

IV

azura

BEACH RESIDENCES





Immediately impressive with its awe-inspiring ocean and marina vistas, Azura Beach Residences IV proudly features a singular collection of exquisite chalets with direct oceanfront aspect together with the ultimate collection of marina and ocean view apartments. Offering living and lifestyle at its absolute finest, its premium design and flawless contemporary are enhanced by superb private amenities that exceed every expectation and bring distinction to every moment.

# 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 Azura Beach Residences I (**sold out**)
- B Azura Beach Residences II (**sold out**)
- C Azura Beach Residences III
- D Al Mouj Marina
- E Mysk Al Mouj Muscat
- F Al Mouj Walk
- G Community Hub and Masjid



# The Expression of Your Dreams



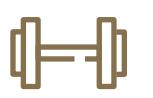
## Resort-style Amenities



Residents infinity edge pool  
& children's pool



Outdoor play area



Gym & wellbeing space



Children's indoor play area

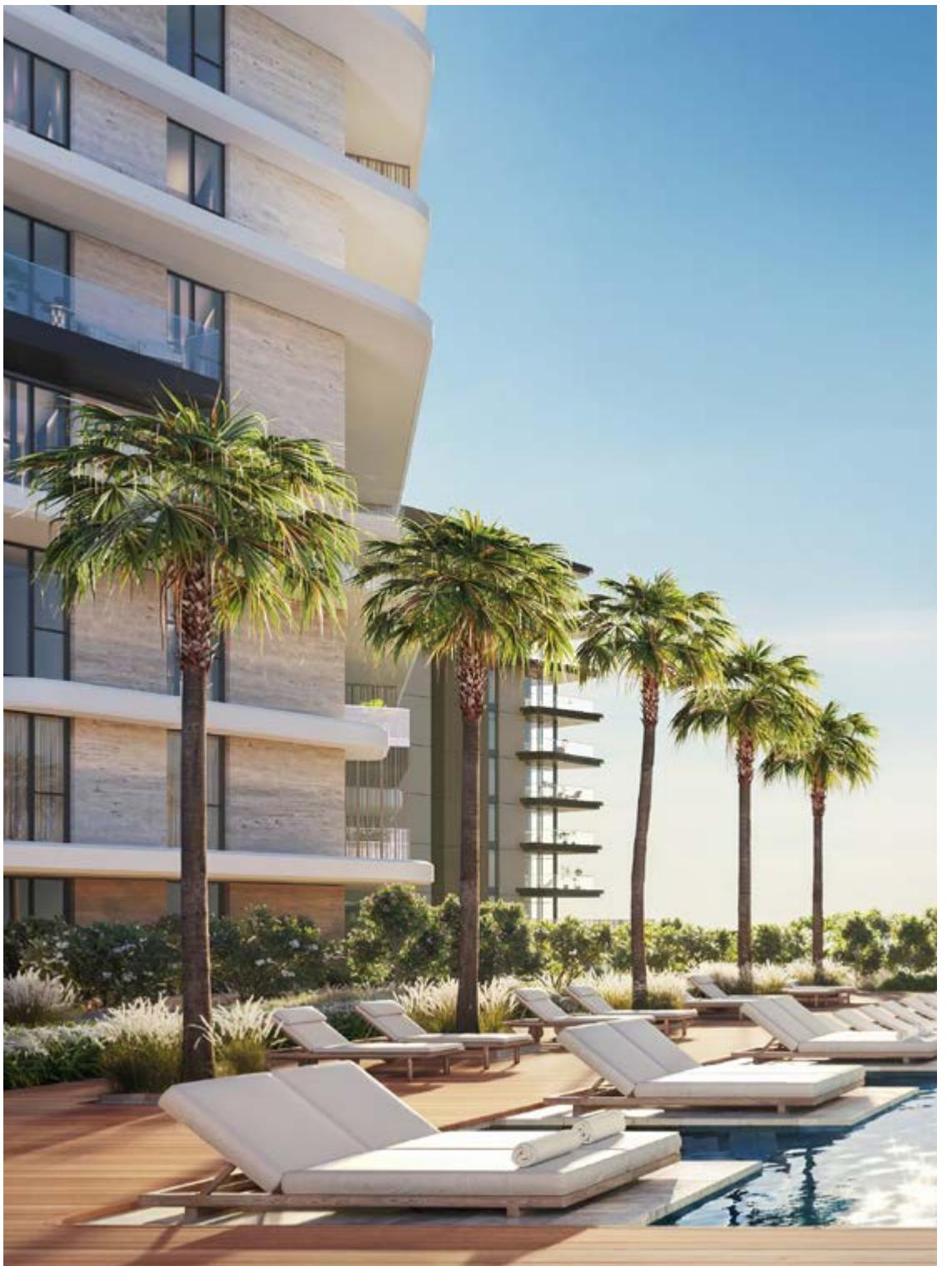


Multipurpose lounge



Co-working lounge

# Sitemap



Explore our expertly designed floorplans to find the Azura Beach Residences IV chalet or apartment - and the ocean or marina view - that best suits your requirements.



Disclaimer - Beach development is subject to final design and authority approvals



