

ASTANA REAL ESTATE

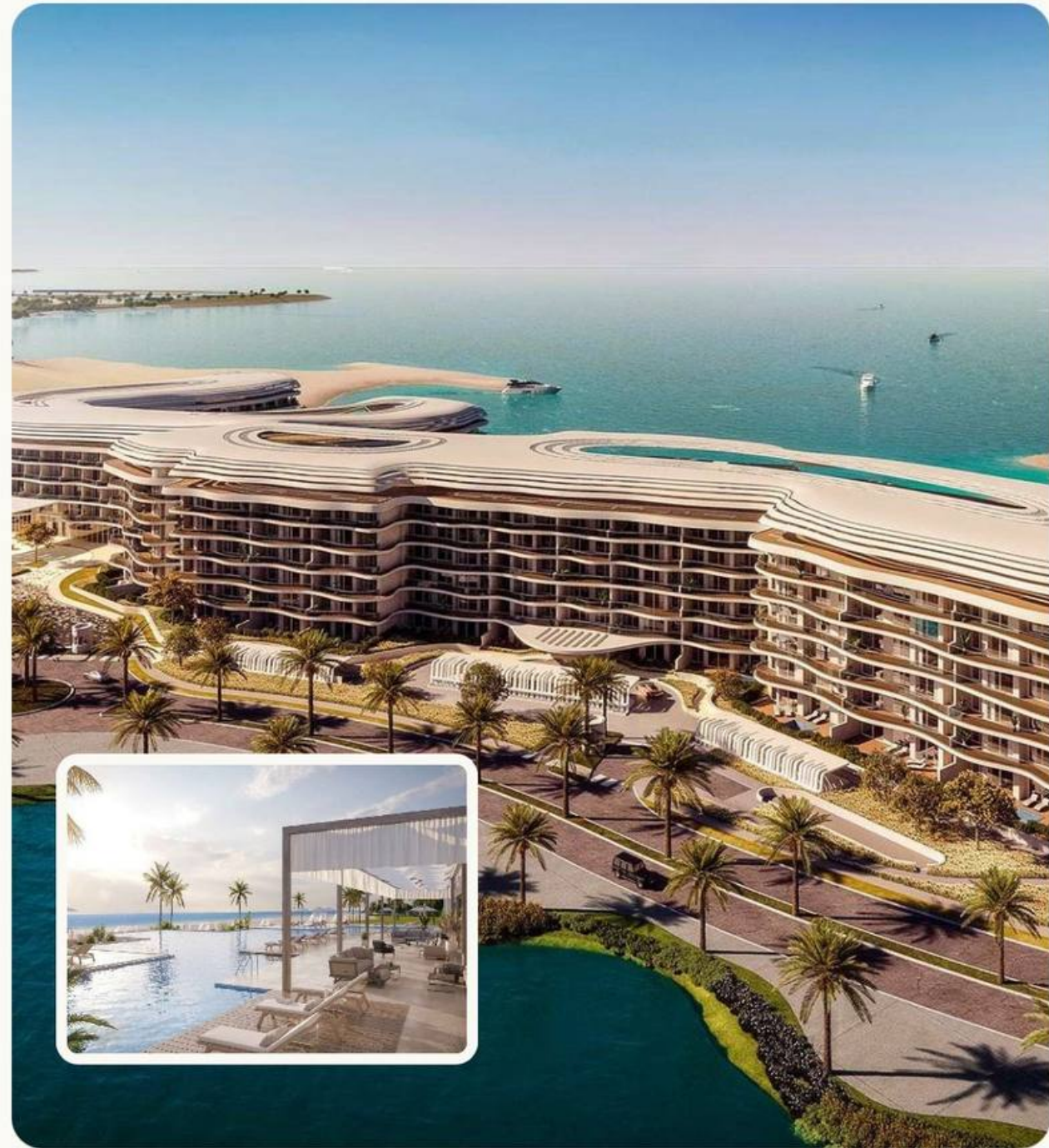
ABU DHABI · LONDON · MUSCAT

AUTUMN 2026 · 35 PROJECTS

Top residential developments in Oman

Muscat, its coastal districts and Salalah. Prices, payment plans and handover dates in one catalog.

