





AL MOUJ  
sarai

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A visionary concept for an eminent elite.

The most precious and priceless.  
The crown jewel of Al Mouj Muscat.

A magnificently tailored livable work of art,  
the essence of majestic perfection,

Every aspect, every element bespoke to you.  
Each detail designed around Your life.

Your uncompromising taste, Your sophistication,  
Your unique essence.

A T R U E R E F L E C T I O N O F Y O U



A L M O U J M U S C A T

# YOUR OCEAN PARADISE



SUPERB STRATEGIC LOCATION

# splendid fusion

Al Mouj Saraï provides the perfect symmetry between absolute privacy in your bespoke palace, and exceptional accessibility to Al Mouj Muscat — the most coveted address in Oman.



AL MOUJ SARA'I

# a majestic life

Only 28 magnificent waterfront palaces, nestled at the crest of Al Mouj Muscat, where the glistening sea plays the most divine symphony, the cool breeze ruffles the flowering waves, and the sun beckons to admire its perfect reflection.

Lavish palaces imbued with the noble beauty of nature, resonating with the rhythm of the lustrous waters, the illustrious atmosphere of Al Mouj Muscat.



ELITE COMMUNITY

# YOUR PRIVATE SANCTUARY



GLAMOROUS ARRIVAL

# prestige par excellence

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Created exclusively for those who look for incomparable, rare, unique experiences and properties, Al Mouj Sarai is an ultra-exclusive gated community, ensuring complete privacy and seclusion – within each mesmerizing palace, and within this prestigious community of the most distinguished individuals.





The landscape design creates a sense of unity, serenity and calm for the elite Al Mouj Sarāi neighborhood. A jewel-like “forest” anchors Al Mouj Sarāi, with a dense fabric of hidden pathways and secret garden-inspired passageways – sikkas, which provide access to the sea.

PALATIAL LANDSCAPE

inspired  
tranquility



A R C H I T E C T U R E   &   D E S I G N



ARCHITECTURE &amp; DESIGN

# quintessential & bespoke

Each palace is a lavish canvas awaiting to be transformed into a remarkable and unique livable work of art. Through the genius of the most renowned international artists and designers, your home becomes the true reflection of who you are.

Your uncompromising taste. Your sophistication.  
Your unique essence.





A B E S P O K E   W O R K   O F   A R T

# absolutely unique

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Al Mouj Saraï is defined by grand spaces, sophisticated design by international award winning architects, bespoke amenities, and the most breathtaking panoramic views of either the marina or the sea.

The design brings to life the identity of the palaces as lavish, majestic and dramatic in their graceful grandeur. Celebrating Oman's wonderful nature and rich heritage, natural inspiration is incorporated into the language of contemporary sophistication, through six unique styles.

EXTERIOR SPACES

# A PLACE OF GRACEFUL GRANDEUR





AL FRESCO LIFESTYLE

# luxury redefined

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The design embodies the new paradigm of luxury – disconnecting from all that is stressful, and immersing yourself in the luxury of breathtaking nature. With the maximum use of glass walls, double-height and open spaces, the design concept removes the juxtaposition between indoor and outdoor, creating a seamless and holistic living experience that connects masterfully man and nature, privacy and transparency, leisure and living spaces.





*majestic beauty*

—  
Strategically situated and astutely designed to frame and highlight mesmerizing vistas, the palaces embody and reflect true brilliance and splendor, mirroring the luminous wonder of the turquoise waters, the sparkling gold of the sunset, the shining silver of the moonlit night, and the cerulean blue of the endless sky.



BLURRING BOUNDARIES

# natural harmony

—  
Paying homage to natural elements, colors and forms, the organic design of lavish al fresco living spaces highlights the beauty of nature – from enchanting reflecting pools and serene water features to harmonious courtyards, and lush gardens.





ENDLESS OCEAN VIEWS

# luminous wonder

The perfect design, layout and setting for serene moments that rejuvenate, inspire, and delight. Whether it's day or night, darkness or light. Whether you're relaxing by yourself to the tune of nature's ever changing and always impressive beauty, or entertaining to the backdrop of a glorious sunset, sparkling stars or dreamy moon.



*multi-faceted*

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A jewel to be cherished and admired from many different perspectives, Al Mouj Sarāi is endowed not only with stunning outward views, but is a marvel in its own right. Equally impressive, glamorous and beautiful whether you're beholding it from the sea, or viewing it from the private promenade.





