



Marina Apartments

JEBEL SIFAH

*Sail Away to Your New Home*

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## Sultanate of Oman

### The warmth and beauty of Oman

Located on the south-eastern edge of the Arabian Peninsula, the Sultanate of Oman is one of the world's best kept secrets. Known for its diverse nature and unique climate, the country has rugged mountain ranges, lush green wadis, miles of sandy white coastline and pristine reefs. With a proud heritage, long enjoyed political and economic stability, the people of Oman are famous for their warmth, hospitality and respect for different cultures from around the globe.





# Jebel Sifah

## The pleasure of healthy living

Located only a short drive from Muscat, with wide open spaces, awe-inspiring landscapes and natural surroundings, Jebel Sifah's vibrant community has been sympathetically developed to offer residents a breath of fresh air from the stresses of modern life. Here, in Muscat's lowest density destination, homeowners can enjoy views to the sea, mountains or marina and an exclusive lifestyle far from the city crowds. Welcome home to Jebel Sifah – it's time for healthy living.







# Masterplan



**6.2**  
Million sqm



**5.5 km**  
of Beachfront



**9-hole**  
Harradine golf course



**84**  
Berth marina



**Hotels, restaurants  
and shops**



**500+**  
Units delivered

- |   |                       |    |                     |
|---|-----------------------|----|---------------------|
| 1 | Sifawy Boutique Hotel | 7  | Jebel Sifah Heights |
| 2 | Harradine Golf Course | 8  | Golf Lake           |
| 3 | Jebel Sifah Marina    | 9  | Golf & Sea Villas   |
| 4 | The Bank Beach Club   | 10 | The Beachfront      |
| 5 | Driving Range         | 11 | Sifah Farms         |
| 6 | Sifah Beach Camp      | 12 | Sifah Oasis         |



# Sea & Marina Views from Every Home

**Your stunning home wrapped  
in spectacular views**

The Marina Apartments offer residents a one of a kind marina lifestyle with sea and Marina views from every home. There's time to appreciate and re-connect with the natural world, surrounded by the ocean and the mountains. This is a playground for the senses, and a gateway to imagination. Live life at the pace you want in the The Marina Apartments neighborhood.







## Exceptional Marina Living

An always evolving “heart” of Jebel Sifah

Jebel Sifah is home to a world-class marina, welcoming boats, yachts and super yachts from around the world. This picturesque marina is a gateway from which to explore some of Oman’s spectacular coastline. Residents and visitors alike depart here for diving, snorkeling, dolphin watching trips, fishing and sailing. Spectacular Marina Apartments are located at the heart of the marina giving direct access to all the pleasures of life at your doorstep.







## Marina Apartments Neighborhood

**Sail away to your new home**

Jebel Sifah's sublime Marina apartments, inspired by traditional Omani architecture made with a modern twist located in the very heart of the marina, known for its warm and friendly atmosphere full of zest for life.

Dip your toes into the waterfront lifestyle you always wanted with endless sea activities, be it sailing on a windy day or taking your family out on a memorable boat trip all whilst enjoying restaurants, shops, cafes and more right at your doorstep.





Welcome to your safe home harbor, your luxurious apartment wrapped in stunning sea views. Wedged between shops, restaurants and cerulean waters is a glistening seaside marina that reinvents the idea of waterfront living to form a place of unexpected creativity and new adventure. Your new home combines the luxury experience with an exceptional standard of waterfront living.



From the moment you walk into your new home, you'll notice the craftsmanship of each detail. Enjoy the wonders of an open-plan living room featuring an elegant dining area, bathrooms and a kitchen with state-of-the-art appliances, granite counter tops and ceramic tiles. Connect with your friends and family, relax after a hard day at work whilst enjoying views of the sea and marina from every room, suitable for every lifestyle.







Each corner in your spacious apartment has been designed and laid out in a way that maximizes on light and space. Made with the finest materials, boasting panoramic windows in each bedroom with tastefully appointed interiors, this room truly is the perfect oasis to end your day in.



Sail away to your picture-perfect roof top terrace, the ideal setting to unwind and entertain your guests and loved ones, whilst enjoying the sea and marina views to the front and the majestic mountains to the back. A welcoming, warm, and inspiring home with a range of amenities and services to take advantage of, for the life you always wanted.





About our Destination







## Golf Course

### The perfect playground for an adventure

Set by the coast, seamlessly integrated into spectacular scenery and natural landscapes, Jebel Sifah's nine-hole, par 36 golf course is something truly unique. Designed by Harradine, it is a pleasure for those starting out, a challenge for more experienced players, for a round of golf surrounded by spectacular scenery, look no further.





## Boutique Hotel

### The warmest of Omani welcomes

Step through the doors of Sifawy Boutique Hotel and you'll be struck by the elegant contemporary design and the warmth of the Omani welcome. With a unique architectural style, swimming pool and jacuzzi, Sifawy Boutique Hotel makes every guest feel special. Beyond the hotel grounds is a dedicated beach area, relaxing spa, and a variety of delectable cuisines.





## Restaurants & Cafes

### Life tastes good at Jebel Sifah

Facing the ocean or overlooking the marina, Jebel Sifah's array of lively restaurants and cafes means there is always somewhere to enjoy delicious food and drinks with family and friends. Whatever your tastes, whatever the occasion, Jebel Sifah has a wide choice of culinary destinations minutes away from your Marina Apartments.





