



ST REGIS

AL MOUJ • MUSCAT

THE RESIDENCES

# Exquisite Residences, Exclusive Experiences

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# Distinguished Living in Oman





# Oman, A Bespoke Destination

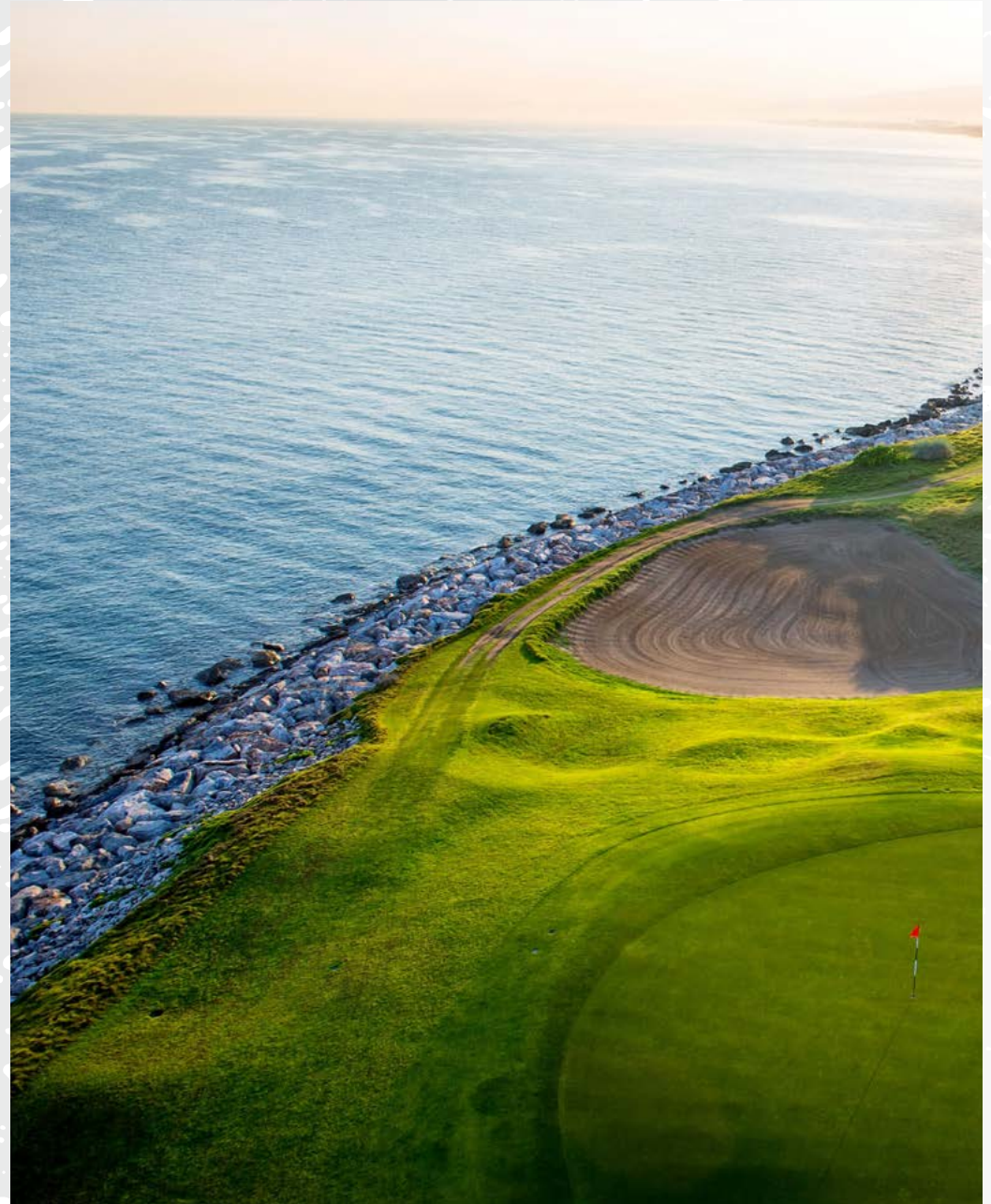
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The Sultanate of Oman is one of the Middle East's gems. Bustling with ancient souqs, contemporary shopping malls and resort developments, Oman is a breathtaking touristic and lifestyle destination all at once.

Al Mouj Muscat is a seaside address that offers endless views, and strikes the right balance between subtle luxury, contemporary design and best-in-class facilities. The waterfront address offers a unique experience that continues to redefine urban living.

An award-winning master plan, Al Mouj Muscat brings forth a luxury lifestyle and leisure destination in the heart of the capital at the intersection of people, businesses and cultures to create a thriving community that is positively integrated with a sustainable environment.

