



JUMAN  
ONE

ABSOLUTE  
WATERFRONT LIVING

الموج  
al mouj  
مسقط muscat

WELCOME TO A WORLD OF INDULGENCE,  
RIGHT ON THE WATERFRONT OF A WORLD CLASS MARINA

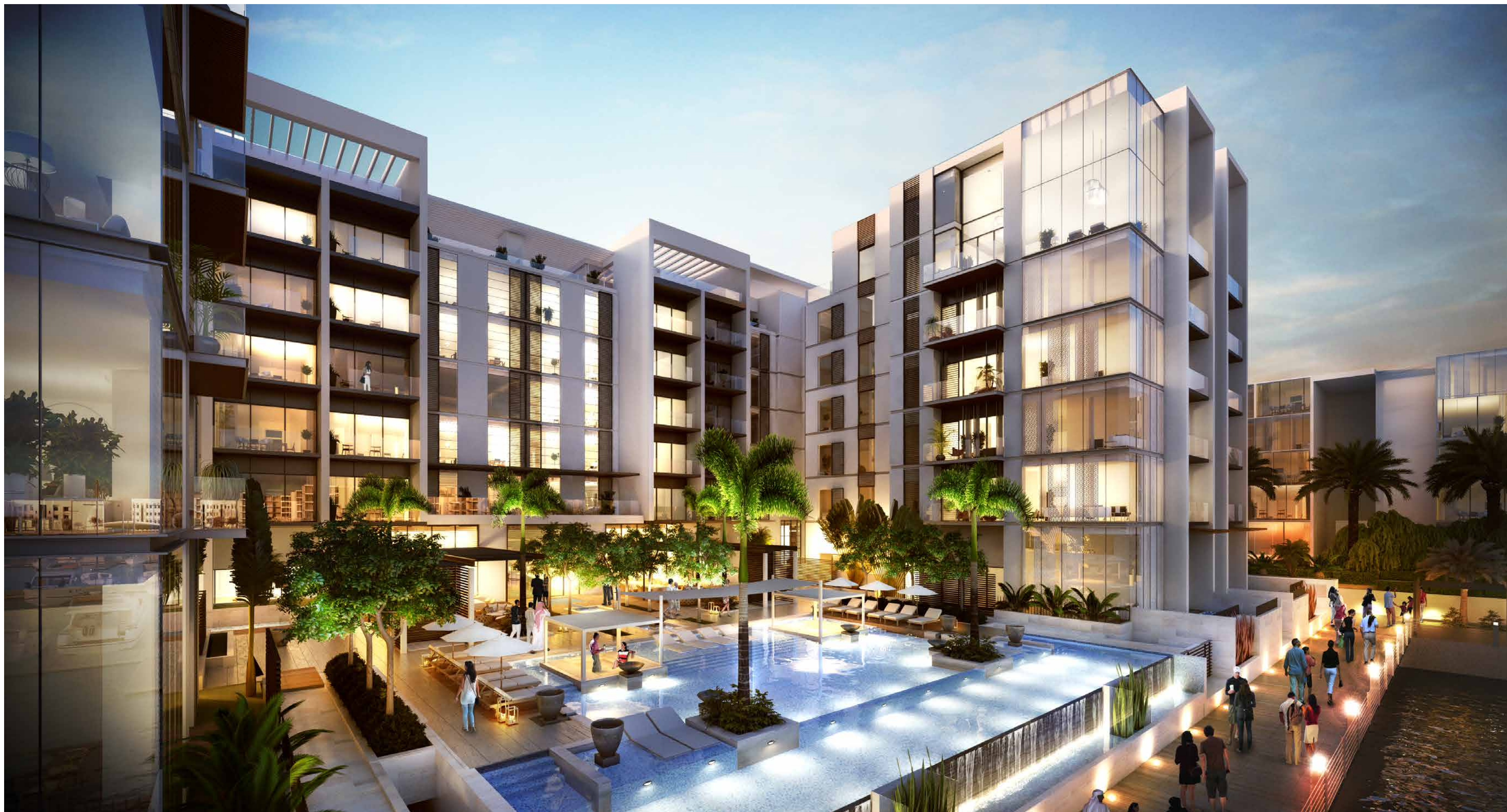




## STRATEGIC LOCATION

The waterfront development combines an authentic Omani architectural theme with contemporary modern interpretations in its designs. Understated luxury, inspirational indoor and outdoor living spaces and integrated networks of open spaces, parklands, walkways and cycleways. Around 6000 contemporary properties make up our thriving community, home to over 19,000 people from 80 different nationalities.





## JUMAN ONE - ABSOLUTE WATERFRONT LIVING BROUGHT TO REALITY

Beautiful apartments overlooking a breathtaking marina, with exclusive and extensive amenities for residents:

- Marina facing infinity pool
- Lounging pool with lap pool
- Kids pool
- Fully equipped gymnasium
- Sauna and steam rooms
- Reading lounge
- Games room/multipurpose room

Choose from one, two and three bedroom apartments. Ready and available for you and your family to move in now.





