



خليج مسقط

MUSCAT BAY





YOUR SPACE TO
BREATHE

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DISCOVER OMAN

Where deep seas and mountains meet

Oman is an incredible juxtaposition of heritage, culture and modern living. Known as the hidden jewel at the tip of the Arabian Peninsula, Oman is home to majestic mountain ranges, captivating coastlines brimming with sea life, breathtaking dunes, and in the south, lush vegetation brought on by the annual Khareef.



A solid and stable economy

Not only is the climate much more forgiving than in other Gulf countries, Oman is also one of the most stable and prosperous economies in the Middle East. In 2019, Oman was ranked 2nd in the Global Wellness Index out of 151 countries based on health, happiness, life expectancy and spending. As the oldest independent state in the GCC, the Sultanate has taken incredible strides towards economic diversification that is in line with the country's Vision 2040 agenda. Real estate, agriculture, tourism, fisheries, mining petrochemicals and other such non-oil sectors are also at the heart of Oman's thriving investment environment.



REBIRTH OF A CITY

From ancient beginnings. Now returned. A place once tied to a sea, eroded over time, tells a story of threatened beach life which necessitated a search for survival elsewhere. The high ground of the crags form a protection but not sustenance, the miracle management of water ensure the future. The industry of cultivation inform the making of the Bustan. The seeds of this new place sown long ago have now gathered once again in the culmination of the mountains, the gardens and the sea to make a place of excellence and respect where the experience serves all the five senses.



MUSCAT BAY

In a Glimpse

Muscat Bay is an upscale luxury lifestyle community. Nestled between the pleasant natural cove at the foot of the Al Hajar Mountains, and not too far from downtown, Muscat Bay is a residential haven for those who are looking to get away from city life and enjoy pleasant moments with the family in a home surrounded by the natural beauty of Muscat.



The Resort Village Living

Life at Muscat Bay takes you out of the bustling city and centres you in the tranquillity of the deep blue sea at the beachfront and locked against the terrains of the Al Hajar Mountains. Muscat Bay places you in an exquisite integrated community to experience serenity and leisure, a result of years of planning and acute attention to detail. Muscat Bay provides incredible amenities and features that encapsulate resort village living, perfect for families and couples who are in pursuit of a 5-star lifestyle, but don't want to tread too far away from the city either.



Step into Nature

Fall asleep to the sounds of the sea, and wake to the wind peering through the gaps between the mountain tops. Living at Muscat Bay means never having to hear the sounds of the city again.

Residents will get the best that the natural environment has to offer – it is your space to breathe. Taking care of the precious marine life, Muscat Bay endeavours to protect its beaches for clean waterways with a healthy fish population.



Safety & Privacy

Safety and privacy are considered in every component at Muscat Bay. Even safety against heavy rain is highly considered. Children can happily enjoy the lush green gardens and community parks within the gated community in a reliable environment due to the precautionary measures taken to ensure overall community safety. Right from the systematic car pathways, to the parkland and running tracks, and the multipurpose sports court, Muscat Bay endeavours to create a safe haven for all.



The Residences

Thoughtful Planning

Storytelling is an element that is visible throughout each of the Muscat Bay designs, from the colour choices to the finishing touches. From the one-bedroom apartments to the luxurious villas, every residence at Muscat Bay is a masterpiece in thoughtful planning adorned with authentic Omani elements lending a beautiful traditional touch.

Fixtures & Fittings

Creating the fluidity between the natural environment outside to the sophisticated home within, each of the residences is finished to the highest quality. The classic style and sophisticated appearance uplift the overall aesthetic appeal of every home in Muscat Bay.

Full Length Windows

Let the light in with floor to ceiling French style windows that complement the gorgeous views and natural splendour of the outdoors.

2.2 MILLION
square metres

280 
hotel rooms

5 HECTARES
of resort parkland

- %100 Freehold properties
- Best spot on Oman's shoreline
- Lush parks and swimming pools

- Lifetime residence permit
- Community retail and F&B outlets
- Kids playground areas

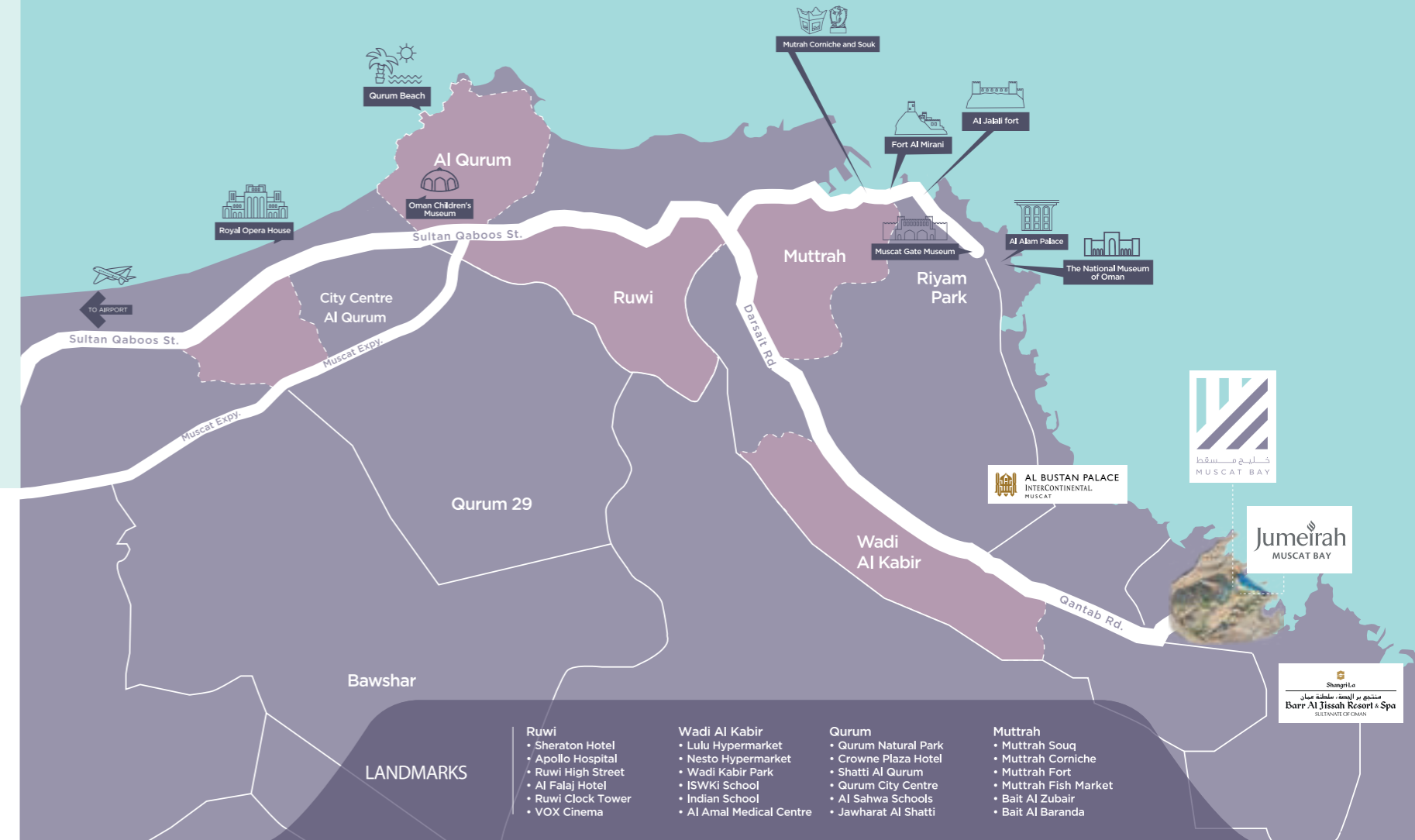
- Immediate handover & occupancy
- Jumeirah Resort -5star Hotel

