
النخيل
Al Nakheel
الارجان
ALARGAN

النخيل
Al Nakheel

Sultan
Haitham City

Al Naseem Park

Al Mouj

Muscat International
Airport

Muscat Hills

Sales
Center

Al Nakheel Location



Set along the natural shoreline of Al Barka, with direct access to the open sea and just **20 minutes** from **Muscat International Airport**, Al Nakheel is a fully integrated gated coastal destination that redefines how modern communities live, relax, and invest.

AL NAKHEEL, WHERE THE COAST, COMMUNITY AND CONTEMPORARY LIVING COME TOGETHER

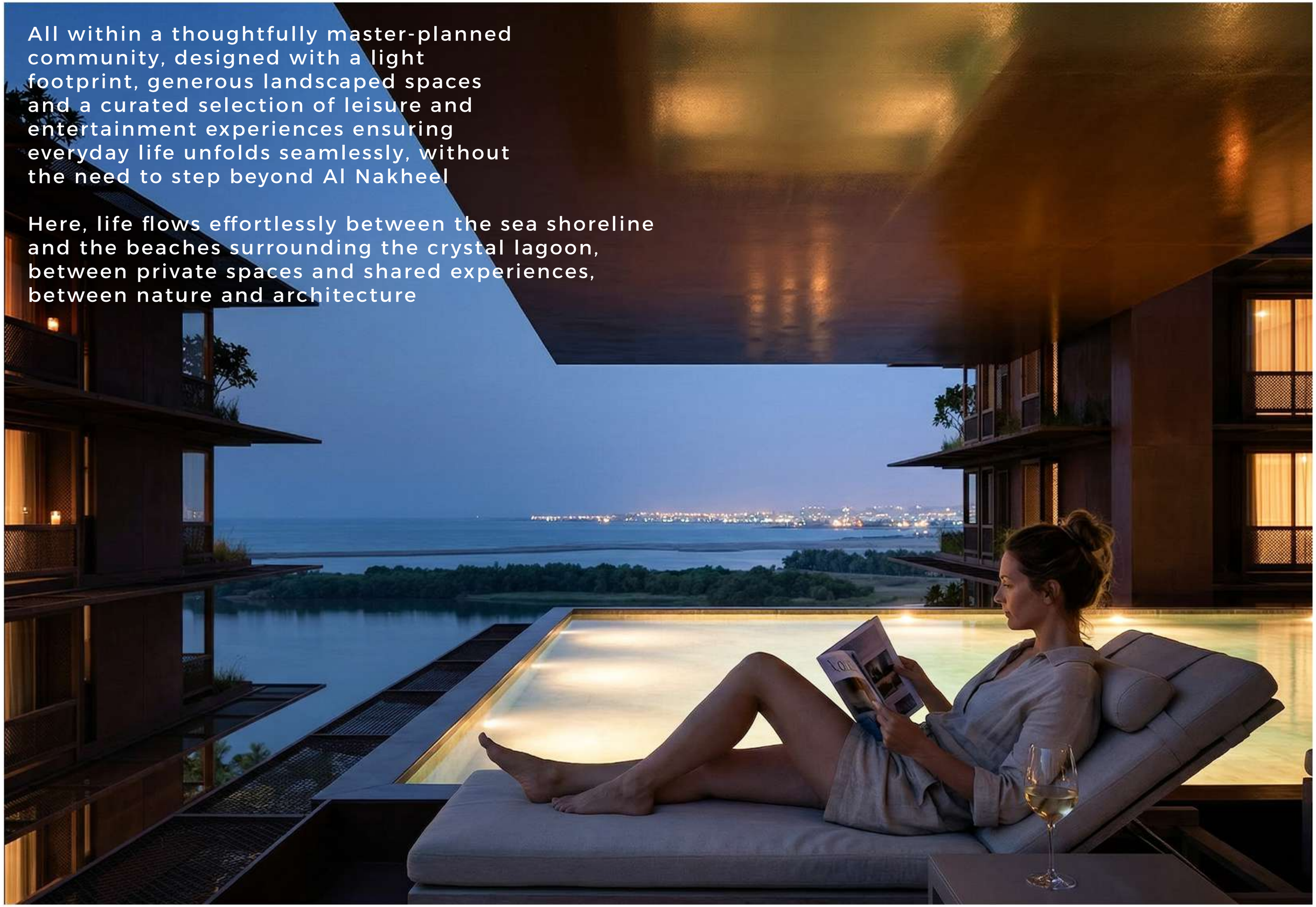


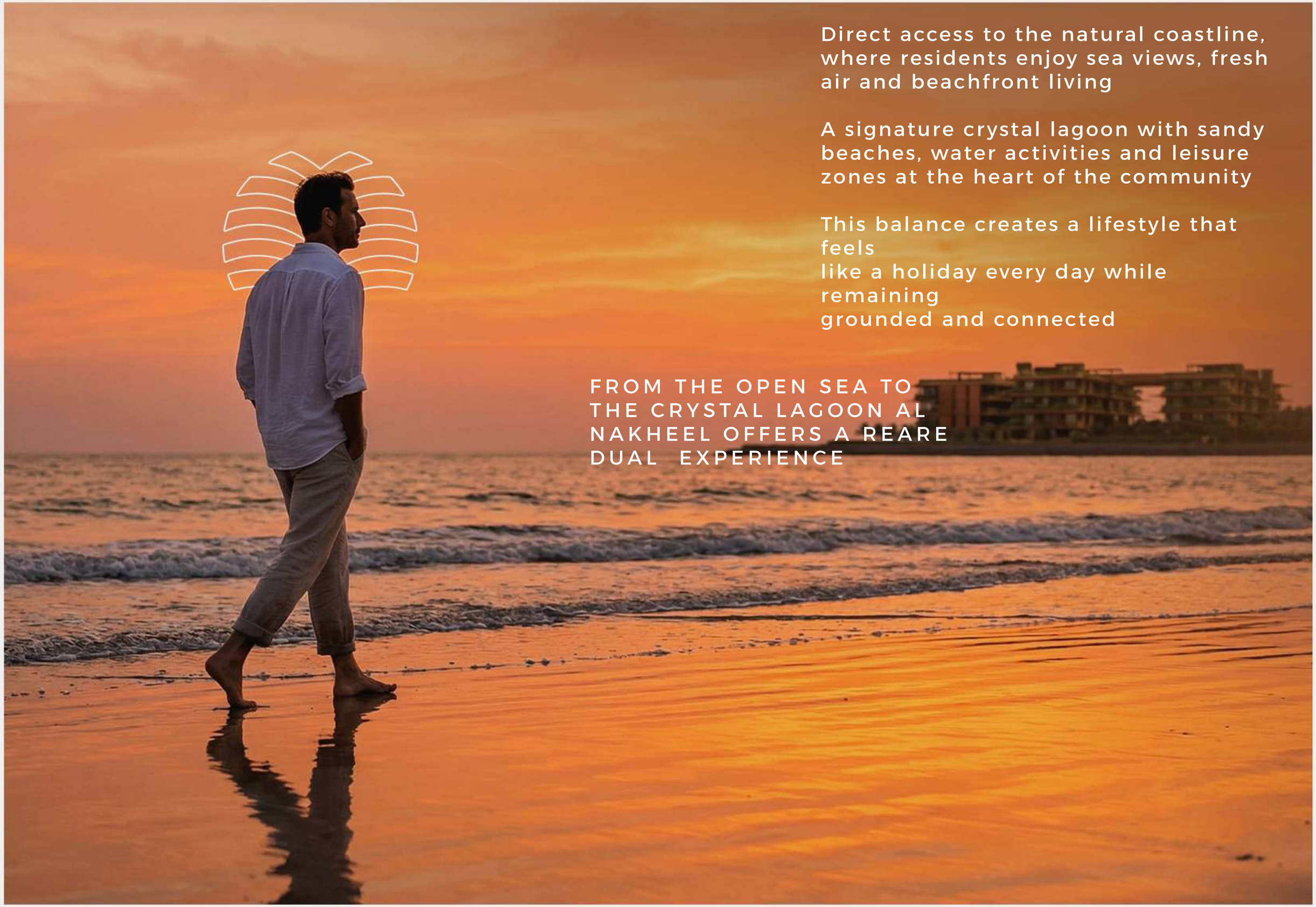
Designed as an integrated tourism complex, Al Nakheel brings together the rhythm of the sea, the calm of landscaped living and the energy of resort-style amenities



All within a thoughtfully master-planned community, designed with a light footprint, generous landscaped spaces and a curated selection of leisure and entertainment experiences ensuring everyday life unfolds seamlessly, without the need to step beyond Al Nakheel

Here, life flows effortlessly between the sea shoreline and the beaches surrounding the crystal lagoon, between private spaces and shared experiences, between nature and architecture





Direct access to the natural coastline, where residents enjoy sea views, fresh air and beachfront living

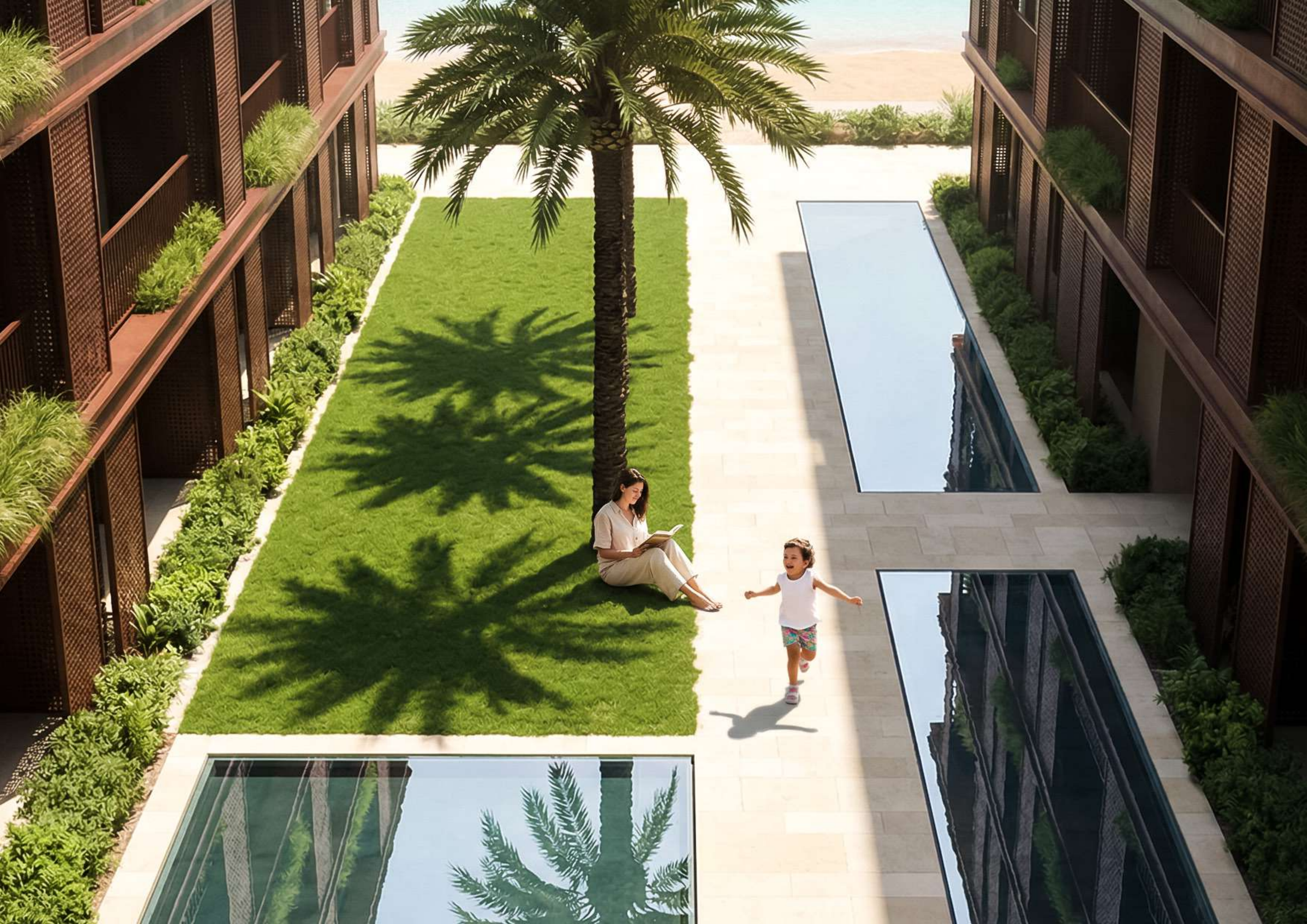
A signature crystal lagoon with sandy beaches, water activities and leisure zones at the heart of the community

