

IV

azura

BEACH RESIDENCES



IV

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.





A SETTING LIKE NO OTHER

Worthy of your dreams



BESPOKE OCEAN AND MARINA LIVING

A breathtaking location



INDOOR-OUTDOOR LIVING FINESSED

A peerless perspective



DESIGN-LED LIVING

Ultimate elegance



ENDLESS HORIZONS

Wake up to inspiring vistas



PREMIUM LIVING

An incomparable outlook



SUPERBLY CRAFTED SPACES

Lifestyle enriched



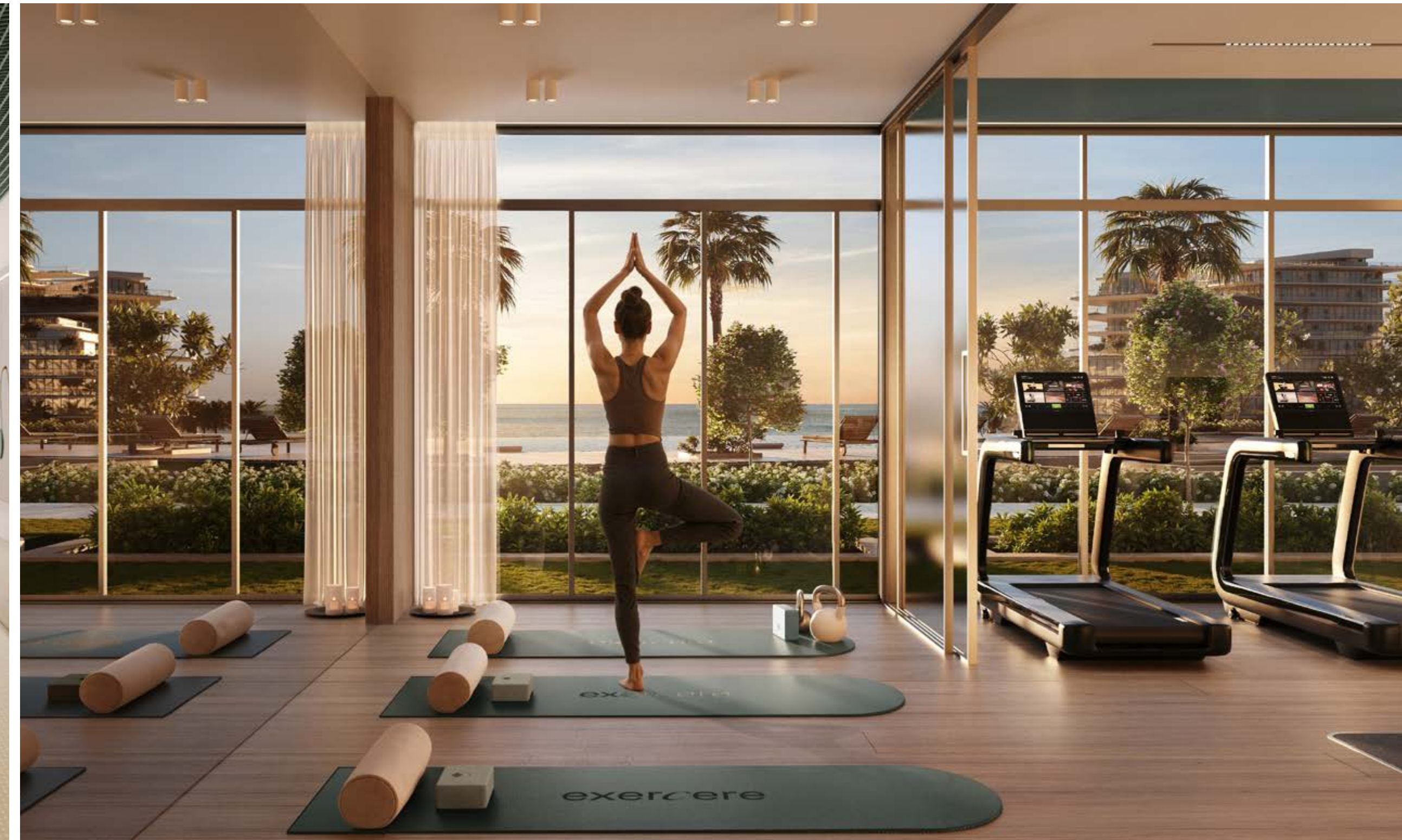
STELLAR STYLE THROUGHOUT

Infinite possibilities



ELEVATED AMENITIES

Refinement in every detail



RESORT STYLE WELL-BEING

A complete environment for life

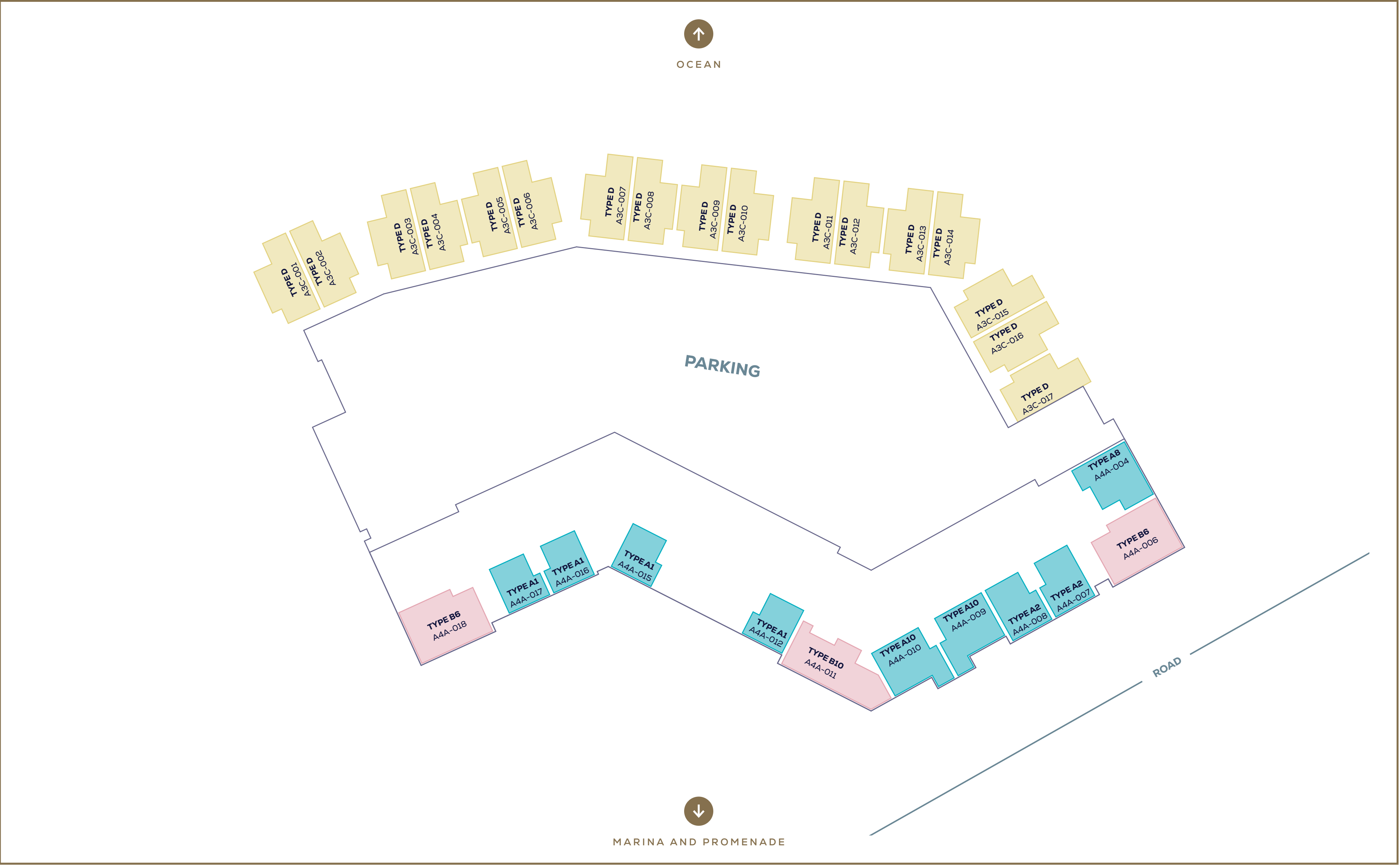
Peerless design

UNIT PLANS



Unit Type Ground Floor

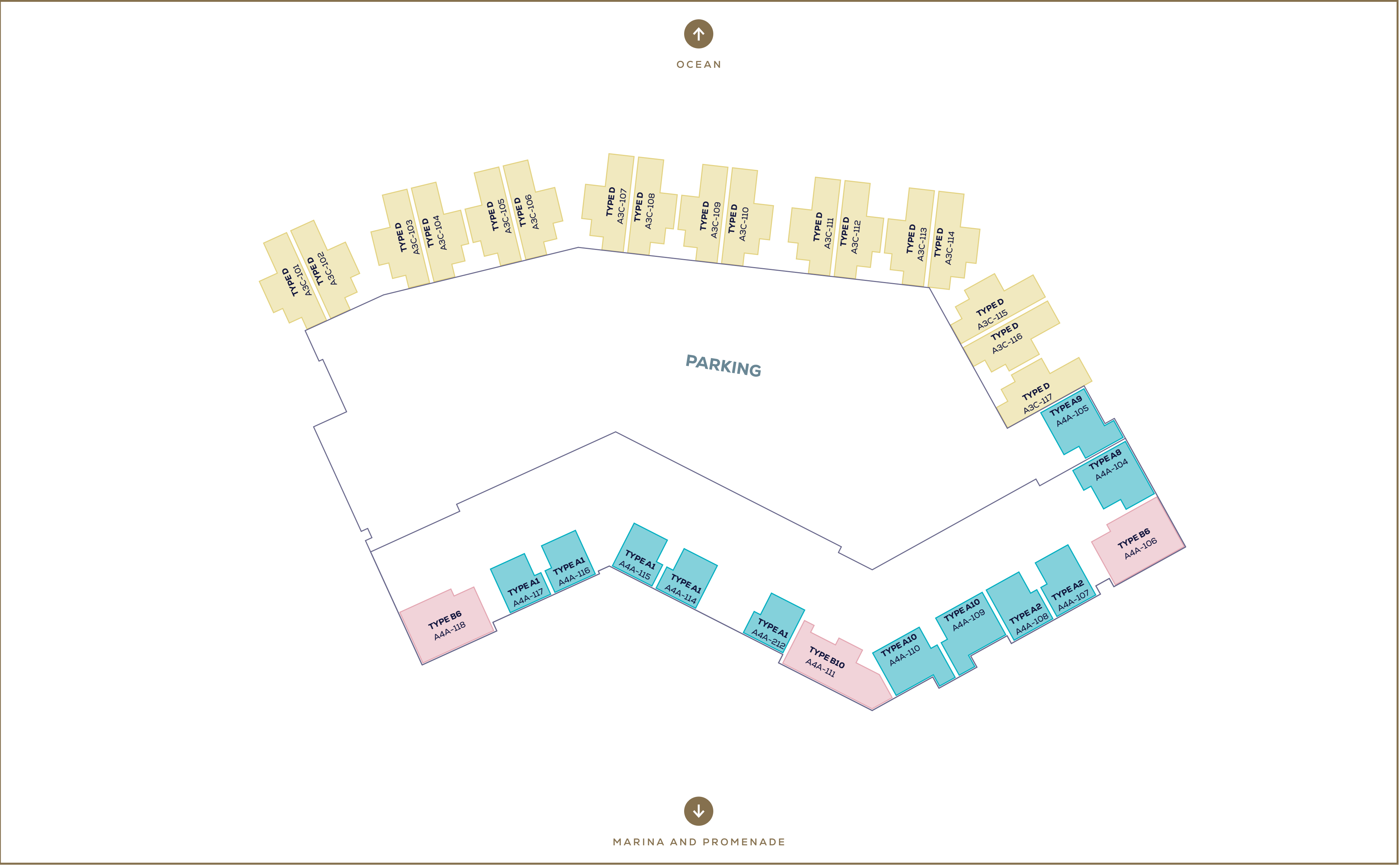
- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type D