Partners in success



سرايا بندر الجصة
saraya BANDAR JISSAH

MUSCAT BAY LOCATION MAP



Scan here for location



Zaha Parkland Residences

Zaha Waterfront Villas

Boutique Hotel

Zaha Waterfront Residences

Zaha Duplexes

Zaha Parkland Villas

Nameer Island Villas

Village Square

Jumeirah
MUSCAT BAY

Helipad

Entrance

Executive Accomodation

Wajd Grand Hilltop Villas

Zaha

Apartments

1&2 Bedroom

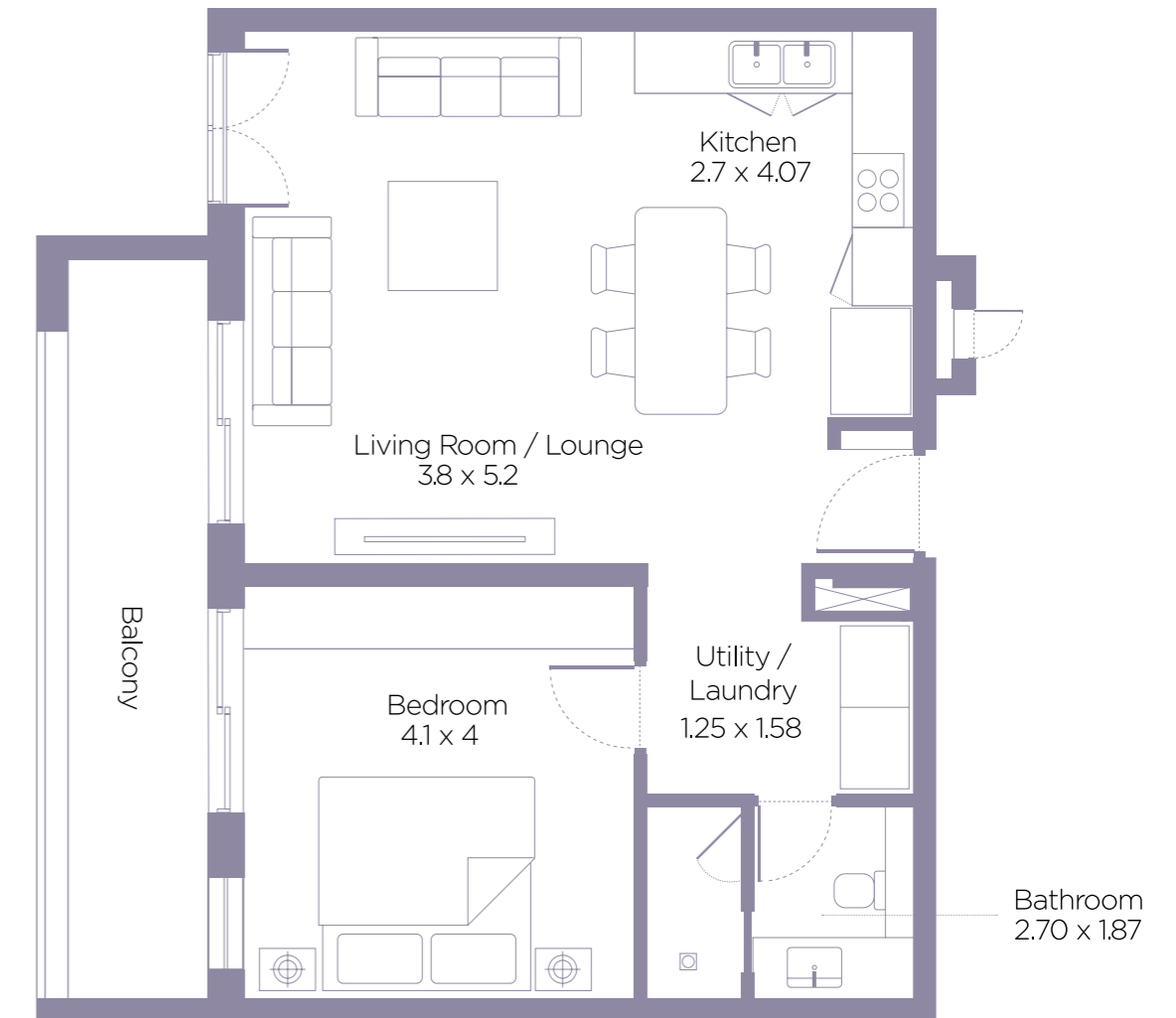
Waterfront and Parkland

Located in the Zaha zone, the Waterfront Residences feature one and two-bedroom apartments with a mountain backdrop that overlooks the central lagoon and sweeping seascape. These waterfront residences are within easy reach of the Village Square, and right at the heart of Muscat Bay's community.

The Parkland Residences are nestled into the slope of the mountain and offer picturesque views of Zaha's signature parkland. These residences feature a series of one and two-bedroom apartments and are located close to the Village Square with easy access to community pools, restaurants and cafés, as well as a state-of-the-art gym.



