
لاجون
LAGOON
residences ريزيدنسز
ALMOUJ MUSCAT
A DEVELOPMENT BY
DAWOOD
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WELCOME TO LAGOON RESIDENCES

The Lagoon Residences offer a tranquil perspective on the open landscape and beautiful Lagoon. With views that embrace the central stream that winds through an elegant landscape of plants and low hanging trees. The stream runs in front of the clear and sunlit pools.

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LAGOON
residences ريزيدنسز

Dining, Shopping,
and the
Entertainment
Precinct

Mysk
Al Mouj Hotel

Al Mouj
Marina

Rayhaan
Rotana Hotel

Kempinski Hotel

Al Mouj
Muscat Beach

St. Regis
Al Mouj Muscat

Al Mouj Golf

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Lagoon Residences offer a living experience like no other. With a development of 117 new apartments, surrounded by world-class entertainment, education, culture and commerce located in Al Mouj Muscat, Oman's most desirable location. Within close proximity to major shopping malls and less than 15 minutes from Muscat International Airport.

SURROUNDED BY NATURE



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HOME HUB

Relax with friends in the Residents' Lounge, or wind down in the swimming pool. Work-out in the state-of-the-art gyms, or sit back on the leisure deck. Host dinner for friends in the sky garden, or enjoy time with the kids in the playroom. Whatever your mood, the hub is your home from home.











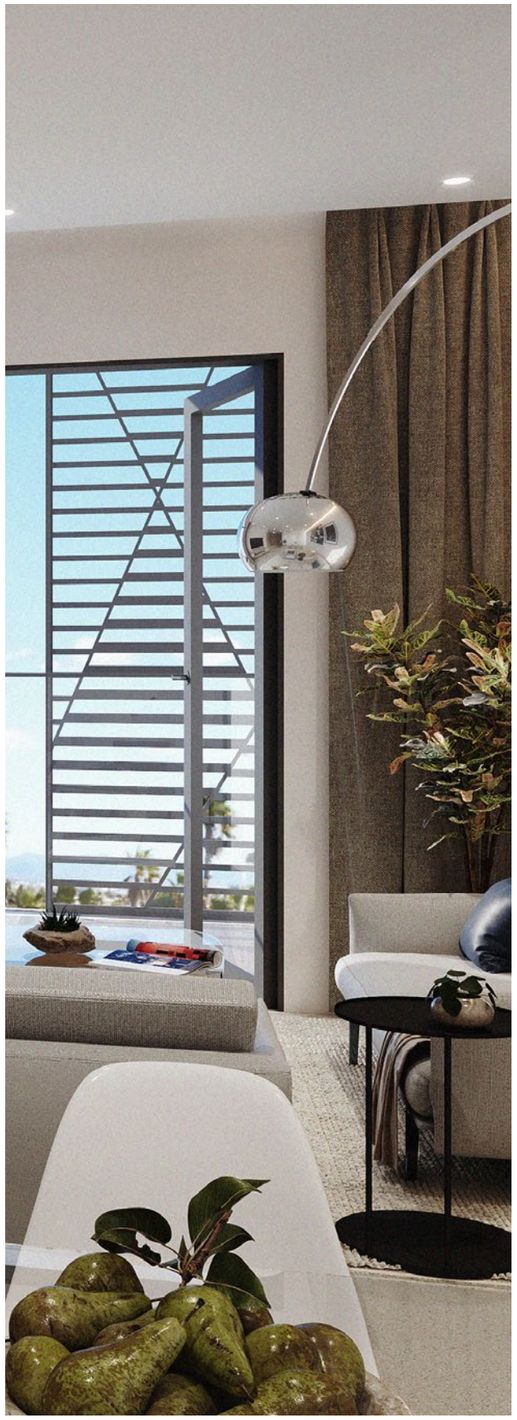




Concierge, swimming pools with leisure deck, **Residents Lounge with shaded terrace,** two fully equipped gyms with ladies only dedicated gym, **two private sky gardens,** kids' playroom, **beautifully landscaped garden.**

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With generous windows, the apartments are filled with natural light. The private balconies and terraces seamlessly connect you to the outside world with views over the lagoon or boulevard.



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SPECIFICATION

Refined details and sophisticated finishes carefully curated to complement a luxury feel and modern lifestyle.

BEDROOMS

- Fitted wardrobes to all bedrooms with lacquered soft closing hinged doors Wardrobe internals include MDF laminate shelves and stainless steel hanging rails
- Full body polished porcelain flooring.

