

PROPERTY

PROPERTY BROCHURE · 2026

— SHATTI AL QURUM · MUSCAT · SULTANATE OF OMAN

The Residences at Mandarin Oriental

MUSCAT

READY TO MOVE IN

Keys on 25%

Balance in 12 quarterly instalments over 3 years

Residences from

OMR 161,888*

*Excl. 5% VAT. Subject to availability and final confirmation.

— WELCOME TO LEGENDARY LIVING

Branded living *on Shatti Al Qurum*

The Residences at Mandarin Oriental, Muscat is an exclusive collection of 156 luxury branded, serviced residences beside the Mandarin Oriental hotel on Shatti Al Qurum — with direct beach access, the hotel's world-class services on an à la carte basis and the city's finest beachfront promenade at your door.

156

branded residences

235

metres of beachfront

150

hotel rooms

32,750

m² plot

1,630

m² waterfront dining & retail



— COMPLETED · READY TO MOVE IN

25%

and the keys are yours

A completed residence, ready to live in today. Pay 25% and move in immediately — the remaining 75% is spread over three years in 12 quarterly instalments of 6.25%. No waiting for construction, no handover risk.

25%

Today

Pay and receive the keys

6.25%

Every 3 months

12 equal instalments

3

Years

75% while you live there

Example — one-bedroom from OMR 161,888: OMR 40,472 to move in, then OMR 10,118 per quarter.

Amounts excl. 5% VAT. Payment plan subject to the Sales & Purchase Agreement.

— LOCATION

Shatti Al Qurum, the heart of Muscat



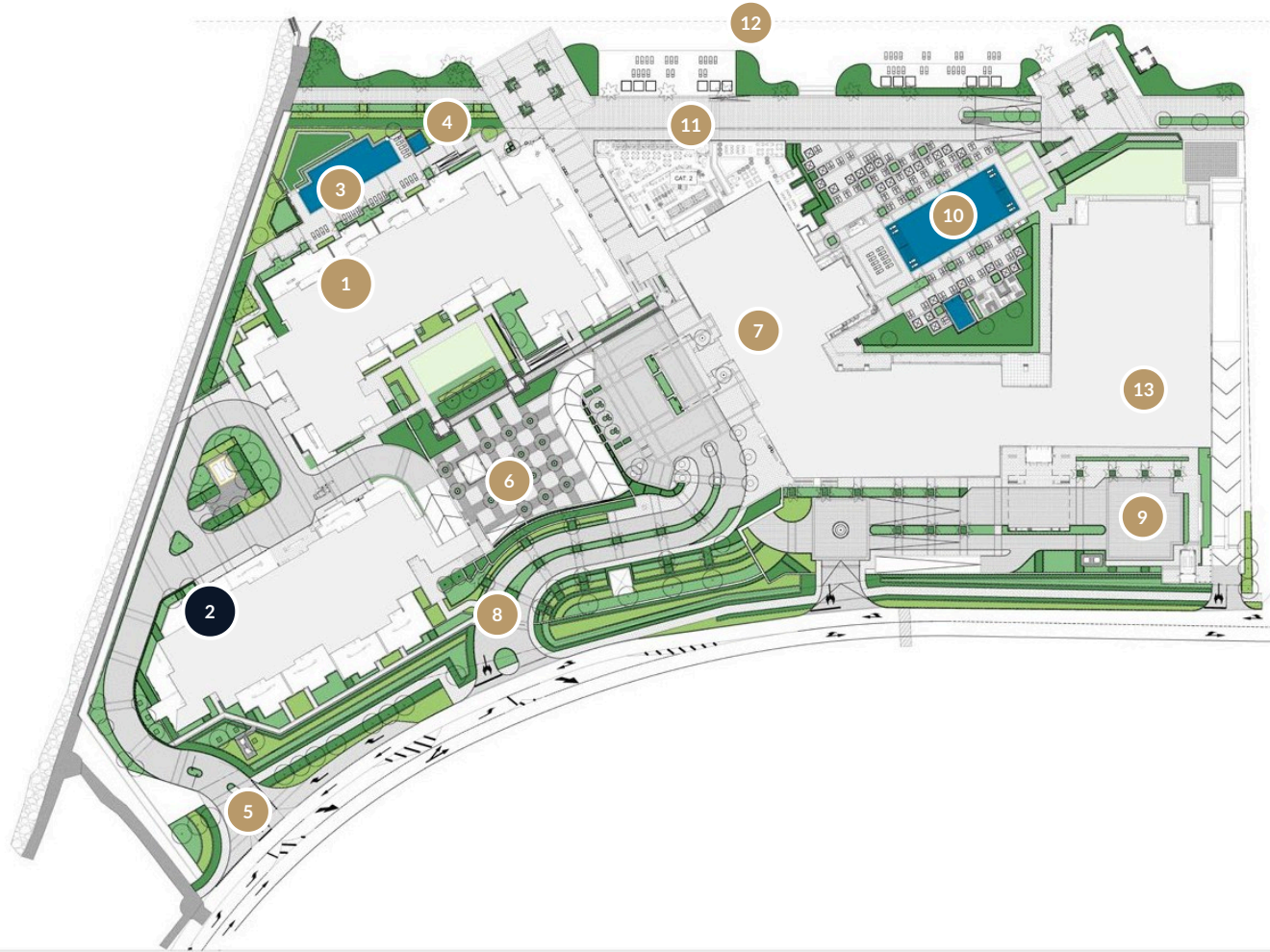
Overlooking the Gulf of Oman, Mandarin Oriental sits on Shatti Al Qurum — a source of serenity in the centre of Muscat, with easy access to everything the city has to offer.