Al Mouj Muscat's high-quality assets include a marina, a golf course and club, international hotels, and residential and retail projects.





# Why Invest in Oman?

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Freehold ownership  
for all nationalities



Residency visa for  
purchasers and immediate  
family upon approval



No capital gain tax or  
personal income tax



Multicultural  
community





# Alfardan Group

A business enterprise built around traditional family values and an uncompromising commitment to integrity, premium service and social responsibility, Alfardan Group has successfully evolved from a pearl trading enterprise in the Gulf region into one of the top businesses covering a wide range of industries and sectors.

Alfardan Group maintains a rich portfolio of leading companies in the Arab world, including Alfardan Jewellery, Alfardan Exchange, Alfardan Automotive, Alfardan Properties, Alfardan Hospitality, Alfardan Marine, Alfardan Investment, and Alfardan Medical.



The Group has been highly regarded when it comes to hospitality and property development ventures, which include:



The Residences at The St. Regis Marsa Arabia Island, The Pearl-Qatar



Marsa Malaz Kempinski, The Pearl-Doha, Qatar



Six Senses Kocatas Mansions, Turkey



The St. Regis Doha, Qatar



Kempinski Residences & Suites, Doha, Qatar



# The St. Regis Hotels & Resorts

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9,500+  
rooms  
worldwide

117+ year  
old tradition of  
innovation

13+  
St. Regis branded  
residences

46+  
St. Regis Hotels



# Residences with a Global Imprint

1. The St. Regis New York\*
2. The St. Regis Beijing
3. The St. Regis Rome
4. The St. Regis Houston
5. The St. Regis Washington, D.C.
6. The St. Regis Aspen Resort\*
7. The St. Regis Mardavall Mallorca Resort
8. The St. Regis San Francisco\*
9. The St. Regis Bora Bora Resort
10. The St. Regis Singapore\*
11. The St. Regis Bali Resort\*
12. The St. Regis Punta Mita Resort
13. The St. Regis Atlanta
14. The St. Regis Mexico City\*
15. The St. Regis Deer Valley\*
16. The St. Regis Bahia Beach Resort, Puerto Rico
17. The St. Regis Osaka
18. The St. Regis Lhasa Resort

19. The St. Regis Bangkok\*
20. The St. Regis Florence
21. The St. Regis Tianjin
22. The St. Regis Sanya Yalong Bay Resort
23. The St. Regis Shenzhen
24. The St. Regis Saadiyat Island Resort, Abu Dhabi
25. The St. Regis Bal Harbour Resort\*
26. The St. Regis Doha
27. The St. Regis Mauritius Resort
28. The St. Regis Abu Dhabi
29. The St. Regis Chengdu
30. The St. Regis Moscow Nikolskaya
31. The St. Regis Istanbul
32. The St. Regis Mumbai
33. The St. Regis Macao, Cotai Central
34. The St. Regis Kuala Lumpur\*
35. The St. Regis Langkawi
36. The St. Regis Maldives Vommuli Resort
37. The St. Regis Changsha
38. The St. Regis Shanghai Jnagan
39. The St. Regis Astana\*
40. The St. Regis Zhuhai
41. The St. Regis Toronto\*
42. The St. Regis Amman\*
43. The St. Regis Cairo
44. The St. Regis Hong Kong
45. The St. Regis Venice
46. The St. Regis Kanai Resort, Riveiera Maya\*



\*This property includes St.Regis Residences



# An Experience Beyond Expectations





# The Residences at The St. Regis Al Mouj Muscat

Stretching along a breathtaking 360-meter beachfront, The Residences at The St. Regis Al Mouj Muscat bring its trademark brand of distinguished living and unmatched services to The Sultanate of Oman, offering all the nuances that come with the “Live Exquisite” way of life.

Developed by an internationally recognized Qatari architect, the graceful curvilinear facade of The Residences mimic the sea waves that graze the shores and links the two primary buildings.

- ◆ Ownership privileges
- ◆ Offering freehold title deed
- ◆ Preferred rates at The St. Regis Al Mouj Muscat
- ◆ Access to Marriott Bonvoy™ Loyalty Program











## *170 Distinctive Residences*

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Each and every branded residence is intricately designed to follow an organic form that offers the highest caliber of luxury.

- ◆ 1-bedroom apartments
- ◆ 2-bedroom apartments
- ◆ 3-bedroom apartments (plus maid's room)
- ◆ 4-bedroom duplex units





# Privileges for Residents

Residents can access a wide variety of facilities.

