



Marina Apartments

JEBEL SIFAH

Sail Away to Your New Home

Table of Contents

05

Sultanate of Oman

06

Jebel Sifah

10

Sea & Marina Views From Every Home

12

Exceptional Marina Living

15

Marina Apartments Neighborhood

25

About our Destination

35

Masterplan & Floorplans

64

Muriya

66

Contact Us





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.





Marina Apartments

Gulf of Oman



SULTANATE OF OMAN

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 Sifrah Heights
- 2 Harradine Golf Course
- 8 Golf Lake
- 3 Jebel Sifrah Marina
- 9 Golf & Sea Villas
- 4 The Bank Beach Club
- 10 The Beachfront
- 5 Driving Range
- 11 Sifrah Farms
- 6 Sifrah Beach Camp
- 12 Sifrah 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

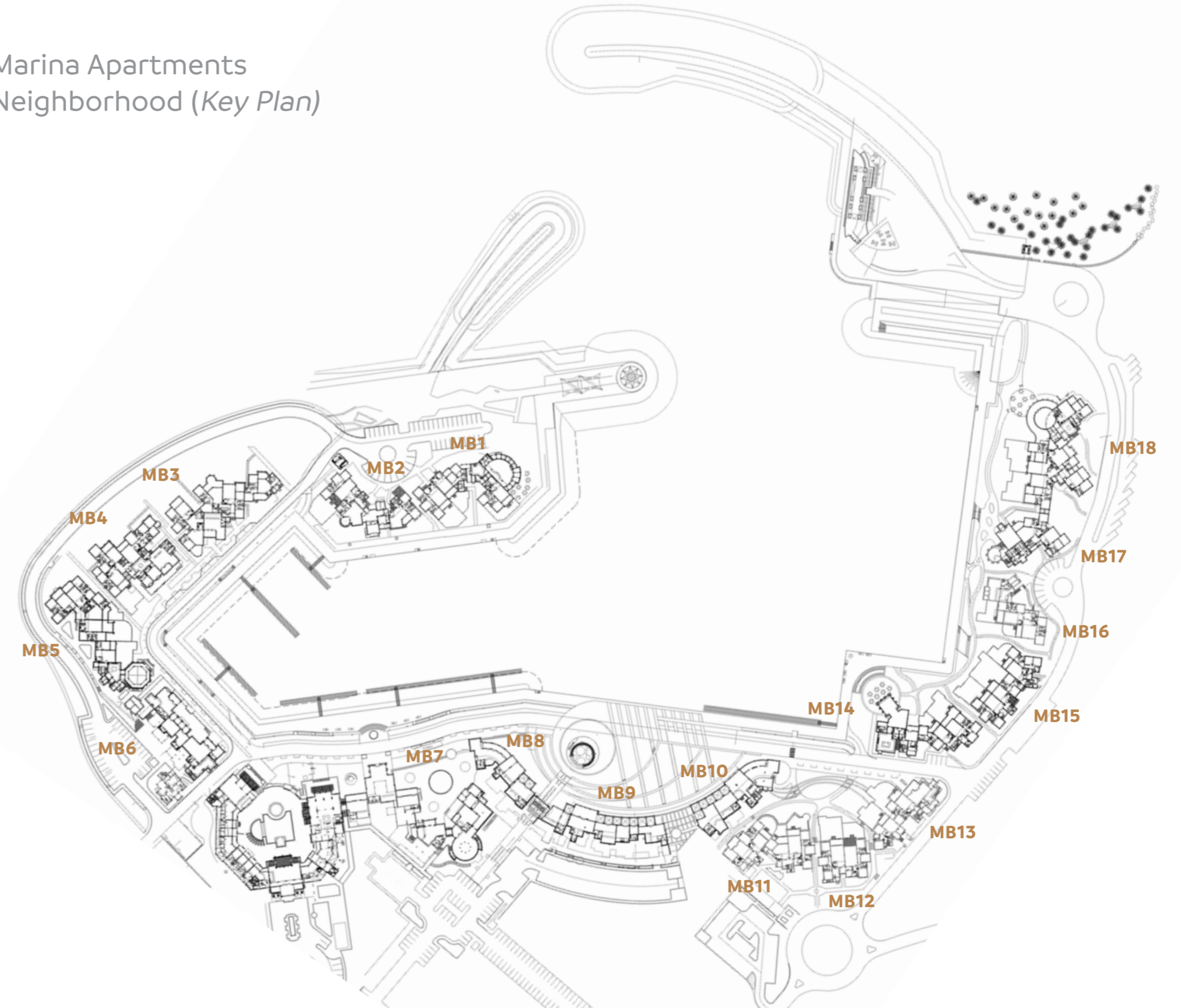
