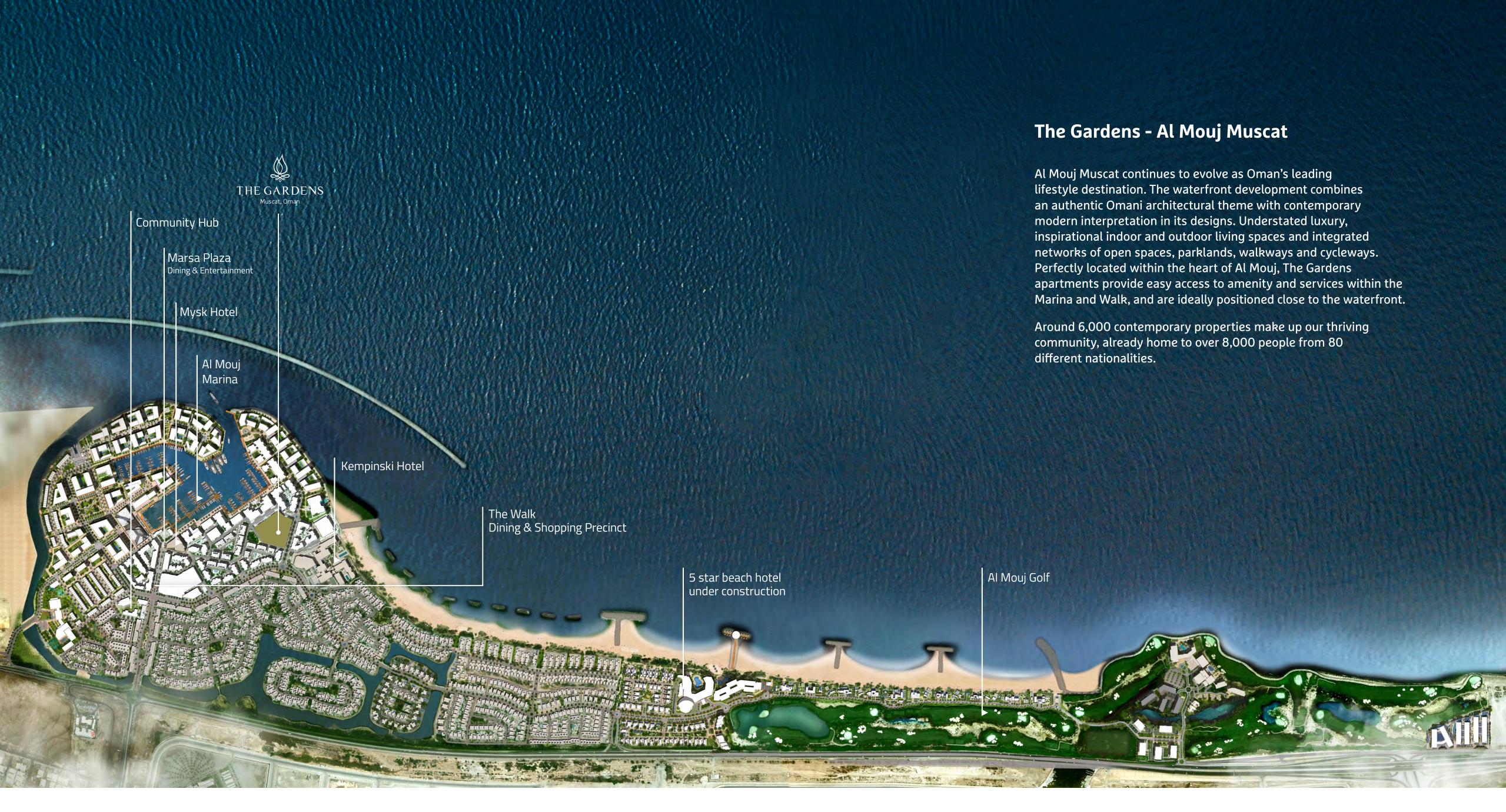


Bool Bool Muscat b.emo

















🗳 THE GARDENS

### Live where life blooms

Offering a sophisticated yet convenient way of living, The Gardens offer one and two bedroom apartments in the landscaped ambience of a beautifully themed Garden. Stylish modern interiors, featuring fully fitted and appliance kitchens, are designed to optimise space and light.

The Gardens lifestyle possesses a host of amenities, and one of the first apartments at Al Mouj to offer a state-of-the-art gym, outdoor lap pool, kid's pool and

play area. A landscaped leisure deck and a multipurpose room offer opportunities for relaxation and entertainment with family, friends or guests. From the impressive double-height lobby areas to the underground car park, every detail is integrated for a better way of living.









RESIDENT VISA FOR YOU & YOUR DIRECT RELATIVES OF FIRST DEGREE, SUBJECT TO ITC RULES.