A SETTING LIKE NO OTHER

Worthy of your dreams



BESPOKE OCEAN AND MARINA LIVING

A breathtaking location



INDOOR-OUTDOOR LIVING FINESSÉ

A peerless perspective



DESIGN-LED LIVING

Ultimate elegance



ENDLESS HORIZONS



PREMIUM LIVING

Wake up to inspiring vistas

An incomparable outlook



SUPERBLY CRAFTED SPACES

Lifestyle enriched



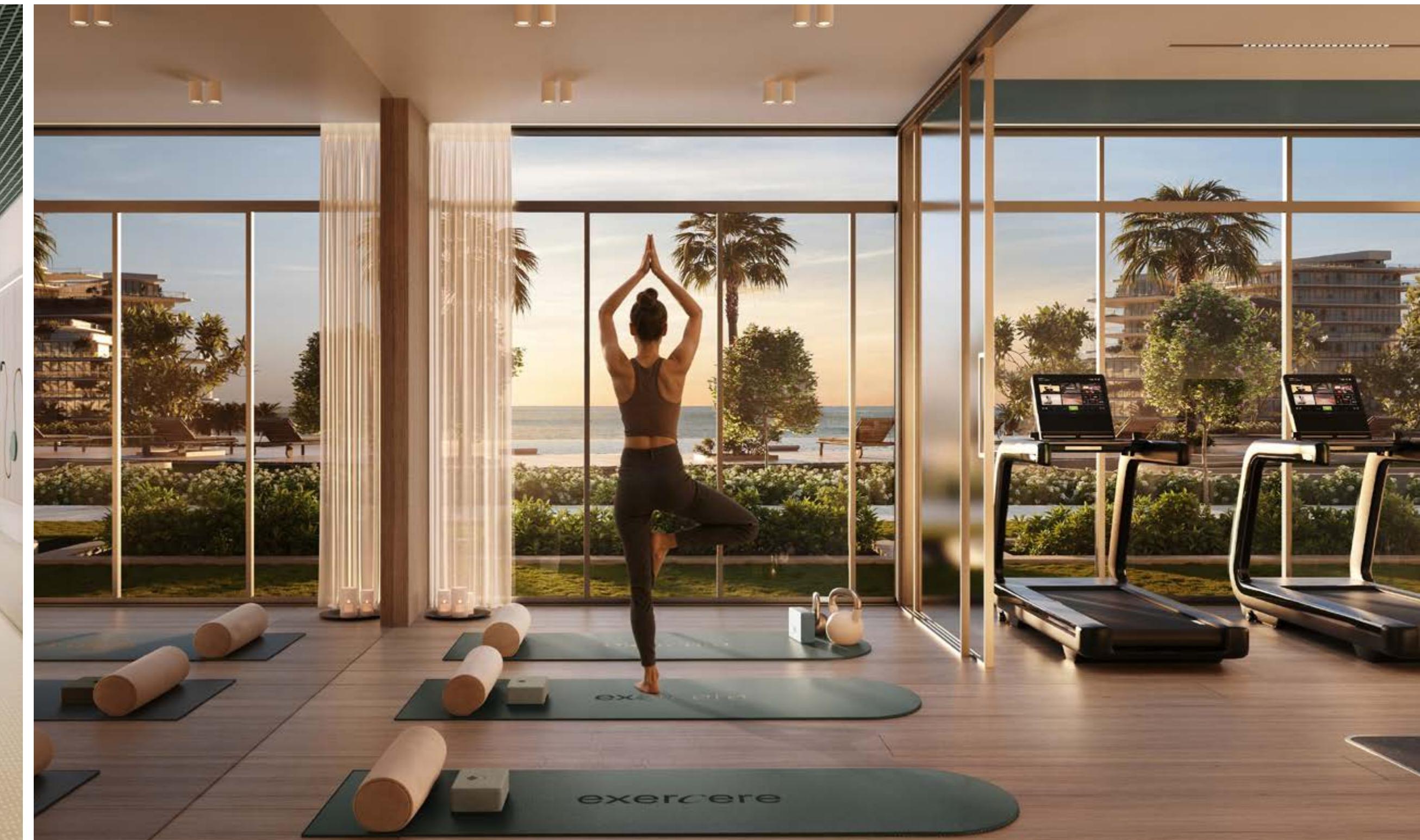
STELLAR STYLE THROUGHOUT

Infinite possibilities



ELEVATED AMENITIES

Refinement in every detail



RESORT STYLE WELL-BEING

