

PROPERTY

PROPERTY BROCHURE · 2026

YITI · MUSCAT · SULTANATE OF OMAN

The Sustainable City Yiti

THE PLAZA
Apartments

SUSTAINABLE DISTRICT
Townhouses & villas

THE ARC
Serviced residences

Homes from OMR 86,000 · Handover by 2027

Starting prices, subject to availability and final confirmation.

WELCOME

A city designed for a better tomorrow

The Sustainable City – Yiti is the first phase of the Yiti Integrated Tourism Development, perched on the coastline overlooking the Sea of Oman. Created by Oman Tourism Development Company (OMRAN Group) and Diamond Developers, it brings together a pioneering vision of sustainability and a high quality of community living — powered by clean energy, recycled water, local food production and car-free neighbourhoods.

9.38 M

sq ft master-planned plot

3

residential collections

Net zero

emissions city concept*

2027

final handover

*Described by the developer as the region’s first net-zero emissions city.



LOCATION

Between the mountains and the Sea of Oman



YITI COASTLINE · MUSCAT GOVERNORATE

DRIVE TIMES FROM THE SUSTAINABLE CITY - YITI

12 min
The National Museum

23 min
Royal Opera House Muscat

28 min
Sultan Qaboos Grand Mosque

40 min
Muscat International Airport

TSC – Yiti Experience Centre located in Mutrah.

One connected community



1 Sustainable District

4 Wellness Centre

7 Autism Village

10 SEE Village

13 4-Star Hotel

2 The Plaza

5 Sports Complex

8 The Arc (marina residences)

11 Festival Park

14 5-Star Resort

3 Sustainable Mosque

6 Equestrian Club

9 School & Nursery

12 Green Spine

9.38 M
sq ft plot

Residential collections
highlighted in blue

WHAT MAKES IT SUSTAINABLE

Social, environmental, economic



Social

- Indoor & outdoor gyms
- Cycling & jogging tracks
- Equestrian club
- Parks & playgrounds
- Swimming pools
- Mosque & health clinics
- Wellness centre & school
- Autism centre
- 4 & 5-star hotels

Environmental

- Urban farms & greenhouses
- Up to 100% renewable energy
- Recycled water for irrigation
- Energy-efficient homes
- EV charging infrastructure
- Waste segregation & recycling

Economic

- Savings on electricity & water
- Jobs across multiple sectors
- Support for local businesses
- Smart designs, lower running costs
- Circular-economy promotion

COMMUNITY & LIFESTYLE

Everything within walking distance



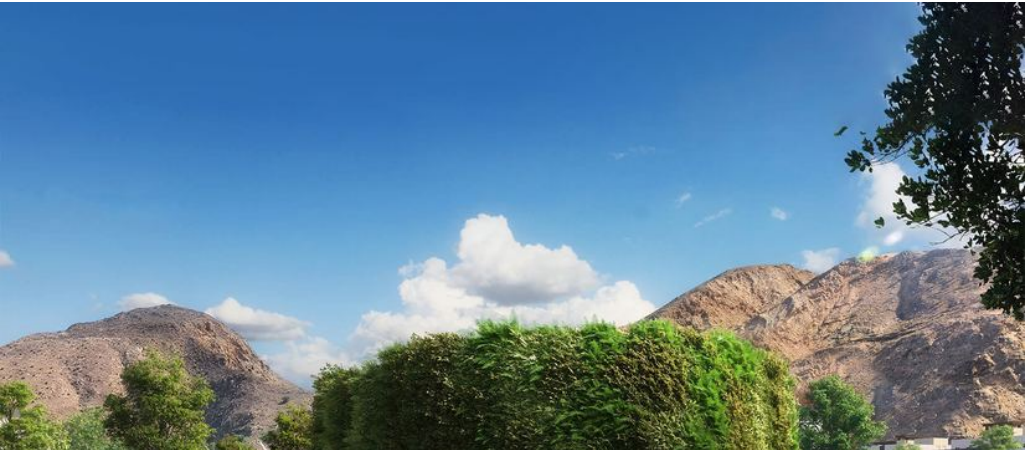
SEE VILLAGE

Renewable-energy showcase, vertical farming and the net-zero SEE Institute.



SPORTS COMPLEX

Gyms, tennis & basketball courts, pools, 11 playgrounds and 3 km+ of hiking trails.



GREEN SPINE

A productive landscape with community allotments and greenhouses.



SCHOOL & NURSERY

Reached on foot or by bike without crossing a road; solar-powered.



EQUESTRIAN CLUB

68 trained horses to suit a range of abilities.



HOTEL & RESORT

A 5-star beach-front resort and a 4-star neighbourhood hotel.

