AL MINA

BARR AL JISSAH

WATERFRONT DUPLEXES

FREEHOLD RESIDENTIAL PROPERTIES

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the journey calls

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Shangri-La
Barr Al Jissah Resort & Spa
Shangri-La
Barr Al Jissah Resort & Spa
Dawn Townhomes
BANNENBERG ROWELL
LIMITED EDITION
TOWNHOMES
Dusk Townhomes
AL MINA
BARR AL JISSAH
al mazaar
BARR AL JISSAH
Cliff Top Villas
Shangri-La
Al Husn Resort & Spa

The jewel in the crown

Barr Al Jissah is the jewel in Oman's crown and the nation's favoured luxury destination. Nestled in a secluded bay where the Gulf of Oman meets the majestic Al Hajar Mountains.

Just a few minutes' drive from Muscat city centre, Barr Al Jissah brings together the tranquillity of nature and the comfort of luxury, with high-end homes creating a unique lifestyle destination in the region. The exclusive destination is further complemented by world-class luxury hotels, a marina, spas and entertainment centre.

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And now, Barr Al Jissah has added to its splendour and appeal, the soon-to-be-completed, Al Mina Residences. These magnificent waterfront properties, with their relaxed atmosphere, unfettered luxury and urban amenities, including the marina retail boardwalk, al-fresco dining, private yacht club and more. A truly exceptional community where you can choose to immerse yourself in a truly unique waterfront lifestyle.

The journey so far

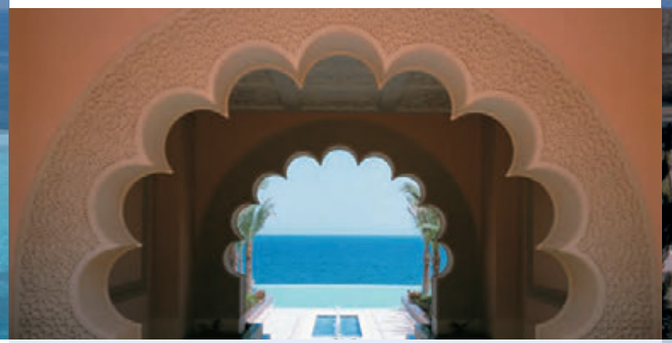
An innovative project, as exclusive and ambitious as Barr Al Jissah, was possible only because of the vision and conviction of its pioneering leaders. Developed by Barr Al Jissah, a renowned project developer which launched Oman's first Integrated Tourism Complex (ITC) in 2006, the project is promoted by the Zubair Corporation, a leading business group in Oman.

The Al Mina waterfront development has been designed to become one of the most desirable destinations anywhere in the world.

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Residential properties and luxury hotels

Adding to the charm and exclusivity of Barr Al Jissah is the Al Mina Residences, a waterfront development currently under construction. Once completed, it is expected to further enhance the special appeal of this beautifully unique, waterfront development.

The Shangri-La Barr Al Jissah Resort & Spa, comprising of Al Waha & Al Bandar Hotels – alongside the Shangri-La Al Husn Resort & Spa, offer modern luxury with all the comfort and privacy you expect from a world-class resort.

Perfectly complementing the residential nature of Barr Al Jissah, the hotels offer occupants first-class services, warm hospitality and thoughtful amenities curated to match their lifestyle. From fine dining and elegant cocktail bars, to spa facilities and beauty salons. These premium hotels within Barr Al Jissah ensures that your stay is everything you dreamed it would be.



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al mina
maritime way of life

Steeped in the alluring traditions of the maritime way of life, and built on a tranquil bay-side enclave enriched by Omani cultural heritage, Al Mina at Barr Al Jissah is a marina and luxury residential community that unites the best of both worlds.

The world-class marina – the deepest and cleanest in the region – comprising 43 berths and a private yacht club with exclusive membership for home owners and berth holders, is already attracting the most discerning investors and visitors, by land and by sea, from far and wide. Once completed, the members-only Al Mina Private Yacht Club will host a sea water pool, beach, dive centre plus a wide choice of restaurants with al fresco fine dining.

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al mina
waterfront development