# Activities

## Thrilling experiences for all

Whether you enjoy being active in the outdoors, or prefer something more relaxed, Jebel Sifah has an adventure to suit everyone. Race dune buggies along the beach, try jet-skiing and kayaking, or spend the day fishing and diving. Jebel Sifah has it all.





# Marina Apartments

Masterplan & Floorplans

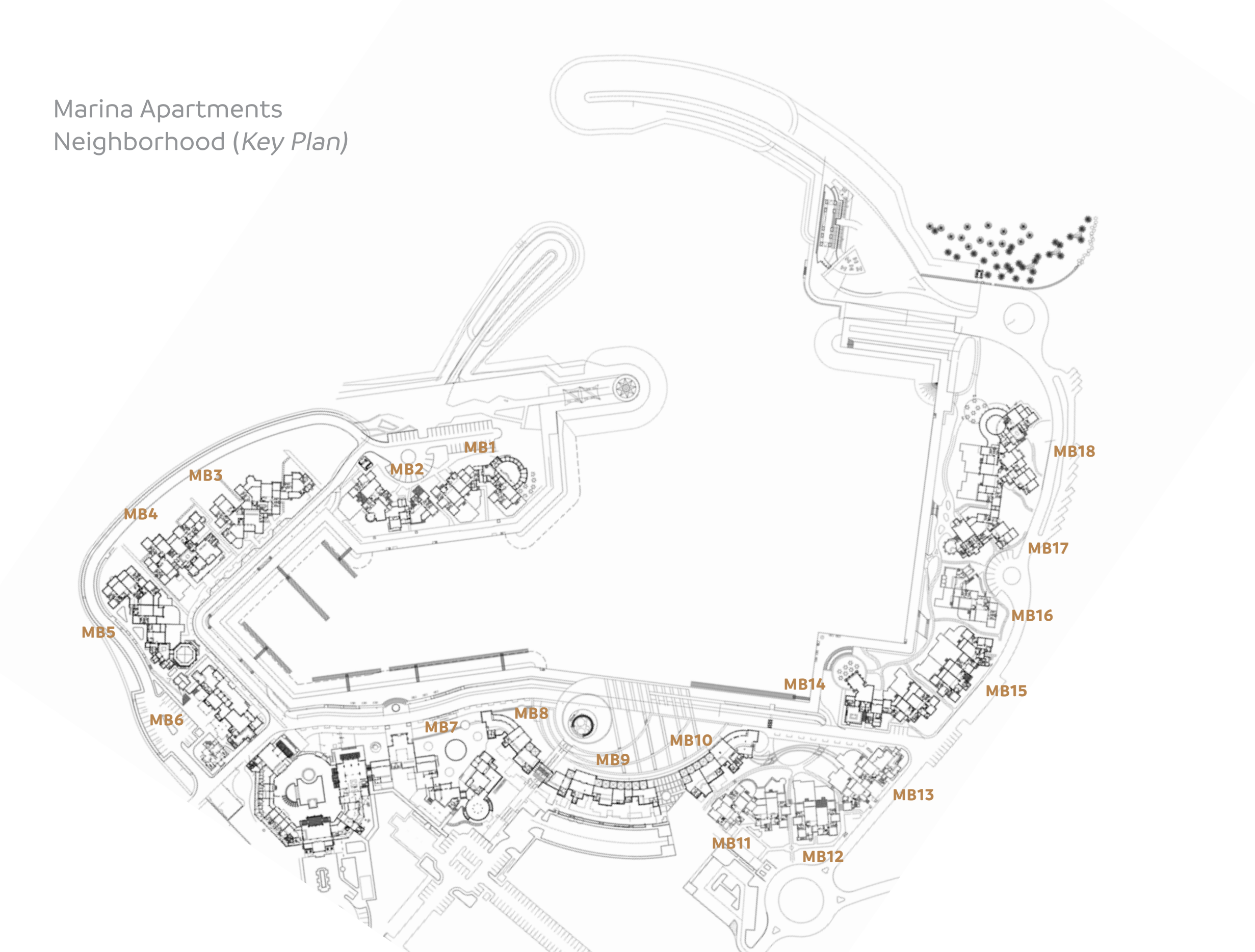




Marina Apartments  
Neighborhood (*Bird's-eye View*)



Marina Apartments  
Neighborhood (*Key Plan*)





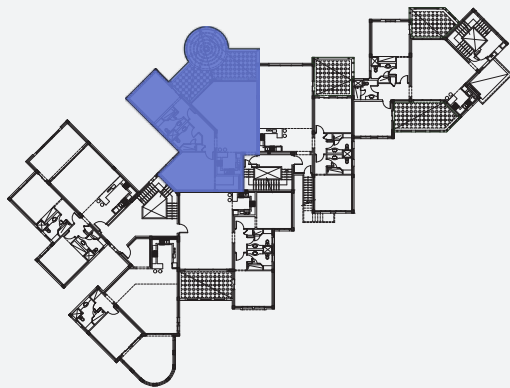
## Three Bedroom Apartments

The three-bedroom apartments have been designed to create a striking addition to the famed Jebel Sifah Marina. Indoor spaces maximized with tasteful décor and carefully planned communal areas link seamlessly the sequence of inviting spaces where you can choose to relax, retreat, or socialize.





