
OCEAN 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

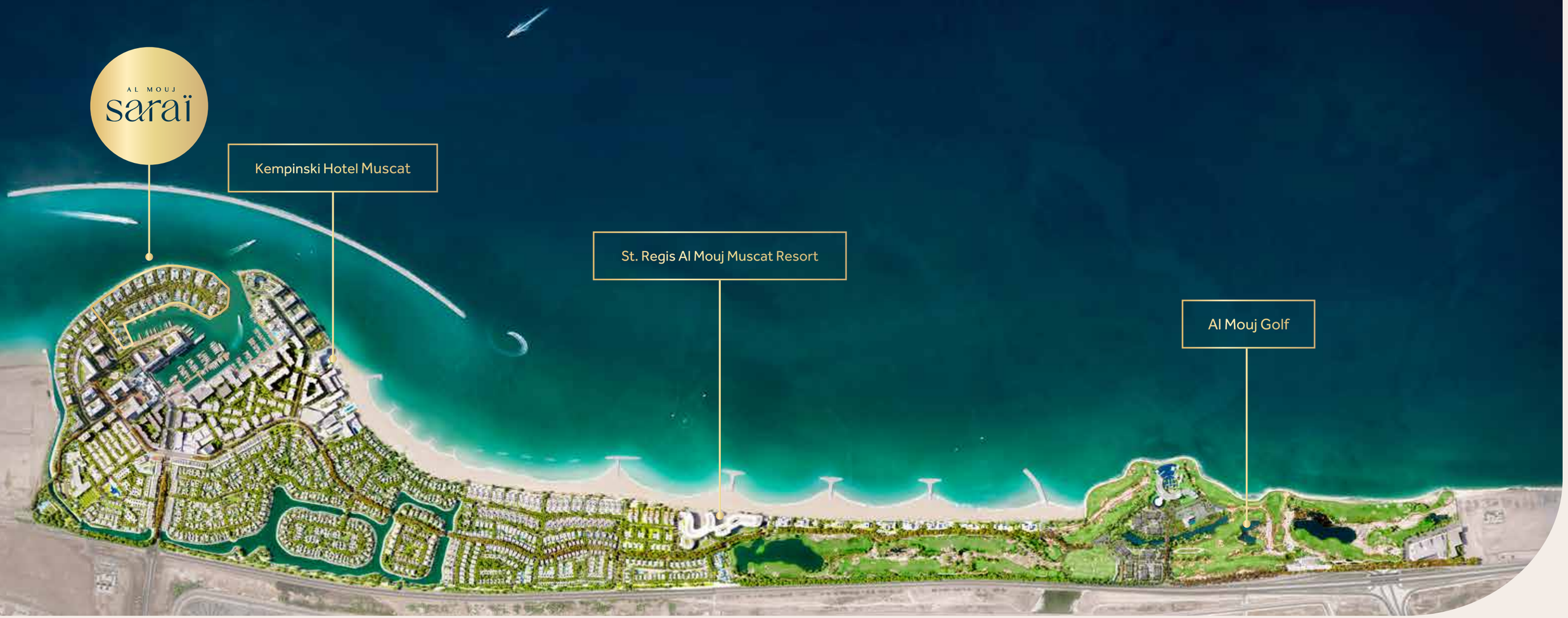
incomparable masterpieces

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 OCEAN SARAÏ

YOUR OCEAN PARADISE





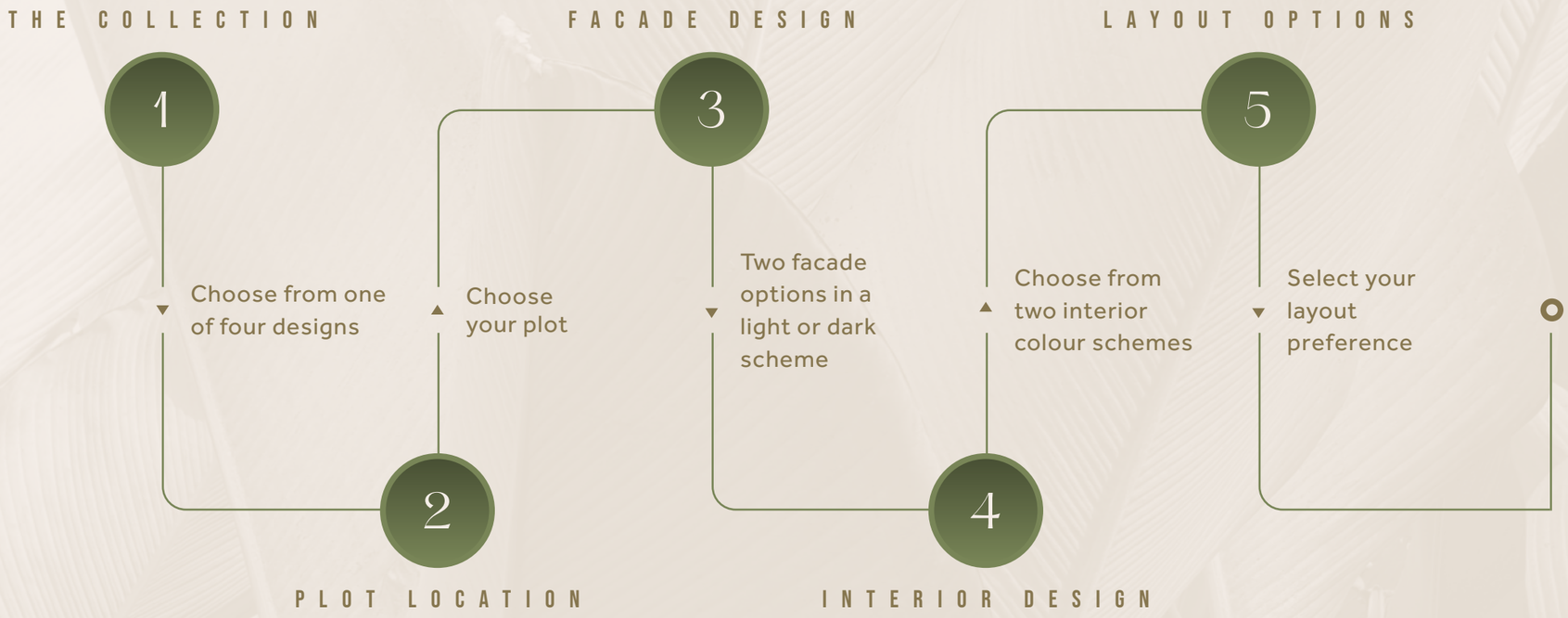
STUNNING SEASCAPE

natural nobility

Embracing the celestial beauty of nature to create a worthy setting for your magnificent palace home, Al Mouj Ocean Saraï mesmerisingly frames the unique and uninterrupted spectacular vistas that surround.

CURATE PERFECTION

your bespoke work of art



OCEAN SARAÏ I



OCEAN SARAÏ II



OCEAN SARAÏ III



OCEAN SARAÏ IV



SELECT YOUR PLOT LOCATION



■ OCEAN SARAÏ

OCEAN SARAÏ I