A complete environment for life

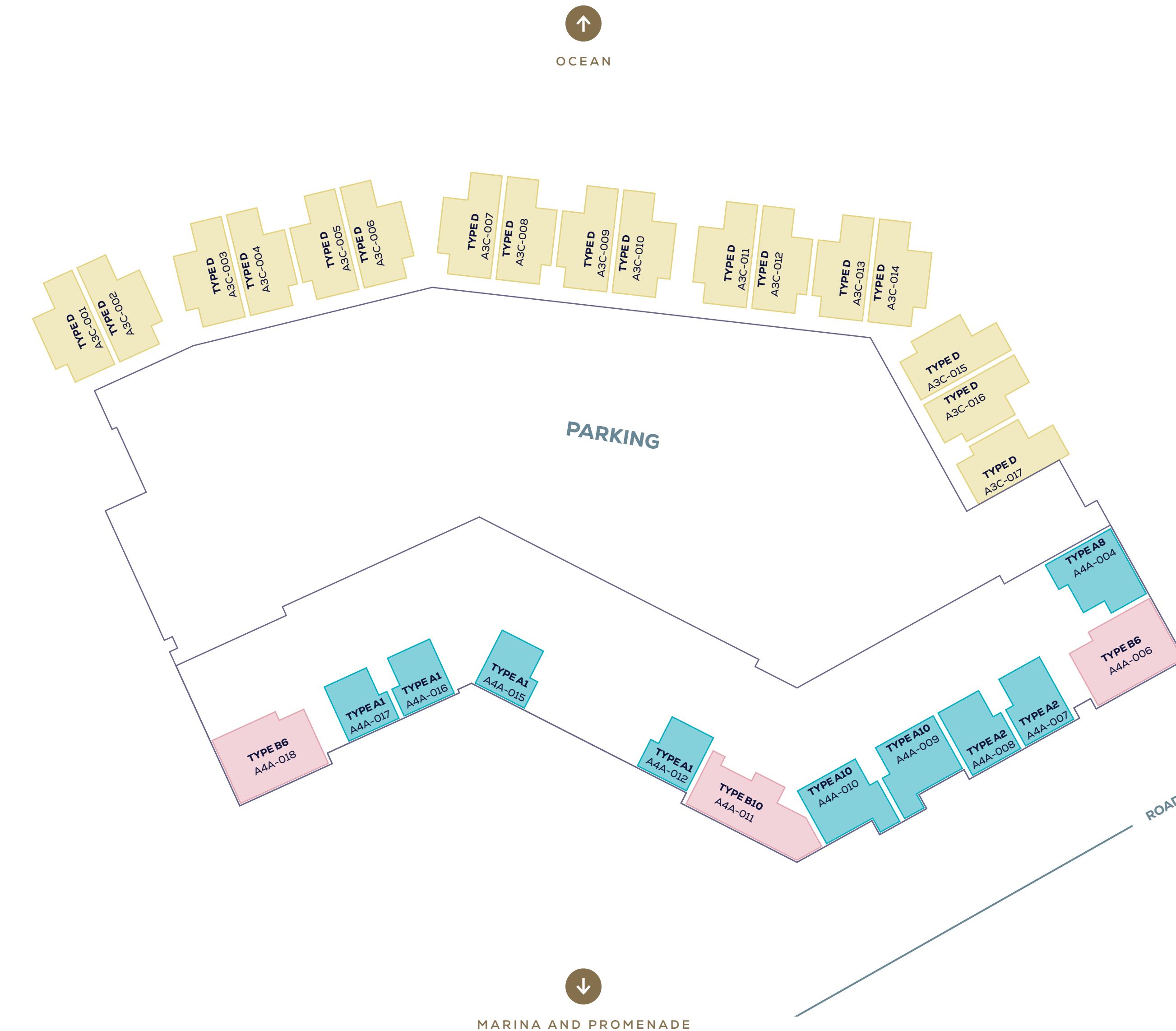
# Peerless design

UNIT PLANS



# Unit Type Ground Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type D



# Unit Type 1st Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type D



# Unit Type 2nd Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type D



# Unit Type 3rd Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2

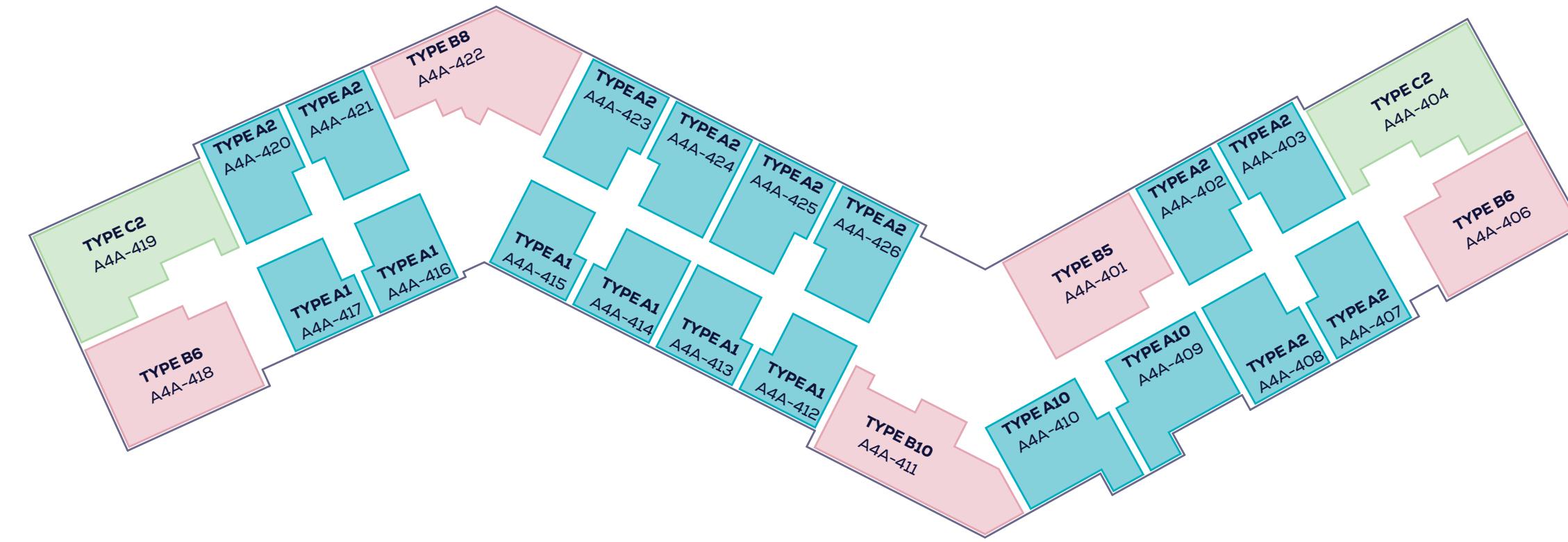


# Unit Type 4th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2



OCEAN