MB03  
203

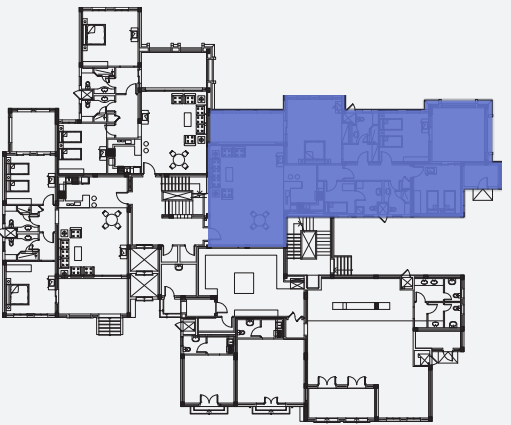


|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 3 Bedrooms            |
| Floor               | First, Roof           |
| Closed Area         | 148.06 M <sup>2</sup> |
| Total Built Up Area | 215.47 M <sup>2</sup> |
| Terrace             | 33 M <sup>2</sup>     |
| Roof Terrace        | 131.77 M <sup>2</sup> |



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MB04  
103



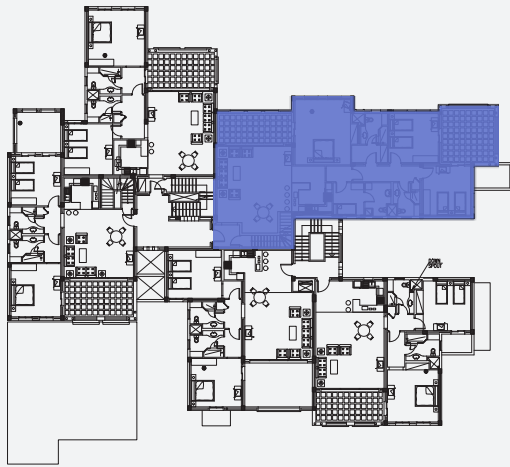
|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 3 Bedrooms            |
| Floor               | Ground                |
| Closed Area         | 201.99 M <sup>2</sup> |
| Total Built Up Area | 234.64 M <sup>2</sup> |
| Terrace 1           | 16.5 M <sup>2</sup>   |
| Terrace 2           | 21.6 M <sup>2</sup>   |



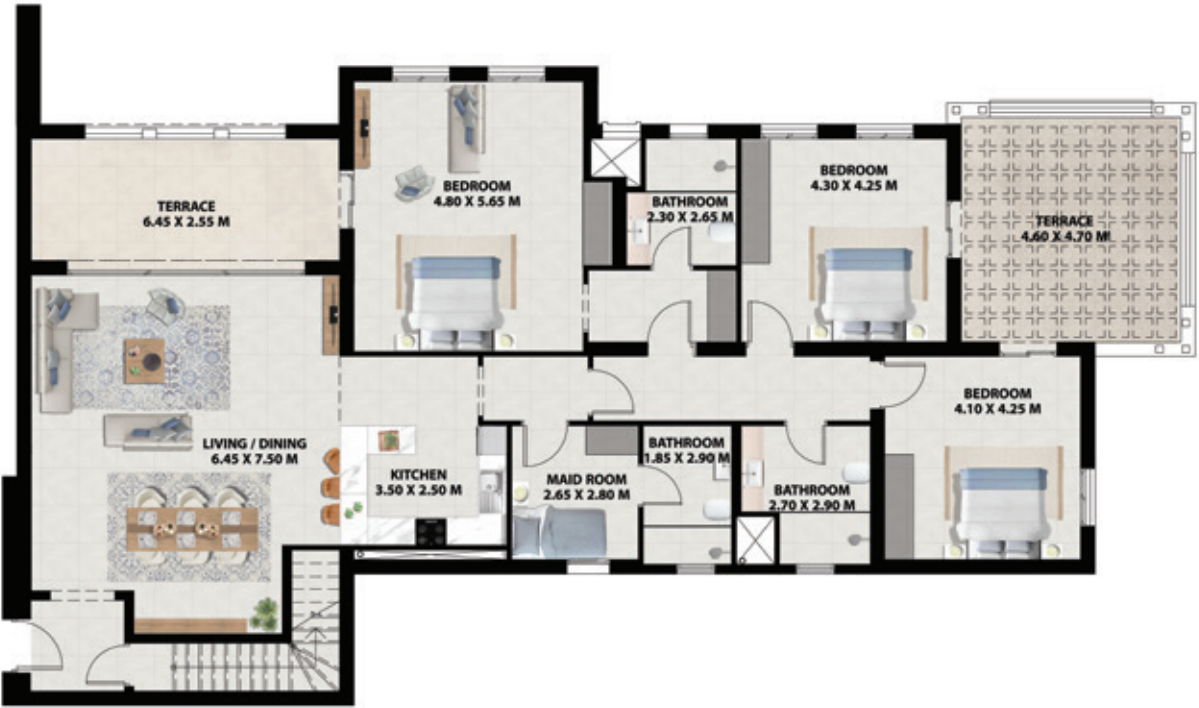
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MB04  
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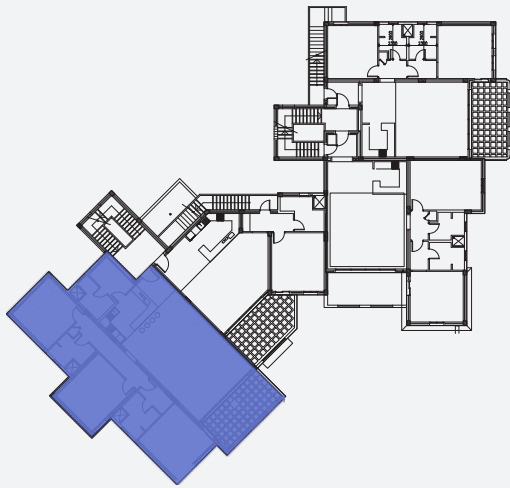


