

III

azura

BEACH RESIDENCES





Defined by the spectacular surrounding views and their exceptional dual aspect marina and beach setting, the fabulous Azura Beach Residences III apartments and the superb final collection of beach chalets have an uncompromising focus on refined style and effortless elegance - complemented by world-class resort amenities designed to enrich everyday living.

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 IV
- D Al Mouj Marina
- E Mysk Al Mouj Muscat
- F Al Mouj Walk
- G Community Hub and Masjid



The Expression of Your Dreams



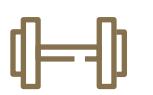
Resort-style Amenities



Residents infinity edge pool
& children's pool



Outdoor play area



Gym & wellbeing space



Children's indoor play area

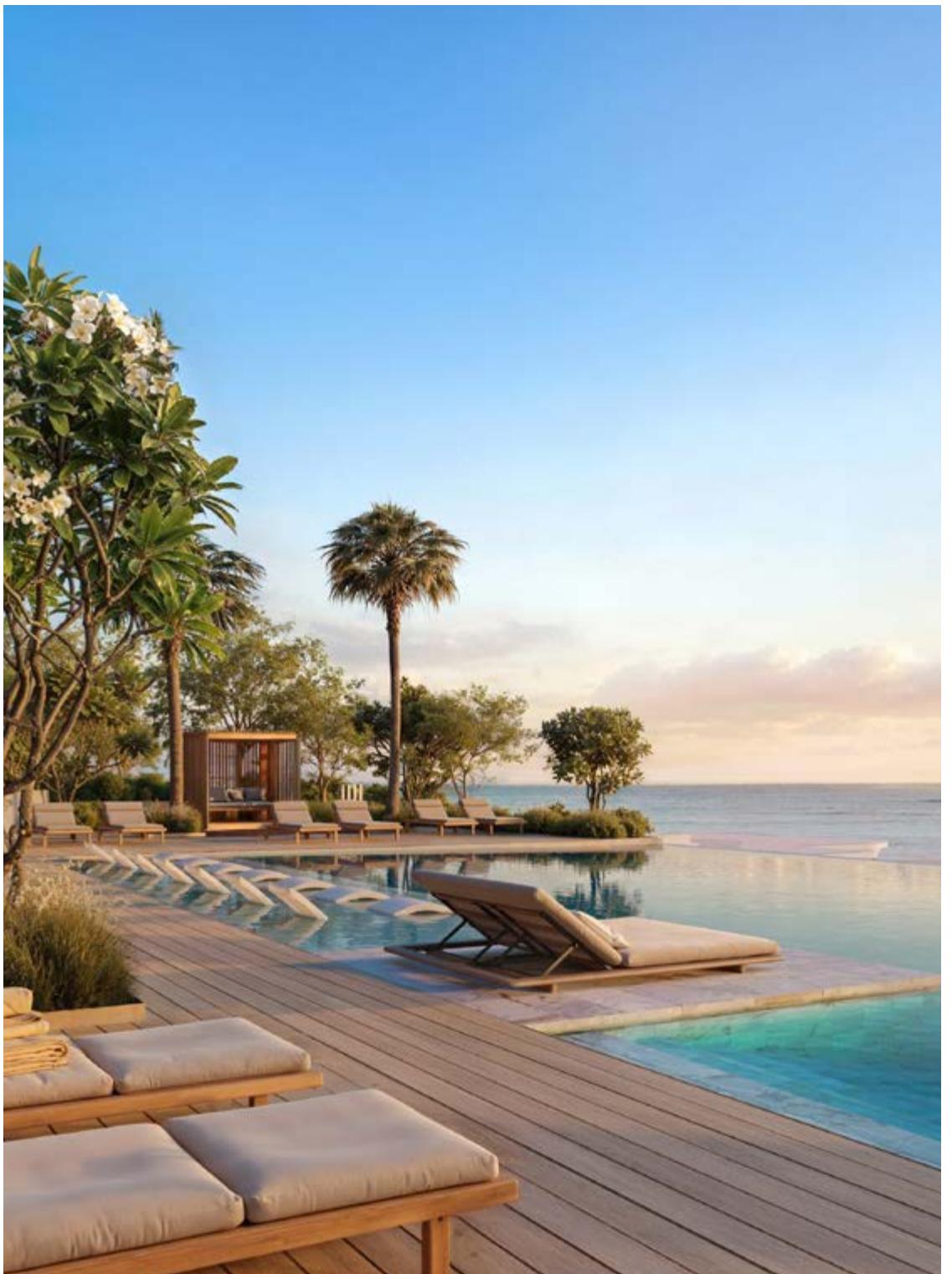


Multipurpose lounge

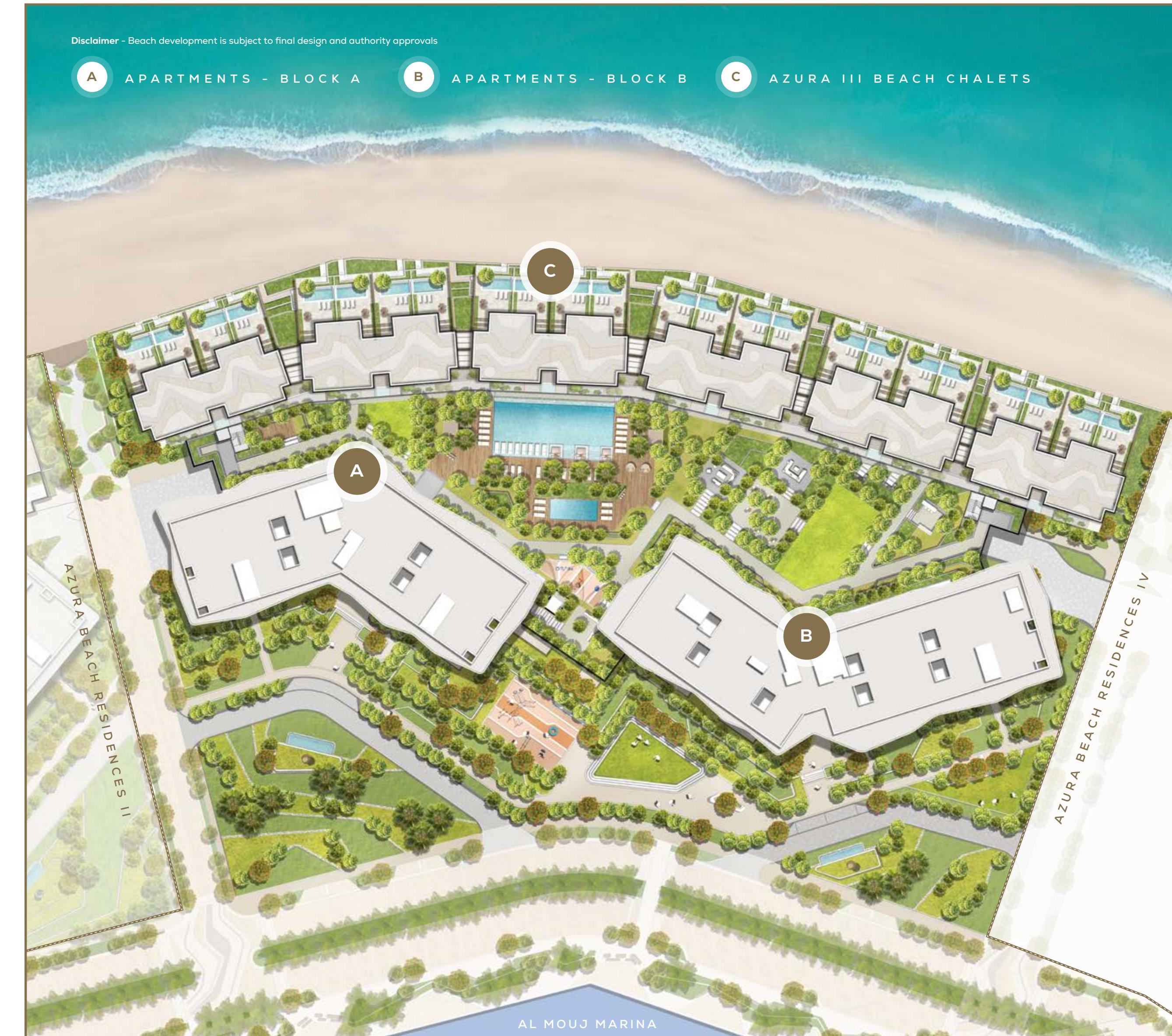


Co-working lounge

Sitemap



Choose your perfect Azura Beach Residences III chalet or apartment and select your preferred beach or marina view from a collection of floorplans.