Masterplan & Floorplans



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



Marina Apartments
Neighborhood (*Key Plan*)

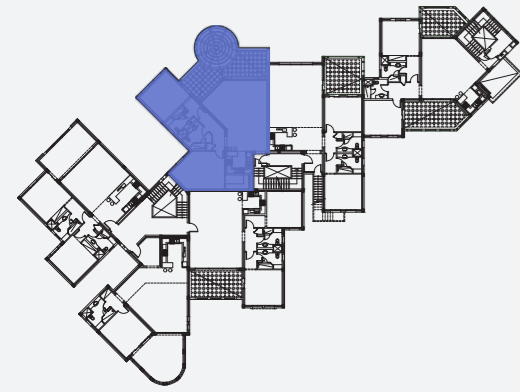


Three Bedroom Apartments

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

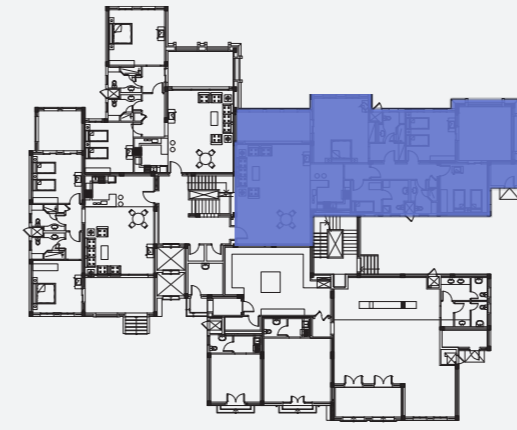


Unit Type	3 Bedrooms
Floor	First, Roof
Closed Area	148.06 M ²
Total Built Up Area	215.47 M ²
Terrace	33 M ²
Roof Terrace	131.77 M ²



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MB04 103

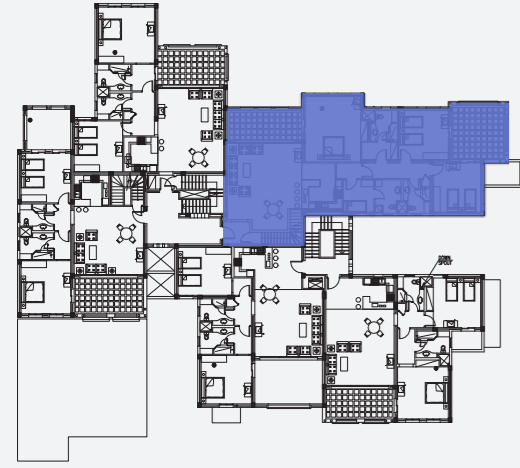


Unit Type	3 Bedrooms
Floor	Ground
Closed Area	201.99 M ²
Total Built Up Area	234.64 M ²
Terrace 1	16.5 M ²
Terrace 2	21.6 M ²



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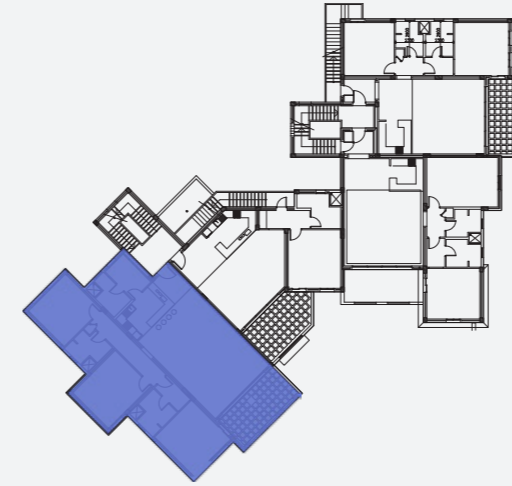
MB04 203



