

The background is a full-page marbled pattern in shades of deep blue and navy, with intricate, swirling veins of gold and light blue. The pattern has a fluid, organic quality, reminiscent of liquid marbling or a textured surface like silk or stone.

azura

BEACH RESIDENCES

A woman with long dark hair, wearing a long, flowing blue dress, stands on a sandy beach. Her hair and dress are blowing in the wind. The background is a vibrant, abstract composition of swirling blue and gold colors, resembling a sunset or a stylized ocean. The text "Define your story" is written in a white, elegant serif font across the center of the image.

Define your story

In this moment,
I know exactly
where I need to be.



Altogether irresistible, Azura Beach Residences is a place to unwind, connect and shape your own perspective – a place to define yourself.

Al Mouj Muscat Masterplan

The vision for Al Mouj Muscat comes to life in its stunning masterplan - a seamless integration of residential, commercial, leisure and hospitality in a vibrant mixed-use community.



Marsa District

Al Mouj Muscat’s oceanfront Marina Beach Sector is picture perfect, brimming with activity, full of atmosphere and always on trend.

- A Al Mouj Marina
- B Mysk Al Mouj Muscat
- C Al Mouj Walk
- D Community Hub and Masjid



SITE MAP



Select your perfect oceanfront chalet or apartment from a specially curated collection of layout options.



I am most
myself where
the sky meets
the ocean.

Resort-style Amenities



Residents infinity edge pool
& children's pool



Outdoor play area



Gym & wellbeing space



Children's indoor play area



Multipurpose lounge



Co-working lounge



DIRECT ACCESS TO BEACH



INTEGRATED PREMIUM RESORT AMENITIES

I live where serenity ————— is part of the design



FAMILY FRIENDLY FACILITIES



SPACES FOR FITNESS AND FUN

I live the life that _____ makes my heart light



I make space for calm,
beauty and joy in
my everyday life.





AN INCOMPARABLE LOCATION



MARINA PROMENADE ACCESS

My home reflects who I am ————— and who I am becoming



ATTENTION TO EVERY DETAIL



INFUSED WITH NATURAL ELEGANCE

I am worthy of beauty ————— comfort and ease



REFINED DESIGN FOR EVERYDAY LIVING



SOPHISTICATED STYLE

For me, the truest gift ————— is to feel completely at home



FLAWLESS VERSATILE LIVING SPACES



PERFECTION IN EVERY MOMENT

My life is a gallery ————— of beautiful experiences

This is where my story finds its finest chapter.

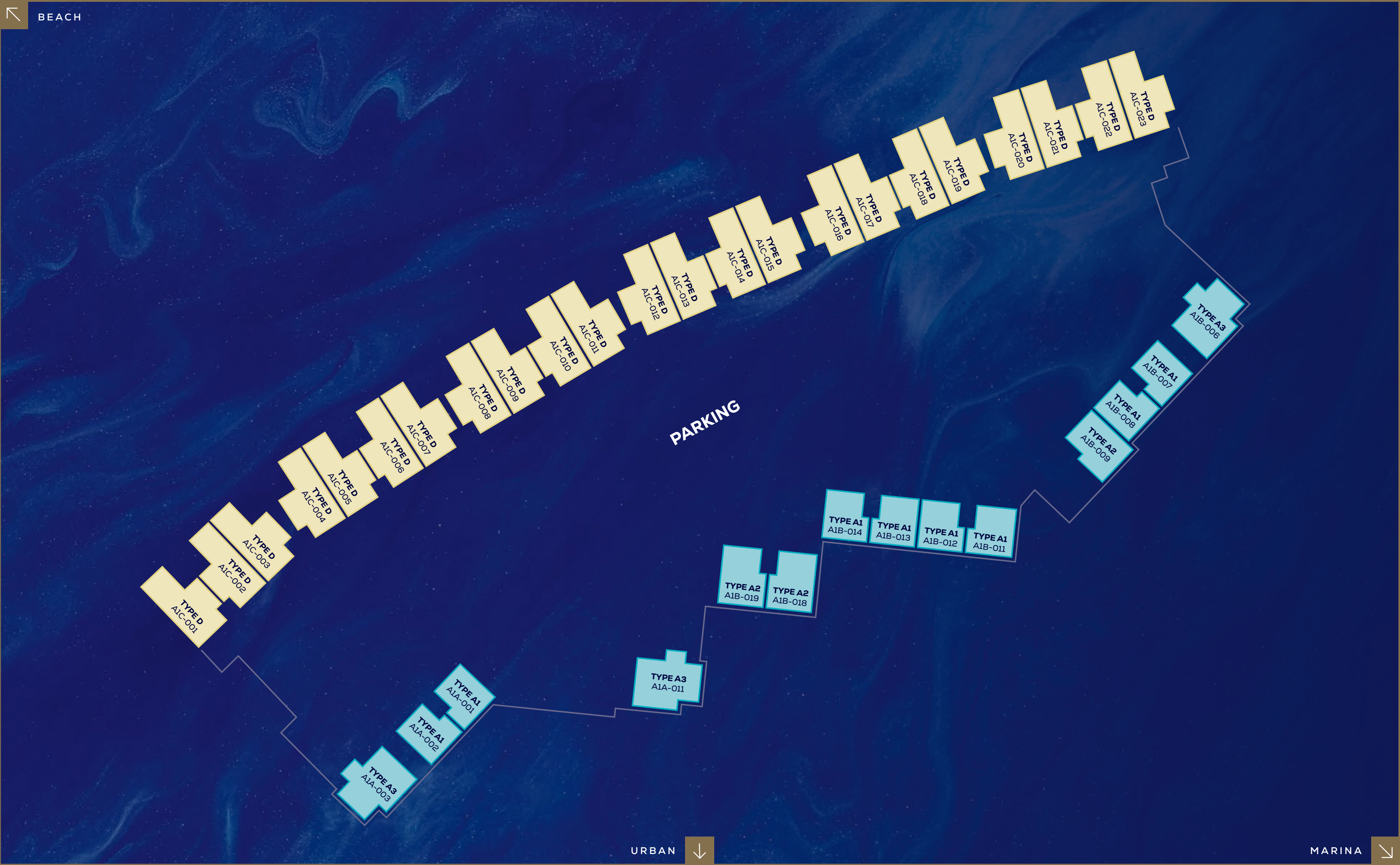
UNIT PLANS

Disclaimer

The floor plans, photos, description, landscaping details and materials shown in this page/document are provided to give a general indication the proposed layout for illustrative purposes only and do not necessarily represent a true and accurate description of the finished product. The areas mentioned in this page/document approximate and not final. Actual areas may vary, and images and drawings are not to scale. The actual product may not be the same. The Developer does not make any representation or warranty or take any responsibility for any information contained in here or in relation to the type, color, areas, size, accuracy, reliability, certainty, or completeness of the photos, materials, or information presented in this page/document now or in the future and reserves the right to make revisions and changes at any time without notice.