# JUMAN ONE

## CENTRAL TO A WORLD CLASS LIFESTYLE



RESIDENT VISA FOR  
YOU & YOUR DIRECT  
RELATIVES



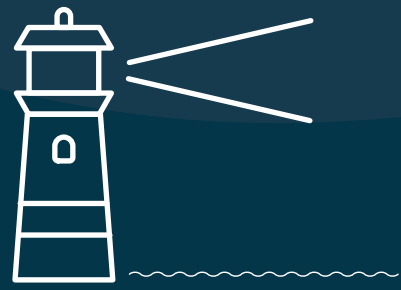
20+ INTERNATIONAL  
AWARDS



CAFES & MULTI-  
CUISINE  
RESTAURANTS



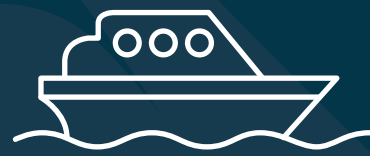
GREG NORMAN  
18 HOLE GOLF  
COURSE



SIX KILOMETRES OF  
WATER FRONTAGE



WATER SPORTS,  
DIVING AND SAILING



400 BERTH  
MARINA



1.5KM CYCLING  
TRAIL +30KM  
WALKING PATHS



LUSH GREEN PARKS  
& EXERCISE TRAILS



80+  
NATIONALITIES

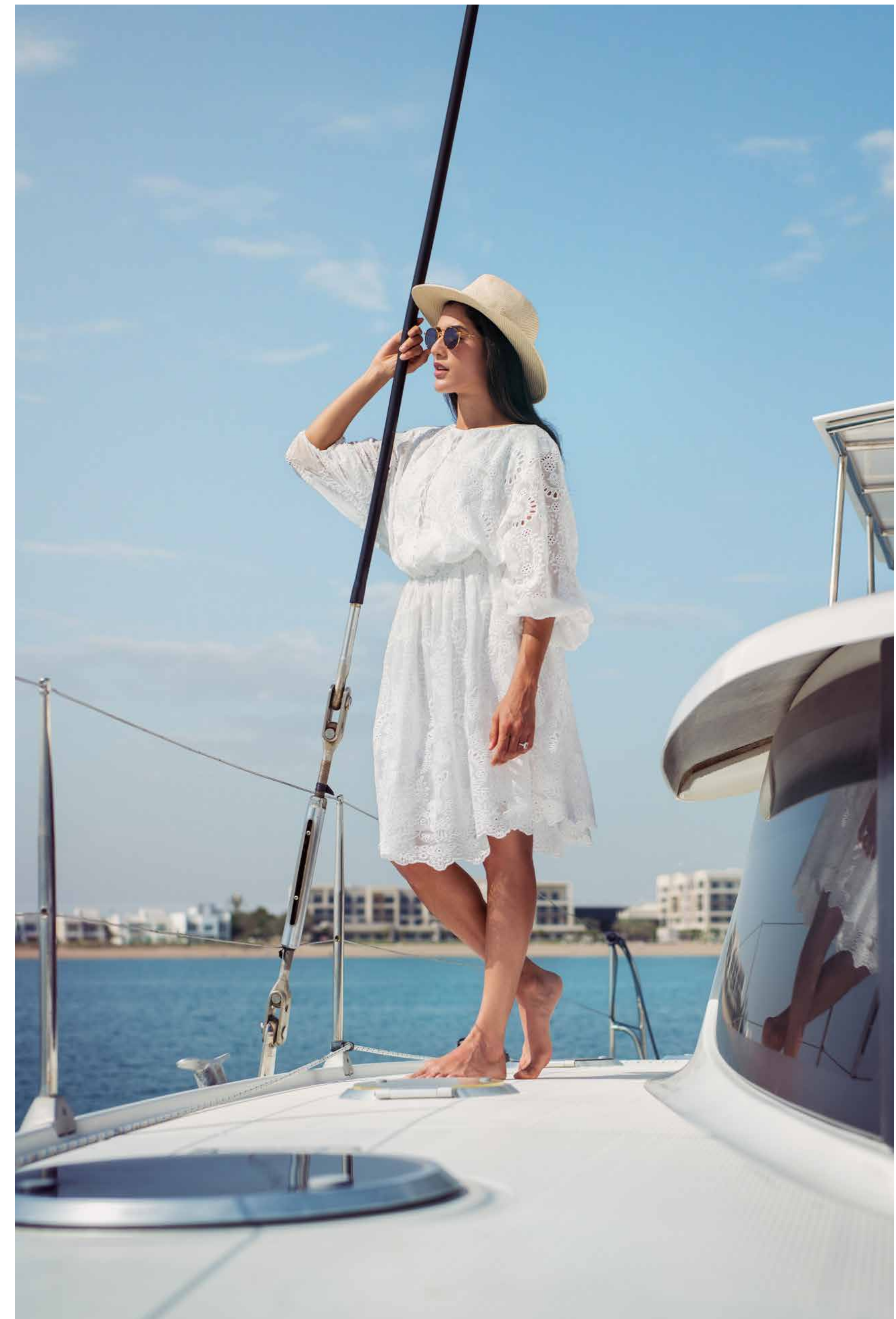


SEVEN LUXURY  
HOTELS NEARBY

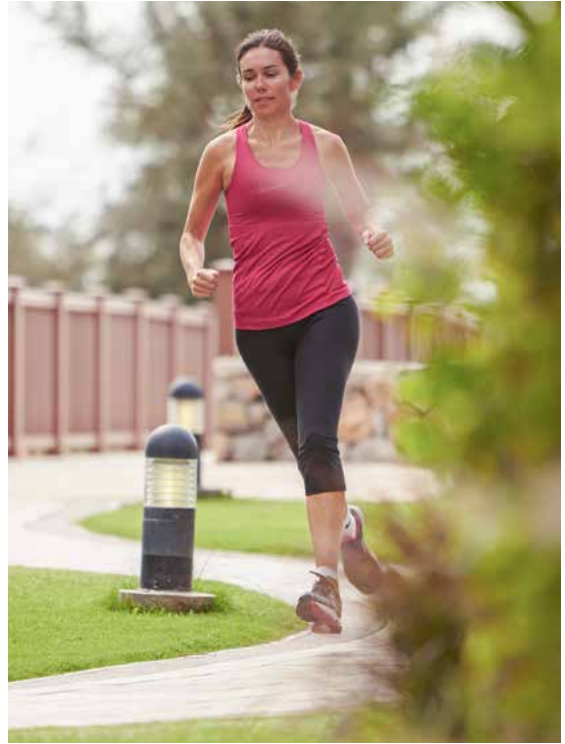


80 RETAIL AND  
DINING OUTLETS

100% FREEHOLD



# World Class Amenities



## Greg norman designed golf course



**The number one golf course in Oman, designed by Greg Norman.**

Following the natural lines of Muscat's pristine coastline, Al Mouj Golf at Al Mouj Muscat has been designed by Greg Norman to offer amateurs and professionals a challenging, yet rewarding game of golf.