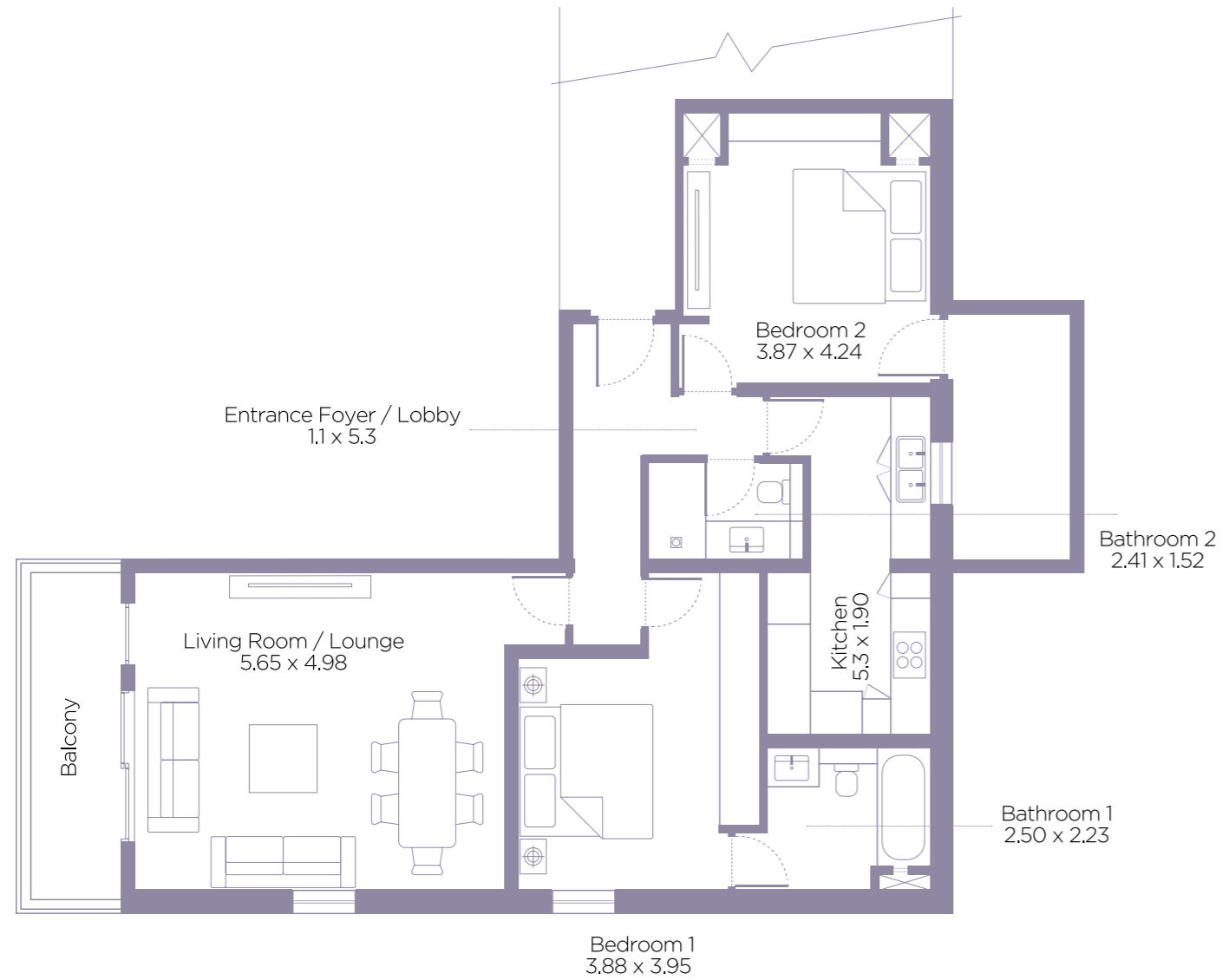
Zaha One Bedroom



Total floor area : 80 M²

Actual size may vary from the given dimensions

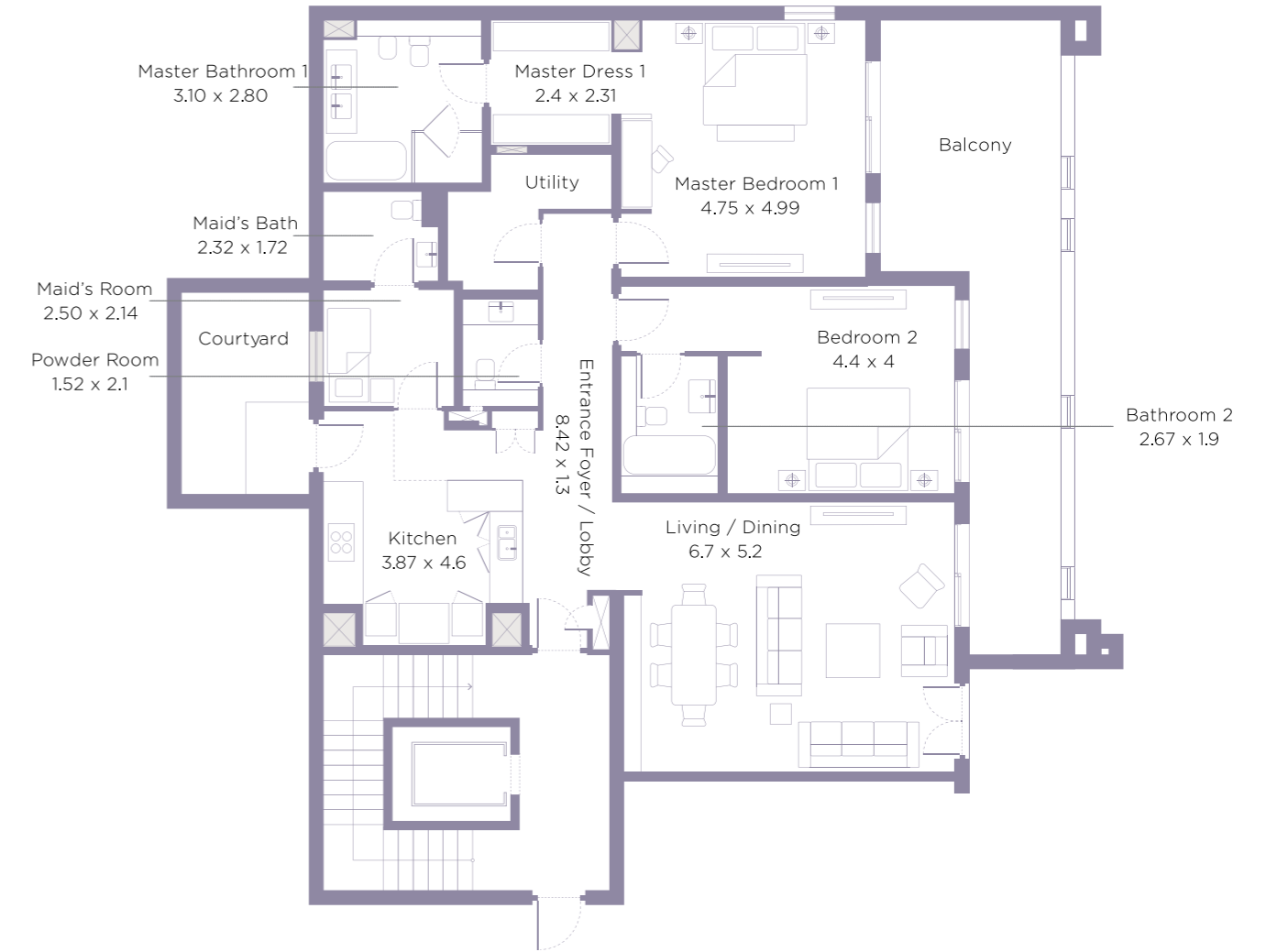
Zaha
One and Two Bedroom



Total floor area : 116 M²

Actual size may vary from the given dimensions

Zaha
Premium Two Bedroom



Total floor area : 200 M²

Actual size may vary from the given dimensions

Zaha

Apartments

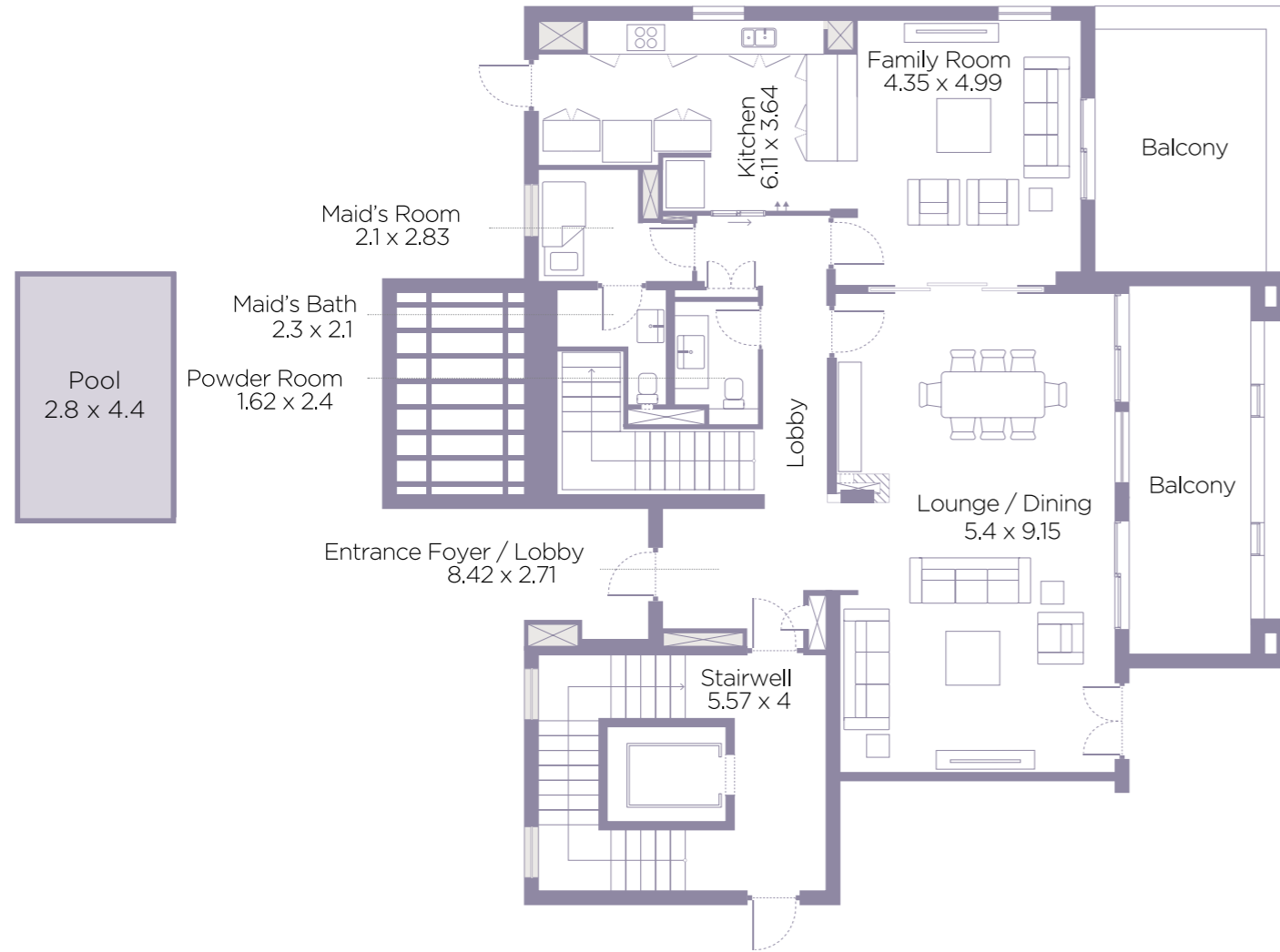
Duplexes

Waterfront and Parkland

A signature collection of exclusive and limited three-bedroom penthouse, lagoon and beachview duplexes with private garden, private swimming pool and uninterrupted vast views across the mountains and lush parkland. Situated within the Zaha zone with easy access to The Village Square.