THRILLING MARINA VIEWS

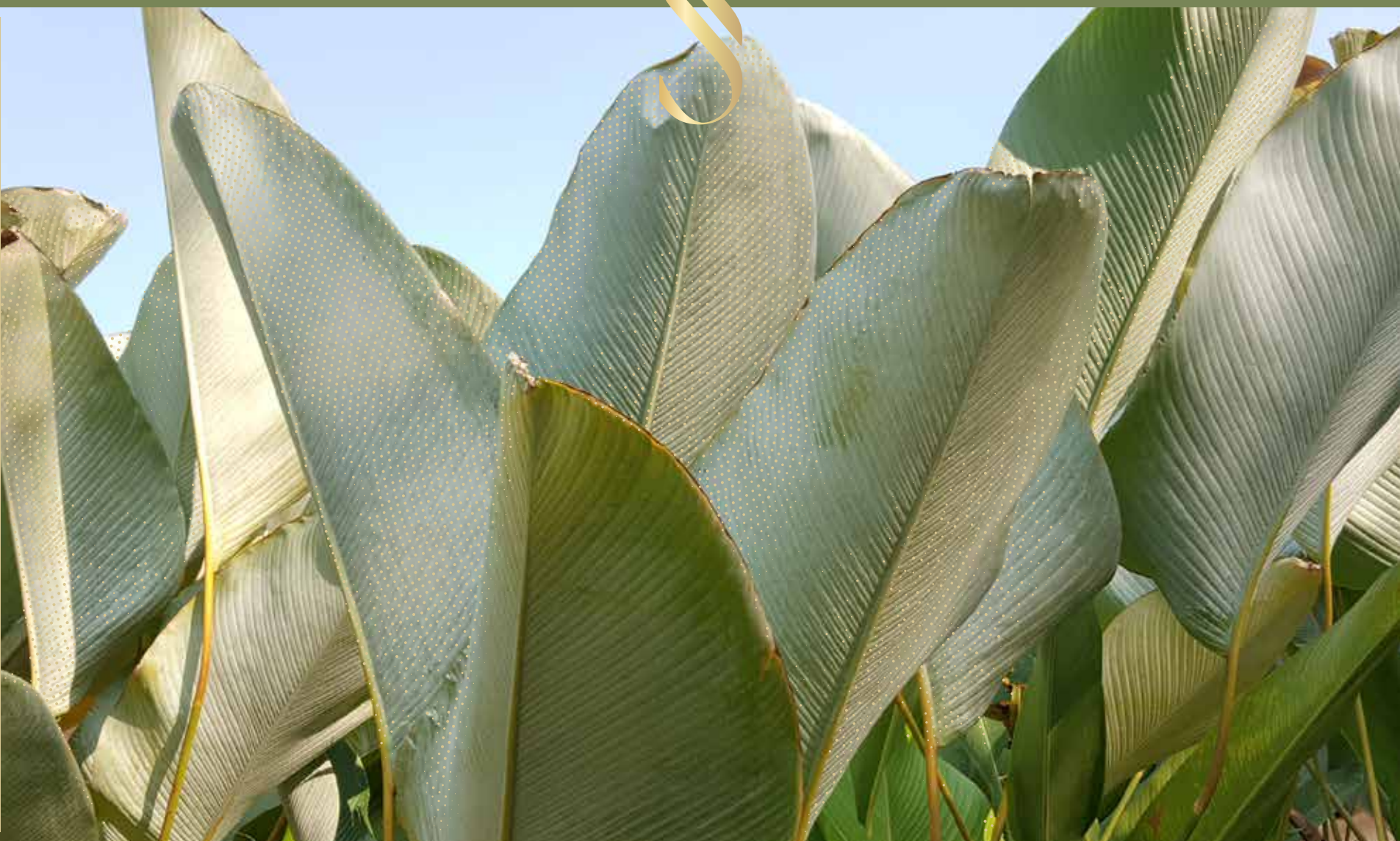
# enchanted harbour vistas

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With its understated opulence, the impressive Al Mouj Muscat Marina is a timeless source of daily inspiration. Each glimpse evokes the spirit of exploration and adventure, of discovery and excitement. Every shimmering glimmer of its night lights creates an evocative, romantic mood, perfect for moments of quiet contemplation or shared appreciation.

INTERIOR SPACES

# A HAVEN OF INFINITE BEAUTY





## INTERIORS

# ingenious spaces

Blending seamlessly natural inspirations with contemporary luxury elements, the interior spaces are flowing, inspirational and truly sumptuous. Refined elegance is tastefully brought out with the use of the most luxurious materials, fixtures, furnishings and carefully curated artistic accents.