Ranked No.2 in the top ten golf courses in the Middle East by Golf Digest in 2019, Al Mouj Golf is an award-winning, beautifully designed oceanfront golf course which will truly impress all golfers.



## Waterfront dining & shopping



The Walk is an exciting retail and social experience that caters to the needs of Al Mouj residents, visitors and tourists. Offering a variety of local and international cafes and restaurants, services and speciality boutiques, The Walk is the perfect place for everything residents need.

Amenities available include banks, dry cleaners, a supermarket, pharmacy, optician and laser eye centre, dental centre, medical centre, gym and wellness centre, music centre for adults and kids, beauticians and hairdressers, all in one easily accessible place



JUMAN  
ONE

ONE, TWO AND THREE BEDROOM APARTMENT OPTIONS  
FLOORPLANS



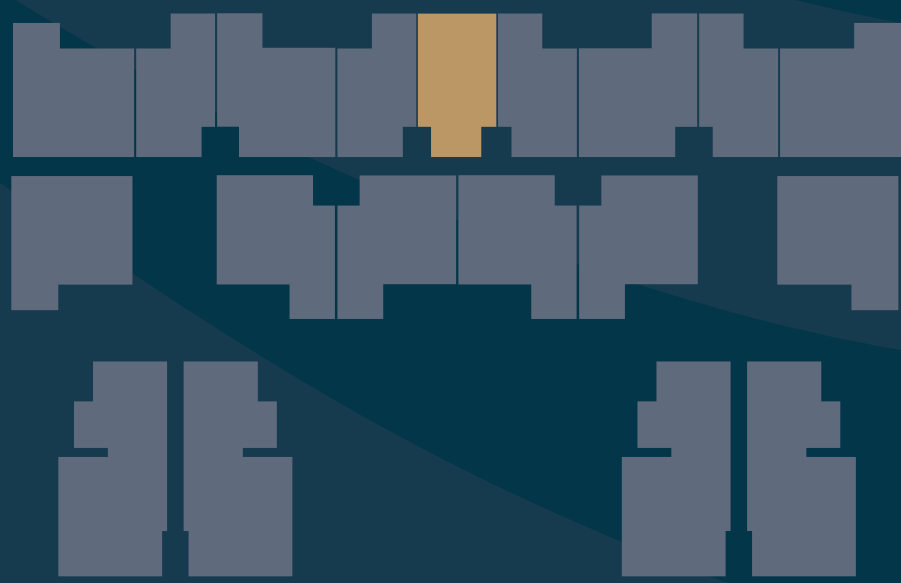


ONE BEDROOM | A18



	SQM	SQFT
Suite Area	100	1,076
Terrace Area	15	161
<b>Total Area</b>	<b>115</b>	<b>1,237</b>

GROUND LEVEL TO FIFTH FLOOR



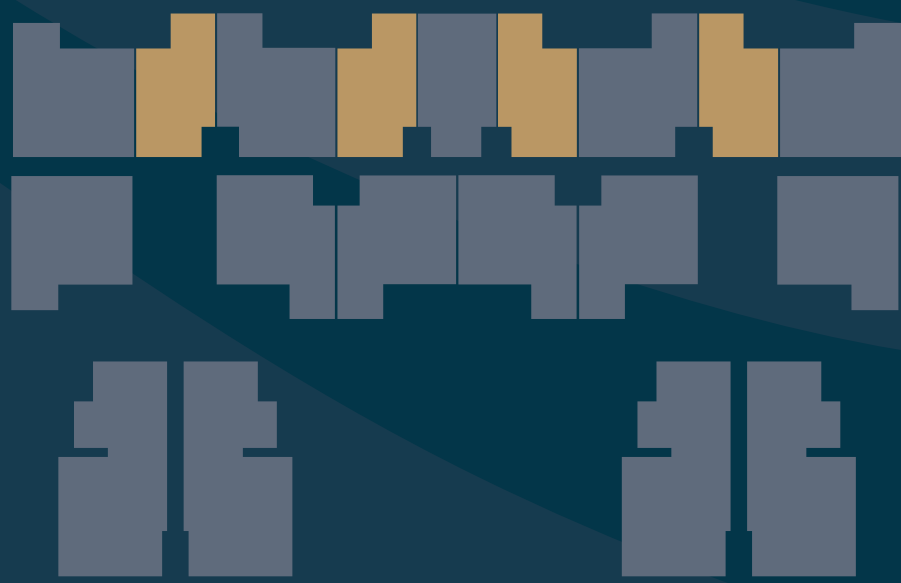


ONE BEDROOM | A16 / A17 / A19



	SQM	SQFT
Suite Area	97	1,044
Terrace Area	7	75
<b>Total Area</b>	<b>104</b>	<b>1,119</b>

