

VA GROUP

SIGNATURE LIFE DEVELOPMENT

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Developer of anticipation

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Our values

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About Al Yazan Development

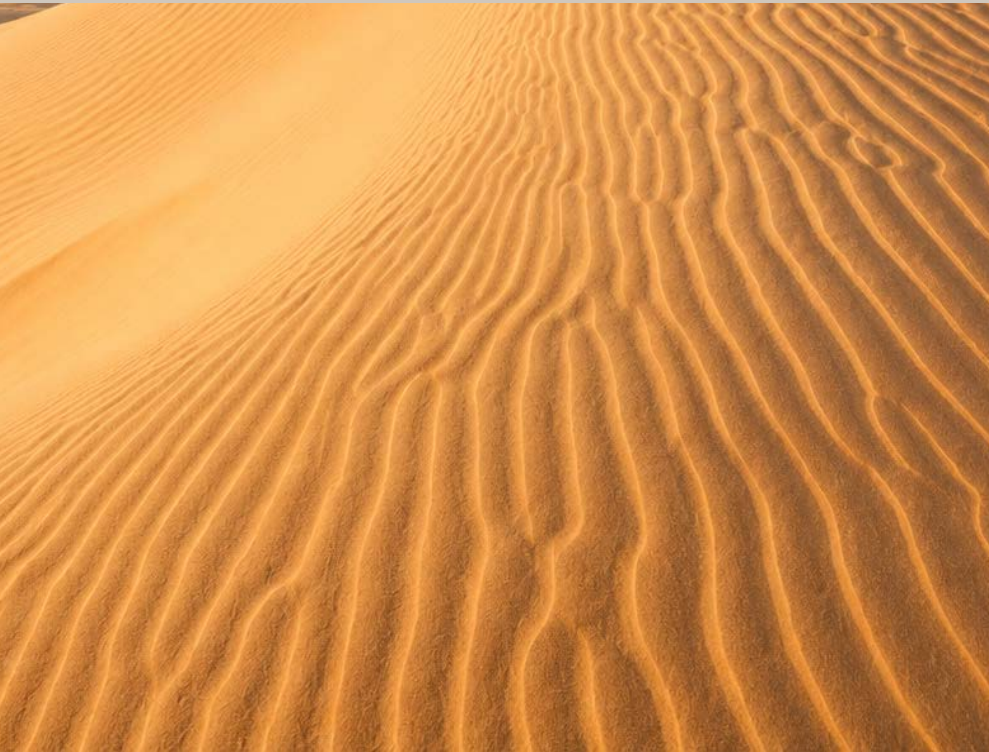
21

Apartment layouts

56

Why Oman

DEVELOPER OF ANTICIPATION



VA Group is a full-cycle developer challenging the conventions of the international residential and commercial real estate market.

The letters V and A stand for Vision and Anticipation — two words that define our uniqueness. VA Group sees the future of cities and people before it becomes evident to others. We deliver global-scale projects in countries striving to elevate their standing on the world stage.



VA Group enters markets with exponential growth potential, setting new standards that redefine these destinations.

We awaken anticipation, the feeling of owning something truly exceptional. But at the next step we make that exceptional real.

Your property grows in value every year. Your surroundings evolve, inspiring you to aim higher, dream bigger. And then you realize that the anticipation you felt at the beginning, that quiet thrill, wasn't the full story. It was only the opening chapter.

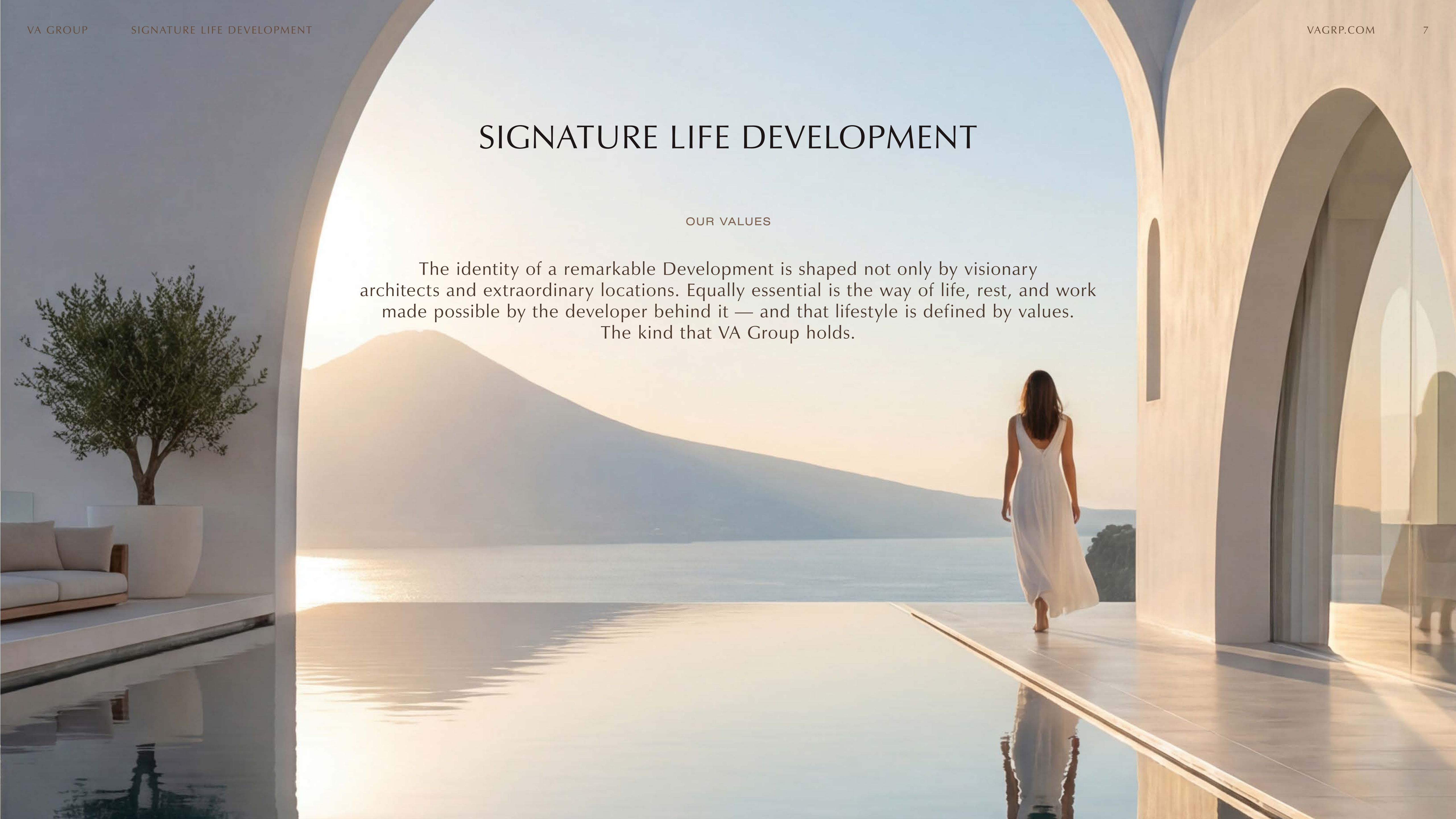
A photograph of a modern architectural structure featuring a large, curved, white overhang that frames a view of a clear blue sky. The structure is composed of smooth, white, curved surfaces and a series of vertical slats on the left side. The text "OUR VALUES" is centered in the middle of the image.

OUR VALUES

SIGNATURE LIFE DEVELOPMENT

OUR VALUES

The identity of a remarkable Development is shaped not only by visionary architects and extraordinary locations. Equally essential is the way of life, rest, and work made possible by the developer behind it — and that lifestyle is defined by values. The kind that VA Group holds.



VISIONARISM

Our expertise, willpower, and management turn vision into reality. When we say that a garden city will rise in the desert, it isn't a dream — it's a plan.

HUMAN-CENTRICITY

Day after day VA Group studies the expectations of property buyers in the countries where it operates. This understanding allows our projects to be intuitively comfortable.

ANTICIPATION

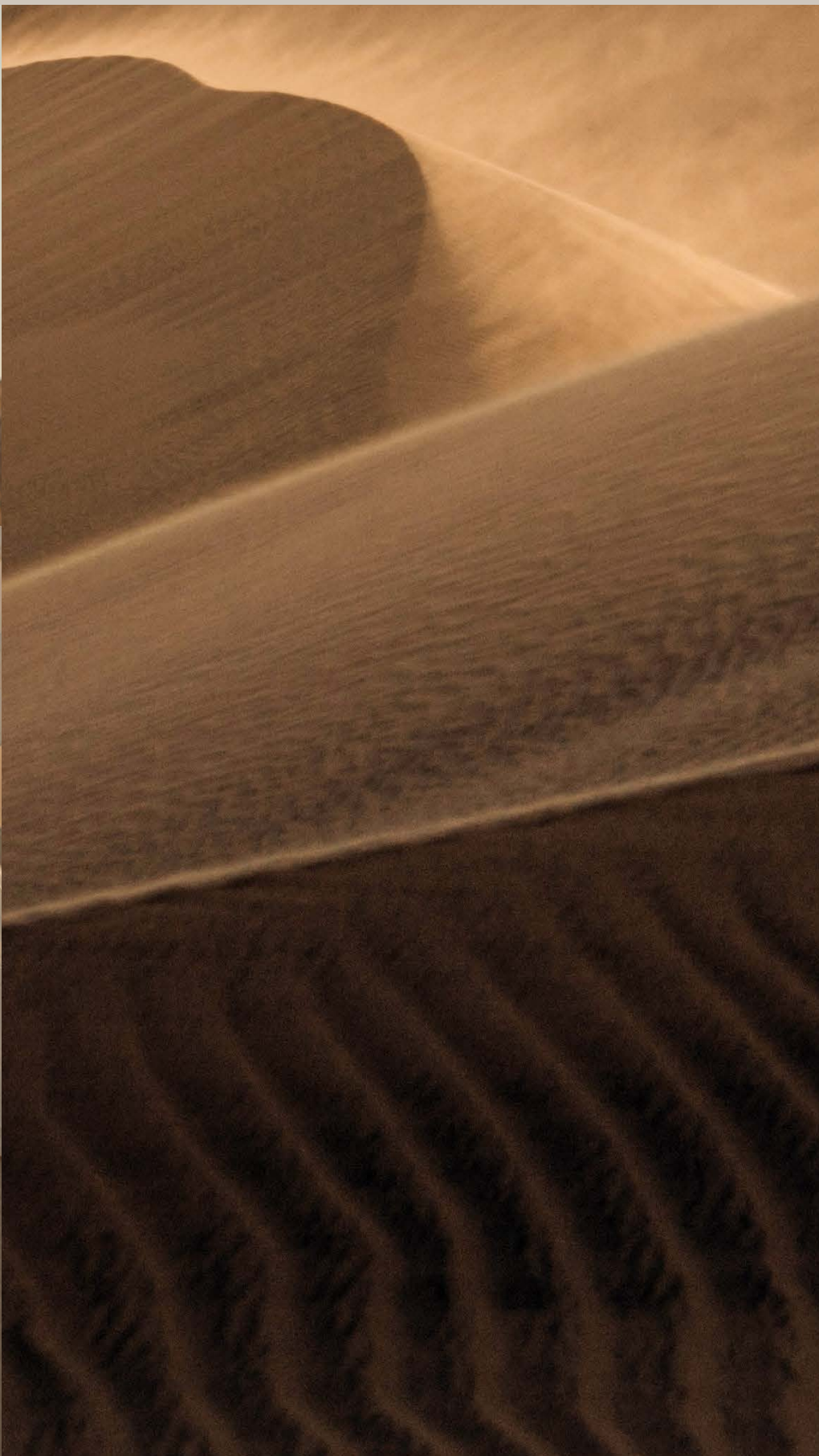
We love to surprise. We open new horizons, stir imagination, and awaken a thirst for a brighter life — painted in the same vivid colours as life itself.

LIFE UPGRADE

We don't just create properties — we ignite aspirations. To live beautifully and belong to the cultured elite. To think bigger and choose better.

PERFECTIONISM

VA Group is meticulous in analysing trends, making decisions and monitoring execution. That's how a world-class product is born: it matures, gaining value over time.





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AL YAZAN DEVELOPMENT

WHERE HISTORY BREATHES

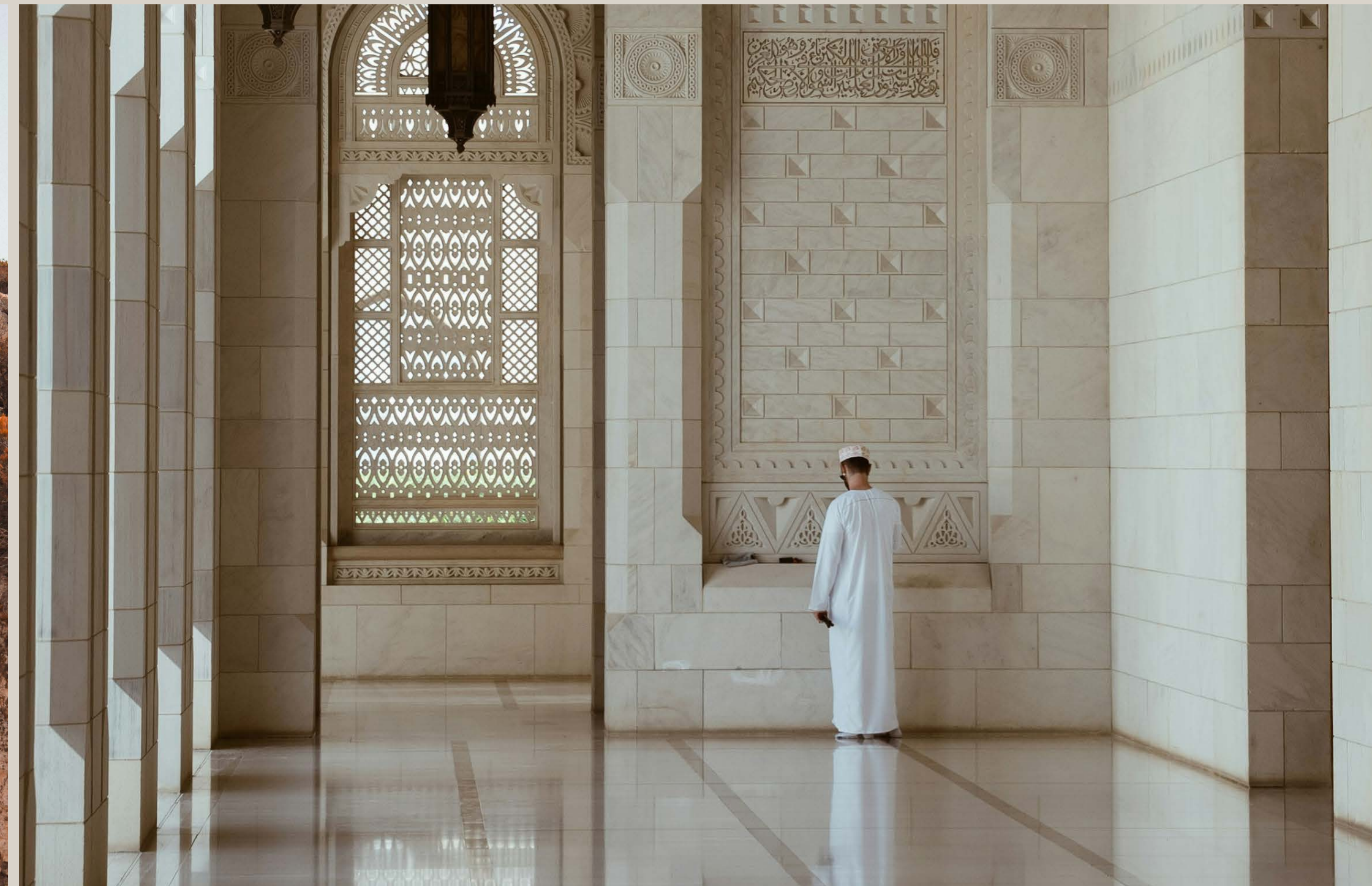
AL YAZAN DEVELOPMENT

Located within Muscat, Muttrah stands as the historical and emotional heart of Oman: a gateway shaped by centuries of maritime trade and cultural dialogue. To settle here is not to observe history behind glass in a museum, but to live it daily: to wake each morning to the same sea breeze that once filled the sails of Omani dhows, and to breathe a quiet sense of belonging rooted in a place where identity needs no explanation.



A LEGACY REIMAGINED

Al Yazan is a continuation of Muttrah's timeless story, carefully preserving its past and shaping its future. This is a rare opportunity to reside where authentic history and modernity intertwine through ancient fortresses, vibrant community rhythm, and the unmistakable character of a district that has welcomed the world for centuries. Here, real estate carries not only an address, but historical weight.



IN THE HEART OF THE CAPITAL. IN THE SPOTLIGHT OF ATTENTION

Al Yazan by VA Group rises on Muttrah's waterfront — where Muscat's past meets its most ambitious future. Nestled between mountains and sea, minutes from the international airport and the capital's main tourism port. A new epicenter for affluent Muscat families seeking proximity to heritage without compromise on luxury. For expatriates building careers in the Gulf. For private investors recognizing Oman's trajectory. Al Yazan is where heritage becomes home address.

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KEY BENEFITS OF THE PROJECT

A PREMIUM NEIGHBOURHOOD

Thoughtfully laid-out apartments designed around how you actually live — comfort and convenience built into every day. Outside, life continues: a swimming pool, yoga and relaxation zone, coworking space, kids’ playgrounds, a sports zone, barbecue, and gathering spots. Outdoor living isn’t an amenity here — it’s a natural extension of home.

100% FOREIGN OWNERSHIP

Full ownership rights for international investors and residents — no local partner required. A direct, uncomplicated path to owning a home in one of Muscat’s most storied addresses.

A RETAIL PROMENADE

25,000 sqm of ground-floor commercial space — boutiques, retail concepts, spas, restaurants and cafés — plus a dedicated retail street where everyday life and leisure move at the same pace, right outside your door.

LIFE BY THE WATER

Set across more than 170,000 sqm, the residences unfold around a 20,000 sqm courtyard park and 30,000 sqm of landscaped grounds. A premium waterfront promenade, over 400 metres long, turns the daily walk into a ritual by the sea.

EXCLUSIVITY

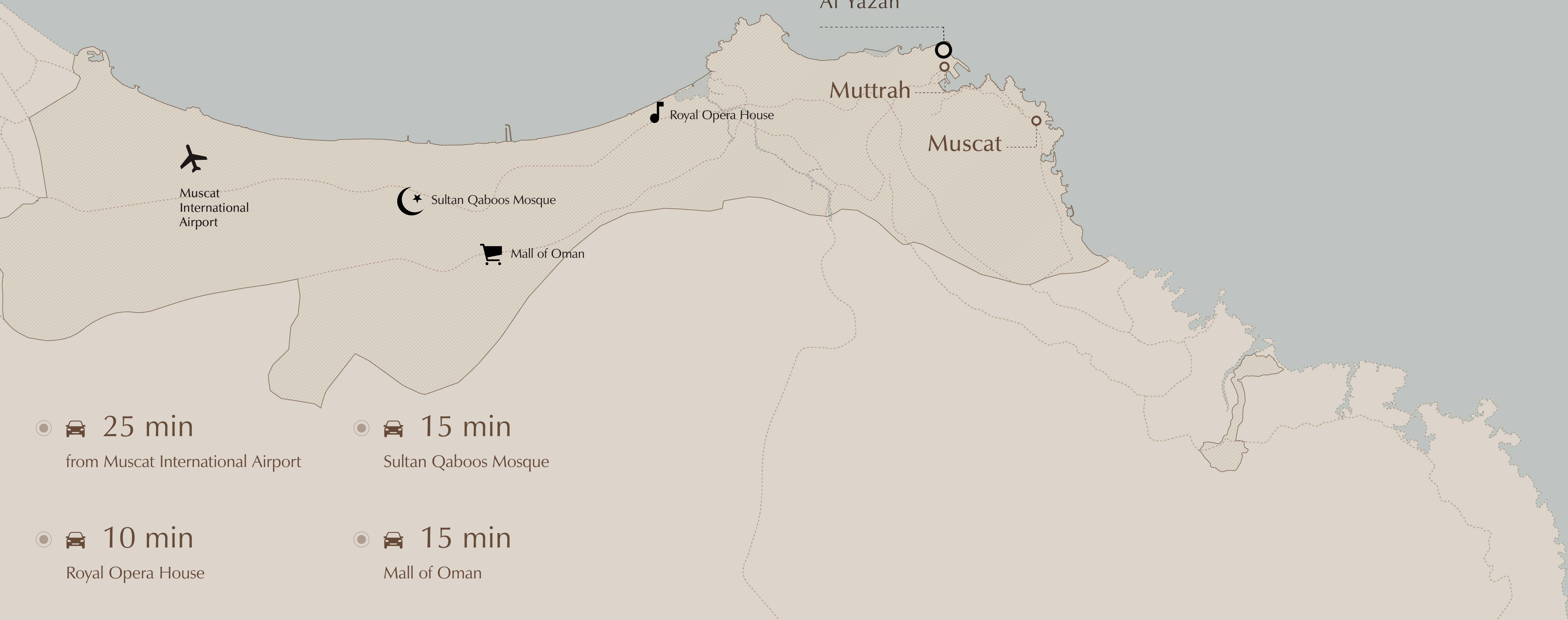
A gated community entrance, with controlled building access, gives residents privacy and security at a different level — a neighbourhood that feels reserved, not shared.

FIVE-STAR LIVING, STEPS AWAY

A five-star hotel with its full suite of amenities is expected to sit within walking distance of the Al Yazan, extending a premium hospitality experience to residents and guests alike.

AT THE CROSSROADS OF THE WORLD

25 minutes from Muscat International Airport. In the historic heart of the capital, neighboring Oman’s main tourism port. Al Yazan stands where past meets future — on a waterfront the Sultanate of Oman is transforming into the beating heart of a new nation.



● 🚗 25 min
from Muscat International Airport

● 🚗 15 min
Sultan Qaboos Mosque

● 🚗 10 min
Royal Opera House

● 🚗 15 min
Mall of Oman

AT THE CROSSROADS OF THE WORLD



400m+  |
of coastline

1,500  |
apartments

17+ ha  |
total development
plot size

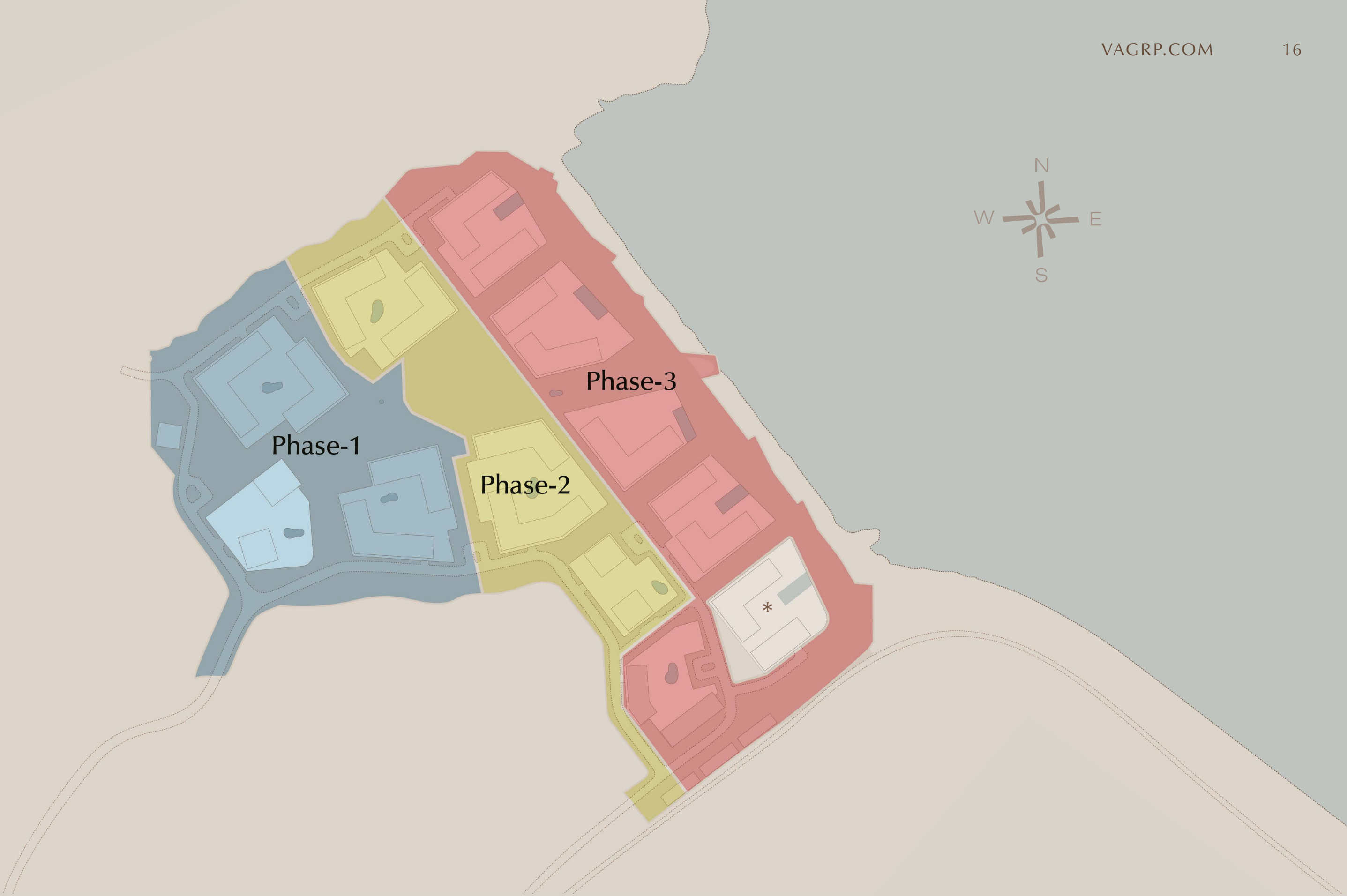
Arabian Gulf
(Persian Gulf)

 5*
hotel



Port Sultan
Qaboos
Oman`s main tourist port

Hotel does not form part of the project; is contemplated within the framework of the urban development of the area.



SITE AREAS EXCLUDING OFFSET

PHASE 1	59,660 sqm
PHASE 2	41,035 sqm
PHASE 3	76,765 sqm
AL YAZAN, PHASE 1A	

BUILT WITH CARE

Al Yazan will be delivered across three construction phases. The guiding principle: comfort and convenience for every future resident, regardless of which phase they call home. From the first to the last — infrastructure, services, and quality of life meet a single, uncompromising standard.