20+ INTERNATIONAL AWARDS



CAFES & MULTI-CUISINE RESTAURANTS



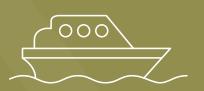
SIX KILOMETRES OF WATER FRONTAGE



LUSH GREEN PARKS & EXERCISE TRAILS



WATER SPORTS, DIVING AND SAILING



400 BERTH MARINA

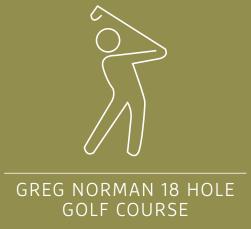


80+ NATIONALITIES



SEVEN LUXURY HOTELS NEARBY

# 100% freehold

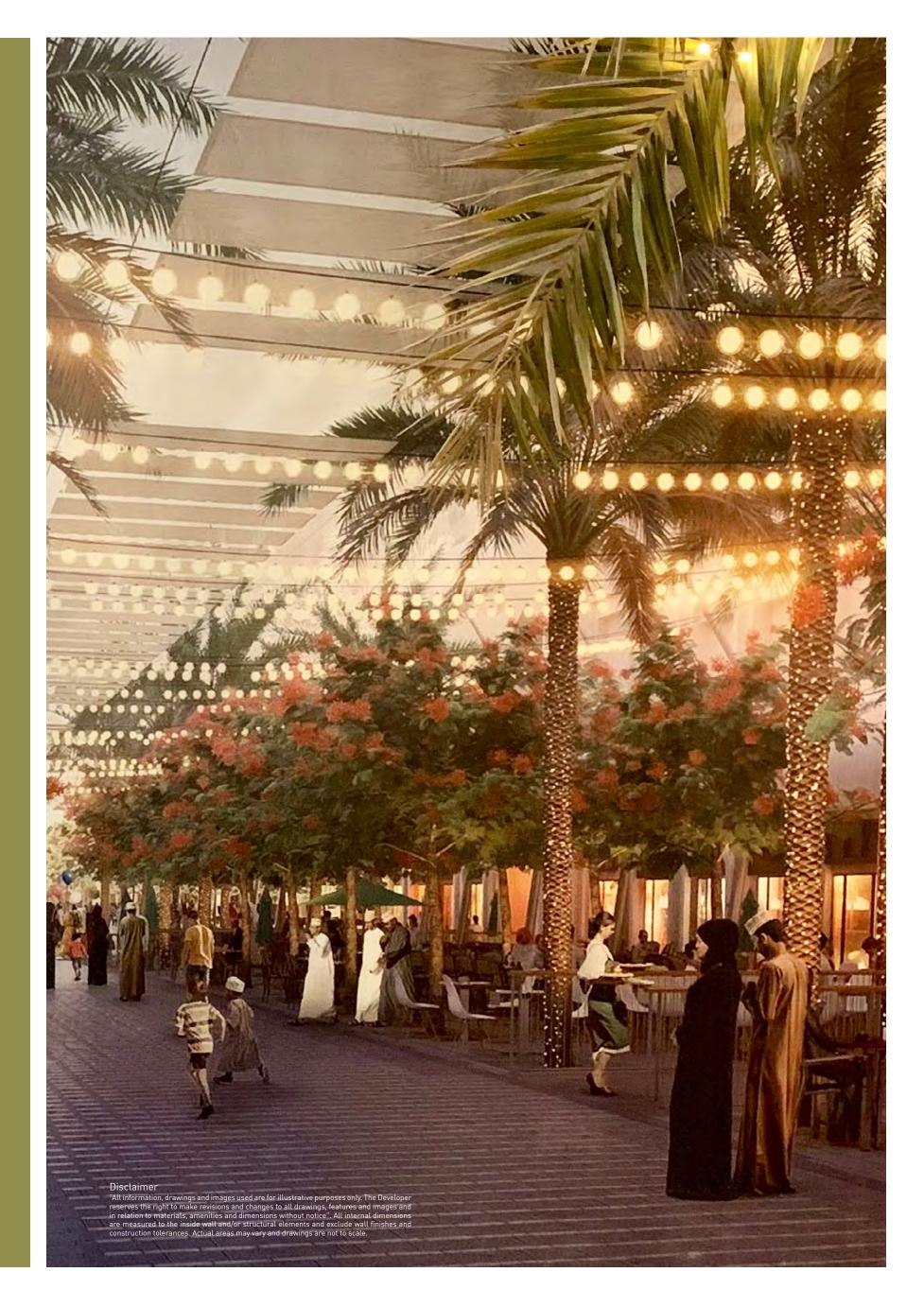




1.5KM CYCLING TRAIL + 30KM WALKING PATHS

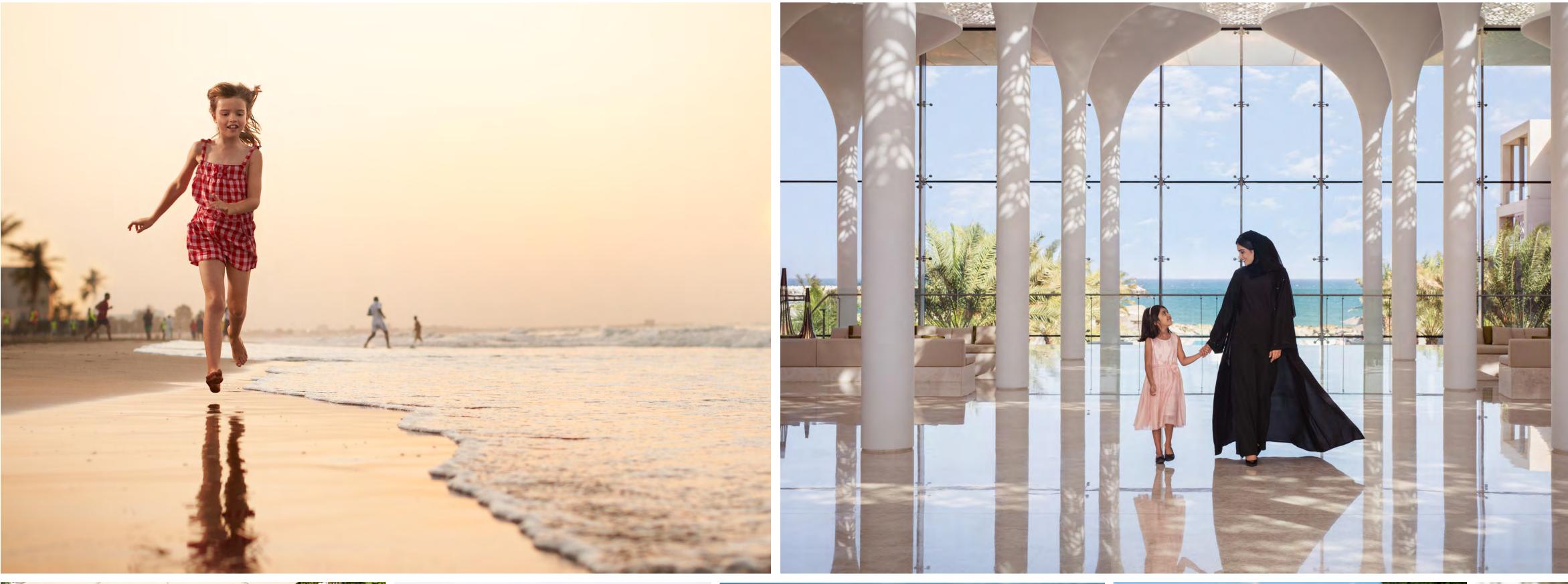


80 RETAIL AND DINING OUTLETS





## World Class Amenities







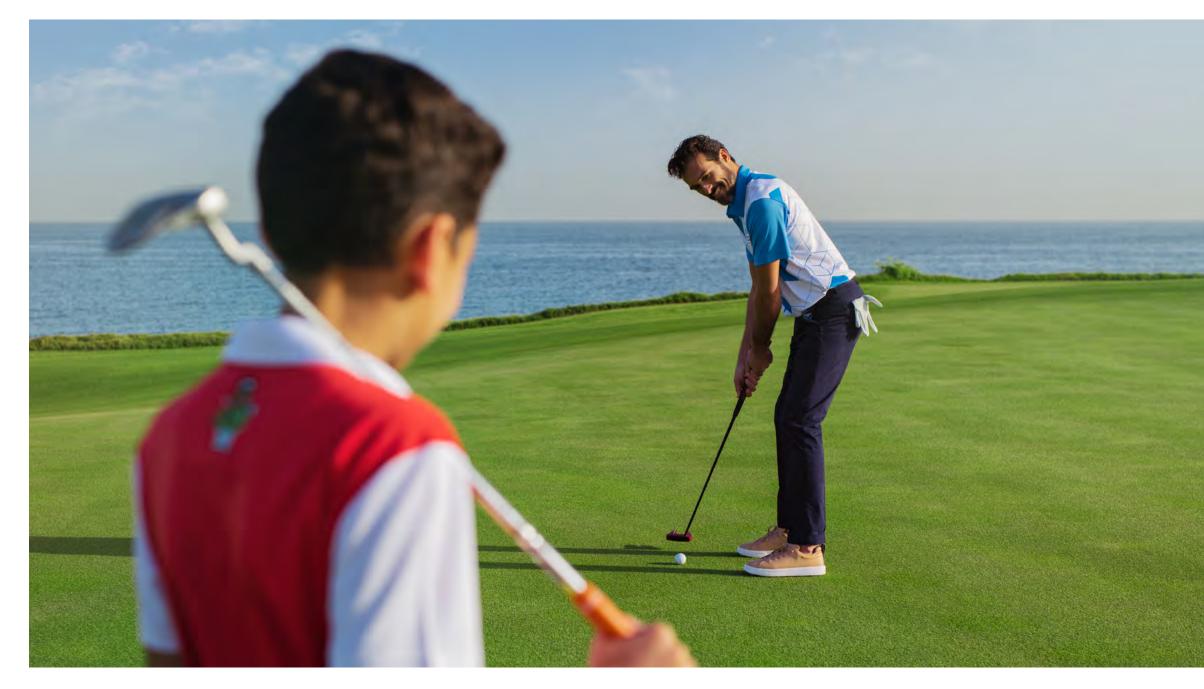


🗳 THE GARDENS





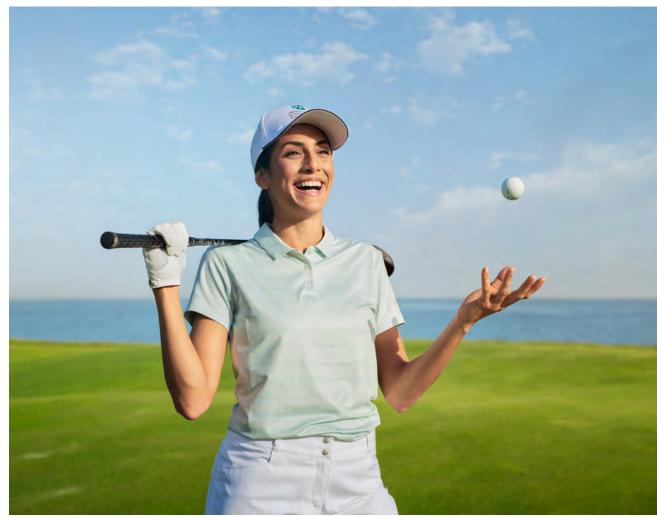
### Greg Norman designed golf course



### 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.

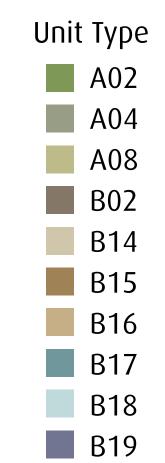


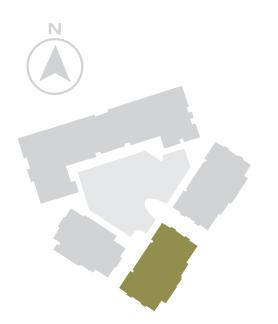


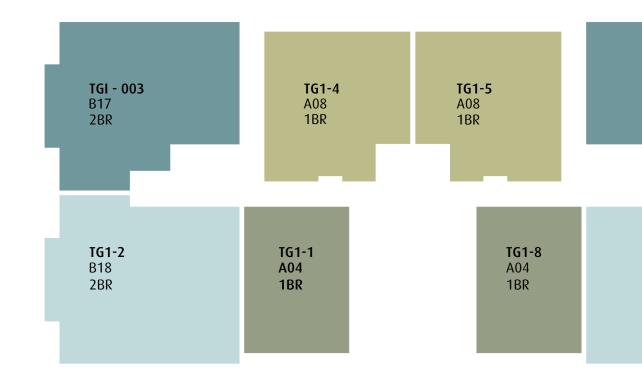
# Building Floor Plans



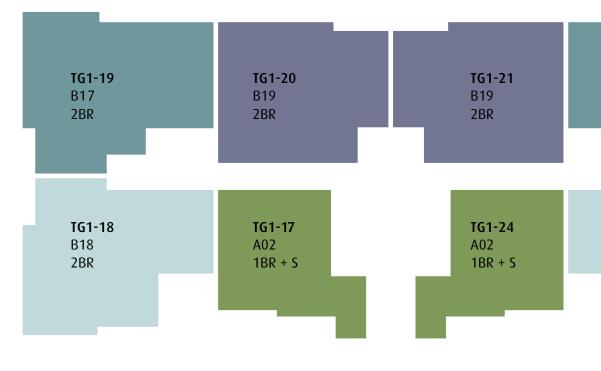
# The Gardens **Block 1**



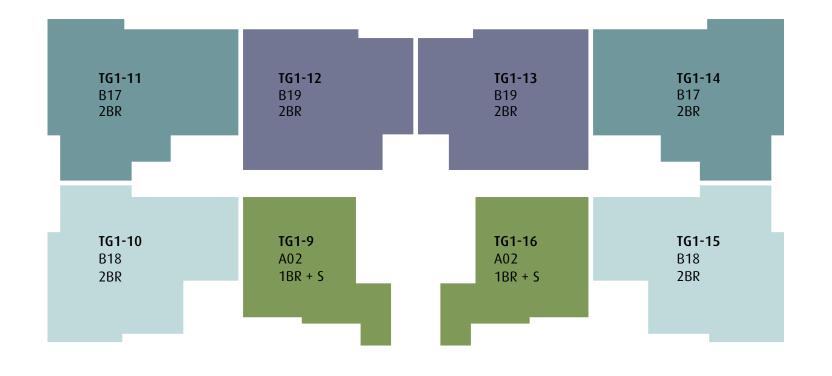




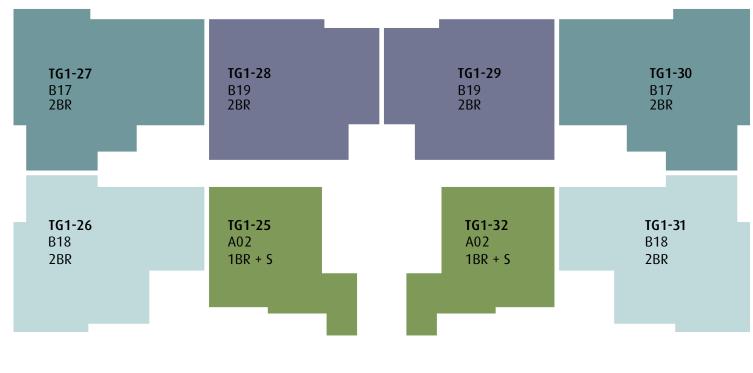
GROUND FLOOR



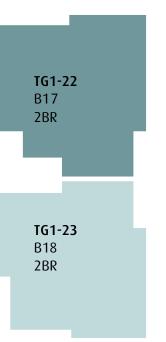
SECOND FLOOR











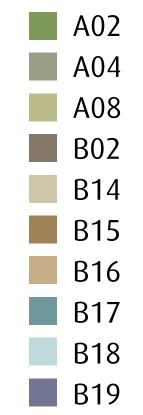
**TG1-6** B17 2BR

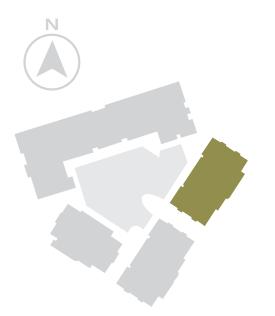
> **TG1-7** B18 2BR

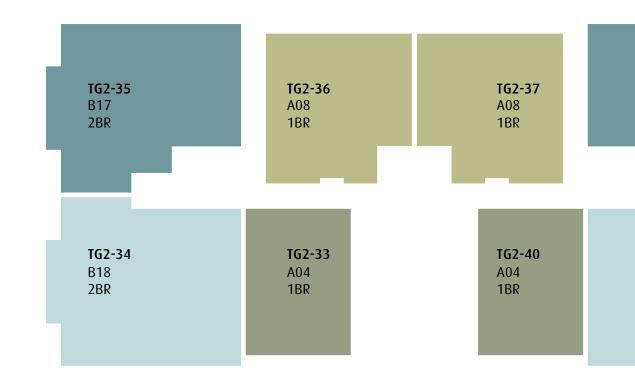


# The Gardens **Block 2**





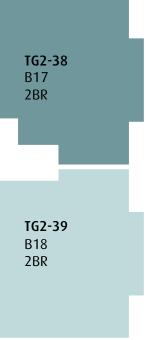


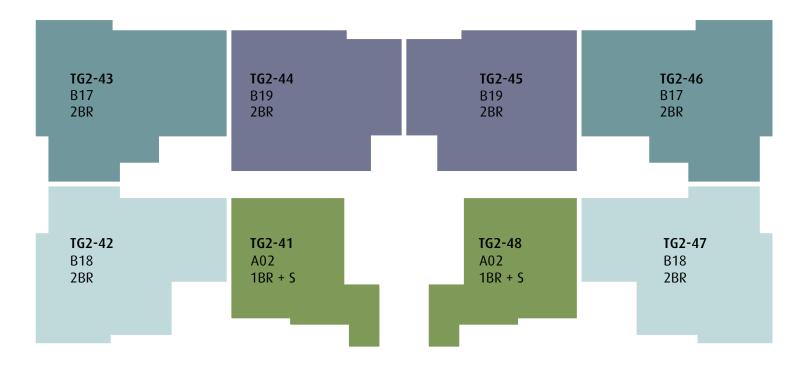


GROUND FLOOR

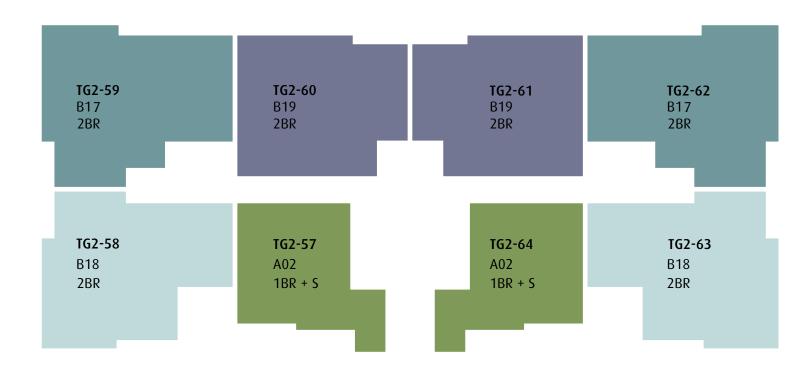