THE RESIDENCES

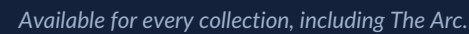
Three collections, one city

COLLECTION	RESIDENCE	SIZE (DEVELOPER)	PAYMENT PLANS	PAGE	FROM (OMR)
THE PLAZA	Studio apartment	—	Sold out	p. 13	SOLD OUT
	1-bedroom apartment	Types 1B · 1C	Plan 1 or 2	p. 14	86,000
	2-bedroom apartment	Types 2BA · 2C	Plan 1 or 2	p. 15	127,000
	3-bedroom apartment	Types 3A · 3B	Plan 1 or 2	p. 16	213,000
SUSTAINABLE DISTRICT	Courtyard townhouse 3 + maid	BUA 252–261 m²	Plan 1 or 2	p. 19	239,000
	Courtyard townhouse 4 + maid	BUA 282–289 m²	Plan 1 or 2	p. 20	267,000
	Garden villa 4 + maid	BUA 459 m²	Plan 1 or 2	p. 21	455,000
THE ARC	2-bedroom residences	GFA 163–208 m²	Plan 1 only	pp. 28–31	420,000
	3-bedroom residences	GFA 319–413 m²	Plan 1 only	pp. 32–35	786,000
	4-bedroom & penthouse	GFA 360–698 m²	Plan 1 only	pp. 36–41	871,000

Starting prices in Omani Rial (OMR) as provided for the current release. Studio from OMR 54,000 — sold out. Prices, availability and payment plans are subject to final confirmation by the developer.

Two ways to own · handover by 2027

Pay by handover



50% after handover



Amounts in OMR, calculated on each starting price; actual amounts follow the selected unit's price. Plan 2 post-handover instalments are 10% per year for five years after handover. Booking and 6-month payments are identical in both plans. Subject to the final Sales & Purchase Agreement.

CONSTRUCTION PROGRESS

Over 70% built and rising towards the 2027 handover



THE SUSTAINABLE CITY - YITI FROM THE AIR

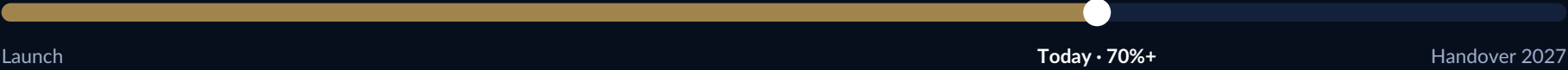


THE PLAZA · RESIDENTIAL BLOCKS



SUSTAINABLE DISTRICT · VILLAS & PLAZA

70%+ PHYSICAL PROGRESS
Structures complete across the Plaza and Sustainable District



01

The Plaza

Apartments at the heart of the city

HOMES

Studio, 1, 2 & 3-bedroom apartments

FROM

OMR 86,000

PAYMENT

Plan 1 or Plan 2 · handover by 2027



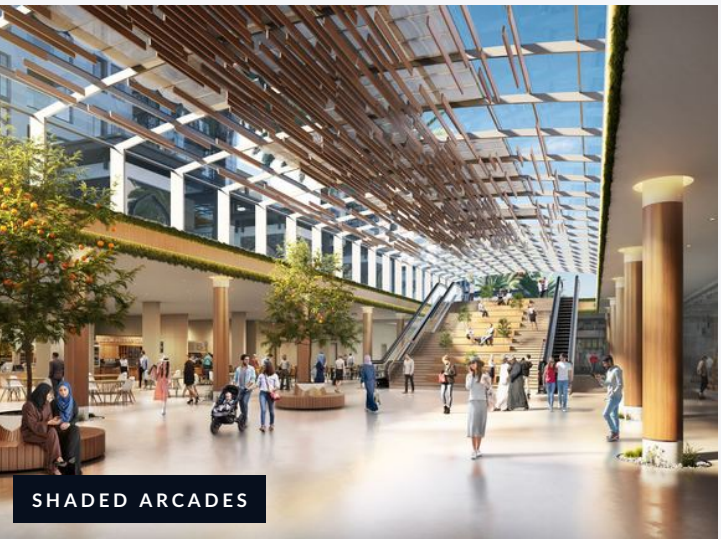
THE PLAZA • LOCATION

The city’s vibrant centre



1 Block A 2 Block B 3 Block C 4 Block D 5 Block E 6 Offices

The Plaza is the mixed-use heart of The Sustainable City – Yiti: five residential blocks and Plaza Offices around shaded arcades, retail and dining, a short walk from the marina, the school and the green spine.



SHADED ARCADES



RETAIL PROMENADE



THE PLAZA • ZONE 2

THE PLAZA · INTERIORS

Light, calm and contemporary



THE PLAZA · TYPE S

Studio apartment

Studio • Type S

FLOOR PLAN

Studio	4.55 × 5.60 m
Bathroom	2.25 × 2.10 m
Balcony	1.45 × 3.05 m
Also	Kitchen • laundry



STARTING PRICE

~~OMR 54,000~~

SOLD OUT

All studio apartments in the current release have been sold. Contact PROTERTY to join the waiting list or to explore 1-bedroom apartments at The Plaza from OMR 86,000.

THE PLAZA · BLOCKS 1-5

THE PLAZA · TYPES 1B & 1C

One-bedroom apartment

Type 1B FLOOR PLAN



Bedroom	3.70 × 3.65 m
Living / dining	3.60 × 5.90 m
Bathrooms	1 + guest toilet
Balcony	5.90 × 1.40 m
Also	Closet • store • laundry

Type 1C FLOOR PLAN



Bedroom	4.05 × 3.90 m
Living / dining	7.25 × 3.85 m
Bathrooms	1 + guest toilet
Balcony	1.40 × 6.00 m
Also	Laundry

STARTING PRICE

OMR 86,000

The Plaza · Blocks A–E · subject to availability

PLAN 1 · PAY BY HANDOVER

Booking · 10%	8,600
After 6 months · 10%	8,600
On handover · 80%	68,800

PLAN 2 · 50% AFTER HANDOVER

Booking · 10%	8,600
After 6 months · 10%	8,600
On handover · 30%	25,800
Post-handover, yearly × 5 · 10%	8,600