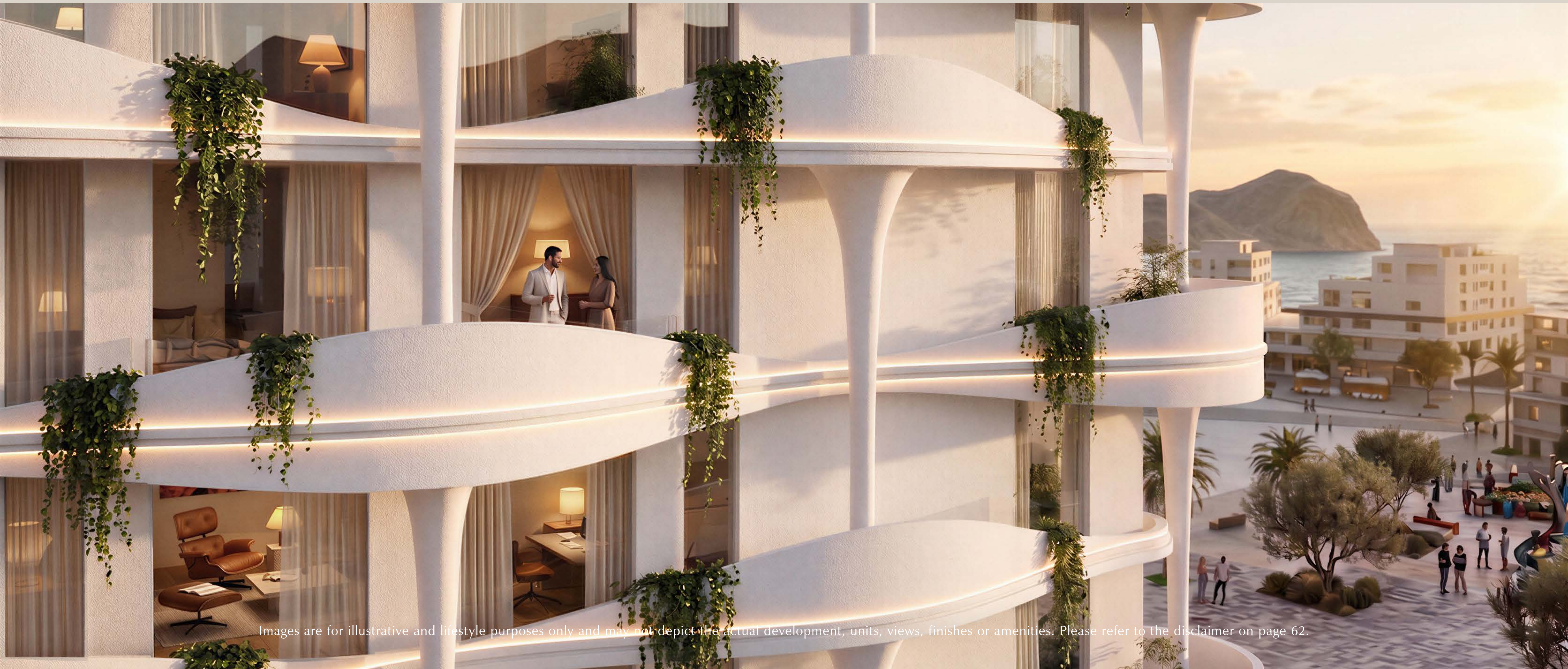
*This plot of land is not a development of VA Group.
Hotel does not form part of the project; is contemplated within the framework of the urban development of the area.



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RESIDENCES BETWEEN CITY AND SILENCE

Along the first coastline, Al Yazan brings to life the vision of Oman 2040: futuristic pavilions with fine dining restaurants, a crescent-shaped plaza with an amphitheatre, workout zones, children's and multi-sport playgrounds and a seafront promenade over 400 metres long, seamlessly connected to Muscat's other waterfronts.



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RESIDENCES ABOVE THE ORDINARY

Sun-drenched terraces. Thoughtful layouts where every square meter serves comfort. Private gardens atop building podiums. Pools overlooking the gulf. Quiet inner courtyards where children play safely while adults enjoy their morning coffee.



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VIEWS THAT INSPIRE

From your windows — panoramas of historic Muttrah and the Arabian Sea. Mountains embracing the city. Sunsets painting the sky ochre. The port where cruise ships dock. Every morning here begins like a postcard.



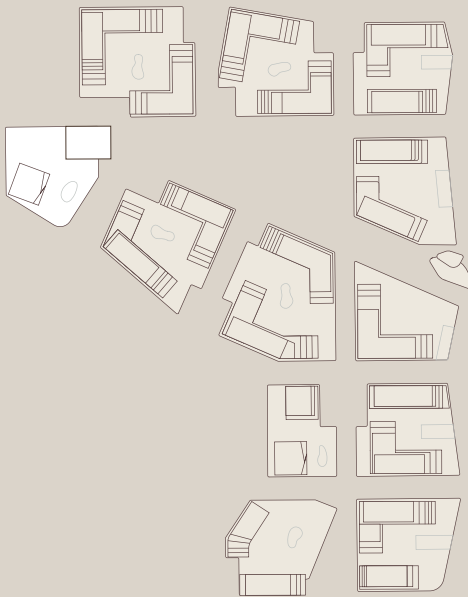
FLOOR PLANS

AL YAZAN, PHASE 1A

LEVEL 1



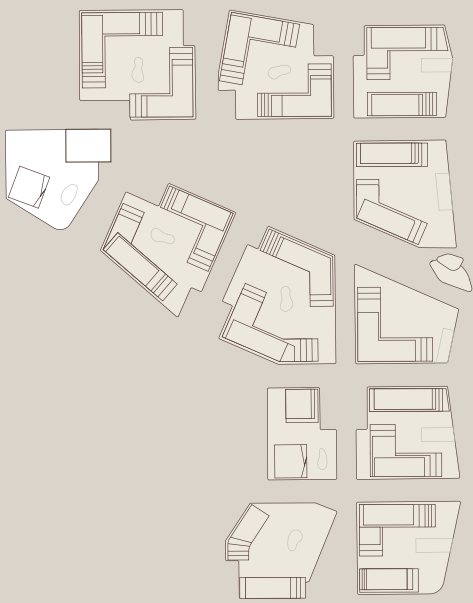
All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62



LEVEL 2



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Mountain

Sea

Garden and Community

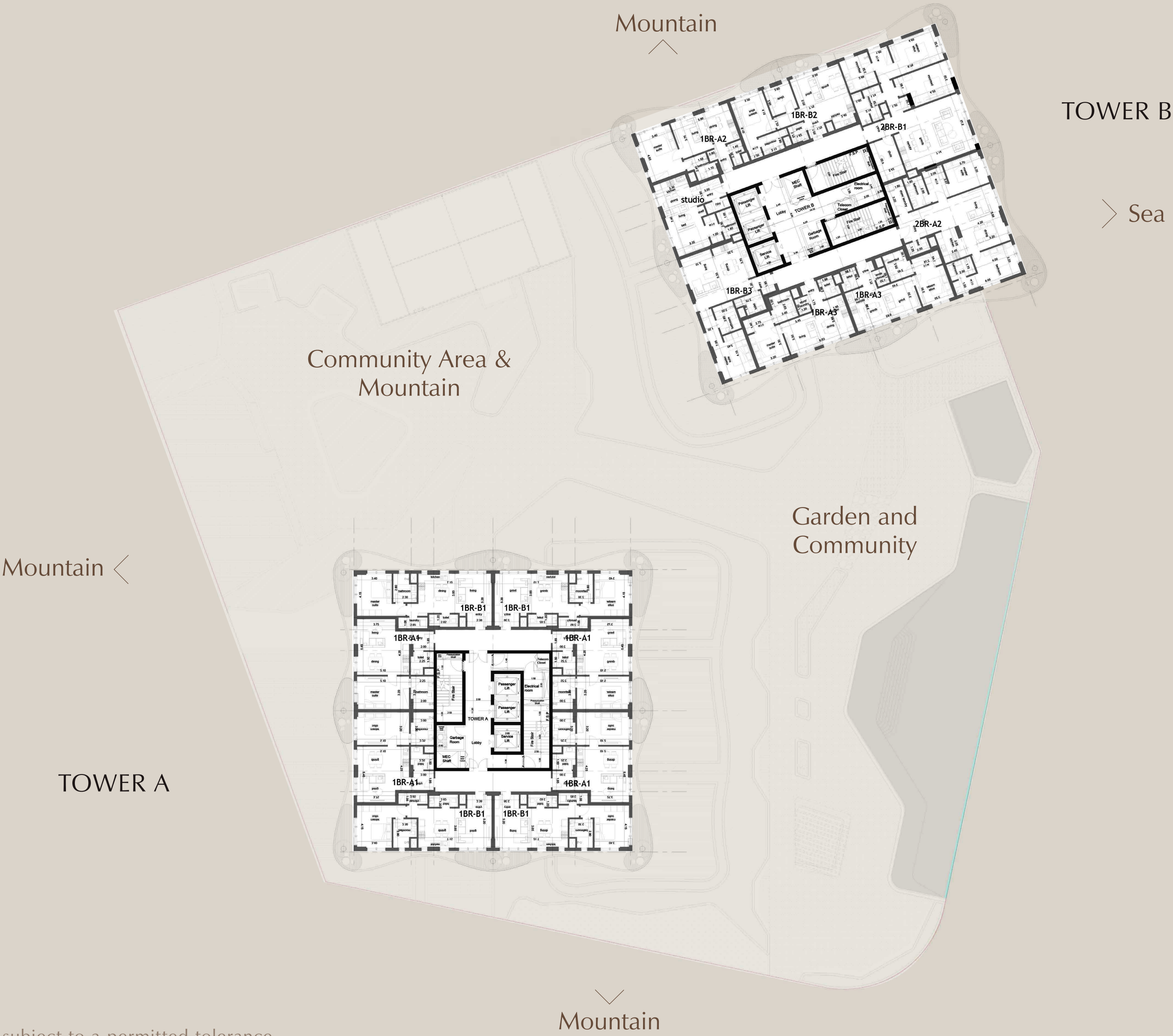
TOWER A



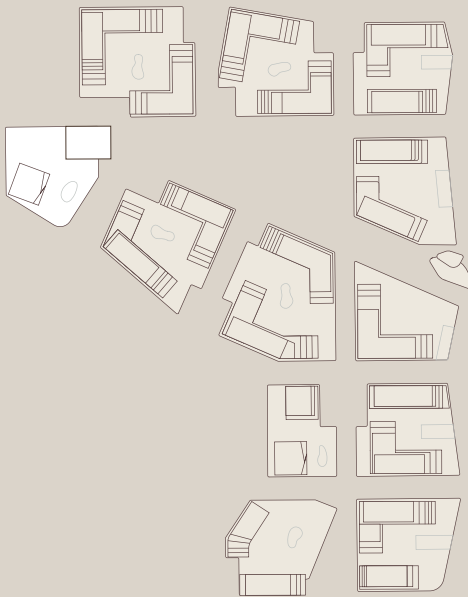
Mountain

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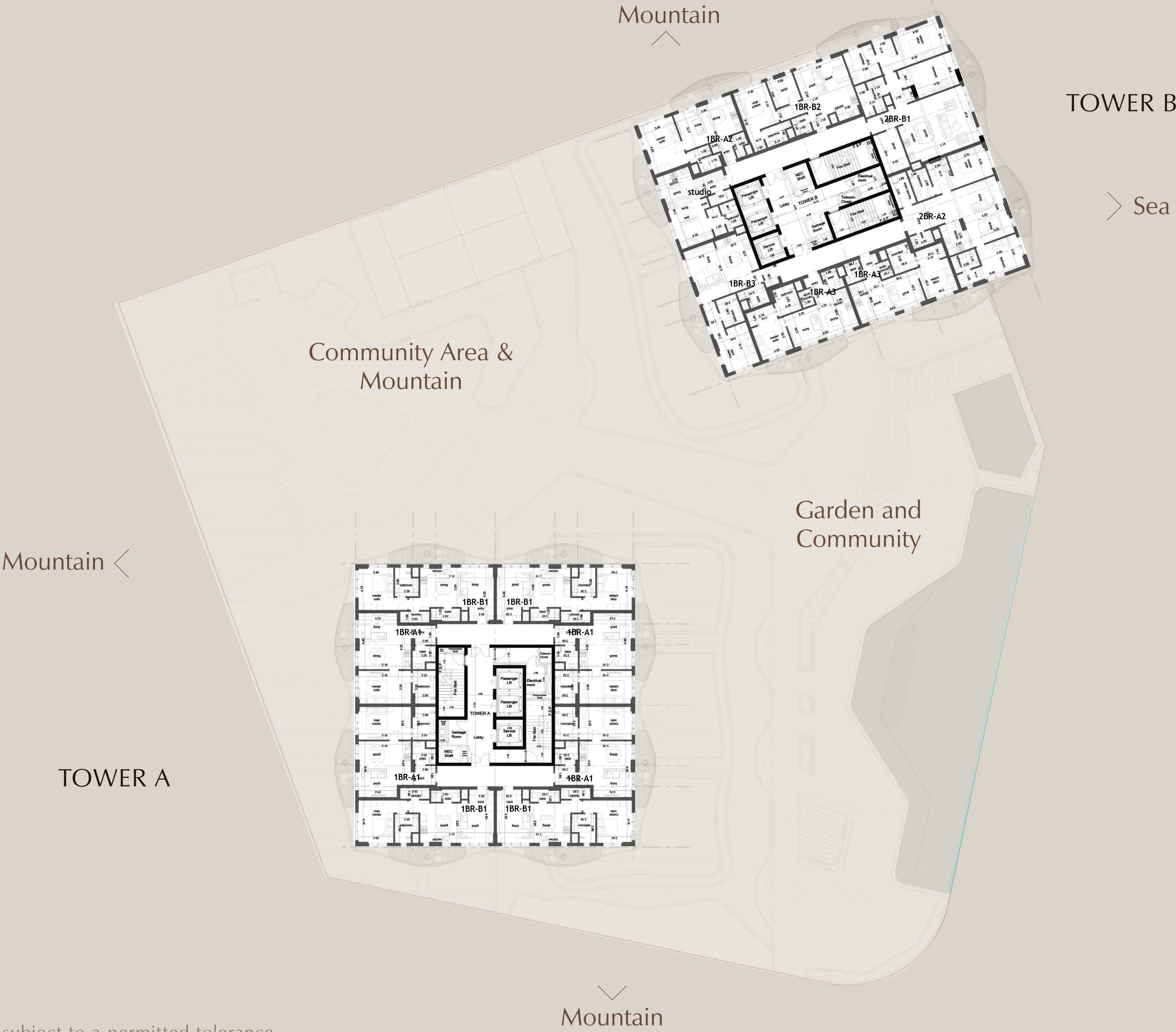
LEVEL 4



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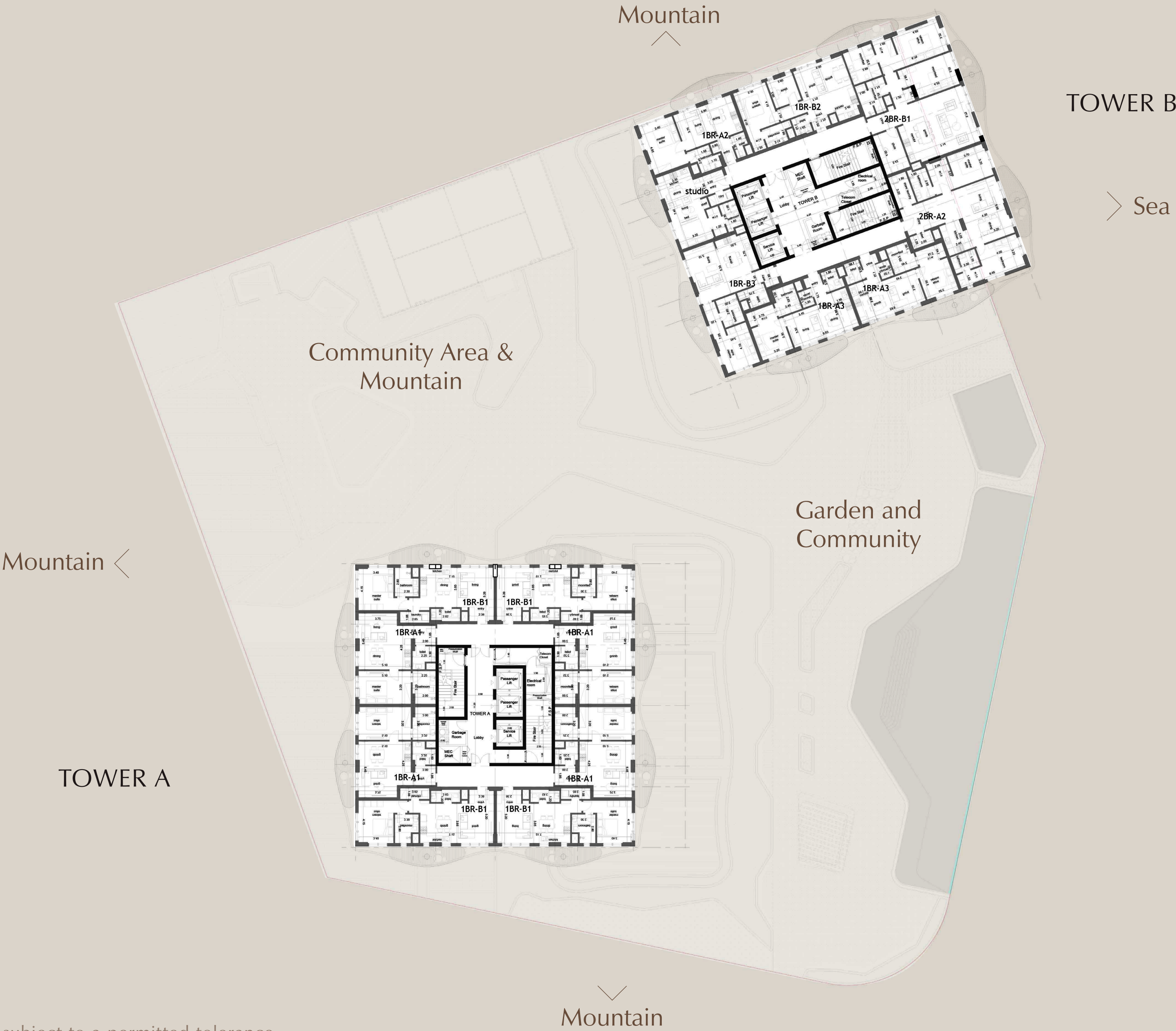


LEVEL 5

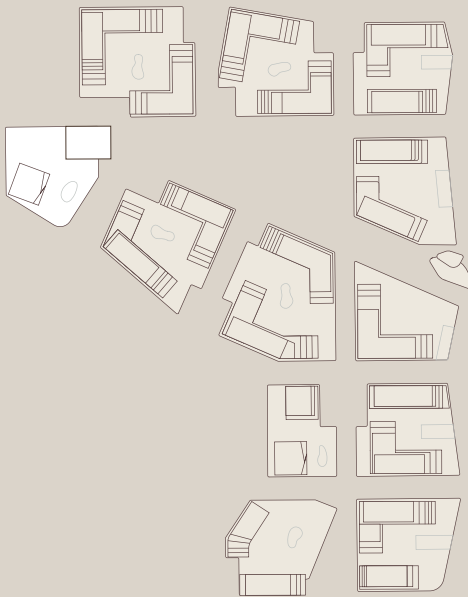


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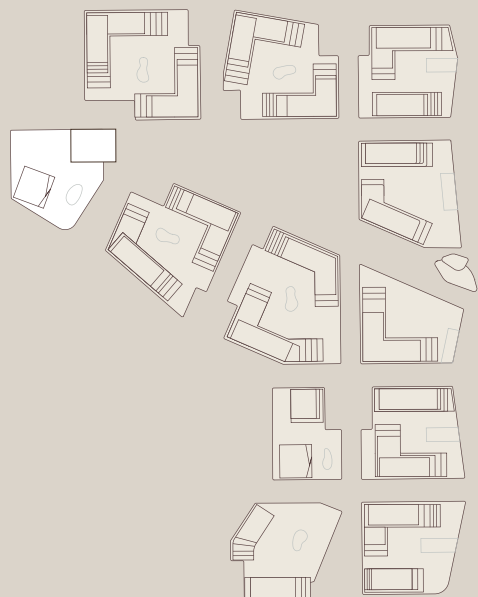
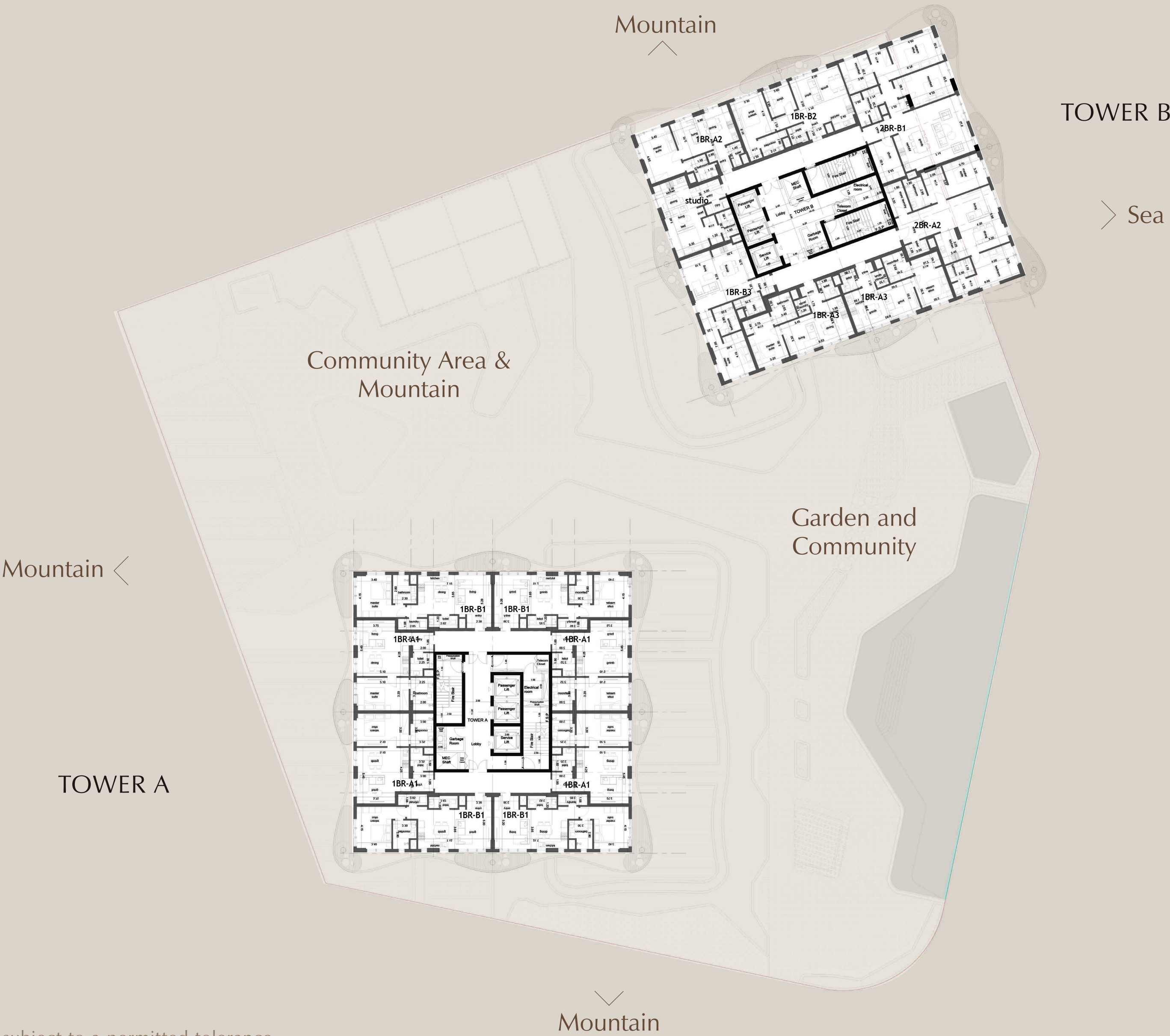
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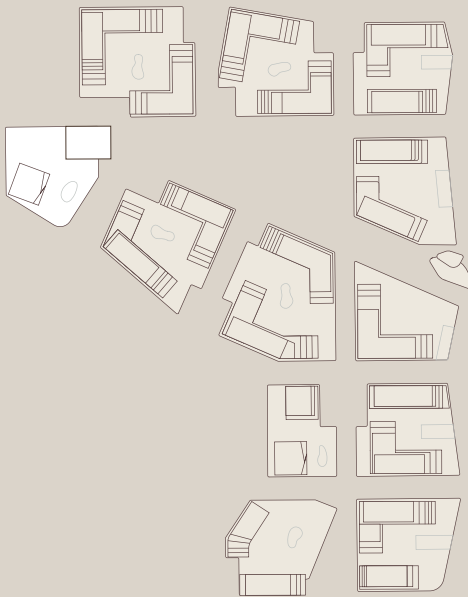
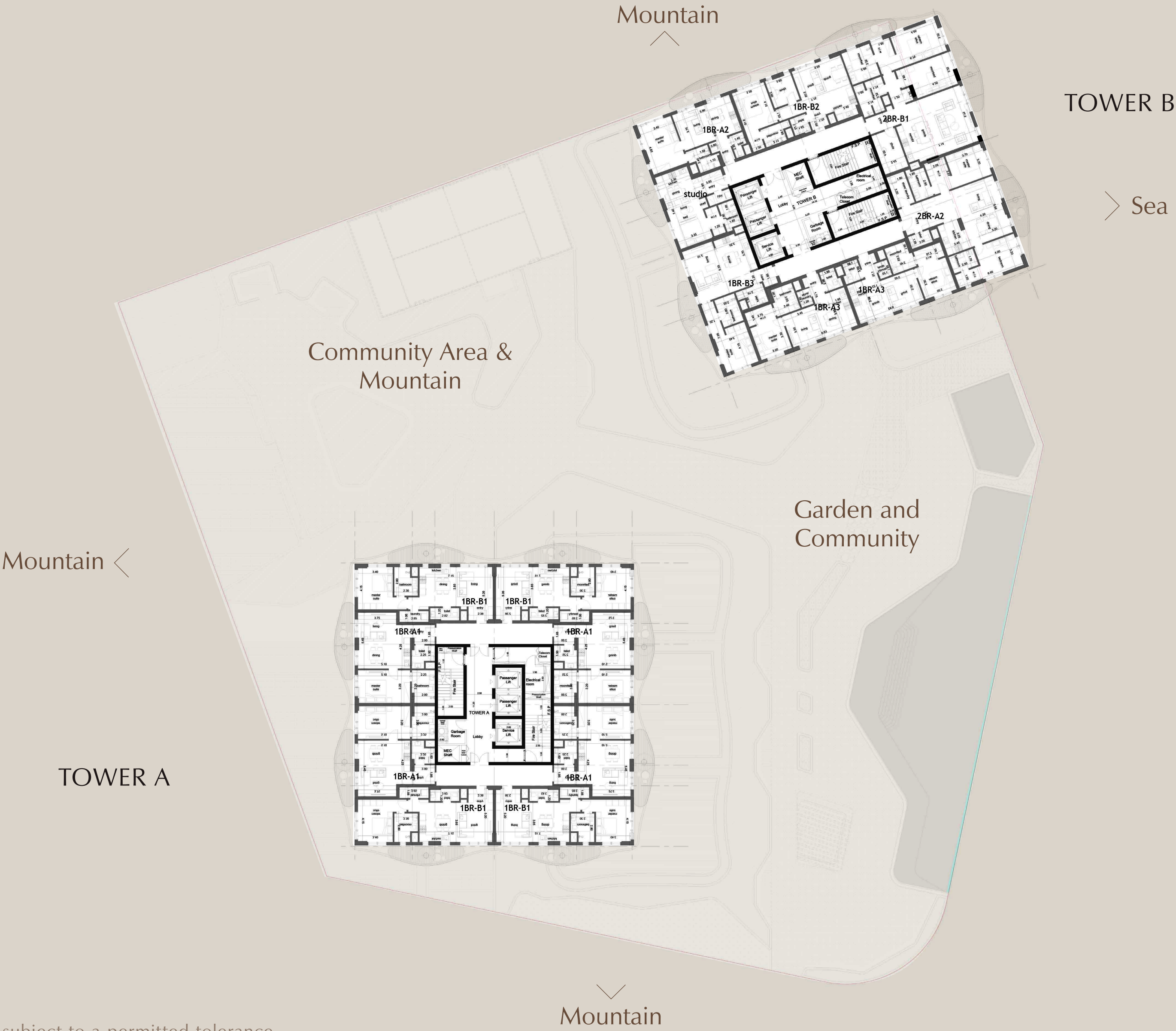