SECOND FLOOR





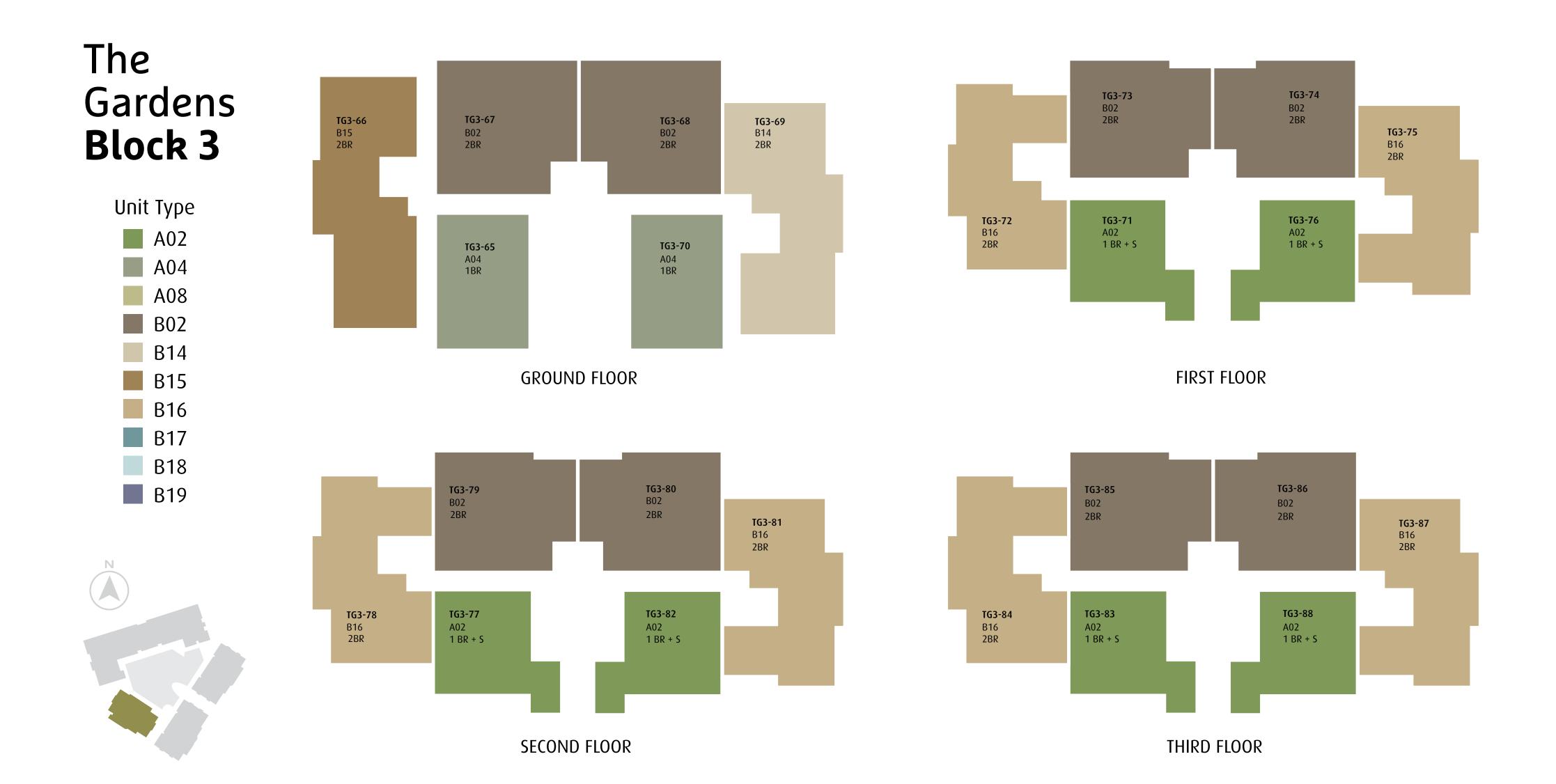
FIRST FLOOR



THIRD FLOOR

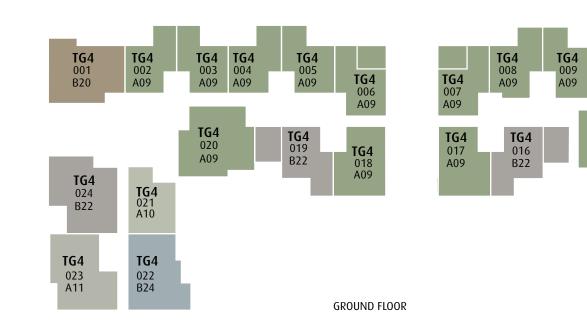




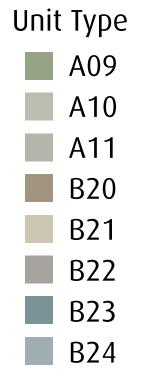


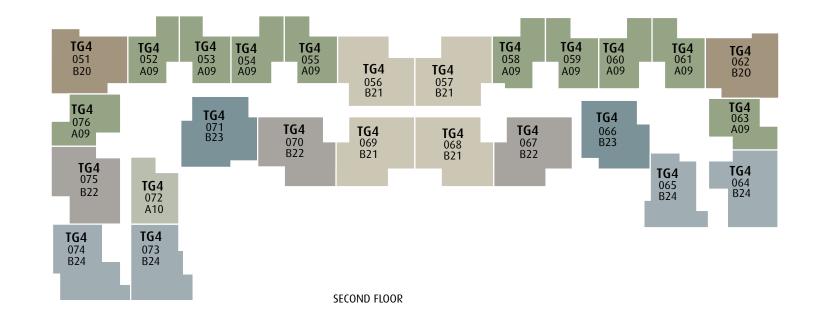
### 🎄 THE GARDENS

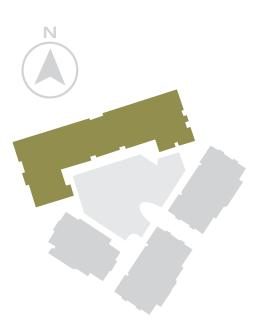
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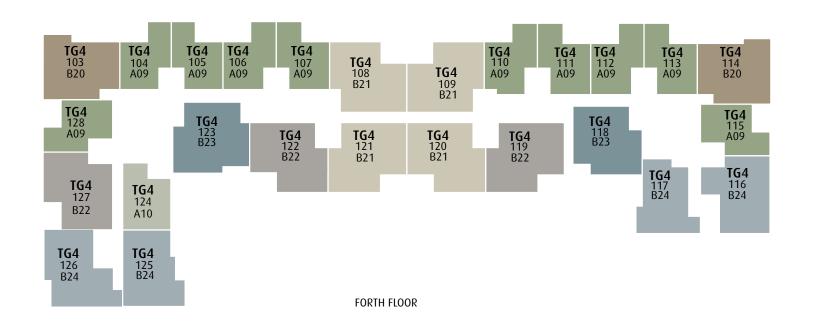


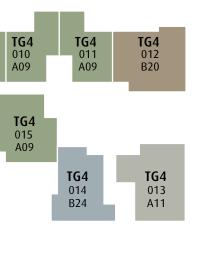
# The Gardens **Block 4**

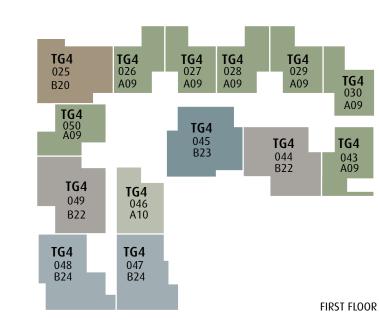


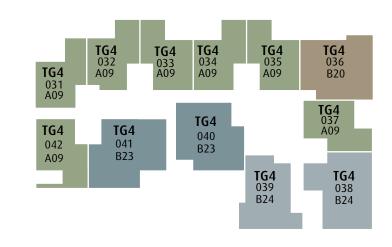


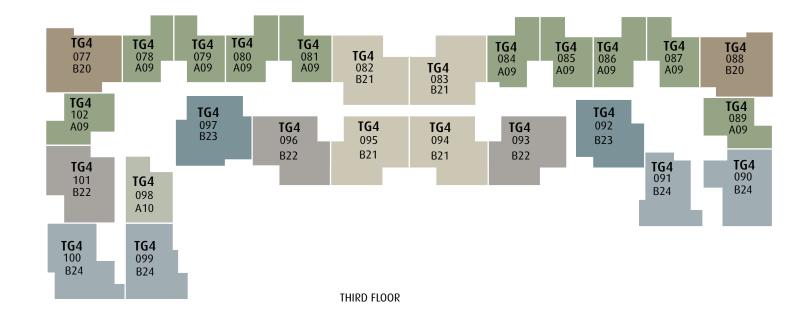


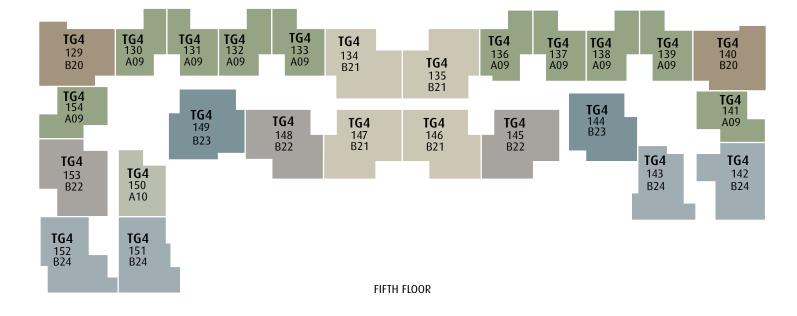
















# Unit Floor Plans

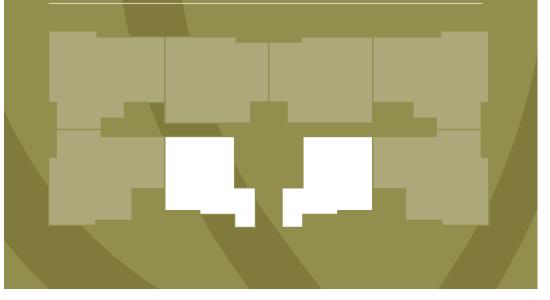




1	2	1	
	SQM	SQFT	
Unit Area	94	1,011	
Balcony Area	8	86	
Total Area	102	1,097	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

### BLOCK 1 & 2 - First to Third Floor



 $\oplus$ 

### Disclaimer



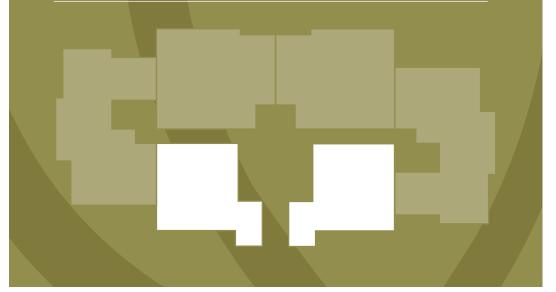




1	2	1	
	SQM	SQFT	
Unit Area	94	1,011	
Balcony Area	8	86	
Total Area	102	1,097	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

### BLOCK 3 - First to Third Floor



# $\oplus$

### Disclaimer

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images and in relation to materials, amenities and dimensions without notice. All internal dimensions are measured to the inside wall and/or structural elements and exclude wall finishes and construction tolerances. Actual areas may vary and drawings are not to scale.