This balance creates a lifestyle that feels
like a holiday every day while remaining
grounded and connected

FROM THE OPEN SEA TO THE CRYSTAL LAGOON AL NAKHEEL OFFERS A REARE DUAL EXPERIENCE


LIFE AS YOU LOVE IT


AN INTEGRATED COMMUNITY
DESIGNED AROUND WELLNESS
Each residential building is designed with green roofs, planted terraces, and rooftop gardens, creating a visual continuity between architecture and nature




THE SALT PATH

EVERY DETAIL OF AL NAKHEEL HAS BEEN PLANNED TO ENHANCE DAILY LIFE





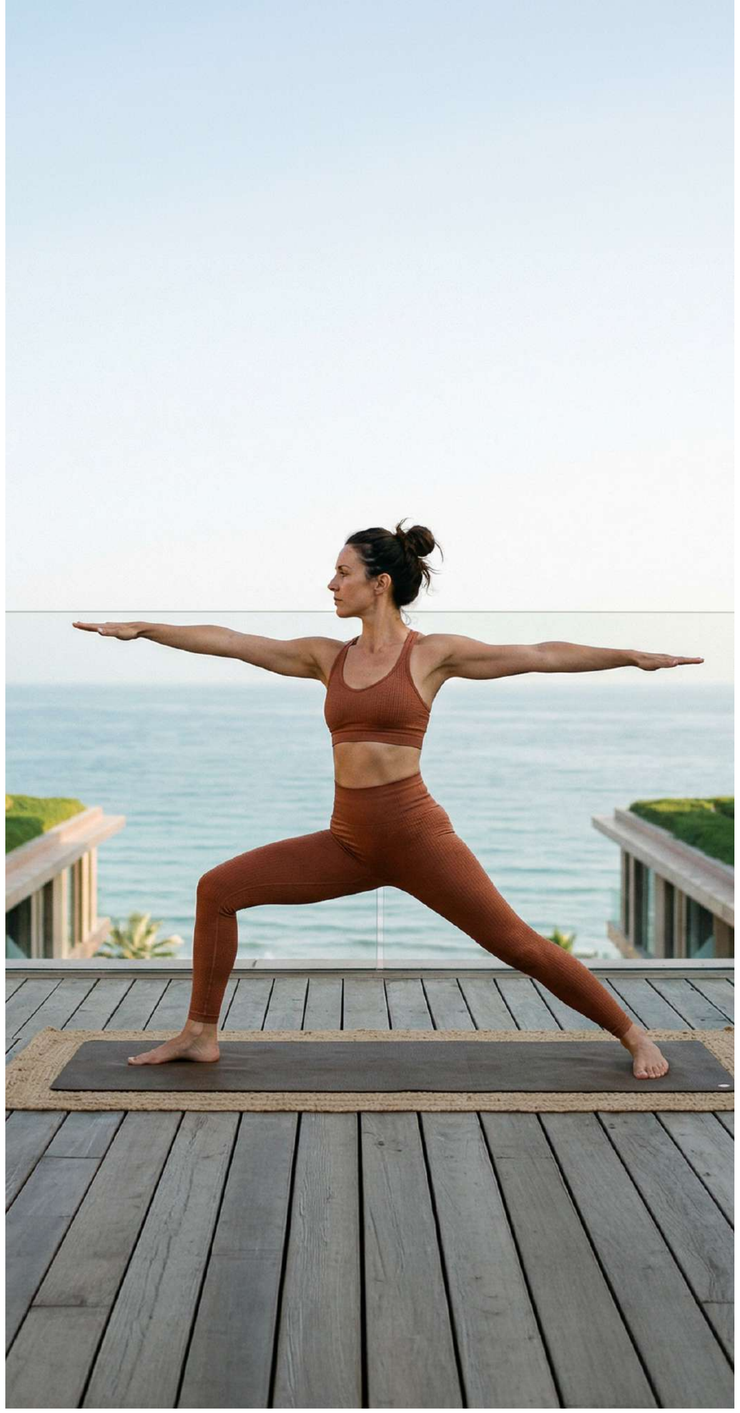
Landscaped promenades and shaded **walkways**