LEVEL 7



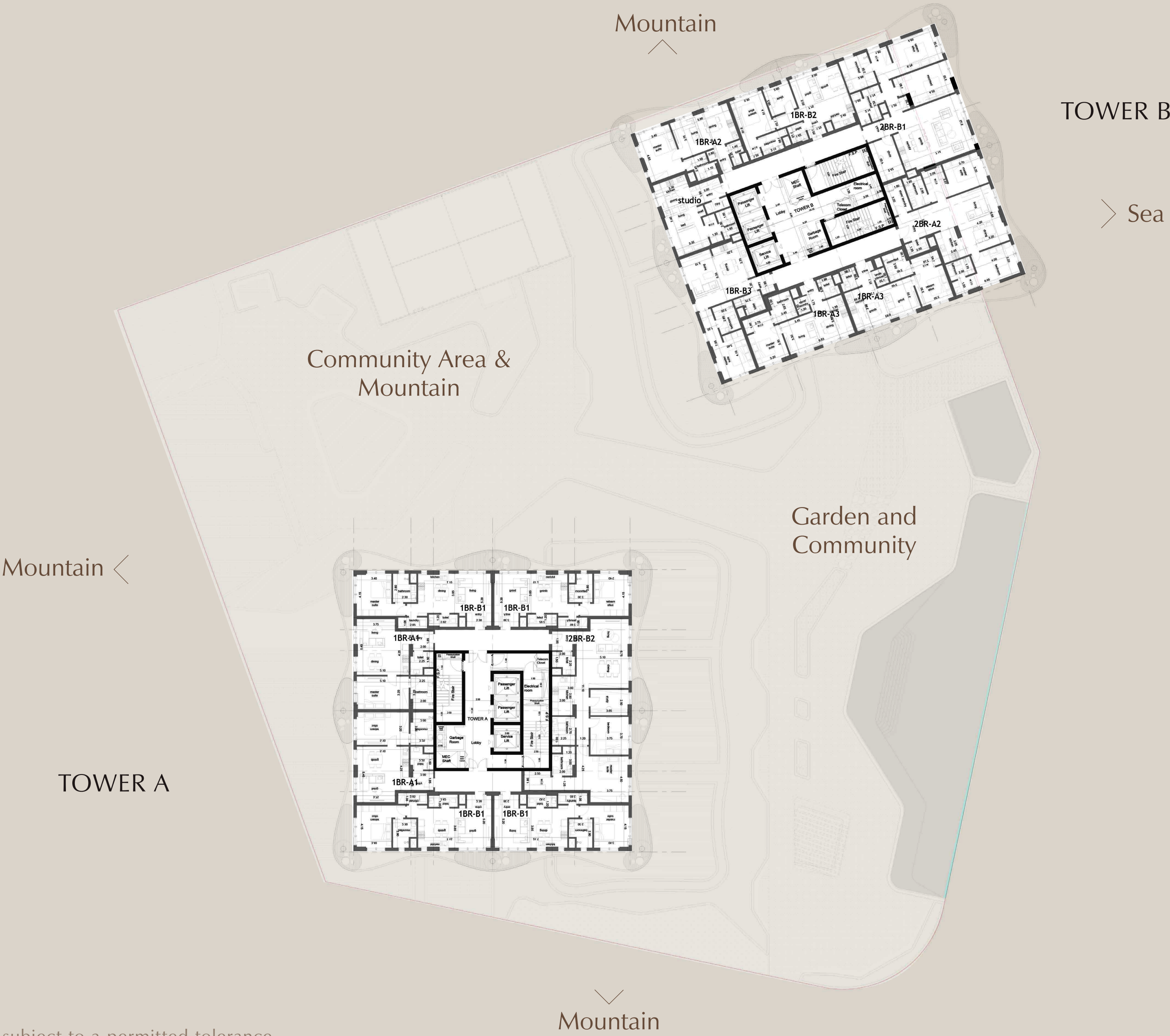
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LEVEL 8

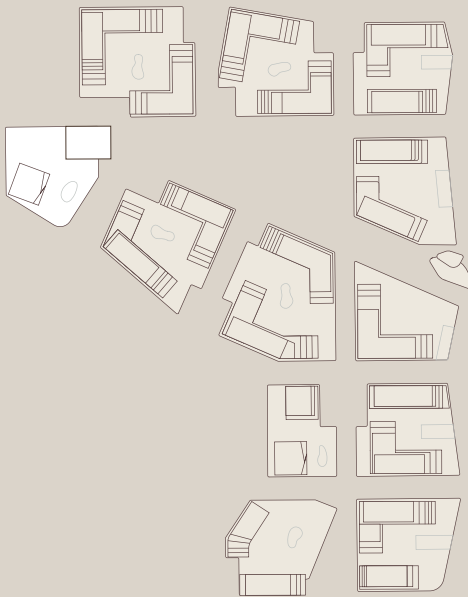


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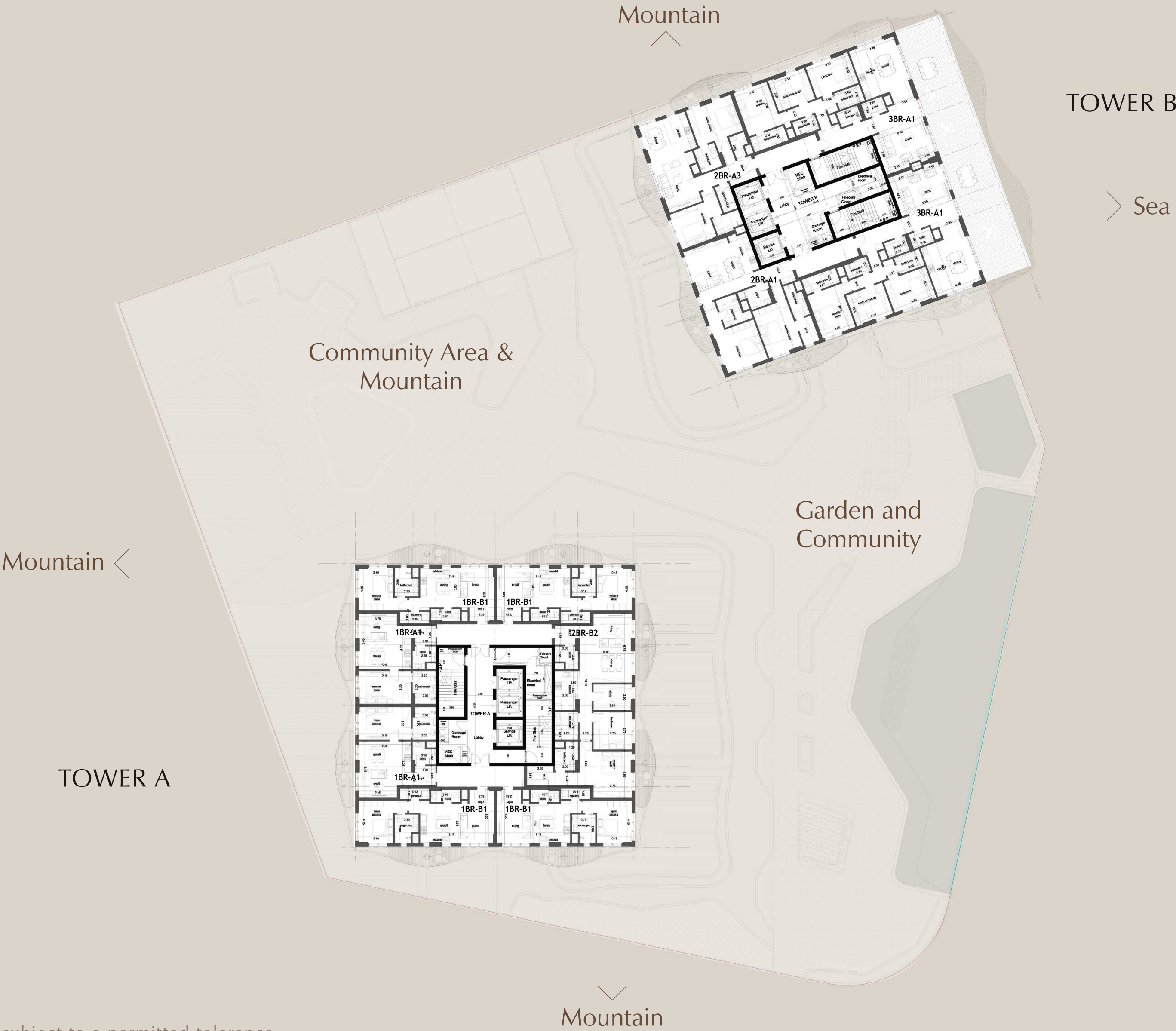
LEVEL 9



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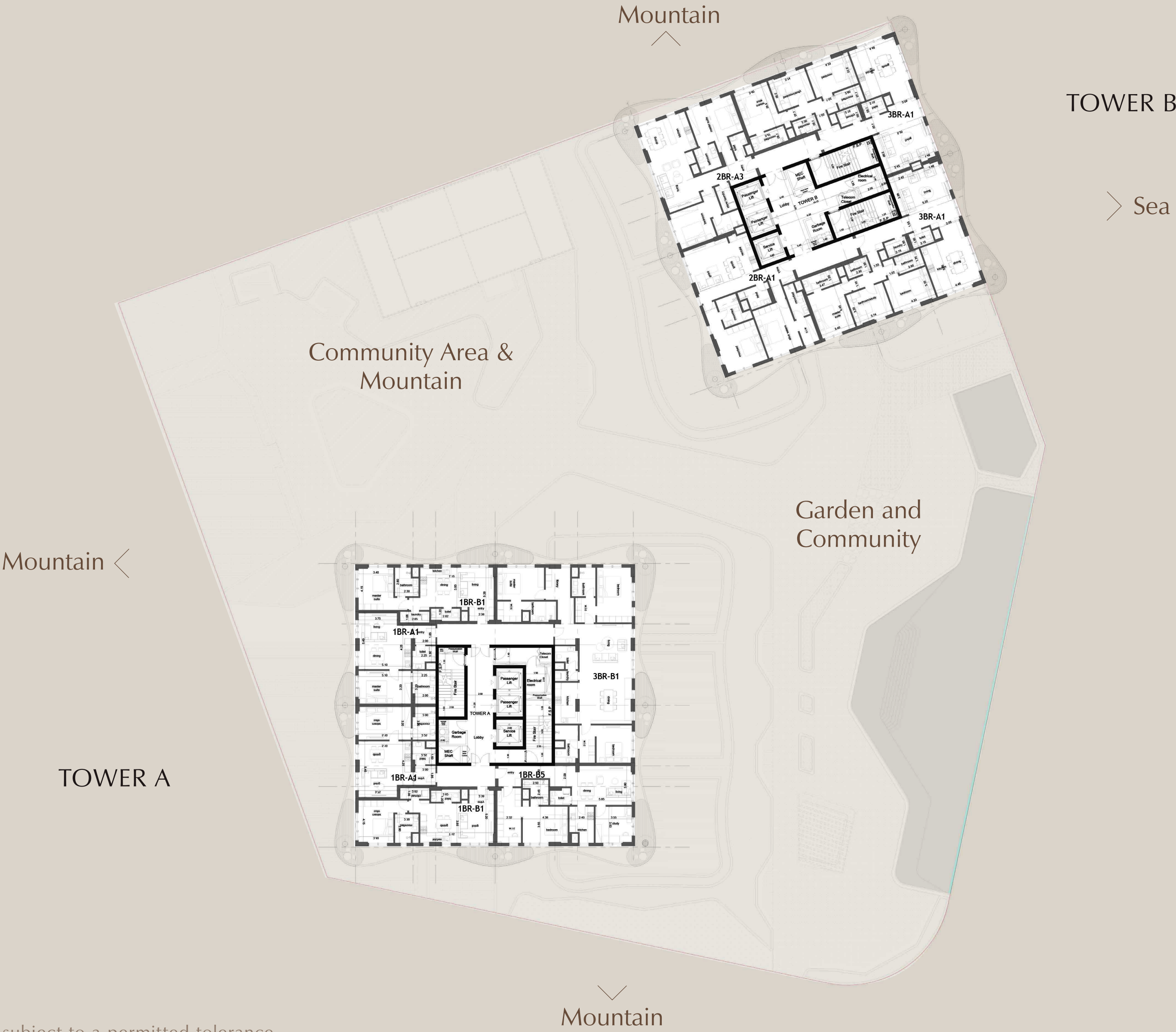


LEVEL 10

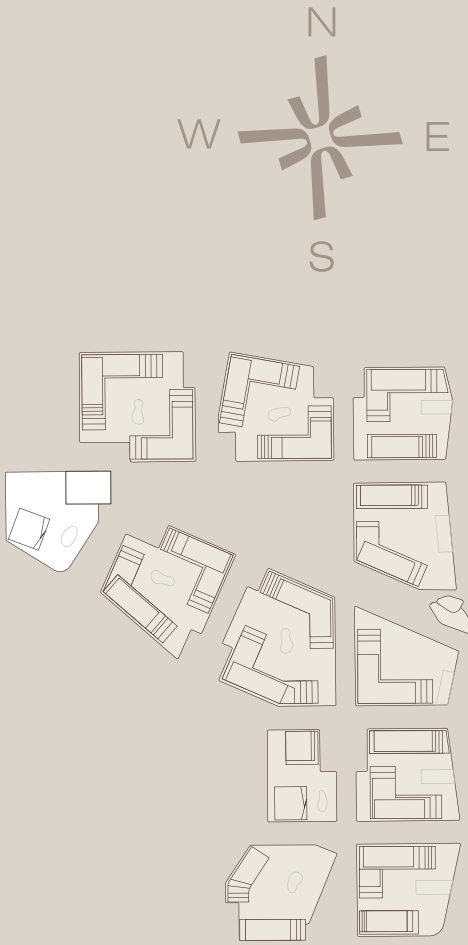


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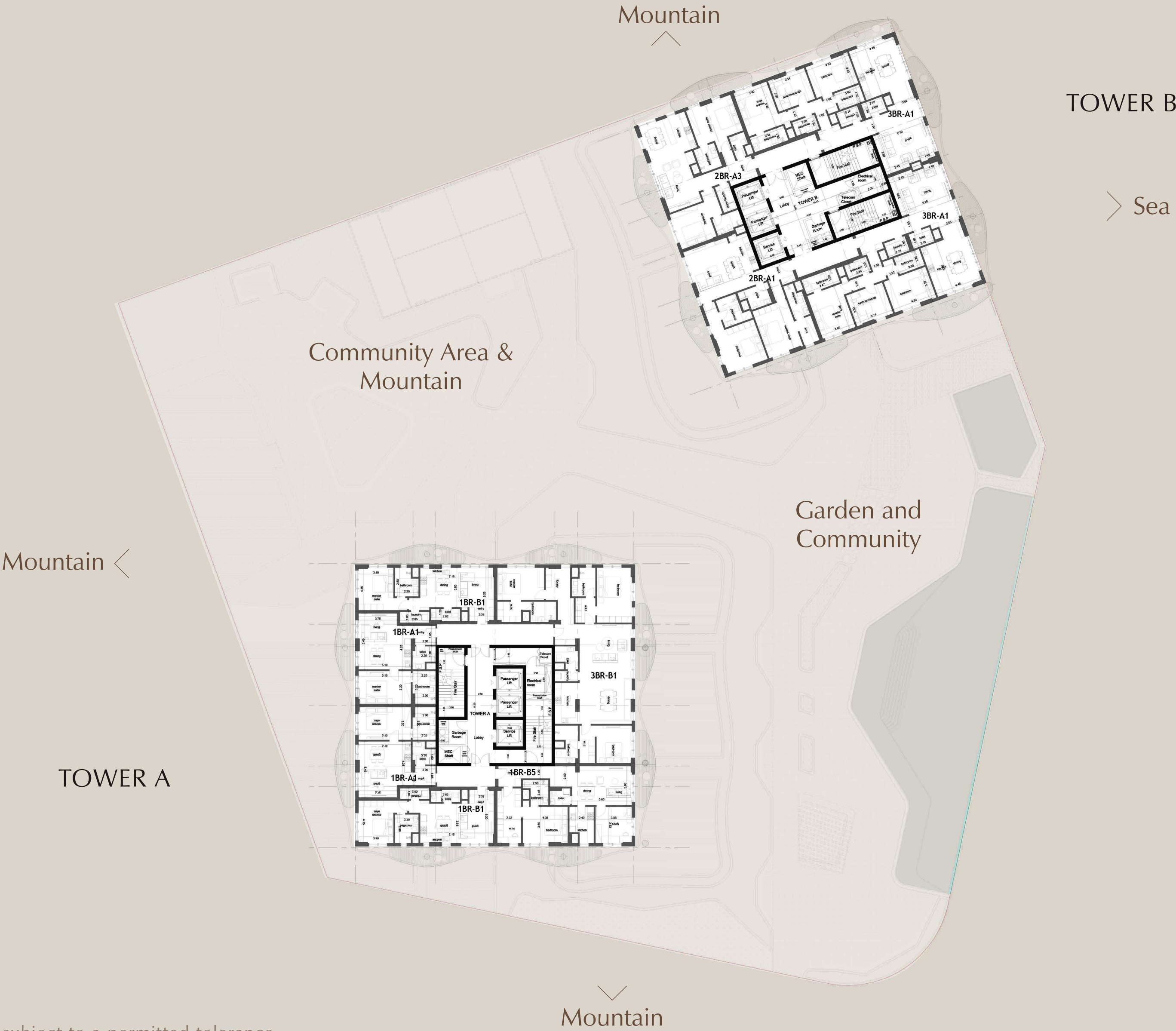
LEVEL 11



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LEVEL 12



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Mountain

Sea

Mountain <

Garden and Community

Mountain



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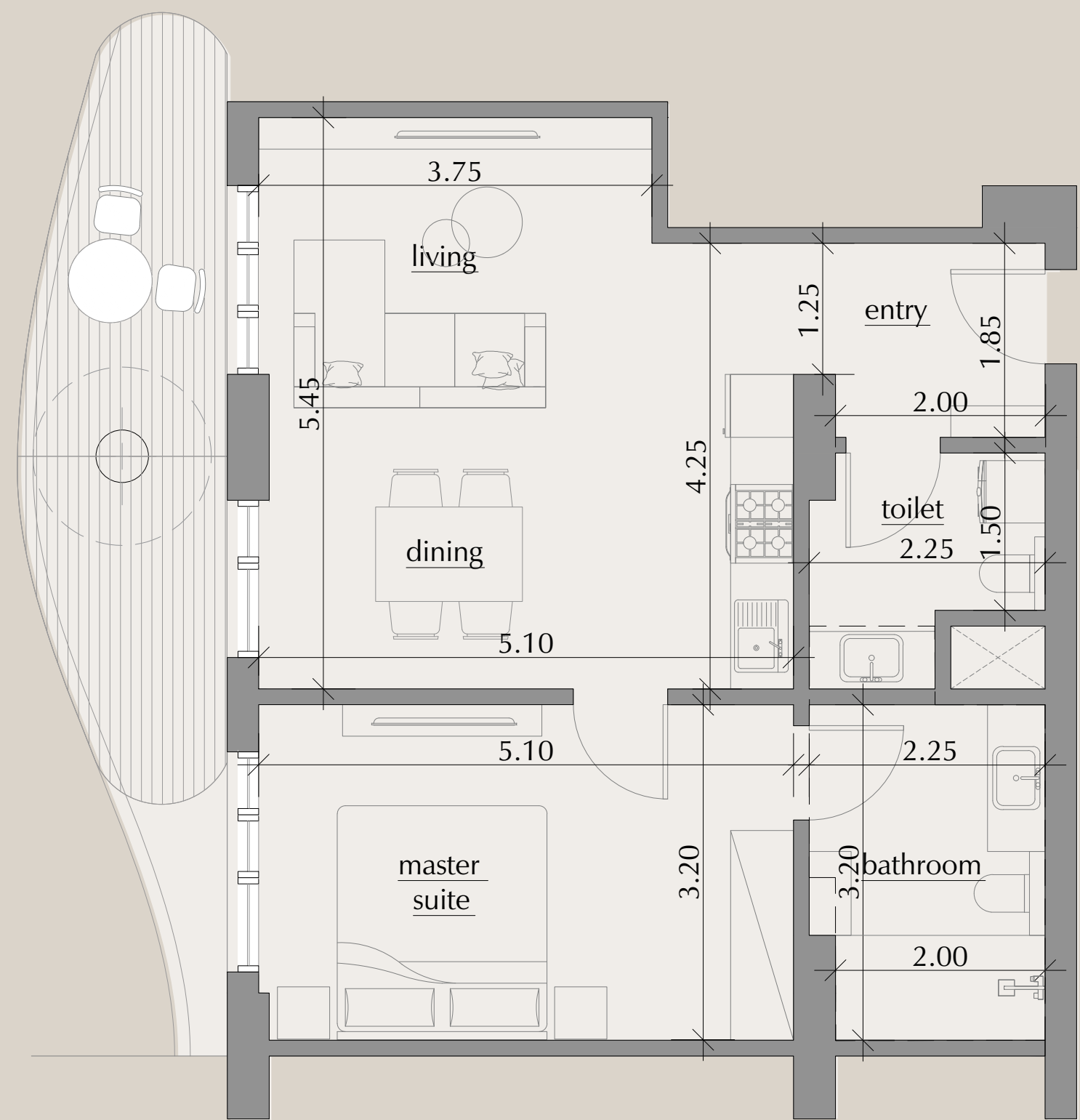
LEVEL 14



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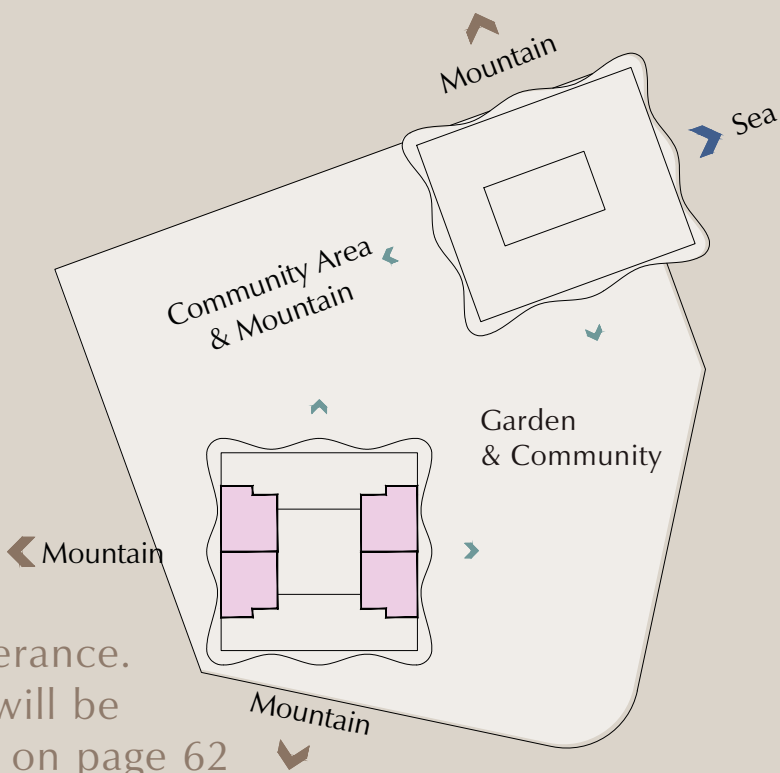
APARTMENT TYPES TOWER A