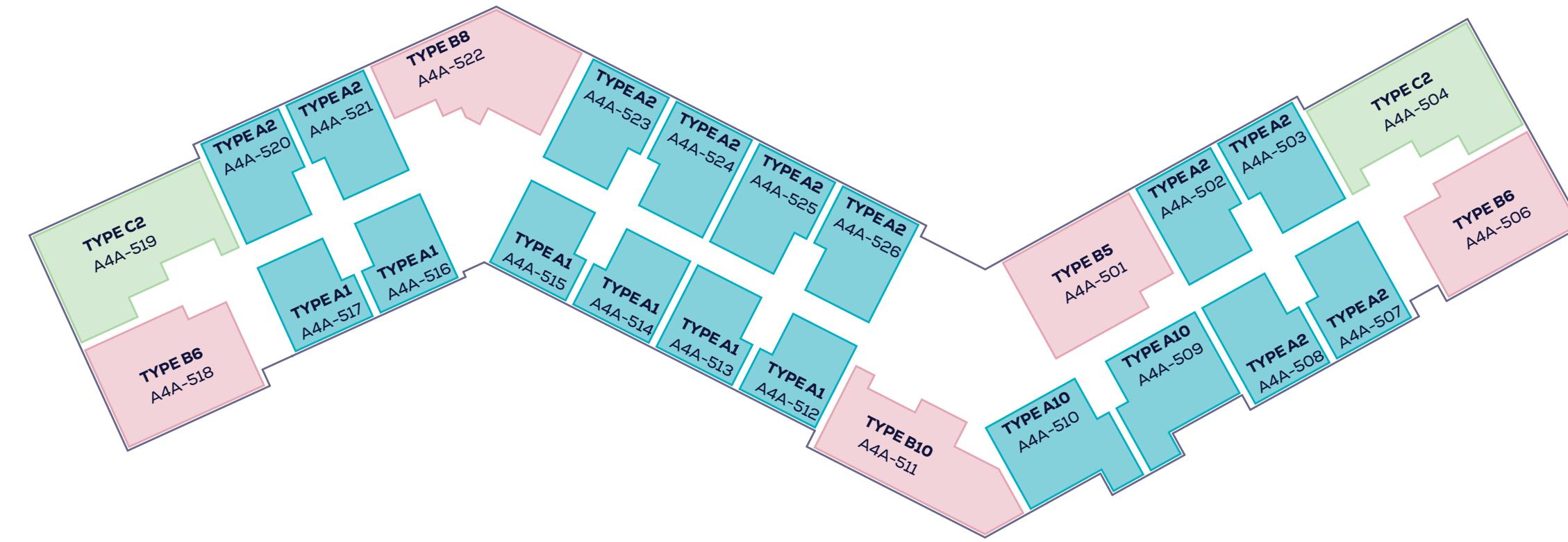
MARINA AND PROMENADE

# Unit Type 5th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2



OCEAN



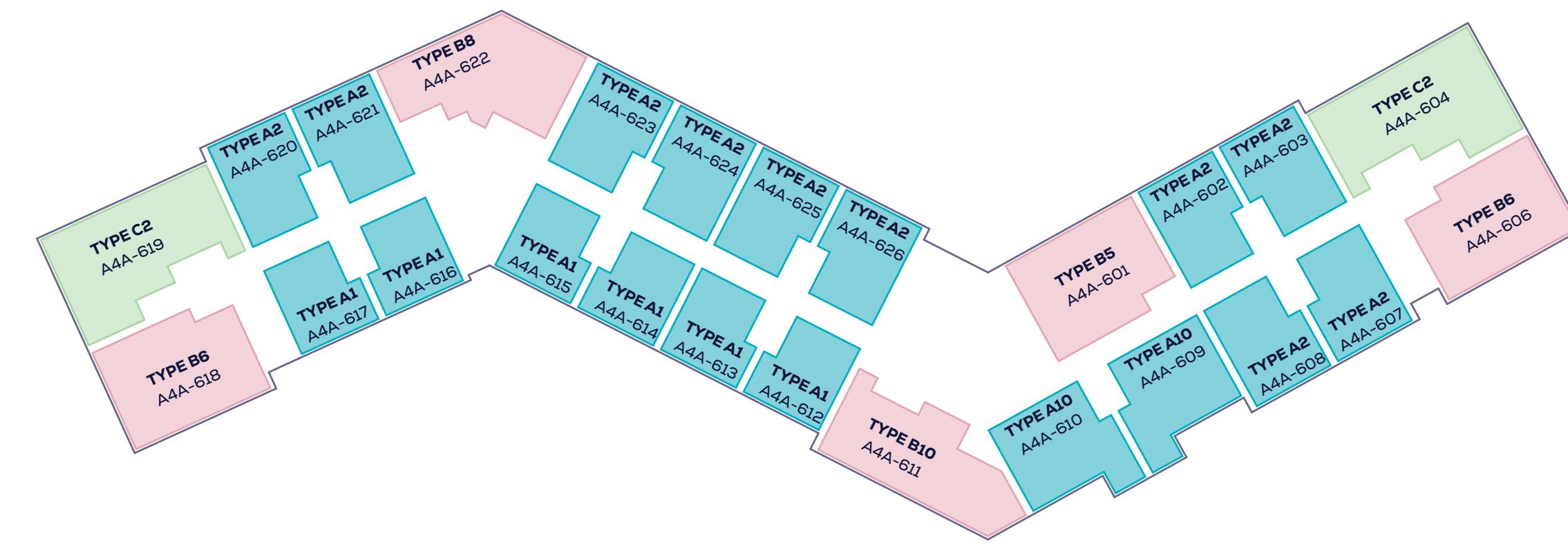
MARINA AND PROMENADE

# Unit Type 6th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2



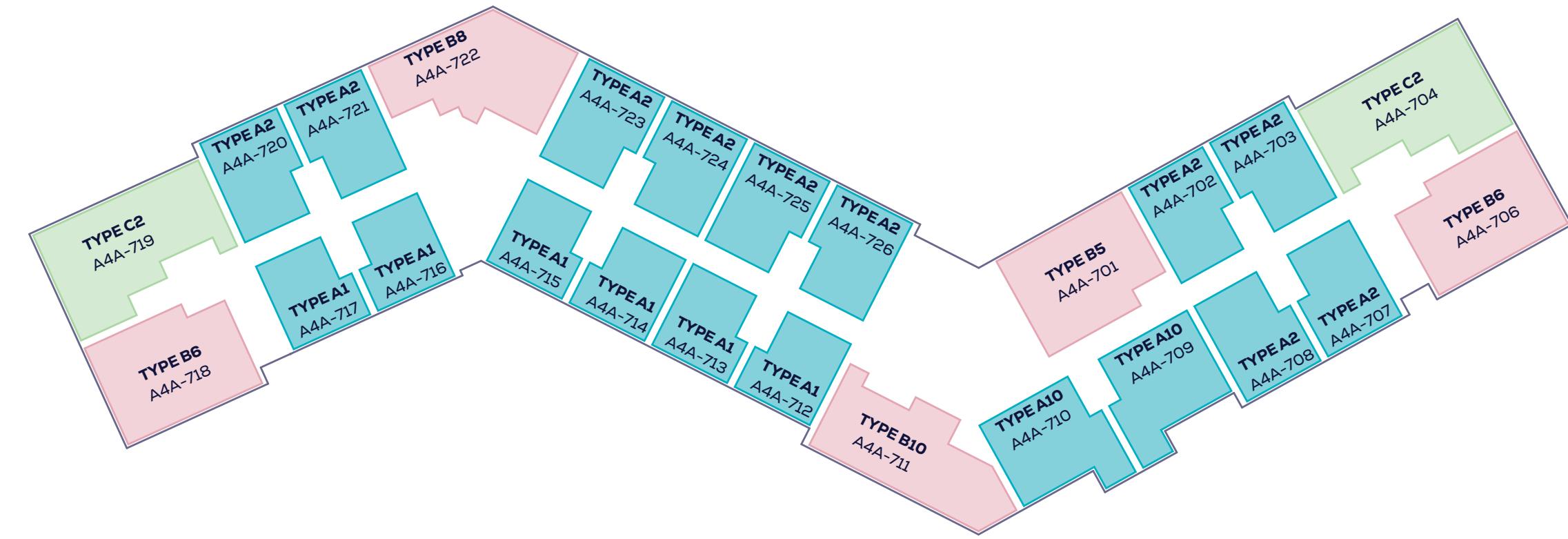
MARINA AND PROMENADE

# Unit Type 7th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2



OCEAN



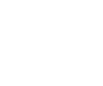
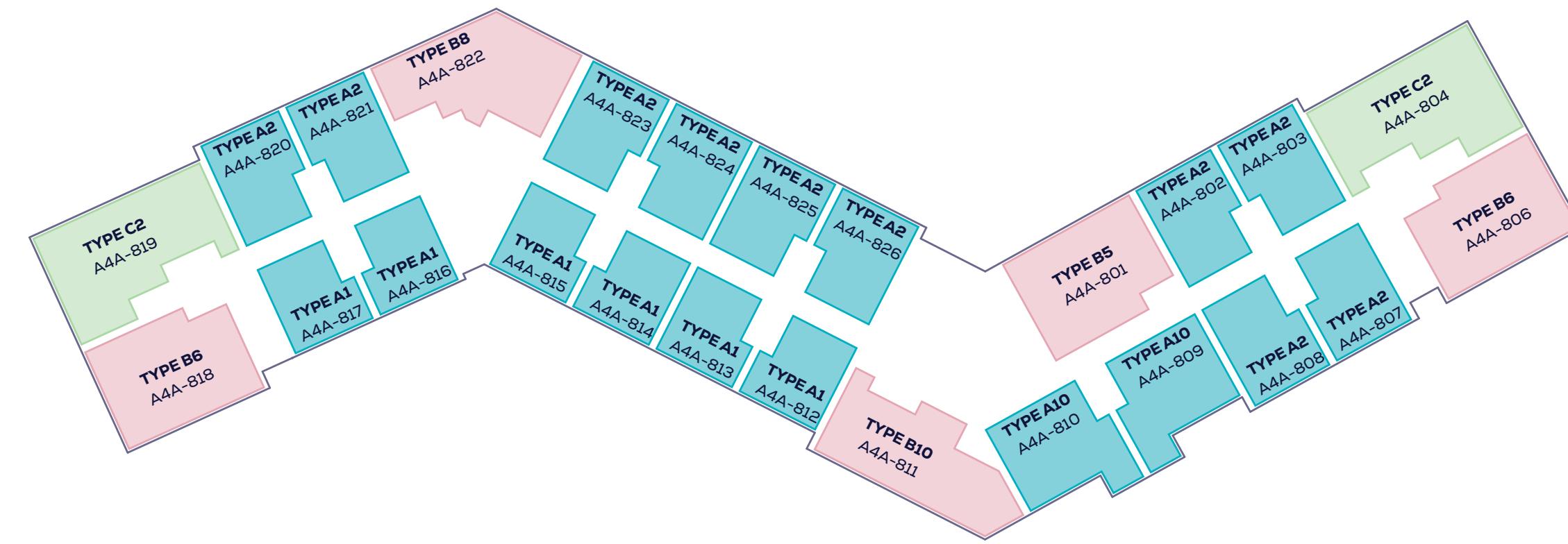
MARINA AND PROMENADE