Multiple **swimming pools**, including rooftop pools with views





Fully equipped **gyms and fitness spaces**



Children’s playgrounds and family-oriented outdoor areas

Sports facilities and courts for all ages



Cafés, restaurants, and lifestyle destinations woven into the master plan

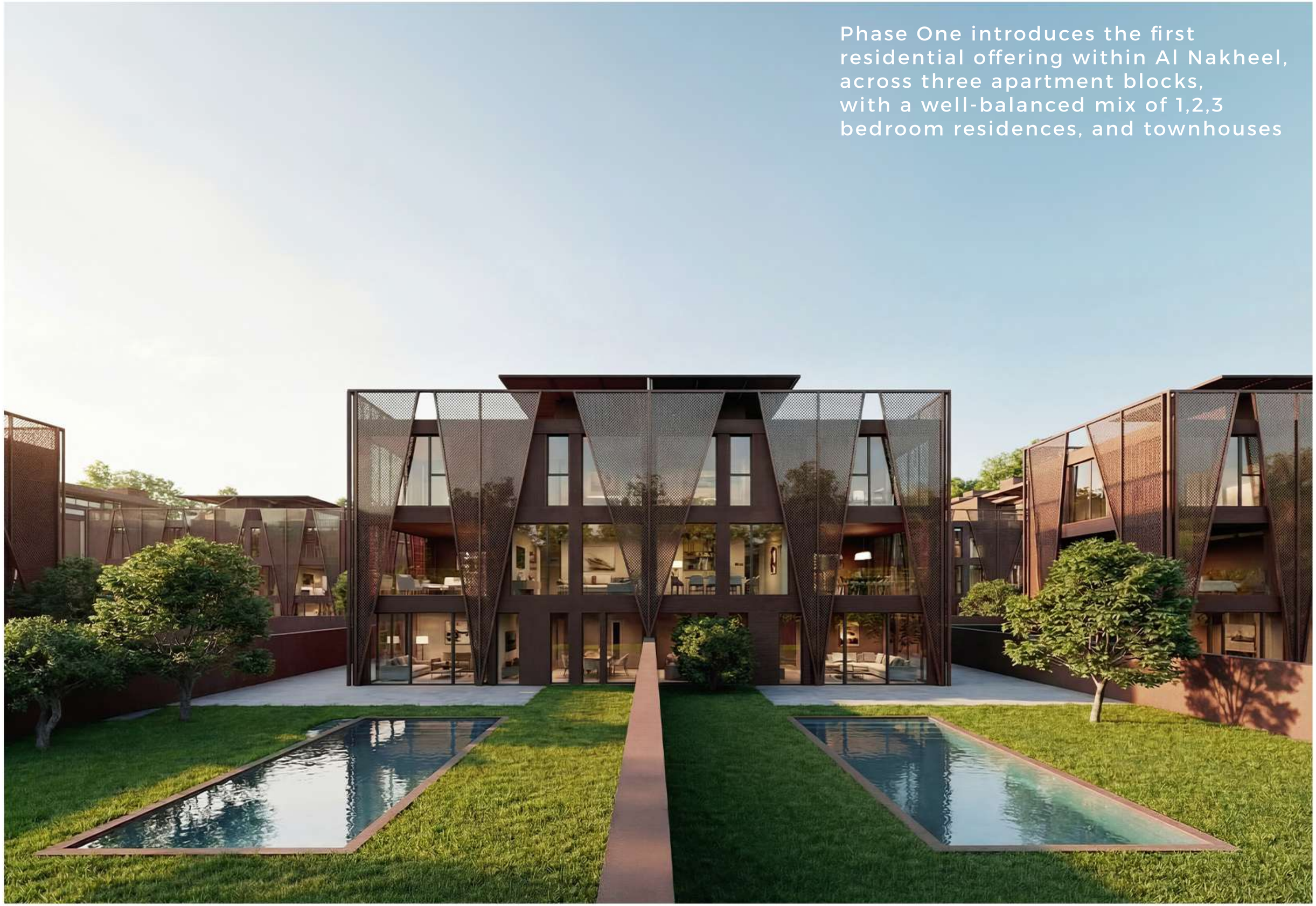
GREEN LIVING, THOUGHTFULLY INTEGRATED

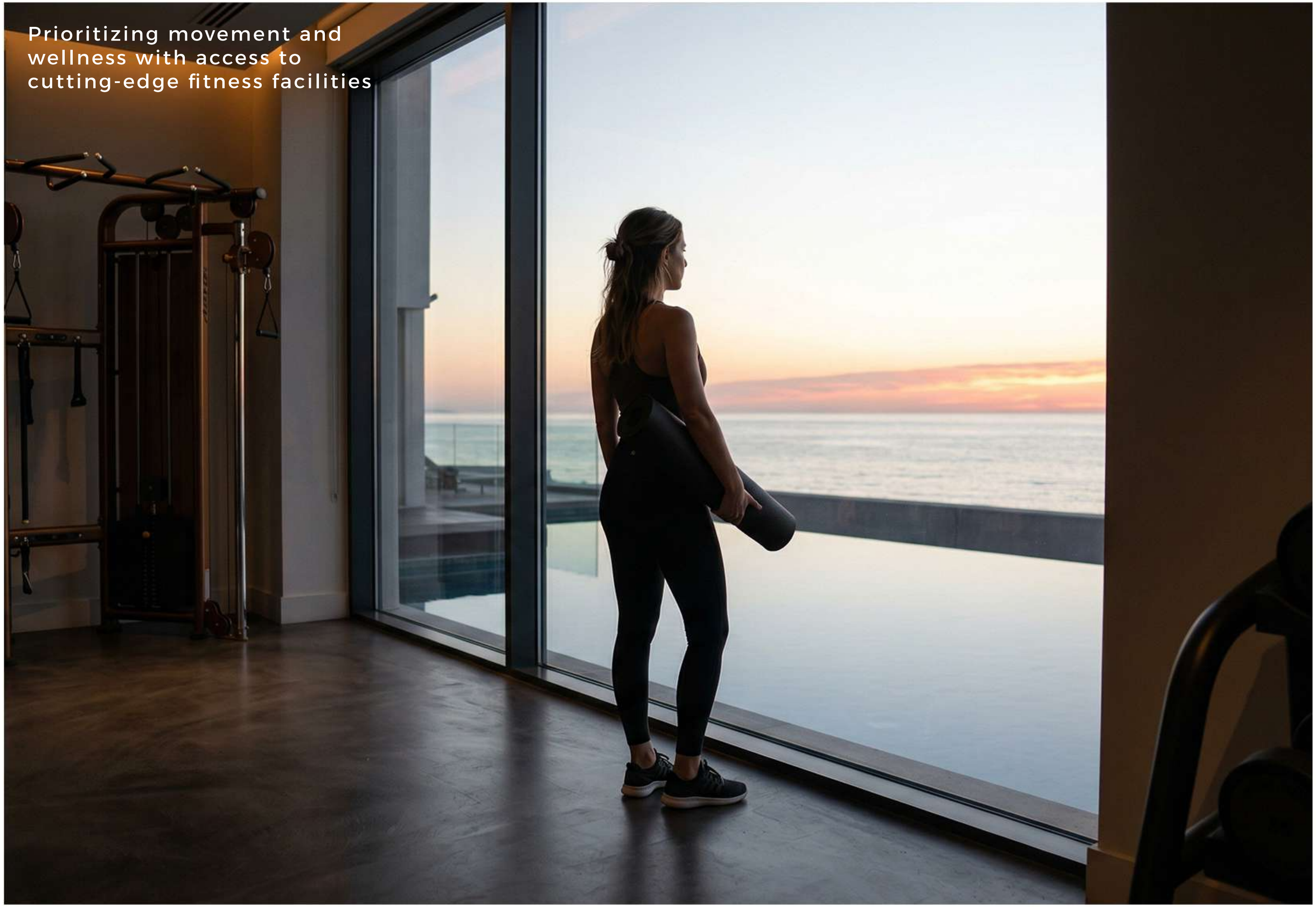
A MASTER PLAN THAT PRIORITIZES WALKABILITY, GREENERY AND NATURAL FLOW

GREEN BELTS INTEGRATED INTO EVERY UNIT, EXTENDING PRIVATE OUTDOOR SPACES

AL NAKHEEL SIGNATURE RESIDENCES

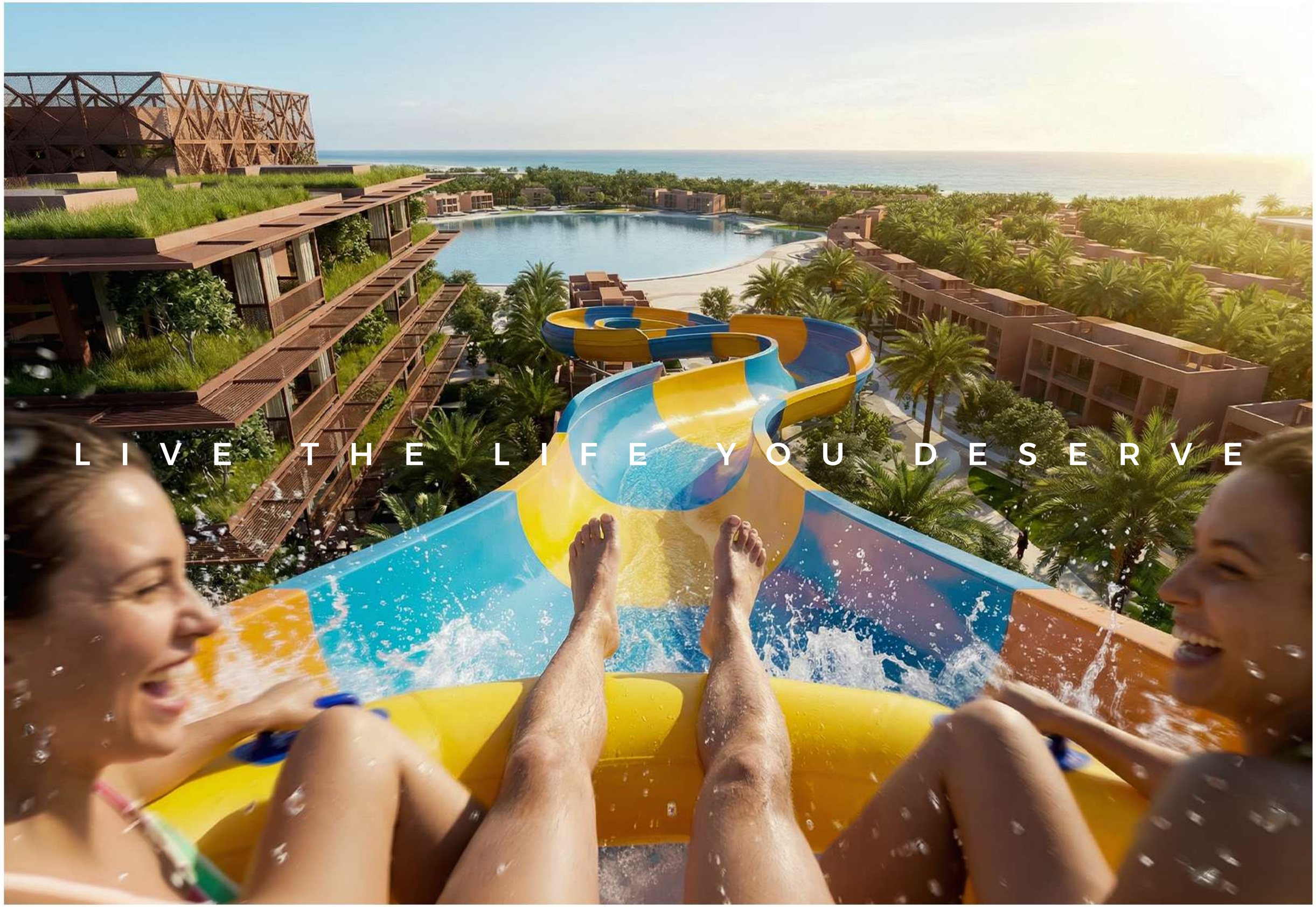
Phase One introduces the first residential offering within Al Nakheel, across three apartment blocks, with a well-balanced mix of 1,2,3 bedroom residences, and townhouses




Prioritizing movement and
wellness with access to
cutting-edge fitness facilities



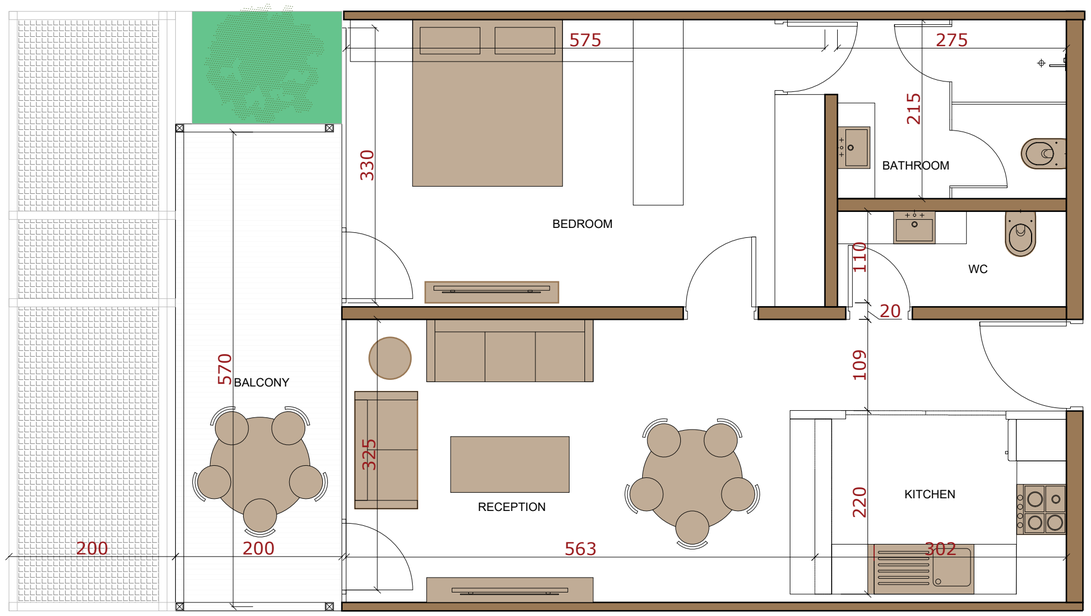
This phase also includes the PickAlbatros Hotel, a globally recognized hospitality brand known for its family-focused resort destinations, featuring a wide selection of food & beverage venues, entertainment and leisure attractions for all ages, and waterpark


