

Al Yazan



Images are for illustrative and lifestyle purposes only and may not depict the actual development, units, views, finishes or amenities. Please refer to the disclaimer on page 6.

FACT SHEET Overview:

Project name	_____	Al Yazan
Phase	_____	Al Yazan, Phase 1A
Location	_____	Muttrah, Muscat, Sultanate of Oman
Developer and Seller	_____	Muttrah Pier LLC, part of VA Group
Partner	_____	Oman Tourism Development Company (OMRAN)



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Benefits:

- 100% Freehold ownership
- 0% personal income tax*
- 0% inheritance tax*
- Streamlined bank account setup
- Omani residence visa available for first-degree family members
- Variety of 1-4 bedroom apartments sizes, including penthouses and duplex homes with private gardens
- Gated community, with controlled building access
- A Retail Promenade with 25,000 commercial space
- A five-star hotel with its full suite of amenities is expected to sit within walking distance
- Adjacent to Sultan Qaboos Port

* as of 2026



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Property overview:

169

Apartments

G+14

Floor

40%

Resale after

45–250

Apartment sizes without balcony
[sqm]

2029

Estimated completion date:
H1 2029

Unit Types	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom (penthouse)	Duplex
Phase 1A (with balcony)	51 sqm	67-114 sqm	126-148 sqm	171-205 sqm	303-334 sqm	168-226 sqm (With private garden: 107-153)

Residential features:

- Swimming pool
- Children's play area
- Yoga and relaxation zone
- Co-working area for focused work
- Kids' playgrounds and a sports zone
- Barbecue spots and comfortable places for unhurried gatherings

*Apartments are Unfurnished

About Muttrah:

- Minutes from Muttrah Souq, the Gold Market, historic forts, the National Museum, and His Majesty's Al-Alam Palace — Muscat's living heritage
- Along Muttrah Corniche — a lifestyle of walkability and authentic experience
- Embraced by sea and mountains — natural beauty on every side
- Vibrant public life — retail, hospitality, and curated experiences
- A destination for thousands of tourists, including arrivals via Sultan Qaboos Port
- Part of a greater vision — the new teleferic and upcoming metro network



 **25** min

from Muscat
international Airport

 **15** min

from Sultan Qaboos
Grand Mosque

 **10** min

from Royal
Opera House

 **10** min

from Mall of Oman

 **5** min

from Central Business District
(CBD)



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Pricing:

- Apartment starting price: OMR 66,900

Payment Method:

- Cheque
- Bank Transfer
- Credit Card

BANK DETAILS

BANK
ACCOUNT NAME
COMPANY NAME
ACCOUNT NO.
CURRENCY
IBAN
SWIFT CODE

Sohar International Bank SAOG
Muttrah Pier Al Yazan Phase 1A
Muttrah Pier LLC
043020108084
OMR
OM850300000043020108084
BSHROMRU

Contact Information:



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