The design creates majestic harmony between nature and indoor spaces. Bold aesthetics frame uninterrupted views with double height windows, allowing natural light to spread throughout the home, reflecting the colors, shapes and beauty of natural elements through an architectural perspective.

INTERIORS

# elevated entrance





## INTERIORS

# serene splendor

For the bedrooms the design language aims to nurture harmony and tranquility, through a natural and earthy palette, refreshing and rejuvenating hues, and the playfulness of delightful accents and surprising textures.





Carefully curated and thoughtfully chosen, luxurious textures present a thrilling metamorphosis of natural elements, with a level of sophistication that will amaze even the most discerning connoisseur of the finest in luxury living.



EXQUISITE DETAILS



The richness of the most precious natural materials fuses with an immaculate attention to detail, where nothing is overlooked, everything is absolutely impeccable, creating an elevated connection between all design elements.



TOUCH OF NATURE

# majestic beauty

With a fresh tonal palette this unique design fusion pays tribute to the striking white of the clouds, the blue of the waters, the interplay of bright greenery and alabaster sand, and the vibrancy of Oman's natural riches.





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With each palace designed as an entertainer's delight, life at Al Mouj Sarai is full of unforgettable shared experiences, where conversations flow easily, laughter and joy pervade the atmosphere, and a feeling of deep satisfaction is part of every memorable moment.

SPACES THAT INSPIRE

shared  
experiences



IN - PALACE AMENITIES

# AN OCEAN OF ELEVATED TRANQUILITY

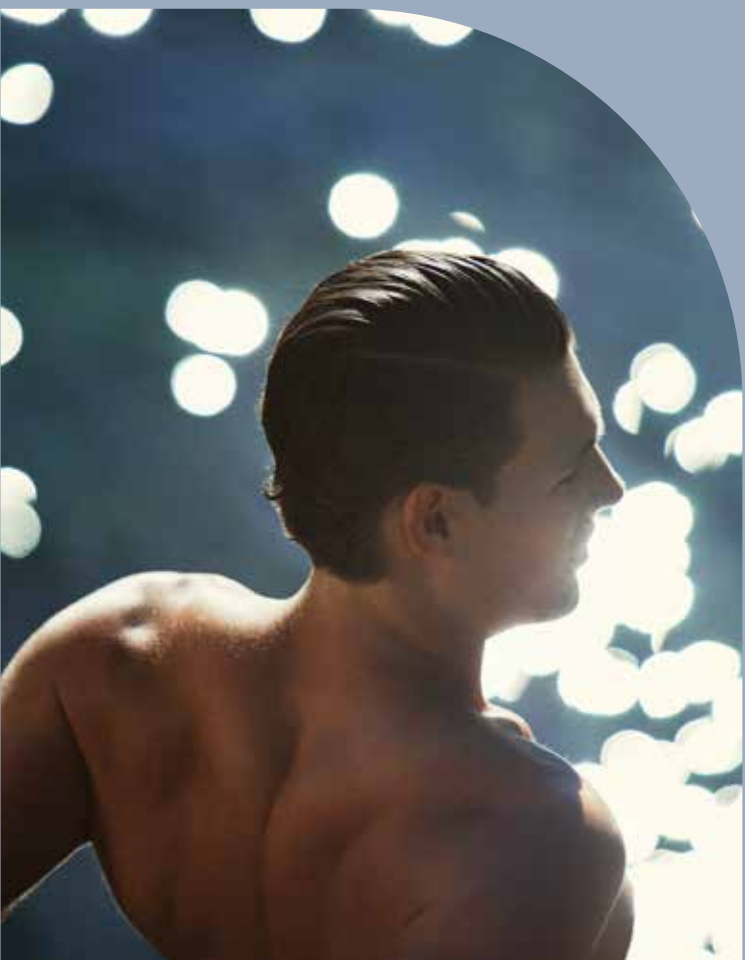




YOUR PERSONAL PLAYGROUND

# create & rejuvenate

Each palace has an elevated range of private bespoke amenities that speak powerfully of complete indulgence, majestic pampering, and timeless luxury.



DESIGNED TO NOURISH

# mind, body & soul

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Embodying the new paradigm of wellness, nurturing harmoniously mind, body and soul, your palace is designed as an enchanting sanctuary, with the most luxurious spa set in the peace and tranquility of your home. Indoor amenities nourish the mind, while outdoors pools rejuvenate the spirit.



Celebrate the essence of beauty

Creating a unique holistic experience, your bespoke amenity spaces are a luxurious escape into a world that celebrates an elevated sense of wellbeing.