1 BEDROOM APARTMENT, TYPE A1

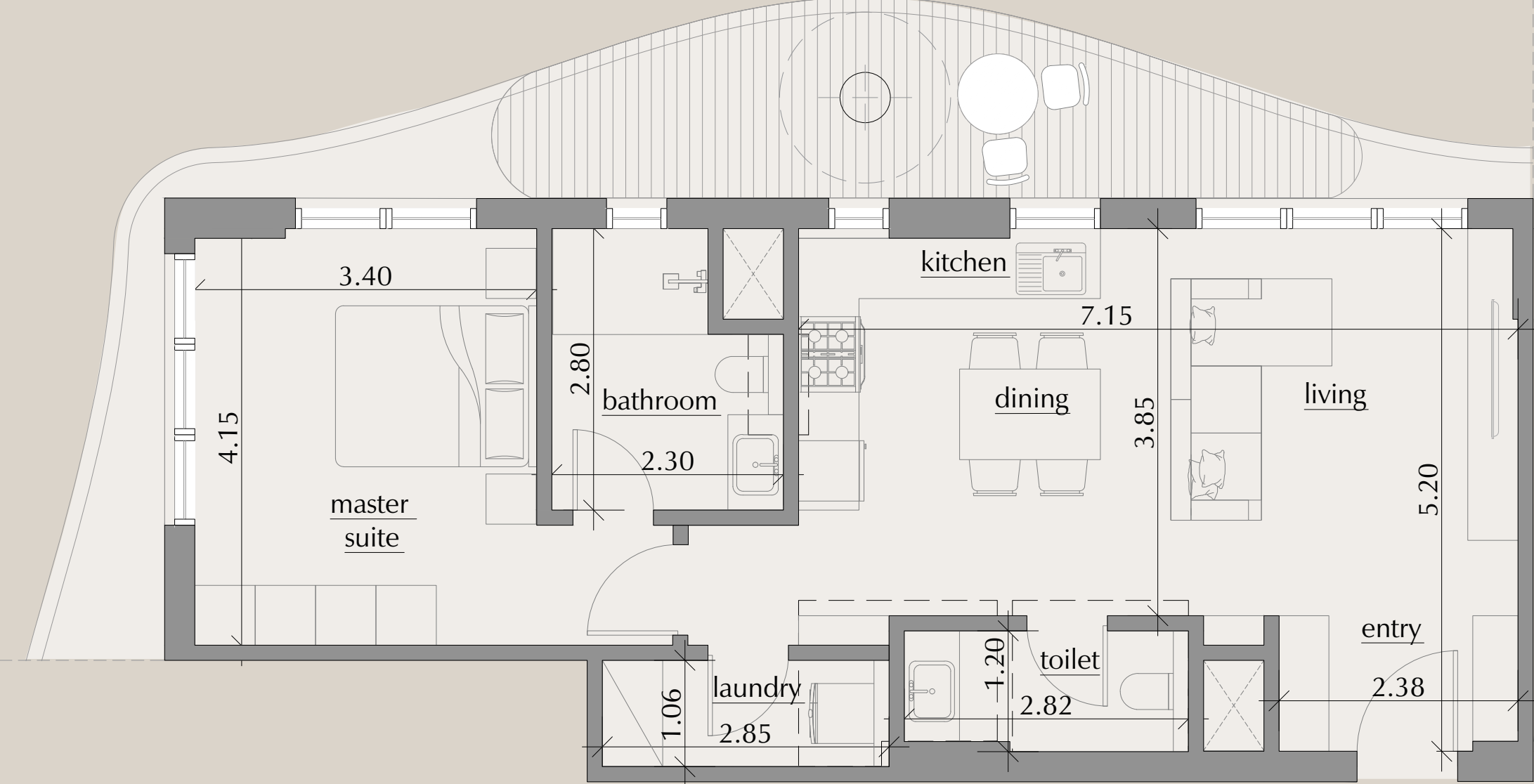


Internal area	63.58 sqm
External area	8.63 sqm
Total area	72.21 sqm

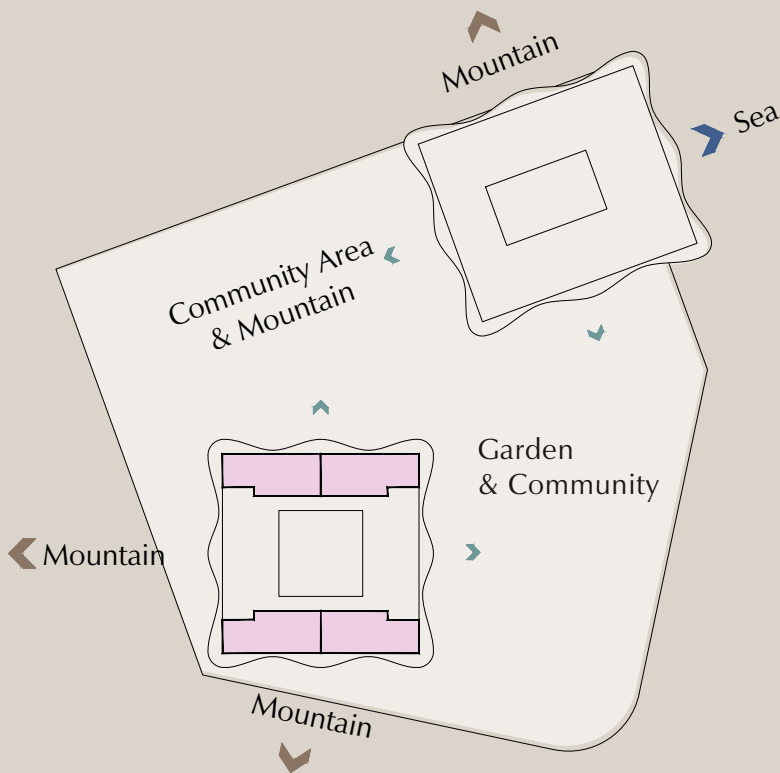
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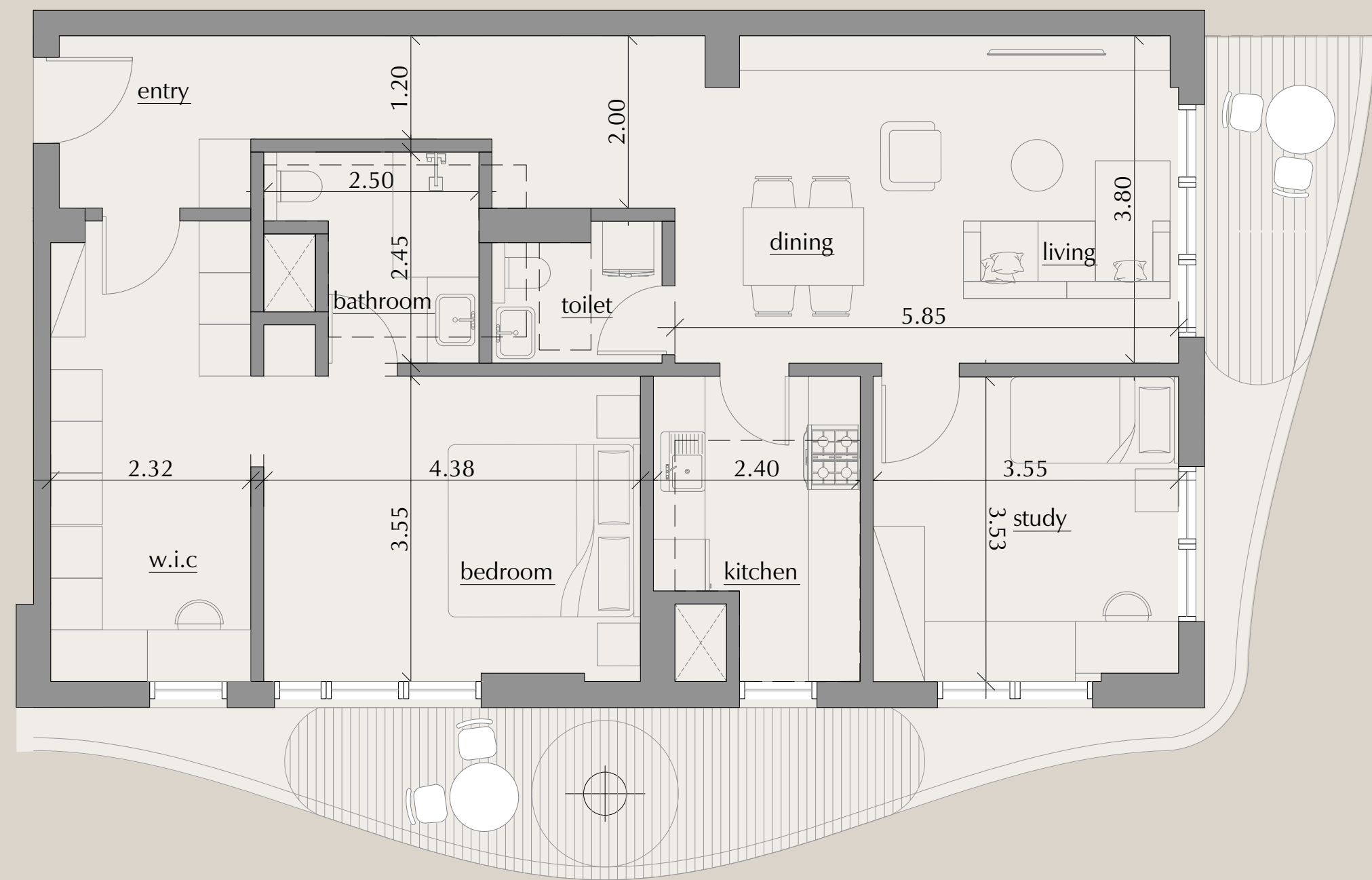
1 BEDROOM APARTMENT, TYPE B1



Internal area	64.21 sqm
External area	14.9 sqm
Total area	79.11 sqm

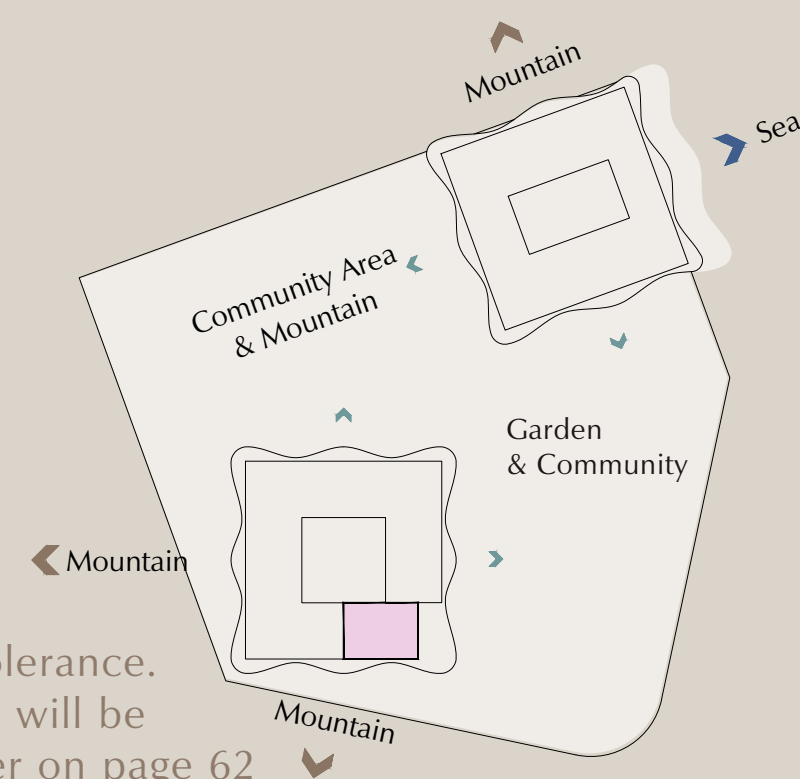


1 BEDROOM APARTMENT, TYPE B5

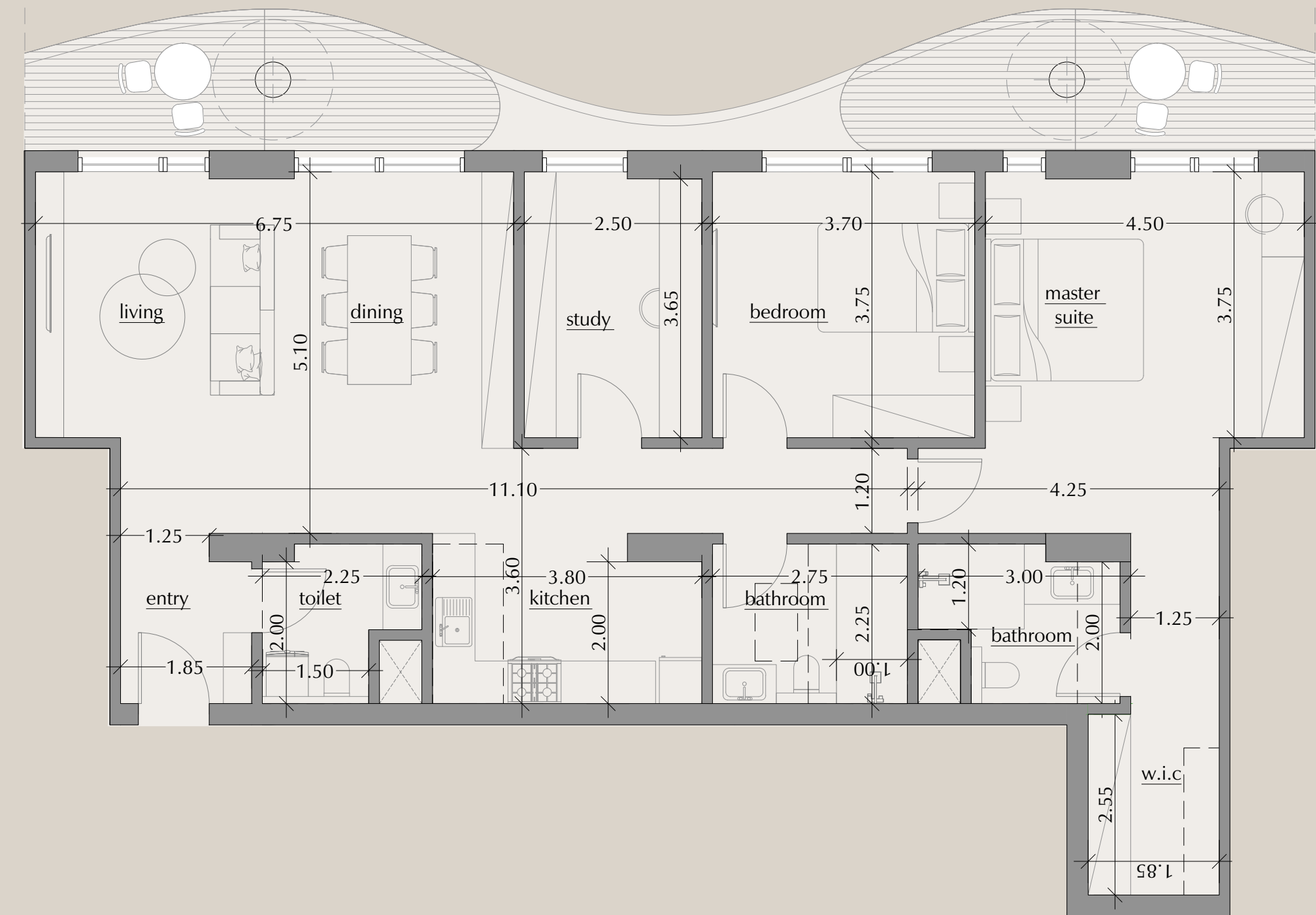


Internal area	95.47 sqm
External area	18.07 sqm
Total area	113.53 sqm

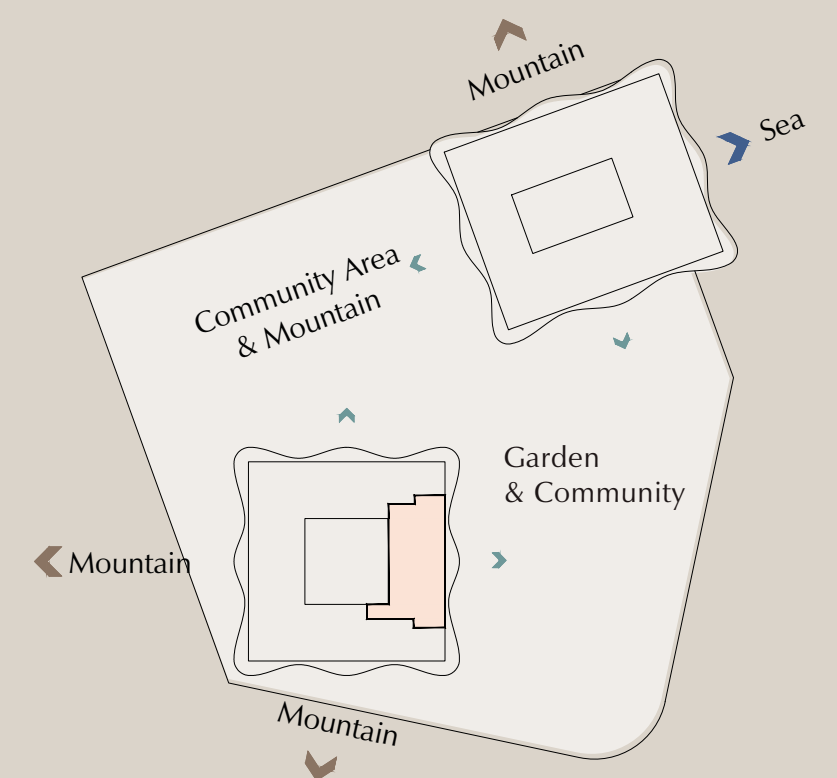
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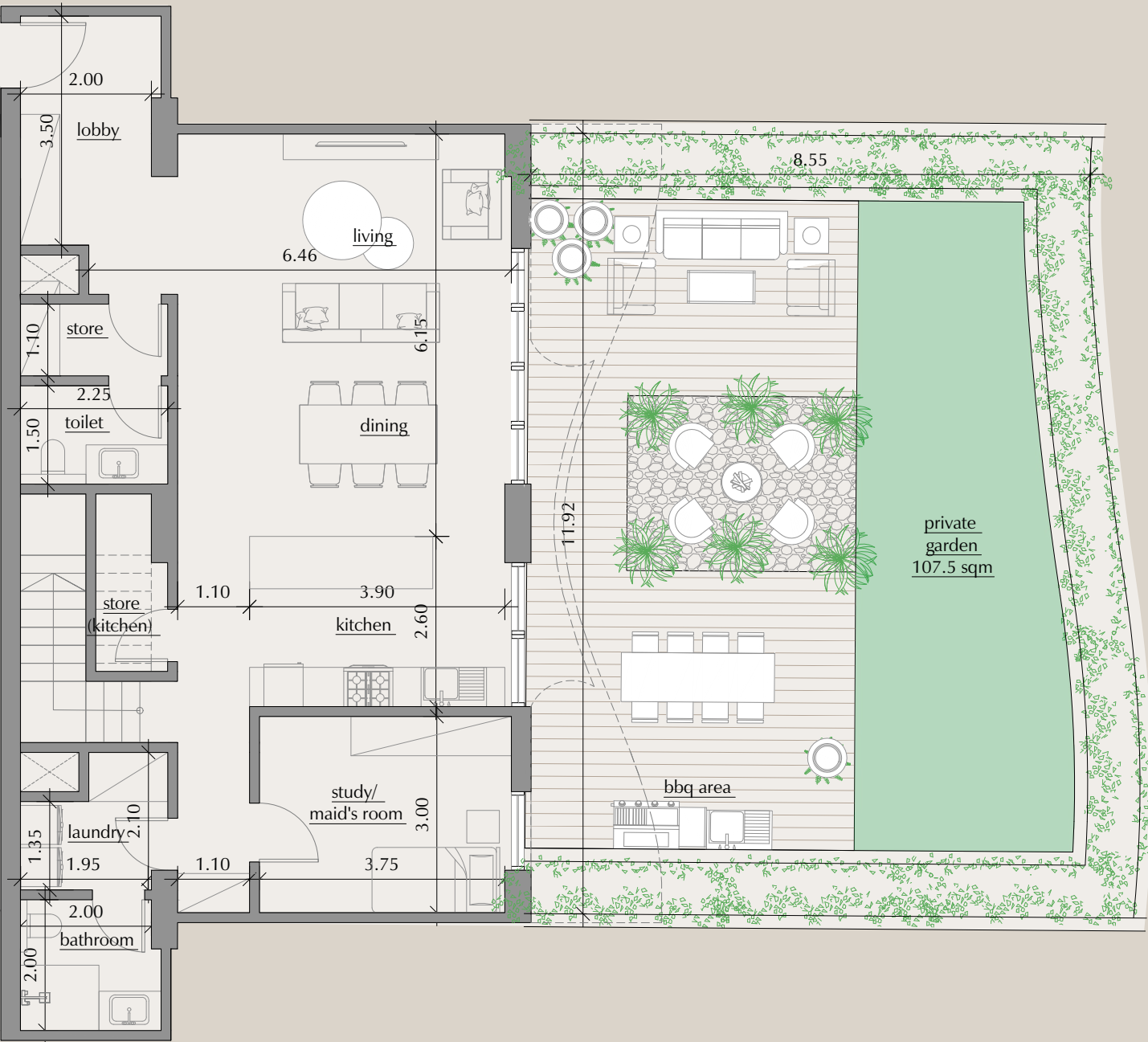
2 BEDROOM APARTMENT, TYPE B2