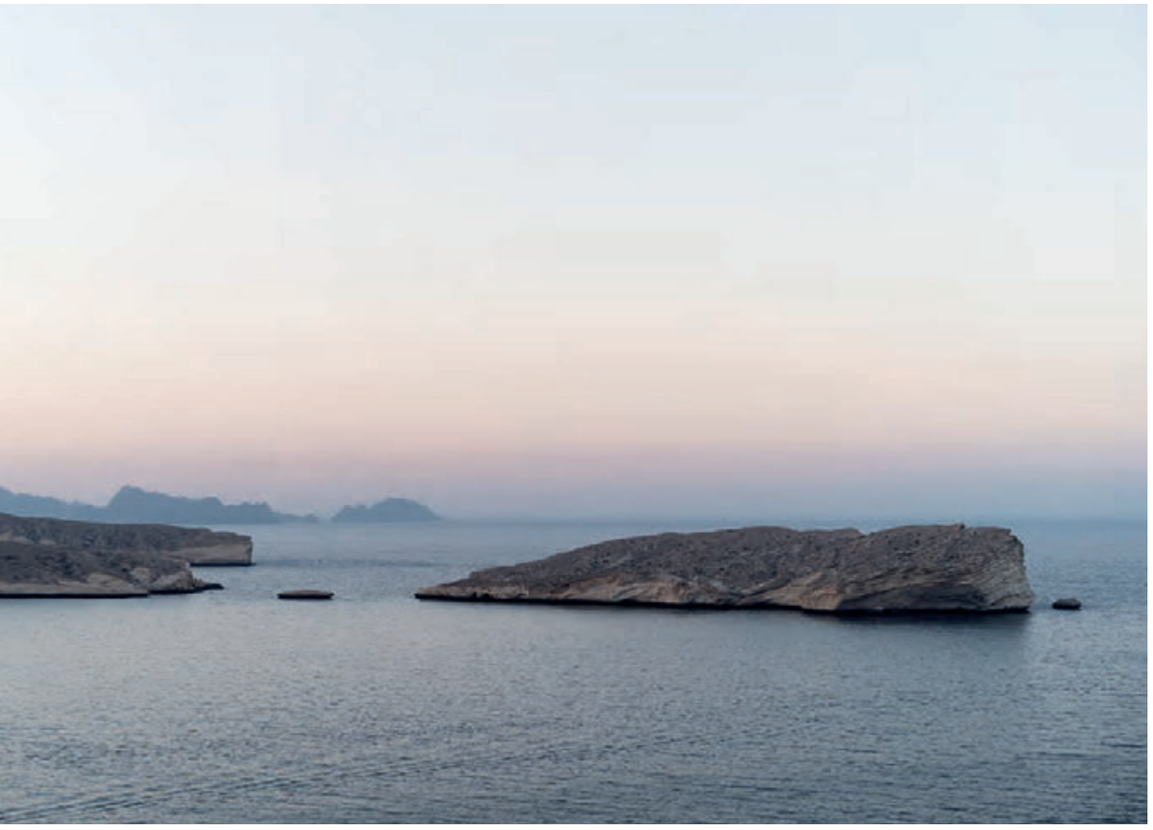
Here, beautiful waterfront homes look out onto spectacular views of the Gulf of Oman, sleek yachts berthed at the marina and the vibrant activity of a boardwalk boasting high-end stores, al fresco cafés and eateries. Also, if you own a boat, you have the option to have it berthed in front of your waterfront residence.

As a home owner, you will also enjoy the new secure and personalised lifestyle services mobile phone application. The lifestyle services will be among the most exclusive in Oman and one of the most customisable in the Middle East. Handled by its dedicated in-house team from Barr Al Jissah, the 24-hour service will offer everything from grocery shopping, housekeeping and transportation to outdoor adventure and event planning. Effectively, a 24/7 concierge service at your fingertips.

What's more, the exclusive Al Mina members-only Yacht Club, a haven with an air of refinement and seafaring customs, will offer a full range of amenities for the adventurer with a taste for the Riviera lifestyle.

The exclusive deep-water marina plays host to world-class facilities, elegant yachts, ethereal catamarans and motorised launches.







Exclusive and tranquil

Here, exquisite waterfront homes look out onto spectacular views of the Gulf of Oman, sleek yachts berthed at the marina and the vibrant activity of a boardwalk boasting branded stores, cafes and eateries. A refuge of refinement and seafaring customs, our exclusive, members-only Yacht Club will offer a full range of amenities for the adventurer with a taste for the Riviera lifestyle.

Following the sale and occupancy last year of all the Cliff Top Villas and Dusk Townhomes, together with current interest being shown in the remaining Bannenberg & Rowell Limited Edition and Dusk Townhomes at Barr Al Jissah, Al Mina Waterfront Residential Development, although yet to be completed, is already attracting buyers.

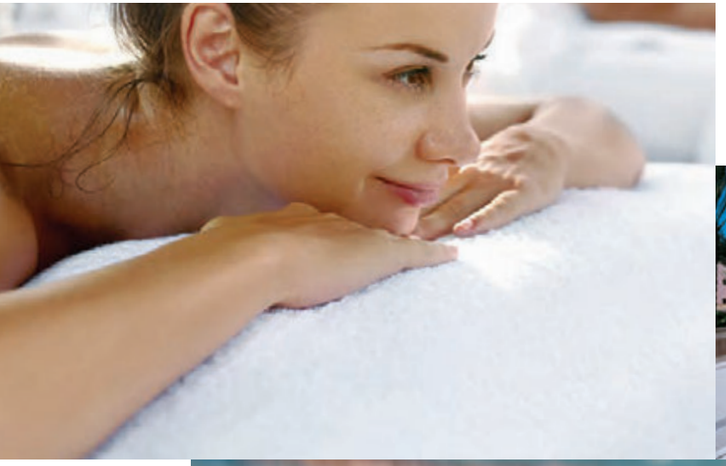
Strong demand from the local luxury market, as well as from the UK, Europe and elsewhere, has generated premium prices for the market sector.

Invest in the exclusivity and tranquility of Al Mina and reap the rewards. Completion by the end of 2020.

For more details about Al Mina Waterfront Development, please contact:

Sales Manager
+968 96 666126 | +968 93 245922
sales@barraljissah.com www.barraljissah.com

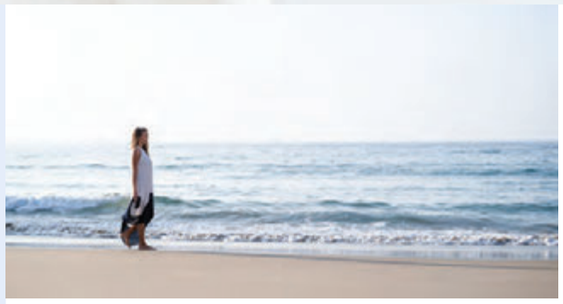
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Whether you are a resident or a visitor, a journey of discovery awaits, as well as an arrival into a welcoming world of serenity. Architecturally inspiring, spiritually soothing and a hub of social activity, Al Mina is also your gateway to the diverse offerings of the larger Barr Al Jissah destination, including the acclaimed hospitality and services of three Shangri-La Barr Al Jissah Resort & Spa's and family-tailored fun at Al Mazaar Edutainment Centre.

private yacht club
and nautical activities

Heed the call of the sea… or just relax ashore

The Private Yacht Club, membership of which is exclusive to Barr Al Jissah home owners and berth holders, is where members and their guests will discover that perfect blend of serenity, exclusivity and a very warm welcome. It's a place where they will be able to enjoy a remarkable range of amenities, events and nautical activities.