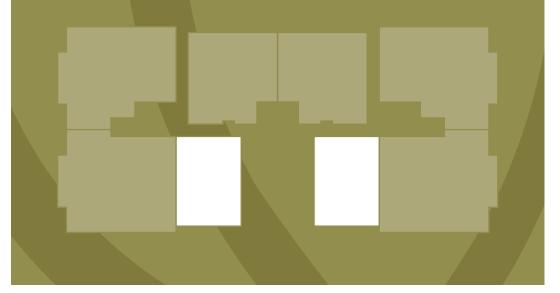
15



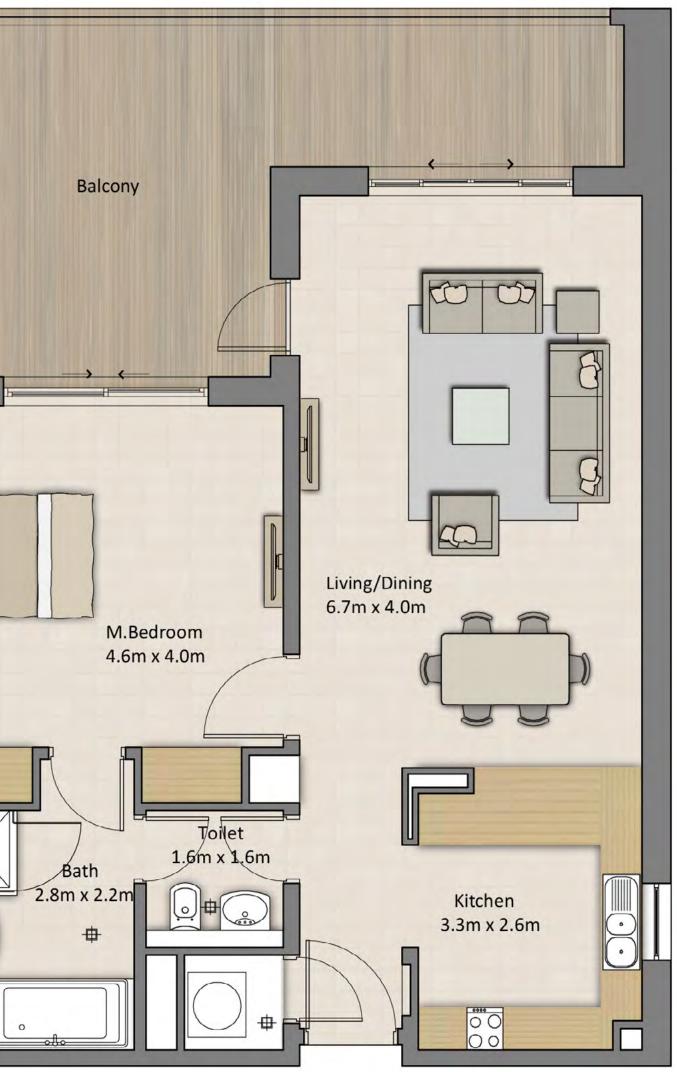
1	2	<b>1</b>	
	SQM	SQFT	
Unit Area	79	850	
Balcony Area	25	269	
Total Area	104	1,119	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

### BLOCK 1 & 2 - Ground Floor



### Disclaimer



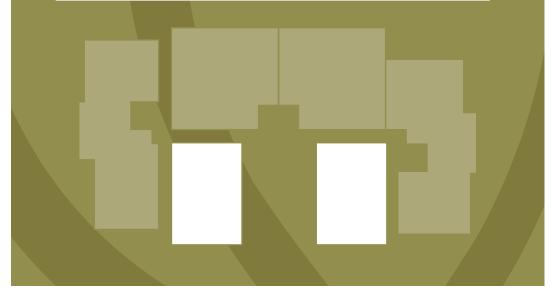




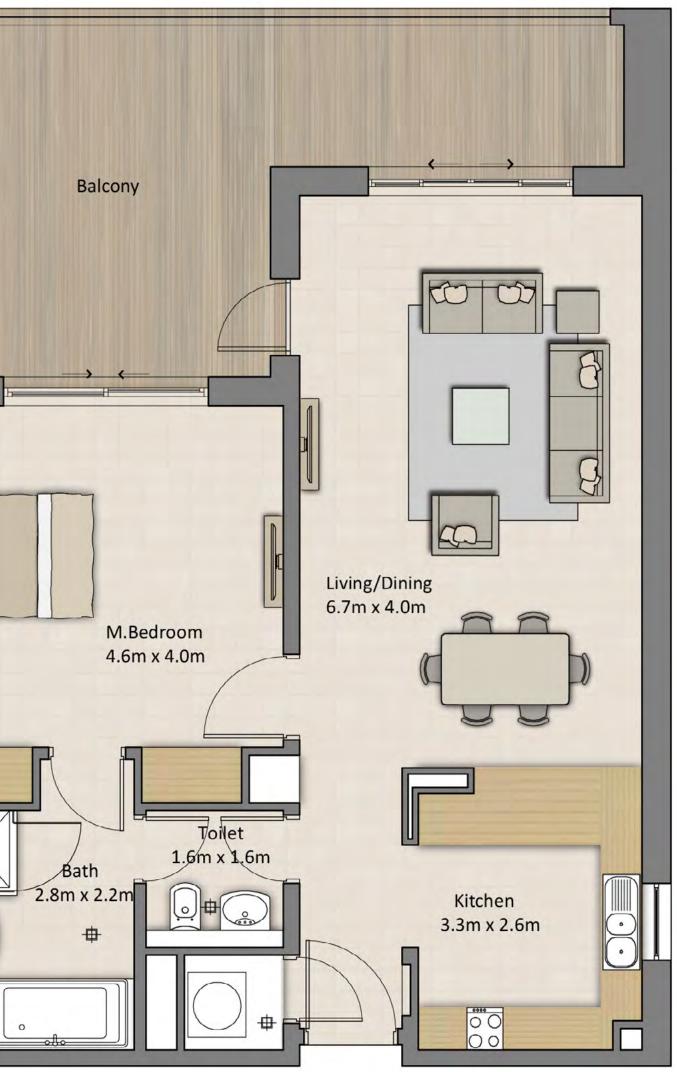
1	2	1	
	SQM	SQFT	
Unit Area	79	850	
Balcony Area	25	269	
Total Area	104	1,119	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

### BLOCK 3 - Ground Floor



### Disclaimer

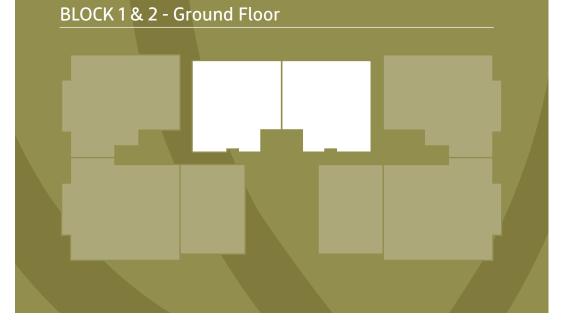






1	2	1 1	
	SQM	SQFT	
Unit Area	101	1,087	
Balcony Area	29	312	
Total Area	130	1,399	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



### Disclaimer

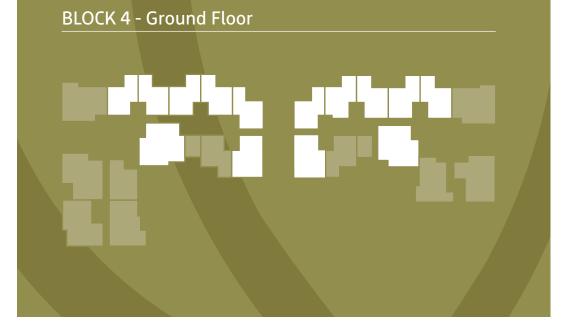






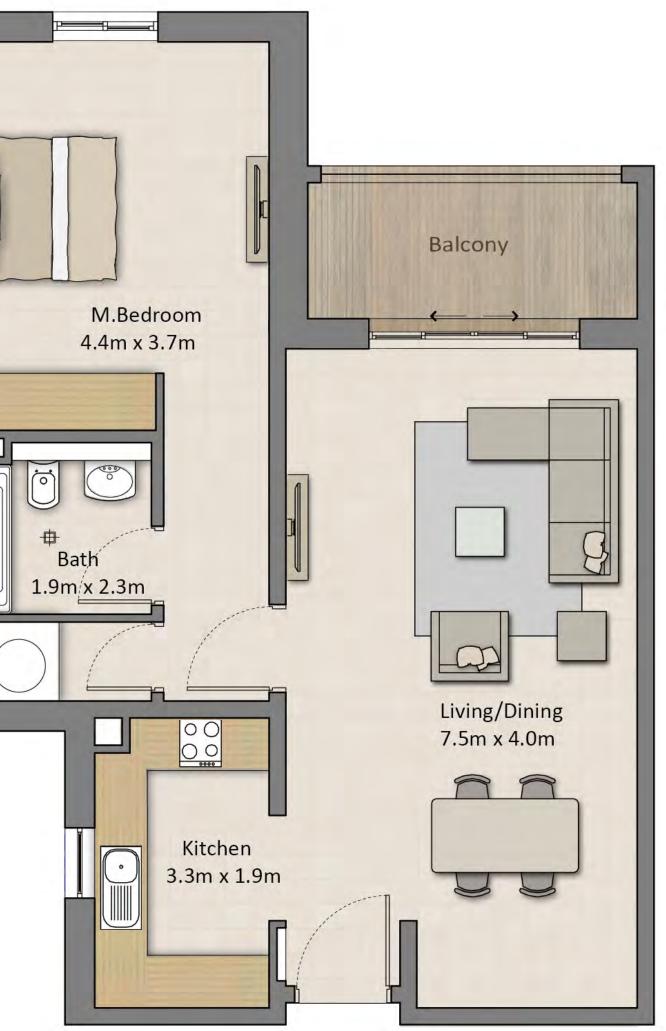
1		1	
	SQM	SQFT	
Unit Area	73	786	
Balcony Area	6	64	
Total Area	79	850	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



Disclaimer



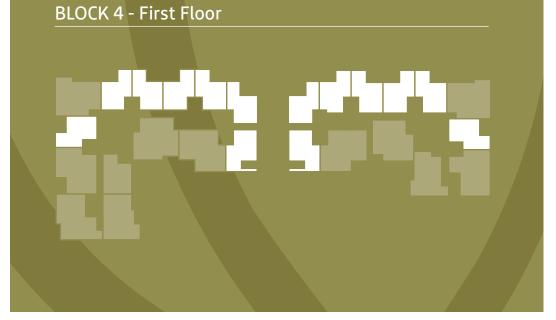




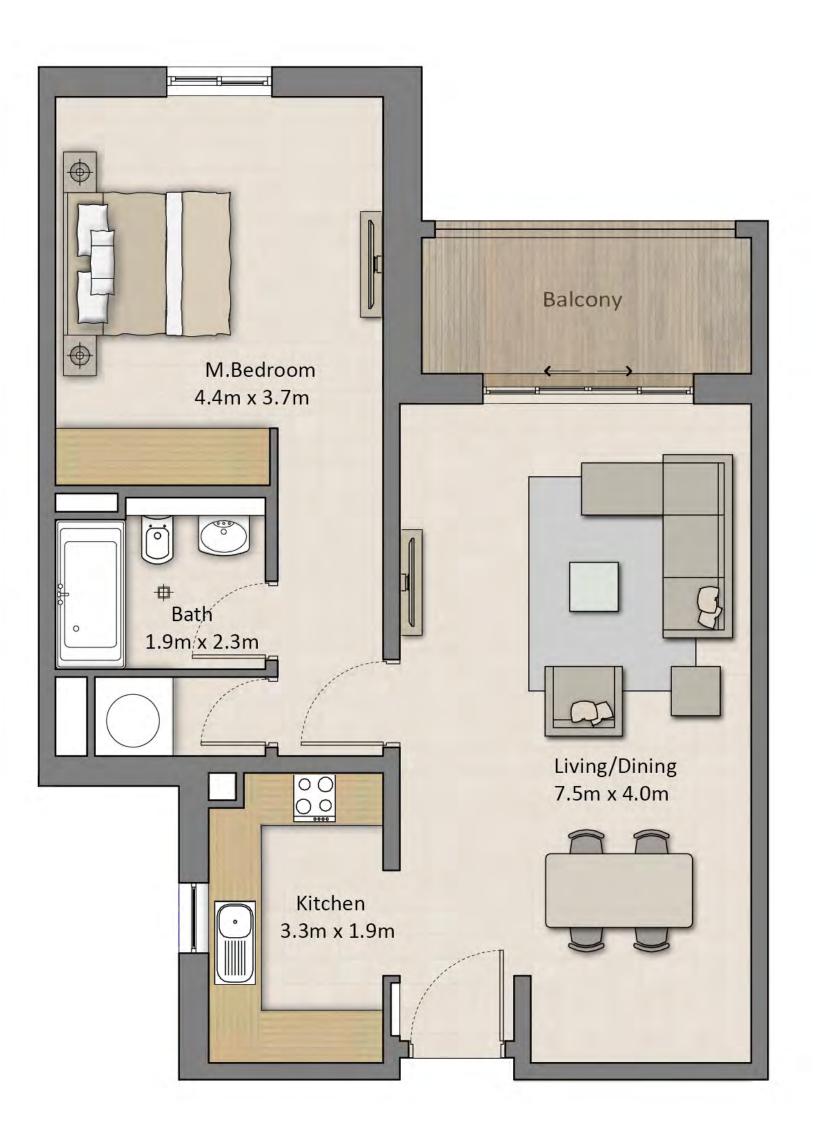


1		1 1	
	SQM	SQFT	
Unit Area	73	786	
Balcony Area	6	64	
Total Area	79	850	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