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ASTANA REAL ESTATE

OMAN · CAPITAL CITY

Muscat

A city between the sea and the mountains

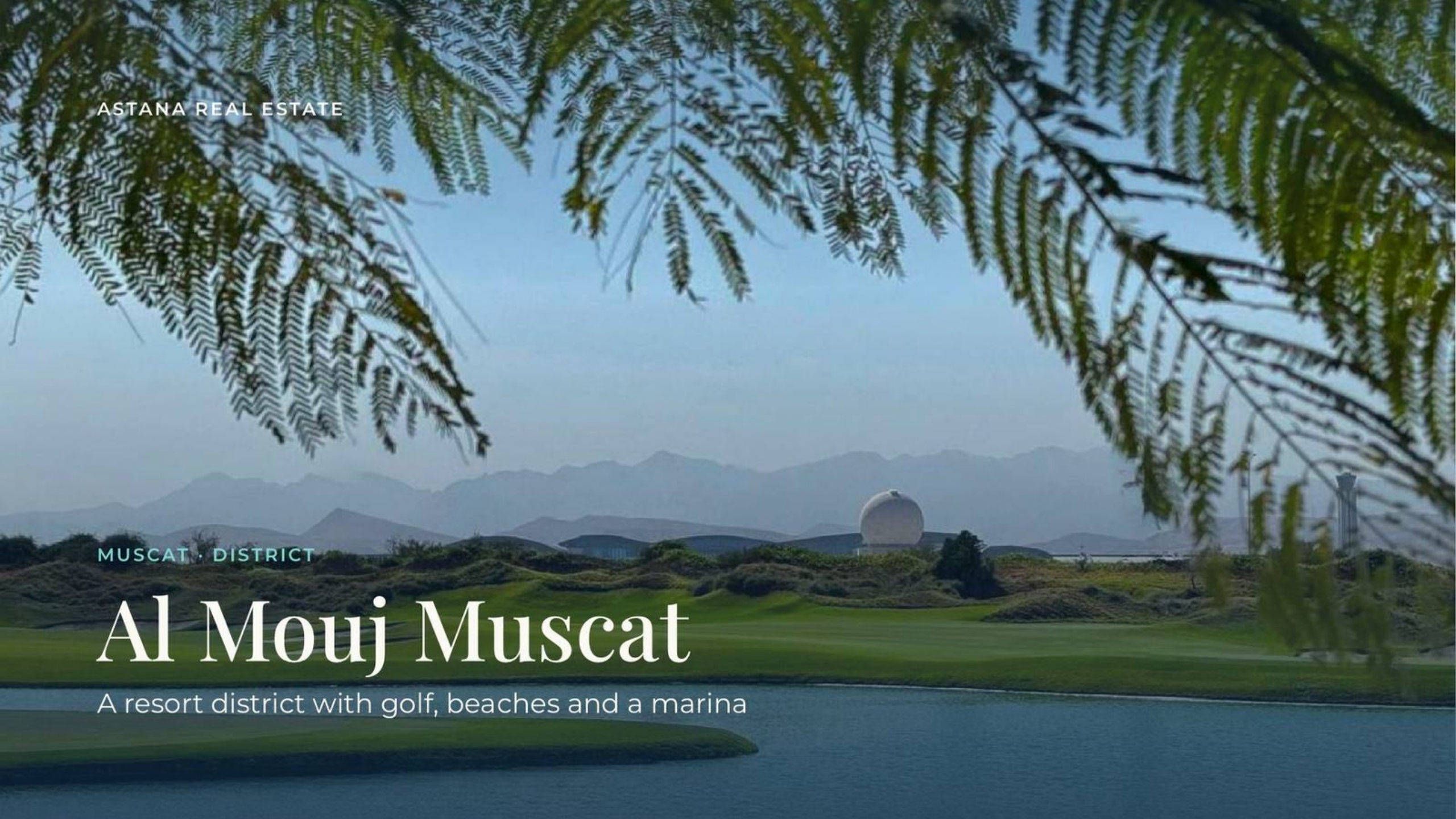


ASTANA REAL ESTATE

MUSCAT

A city for family living

Low-rise, green and quiet, with the sea on one side and the mountains on the other



ASTANA REAL ESTATE

MUSCAT · DISTRICT

Al Mouj Muscat

A resort district with golf, beaches and a marina

ASTANA REAL ESTATE

Vistal by Victoria Swarovski

Q4 2029

LEO Developments

Al Mouj Muscat

Branded apartments

from \$375,000

Nine-storey beachfront building in Al Mouj. Payment plan 70/30 over 3 years, \$13,000 on booking.