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Marina

Once completed, it will feature fine dining, a new dive and sailing centre, private beach, two saltwater infinity pools and a unique beachfront zone.

A promise of timeless adventure looms for the sleek yachts, boats and catamarans waiting patiently in the tranquillity of the expansive marina to slip their moorings and gracefully glide out of the bay into the rolling expanse of the Gulf of Oman.

With 43 berths accommodating up to 40 metres, the marina will cater to vessels of all sizes, from cruise line vessels to superyachts. It will also welcome the world traveller with anchorage shipping agency services, water shuttling from the vessel to the marina, 24-hour berthing assistance, exclusive lifestyle services by an in-house team, as well as the peace of mind of round the clock security services.













Marina Private Yacht Club at-a-glance

Facilities
- 43 berths
- Members only yacht club
- 1200 sqm
- Dive Centre
- Private lounge and seawater pool
- Fine dining restaurant
- Retail shops
- Boardwalk

Services
- Short and long-term berth options
- Anchorage shipping agency services
- Berthing assistance 24/7
- Multilingual marina team
- Luxury lifestyle services delivered by an in-house team
- 24/7 security
- On-spot boat agency and Customs clearance and Immigration services
- Complimentary shuttle between Marina and Shangri-La Resorts
- Deck and entire boat cleaning services
- Water and electricity
- On-board catering
- Fuel station
- Technical support
- Laundry services
- Boat tours, fishing, snorkelling, water and outdoor sports
- Sightseeing tours, dolphin watching and daily trips
- Access to the members only Al Mina Private Yacht Club
- Access to Al Mazaar Entertainment Centre with special rates
- Special rates at Shangri-La Barr Al Jissah Resort and Spa facilities

For further details of the Marina and Private Yacht Club, please contact:
Marina Manager
+968 96 787 598 | marina@barraljissah.com

boardwalk
vibrant hub

On completion Al Mina's boardwalk will allow you to discover a vibrant hub of waterfront activity that perfectly complements this serene coastal getaway. An elegant, colonnaded strip linking the stunning yacht-filled marina with the luxury residences above, the publically accessible boardwalk beckons shoppers, diners, socialites and families with premium retail and novelty stores, buzzing cafés, beauty and health retreats, and alfresco hot spots offering international cuisine.

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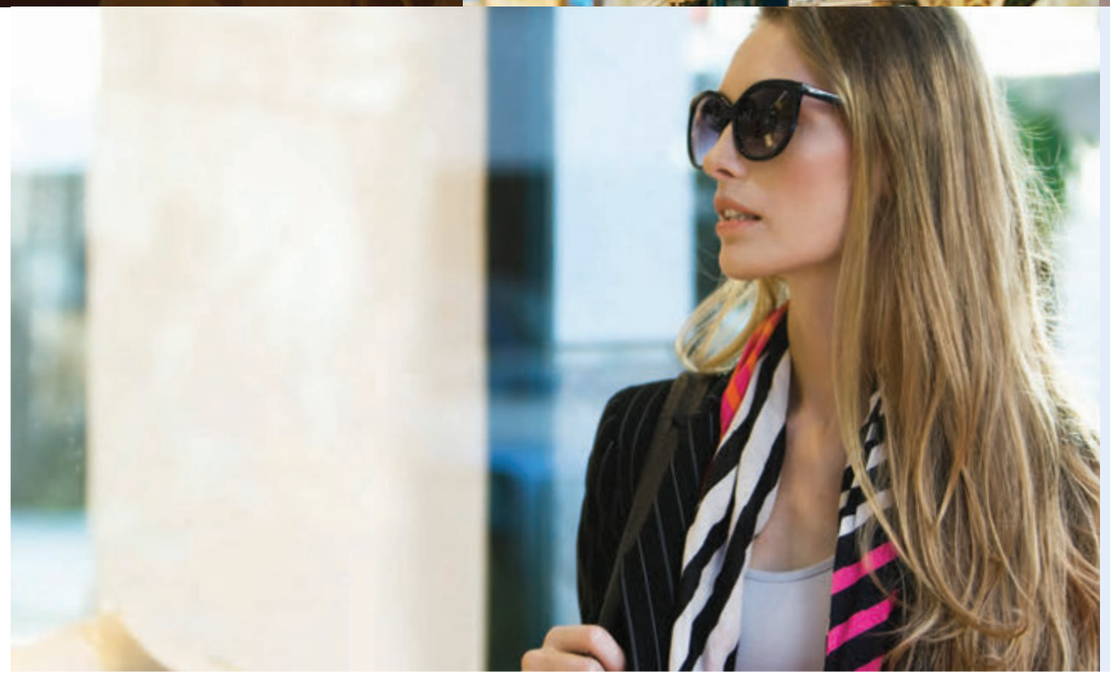


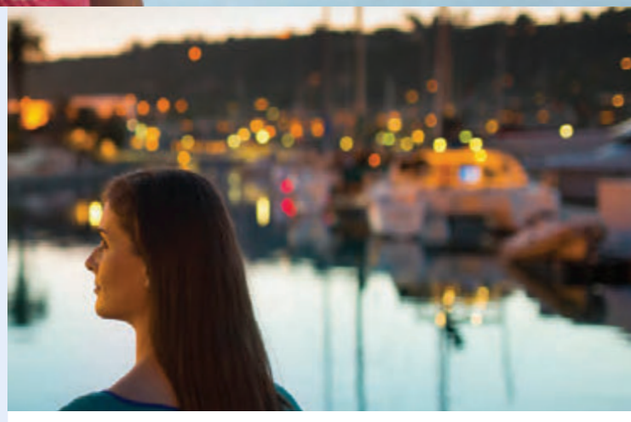












Discover cultures from around the world, trade stories and create lasting memories against the backdrop of the breath-taking blue waters of the Gulf of Oman. Al Mina's broadwalk is due for completion by the end of 2020.

al mazaar
entertainment centre

Where education meets entertainment

We launched Al Mazaar as a one-of-a-kind family entertainment centre where adults and children alike can engage in creative and educational activities under the supervision of a dedicated team and a resident Omani artist.

