
RIVIERA RESIDENCES
HAWANA SALALAH


LIFE, JUST
STEPS AWAY
FROM THE
SHORE



THE RIVIERA LIFESTYLE

Imagine waking up to the sound of waves rolling in, sunlight dancing on the water, and the salty breeze carrying the scent of the ocean.

At Riviera Residence, every day feels like a holiday. Nestled in the heart of Hawana Salalah, Oman's leading resort destination, this boutique community of modern one-bedroom apartments is designed for those who seek more than just a home.

IT'S AN ESCAPE, AN INVESTMENT, AND A LIFESTYLE.



LIFE FLOWS WITH EASE

Start your morning with a swim in the Riviera pool weaving through the community, or sip coffee in your private garden, surrounded by landscaped greenery. Afternoons can be spent exploring Hawana's marina promenade, enjoying fresh seafood at one of the waterfront restaurants, or sailing across tranquil lagoons.



INSPIRED BY THE NATURE

During Khareef, gentle mists roll across the mountains and cool ocean breeze carry the scent of the rain through Hawana's lagoons. The landscape turns lush and green, blending sea and sky into a living canvas of calm.

Here, the essence of Salalah's beauty is not only seen, it's felt.







RIVIERA FEATURES

- Resort-style pool weaving through the community
- Ground floor units with private gardens & pool steps
- Upper floor units with panoramic balconies
- Landscaped walkways & communal green spaces
- Direct access to Hawana Salalah amenities

HAWANA
SALALAH

ABOUT HAWANA SALALAH

Framed by pristine beaches, tranquil lagoons, and Dhofar's lush green mountains, Hawana Salalah is Oman's most vibrant seaside destination.

Just 20 minutes from Salalah International Airport, it's a destination where natural beauty meets modern convenience.

HIGHLIGHTS OF HAWANA:

- 7 km of white sandy beach
- 170-berth marina with cafés, restaurants, and retail
- Oman's first Aquapark
- 1,100+ hotel rooms
- 32+ dining & retail
- 2,000+ residents from 20+ nationalities





HAWANA SALALAH MASTERPLAN

1- Riviera

2- Forest Islands

3- Salalah Rotana Resort

4- Hawana Lagoons

5- Juweira Botique Hotel

6- Marina Bay Apartments

7- Hawana Salalah Marina

8- Hawana Aqua Park

9- Azure by Laguna Gardens

10- Fanar Views

11- Fanar Hotels and Residences

12- The Club by Fanar

13- Serene Hills

14- Amazi

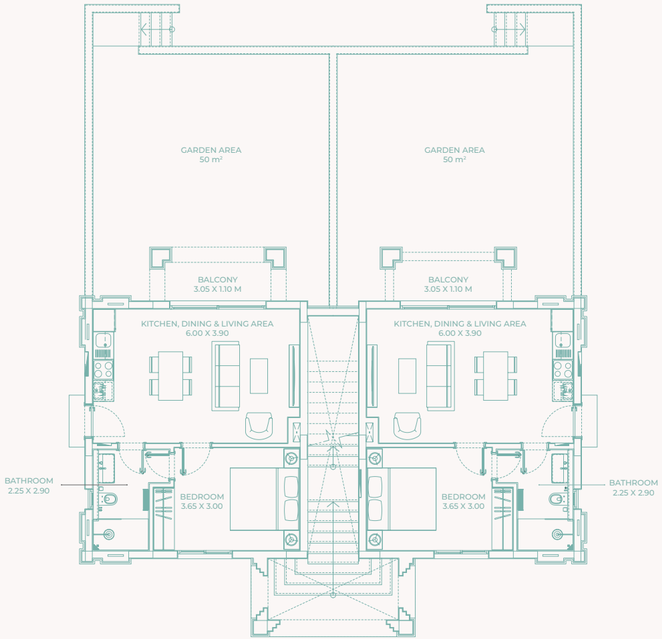
15- Souly Lodge

FLOOR PLANS

ONE BEDROOM APARTMENT

GROUND FLOOR
Build-up Area 54 SQM.

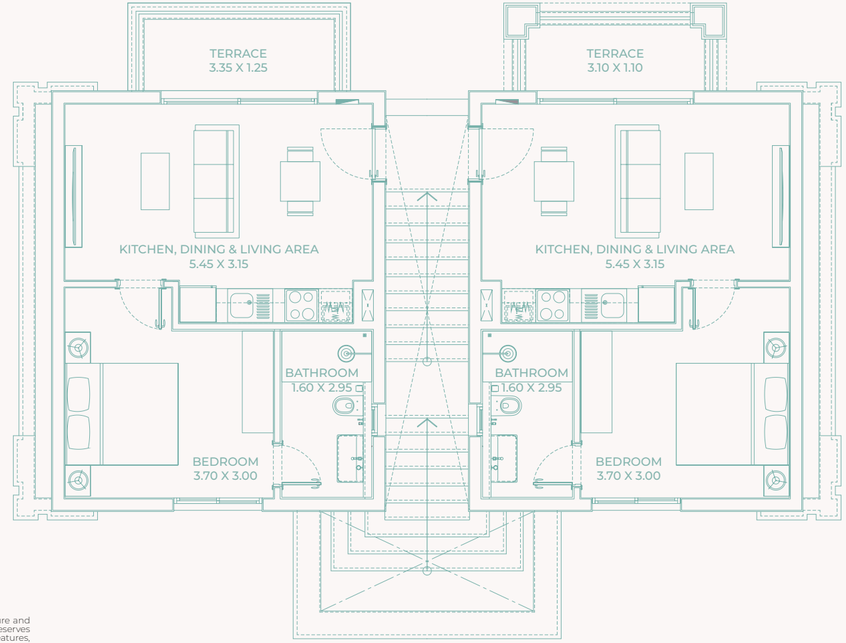
GARDEN AREA
50 SQM.