GROUND LEVEL TO FIFTH FLOOR



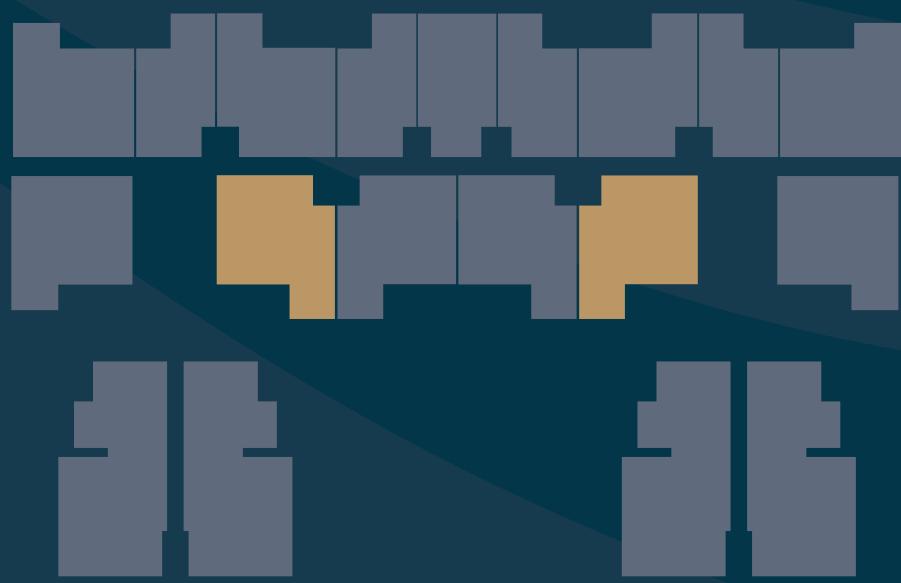


ONE BEDROOM | A20



	SQM	SQFT
Suite Area	125	1,345
Terrace Area	19	204
<b>Total Area</b>	<b>144</b>	<b>1,549</b>

GROUND LEVEL



\*this unit floor plan is mirrored in some locations

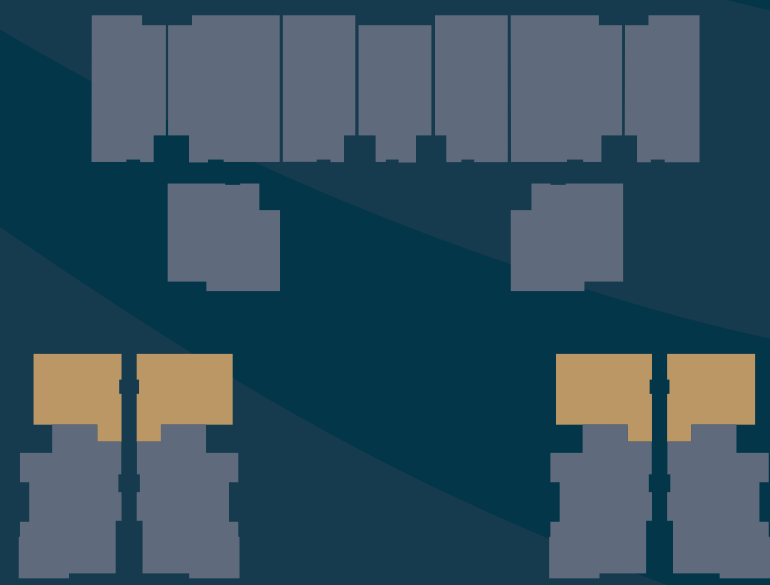


ONE BEDROOM | A21



	SQM	SQFT
Suite Area	70	753
Terrace Area	15	161
<b>Total Area</b>	<b>85</b>	<b>914</b>

GROUND FLOOR



\*this unit floor plan is mirrored in some locations

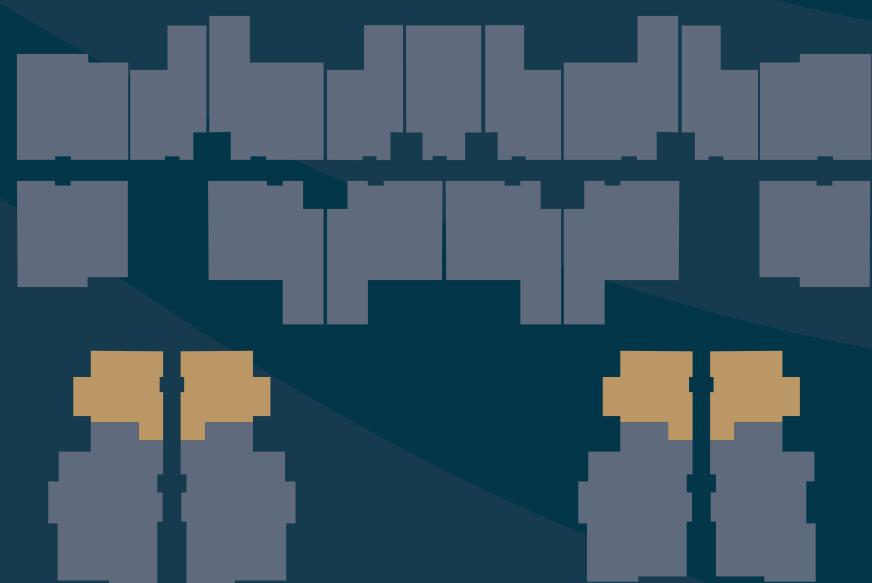


ONE BEDROOM | A22



	SQM	SQFT
Suite Area	70	753
Terrace Area	12	129
<b>Total Area</b>	<b>82</b>	<b>882</b>