# Unit Type 8th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2



OCEAN



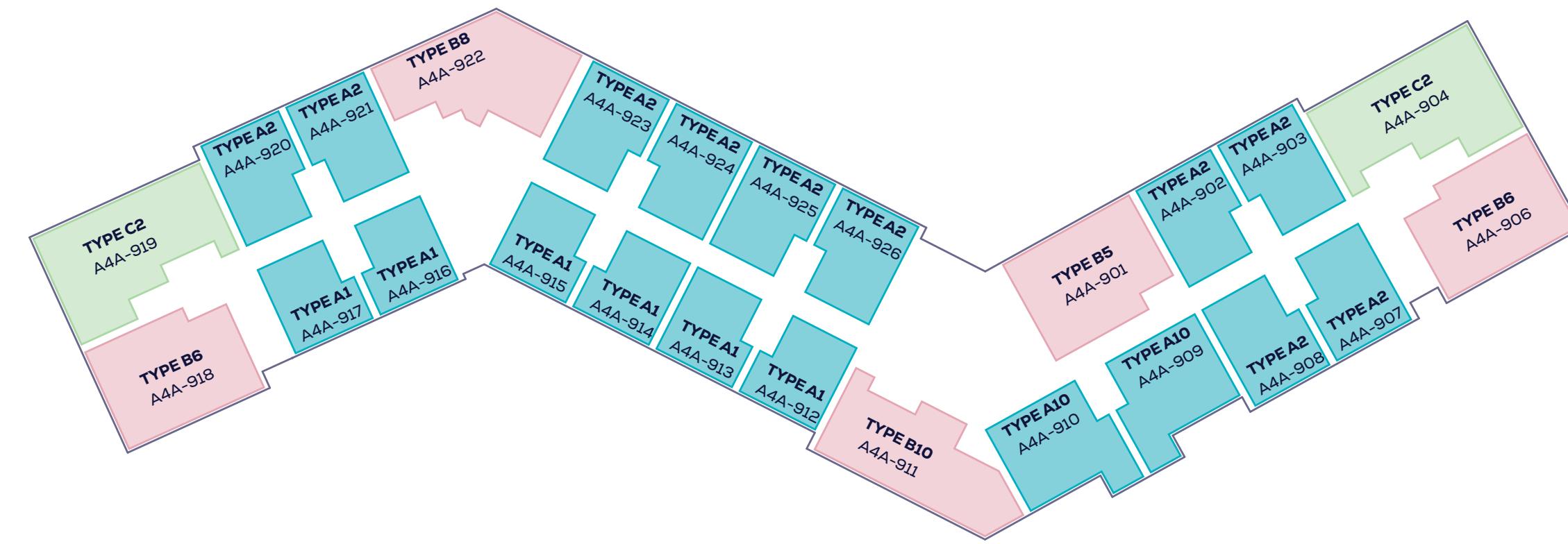
MARINA AND PROMENADE

# Unit Type 9th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2



OCEAN



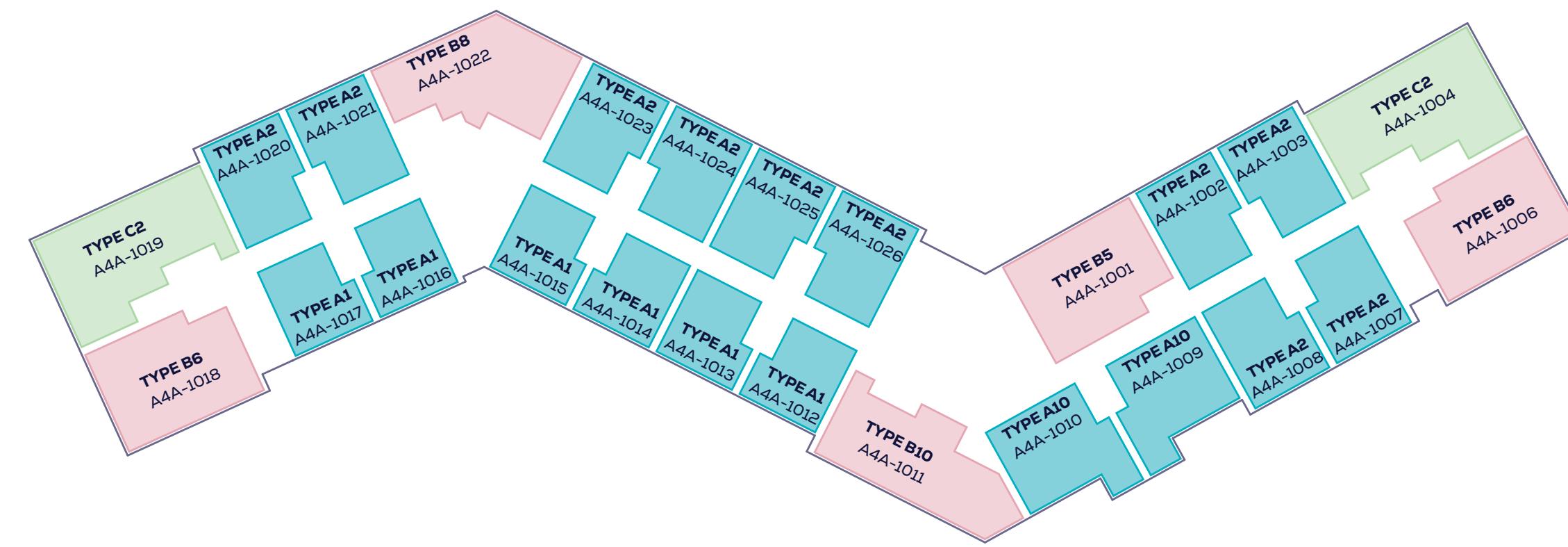
MARINA AND PROMENADE

# Unit Type 10th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2



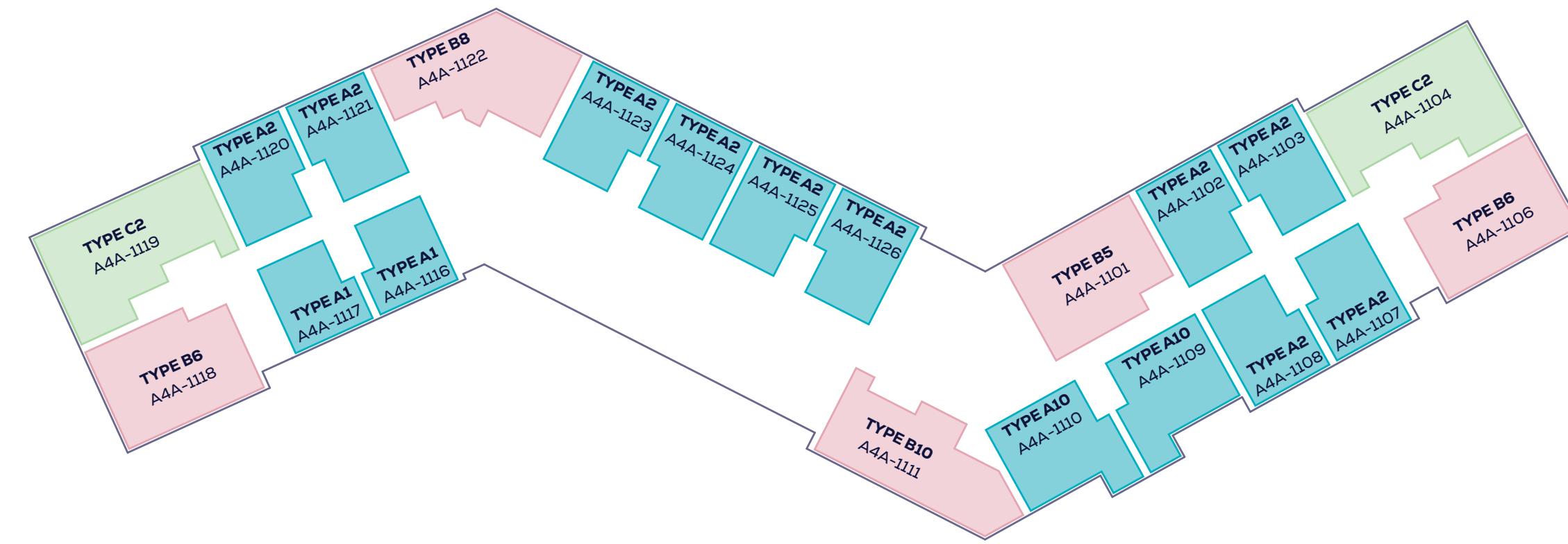
MARINA AND PROMENADE

# Unit Type 11th Floor

● Type A1 • A2 • A8 • A9 • A10

● Type B5 • B6 • B8 • B10

● Type C2





Exceed every  
expectation

FLOOR PLANS



# Azura Chalets

## Type D

4	1	5	1	4	
INTERNAL AREA (SQM)					273
EXTERNAL AREA (SQM)					32
TOTAL AREA (SQM)					305
GARDEN (SQM)					108

\* Exclusive right of use

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Apartment Type C2

 3  
 1  
 2  
 1  
 1

INTERNAL AREA (SQM)

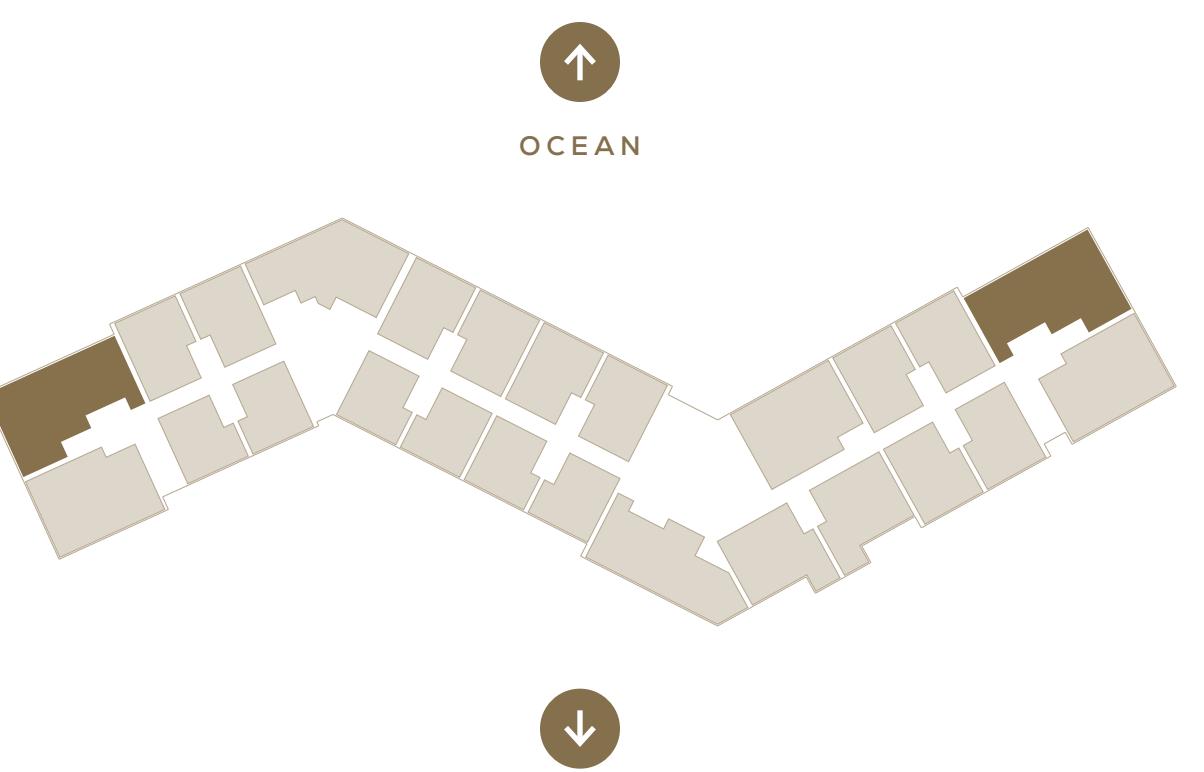
149

EXTERNAL AREA (SQM)

19

TOTAL AREA (SQM)

168



# Apartment Type B5

 2     
  1     
  2     
  1     
  1

INTERNAL AREA (SQM)