## Exemplary Amenities



Immersive wellness center and spa



Multiple swimming pools



Fully equipped health club



Padel court



Grand ballroom



Sophisticated business center



Contemporary meeting rooms



F&B outlets



Kids' club



Landscaped gardens



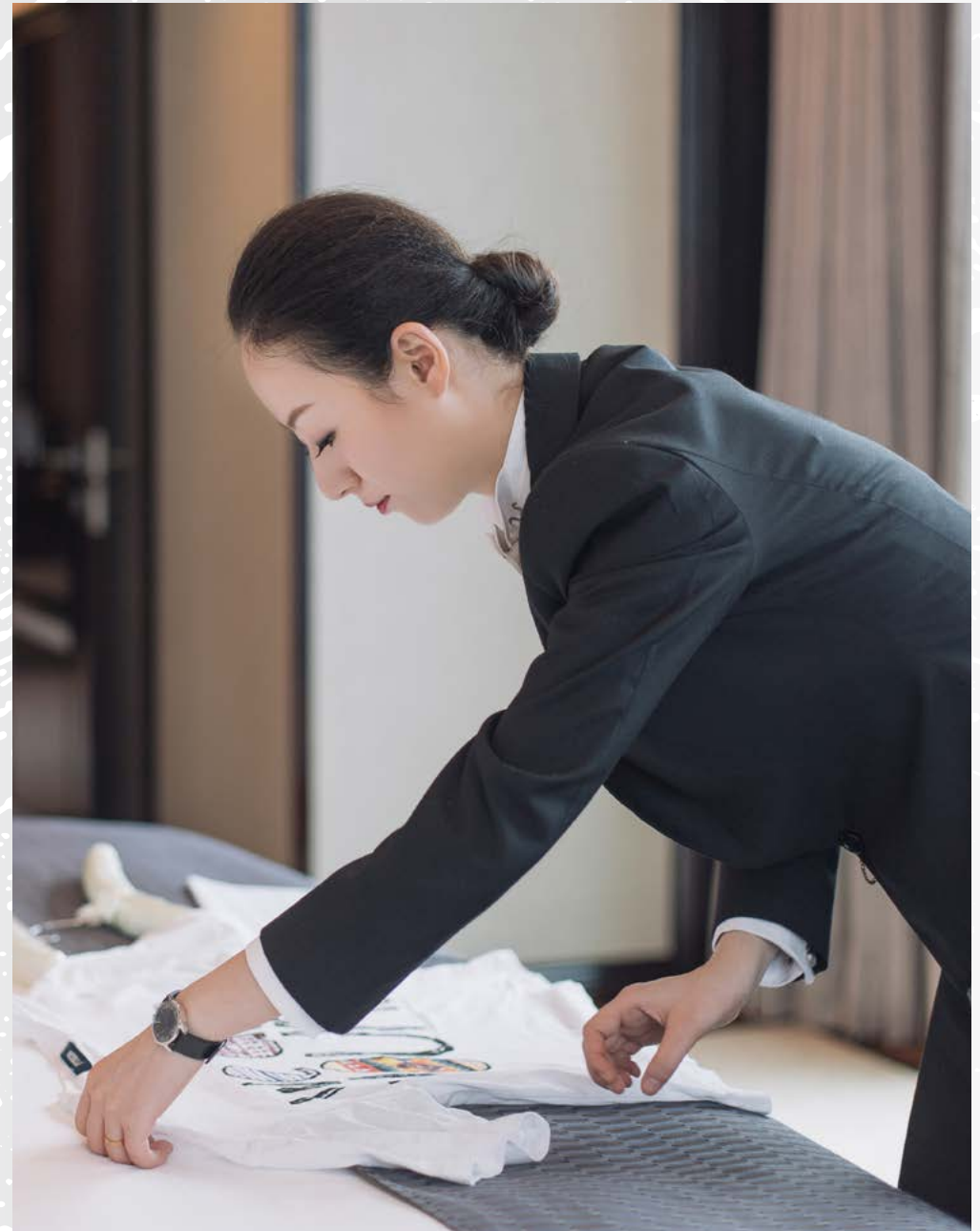




## *Signature Line of Personalized Services*

The Residences at The St. Regis Al Mouj Muscat bring St. Regis' trademark living to Oman with the level of hospitality and prestige the brand is renowned for globally.