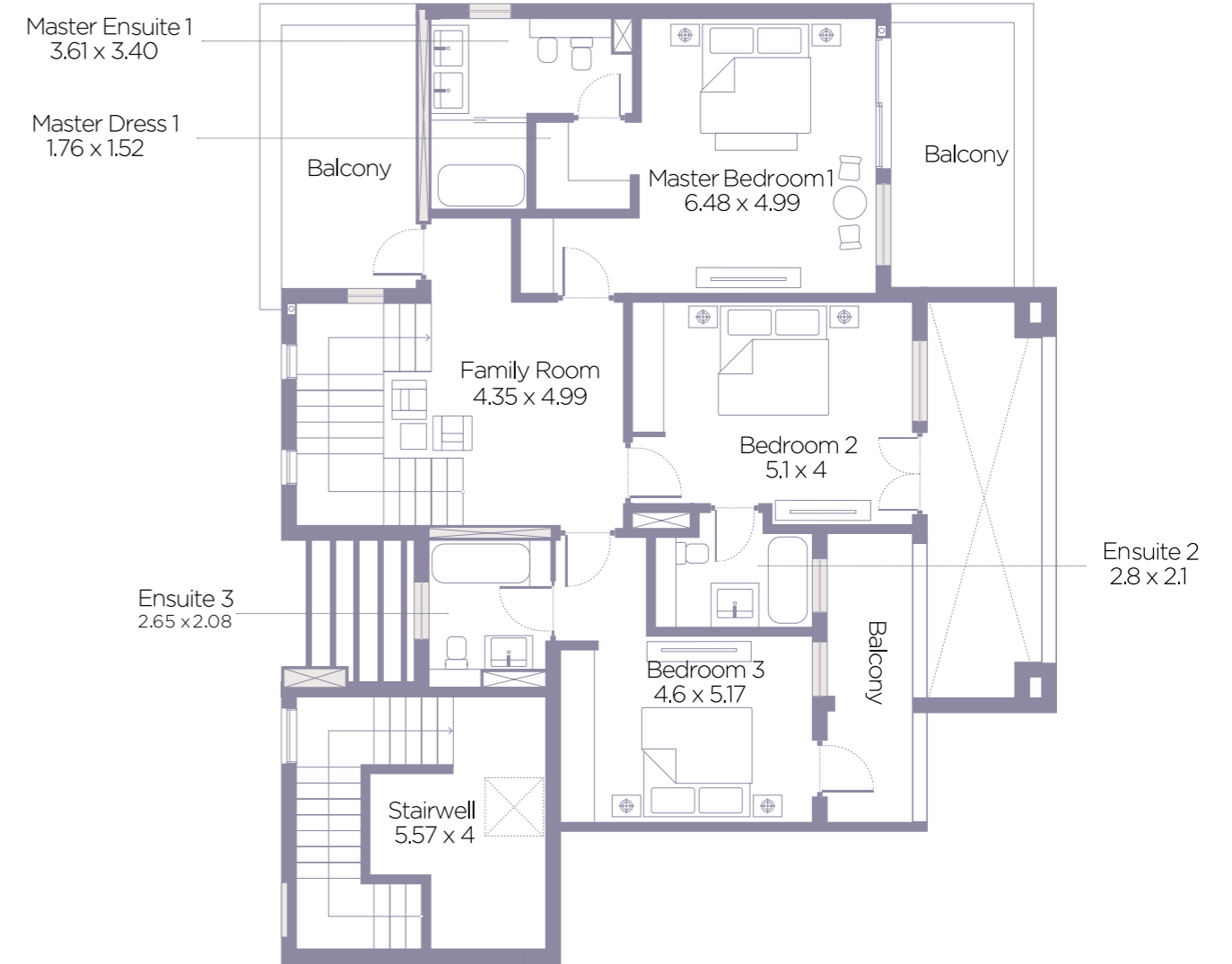
First Floor



Total floor area : 169 M²

Actual size may vary from the given dimensions

Second Floor



Total floor area : 167 M²

Actual size may vary from the given dimensions

Zaha

Villas

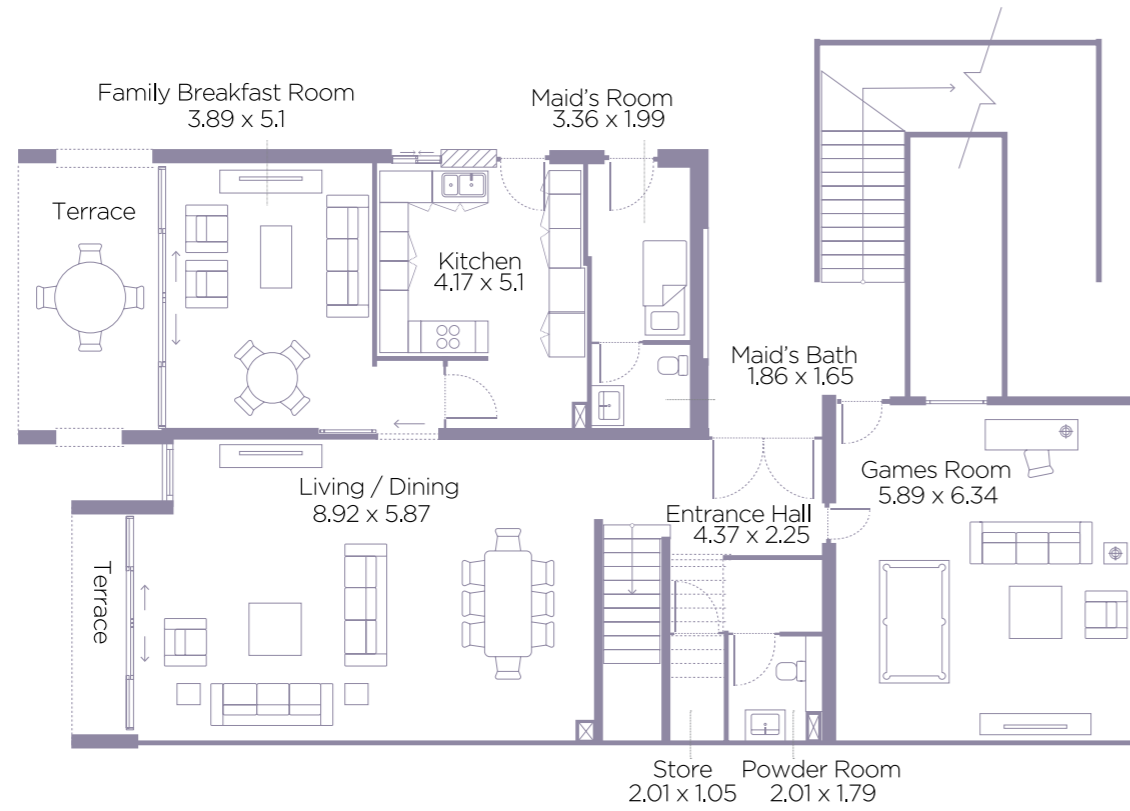
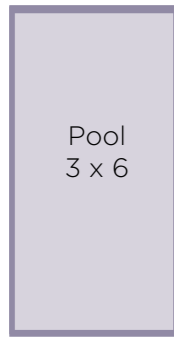
3&4 Bedrooms

Waterfront and Parkland

Zaha villas are situated at the heart of the community. These are homes of clever engineering and subtle design with views across lush greenery or the waters of the central lagoon. With large living spaces at their core, the select 3 and 4 bedroom twin villas and detached villas include a private swimming pool, a landscaped garden and a designer kitchen. The villas provide direct access to the community pools, the kids' play areas in the Parkland, restaurants, cafés and a state-of-the-art gym.



