



Al Thuraya

VILLAS

Serenity Within the Whisper of Lush Nature

Where *Luxury* feels like *Home*



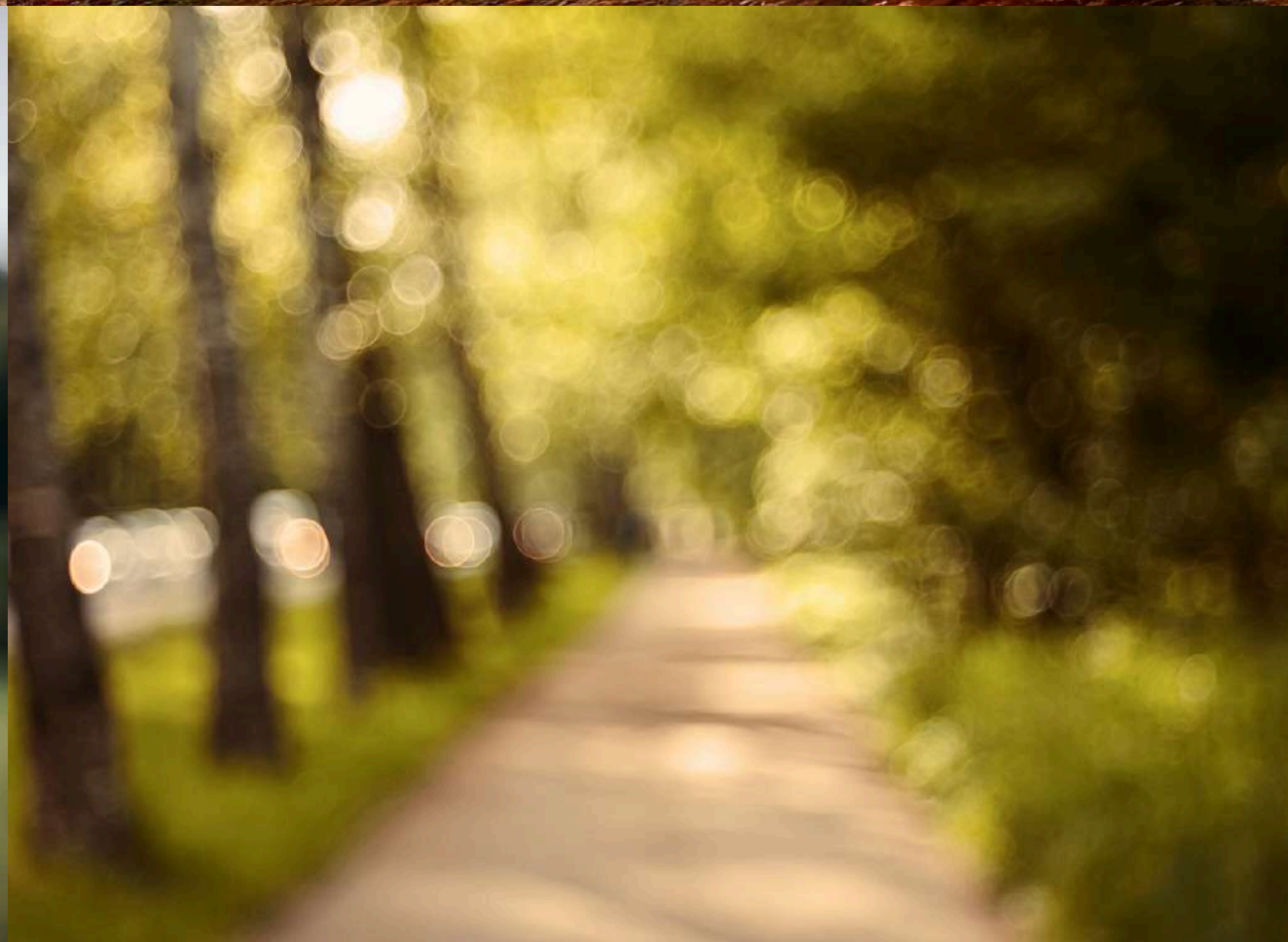
Luxury living

A Home shaped by Nature
A Life defined by Elegance

Every villa at Al Thuraya is a masterpiece of thoughtful design where form and function exist in perfect harmony.



Overlooking the Park & Lush Greenery



Within *Sarooj Oasis* lies a neighbourhood
where *Sustainable Luxury* comes to life...

