina assistance
- Security and emergency response
- Buggy service

- › Trips to the Daymaniyat Islands
- › Kayaking
- › Snorkeling
- › Diving
- › Fishing
- › Stand Up Paddle Boarding
- › Cruises and Tours
- › Jet Skiing
- › Wakeboarding
- › Fly Boarding



THE WALK



A VIBRANT SOCIAL HUB

The Walk is an exciting retail & social experience that caters to the needs of Al Mouj Muscat residents, visitors & tourists. Everyday convenience shopping is integrated with street side alfresco cafes, restaurants, offices and a health and well-being precinct, all in one easily accessible place.



MARSA PLAZA & PROMENADE

CELEBRATING CULTURE AND TALENT

Located in the heart of Al Mouj Muscat at the end of The Walk, Marsa Plaza is Muscat's first public square and platform for Omani youth to showcase through photography and art exhibitions and events including music and dance performances.

This 5,000-square metres centre is a masterpiece in urban design inspired by traditional Omani architectural elements. Bound together by a series of overlapping canopies that shade the square and offer over 2,000 square meters of outdoor and roof terraces.

LET THE SEA STIR YOUR SOUL

The promenade is one of the most serene sights at Al Mouj Muscat, located close to Mysk and Kempinski hotels, Marsa Plaza and The Walk. This is where family and friends

The canopy design, inspired by simple tectonics of traditional Omani architecture, reacts to the different sun conditions with screens of varying densities, making the leisure destination accessible year-round.

Buzzing with restaurants, outdoor cafes, an arena stage, a fountain area and beautifully landscaped pedestrian trails, Marsa Plaza is more than a beautiful space – it is a place for a vibrant community to bond and feel a sense of belonging.

gather to meet, walk and regenerate. Anchored by dining options, cafes and pedestrian pathways, there's nothing quite like the bracing sea air to lift the spirits day or night.



A VIBRANT COMMUNITY

INSPIRED BY OMANI WARMTH

Designed as a place for people to connect, share and learn, the Community Hub will also be the first port of call for visitors. For residents, the Experience Centre will offer Arts classes, activity parks and a library for children. Pop-up street food stalls, Omani fashion boutiques and a traditional Arts and Crafts market will celebrate Omani traditions. A Cultural Centre will accommodate 400 people, and a Masjid with prayer halls for women and men.



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KEMPINSKI MUSCAT & MYSK AL MOUJ HOTELS

EUROPEAN LUXURY, INSPIRED BY OMANI HERITAGE

The brand new five-star hotel located in the midst of this urban community brings the best of both worlds to residents, business and leisure tourists alike.

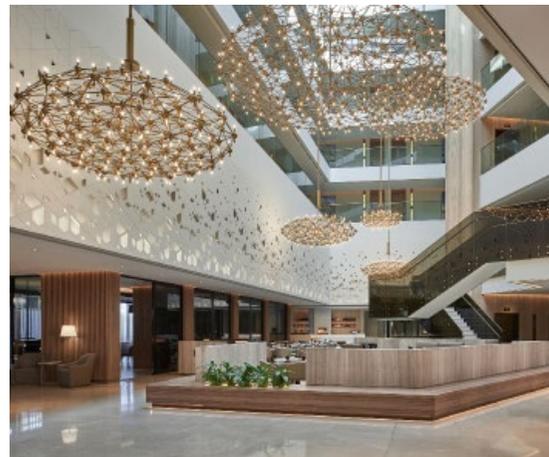
It features 310 comfortable and welcoming rooms and suites, state-of-the-art meetings and events facilities, world-class restaurants and bars offering global cuisine, and a fully equipped fitness centre, health club and spa.



ARABIAN HOSPITALITY CLOSE TO HOME

Inspired by the maritime setting and the culture of Oman itself, this four-star hotel overlooking the vibrant Marina, infuses warmth, comfort and hospitality into every experience.

It features 195 rooms and suites equipped with the latest technology, four restaurants, a business centre, multi-use halls equipped with modern amenities, a swimming pool with a panoramic view of the marina, and a fitness centre.





Al Mouj Muscat is a joint venture between the UAE-based Majid Al-Futtaim Properties, Oman Tourism Development Company (OMRAN) and Tanmia (Oman National Investments Development Company).



Founded in 1992, Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia.

A remarkable business success story, Majid Al Futtaim started from one man's vision to transform the face of shopping, entertainment and leisure to 'create great moments for everyone, every day'. It has since grown into one of the United Arab Emirates' most respected and successful businesses spanning 15 international markets, employing more than 43,000 people, and obtaining the highest credit rating (BBB) among privately-held corporates in the region.



OMRAN is the executive arm of the Government of Oman for the development of major tourism, heritage and urban developments, delivering some of the nation's most iconic projects in the Sultanate of Oman.



TANMIA (Oman National Investments Development Company SAOC) is representing the interests of strategic government stakeholders in Oman.

A PARTNERSHIP BETWEEN

