

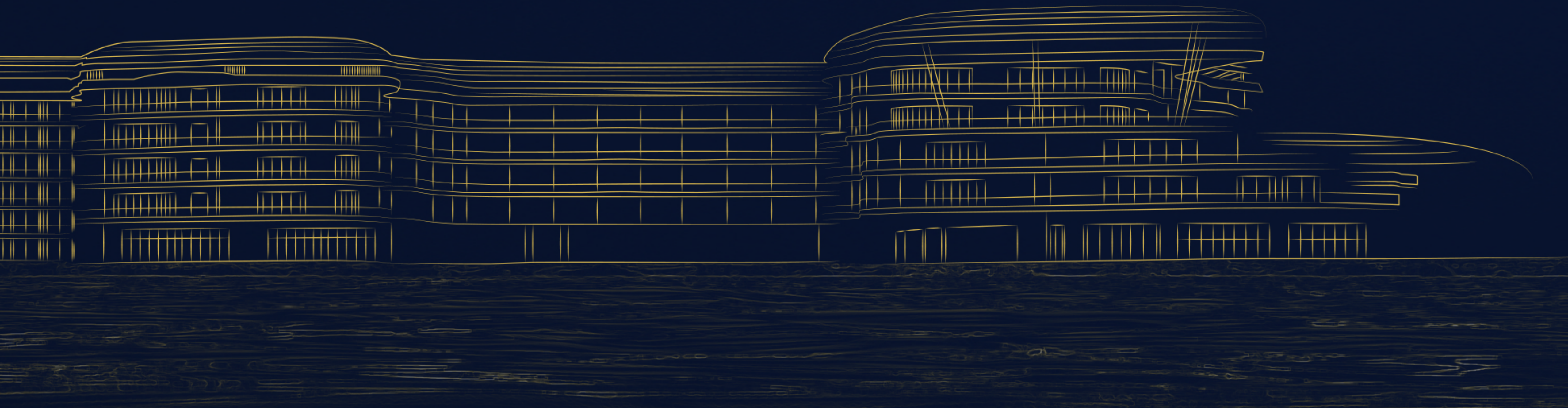


**ST REGIS**

AL MOUJ ♦ MUSCAT

**THE RESIDENCES**

# *A New Wave of Living*



*Welcome to an Experience  
Beyond Expectations*







# *The Legacy of Alfardan Group*

Established in Qatar in 1954, Alfardan Group paved its road towards a world of luxury and sophistication.

As one of the leading companies in the Arab World, Alfardan Group has maintained a long history of more than 70 years, during which it 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 has proved itself as a prominent brand in the Qatari market for its unique diversified portfolio in the region. This group has operated in different industries to include Alfardan Jewellery, Alfardan Exchange, Alfardan Automotive, Alfardan Property and Hospitality, Alfardan Marine, Alfardan Investment, and Alfardan Medical.

As an addition to their portfolio, Alfardan Group launched The St. Regis Al Mouj Muscat Resort as an architectural masterpiece seamlessly fusing cultural imprints of decades in Omani history with contemporary design features to the backdrop of landscaped greenery.





مجموعة الفردان  
Alfardan Group

تجربة استثنائية  
Exclusive Experience



*DISTINCTION*



*PASSION*



*MASTERY*



*EVOLUTION*



*TRUST*

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## *The St. Regis Hotels and Resorts*

Established in 1904, an evolving legacy was defined at The St. Regis, during which it has reached more than 40 destinations around the world over the past 100 years.

This luxurious brand is famous worldwide for setting the highest standards of luxury and sophistication, built on more than a century of heritage and tradition.

“Live exquisite” is about creating unforgettable experiences for the residents and guests.

St. Regis is renowned today for its tradition of innovation and commitment to impeccable service.

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## *Oman: A Gem in The Middle East*

Oman is a breathtaking destination, known for its hospitality, culture, and rich touristic variety of places that combine both modernity and history.

From natural beauty, authentic architecture and historic districts, Oman's incredible attractions fill every corner of its cities, villages and towns.

As Oman's leading integrated complex, Al Mouj Muscat delivers a world-class leisure and lifestyle destination for residents and visitors alike. This waterfront destination offers endless views and boasts a unique experience that defines urban living between subtle luxury, contemporary design, and best-in-class facilities, especially with the presence of the marina, renowned golf course, and international hotels, alongside residential and retail projects.

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## *The St. Regis Al Mouj Muscat Resort*

Stretching across a 360m beachfront, the luxurious brand of St. Regis arrived to the shores of the Sultanate of Oman to offer its five-star hotel living through 250 hotel suites and 162 branded residences available for sale with unparalleled beachfront view.

The architectural design of this place follows the Omani traditions through the house clusters of the deserts, and adapts them with a modern style.

The fluid facade of the development resembles the waves of the sea, and 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>.

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## *The Residences*

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Driven by the passion to provide residents with an exquisite experience, The Residences at The St. Regis Al Mouj Muscat Resort are homes designed for the extraordinary. This landmark includes 162 branded residences distributed across different unit types.