AN UNMATCHED MARINA SETTING

Perfection in every element



UNRIVALLED BEACH RESORT LIVING

Beautiful from every perspective



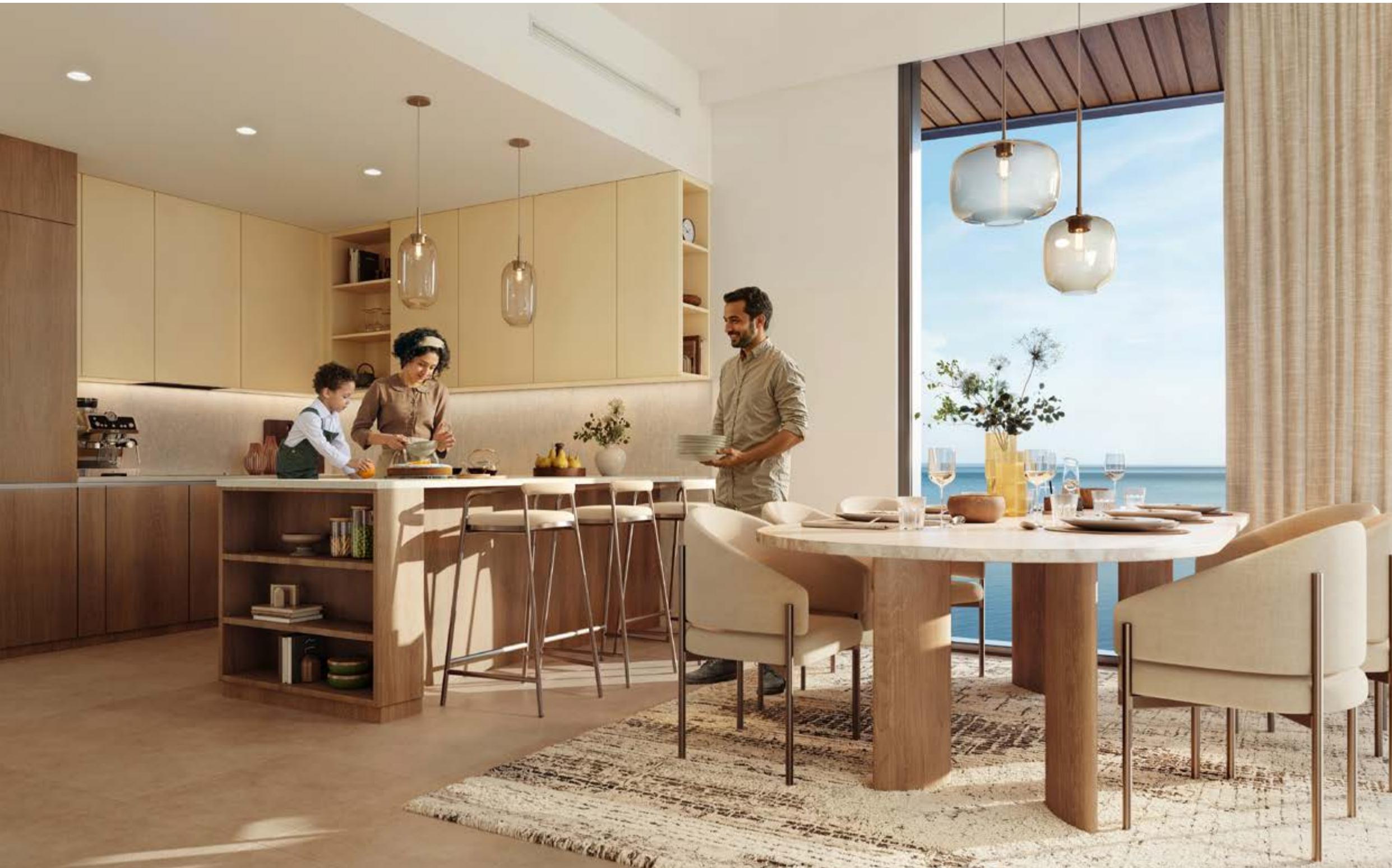
EXQUISITE STYLE

Peerless design



IMPECCABLE INDOOR-OUTDOOR HARMONY

Natural Refinement



OPEN-PLAN LIVING

Elevated family life



COMFORT AND CONTEMPORARY ELEGANCE

Serenity perfected



EXCLUSIVITY AND CONVENIENCE

Pure refinement



THE WONDER OF MARINA AND OCEANFRONT LIVING

