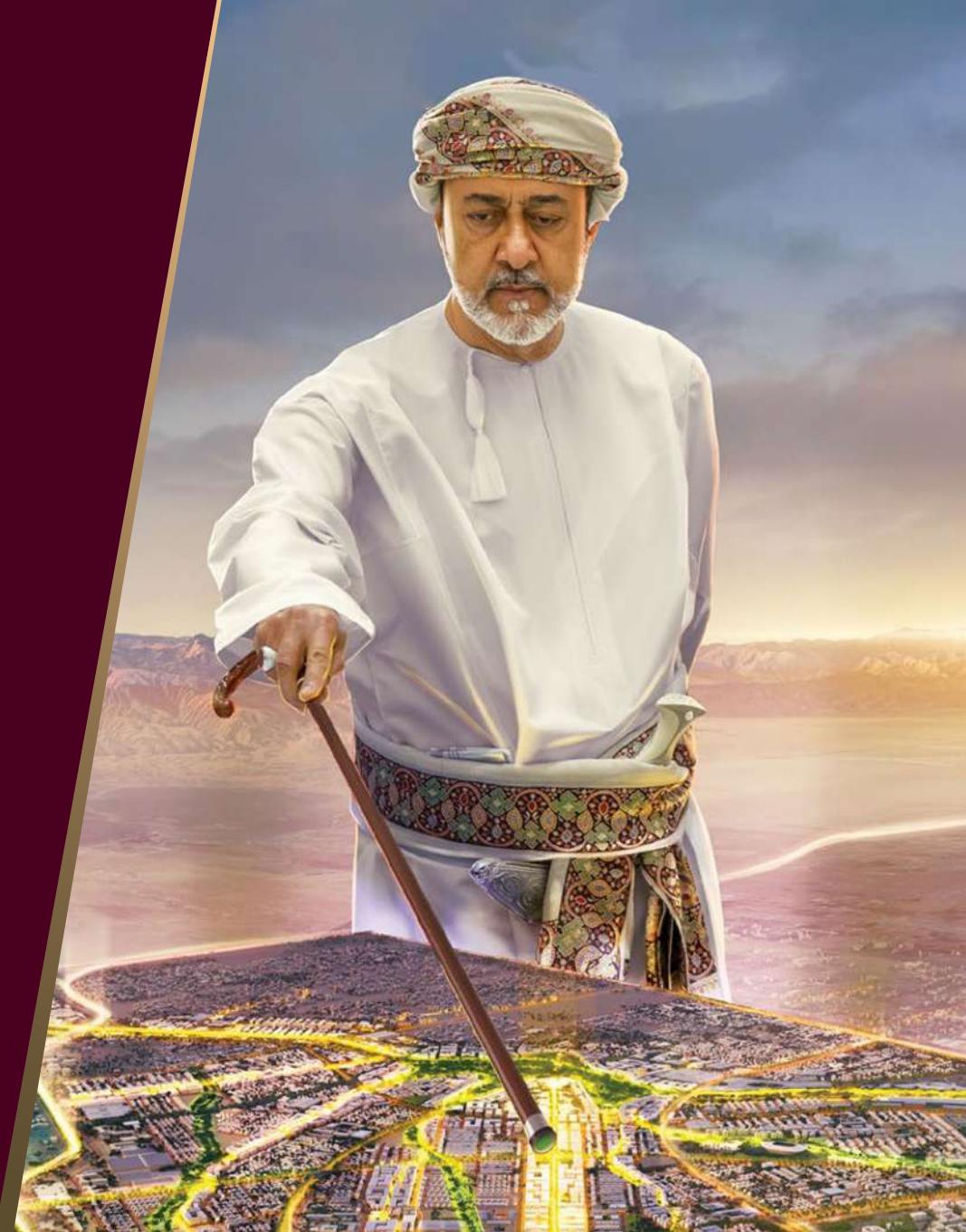


SULTAN HAITHAM CITY



HAY ALWAFA

QUALITY OF LIFE YOU DESERVE





مدينة السلطان هيثم

SULTAN HAITHAM CITY

SULTAN HAYTHAM CITY

The embodiment of His Majesty Sultan Haytham's city encapsulates a captivating and enchanting journey towards a tomorrow filled with happiness and prosperity.

