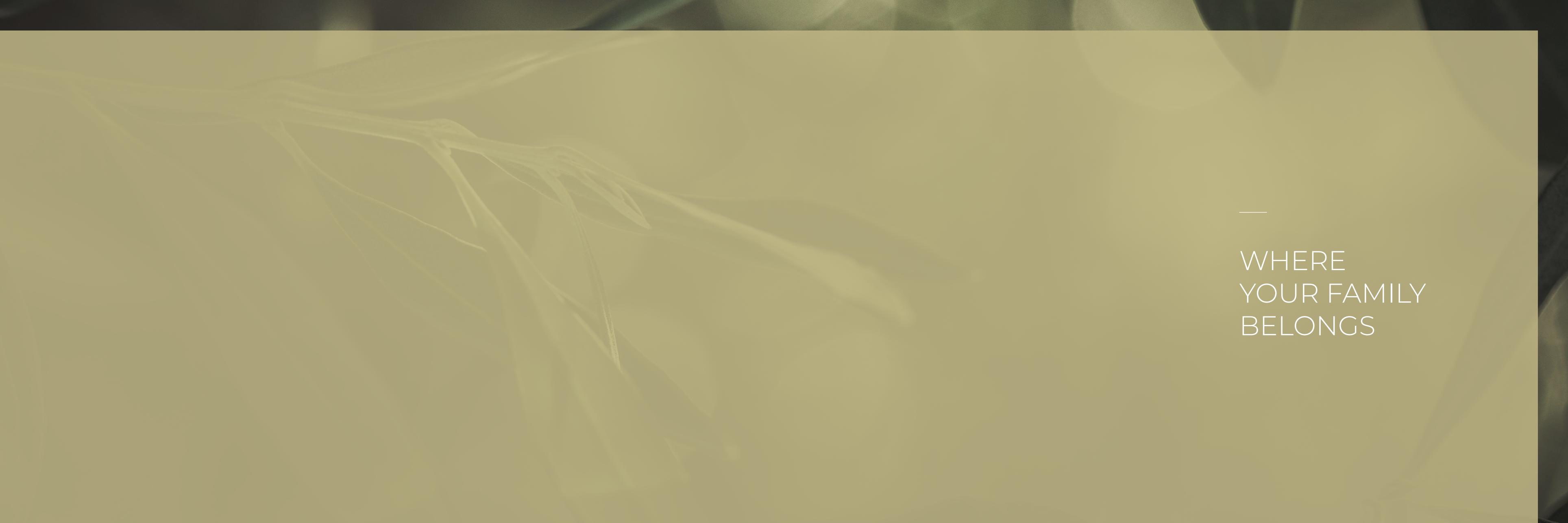


OLIVE FARMS

RAYA JEBEL SIFAH



—

WHERE  
YOUR FAMILY  
BELONGS



## TAM, GDZIE DOM STAJE SIĘ WSPOMNIENIEM

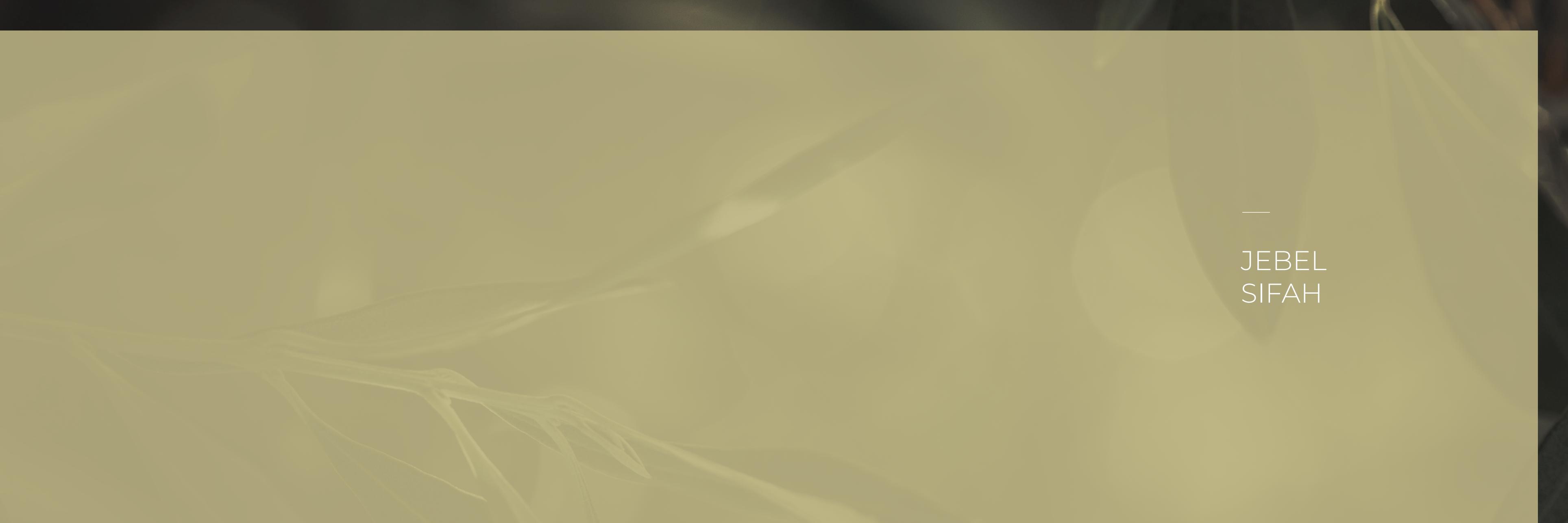
At Olive Farms, life follows the same natural rhythm as the olive tree,

SLOW,  
SUNLIT,  
ENDURING.

Olive trees flourish under abundant sunshine, embracing long, warm summers.

Our villas are shaped with the same philosophy: open layouts, sun-washed interiors, and generous outdoor spaces that welcome golden light throughout the day.

This isn't just a villa.  
It is a home grounded in the wisdom of the olive tree, filled with sunlight, shaped by nature, and made for togetherness.



—

JEBEL  
SIFAH



## PLACE FOR FAMILY TO GATHER & TIME TO SLOW DOWN

Life at Olive Farms is built around the moments that matter. Unhurried mornings, shared meals, laughter echoing through the garden, and quiet evenings spent together without distraction.

Children explore freely.  
Parents unwind.

Grandparents join weekends.  
Friends visit often.

Olive Farms brings families together.

Creating a rhythm of life that feels softer, closer, and beautifully connected.



## SUNSET VIEWS, OPEN HORIZONS & DAYS SPENT OUTDOORS

Oman's coastline is defined by dramatic rock formations, ancient cliffs and sweeping contours shaped by centuries of wind and sea. Jebel Sifah rises from this natural architecture — a landscape carved into layers of stone, light and coastline. The result is a destination with a character of its own: bold, sculpted, and unmistakably Omani, where every view opens into an expansive horizon.



## JEBEL SIFAH

Situated on the northern coast of Oman, Jebel Sifah lies less than an hour from the vibrant city of Muscat, offering the perfect balance between convenience and escape. Nestled between almost 6 km of natural coastline and the dramatic Al Hajar Mountains, the destination unfolds across a 6.2 million sqm master development that blends sea, nature and community into one exceptional coastal experience.

Anchored by a 117-berth marina, a 9-hole PGA Harradine signature golf course, boutique hotels, dining, beach clubs and year-round leisure amenities, Jebel Sifah has grown into one of Oman's most established resort communities — home to 1,500+ residents from 20+ nationalities. It is a destination designed for everyday living, weekend escapes and long-term coastal comfort.