Magical moments await



FOR EVERY GENERATION

Premium integrated spaces



FITNESS-INSPIRED WELL-BEING

Exceptional facilities

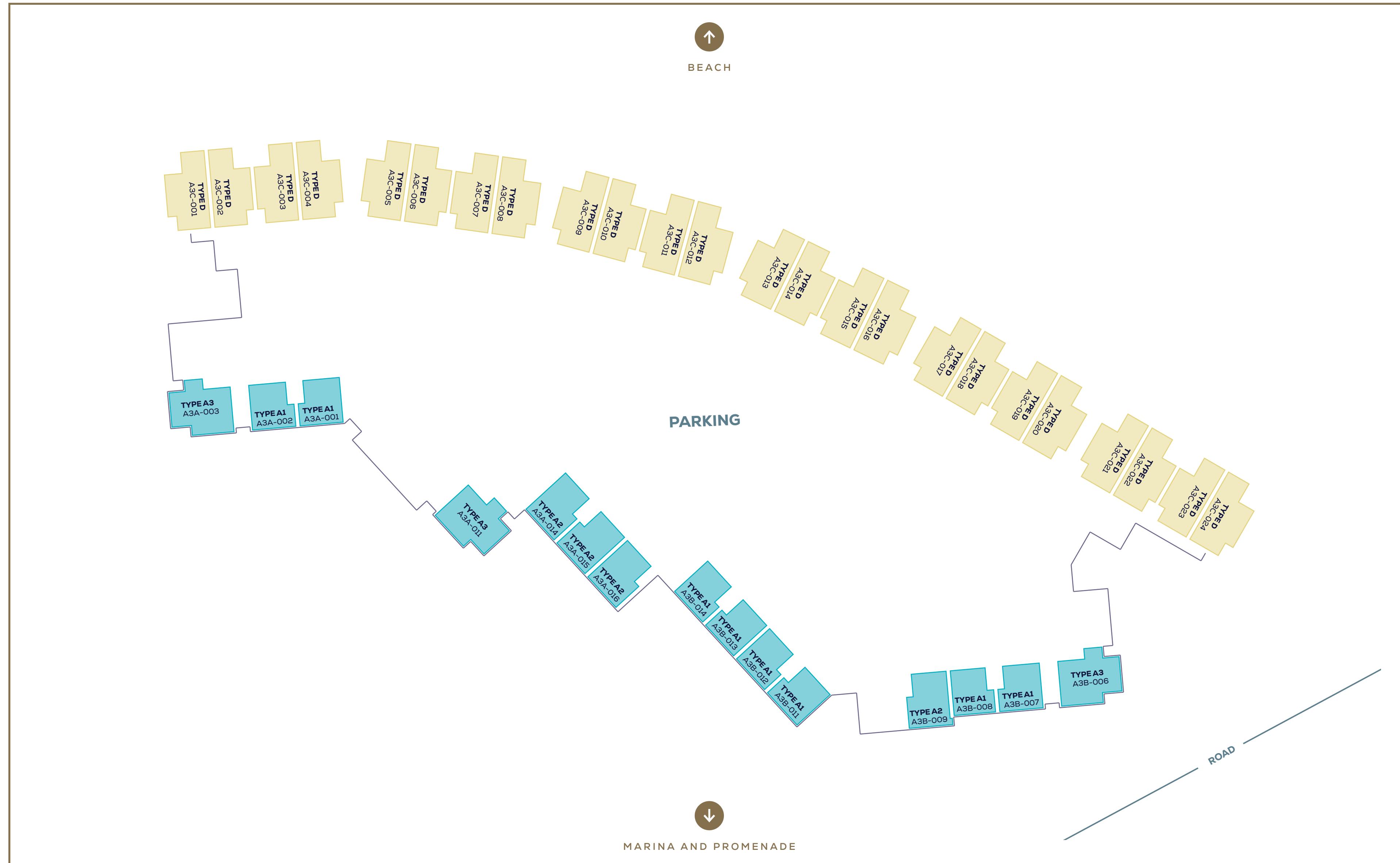


Effortless
elegant living

UNIT PLANS



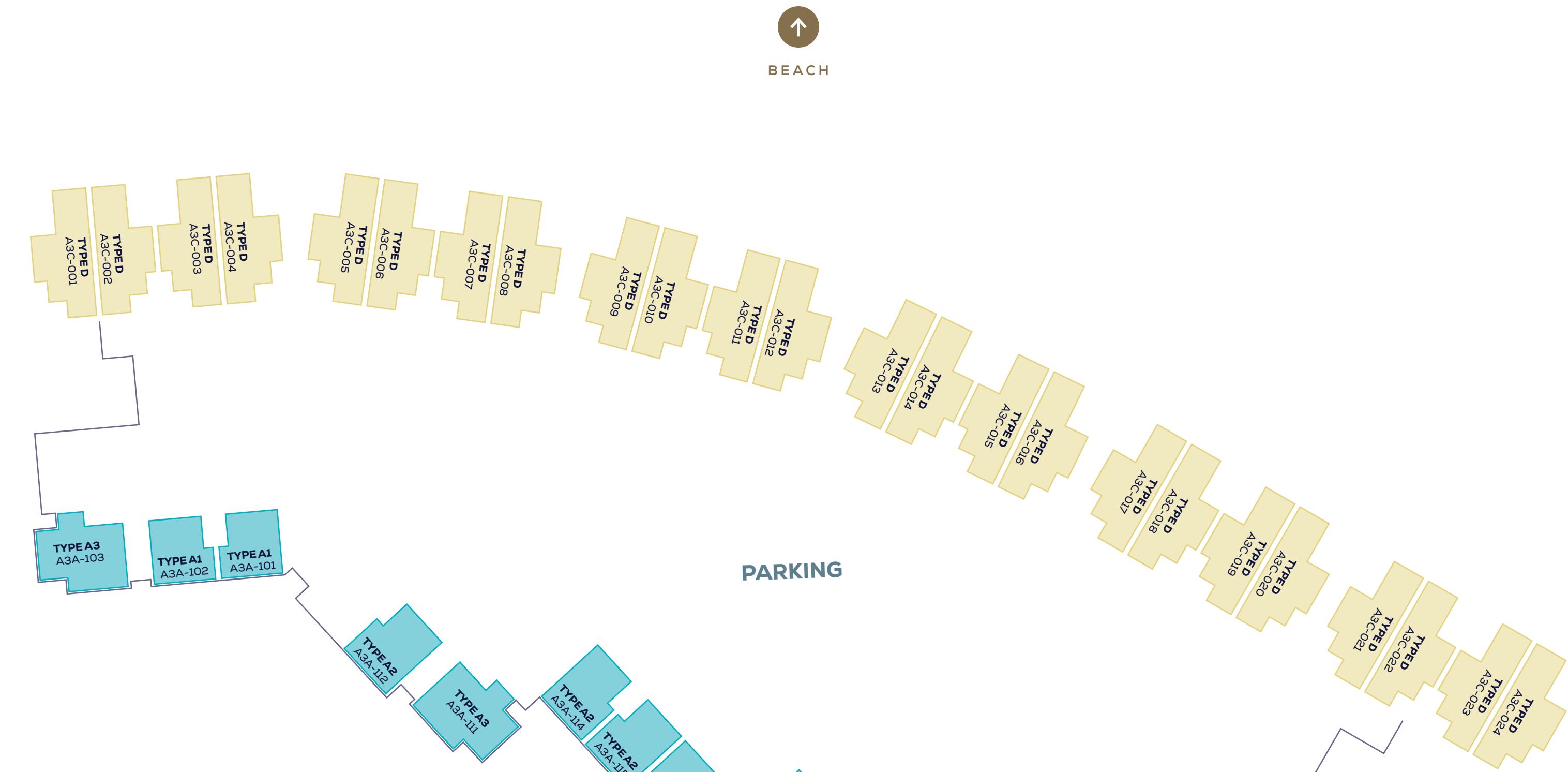
Unit Type Ground Floor



Unit Type 1st Floor

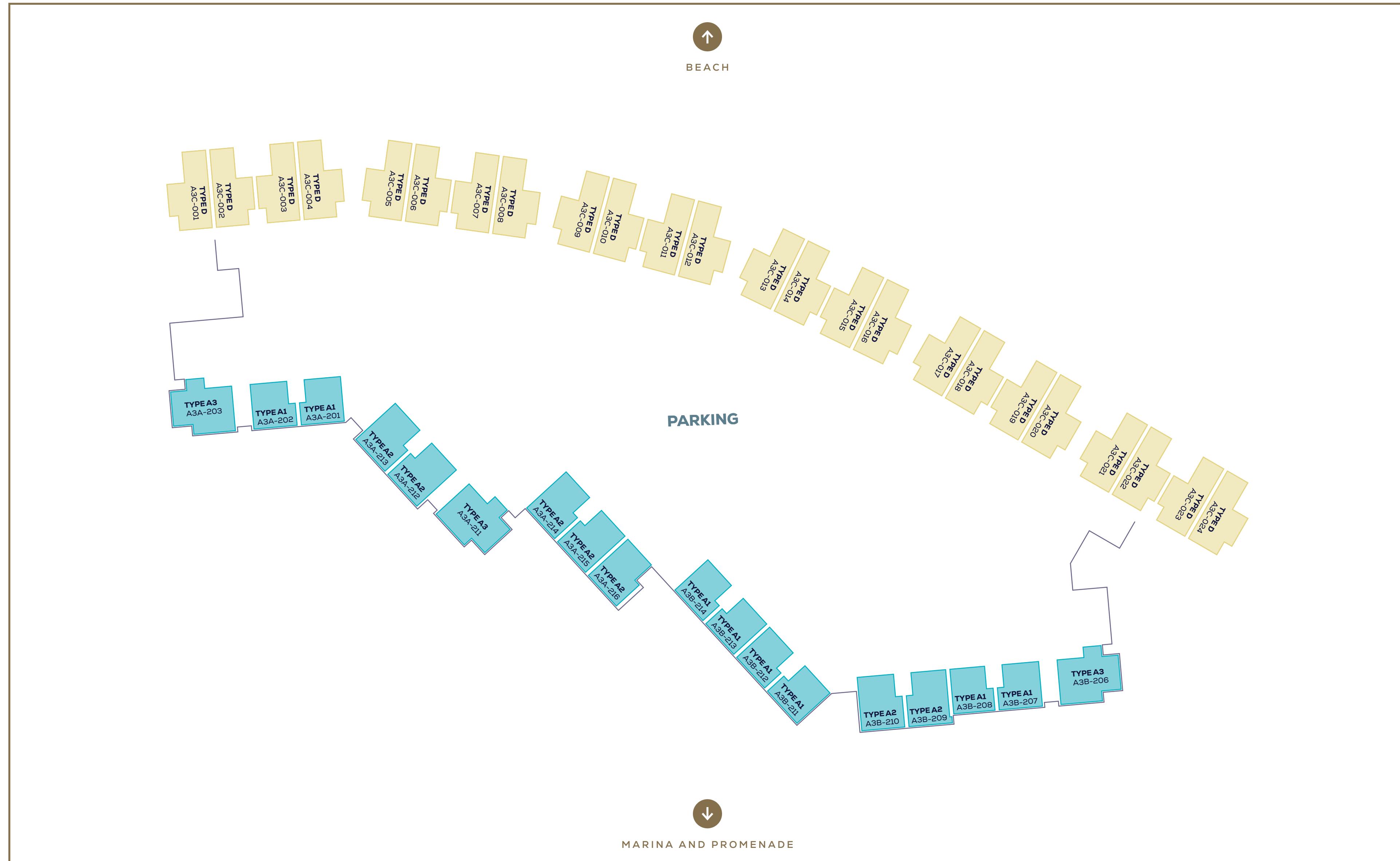
● Type A1 • A2 • A3

● Type D



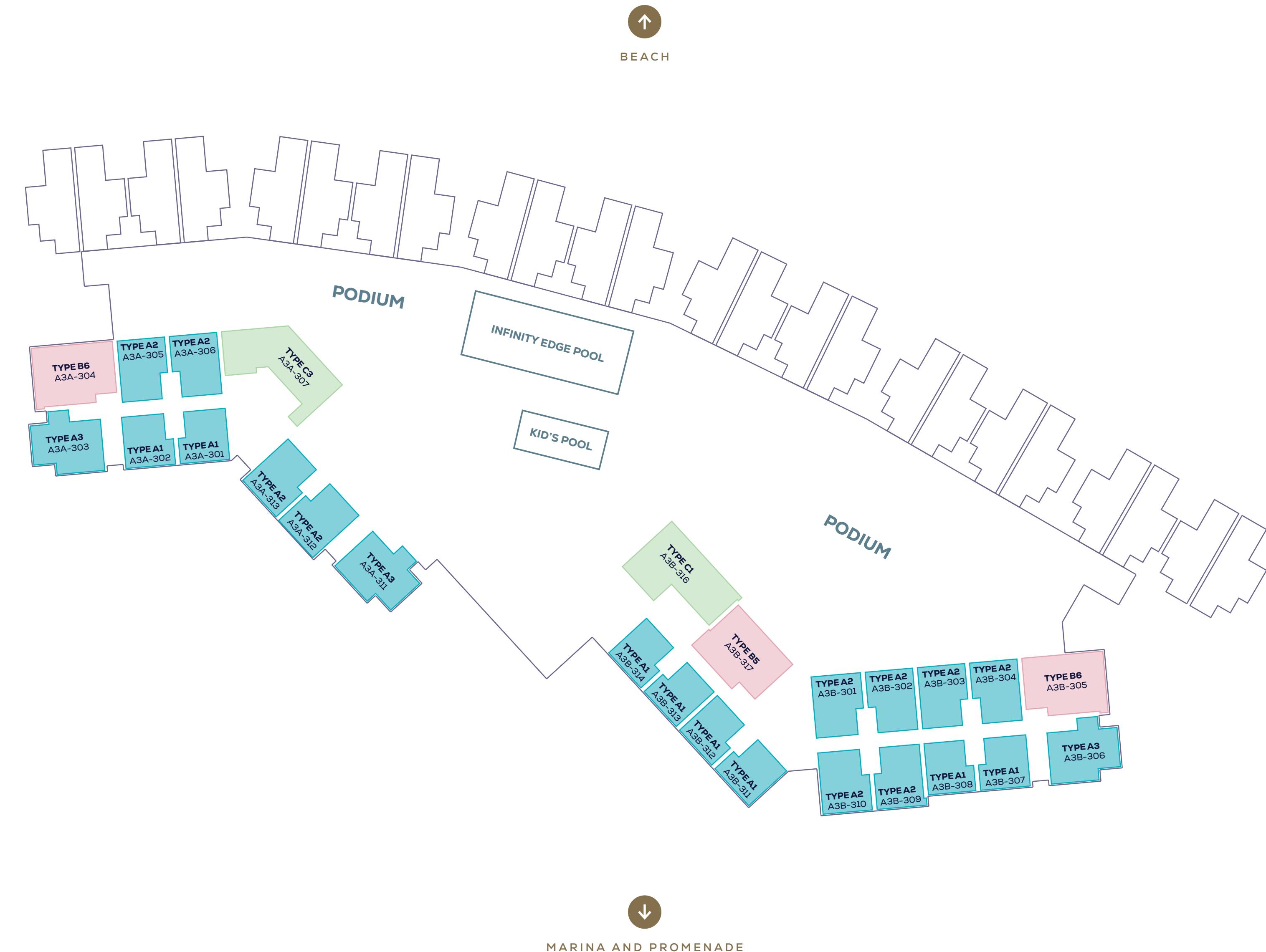