Apartments come fully finished in a light palette, with floor-to-ceiling glazing of adjustable transparency. Selected units have private pools and gardens; custom interiors on request.

• swimming pool • private beach • smart home • BBQ zones • lounge areas • spa • 10+ more amenities

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ASTANA REAL ESTATE

Bellevue

Q4 2027

Ideal Building

Al Mouj Muscat

Apartments

from \$390,000

Payment plan: 15% down, 15% every 5 months until handover, 20% on handover, 20% six months after.

A 9-storey club house by the sea in an established area: yacht club, restaurants, school and a beach within a 5-minute walk. 1- and 2-bedroom apartments from 721 sq ft, most with sea-facing windows; units with private patios available.

• swimming pool • private cinema • gym • landscaped gardens • playground • sport court • kids' club • BBQ area • parking

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St. Regis Al Mouj Muscat

Completed

Alfardan Group

Al Mouj Muscat

Hotel apartments

from \$885,000

Payment plan 40/60: 40% down, the balance in post-handover instalments of up to 3 years.

Two boutique buildings with hotel-managed residences in a resort district with a golf club and a private beach. 1- to 4-bedroom layouts from 1,506 to 6,000 sq ft. 10 minutes to MCT Airport, 35 minutes to the city centre.

- swimming pool • rooftop gardens • fitness club
- restaurants • business lounge • spa • concierge
- beach and golf access

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An aerial photograph of Sultan Haitham City in Muscat, Oman, taken at dusk. The city is illuminated with warm yellow and orange lights, contrasting with the deep blue and purple tones of the twilight sky. The city's layout is visible, showing a central area with a grid-like pattern of roads and buildings, surrounded by more densely packed urban areas. In the background, the rugged, mountainous terrain of the Musandam Peninsula is visible under the same twilight light.

ASTANA REAL ESTATE

MUSCAT · DISTRICT

Sultan Haitham City

A new smart city with its own infrastructure

ASTANA REAL ESTATE

Yenaier

Q4 2027

Adrak Developers

Sultan Haitham City

Apartments

from \$150,000

Six towers linked by green boulevards and cascading gardens. Payment plan 80/20 over 2.5 years with 20% down; a 5-year plan is also available.

Studios and 1-3 bedroom apartments from 764 to 4,973 sq ft. 12 minutes to the beach, 30 minutes to MCT Airport; Oman Botanic Garden and Al Araiimi Boulevard mall nearby.

- swimming pool • gym • kindergarten • playgrounds
- landscaped grounds • clubhouse • 5+ more amenities

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ASTANA REAL ESTATE

Wadi Zaha

Q1 2028

Ahly Sabbour

Sultan Haitham City

Apartments

from \$160,000

Payment plan 98/2 over 5 years: 20% down, then 1-2% monthly. Discounts of up to 5% for a limited group of buyers.

Mid-rise club houses around their own landscaped park, 15 minutes from the beach and close to Muscat. Studios and 1-3 bedroom apartments from 540 sq ft, plus villas with 3-7 bedrooms. Every unit has a balcony.

- swimming pool
- gym
- walking area
- playground
- zen gardens
- sport courts
- cafes and retail
- parking
- wellness centre

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ASTANA REAL ESTATE

Sarooj Oasis

Q4 2029

Sarooj Development

Sultan Haitham City

Apartments and villas

apartments from \$170,000
villas from \$450,000

3-year instalment plan: 20% down, then 2.29% monthly. A 30/40/50% down payment cuts the monthly to 2/1.71/1.43%.

A green neighbourhood of clubhouse residences and villas, with schools, a landscaped park and a business cluster. 1-4 bedroom apartments from 775 sq ft, finished, all with balconies.

- swimming pool • gym • walking area • playground
- landscaped park • sport courts • cafes and retail
- parking • bicycle lanes

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ASTANA REAL ESTATE

Jood

Q1 2030

Talaat Moustafa Group

Sultan Haitham City

Apartments and townhouses

apartments from \$204,800
townhouses from \$420,000

A large-scale community of apartments and villas in Sultan Haitham City.