- ◆ Private butler service
- ◆ 24-hour concierge
- ◆ 24-hour room service
- ◆ À la carte services
- ◆ Laundry service
- ◆ 6 floors of impeccable facilities  
(including ground floor)







# *Bespoke Luxury*





# Site Facets

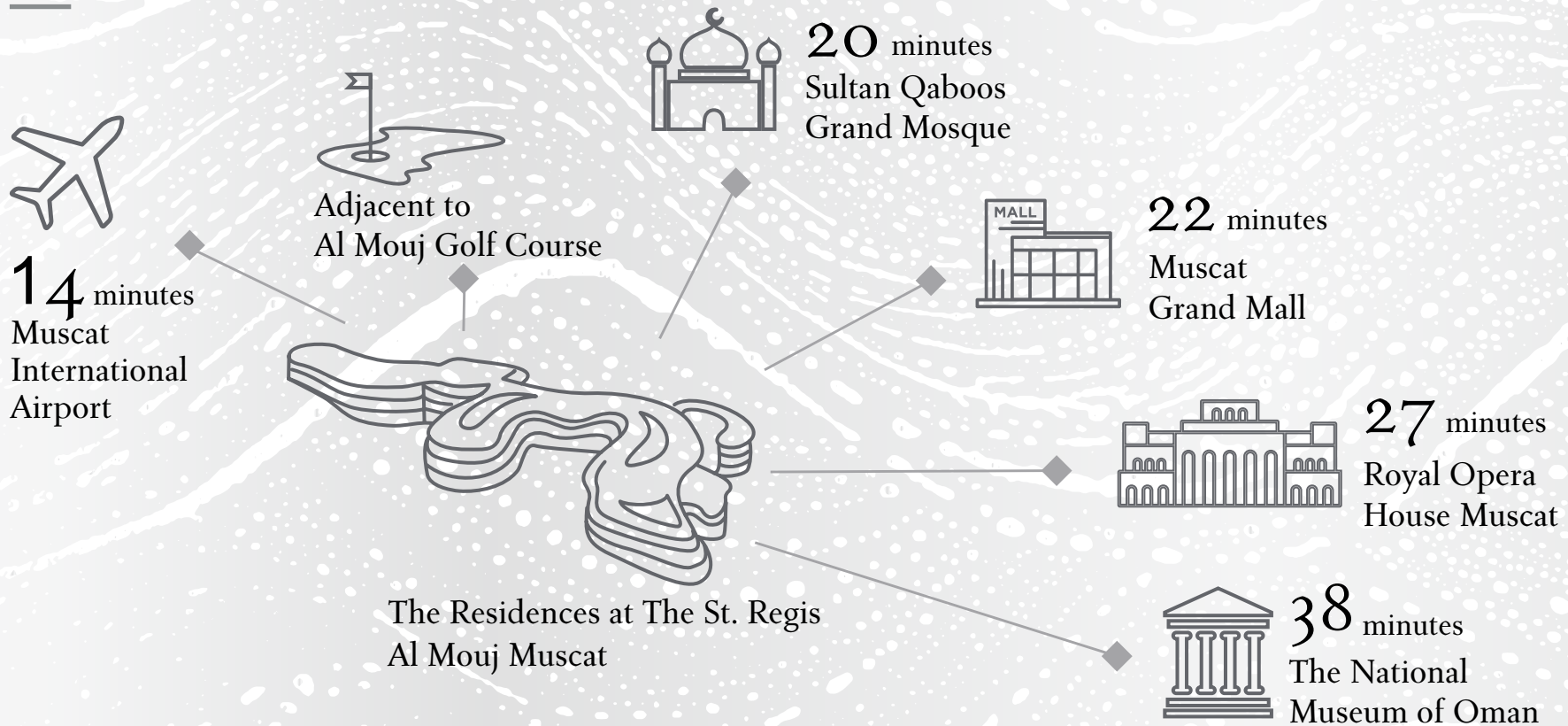
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- ◆ 270 hotel apartments
- ◆ 170 branded residences
- ◆ 45,000 sqm of plot area
- ◆ A beachfront location along a 360-metre coastline
- ◆ Close to the main 18<sup>th</sup> of November Street
- ◆ Located beside Al Mouj Golf Course





# Benefits by Location





# Blueprints of Luxury



Inspired by history and heritage, the design follows the Omani tradition of house clusters and adapts it with a contemporary edge. The fluid facade of the development resembles the waves of the sea and therefore harmoniously links the two main buildings. The luxury residences sit on a 46,835 m<sup>2</sup> plot with a total built-up area of 121,487 m<sup>2</sup>.