BATHROOMS

- Matt finish porcelain to floor and polished ceramic to walls
- Under counter wash-basin with stainless steel mixer tap
- Mirrored vanity cabinet with shelving and lined in timber laminate
- Stainless steel towel bar, robe hooks and toilet roll holder
- Shower with wall mounted shower and glass enclosure
- WC with soft close seat in white finish
- Luxury European brand sanitaryware.



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COOLING & HEATING

- VRV/ VRF ducted air conditioning system to distribute conditioned air
- Individual temperature controls provided for all rooms
- Metered water and electrical supply to apartments
- Hot water provided through Ariston water heaters.

SECURITY

- CCTV in the lobby area, car park and external areas
- Video door-phone system for apartments
- Concierge.

ELECTRICAL & LIGHTING

- Warm white spotlights throughout
- White sockets and switch plates
- Provision for two satellite channels (Arabsat & Nilesat)
- Provision for fibre optic broadband; through Omantel.

EXTERNAL

- Matt finish porcelain tiles for balconies and terrace areas.

KITCHENS

- Laminate kitchen cabinets with tall units and matt shelves
- Soft closing drawers and doors
- Quartz stone worktop and matching upstand
- Matt finish porcelain to floor and polished ceramic to walls
- Stainless steel undermount double bowl sink
- Single lever kitchen tap in stainless steel
- Luxury brand appliances including dishwasher, washer-dryer, hood, electric hob, oven, fridge/ freezer
- High-end European make cabinets.

INTERNAL FINISHES

- Single leaf solid front entrance door with polished lacquered finish
- Single leaf solid flush internal doors with wood veneer and lacquered finish
- Polished stainless steel finish ironmongery
- White painted walls and ceilings
- Full body polished porcelain flooring throughout excluding kitchen and bathrooms.

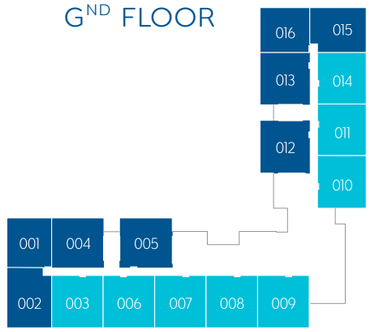


APARTMENT LOCATOR

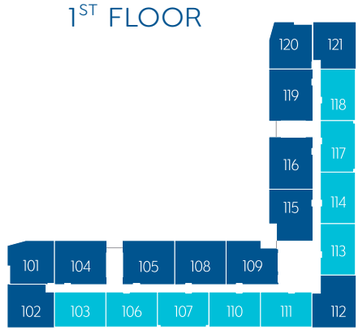
LAGOON RESIDENCES

Key ● 1 Bedroom ● 2 Bedroom

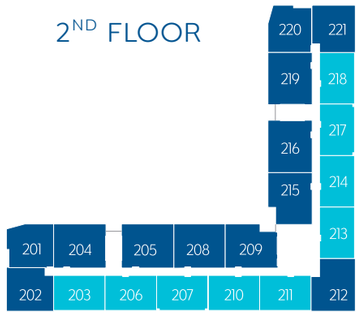
G^ND FLOOR



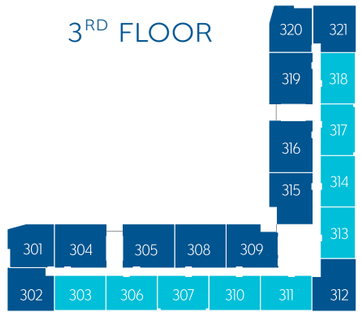
1^ST FLOOR



2^ND FLOOR



3^RD FLOOR



4^TH FLOOR



5^TH FLOOR





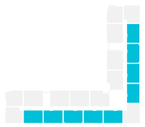
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TYPICAL ONE BEDROOM APARTMENT



	Sq. M.	Sq. Ft.
Suite	101	1,087
Balcony	7	75
Total Area	108	1,162

Boulevard Facing



Amenities

1	1	1.5

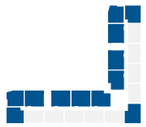
Floor plans shown are not to scale. Exact layout and sizes may vary.

TYPICAL TWO BEDROOM APARTMENT



	Sq. M.	Sq. Ft.
Suite	121	1,303
Balcony	16	172
Total Area	137	1,475

Lagoon Facing



Amenities

1	2	2

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