Just a few minutes from your new home, Al Mazaar Entertainment Centre adds another dimension to the joy of living in Barr Al Jissah, further enhancing its appeal as an extremely convenient, family-friendly destination.

Split into clearly defined areas and themed around a box structure, each fun zone offers its own unique blend of new experiences that children can enjoy. Adults are more than welcome to join in the fun too.

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Here's what to expect at Al Mazaar – with special rates and priority booking offered to Barr Al Jissah homeowners and berth holders.

SpringBox is Oman's first ever indoor trampoline park. The family-friendly activity zone adds a huge range of physical activities and playful experiences for children to enjoy in a safe and fully supervised environment. Designed for children aged three and above, the zone offers six unique activities for them to explore, including free jump, basketball, dodgeball, running wall, climbing wall, and ninja course with foam pits.

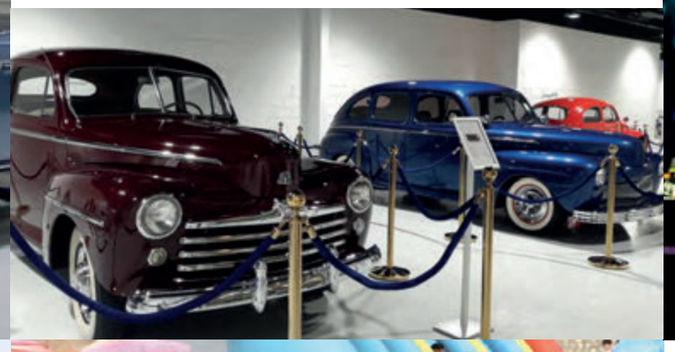
ArtBox promotes arts for the entire family, and encourages children to create their own masterpieces, while adults involve themselves in the arts and crafts workshops. The unique 'ArtBox' provides interactive workshops and personal instruction from our gifted team in a space dedicated to creative expression, and includes designated walls you can paint, draw, colour, and print your hand on. For inspiration and guidance, resident artists are on-hand and run workshops to guide on specialist art techniques and styles.

SoccerBox is the multi-purpose indoor court specifically designed for football, basketball, handball, dodgeball and badminton. Children and adults alike can enjoy these fun sporting activities while benefiting from the comfort of the indoor facilities.

Educational Workshops guarantee fun learning with workshops themed around the environment, nutrition, science, art and culture. A friendly atmosphere is provided for creativity and knowledge sharing. Children are encouraged to develop a love for education and acquire lifelong practical skills.

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Special Car Collection is where you'll find some shining examples of head-turning automobiles. Every schoolboy's dream machines – and adults too.

DJ events and concerts ranging from pop to classical, and lots in between, are held in the open air amphitheatre. There's nothing quite like losing yourself in music with a glorious sunset as a backdrop or while gazing up at an inky blue sky pin-pricked with a myriad of stars.

Family Fun Days are where memories are made. Held throughout the year, these fun-filled days are where families get together to enjoy each other's company while engaging in a variety of exciting activities.

Whether resident in Oman or just visiting for a few days, Al Mazaar is a not-to-be-missed destination that offers something truly unique for the entire family to enjoy – be it as an art admirer, car connoisseur, fan of supercool indoor sports, or to simply unleash the inner artist.

Come and experience Al Mazaar Entertainment Centre, a very special place where families have fun, get inspired, creative and active – together.

For more information and tickets, please call
+968 24 776 856 | booking@almazaar.com
www.almazaar.com

shangri-la hotels

World-class luxury | local warmth

Just a short drive from Muscat International Airport and a few minutes from the city centre are Shangri-La Barr Al Jissah Resort & Spa – comprised of Al Waha and Al Bandar hotels and Shangri-La Al Husn Resort & Spa. While Al Waha and Al Bandar are nestled against the dramatic backdrop of rugged Hajar mountains and Al Husn is standing majestically on a cliff top overlooking the turquoise waters of the Gulf of Oman, together they present a new model for luxury hospitality in Muscat.
Both resorts are just five minutes from the homes to be found at Barr Al Jissah.

Combined, the vibrant Al Bandar Hotel (The Town) and the family-oriented Al Waha Hotel (The Oasis) boast 460 rooms and suites, offering spacious terraces or balconies, providing guests with spectacular views of 500 metres of pristine coastline.

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With access to dining experiences at the adjacent sister property Shangri-La Al Husn, the two resorts share 19 food and beverage outlets that offer a mix of dining options – from poolside snacks to specialty restaurants. Each of the main restaurants serves a unique cuisine, such as Italian, Western, Omani, Moroccan, Lebanese, Indian, and South American. You'll also discover a tempting choice of cocktails in two supremely relaxing lounges.

The kids will be kept happy and occupied too with lots of activities on offer. For example, Al Waha features Splashpad and Cool Zone, one of the three children's clubs within the resort offering a wide range of supervised indoor and outdoor activities for children up to the age of 10. In addition to the hotel's main swimming pool, there is a toddler's pool with a rubber-cushioned floor and a separate pool for older children.