Unit Type

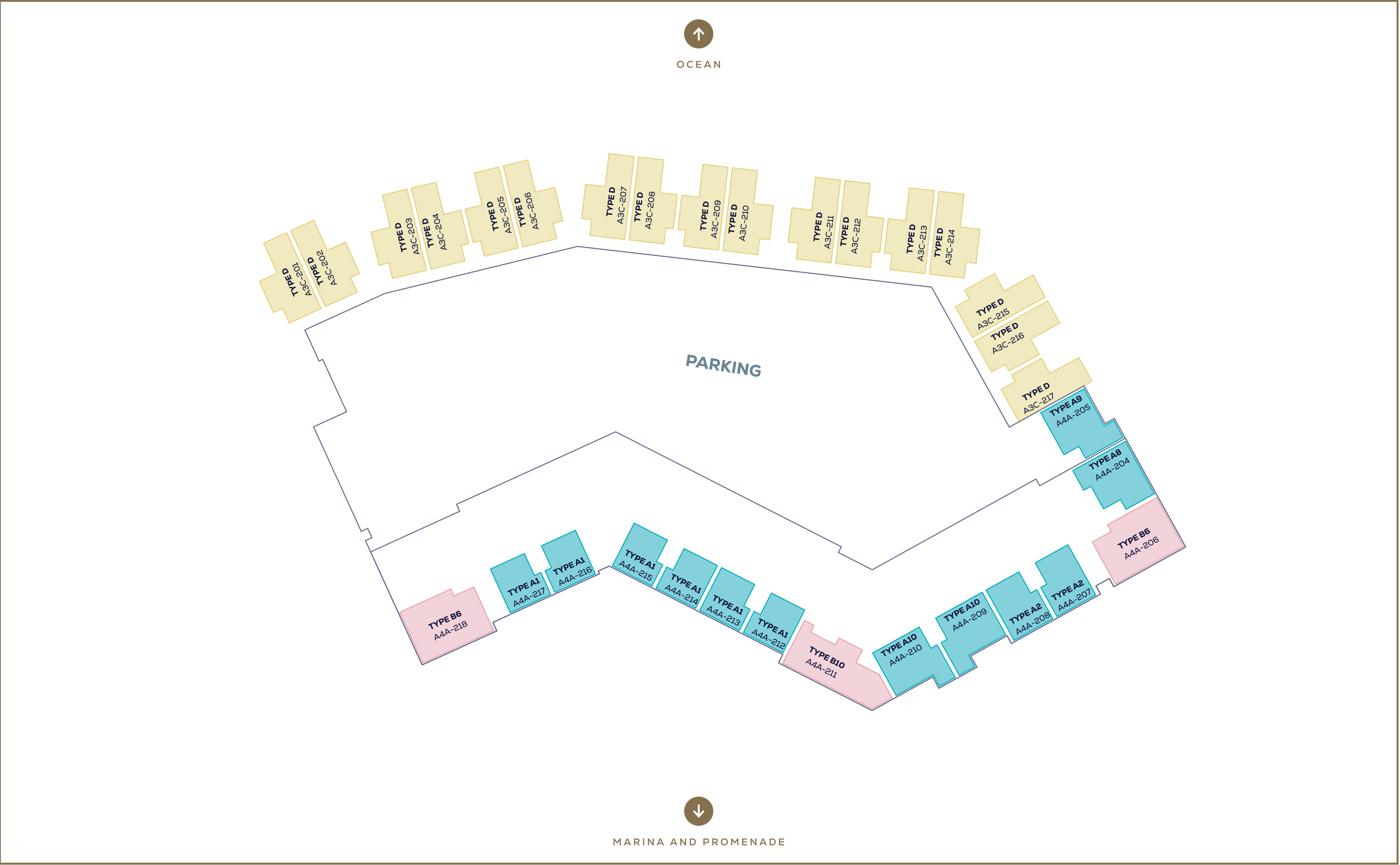
1st Floor

- 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



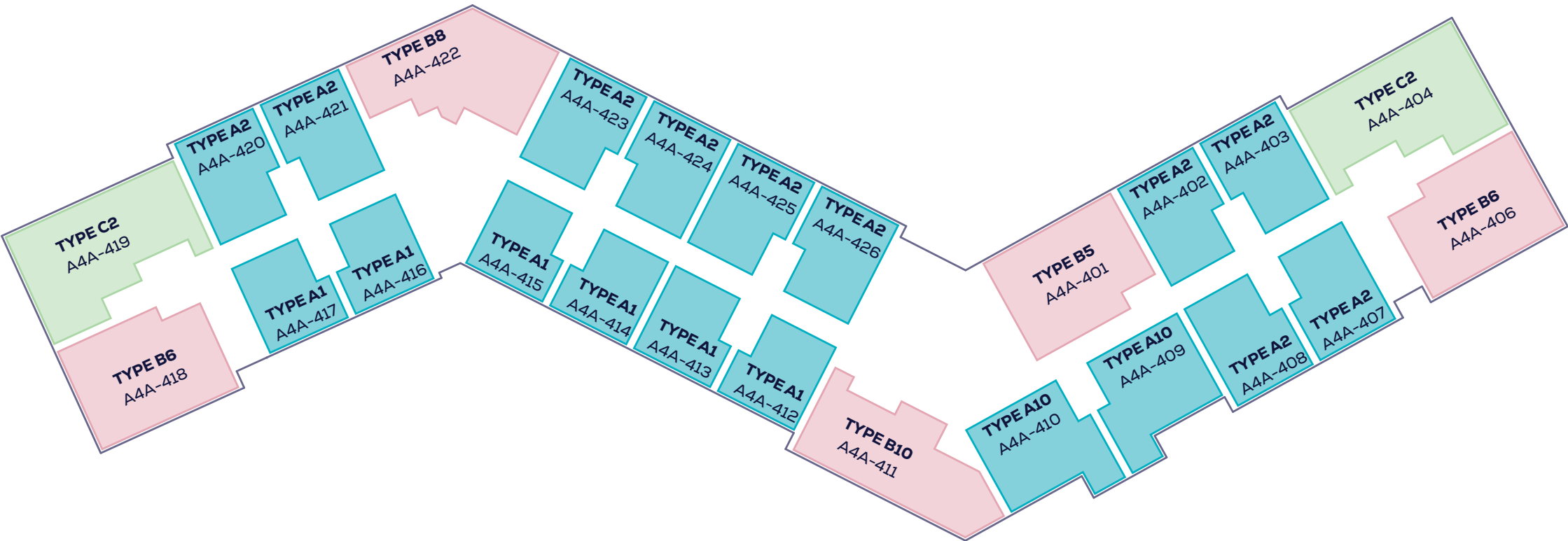
Unit Type
3rd Floor

- 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



