



JUMAN

TWO



الموج
الموج
مسقط muscot

Disclaimer
This brochure is the property of Al Mouj Muscat SAOC ("Al Mouj Muscat") and its contents may not be reproduced in any manner without the prior written permission of Al Mouj Muscat. Please note that unauthorized use, reproduction, display or dissemination of this Brochure is strictly prohibited.

SULTANATE OF OMAN



THE PEARL OF MYSTICAL ARABIA

Both romantic and timeless, Oman invites the world in to embrace modern living, without sacrificing the richness of traditional culture. Described as the jewel of Arabia, much of its dramatic coastline remains untouched with its sea life protected, so turtles continue to nest on its pristine beaches.

Muscat, Oman's capital city, is the cosmopolitan hub of the country, home to the beautiful Sultan Qaboos Grand Mosque and the majestic Royal Opera House Muscat. Most remarkable of all, is the warmth of its people. Oman embraces you with beauty and culture which is why many who visit choose to stay.



AL MOUJ MUSCAT

SOMETHING EXCEPTIONAL FOR EVERYONE

Al Mouj Muscat is a haven of natural beauty and contemporary urban design, in which to raise your family safely, create memories and enrich your life.

The waterfront development combines an authentic Omani architectural theme with contemporary modern interpretations in its designs. Understated luxury, inspirational indoor living spaces and safe integrated outdoor parks and community facilities, offer the perfect escape from city life.



Around 6,000 contemporary properties make up this thriving community, already home to over 5,000 people from 70 different nationalities. The award-winning Al Mouj Marina, Signature Greg Norman Al Mouj Golf course, destination dining, convenience shopping at The Walk and world-renowned hotels, such as Kempinski Hotel, Muscat and Mysk Al Mouj all add to the vibrancy of living at this waterfront destination.



LOCATION

THE PERFECT SPOT

Juman Two within easy reach of main spots:

- Al Mouj Golf
- Al Mouj Marina
- The Walk
- Marsa Plaza and Promdenade
- Community Hub
- Kempinski Muscat and Mysk Al Mouj hotels



Disclaimer
"All information, drawings and images used are for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice". All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

THE MASTERPIECE AT AL MOUJ MUSCAT



JUMAN TWO

Privacy, exclusivity and elegance define Juman Two, a resort lifestyle oasis in the heart of Al Mouj Muscat. Quintessentially luxurious, the iconic apartments of Juman Two sit within relaxed gardens overlooking the marina across the stunning infinity pool. They are also surrounded

by tranquil courtyards, offering an unprecedented and privileged waterfront lifestyle experience. Living in this prime resort-style Marina property is truly among the most luxurious, and certainly one of the most dramatic experiences you will see anywhere in Oman.

From the moment you enter the Juman precinct, you feel the difference of this exclusive address. With its paved streets, manicured landscaping and sidewalks, you'll know you've entered into a special place. Step into the foyer where you are greeted with lofty high ceilings and the longest and most stunning view of the Marina that Al Mouj has to offer. World-class amenities surround you. From the foyer, you can access and enjoy the stunning long infinity pool with cabanas. The modern gym, lounge and multi-purpose rooms face the marina

with outdoor areas being sheltered naturally to offer relaxation without interrupting the marina views. Apartments offer a choice of enviable views of the Marina, the Park and Marina Drive, creating a feeling of open space wherever you live. Every detail reflects a five-star experience, from the Concierge service to the thoughtfully planned visitors parking on the ground floor and the glass-enclosed, lit-access stairs in the underground parking for residents, designed to offer directional ease.