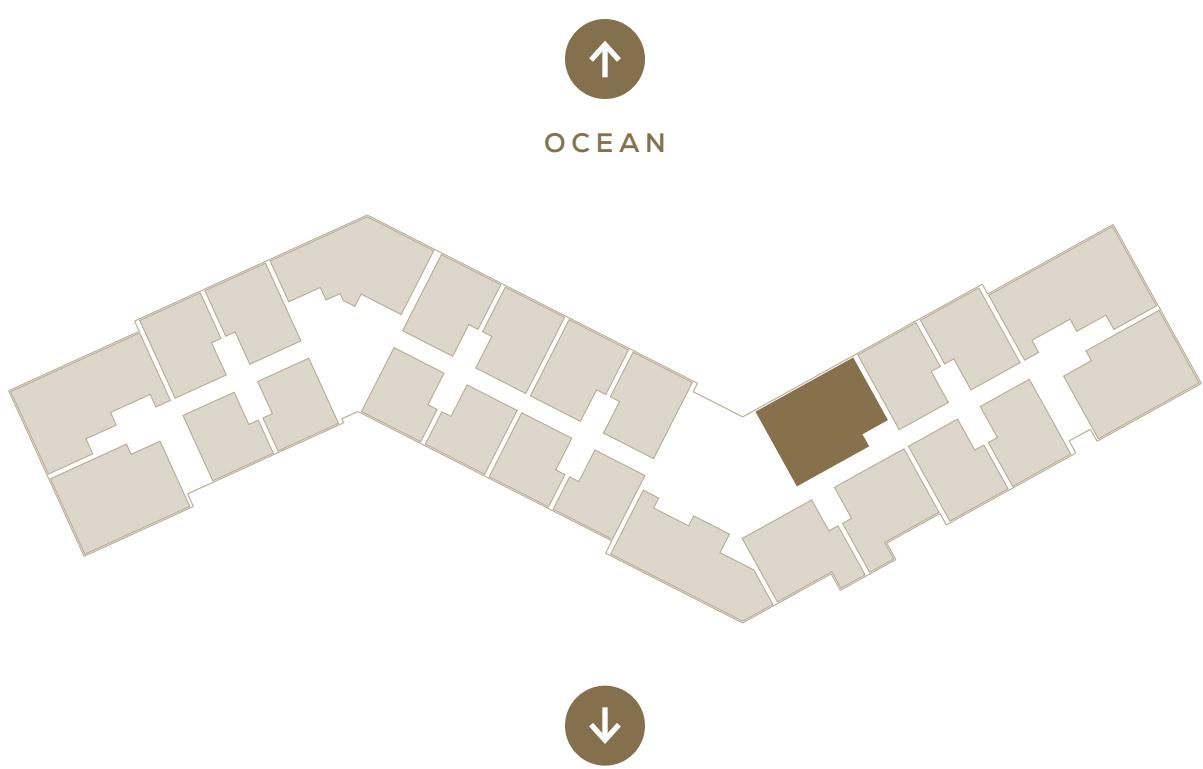
124

EXTERNAL AREA (SQM)

12

TOTAL AREA (SQM)

136



# Apartment Type B6

 2     
  1     
  2     
  1     
  1

INTERNAL AREA (SQM)

126

EXTERNAL AREA (SQM)

19

TOTAL AREA (SQM)

145



# Apartment Type B8

 2     1     2     1     1

INTERNAL AREA (SQM)

129

EXTERNAL AREA (SQM)

15

TOTAL AREA (SQM)

144



# Apartment Type B10

 2     
  1     
  2     
  1     
  1

INTERNAL AREA (SQM)

130

EXTERNAL AREA (SQM)

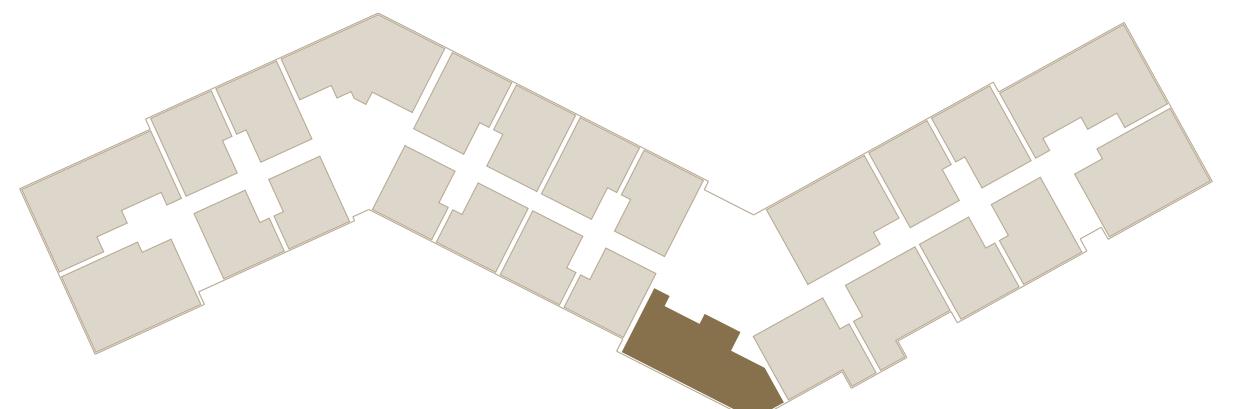
15

TOTAL AREA (SQM)

145



↑  
OCEAN



↓

# Apartment Type A1



INTERNAL AREA (SQM)

62

EXTERNAL AREA (SQM)

8

TOTAL AREA (SQM)

70



# Apartment Type A2



INTERNAL AREA (SQM)

75

EXTERNAL AREA (SQM)

8

TOTAL AREA (SQM)

83



# Apartment Type A8



INTERNAL AREA (SQM)

96

EXTERNAL AREA (SQM)

10

TOTAL AREA (SQM)

106



# Apartment Type A9

 1  
 1  
 1  
 2  
 1

INTERNAL AREA (SQM)

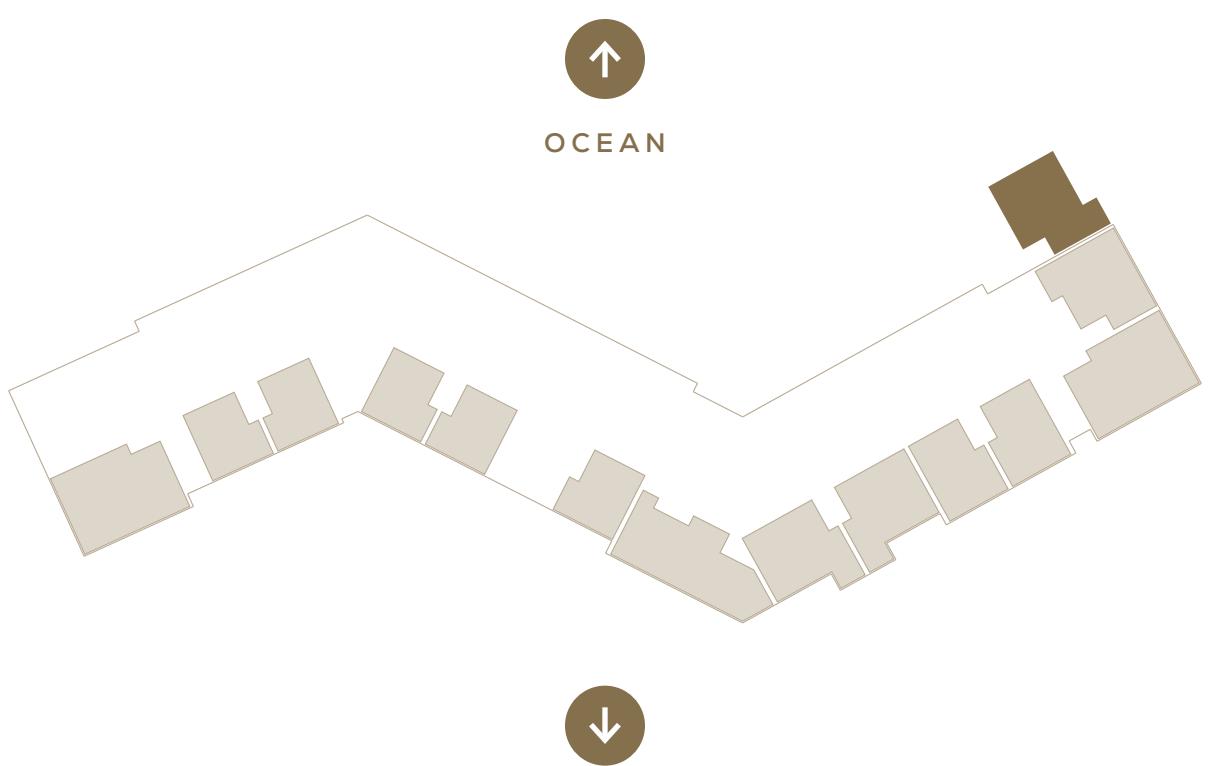
94

EXTERNAL AREA (SQM)