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# *A Collection of Facilities*

Residents can access a wide variety of facilities:

- ◆ Renowned Guerlain Spa
- ◆ A variety of distinctive swimming pools
- ◆ Fully-equipped fitness center
- ◆ Vast Padel court
- ◆ Grand ballroom
- ◆ Business center
- ◆ Signature cigar bar
- ◆ Modern meeting rooms
- ◆ Award-winning restaurants and cafés
- ◆ Entertaining kids' zones
- ◆ Lush gardens
- ◆ 360m Private beach access
- ◆ Lavish roof garden

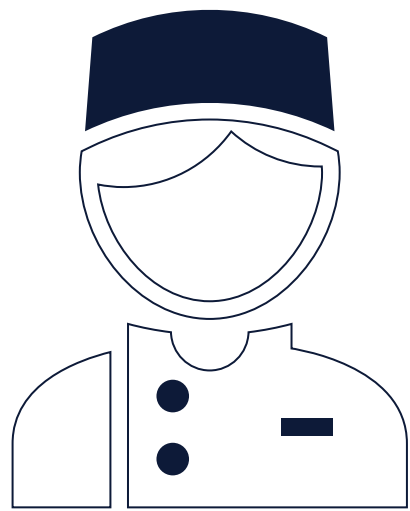




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## *Exclusive Services*

The residents at The St. Regis Al Mouj Muscat Resort will enjoy a full set of services:



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Signature private  
butler service



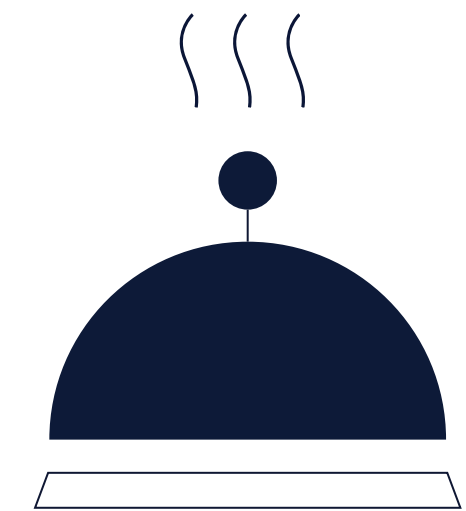
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24-hour concierge



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24-hour room service



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À la carte services







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## *Award-Winning Dining Outlets*

Unique dining experiences await you at different restaurants and cafés at The St. Regis Al Mouj Muscat Resort, featuring exquisite menus and innovative gourmet dishes created by some of the world's leading chefs in various international cuisines.

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أم شريف  
EM SHERIF  
RESTAURANT









KARIBU





NOVIKOV  
*Cafe*









**ZORBA**  
GREEK RESTAURANT





The Stage  
BAR & LOUNGE





SUKKAR  
PATISSERIE

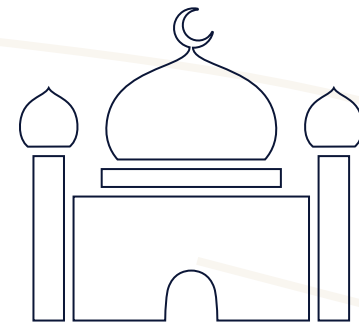


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## *Benefits by location*



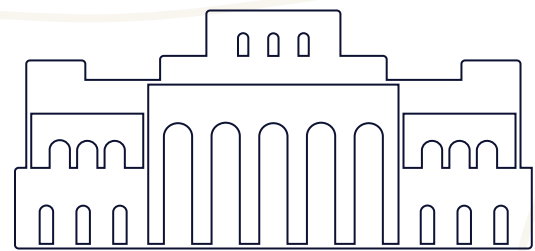
14 minutes away from  
Muscat International Airport



20 minutes away from  
Sultan Qaboos Grand Mosque



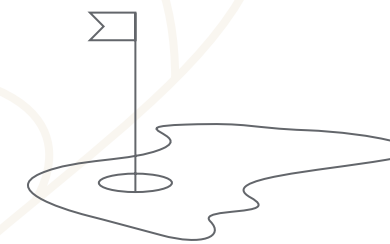
15 minutes away from  
Mall of Oman



27 minutes away from  
Royal Opera House Muscat



38 minutes away from  
The National Museum of Oman




Adjacent to Al Mouj  
Golf Course



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## *Why invest?*

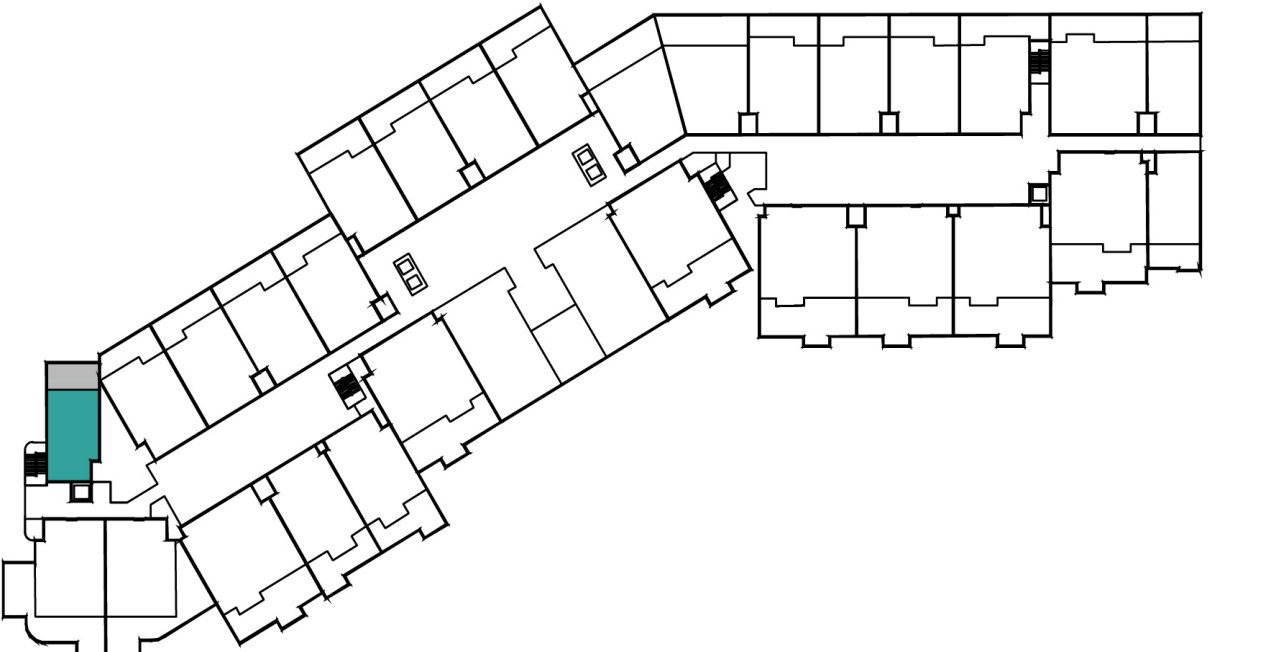
Becoming a resident at The St. Regis Al Mouj Muscat Resort will make you benefit from different privileges.

