



Life is

الموج
al mouj
مسقط muscat

An environment for belonging,
celebration, refinement and
adventure with spaces for
family, fitness and fun,
Al Mouj Muscat is a vibrant
community where you can
live life to the fullest

Designed for community life





 Food & Beverage

 Nursery

 Skate Park

 Buggy Shuttle Service

 Cycling Trail

 Parking Open-Area

 Hotel

 Masjid

 Dog Park

 Bus Stop

 Running Trail

 Promenade

 Shopping

 Playground

 Toilets

 18-Hole Golf Championship Course

 Retail

 Park

 ATM Machines

 Basketball Court

 Post Office

 Parking

 Airport

 Parking Building



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Nursery

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Buggy Shuttle Service

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Life is



Connection

Live life to the full

A community like no other

The diverse neighbourhoods of Al Mouj Muscat each have their own distinct style and personality. Offering something for everyone, they combine to create a unique way of life.

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AL MOUJ MUSCAT

Live the life you love

From premium resort-style apartments and elegant townhouses to serene lakeside villas and stunning oceanfront mansions, Al Mouj Muscat brings luxury to life.

AL MOUJ MUSCAT

6k+

Residential properties

Mansions

Villas

Townhouses

Apartments



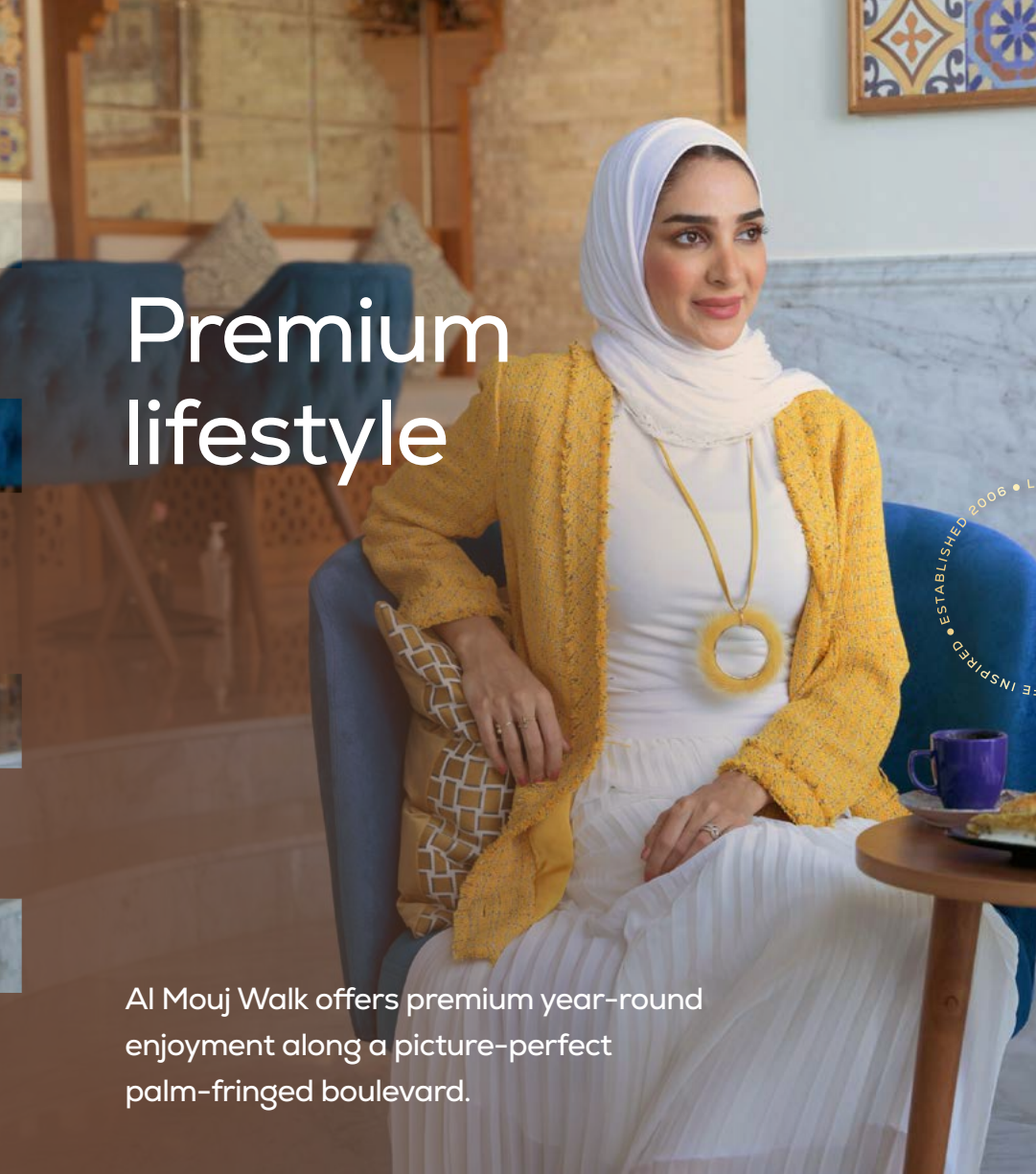
19k

Residents , one connected community



94

Nationalities call Al Mouj home

A woman wearing a white hijab, a white long-sleeved top, and a bright yellow textured cardigan is sitting on a blue armchair. She is holding a patterned cushion. In front of her is a small round wooden table with a purple mug and some pastries. The background shows a modern interior with a large window and a colorful abstract painting.

Premium lifestyle

Al Mouj Walk offers premium year-round enjoyment along a picture-perfect palm-fringed boulevard.

A woman in a green dress and black heels is walking through a modern shopping mall, carrying two large black shopping bags. The mall has a glass facade and a polished floor. In the background, other people are visible, and the interior of the mall is brightly lit.

Oceanfront retail options

An exclusive range of convenience stores, service outlets and one-of-a-kind boutiques.

