







ZUNAIRAH  
THE ESSENCE OF PARADISE

A SENSUOUS HAVEN  
OF UNEQUALLED LUXURY

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Steeped in tradition yet modern in outlook, Oman is the essence of a Middle Eastern country that has emerged from history as a forward thinking and culturally diverse nation. The Sultanate is both romantic and timeless offering its residents every opportunity to embrace the twenty first century without compromising the riches of a more traditional way of life.

It has been described as the jewel of Arabia and with good reason. Much of its dramatic coastline remains untouched with majestic mountains soaring from the arid interior regions right down to the sea.

The Sea of Oman teems with all manners of sea life and turtles choose to nest in vast numbers on the quiet pristine beaches.

The Wahiba Sands offer the chance of fairy tale desert adventures and the Boswellia trees of the Dhofar region yield an abundance of frankincense. In this land there is something for everyone.

Muscat, Oman's capital city, is the cosmopolitan hub of the country. With a population of nearly two million people, it boasts the beautiful Sultan Qaboos Grand Mosque and a jaw dropping, state of the art opera house that has contributed enormously to the cultural life of its residents.

Traditional souqs successfully co-exist with modern shopping malls and the city hosts an array of world-class hotels. Commercial life is vibrant as Muscat attracts a growing number of international companies and the economy grows more robust year by year.

Most remarkable about Oman is the warmth of its people. Their natural smiles and words of welcome embody what it means to be hospitable. Living in Oman is a truly rewarding experience and it soon becomes clear why many people who visit this ancient land choose to stay a little longer.



THE SULTANATE OF OMAN  
IT HOLDS OUR HEARTS

WHERE WILL YOUR SENSES TAKE YOU?





## OMAN'S LIFESTYLE DESTINATION: THE WAVE MUSCAT

The Wave Muscat continues to evolve as Oman's leading lifestyle destination. The waterfront development combines an authentic Omani architectural theme with contemporary modern interpretations in its designs. Understated luxury, inspirational indoor living spaces and safe integrated outdoor parks and community facilities provide an idyllic haven from city life.

More than 4,000 contemporary properties make up our thriving community, already home to over 3,000 people from 63 different nationalities. The award winning Almouj Marina, Signature Greg Norman Almouj Golf course, destination dining and convenience shopping at The Walk and world renowned hotels such as the five star Kempinski opening in 2016 all add to the vibrancy of living at The Wave and all just ten minutes from the new Muscat international airport.







● Completed  
 ● Under Construction  
 ● Future Development  
 ● Zunairah

# THE WAVE, MUSCAT MASTERPLAN



Sultanate of Oman





مرسى الموج  
ALMOUJ MARINA  
THE WAVE MUSCAT • OMAN

## ALMOUJ MARINA A WORLD CLASS LOCATION 23°37'55"N 58°16'03"E

At the heart of The Wave, Muscat, Almouj Marina is undoubtedly the premier marina facility and flagship yachting and sailing destination in Oman. It provides trendsetting eco-friendly facilities and understated luxury, complemented by a focus on warm Omani hospitality. Almouj Marina is the only real choice for the discerning yacht owner and residents of Zunairah.





الموج للجولف  
ALMOUJ GOLF  
THE WAVE MUSCAT • OMAN

## ALMOUJ GOLF PGA CHAMPIONSHIP GOLFING EXPERIENCE

Inspired by Oman. Designed by Greg Norman

Spread over 60ha along 4km of beachfront and conveniently located next to the most prime Zunairah plots, Almouj Golf is the Sultanate's first links course and rated number 4 in the whole Middle east. Bordered by the Sea of Oman on one side and framed by the stunning backdrop of the Hajar Mountains, the 7,342 yards long, 18-hole Championship course offers amateurs and professionals a challenging, yet rewarding, golfing experience.

Complementing the world class PGA experience are exemplary facilities including a state of the art teaching academy, a floodlit par 3 nine-hole course and driving range, pro shop, and popular restaurant as well as the oceanfront events venue Al Majlis.