Crowned by graceful grandeur, this gloriously majestic stately home is designed for absolute discretion and ultimate privacy in an exquisite new paradigm of luxurious and refined living.

—



OCEAN SARAÏ I

regal splendour













PRIVATE & SOCIAL SPACES



MASTER EN SUITE

your palette of external finishes

MONARCH



#	Description
1	Facade fins
2	Feature facade walls
3	Ceiling soffit lining
4	Entrance doors
5	Feature facade walls
6	General metal finish



Disclaimer

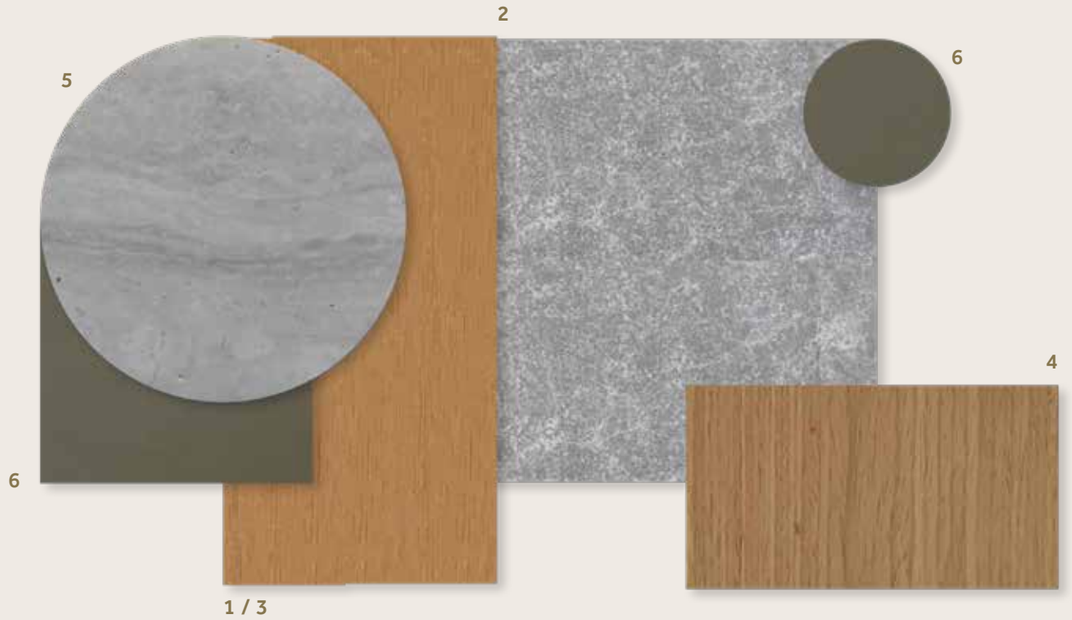
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your palette of external finishes

REGENT



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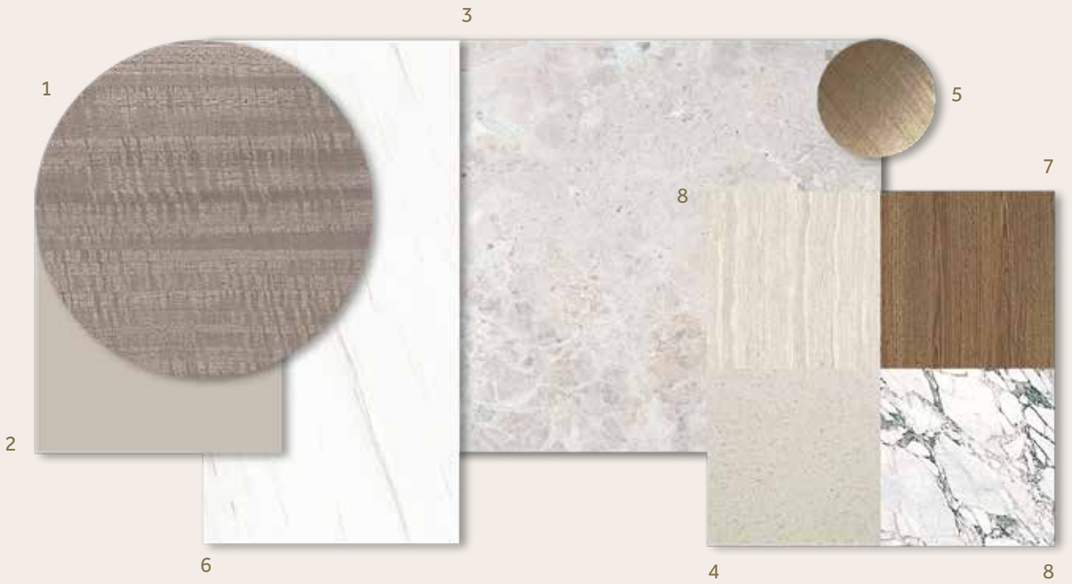
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compose your interior work of art

