

AL MOUJ MUSCAT

MARSA GARDENS

MARSA DISTRICT



The essence — of community living





OCEANFRONT LIVING

Discover — endless possibilities

In a prime oceanfront location on the magnificent Al Mouj Marina, Marsa Gardens is an impeccable collection of one and two-bedroom luxury apartments. Set around lush landscaped private courtyards with a host of private amenities, these remarkable residences offer both a premium living experience and a refined resort lifestyle.

Marsa Gardens apartments are ready and available for you and your family to move in now.



Modern — apartment homes



One and two bedroom apartments



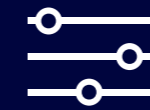
Freehold home ownership



Residency for owner and owner's relatives of first degree



Marina and boulevard views



Choice of layouts



Contemporary Design



Floor-to-ceiling windows



Generous wraparound balconies



Underground parking

PRIVATE AMENITIES

Elevate — everyday experiences

Marsa Gardens is home to an outstanding range of residents-only amenities for first-class living and lifestyle.



Landscaped
courtyard
gardens



State-of-the-
art gym



Outdoor shaded
lap pool



Leisure deck



Walking
distance to
Al Mouj Marina



Assigned
underground
parking





MARINA OCEANFRONT LIVING

Ignite — your passions

Living in the heart of the vibrant Marsa District, residents of Marsa Gardens have a array of oceanfront dining, entertainment and leisure options to experience and enjoy right on their doorstep.



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



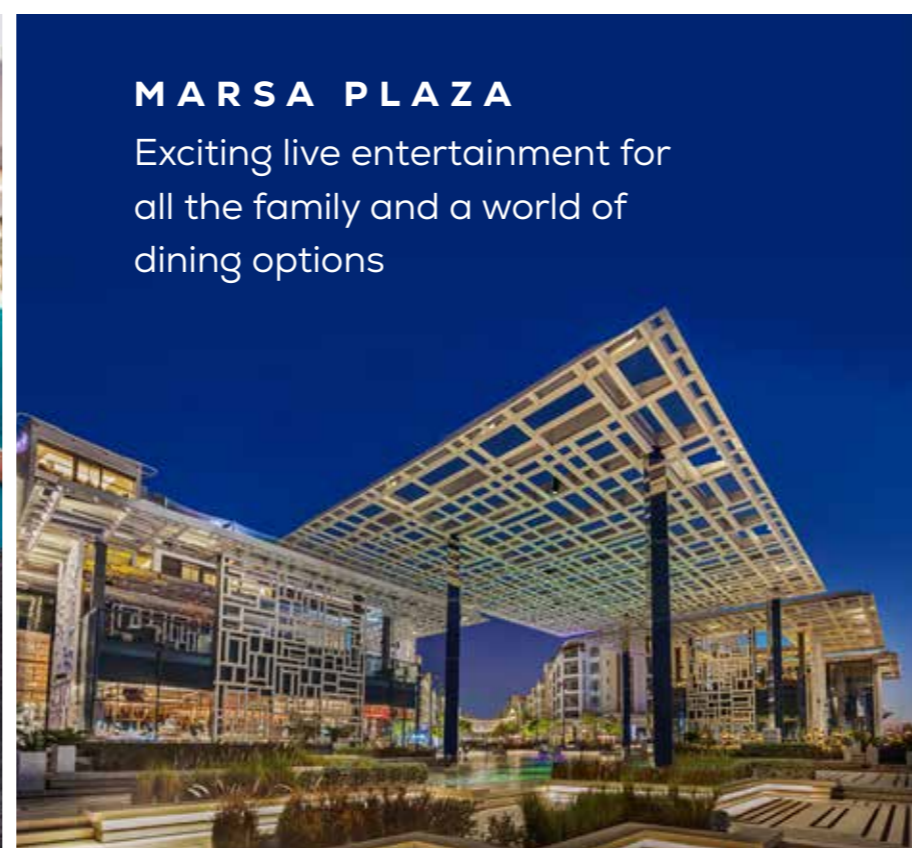
AQUATICS HUB

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



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.