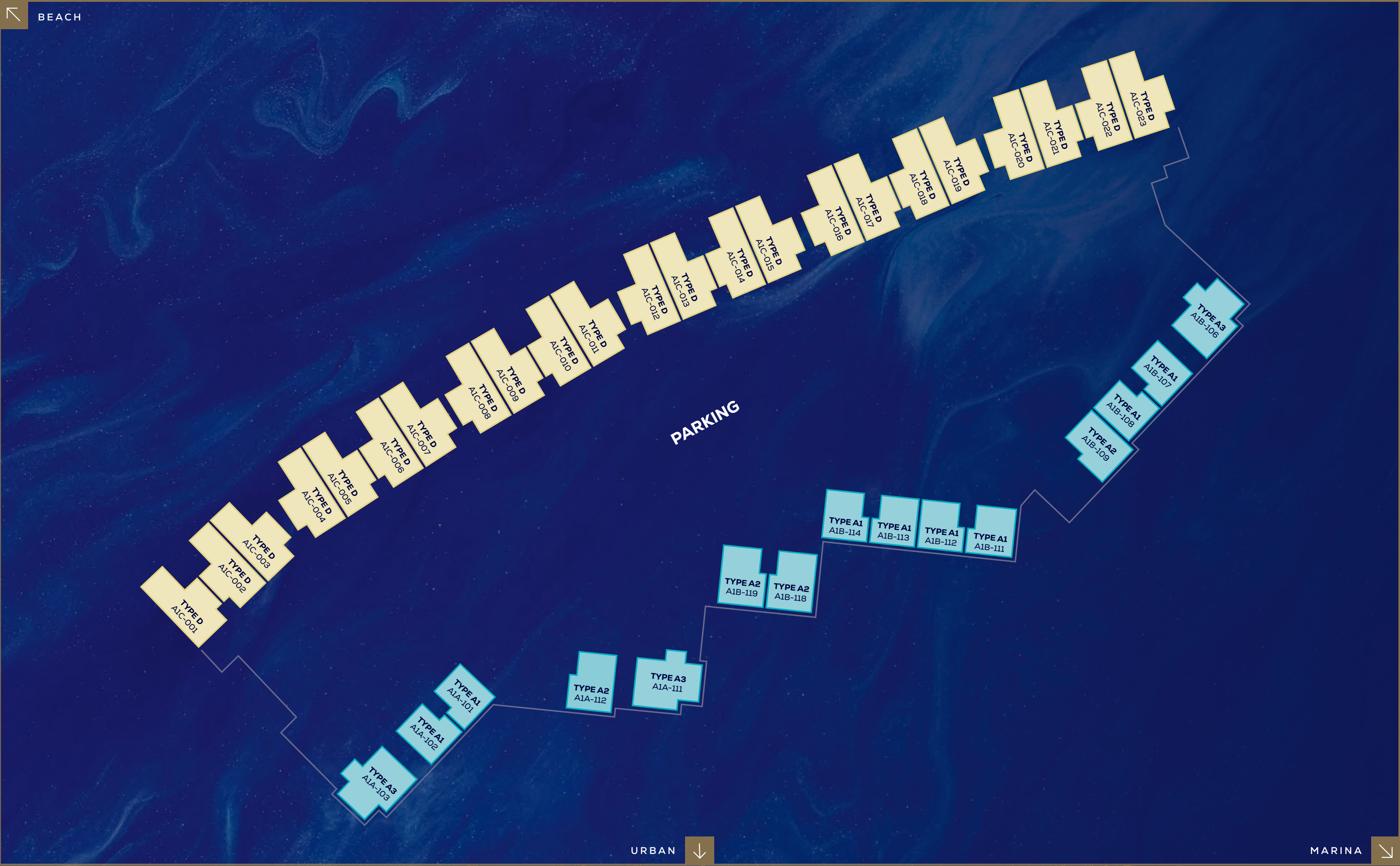
Unit Type Ground Floor

- Type A1 • A2 • A3
- Type D



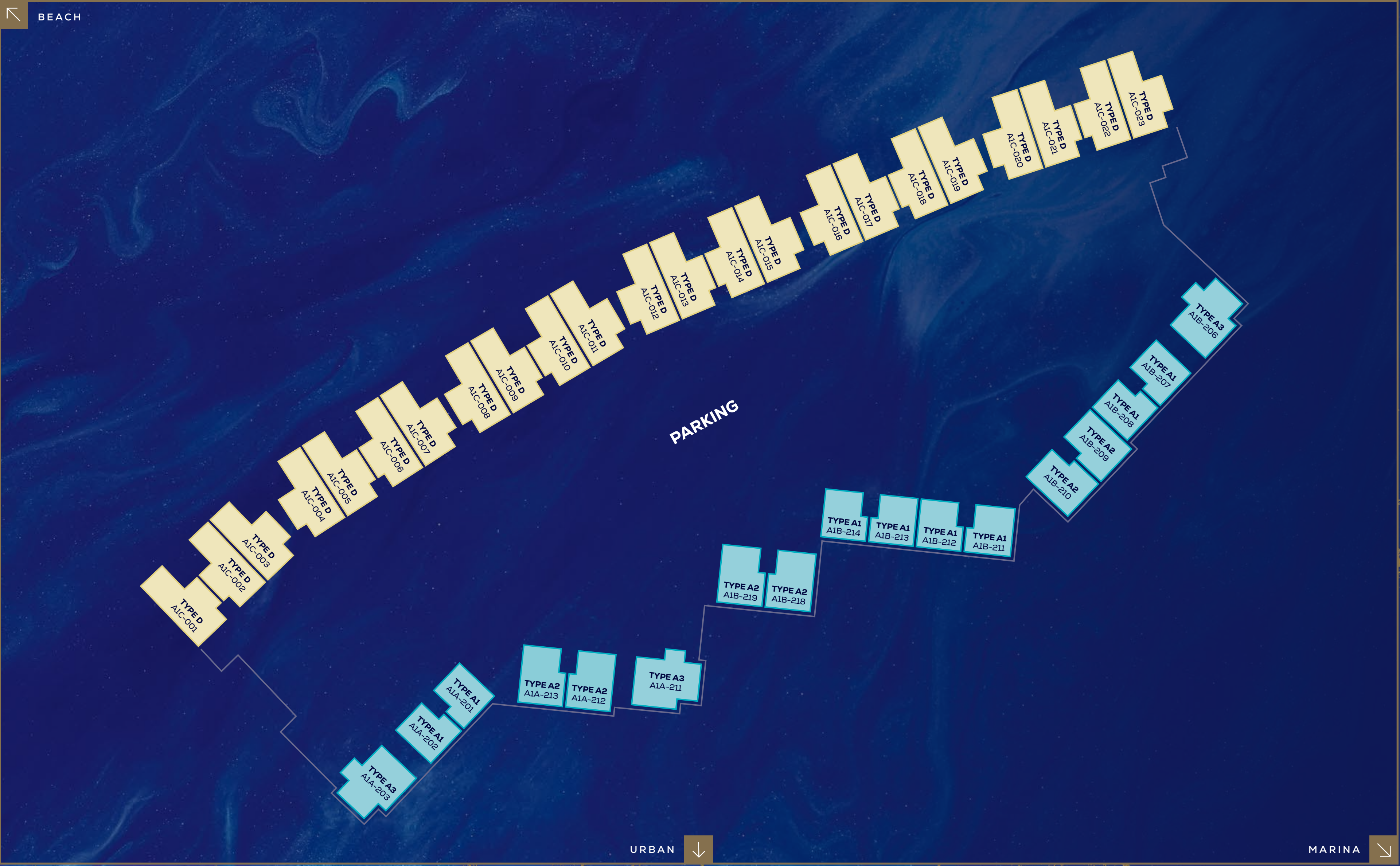
Unit Type 1st Floor

- Type A1 • A2 • A3
- Type D



Unit Type 2nd Floor

- Type A1 • A2 • A3
- Type D



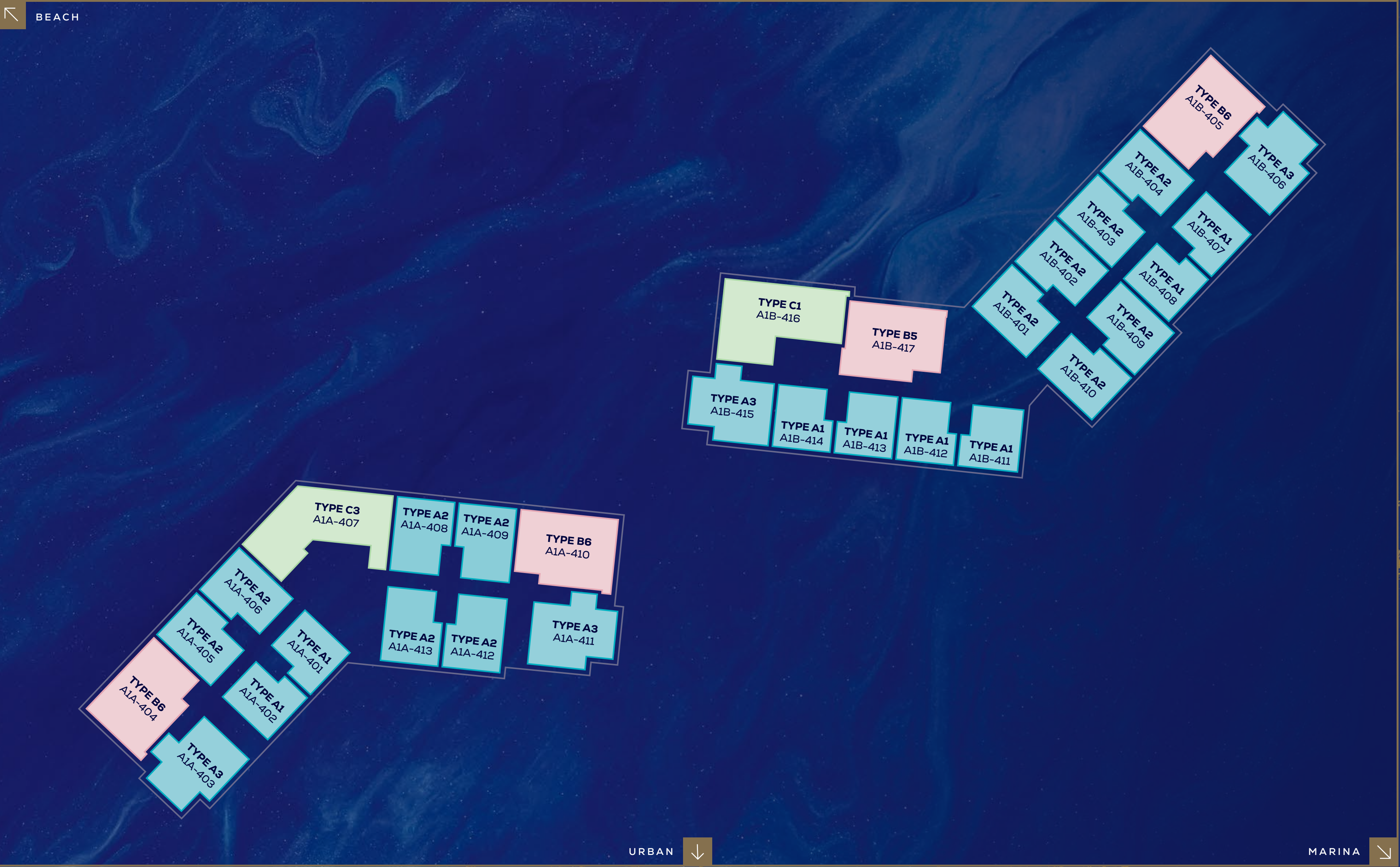
Unit Type 3rd Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