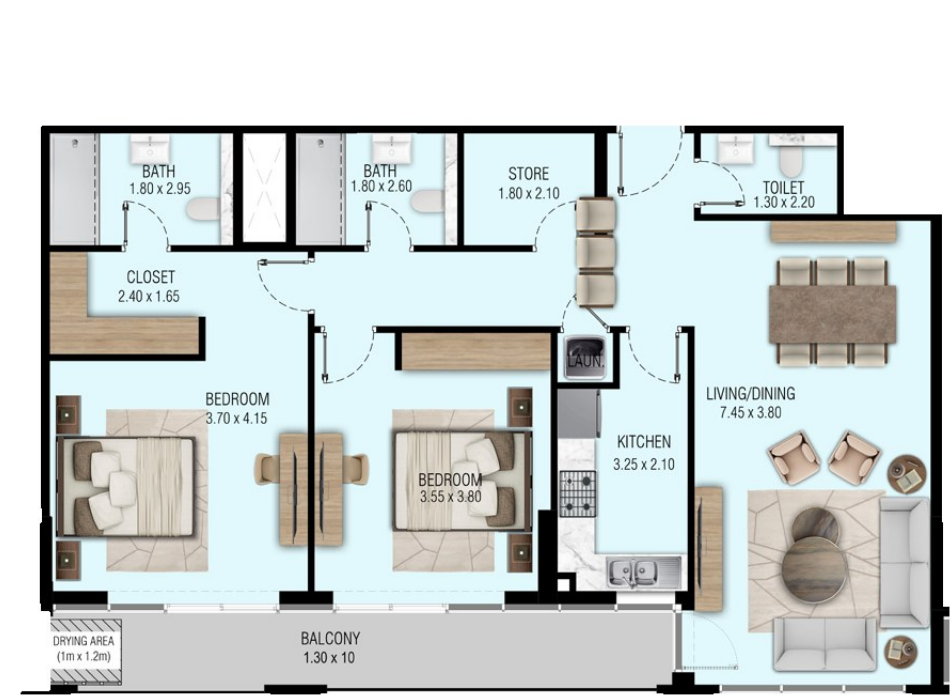
THE PLAZA · RESIDENTIAL BLOCKS 1–5

THE PLAZA · TYPES 2BA & 2C

Two-bedroom apartment

Type 2BA

FLOOR PLAN



Bedrooms	3.70 × 4.15 · 3.55 × 3.80
Living / dining	7.45 × 3.80 m
Bathrooms	2 + guest toilet
Balcony	1.30 × 10 m
Also	Closet · store · laundry

Type 2C

FLOOR PLAN



Bedrooms	3.70 × 3.45 · 4.70 × 4.00
Living / dining	7.20 × 3.80 m
Bathrooms	2 + guest toilet
Balcony	4.00 × 1.20 m
Also	Store · laundry

STARTING PRICE

OMR 127,000

The Plaza · Blocks A–E · subject to availability

PLAN 1 · PAY BY HANDOVER

Booking · 10%	12,700
After 6 months · 10%	12,700
On handover · 80%	101,600

PLAN 2 · 50% AFTER HANDOVER

Booking · 10%	12,700
After 6 months · 10%	12,700
On handover · 30%	38,100
Post-handover, yearly × 5 · 10%	12,700



THE PLAZA · RESIDENTIAL BLOCKS 1–5

THE PLAZA · TYPES 3A & 3B

Three-bedroom apartment

Type 3A

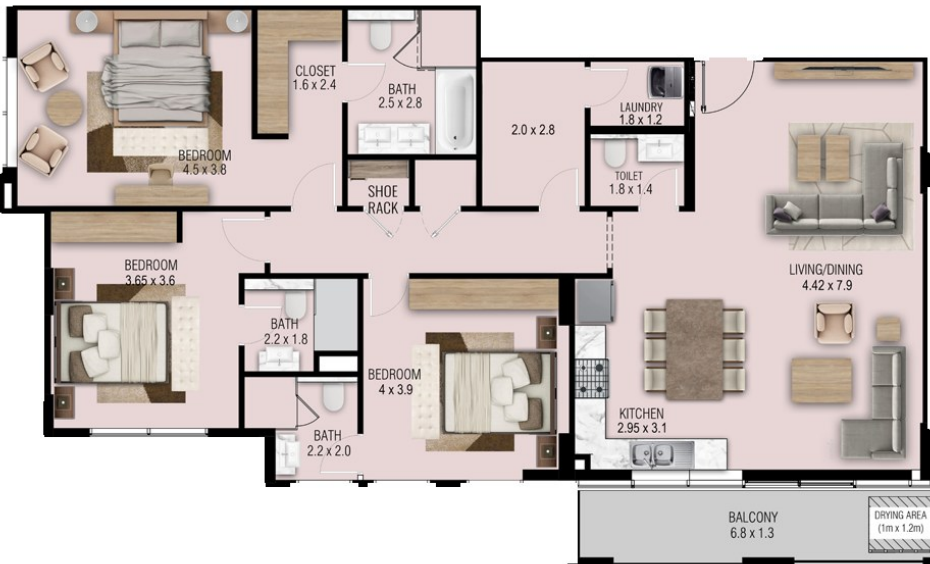
FLOOR PLAN



Largest bedroom	3.60 × 4.90 m
Living / dining	6.50 × 4.90 m
Bathrooms	2 + guest toilet
Balcony	7.10 × 1.35 m
Also	Closet • laundry