MARINA AND PROMENADE

Unit Type 2nd Floor



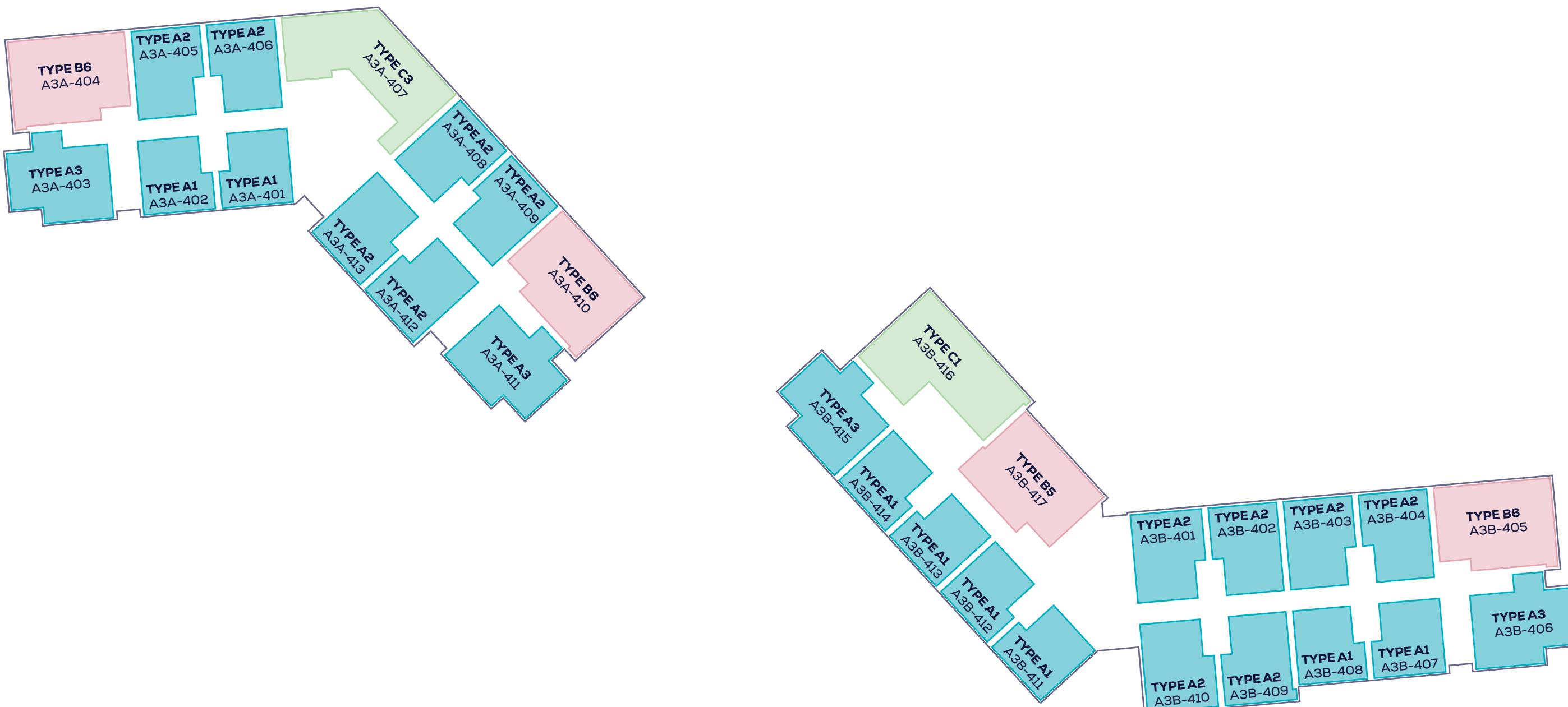
Unit Type 3rd Floor

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



Unit Type 4th Floor

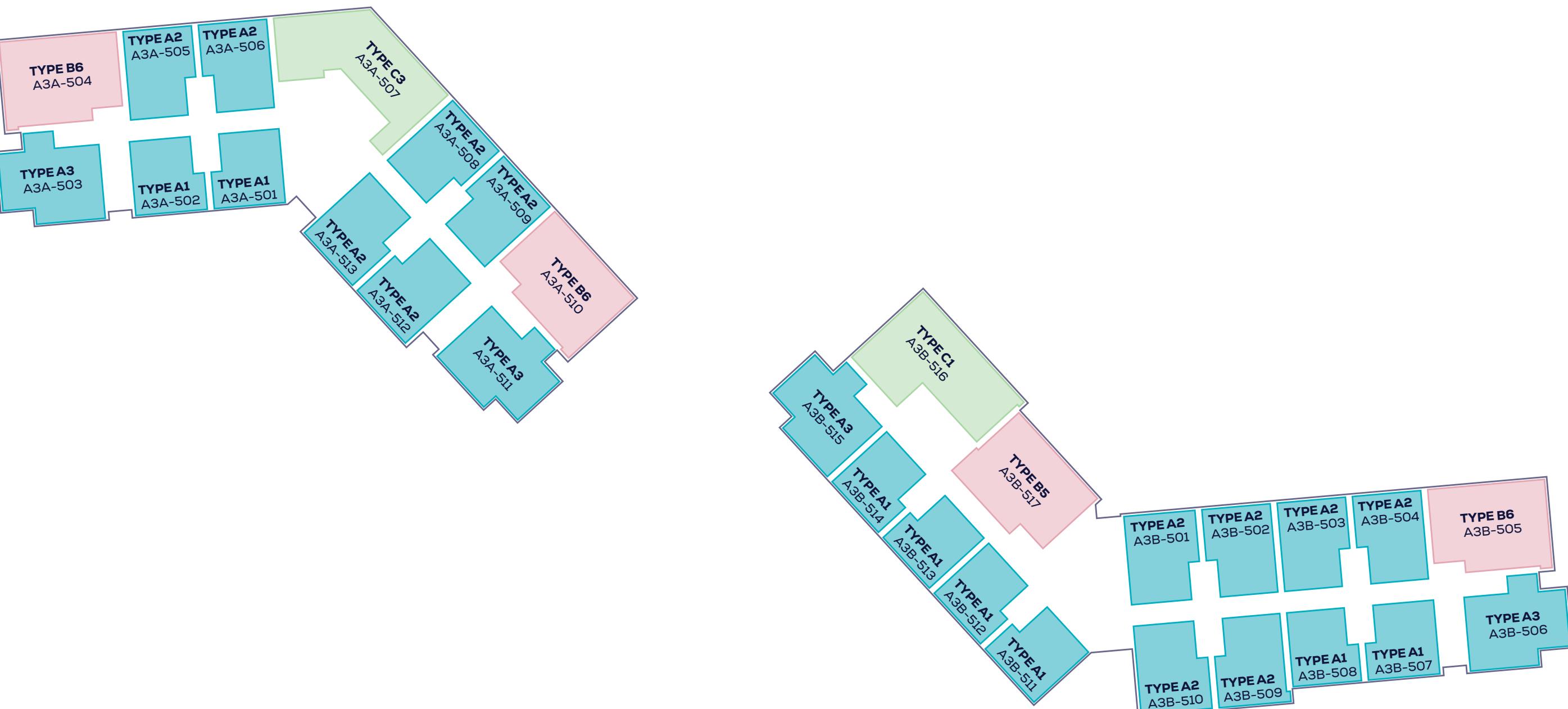
- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



MARINA AND PROMENADE

Unit Type 5th Floor

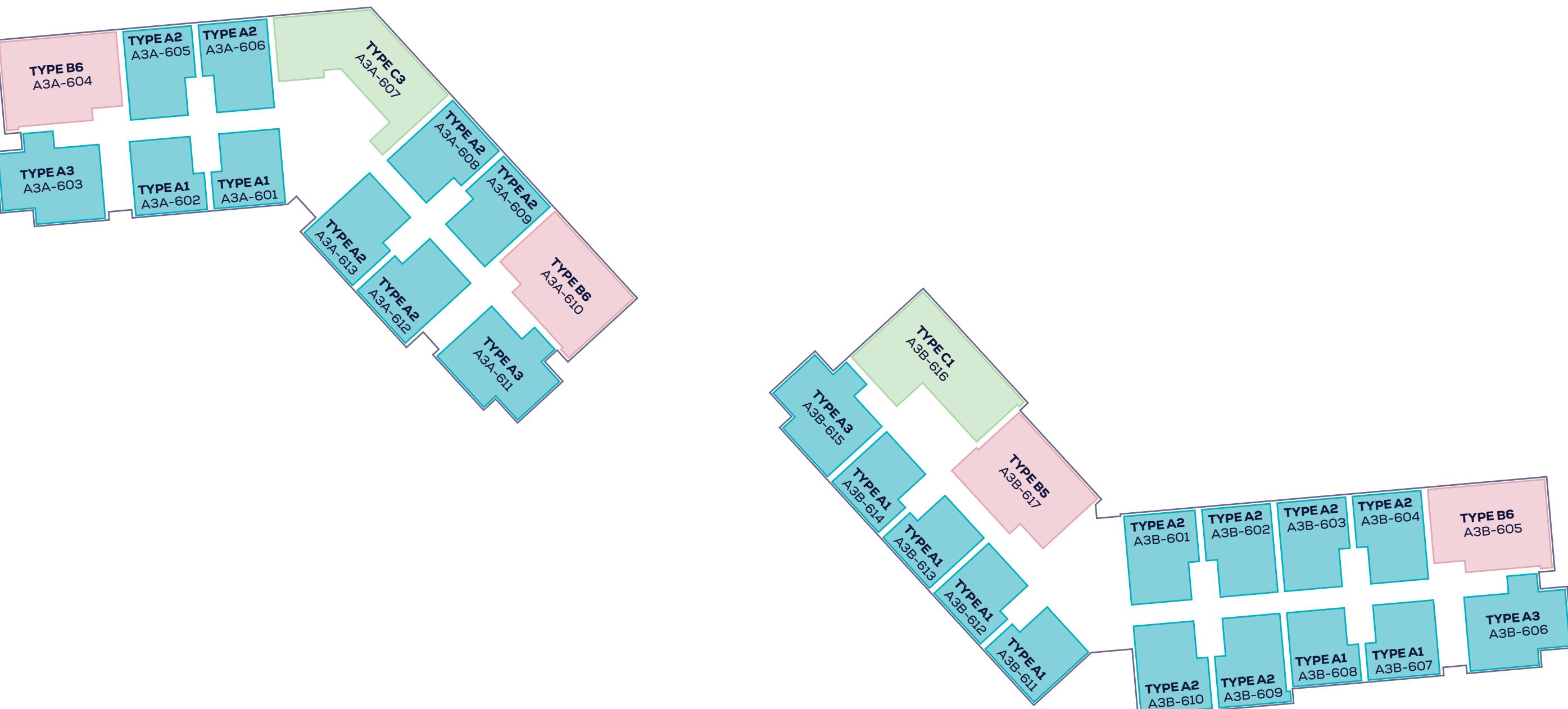
- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