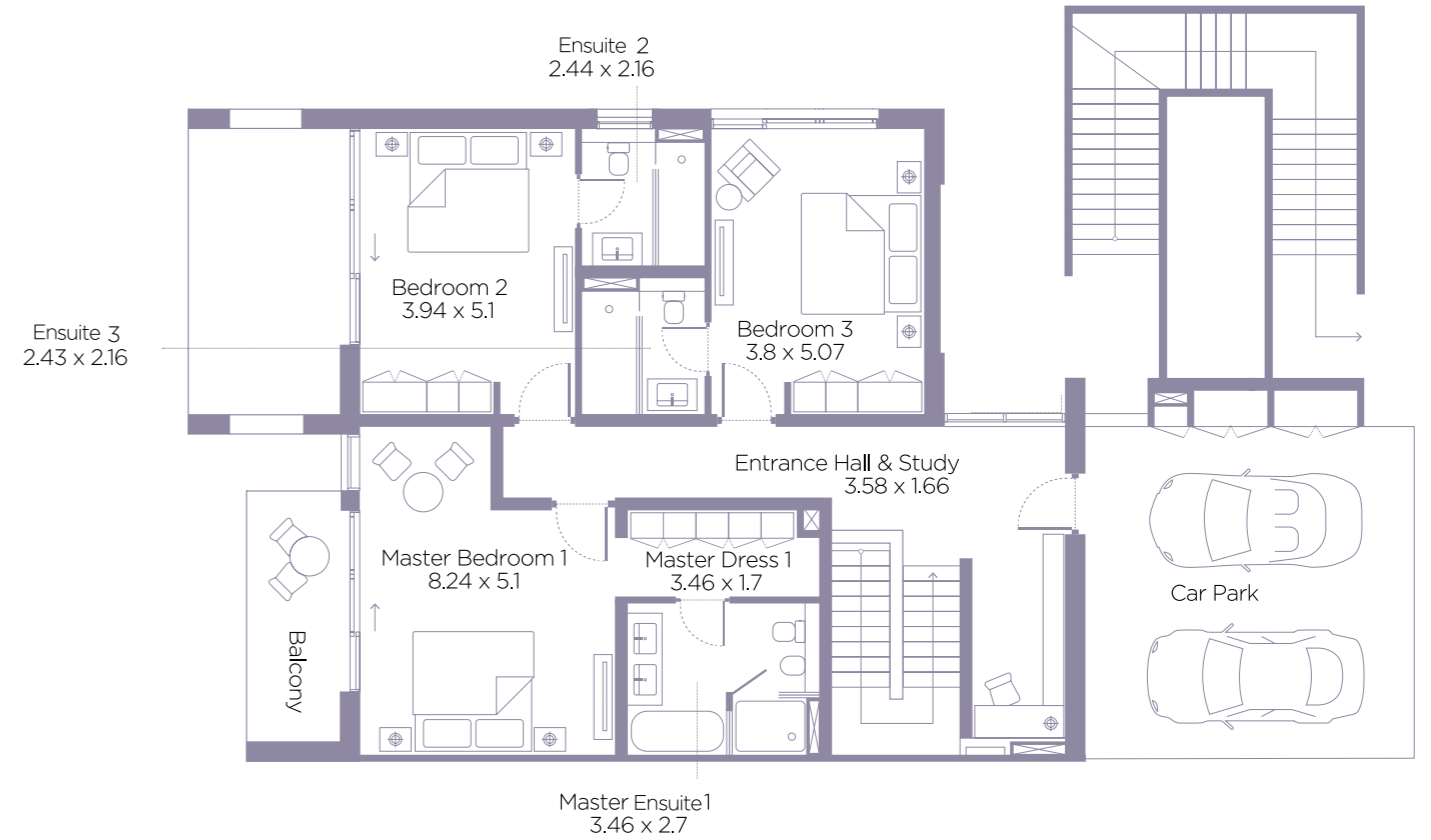
Ground Floor



Total floor area : 205 M²

Actual size may vary from the given dimensions

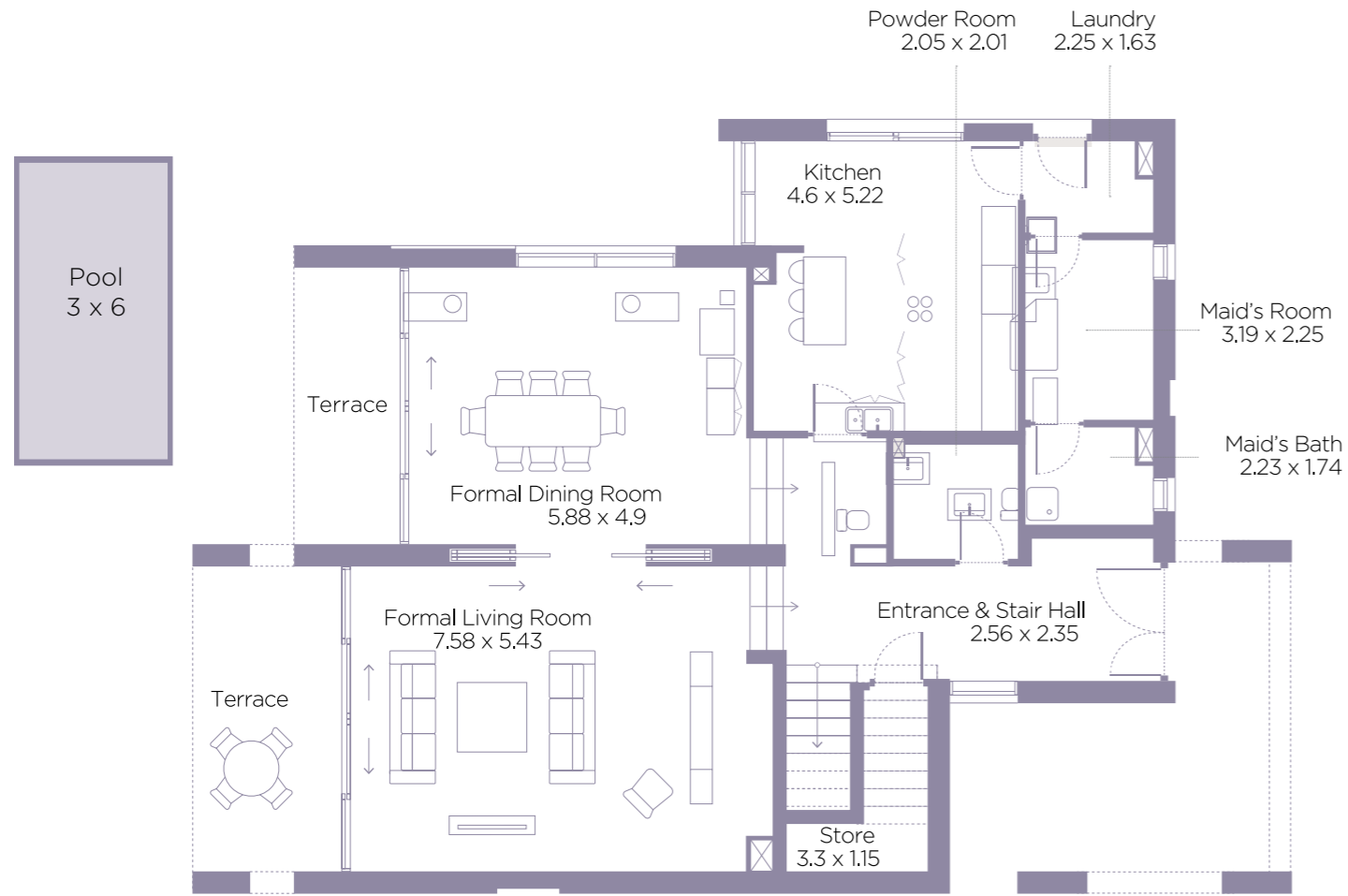
First Floor



Total floor area : 152 M²

Actual size may vary from the given dimensions

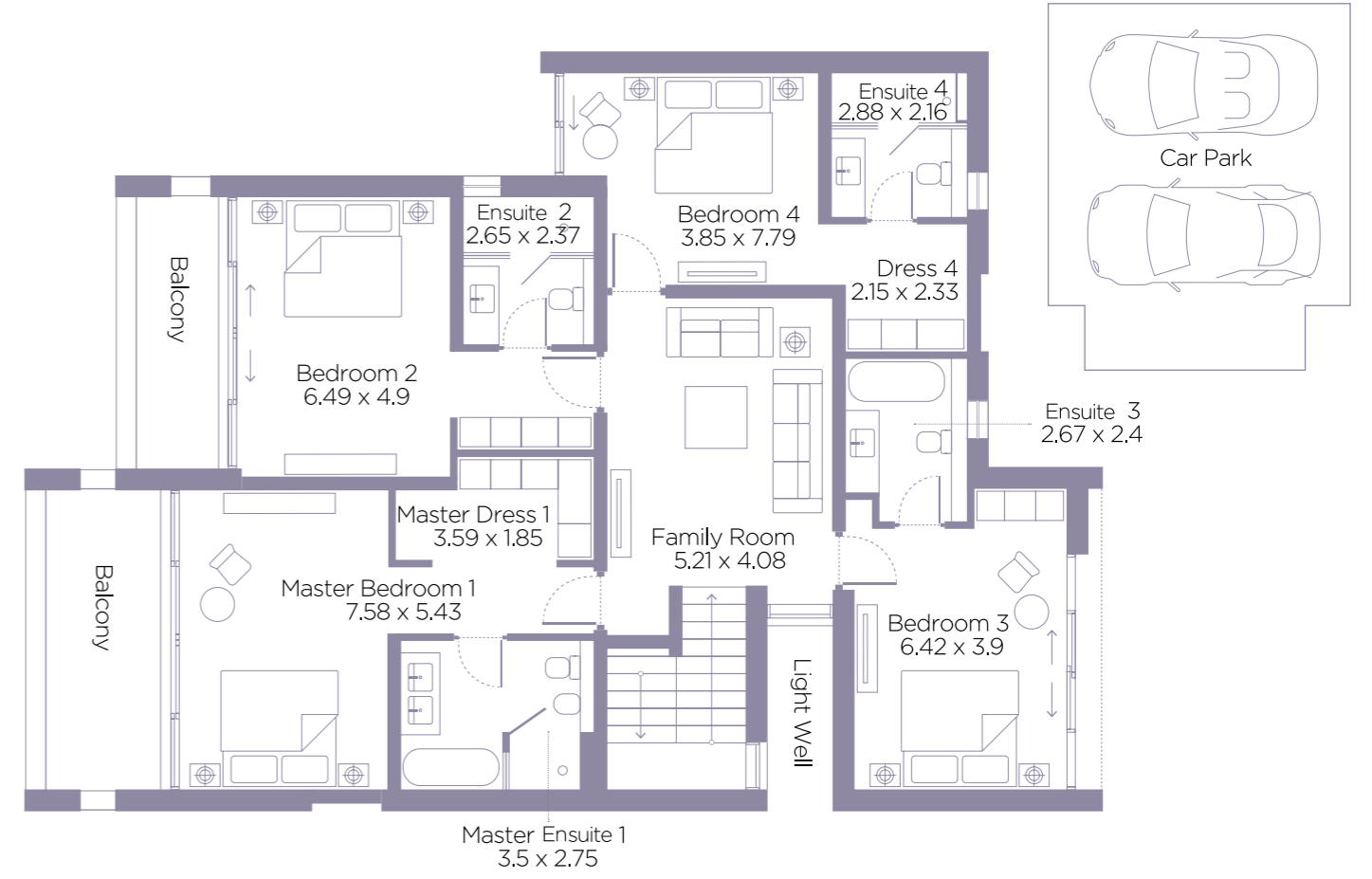
Ground Floor



Total floor area : 213 M²

Actual size may vary from the given dimensions

First Floor



Total floor area : 213 M²

Actual size may vary from the given dimensions

Nameer