Unit Type	3 Bedrooms
Floor	First, Roof
Closed Area	204.4 M ²
Total Built Up Area	268.61 M ²
Terrace	17.8 M ²
Roof Terrace	197.04 M ²



MB11 201



Unit Type	3 Bedrooms
Floor	First
Closed Area	204.81 M ²
Total Built Up Area	224.96 M ²
Terrace	19.2 M ²



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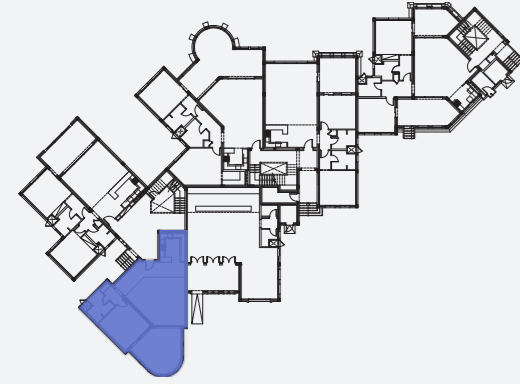
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Two Bedroom Apartments

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



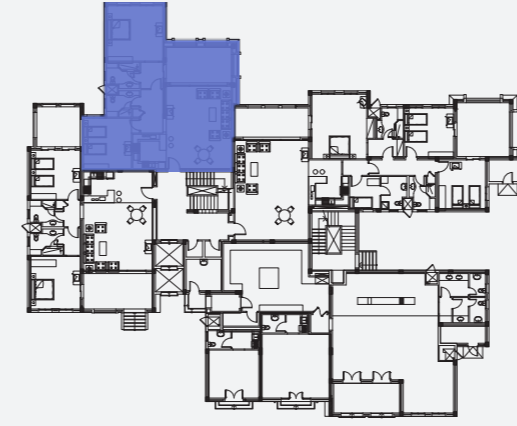
Unit Type	2 Bedrooms
Floor	Ground
Closed Area	106.3 M ²
Total Built Up Area	128.95 M ²
Terrace	28.8 M ²



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MB04 102



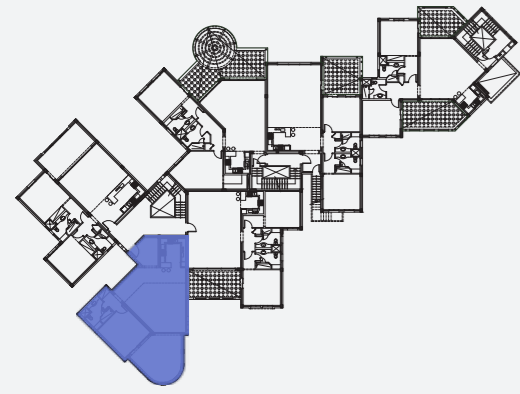
Unit Type	2 Bedrooms
Floor	Ground
Closed Area	136.09 M ²
Total Built Up Area	154.6 M ²
Terrace	17.8 M ²



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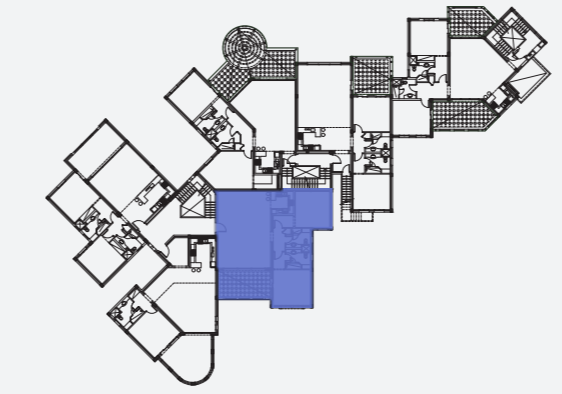
MB03 201



Unit Type	2 Bedrooms
Floor	First
Closed Area	116.17 M ²
Total Built Up Area	139.49 M ²
Terrace	28.8 M ²