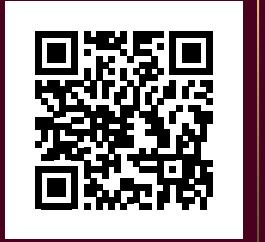
It envisions a splendid future that reflects the highest values and impacts by reviving the rich heritage and constructing a vision that encompasses all aspects of modern and innovative life in the Sultanate of Oman.

Working to establish a strong and resilient foundation for an innovative and inclusive future society, it harmoniously brings together all generations and lifestyles, transcending cultural barrier.

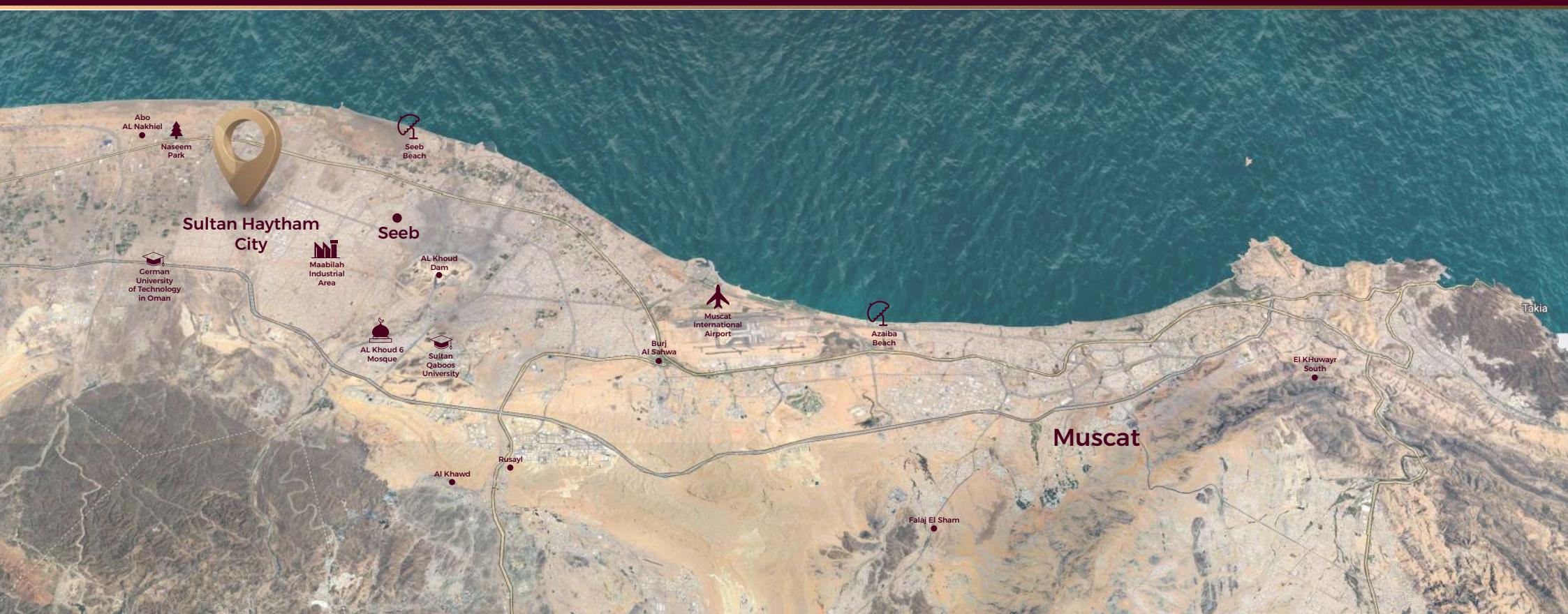


LOCATION

SCAN FOR LOCATION



The city of Sultan Haytham is located in the Al-Seeb Governorate, within Muscat, covering an area of 14 million square meters.