MARSA GARDENS



Block plans



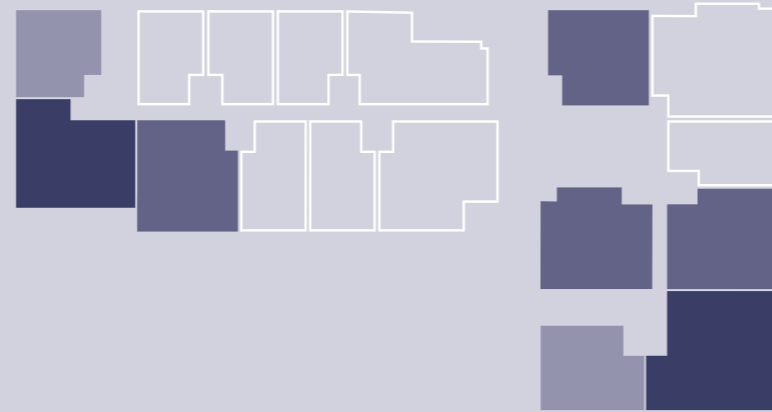
Block A

Key

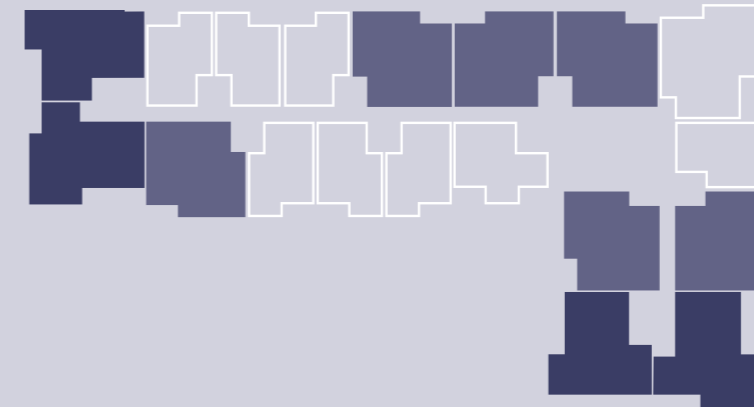
	Unit type
●	A13
●	B25
●	B27



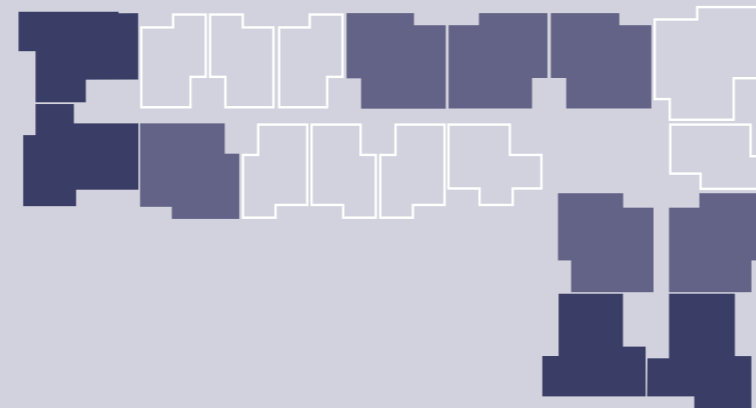
Ground level



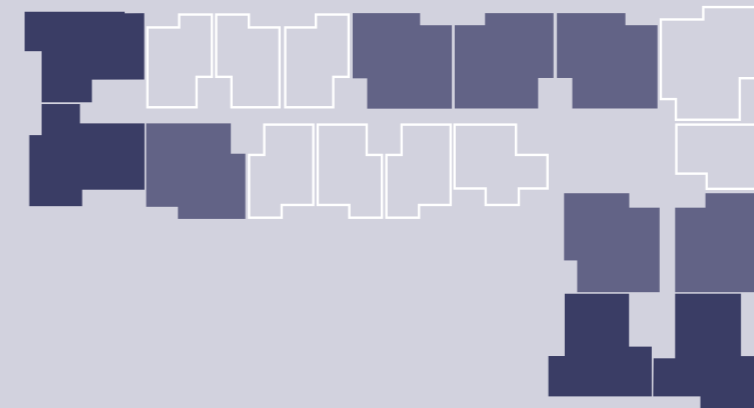
First floor



Second floor



Third floor



Fourth floor



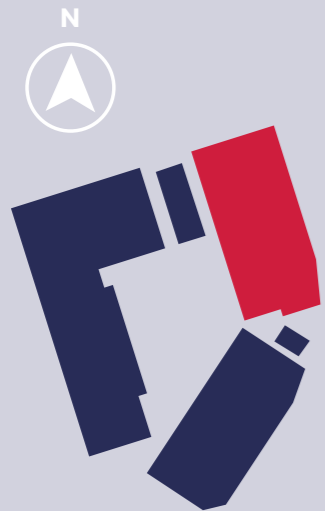
Fifth floor



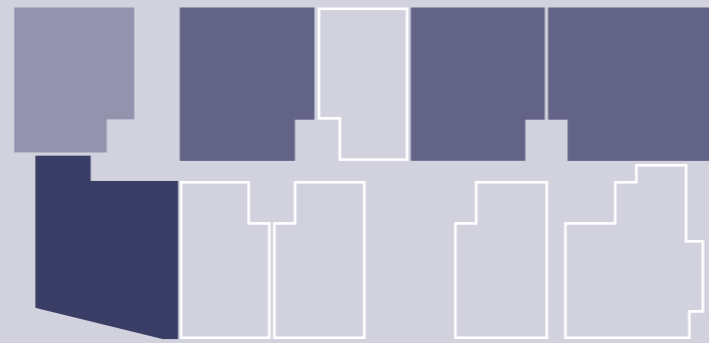
Block C

Key

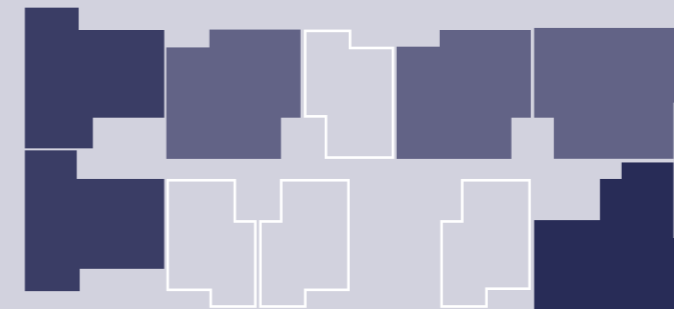
	Unit type
●	A13
●	B25
●	B27
●	B28



Ground level



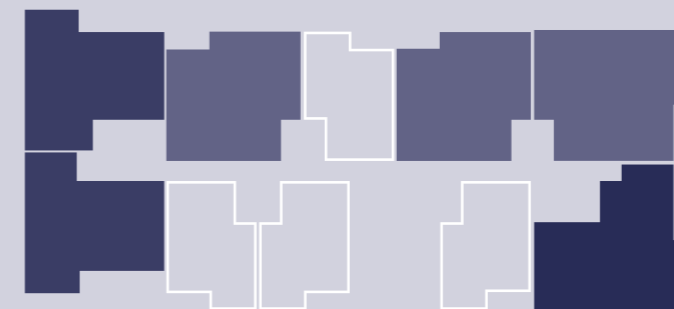
First floor



Second floor



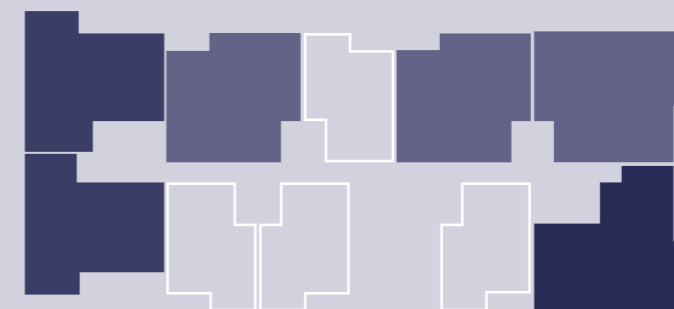