MARINA AND PROMENADE

Unit Type 6th Floor

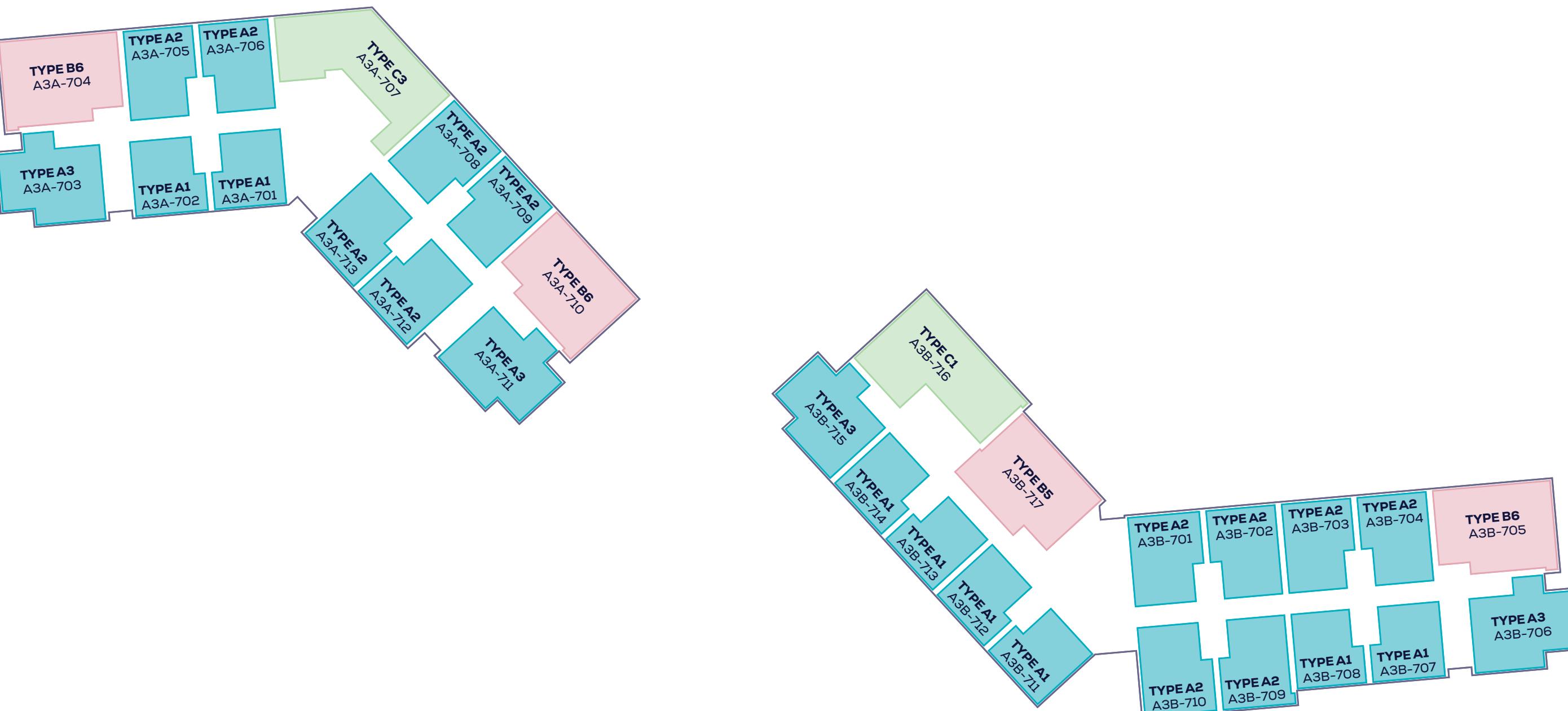
- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