SULTAN HAITHAM BIN TARIQA

PROJECT FEATURES



The First Smart
City in Oman



25 Mosques



Healthcare
Facilities



39
Government Schools



Cultural Centers



Daycare Centers



Universities



Commercial
Establishments



19
Integrated Neighborhoods



Total of
2,900,000 m²
of Green Spaces



Central Park
& The Valley Spanning

THE PRINCIPLES & STANDARDS OF LIFE IN THE HAY ALWAFA

HEALTHY

The neighborhood stands out for the proliferation of green spaces and lush areas, in addition to the presence of shaded pathways that allow the passage of fresh air and gentle breezes through its corridors and passages, with the aim of improving the overall atmosphere within it. The neighborhood also features pedestrian and cycling paths, enhancing a healthy mode of transportation, and it considers environmental sustainability through the use of renewable energy and adopting measures to conserve water, as well as adhering to sustainable construction standards to preserve the environment. Furthermore, the neighborhood promotes interaction and communication among community members by providing shared spaces and innovative designs for residential areas, fostering social engagement and integration among diverse segments of society.

CLOSE IN DISTANCES

The neighborhood distinguishes itself by the prevalence of green spaces and lush landscapes. Additionally, shaded pathways allow the flow of fresh air and gentle breezes through its corridors and walkways, aiming to enhance the overall atmosphere within. The neighborhood also features pedestrian and cycling paths, promoting a healthy mode of transportation, and prioritizes environmental sustainability by utilizing renewable energy, implementing water conservation measures, and adhering to sustainable construction standards to preserve the environment. Furthermore, the neighborhood fosters interaction and communication among community members through shared spaces and innovative designs in residential areas, promoting social engagement and integration among diverse segments of the community.

ALIVE FOR EVERYONE

The city embodies unity and diversity among all social and cultural segments, providing them with easy access to various social and recreational facilities, thereby enhancing their sense of belonging and empowerment. The master plan of the city has been carefully designed to offer a wide range of housing options for Omani citizens, creating an open and welcoming city that celebrates all cultures.

SUSTAINABLE

The neighborhood has been designed in a sustainable manner to enhance the quality of life, relying on solar energy as a primary source of power and incorporating sustainable energy production systems from waste. Additionally, the neighborhood processes sewage water, utilizing it as greywater, and implements a sustainability system to protect natural resources and reduce waste, in addition to reusing, recycling, or repurposing materials with the aim of achieving environmental and economic balance.

FACILITATED

Maximizing the utilization of land spaces and residential units, and adopting modern construction methods that cater to all income levels.

FLEXIBLE

To align with climate change and accommodate future developments, the infrastructure has been designed with engineering flexibility that allows for the necessary adaptation, taking into consideration maintenance costs and future population growth needs.

SMART

The neighborhood was planned in a way that mimics the natural surroundings, incorporating modern technologies in its applications to facilitate the daily lives of residents. This is achieved through the utilization of effective technological solutions and innovations in the design and operation of infrastructure and buildings, meeting the current and future needs of the community.

BELOVED

The neighborhood offers moments of luxury and comfort through the harmonious blend of its features, details, services, and facilities, starting from its strategic location to the luxurious amenities and comforts it encompasses. The neighborhood aims to become the preferred and attractive destination for everyone, creating unique moments that combine comfort and excellence.

SAFE

The public spaces in the neighborhood have been designed in a way that allows all residents to benefit from them safely, taking into consideration the standards, social norms, and cultural practices of all segments of society.



AL-ABRAR
REAL ESTATE

THE DEVELOPER

Abrar real estate was established as an integral part of the Al-Sayyabi Group, founded in 1997, reflecting an exceptional vision for creativity and innovation.

It has excelled in providing design services with uniqueness and distinction, focusing on a diverse range of areas including shopping centers, offices, hotels, multi-use complexes, and residential buildings.

HAY ALWAFA

MASTER PLAN



HAY ALWAFA PROJECT

The city of Al-Sultan is home to the latest innovative residential projects, with “Hay Elwafa” standing out as the first of its kind in the region. This district spans one million square kilometers and embodies an advanced vision for sustainable urban living.



The features of “Hay ElWafa” Infrastructure integration

The neighborhood stands out for its advanced infrastructure that comprehensively meets the residents' needs, including roads, facilities, and public services.



Environmental sustainability

The neighborhood relies on advanced technologies to preserve the environment, such as material recycling and providing eco-friendly public transportation



Diversity of the population

The neighborhood encompasses a diverse range of residential options catering to the varied needs of different segments of the community.