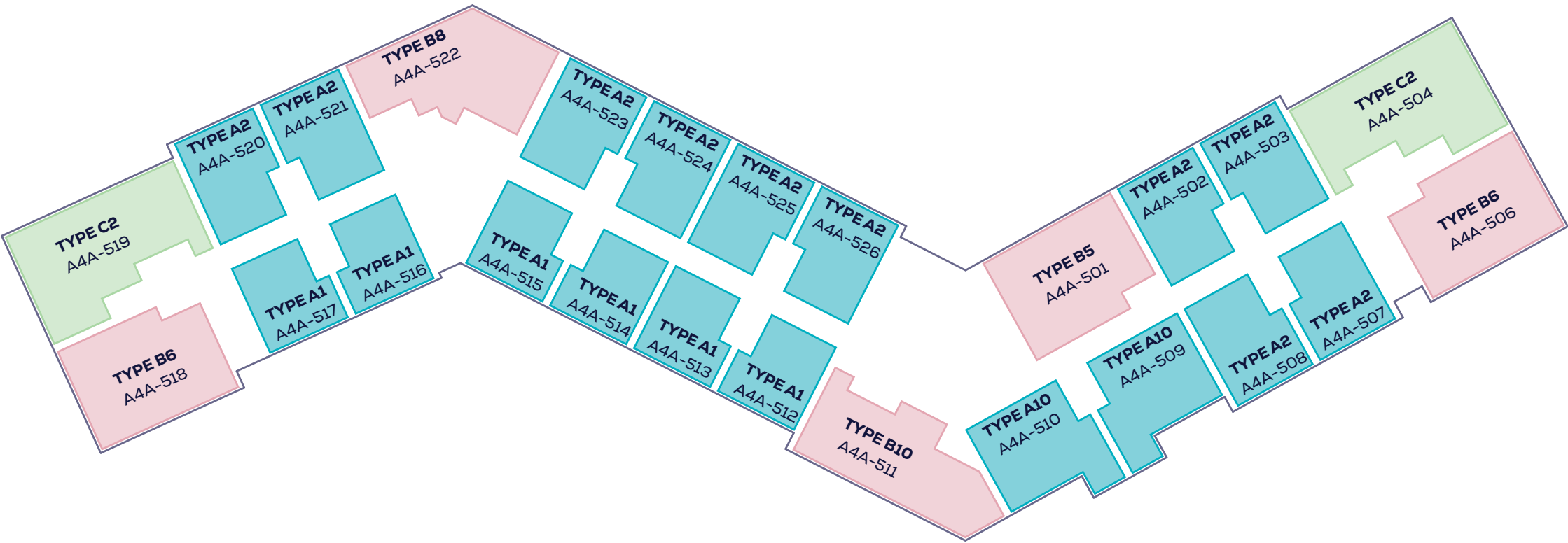
OCEAN



MARINA AND PROMENADE

Unit Type 5th Floor

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



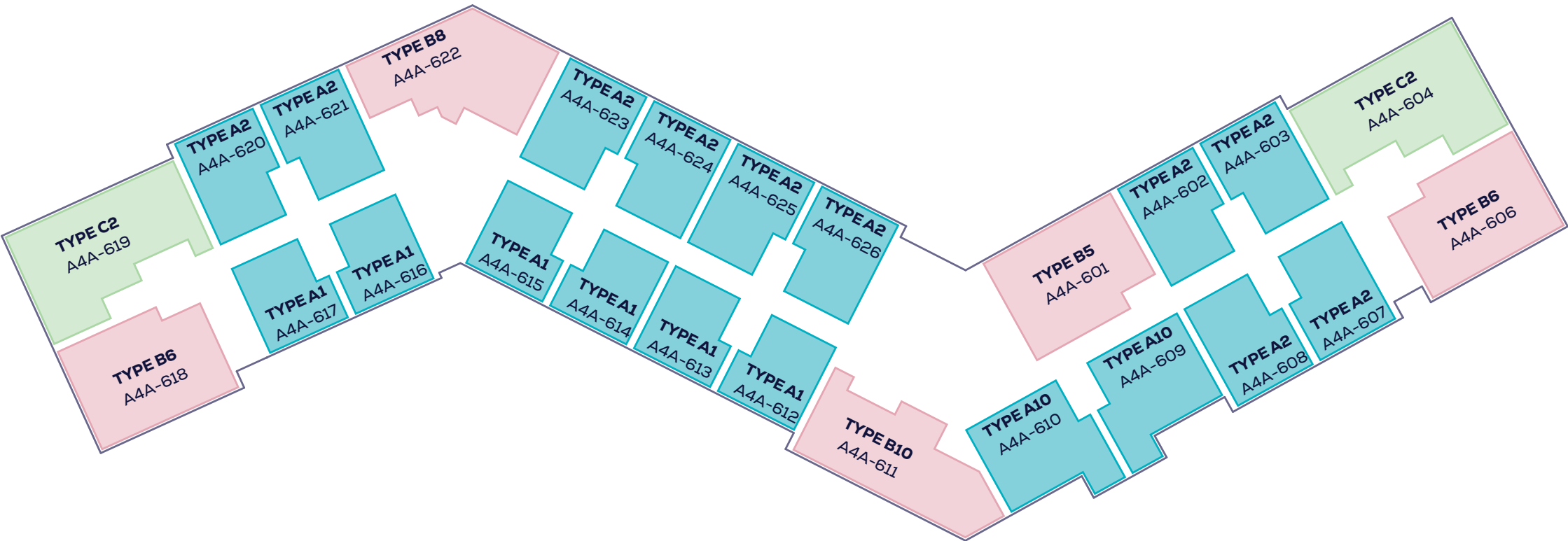
OCEAN



MARINA AND PROMENADE

Unit Type 6th Floor