Internal area	130.39 sqm
External area	17.26 sqm
Total area	147.65 sqm



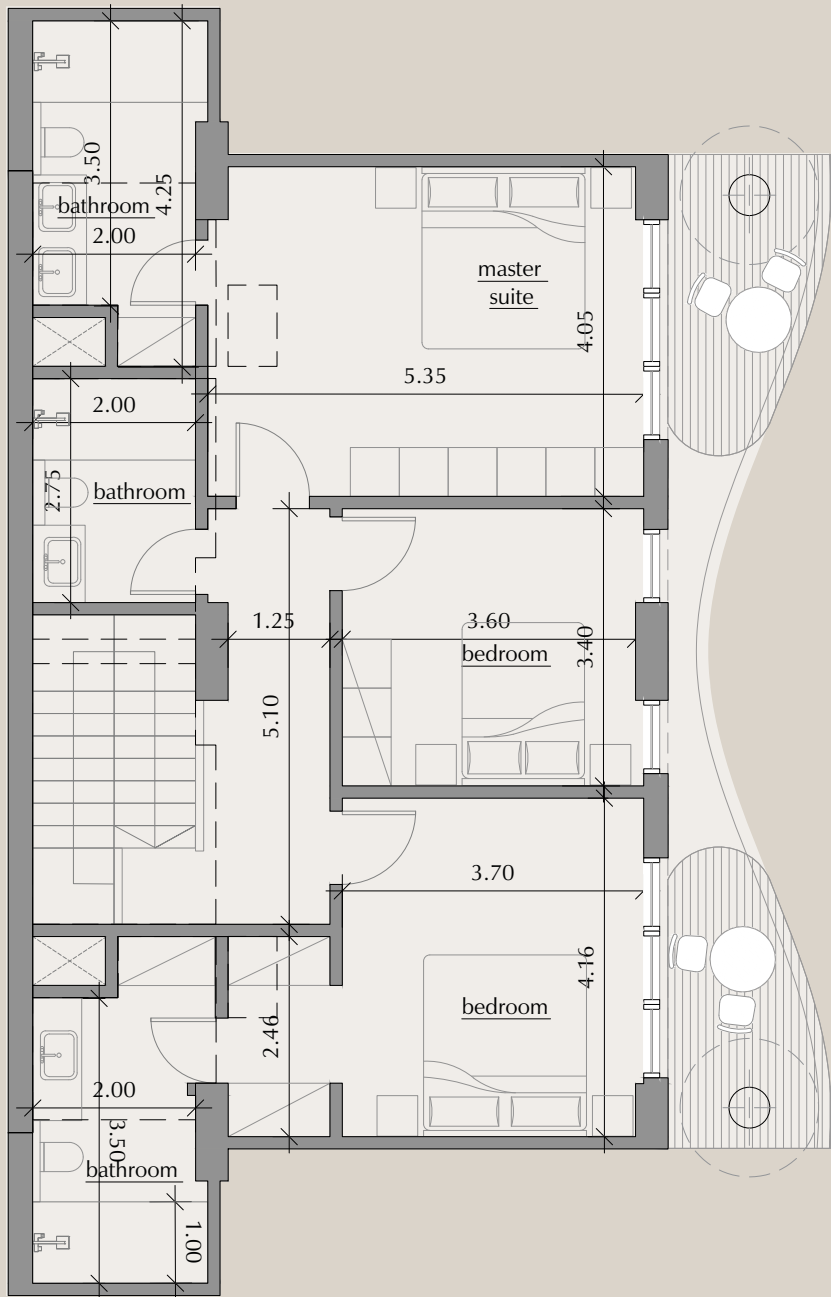
3 BEDROOM APARTMENT, TYPE B2 DUPLEX



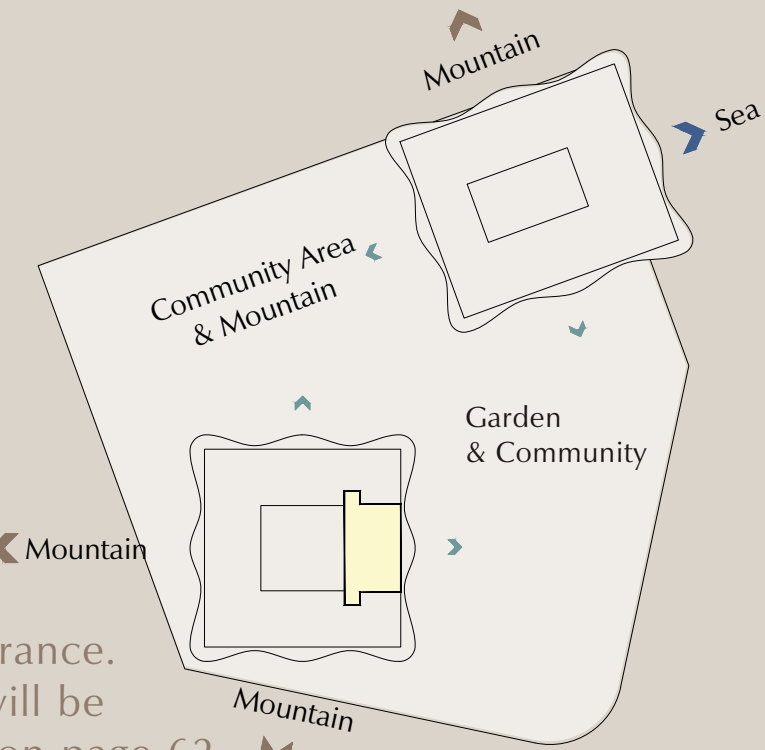
Lower floor

Internal area	187.29 sqm
External area	10.8 sqm
Total area	198.09 sqm

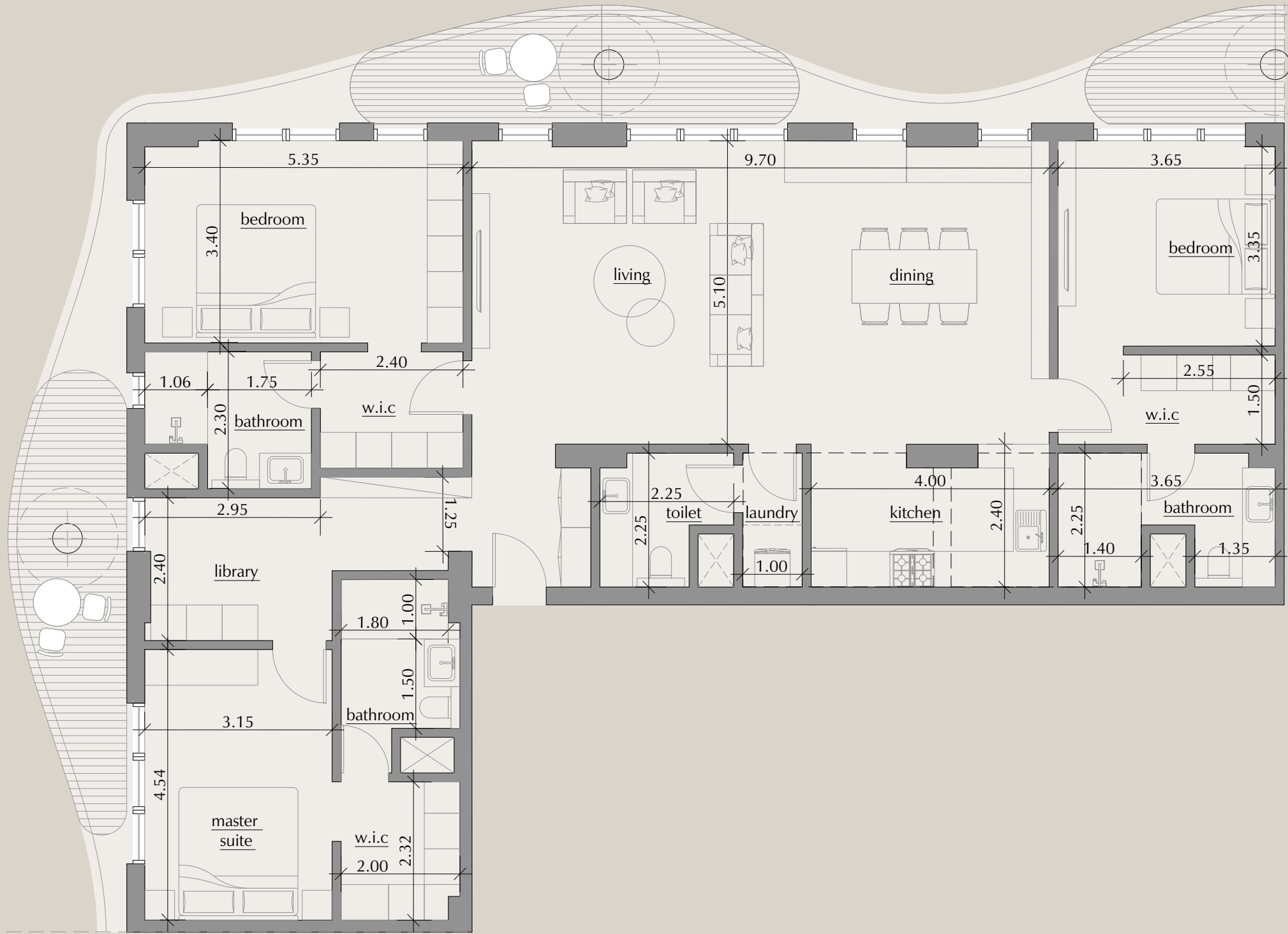
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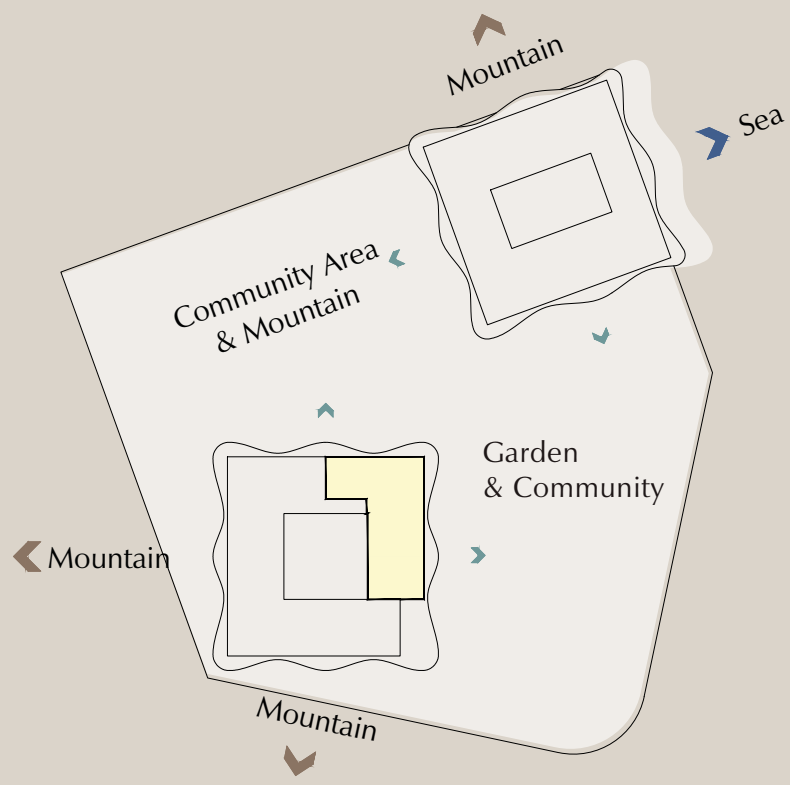
Upper floor



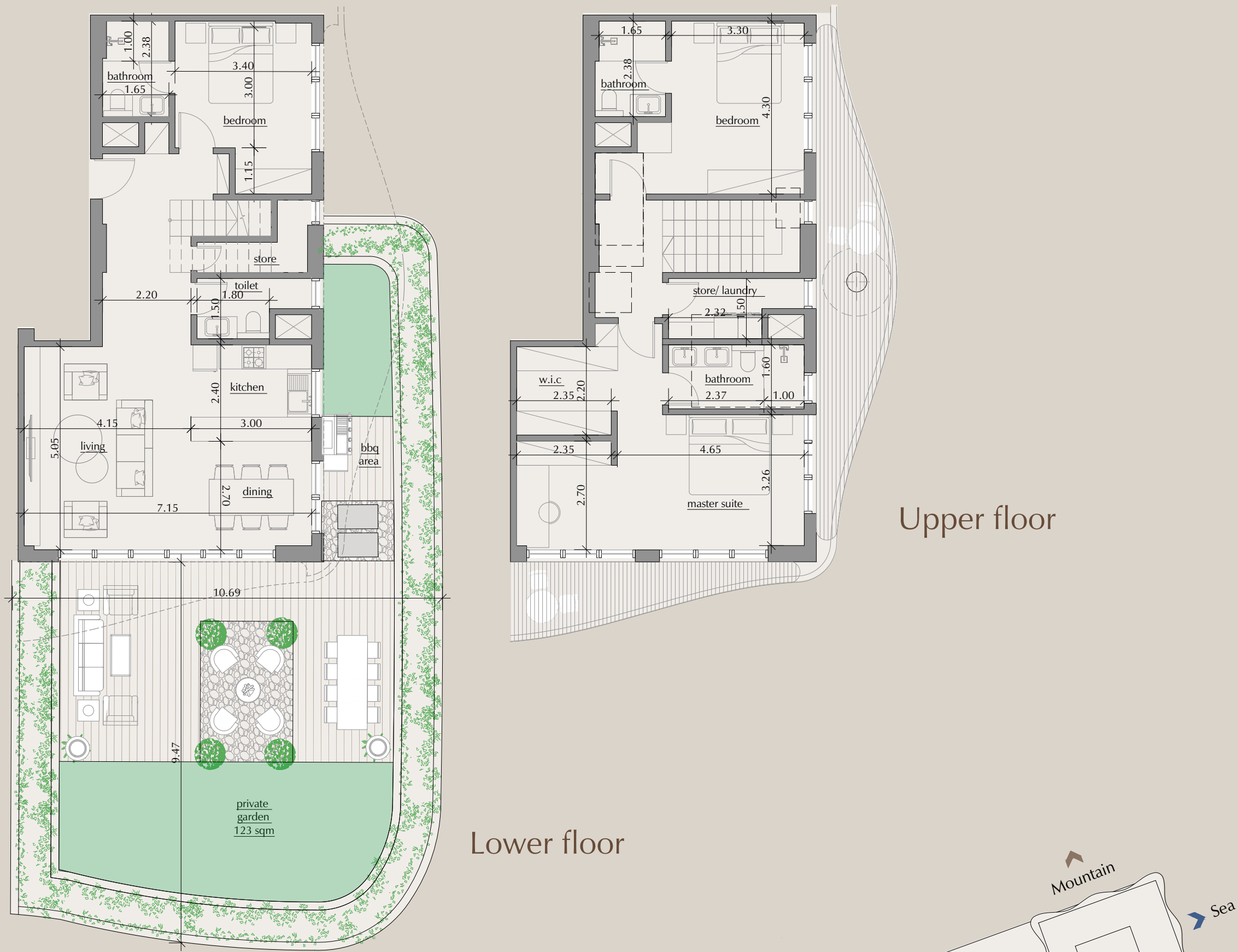
3 BEDROOM APARTMENT, TYPE B1



Internal area	168.98 sqm
External area	36.08 sqm
Total area	205.06 sqm

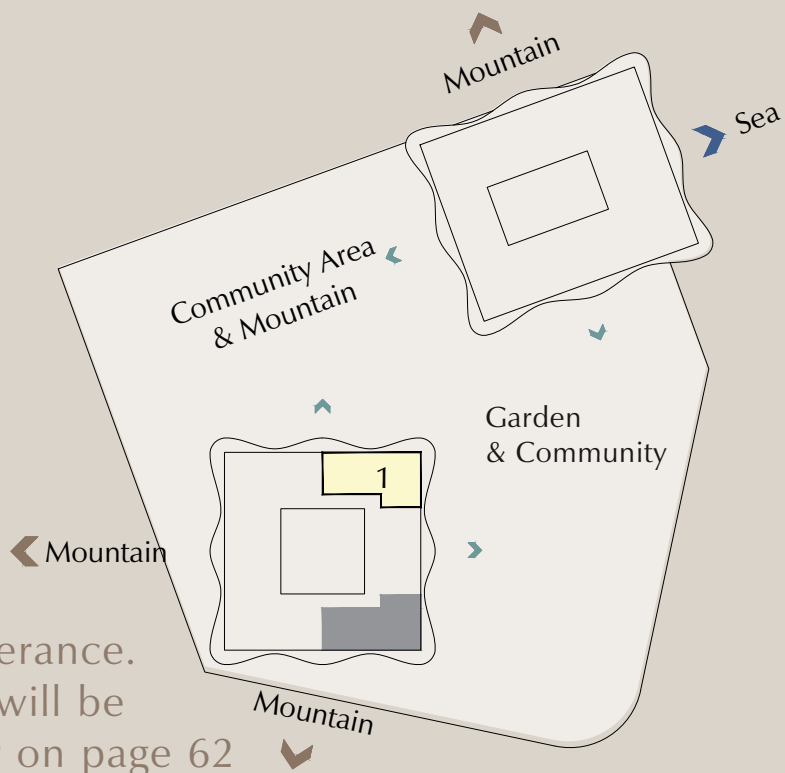


3 BEDROOM APARTMENT, TYPE A2 DUPLEX

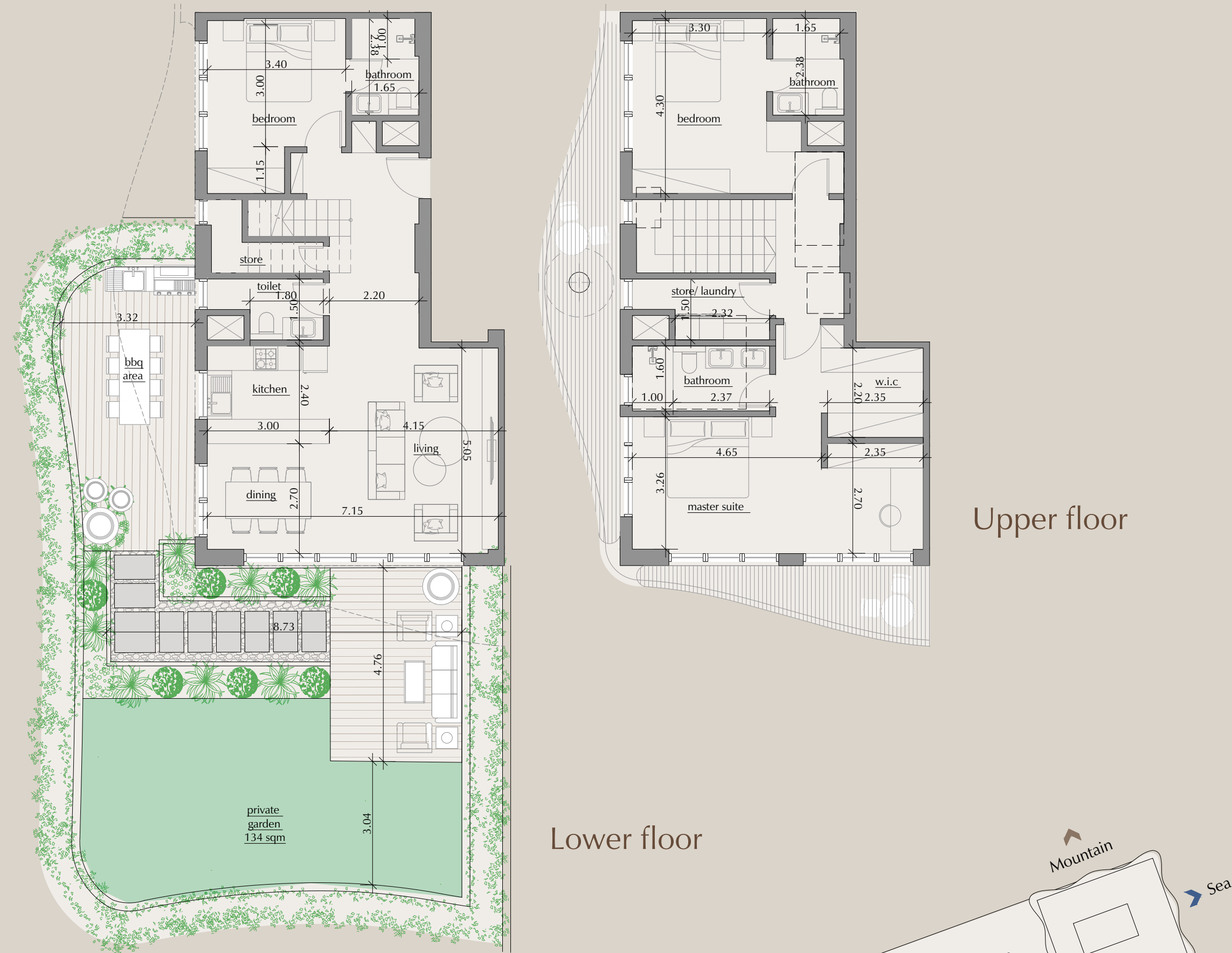


Internal area	149.29 sqm
External area	18.81 sqm
Total area	168.1 sqm

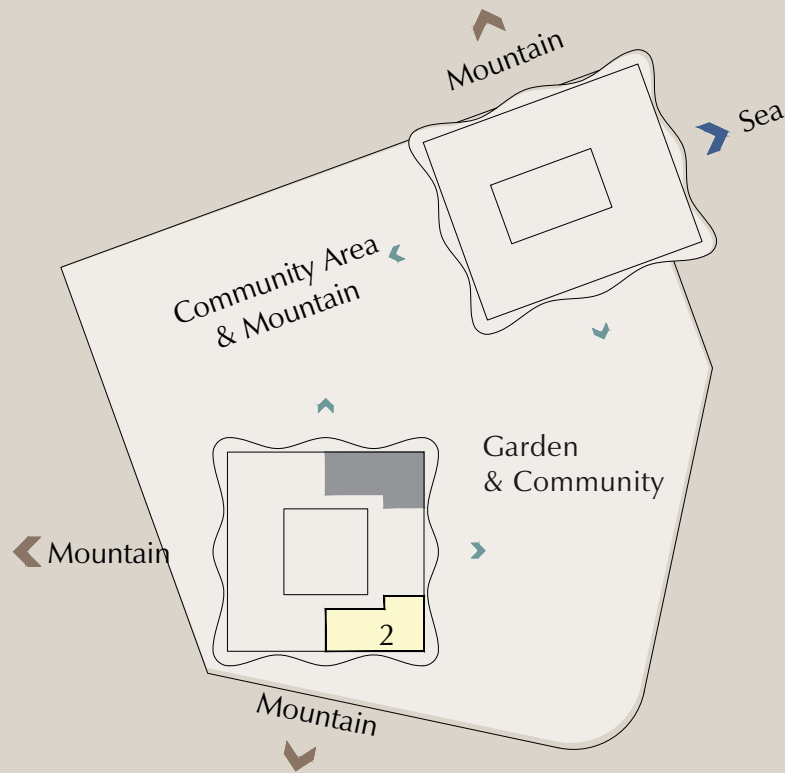
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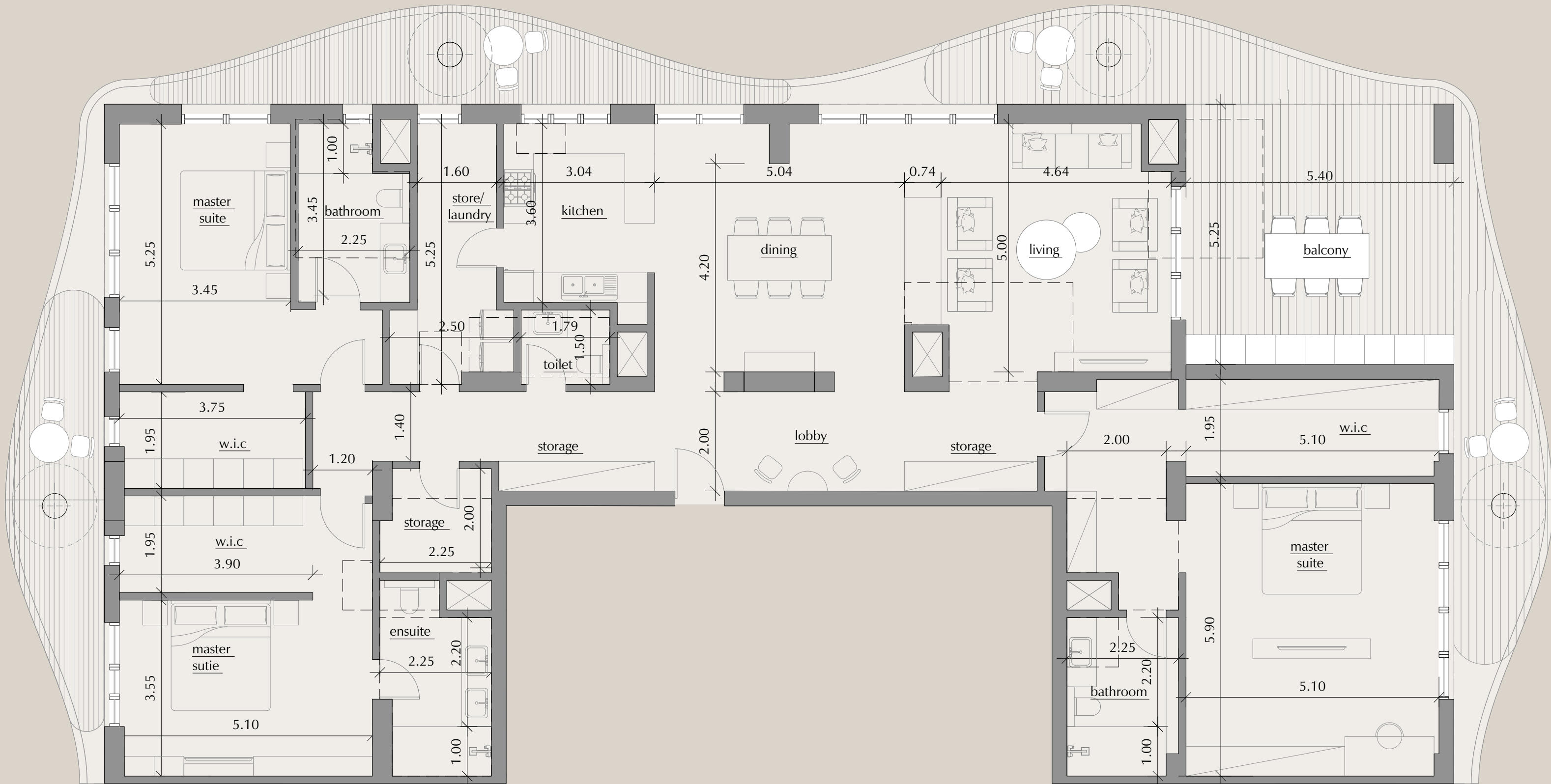
3 BEDROOM APARTMENT, TYPE A2 DUPLEX



Internal area	149.29 sqm
External area	18.81 sqm
Total area	168.1 sqm

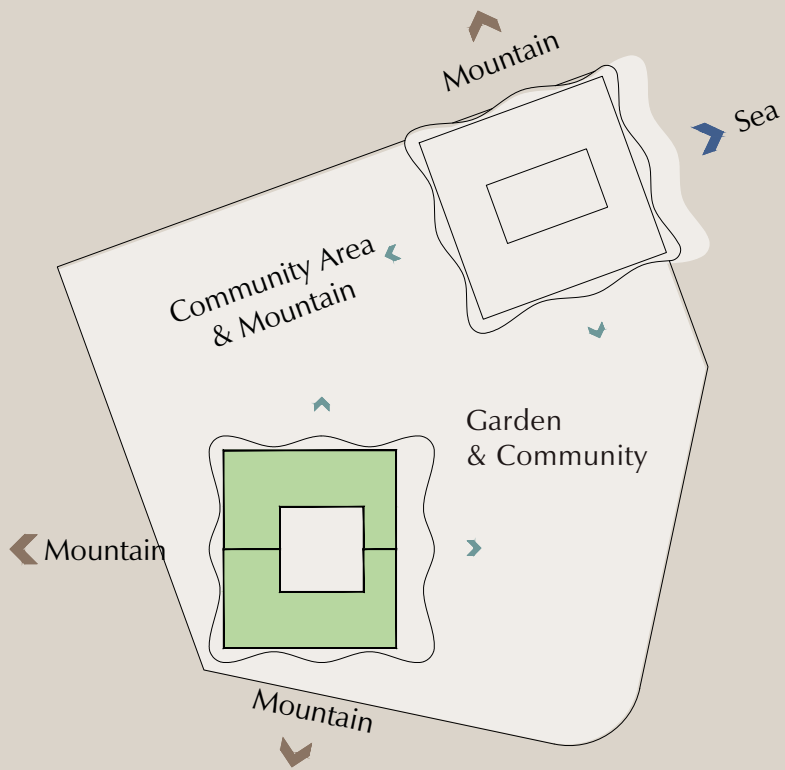


4 BEDROOM PENTHOUSE, TYPE 1



Internal area	249.94 sqm
External area	84.28 sqm
Total area	334.22 sqm

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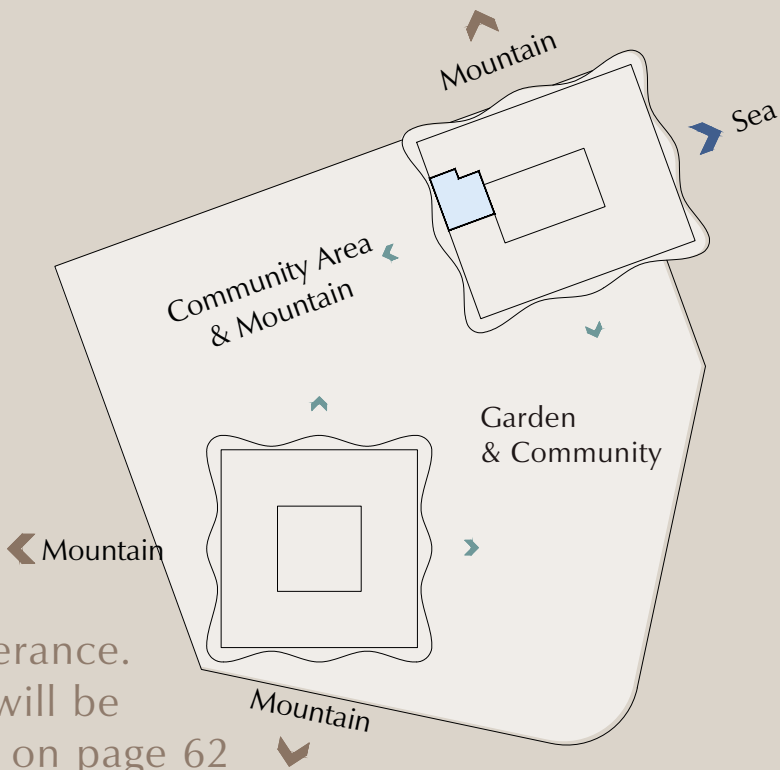
APARTMENT TYPES TOWER B