MONARCH



#	Description
1	Veneer internal doors, en suite joinery and wardrobes
2	Lacquer finished kitchen and wardrobe cabinets
3	Marble general flooring, master suites and powder room
4	Bedrooms en suites tiles
5	Metal accent
6	Stone kitchen counter
7	Laminated office tile
8	Stone vanity tops



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OCEAN SARAÏ I

FLOORPLANS

GROUND FLOOR OPTIONS

Key features

Majlis
Office

Guest suite
Private elevator

Formal living & dining room
Family living & dining room

Show & wet kitchen
Parking for 3 vehicles

Staff quarters
Swimming pool

Floor area

762 sqm

Total property area

3,183 sqm

OPTION 1 - CLASSIC



OPTION 2 - PRIVATE DINING & LIVING



OPTION 3 - PRIVATE MAJLIS



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FIRST FLOOR OPTIONS

Key features

4 en suite bedrooms
Walk-in closets

Family lounge
Pantry

Linen storage
Private elevator

Floor area

639 sqm

Total property area

3,183 sqm

OPTION 1 - CLASSIC



OPTION 2 - EXTENDED FAMILY



OPTION 3 - OPEN FAMILY ROOM



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SECOND FLOOR OPTIONS

Key features

Master en suite bedrooms
Mini-master en suite bedroom

His & her walk in closets
External terrace seating

Safe room
Pantry

Linen storage
Private elevator

Floor area

525 sqm

Total property area

3,183 sqm

OPTION 1 - CLASSIC



OPTION 2 - EXTENDED MINI MASTER



OPTION 3 - HOME OFFICE



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BASEMENT OPTIONS

Key features

Cinema room
Entertainment room

Provision for spa, steam & sauna
Salon

Car gallery
Private elevator

Gym room
Male staff quarters

Linen storage
Laundry room

Floor area

924 sqm

Total property area

3,183 sqm

OPTION 1 - CLASSIC



OPTION 2 - GAMES ROOM



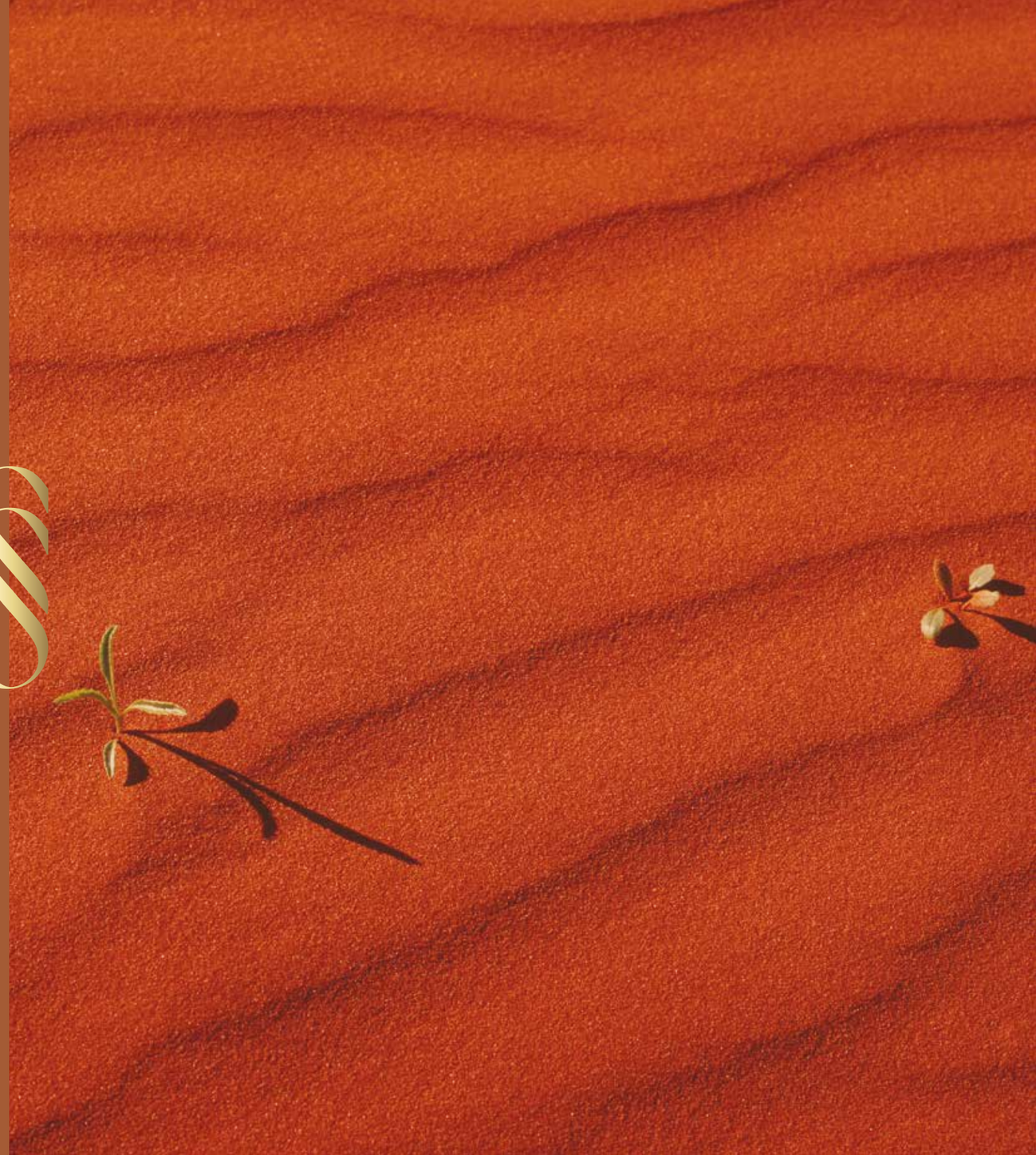
OPTION 3 - MULTIPURPOSE



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OCEAN SARAÏ II

§





This ocean inspired precious gem artfully mirrors the beguiling beauty and incandescent charm of its incomparable setting, creating an idyllic oasis of limitless enchantment.