# الممشى The Walk

## THE WALK A VIBRANT SOCIAL HUB

Established along the marina and accessed directly from the main entry boulevard, The Walk has established itself as the social hub of The Wave Muscat. Everyday convenience shopping is integrated with street side alfresco cafes, restaurants and a health and well-being precinct and office space.

The main marina Piazza is the vibrant hub for the whole community welcoming residents and visitors alike.





## DESIGNED TO EVOKE YOUR SENSE OF PARADISE

Oman's lifestyle destination is proud to introduce Zunairah: The Essence of Paradise, a collection of the most enviable villas ever released in Oman.

In mythology, Zunairah was the flower found only in Paradise. Its exquisite fragrance so rare that only a very few ever experienced it.

To say that the Zunairah Collection will be the most prestigious new villas in the Sultanate is the unequivocal truth.

Only a limited number of these villas will be available and you are invited to be one of the select few to own one or to choose a cluster of villas for your whole family. Designed to evoke a sense of paradise, Zunairah will offer unparalleled elegance and exclusivity.

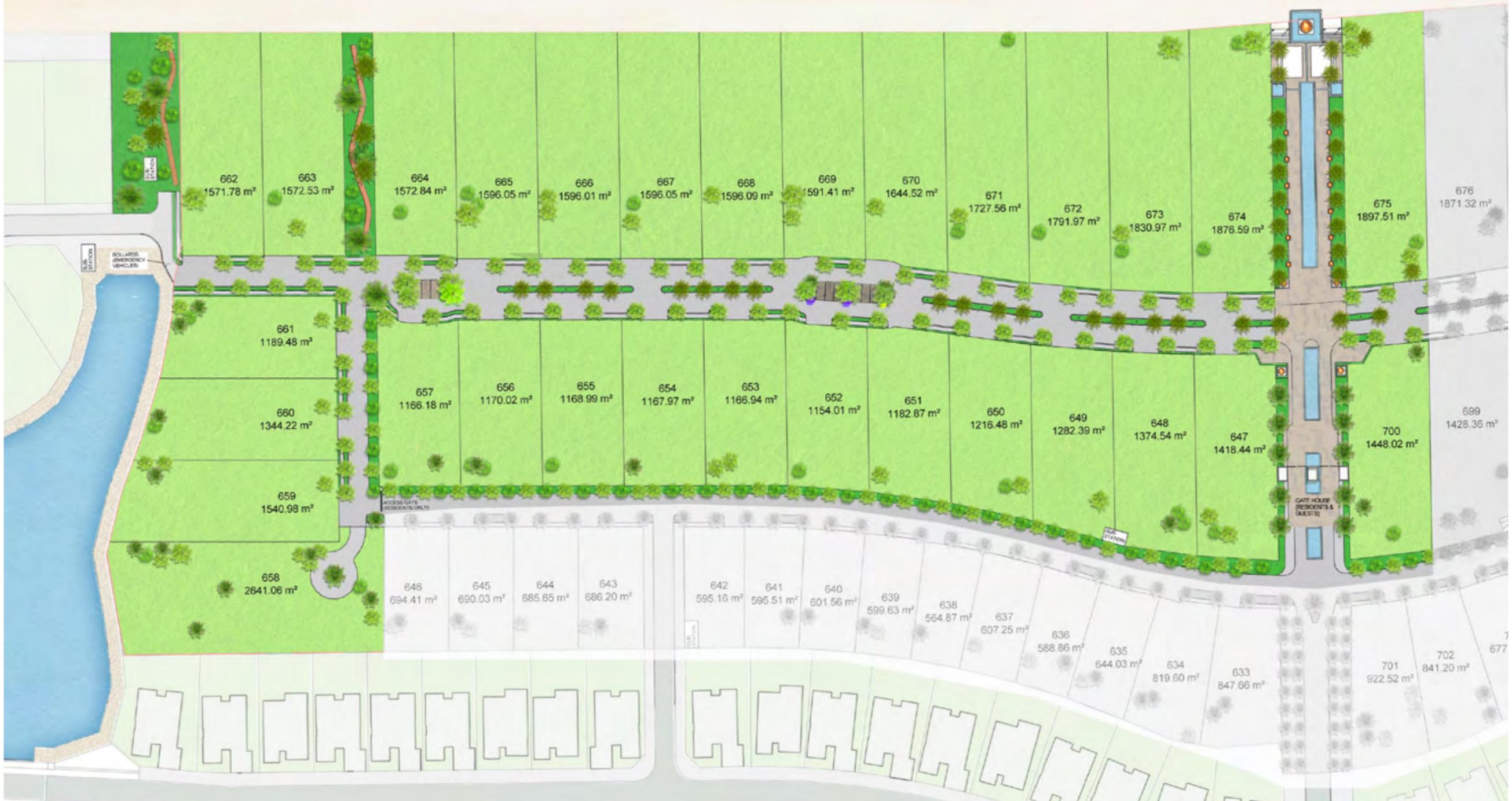
Internationally renowned architects vied to be a part of this collection and we have selected the very best to offer you individual villa designs. Each follows a distinctive brief to deliver a contemporary appeal, privacy and luxury. Zunairah has been created with you in mind.