FIRST FLOOR



\*this unit floor plan is mirrored in some locations

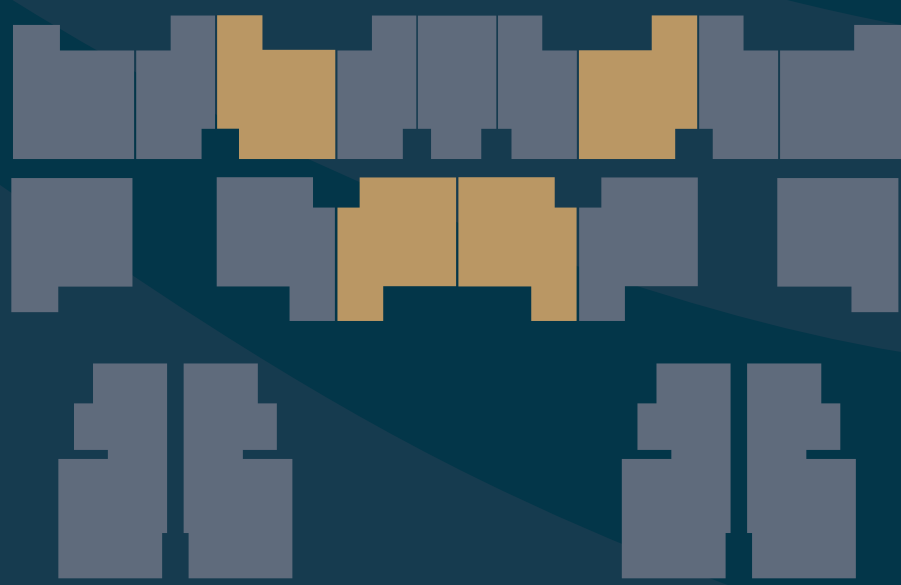


TWO BEDROOM | B31 / B32



	SQM	SQFT
Suite Area	149	1,603
Terrace Area	9	96
<b>Total Area</b>	<b>158</b>	<b>1,699</b>

FIRST LEVEL TO FIFTH FLOOR



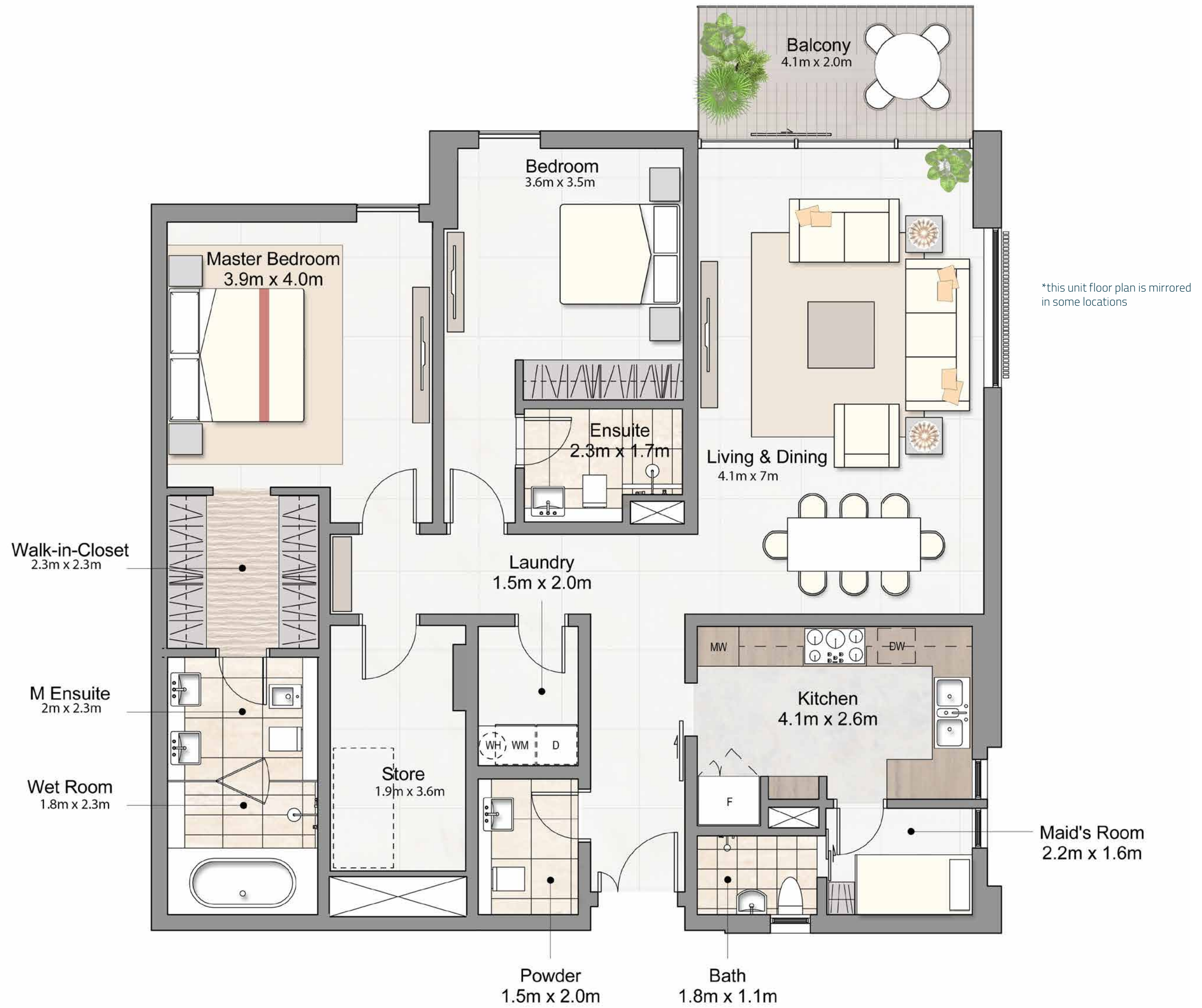


TWO BEDROOM | B33 / B35



	SQM	SQFT
Suite Area	144	1,549
Terrace Area	6	65
<b>Total Area</b>	<b>150</b>	<b>1,614</b>

GROUND LEVEL TO FIFTH FLOOR



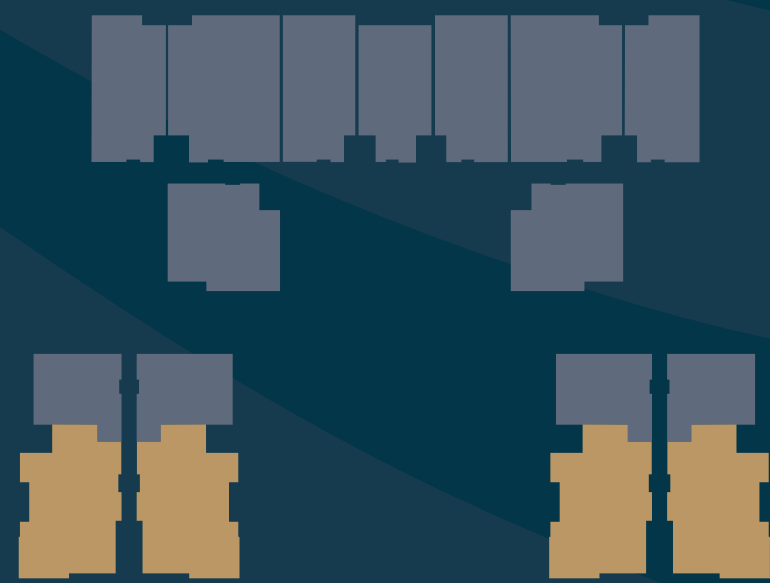


TWO BEDROOM | B36



	SQM	SQFT
Suite Area	164	1764
Terrace Area	79	850
<b>Total Area</b>	<b>243</b>	<b>2614</b>