Disclaimer

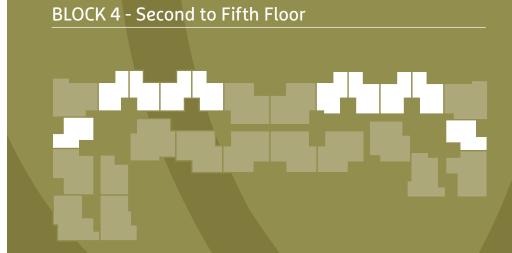






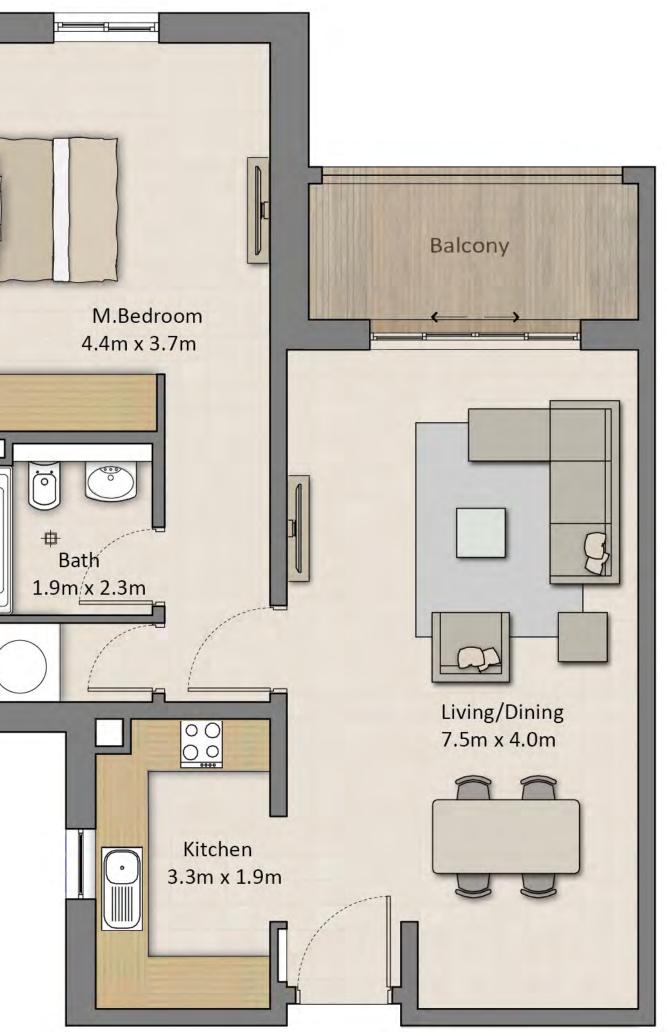
1		1	, ☐ (Ⅲ) 1
	SQM	SQFT	
Unit Area	73	786	
Balcony Area	6	64	
Total Area	79	850	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



Disclaimer





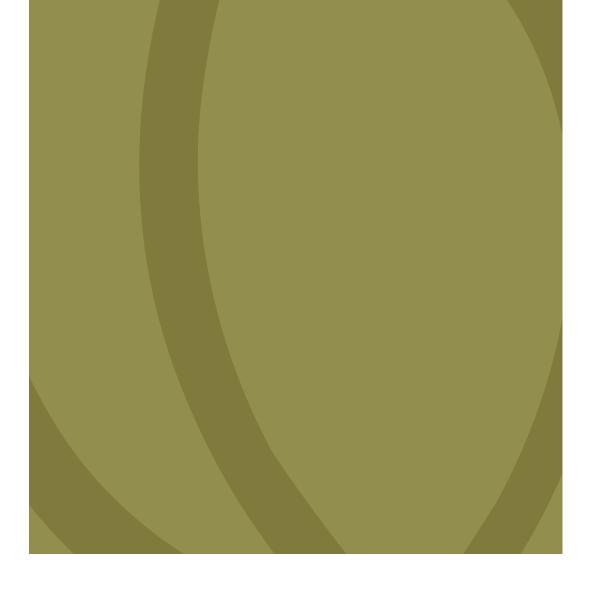


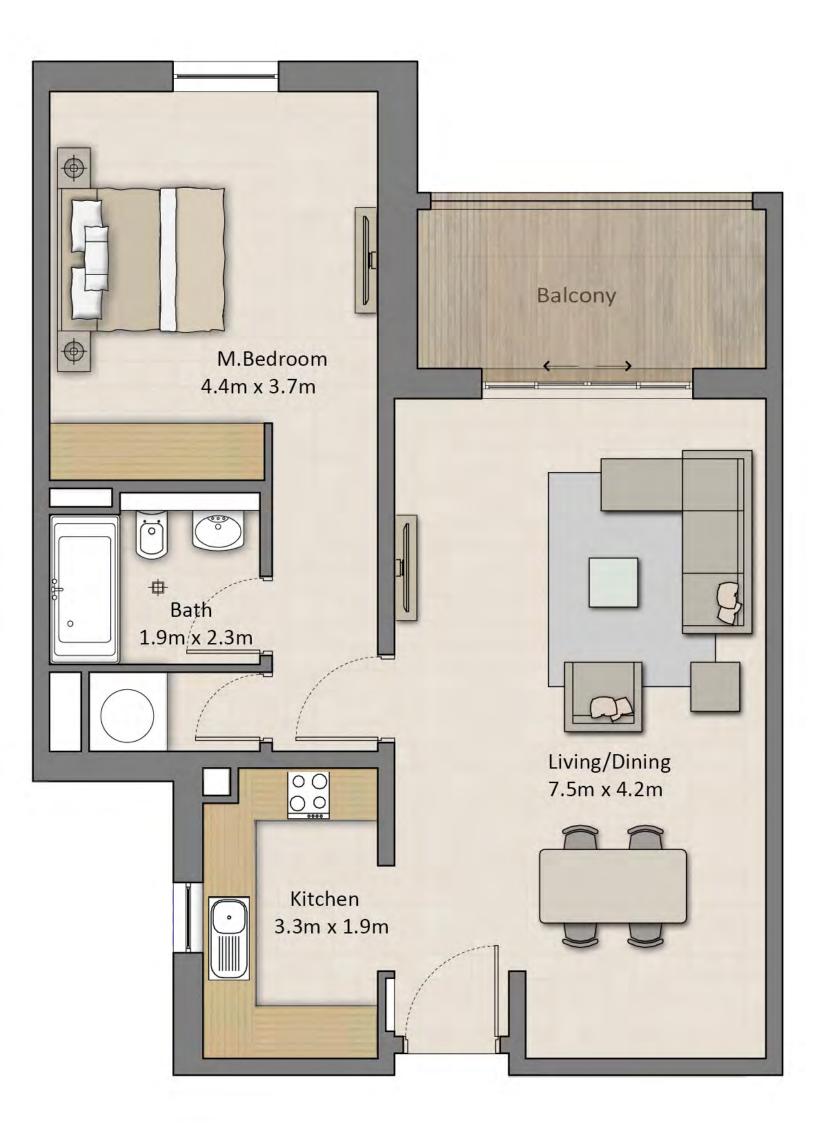


# 1 BEDROOM UNIT TYPE A09-A

1		1	, ☐ (Ⅲ)) 1
	SQM	SQFT	
Unit Area	76	818	
Balcony Area	7	75	
Total Area	83	893	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





### Disclaimer

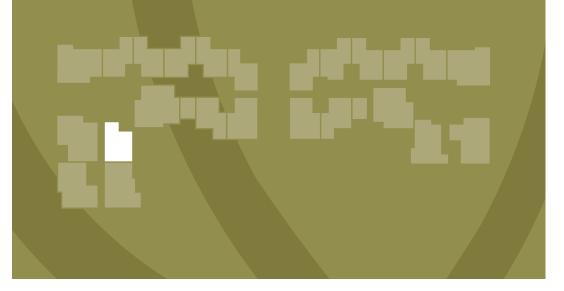




1		1	
	SQM	SQFT	
Unit Area	75	807	
Balcony Area	6	64	
Total Area	81	871	

Actual balcony area may vary. Floor plans are for illustrative purposes only.







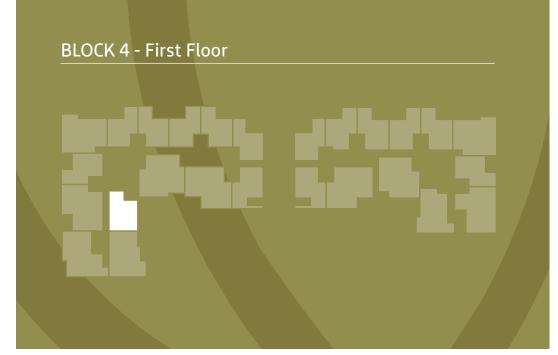
### Disclaimer





1		1 1	
	SQM	SQFT	
Unit Area	75	807	
Balcony Area	6	64	
Total Area	81	871	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





### Disclaimer





1	1	1 1	
	SQM	SQFT	
Unit Area	75	807	
Balcony Area	6	64	
Total Area	81	871	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

### BLOCK 4 - Second to Fifth Floor





### Disclaimer

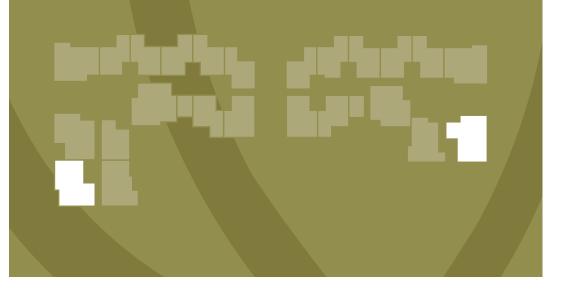




1	1	1	
	SQM	SQFT	
Unit Area	78	840	
Balcony Area	32	344	
Total Area	110	1,184	

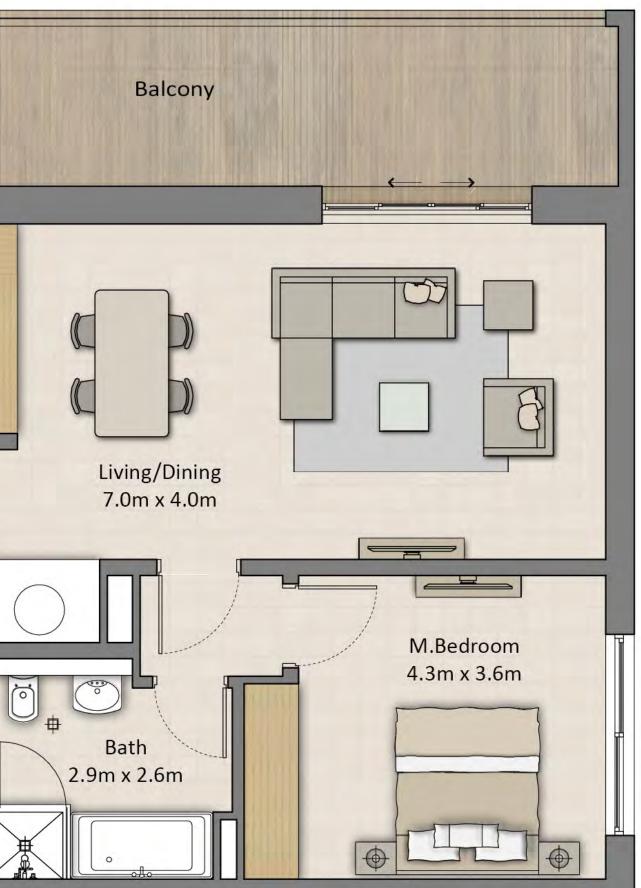
Actual balcony area may vary. Floor plans are for illustrative purposes only.