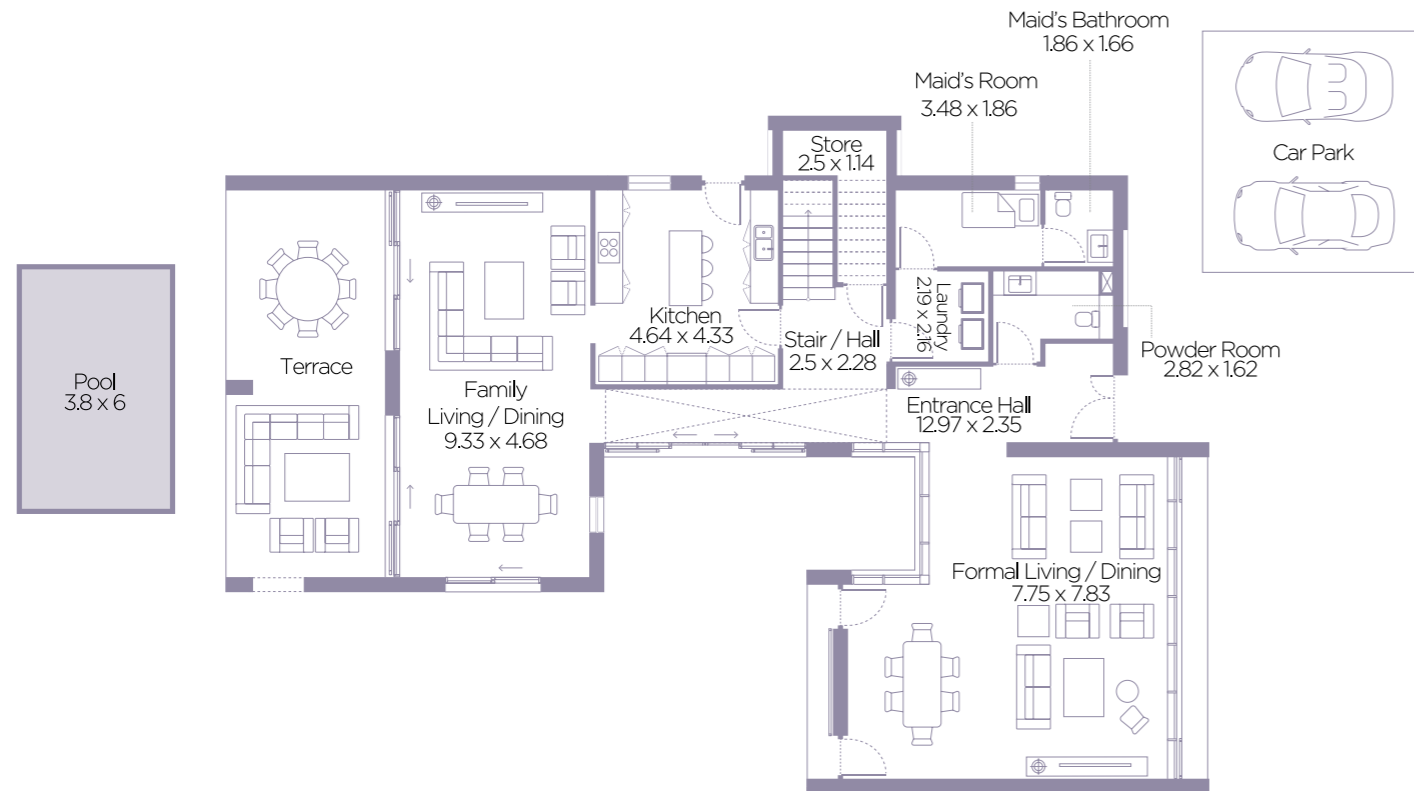
Villas

3&4 Bedrooms

Offering 360-degree views of lush greenery, overlooking the waters of the central lagoon, Muscat Bay's Nameer villas are built to ensure deluxe family living, while offering security and privacy all at the same time. Nameer villas are a limited and exclusive offering of three and four-bedroom residences with a private landscaped garden and swimming pool, as well as uninterrupted views over the lagoon and seascape beyond.