Hotel

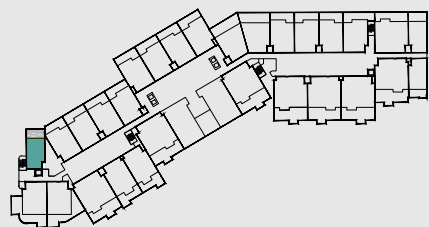


The Residences



# Typical 1-bedroom apartment

KEY PLAN

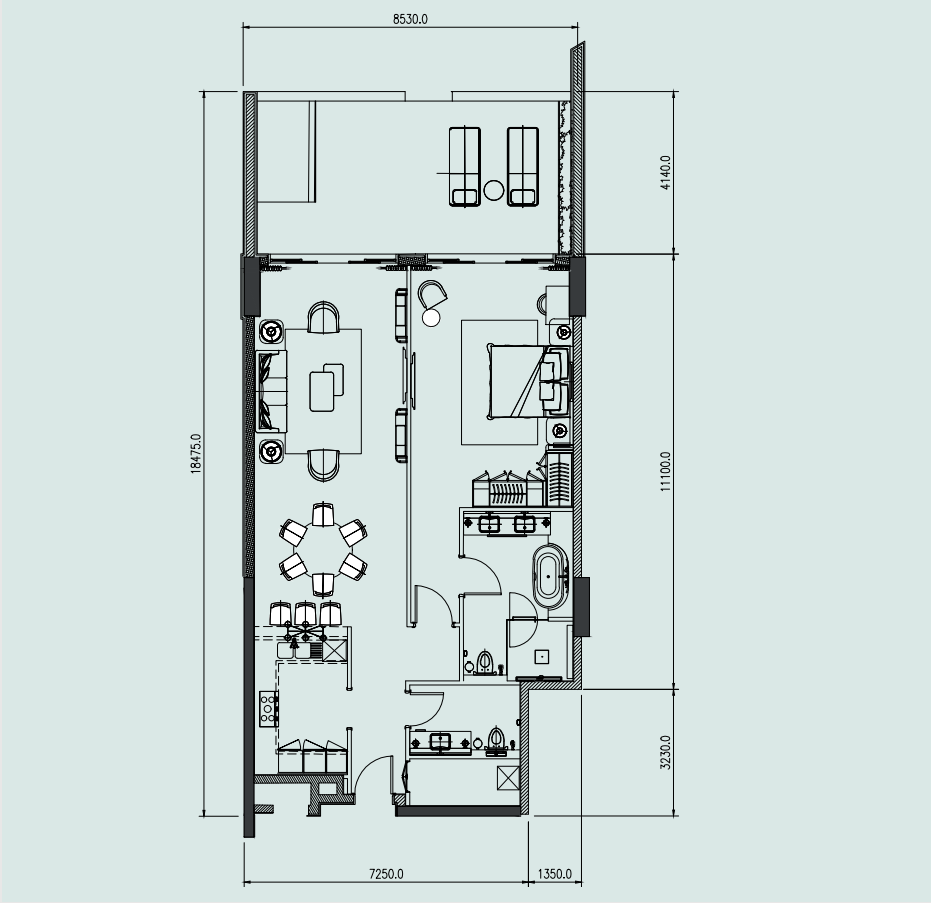


GROUND FLOOR



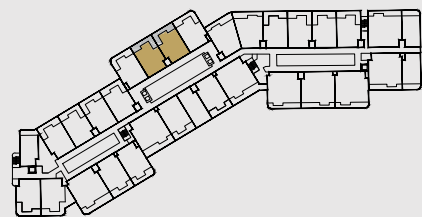
## 1-BEDROOM - TYPE 1a

APARTMENT AREA	111.18 m <sup>2</sup>
TERRACE	35.66 m <sup>2</sup>
TOTAL AREA	146.84 m <sup>2</sup>