Live the moment

Vibrant and brimming with
life, Marsa Plaza invites you
to discover and delight.



A world of taste

Enjoy a delicious global gourmet journey
with delectable treats for every occasion.

77

Oceanfront culinary experiences

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3mn

annual visitors creating
unforgettable moments

Always unforgettable

A popular hub for major national and international events, enjoy an exciting calendar of family activities and live entertainment.

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Life is

A photograph of a family of three in traditional Omani attire. A man in a white dishdasha and a patterned kumma (headband) with a beard and glasses is walking and smiling. A young boy in a similar white dishdasha and patterned kumma is walking next to him, looking up at the man. A woman in a beige hijab and matching dress is walking slightly behind them, smiling. They are outdoors in a bright, sunny setting with trees and a building in the background.

Celebration

Make the most
of every moment

Come together

Dedicated to discovery and connection, the Community Hub and Al Mouj Walk is a place for discovery and cultural connections.

Together in tradition

Shared moments of
community and belonging.



Culture =in perfect harmony

Specially selected cultural
performances throughout the year.

Perfect inspiration

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Fill your days with meaning at
the beautiful Al Mouj Masjid.

2

Prayer halls that hosts 400 worshippers.

مسجد الموح
Masjid Al Mouj

Lifeis



Refined

Exclusivity in every detail

An aerial photograph of the Al Mouj Golf course during the 'golden hour' of sunset. The image captures a stunning coastline where the deep blue sea meets a rugged, rocky shore. The golf course is a vibrant green, with a large, circular sand trap in the foreground. A winding path or water feature cuts through the middle of the course. In the bottom foreground, a green fairway leads to a hole with a red flag. The overall atmosphere is serene and luxurious.

AL MOUJ MUSCAT

Pitch perfect

The oceanfront Al Mouj Golf is a magnetic leisure, lifestyle and sports event hub, a dynamic business destination and haven for luxury living.