A delight for all ages and an enchanting experience to observe, are the sea turtles that lay their eggs on the hotel beaches, under the Turtle Care Project. A full-time turtle ranger looks after them and oversees their hatchlings.

Pamper yourself in the beauty salon, up your game all year round on the all-weather tennis courts, and also take advantage of waterfront living. The coastline and temperate waters are ideal for almost every type of exciting water sport as well as diving and deep-sea fishing.

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As a Barr Al Jissah home owner, you will receive special rates throughout everything on offer at the three hotels. You will also eligible for membership of Shangri-La Barr Al Jissah Resort & Spa. Membership offers full access to the exclusive beach, pools, children's activity centre, first-class gym and fitness centres as well as the tennis courts.

You will also enjoy the top-of-the-line catering services to be found at Shangri-La with the attentive services of the Barr Al Jissah Customer Service Team. They make it their business to keep you happy.

The two Shangri-La resorts, combined with the Barr Al Jissah residences, epitomise perfection in sophisticated waterfront living, where guests simply leave their world behind.



Muscat

A tranquil anchorage

The Sultanate of Oman lies on the south eastern end of the Arabian Peninsula where the Persian Gulf meets the Arabian Sea. It borders the United Arab Emirates in the northwest, Saudi Arabia in the west, and Yemen in the southwest. This once insular country now actively encourages tourism, and travellers come from afar to enjoy its hospitality and unspoiled landscapes.

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Idyllically located between mountains and sea, Muscat is the capital and largest city of Oman. The sea continues to play a role in city life, sustaining the fishing industry and providing opportunities for visitors to enjoy sandy beaches or dive with turtles in nearby lagoons. A truly enchanting city with a great deal of local character plus warm and friendly people.

The Royal Opera House, the Grand Mosque, the Sultan's Palace, the Mutrah Corniche, a souk with heritage village, and the National Museum are just a few of the attractions that ensure Muscat acts as a beacon for those who live in Oman's interior and offers a haven of calm in surrounding warm waters.

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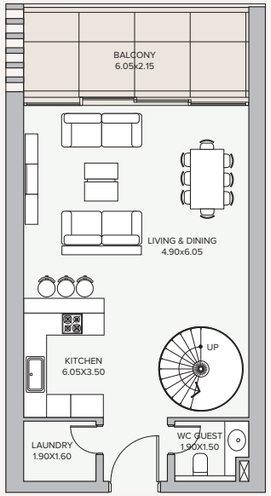
waterfront duplexes
al mina residences

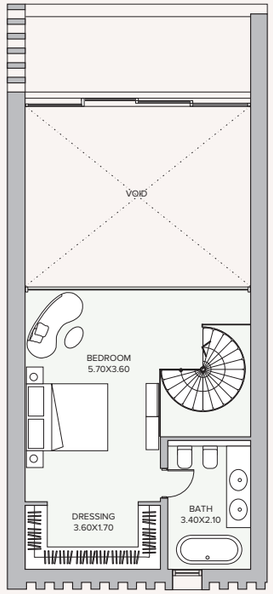
Situated in a dedicated low-rise block that forms part of the lively boardwalk, Al Mina Waterfront Duplex Homes enjoy private access, convenient parking facilities and concierge services.

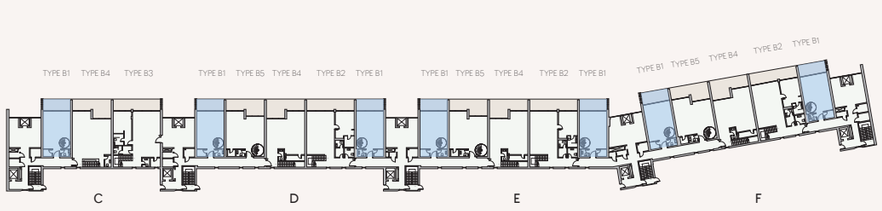
With the choice of one, two or three-bedroom elegant villas the double-storied, terraced residences boast the luxury of double-height homes, creating a sense of airy spaciousness and highlighting the seamless connection to the bay and marina. With high-specification fixtures and finishes, the contemporary design further reinforces the flawless minimalism of the nautical lifestyle, calling up complementary images of serene shores and great seafaring adventures. With your everyday needs catered to through a variety of offerings throughout the Barr Al Jissah community, it's time to set sail.

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BLOCK F
BLOCK E
BLOCK D
BLOCK C
BLOCK B