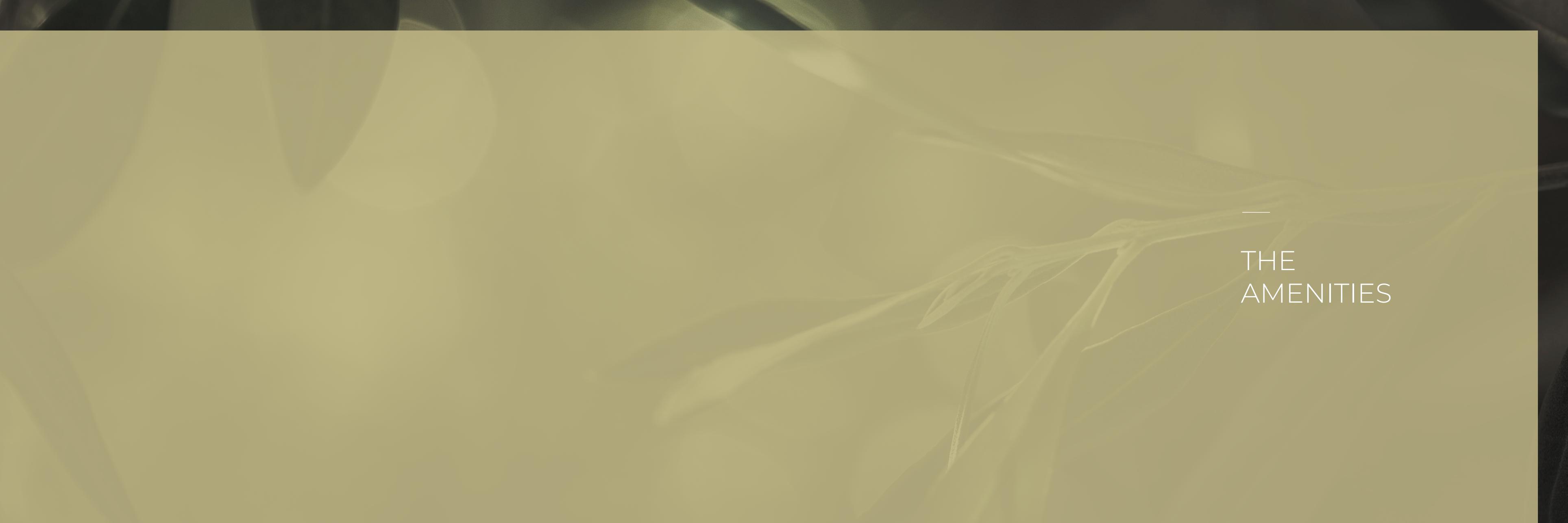
## JEBEL SIFAH MASTERPLAN

1. Sifawy Boutique Hotel
2. Marina Apartments
3. Jebel Sifah Marina
4. The Bank Beach Club
5. Golf Lake
6. Golf Lake Customized Villas
7. Raya
8. Harradine Golf Course
9. Olive Farms
10. Sifah Farms
11. Solaris
12. The Heights
13. The Beachfront
14. Dunes Beach Club
15. Sifah Beach Camp



## PROJECT MASTERPLAN

Unit Type	Unit Count	BUA (m <sup>2</sup> )	Land Area (m <sup>2</sup> )
1 Bedroom	10	75	260
2 Bedroom	26	98	275
3 Bedroom	10	120	350
<b>Total Units</b>	<b>46</b>	<b>4498</b>	<b>13250</b>



## THE AMENITIES

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## SLOW DOWN, BREATHE IN, AND EMBRACE NATURE

Being at one with nature fosters peace of mind, body, and soul. From the breeze of the birds to the rustling leaves, embrace the life you fancy at Raya.