MARINA AND PROMENADE

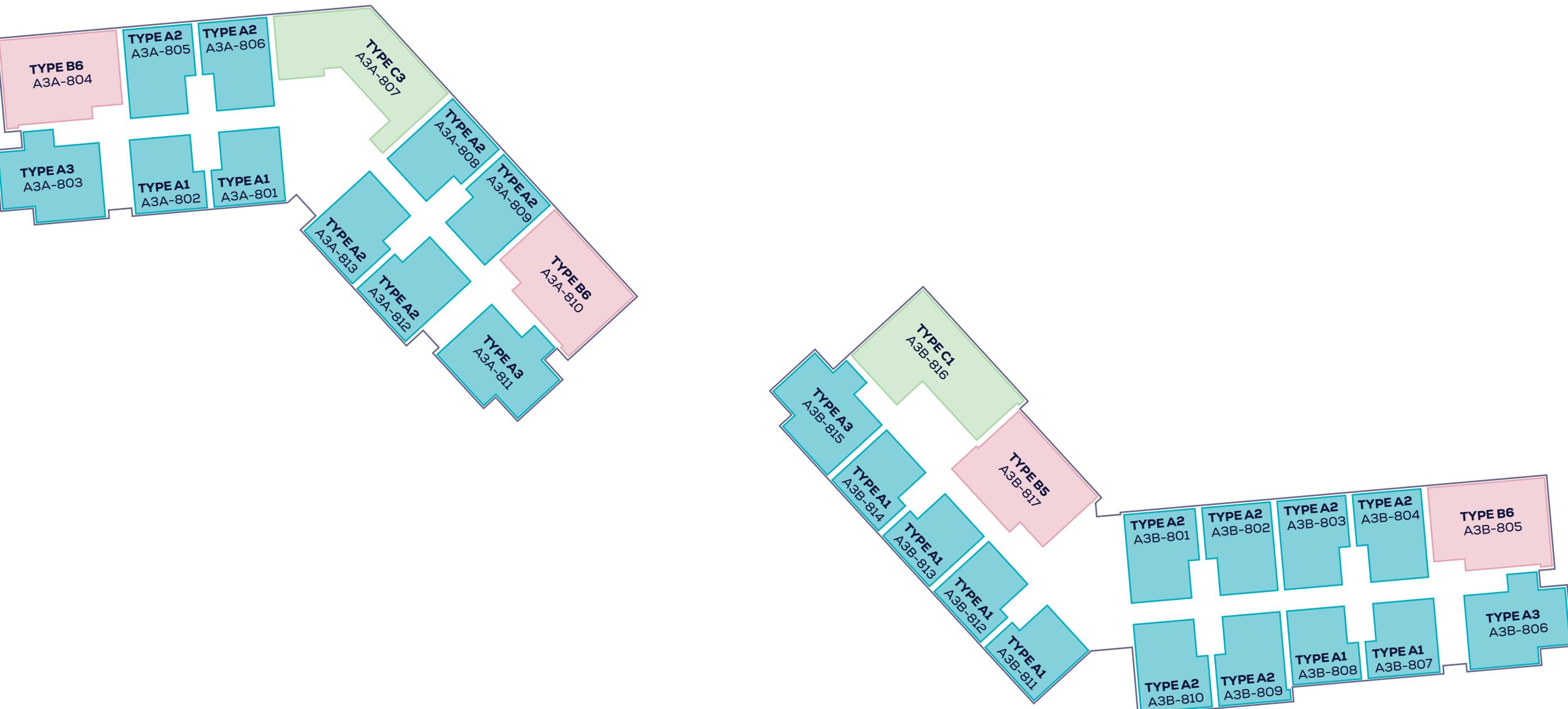
Unit Type 7th Floor

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



Unit Type 8th Floor

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

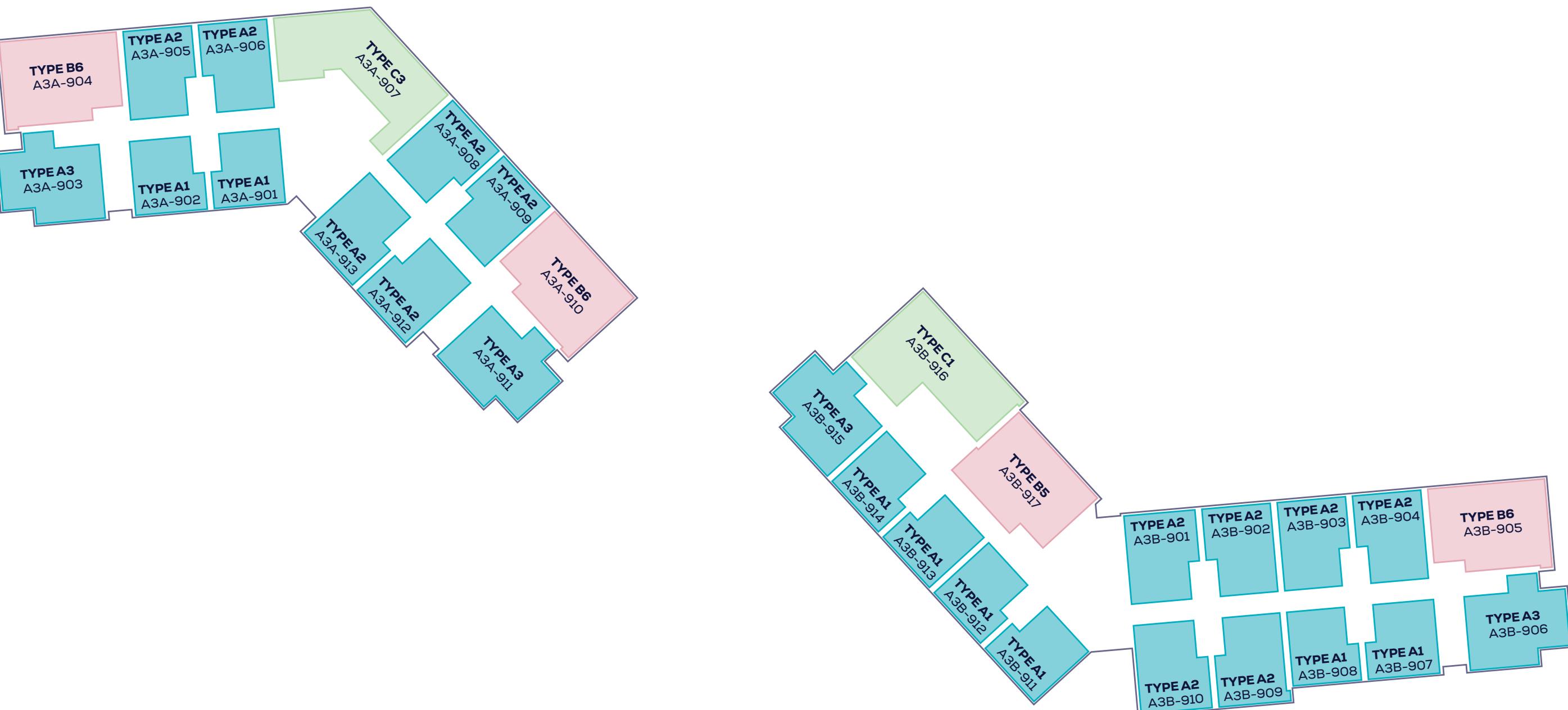


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MARINA AND PROMENADE

Unit Type 9th Floor

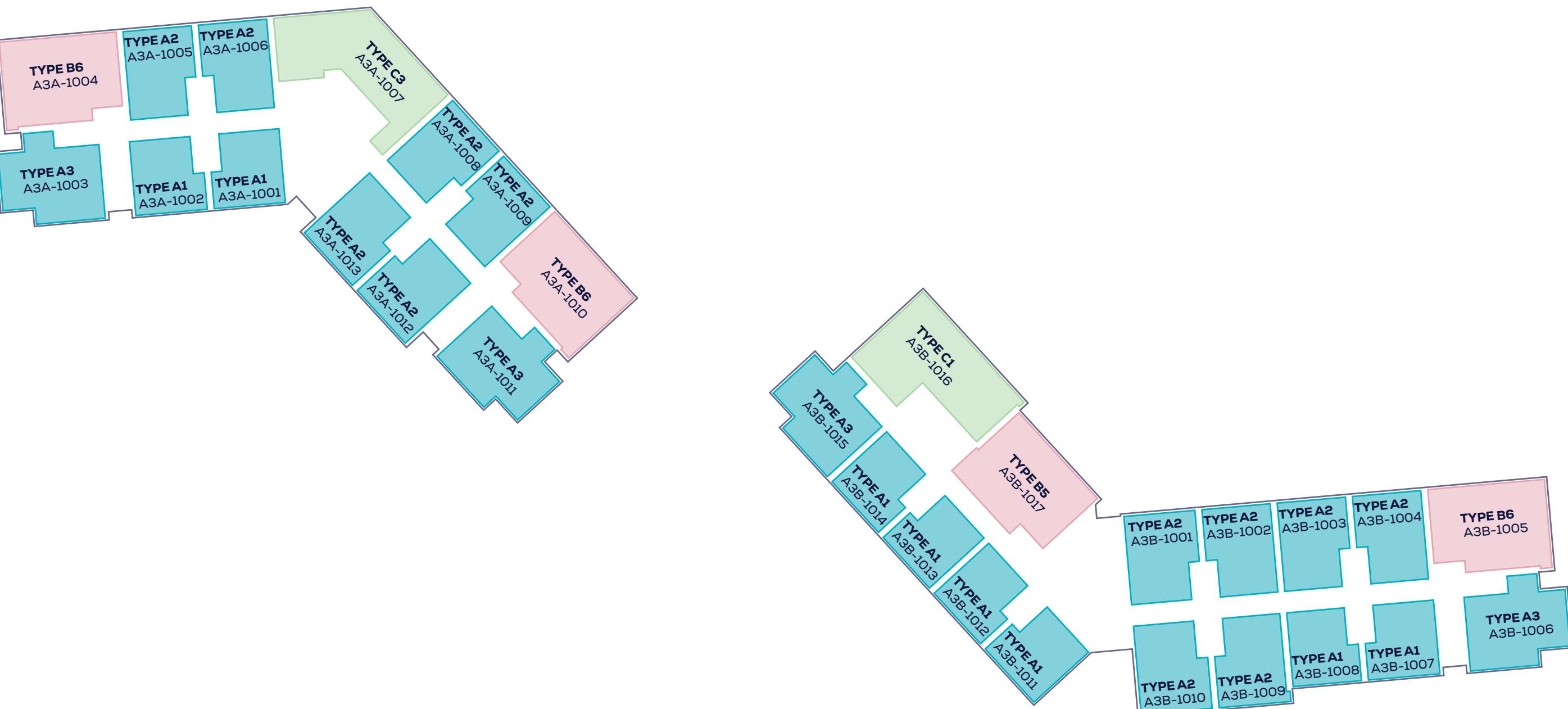
- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



MARINA AND PROMENADE

Unit Type 10th Floor

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



MARINA AND PROMENADE



Distinctive by design

FLOOR PLANS



Azura Beach Chalets

Type D

4		1	5	1	4	
INTERNAL AREA (SQM)						273
EXTERNAL AREA (SQM)						32
TOTAL AREA (SQM)						305
GARDEN (SQM)						90

* Exclusive right of use

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Apartment Type C1

 3
 1
 2
 1
 1

INTERNAL AREA (SQM)

145

EXTERNAL AREA (SQM)

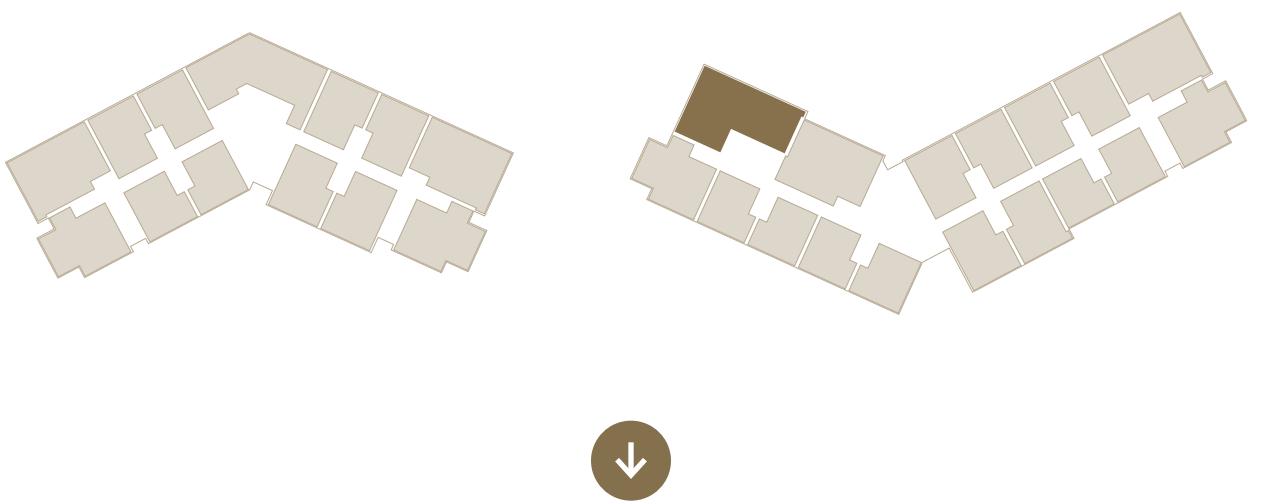
21

TOTAL AREA (SQM)

166



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Apartment Type C3

 3
 1
 2
 1
 1

INTERNAL AREA (SQM)

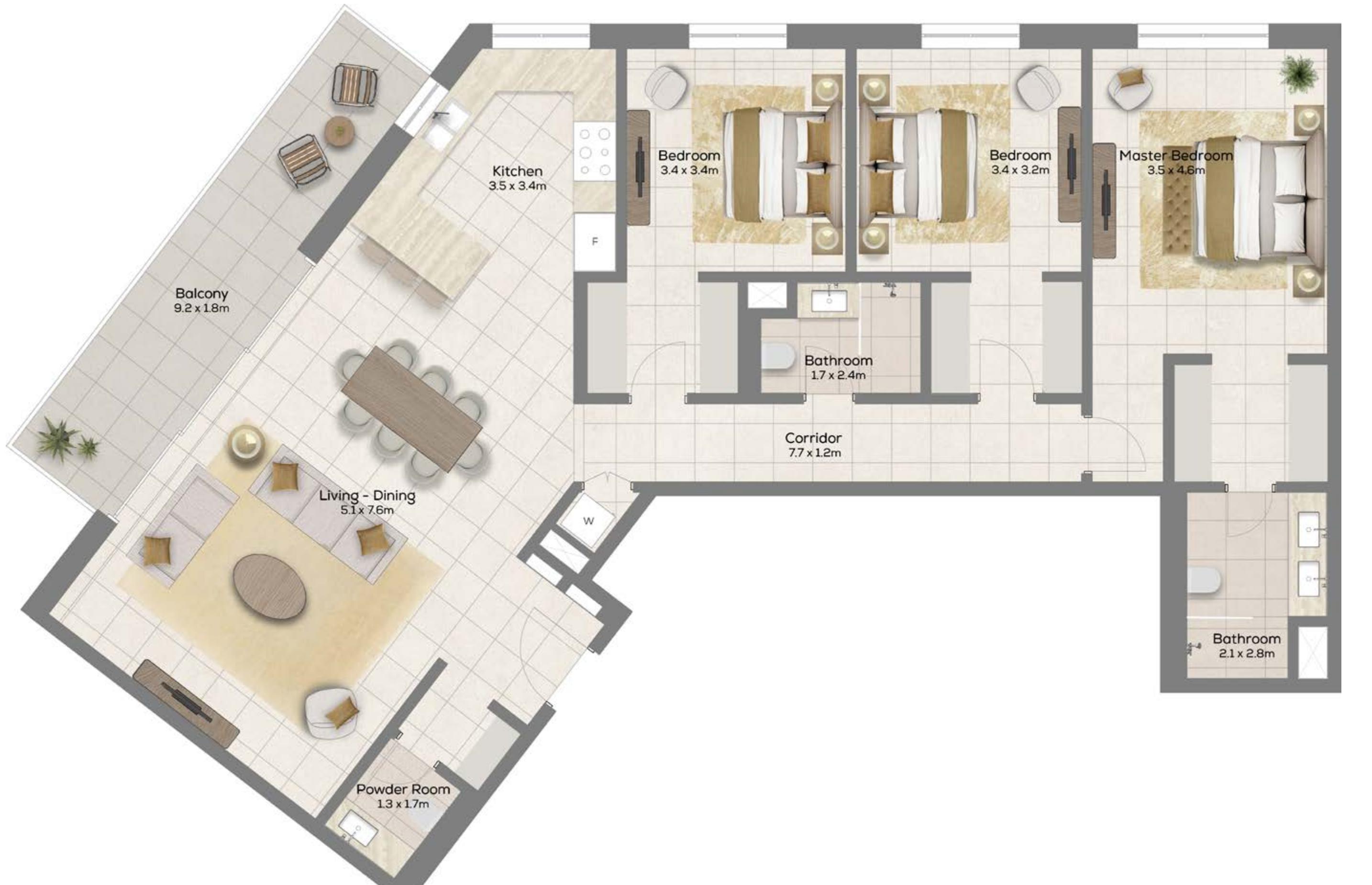
150

EXTERNAL AREA (SQM)