Unit Type

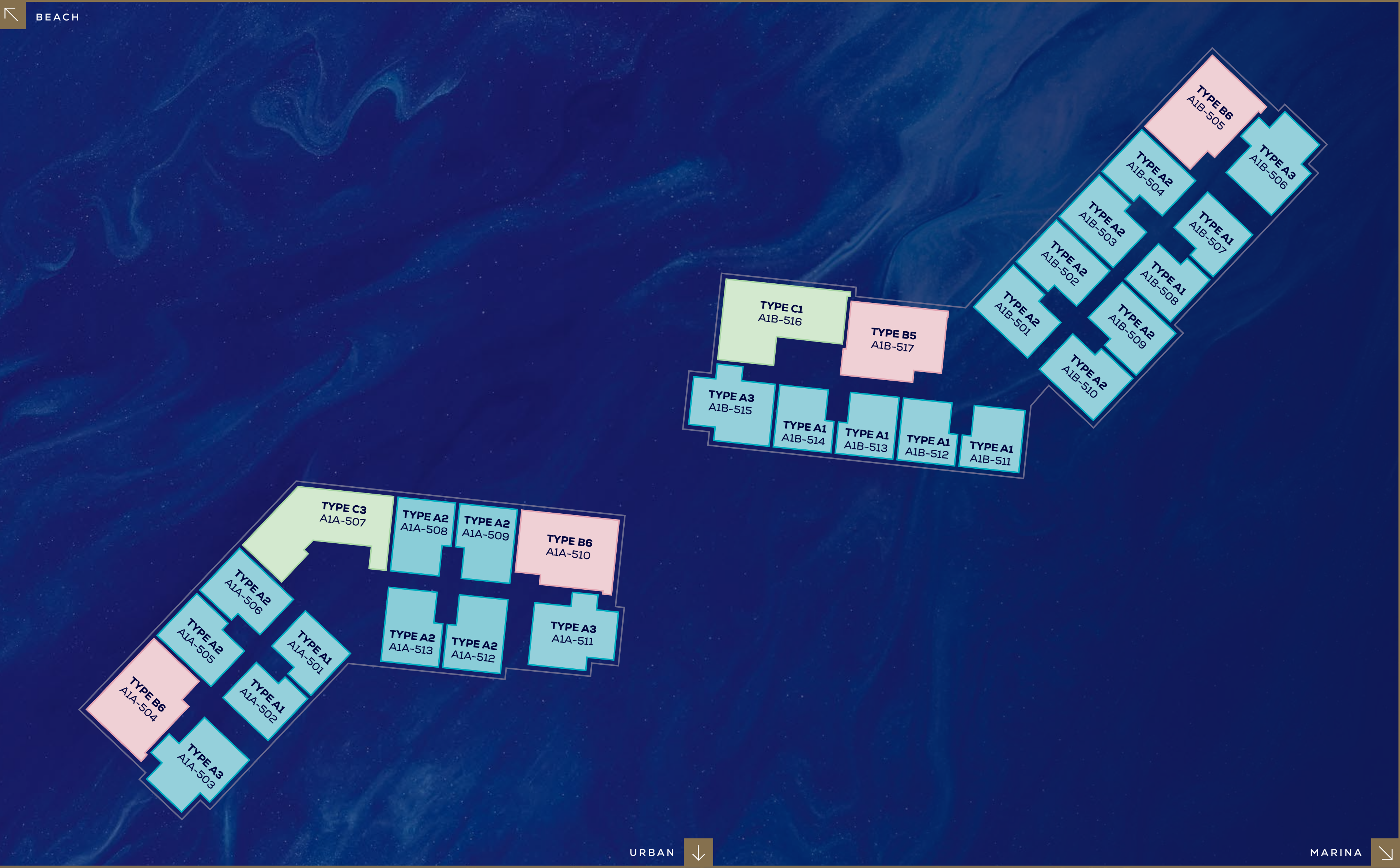
4th Floor



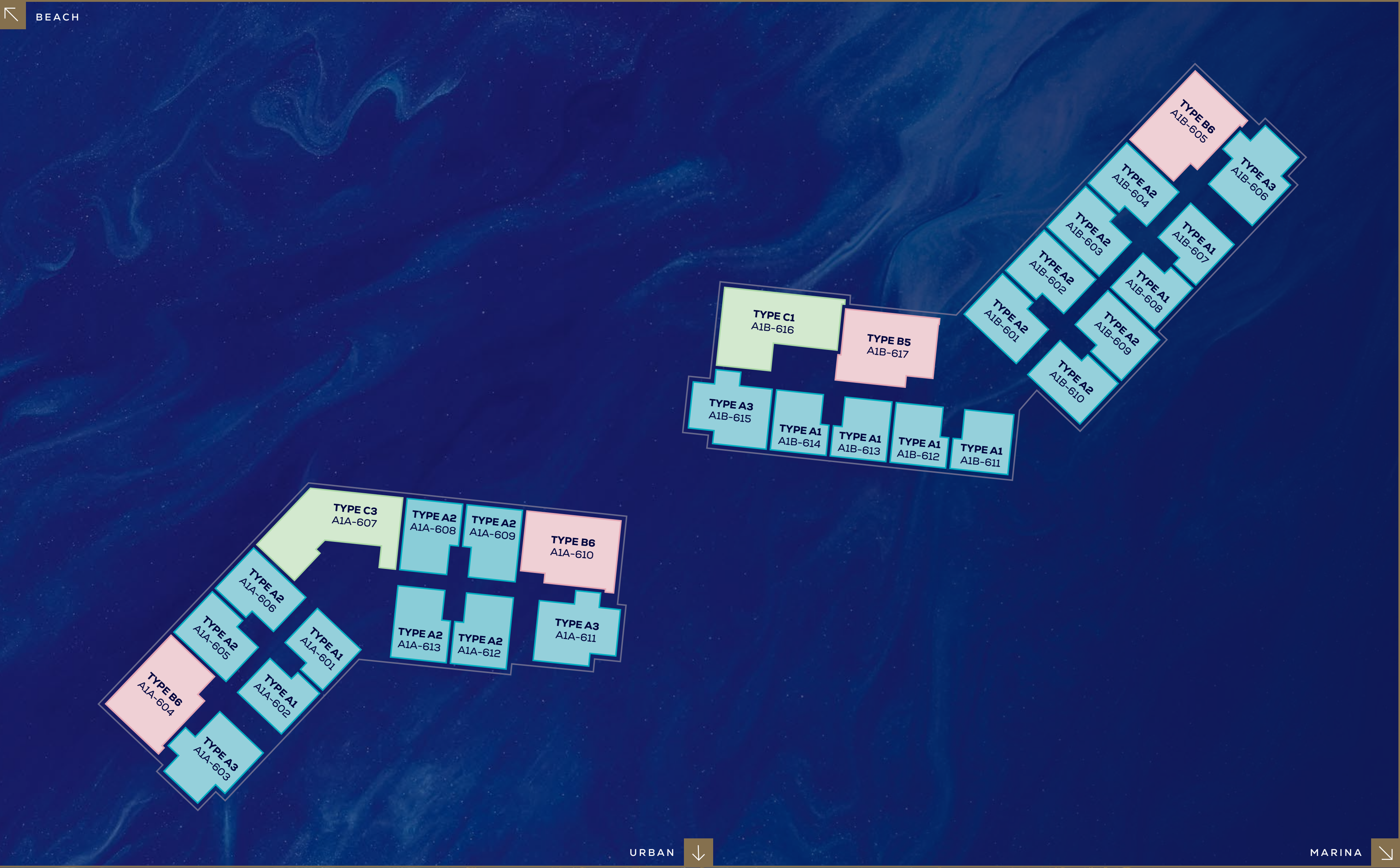
- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3