Type 3B

FLOOR PLAN



Largest bedroom	4.50 × 3.60 m
Living / dining	4.42 × 7.90 m
Bathrooms	3 + guest toilet
Balcony	6.80 × 1.30 m
Also	Closet • laundry

STARTING PRICE

OMR 213,000

The Plaza · Blocks A–E · subject to availability

PLAN 1 · PAY BY HANDOVER

Booking · 10%	21,300
After 6 months · 10%	21,300
On handover · 80%	170,400

PLAN 2 · 50% AFTER HANDOVER

Booking · 10%	21,300
After 6 months · 10%	21,300
On handover · 30%	63,900
Post-handover, yearly × 5 · 10%	21,300



THE PLAZA · RESIDENTIAL BLOCKS 1–5

02

Sustainable District

Townhouses and villas among gardens

HOMES

Courtyard townhouses & garden villas

FROM

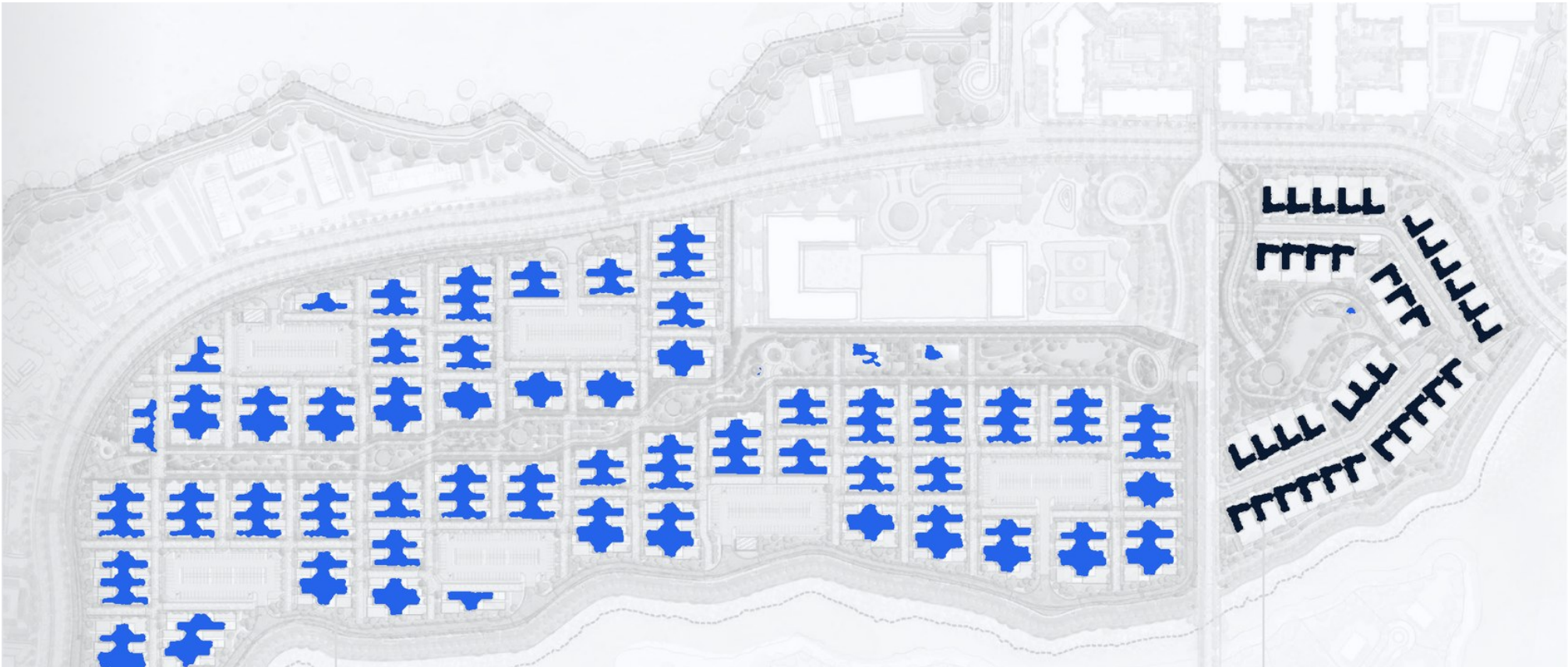
OMR 239,000

PAYMENT

Plan 1 or Plan 2 · handover by 2027



Car-free sikkas and shaded gardens



WEST DISTRICT

264 homes

Courtyard villas — semi-detached townhouses, 3 & 4 bedrooms

EAST DISTRICT

36 homes

Detached 4-bedroom garden villas with private parking

IN THE DISTRICT

- Green spine & walking track
- Cluster parking
- Community swimming pools
- School & nursery
- Sustainable park