|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 3 Bedrooms            |
| Floor               | First, Roof           |
| Closed Area         | 204.4 M <sup>2</sup>  |
| Total Built Up Area | 268.61 M <sup>2</sup> |
| Terrace             | 17.8 M <sup>2</sup>   |
| Roof Terrace        | 197.04 M <sup>2</sup> |



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MB11  
201



|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 3 Bedrooms            |
| Floor               | First                 |
| Closed Area         | 204.81 M <sup>2</sup> |
| Total Built Up Area | 224.96 M <sup>2</sup> |
| Terrace             | 19.2 M <sup>2</sup>   |



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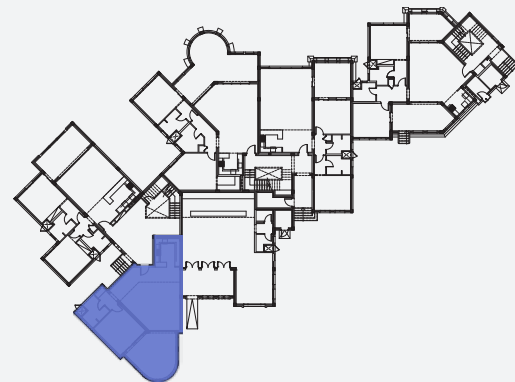
## Two Bedroom Apartments

Two-bedroom apartments combine the privacy and comfort with all the services and amenities of marina living. With plenty of space to entertain and take in the amazing design of an open-plan living room that flows into a dining area and a large kitchen and continues to the stunning rooftop terrace.





MB03  
101

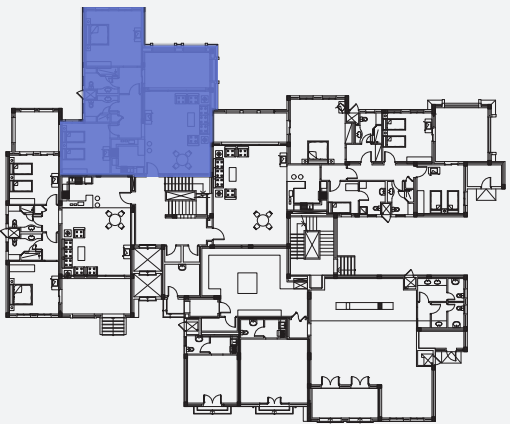


|                     |            |
|---------------------|------------|
| Unit Type           | 2 Bedrooms |
| Floor               | Ground     |
| Closed Area         | 106.3 M²   |
| Total Built Up Area | 128.95 M²  |
| Terrace             | 28.8 M²    |



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MB04  
102



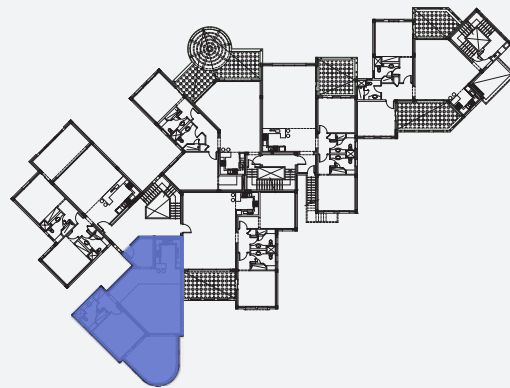
|                     |            |
|---------------------|------------|
| Unit Type           | 2 Bedrooms |
| Floor               | Ground     |
| Closed Area         | 136.09 M²  |
| Total Built Up Area | 154.6 M²   |
| Terrace             | 17.8 M²    |



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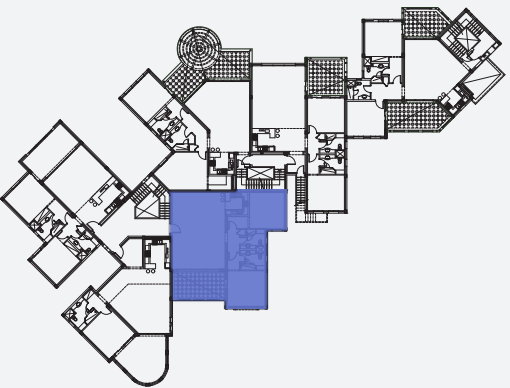


|                     |            |
|---------------------|------------|
| Unit Type           | 2 Bedrooms |
| Floor               | First      |
| Closed Area         | 116.17 M²  |
| Total Built Up Area | 139.49 M²  |
| Terrace             | 28.8 M²    |