LIVE THE LIFE YOU DESERVE

AL NAKHEEL
SIGNATURE
RESIDENCES



APT-1B-T1
SCALE: 01/50



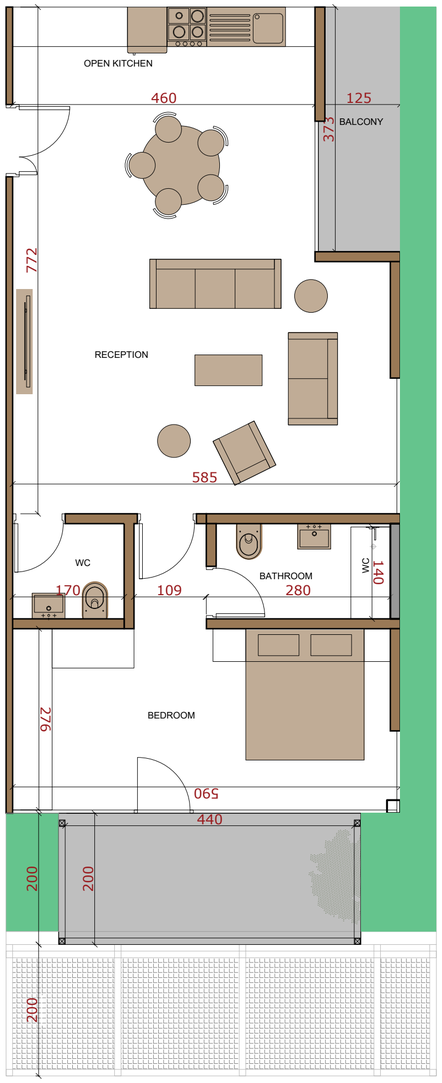


KEY PLAN

Floor: 1 to 5
Block: C1,C2,B1,B2
Apartment Type: 1B-T1

Apartment Area: 64m²
Balacony Area: 11.7m²
Planter Area: 2.7m²

APT-1B-T2
SCALE: 01/50



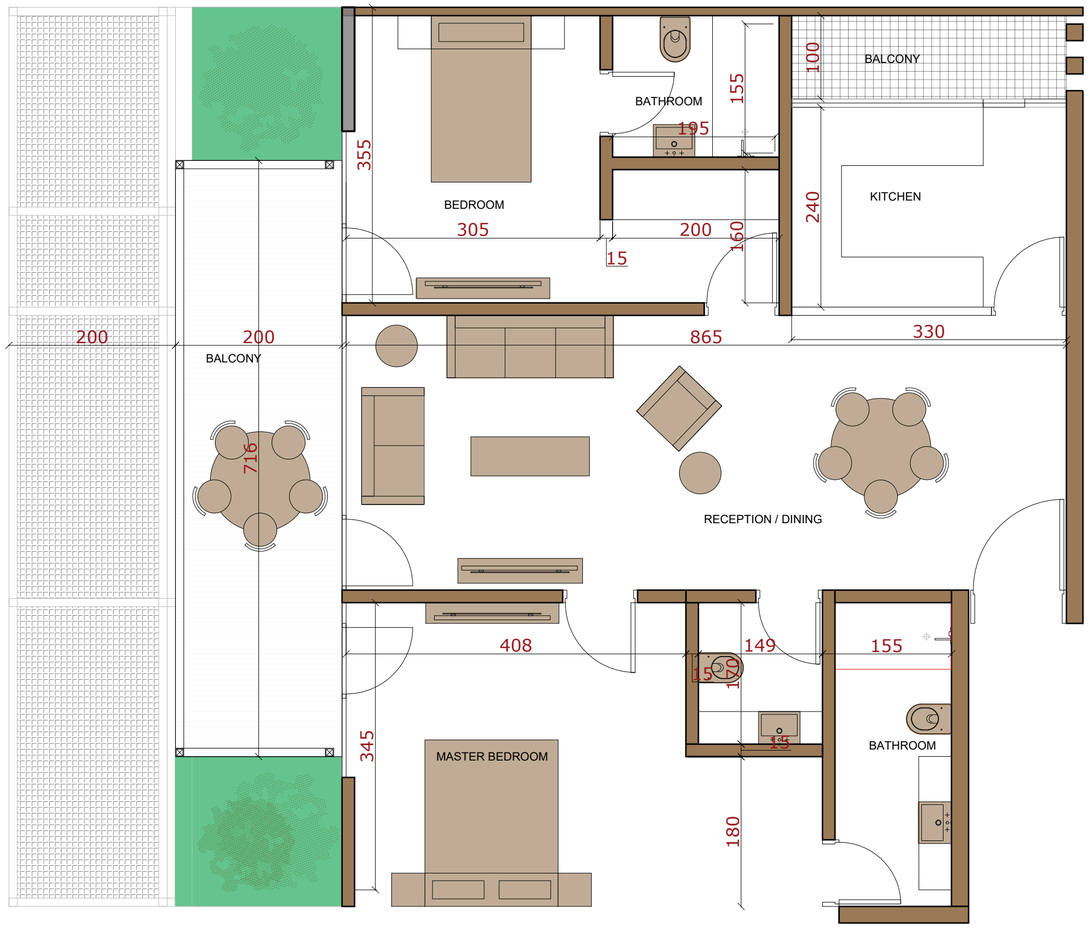


KEY PLAN

Floor: 1 to 5
Block: C1,C2
Apartment Type: 1B-T2

Apartment Area: 69m²
Balacony Area: 13.8m²
Planter Area: 13.5m²

APT-2B-T1
SCALE: 01/50



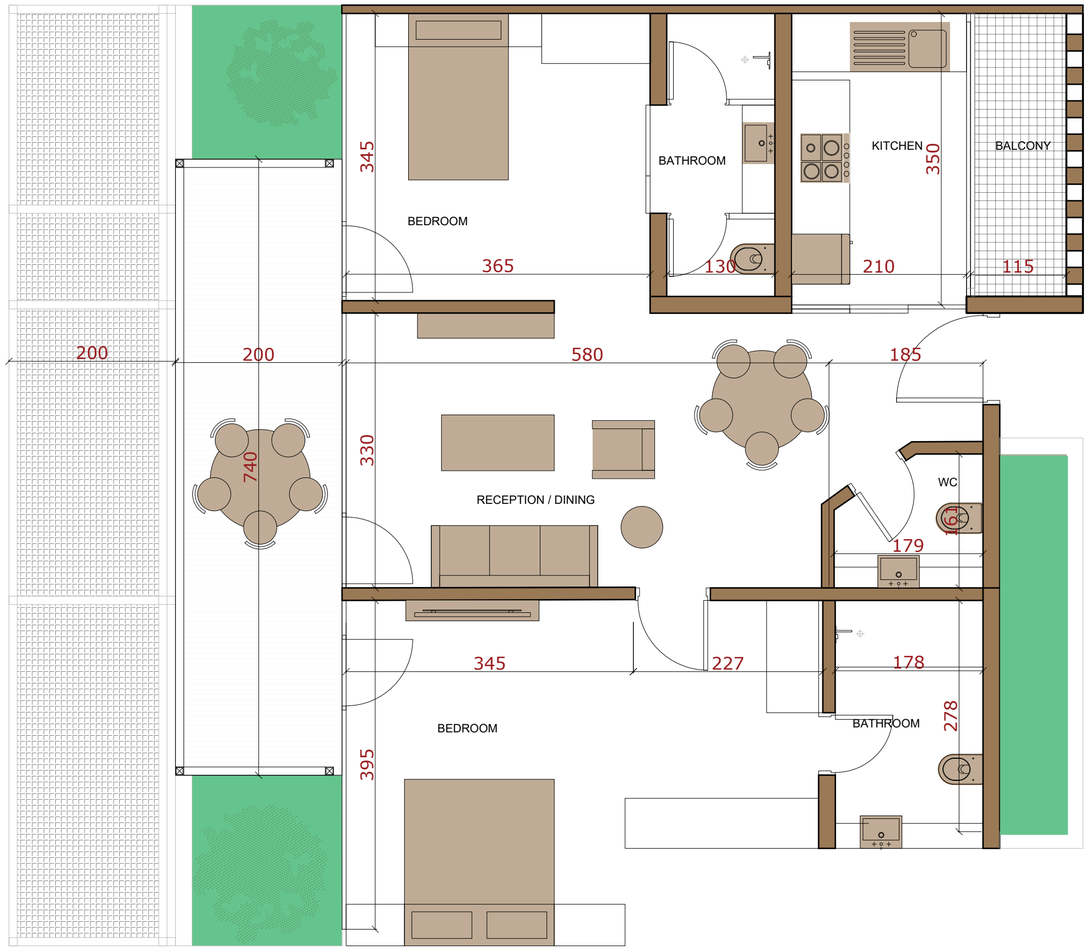


KEY PLAN

Floor: 1 to 5
Block: A1 to A4
C1, C2, B1, B2
Apartment Type: 2B-T1

Apartment Area: 88.7m²
Balacony Area: 18.9m²
Planter Area: 7.3m²

APT-2B-T2
SCALE: 01/50