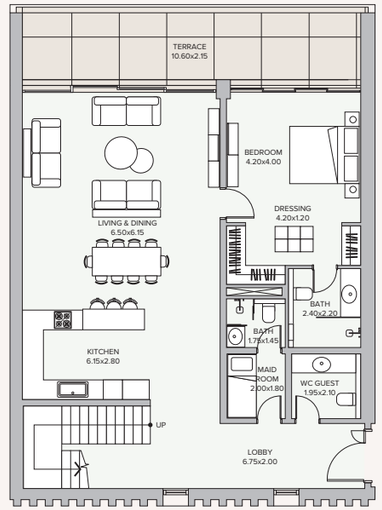


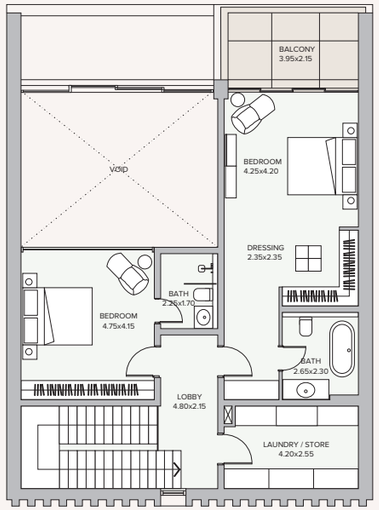


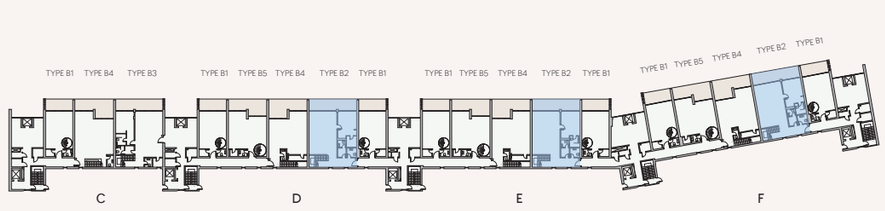
Duplex Type B1
Apartment Block C/D/E/F

Type B1 – Area Schedule	
GEA (Gross external area)	115 sqm
Balcony	13 sqm
Grand Total	128 sqm

No. of units	
First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	7
Sixth Floor	-
Total Units	7
No. Bedrooms	1







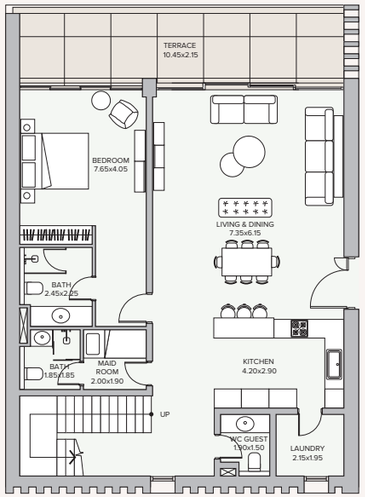
Duplex Type B2
Apartment Block D/E/F

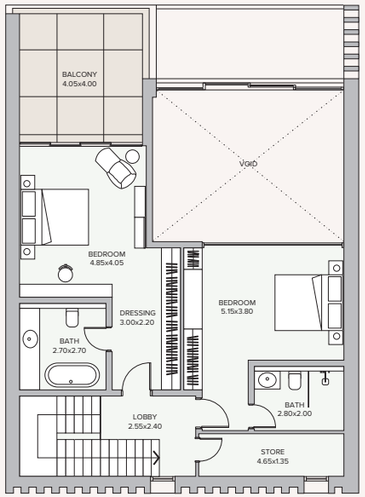
Type B2 – Area Schedule	
GEA (Gross external area)	239 sqm
Balcony and Terrace	31 sqm
Grand Total	270 sqm

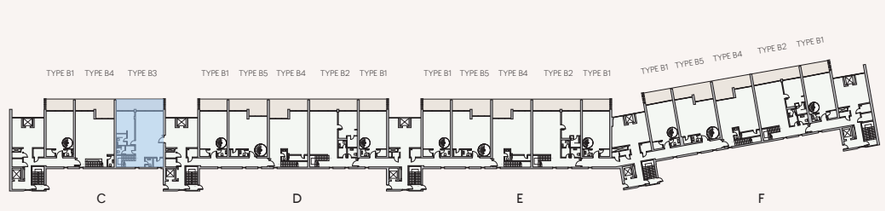
No. of units	
First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	3
Sixth Floor	-
Total Units	3
No. Bedrooms	3

The floor plans/areas are indicative and could be subject to change by 5%.

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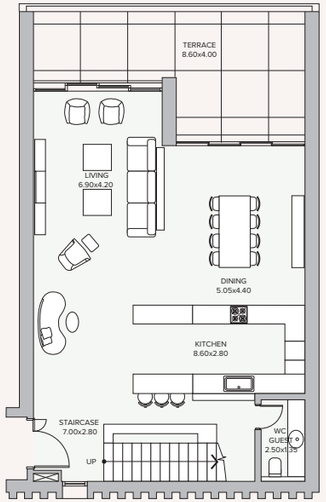
Duplex Type B3
Apartment Block C

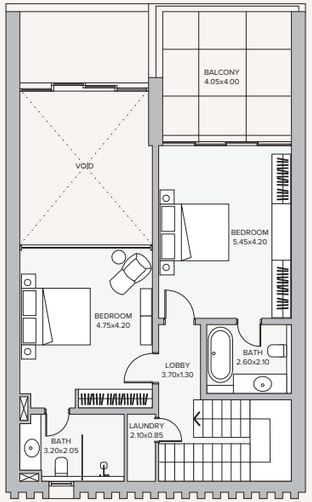
Type B3 – Area Schedule

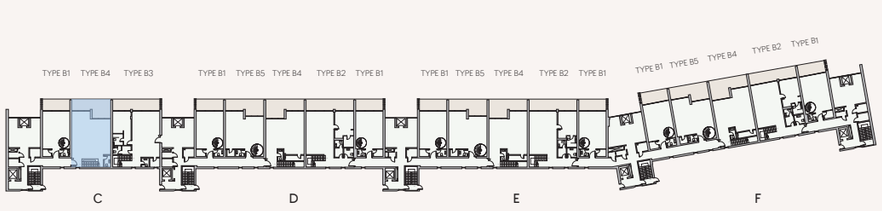
GEA (Gross external area)	238 sqm
Balcony and Terrace	39 sqm
Grand Total	277 sqm

No. of units

First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	1
Sixth Floor	-
Total Units	1
No. Bedrooms	3