LIMITED EDITION PREMIUM APARTMENTS

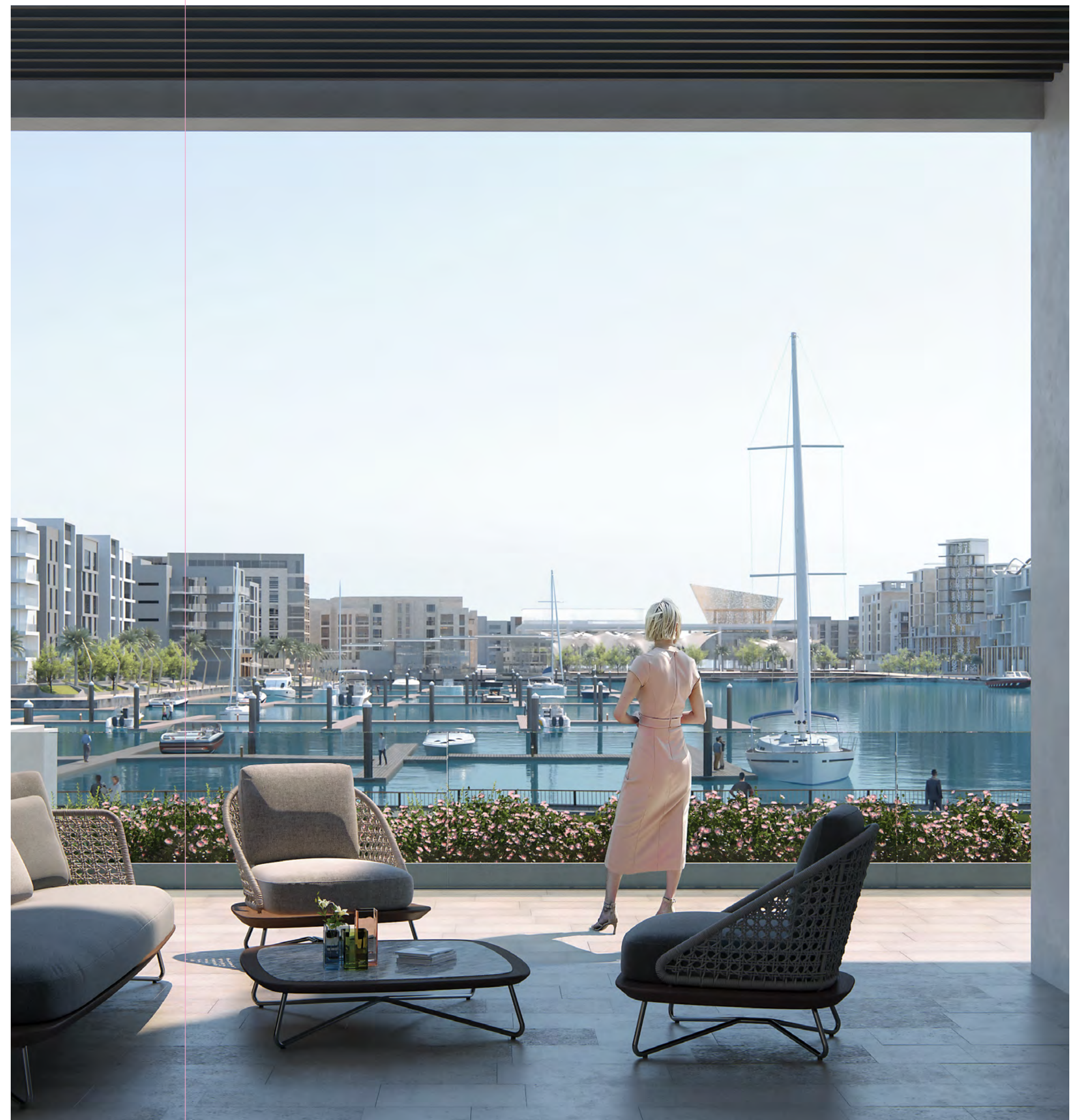
A FIRST FOR AL MOUJ MUSCAT

Al Mouj Muscat introduces exclusive ground floor manor apartments featuring lofty ceilings, large glass windows that open directly onto the grounds of Juman Two. Limited to only one floor, these spacious apartments, some with large outdoor roofed space are anticipated to be one of the most sought-after apartments at Al Mouj Muscat.

These apartments and those above them make up the highly sought after Juman Two collection of premium apartments that is Al Mouj Muscat's newest masterpiece, developed in response to local and international demand for luxury properties, reflecting the way of life and aspirations of its homeowners.

Expertly crafted by select international architects and designers to meet the most discerning requirements, the apartments of Juman Two boast ample space and ultra-modern design, offering an array of choices. Elegant one and two bedroom living spaces provide mesmerising full or partial views of the Marina and the Park.

The interiors of Juman Two apartments have been upgraded with an exquisite level of finish that reflects the luxury marina living lifestyle, including top-of-the-line fixtures and fittings. With upgrades in features to enhance everyday living, you can enjoy apartment living without compromise in your new address of Juman District.



WORLD-CLASS AMENITIES



THE BEST OF ALL WORLDS

Juman Two is enviably located in its peaceful exclusive precinct, with uninterrupted views of the Marina and neighbouring the myriad of dining and lifestyle options of The Walk and promenade, the five-star beachfront Kempinski, the four-star Mysk Hotel and many more to come.