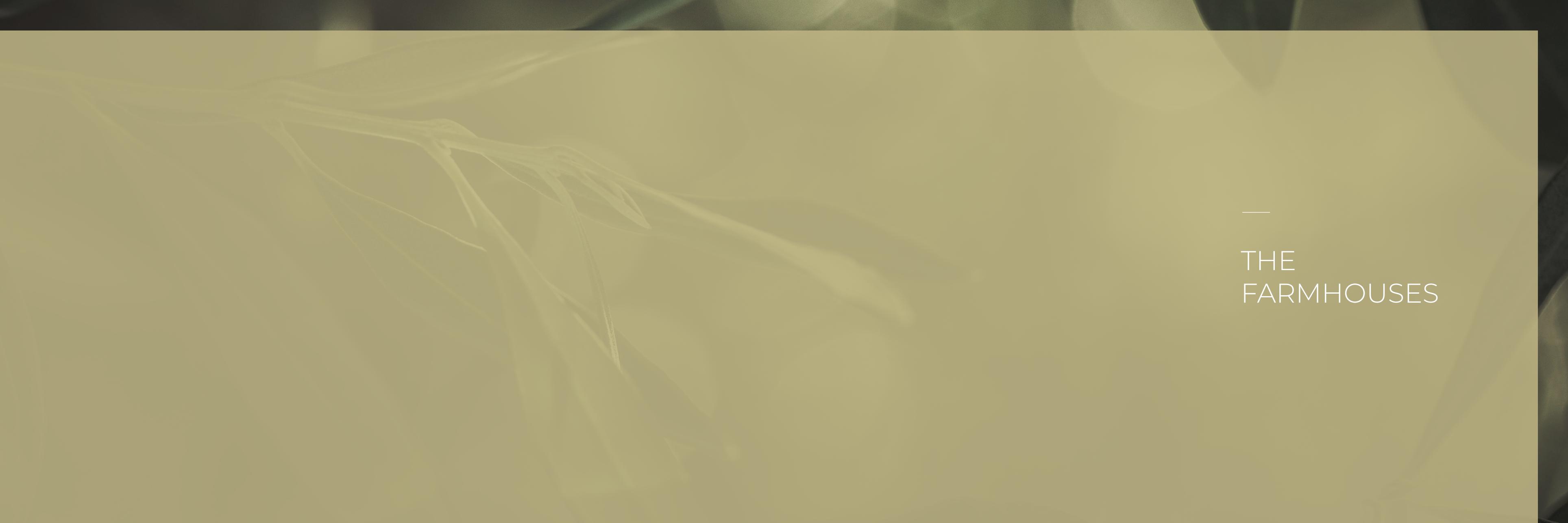
There's so much to do in the enclaves, or there's always a chance to step out for a quick putting session at the golf course. For friends, family, and frolic, find your share of fun.

Here, the amenities are for everyone. Let the Sultanate's rich heritage fuse with well-being and nature. Raya offers more than just a home – a complete living experience.



## THE AMENITIES

- Kids' splash zone & water play areas
- Shaded nature playgrounds
- Walking paths & landscaped green pockets
- Large private gardens for every villa
- Views of the Al Hajar Mountains



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THE  
FARMHOUSES



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## FLOOR PLANS

## 1 BEDROOM FARMHOUSE

**PLOT SIZE**  
260 sqm

**BUILT UP AREA**  
75 sqm

**GARDEN AREA**  
185 sqm

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Pool and pool deck locations and dimensions may vary according to individual land plots where applicable. The inclusion of a swimming pool, extra works, or upgrade features will incur an additional charge. The pool shown in the renders is for illustration purposes only.