2nd

Golf World MENA Ranking



18

Hole signature championship course

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173

Bird species find their
haven at Al Mouj Muscat

Masters of lifestyle

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Live life in full swing at the new oceanfront
Al Mouj Golf Clubhouse – a world-class destination
for dining, events and leisure with panoramic views.

The essence of luxury

A sublime selection of superb oceanfront hotels and resorts, each highly distinct in character and style.



AL MOUJ MUSCAT



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5

First-class hospitality experiences





29

Hotels Fine-dining restaurants



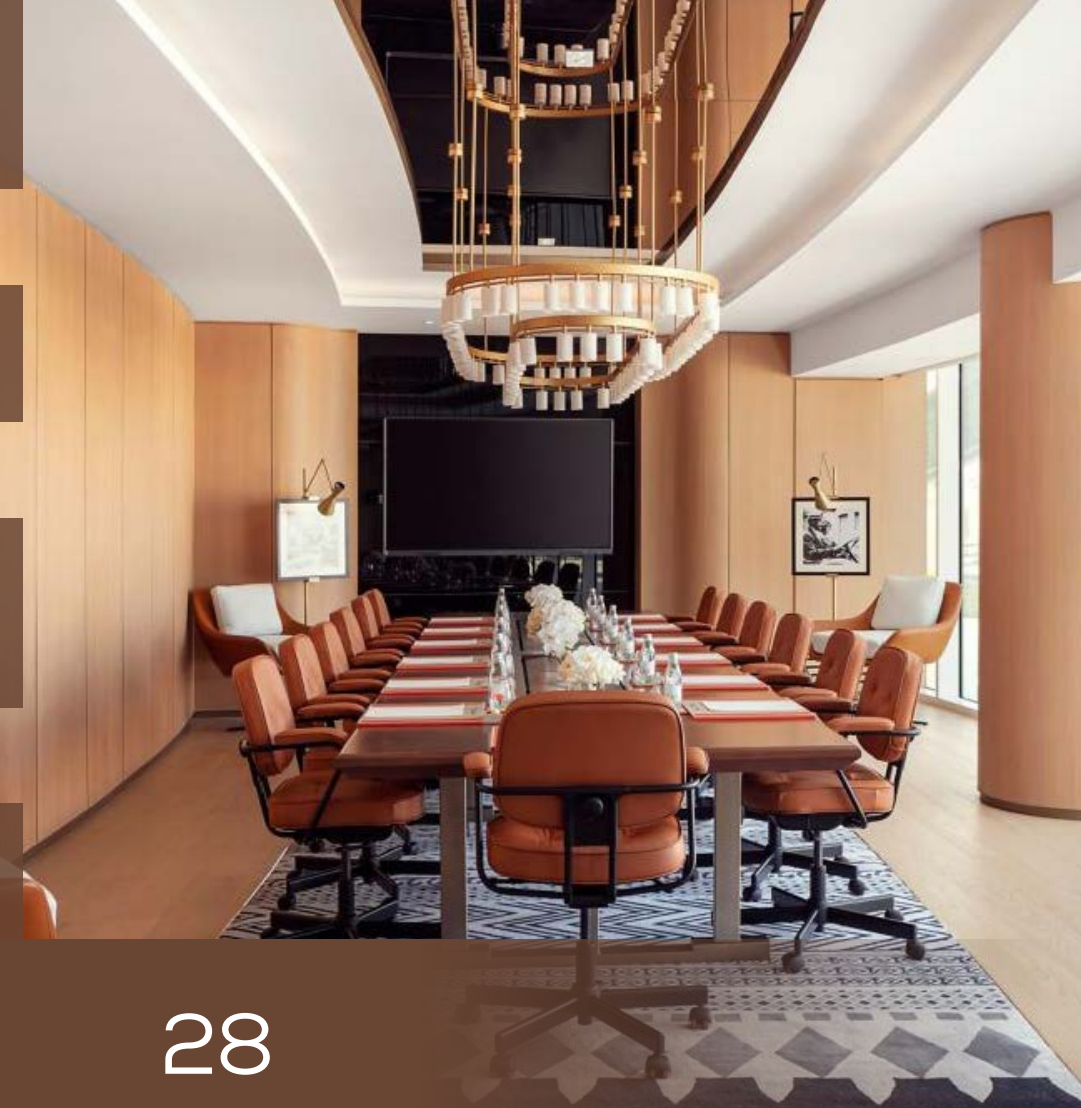
2

Ballrooms



5

Spas



28

Meeting rooms



1156

Keys

Anchored in elegance

Oman's flagship sailing destination, Al Mouj Marina accommodates pleasure craft, yachts and superyachts.

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400

Berths for yachts from 8 to 65m



5

Gold Anchor
marina accreditation

1st

In region to receive ICOMIA
International Clean Marina Award

Life is



Play

Do more of what you love

A timeless way of living

Lakeside and landscaped, tranquil
or dedicated to play, our parks are
perfect for every mood and moment.

