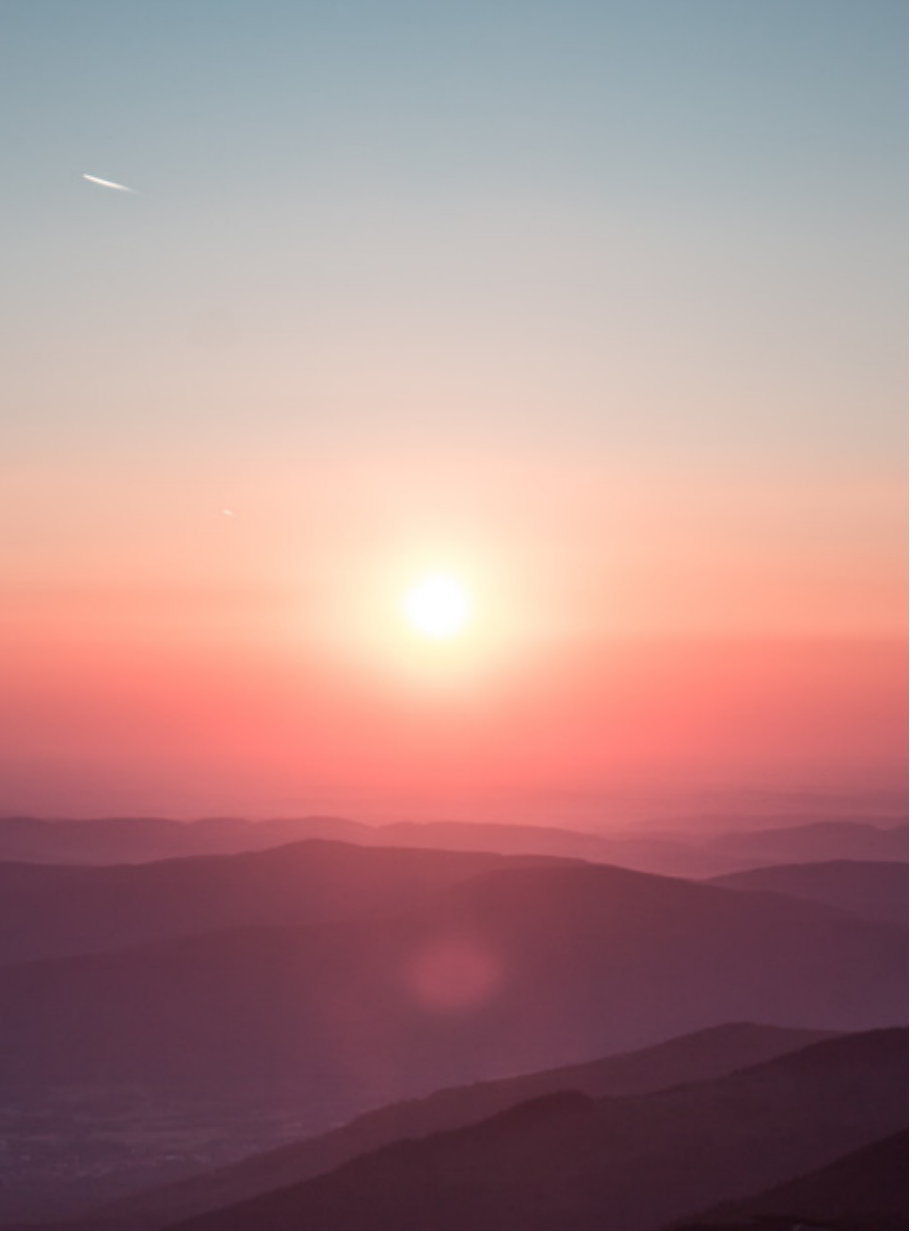

Raya
JEBEL SIFAH



CELEBRATE
SERENITY



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EMBRACE THE **LIGHT OF LIFE.**

Raya is a tribute to the nurturing rays of the sun. Every day is a celebration of sunny mornings, wholesome delights, & a serene lifestyle. Here's to a life amidst blissful coastlines and majestic hills.

