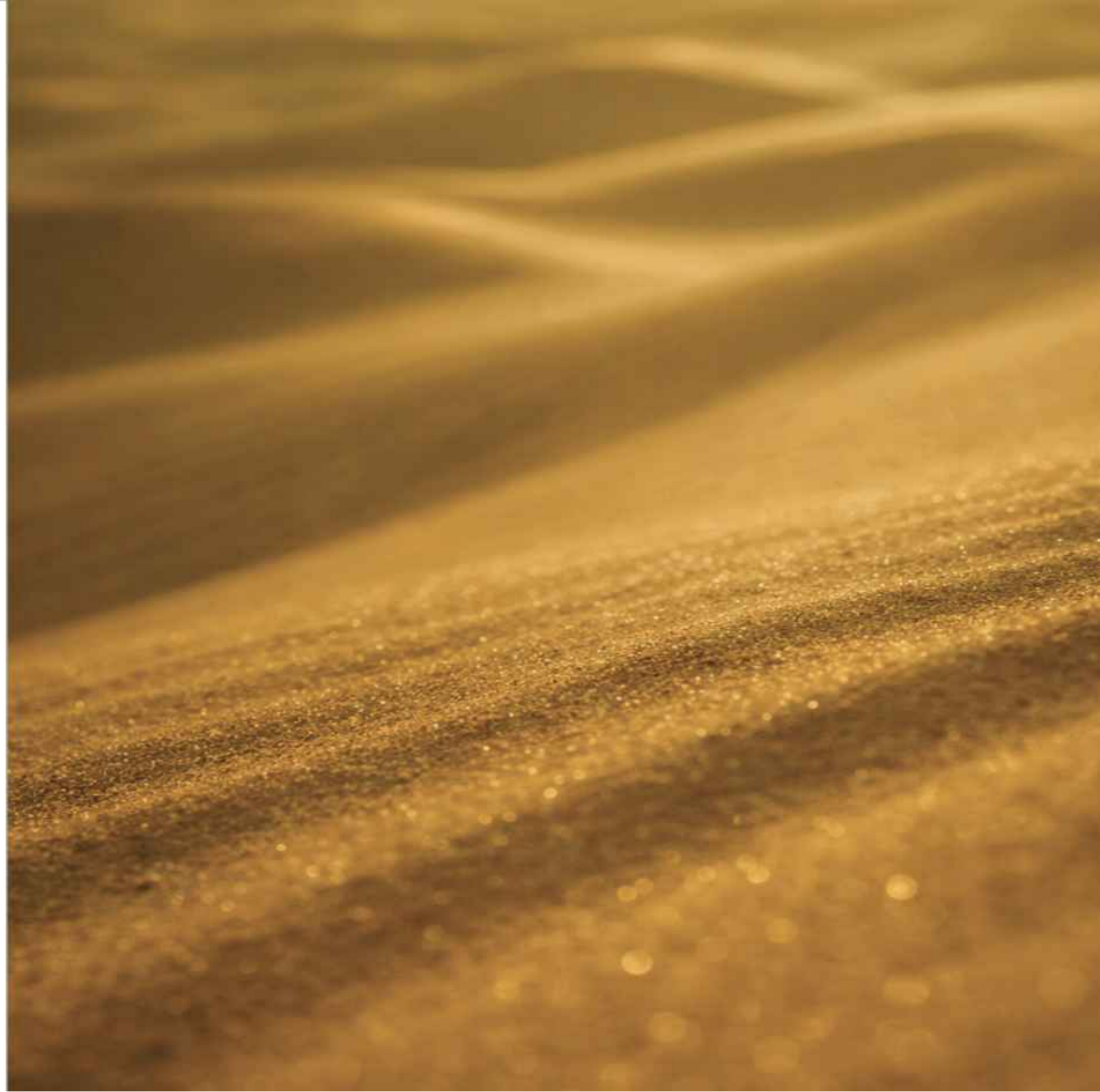




DESIGNED TO ENDURE





A NEW MODEL FOR URBAN LIVING

Sultan Haitham City represents the next chapter in Oman's urban evolution, a city planned from the ground up with intelligence, sustainability, and human scale at its core.

Rather than expanding outward without structure, Sultan Haitham City introduces a carefully considered framework for living: integrated neighborhoods, green corridors, efficient mobility, and architecture that responds to climate and context.

It is a city designed to function as a complete ecosystem where residential, commercial, and civic spaces coexist in balance. Every element serves a purpose. Every decision considers the long term.

As one of Oman's most ambitious national developments, Sultan Haitham City reflects a broader commitment to responsible growth and future readiness. It is not a lifestyle statement, but a strategic foundation for the next generation of living.