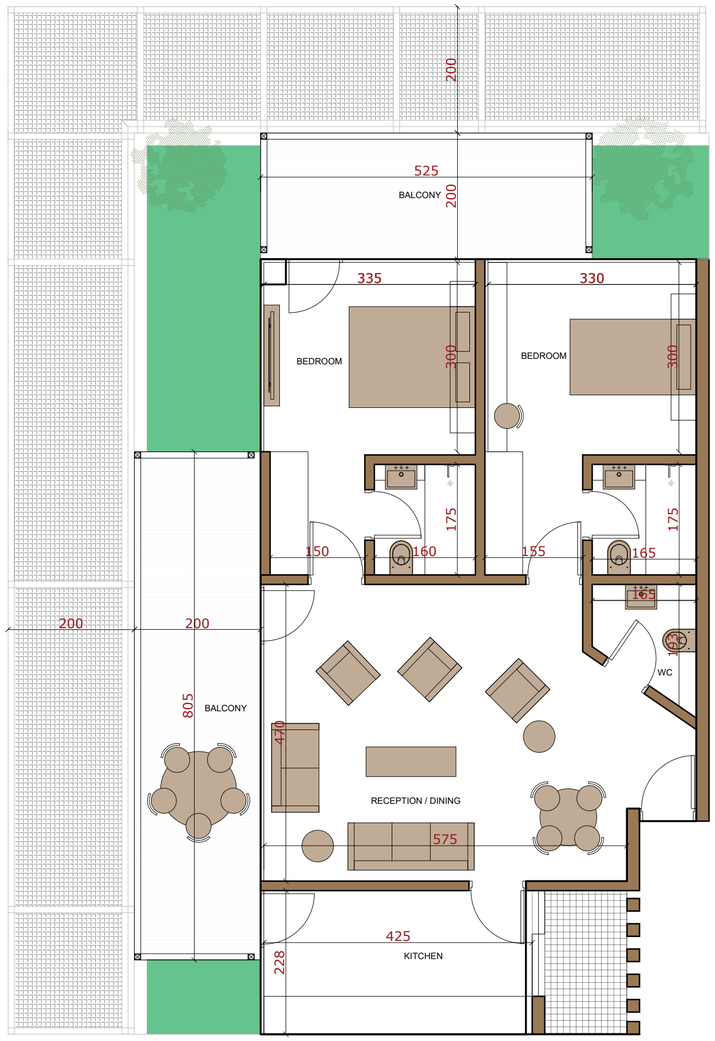


KEY PLAN

Floor: 1 to 5
Block: C1,C2
Apartment Type: 2B-T2

Apartment Area: 83.1m²
Balacony Area: 14.8m²
Planter Area: 7.8m²

APT-2B-T3-A
SCALE: 01/50



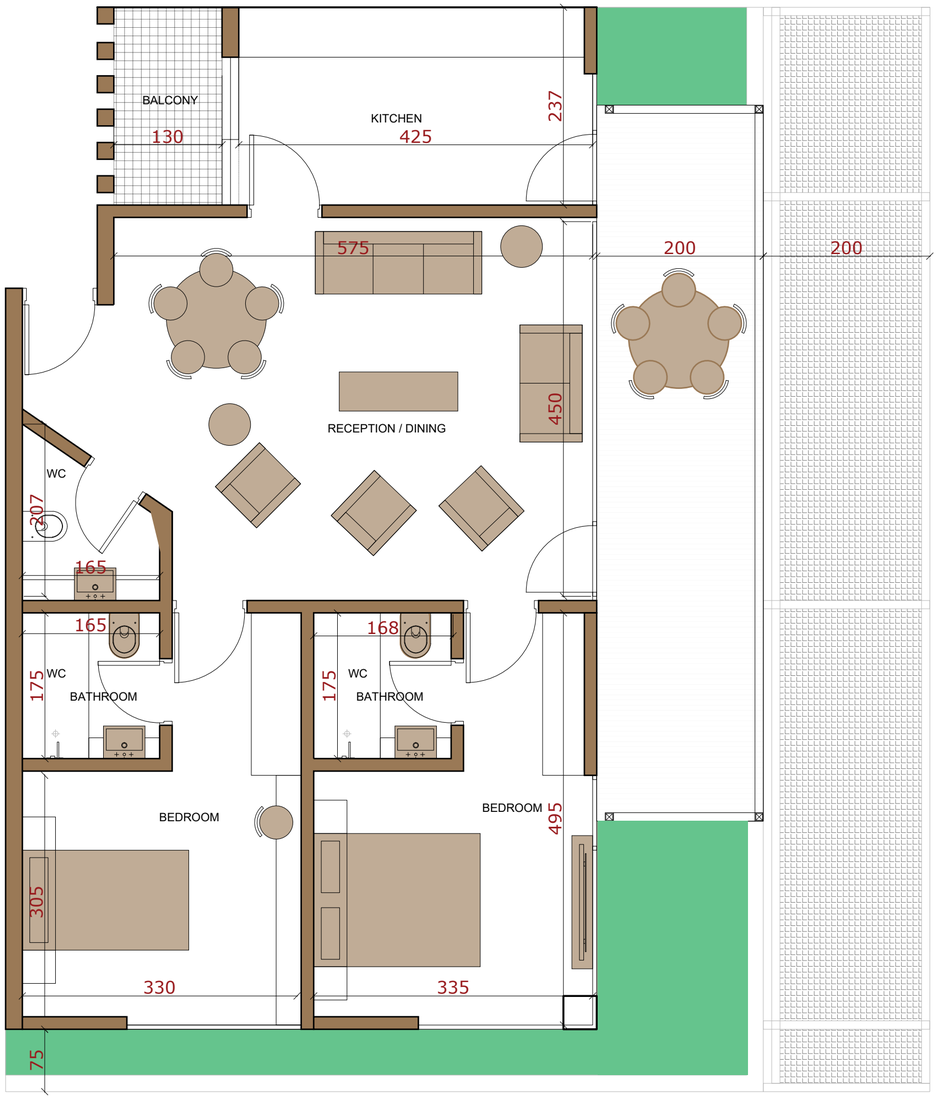


KEY PLAN

Floor: 1 to 5
Block: A1 to A4, B1, B2
Apartment Type: 2B-T3-A

Apartment Area: 79.9m²
Balacony Area: 30.2m²
Planter Area: 16m²

APT-2B-T3-B
SCALE: 01/50



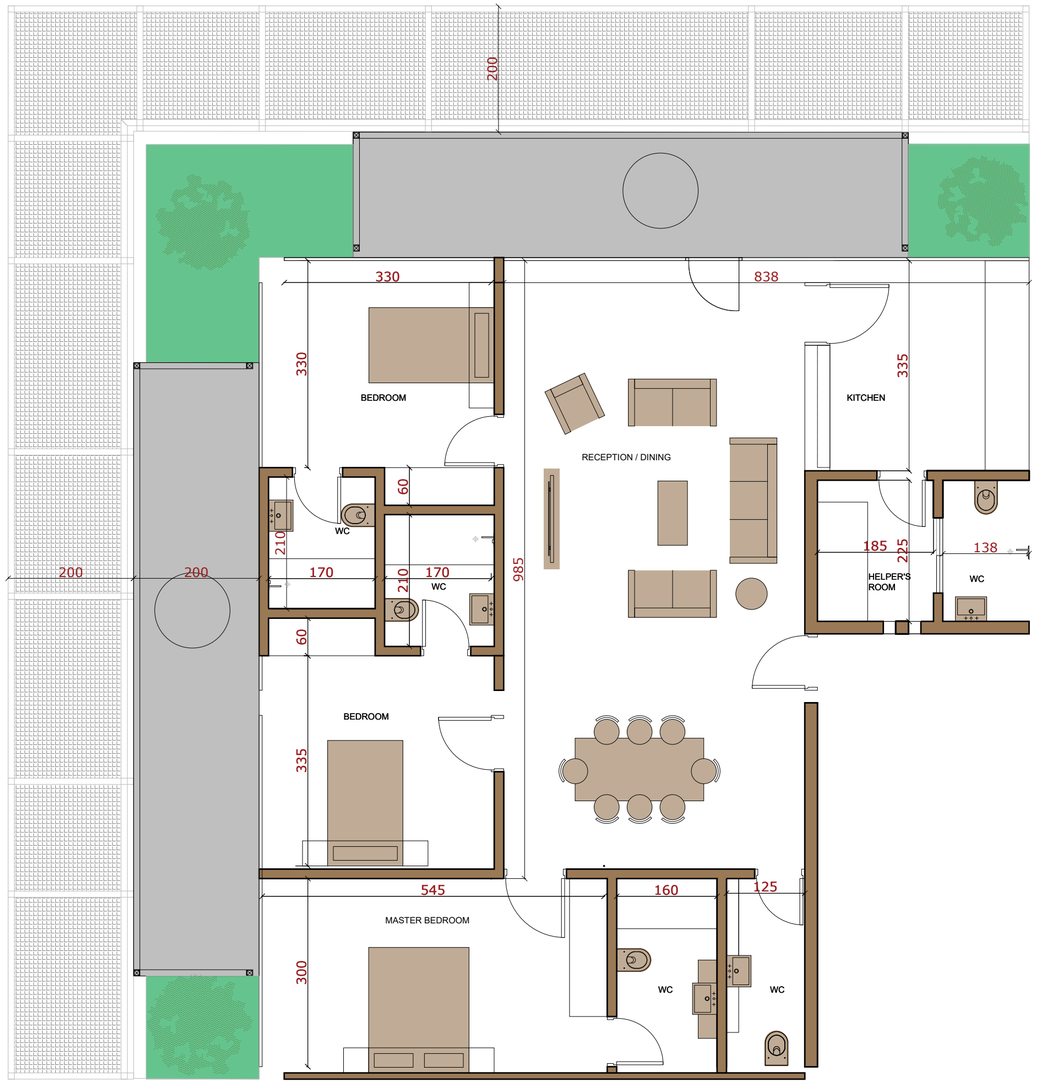


KEY PLAN

Floor: 1 to 5
Block: A1 to A4, B1, B2
Apartment Type: 2B-T3-B

Apartment Area: 79.9m²
Balacony Area: 20.8m²
Planter Area: 14.2m²

APT-3B-T1-A
SCALE: 01/50



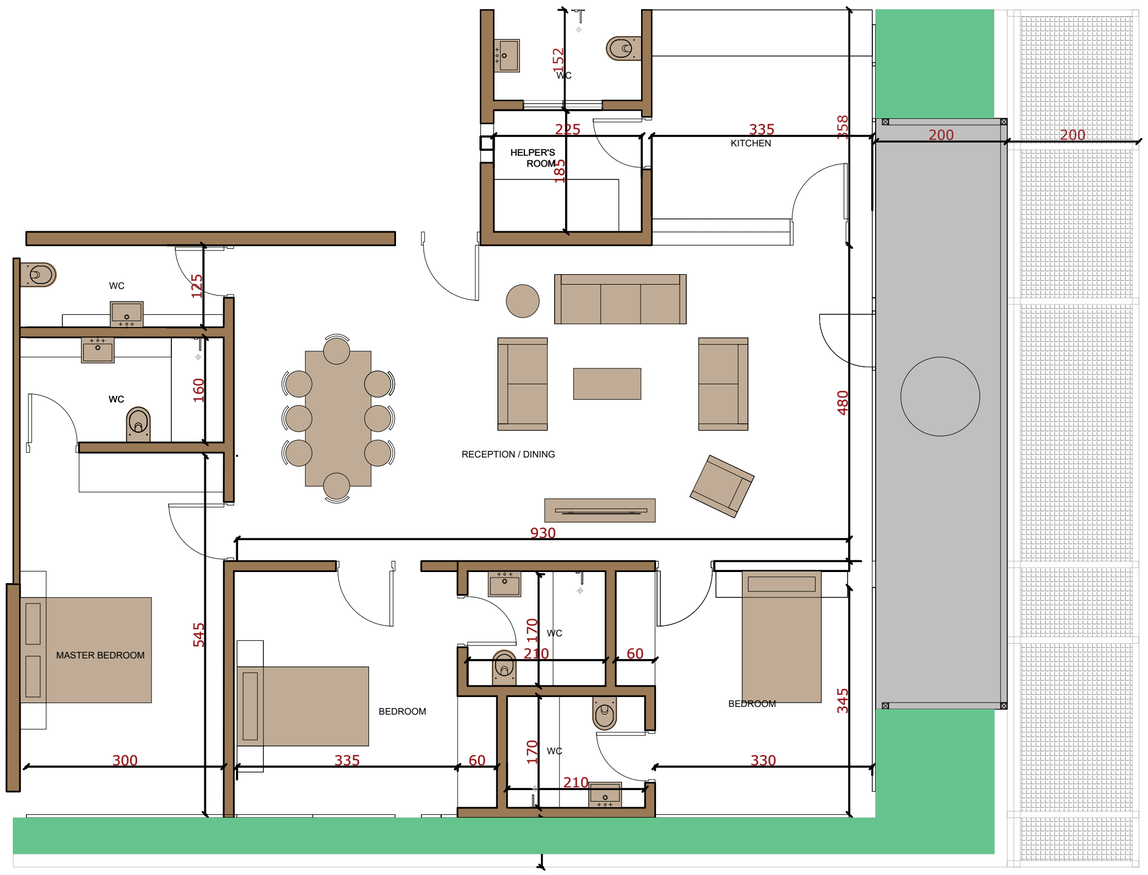


KEY PLAN

Floor: 1 to 5
Block: A1 to A4, B1, B2
Apartment Type: 3B-T1-A