## 2 BEDROOM FARMHOUSE

**PLOT SIZE**  
275 sqm

**BUILT UP AREA**  
98 sqm

**GARDEN AREA**  
177 sqm

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## 3 BEDROOM FARMHOUSE

**PLOT SIZE**  
350 sqm

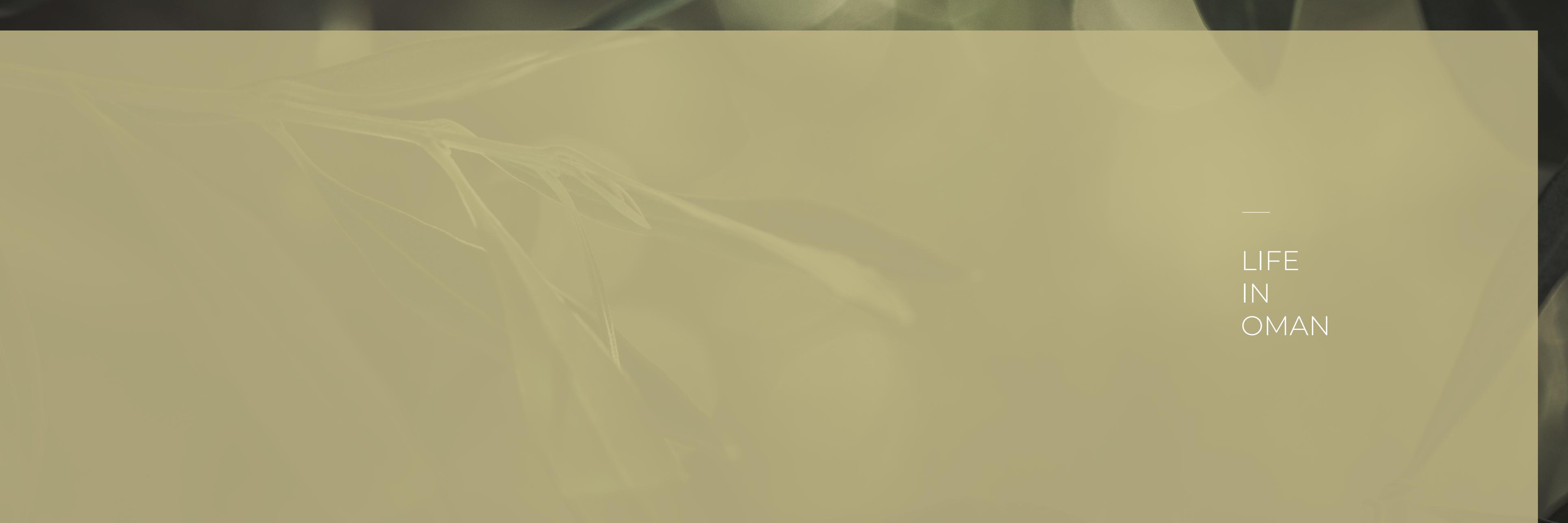
**BUILT UP AREA**  
120 sqm

**GARDEN AREA**  
230 sqm

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A person's shoulder and arm are visible on the left side of the frame, wearing a white shirt. The background is dark and out of focus.

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LIFE  
IN  
OMAN



## WHAT THE COUNTRY TRULY FEELS LIKE

Oman is one of the few places where modern life and tradition live side by side without competing. Days move with a steady rhythm: calm mornings, friendly faces, and a sense of safety you notice immediately when you arrive.

Life here is about enjoying the outdoors — walking along the coastline, exploring mountain trails, spending weekends at wadis, or gathering with family in the evenings. People are warm and respectful, and communities feel open, multicultural and easy to settle into.



## A STRONG & STABLE PLACE TO INVEST

- A robust economy with consistent long-term growth opportunities.
- A key hub for regional trade and business, connecting the GCC, Africa & Asia.
- Stable governance creating a secure, predictable investment environment.
- High living standards attracting professionals, families, and long-term residents.
- Freehold ownership in designated areas available to all nationalities.
- No personal income tax, making long-term living and earning more rewarding.
- Streamlined residency pathways tied to property ownership in approved zones.



MURIYA



by ORASCOM  
DEVELOPMENT



## THE LARGEST REAL ESTATE DEVELOPER IN THE SULTANATE

Muriya is Oman's largest and most diverse integrated real estate and tourism developer. A partnership between Orascom Development and Oman Tourism Development Company (OMRAN), Muriya has been shaping the Sultanate's tourism, residential, and lifestyle offerings for over 15 years.

We create destinations that bring people together — lively communities with homes, hotels, marinas, golf courses, and year-round leisure. Our developments are designed to elevate everyday living while attracting inbound tourism and long-term investment to Oman.

Through our master-planned towns across the country, we deliver high-quality homes, outstanding hospitality, and memorable leisure experiences, bringing exceptional value to residents, investors, partners, and visitors alike.

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DEVELOPMENT &  OR  
OMAN