- ◆ A Freehold title deed
  - ◆ Residence visa for purchasers and immediate family upon approval
  - ◆ A multicultural community living experience
  - ◆ Preferred rates at The St. Regis Al Mouj Muscat Resort
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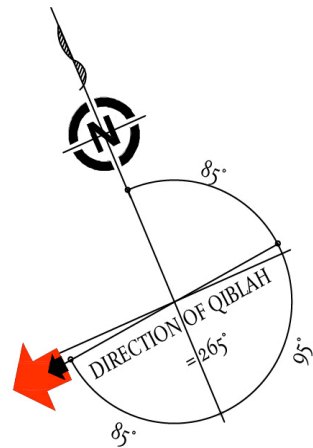


# Floor Plans | One Bedroom Unit

KEY PLAN

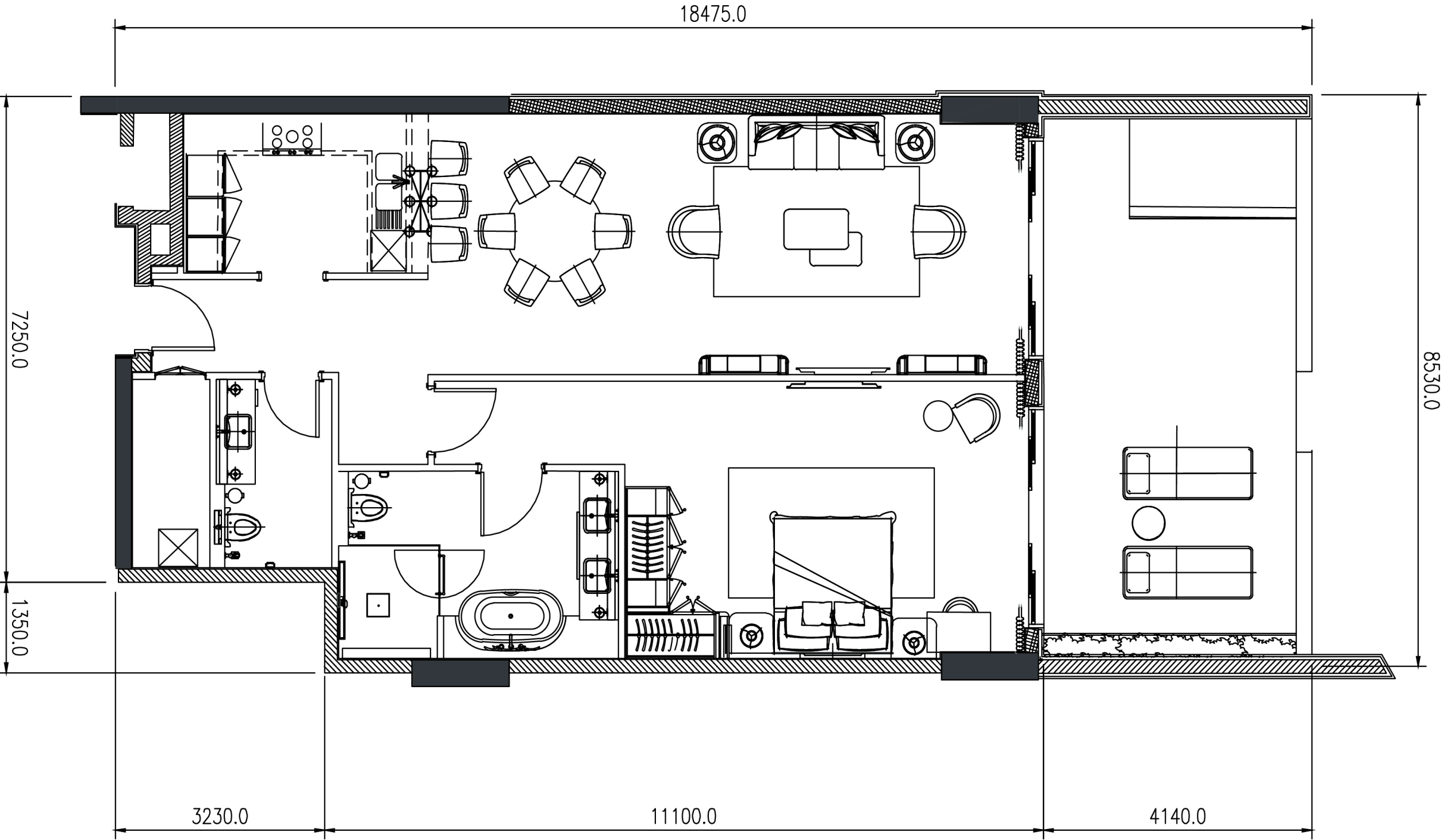


GROUND FLOOR



## 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>



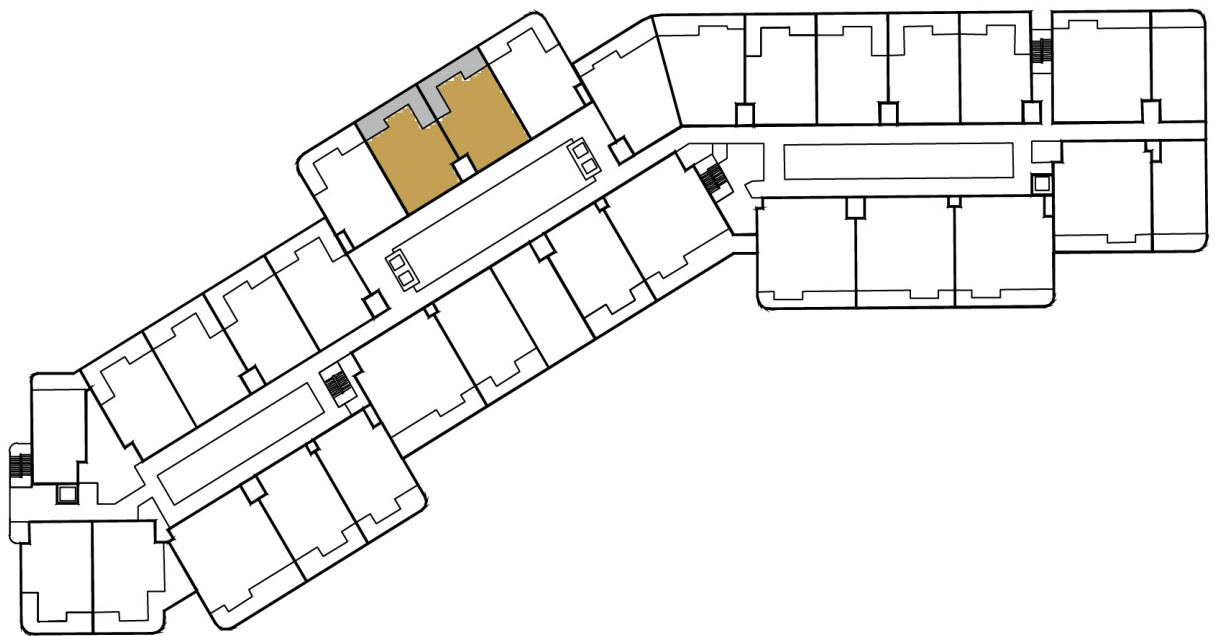




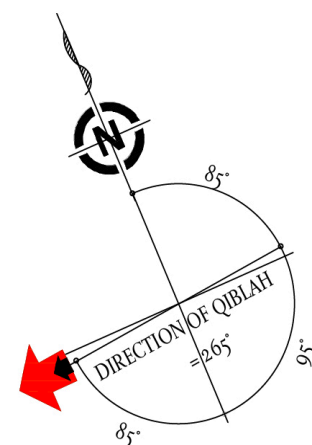