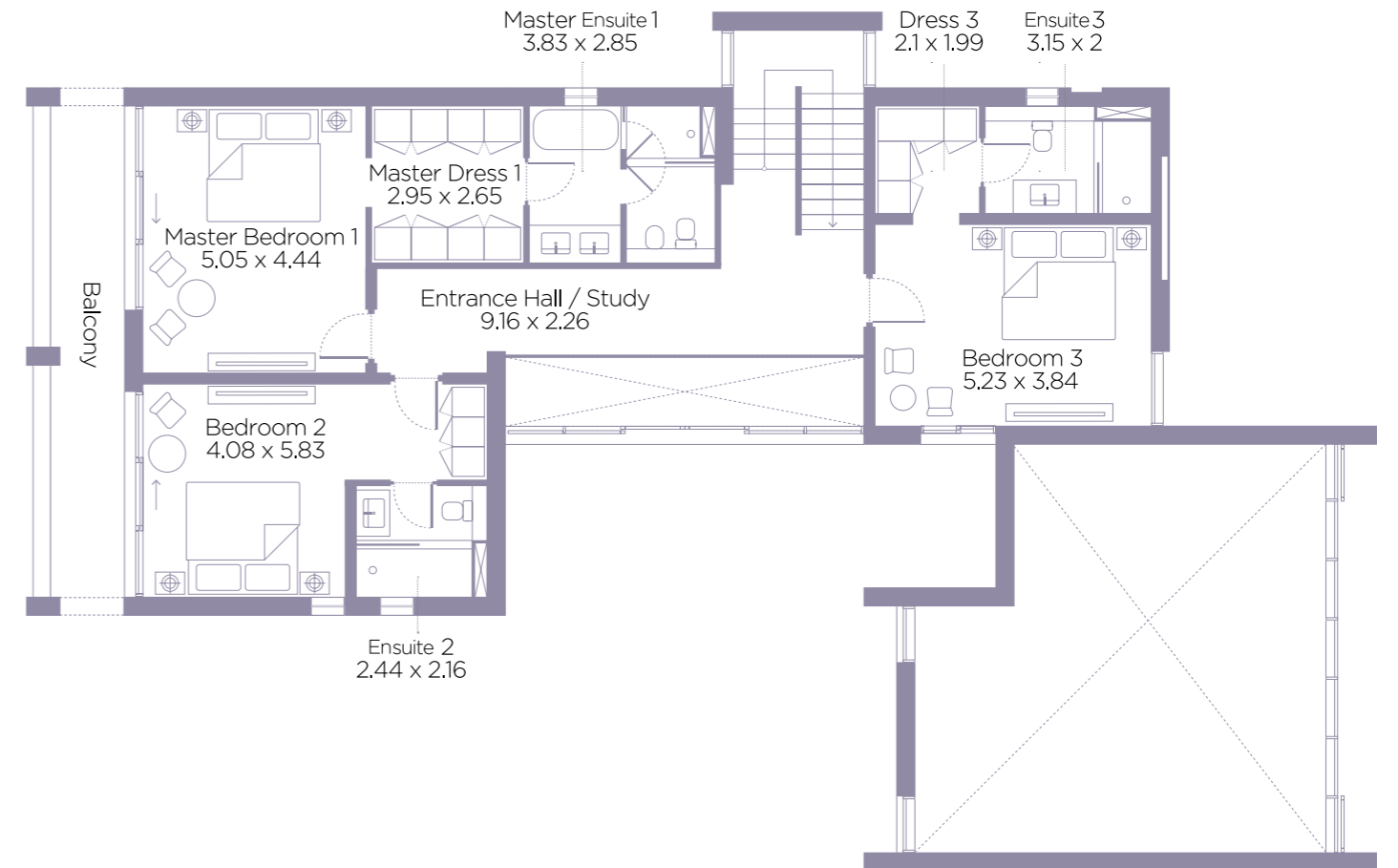
Ground Floor



Total floor area : 258 M²

Actual size may vary from the given dimensions

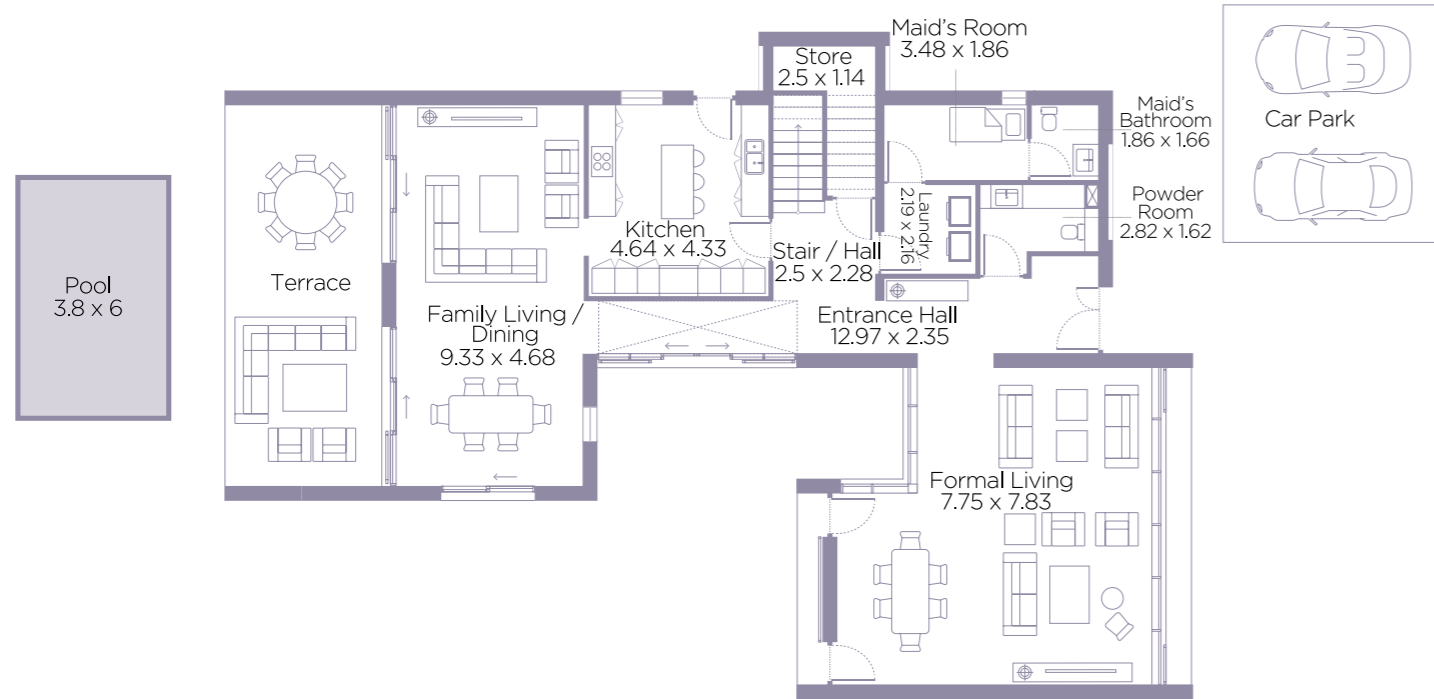
First Floor



Total floor area : 169 M²

Actual size may vary from the given dimensions

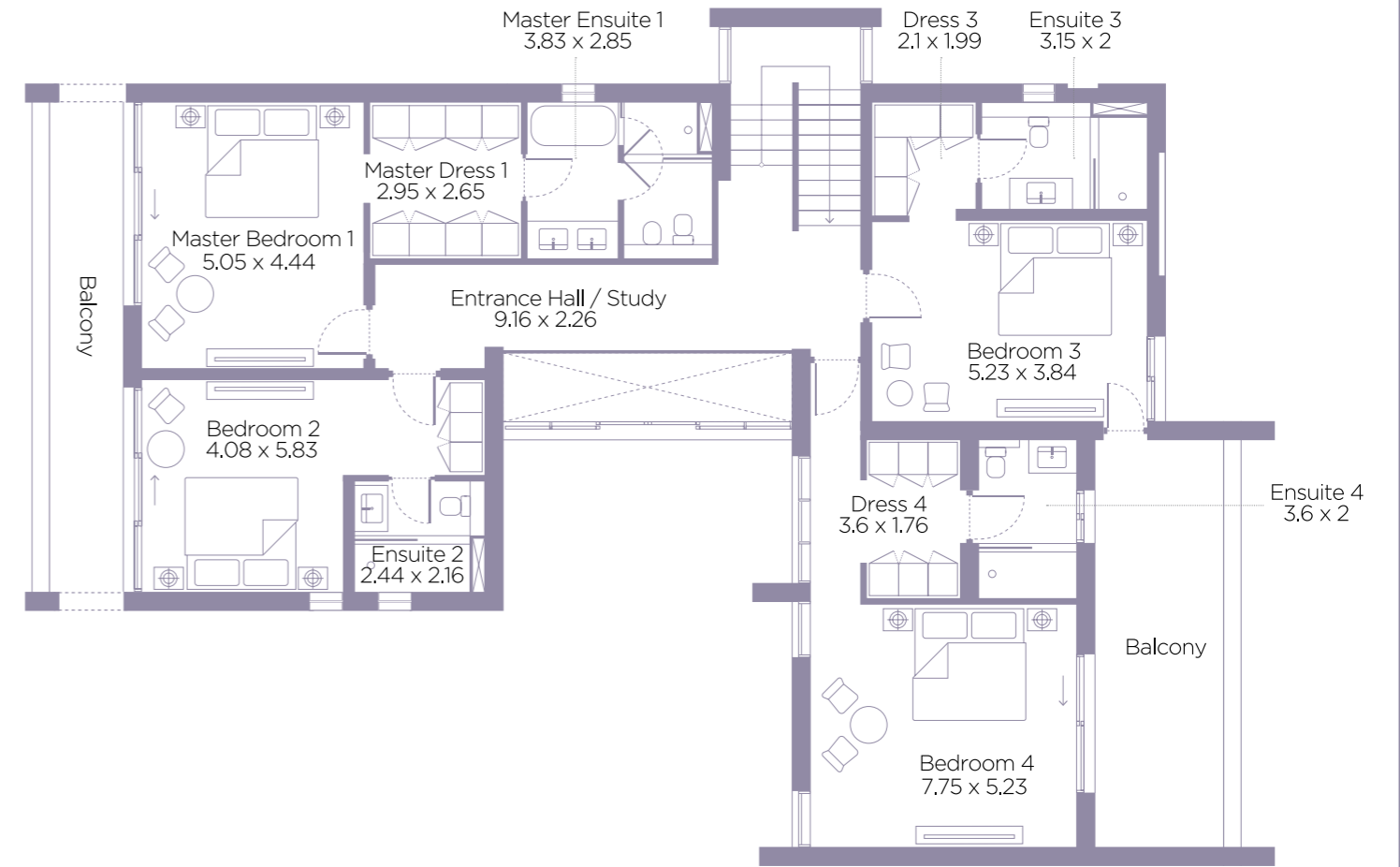
Ground Floor



Total floor area : 257 M²

Actual size may vary from the given dimensions

First Floor



Total floor area : 241 M²

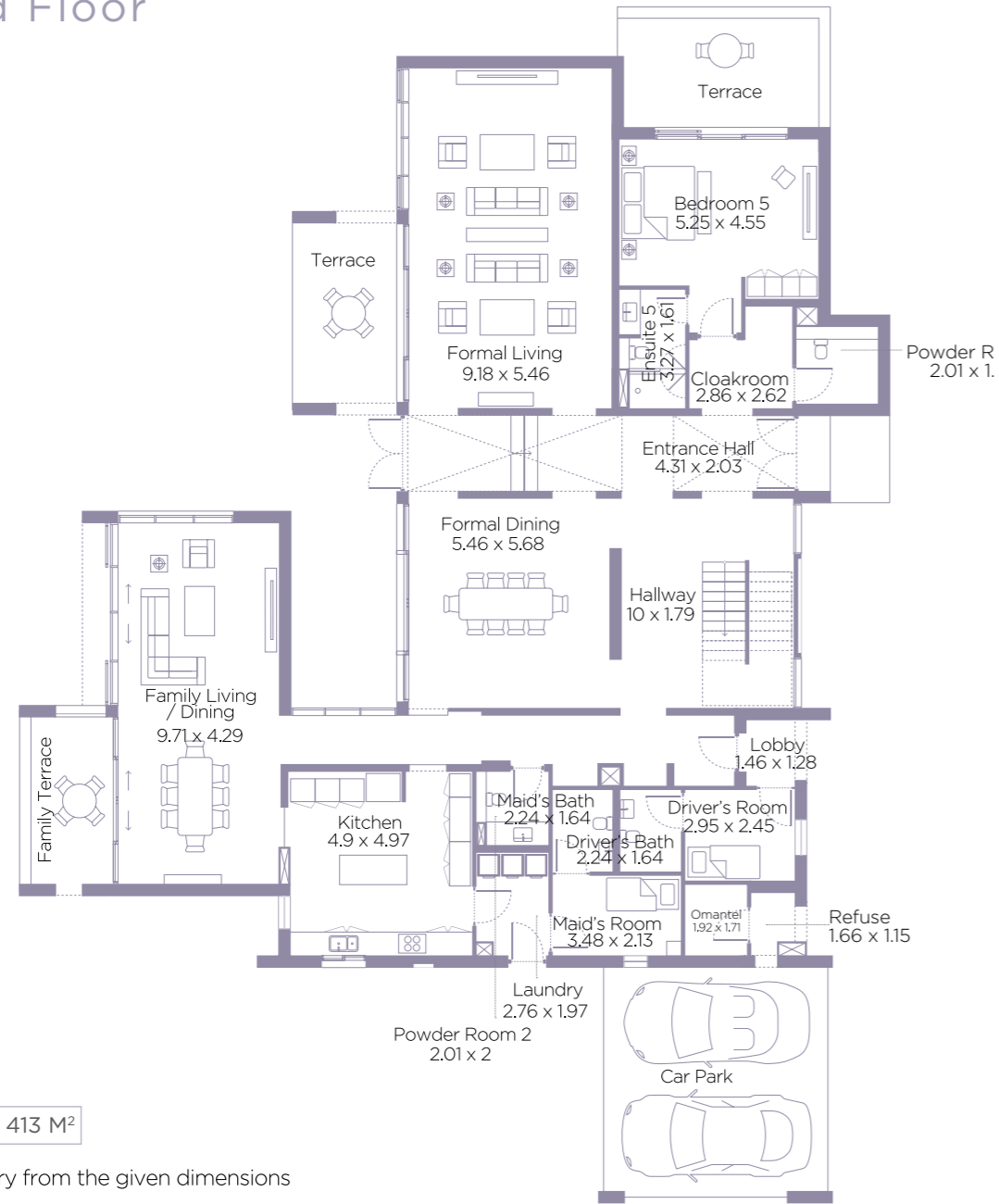
Actual size may vary from the given dimensions

Wajd Hilltop Villas

Where Muscat's elite choose to live, Wajd Grand Hilltop Villas are built on private plots, ranging from 1,000sqm to 4,000sqm, with landscaped gardens of indigenous mountain plants. The homes are engineered to be one with the land and to grant a life less ordinary in a place of majesty and charm.