MB03 206



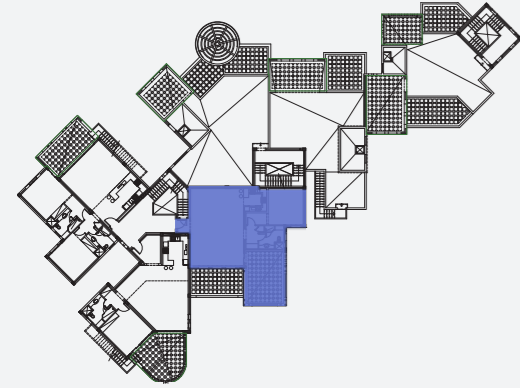
Unit Type	2 Bedrooms
Floor	First
Closed Area	141.93 M ²
Total Built Up Area	158.36 M ²
Terrace	19.8 M ²



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MB03 303

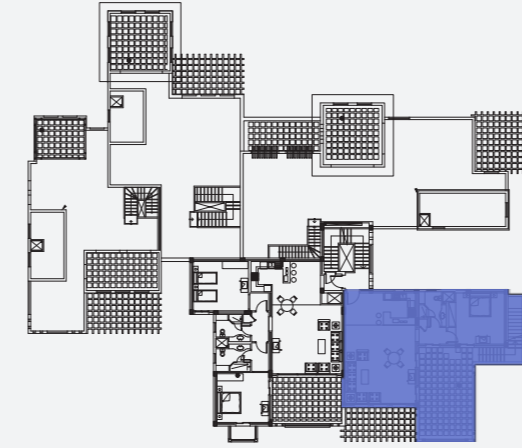


Unit Type	2 Bedrooms
Floor	Second, Roof
Closed Area	111.8 M ²
Total Built Up Area	161.95 M ²
Terrace	10.5 M ²
Roof Terrace	124.5 M ²



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MB04 302



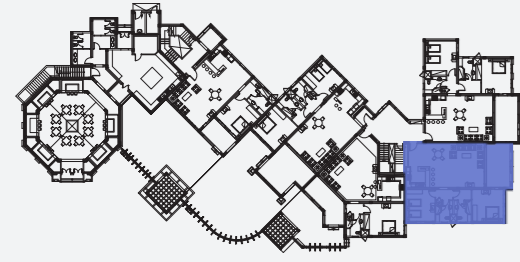
Unit Type	2 Bedrooms
Floor	Third, Roof
Closed Area	99.98 M ²
Total Built Up Area	137.69 M ²
Terrace	12.15 M ²
Roof Terrace	138.38 M ²



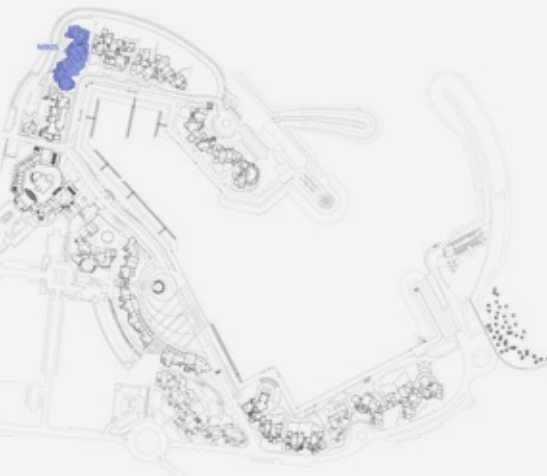
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MB05

103



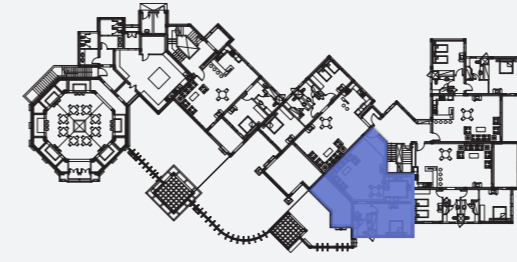
Unit Type	2 Bedrooms
Floor	Ground
Closed Area	134.18 M ²
Total Built Up Area	151.67 M ²
Terrace	18.8 M ²