A complex of 7,746 residences: 1–4 bedroom apartments and villas for large families. Sandstone-toned facades; terraces that work as a lounge or a garden-view workspace.

- pools with sun terraces
- children's playgrounds
- sports courts
- walking and cycling areas
- parks
- shops and restaurants
- mosques

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ASTANA REAL ESTATE

Hay Alwafa

Q4 2028

Al Abrar Real Estate

Sultan Haitham City

Furnished apartments, townhouses and villas

apartments from \$240,000

townhouses from \$390,000

villas from \$630,000

Part of the Sultan Haitham City masterplan. Payment plan 20/80: 20% down, 36-month instalment.

1-3 bedroom apartments, 3-4 bedroom townhouses and 5-bedroom villas. Finishes in marble, stone and wood, built-in lighting and neutral tones.

- swimming pool • gym • shopping mall • playground
- clinic • sport courts • landscaped gardens • parking
- school • 10+ more amenities

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ASTANA REAL ESTATE

Al Ahlam District

Q1 2027

Dream Villa

Sultan Haitham City

Villas

from \$610,000

Luxury villas in a private community with a park, lagoon, school and shopping centre, 10 minutes from the sea. Payment plan 95/5 over 1.5 years, 20% down.

4-6 bedroom villas with swimming pools, gardens, terraces, patios and staff quarters. Smart home system in every villa.

- promenade
- landscaped park
- sport courts
- kids' playgrounds
- shopping mall
- cycling and jogging tracks



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ASTANA REAL ESTATE

MUSCAT · DISTRICT

Yiti

A sustainable coastal district with resort amenities

ASTANA REAL ESTATE

The Sustainable City Yiti

Q4 2027

SDIC

Yiti

Apartments, villas and offices

apartments from \$225,000
villas from \$620,000

Payment plan 30/70 with a 5% reservation payment;
3- and 5-year plans also available.

A mixed-use complex of six buildings at the heart of The Sustainable City, a new eco-community on the Gulf of Oman coast, 45 minutes from Muscat International Airport.

- kindergarten and school
- swimming pool
- green parks
- kids' playgrounds
- equestrian club and racetrack
- indoor and outdoor gyms
- cycling and jogging tracks

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ASTANA REAL ESTATE

The Great Escape 2

Q4 2029

DarGlobal

Yiti · AIDA

Apartments

from \$335,000

Resort-style clubhouse homes on the seafront in the AIDA community: beach, golf courses, restaurants. Payment plan 90/10 over 3.5 years, 20% down.

1-3 bedroom apartments finished to full European standard, most with views over the Gulf of Oman.

- golf course • beach • retail promenade • restaurants
- palm promenade • landscaped park • luxury hotel services



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ASTANA REAL ESTATE

AIDA Villas

Q4 2028

DarGlobal

Yiti

Villas

from \$460,000

Hillside villas with panoramic views of the Gulf of Oman, a 10-minute walk from the beach. Payment plan 90/10 over 3 years, 10% down.

The villas sit 130 metres above sea level: beige finishes, panoramic windows, a spacious patio with a jacuzzi. 25 minutes to downtown Muscat and the Royal Opera, 40 minutes to MCT Airport.

- golf course
- swimming pool
- spa
- night club
- restaurant
- concierge
- terraces
- cycling and jogging tracks

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ASTANA REAL ESTATE

MUSCAT · DISTRICT

Muscat Hills

A green district built around golf courses

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Opal Residence

Q4 2028

Al Nama Real Estate

Muscat Hills

Furnished apartments

from \$195,000

**A 7-storey residential complex in Muscat Hills.
Payment plan 20/80 over 3 years, 20% down.**

Studios, 1- and 2-bedroom apartments, with selected layouts adding a home office and a staff room. Every unit has a balcony and a laundry area; larger layouts have several bathrooms.

- swimming pool • sauna and steam room • playground
- BBQ area • terraces • cycling and jogging tracks • park

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ASTANA REAL ESTATE

Golf Hills

Q4 2028

Al Osool Properties

Muscat Hills

Apartments

from \$200,000

**Three towers next to golf courses and an academic cluster, close to the airport and the EXPO centre.
Payment plan 80/20 over 2.5 years, 10% down.**

All layouts have balconies and laundry areas; larger units have several bathrooms. European-style kitchens with built-in appliances; smart entry by fingerprint and code.