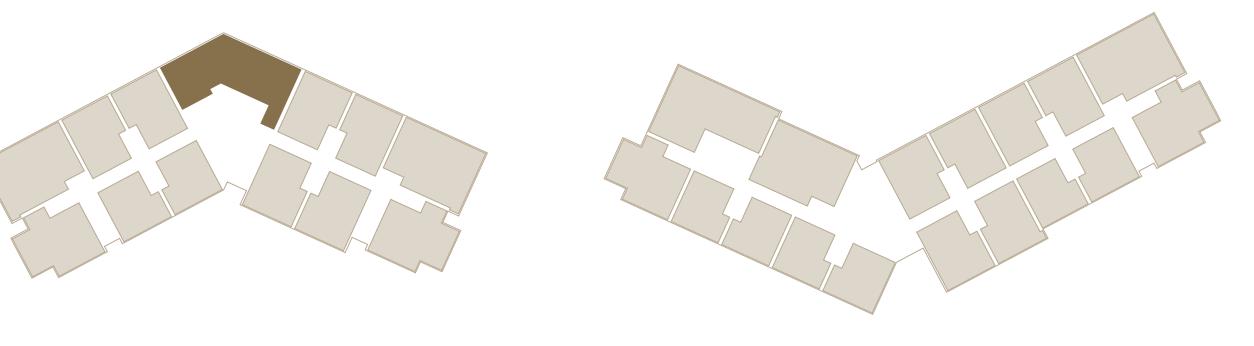
16

TOTAL AREA (SQM)

166



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BEACH



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MARINA AND PROMENADE

Apartment Type B5

 2  1  2  1  1

INTERNAL AREA (SQM)

125

EXTERNAL AREA (SQM)

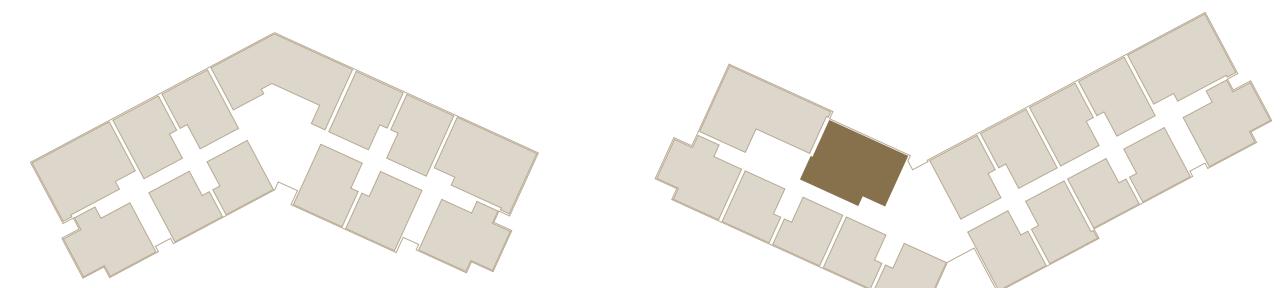
12

TOTAL AREA (SQM)

137



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Apartment Type B6

 2
 1
 2
 1
 1

INTERNAL AREA (SQM)

125

EXTERNAL AREA (SQM)

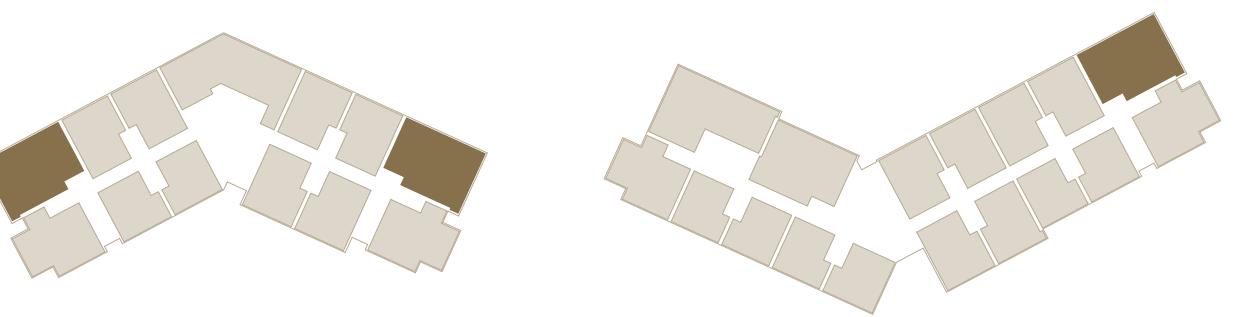
18

TOTAL AREA (SQM)

143



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BEACH



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MARINA AND PROMENADE

Apartment Type Al

 1
 1
 1
 1

INTERNAL AREA (SQM)

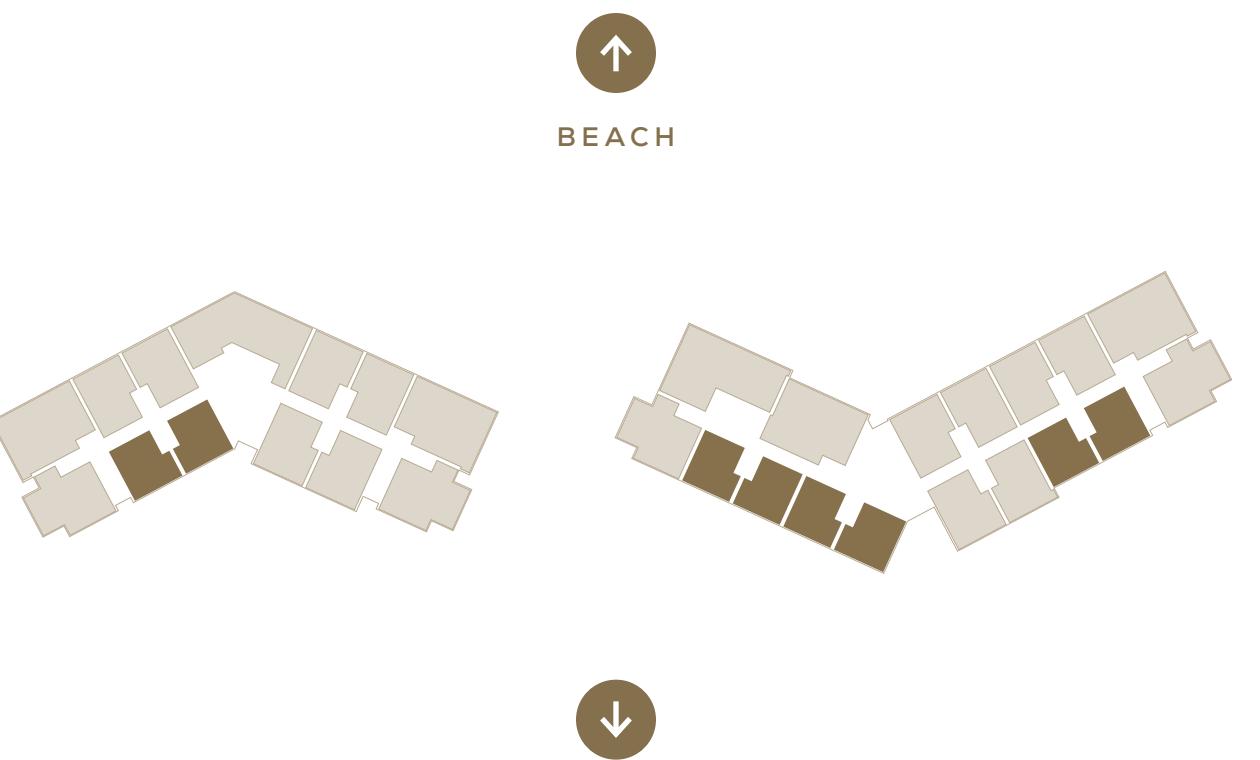
63

EXTERNAL AREA (SQM)

8

TOTAL AREA (SQM)

71



Apartment Type A2



INTERNAL AREA (SQM)

76

EXTERNAL AREA (SQM)

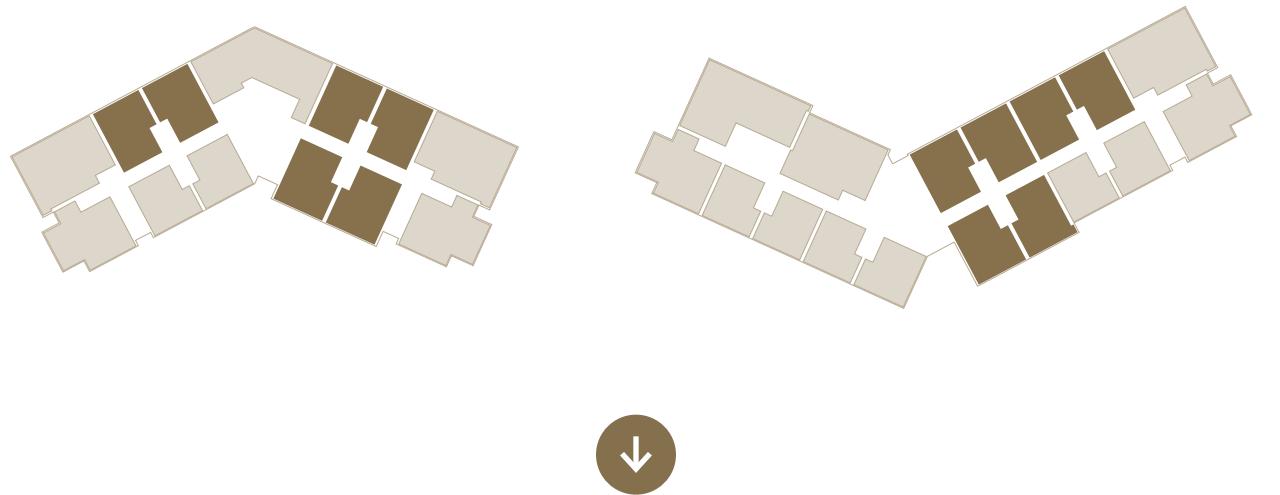
8

TOTAL AREA (SQM)

84



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BEACH



Apartment Type A3

 1
 1
 1
 2
 1

INTERNAL AREA (SQM)