GROUND FLOOR



\*this unit floor plan is mirrored in some locations



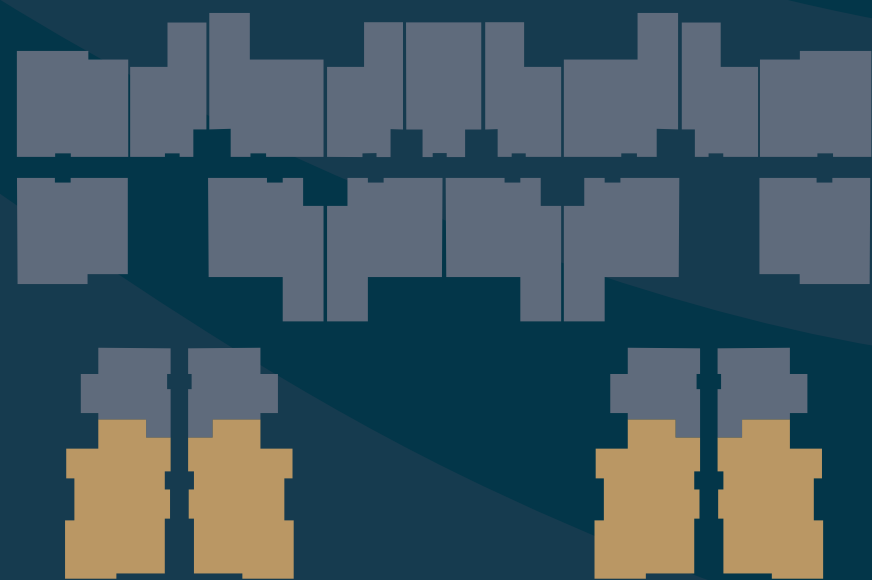
**JUMAN**  
ONE

TWO BEDROOM | B37



	SQM	SQFT
Suite Area	164	1764
Terrace Area	16	172
<b>Total Area</b>	<b>180</b>	<b>1936</b>

FIRST FLOOR



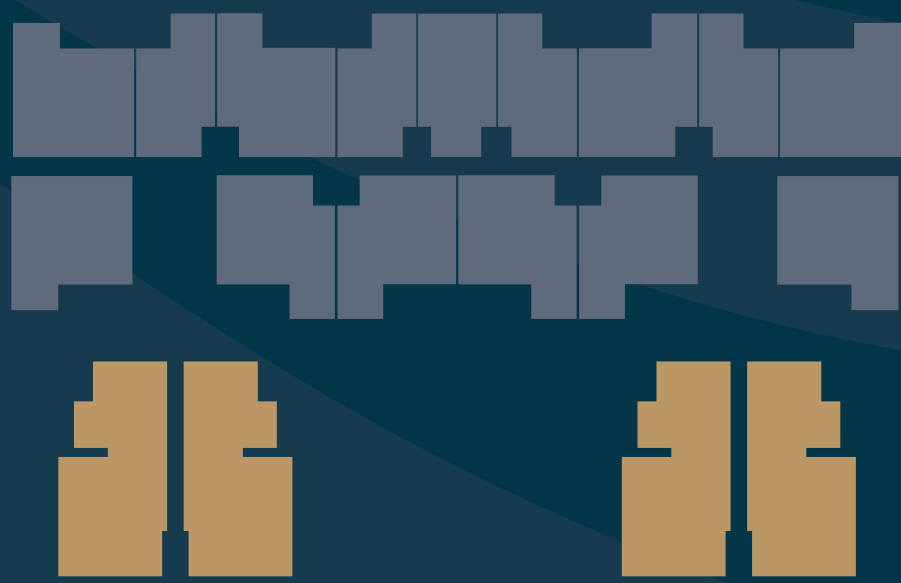


THREE BEDROOM | CO3



	SQM	SQFT
Suite Area	234	2,518
Terrace Area	16	172
<b>Total Area</b>	<b>250</b>	<b>2,690</b>