- lounge area • swimming pool • spa • playground
- BBQ area • terraces • cycling and jogging tracks • park

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ASTANA REAL ESTATE

MUSCAT · DISTRICT

Muscat Bay

A coastal district at the foot of the mountains

ASTANA REAL ESTATE

Luma Residence

Q1 2029

Saraya Bandar Jissah

Muscat Bay

Apartments, townhouses and villas

apartments from \$335,000
townhouses from \$570,000
villas from \$680,000

Resort residences in the coastal community of Bandar Jissah. Payment plan 50/50 over 3.5 years, 2.5% reservation payment.

240 residences: 1-2 bedroom apartments, 3-bedroom townhouses and villas. 6 minutes to Qantab Beach, 17 minutes to Mazoon Mall, about 35 minutes to Muscat International Airport.

- swimming pool • gym • BBQ area • yoga deck • spa
- 5+ more amenities

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Zen Residences

Q1 2027

Zen Development

Muscat Bay

Apartments

from \$365,000

Five clubhouses with resort-style amenities and Gulf of Oman views, a 10-minute walk from the beach.

Payment plan 80/20 over 2.5 years, 20% down.

Every apartment has a spacious balcony; panoramic windows look onto the mountains and the surrounding landscape.

- sport court • swimming pool • yoga deck • playground
- BBQ area • terraces • cycling and jogging tracks
- private beach access

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Muscat Bay

Completed

Saraya Bandar Jissah

Muscat Bay

Villas

from \$805,000

Villas and apartments around a green park and a lagoon, surrounded by mountains, 5–15 minutes from the beach. Flexible plan with a 2-year post-handover instalment, or 100% payment.

All residences are delivered finished, in a mostly beige palette and contemporary style. Panoramic windows frame the bay and the mountains.

- landscaped park • swimming pool • gym • BBQ area
- cycling and jogging tracks • concierge • private beach access
- restaurants and cafes • 5+ more amenities

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ASTANA REAL ESTATE

Al Mina

Q1 2027

Barr Al Jissah

Muscat Bay

Apartments and villas

from \$1,900,000

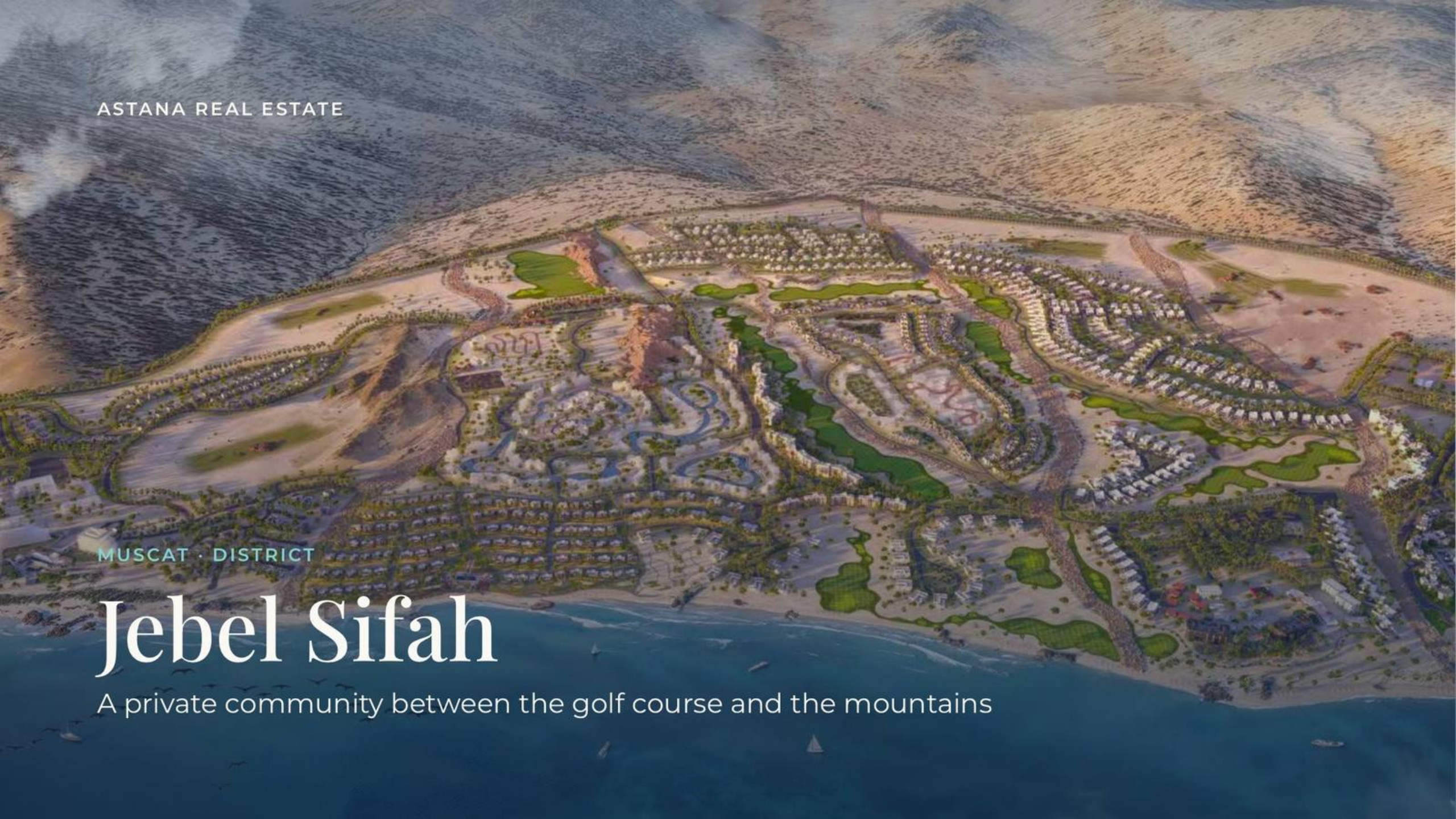
The final project in Barr Al Jissah. Payment plan 20/80 with 16% instalments and 20% down.