Apartment Area: 136.8m²
Balacony Area: 37.3m²
Planter Area: 17.5m²

APT-3B-T1-B
SCALE: 01/50



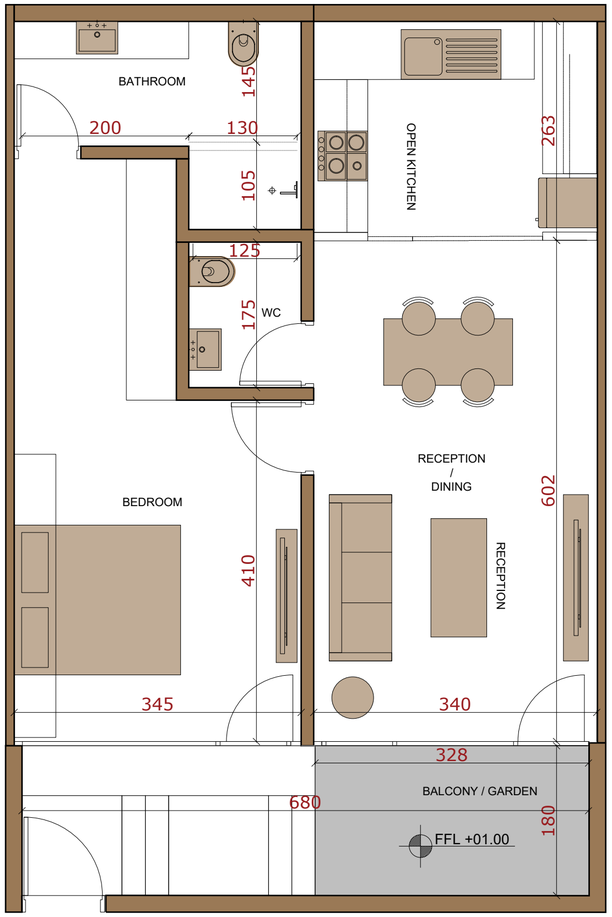


KEY PLAN

Floor: 1 to 5
Block: A1 to A4, B1, B2
Apartment Type: B3 -T1-B

Apartment Area: 135.6m²
Balacony Area: 18m²
Planter Area: 17.9m²

APT-1B-T3
SCALE: 01/50



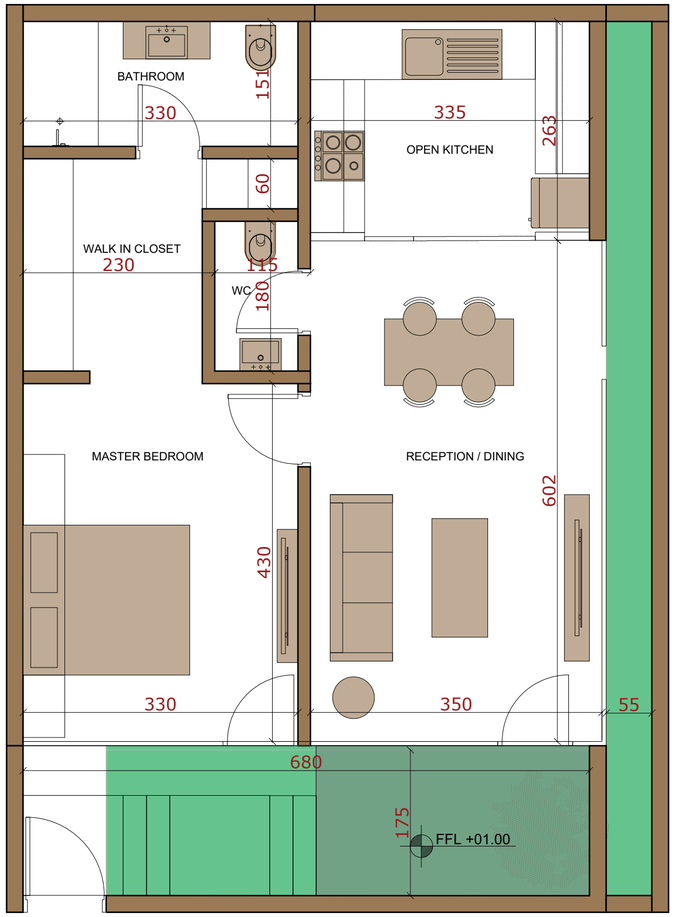


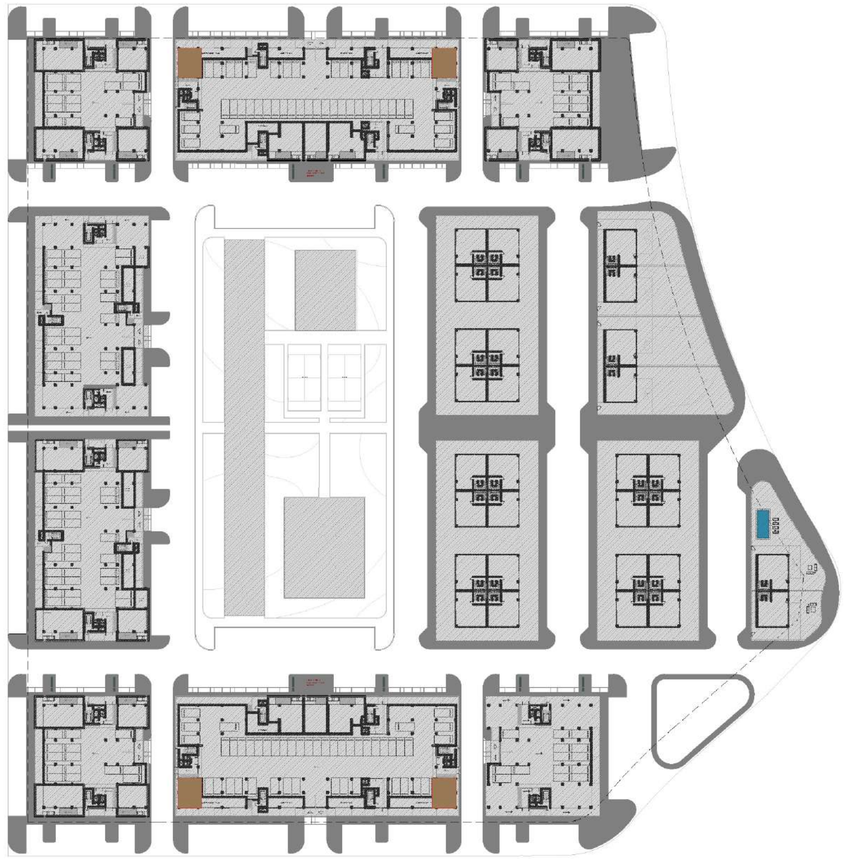
KEY PLAN

Floor: GF
Block: C1, C2
Apartment Type: 1B-T3

Apartment Area: 63.9m²
Balacony/Garden Area: 14.5m²

APT-1B-T4
SCALE: 01/50



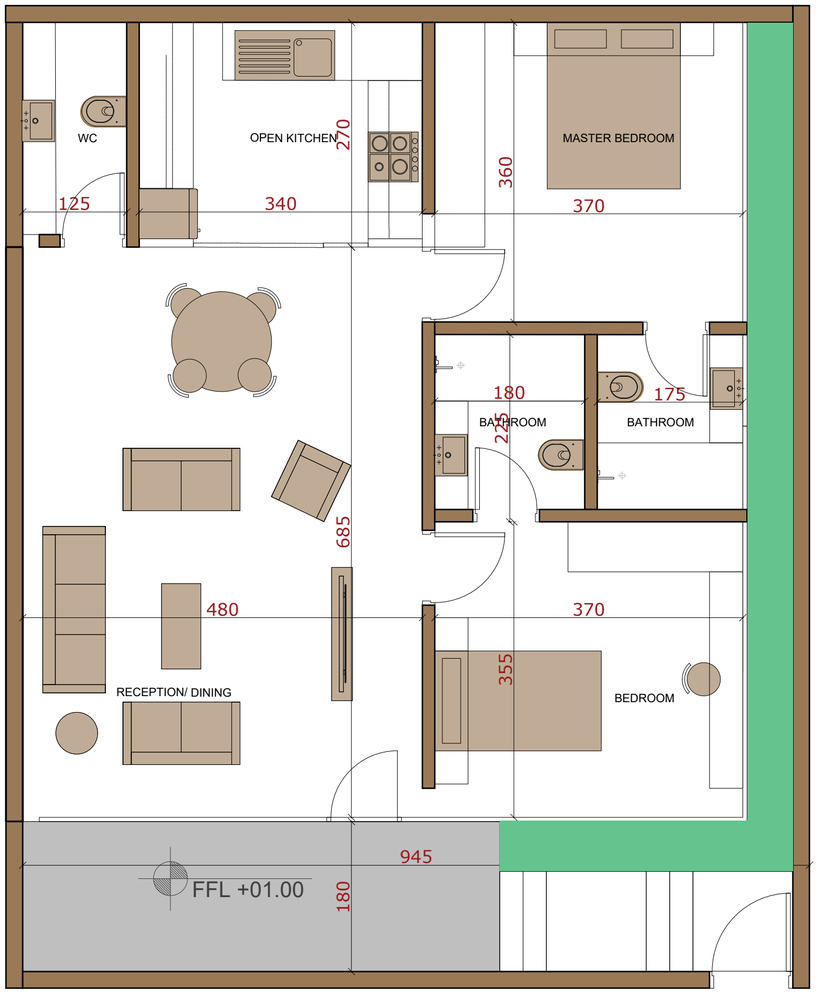


KEY PLAN

Floor: GF
Block: C1,C2
Apartment Type: 1B-T4

Apartment Area: 64m²
Balacony/Garden Area: 22.56m²

APT-2B-T4-A
SCALE: 01/50