Within this vision, Yenaier finds its natural place aligned with the city's principles of restraint, performance, and endurance.



SULTAN HAIATHAM CITY
مدينة السلطان هيثم



SULTAN
HAITHAM
CITY

SOCIO RESIDENCES I

ADANTE BUSINESS TOWER

SOCIO HOTEL
BY THE LUX COLLECTIVE

SOCIO RESIDENCES II

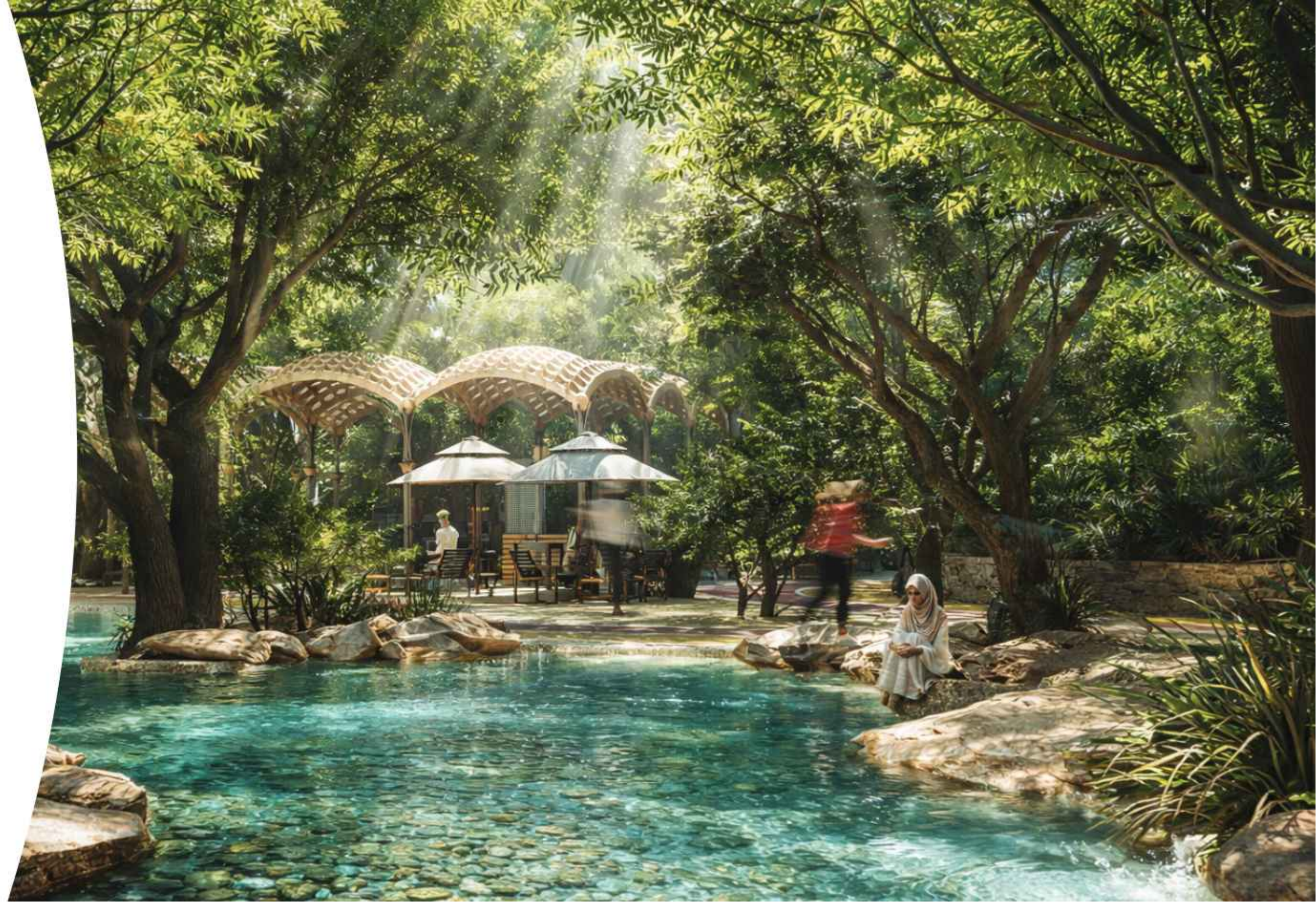
PARKLANE 101

PARKLANE 100



CENTRAL PARK

Central Park forms part of the broader vision for Sultan Haitham City, a vast, verdant urban green at the heart of Oman's first smart city. As an accessible public space, it connects neighbourhoods, recreation zones, and communities through shaded paths, open lawns, and landscaped gathering spots. While outside the immediate boundary of Yenaier, the park enriches the wider environment, extending outdoor life and natural rhythm to every corner of the city.