YOUR PERSONAL  
PLAYGROUND

# limitless possibilities

Bespoke spaces bring to life a powerful display of your exquisite taste and refined style. A gallery of amenities, curated by you, limited only by your imagination.



## Private berth

With direct private access to your own yacht berth you can take the scenic route to your palace, admiring its beauty from a privileged perspective, parking your sails or your engines right at your waterfront doorstep.



## Invigorate yourself

Manage stress and increase your energy with an invigorating sauna, then relax in palatial style either in a dedicated cigar lounge or home theater and cinema room, where immersive multi-sensory experiences elevate entertainment to an art form.

AL MOUJ SARAT

YOUR EXCLUSIVE COMMUNITY



AL MOUJ LIFESTYLE

# diverse & cosmopolitan

A brilliant symmetry between the serenity of Al Mouj Saraï and the dynamic energy of Al Mouj Muscat, a fountain of endless inspiration at your doorstep.





## OCEAN - INSPIRED

# world-class lifestyle

A world-class luxury lifestyle development renowned for its spectacular waterfront location, elevated residential offer, exclusive commercial and retail choices, exciting entertainment options, and a vibrant community.

A kaleidoscope of unique experiences. A place where everyday rituals and the small pleasures of life blend with spontaneous adventures and unforgettable moments.





### Exclusive oceanfront experiences

Enjoy the understated opulence of the exclusive 400-berth 5 Gold Anchor Al Mouj Marina, with its state-of-the-art eco-friendly facilities, and exclusive oceanfront dining.



### Incredible natural wonders

Explore the hidden riches and amazing creatures of the crystal waters around Al Mouj Muscat through snorkeling, scuba diving and glass-boat cruises.



### Excitement and adrenaline

Al Mouj Muscat's Marina is the starting point for thrilling experiences, such as dolphin watching, sunset cruises, fishing, jet-skiing and wakeboarding.



### Award-winning course and vistas

Play a round on the spectacular Al Mouj Muscat Championship Golf Course, designed by Greg Norman, with mesmerizing views over the ocean and the magnificent Hajar mountains.





### Shopping and retail

Al Mouj Muscat is famed for its fabulous shopping and retail choices, so you'll always have a wondrous array of possibilities to spend the day indulging your style, in style.



Experience exhilarating performances and cultural events at the exciting Marsa Plaza, where unique architecture and exciting water features provide the perfect backdrop for fascinating moments.



### Endless possibilities

Whether you feel like spending the day with family and friends, or drifting by yourself through the different wonders of Al Mouj Muscat, the options are always endless, scintillating and delightful.



### Dining and entertainment

Discover innovative dining experiences at Al Mouj Muscat's vast array of restaurants, where mesmerizing vistas fuse with delicious flavors and scrumptious culinary delights.



LOCATION

# THE MAJESTY OF OMAN





INSPIRATION

# a place of exceptional beauty

An ancient history.

A proud heritage.

A rich tapestry of culture and tradition  
masterfully fused with modern elegance.



UNCOVER

# infinite adventures

—  
Adventure is at the heart of every experience in Oman. The spirit of exploration permeates the essence of this enchanting land, where ancient culture and long-standing traditions, like seafaring, fishing, trading and crafts, are wonderfully cherished and preserved, blending seamlessly with modern day living.





## Impressive Architecture

Whether you are admiring one of the country's impressive mosques or wandering around one of the thousands of glorious forts, the architecture of Oman is sure to mesmerize you at every step.



## A country that has it all

From the imposing Hajar mountains to the pristine and vibrant coastline, Oman has spectacular landscapes at every turn.



## The pearl of Arabia

Oman's nature is magnificent in its richness and diversity and takes pride of place. There are countless exciting ways to discover the country's natural wonders its unique flora and fauna, and diverse nature reserves.



## Treasure hunting

Discover the world's most aromatic frankincense, exotic spices and hand-crafted jewelry.



## Journeys through sand and time

Travel through infinite deserts, try dune bashing, camel riding or camping under the stars.



AL MOUJ SARAÏ

# MEET THE DEVELOPERS





Al Mouj Saraï is the crown jewel of this powerful partnership, with a unique guarantee of quality, excellence and innovation.

#### Disclaimer

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Majid Al Futtaim Properties prides itself on a highly skilled and experienced managerial team, stringent attention to detail and best practices of global standards. Designs and specifications utilize high-end materials combined with the latest developments in modern technology.



The executive arm of the Government of Oman for the development of major tourism, heritage & urban developments.



Tanmia, Oman National Investments Development Company SAOC represents the interests of strategic government stakeholders in Oman's heritage and urban developments.

AL MOUJ  
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