Al Thuraya



A Sanctuary Framed by Nature



From Daylight to Starlight





serenity



in Every Horizon

An Elevated Living Experience



Three-Story
Villa



Six Spacious
Bedrooms



Dedicated Staff
Room



Gourmet
Modern Kitchen



Luxury
Bathrooms



Expansive
Windows



Penthouse With
Saroj Park View



Premium Finishes
Throughout



Private
Elevator



*The luxury of living
Inside your dream*



A Personal Oasis



Timeless
Architectural
Facades



Covered Parking
for up to 4
Vehicles



Crafted Exterior
Finishes



Expansive
Outdoor Area



Lush
Garden



Private Pool



Home
Privacy



Smart Home and
Security Systems



Unobstructed
Views of the Park



Thuraya Private Villas Type 4



1



6



7



4

Internal Area: 539 sqm

Plot Area: Starting 600 sqm
up to 1200 sqm

Disclaimer:
The floor plans, images, descriptions, and materials presented in this brochure are provided by Sarooj Development for illustrative purposes only and are intended to offer a general overview of the proposed design and features of Sarooj Oasis. Actual specifications, finishes, layouts, landscaping, and surrounding views may vary from those shown. While every effort has been made to ensure accuracy, Sarooj Development reserves the right to make modifications, revisions, or substitutions as deemed necessary without prior notice. This brochure does not constitute a contract or warranty of any kind.



GROUND FLOOR



FIRST FLOOR



PENTHOUSE



Feels Like a
Dream



Your Story Begins Here

Sarooj Oasis *Community*

Gracefully overlooking the lush heart of Sarooj Park, Al Thuraya Villas embody refined living within a vibrant, green and smart community at the entrance of Sultan Haitham City



Gated
Community



Strategic
Location




Micro Mobility
Route



Walkways and
Bicycle Routes



Community
Plaza



Children
Daycare




Indoor
Gym



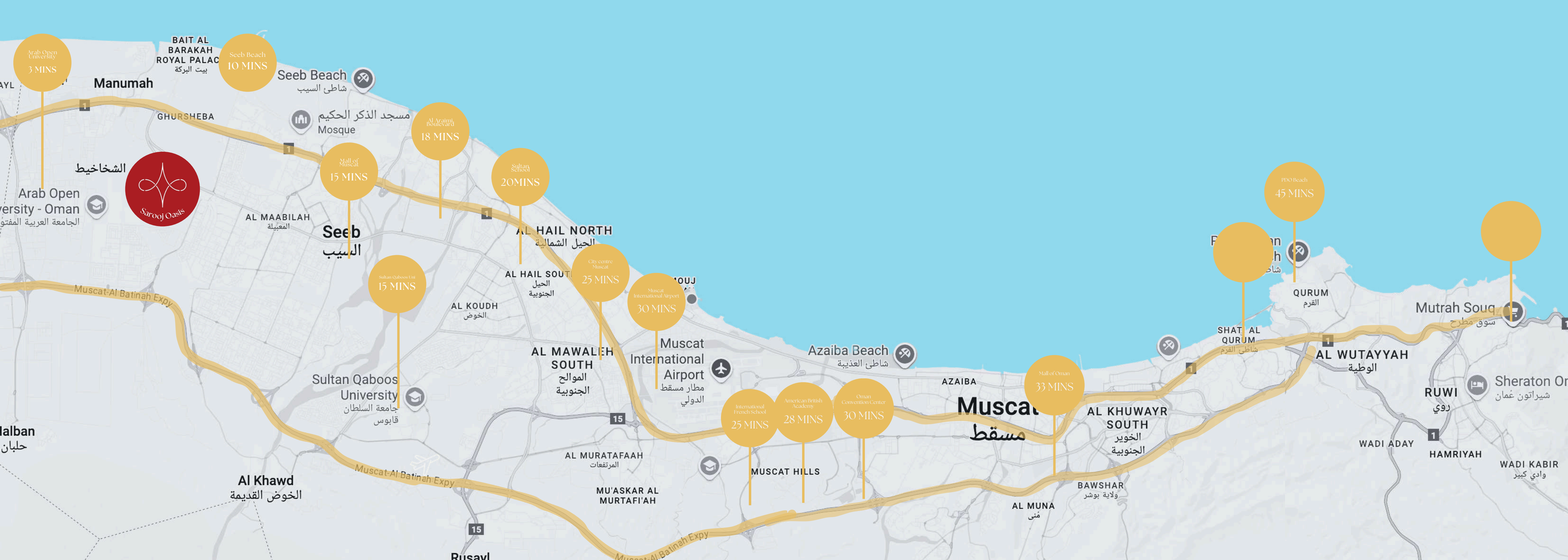
Mixed Use
Buildings



Outdoor Sport
Courts



Proximity
to School





Where the oasis *whispers*

A Vision of *Sustainability*
for *Generations To Come*

Saroj Oasis is a *sanctuary of greenery, fountains, walkways, and sports courts* all woven into a landscape of *serene beauty* and *vibrant living*.