Kitchen 3.0m x 2.5m

### Disclaimer

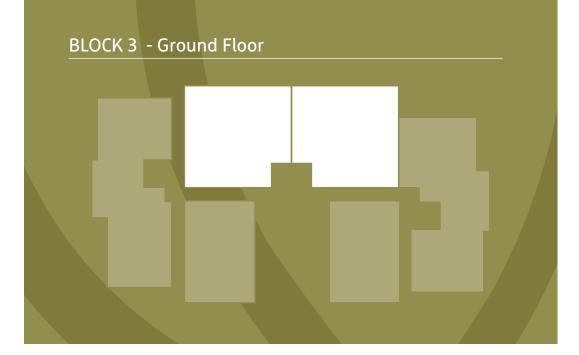






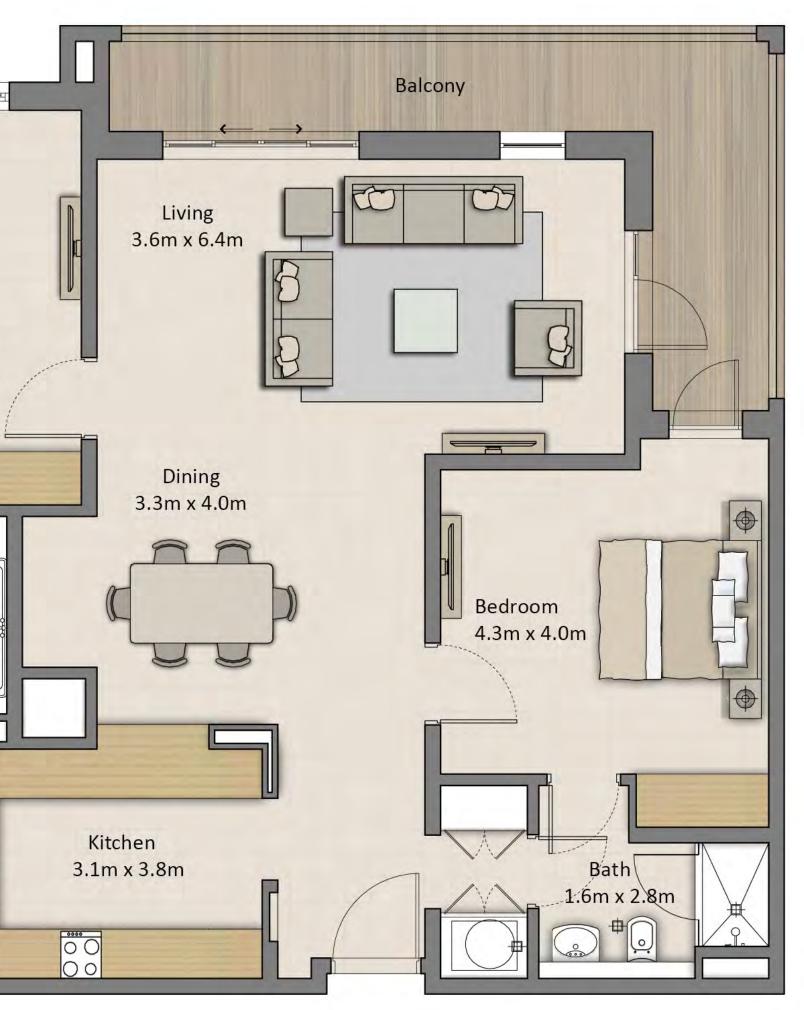
2	2	1	
	SQM	SQFT	
Unit Area	123	1,324	
Balcony Area	14	150	
Total Area	137	1,474	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



M.Bedroom 4.8m x 4.0m Bath ) 2.7m x 3.1m 0 0 000 000

### Disclaimer

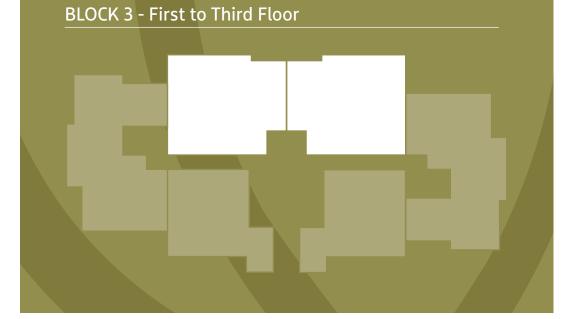






2	2	<b>1</b>	
	SQM	SQFT	
Unit Area	123	1,324	
Balcony Area	14	150	
Total Area	137	1,474	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



M.Bedroom 4.8m x 4.0m Bath ) 2.7m x 3.1m 0 0 000 000

### Disclaimer





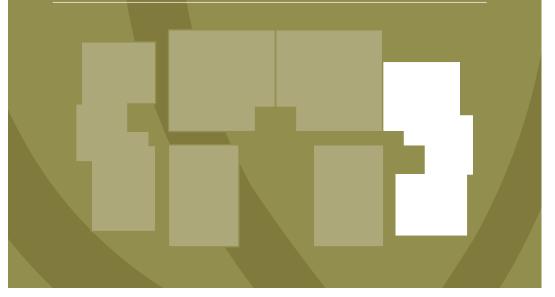


2	3	1	
	SQM	SQFT	
Unit Area	153	1,646	
Balcony Area	34	365	
Total Area	187	2,011	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



### BLOCK 3 - Ground Floor



### Disclaimer



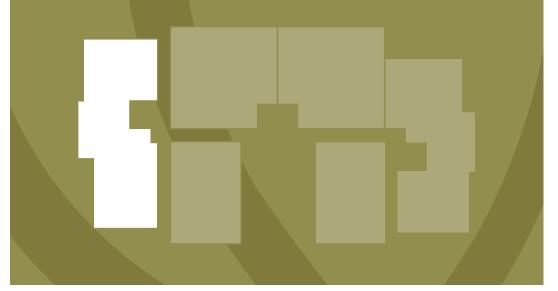


2	3	1	
	SQM	SQFT	
Unit Area	153	1,647	
Balcony Area	37	398	
Total Area	190	2,045	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



### BLOCK 3 - Ground Floor



### Disclaimer

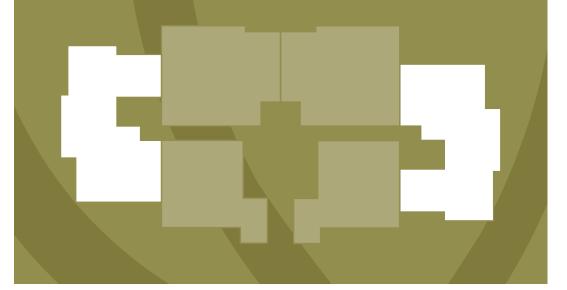




2	3	1	, ☐ (Ⅲ1) 1
	SQM	SQFT	
Unit Area	156	1,679	
Balcony Area	8	86	
Total Area	164	1,765	

Actual balcony area may vary. Floor plans are for illustrative purposes only.







### Disclaimer





2	3	1	
	SQM	SQFT	
Unit Area	148	1,593	
Balcony Area	10	107	
Total Area	158	1,700	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





### Disclaimer

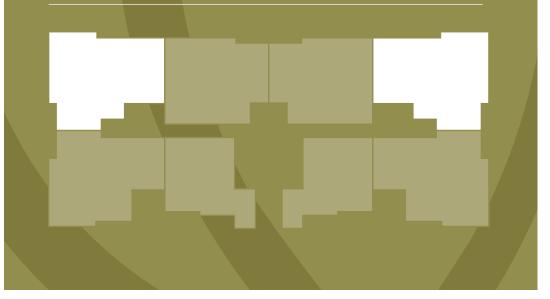




2	3	<b>1</b>	
	SQM	SQFT	
Unit Area	148	1,593	
Balcony Area	10	107	
Total Area	158	1,700	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

### BLOCK 1 & 2 - First to Third Floor





### Disclaimer

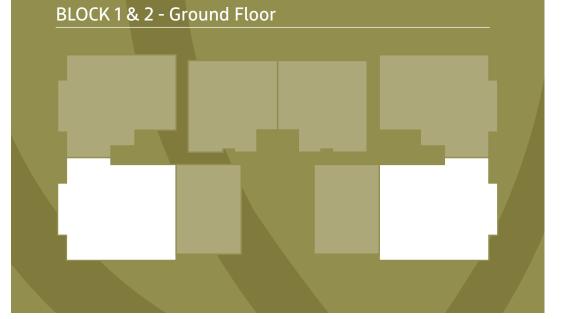


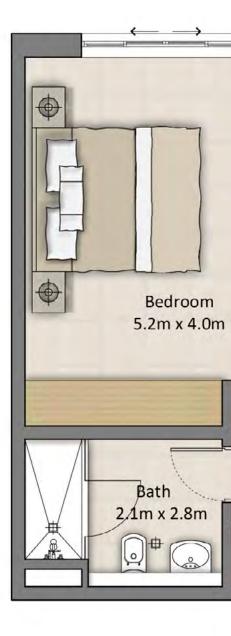




2	3	1	, ☐ (Ⅲ) 1
	SQM	SQFT	
Unit Area	147	1,582	
Balcony Area	8	86	
Total Area	155	1,668	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





### Disclaimer



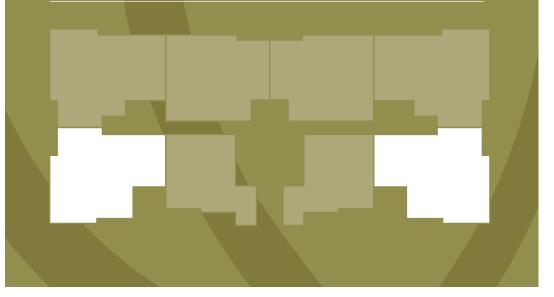




2	3	1	, ☐ (Ⅲ1) 1
	SQM	SQFT	
Unit Area	147	1,582	
Balcony Area	8	86	
Total Area	155	1,668	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

### BLOCK 1 & 2 - First to Third Floor





### Disclaimer

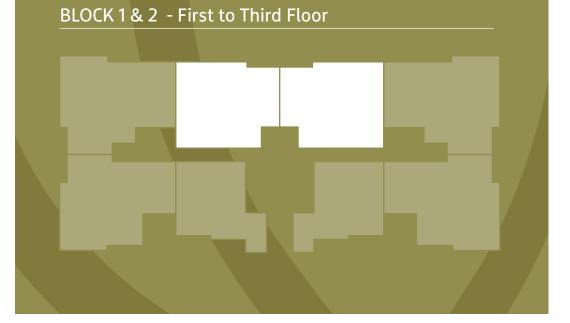


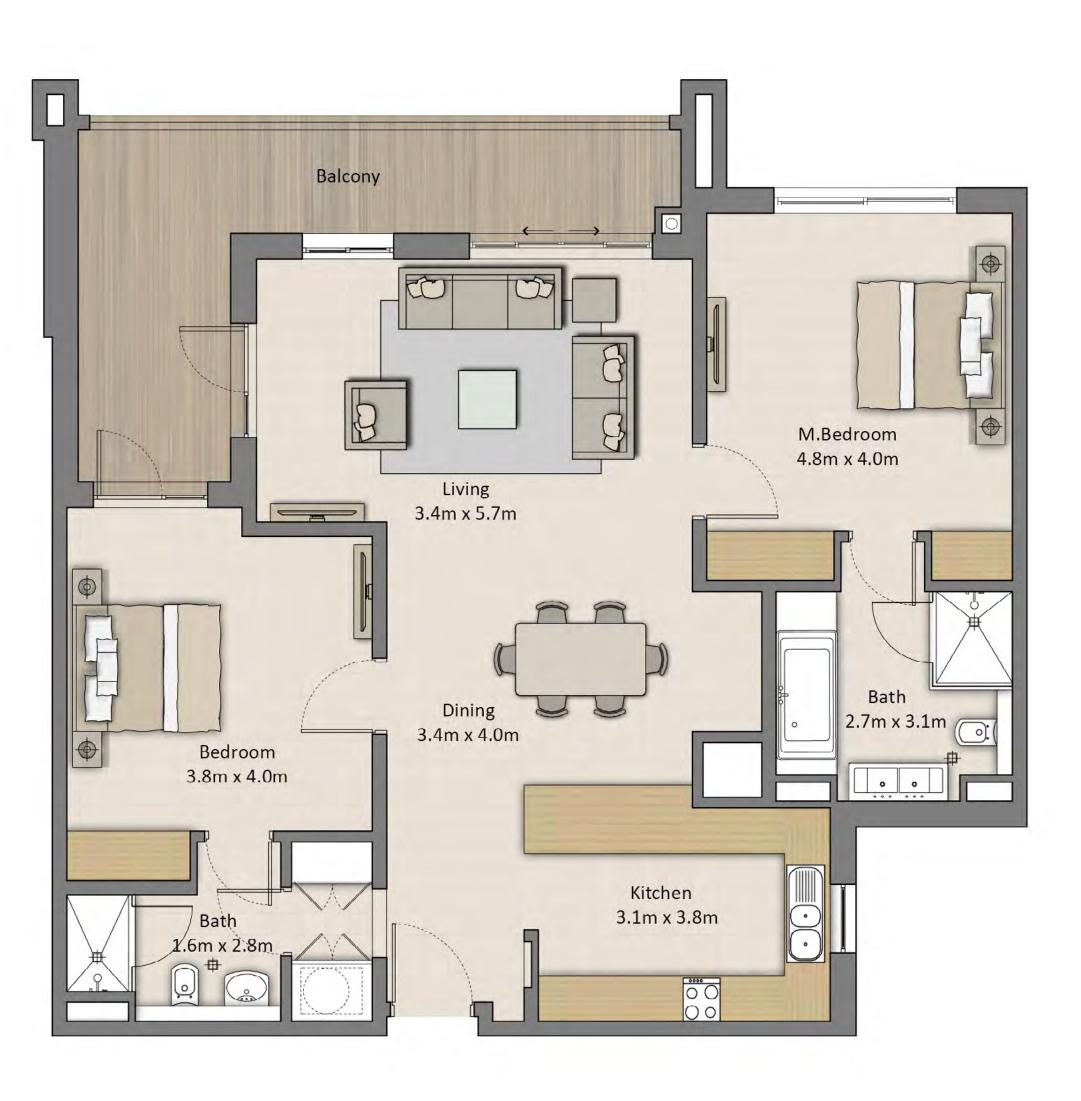




2	2	1	
	SQM	SQFT	
Unit Area	122	1,313	
Balcony Area	21	226	
Total Area	143	1,539	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





### Disclaimer

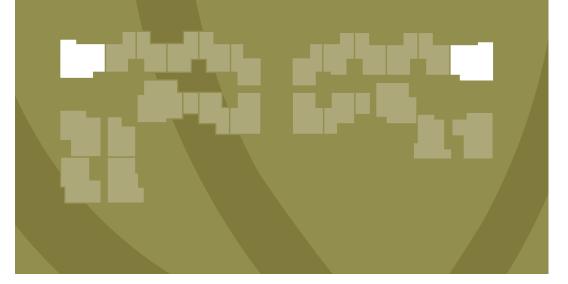


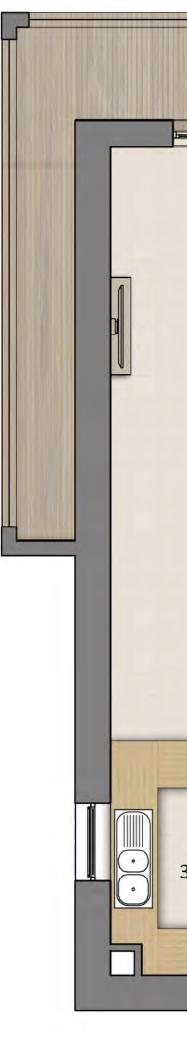


2	2	1	
	SQM	SQFT	
Unit Area	119	1,281	
Balcony Area	24	258	
Total Area	143	1,539	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

BLOCK 4 - Ground Floor





#### Disclaimer





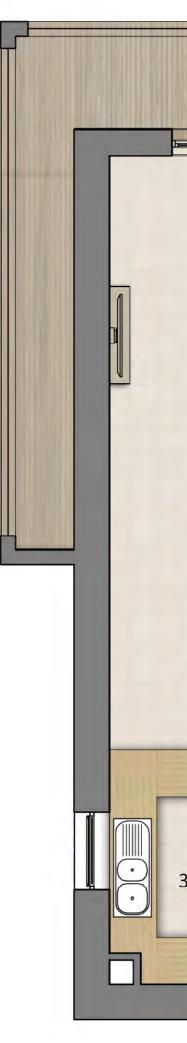


2	2	1	
	SQM	SQFT	
Unit Area	119	1,281	
Balcony Area	24	258	
Total Area	143	1,539	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

BLOCK 4 - First Floor





#### Disclaimer







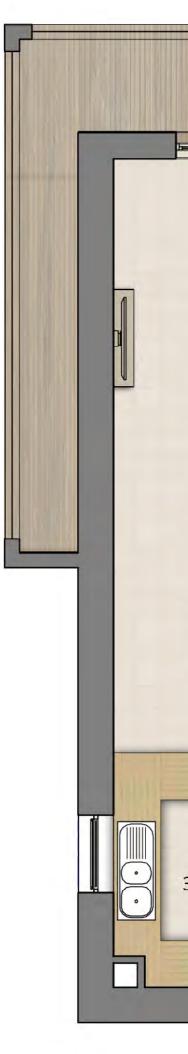


2	2	1	
	SQM	SQFT	
Unit Area	119	1,281	
Balcony Area	24	258	
Total Area	143	1,539	

Actual balcony area may vary. Floor plans are for illustrative purposes only.

#### BLOCK 4 - Second to Fifth Floor





#### Disclaimer



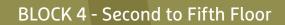


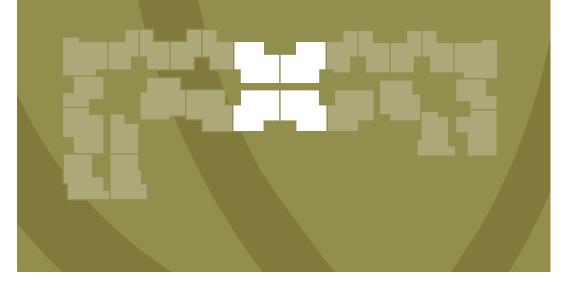




2	2	1	
	SQM	SQFT	
Unit Area	120	1,291	
Balcony Area	8	86	
Total Area	128	1,377	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





Balcony M.Bedroom 4.4m x 3.7m Bath 2.8m x 3.3m 申

#### Disclaimer



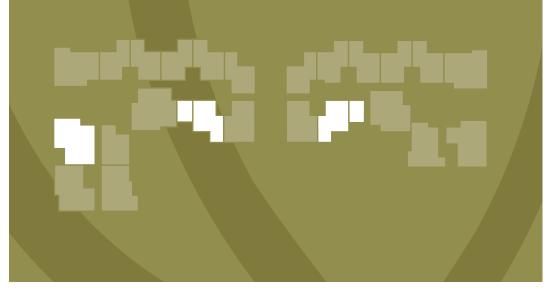




2	2	1	
	SQM	SQFT	
Unit Area	122	1,313	
Balcony Area	11	118	
Total Area	133	1,431	

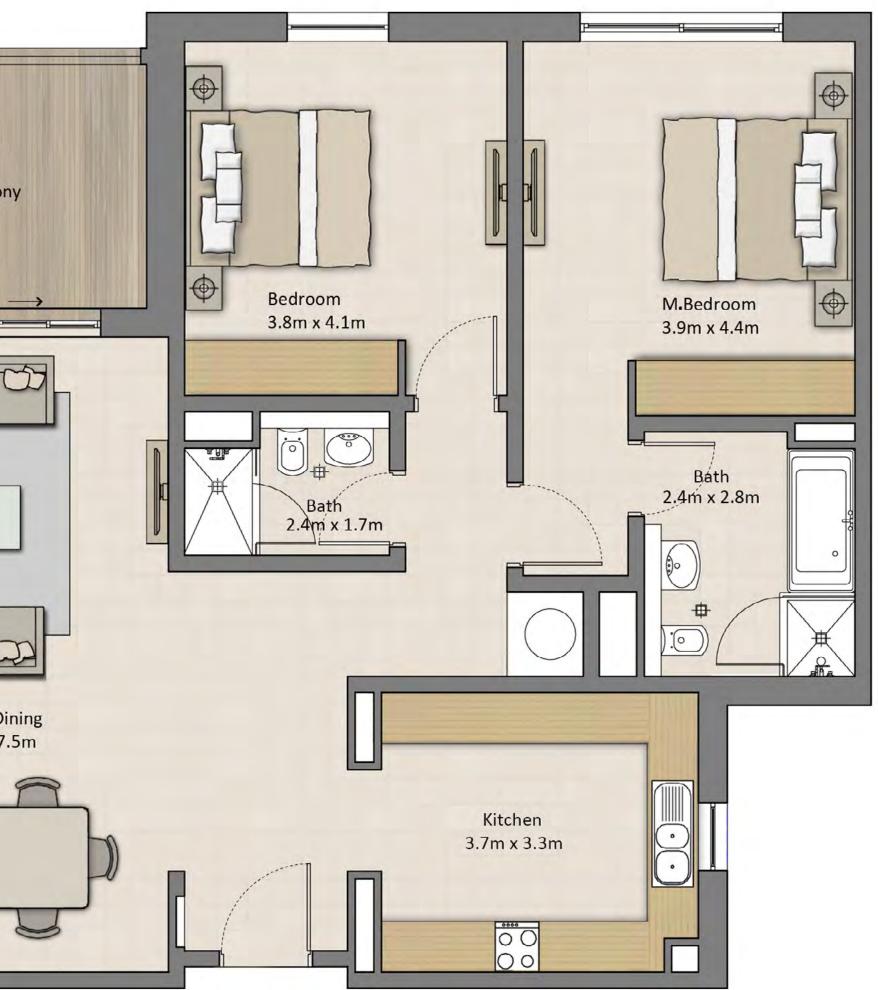
Actual balcony area may vary. Floor plans are for illustrative purposes only.