Waterfront residences in a resort community set in a natural bay between the Gulf of Oman and the Al Hajar Mountains. Designer finishes and panoramic sea views.

- marina
- swimming pool
- promenade
- private beach access
- Hilton hotel infrastructure
- fully equipped gym
- parking

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ASTANA REAL ESTATE

MUSCAT · DISTRICT

Jebel Sifah

A private community between the golf course and the mountains

ASTANA REAL ESTATE

Solaris

Handover 2 years after down payment

Orascom

Jebel Sifah

Apartments

from \$225,000

Payment plan 10/90 over 2 years, quarterly payments from 11.25%.

A 4-storey complex on the Arabian Sea coast, within walking distance of both the beach and the golf course.

• jogging track • swimming pool • spa • fully equipped gym

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ASTANA REAL ESTATE

Olive Farms

Handover 3 years after down payment

Orascom

Jebel Sifah

Villas

from \$350,000

3-year payment plan: 10% down, then 12 quarterly payments of 7.5%. A villa with rental potential also qualifies the owner for residency.

46 single-storey villas with 1–3 bedrooms and functional layouts. The patio takes a pool and a barbecue area; the project team can help with landscaping.

- children's playground
- recreation areas
- parking
- landscaped walkways

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ASTANA REAL ESTATE

Raya

Handover 2 years after down payment

Orascom

Jebel Sifah

Villas

from \$570,000

Payment plan 10/90 over 2.9 years, quarterly payments of 8.2%.

Villas with pools in a seaside resort area with a private beach and a golf club. Every home has a private pool and a green patio.

- jogging track
- swimming pool
- BBQ area
- fully equipped gym
- golf course
- yoga zone
- landscaped gardens

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ASTANA REAL ESTATE

MUSCAT · DISTRICT

Knowledge Oasis

A technology park of 1 million sq ft

ASTANA REAL ESTATE

Central 7

Q1 2027

Wujha

Knowledge Oasis

Offices

from \$105,000

A seven-storey Tier 1 business centre with a pool and restaurants inside the tech park. 20% down, the balance in equal instalments over 30 months.

Offices from 355 to 6,823 sq ft: ceilings over 4 metres, floor-to-ceiling windows, open layouts and 8 high-speed lifts.