Duplex Type B4-C
Apartment Block C

Type B4-C – Area Schedule

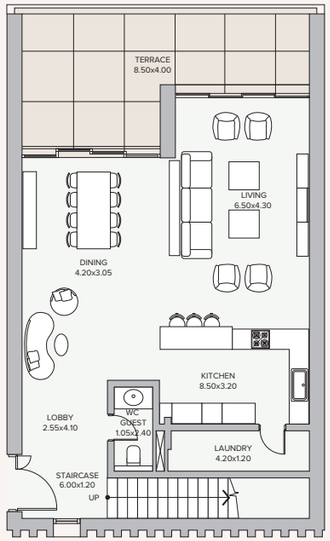
GEA (Gross external area)	181 sqm
Balcony and Terrace	50 sqm
Grand Total	231 sqm

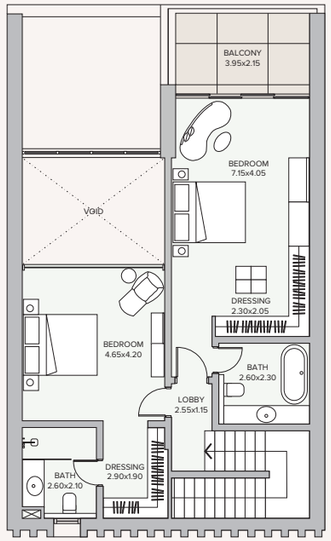
No. of units

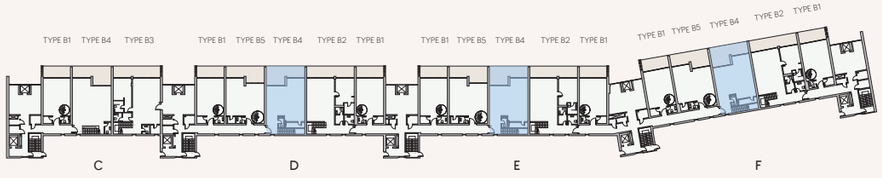
First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	4
Sixth Floor	-
Total Units	1
No. Bedrooms	2

The floor plans/areas are indicative and could be subject to change by 5%.

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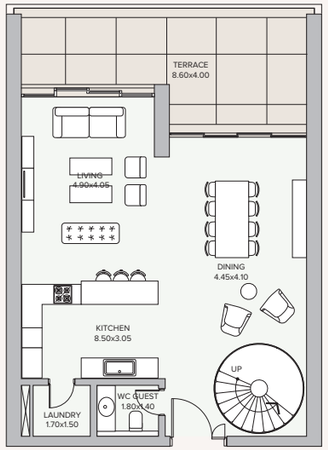


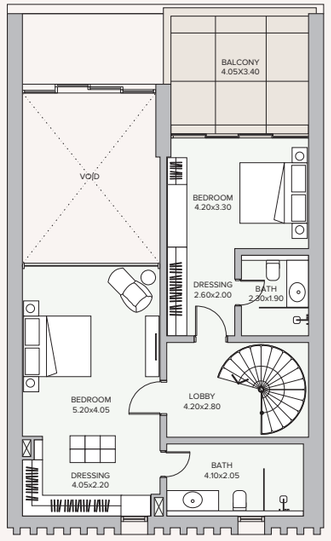


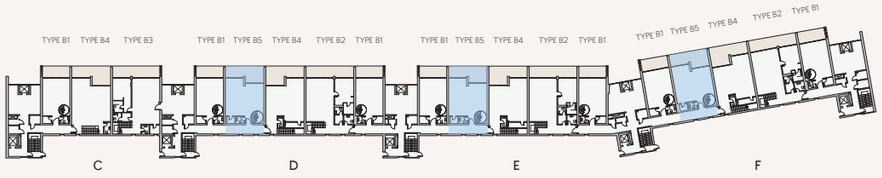
Duplex Type B4
Apartment Block D/E/F

Type B4-D/E/F – Area Schedule	
GEA (Gross external area)	181 sqm
Balcony and Terrace	50 sqm
Grand Total	231 sqm

No. of units	
First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	4
Sixth Floor	-
Total Units	3
No. Bedrooms	2







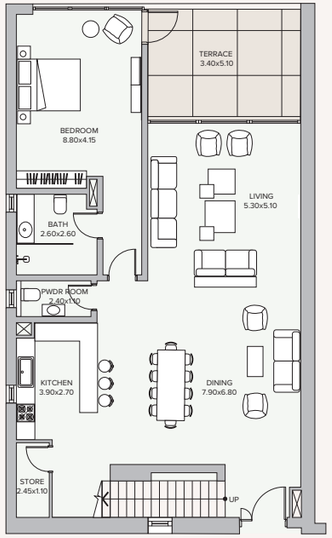
Duplex Type B5
Apartment Block D/E/F

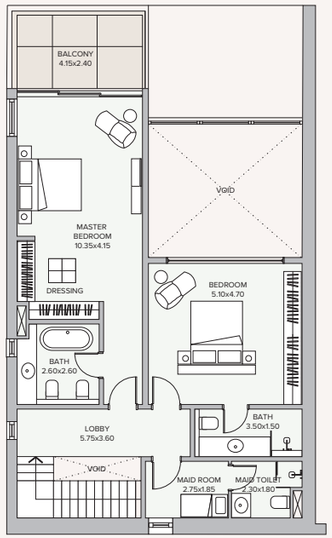
Type B5 – Area Schedule	
GEA (Gross external area)	165 sqm
Balcony and Terrace	48 sqm
Grand Total	213 sqm

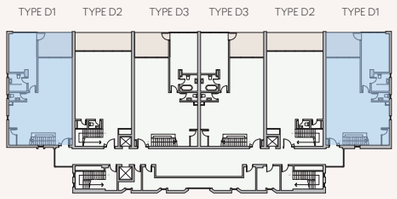
No. of units	
First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	3
Sixth Floor	-
Total Units	3
No. Bedrooms	2

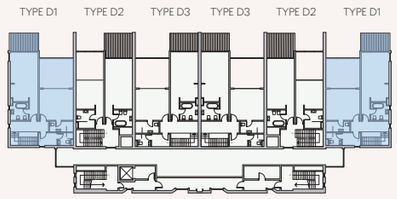
The floor plans/areas are indicative and could be subject to change by 5%.