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



OCEAN

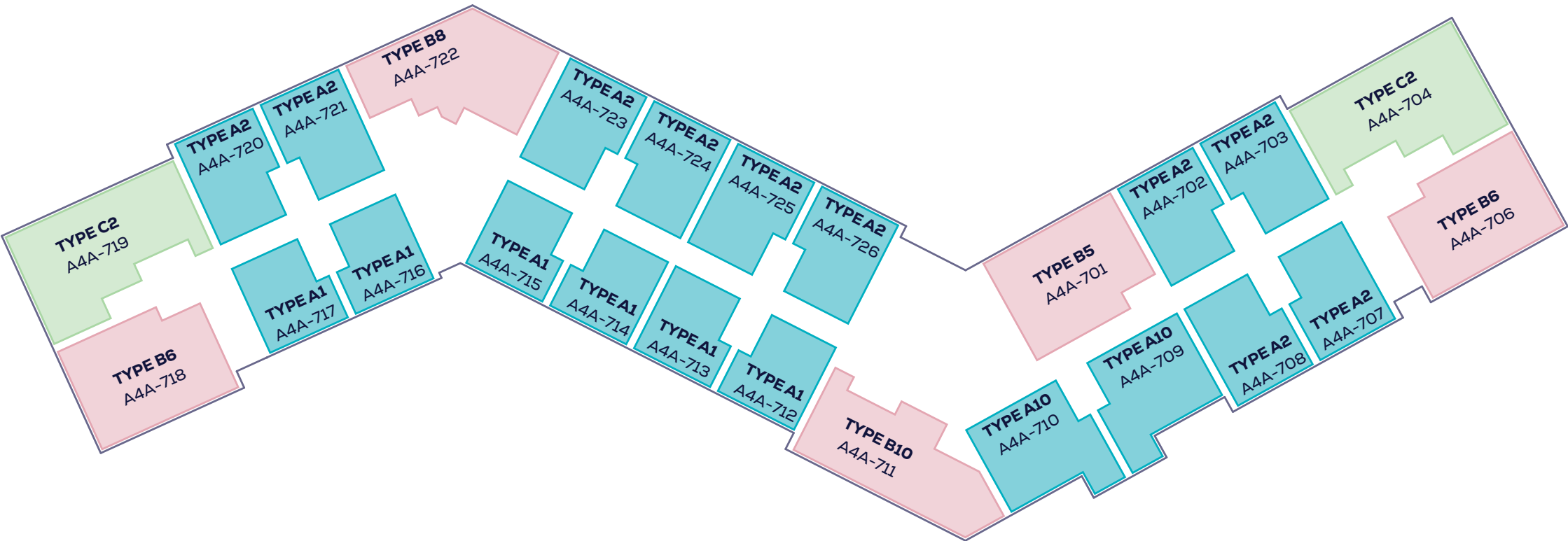


MARINA AND PROMENADE

Unit Type

7th Floor

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



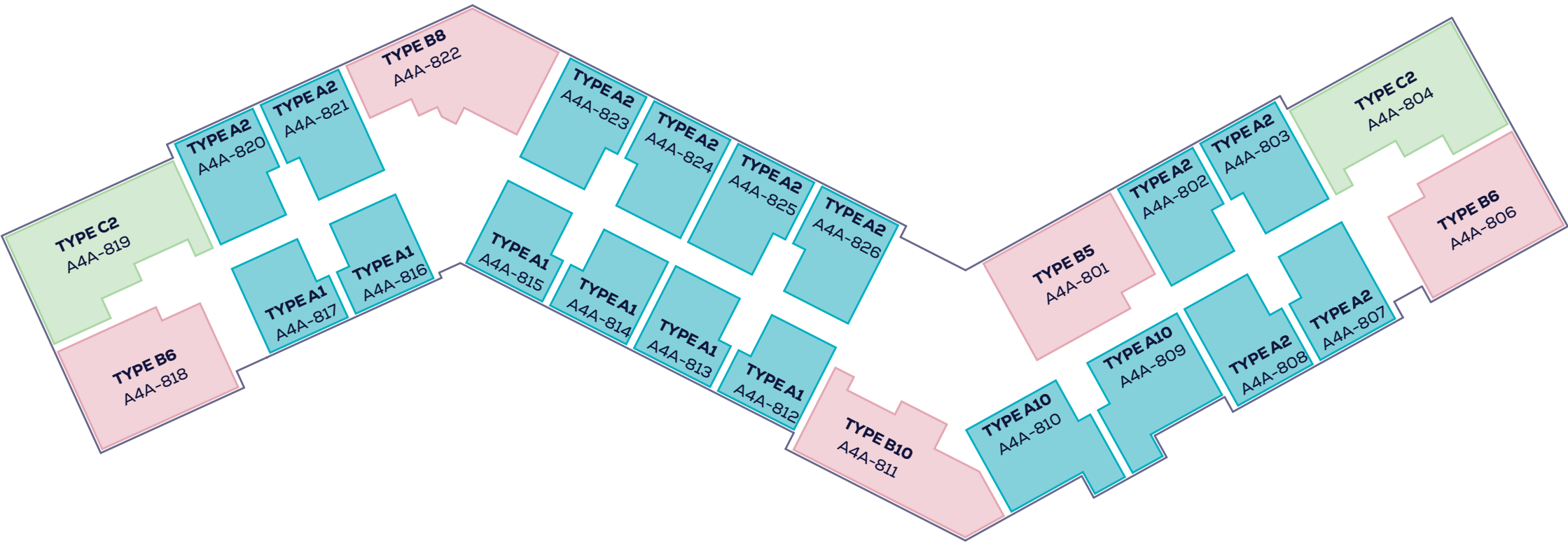