9

Parks

+265,000 m²

Of green space

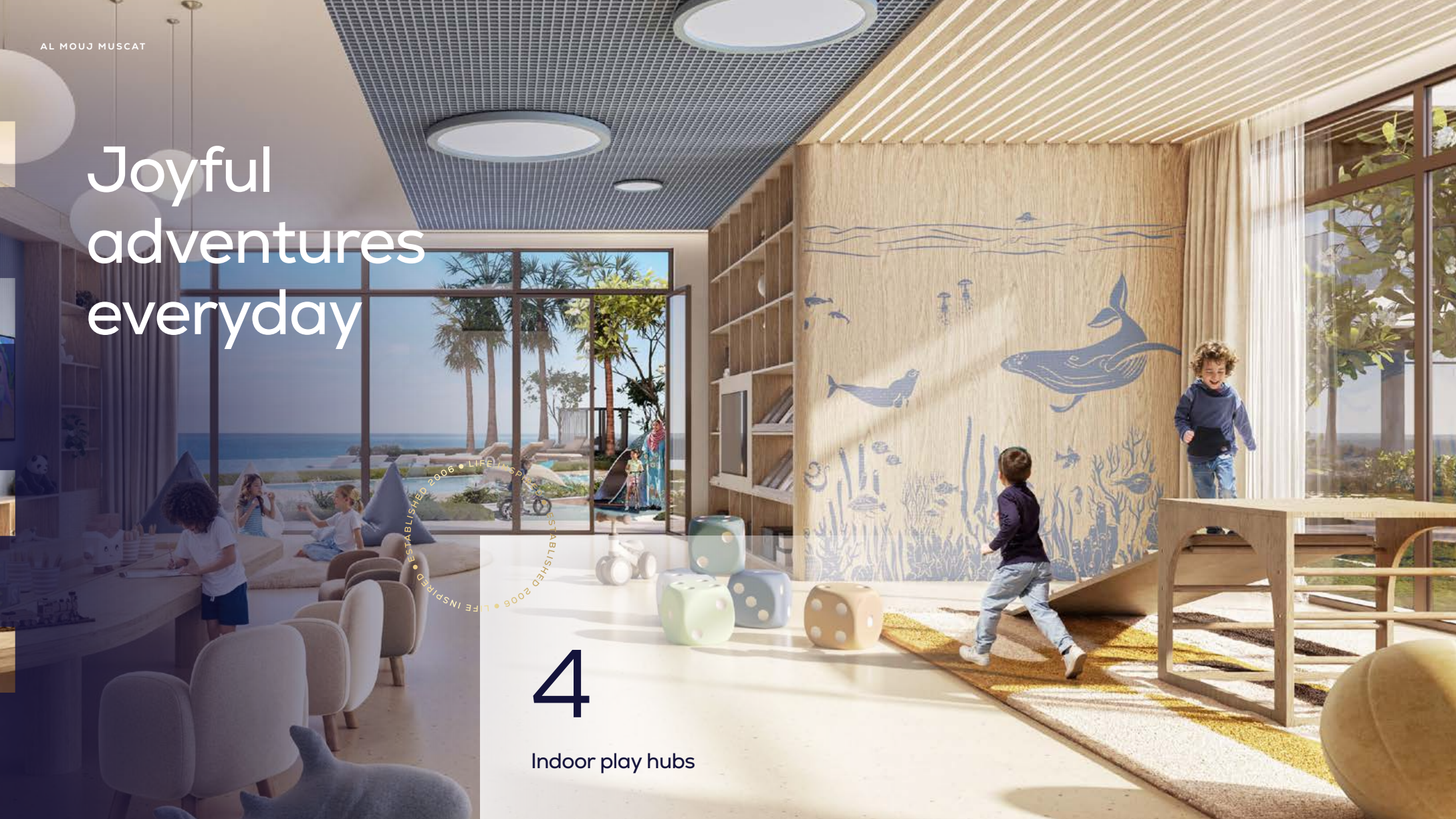
8

Kids outdoor play areas

Joyful adventures everyday

4

Indoor play hubs



In step with life

Walk, jog, run, jump, catch, cycle, skate, dig or plant
- whatever you choose, life at the energy-filled
Linear Park is always miles ahead.

8km

Cycle trails and jogging tracks

Space to play, run and roam

A park for pets and their people.



AL MOUJ MUSCAT

For every passion

Basketball court and skate park

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Dive in

Dolphin watching

Sunset cruises

Snorkelling

Dive charters

Fishing charters

PADI courses

Jet-skiing

Wake boarding

Paddle boarding

An exceptional hub for premium aquatic activities and experiences.

30 minutes

from Al Mouj Marina to
Ad Dimaniyat Islands

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Life is

A photograph of two women outdoors. The woman on the left is wearing a purple long-sleeved shirt and a colorful patterned headscarf, holding a paintbrush and looking towards the camera. The woman on the right is wearing a red top and has her arm around the first woman, smiling. In the background, there is a large abstract painting on an easel and some trees.

Wellness

Make everyday
extraordinary

Every day
feels like
a holiday

The pristine Al Mouj Community Beach
offers endless enchanting opportunities
for family relaxation and fun.



Mind body & soul

Find perfect balance in the serenity
of the beach, the tranquillity of being
lakeside or the calm of the studio.

6km

Natural Beach

Growing together

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Cultivating sustainability
and community on the
Al Mouj Urban Farm.