Disclaimer: All information and drawings used in this brochure and its annexes are for illustrative purposes only. The developer reserves the right to make revisions and changes to all drawings, features, and images and in relation to materials, amenities, and dimensions mentioned in this Brochure. Actual areas may vary from the stated areas, and unit direction may vary from unit to unit. All areas are based on gross external areas. Locations and dimensions for the pool and pool deck vary according to land dimensions if applicable. The inclusion of the swimming pool may incur an extra charge.

ONE BEDROOM APARTMENT

FIRST FLOOR
Build-up Area 50 SQM.



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LIFE IN OMAN

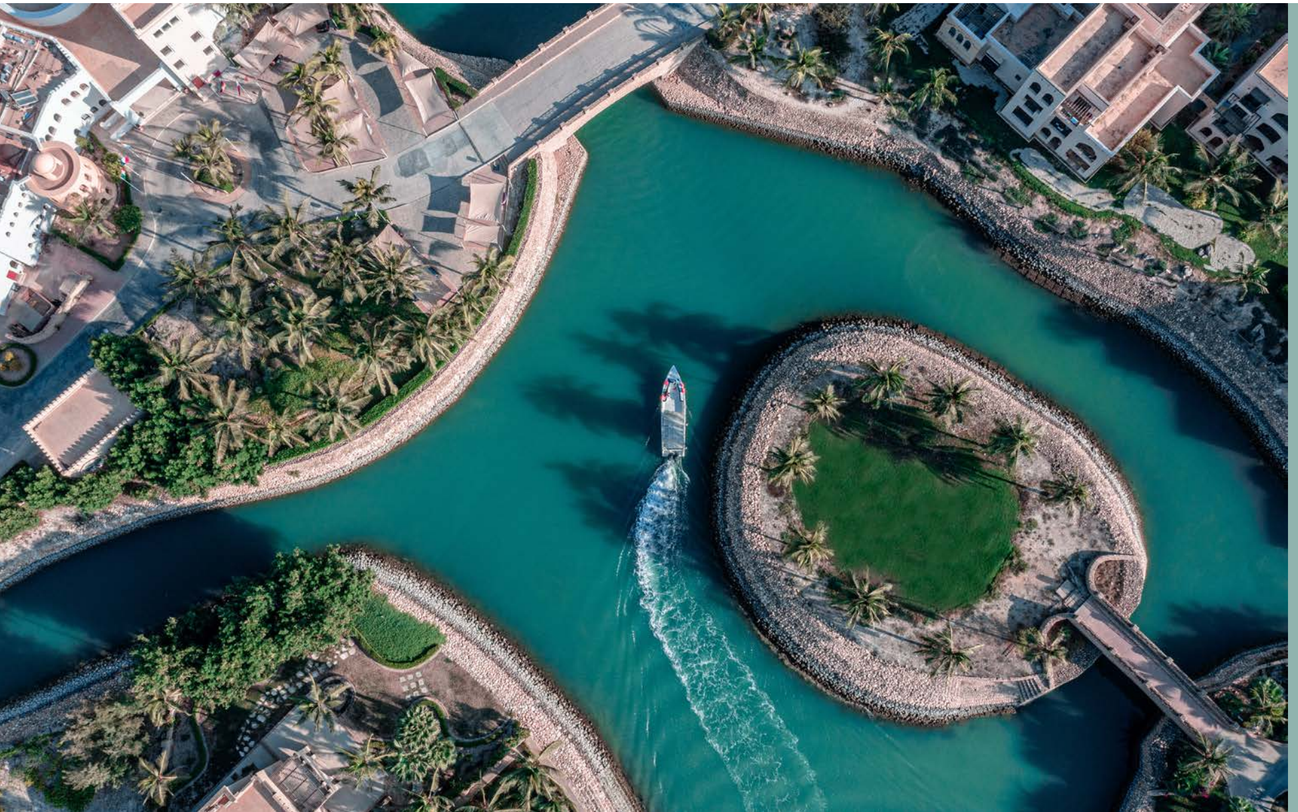


DISCOVER
THE MAGIC OF OMAN

More than just a place to live, investing in Riviera Residences is your ticket to a life surrounded by nature and culture.

It is your exclusive gateway to a laid-back yet vibrant lifestyle, where modern charm meets the heart of Oman's beauty.

- A robust Economy with consistent growth opportunities
- 100% Foreign Ownership
- 100% Access to modern infrastructure
- 0% Restrictions on capital appreciation
- Tax Exemptions on corporate taxes
- 0% Custom Duty
- Benefits from Free Trade Agreements
- No Minimum Share Capital requirements for Oman Free Zones
- Unrestricted Repatriation of Capital.



MURIYA مـــوريا | by ORASCOM DEVELOPMENT & UIC

THE LARGEST REAL ESTATE DEVELOPER IN THE SULTANATE

Muriya is one of Oman's largest and most diversified integrated real estate and tourism developers and a leading driver in establishing the Sultanate's tourism, real estate, and societal offerings.

For the past 15 years, we have developed large-scale destinations alive with thriving towns and communities, outstanding leisure, hospitality, and sports experiences in locations that bring significant inbound tourism and create unparalleled homes for our investors, partners, and homeowners.

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