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MARINA AND PROMENADE

Unit Type 8th Floor

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



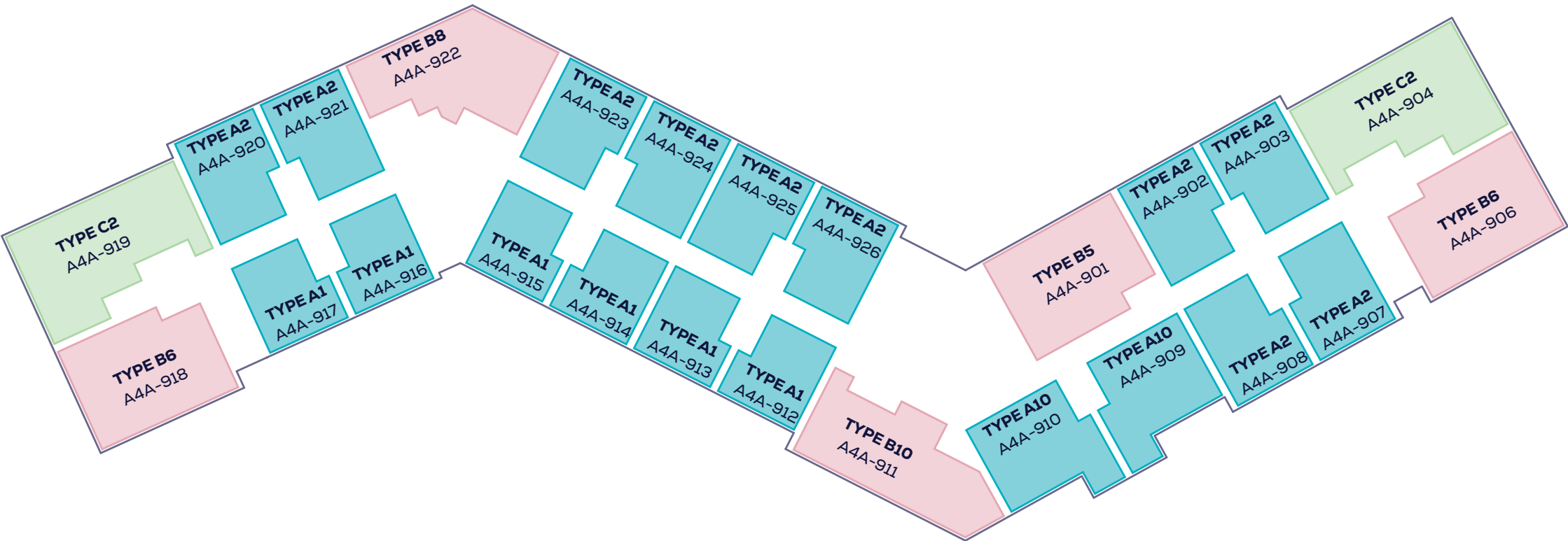
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MARINA AND PROMENADE