SECOND TO FOURTH FLOOR



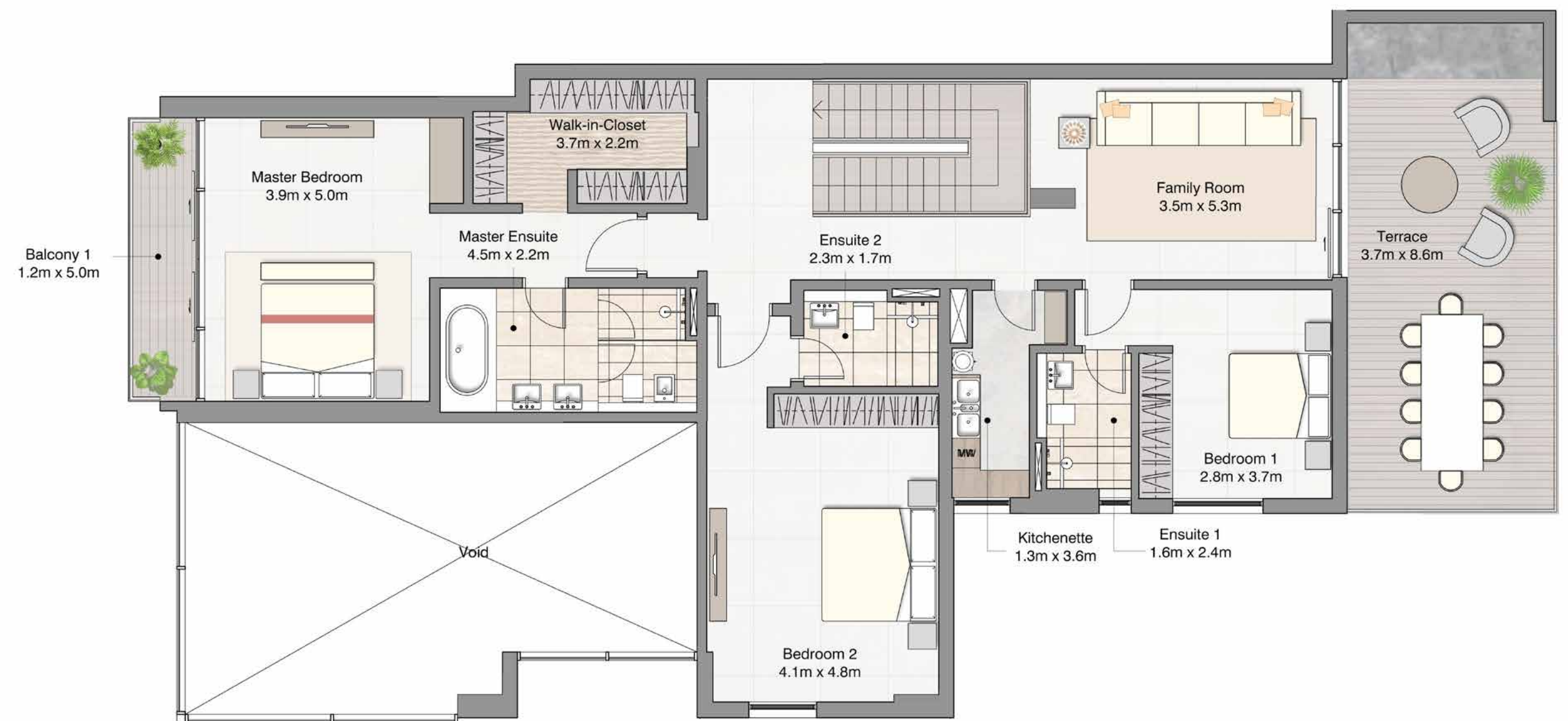
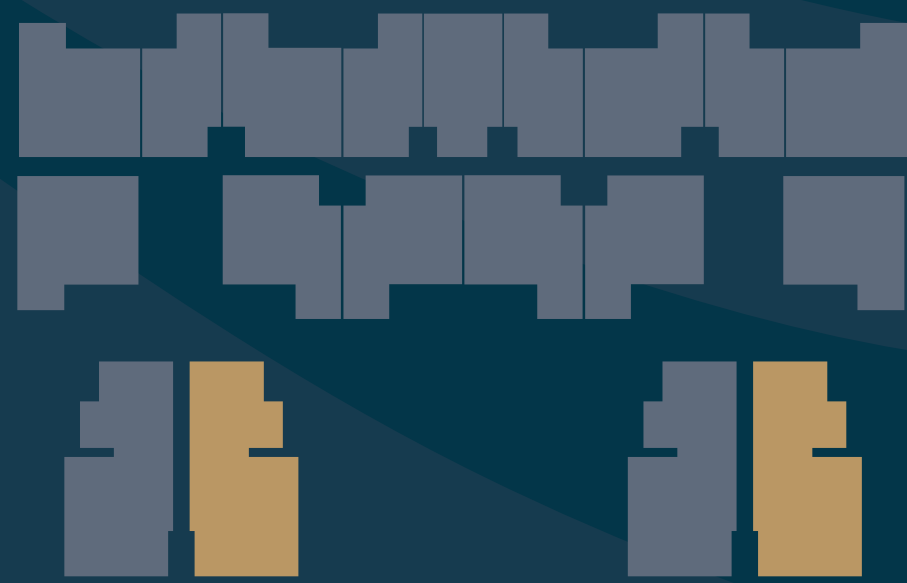


DUPLEX PENTHOUSE | EO1



	SQM	SQFT
Suite Area	392	4,218
Terrace Area	61	656
<b>Total Area</b>	<b>453</b>	<b>4,874</b>