—



OCEAN SARAÏ II

sovereign luxury











your palette of external finishes

MONARCH



#	Description
1	Feature facade material
2	General facade
3	Floor slab expression
4	Soffit material
5	General detailing
6	General facade
7	General balustrade location



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your palette of external finishes

REGENT



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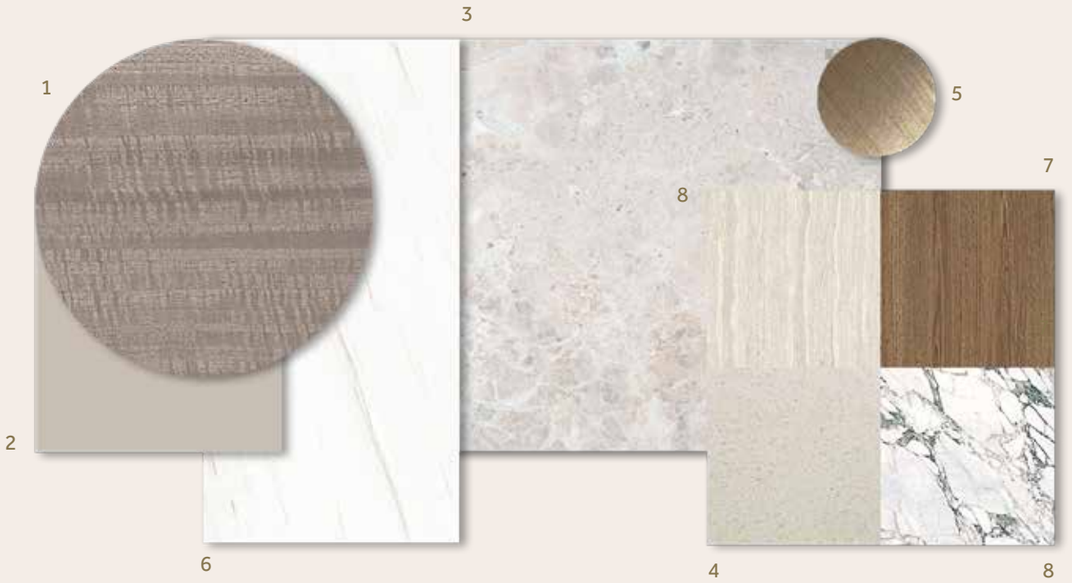
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compose your interior work of art

MONARCH



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compose your interior work of art

REGENT



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OCEAN SARAÏ II

FLOORPLANS

GROUND FLOOR OPTIONS

Key features

Majlis
Office

Guest suite
Private elevator

Formal living & dining room
Family living & dining room

Show & wet kitchen
Parking for 3 vehicles

Staff quarters
Swimming pool

Floor area

736 sqm

Total property area

2,987 sqm

OPTION 1 - CLASSIC



OPTION 2 - STUDY/DINING/LIVING



OPTION 3 - HEALTH & WELLBEING



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FIRST FLOOR OPTIONS

Key features

4 en suite bedrooms
Walk-in closets

Family lounge
Private elevator

Kitchenette
Childrens room

Floor area

603 sqm

Total property area

2,987 sqm

OPTION 1 - CLASSIC



OPTION 2 - FITNESS



OPTION 3 - EDUCATION



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SECOND FLOOR OPTIONS

Key features

Master en suite bedroom
Mini-master en suite bedroom

His & her walk in closets
Private home elevator

Office / Lounge
Spa

External terrace seating
Kitchenette

Floor area

531 sqm

Total property area

2,987 sqm

OPTION 1 - CLASSIC



OPTION 2 - ENHANCED MASTER



OPTION 3 - GALLERY SPACE



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BASEMENT OPTIONS

Key features

Gym
Spa / Salon
Cinema room
Entertainment room
Car gallery
Private elevator
Laundry room
Linen storage

Floor area

781 sqm

Total property area

2,987 sqm

OPTION 1 - CLASSIC



OPTION 2 - PRIVATE MAJLIS

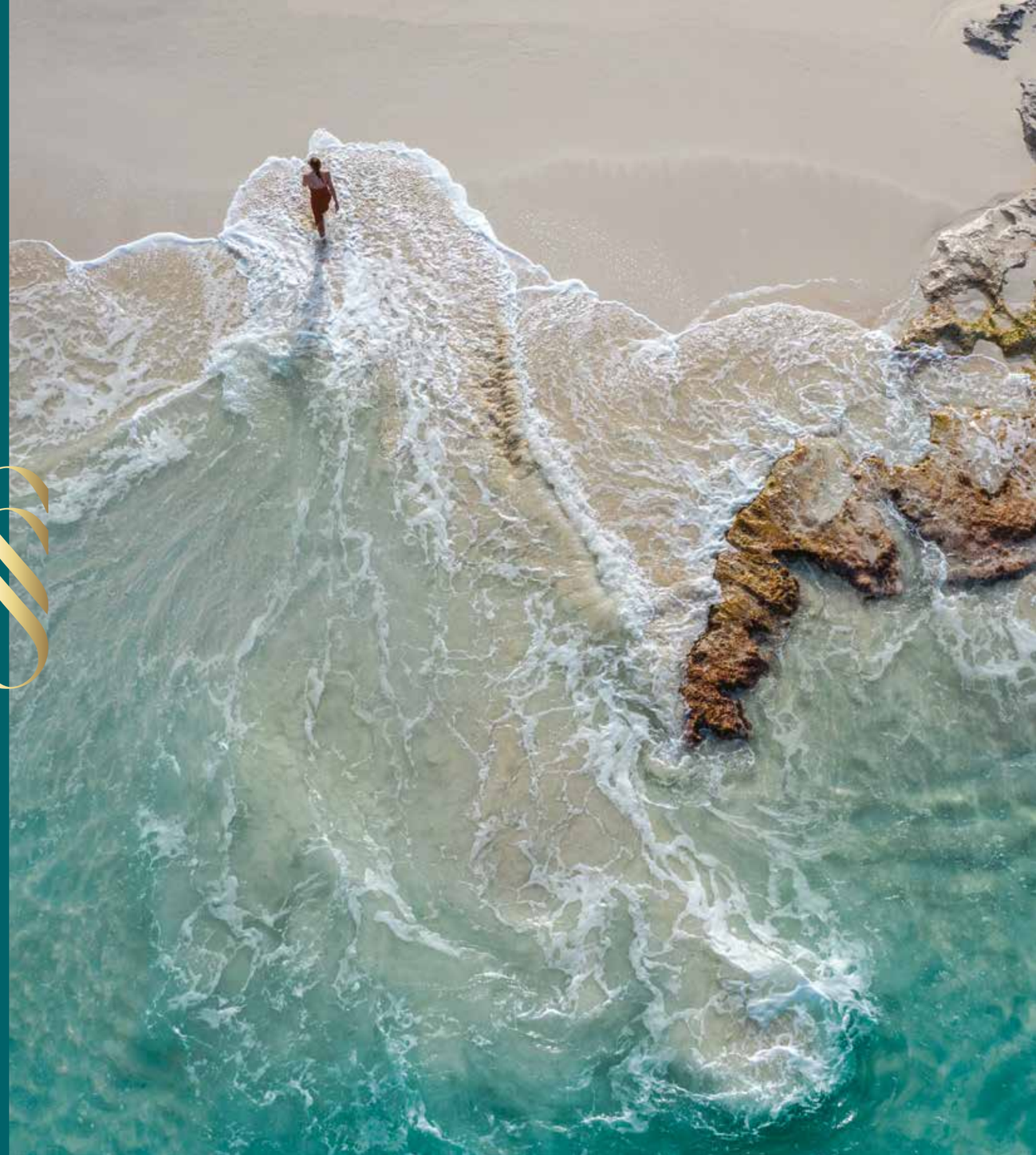


OPTION 3 - MULTIPURPOSE LIVING



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OCEAN SARAÏ III





The quintessence of pure modern luxury, this profusely beautiful lavish canvas for incomparable oceanfront living emanates opulent poetic elegance and ingenious classic sophistication.

—





OCEAN SARAÏ III

majestic living









FAMILY DINING



FORMAL LIVING



your palette of external finishes

MONARCH



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#	Description
1	Main entrance door
2	General facade
3	Facade podium
4	feature walls and landscape features
5	General metal finish



your palette of external finishes

REGENT



#	Description
1	Main entrance door
2	General facade
3	Facade podium
4	feature walls and landscape features
5	General metal finish



Disclaimer

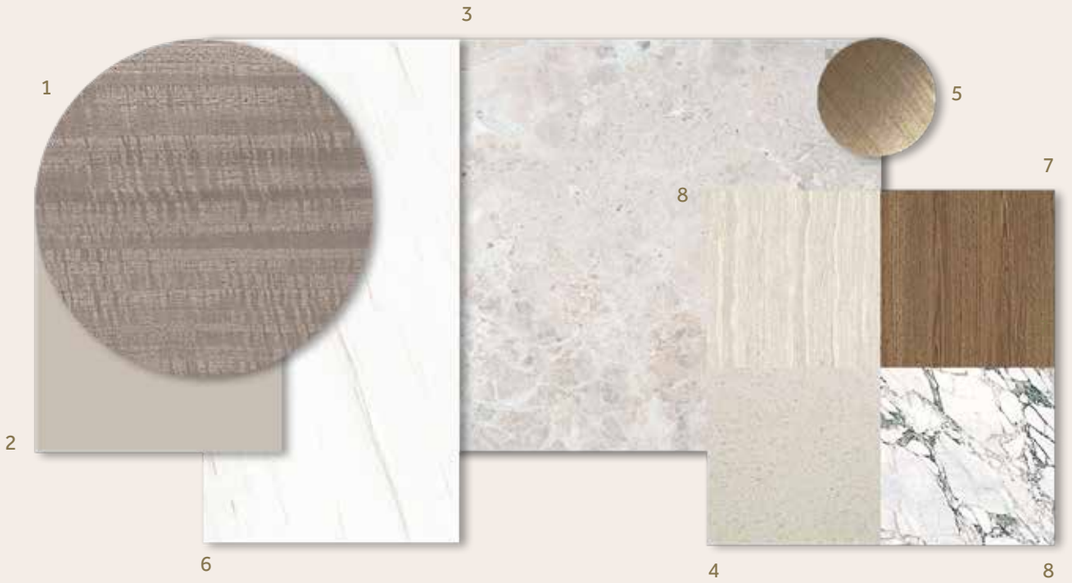
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compose your interior work of art

MONARCH



#	Description
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2	Lacquer finished kitchen and wardrobe cabinets
3	Marble general flooring, master suites and powder room
4	Bedrooms en suites tiles
5	Metal accent
6	Stone kitchen counter
7	Laminated office tile
8	Stone vanity tops



Disclaimer

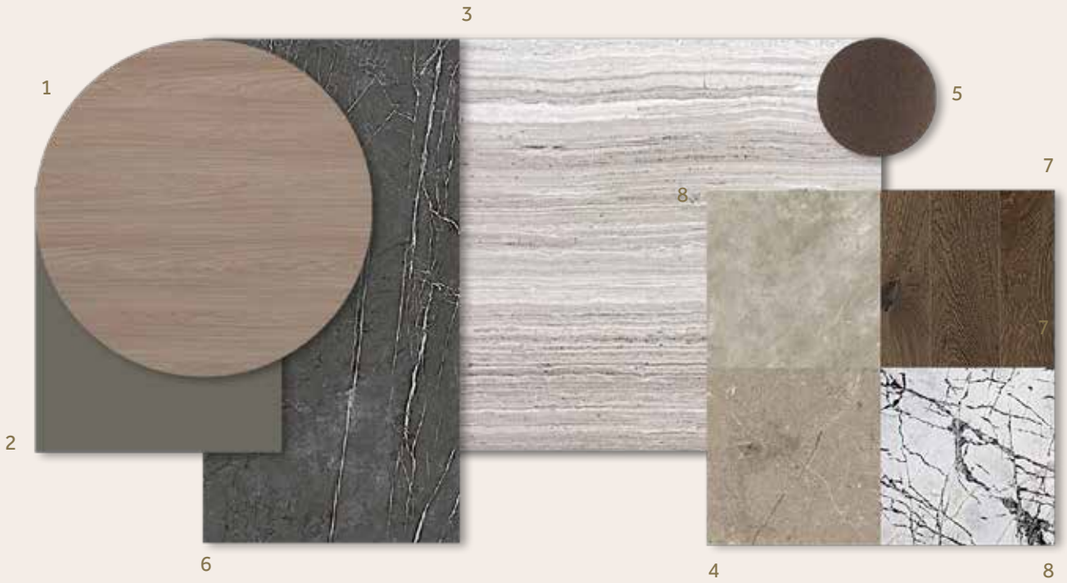
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REGENT



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OCEAN SARAÏ III

FLOORPLANS

GROUND FLOOR OPTIONS

Key features

Majlis
Office

Guest suite
Private elevator

Formal living & dining room
Family living & dining room

Show & wet kitchen
Parking for 2 vehicles

Interal courtyard
Swimming pool

Floor area

642 sqm

Total property area

2,137 sqm

OPTION 1 - CLASSIC



OPTION 2 - EXTENDED LIVING SPACE



OPTION 3 - EXTENDED FORMAL LIVING



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FIRST FLOOR OPTIONS

Key features

Master en suite his & hers walk-in closets
3 en suite bedrooms with walk-in closets

Family room
Private elevator

Children's study
Lounge terraces

Floor area

616 sqm

Total property area

2,137 sqm

OPTION 1 - CLASSIC



OPTION 2 - ADDITIONAL BEDROOM



OPTION 3 - HOME OFFICE



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BASEMENT OPTIONS

Key features

Spa / Salon
Courtyard

Cinema room
Entertainment room

Car gallery
Private elevator

Staff quarters
Safe room

Laundry room
Linen storage

Floor area

687 sqm

Total property area

2,137 sqm

OPTION 1 - CLASSIC



OPTION 2 - WELLNESS



OPTION 3 - ENTERTAINMENT & WELLNESS



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OCEAN SARAÏ IV



A regal celebration of natural beauty, this impeccable work of art sublimely fascinates the senses and reigns over the imagination in a perfect expression of contemporary sophistication and design.

—





OCEAN SARAÏ IV

extraordinary magnificence









FAMILY LIVING



MASTER EN SUITE



your palette of external finishes

MONARCH



#	Description
1	Feature facade material
2	General facade
3	Floor slab expression
4	Soffit material
5	General detailing
6	General facade
7	General balustrade location



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your palette of external finishes

REGENT



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5	General detailing
6	General facade
7	General balustrade location