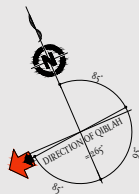


# Typical 2-bedroom apartment

## KEY PLAN

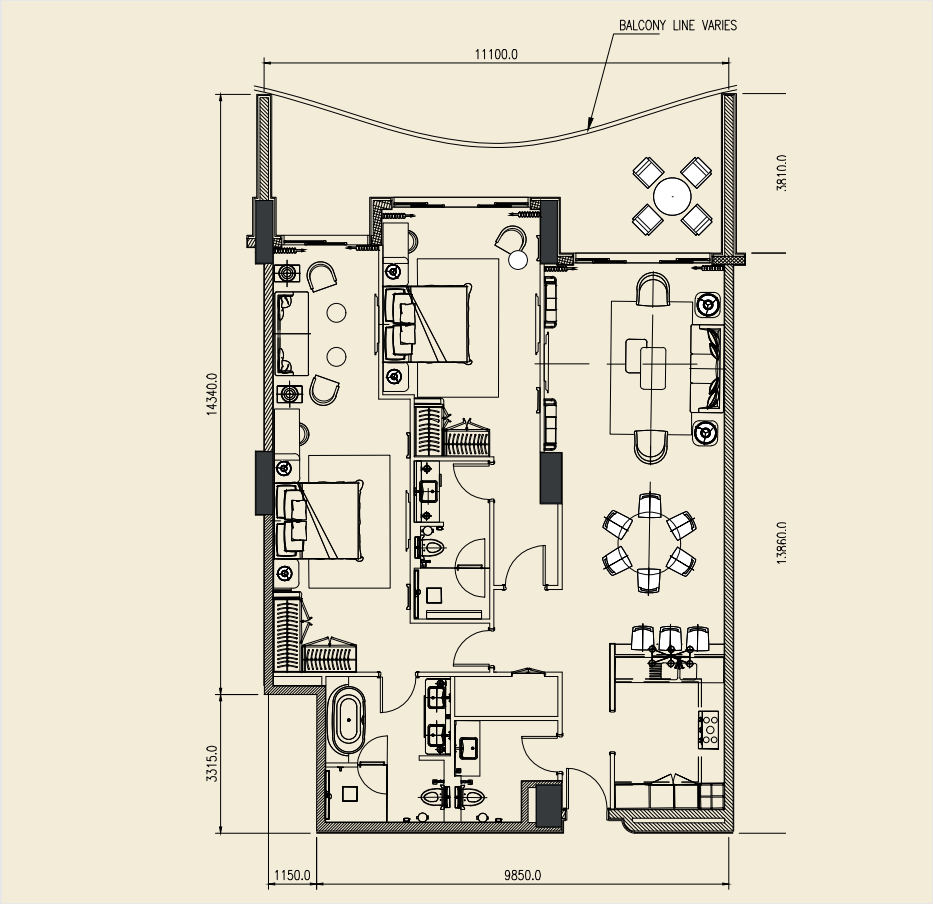


2<sup>ND</sup> FLOOR TO 5<sup>TH</sup> FLOOR



## 2-BEDROOM - TYPE 1c

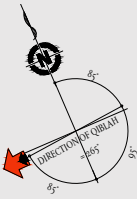
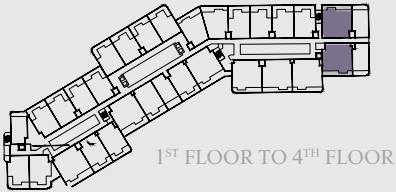
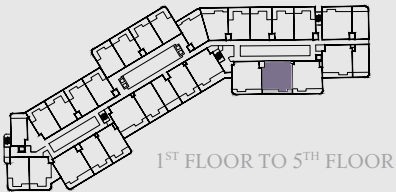
APARTMENT AREA	152.48 m <sup>2</sup>
TERRACE	28.99 m <sup>2</sup>
TOTAL AREA	181.47 m <sup>2</sup>