30

Volunteers that help
our urban farm grow

Enjoy life
resort-style

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14

Swimming pools

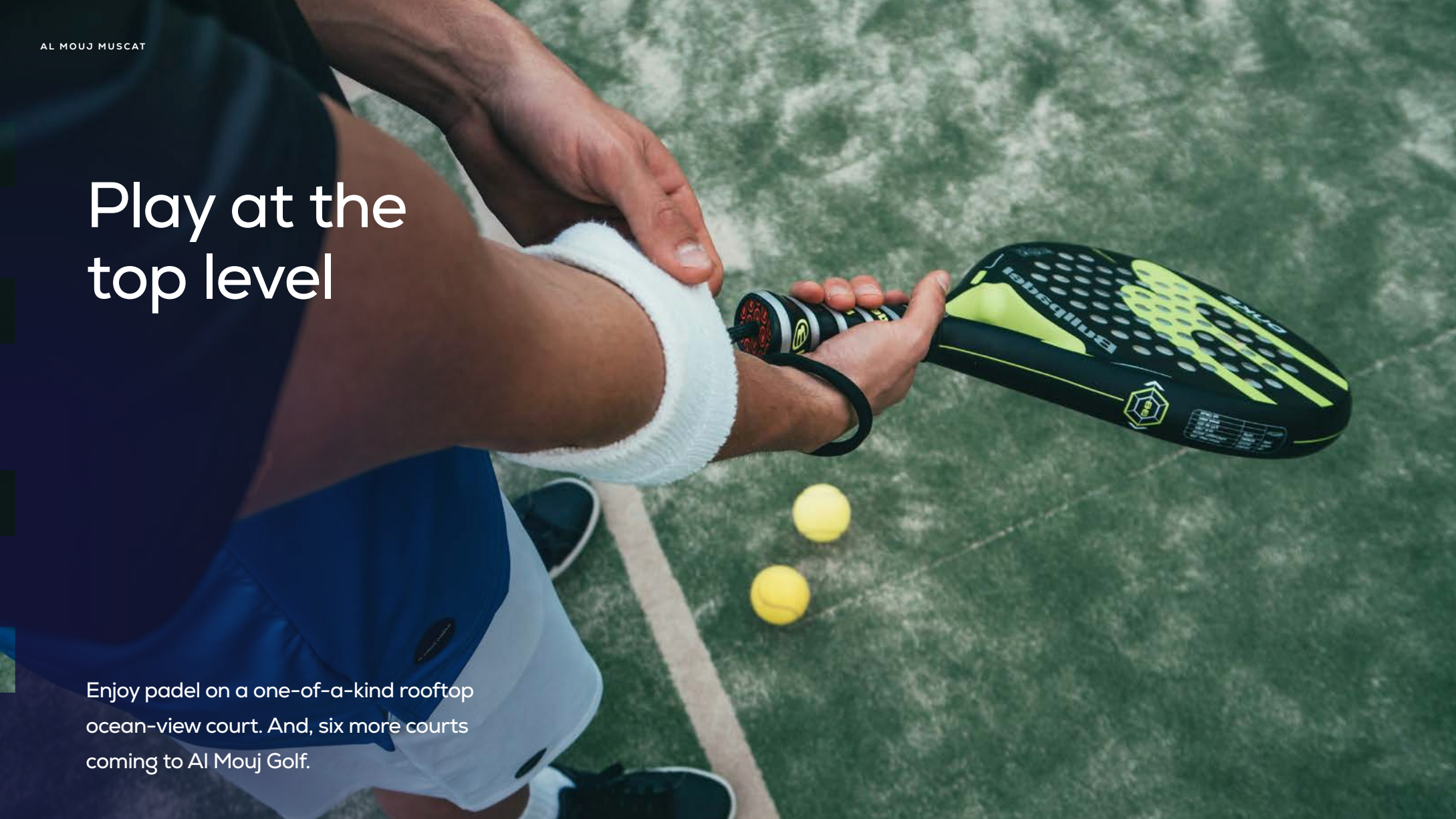
Cosmic Bowling

A stellar glowing experience of
laughter and fun for families,
friends and colleagues.



Play at the top level

Enjoy padel on a one-of-a-kind rooftop
ocean-view court. And, six more courts
coming to Al Mouj Golf.



Make every moment yours

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5

Gyms & wellness centres

Life is

A woman wearing a green hijab and a blue patterned shirt is smiling and resting her chin on her hand. In the background, two men are visible, one in a blue shirt and one in a blue suit, both smiling. The setting appears to be an office or a meeting room.

Enterprise

Opportunity unlimited

Business reimagined

In a spectacular oceanfront and
golf location, the 39,000m²
world-class Al Mouj Business Park
has space for every ambition.

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8

World-class premium office buildings

5

Minutes to Muscat International Airport

2

State-of-the-art precincts

A launchpad for ambition



From pop-up markets to boutiques, cafés and more, Al Mouj is a proud hub for entrepreneurship.

30
SME's

120
SMEs accessing our trading platforms

2
Pop-up markets

From five-star resorts and a pristine six-kilometre beach, to a championship golf course, award winning marina, a state-of-the-art business park and more, Al Mouj Muscat urges families and individuals to live life to the fullest, do better, see more and live richer. On Al Mouj Muscat, every moment spent and every opportunity explored is **Life inspired.**



Brought to you by



Contact us

For more information about oceanfront resort-style living

almouj.com



Sales & Experience Centre

+968 24 53 44 44

Working Hours

Sunday to Thursday

9.30am - 6pm

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