# Floor Plans | Two Bedroom Unit

## KEY PLAN

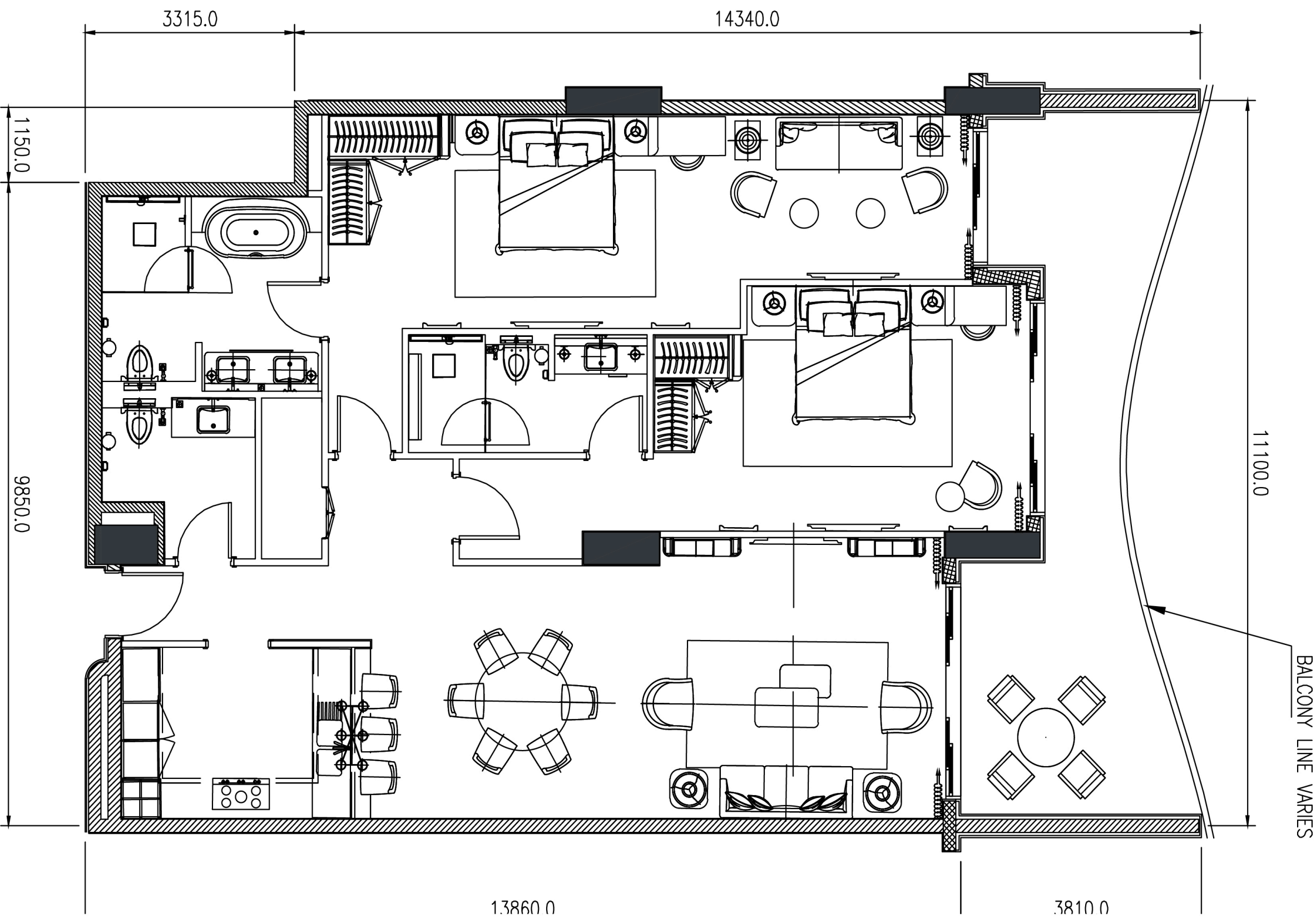


2<sup>ND</sup> FLOOR TO 5<sup>TH</sup> FLOOR



## 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>



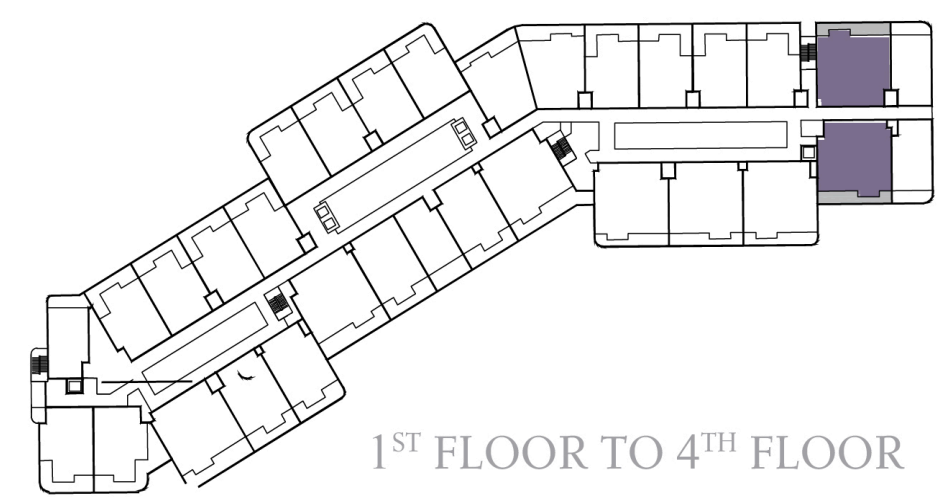
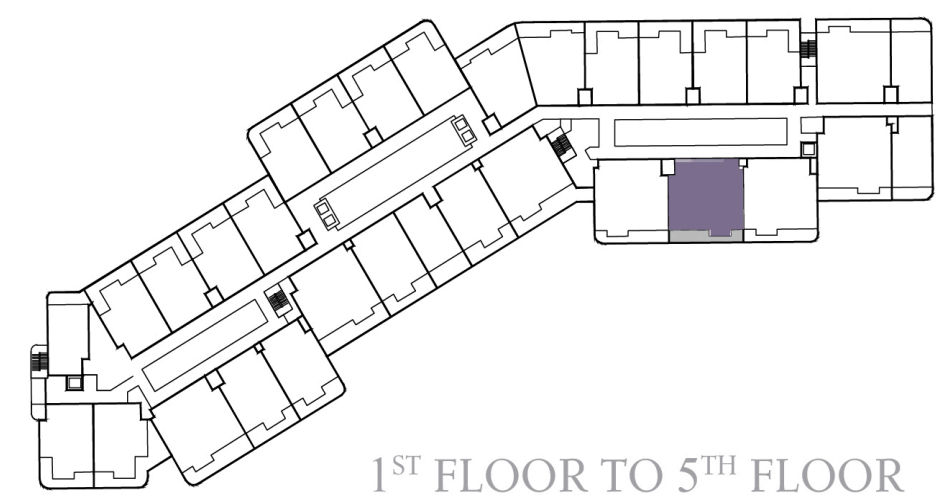