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MB05

104

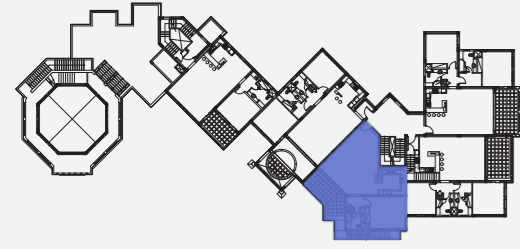


Unit Type	2 Bedrooms
Floor	Ground
Closed Area	110.8 M ²
Total Built Up Area	135.66 M ²
Terrace	21.5 M ²
Garden Area	49 M ²

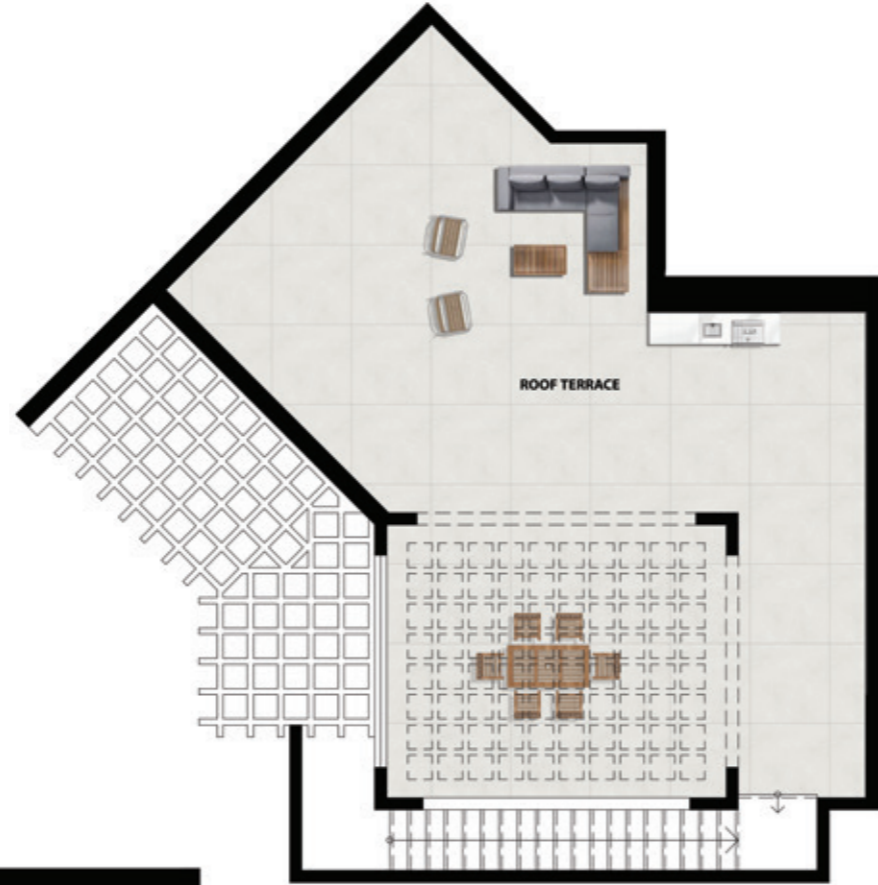


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MB05 204

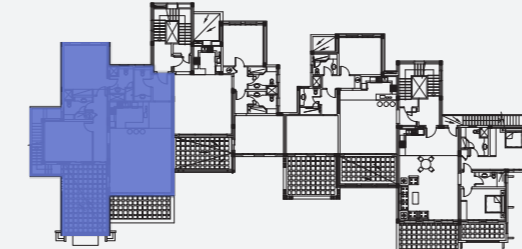


Unit Type	2 Bedrooms
Floor	First, Roof
Closed Area	110.8 M ²
Total Built Up Area	149.54 M ²
Terrace	21.5 M ²
Roof Terrace	99.26 M ²



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MB06 301



Unit Type	2 Bedrooms
Floor	Second, Roof
Closed Area	158.72 M ²
Total Built Up Area	213.3 M ²
Terrace	30.8 M ²
Roof Terrace	135.42 M ²