STUDIO 1

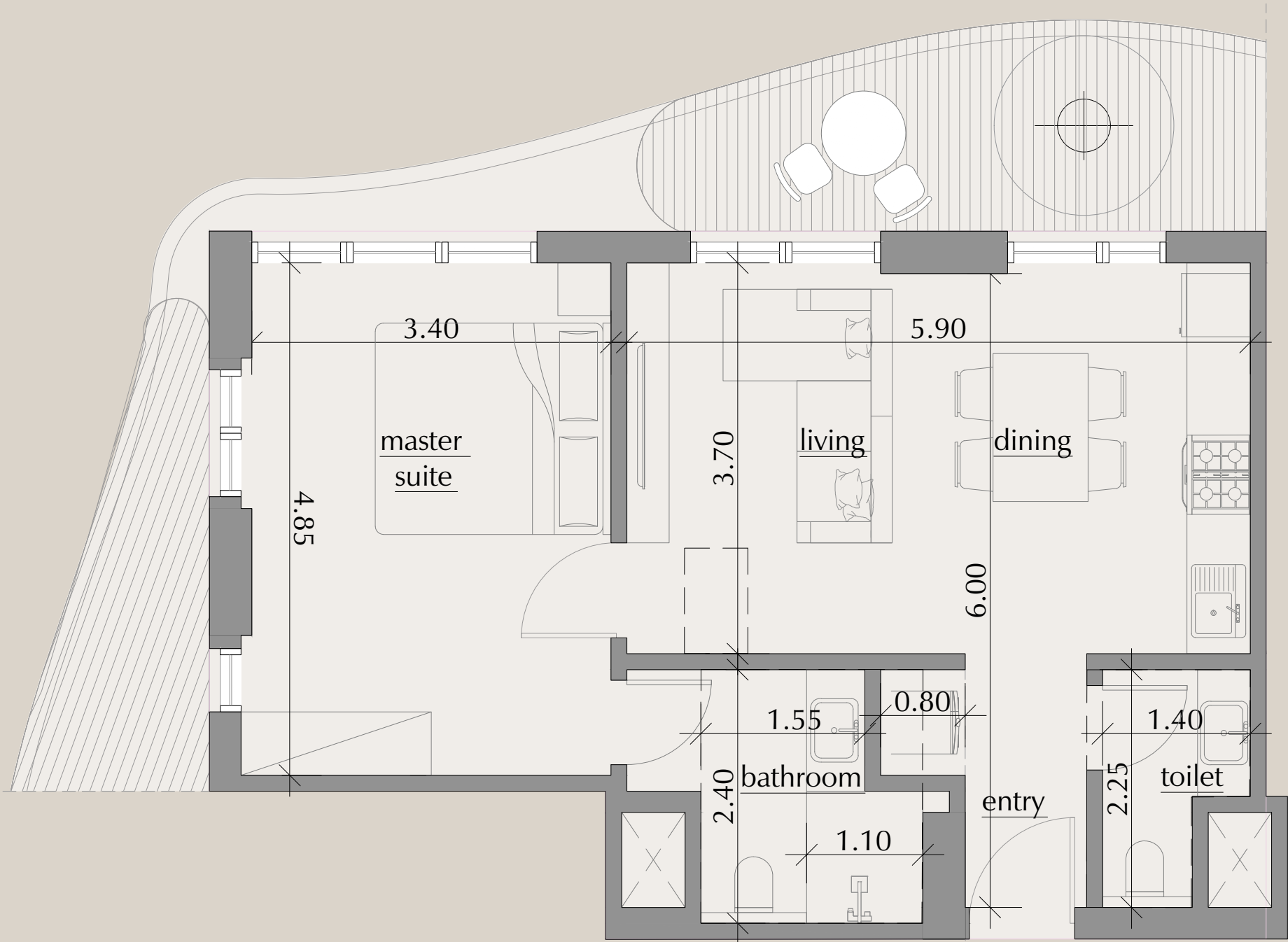


Internal area	45.03 sqm
External area	5.98 sqm
Total area	51.01 sqm

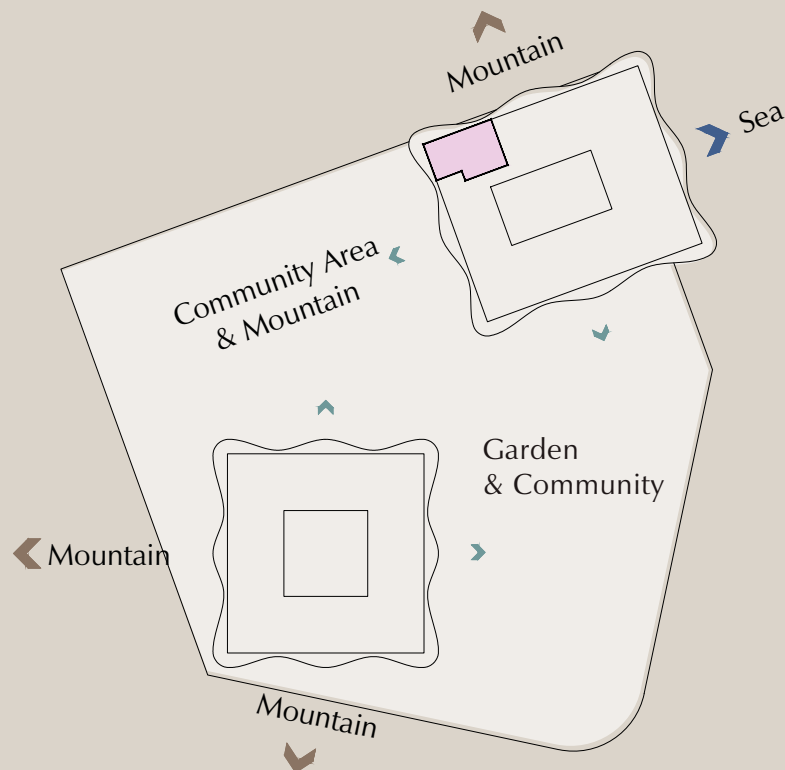
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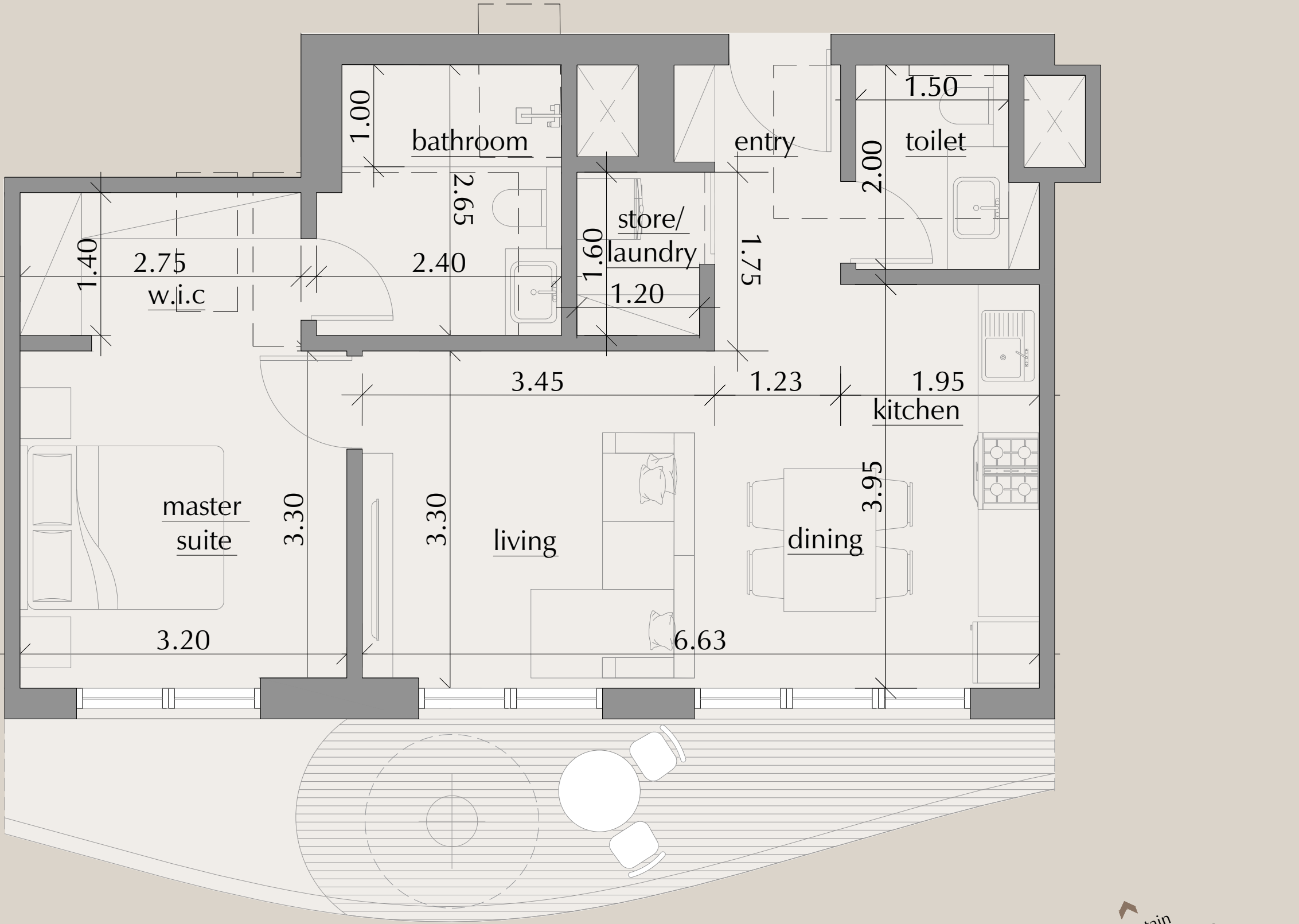
1 BEDROOM APARTMENT, TYPE A2



Internal area	55.08 sqm
External area	11.53 sqm
Total area	66.61 sqm

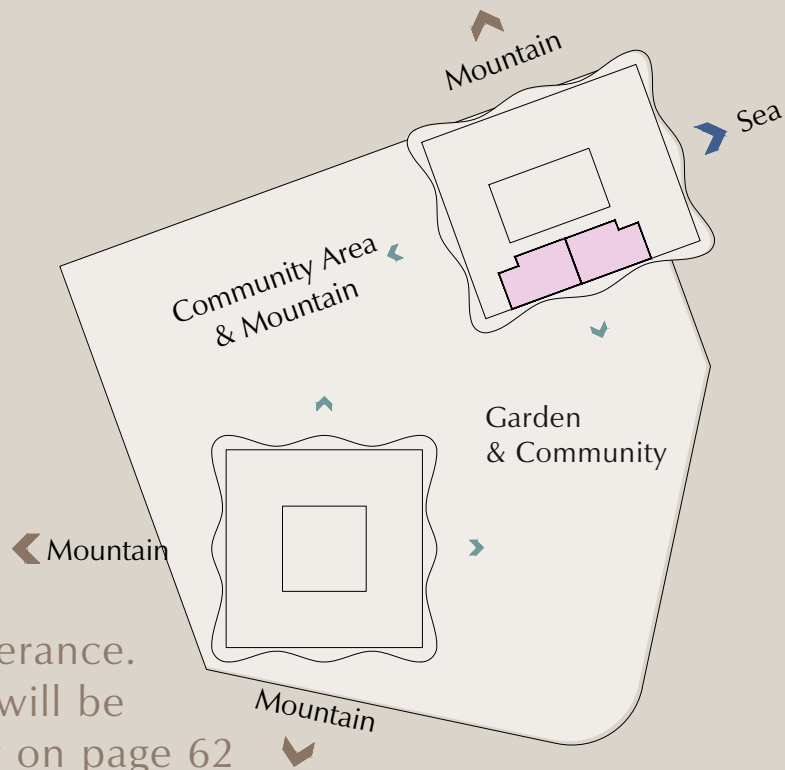


1 BEDROOM APARTMENT, TYPE A3

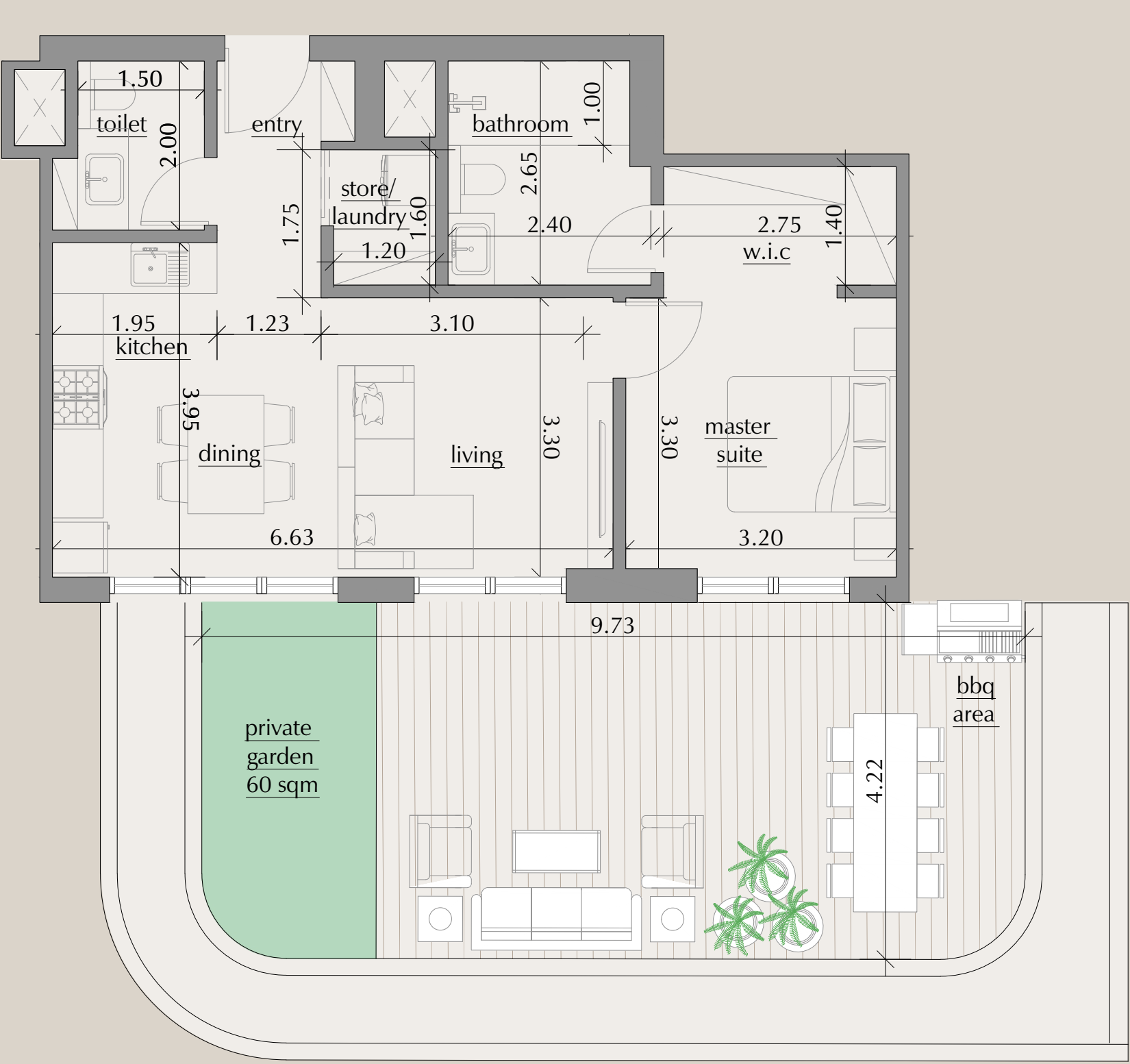


Internal area	58.14 sqm
External area	10.29 sqm
Total area	68.43 sqm

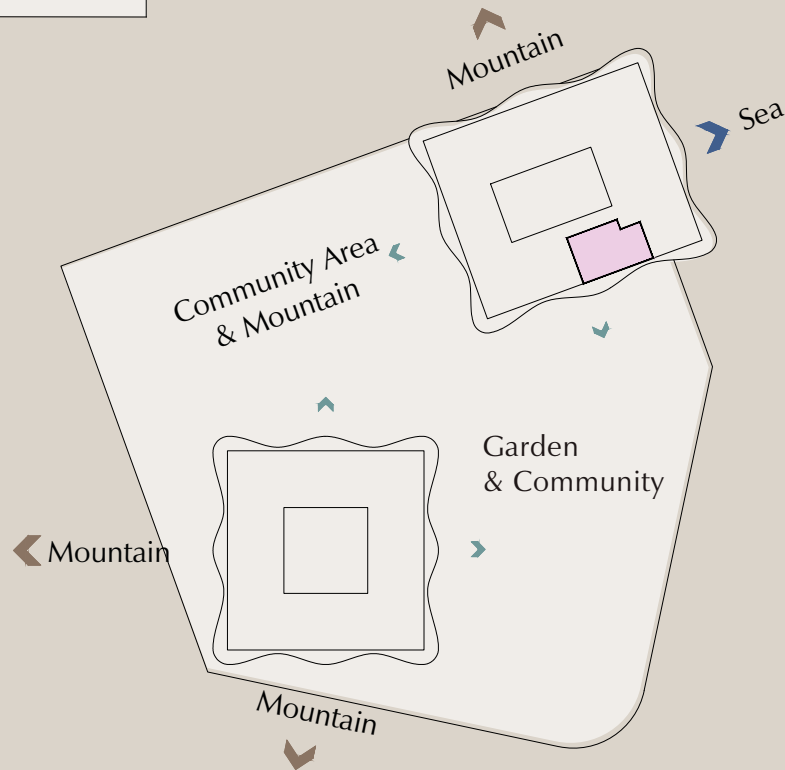
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1 BEDROOM APARTMENT, TYPE A3G