- cafe and restaurants
- swimming pool
- lobby
- gym
- parking
- lounge

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ASTANA REAL ESTATE

Uptown Muscat

Q1 2027

Wujha

Knowledge Oasis

Apartments

from \$140,000

Low-rise complex of 445 residences in the growing Knowledge Oasis community. Payment plan 15/85 over 5 years, 15% down.

1-3 bedroom apartments with balconies and panoramic windows, plus two-storey duplexes with private terraces. Interiors in a light neutral palette.

- park • swimming pool • lobby • gym • parking
- lounge • landscaped gardens • children's playgrounds • clubhouse

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ASTANA REAL ESTATE

OMAN

Other locations

Telal Al Qurum, Bidbid, Sur, Seeb and Shatti Al Qurum

ASTANA REAL ESTATE

Alef Qurum Residence

Q2 2029

Rozal Development

Telal Al Qurum

Apartments

from \$112,300

Low-rise apartments overlooking the boulevard and park in Telal Al Qurum.

32 residences with 1–3 bedrooms. The facade combines wood- and stone-effect materials in layered volumes; floor-to-ceiling glazing opens onto the district's green spaces.

- indoor pool
- gym
- gated grounds
- spacious lobby
- ground-floor retail
- mosque
- access control

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ASTANA REAL ESTATE

Husn Al Zain

Q4 2027

Zain Property Development

Bidbid

Villas

from \$124,500

Villas at the foot of the Al Hajar Mountains in the Bidbid area.

637 villas with 3 or 5 bedrooms. Clean geometry with an asymmetric composition: milky and olive facades, dark window frames, slats and pergolas. Each villa has a garden and a terrace.

- kindergarten and playground
- sports courts
- lounge areas
- walking trails and cycling path
- shops
- mosque
- access control

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ASTANA REAL ESTATE

Nismat Zain

Q4 2033

Zain Property Development

Sur

Villas and townhouses

from \$130,500

Villas and townhouses in Sur, Arab Tourism Capital 2024, on the Gulf of Oman.

358 villas and townhouses with 3–5 bedrooms.

Contemporary lines with Eastern minimalism: white facades with blue accents around the windows. Terraces, parking and a rooftop area.

- children's playground • walking and cycling paths
- landscaped park • leisure areas • shops • mosque
- access control

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ASTANA REAL ESTATE

Yamal

Q1 2030

Talaat Moustafa Group

Seeb

Apartments, villas and townhouses

from \$166,400

A resort quarter with a marina and yacht club on the Seeb shore.

6,220 residences: 1–3 bedroom apartments and villas with 4–8 bedrooms. Light facades and floor-to-ceiling glazing open onto the Gulf of Oman; private terraces extend the living space outdoors.

- pools with sun terraces
- hotel services
- children's playgrounds
- sports courts
- entertainment areas
- shops and cafes
- yacht club and marina

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ASTANA REAL ESTATE

Telal Al Qurm

Q2 2028

Alargan Towell

Telal Al Qurum

Apartments

from \$215,000

A private community with clubhouses, a landscaped park, pools and a sports complex. Payment plan 80/20 over 2 years plus 6 months post-handover, 20% down.

1-4 bedroom apartments from 667 to 2,972 sq ft. 10 minutes to Qurum beach, 20 minutes to MCT Airport; badminton academy, football stadium and Sabco Centre nearby. Planned: a retail promenade, a green amphitheatre and two luxury hotels.

- outdoor pool
- landscaped park
- clubhouse with lounges and game room
- sports fields
- retail promenade

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ASTANA REAL ESTATE

The Residences Mandarin Oriental

Completed

Eagle Hills

Shatti Al Qurum

Branded apartments

from \$445,000

Resort complex with its own beach a 5-minute walk away. Payment plan 93.75/6.25: 25% down, 1.5-year post-handover instalment.

5 minutes to the Royal Opera, 20 minutes to MCT Airport; luxury hotels, malls and the Wadi Adai reserve nearby. Contemporary finishes with Eastern accents; windows face the sea, the beach and the mountains.

- swimming pool
- private beach
- gym
- 24/7 concierge
- spa
- 24/7 room service
- 10+ more amenities

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ASTANA REAL ESTATE

OMAN · SOUTH

Salalah

A tropical oasis in the Arabian Desert



ASTANA REAL ESTATE

SALALAH

Mountain forests, lakes and waterfalls

The summer khareef monsoon turns the Dhofar hills green

ASTANA REAL ESTATE

The Sea Front Residences

Q4 2027

Al Zaid

Taqah

Furnished studios · 94 residences

from \$110,000

Low-rise beachfront complex of 94 furnished studios in Taqah, southern Oman. Payment plan 25/75 over 2 years, 25% down; discounts for full payment.

Every apartment comes fully furnished, ready to move into or let out. Built-in appliances throughout; windows and balconies face the sea, the beach and the landscape.

- beach
- swimming pool
- market
- landscaped gardens
- airport transfer
- lounge terraces
- gym
- spa
- conference room
- 10+ more amenities

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ASTANA REAL ESTATE

Taqah Long Beach

Q4 2026

Al Zaid

Taqah

Apartments

from \$204,000

A seafront resort house with a private beach and club amenities in Taqah, near Salalah. Payment plan 96.25/3.75 over 20 months: 25% down, then 3.75% monthly.

Studios and 1-3 bedroom apartments from 710 to 1,485 sq ft, all with balconies facing the Arabian Sea or the mountains; two-level units available. 25 minutes to Salalah, 35 to SLL airport; Wadi Darbat and coastal cafes nearby.

- private beach
- rooftop pool
- restaurant
- airport transfers
- landscaped gardens
- fitness centre
- spa
- business lounge
- 10+ more amenities

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ASTANA REAL ESTATE

Taqah Long Beach Boutique

Q3 2026

Al Zaid

Taqah

Studios

from \$204,000

A 5-storey club house with 29 studios, rooftop pool and gardens by the sea in Taqah, near Salalah.

Payment plan: 1.5-year instalment, 50% down.

Studios of 1,119–1,130 sq ft, each with a balcony facing the Arabian Sea or the mountains. 25 minutes to Salalah, 35 to SLL airport; a sea observation deck, waterfalls and Wadi Darbat nearby.

- rooftop infinity pool
- spa
- beach
- airport transfers
- children's room
- mini-market
- fitness club
- 10+ more amenities

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ASTANA REAL ESTATE

Amazi Hawana Salalah

Handover 3 years after down payment

Orascom

Salalah

Villas

from \$302,000

Payment plan 20/80 over 3 years, quarterly payments from 2.5%.

Villas around a man-made lagoon on the Arabian Sea, with private beaches. A walkable community linked through the lagoon to a 170-berth marina, 7 km of beach, an aquapark and 4- and 5-star hotels. Buy a completed villa, or a plot built by the developer to your specification.

• beach • swimming pool • concierge • spa • private parking at each villa • fully equipped gym • 5+ more amenities

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ASTANA REAL ESTATE

Lubana Island

Handover 3 years after down payment

Orascom

Salalah

Apartments and villas

from \$258,000

**A separate part of the larger Amazi Hawana Salalah project, with access to all of its infrastructure.
Payment plan with a 3-year instalment and 10% down.**

Detached villas and connected chalets with 1–3 bedrooms.
All residences face the water, with gardens and private courtyards with pool areas.

• swimming lagoons • kayaking waterways • all Amazi amenities: pools, beach club, wellness centre with gym and spa

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ASTANA REAL ESTATE

Mira Ocean Estates

Q4 2028

MIRA Development

Salalah

Apartments, villas and townhouses

price on request

Residences with a private beach and a 5-star hotel in Salalah, on the Arabian Sea.

263 residences: studios, 1–2 bedroom apartments, villas and townhouses. The stepped composition opens toward the sea, with beige facades and ornamental panels. Interiors by ELIE SAAB Maison, Trussardi Casa and John Richmond.

- pools with sun terraces
- private beach
- gym and spa
- medical wellness centre
- five-star hotel
- concierge
- shops and restaurants

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ASTANA REAL ESTATE

ABU DHABI · LONDON · MUSCAT

Your broker for the UAE and Oman

Astana Real Estate LLC SPC is an Abu Dhabi brokerage advising private investors from Kazakhstan, the CIS and beyond. We work directly with developers, structure the purchase end to end — POA, ownership, payments, handover — and stay with you from the first call to the title deed. Advisory in Russian, Kazakh and English.

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Prices, payment plans and handover dates are as published by the developers in autumn 2026 and may change. Astana Real Estate LLC SPC is an independent brokerage and is not the developer of any project in this catalog.