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MB06 304

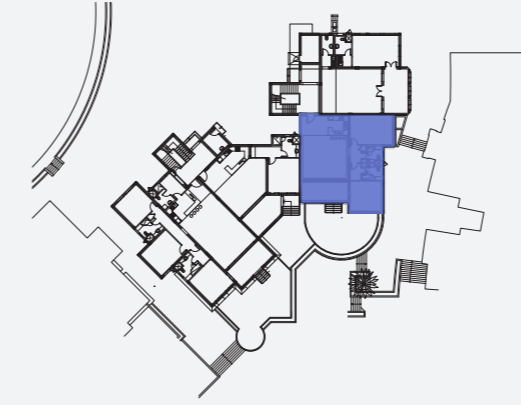


Unit Type	2 Bedrooms
Floor	Second, Roof
Closed Area	100.53 M ²
Total Built Up Area	142.22 M ²
Terrace	8.28 M ²
Roof Terrace	99.22 M ²

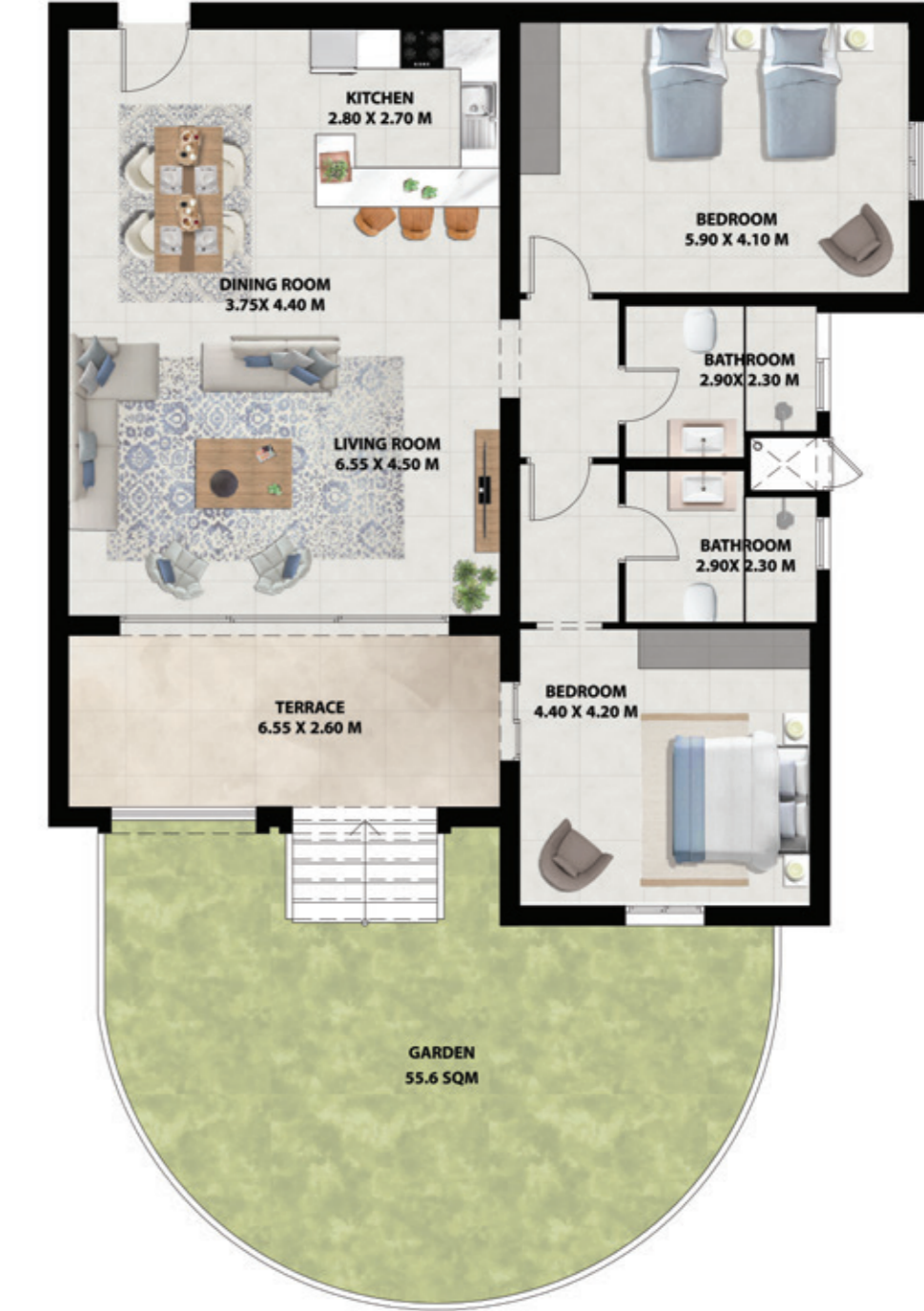


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MB11 103

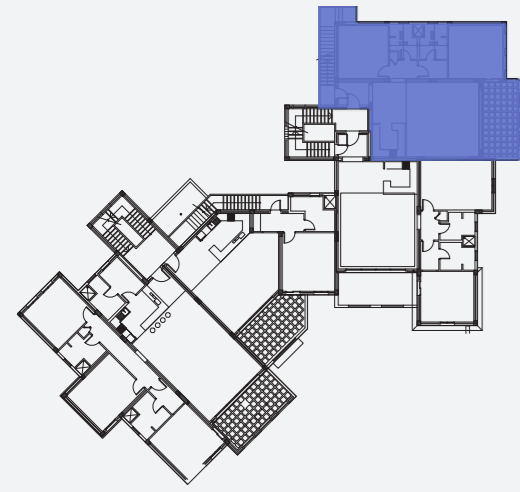


Unit Type	2 Bedrooms
Floor	Ground
Closed Area	140.17 M ²
Total Built Up Area	170.61 M ²
Terrace	17.03 M ²
Garden Area	55.6 M ²



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MB11
204



Unit Type	2 Bedrooms
Floor	First, Roof
Closed Area	136.86 M ²
Total Built Up Area	176 M ²
Terrace	18.6 M ²
Roof Terrace	105.48 M ²



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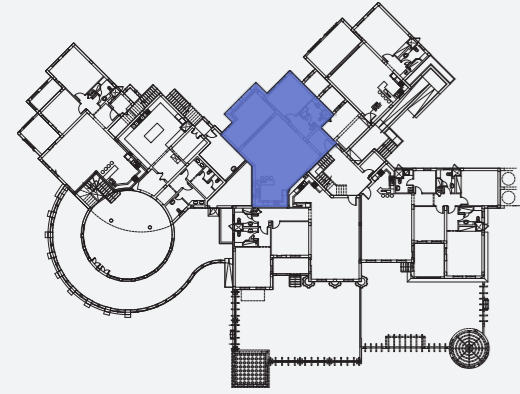