Social amenities

The neighborhood stands out for providing a variety of social and recreational facilities, making it an ideal destination for living and enjoying a high quality of life.

DISCOVER THE INSPIRING FUTURE

Hay Elwafa in the city of Sultan Haitham boasts a unique blend of natural beauty and urban development, making it an ideal destination for living and enjoying a high quality of life. Traditional values seamlessly intertwine with technological progress, rendering the neighborhood a true reflection of the community's aspirations towards a bright and prosperous future.

Hay Elwafa, residents have access to everything they need for a comfortable and luxurious life, including modern facilities such as schools, hospitals, stores, and restaurants. Additionally, there are recreational areas and green spaces for enjoying nature and tranquility. Additionally, Hay Elwafa is characterized by cultural and social diversity, bringing together residents from various cultures and nationalities to form a cohesive community that lives in peace and understanding.

Thanks to this cultural blend, the residents of Hay Elwafa can continuously learn and evolve, giving the community a vitality and dynamism like no other. In general, Al-Abrar neighborhood serves as a prominent example of striking a balance between preserving heritage and embracing continuous development, making it an ideal place to live and enjoy a life full of opportunities and rich experiences.



HAY ALWAFA FACILITIES

❖ Boulevard & Plaza

❖ Commercial Center

❖ Three Large Scale kindergartens





HAY ALWAFAT FACILITIES

 Main Park (Wadi Park)

 Two Mosques

 Two Majlis

HAY ALWAFA FACILITIES

❖ Kids Playing Areas

❖ School Complex

❖ Culture Center



HAY ALWAFA FACILITIES



Bus Station

Private Hospital

Health Center (Government)