SOLAR ROOFTOPS & SIKKAS



GREEN SPINE

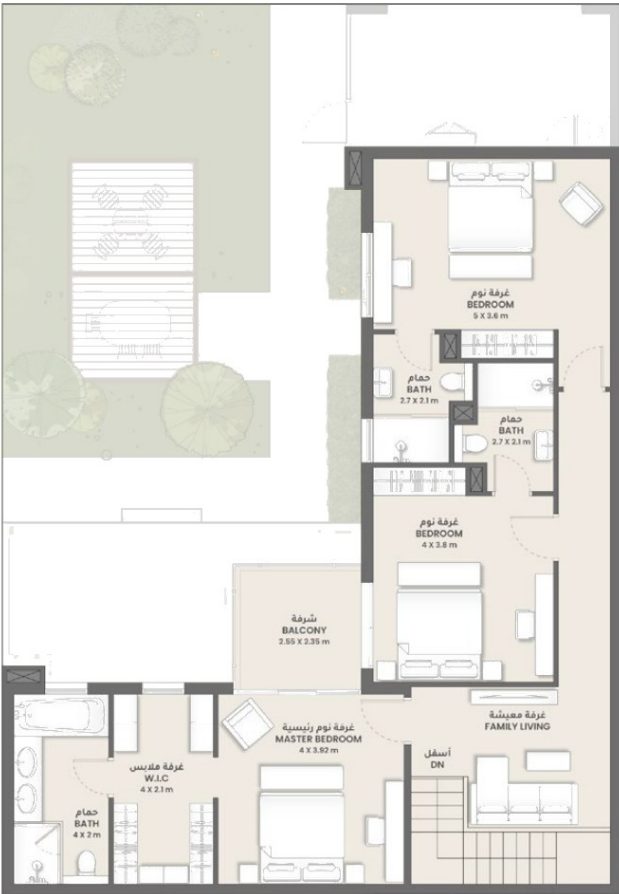
WEST DISTRICT · COURTYARD VILLA

Townhouse · 3 bedrooms + maid

FLOOR PLANS · ILLUSTRATIVE, NOT TO SCALE

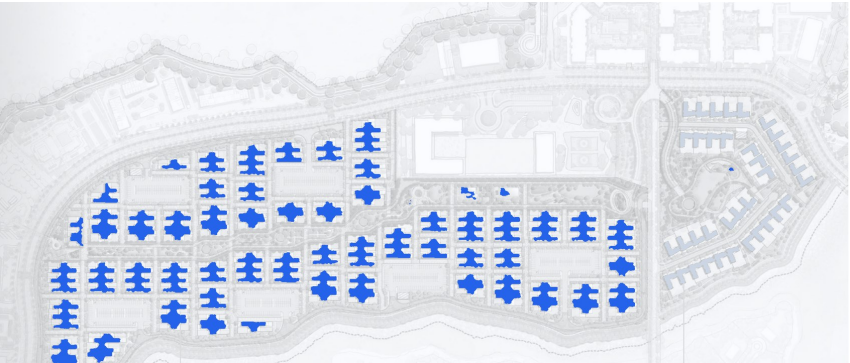


GROUND FLOOR



FIRST FLOOR

COURTYARD VILLAS · WEST DISTRICT



■ This home type ■ Other villas WEST EAST

SPECIFICATIONS

Bedrooms	3 + maid's room
Bathrooms	5
Built-up area	252 – 261 m ²
Gross floor area	238 m ²
Outdoor	Private garden · balcony
Amenities	Community pool
Type	Semi-detached

STARTING PRICE

OMR 239,000

Sustainable District · subject to availability

PLAN 1 · PAY BY HANDOVER

Booking · 10%	23,900
After 6 months · 10%	23,900
On handover · 80%	191,200

PLAN 2 · 50% AFTER HANDOVER

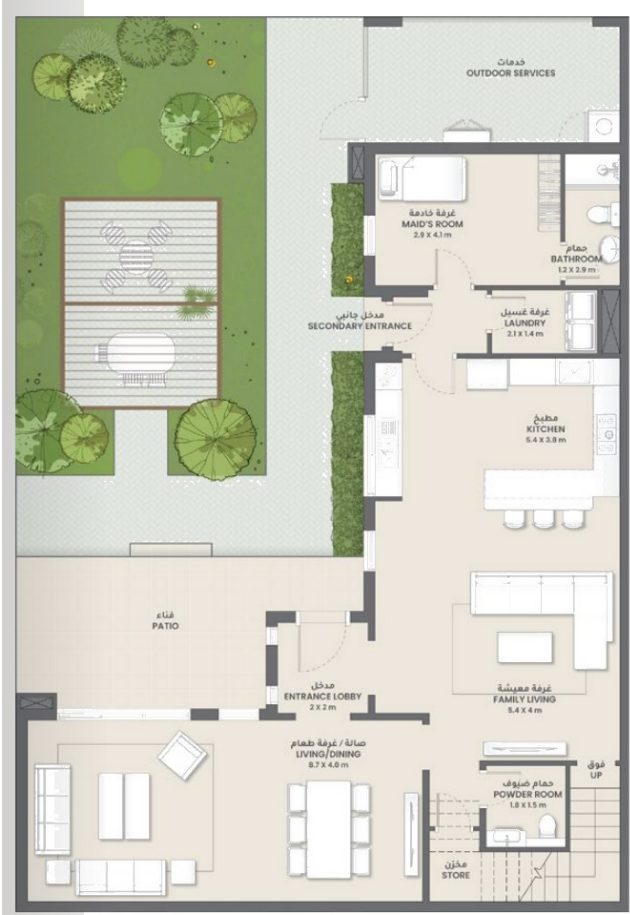
Booking · 10%	23,900
After 6 months · 10%	23,900
On handover · 30%	71,700
Post-handover, yearly × 5 · 10%	23,900