THE MASTER PLAN

DESIGNED AS
A LIVING SYSTEM

The master plan of Yenaier is not a layout of buildings.

It is a carefully calibrated system one that balances architecture, landscape, movement, and privacy with discipline and foresight.

The plan prioritizes clarity over density. Residential zones are layered to protect privacy while maintaining openness. Pedestrian routes are intuitive, shaded, and seamlessly connected. Vehicular movement is controlled and unobtrusive, allowing the environment to remain calm, safe, and human-scaled.

Rather than reacting to growth, the master plan anticipates it. It is designed to perform over time, adapting to daily life while maintaining its integrity for decades to come.

Yenaier's master plan reflects the same principles: restraint, efficiency, and long-term value. It is urban planning guided by intelligence, not excess.

SPACES DESIGNED TO SCALE WITH LIFE.

FROM STUDIO LIVING TO THE SKY PALACE

Yenaier offers a considered range of residences from efficient studios to expansive Sky Villas and the Sky Palace, each planned with clarity, proportion, and flexibility in mind. Every layout is designed to adapt to different lifestyles while maintaining the same standard of material quality, spatial intelligence, and long-term value. Whether compact or expansive, each home is shaped to perform effortlessly, today and over time.

	PARKLANE 100	PARKLANE 101
LOGGIA STUDIO	71 - 72 SQM.	71 - 87 SQM.
LOGGIA SUITE (1 BHK)	95 SQM.	94 - 128 SQM.
SKY RESIDENCE (2 BHK)	132 - 163 SQM.	137 - 162 SQM.
SKY VILLA (3 BHK)	190 - 214 SQM.	189 - 201 SQM.
SKY VILLA (3 BHK + STUDY ROOM)	-	261 SQM.
SKY PALACE (PENTHOUSE)	414 - 462 SQM.	407 - 416 SQM.

Expected Date of Completion: H2, 2027*

56,166 SQM.

TOTAL LAND AREA

6

TOWERS

G+7+PENTHOUSE

TOWER FLOORS

770+

RESIDENCES

Every element is positioned with purpose. Distances are measured. Sightlines are considered. Green spaces are integrated not as decoration, but as functional infrastructure that supports climate comfort, wellbeing, and long-term sustainability.



A HIGHER STANDARD OF SUSTAINABLE LIVING.

DEFINED BY RESPONSIBILITY,
REFINED THROUGH DESIGN

At Yenaier, sustainability is not an addition, it is a standard upheld through every decision. From the way spaces are planned to how light, materials, and resources are used, each element is considered for long-term performance and enduring value.

This is living shaped by clarity and restraint, where comfort and responsibility coexist seamlessly. A refined approach to modern life designed to endure, and built for those who expect more from the future.

A GLOBAL VISION DEFINED BY CONFIDENCE, EXPRESSED THROUGH INVESTMENT

With a forward-looking vision and a strong belief in Oman's future, Anthony Joshua has chosen to invest in Muscat, recognizing the country's stability, growth, and emerging global relevance. His decision to invest in Yenaier reflects a commitment to long-term value and purposeful development, with a particular interest in the future of Sultan Haitham City.