Unit Type

5th Floor

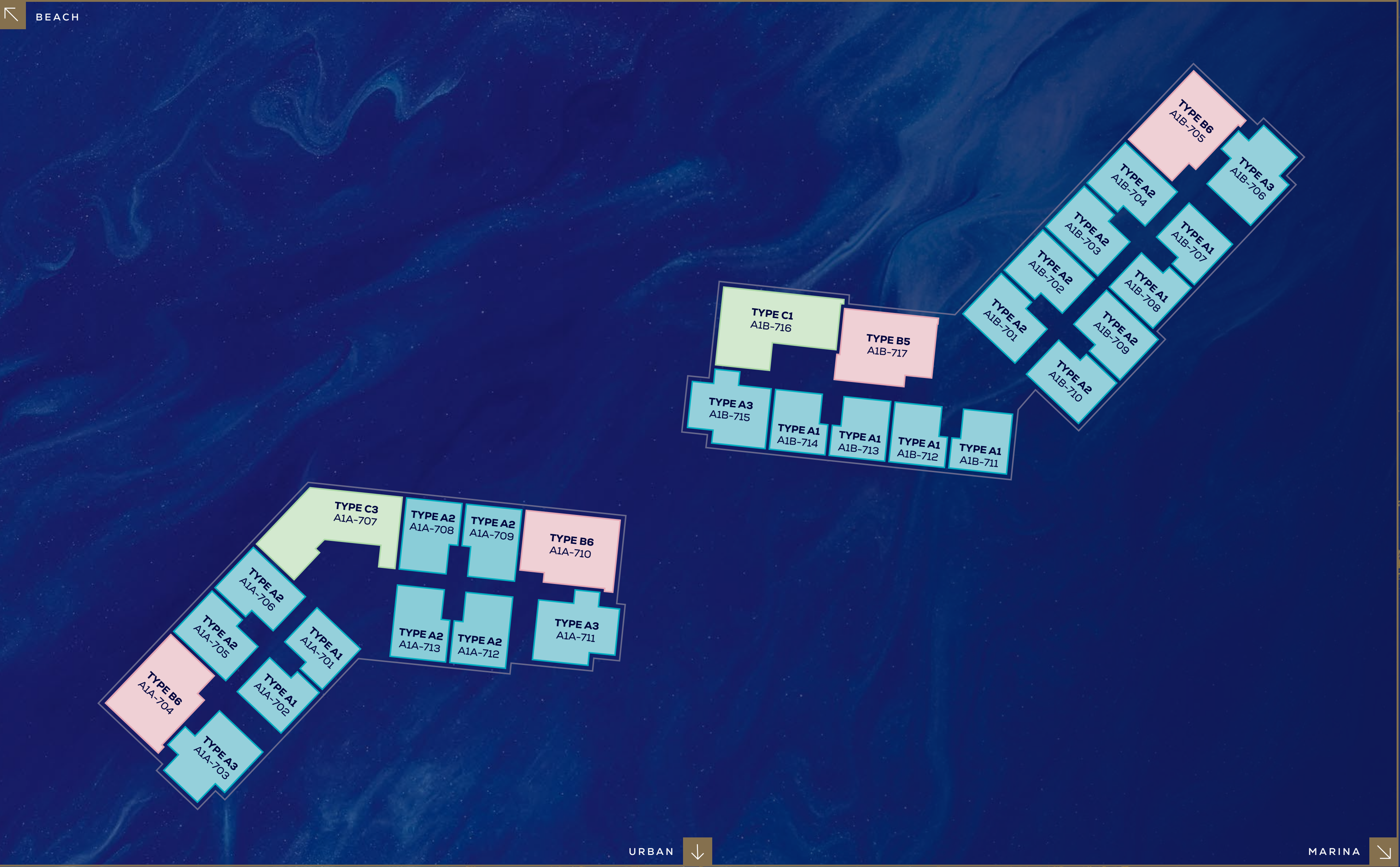


Unit Type 6th Floor



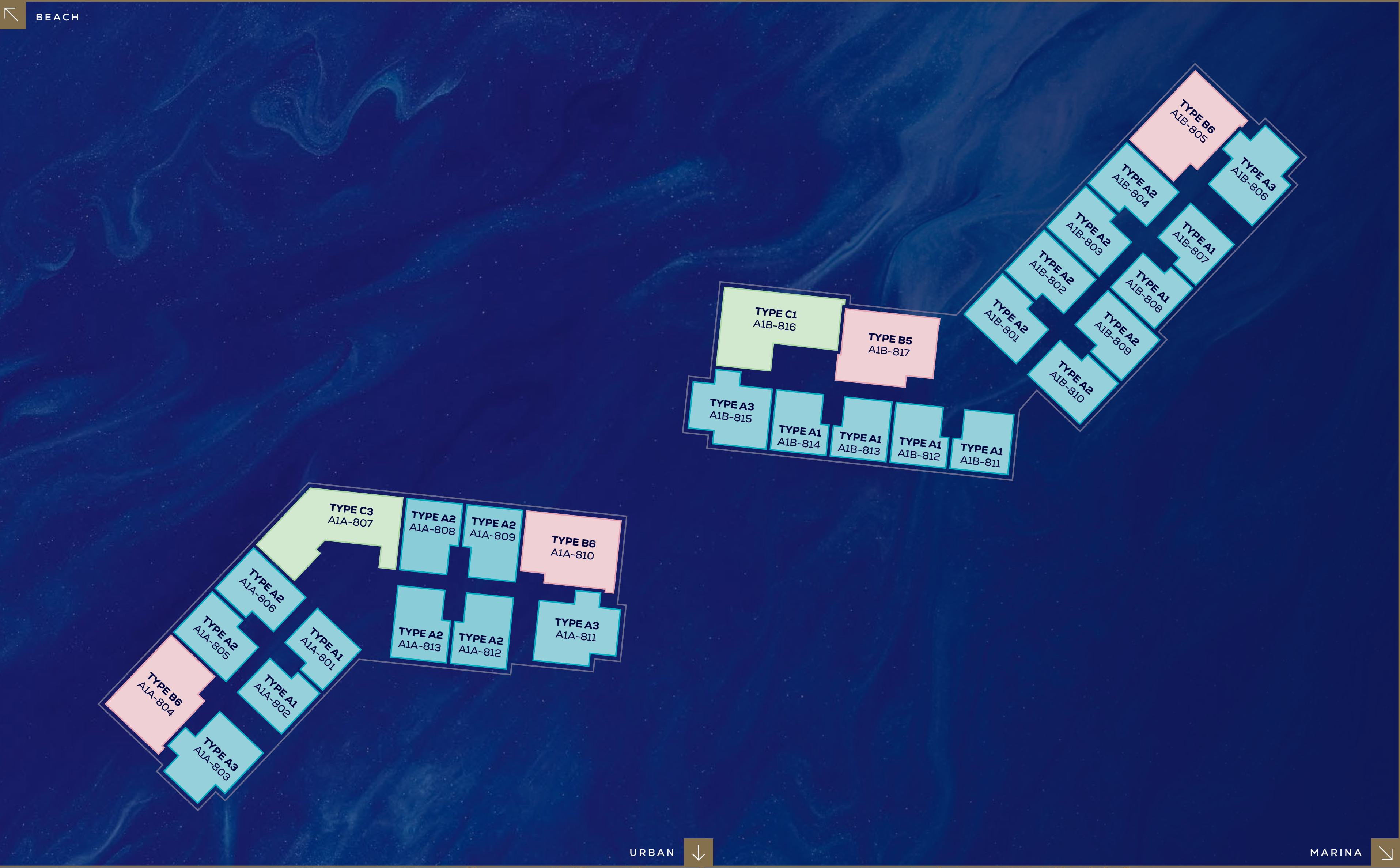
Unit Type

7th Floor

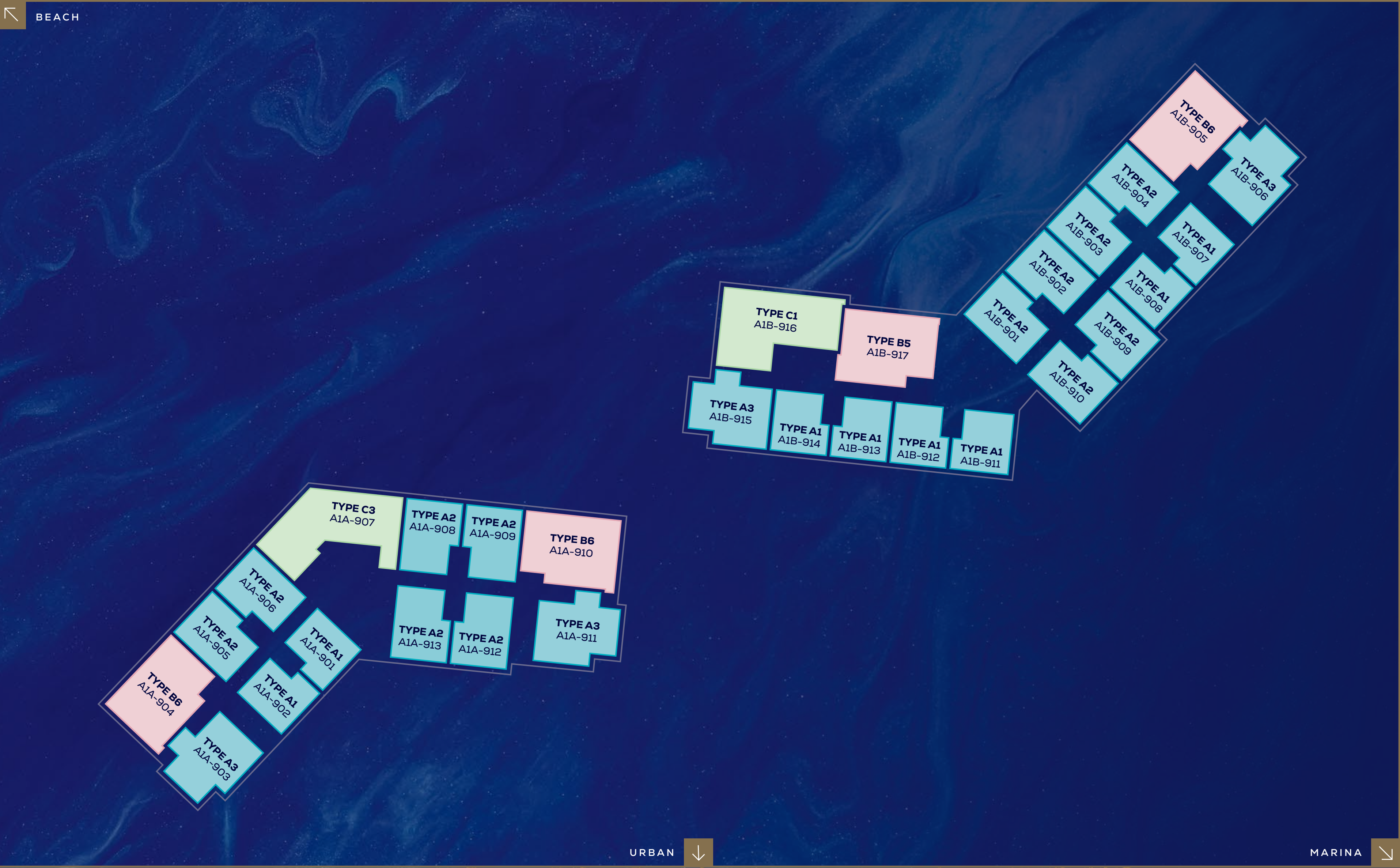


- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3

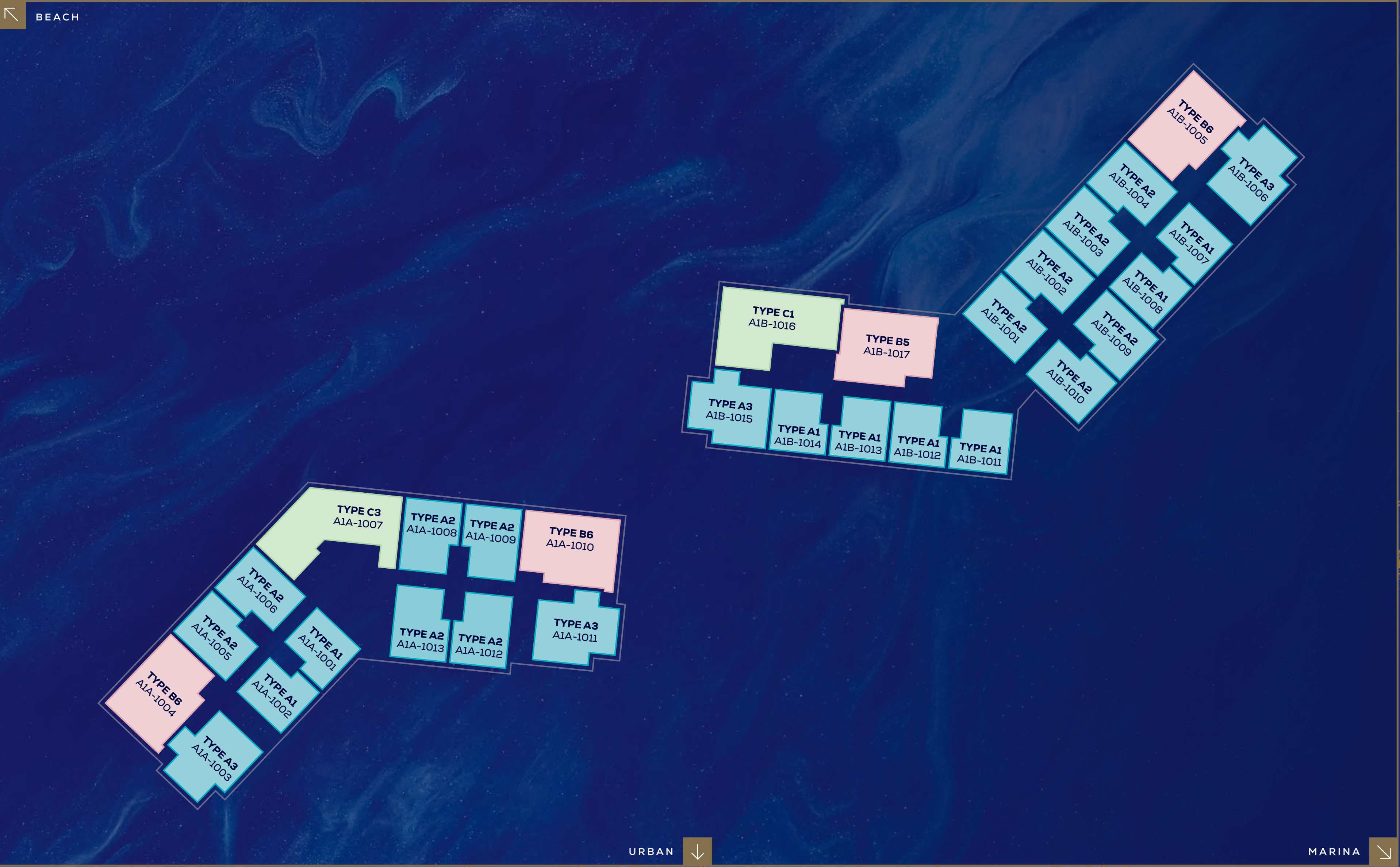
Unit Type 8th Floor



Unit Type 9th Floor



Unit Type 10th Floor



- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3

A large whale shark is swimming horizontally across the frame from left to right. The water is a deep, vibrant blue with some lighter, swirling patterns. In the upper right background, a scuba diver is visible, adding a sense of scale and depth to the scene.

Every day is a chance to dive deeper into life.