9

TOTAL AREA (SQM)

103



# Apartment Type A10

 1  
 1  
 1  
 2  
 1

INTERNAL AREA (SQM)

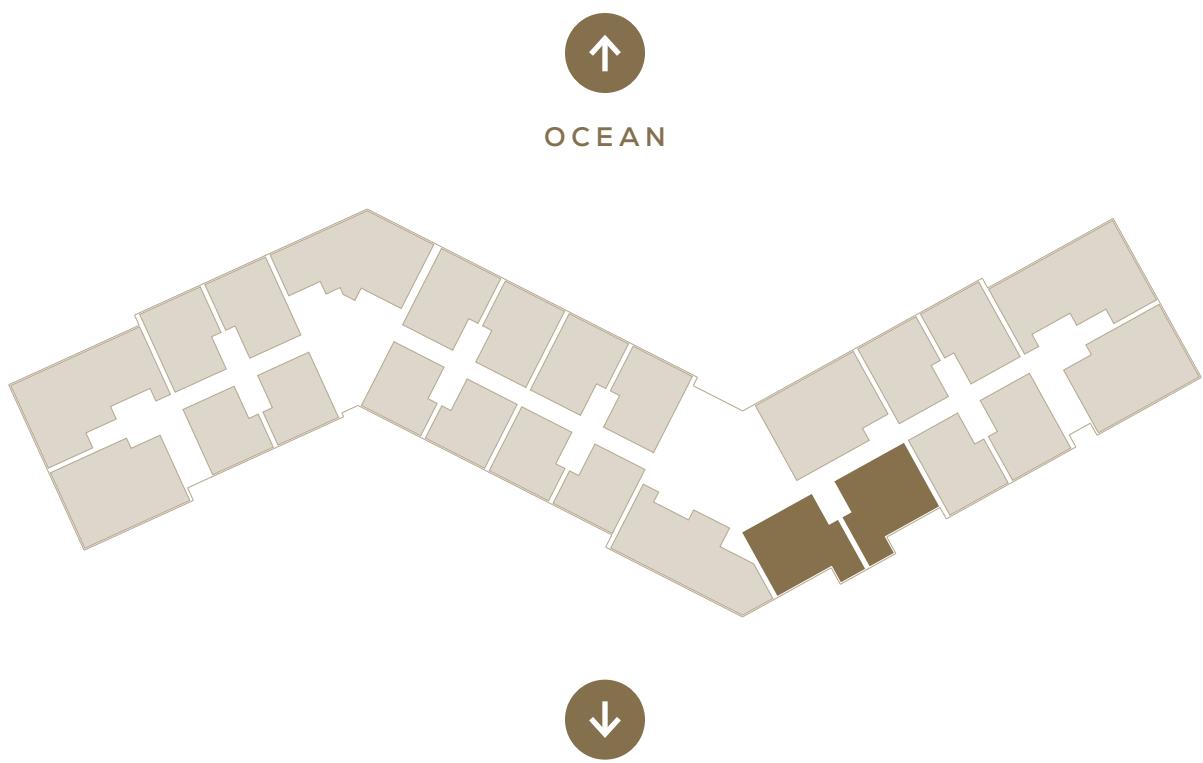
93

EXTERNAL AREA (SQM)

8

TOTAL AREA (SQM)