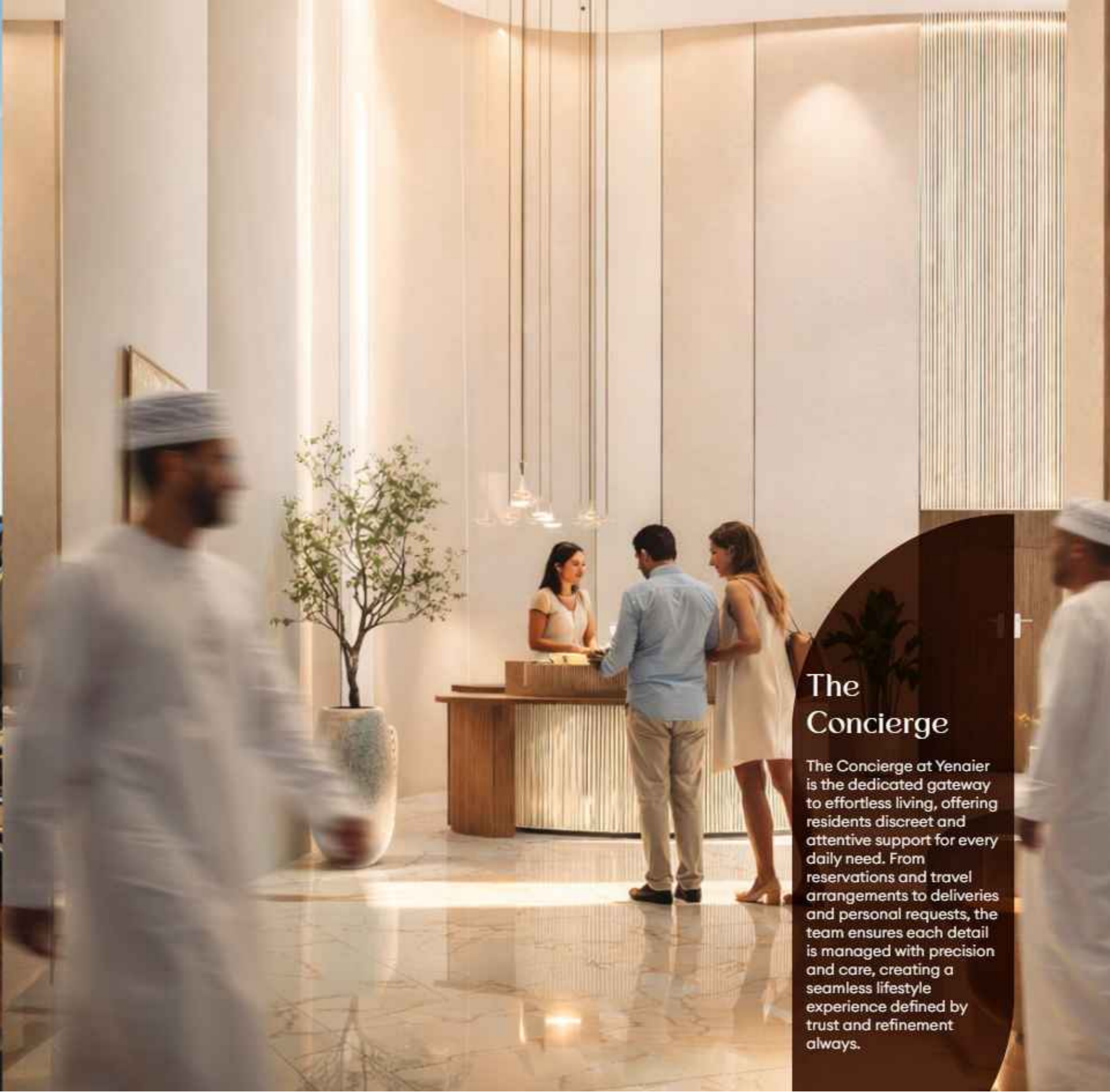
At Yenaier, this partnership represents more than a collaboration. It is a reflection of international confidence in a development shaped by quality, discipline, and enduring vision. From its carefully considered design to its strategic location, Yenaier stands as an investment grounded in foresight, built for those who recognize opportunity before the world does.





The Gym

Yenaier's fitness center is designed for focused performance and mindful wellbeing. Bathed in natural light and overlooking the surrounding landscape, the space combines state-of-the-art equipment with a calm, uncluttered environment encouraging discipline, balance, and consistency as part of a modern, health-driven lifestyle.



The Concierge

The Concierge at Yenaier is the dedicated gateway to effortless living, offering residents discreet and attentive support for every daily need. From reservations and travel arrangements to deliveries and personal requests, the team ensures each detail is managed with precision and care, creating a seamless lifestyle experience defined by trust and refinement always.



The Indoor Pool

The indoor pool offers a tranquil retreat designed for year-round enjoyment. With controlled lighting, refined materials, and a serene atmosphere, it provides residents with a private space for relaxation, wellness, and uninterrupted moments where leisure is experienced with quiet sophistication.



The Kids' Play Area

The children's play area at Yenaier is a safe, imaginative environment where learning and play coexist. Thoughtfully designed with natural forms, soft finishes, and engaging elements, the space encourages creativity, movement, and social interaction giving families peace of mind while children explore freely within a nurturing setting.

A PLACE FOR BUSINESS TO THRIVE.

Adanté Business Tower

Introduces a refined commercial environment within Yenaier, designed to support forward-thinking businesses and modern professionals. Positioned with views overlooking the Central Park, the tower combines functional workspace design with a setting that encourages productivity and long-term growth.

The building offers premium Grade A office spaces designed for efficiency, flexibility, and professional presence. Carefully planned layouts, integrated services, and seamless accessibility create a workplace environment that reflects the evolving needs of contemporary businesses.