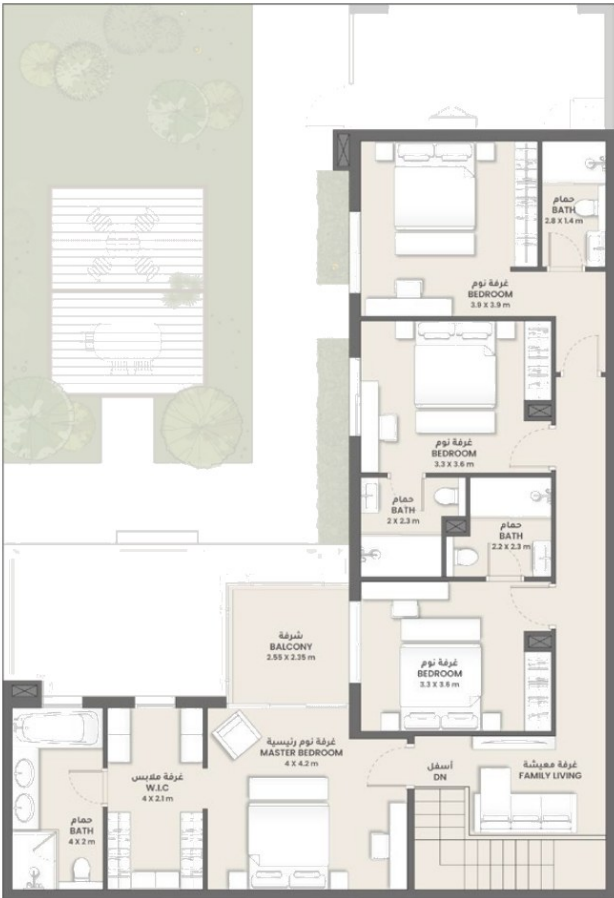
WEST DISTRICT • COURTYARD VILLA

Townhouse • 4 bedrooms + maid

FLOOR PLANS • ILLUSTRATIVE, NOT TO SCALE

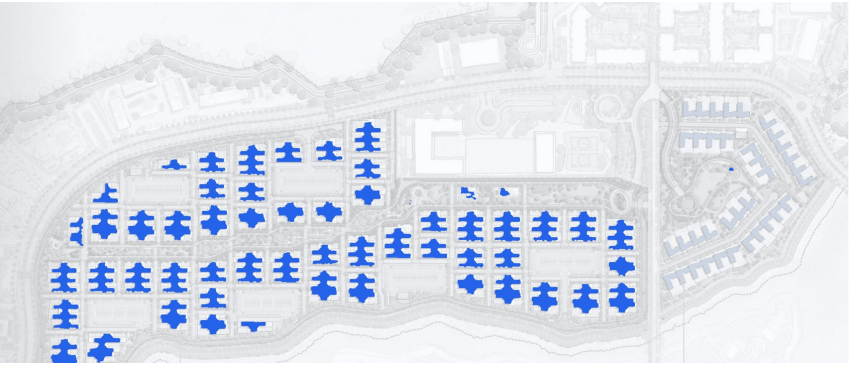


GROUND FLOOR



FIRST FLOOR

COURTYARD VILLAS • WEST DISTRICT



■ This home type ■ Other villas WEST EAST

SPECIFICATIONS

Bedrooms	4 + maid's room
Bathrooms	6
Built-up area	282 – 289 m ²
Gross floor area	266 m ²
Outdoor	Private garden • balcony
Amenities	Community pool
Type	Semi-detached

STARTING PRICE

OMR 267,000

Sustainable District • subject to availability

PLAN 1 • PAY BY HANDOVER

Booking • 10%	26,700
After 6 months • 10%	26,700
On handover • 80%	213,600

PLAN 2 • 50% AFTER HANDOVER

Booking • 10%	26,700
After 6 months • 10%	26,700
On handover • 30%	80,100
Post-handover, yearly × 5 • 10%	26,700



EAST DISTRICT • GARDEN VILLA

Villa • 4 bedrooms + maid

FLOOR PLANS • ILLUSTRATIVE, NOT TO SCALE



GARDEN VILLAS • EAST DISTRICT



SPECIFICATIONS

Bedrooms	4 + maid's room
Bathrooms	6
Built-up area	459 m ²
Gross floor area	378 m ²
Outdoor	Garden • balcony • roof deck
Parking	Private garage
Type	Detached