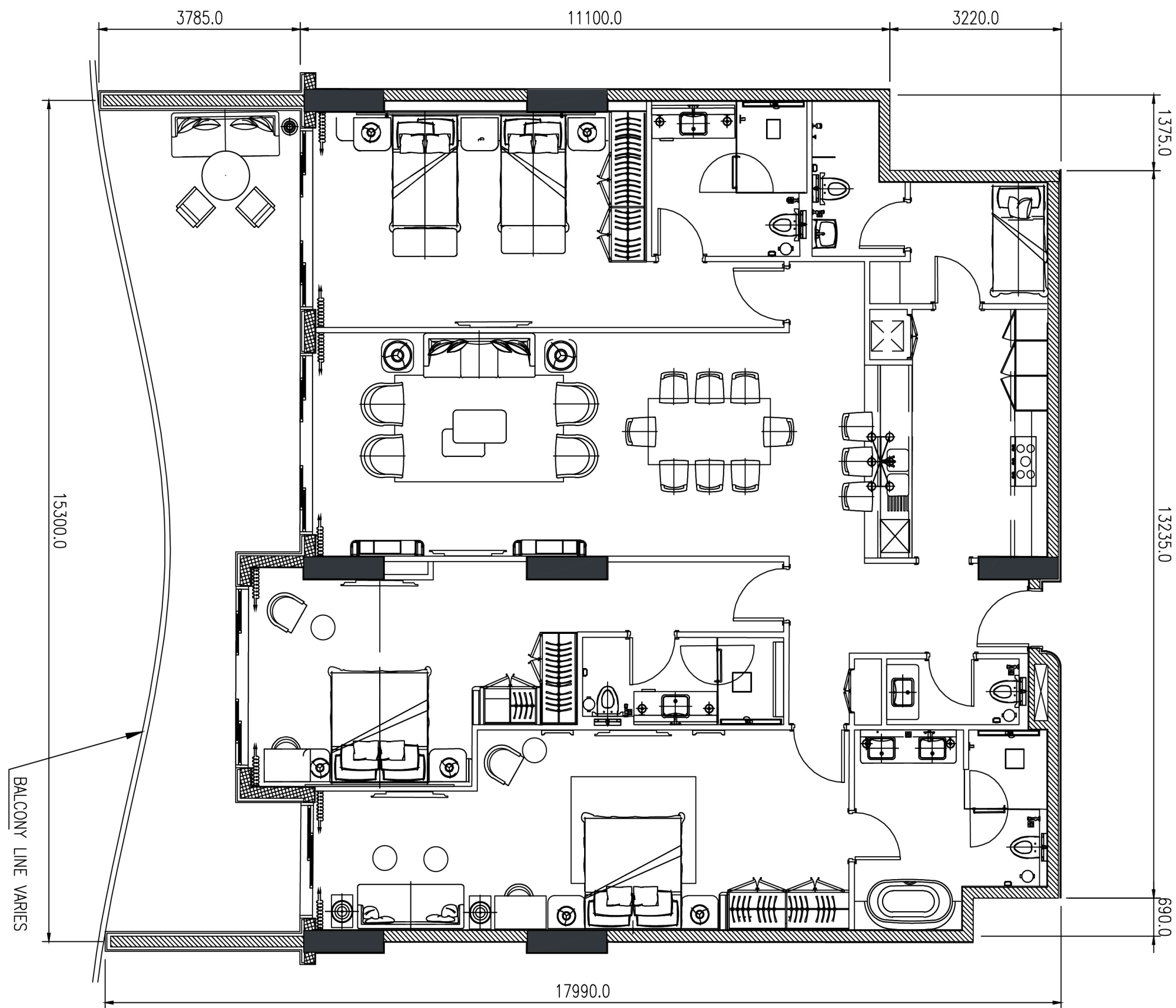
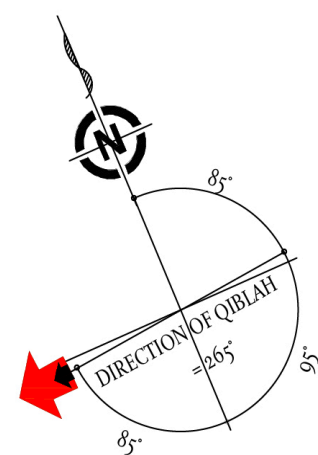
# Floor Plans | Three Bedroom Unit *(plus domestic worker's room)*

## KEY PLAN



## 3-BEDROOM - TYPE 1f

APARTMENT AREA	216.59 m <sup>2</sup>
TERRACE	43.41 m <sup>2</sup>
TOTAL AREA	260.00 m <sup>2</sup>