Wake up to astonishing views of the mountains, breeze through the day in a lifestyle that suits you best, and unwind to nature's embrace into the night. When Raya is your home, every moment is a warm memory.



RAYA AT JEBEL SIFAH

A collection of villas amidst the serenity of Jebel Sifah, just 35 minutes from Muscat City Centre

LOCATION:
Jebel Sifah, Muscat | Oman

MAJLIS VILLAS:
2 and 3-bedroom homes crafted to be contemporarily Arabian.

WELLNESS VILLAS:
2 and 3-bedroom homes fusing holistic ambiance and calming aesthetics.

HOME OWNERSHIP PLAN:
3 Years



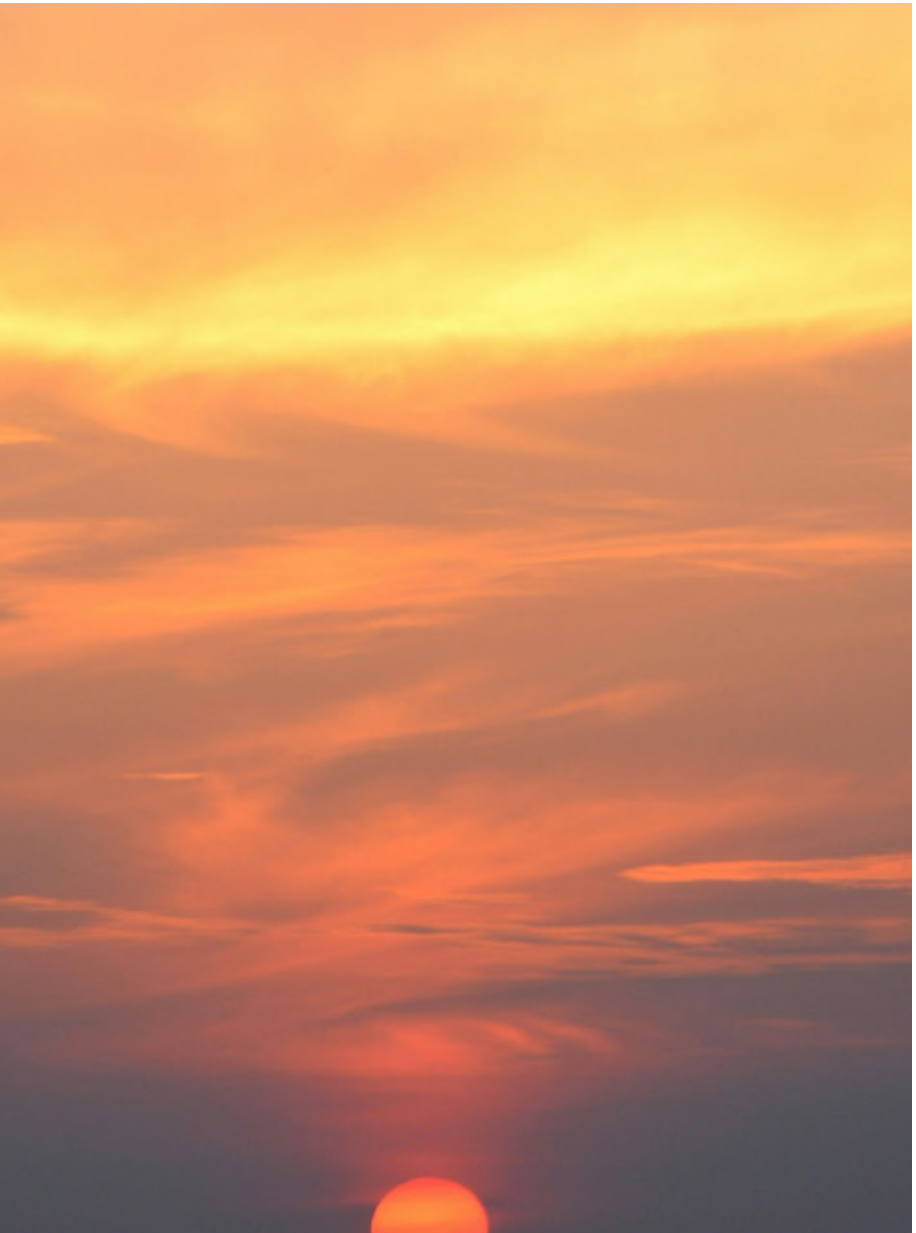
JEBEL SIFAH

MUSCAT'S OASIS OF WONDER.

Situated on the northern coast of Oman, Jebel Sifah is less than an hour away from the vibrant city of Muscat. Developed by Muriya, it is nestled amidst almost 6 km of coastline and the majestic Al Hajar Mountains.

With a Harradine-designed golf course, a modern marina, hotel, restaurants, and an incredible choice of freehold residential properties, Jebel Sifah offers peace of mind and a serene living experience unlike anywhere else.


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



SLOW DOWN, **BREATHE IN,** AND **EMBRACE NATURE.**

Being at one with nature fosters peace of mind, body, and soul. From the breeze of the birds to the rustling leaves, embrace the life you fancy at Raya.

There's so much to do in the enclaves, or there's always a chance to step out for a quick putting session at the golf course. For friends, family, and frolic, find your share of fun.

Here, the amenities are for everyone. Let the Sultanate's rich heritage fuse with well-being and nature. Raya offers more than just a home – a complete living experience.



THE AMENITIES

- 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
- Private Parking Spaces



MAJLIS
VILLAS

CRAFTED AND CONTEMPORARILY ARABIAN.

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.

In its timeless architecture, we preserve Oman's rich heritage and Jebel Sifah's vanity. Surround yourself with elegant interiors, thoughtful design, and an effortless fusion of personal and social life.



WELLNESS VILLAS

THE EASTERN AND WESTERN FUSION OF ZEN.

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.

Natural elements, bright spaces, and clean aesthetics envelop your lifestyle at Wellness Villas, where wellness takes center stage. Your sanctuary of simplicity awaits in the mountains.