Ground Floor



Total floor area : 413 M²

Actual size may vary from the given dimensions

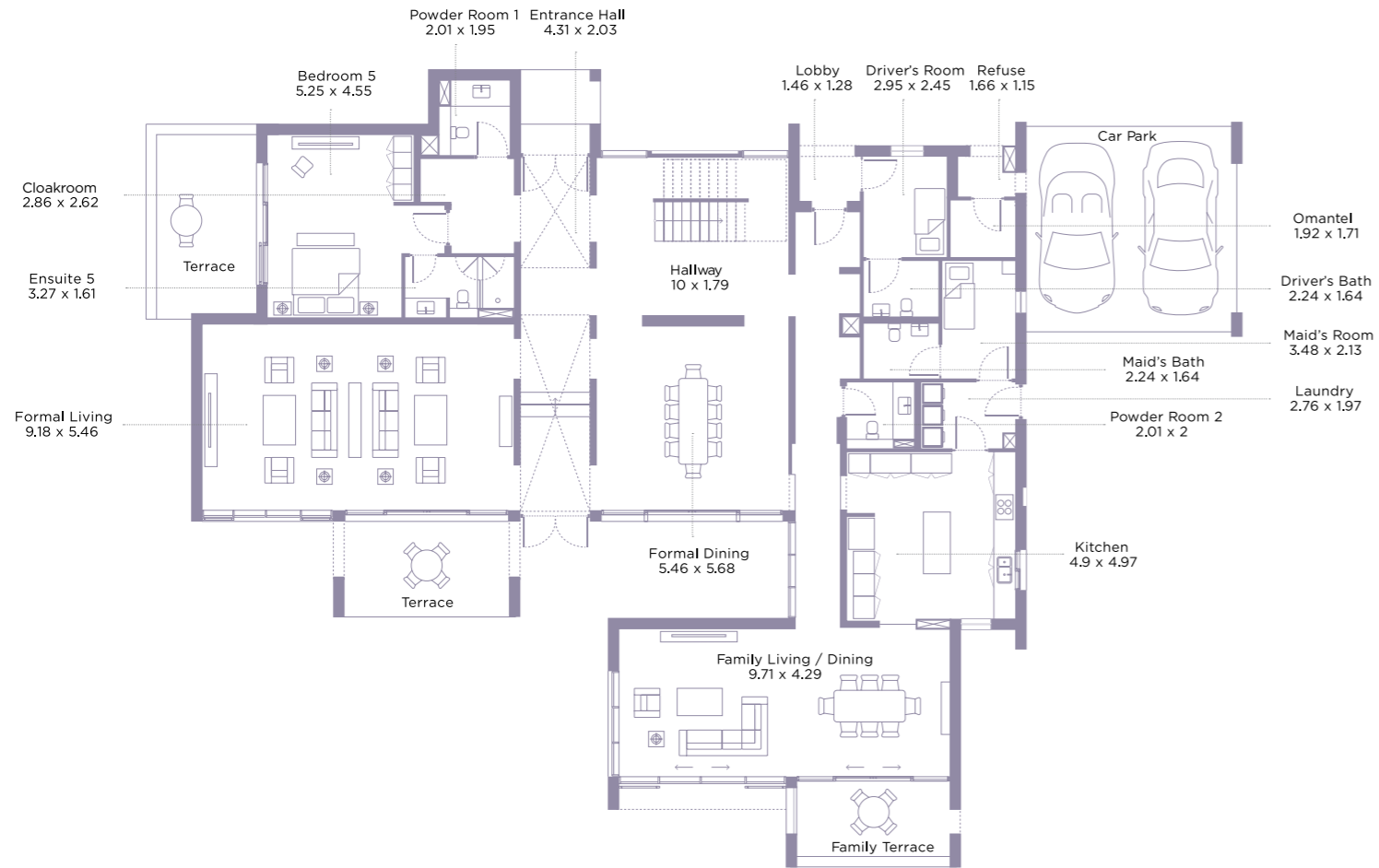
First Floor



Total floor area : 349 M²

Actual size may vary from the given dimensions

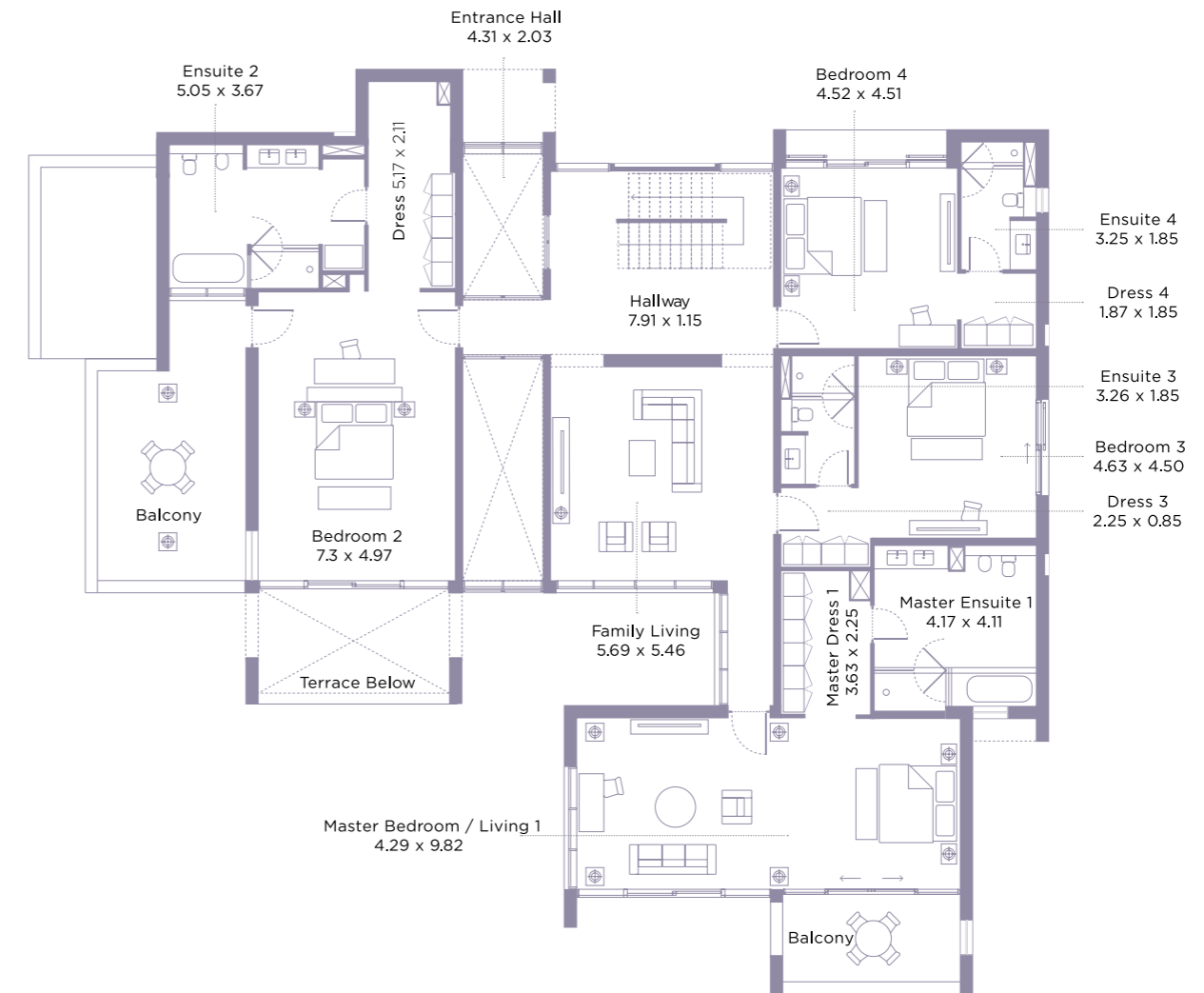
Ground Floor



Total floor area : 413 M²

Actual size may vary from the given dimensions

First Floor



Total floor area : 339 M²

Actual size may vary from the given dimensions

RESIDENT SERVICES

Comprehensive Services

Muscat Bay offers its residents a range of comprehensive services including:

- State-of-the-art property management
- Concierge services
- Emergency services
- Laundry
- Health club
- Gymnasium
- Amphitheatre
- Delivery services
- Landscaped parkland
- Kids' zone
- Family-friendly pools
- Restaurants and cafés
- Supermarket
- Community square
- 24-hour security and patrol services



VILLAGE SQUARE

Muscat Bay hosts a variety of amenities at the heart of the resort village that are accessible to the community and visitors. The Village Square will include:

- World-class restaurants
- Cafés
- A community supermarket
- A gym for the residents
- Retail shops



Jumeirah

MUSCAT BAY

Unparalleled waterfront hospitality

Muscat Bay has revolutionised the face of the hotel industry in Oman by bringing the world-renowned hospitality of Jumeirah exclusively to the city for the very first time. At the pristine water's edge of Muscat Bay, two five-star hotels shall offer guests distinct experiences under their luxurious care.



Experience celebration, escapism and indulgence in equal measure as you explore the finest that Jumeirah has to offer. Jumeirah Hotel will be pampering guests with luxury experiences like no other. Located by the water's edge, Jumeirah will offer its award-winning hospitality to Oman for the very first time and make for an enticing lap of luxury for global travellers.

The 206-key hotel includes a 1,200 square metres Talise Spa, a dive centre, a wide range of sports and leisure facilities, a selection of restaurants, bars and cafes and a kids club. The resort will also include conference and banquet facilities to cater to Oman's growing attraction as a destination for conferences, meetings and large-scale events.