STARTING PRICE

OMR 455,000

Sustainable District • subject to availability

PLAN 1 • PAY BY HANDOVER

Booking • 10%	45,500
After 6 months • 10%	45,500
On handover • 80%	364,000

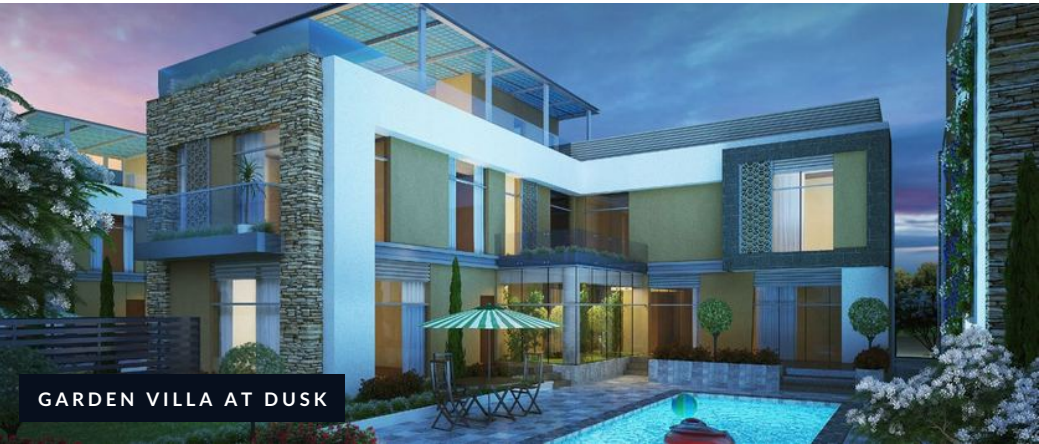
PLAN 2 • 50% AFTER HANDOVER

Booking • 10%	45,500
After 6 months • 10%	45,500
On handover • 30%	136,500
Post-handover, yearly × 5 • 10%	45,500



SUSTAINABLE DISTRICT • LIVING

Three elevations, one calm street



03

The Arc

Fully serviced residences on the marina

HOMES

132 residences · 14 typologies · 2-4 bedrooms

FROM

OMR 420,000

PAYMENT

Plan 1 · pay by handover (2027)



THE ARC • LOCATION & SERVICES

Serviced living on the marina

Rising from the heart of The Sustainable City – Yiti, The Arc is an exclusive collection of 132 fully serviced residences with panoramic sea views, seafront gardens and direct marina access — contemporary architecture, abundant natural light, high-quality materials and integrated smart-home technology.



- | | |
|---|---|
| 24/7 concierge
Personal requests, reservations and daily conveniences. | Private lounge
A refined space for relaxation, networking and gatherings. |
| Marina access & valet
Seamless boating lifestyle with valet services. | Residents' swimming pool
A private pool exclusively for residents. |
| 24-hour security
Dedicated team and advanced surveillance. | Private parking
Secure, designated parking for residents. |

A COLLECTION OF THREE

One standard of excellence



ORIA RESIDENCES

Sculpted calm

A monochromatic palette of soft greys, white onyx and rare stones — minimalist design, timeless elegance.



ONDA RESIDENCES

Nikki Beach-inspired coastal chic

The spirit of vibrant beachfront living, with curated lifestyle experiences inspired by Nikki Beach.



OPAL RESIDENCES

Light and stone

Earthy neutrals and organic tones; natural materials and textures in warm, serene harmony.

Reception, wellness and leisure



THE ARC · TYPOLOGIES

14 distinct homes, 2 to 4 bedrooms

BEDROOMS	TYPOLGY	COLLECTION	GFA (m²)	TERRACE (m²)	PAGE	FROM (OMR)
Two-bedroom	Signature	Opal	180 – 208	—	p. 28	420,000
	Duplex	Opal	163 – 199	—	p. 29	
	Duplex & Sky Garden	Opal	176 – 202	96 – 116	p. 30	
	Sky Garden	Opal	172 – 184	96 – 101	p. 31	
Three-bedroom	Signature	Oria · Onda	323 – 376	—	p. 32	786,000
	Duplex	Onda	410 – 413	—	p. 33	
	Sky Garden	Oria · Onda	365 – 370	335 – 421	p. 34	
	Sky Terrace	Opal	319 – 350	82 – 926	p. 35	
Four-bedroom	Signature	Oria · Onda	360 – 407	—	p. 36	871,000
	Sky Garden	Oria	397 – 401	—	p. 37	
	Sky Terrace · Type One	Oria · Opal	397 – 401	93 – 291	p. 38	
	Sky Terrace · Type Two	Oria · Opal	459 – 516	180 – 396	p. 39	
	Sky Terrace · Type Three	Oria · Opal	601 – 602	278 – 1,310	p. 40	
	Penthouse	Oria · Opal	680 – 698	295 – 391	p. 41	

GFA and terrace ranges as published by the developer. Starting prices apply to each bedroom category and are payable under Plan 1 only (10% booking · 10% after 6 months · 80% on handover).

THE ARC • TWO-BEDROOM RESIDENCE

Signature

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Signature
Bedrooms	Two
Collection	Opal
GFA	180 – 208 m ²



TWO-BEDROOM RESIDENCES FROM

OMR 420,000

Booking • 10%	6 months • 10%	Handover • 80%
42,000	42,000	336,000

Plan 1 • pay by handover (2027) • OMR

THE ARC • TWO-BEDROOM RESIDENCE

Duplex

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE

LOWER LEVEL



UPPER LEVEL



RESIDENCE

Typology	Duplex
Bedrooms	Two
Collection	Opal
GFA	163 – 199 m²



LOCATION • THE ARC • ZONE 8

TWO-BEDROOM RESIDENCES FROM

OMR 420,000

Booking • 10%	6 months • 10%	Handover • 80%
42,000	42,000	336,000

Plan 1 • pay by handover (2027) • OMR

THE ARC • TWO-BEDROOM RESIDENCE

Duplex & Sky Garden

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE

LOWER LEVEL



UPPER LEVEL



RESIDENCE

Typology	Duplex & Sky Garden
Bedrooms	Two
Collection	Opal
GFA	176 – 202 m ²
Terrace	96 – 116 m ²