Internal area	58.14 sqm
External area	60 sqm
Total area	68.43 sqm

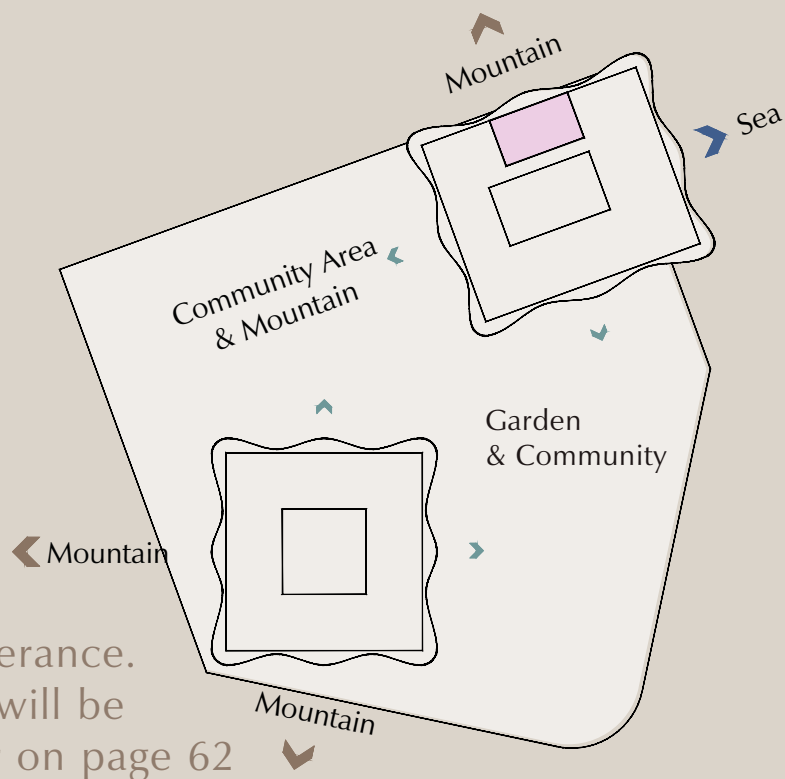


1 BEDROOM APARTMENT, TYPE B2

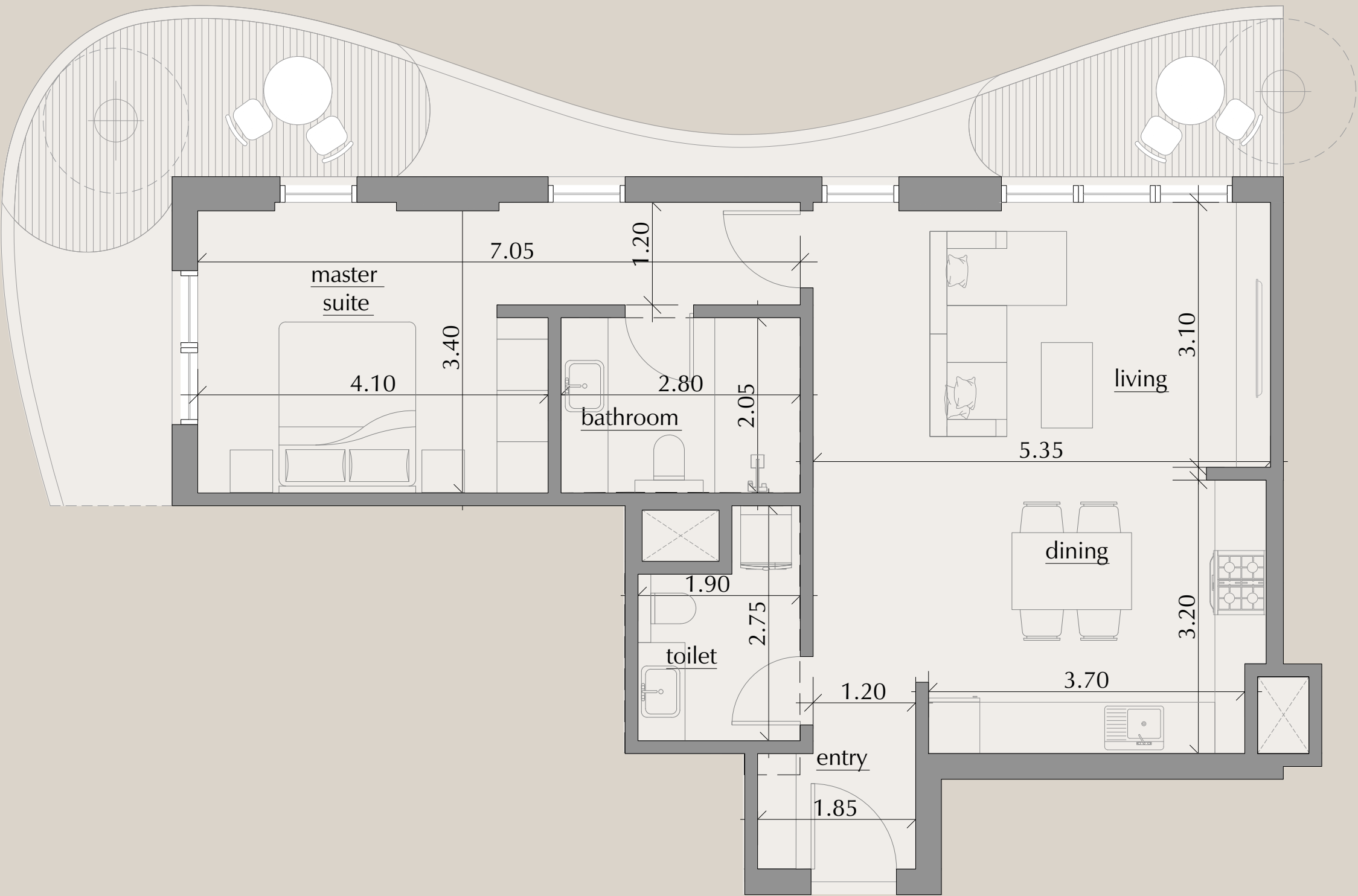


Internal area	68.3 sqm
External area	13.69 sqm
Total area	81.99 sqm

All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62

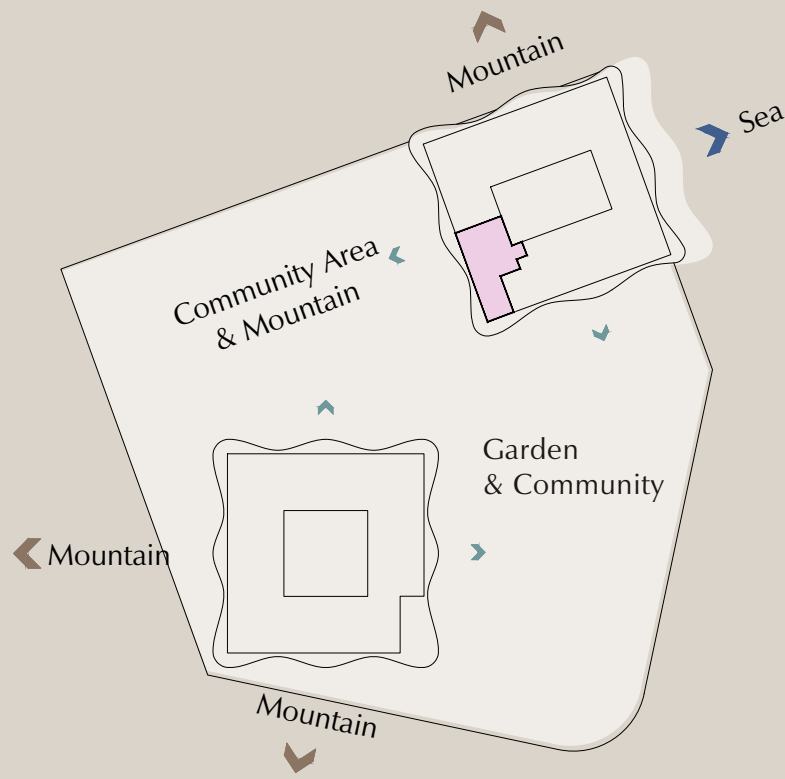


1 BEDROOM APARTMENT, TYPE B3

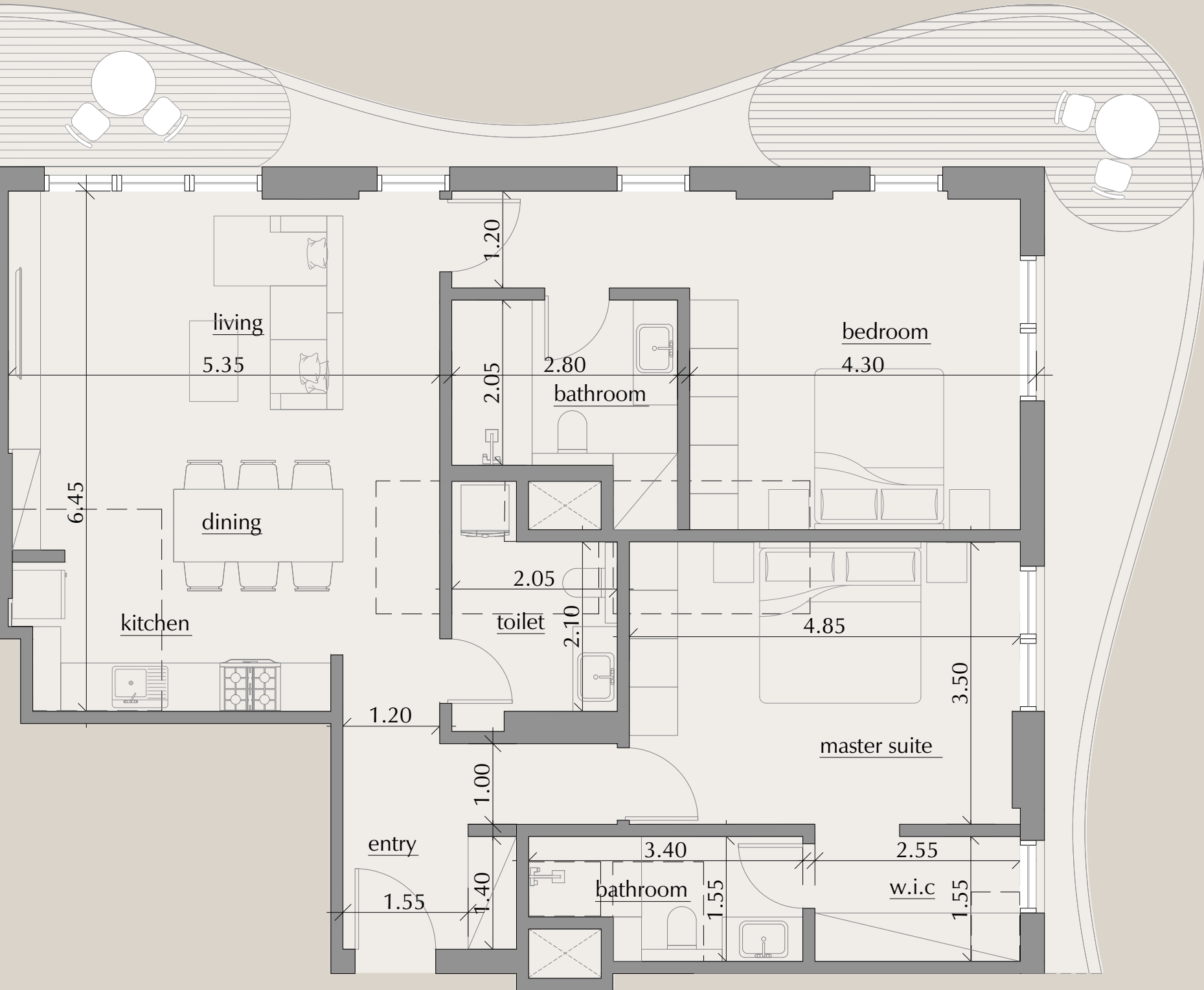


Internal area	67.96 sqm
External area	14.14 sqm
Total area	82.1 sqm

All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62

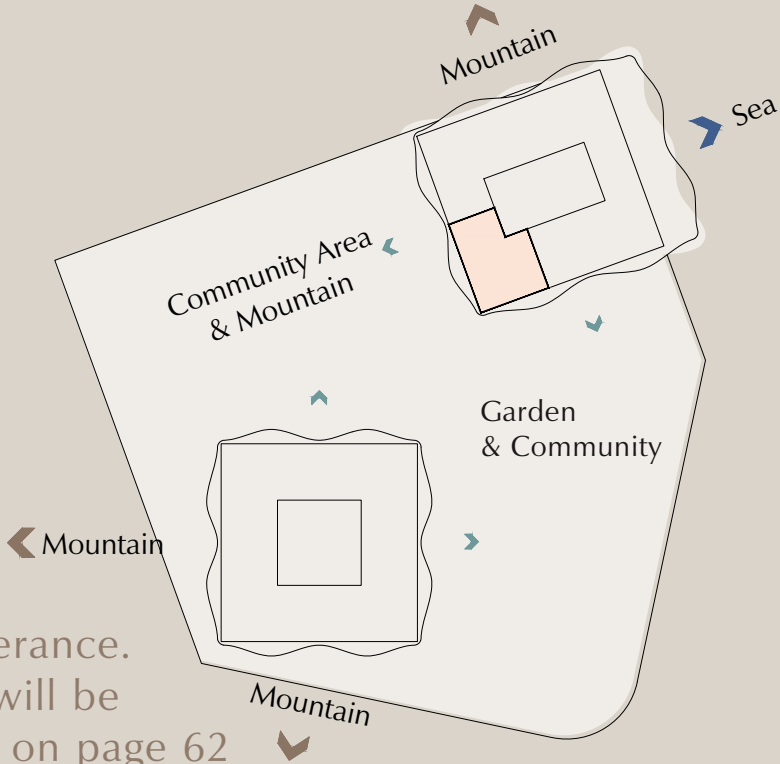


2 BEDROOM APARTMENT, TYPE A1

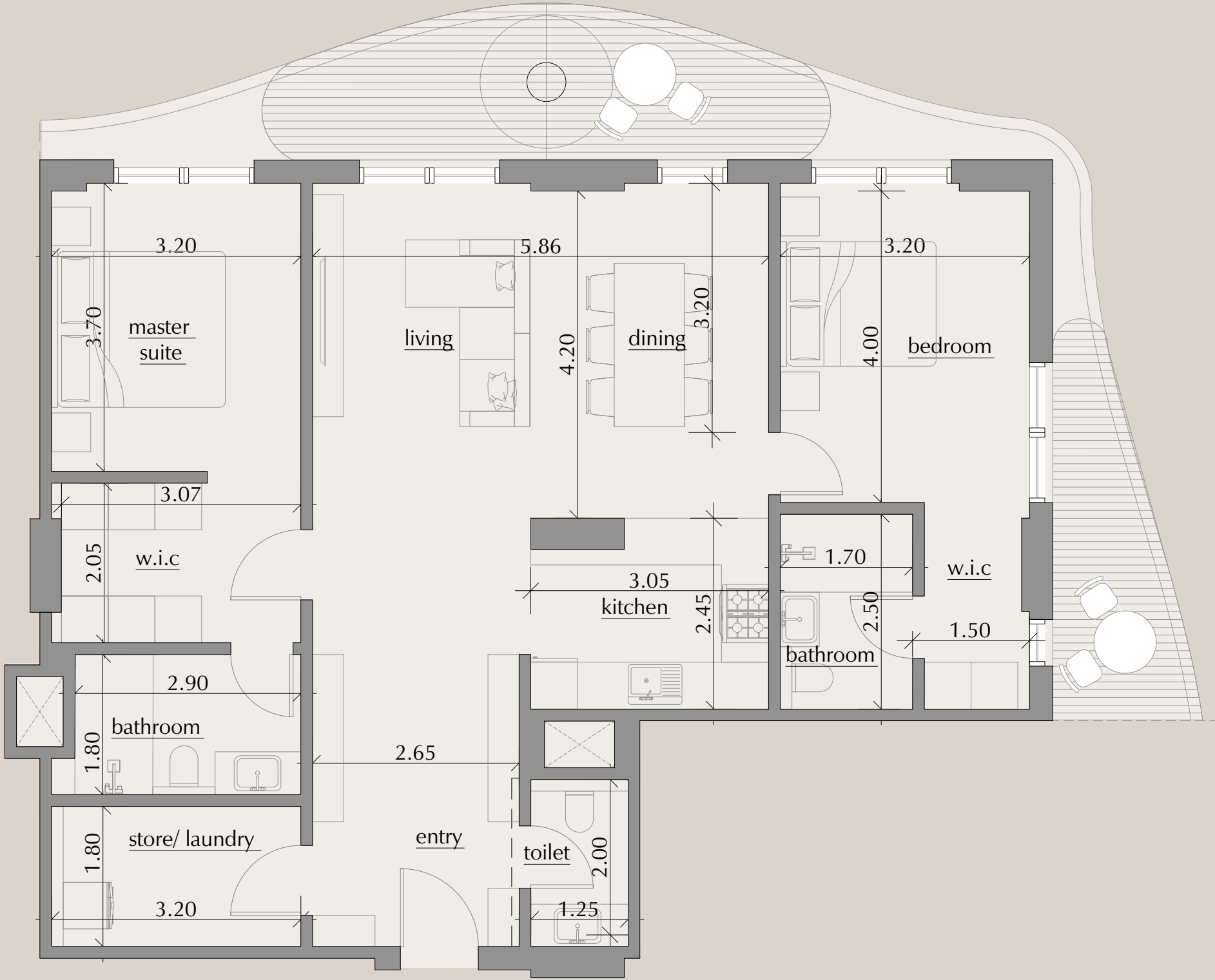


Internal area	105.57 sqm
External area	21 sqm
Total area	126.57 sqm

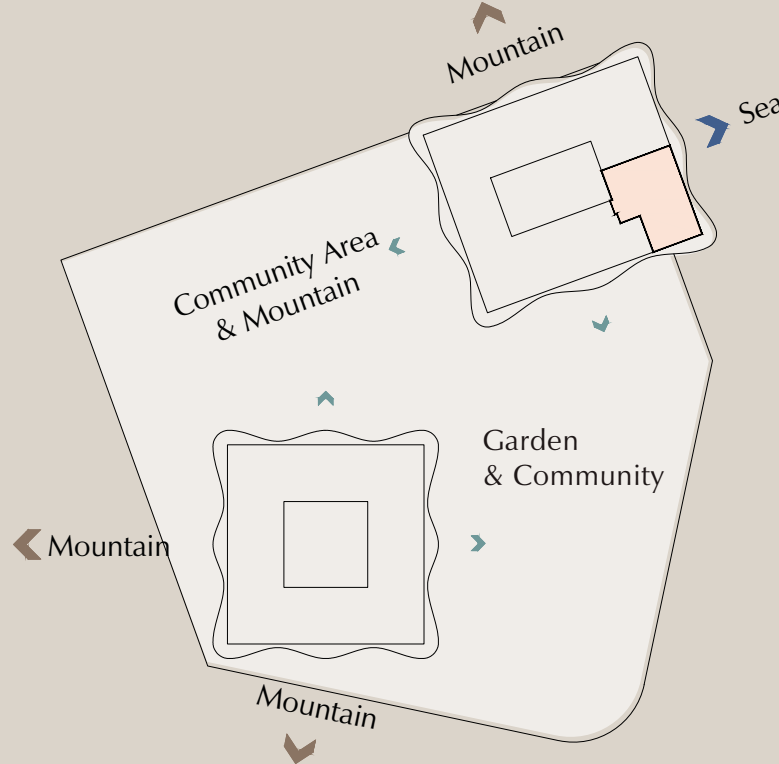
All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62



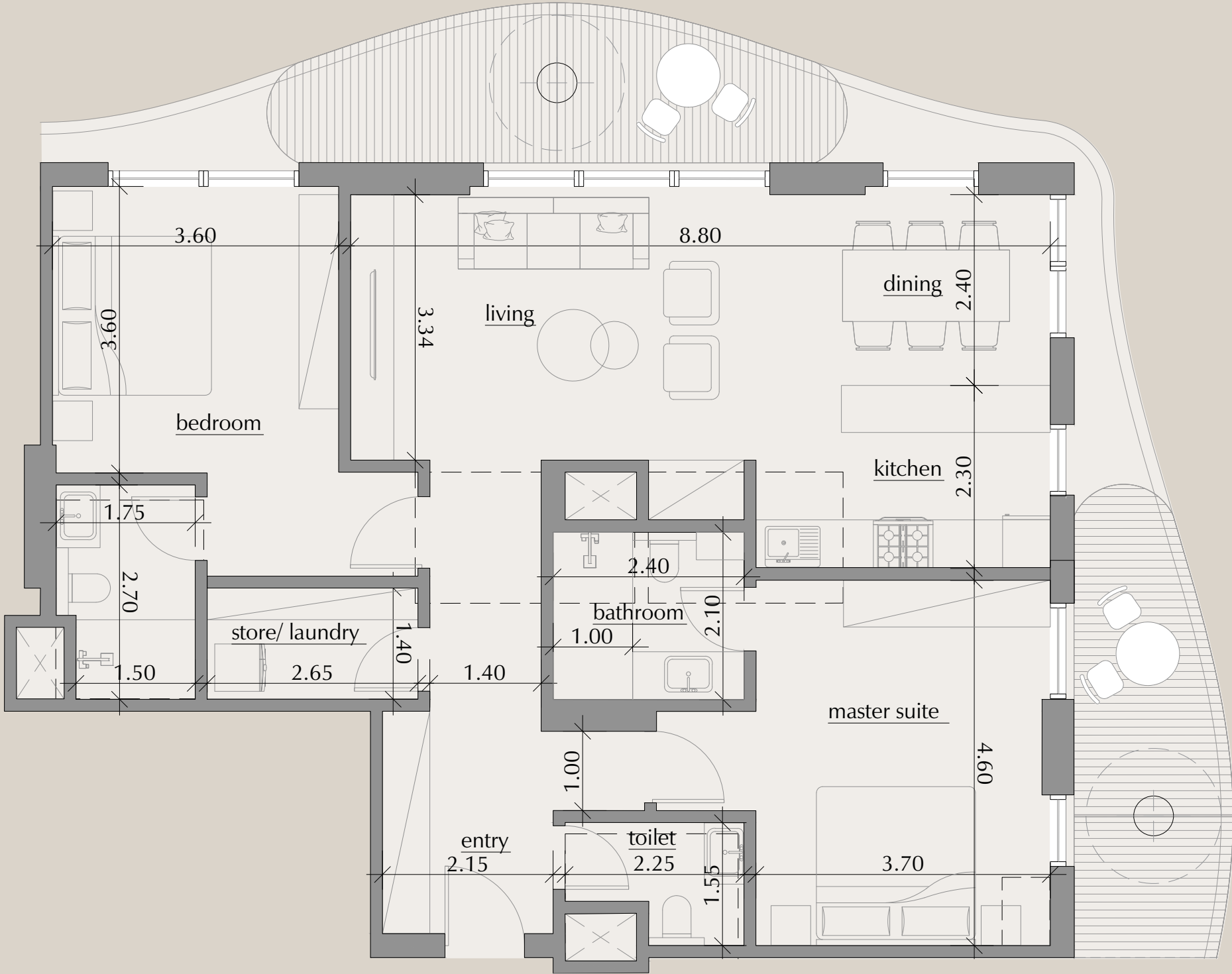
2 BEDROOM APARTMENT, TYPE A2



Internal area	108.28 sqm
External area	17.57 sqm
Total area	125.85 sqm

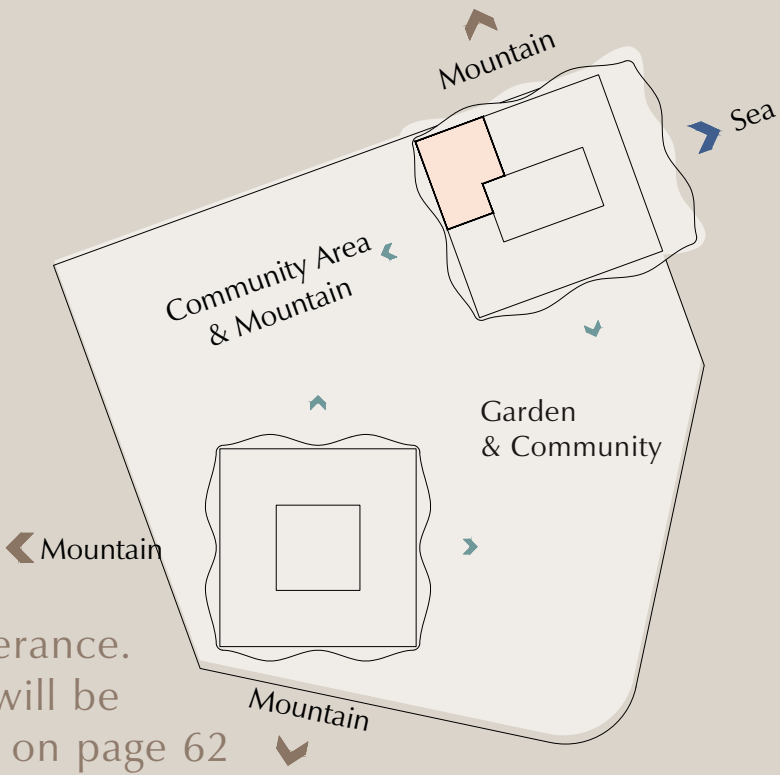


2 BEDROOM APARTMENT, TYPE A3

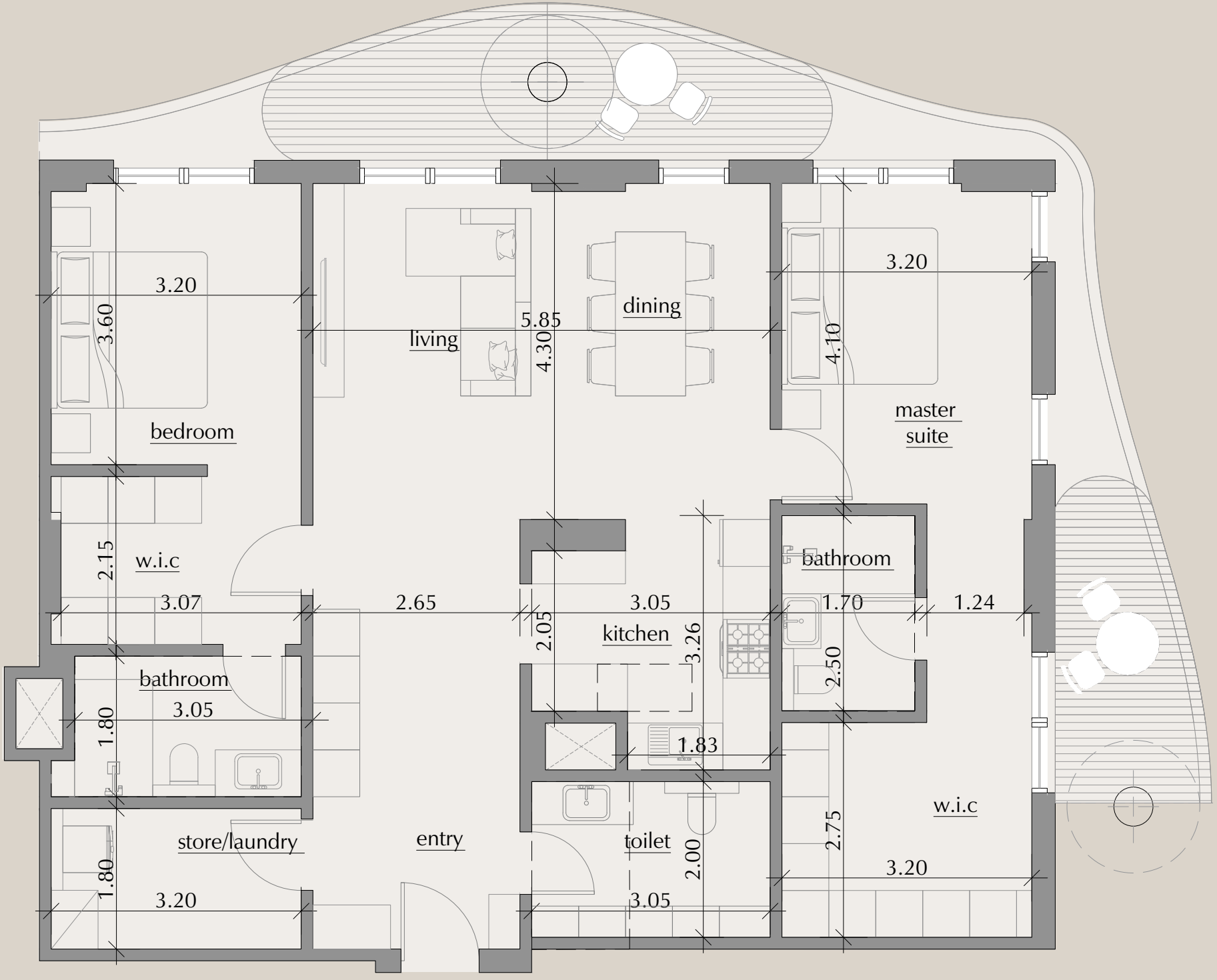


Internal area	106.71 sqm
External area	25.6 sqm
Total area	132.31 sqm

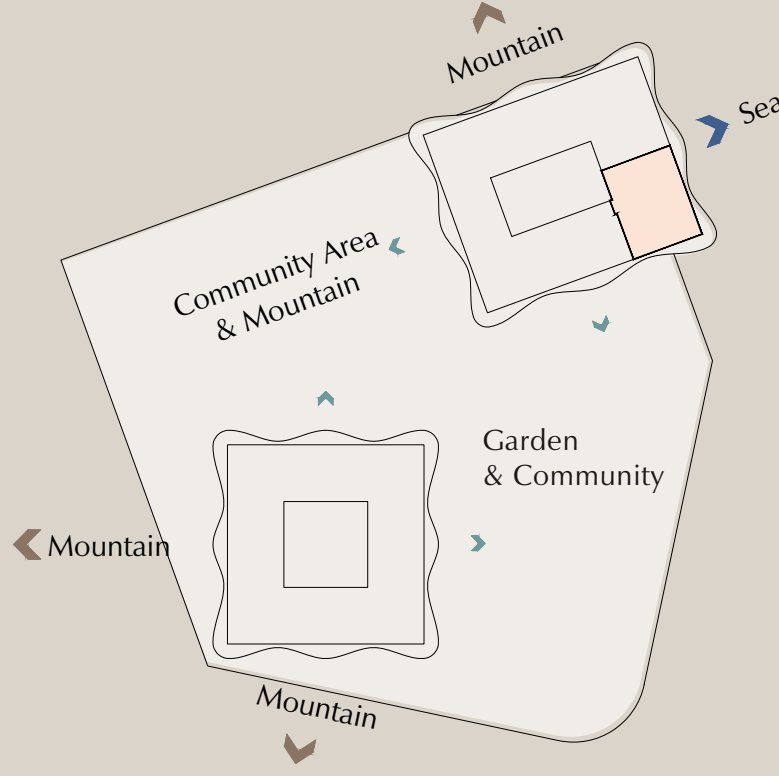
All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62