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MB03  
206



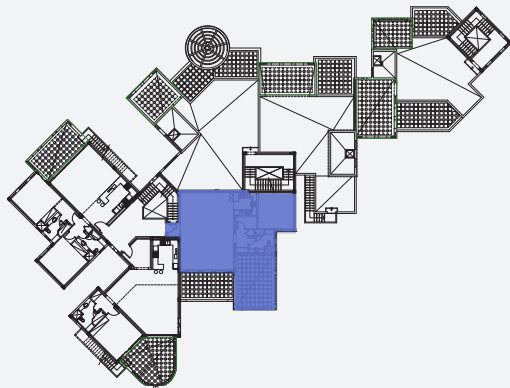
|                     |            |
|---------------------|------------|
| Unit Type           | 2 Bedrooms |
| Floor               | First      |
| Closed Area         | 141.93 M²  |
| Total Built Up Area | 158.36 M²  |
| Terrace             | 19.8 M²    |



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MB03  
303

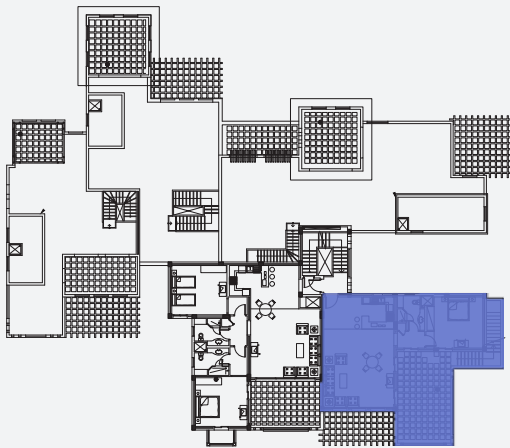


|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | Second, Roof          |
| Closed Area         | 111.8 M <sup>2</sup>  |
| Total Built Up Area | 161.95 M <sup>2</sup> |
| Terrace             | 10.5 M <sup>2</sup>   |
| Roof Terrace        | 124.5 M <sup>2</sup>  |



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MB04  
302



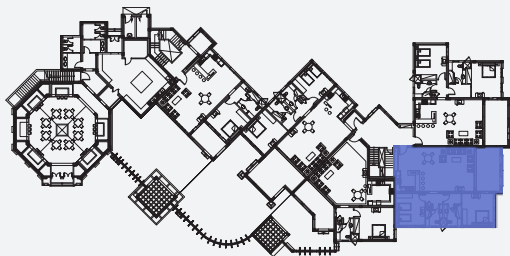
|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | Third, Roof           |
| Closed Area         | 99.98 M <sup>2</sup>  |
| Total Built Up Area | 137.69 M <sup>2</sup> |
| Terrace             | 12.15 M <sup>2</sup>  |
| Roof Terrace        | 138.38 M <sup>2</sup> |



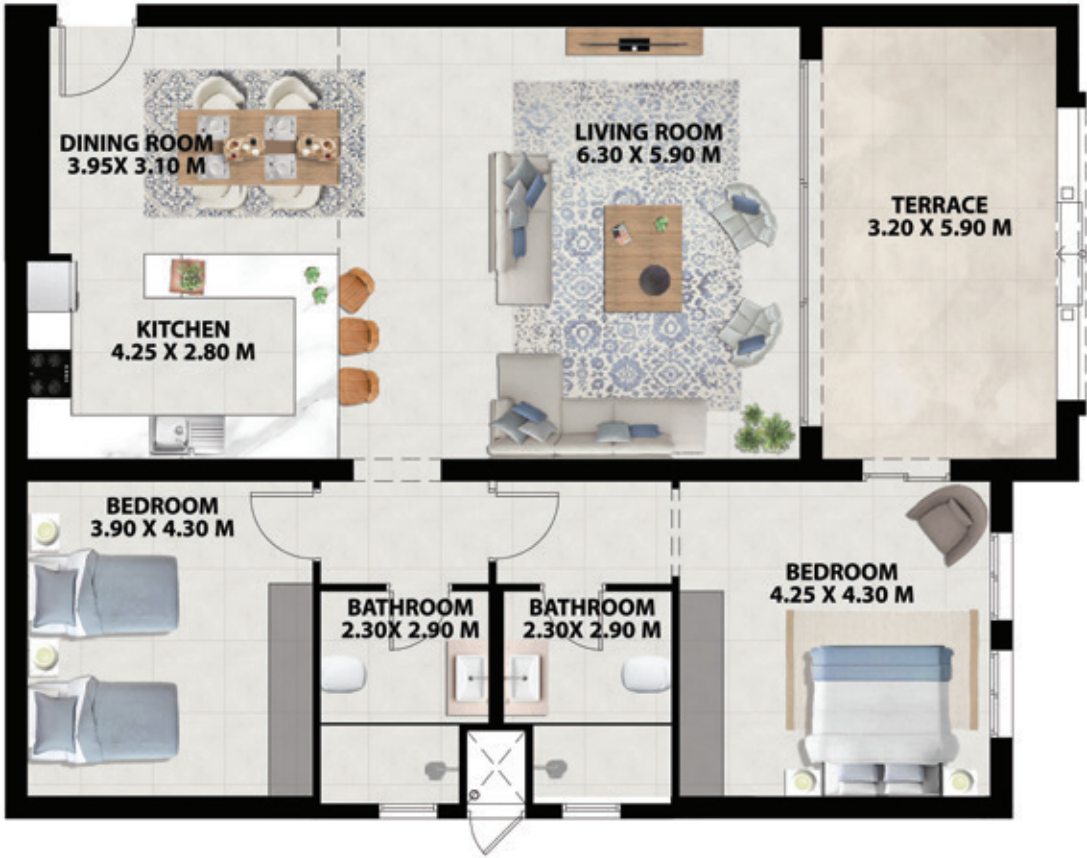
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MB05  
103