FIFTH AND SIXTH FLOOR



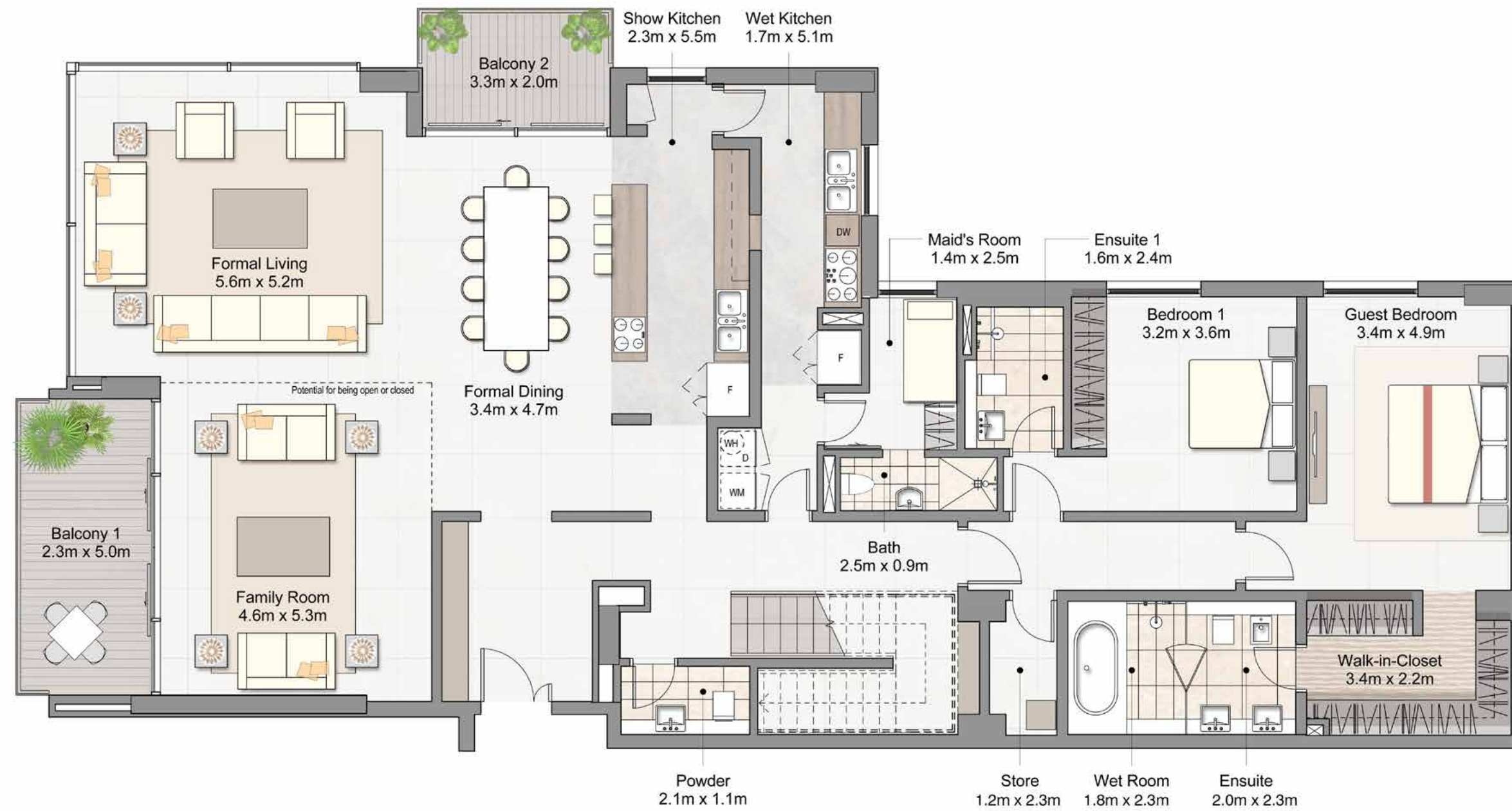
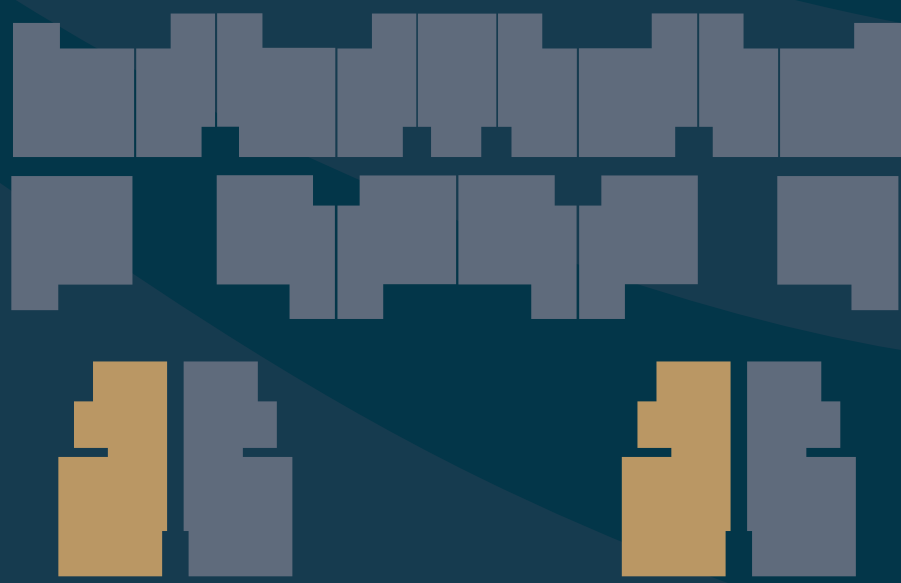


DUPLEX PENTHOUSE | EO2



	SQM	SQFT
Suite Area	413	4,444
Terrace Area	83	893
<b>Total Area</b>	<b>496</b>	<b>5,337</b>

FIFTH AND SIXTH FLOOR



**JUMAN**  
ONE

FOUR BEDROOM | DOI



	SQM	SQFT
Suite Area	365	3,927
Terrace Area	410	4,412
<b>Total Area</b>	<b>775</b>	<b>8,339</b>

PENTHOUSE FLOOR





For more information about Juman One,  
call (800 77776) or (+968 2453 4444).  
Visit [almouj.com](http://almouj.com) or our sales centre.

Open from Sunday to Thursday. 10:00am to 6:00pm



Al Mouj Muscat is a joint venture between the UAE-based Majid Al-Futtaim Properties, Oman Tourism Development Company (OMRAN) and Tanmia (Oman National Investments Development Company).



Founded in 1992, Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia. A remarkable business success story. Majid Al Futtaim started from one man's vision to transform the face of shopping, entertainment and leisure to 'create great moments for everyone, every day.' It has since grown into one of the United Arab Emirates' most respected and successful businesses. Spanning 15 international markets, employing more than 43,000 people, and obtaining the highest credit rating (BBB) among privately held .corporates in the region.



OMRAN is the executive arm of the Government of Oman for the development of major tourism, heritage and urban developments, delivering some of the nation's most iconic projects in the Sultanate of Oman.



TANMIA (Oman National Investments Development Company SAOC) is representing the interests of strategic government stakeholders in Oman.

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