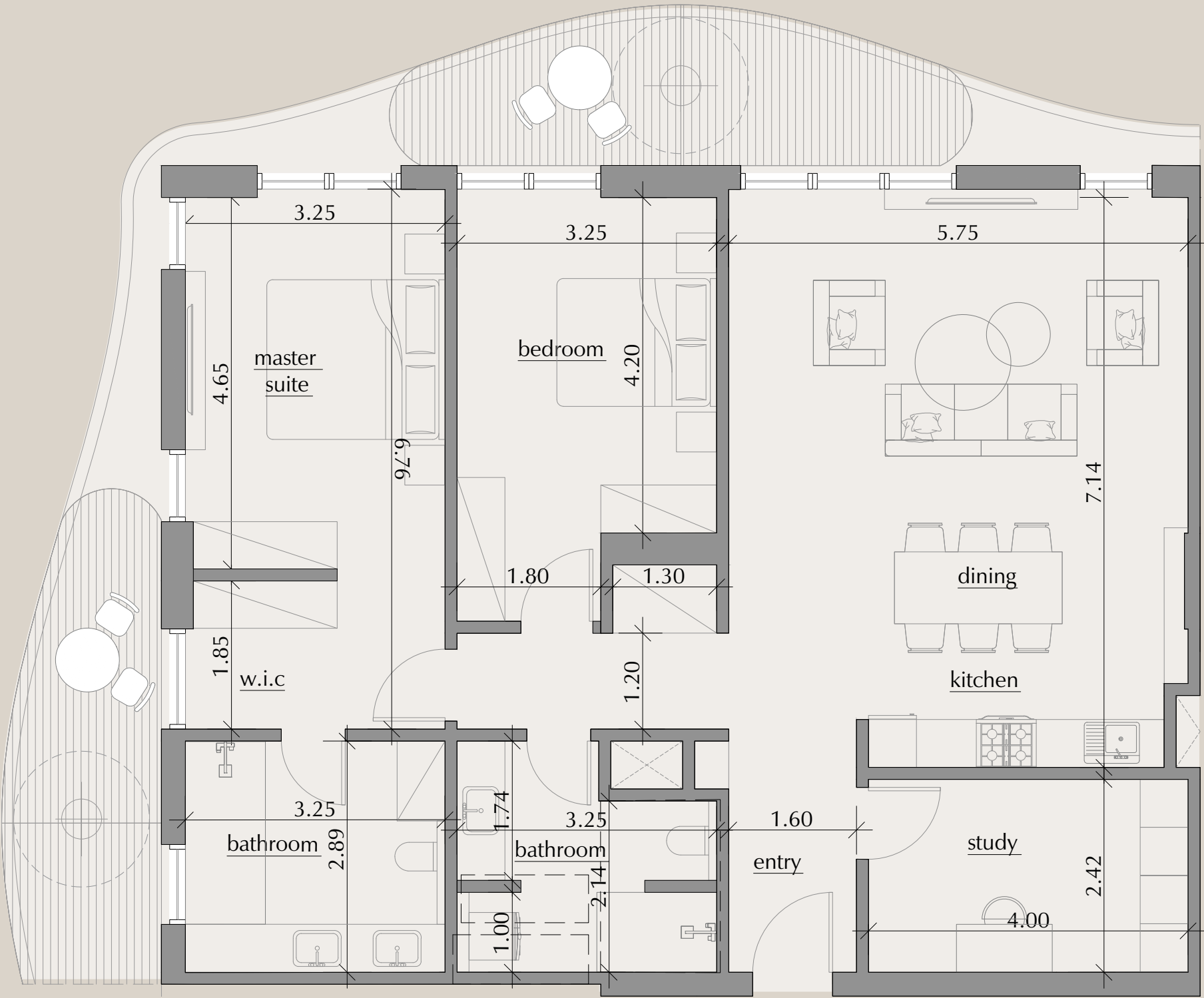
2 BEDROOM APARTMENT, TYPE B3



Internal area	121.55 sqm
External area	17.57 sqm
Total area	139.12 sqm

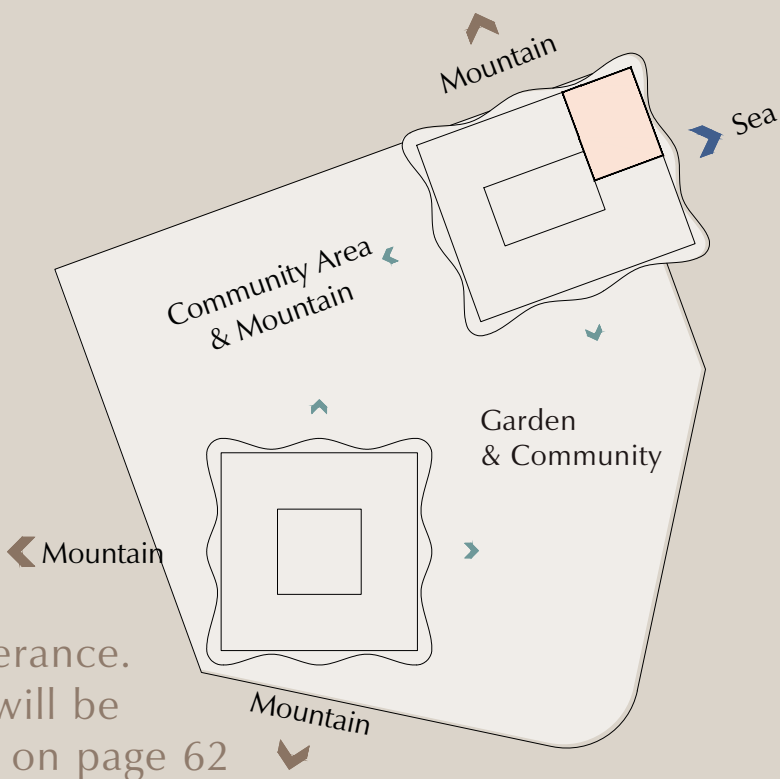


2 BEDROOM APARTMENT, TYPE B1

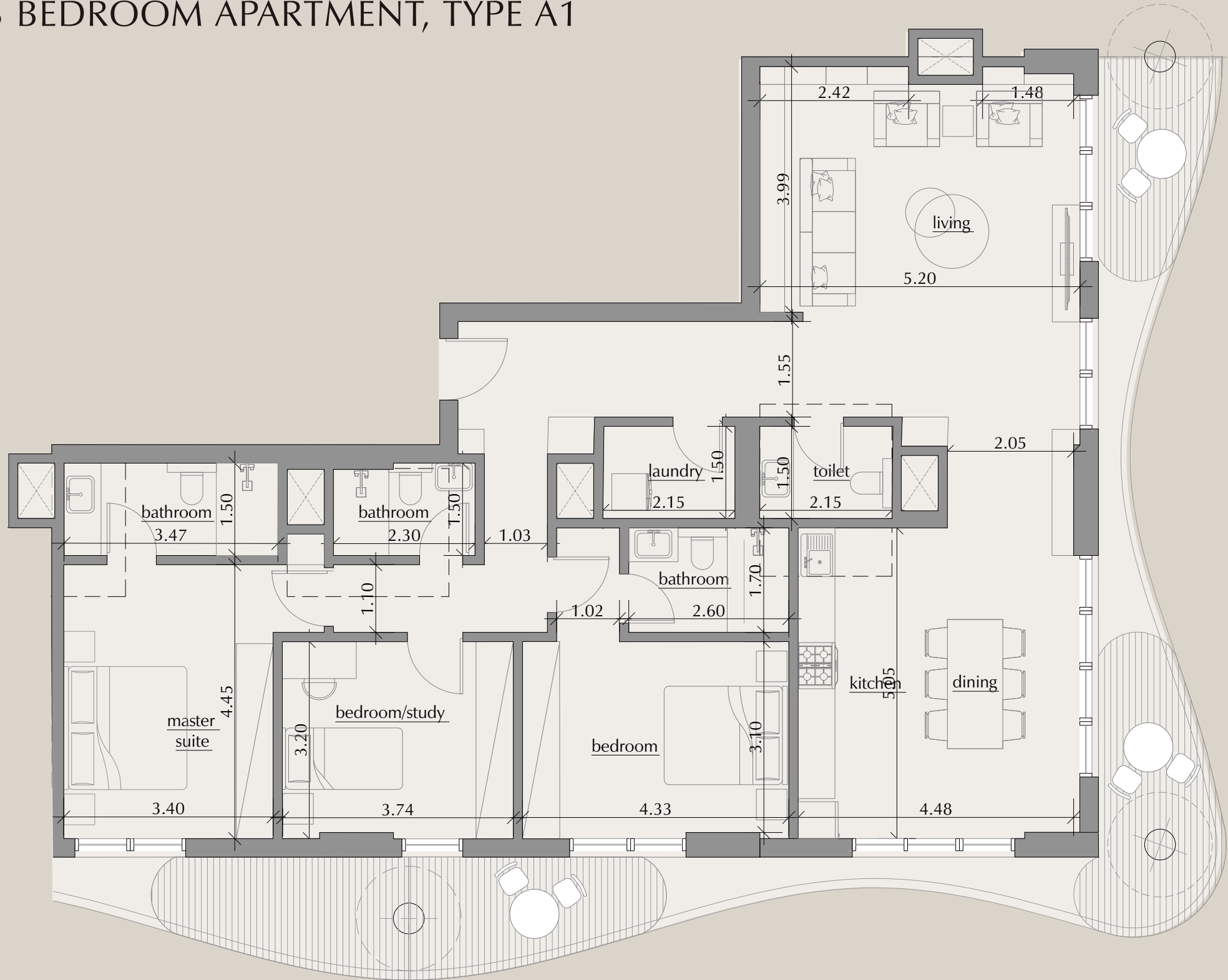


Internal area	123.4 sqm
External area	17.57 sqm
Total area	140.97 sqm

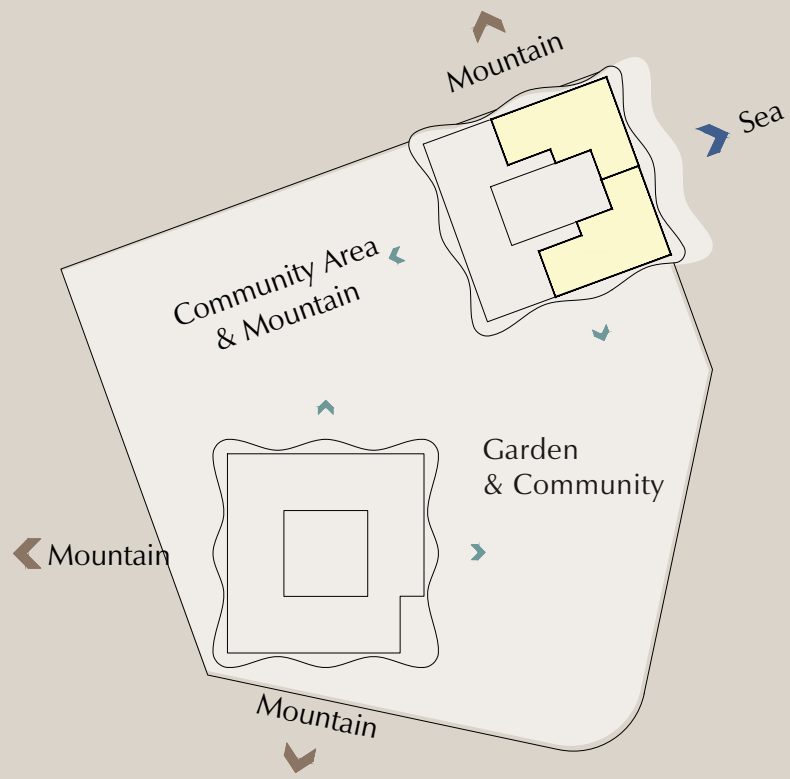
All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62



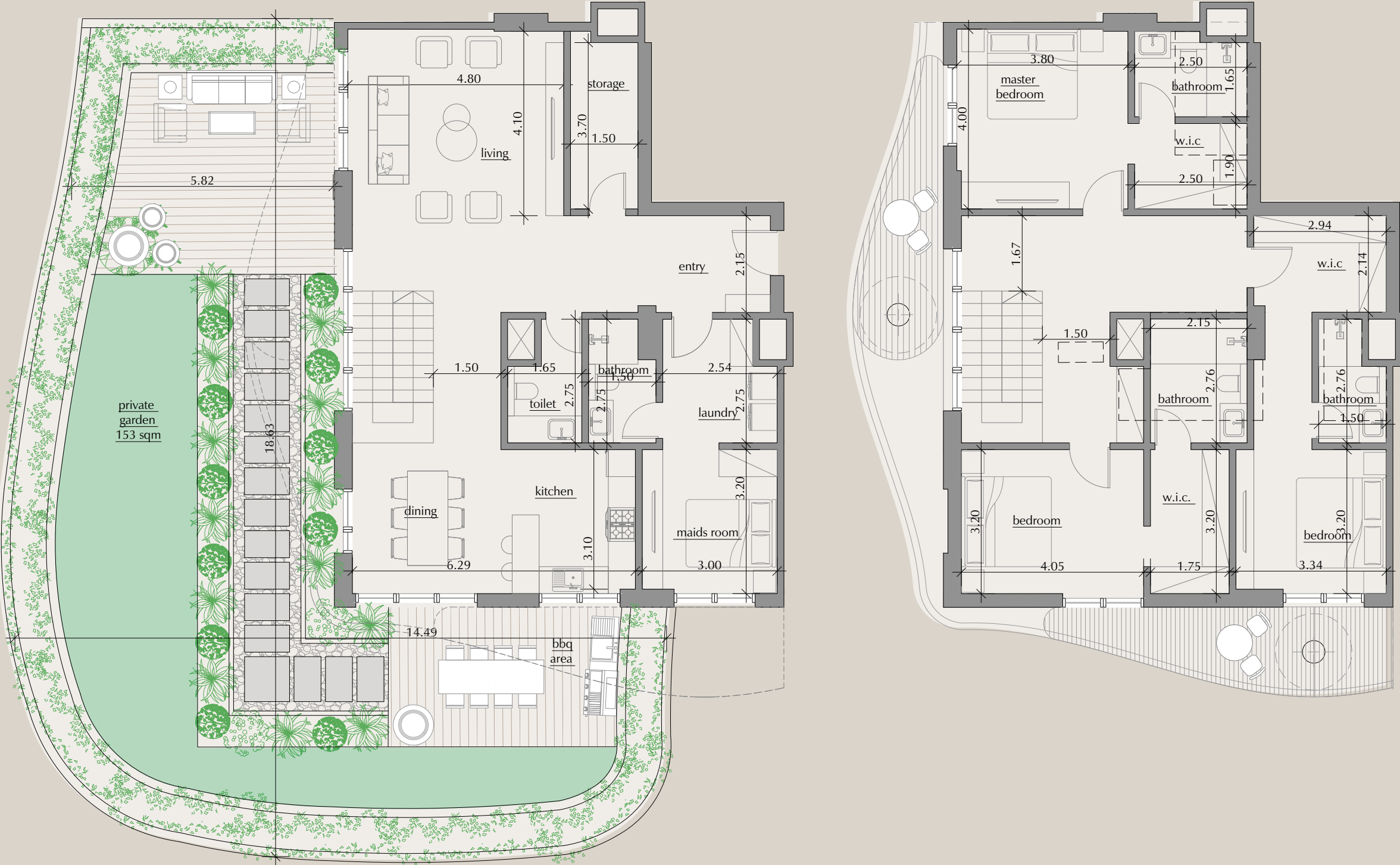
3 BEDROOM APARTMENT, TYPE A1



Internal area	144.08 sqm
External area	26.95 sqm
Total area	171.03 sqm

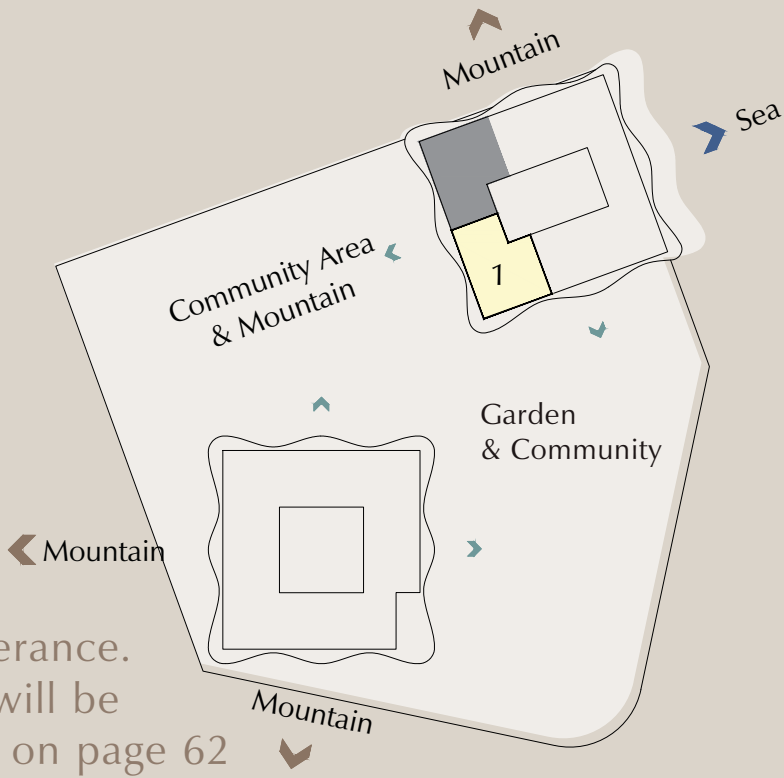


3 BEDROOM APARTMENT, TYPE B3 DUPLEX

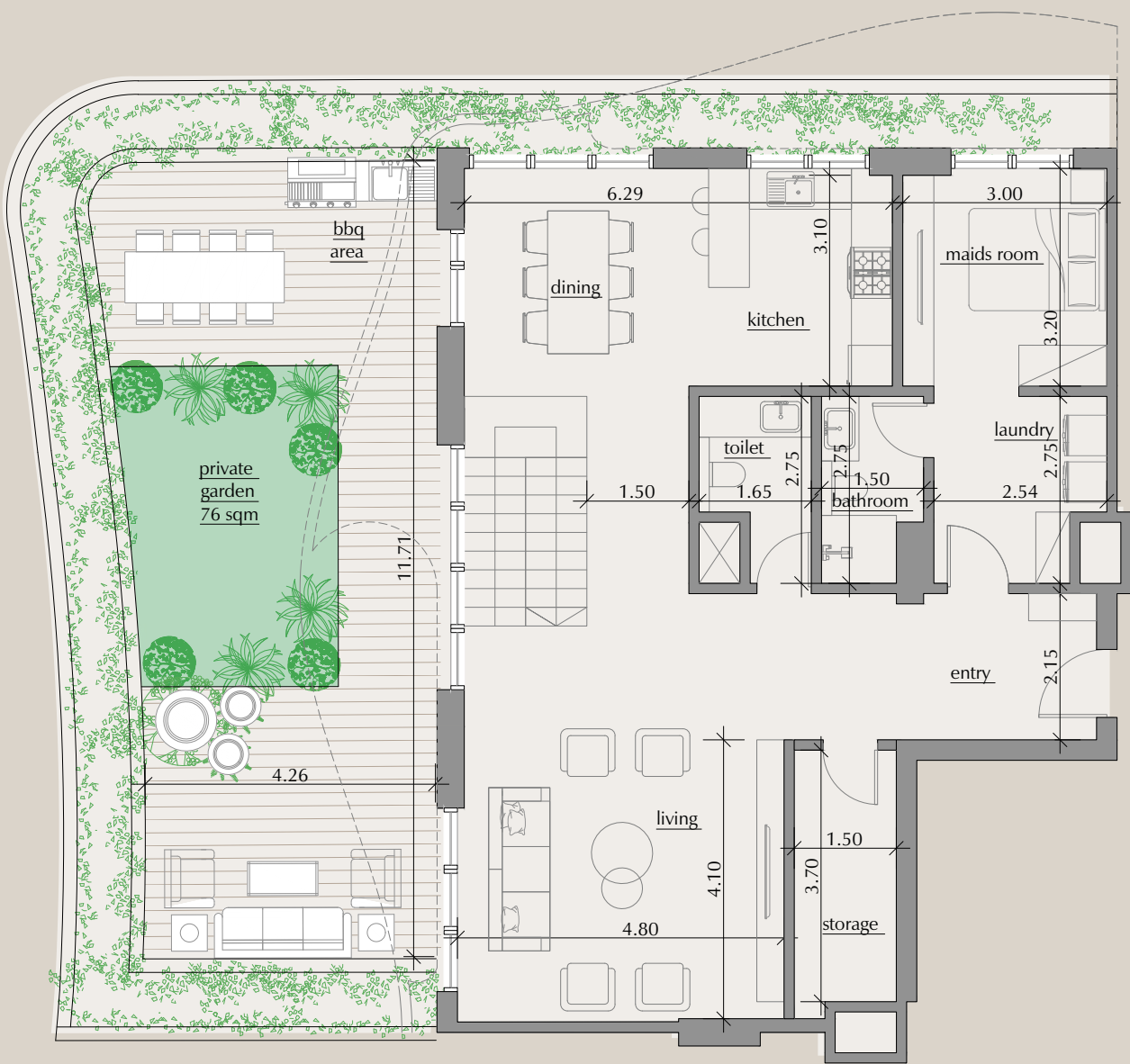


Internal area	206.8 sqm
External area	18.86 sqm
Total area	225.66 sqm

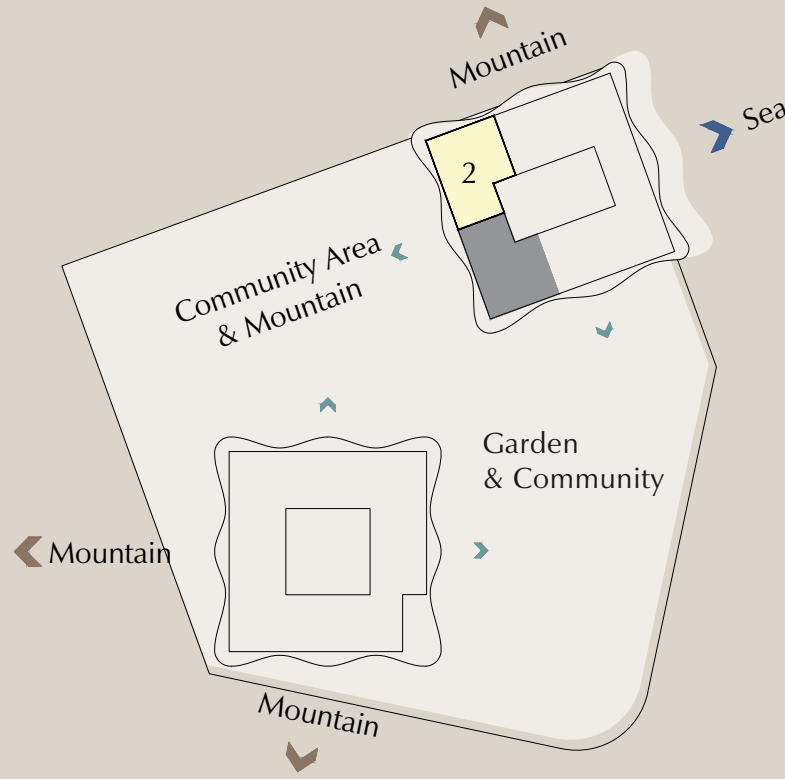
All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62



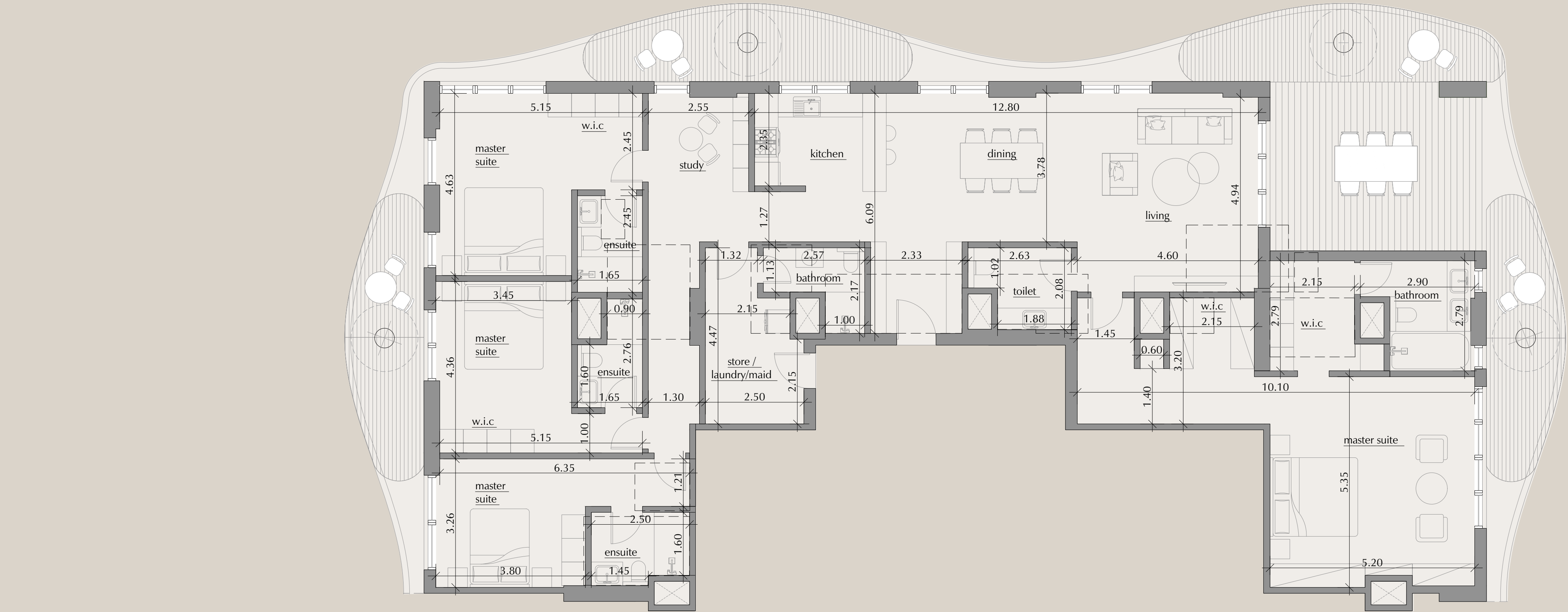
3 BEDROOM APARTMENT, TYPE B3 DUPLEX



Internal area	206.8 sqm
External area	18.86 sqm
Total area	225.66 sqm

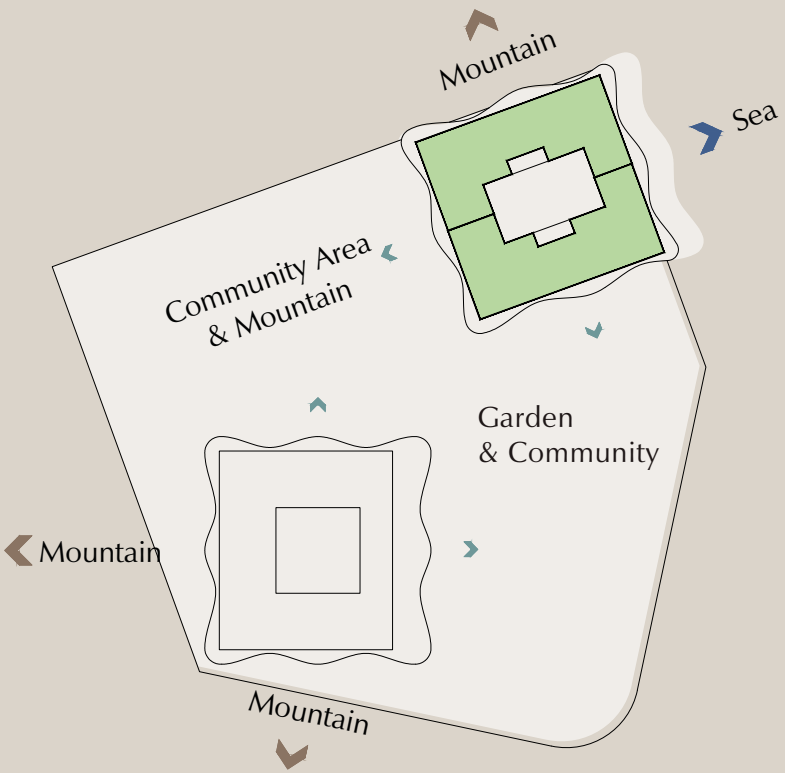


4 BEDROOM PENTHOUSE, TYPE 2



Internal area	228.86 sqm
External area	74.85 sqm
Total area	303.71 sqm

All areas and measurements are approximate and subject to a permitted tolerance. Final measurements will be determined on completion of construction and will be reflected in the SPA and the property register. Please refer to the disclaimer on page 62



WHERE LIFE HAPPENS

Along the promenade — premium restaurants and boutiques on ground floors. Fine dining pavilions. Arches and fountains creating unforgettable memories. An amphitheatre for evening gatherings. Everything within walking distance — from morning cappuccino to dinner overlooking the water.





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 62.

MADE FOR FAMILIES

Modern playgrounds where safety meets imagination. Multipurpose sports zones for a variety of workouts. An amphitheatre for family evenings under the stars. Car-free pedestrian streets. Here, childhood is filled with adventure, while parents enjoy the confidence of a community designed for the future.



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RESIDENTS-ONLY LEISURE LEVEL

Our residences are set on a private podium level - creating a distinct, private level of the complex with access available only to residents. Where leisure and downtime feel calm, intimate, and truly personal. You'll find premium outdoor spaces: a swimming pool, a children's play area, a yoga and relaxation zone, a coworking area for focused work, kids' playgrounds and a sports zone, as well as barbecue spots and comfortable places for unhurried gatherings. Here, leisure becomes part of everyday life—free, beautiful, and genuinely private.



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A HOTEL AT YOUR DOORSTEP

A world-class hotel becomes part of your neighborhood. For guests — it's the gateway to Muscat. For residents — additional services, concierge, and fine dining within walking distance. When friends or business partners visit, they don't need to search for accommodation. Al Yazan has already taken care of it.



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 62.



VA Group is a strategic partner to Oman Tourism Development Company (OMRAN), supporting initiatives aligned with Oman Vision 2040.



In 2020, His Majesty Sultan Haitham bin Tariq launched the national development program Oman Vision 2040 — a comprehensive strategy aimed at diversifying the economy, expanding infrastructure, strengthening Oman’s global standing, and placing the Sultanate of Oman among the world’s top 20 most innovative nations. These ambitious goals, combined with Oman’s strategic geographic location, ensure the country’s resilience in a turbulent global landscape — and make it increasingly attractive for both people and investment. VA Group is proud to be a strategic partner of OMRAN Group in bringing the Sultanate’s program Oman Vision 2040 to life.

THE CENTRAL PILLAR OF YOUR LIFE

Oman's distinct identity lies in a rare fusion of ancient history and radiant modernity, pristine nature and architectural masterpieces. Situated along the ancient Frankincense Caravan Route connecting the Mediterranean with the Middle East and India, Oman attracted wealthy merchants and noble families as early as the 7th century BCE. Its modern hospitality and investment openness are not trends — they are tradition. When you arrive not as a tourist, but as a resident of VA Group projects, this tradition becomes part of your own story.



OMAN: DEVELOPMENT PREDETERMINES THE FUTURE

Oman lies at the crossroads of global maritime trade routes, where the Gulf of Oman meets the Arabian Sea — linking the Middle East, East Africa, and Asia. Its major ports — Duqm, Sohar, and Salalah, have drawn international logistics operators and industrial investors, establishing Oman as one of the region’s most strategically positioned economies.



OMAN: SAFE HAVEN ON THE VOLATILE PLANET

While the world navigates unprecedented change, Oman remains defined by peace, resilience, and balance. Its strategic position, welcoming culture, and commitment to sustainable development continue to attract those seeking a secure place to live, invest, and thrive.



OMAN: MANAGE WEALTH FREELY

Oman's financial landscape is built on openness and reliability. The country is home to 16 local and international banks that serve clients from all over the world without restrictions. The largest among them include Sohar International Bank, Bank Muscat, Bank Dhofar, National Bank of Oman and Oman Arab Bank.

Oman's 2019 Foreign Capital Investment Law allows 100% foreign ownership in many sectors, reduces minimum capital requirements, and simplifies market entry for foreign investors.

The country offers a stable and well regulated financial system, with local and international banks that are well capitalized and resilient according to recent IMF and Central Bank assessments. It's also supported by stable rate of Omani rial and low interest under Islamic and conventional financing.



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