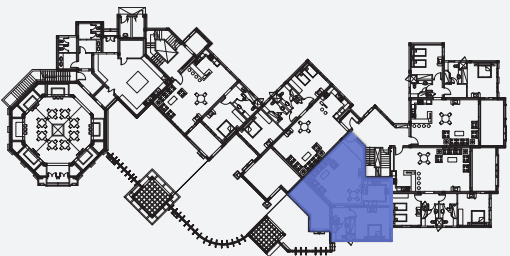


|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | Ground                |
| Closed Area         | 134.18 M <sup>2</sup> |
| Total Built Up Area | 151.67 M <sup>2</sup> |
| Terrace             | 18.8 M <sup>2</sup>   |



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MB05  
104



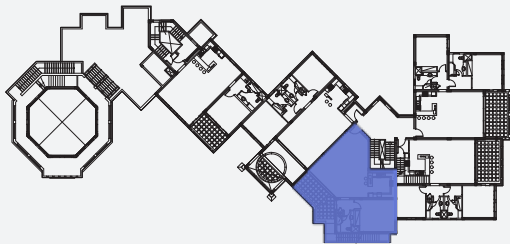
|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | Ground                |
| Closed Area         | 110.8 M <sup>2</sup>  |
| Total Built Up Area | 135.66 M <sup>2</sup> |
| Terrace             | 21.5 M <sup>2</sup>   |
| Garden Area         | 49 M <sup>2</sup>     |



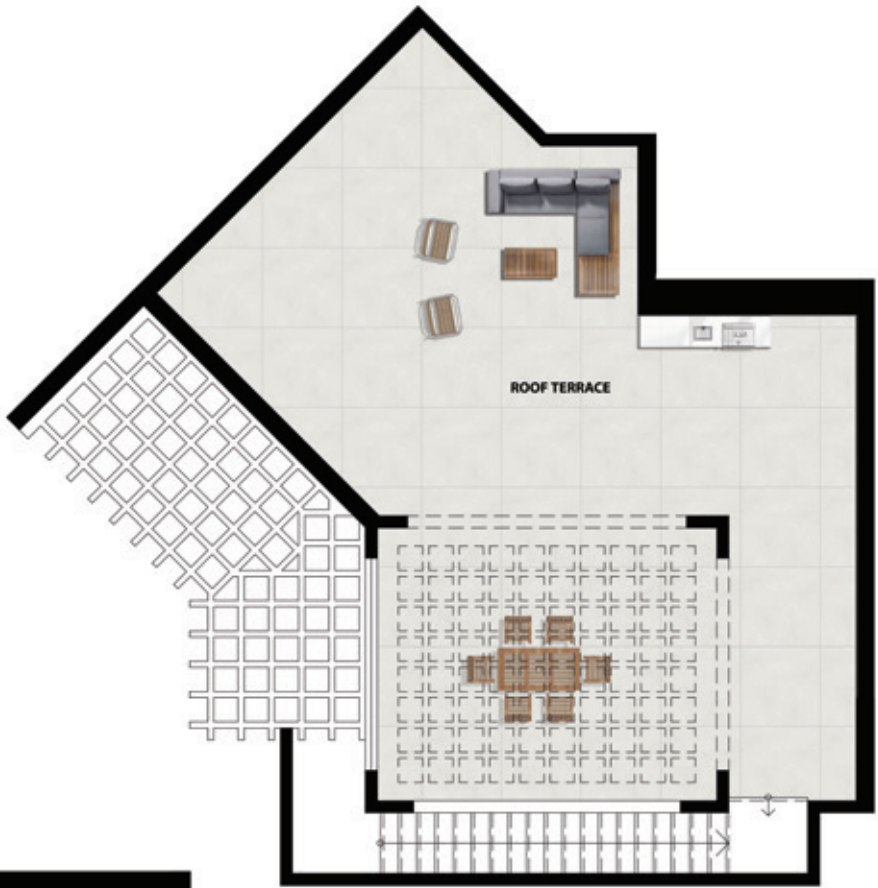
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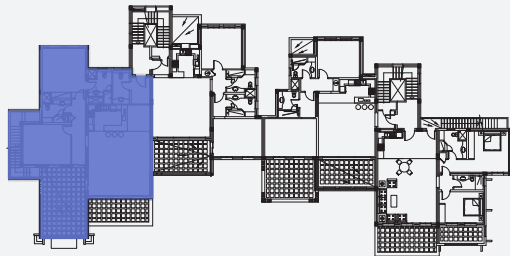
MB05  
204



|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | First, Roof           |
| Closed Area         | 110.8 M <sup>2</sup>  |
| Total Built Up Area | 149.54 M <sup>2</sup> |
| Terrace             | 21.5 M <sup>2</sup>   |
| Roof Terrace        | 99.26 M <sup>2</sup>  |



