Raya

JEBEL SIFAH

Raya
JEBEL SIFAH

CELEBRATE SERENITY



Raya
JEBEL SIFAH

NATURE’S TRIBUTE TO YOU

Raya at Jebel Sifah is a tribute to the sun's nurturing rays and nature itself. A place where nature embraces you throughout.

Raya
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JEBEL SIFAH

MUSCAT'S OASIS
OF WONDER.



Raya
JEBEL SIFAH

Jebel Sifah, just a **35-minute drive from Muscat City Centre, spans across 6.2 million square meters.** This meticulously planned destination features world-class hotels & freehold homes all nestled in nature, complemented by a diverse array of outdoor activities, leisure, and dining options.


1 Sifawy Boutique Hotel
2 Marina Apartments
3 Jebel Sifah Golf Course
4 Jebel Sifah Marina
5 The Bank Beach Club
6 Dunes Beach Club
7 Driving Range
8 Sifah Beach Camp
9 Golf Lake
10 Sifah Heights
11 The Beachfront
12 Sifah Farms
13 Solaris
14 Raya



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LIFE AT RAYA

EMBRACE THE
LIGHT OF LIFE.



Raya
JEBEL SIFAH

Welcome to Raya, a place where you're always embraced by nature.

Experience lush green gardens, majestic mountains, and a gentle ocean breeze every day; that's Raya, your cozy nest in the heart of Jebel Sifah.

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THE AMENITIES

SLOW DOWN, BREATHE IN,
AND EMBRACE NATURE.

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JEBEL SIFAH

- Secluded Private Gardens
- Versatile Multi-purpose Exercise Zones
- Spectacular Golf Course & Park Views
- Shaded Yoga Retreat
- Covered BBQ Pavilions
- Scenic Walking and Cycling Trail
- Fitness Pavilions
- Private Wellness Sanctuary
- Reserved Private Parking Spaces

Raya
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THE VILLAS

Raya
JEBEL SIFAH

MAJLIS VILLAS

CRAFTED
CONTEMPORARILY
ARABIAN



Raya
JEBEL SIFAH

For the little moments that become core memories, of momentous occasions at the Majlis. The homes represent a seamless blend of craftsmanship and are authentically Omani.

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WELLNESS VILLAS

THE EASTERN
AND WESTERN
FUSION OF ZEN



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JEBEL SIFAH

Imagine your home immersed in its unique aesthetic. Embrace the zen in the tranquil ambiance, surrounded by design elements that create a harmonious living space.










SIVARIS
BLACK

Raya
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HOME TYPES & SIZES



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MAJLIS/WELLNESS VILLAS

WELLNESS VILLAS

(2 Bed Villa)
Floorplan 1 – Maid Room + Wellness Studio
Floorplan 2 – Study Room + Wellness Studio
BUA: 157sqm **Plot Area:** 683 – 899 sqm

(3 Bed Villa)
Floorplan 1 – Maid Room + Wellness Studio
Floorplan 2 – Study Room + Wellness Studio
BUA: 183sqm **Plot Area:** 719 – 918 sqm

MAJLIS VILLAS

(2 Bed Villa)
Floorplan 1 – Maid Room + Majlis
Floorplan 2 – Study Room + Majlis
BUA: 157sqm **Plot Area:** 683 – 899 sqm

(3 Bed Villa)
Floorplan 1 – Maid Room + Majlis
Floorplan 2 – Study Room + Majlis
BUA: 183sqm **Plot Area:** 719 – 918 sqm

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MASTERPLAN


2 Bedrooms
3 Bedrooms
Shaded BBQ Area
Exercise Pavilion
Walking and Cycling Paths
Shaded BBQ Area
Yoga Shala
Wellness Pavilion
Visitors Parking
Walking and Cycling Paths
Internal Park
Walking and Cycling Paths
Multi Purpose Exercise Area
Shaded BBQ Area
Multi Purpose Exercise Area
Internal Park
G-15
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P-01

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FLOOR PLANS

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Wellness Villas (2 Bed Villa)

Floorplan 1
Maid Room + Wellness Studio

BUA: 157 sqm
Plot Area: 683 – 899 sqm



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Wellness Villas (2 Bed Villa)

Floorplan 2
Study Room + Wellness Studio

BUA: 157 sqm
Plot Area: 683 – 899 sqm



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Wellness Villas (3 Bed Villa)

Floorplan 1
Maid Room + Wellness Studio

BUA: 183 sqm
Plot Area: 719 – 918 sqm



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Wellness Villas (3 Bed Villa)

Floorplan 2
Study Room + Wellness Studio

BUA: 183 sqm
Plot Area: 719 – 918 sqm



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Majlis Villas (2 Bed Villa)

Floorplan 1
Maid Room + Majlis

BUA: 157 sqm
Plot Area: 683 – 899 sqm



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Majlis Villas (2 Bed Villa)

Floorplan 2
Study Room + Majlis

BUA: 157 sqm
Plot Area: 683 – 899 sqm



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Majlis Villas (3 Bed Villa)

Floorplan 1
Maid Room + Majlis

BUA: 183 sqm
Plot Area: 719 – 918 sqm



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Majlis Villas (3 Bed Villa)

Floorplan 2
Study Room + Majlis

BUA: 183 sqm
Plot Area: 719 – 918 sqm



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HOME OWNERSHIP PLAN

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HOME OWNERSHIP PLAN

DOWN PAYMENT	10%		
3 months	**6 months**	**9 months**	**12 months**
7.5%	7.5%	7.5%	7.5%
15 months	**18 months**	**21 months**	**24 months**
7.5%	7.5%	7.5%	7.5%
27 months	**30 months**	**33 months**	**36 months**
7.5%	7.5%	7.5%	7.5%

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MURIYA
مـــوريا

by ORASCOM DEVELOPMENT & OMRAN

Raya
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THE **LARGEST REAL ESTATE DEVELOPER** IN THE SULTANATE.



Raya
JEBEL SIFAH

Muriya is one of Oman’s largest and most diversified integrated real estate and tourism developers and a leading driver in establishing the Sultanate’s tourism, real estate, and societal offerings.

For the past 15 years, we have developed large-scale destinations alive with thriving towns and communities, outstanding leisure, hospitality, and sports experiences in locations that bring significant inbound tourism and create unparalleled homes for our investors, partners, and homeowners.

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س.ت: 1838806 I ص.ب 1719، ر.ب 130مسقط، عُمان I شاطئ القرم I فاكس : 96824649073+ مبنى بيتش ون I هاتف : 96824646911 + I موريا للتنمية السياحية

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THANK YOU