

# Oman Property Guide: Developments

## Focus on new Developments

With modest oil reserves, Oman has moved to a non-oil based economy mainly in manufacturing and trading. The Ministry of Commerce & Industry, which oversees the Directorate of Tourism, has identified the tourism industry as a critical sector for growth with a direct impact on the country's economy. Tourism currently accounts for 0,8 percent of the country's GDP, with aims to increase the contribution to 5 percent by 2020. The tourism industry is also one of the largest employers of the local Omani workforce.

The government is focusing its resources on adventure tourism, ecotourism, cultural and heritage attractions, coastal resorts and leisure resorts. Effective and aggressive marketing measures are under way to promote the country through the appointment of international representatives in source markets, simplified visa procedures and huge investments in tourism infrastructure.

Almost all renowned hotel chains, including Shangri-la, InterContinental, Crowne Plaza, Hyatt International and Sheraton have a presence in the country, with the showcase property being the Al Bustan Palace InterContinental Hotel, the venue for many regional heads-of-state meetings.

Sensing the tremendous tourism potential, Oman is seeing a surge in inbound tour specialists, destination management companies and adventure sports specialists vying to provide the complete Oman experience.

Al Mouj Muscat - Property for sale

The relaxed Arabian state of Oman, voted 'destination of the year 2008' by Vogue magazine, has long been a popular holidaying destination for people living within the GCC. With a population of around 2.3m, Oman is being modernised and liberalised culturally and economically by hereditary Sultan, Qaboos Bin Said Al-Said, a forward-thinking leader. Sultan Qaboos strategy for economic growth - Vision 2020 - aims to diversify Oman's economic dependency on oil, and focus on other industries, such as property and tourism. Demand for property in Oman is primarily being driven by the Sultan's decision to introduce legislation in 2004 - ratified in 2006 - permitting foreigners to buy freehold property and land in designated tourist areas, most notably Muscat. These projects are referred to as Integrated Tourism Complexes (ITC). Furthermore, foreign homeowners can now apply for residency visas.

A number of luxurious developments are being erected across Oman including, The Chedi, Azaiba, Wadi Kabi, The Wave, Barr Al Jissah Residences, Jebel Sifah, Salalah Beach, The Malkai, Muscat Hills, Al Madina A'Zarqa, Jebel Sifah, and Salalah Beach. The fact that Oman appeals to end-users - not just investors - means that the medium to long-term prospect for Omani property market growth looks good. Real Estate Agencies in Oman Hampton International

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Al Mouj Muscat

Al Mouj Muscat is Oman's premier project offering freehold status to all purchasers - Omanis, GCC nationals and expatriates alike.

Al Mouj Muscat combines more than 4,000 beautiful properties, a 400-berth marina, Greg Norman signature golf course, four premier hotels and new retail, leisure and dining opportunities all situated at a seafront address. This is the first integrated resort and residential development to be undertaken in the greater Muscat region.

The project's onus on style and captivating design has already garnered major industry plaudits. In 2007 The Wave, Muscat was the recipient of five international and national design awards from CNBC Arabian Properties and Homes Overseas. In addition to the Homes Overseas award for The Best Luxury Development, it was also awarded Best Development Design, Best Marina Design, Best Apartment Design and Best Golf Course Design.

The Al Mouj Muscat offers an unsurpassed opportunity to secure an advantageous investment, two years in advance of completion, by tapping into the long-term potential of Oman's premier waterfront destination. The Al Mouj Muscat is an inspirational, world-class destination now welcoming international property investors across the globe.

w <http://www.almouj.com>

### Saraya Bandar Jissah

Saraya Bandar Jissah is developed around a man-made lagoon including a variety of small water falls and rock fountains.

The design is molded around the natural beauty and exclusivity of the site. Residential:

- \* Elite villas with stunning sea views located on top of a cliff.
- \* Villas surrounded by water creating an island like feel.
- \* Stacked duplexes and villas spread across the valley.

Hotels:

- \* 5 Star Hotel with 61 accommodation options made up of suites, serviced villas, and a private pavilion, located right on the beach. The facilities include a spa, gym, cocktail lounge, coffee shop, and pool side coffee shop.
- \* 5 Star Hotel with 214 rooms, also located right on the beach. Containing 2 coffee shops, 2 specialty restaurants, 1 theme restaurant, a cocktail lounge, 2 pools, a pool bar, and meeting rooms and ballrooms.