# PHASE 1



# PHASE 2





# ZUNAIRAH

Bedrooms: 6 • Maids: 2 • Parking 3 up to 7  
Plot Area: Starting from 1,080m<sup>2</sup>  
Gross External Area: 900m<sup>2</sup>

As you approach the private entry of the Zunairah 1, an elevated, double height entry foyer, with adjoining majlis, draws you inside. As you enter, the expansive interior unfolds itself in front of you, the glass ceiling softly filtering the light with sublime water views drawing you inside the villa. The guest and gentlemen's office area are located to the front of the villa and separated from the living areas by intimate landscaped courtyards, seamlessly blending indoor and outdoor spaces.

The kitchen and family lounge areas flow to the sunken outdoor seating space, which is enveloped by a central infinity pool. The private ensuited bedrooms are located on the first floor, connected via a series of bridges, to provide privacy throughout and not to obstruct the playful flow of light filtering through a contemporary palm frond roof. The master suite enjoys panoramic views, having its own indoor/outdoor spa or alfresco seating area for ultimate relaxation and tranquillity.



~ Living Area ~



~ Master Bedroom~



# GROUND FLOOR PLAN



## 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.

# FIRST FLOOR PLAN



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~ Bathroom Option 1 ~



~ Bathroom Option 2 ~

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# ZUNAIRAH

Bedrooms: 6 • Maids: 2 • Parking 7 up to 15  
Plot Area: Starting from 1,560m<sup>2</sup>  
Gross External Area: 1,850m<sup>2</sup>

Zunairah 2 offers the ultimate in luxury living. The ocean, the beaches, yachts and The Wave Muscat itself inspire the design of this villa. All living spaces offer extensive views of the water and the courtyards blend the landscaping and water features inside the property, striking a perfect balance between indoor and outdoor living. This provides an atmosphere of tranquillity and calm.

Carefully selected colours ensure a harmonious and natural feel and are incorporated into an exclusive, elegant and clean design. The linear shape of the villa provides its owner with unobstructed views, while naturally giving a sense of enclosure and privacy. Each villa has a spacious rooftop master bedroom with chillax seating area and outdoor terrace.

Subtle transitions from green courtyards to living spaces ensure that rooms become increasingly private the further you enter the villa. The elegant multi-level interiors are designed as a contemporary family villa, blending different textures and subtle tones to create a sophisticated fusion of traditional Arabic and modern design elements.



~ Master Bedroom ~



~ Dining ~



# BASEMENT FLOOR PLAN



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## SECOND FLOOR PLAN



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~ Bathroom Option 1 ~



~ Bathroom Option 2 ~



~ Bathroom Option 3 ~



~ Bathroom Option 4 ~





# ZUNAIRAH

Bedrooms: 7 • