
MARINA SARAÏ
AL MOUJ
saraï

A TRUE REFLECTION OF YOU

At Al Mouj Saraï there are no compromises.
Only the best, most precious, thoroughly exquisite.
At Al Mouj Saraï You set the standards.
You make the rules. Your palace is as illustrious
and incomparable as You.





A LIMITED COLLECTION

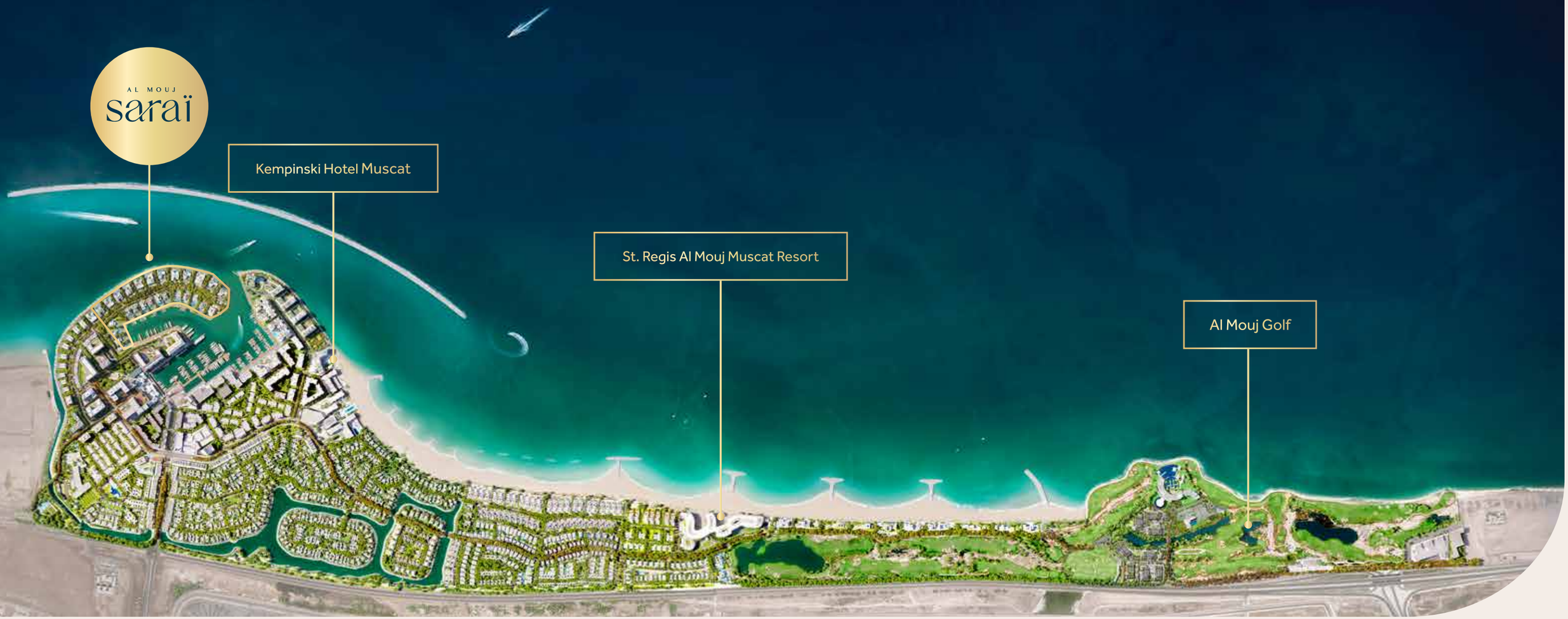
incomparable masterpieces

The regally beautiful Al Mouj Saraï Collection is strictly limited to just 28 majestic palaces — livable and bespoke works of art offering peerless living and lifestyle that goes far beyond traditional definitions of luxury.

INTRODUCING MARINA SARAÏ

YOUR PRIVATE PARADISE





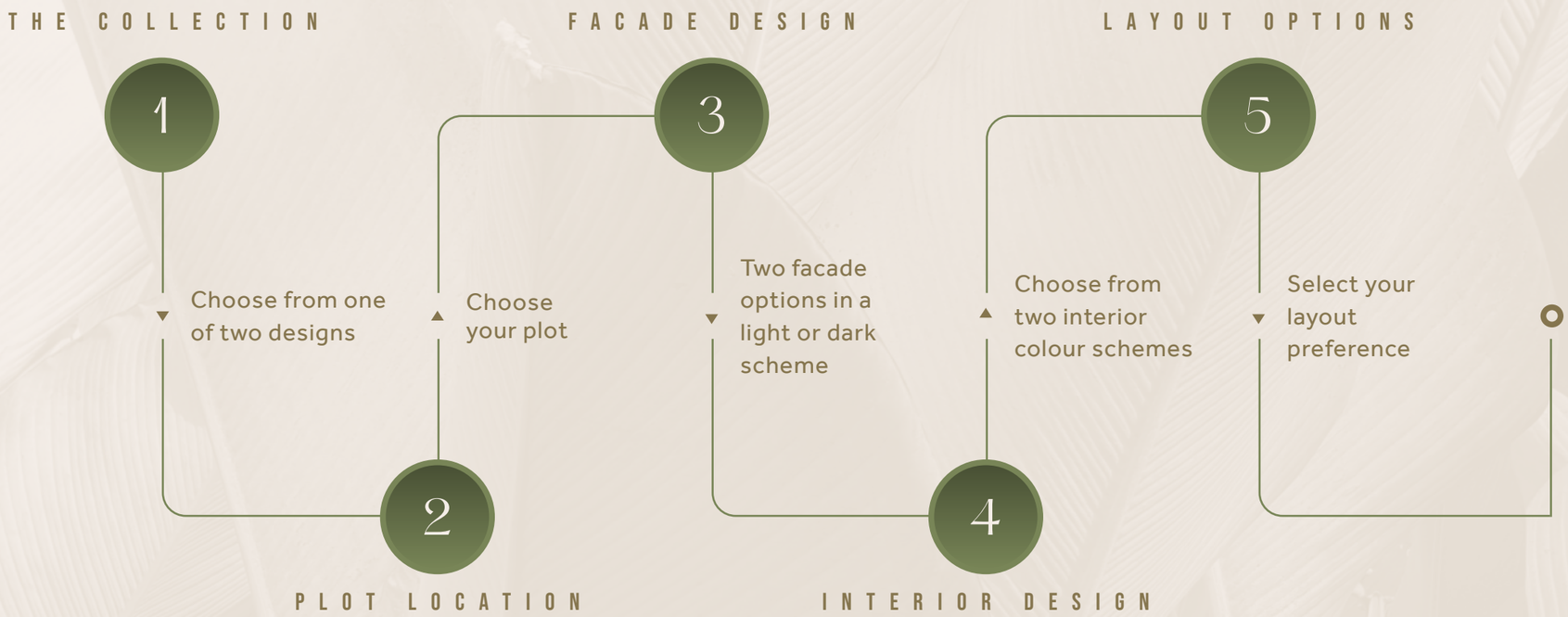
EXQUISITE ENVIRONMENT

ultimate harmony

The beguiling beauty of crystalline waters and a rich abundance of verdant enchantment combine to create the perfect setting for the precious jewel that is your Al Mouj Marina Saraï palace.

CURATE PERFECTION

your bespoke work of art



MARINA SARAÏ I



MARINA SARAÏ II



SELECT YOUR PLOT LOCATION



■ MARINA SARAÏ

MARINA SARAÏ I



Radiating sumptuous brilliance
and scintillating splendor, these most
majestic palaces are divinely designed
and superbly curated as stunning statements
of eminent opulence and illustrious living.

—



MARINA SARAÏ I

noble perfection











your palette of external finishes

TIMELESS



#	Description
1	Feature facade
2	General facade
3	Feature facade
4	Flooring & soffit
5	Facade screening
6	General facade
7	General detailing
8	General balustrade location
9	Canopy details



Disclaimer

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your palette of external finishes

PRESTIGE



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compose your interior work of art

TIMELESS



#	Description
1	Kitchen and wardrobes
2	Privacy screens
3	Kitchen countertops
4	General flooring
5	Secondary bathroom floors
6	Secondary bathrooms
7	General detail locations
8	Bedrooms
9	Bedrooms vanity & feature wall



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MARINA SARAÏ I

FLOORPLANS

GROUND FLOOR OPTIONS

Key features

- Majlis or guest en suite
- Office
- Private elevator
- Show & wet kitchen
- Pantry
- Family living room
- Formal living room & dining hall
- Swimming pool
- Parking for 3 vehicles

Floor area	Total property area
358 sqm	1,638 sqm

Disclaimer Floor plans are intended to give a general indication of the proposed layout only, and the actual product may vary. The Developer does not make any representation or warranty regarding any information mentioned here and reserves the right to make changes to all information at any time without notice.

OPTION 1 - CLASSIC



OPTION 2 - GUEST SUITE



FIRST FLOOR OPTIONS

Key features

Master en suite bedroom with his & hers walk-in closets

3-4 en suite bedrooms with walk-in closets

Private elevator

Family room

Staff bedroom

Generous terrace spaces

Floor area	Total property area
336 sqm	1,638 sqm

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OPTION 1 - CLASSIC



OPTION 2 - MEGA MASTER



BASEMENT OPTIONS

Option 1 features

Family living room
Kitchenette
Cinema room
Staff quarters
Laundry room
Private elevator
Cellar
Car gallery

Option 2 features

Gym
Kitchenette
Spa
Bathroom
Staff quarters
Laundry
Private elevator
Car gallery

Floor area	Total property area
707 sqm	1,638 sqm

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OPTION 1 - CLASSIC



OPTION 2 - WELL-BEING



SECOND FLOOR OPTIONS
Upgrade

Option 1 features	Option 2 features	Option 3 features	Floor area	Total property area
Master en suite bedroom with his & her walk-in closets • Private elevator	Gym, sauna, bathroom Private elevator	Entertainment and playroom Private elevator	98 sqm	1,736 sqm Including 2nd floor upgrade

OPTION 1 - SKY SUITE



OPTION 2 - WELL-BEING



OPTION 3 - ENTERTAINMENT



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MARINA SARAÏ II





A regal celebration of luminescent contemporary elegance and sophisticated living, the sublime beauty of this dazzling palace jewel reigns supreme over every sense as it artfully enthralls the imagination and captivates the heart.



OCEAN SARAÏ II

crowning glory









MASTER EN SUITE



HIS & HERS DRESSING SUITES

your palette of external finishes

TIMELESS



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your palette of external finishes

PRESTIGE



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compose your interior work of art

TIMELESS



#	Description
1	Kitchen and wardrobes
2	Privacy screens
3	Kitchen countertops
4	General flooring
5	Secondary bathroom floors
6	Secondary bathrooms
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8	Bedrooms
9	Bedrooms vanity & feature wall



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MARINA SARAÏ II

FLOORPLANS

GROUND FLOOR OPTIONS

Key features

- Majlis or guest en suite
- Office
- Private elevator
- Show & wet kitchen
- Pantry
- Family living room
- Formal living room & dining hall
- Swimming pool
- Parking for 3 vehicles

Floor area	Total property area
379 sqm	1,514 sqm

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OPTION 1 - CLASSIC



OPTION 2 - GUEST SUITE



FIRST FLOOR OPTIONS

Key features

Master en suite bedroom with his & hers walk-in closets

3-4 en suite bedrooms with walk-in closets

Private elevator

Family room

Staff bedroom

Kitchenette

Floor area	Total property area
361 sqm	1,514 sqm

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OPTION 1 - CLASSIC



OPTION 2 - MEGA MASTER



BASEMENT OPTIONS

Option 1 features

Lounge area • Sauna provision
Spa • Private elevator

Option 2 features

Gym room • Sauna provision • Spa
Private elevator • Kitchenette

Option 3 features

Entertainment lounge • Cinema room
Private elevator • Kitchenette

Floor area

636 sqm

Total property area

1,514 sqm

OPTION 1 - CLASSIC



OPTION 2 - WELL-BEING



OPTION 3 - ENTERTAINMENT



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SECOND FLOOR OPTIONS
Upgrade

Option 1 features	Option 2 features	Option 3 features	Floor area	Total property area
Master en suite bedroom with his & her walk-in closets • Private elevator	Gym • Yoga & meditation room Private elevator • Zen lounge	Entertainment room • Games room Private elevator • Terrace lounge	118 sqm	1,632 sqm Including 2nd floor upgrade

OPTION 1 - SKY SUITE



OPTION 2 - WELL-BEING



OPTION 3 - ENTERTAINMENT



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IN-PALACE AMENITIES

INGENIOUS SPACES



A superlative grand arrival experience expresses supreme luxury and refinement.



ELEVATED ENTRANCE

enthralling introduction







PRIVATE AND SOCIAL SPACES

infinite enchantment



Delectable indoor and outdoor social spaces have been expertly curated to create optimal impeccable settings for every mood, moment, occasion and event.



SERVICE & STAFF

perfect peace of mind

An unobtrusive suite of fully integrated home which creates a world of relaxed enjoyment and the utmost comfort.

COMPLETE ENVIRONMENTS

quintessential serenity





Lavish expansive master suites are deftly designed to be worthy of your dreams, carefully crafted and styled to perfection.





ENTERTAINMENT

limitless possibilities



Compose your preferred personal portfolio of enviable premium entertainment, amusement and leisure amenities.

Nurture, pamper, relax and rejuvenate in the elevated therapeutic amenities of your eminently luxurious home.







WELL-BEING

mind body & soul





BESPOKE GALLERY

inspired by passion

Elegantly accommodate your personal vehicle collection in the ultimate home auto showroom.

AL MOUJ SARAÏ

MEET THE DEVELOPERS



Al Mouj Saraï is the crown jewel of this powerful partnership, with a unique guarantee of quality, excellence and innovation.

المـــوج
al Mouj
muscat مسقط

Majid Al Futtaim Properties prides itself on a highly skilled and experienced managerial team, stringent attention to detail and best practices of global standards. Designs and specifications utilize high-end materials combined with the latest developments in modern technology.

The executive arm of the Government of Oman for the development of major tourism, heritage & urban developments.

Tanmia, Oman National Investments Development Company SAOC represents the interests of strategic government stakeholders in Oman's heritage and urban developments.

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