

Endless Space — Timeless Style



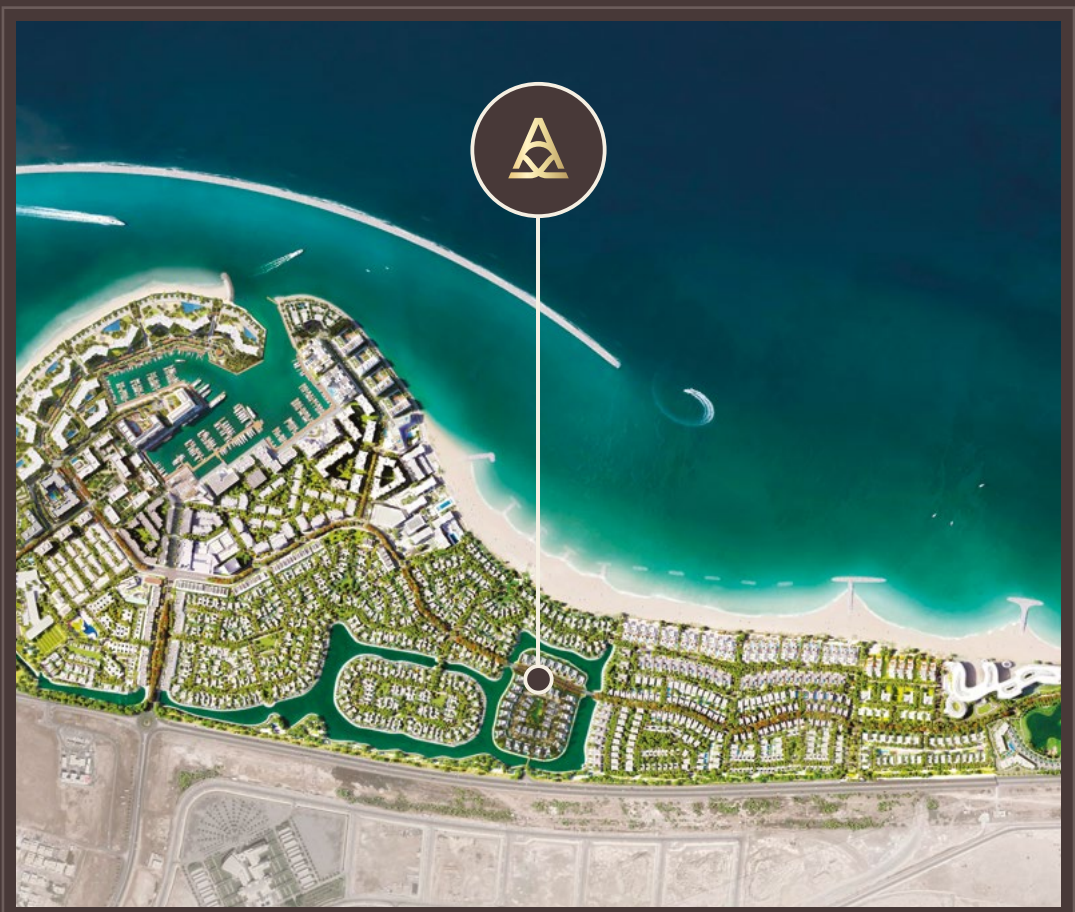
ALAYA  
GRAND  
COLLECTION

الموج  
almouj  
مسقط muscat



# The Masterplan

The idyllic Jinan Island blissfully balances sublime natural beauty and refined urban living – homes that inspire the senses and offer new dimensions in exclusivity.





BY INVITATION ONLY

8

Offered to select individuals only, the eight Alaya Grand Villas are the final residences of this calibre on Oman's premier oceanfront living and lifestyle community.





## Choose Your Alaya Grand Villa

1 Alaya 09 1,005 sqm

2 Alaya 11 1,001 sqm

3 Alaya 14 1,003 sqm

4 Alaya 15 1,020 sqm

5 Alaya 26 1,001 sqm

6 Alaya 25 1,003 sqm

7 Alaya 23 1,003 sqm

8 Alaya 22 1,004 sqm



# Elements of Distinction

Inspired spaces purposefully designed for endless possibilities.



Six spacious bedrooms



Formal and family spaces



Four vehicle garage



Outdoor shaded terrace



Home elevator



Stunning lake views



Exquisite pool with lake view



Open plan living



Zen garden suite



Show and main kitchens





# Infinite Beauty

Style and sophistication in the pure perfection  
of naturally exquisite setting.



# Space for Life

Expansive grandeur redefines  
premium residential elegance.

# 907

sqm



# Serene Sanctuaries

Blissful lake views, space and elegance unite  
to offer the perfect idyllic retreat.

# 6

## Spacious Bedrooms





# Flawless Fusion

Natural synergy between indoor  
and outdoor spaces offers  
effortless living at its finest.



# Zen Garden Suites

Inspired spaces purposefully designed for endless possibilities.



## Work

The perfect place for  
your home office



## Exercise

Create a gym to  
enhance your lifestyle



## Entertain

A private for time with friends



## Heal

Your own space for relaxation





# Refined Luxury

Elevated design and masterfully  
crafted layouts for limitless living.



6



6



3



4

Gross External Area

813 sqm

Terrace / Balconies

94 sqm

**Total Area**

**907 sqm**

Sizes listed above are approximate





## Ground Floor



### 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.



## First Floor



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## Second Floor



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# A Tranquil Perspective

Sweeping views over Al Mouj Lake  
invite you to a lifestyle where beauty,  
calm and exclusivity converge.



## Exclusive Finance Package

To support your Alaya Grand Villa purchase, an exclusive finance package has been made available with final payment due two years after taking up residence.\*

Payment 1	10%	At SPA**
Payment 2	10%	SPA +3 months
Payment 3	10%	SPA +6 months
Payment 4	15%	SPA +9 months
Payment 5 	15%	At handover
Payment 6	20%	Due mid 2027
Final Payment	20%	Due mid 2028

\*Terms and conditions apply \*\*Sale and Purchase Agreement



# Oceanfront Lifestyle

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





# 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 90 countries.



400-berth  
Al Mouj Marina



90+ retail & oceanfront  
culinary experiences



6 Km water frontage  
& Community Beach



International school  
& nursery



Integrated wellness  
& sports facilities



8,000+  
residential properties



7 hotels - 4 completed,  
1 in progress, 2 planned



94  
nationalities



9 parks with 8 kids  
play areas



Premium leisure &  
entertainment amenities



1.5 Km  
cycling trail



Residency for you and your  
relatives of the first degree



18-Hole Signature  
Championship Golf Course



3 million  
annual footfall



Community Hub  
& Masjid



19,000+  
residents



30 Km  
pedestrian path



20+ international  
awards



## Perfectly Located

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



**Muscat City Centre**

**10 minutes**



**Muscat International Airport**

**10 minutes**



**Oman Convention & Exhibition Centre**

**15 minutes**



**Mall of Oman**

**15 minutes**



**Sultan Qaboos Grand Mosque**

**15 minutes**



**The Sultan's School**

**15 minutes**



**Sultan Qaboos University**

**15 minutes**



**Royal Opera House Muscat**

**20 minutes**



23.6313° N  
58.2662° E





# 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 Alaya Grand Villas 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.



Sales & Experience Centre

+968 24 53 44 44

**Working Hours**

Sunday to Thursday

9.30am - 6pm

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