Balcony 9 Living/Dining 4.0m x 7.5m

#### Disclaimer



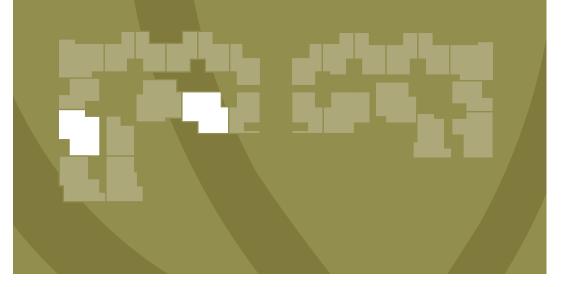




2	2	1	
	SQM	SQFT	
Unit Area	122	1,313	
Balcony Area	11	118	
Total Area	133	1,431	

Actual balcony area may vary. Floor plans are for illustrative purposes only.







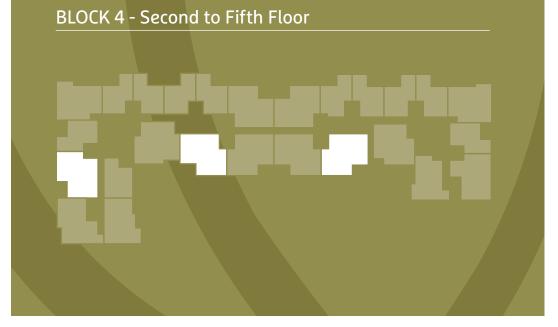
#### Disclaimer





2	2	1	
	SQM	SQFT	
Unit Area	122	1,313	
Balcony Area	11	118	
Total Area	133	1,431	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





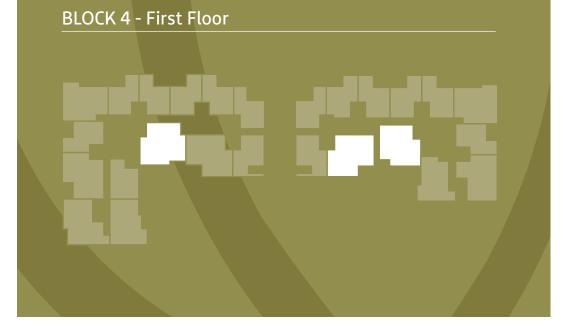
#### Disclaimer



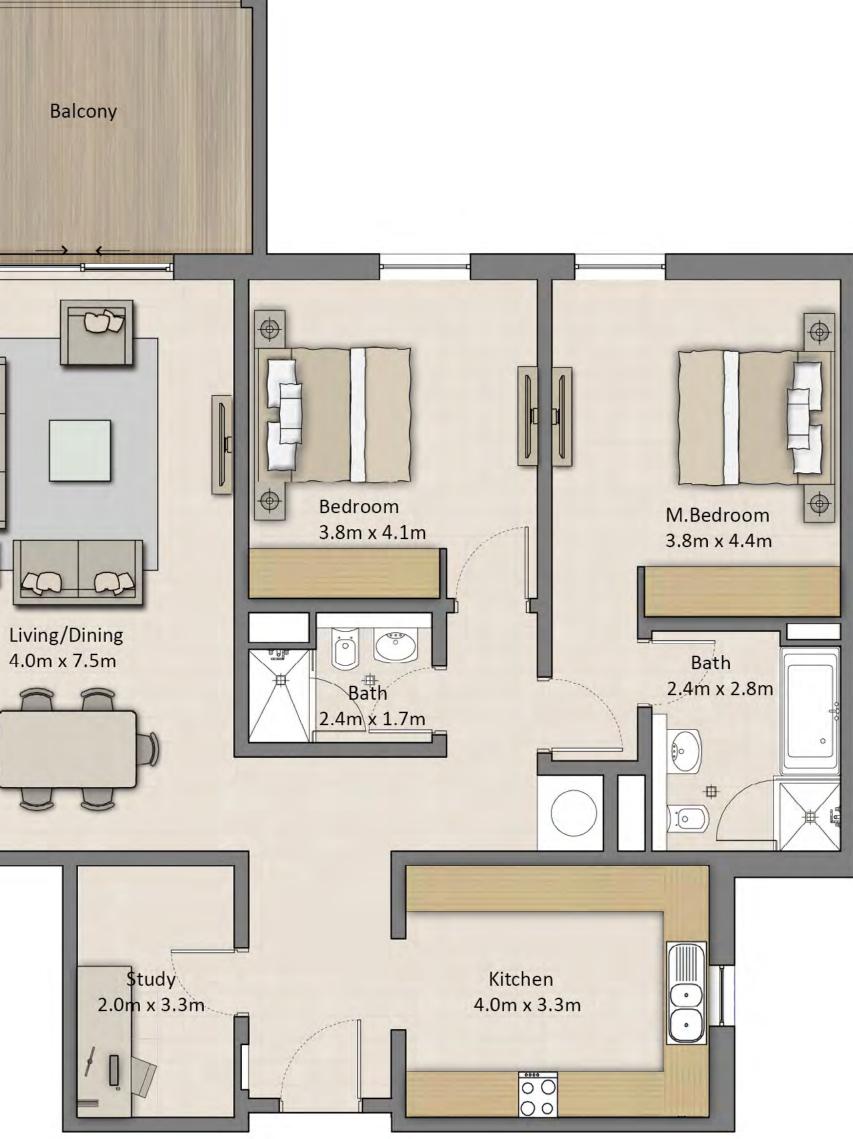


2	2	1	
	SQM	SQFT	
Unit Area	128	1,377	
Balcony Area	14	150	
Total Area	142	1,528	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



#### Disclaimer

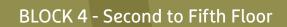


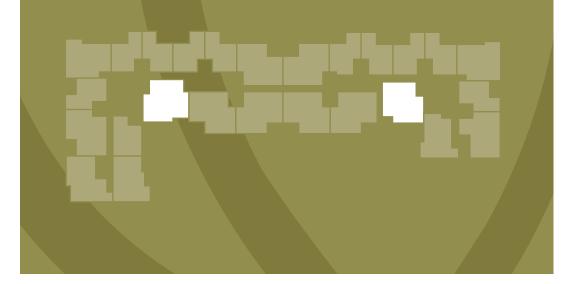




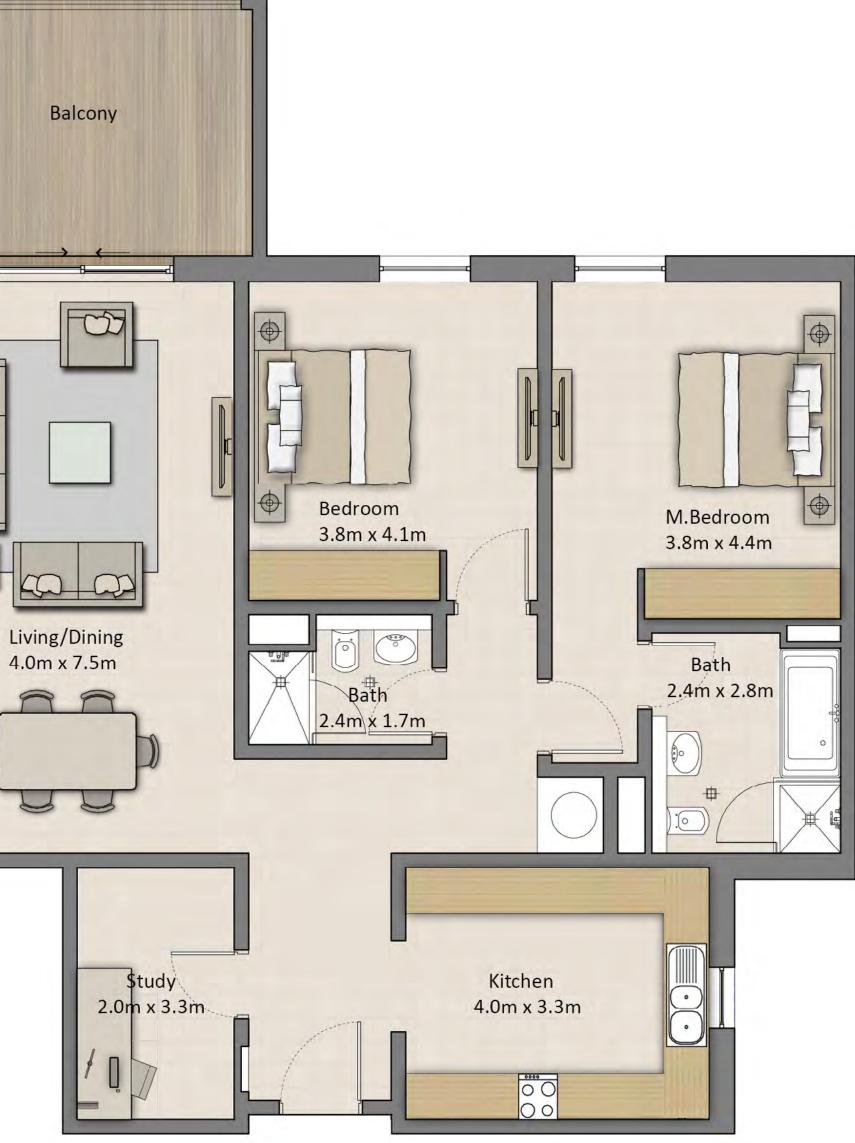
2	2	1	,, (Ⅲ) 1
	SQM	SQFT	
Unit Area	128	1,377	
Balcony Area	14	150	
Total Area	142	1,528	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





#### Disclaimer

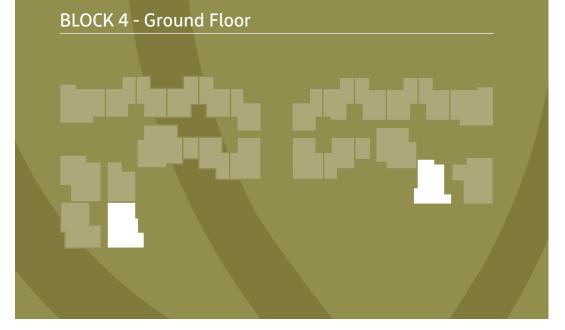






2	2	1	
	SQM	SQFT	
Unit Area	110	1,184	
Balcony Area	19	204	
Total Area	129	1,388	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





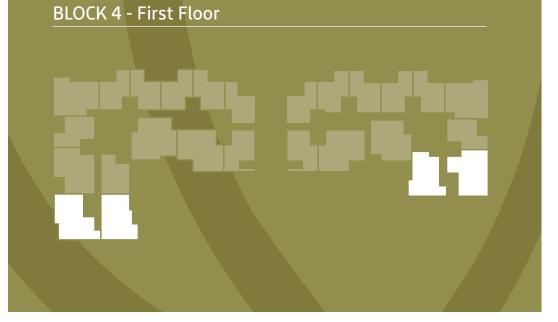
#### Disclaimer





2	2	1	
	SQM	SQFT	
Unit Area	110	1,184	
Balcony Area	19	204	
Total Area	129	1,388	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



M.Bedroom 3.8m x 4.2m

#### Disclaimer

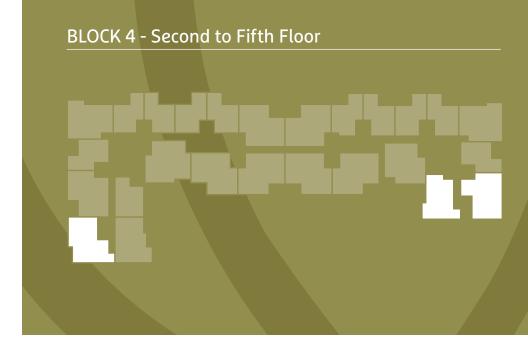






2	2	1	
	SQM	SQFT	
Unit Area	110	1,184	
Balcony Area	19	204	
Total Area	129	1,388	

Actual balcony area may vary. Floor plans are for illustrative purposes only.





#### Disclaimer





### 2 BEDROOM UNIT TYPE B24-A

2	2	1	
	SQM	SQFT	
Unit Area	107	1,151	
Balcony Area	17	183	
Total Area	124	1,334	

Actual balcony area may vary. Floor plans are for illustrative purposes only.



#### Disclaimer









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).

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### ماجدالـفطـيم MAJID AL FUTTAIM

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.