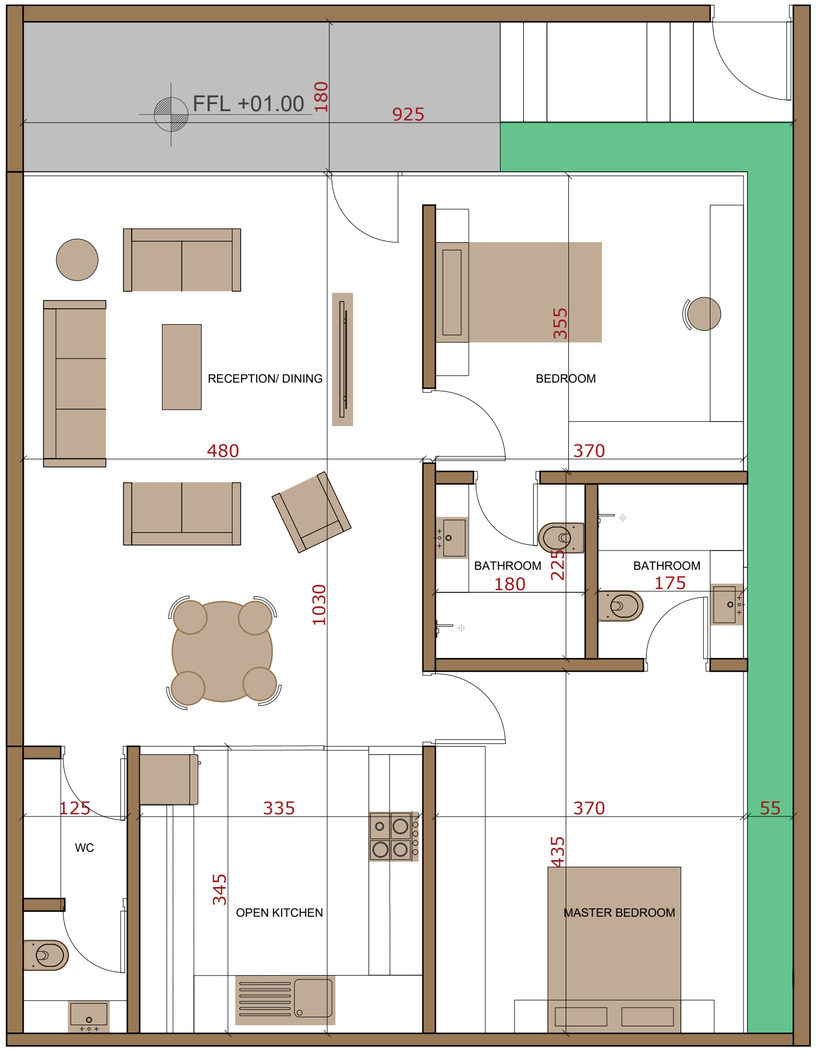


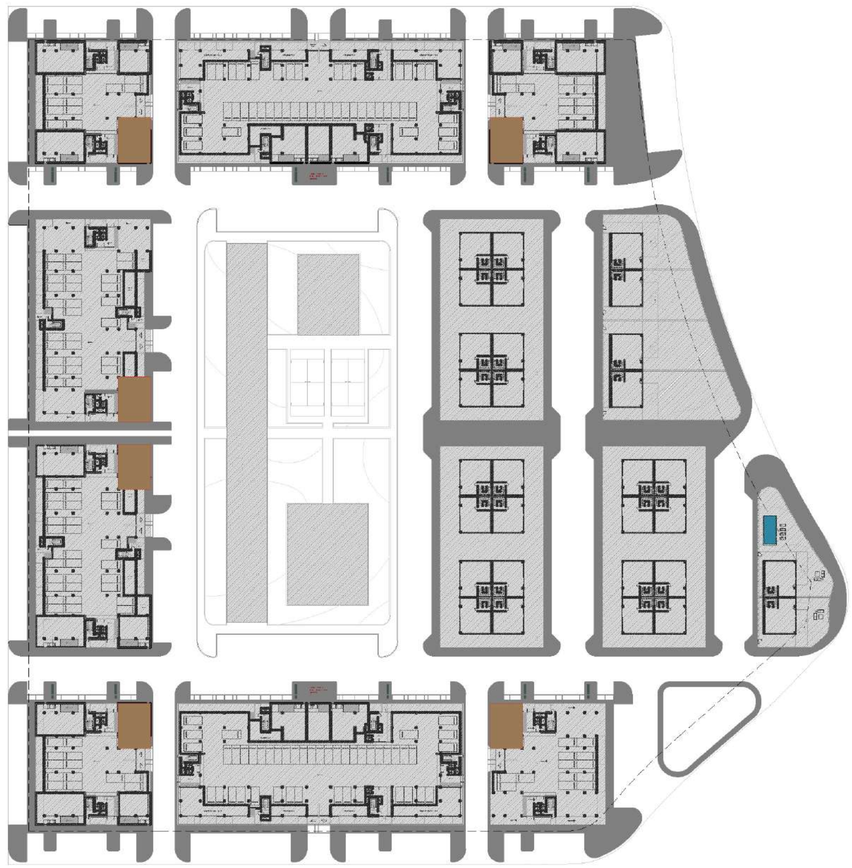
KEY PLAN

Floor: GF
Block: A1 to A4
Apartment Type: 2B-T4-A

Apartment Area: 87.3m²
Balacony/Garden Area: 31.5m²

APT-2B-T4-B
SCALE: 01/50



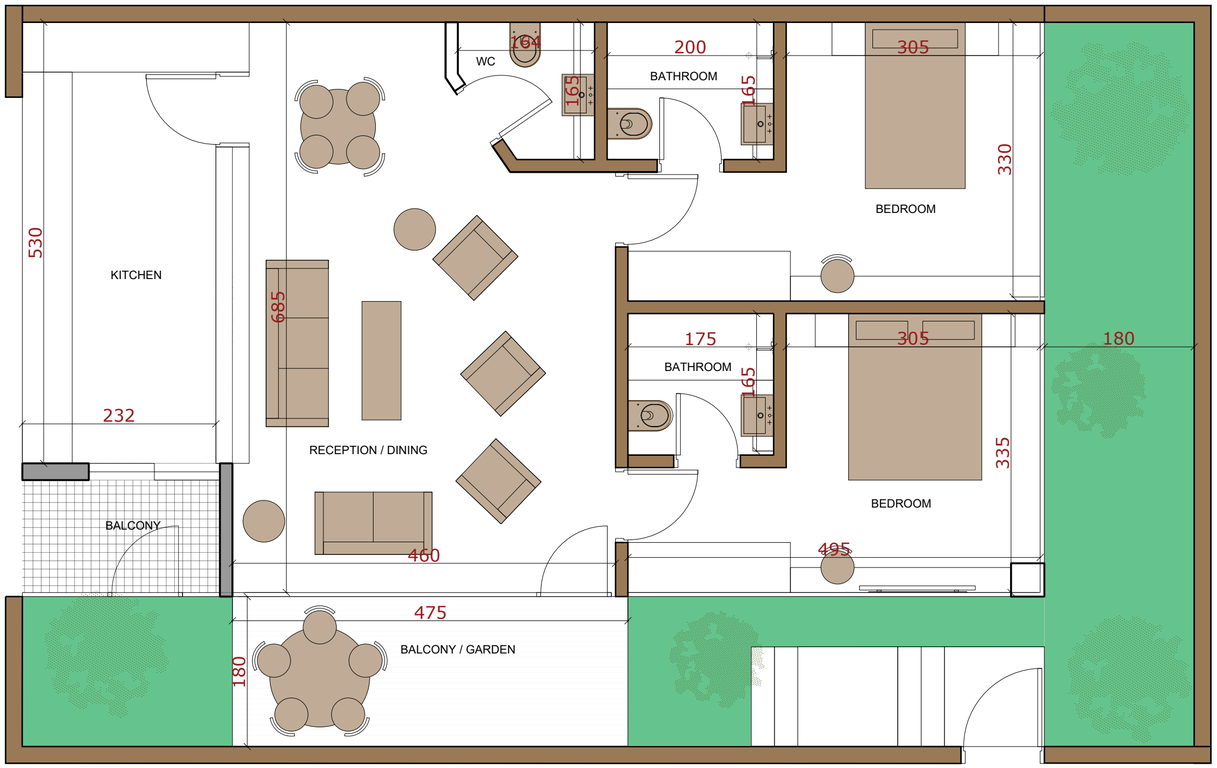


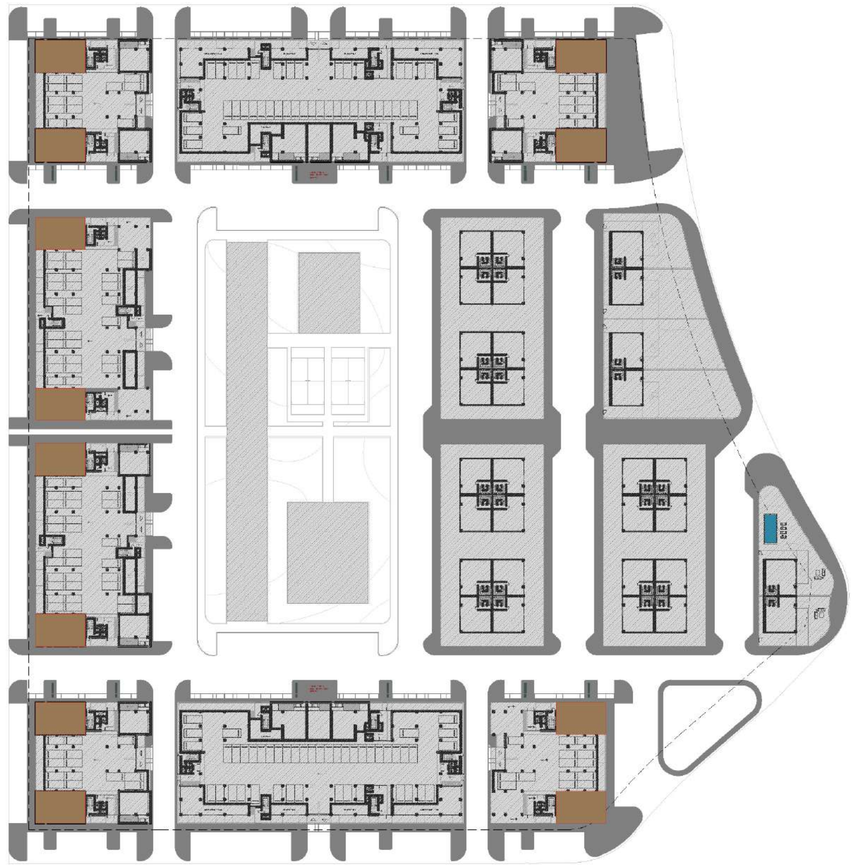
KEY PLAN

Floor: GF
Block: A1 to A4
Apartment Type: 2B-T4-B

Apartment Area: 93.5m²
Balacony/Garden Area: 32m²

APT-2B-T5
SCALE: 01/50



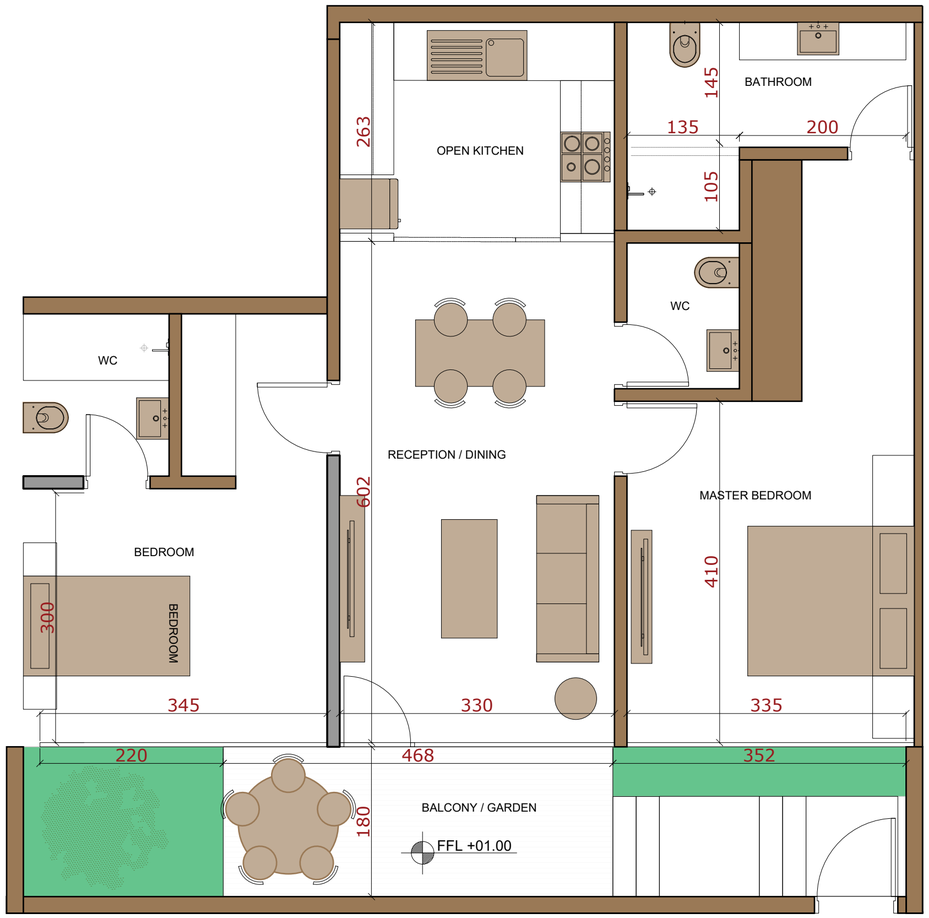


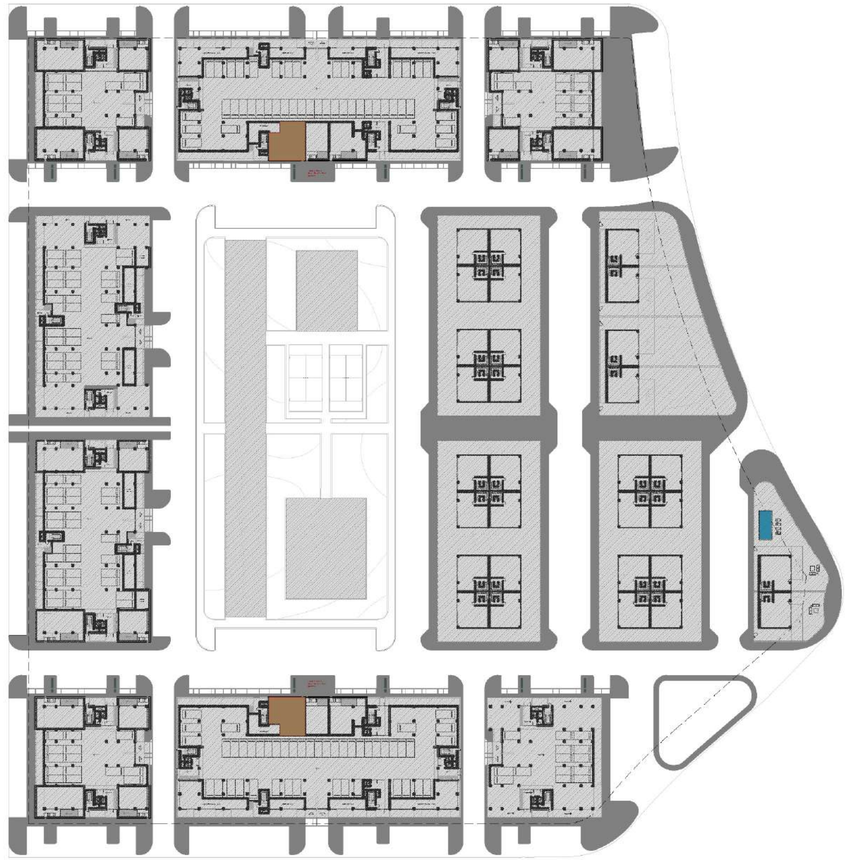
KEY PLAN

Floor: GF
Block: A1 to A4
B1, B2
Apartment Type: 2B-T5

Apartment Area: 87.15 m²
Balacony/Garden Area: 43.13m²

APT-2B-T6
SCALE: 01/50



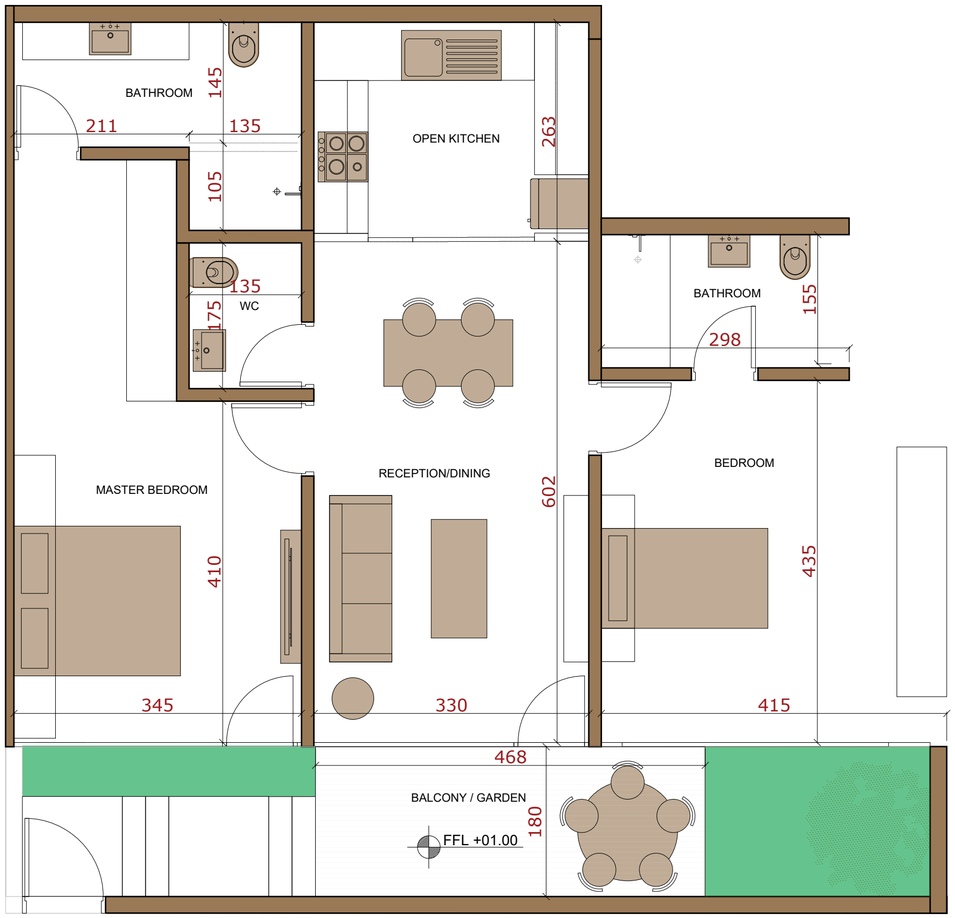