- Two adjacent pools including the kids' pool and a pool with infinity view
- Modern gymnasium
- Male and female changing rooms
- Reading lounge
- Visitors' parking on the ground floor
- Concierge service
- Relaxed garden area around the pool



Port Cochere



Main Lobby



Multi Purpose Hall



Gymnasium



Pool Deck



DESIGNED TO MAKE A STATEMENT

The highly sought after Juman Two collection of premium apartments is Al Mouj Muscat's newest masterpiece, developed in response to local and international demand for luxury properties, which reflect the way of life and aspirations of its homeowners. Expertly crafted by select international architects and designers to meet the most discerning requirements, the apartments

of Juman Two boast ample space and ultra-modern design offering a series of elegant one and two bedroom living spaces with panoramic views.

The interiors of Juman Two apartments are without compromise and feature the finest finishes, materials and equipment to ensure the utmost comfort and unique living experience for small families.



*Artist impression



SITE PLAN

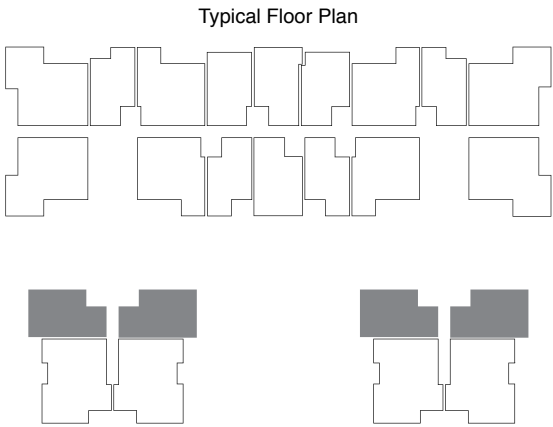


All drawings and images are provided for illustrative purposes only. The developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.



ONE BEDROOM

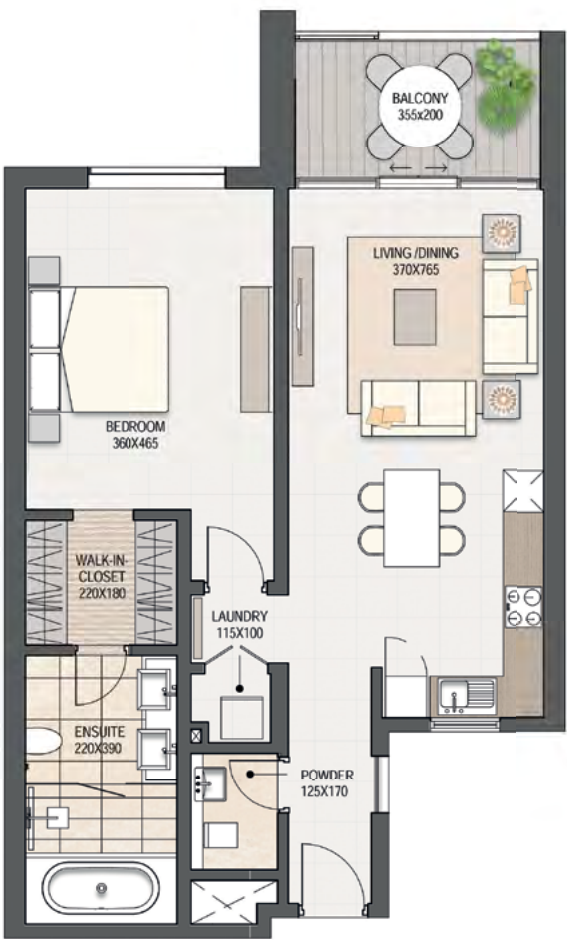
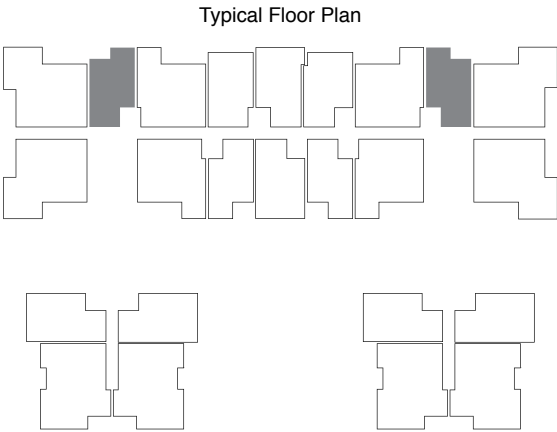
Unit Type A41	SQM	SQFT
Apartment Area	79	850
Terrace Area	15	161
Total Area	94	1,011



Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

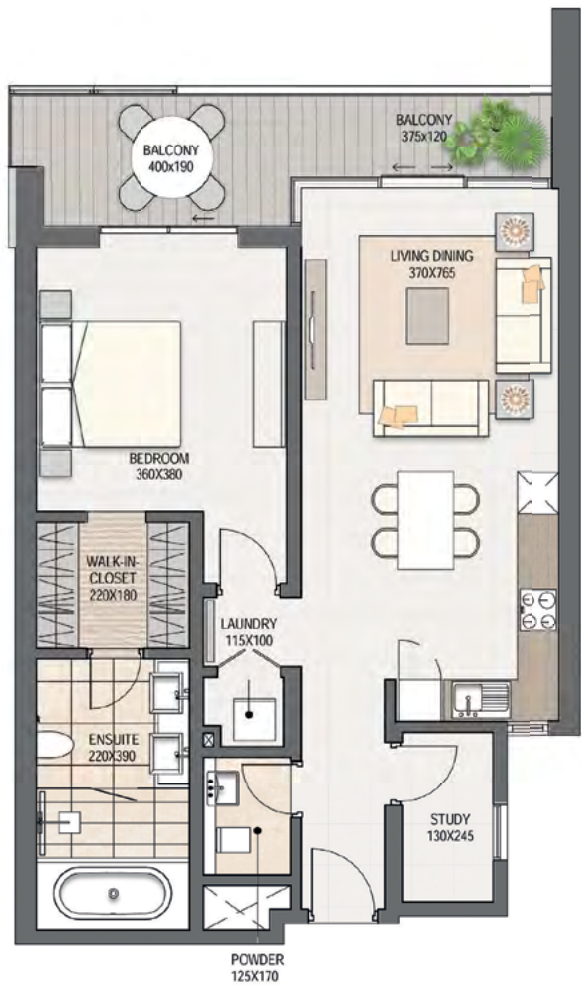
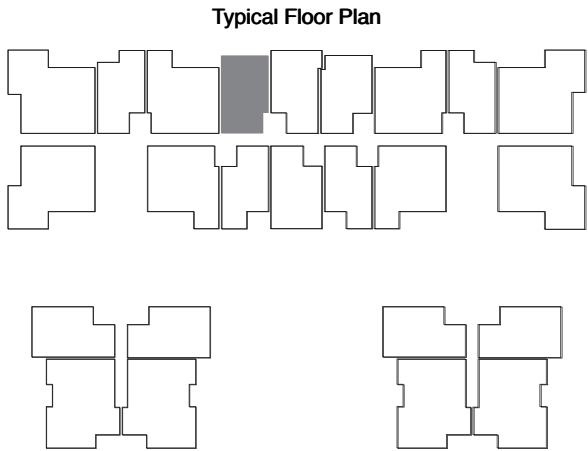
Unit Type A42	SQM	SQFT
Apartment Area	79	850
Terrace Area	7	75
Total Area	86	925



Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

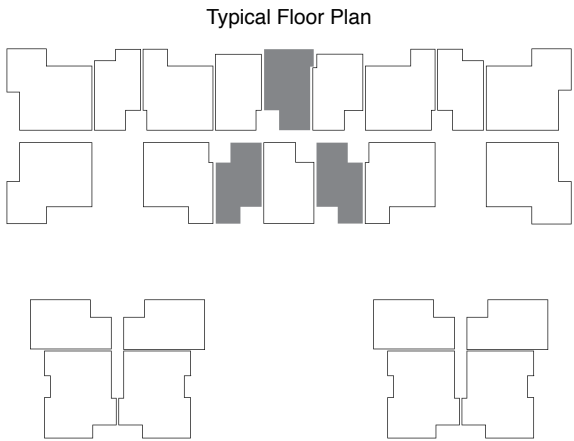
Unit Type A43	SQM	SQFT
Apartment Area	79	850
Terrace Area	12	129
Total Area	91	979



Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

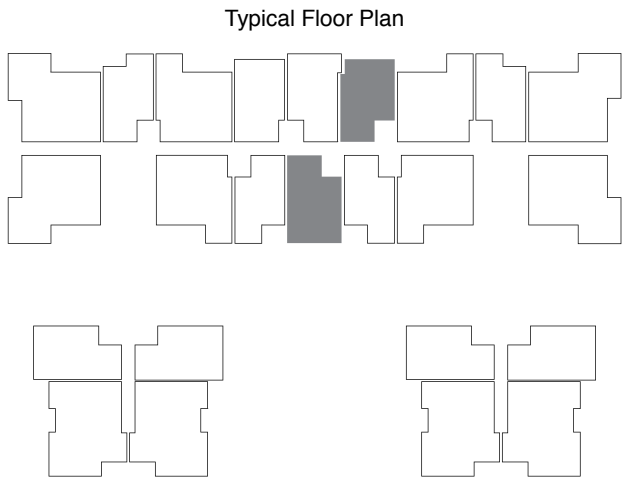
Unit Type A44	SQM	SQFT
Apartment Area	75	807
Terrace Area	20	215
Total Area	95	1,022



Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

Unit Type A45	SQM	SQFT
Apartment Area	79	850
Terrace Area	12	129
Total Area	91	979



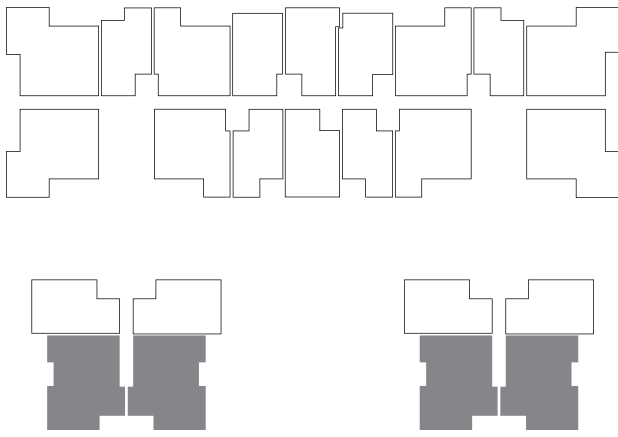
Disclaimer
All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.



TWO BEDROOM

Unit Type B41	SQM	SQFT
Apartment Area	123	1,324
Terrace Area	21	226
Total Area	144	1,550

Typical Floor Plan

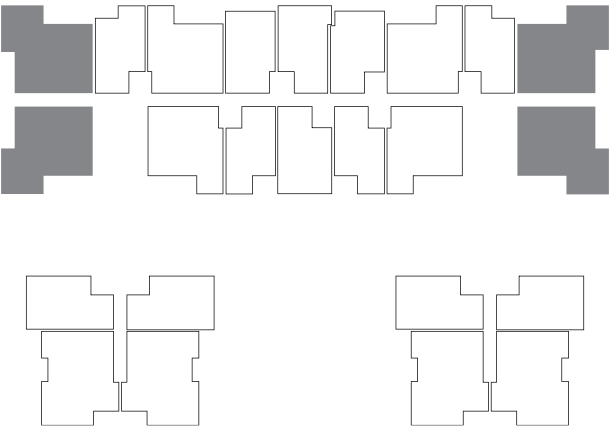


Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

Unit Type B42	SQM	SQFT
Apartment Area	122	1,313
Terrace Area	23	247
Total Area	145	1,560

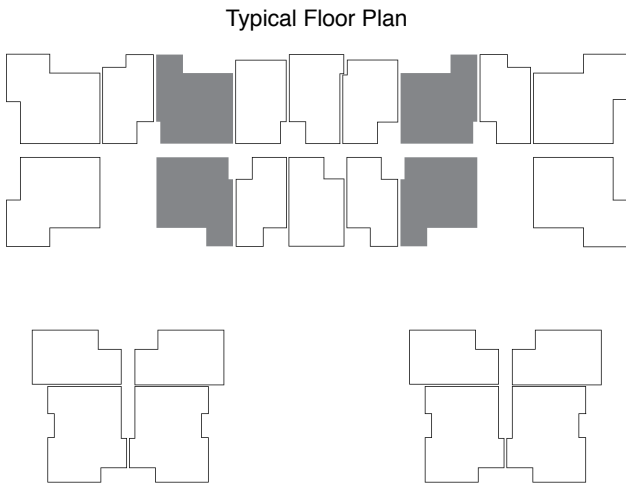
Typical Floor Plan



Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

Unit Type B43	SQM	SQFT
Apartment Area	119	1,280
Terrace Area	7	75
Total Area	126	1,356



Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.







LIFESTYLE

AL MOUJ GOLF PLAY WHERE THE PROS PLAY



360-DEGREES OF STUNNING BEAUTY

This world-class links course, designed by Greg Norman, is one of the world's most beautiful and challenging golfing experiences. It hugs the pristine coastline, with views of the Sea of Oman and the Hajar mountain range.