- Direct beach access
- Beach promenade dining & retail
- Beside Mandarin Oriental, Muscat
- Central Muscat address



MASTERPLAN

A private enclave by the sea



- 1 The Residences — North
- 2 The Residences — South
- 3 Residences pool
- 4 Residences kids' pool
- 5 Residences main entrance
- 6 Residences courtyard
- 7 Mandarin Oriental, Muscat
- 8 Hotel main entrance
- 9 Hotel ballroom entrance
- 10 Hotel pool
- 11 Beach promenade F&B and retail
- 12 Beach
- 13 Hotel gym

Available residences in this brochure are in the North Residences (1).



MANDARIN ORIENTAL HOTEL GROUP

A legendary name *in luxury hospitality*

Mandarin Oriental is the award-winning owner and operator of some of the world's most luxurious hotels, resorts and residences. A member of the Jardine Matheson Group, each destination reflects the Group's oriental heritage, local culture and unique design.

26

countries

40

hotels

60+

years leading luxury
hospitality

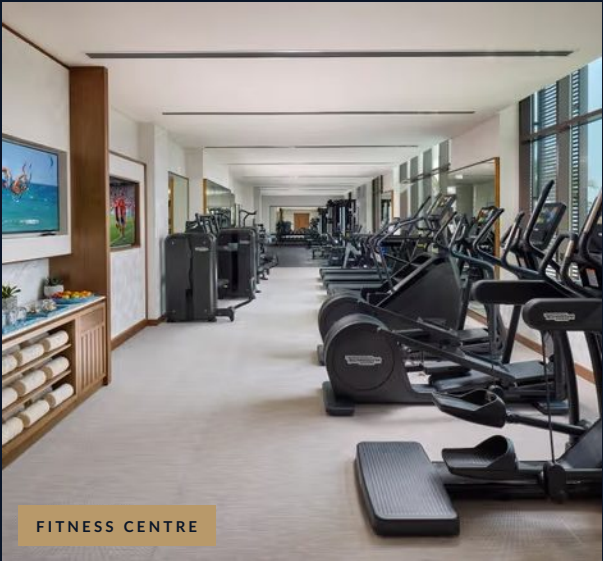


Developed by Eagle Hills — an Abu Dhabi-based developer of mixed-use destinations in 10 countries.



— EXCEPTIONAL SERVICES • UPSCALE AMENITIES

Hotel living, at home



Residents enjoy Mandarin Oriental services on an à la carte basis, alongside upscale amenities designed for unparalleled comfort.

- World-class spa
- Residences pool & kids' pool
- Fitness centre
- Fine dining
- Concierge services
- Private lounges
- Hotel services à la carte

— INTERIORS

Light, calm and the sea



An elegant choice for those seeking a luxury lifestyle in one of Muscat's most desirable districts, overlooking a spectacular beachfront.

THE COLLECTION

Residences available now



One-bedroom residence

Size	76 – 82 m ²
Floors	2 – 6
Available	10

From OMR 161,888



Two-bedroom residence

Size	132 – 136 m ²
Floors	1 – 4
Available	8

From OMR 278,888



Three-bedroom residence

Size	184 m ²
Floors	3
Available	1

From OMR 483,888

Four-bedroom penthouses

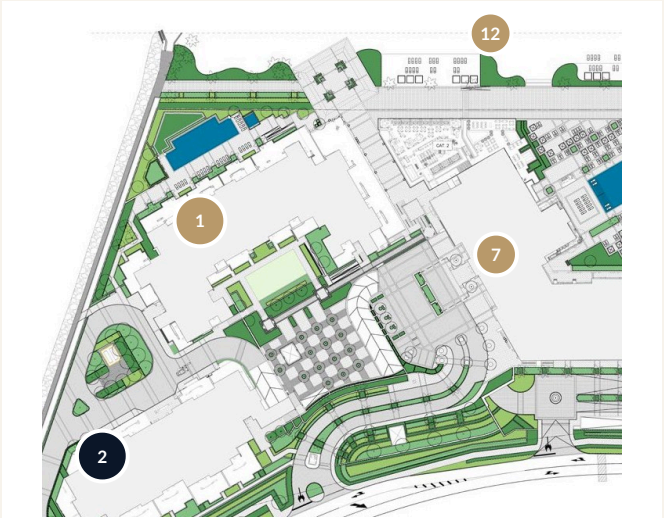
Price on request



THE RESIDENCES • NORTH

One-bedroom

Bedrooms	1
Size	76 – 82 m ²
Size (sq ft)	823 – 879 sq ft
Floors	2 – 6
Available now	10
Status	Completed • ready



