



THE GARDENS



Oman's Lifestyle Destination

Al Mouj Muscat, an integrated waterfront community just 10 minutes from the new Muscat International Airport, combines understated luxury, contemporary design and world class amenity for those seeking an idyllic family haven from the bustle of everyday life. With its deep water

access marina, ocean views, a Greg Norman signature golf course, parks, beaches and exclusive community areas, Al Mouj Muscat is master planned for lifestyle.

The Benefits of Owning at Al Mouj Muscat:

- ✔ 100% freehold
- ✔ Residency Visa for purchasers and immediate family (2 years renewable)
- ✔ Onsite management and security
- ✔ Access controlled residential areas
- ✔ No personal capital gains tax and no income tax
- ✔ Strong rental demand
- ✔ Population growth and significant government infrastructure spending
- ✔ Over 4,000 people from 63 Nationalities already call Al Mouj Muscat, home.
- ✔ World class amenities including a PGA golf course, marina, beach, retail mall and community parks and swimming pools and five star hotels – Kempinski opening 2016.

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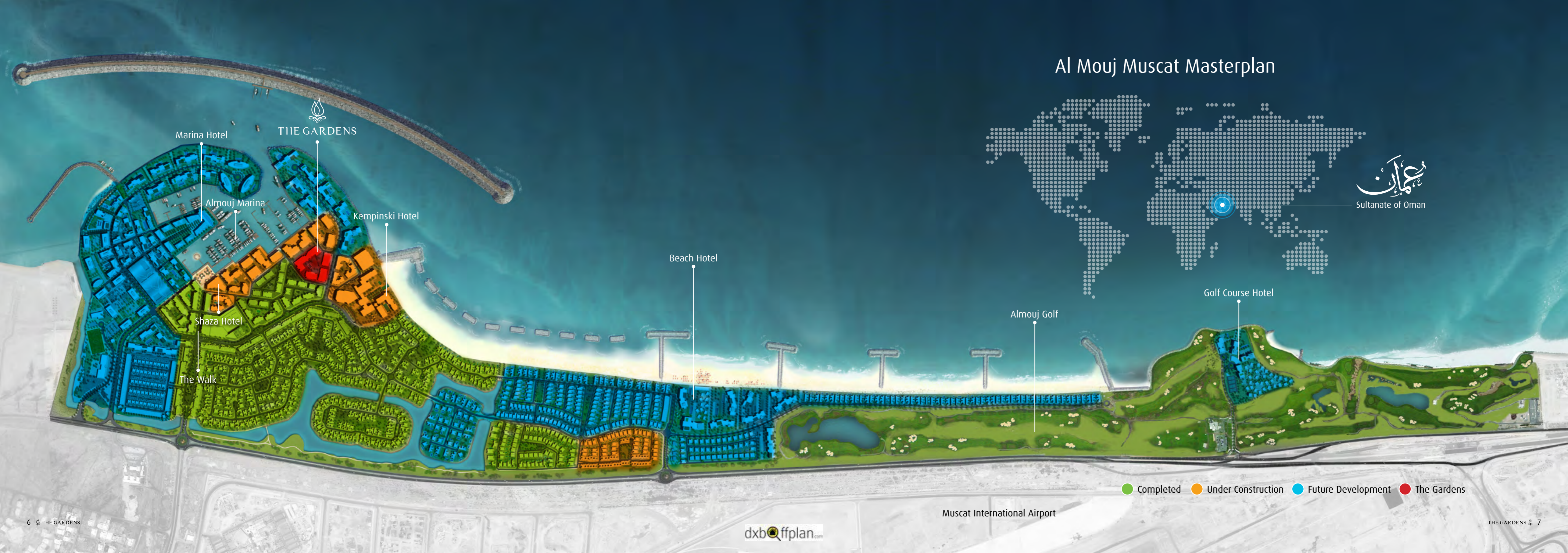
An Emerging Destination

Oman, one of the oldest independent states in the Arab world, has a rich past and a vibrant future. Here you will experience a wealth of nature and culture. A country filled with contrast from bustling ancient souqs to modern shopping malls and resort developments,

from beautiful mosques to architectural wonders and from lively shipping ports to fishing villages and romantic Arabian dhows – Oman is a breathtaking destination. The magnificent deserts, pristine beaches, lush wadis and rugged mountains are sure to amaze you.



Al Mouj Muscat Masterplan



● Completed ● Under Construction ● Future Development ● The Gardens

Muscat International Airport

A World-Class Marina

At the heart of Al Mouj Muscat, Almouj Marina is the Sultanate of Oman's premier marina facility and flagship yachting and sailing destination. It can accommodate yachts from 10-40 metres and is the preferred choice for

discerning yacht owners providing state of the art eco-friendly facilities complemented by authentic hospitality and experience.





PGA Championship Golfing

Following 4 kms of Muscat's pristine coastline, the impressive Al Mouj Golf 18-hole links course was, designed by Greg Norman and allows you to watch the sun rise over the Hajar mountains or set over the Sea of Oman as you play.

Almouj Golf delivers a world class experience, with floodlit 9-hole par-3 course and driving range, fully equipped clubhouse with pro-shop, restaurant, swing studio and private tuition bays.



الموج للجولف
ALMOUJ GOLF
MUSCAT • OMAN



A Vibrant Social Hub

At the heart of the marina village lies The Walk. The pedestrian friendly boulevard offers over fifty different retail, café and restaurant experiences, with many popular

local and international brands already firmly established. From convenience shopping to destination dining, The Walk provides for your every need.

الممشى The Walk





The Gardens

The Gardens is not only unique because of its lush green surrounds, but is also close to the Marina, golf course, high-end shopping and dining, as well as Al Mouj beach.

These are one of the first apartments at Al Mouj Muscat to offer a dedicated concierge space and feature a state-of-the-art gym and outdoor lap pool.

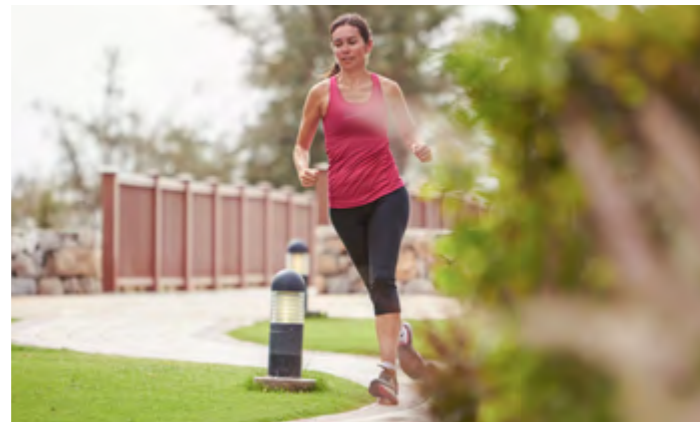
A landscaped leisure deck and a multipurpose room offer opportunities for relaxation or entertainment with family, friends or guests. From the impressive double-height lobby areas to the underground car park, every detail is integrated for a better way of living.



THE GARDENS

A Refined Lifestyle

The Gardens provide a sophisticated yet convenient way of living for families and couples. The apartments are perfect as an investment opportunity or holiday home.



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