101





# 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 94 countries.



400-berth  
Al Mouj Marina



7 hotels  
4 completed,  
1 in progress, 2 planned



18-Hole Signature  
Championship  
Golf Course



90+ retail &  
oceanfront culinary  
experiences



94  
nationalities



4 million  
annual footfall



6 Km water  
frontage &  
Community Beach



56 parks  
with 8 kids  
play areas



Community  
Hub &  
Masjid



International  
school  
& nursery



Premium leisure  
& entertainment  
amenities



19,000+  
residents



Integrated  
wellness &  
sports facilities



4 Km  
cycling  
trail



23 Km  
pedestrian  
path



Residency for you  
and your relatives of  
the first degree



8,000+  
residential  
properties



68 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



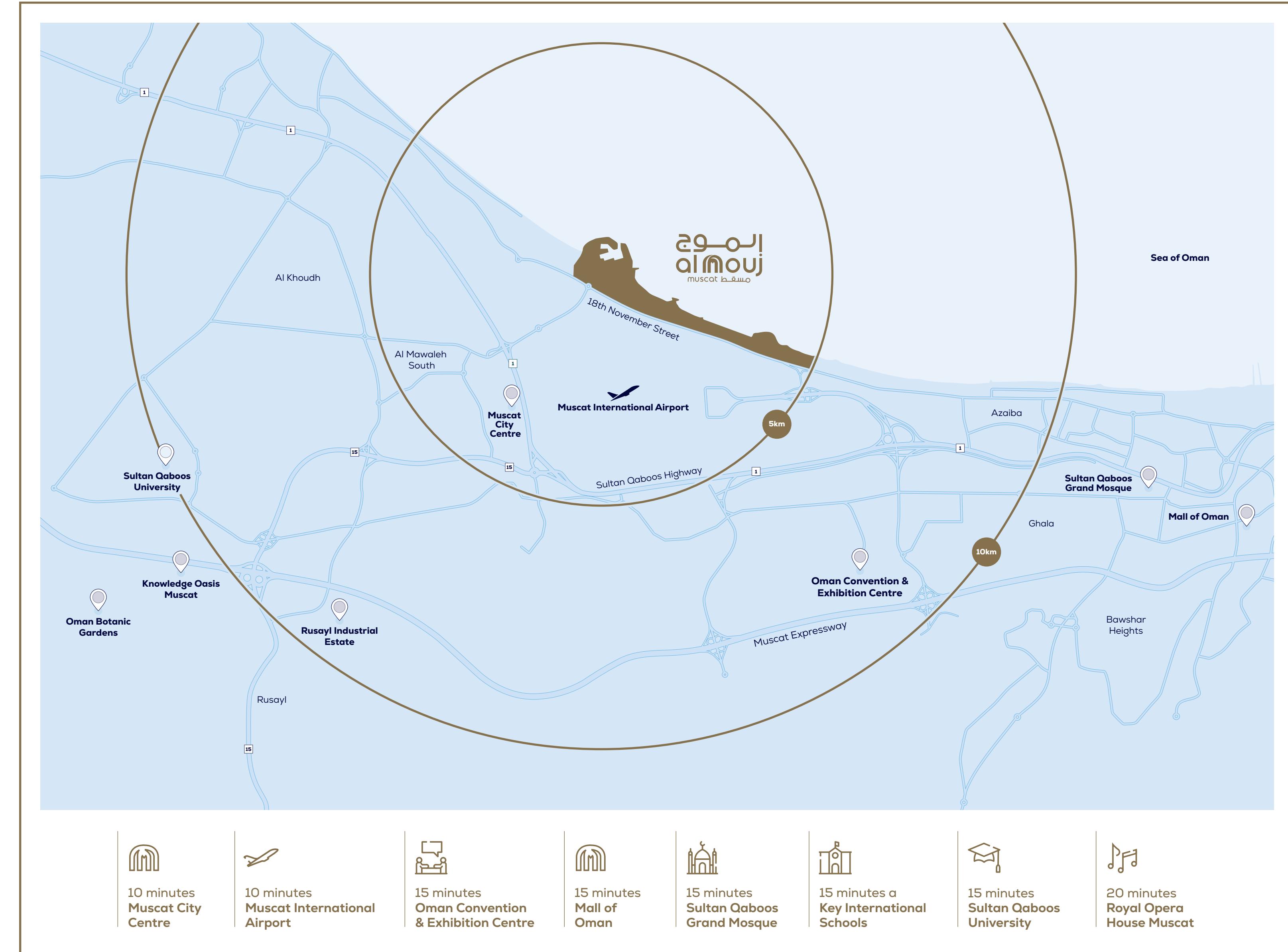
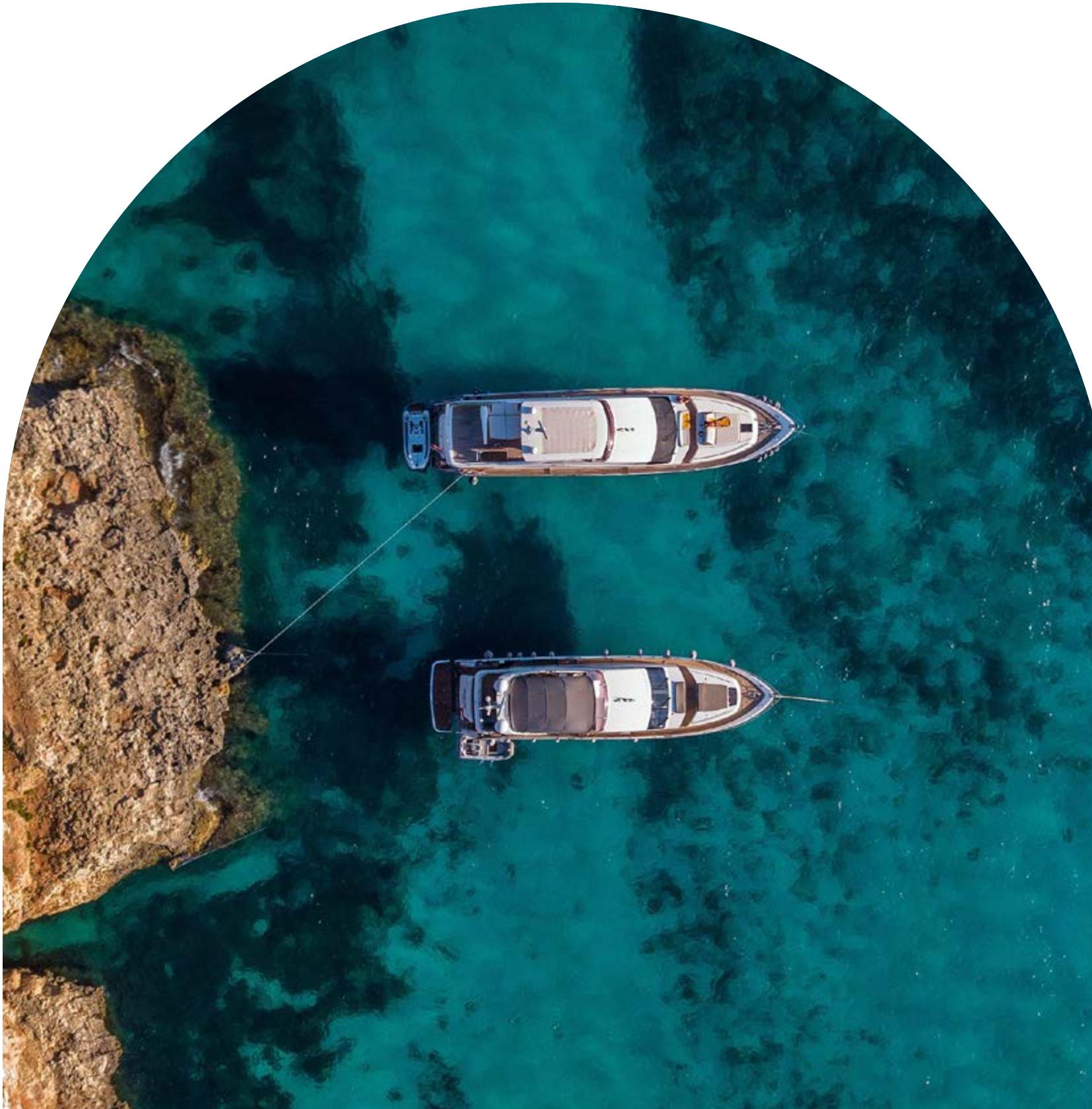
AL MOUJ MARINA



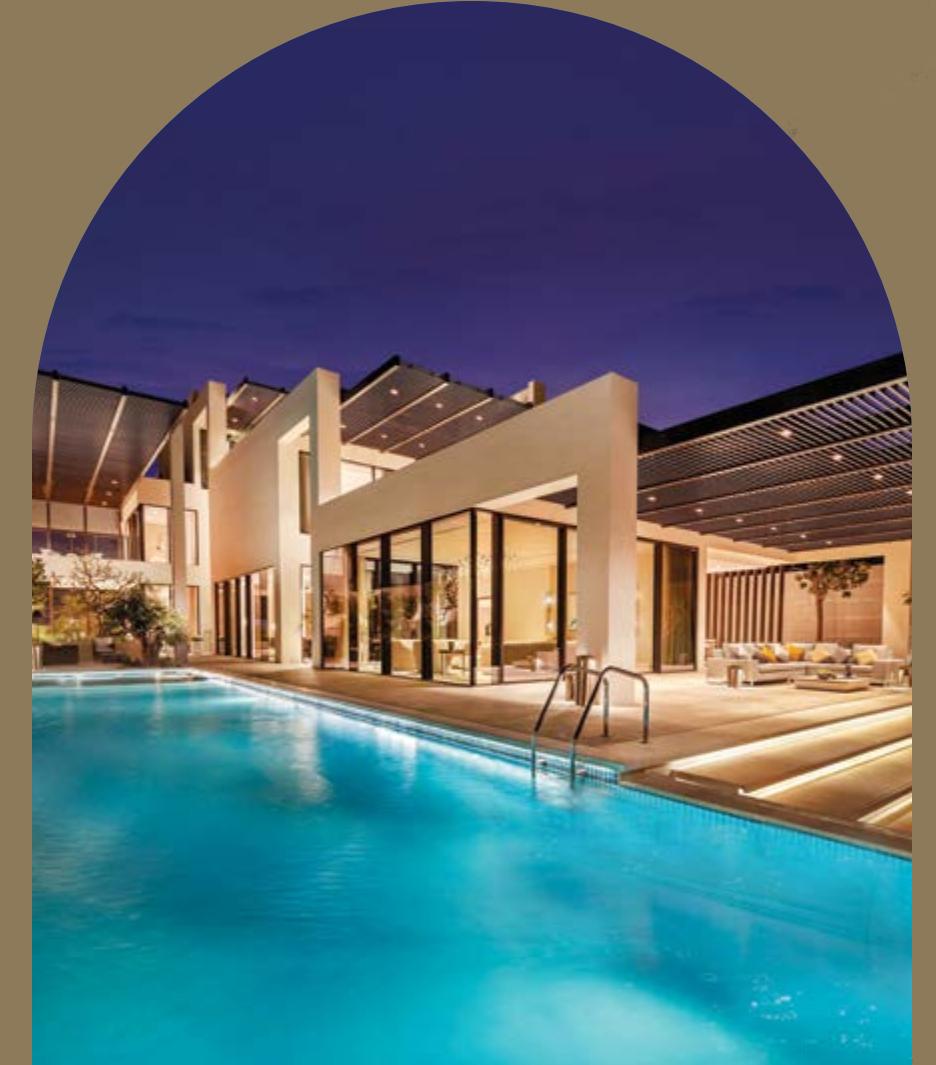
LUXURY 5-STAR HOTELS

# 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](http://almouj.com)



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Working Hours

Sunday to Thursday  
 9.30am - 6pm

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