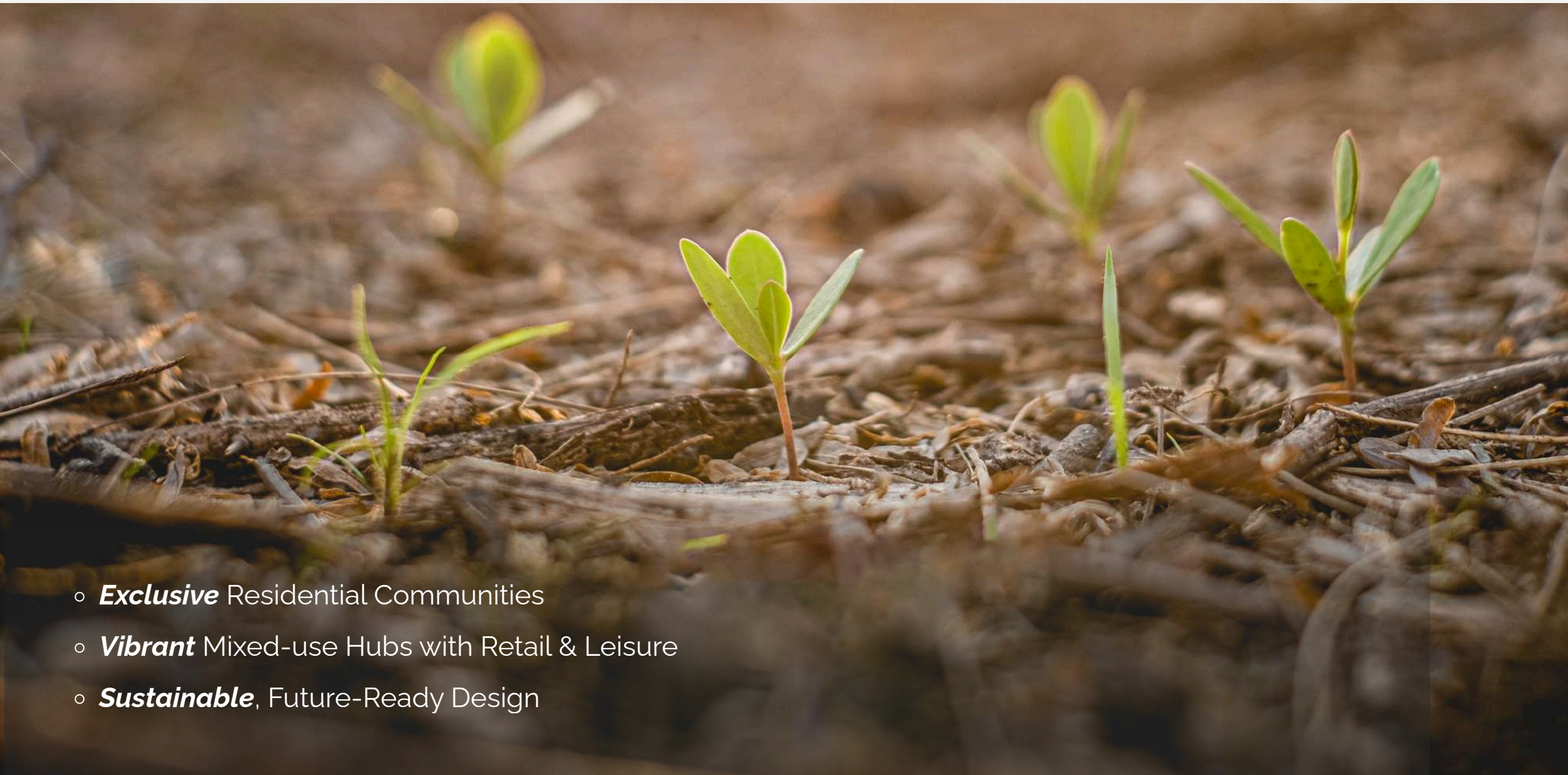
Built for Today Designed *for Tomorrow*

Aligned with Oman Vision 2040, Sarooj Oasis offers a sustainable, connected, and culturally rooted lifestyle for generations to come.





Saroj Development creates landmark communities that combine luxury living, modern infrastructure, and sustainable design. With deep knowledge of local and regional markets, we deliver developments that stand the test of time.



- **Exclusive** Residential Communities
- **Vibrant** Mixed-use Hubs with Retail & Leisure
- **Sustainable**, Future-Ready Design



We design with *purpose* blending **sustainability**, **innovation**, and **community impact** to create **spaces that endure**.

Every project reflects our **commitment** to **quality**, **reliability**, and **long-term value**.

A lifestyle of *Peace*

A land of *Potential*

ساروج
SAROOJ
DEVELOPMENT COMPANY

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