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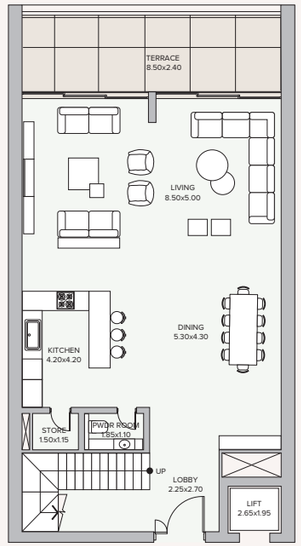
Duplex Type D1
Apartment Block B

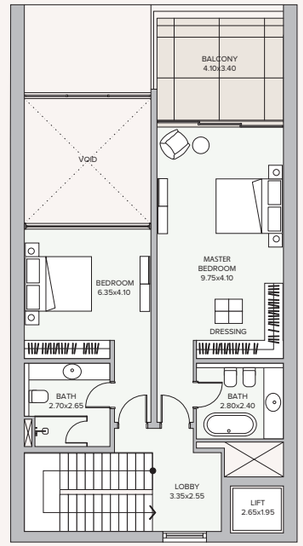
Type D1 – Area Schedule

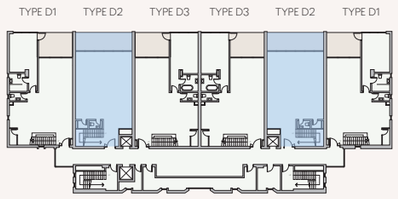
GEA (Gross external area)	269 sqm
Balcony and Terrace	29 sqm
Grand Total	298 sqm

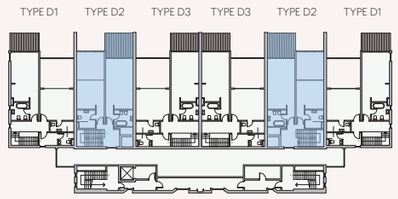
No. of units

First/Second Floor	2
Third/Fourth Floor	2
Fifth Floor	-
Total Units	4
No. Bedrooms	3









Duplex Type D2
Apartment Block B

Type D2 – Area Schedule

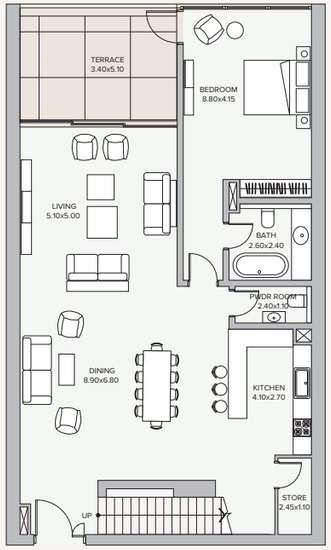
GEA (Gross external area)	225 sqm
Balcony and Terrace	37 sqm
Grand Total	262 sqm

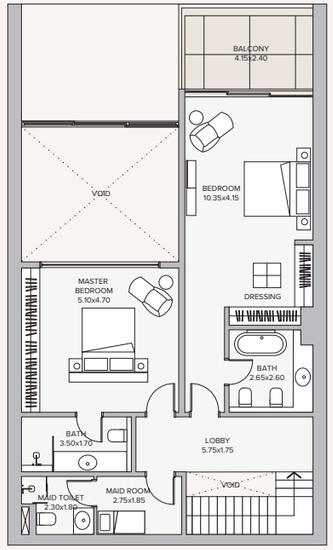
No. of units

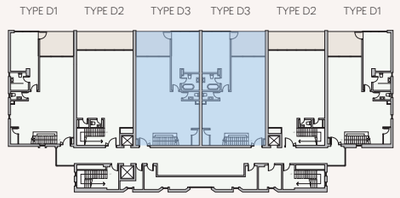
First/Second Floor	2
Third/Fourth Floor	2
Fifth Floor	-
Total Units	4
No. Bedrooms	2

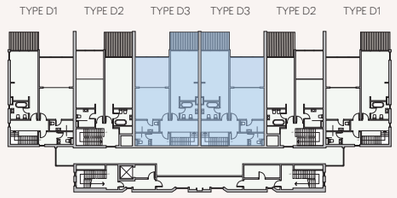
The floor plans/areas are indicative and could be subject to change by 5%.

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Duplex Type D3
Apartment Block B

Type D3 – Area Schedule

GEA (Gross external area)	271 sqm
Balcony and Terrace	29 sqm
Grand Total	300 sqm

No. of units

First/Second	2
Third/Fourth	2
Fifth	-
Total Units	4
No. Bedrooms	3



The floor plans/areas are indicative and could be subject to change by 5%.

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Waterfront Duplex masterplan - Three bedrooms unit



Waterfront Duplex master bedroom - Three bedrooms unit



Waterfront Duplex living room - Two bedrooms unit



Waterfront Duplex living room & kitchen - Two bedrooms unit



Waterfront Duplex masterplan - Two bedrooms unit



Waterfront Duplex staircase & kitchen - Two bedrooms unit



Waterfront Duplex staircase & kitchen - Two bedrooms unit



Waterfront Duplex master bedroom - Two bedrooms unit



Waterfront Duplex masterplan - One bedroom unit



Waterfront Duplex bedroom - One bedroom unit



Waterfront Duplex staircase & kitchen - One bedroom unit

a place where **stories are made.**

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