North Residences (1) — available units

STARTING PRICE

161,888

OMR • excl. 5% VAT

MOVE IN WITH 25%

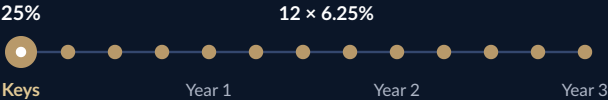
40,472

OMR on signing — keys handed over

THEN EVERY 3 MONTHS

10,118

OMR × 12 instalments (6.25% each)



Balance over 3 years (75%)

OMR 121,416



THE RESIDENCES • NORTH

Two-bedroom

Bedrooms	2
Size	132 – 136 m ²
Size (sq ft)	1,421 – 1,468 sq ft
Floors	1 – 4
Available now	8
Status	Completed • ready



North Residences (1) — available units

STARTING PRICE

278,888

OMR • excl. 5% VAT

MOVE IN WITH 25%

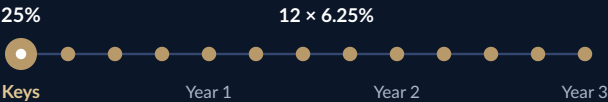
69,722

OMR on signing — keys handed over

THEN EVERY 3 MONTHS

17,430.5

OMR × 12 instalments (6.25% each)



Balance over 3 years (75%)

OMR 209,166

THE RESIDENCES • NORTH

Three-bedroom

Bedrooms	3
Size	184 m ²
Size (sq ft)	1,983 sq ft
Floors	3
Available now	1
Status	Completed • ready



North Residences (1) — available units

STARTING PRICE

483,888

OMR • excl. 5% VAT

MOVE IN WITH 25%

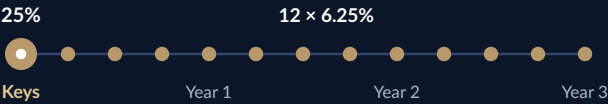
120,972

OMR on signing — keys handed over

THEN EVERY 3 MONTHS

30,243

OMR × 12 instalments (6.25% each)

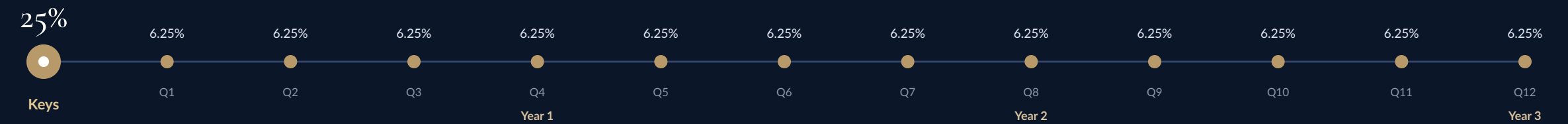


Balance over 3 years (75%)

OMR 362,916

PAYMENT PLAN

Move in with 25% · pay the rest while you live there



RESIDENCE	FROM (OMR)	25% · KEYS	EVERY 3 MONTHS × 12	BALANCE OVER 3 YEARS
One-bedroom residence	161,888	40,472	10,118	121,416
Two-bedroom residence	278,888	69,722	17,430.5	209,166
Three-bedroom residence	483,888	120,972	30,243	362,916

Completed & operational Keys with 25% 3 years to pay the balance Mandarin Oriental services

Calculated on each type's starting price; actual amounts follow the selected residence. Amounts exclude 5% VAT. 25% + 12 × 6.25% = 100%. Payment plan subject to the final Sales & Purchase Agreement.

— CHARMING MUSCAT

Where culture meets hospitality



MUTTRAH CORNICHE



SULTAN QABOOS GRAND MOSQUE



ROYAL OPERA HOUSE

Muscat offers a captivating blend of modern luxury and ancient cultural heritage — a 21st-century capital that still preserves its traditional character, between the mountains and the Gulf of Oman.

— BEACHFRONT LIFE

At its very finest



PROTERTY

Find your home *in Oman.*

www.proterty.com

Contact PROTERTY for availability, unit selection and private viewings.

WHATSAPP +44 7418 605370

EMAIL leads@proterty.com

Disclaimer. Prices are in Omani Rial (OMR), exclusive of 5% VAT, and are taken from the current availability list for the North Residences; prices, payment plan and availability are subject to change and to final confirmation in the Sales & Purchase Agreement. Photography and project information are taken from the developer brochure and Mandarin Oriental, Muscat, are for illustration only and may differ from the delivered residence. PROTERTY is not affiliated with Mandarin Oriental. This brochure does not constitute an offer or contract.