THE FIRST NEIGHBORHOOD
IN THE CITY OF SULTAN HAYTHAM

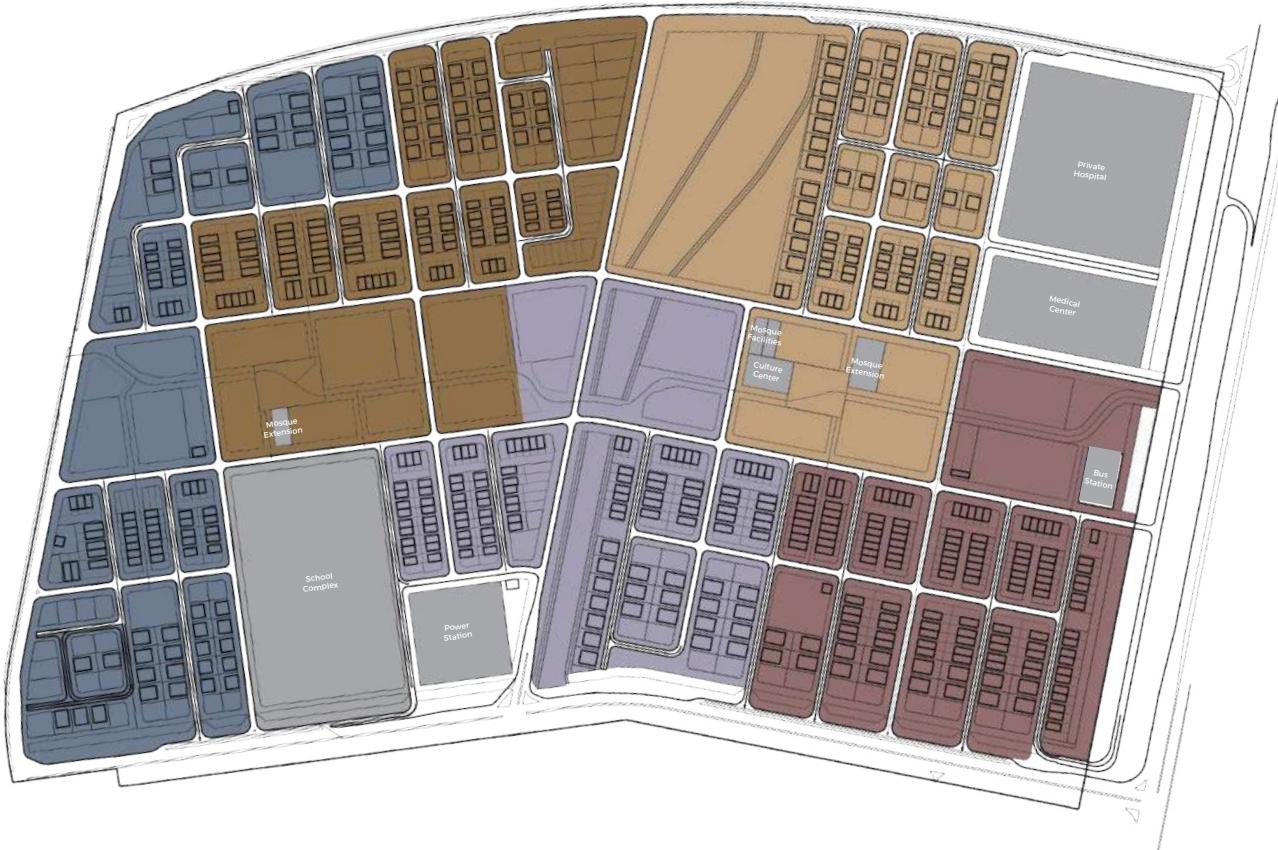
PROJECT
MASTER PLAN

**PROJECT
MASTER PLAN**



PROJECT PHASES

MASTER PLAN



Phase
1

Phase
2

Phase
3

Phase
4

Phase
5

Public
SERVICES

PHASE 1 PLAN





UNIT TYPES



Townhouses



Semi-Detached
Villas



Independent
Villas



Apartments



TOWNHOUSES

TOWNHOUSES

3D EXTERIOR

TYPE

A CORNER



TOWNHOUSES
3D EXTERIOR

TYPE

A+



TOWNHOUSES FLOOR PLAN

TYPE

A

CORNER

CORNER VILLA AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	147.53 SQM.
FIRST FLOOR AREA	132.91 SQM.
PENTHOUSE FLOOR AREA	64.01 SQM.
TOTAL BUILT UP AREA	344.45 SQM.



3 Bedrooms



Maid Room



TOWNHOUSES FLOOR PLAN

TYPE
A+

TYPICAL VILLA AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	133.90 SQM.
FIRST FLOOR AREA	120.31 SQM.
PENTHOUSE FLOOR AREA	59.42 SQM.
TOTAL BUILT UP AREA	313.63 SQM.



3 Bedrooms



Maid Room



TOWNHOUSES FLOOR PLAN

TYPE

A

TOWNHOUSE AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	84.71 SQM.
FIRST FLOOR AREA	95.10 SQM.
PENTHOUSE FLOOR AREA	34.35 SQM.
TOTAL BUILT UP AREA	214.10 SQM.



3 Bedrooms



Maid Room



TOWNHOUSES
INTERIOR
SHOTS

TYPE TYPE
A & A+



LIVING ROOM



LOBBY

**TOWNHOUSES
INTERIOR
SHOTS**

TYPE A & TYPE A+



TOWNHOUSES 3D EXTERIOR

TYPE

B CORNER



TOWNHOUSES
3D EXTERIOR

TYPE
B+



TOWNHOUSES FLOOR PLAN

TYPE

B

CORNER

CORNER TOWNHOUSE AREA STATEMENT

BUILT UP AREA

GROUND FLOOR AREA 155.62 SQM.

FIRST FLOOR AREA 149.75 SQM.

PENTHOUSE FLOOR AREA 41.47 SQM.

TOTAL BUILT UP AREA 346.84 SQM.



3 Bedrooms



Maid Room



TOWNHOUSES FLOOR PLAN

TYPE
B+

TYPICAL TOWNHOUSE AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	160.87 SQM.
FIRST FLOOR AREA	156.26 SQM.
PENTHOUSE FLOOR AREA	48.48 SQM.
TOTAL BUILT UP AREA	365.61 SQM.