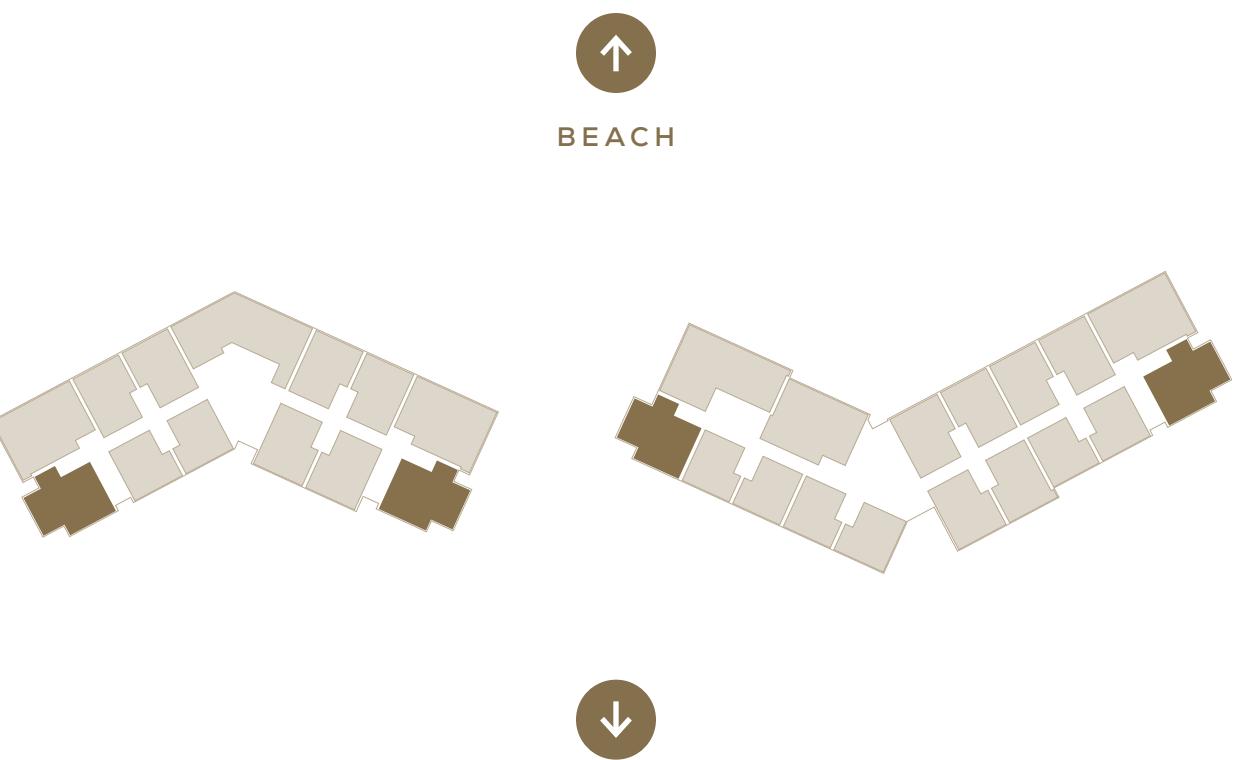
93

EXTERNAL AREA (SQM)

14

TOTAL AREA (SQM)

107





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



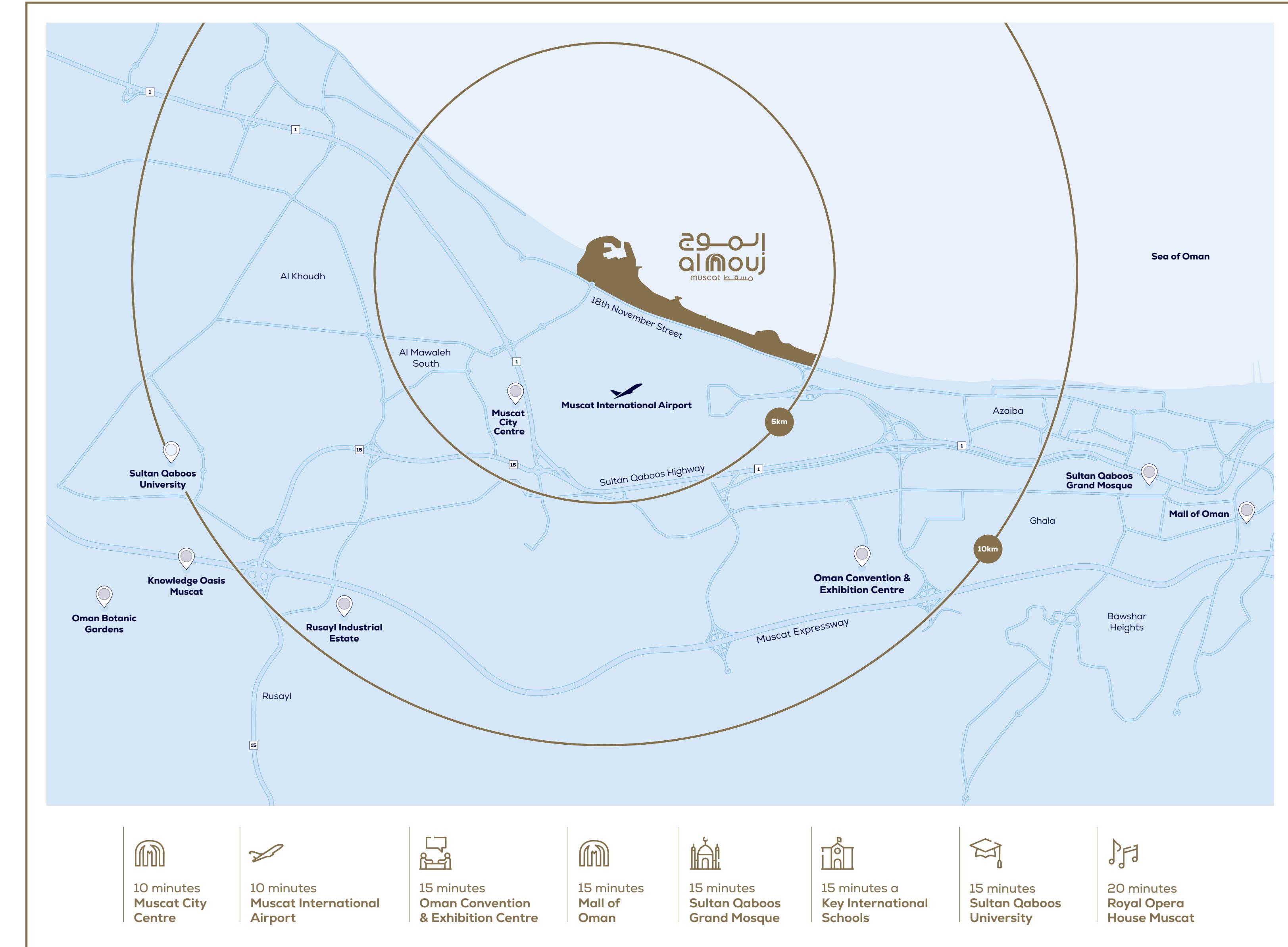
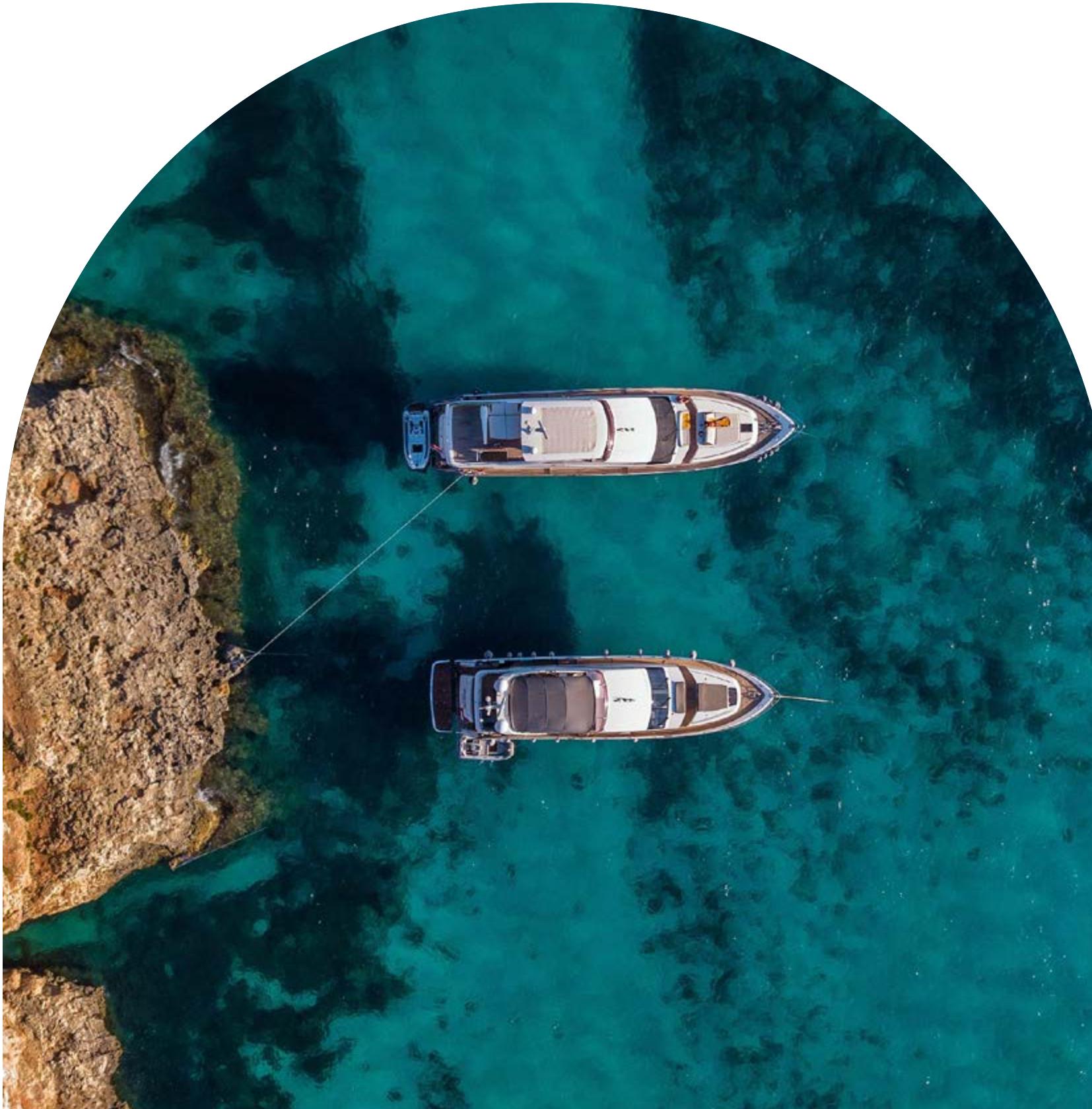
AL MOUJ MARINA



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



Sales & Experience Centre

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Working Hours

Sunday to Thursday

9.30am - 6pm

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