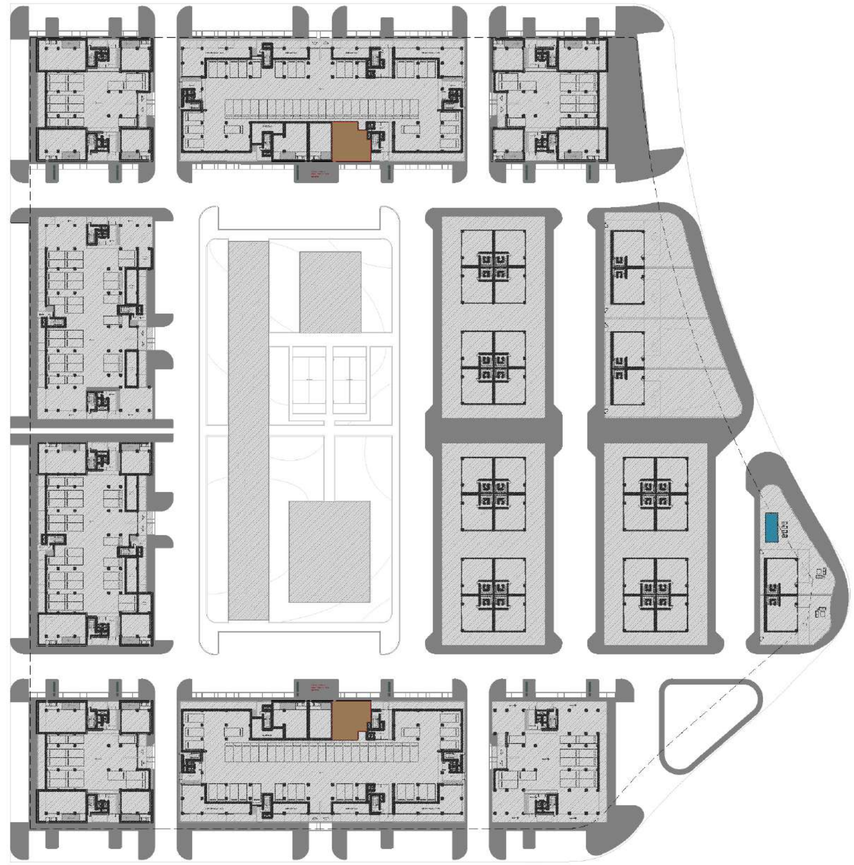
KEY PLAN

Floor: GF
Block: C1,C2
Apartment Type: 2B-T6

Apartment Area: 84.4m²
Balacony/Garden Area: 22m²

APT-2B-T7
SCALE: 01/50



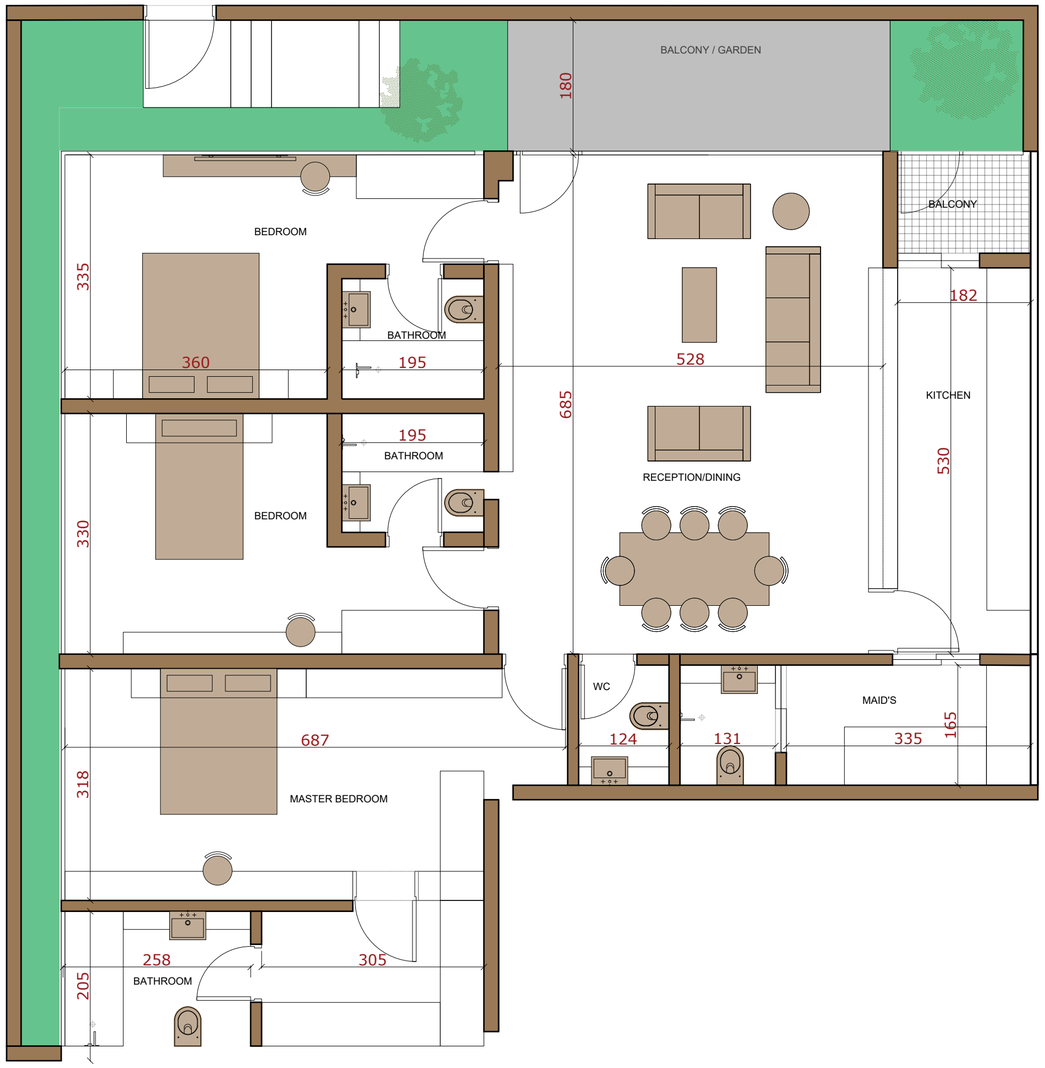


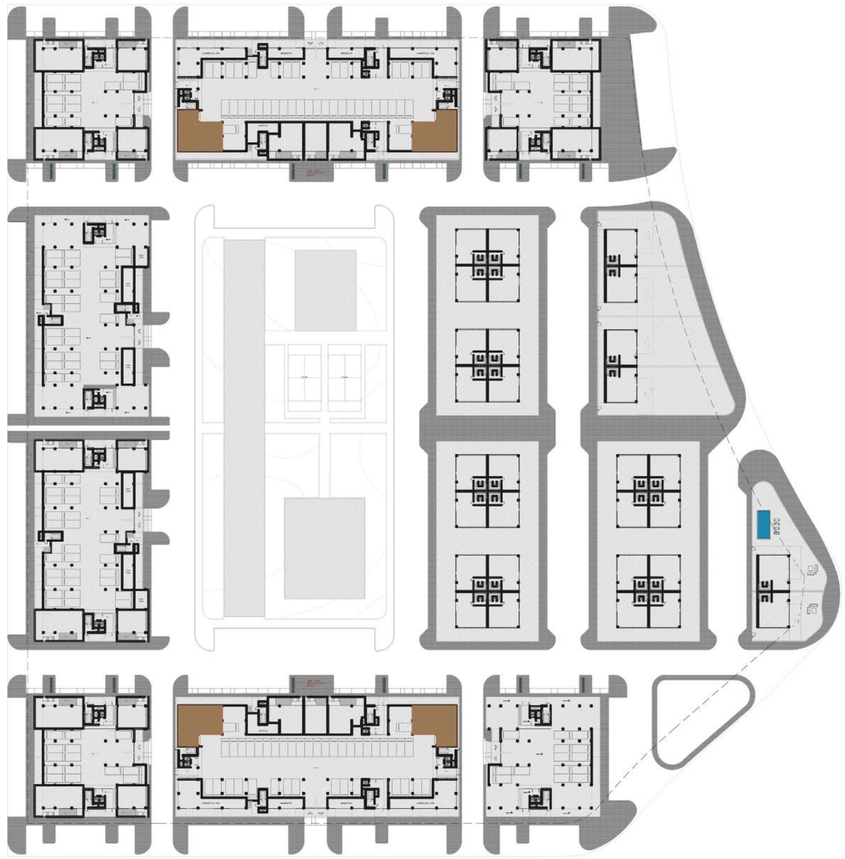
KEY PLAN

Floor: GF
Block: C1,C2
Apartment Type: 2B-T7

Apartment Area: 87.5m²
Balacony/Garden Area: 22.6m²

APT-3B-T2
SCALE: 01/50





KEY PLAN

Floor: GF
Block: C1,C2
Apartment Type: 3B-T2

Apartment Area: 140m²
Balacony/Garden Area: 37.6m²

AL NAKHEEL MORE THAN A HOME IT'S EVERYTHING YOUR FAMILY DESERVES

ACT NOW TO SECURE A PRIME UNIT AT AL NAKHEEL
WHERE LIFESTYLE AND SMART INVESTMENT MEET

CONTACT US!

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