3 Bedrooms



Maid Room



TOWNHOUSES FLOOR PLAN

TYPE

B

CORNER

TYPICAL TOWNHOUSE AREA STATEMENT

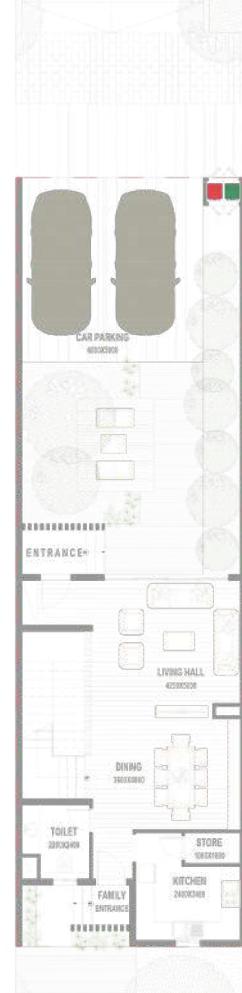
BUILT UP AREA	
GROUND FLOOR AREA	94.94 SQM.
FIRST FLOOR AREA	87.38 SQM.
PENTHOUSE FLOOR AREA	37.46 SQM.
TOTAL BUILT UP AREA	219.79 SQM.



3 Bedrooms



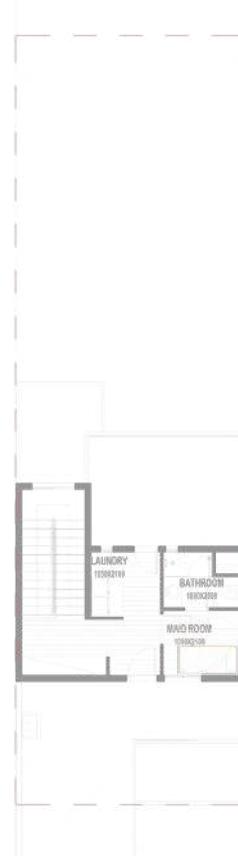
Maid Room



Ground Floor



First Floor



Penthouse Floor

**TOWNHOUSES
INTERIOR
SHOTS**

TYPE TYPE
B & B+



BEDROOM



BATHROOM

**TOWNHOUSES
INTERIOR
SHOTS**

TYPE TYPE
B & **B+**



LIVING ROOM



KITCHEN

TOWNHOUSES

3D EXTERIOR

TYPE

C



TOWNHOUSES
3D EXTERIOR

TYPE
C+



TOWNHOUSES FLOOR PLAN

TYPE
C

CORNER TOWNHOUSE AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	138.10 SQM.
FIRST FLOOR AREA	152.77 SQM.
PENTHOUSE FLOOR AREA	73.36 SQM.
TOTAL BUILT UP AREA	364.23 SQM.



4 Bedrooms



TOWNHOUSES FLOOR PLAN

TYPE
C+

TYPICAL TOWNHOUSE AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	119.28 SQM.
FIRST FLOOR AREA	130.11 SQM.
PENTHOUSE FLOOR AREA	64.67 SQM.
TOTAL BUILT UP AREA	314.06 SQM.