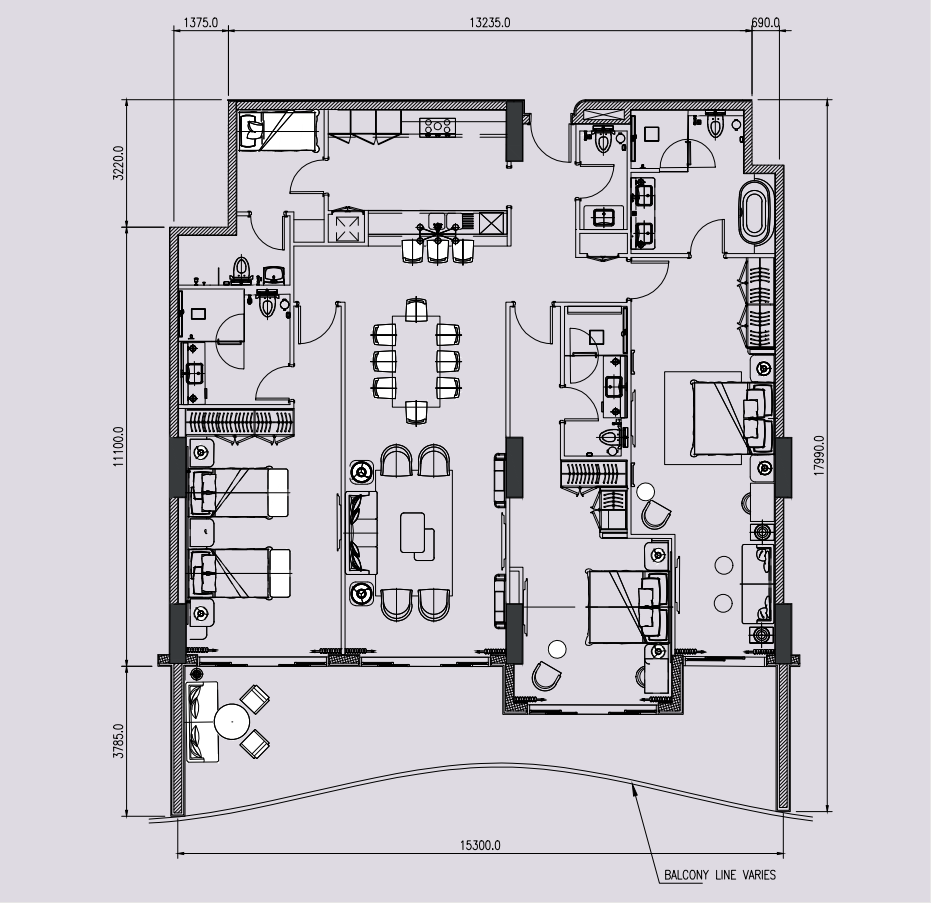
# Typical 3 - bedroom apartment

KEY PLAN



## 3-BEDROOM - TYPE 1f

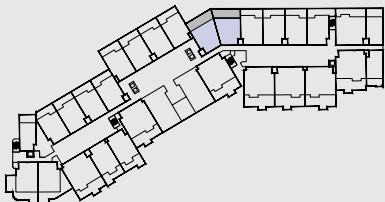
APARTMENT AREA	216.59 m2
TERRACE	43.41 m2
TOTAL AREA	260.00 m2