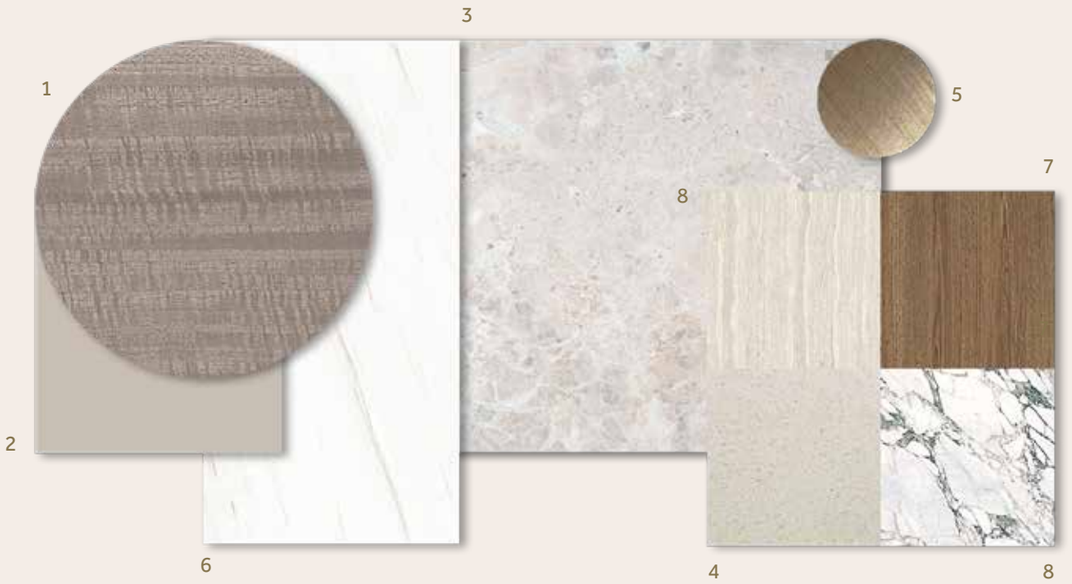


compose your interior work of art

MONARCH



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8	Stone vanity tops



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REGENT



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OCEAN SARAÏ IV

FLOORPLANS

GROUND FLOOR OPTIONS

Key features

External Majlis
Office

Guest suite
Private elevator

Formal living & dining room
Family living & dining room

Show & wet kitchen
Parking for 2 vehicles

Staff quarters
Swimming pool

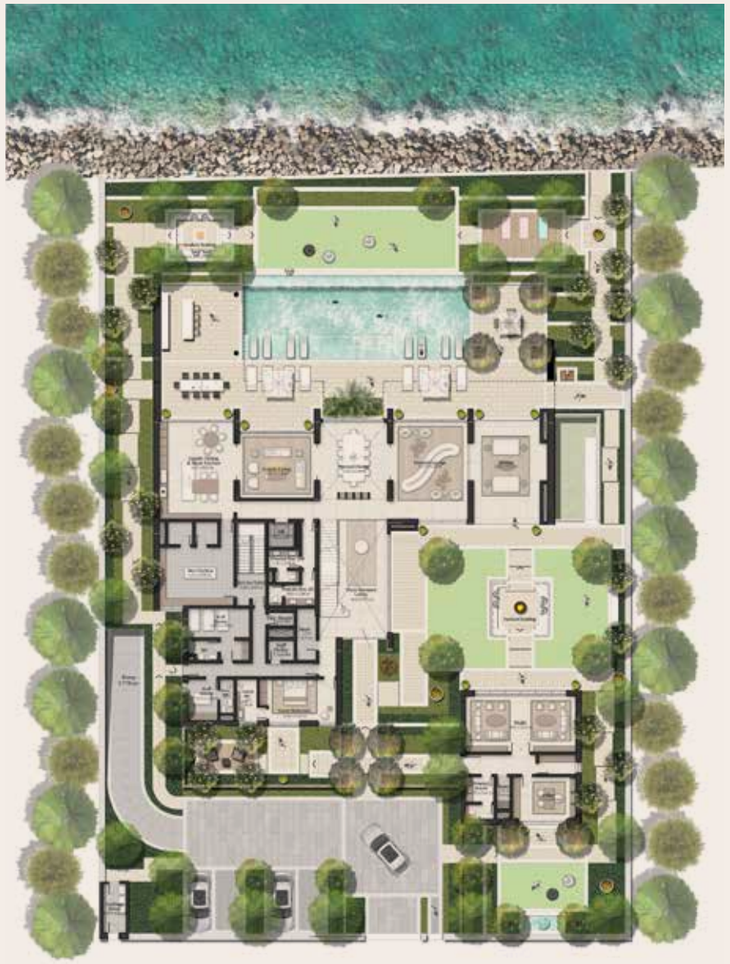
Floor area

613 sqm

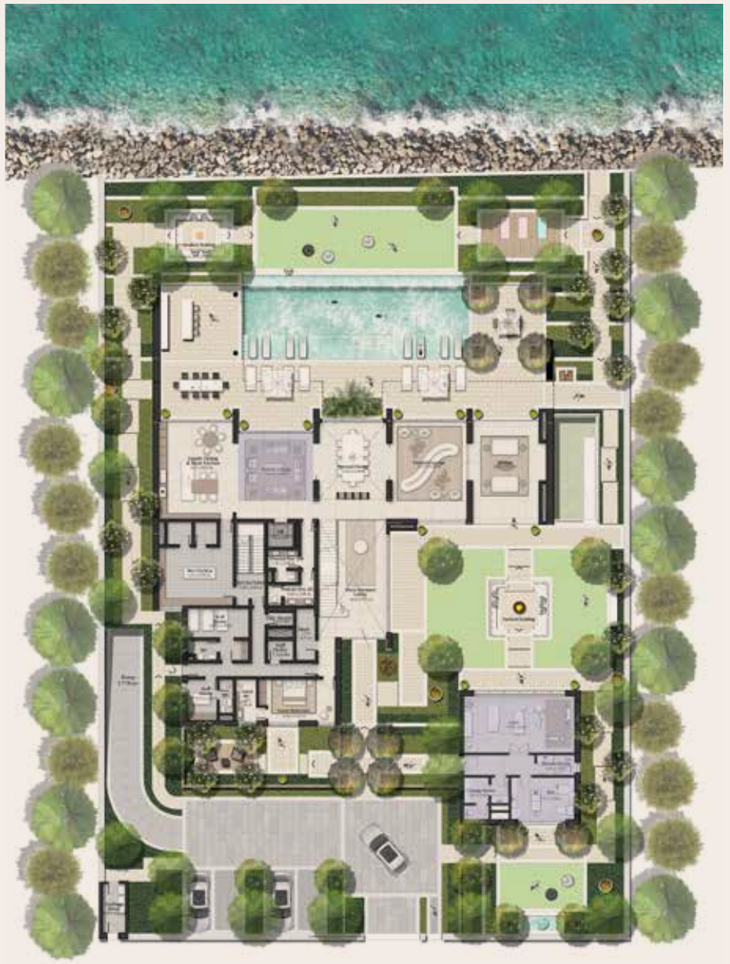
Total property area

1,999 sqm

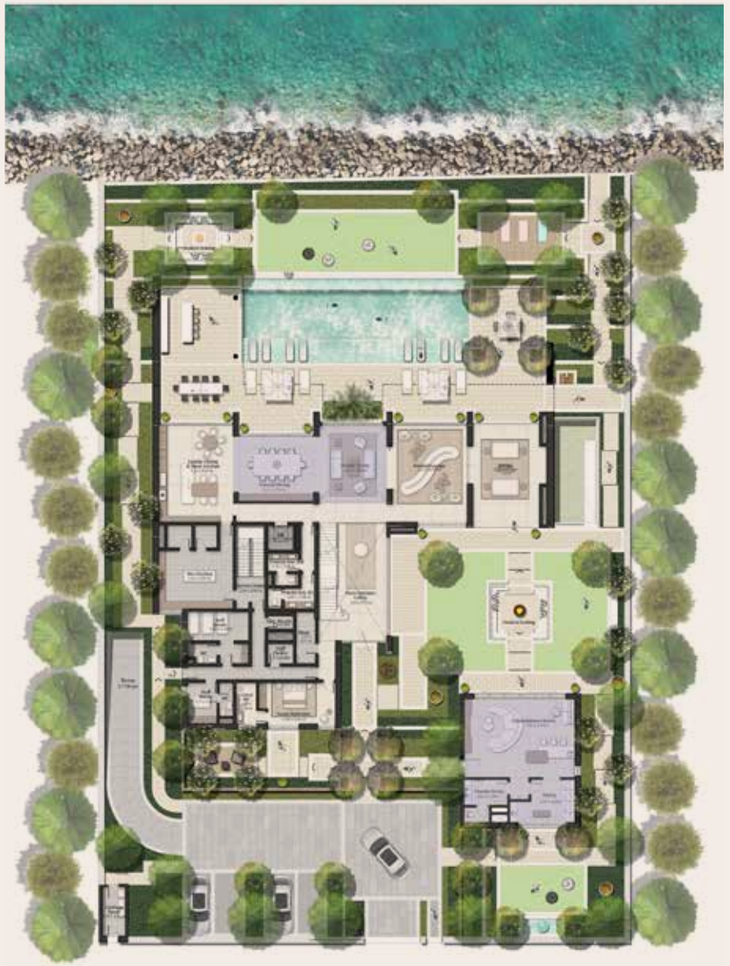
OPTION 1 - CLASSIC



OPTION 2 - HEALTHY LIVING



OPTION 3 - FAMILY ENTERTAINMENT



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FIRST FLOOR OPTIONS

Key features

Master en suite with his & hers walk-in closets
3 en suite bedrooms with walk-in closets
Family lounge
Private elevator