4 Bedrooms



TOWNHOUSES FLOOR PLAN

TYPE

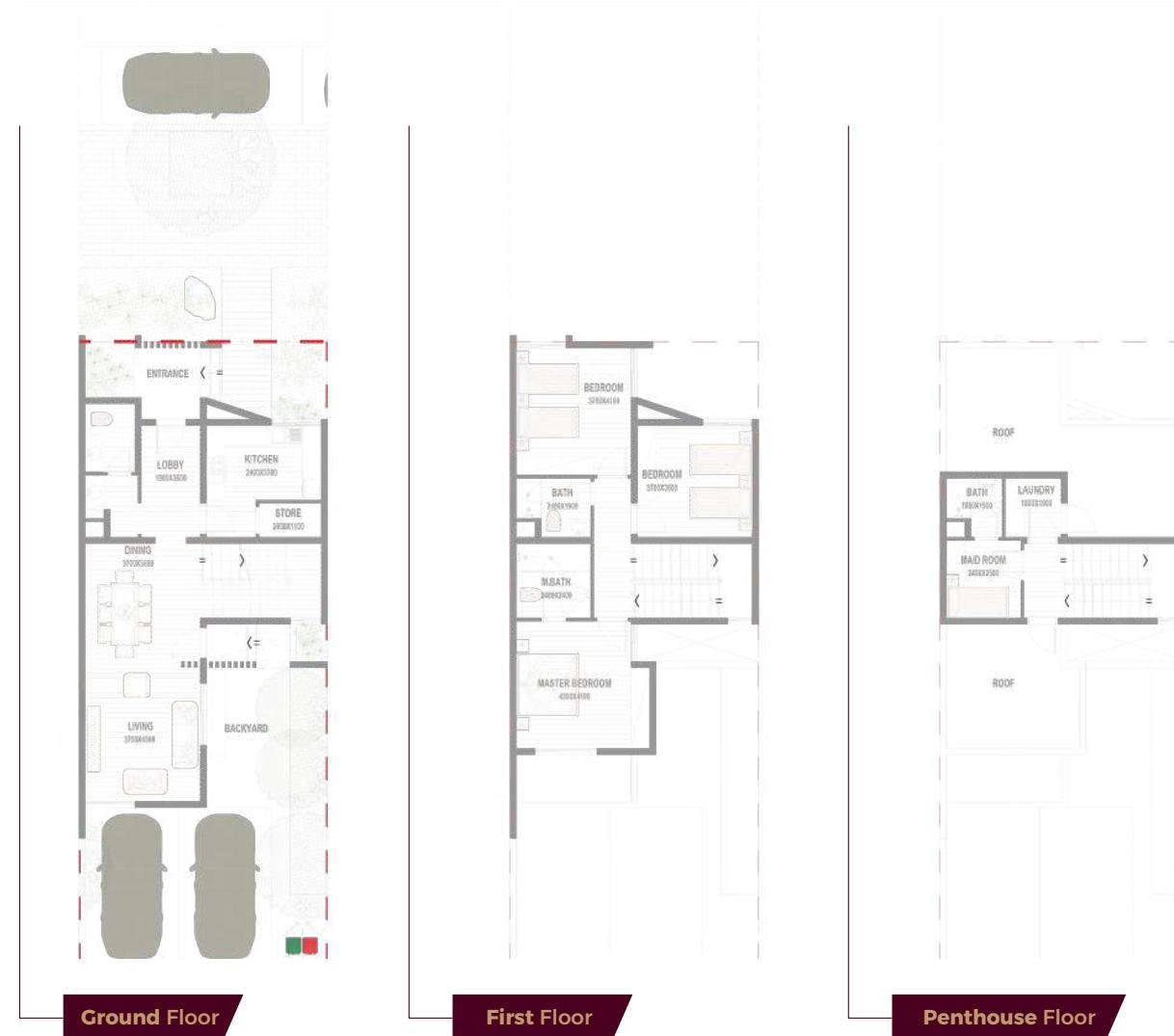
C

CORNER TOWNHOUSE AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	87.41 SQM.
FIRST FLOOR AREA	82.24 SQM.
PENTHOUSE FLOOR AREA	30.70 SQM.
TOTAL BUILT UP AREA	200.35 SQM.



4 Bedrooms



Ground Floor

First Floor

Penthouse Floor

TOWNHOUSES
INTERIOR
SHOTS

TYPE TYPE
C & C+



LIVING ROOM



LOBBY

**TOWNHOUSES
INTERIOR
SHOTS**

TYPE TYPE
C & C+



KITCHEN



BATHROOM



SDV
“SEMI-DETACHED VILLAS”

SDV
3D EXTERIOR



SDV
3D EXTERIOR



SDV FLOOR PLAN

SDV AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	150.61 SQM.
FIRST FLOOR AREA	160.87 SQM.
PENTHOUSE FLOOR AREA	22.40 SQM.
TOTAL BUILT UP AREA	333.88 SQM.



4 Bedrooms



Maid Room



SDV
INTERIOR
SHOTS



LIVING ROOM



LOBBY

SDV
INTERIOR
SHOTS





VILLAS

VILLAS
3D EXTERIOR



VILLAS
3D EXTERIOR



VILLAS FLOOR PLAN

TYPICAL VILLA AREA STATEMENT

BUILT UP AREA	
GROUND FLOOR AREA	235.29 SQM.
FIRST FLOOR AREA	225.95 SQM.
PENTHOUSE FLOOR AREA	49.10 SQM.
TOTAL BUILT UP AREA	510.34 SQM.



5 Bedrooms



Maid Room



VILLAS
INTERIOR
SHOTS



BEDROOM

LAUNDRY



VILLAS
INTERIOR
SHOTS



KITCHEN



MAID ROOM