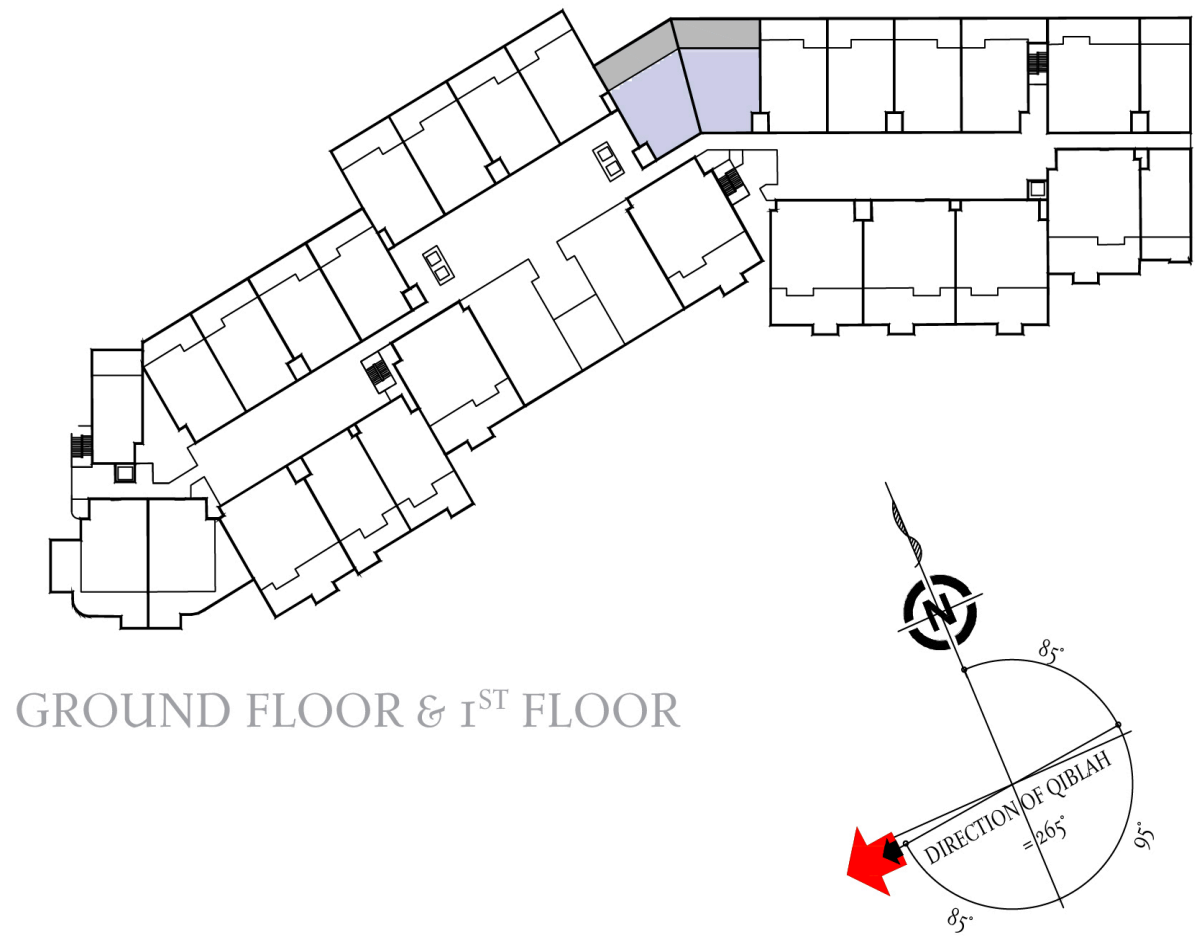






# Floor Plans | Four Bedroom Duplex Unit *(plus domestic worker's room)*

## KEY PLAN



## 4-BEDROOM - TYPE 3

LOWER LEVEL:  
APARTMENT AREA  
TERRACE

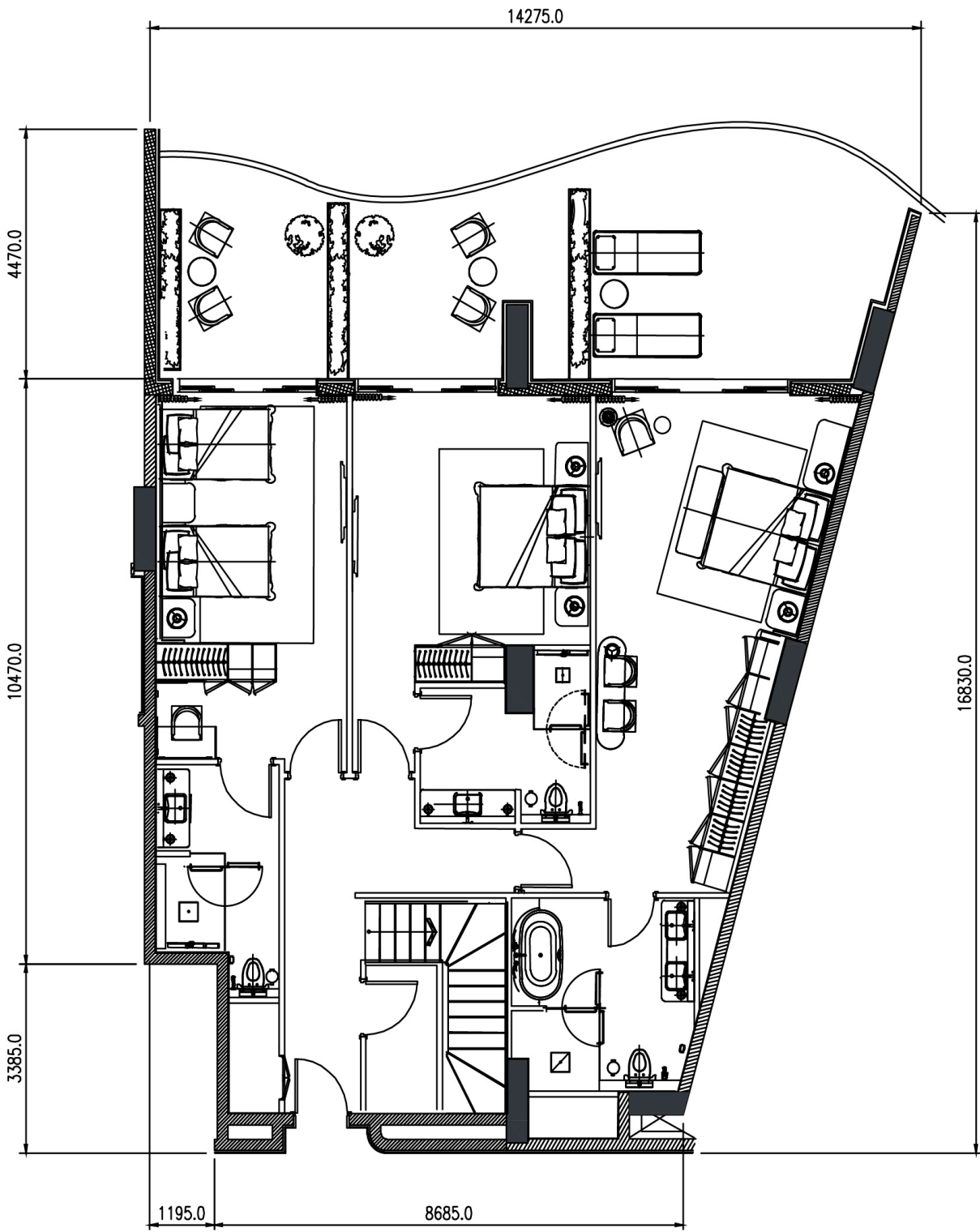
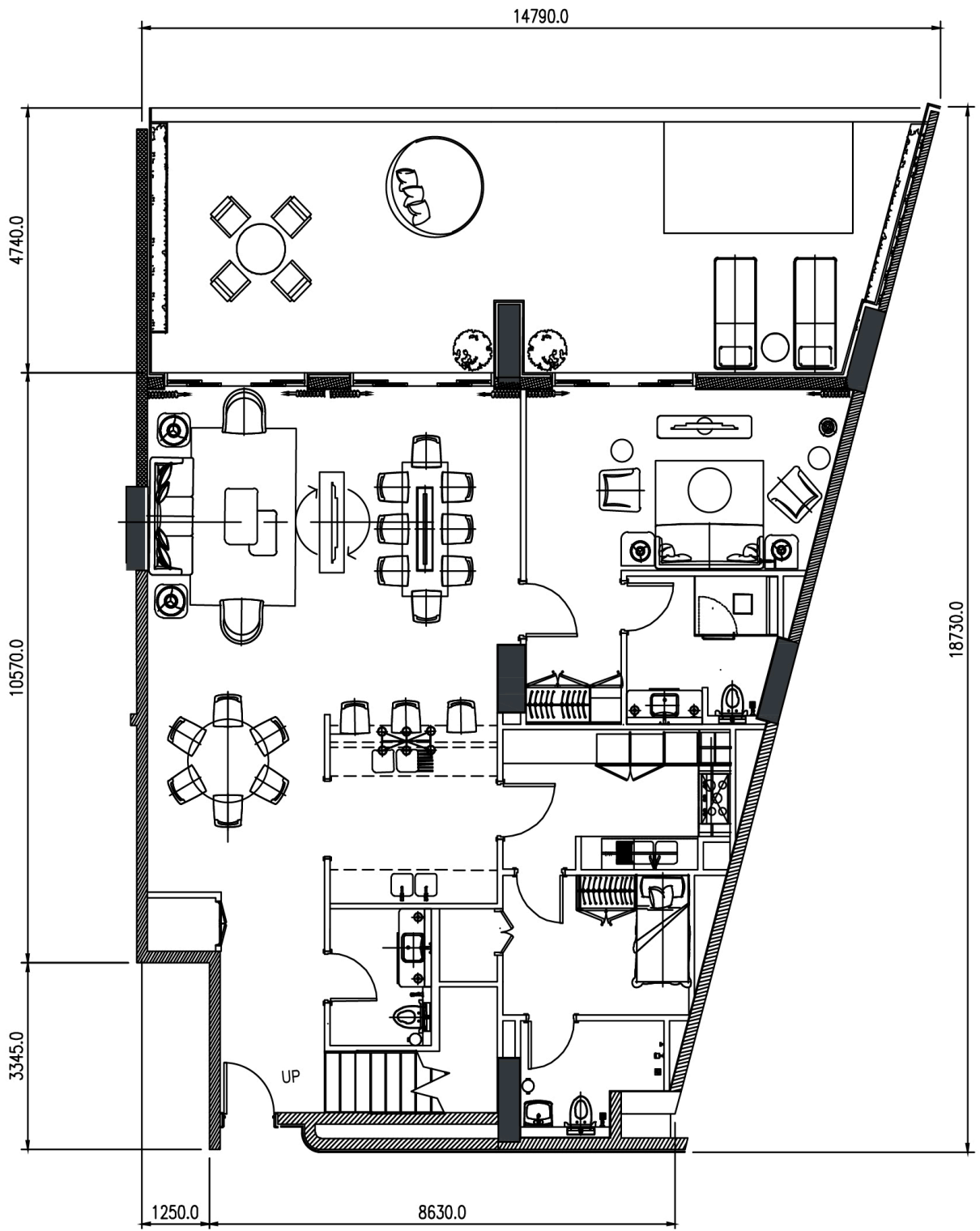
151.77 m<sup>2</sup>  
66.02 m<sup>2</sup>

UPPER LEVEL:  
APARTMENT AREA  
TERRACE

150.47 m<sup>2</sup>  
55.40 m<sup>2</sup>

TOTAL AREA

423.66 m<sup>2</sup>









Oman

عمان

Sotheby's

INTERNATIONAL REALTY

سوثبیز إنترناشیونال ریالٹی



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## *Ownership of A Lifetime*

Step into timeless luxury living and become a resident at The St. Regis Al Mouj Muscat Resort by contacting the exclusive sales agency, Oman Sotheby's International Realty.

Sotheby's International Realty was founded in 1976 to provide independent brokerages with a powerful marketing and referral program for luxury listings, and designed to connect the finest independent real estate companies to the most prestigious clientele in the world.

**+22,000**

Agents

**+70**

Countries

**+1,000**

Offices







*For more information or to schedule a private meeting, kindly get in touch  
with Oman Sotheby's International Realty® team.*

 Finaa Alfardan, 2nd floor – office 5-27, Way No. 4204, Building No. 254/5    908, Sultanate of Oman – Muscat.    [www.srresidencesalmouj.com](http://www.srresidencesalmouj.com)

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