MB06  
301



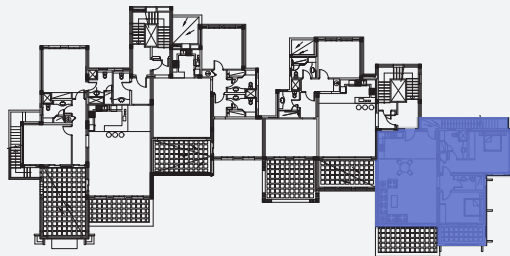
|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | Second, Roof          |
| Closed Area         | 158.72 M <sup>2</sup> |
| Total Built Up Area | 213.3 M <sup>2</sup>  |
| Terrace             | 30.8 M <sup>2</sup>   |
| Roof Terrace        | 135.42 M <sup>2</sup> |



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MB06  
304

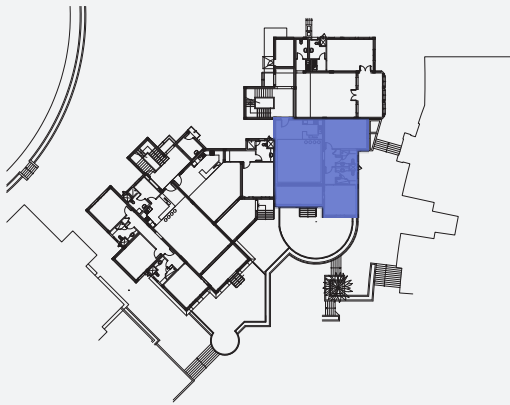


|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | Second, Roof          |
| Closed Area         | 100.53 M <sup>2</sup> |
| Total Built Up Area | 142.22 M <sup>2</sup> |
| Terrace             | 8.28 M <sup>2</sup>   |
| Roof Terrace        | 99.22 M <sup>2</sup>  |



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MB11  
103



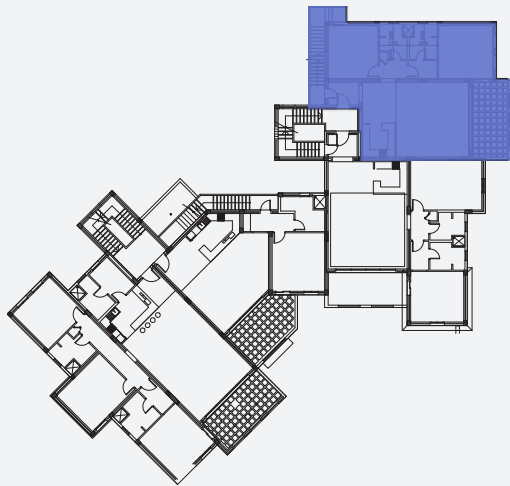
|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | Ground                |
| Closed Area         | 140.17 M <sup>2</sup> |
| Total Built Up Area | 170.61 M <sup>2</sup> |
| Terrace             | 17.03 M <sup>2</sup>  |
| Garden Area         | 55.6 M <sup>2</sup>   |



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MB11  
204



|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 2 Bedrooms            |
| Floor               | First, Roof           |
| Closed Area         | 136.86 M <sup>2</sup> |
| Total Built Up Area | 176 M <sup>2</sup>    |
| Terrace             | 18.6 M <sup>2</sup>   |
| Roof Terrace        | 105.48 M <sup>2</sup> |



**Disclaimer:** All information and drawings used in this brochure and its annexes are for illustrative purposes only. The developer reserves the right to make revisions and changes to all drawings, features, and images and in relation to materials, amenities, and dimensions mentioned in this Contract. Actual areas may vary from the stated area and unit direction may vary from unit to unit. All areas are based on gross external areas.





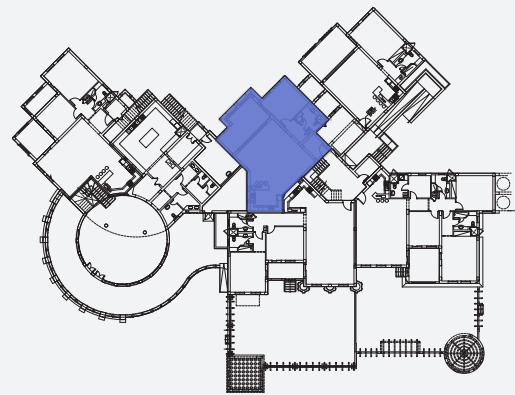
## One Bedroom Apartments

Designed around spectacular panoramic windows, the modern one-bedroom apartments enjoy views of the sea and marina from every room. The theme of openness continues onto the roof terrace, the perfect space for entertaining, with the sea or marina views on one side, the mountains on the other.