Recreational & Commercial Island:

- \* Restaurants.
- \* Convenience store.
- \* Social club.
- \* Sports amenities.

Heritage Village:

- \* An archaeological ruin available on the site has been preserved and will be the focal point of a village that will include souvenir shops, entertainment activities, and fine dining restaurants.

w [www.sarayabandarjissah.com](http://www.sarayabandarjissah.com)

### Jebel Sifah

Located 45km away from downtown Muscat, Jebel Sifah is set on 6.2 million square meters site with a 5Km long beachfront stretch and a backdrop of the majestic Hajjar Mountain range. The project will have a marina that can house 200 boats, and four hotels planned for the site along the beach front of Jebel Sifah. Each hotel, in addition to the main hotel building will have approximately 50 luxury villas.

The project is our joint-venture with Orascom Hotels & Development, a leading development company specializing in the development of premium world-class tourist destinations in an environmentally-friendly and culturally-conscious manner. Orascom Hotels & Development is firmly committed to the long term sustainability of its towns.

Key Features:

- \* 4 Hotels
- \* 500 apartments
- \* 450 villas
- \* Marina & Golf Course
- \* Public recreational facilities

w [www.jebelsifah.com](http://www.jebelsifah.com)

### Salalah Beach

Located southeast of Muscat, Salalah lies in Oman's Dhofar region and is famed for its frankincense, camels and the annual Khareef season (monsoon). Salalah Beach, which is 20km away from Salalah Airport, spreads over an area of 15.6 million square metres of which only 9.5 million square metres will be developed, leaving large stretches of open space and natural splendour intact and available for your pleasure and enjoyment.

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#### Key Features:

- \* 5 Hotels with average 400 rooms
- \* 3 apartment blocks
- \* 155 villas
- \* Marina & Golf Course
- \* Public recreational facilities

w [www.salalahbeach.com](http://www.salalahbeach.com)

#### Ras Al Hadd Development

Oman, home to more than 10,000 green marine turtles and the highest nesting population in the Indian Ocean, is one of the rare places in the world with breeding and nesting grounds for turtles. The ancestors of these turtles have lived in these waters for more than 7,000 years. Around Ras al Hadd, one of the beaches where the nesting takes place, is the Ras Al Junayz sanctuary on the Arabian Sea.

The Ras Al Hadd development site is an idyllic secluded area offering beautiful coastline, both sandy and rugged beaches, lagoons, hills and areas of rich, verdant greenery.

The two million square meters Ras Al Hadd resort will feature a marina, five-star and four-star hotels, holiday chalets, residential villas, a coastal entertainment and sports club, restaurants and cafés, and traditional souk for local and traditional crafts. The ancient seafaring town of Sur is also only an hour's drive away.

#### Main Goals:

- \* Upgrading the old village near the Ras Al Hadd fort to establish a Heritage village
- \* Management of visitors access to the turtle breeding grounds
- \* Development of a new tourism, commercial, residential destination on the west side of Harbor Bay

#### Key Components:

- \* 5 star Hotel with 200 rooms
- \* 4 star Hotel with 100 rooms
- \* 4 star 60 room village hotel
- \* 295 villas
- \* Village and marinas
- \* Public recreational facilities

#### Salam Yiti

#### Development

The Salam Yiti development will convey the true essence of Oman, harnessing the beauty of the area and offering long stretches of beaches set against an impressive mountain range. It will be a perfect escape for international and regional tourists as well as second home owners in search of tranquility, wellness and relaxation. The architecture is inspired by Oman's traditions and culture and designed in harmony with the surrounding ecosystems.

#### Residential:

- \* Over 400 villas
- \* 720 townhouses
- \* 1,000 + apartments
- \* 5 star beach resort hotel &ndash; 300 rooms
- \* 5 star deluxe beach resort and spa &ndash; 150 rooms
- \* 5 star luxury mountain hotel &ndash; 150 rooms

#### Recreational & Commercial:

- \* Souk retail complex &ndash; 25,000 sq. m. GFA
- \* Marina &ndash; 150 berth
- \* Beach & Marina Club

- \* Marine life/Eco-Center
- \* Central utility infrastructure complex
- \* Community facilities
- \* Signature Championship golf course designed by Robert Trent Jones II &ndash; 18 holes with a clubhouse

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