Unit Type 9th Floor

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



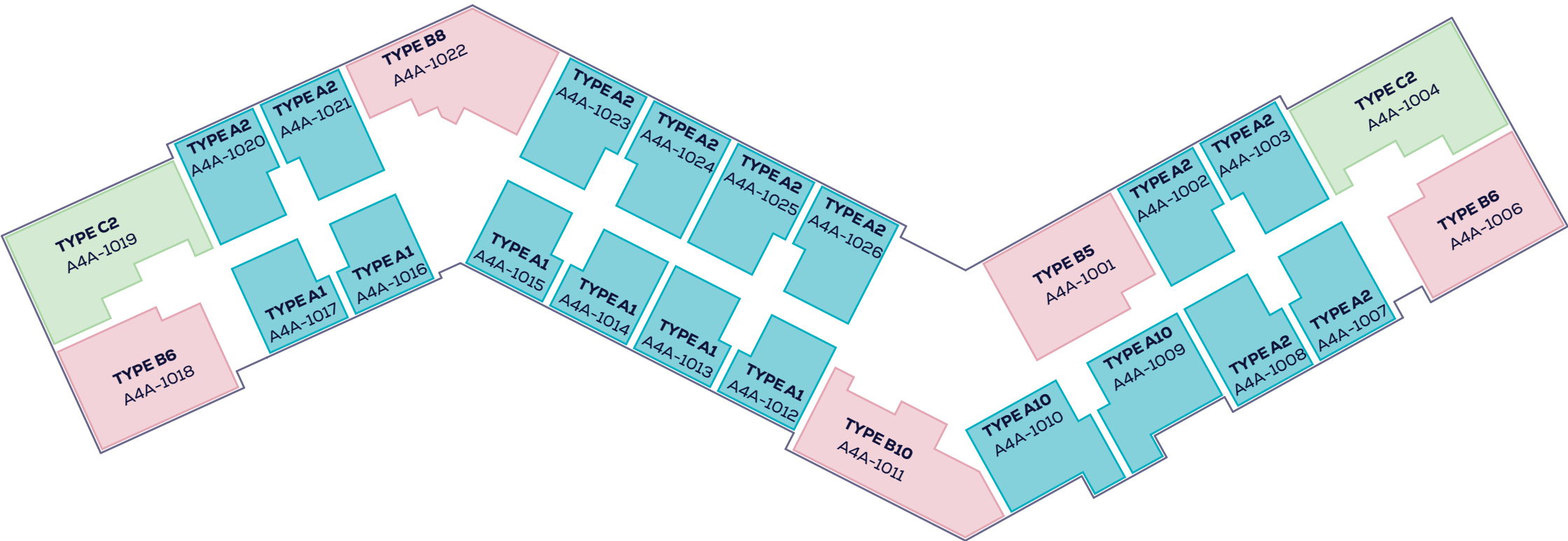
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MARINA AND PROMENADE

Unit Type 10th Floor

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



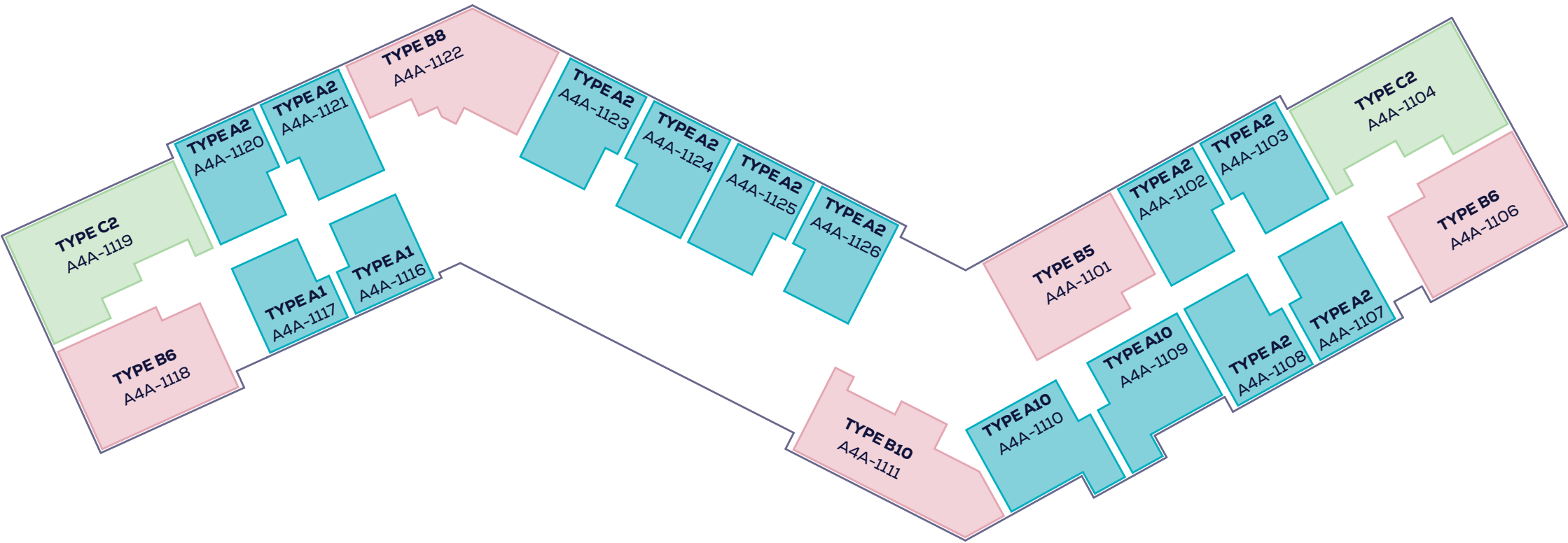
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MARINA AND PROMENADE