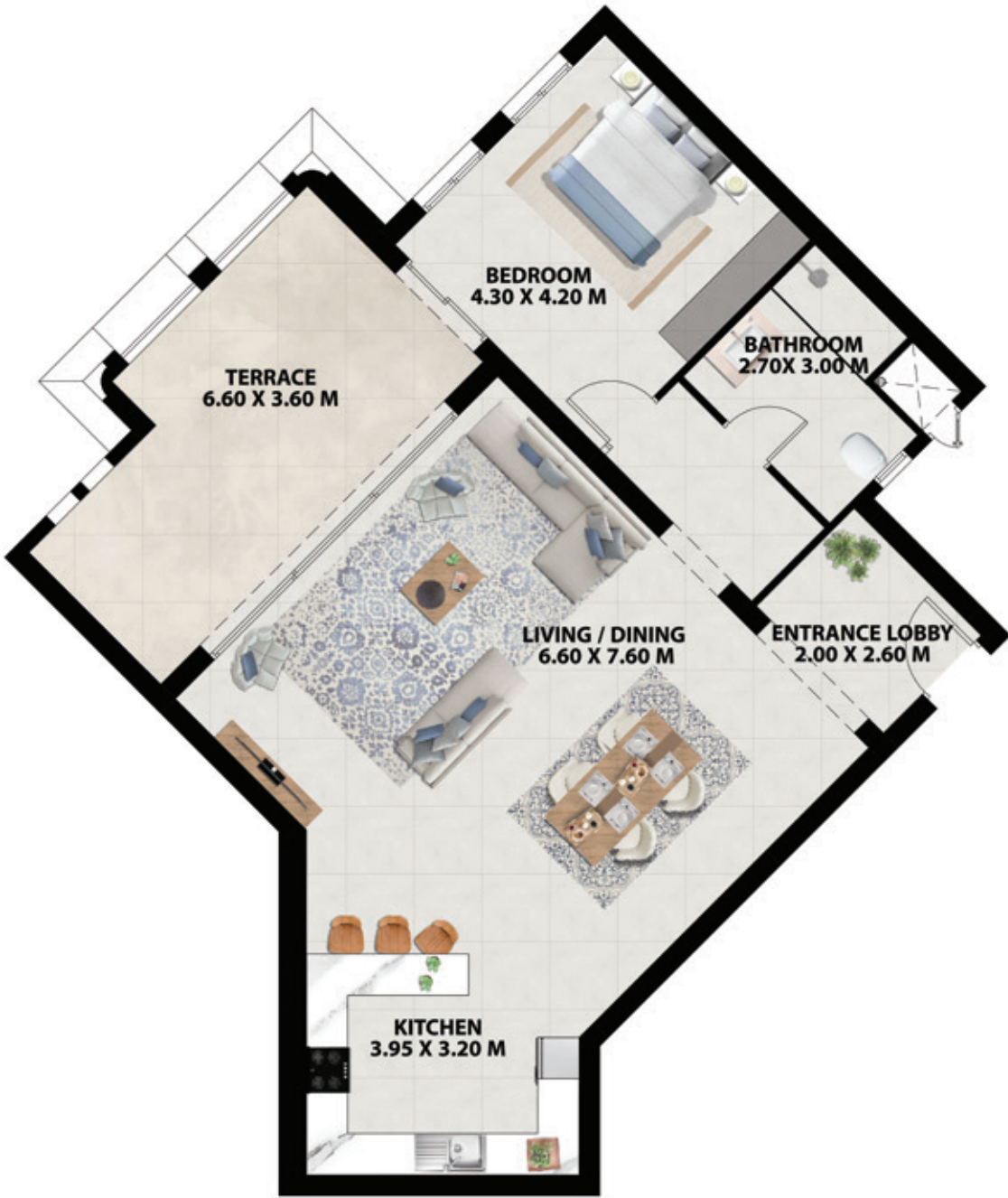




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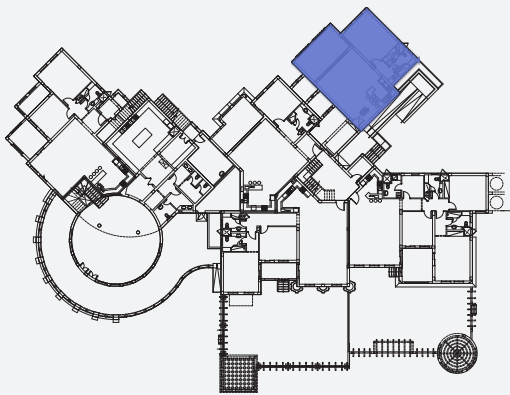


|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 1 Bedroom             |
| Floor               | Ground                |
| Closed Area         | 114.91 M <sup>2</sup> |
| Total Built Up Area | 132.36 M <sup>2</sup> |
| Terrace             | 23.76 M <sup>2</sup>  |



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|                     |                       |
|---------------------|-----------------------|
| Unit Type           | 1 Bedroom             |
| Floor               | Ground                |
| Closed Area         | 102..3 M <sup>2</sup> |
| Total Built Up Area | 119.43 M <sup>2</sup> |
| Terrace             | 23.76 M <sup>2</sup>  |



**ملحوظه:** ملحوظه: جميع المعلومات والرسومات المستخدمة في هذا الكتيب وملحقاته هي للأغراض التوضيحية فقط. يحتفظ المطور بالحق في إجراء المراجعات والتغييرات على أي من الرسومات والصور بخصوص الخامات المستخدمة والخدمات و الأبعاد الموضحة في هذا الكتيب. قد تختلف المساحات الفعلية من المساحات المذكورة وقد يختلف اتجاه الوحدة من وحدة إلى أخرى. يتم حساب مساحة الوحدة على اجمالي المساحة الخارجية.



# Muriya

## Building communities, enriching lives

Muriya, as a successful partnership between international town developer Orascom Development Holding, and OMRAN Group, the Sultanate's leading executive arm for tourism development, stands eminent as the largest private tourism and real estate developer in Oman. With over \$750 million in investments and 1,200 hotel rooms, Muriya has developed two world- class destinations Hawana Salalah and Jebel Sifah. Continuing to directly contribute to the growth of the Omani economy, Muriya enriches the lives of locals, tourists, partners, and investors alike. This is Muriya. Oman's largest and most diversified private real estate and tourism developer, committed to developing the future of the Sultanate.





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JEBEL SIFAH  
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