F L O O R P L A N S

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Azura Beach Chalets

Type D

				
4	1	5	1	4
INTERNAL AREA (SQM)				279
EXTERNAL AREA (SQM)				32
TOTAL AREA (SQM)				311
GARDEN (SQM)				97

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Apartment Type C1


3

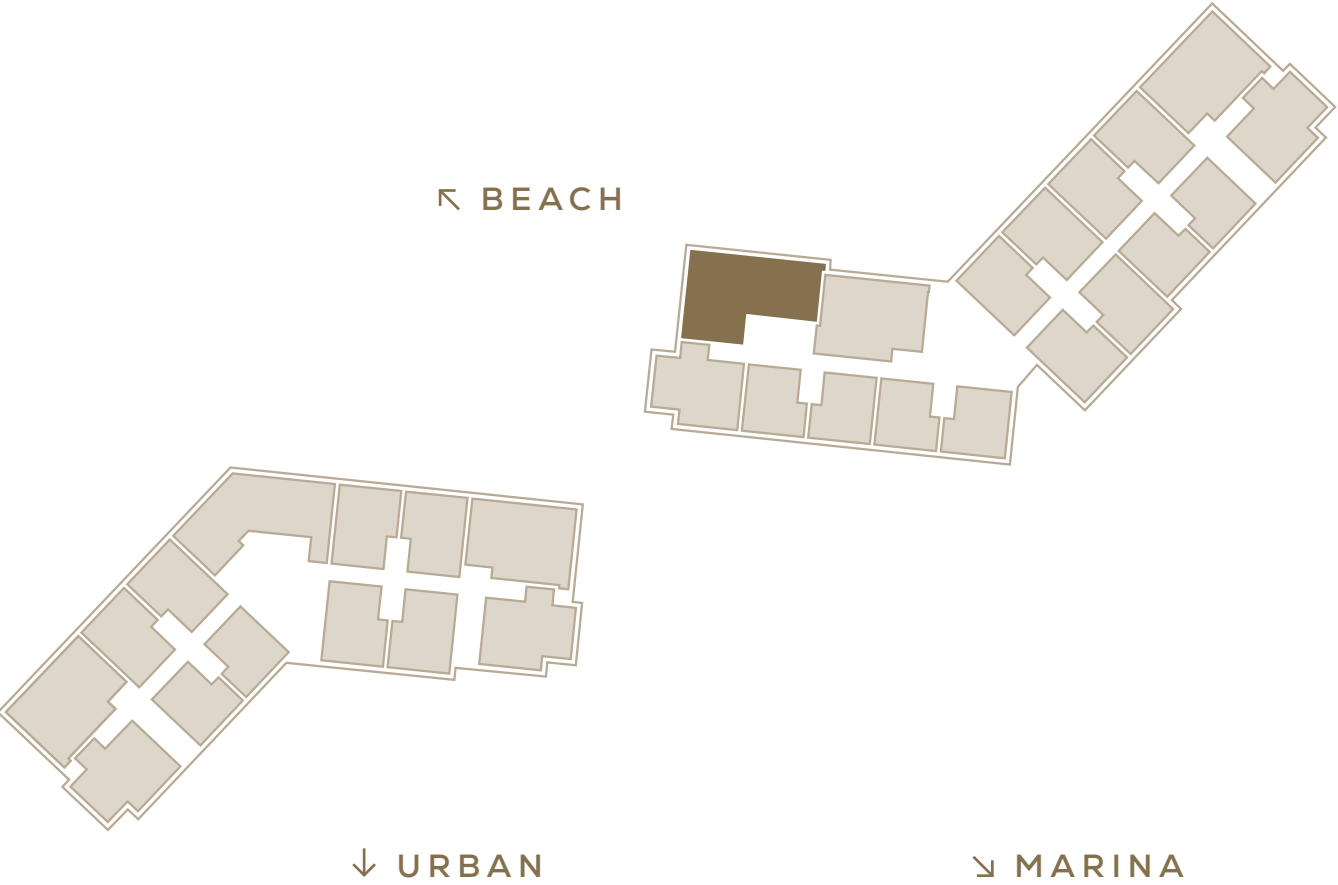

1


2


1


1

INTERNAL AREA (SQM)	145
EXTERNAL AREA (SQM)	24
TOTAL AREA (SQM)	169



Apartment Type C3


3

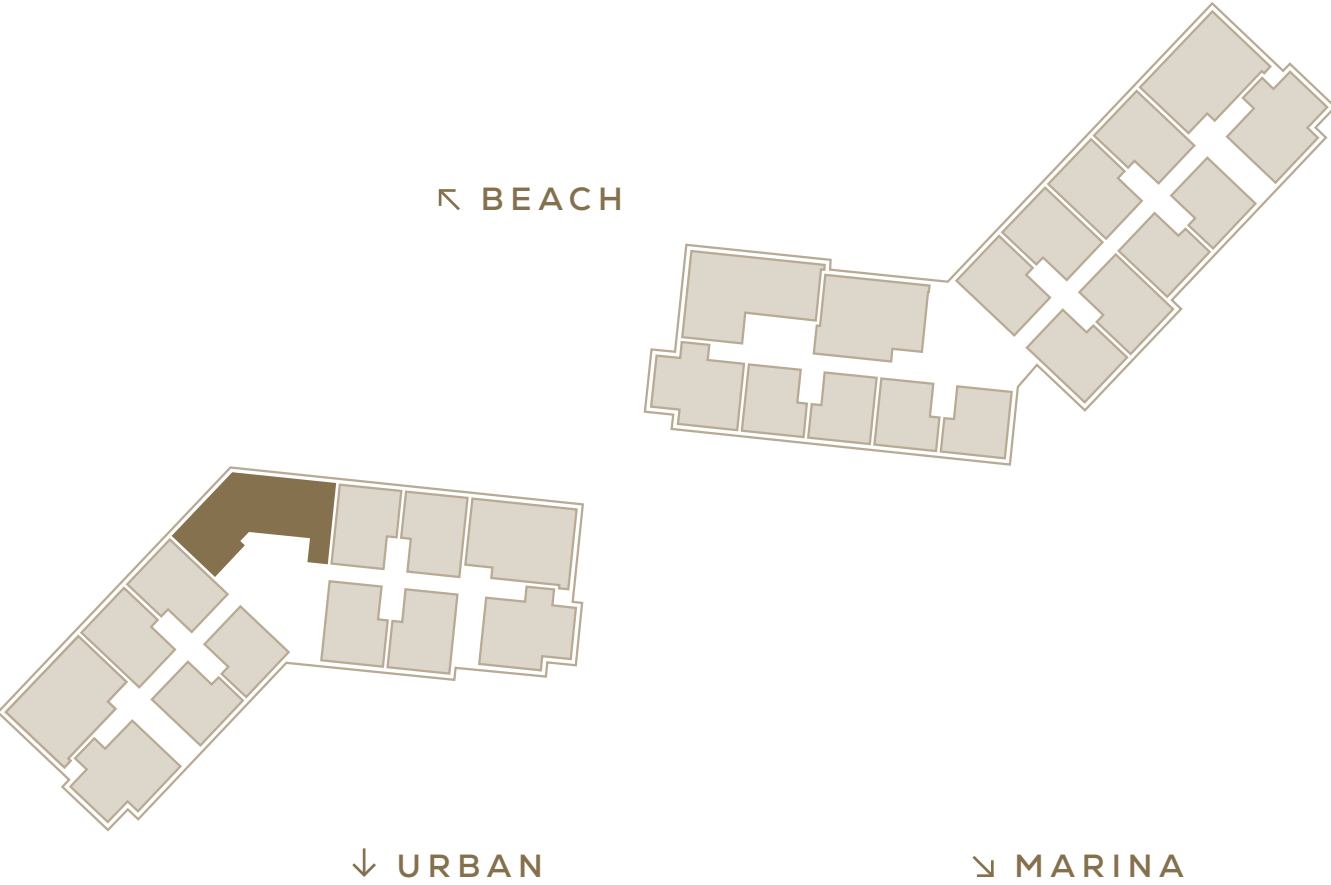
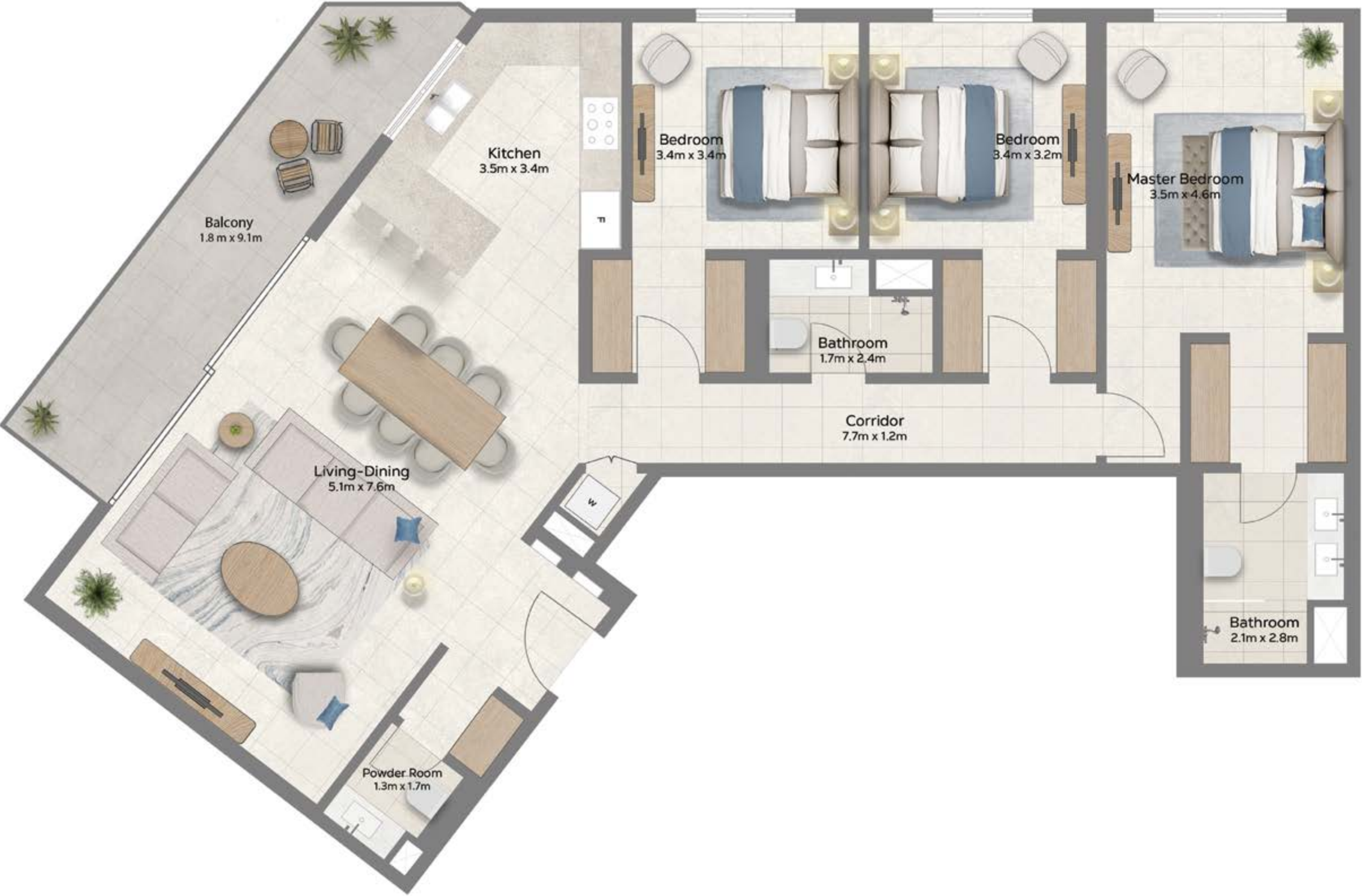