Third floor



Fourth floor



Fifth floor



One bedroom — floorplans



ONE BEDROOM



1



1



1

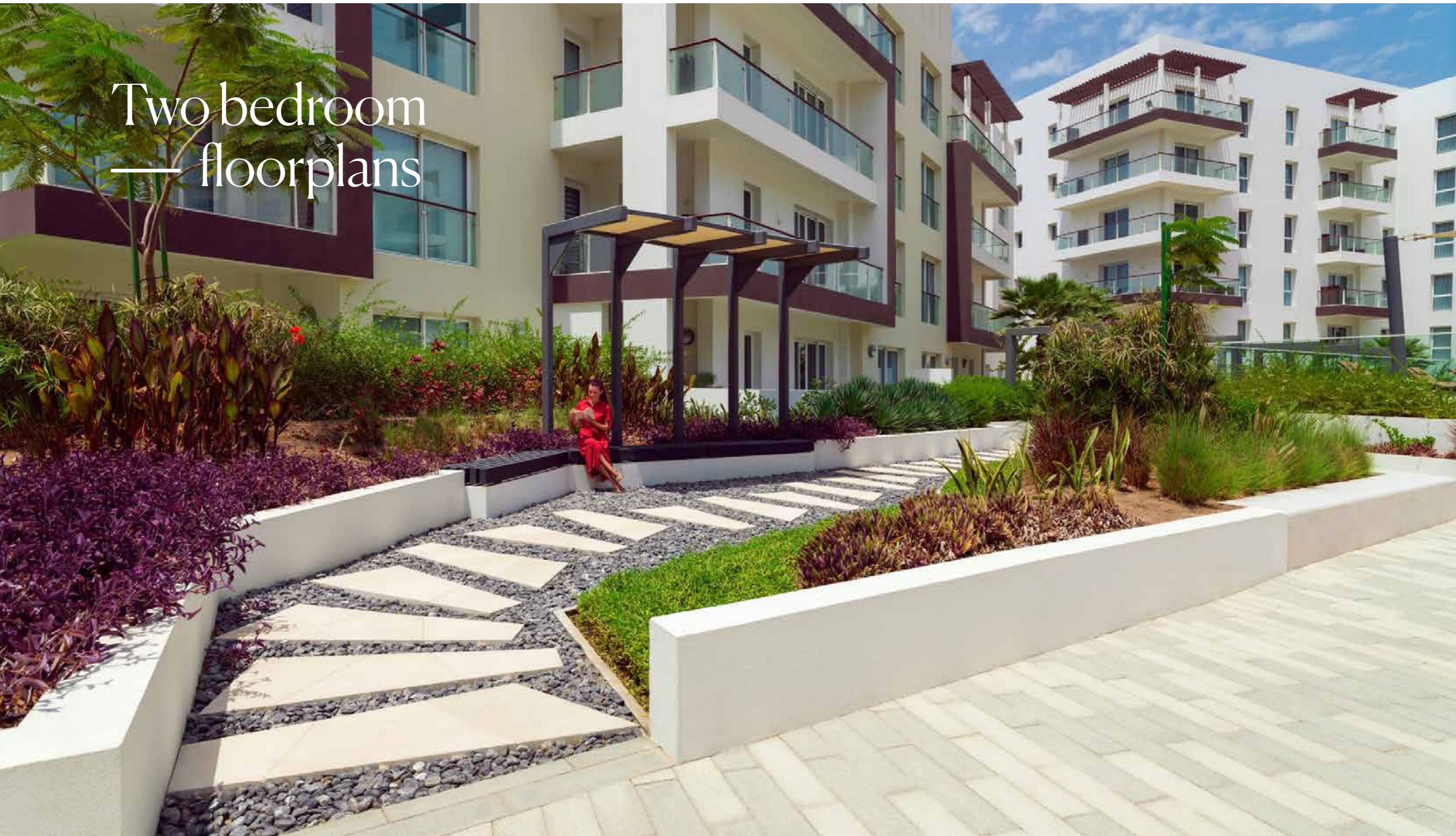


1

Unit type A13	SQM	SQFT
Suite Area	85	914
Terrace Area	43	462
Total Area	128	1,377



Two bedroom — floorplans



TWO BEDROOM



2



2



1



1

Unit type B25	SQM	SQFT
Suite Area	122	1,313
Terrace Area	8	86
Total Area	130	1,399



TWO BEDROOM



2



2



1



1

Unit type B27	SQM	SQFT
Suite Area	113	1,216
Terrace Area	20	215
Total Area	133	1,431



FOUR UNIQUE DISTRICTS

First-class — community living

In addition to the many Marsa District attractions surrounding Marsa Gardens, Al Mouj Muscat's Shatti, Golf and Ghadeer Districts – each with its 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.





GHADEER 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 international buyers wishing to purchase apartments in Marsa Gardens wishing to enjoy Al Mouj Muscat's inspired lifestyle as well as 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 home on Marsa Gardens 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



Contact us

For more information about Marsa Gardens 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

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