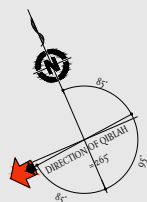


# Typical 4 - bedroom apartment

## KEY PLAN

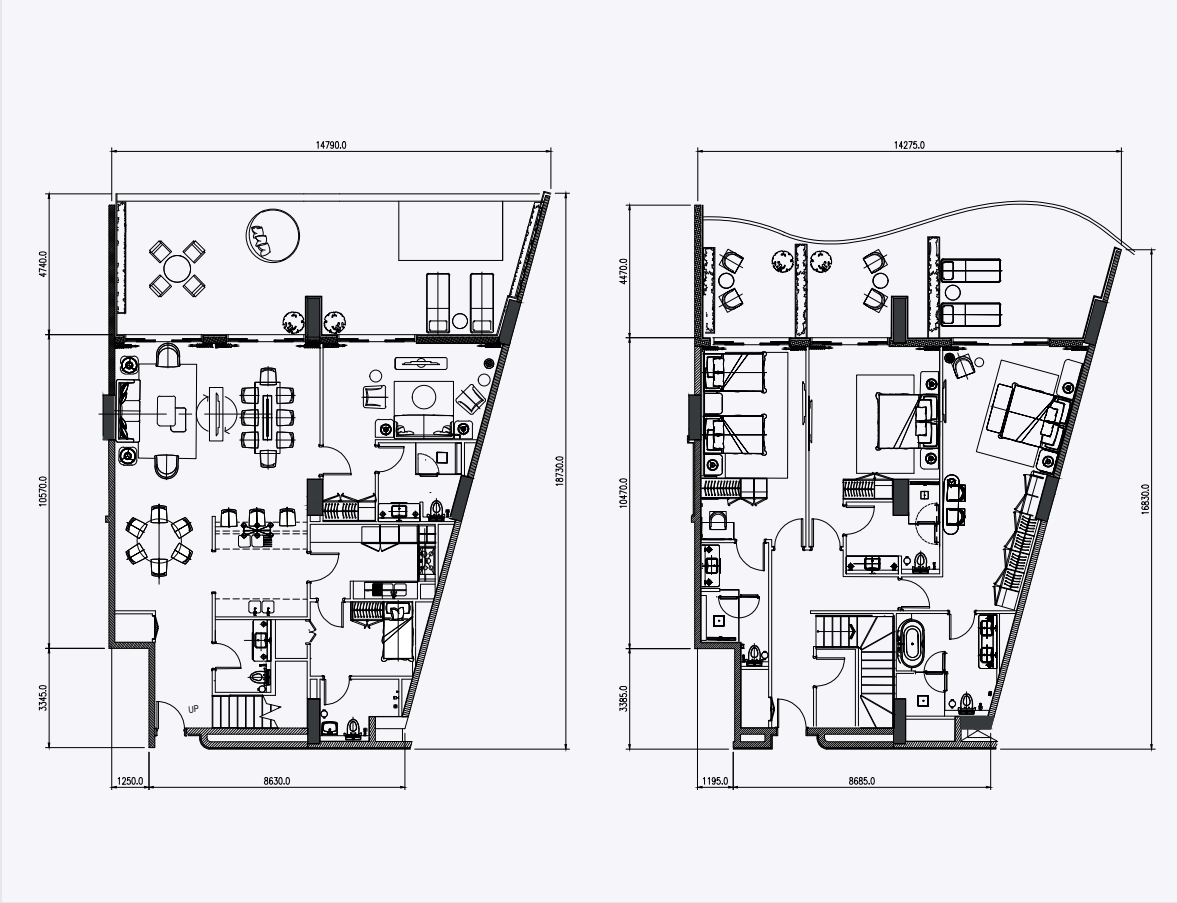


GROUND FLOOR & 1<sup>ST</sup> FLOOR

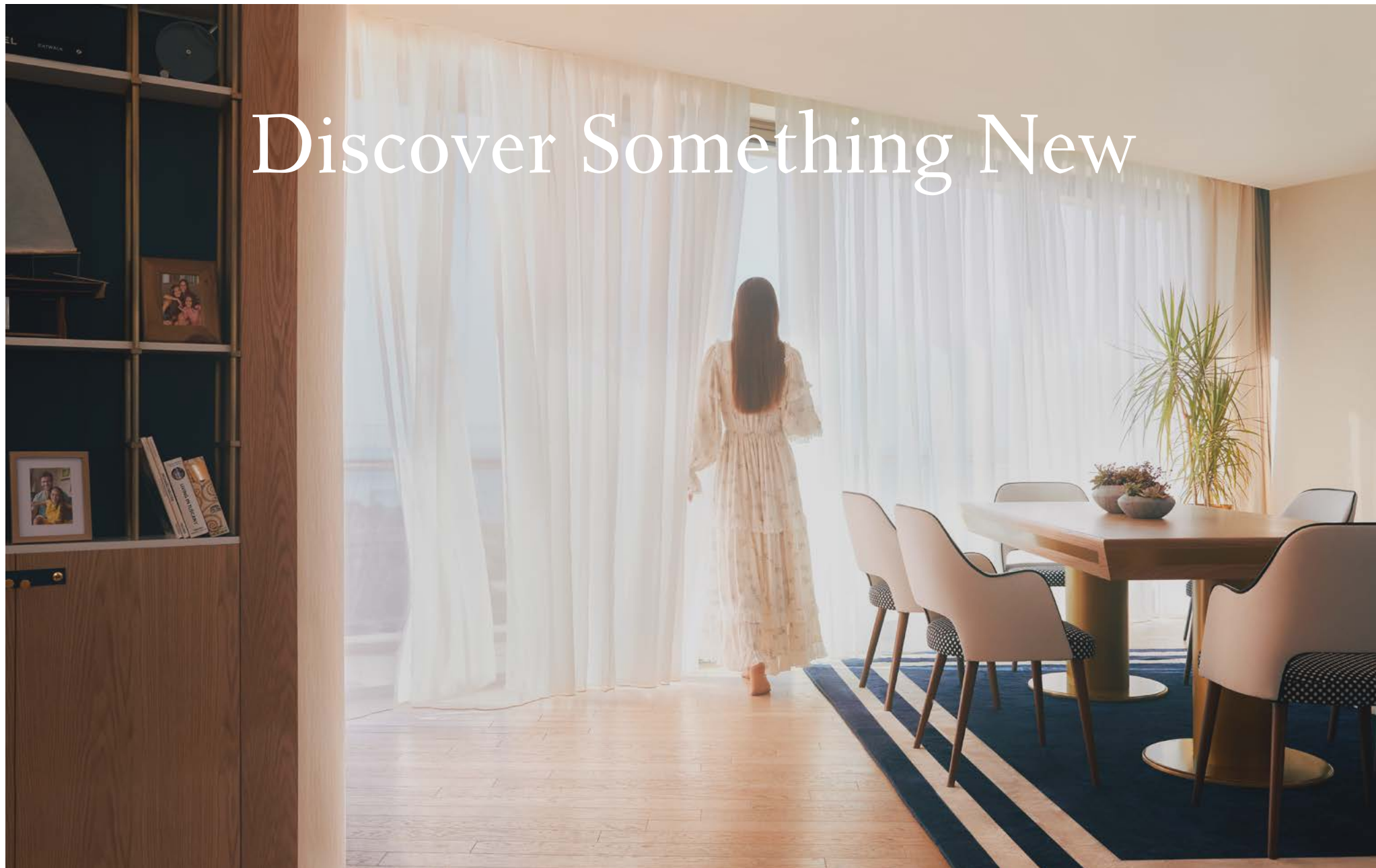


## 4-BEDROOM - TYPE 3

LOWER LEVEL:	
APARTMENT AREA	151.77 m2
TERRACE	66.02 m2
UPPER LEVEL:	
APARTMENT AREA	150.47 m2
TERRACE	55.40 m2
TOTAL AREA	423.66 m2



Discover Something New





# Discover Exclusivity with Oman Sotheby's International Realty

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22,000+ agents



70+ countries



1,000+ offices

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Oman

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