Pantry
Storage

Floor area

522 sqm

Total property area

1,999 sqm

OPTION 1 - CLASSIC



OPTION 2 - ADDITIONAL BEDROOM



OPTION 3 - GYM & SPA



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BASEMENT OPTIONS

Key features

Spa
Gym

Cinema room
Entertainment room

Courtyard
Private elevator

Car gallery
Staff quarters

Laundry room
Linen storage

Floor area

675 sqm

Total property area

1,999 sqm

OPTION 1 - CLASSIC



OPTION 3 - PRIVATE MAJLIS



OPTION 2 - UNDERGROUND ENTERTAINMENT



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ROOF

Key features

Roof terrace

Floor area

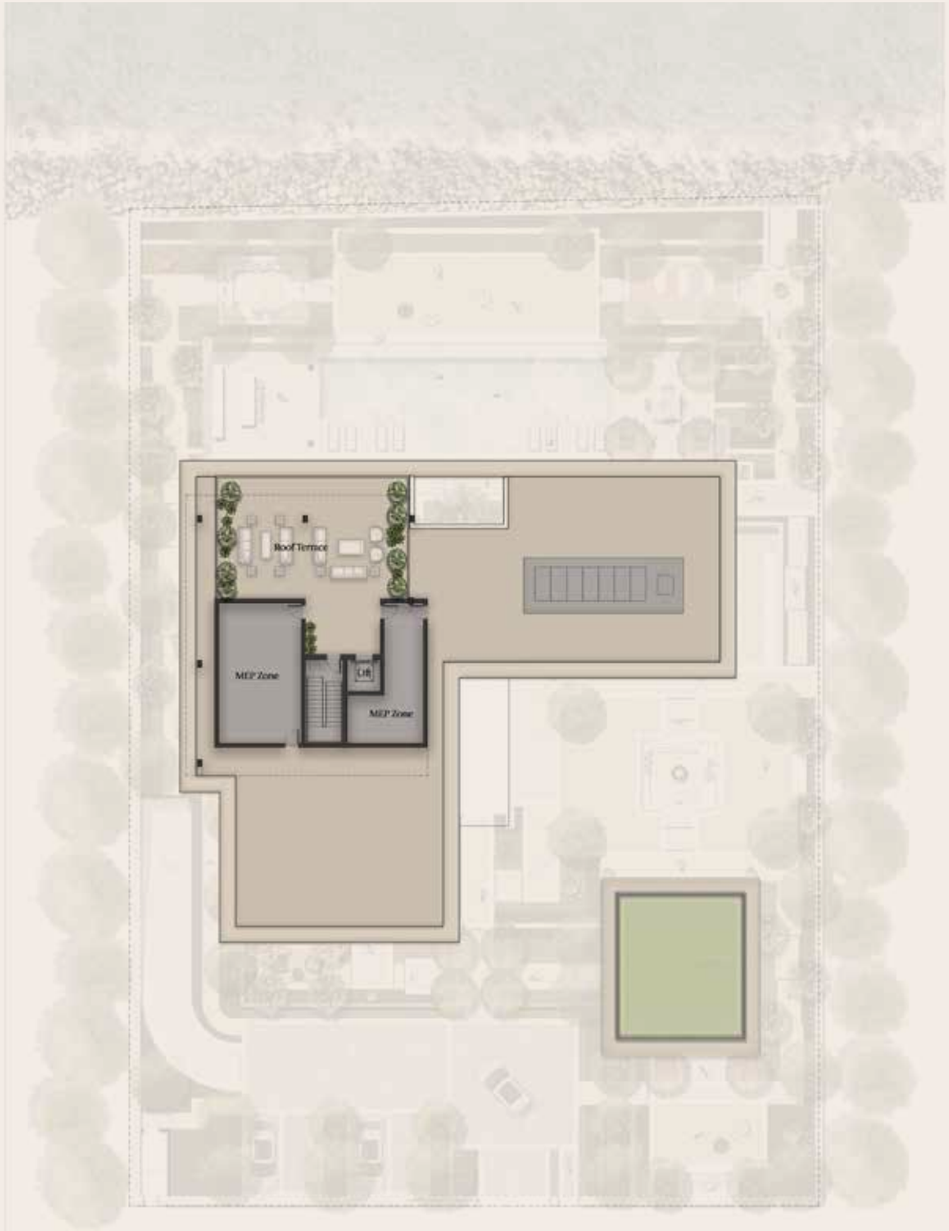
10 sqm

Total property area

1,999 sqm

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CLASSIC



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.

WELL-BEING

mind body & soul

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











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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