- 7,342 yards in length
- 18-hole, Par 72 Championship Course
- Academy Par 3 Course
- Golf Academy
- Driving Range
- Clubhouse



AL MOUJ MARINA

A FLAGSHIP YACHTING DESTINATION

Boasting an extensive array of world-class, eco-friendly amenities, Al Mouj Marina is the first in the region to be awarded the coveted 5 Gold Anchor Accreditation and International Clean Marina Accreditation.

Set to year-round sunshine and stunning turquoise waters, Oman’s flagship sailing destination berths yachts from 10 to 40 meters, and features one of the largest breakwaters in the world, facilitating easy access and safe mooring.

Ideal for sailing enthusiasts, the marina is home to a range of charter and tour companies, and provides an ideal venue for sporting events, creating a social hub for the local community of Oman and Al Mouj Muscat’s residents.



- > Trips to the Daymaniyat Islands
- > Kayaking
- > Snorkeling
- > Diving
- > Fishing
- > Stand Up Paddle Boarding
- > Cruises and Tours
- > Jet Skiing
- > Wakeboarding
- > Fly Boarding

SERVICES & FACILITIES:

- 132 berths
- Accommodating yachts from 10 to 40 metres
- 6-metre wide pontoon walkways with 2-metre wide berthing fingers
- On water lounge area
- Fuel Station
- High quality marina maintenance facility
- 24-hour Dock Master
- 24-hour berthing and marina assistance
- Security and emergency response
- Buggy service



THE WALK



A VIBRANT SOCIAL HUB

The Walk is an exciting retail and social experience that caters to the needs of Al Mouj Muscat residents, visitors and tourists. Everyday convenience shopping is integrated with street side alfresco cafes, restaurants, offices and a health and well-being precinct, all in one easily accessible place.



MARSA PLAZA AND PROMENADE

CELEBRATING CULTURE AND TALENT

Located in the heart of Al Mouj Muscat at the end of The Walk, Marsa Plaza is Muscat's first public square and platform for Omani youth to showcase through photography and art exhibitions and events including music and dance performances.

This 5,000 square metres centre is a masterpiece in urban design inspired by traditional Omani architectural elements. Bound together by a series of overlapping canopies that shade the square and offer over 2,000 square meters

of outdoor and roof terraces. The canopy design, inspired by simple tectonics of traditional Omani architecture, reacts to the different sun conditions with screens of varying densities, making the leisure destination accessible year-round.

Buzzing with restaurants, outdoor cafes, an arena stage, a fountain area and beautifully landscaped pedestrian trails, Marsa Plaza is more than a beautiful space – it is a place for a vibrant community to bond and feel a sense of belonging.

LET THE SEA STIR YOUR SOUL

The promenade is one of the most serene sights at Al Mouj Muscat, located close to Mysk and Kempinski hotels, Marsa Plaza and The Walk. This is where family and friends gather to meet, walk

and refresh. Anchored by dining options, cafes and pedestrian pathways, there's nothing quite like the bracing sea air to lift the spirits day or night.



A VIBRANT COMMUNITY

INSPIRED BY OMANI WARMTH

Designed as a place for people to connect, share and learn, the Community Hub will also be the first port of call for visitors. For residents, the Experience Centre will offer Arts classes, activity parks and a library for children. Pop-up street food stalls, Omani fashion boutiques and a traditional Arts and Crafts market will celebrate Omani traditions. A Cultural Centre will accommodate 400 people, and a Masjid with prayer halls for women and men.



Disclaimer
 "All information, drawings and images used are for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice". All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.

KEMPINSKI MUSCAT AND MYSK AL MOUJ HOTELS

EUROPEAN LUXURY, INSPIRED BY OMANI HERITAGE

The brand new five-star hotel located in the midst of this urban community brings the best of both worlds to residents, business and leisure tourists alike.

Kempinski Muscat features 310 comfortable and welcoming rooms and apartmentss, state-of-the-art meetings and events facilities, world-class restaurants and bars offering global cuisine, and a fully equipped fitness centre, health club and spa.

ARABIAN HOSPITALITY CLOSE TO HOME

Inspired by the maritime setting and the culture of Oman itself, this four-star hotel overlooking the vibrant Marina, infuses warmth, comfort and hospitality into every experience.

Mysk Al Mouj Hotel features 195 rooms and apartmentss equipped with the latest technology, four restaurants, a business centre, multi-use halls equipped with modern amenities, a swimming pool with a panoramic view of the marina, and a fitness centre.

