



DEVELOPER: Eagle Hills Muscat Properties LLC **LOCATION:** Muscat, Oman

PROJECT BANK ACCOUNT

Bank Name: Bank Muscat

Branch: Corporate Branch, CBD, RUWI.

Swift: BMUSOMRX

Beneficiary Name: EAGLE HILLS MUSCAT PROPERTIES LLC

Account No.: 0423055169210018

DESCRIPTION

Oman's first luxury branded residences with two towers beside Mandarin Oriental, Muscat, the Residences represent the most exclusive beachfront homes in the city. Owners, tenants, and guests are set to enjoy elevated living within a world-class integrated community that offers exclusive privacy complemented by an extraordinary mix of glamorous amenities and direct beachfront access.

The Residences at Mandarin Oriental, Muscat will offer a truly unique lifestyle with the best of both worlds – the comfort of a private home and the unsurpassed amenities and legendary service of Mandarin Oriental.

ARCHITECTURAL HIGHLIGHTS

Boasting stunning sea and mountain views, The Residences at Mandarin Oriental, Muscat's unique location provides an elegant fusion of urban vibrance and secluded waterfront oasis.

The site's inherent characteristics inspired the design of the Residences, celebrating the spirit of Muscat while being contemporary in style. The design distills its forms, material, details and cultural surroundings into a new and unique Omani architecture that will host a place to call home.

PROXIMITY TO MAJOR LANDMARKS

Minutes away from:

- Royal Opera House
- Sultan Qaboos Grand Mosque
- Al Qurum Park
- Embassies District
- Muscat International Airport

1st

branded residences
in Oman

156

residences across 2 separate
residential buildings

**1, 2 & 3
bedroom**

luxury, serviced residences

Residences ranging from

**70m² to
260m²**

and with fully equipped kitchen

150

luxurious hotel rooms

1,630m²

of waterfront F&B
and retail

2 Penthouses

luxury, serviced
4 bedroom residences



Managed by
globally-renowned hotel
operator Mandarin Oriental

Designed To Make Everyday Life Easier

- 24-hour Mandarin Oriental concierge
- Private residents-only access and drop-off area
- Mandarin Oriental branded residential experience at arrival and departure
- Daily selection of newspapers and other periodicals in common areas
- Supply of florals and botanicals in common areas
- Internet access in common areas
- Luggage and package receipt and delivery services
- Separate service lifts
- Neighbourhood retail outlets
- Available a la carte services

Exclusive Amenities For Your Entertainment

- Exclusive residents' swimming pool with kids' pool
- Preferred access to hotel restaurants
- Beachfront F&B outlets
- Private residents' lounge
- Games room and access to hotel's Kid's Club
- Private residential courtyard

For Your Body & Soul

- Muscat's premier serviced residences
- Uninterrupted sea and mountain views
- Pristine beach
- Access to spa facilities on a la carte basis at Mandarin Oriental, Muscat
- Complimentary access to Mandarin Oriental, Muscat fitness centre for residents