Unit Type 11th Floor

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



OCEAN



MARINA AND PROMENADE



Exceed every expectation

F L O O R P L A N S



Azura Chalets

Type D

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

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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



Apartment Type A1



1



1



1



1

INTERNAL AREA (SQM)	62
EXTERNAL AREA (SQM)	8
TOTAL AREA (SQM)	70



Apartment Type A2

				
1	1	1	1	1

INTERNAL AREA (SQM)	75
EXTERNAL AREA (SQM)	8
TOTAL AREA (SQM)	83





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





Make it
Your Story

AL MOUJ MUSCAT



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



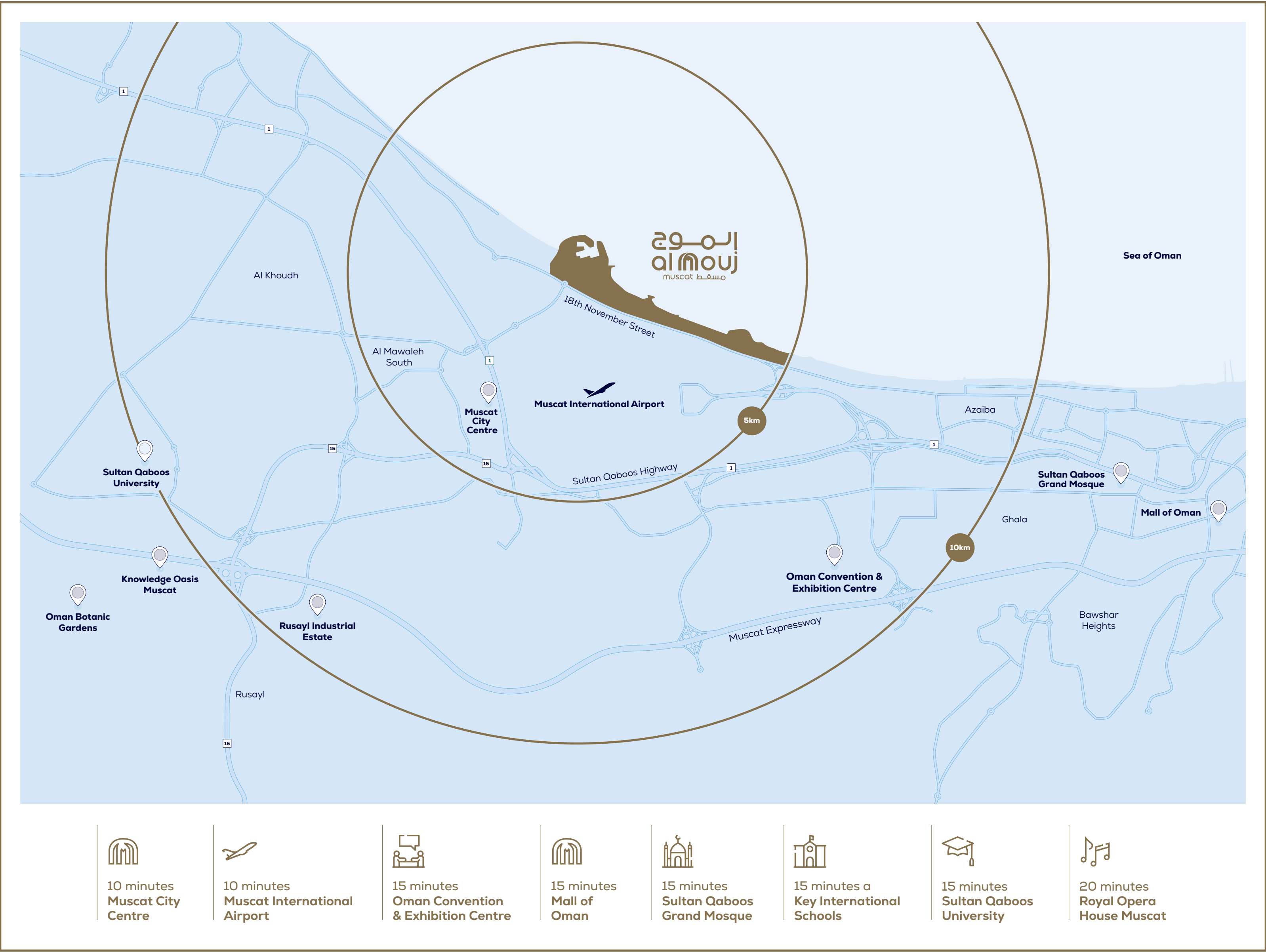
AL MOUJ MARINA



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



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

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الموج
al mouj
مسقط muscat