One Bedroom Apartments

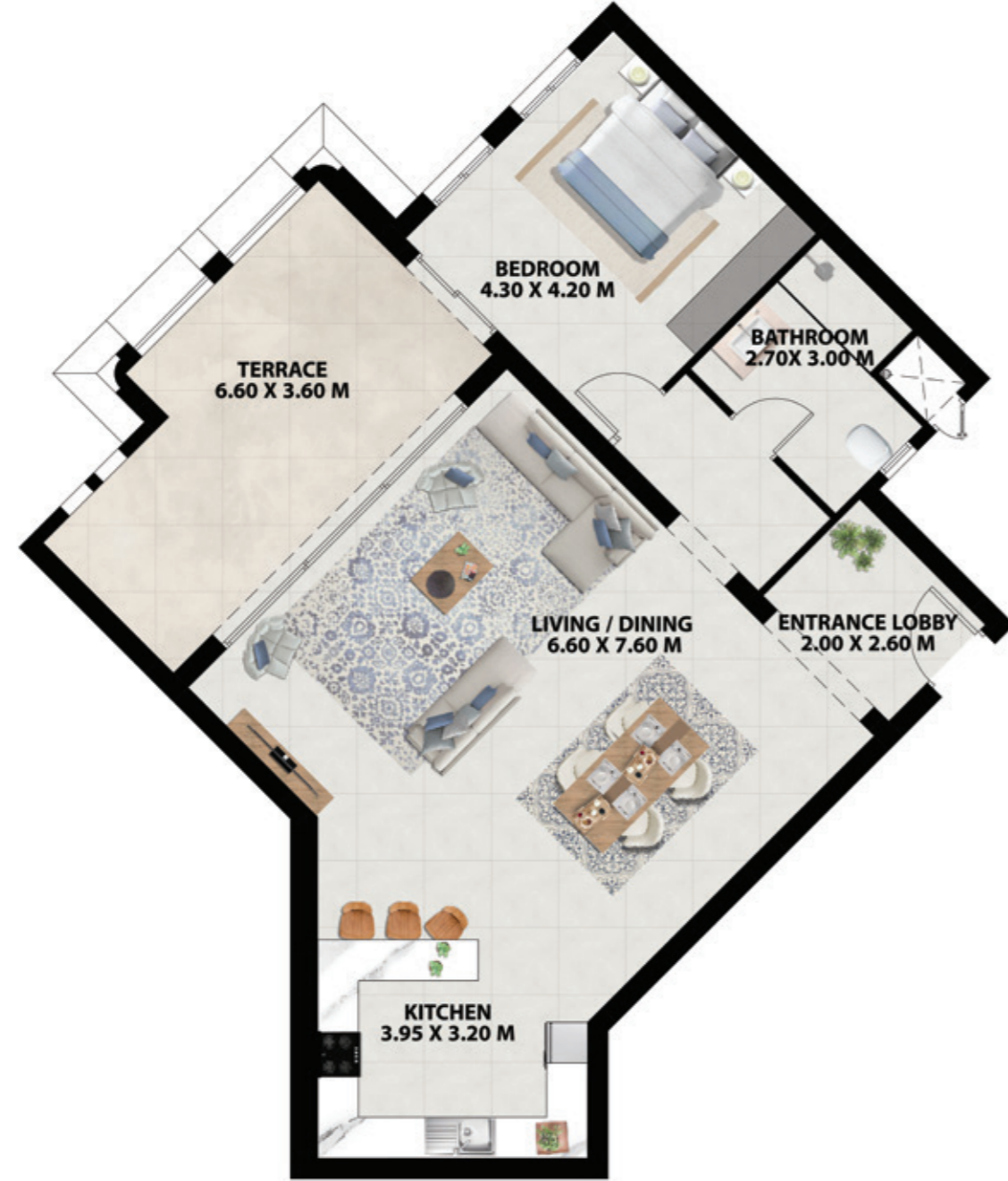
Designed around spectacular panoramic windows, the modern one-bedroom apartments enjoy views of the sea and marina from every room. The theme of openness continues onto the roof terrace, the perfect space for entertaining, with the sea or marina views on one side, the mountains on the other.



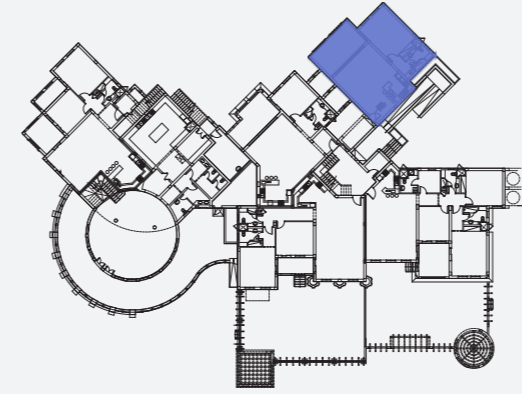
MB18 102



Unit Type	1 Bedroom
Floor	Ground
Closed Area	114.91 M ²
Total Built Up Area	132.36 M ²
Terrace	23.76 M ²



MB18 103



Unit Type	1 Bedroom
Floor	Ground
Closed Area	102..3 M ²
Total Built Up Area	119.43 M ²
Terrace	23.76 M ²



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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.



Sail Away to Your New Home

MASTER DEVELOPER

MURIYA
موريا


JEBEL SIFAH
MUSCAT