TWO-BEDROOM RESIDENCES FROM

OMR 420,000

Booking • 10%

6 months • 10%

Handover • 80%

42,000

42,000

336,000

Plan 1 • pay by handover (2027) • OMR

THE ARC • TWO-BEDROOM RESIDENCE

Sky Garden

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Sky Garden
Bedrooms	Two
Collection	Opal
GFA	172 – 184 m ²
Terrace	96 – 101 m ²



TWO-BEDROOM RESIDENCES FROM

OMR 420,000

Booking • 10%

6 months • 10%

Handover • 80%

42,000

42,000

336,000

Plan 1 • pay by handover (2027) • OMR

THE ARC • THREE-BEDROOM RESIDENCE

Signature

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE	
Typology	Signature
Bedrooms	Three
Collection	Oria • Onda
GFA	323 – 376 m²



THREE-BEDROOM RESIDENCES FROM

OMR 786,000

Booking • 10%	6 months • 10%	Handover • 80%
78,600	78,600	628,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • THREE-BEDROOM RESIDENCE

Duplex

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



LOWER LEVEL



UPPER LEVEL



RESIDENCE	
Typology	Duplex
Bedrooms	Three
Collection	Onda
GFA	410 – 413 m ²



THREE-BEDROOM RESIDENCES FROM

OMR 786,000

Booking • 10%

6 months • 10%

Handover • 80%

78,600

78,600

628,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • THREE-BEDROOM RESIDENCE

Sky Garden

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Sky Garden
Bedrooms	Three
Collection	Oria • Onda
GFA	365 – 370 m ²
Terrace	335 – 421 m ²



THREE-BEDROOM RESIDENCES FROM

OMR 786,000

Booking • 10%	6 months • 10%	Handover • 80%
78,600	78,600	628,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • THREE-BEDROOM RESIDENCE

Sky Terrace

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Sky Terrace
Bedrooms	Three
Collection	Opal
GFA	319 – 350 m ²
Terrace	82 – 926 m ²



THREE-BEDROOM RESIDENCES FROM

OMR 786,000

Booking • 10%	6 months • 10%	Handover • 80%
78,600	78,600	628,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • FOUR-BEDROOM RESIDENCE

Signature

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Signature
Bedrooms	Four
Collection	Oria • Onda
GFA	360 – 407 m²



FOUR-BEDROOM RESIDENCES FROM

OMR 871,000

Booking • 10%	6 months • 10%	Handover • 80%
87,100	87,100	696,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • FOUR-BEDROOM RESIDENCE

Sky Garden

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Sky Garden
Bedrooms	Four
Collection	Oria
GFA	397 – 401 m²



FOUR-BEDROOM RESIDENCES FROM

OMR 871,000

Booking • 10%	6 months • 10%	Handover • 80%
87,100	87,100	696,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • FOUR-BEDROOM RESIDENCE

Sky Terrace • Type One

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE	
Typology	Sky Terrace • Type One
Bedrooms	Four
Collection	Oria • Opal
GFA	397 – 401 m ²
Terrace	93 – 291 m ²



FOUR-BEDROOM RESIDENCES FROM

OMR 871,000

Booking • 10%

6 months • 10%

Handover • 80%

87,100

87,100

696,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • FOUR-BEDROOM RESIDENCE

Sky Terrace • Type Two

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE	
Typology	Sky Terrace • Type Two
Bedrooms	Four
Collection	Oria • Opal
GFA	459 – 516 m²
Terrace	180 – 396 m²



FOUR-BEDROOM RESIDENCES FROM

OMR 871,000

Booking • 10%

6 months • 10%

Handover • 80%

87,100

87,100

696,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • FOUR-BEDROOM RESIDENCE

Sky Terrace • Type Three

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Sky Terrace • Type Three
Bedrooms	Four
Collection	Oria • Opal
GFA	601 – 602 m ²
Terrace	278 – 1,310 m ²



LOCATION • THE ARC • ZONE 8

FOUR-BEDROOM RESIDENCES FROM

OMR 871,000

Booking • 10%	6 months • 10%	Handover • 80%
87,100	87,100	696,800

Plan 1 • pay by handover (2027) • OMR

THE ARC • FOUR-BEDROOM RESIDENCE

Penthouse

FLOOR PLAN • ILLUSTRATIVE, NOT TO SCALE



RESIDENCE

Typology	Penthouse
Bedrooms	Four
Collection	Oria • Opal
GFA	680 – 698 m ²
Terrace	295 – 391 m ²



FOUR-BEDROOM RESIDENCES FROM

OMR 871,000

Booking • 10%

6 months • 10%

Handover • 80%

87,100

87,100

696,800

Plan 1 • pay by handover (2027) • OMR

PROTERTY

Find your home in Oman.

www.proterty.com

Contact PROTERTY for availability, unit selection and viewings at The Sustainable City – Yiti.

WHATSAPP +44 7418 605370

EMAIL leads@proterty.com

Disclaimer. Starting prices are in Omani Rial (OMR) as provided for the current release; prices, payment plans, handover dates and availability are subject to change and to final confirmation in the Sales & Purchase Agreement. Floor plans, renders, areas and facilities are taken from the official developer brochures of The Sustainable City – Yiti (The Plaza, Sustainable District and The Arc), are for illustration only, are not to scale and may differ from the finished product. This brochure does not constitute an offer or contract.