Discover your lifestyle - choose from Majlis or Wellness Studio

TYPE 1

OPTION 1

2 Bedroom Villas + Majlis/ Wellness Studio & Study Room

BUA: 157sqm

Plot Area: 683 – 899 sqm

OPTION 2

2 Bedroom Villas + Majlis/ Wellness Studio & Maids Room + Laundry

BUA: 157sqm

Plot Area: 683 – 899 sqm

TYPE 2

OPTION 1

3 Bedroom Villas + Majlis/ Wellness Studio & Study Room

BUA: 183sqm

Plot Area: 719 – 918 sqm

OPTION 2

3 Bedroom Villas + Majlis/ Wellness Studio & Maids Room + Laundry

BUA: 183sqm

Plot Area: 719 – 918 sqm


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



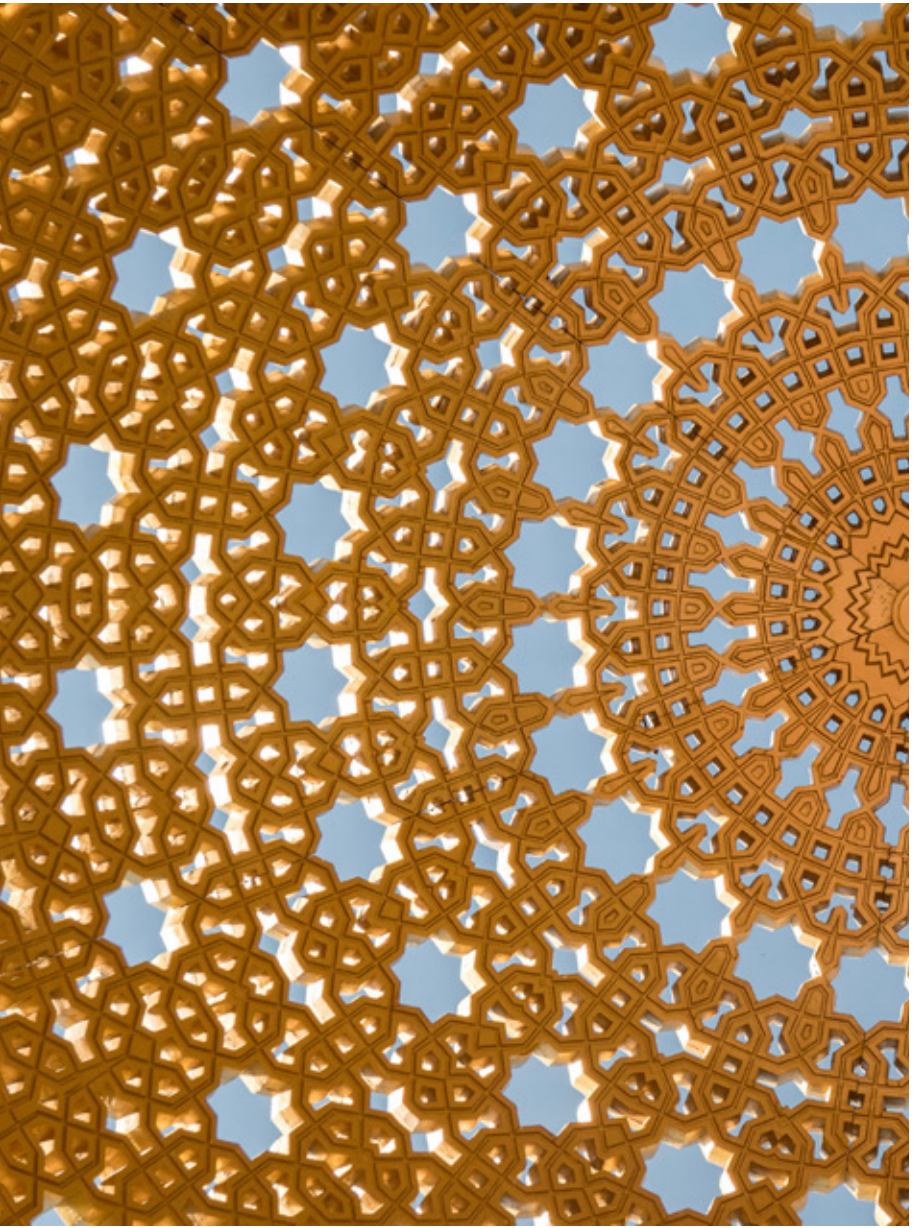




LIFE IN **OMAN**

OMAN; A TRIBUTE TO THE **SPECTACULAR.**

Beyond your valley of Raya, experience the richness of Omani culture. Where warm hospitality and diverse landscapes await. Raya seamlessly integrates with the Sultanate's lifestyle, creating a unique and enriching living experience.



LIFE IN **OMAN**

OMAN; A TRIBUTE TO THE SPECTACULAR.

- A robust economy with consistent growth opportunities.
- The key hub for trade and business in the region.
- Attractive incentives for foreign and local investors.
- Ongoing projects enhancing connectivity and accessibility.
- Abundant resources supporting diverse investment opportunities.
- Stable governance fosters a secure investment environment.
- Supportive policies encouraging entrepreneurship and investment.
- High living standards attract professionals and investors alike.



MURIYA مـــوريا

by ORASCOM DEVELOPMENT & OMAN

THE LARGEST REAL ESTATE DEVELOPER IN THE SULTANATE.

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.

RAYAJEBELSIFAH.COM

Raya JEBEL SIFAH | MURIYA مـــوريا | by ORASCOM DEVELOPMENT & زان

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