DESIGNED FOR PRODUCTIVITY AND CONVENIENCE

Adanté Business Tower brings together everything required for a seamless working experience within a single destination. A one-stop-shop approval process simplifies business setup, allowing companies to establish themselves with ease and confidence.

Underground parking ensures convenient access, while daily essential retail outlets on the ground floor support the needs of professionals throughout the day. Cafés and lounge spaces provide comfortable environments for informal meetings and moments of pause, creating a balanced workplace that supports both focus and connection.






A DISTRICT DESIGNED FOR DAILY LIFE.

INTEGRATED RETAIL,
SHAPED
AROUND THE COMMUNITY.

At the heart of Yenaier lies a 5,000-sqm commercial district designed for ease, rhythm, and everyday connection. Curated retail, cafés, and a welcoming Gateway Plaza come together in a walkable environment that supports modern living—seamlessly integrated into the master plan and built to add lasting value to a 100% freehold address.



A CONNECTED WAY OF LIVING, BUILT INTO YENAIER.

Within Yenaier, SOCIO introduces a new dimension of contemporary living. A vibrant environment shaped by connection, creativity, and modern rhythm. Designed as an integral part of the development in Sultan Haitham City, SOCIO brings together branded residences and hospitality-led experiences that redefine how people live, work, and connect. From carefully designed interiors to thoughtfully planned social environments, SOCIO creates a living experience that moves effortlessly between productivity and relaxation. Every space is designed to support a dynamic lifestyle where comfort, flexibility, and community exist in natural balance.



SPACES THAT CONNECT, INSPIRE, AND EVOLVE.

SOCIO forms a lifestyle destination within Yenaier, offering a curated collection of amenities designed to complement modern living. Co-working studios, social lounges, wellness facilities, neighbourhood dining, and rooftop experiences create a seamless extension of everyday life.

These spaces are designed to adapt to changing rhythms. Focused mornings transition into social evenings, creating an environment that feels both energetic and refined. As part of Yenaier, SOCIO adds a contemporary lifestyle dimension that enhances the value and experience of the entire development.



ADANTÉ
REALTY

Al Adrak Group has a rich legacy of over 39 years across GCC and the Indian subcontinent. Extending this commitment, Adrak Developers, the group's real estate arm, is foraying into the premium real estate segment to deliver exceptional living experiences under the name ADANTE REALTY.

As one of the leading construction companies in the Sultanate of Oman, we are recognised for our integrated engineering construction services and award-winning projects. Offering our clients end-to-end solutions covering a full range of expertise with unmatched competencies in civil, mechanical, electrical and infrastructural engineering, backed by top-flight EPC and project management support.

One of our endeavours is to partner the government of His Majesty Sultan Haitham bin Tariq Al Said in developing Oman's infrastructure and driving its Modernization.



DESIGNING EXCELLENCE.

Founded by Marek Tryzbowicz, the MTDI (Marek Tryzbowicz Design International) Group is an international conglomerate of architectural companies with offices in Warsaw, Poland, and Dubai, UAE.

With extensive experience in designing architectural concepts of large multifunctional developments successfully, earning professional acclaim and recognition in USA, Europe, and Asia, the MTDI Group were the apt design partners to transform Yenaier from an idea to reality.

Founded in 2001, the MTDI Group comprises over 30 architects and designers who bring together innovation and ingenuity to create out of the ordinary spaces that can transform life.



Insight Consulting, established in 2012 in Oman, is a multidisciplinary engineering consultancy celebrated for its innovative design solutions. With a team of highly qualified professionals, the firm offers a comprehensive range of services, such as architecture, urban design, interior design, fire engineering, civil and structural engineering, and project management.

Their expertise significantly contributes to the Yenaier Residences Project, developed by Adante Realty in Sultan Haitham City.

BUILT BY EXPERIENCE, DELIVERED WITH INTENT

A COLLABORATION OF PROVEN PARTNERS ALIGNED BY A SINGLE STANDARD.

Yenaier is the result of a carefully assembled partnership bringing together developers, builders, engineers, and strategic advisors with a shared commitment to quality, discipline, and long-term value. Each partner contributes deep expertise in their respective field, united by a clear vision and a rigorous approach to delivery.

Led by Adanté Realty, and supported by the construction and engineering excellence of Al Adrak, MTDI, and Nsight, the project reflects a balance of strategic thinking, technical precision, and executional strength.

Together, this collective ensures that Yenaier is not only envisioned with ambition, but realized with confidence built to perform today, and endure well into the future.



Scan the QR code for
a virtual experience of
Yenaier Residences.



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Adanté Realty Corporate Office,
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YENAIER

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