1


2


1


1

INTERNAL AREA (SQM)	150
EXTERNAL AREA (SQM)	23
TOTAL AREA (SQM)	173



Apartment Type B5


2

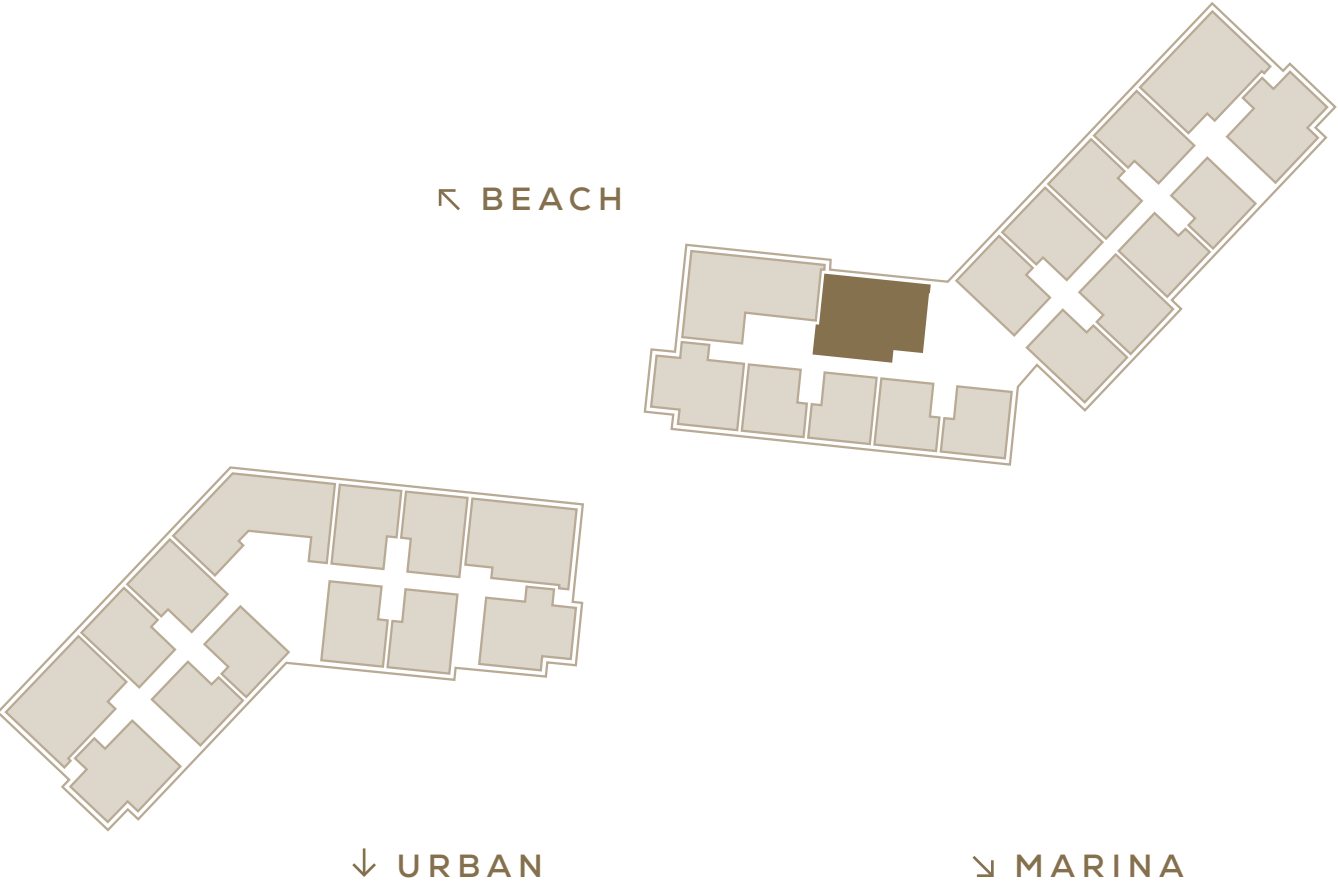

1


2


1


1

INTERNAL AREA (SQM)	125
EXTERNAL AREA (SQM)	15
TOTAL AREA (SQM)	140



Apartment Type B6


2

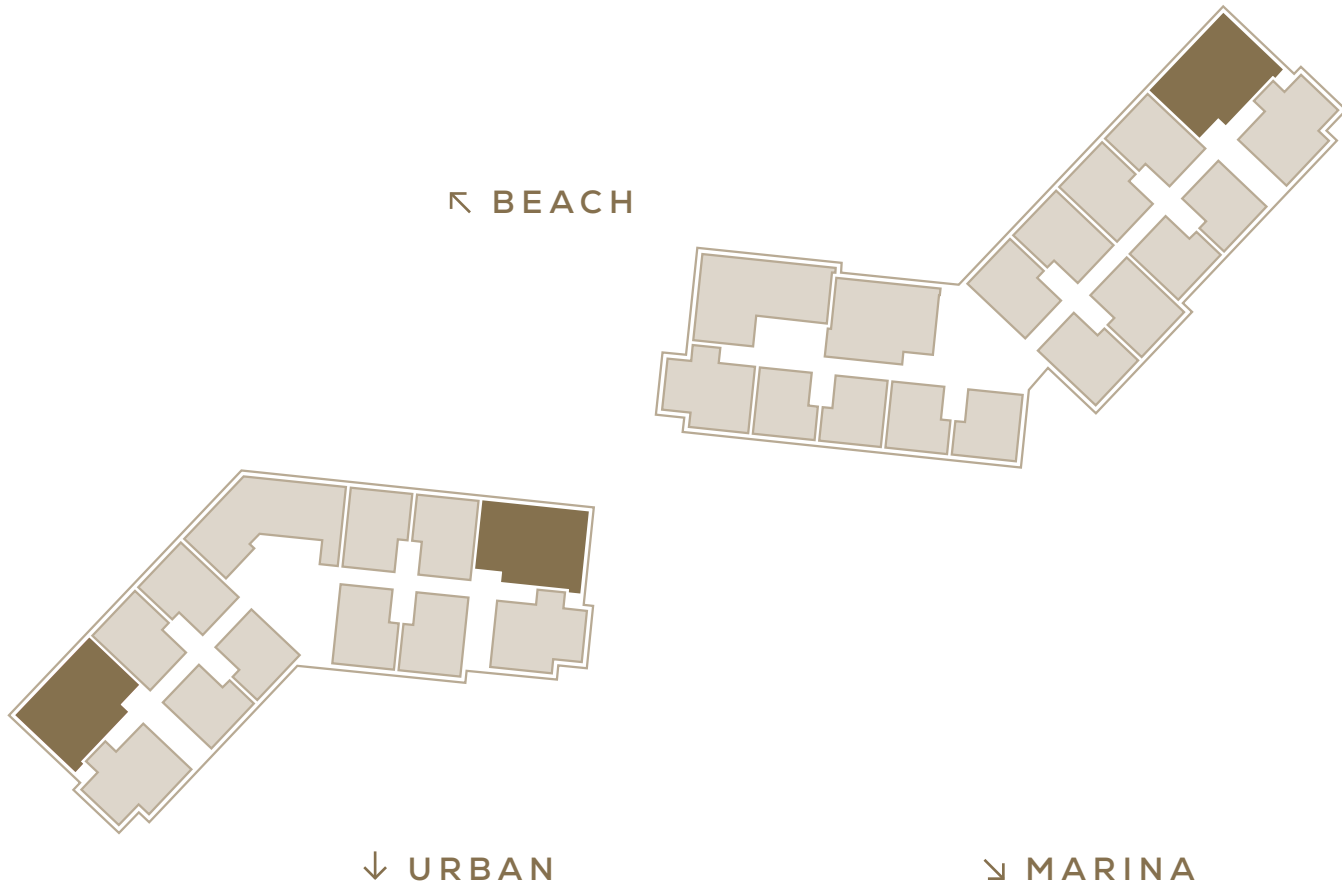

1


2


1


1

INTERNAL AREA (SQM)	125
EXTERNAL AREA (SQM)	23
TOTAL AREA (SQM)	148



Apartment Type A1



1



1

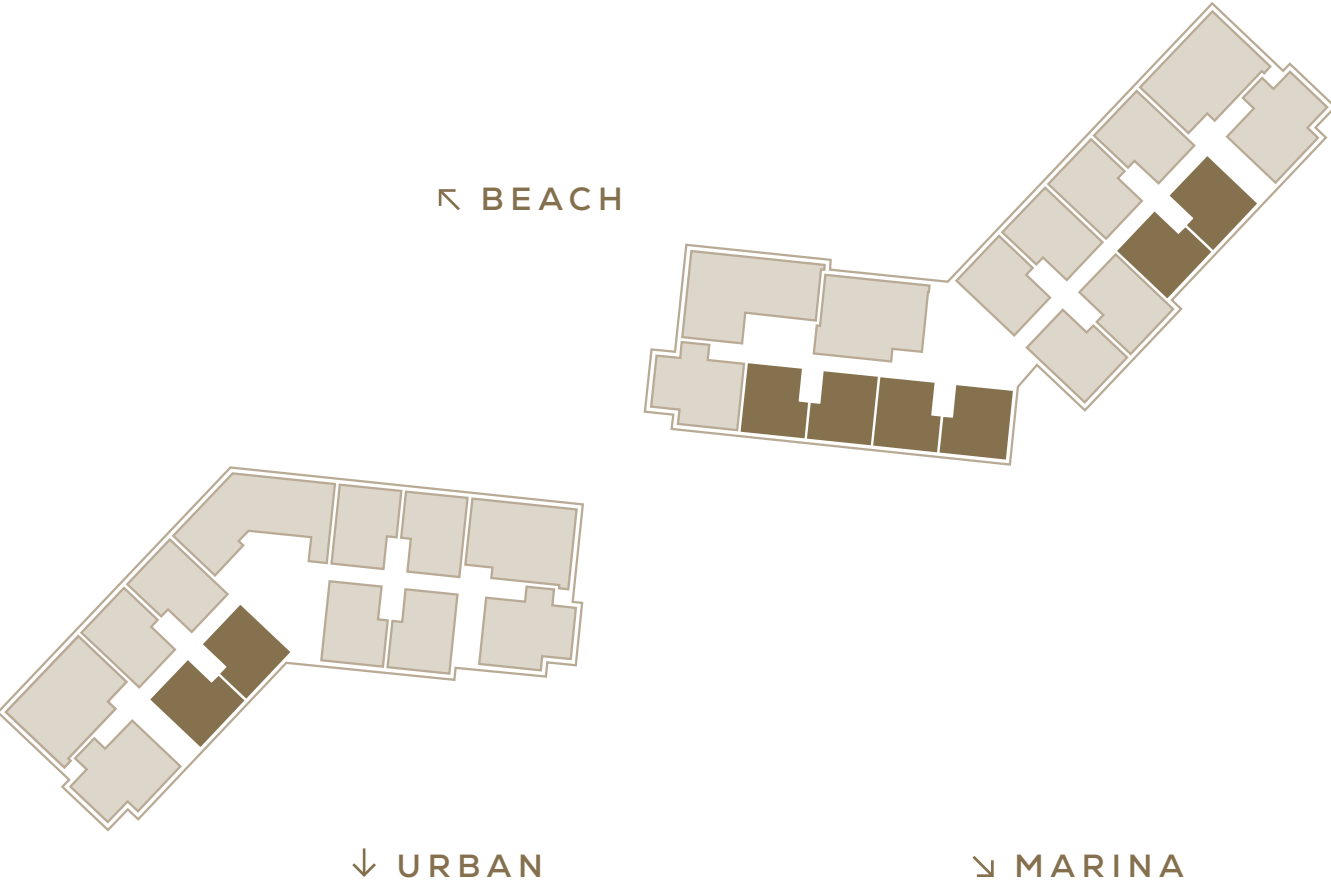


1



1

INTERNAL AREA (SQM)	63
EXTERNAL AREA (SQM)	9
TOTAL AREA (SQM)	72



Apartment Type A2


1

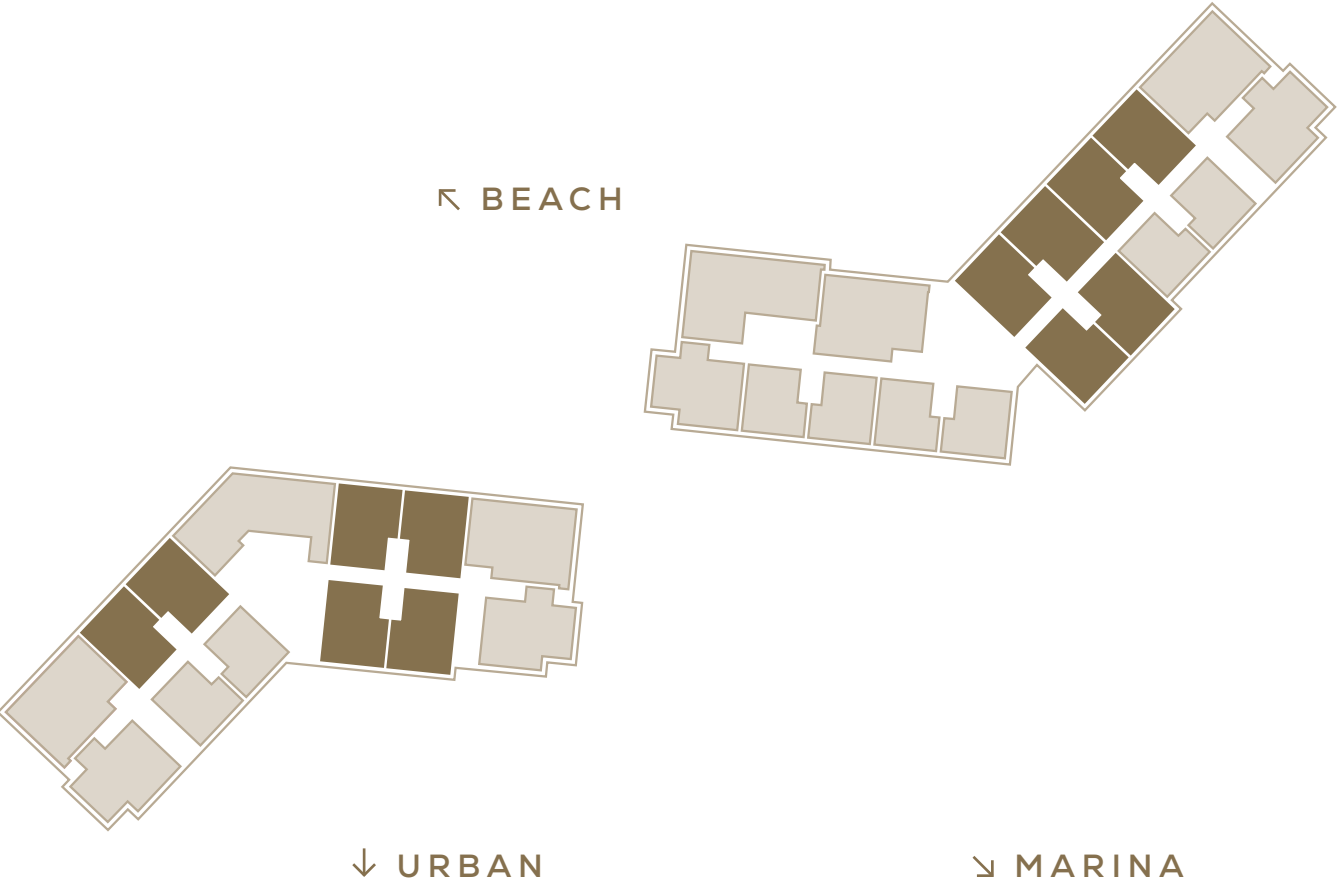

1


1


1


1

INTERNAL AREA (SQM)	76
EXTERNAL AREA (SQM)	9
TOTAL AREA (SQM)	85



Apartment Type A3


1

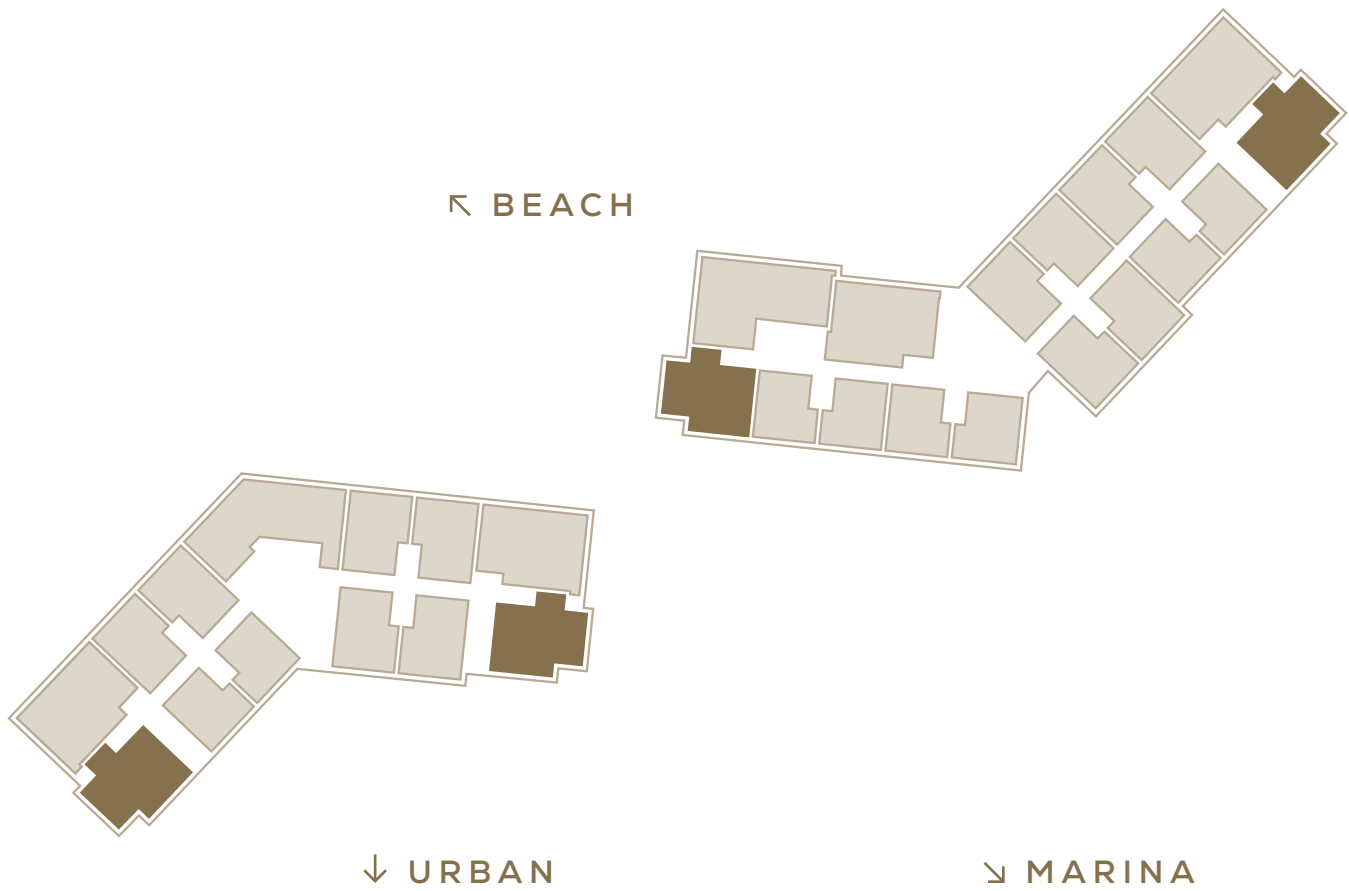

1


1


2


1

INTERNAL AREA (SQM)	93
EXTERNAL AREA (SQM)	21
TOTAL AREA (SQM)	114



In the calmness of
the ocean, I find my
perfect balance.

A L M O U J M U S C A T



Central to a world-class lifestyle

Proudly redefining urban living in the region, Al Mouj Muscat is a dynamic and diverse oceanfront community at the heart of Oman’s capital - home to over 8,000 residents from more than 80 countries.



400-berth
Al Mouj Marina



7 hotels
3 completed,
2 in progress, 2 planned



18-Hole Signature
Championship
Golf Course



80+ retail &
oceanfront culinary
experiences



85
nationalities



3 million
annual footfall



6 Km water
frontage &
Community Beach



9 parks
with 8 kids
play areas



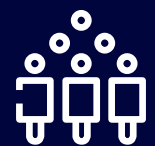
Community
Hub &
Masjid



International
school
& nursery



Premium leisure
& entertainment
amenities



19,000+
residents



Integrated
wellness &
sports facilities



1.5 Km
cycling
trail



30 Km
pedestrian
path



Residency for you
and your relatives of
the first degree



8,000+
residential
properties



20+ international
awards

Oceanfront lifestyle

Enjoy life in a select oceanfront community with a multitude of year-round, premium opportunities for leisure and relaxation.



AL MOUJ GOLF



OCEANFRONT DINING



AL MOUJ MARINA



LUXURY 5-STAR HOTELS

Perfectly Located

Al Mouj Muscat is well connected and offers easy access to key business destinations, schools and hospitals as well as popular cultural sites in and around Muscat.



Endless Possibilities



Serene and tranquil, the Sultanate of Oman is a future-focused nation built on heritage and tradition, a land of beguiling contrasts and boundless beauty. For those wishing to establish a home here, residency is available for owners of the freehold Azura Beach Residences properties and for their relatives of first degree.

Al Mouj 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 Group

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 oceanfront resort-style living in **Azura Beach Residences**
almouj.com



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+968 24 53 44 44
Working Hours
Sunday to Thursday
9.30am - 6pm

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الموج
al mouj
مسقط muscat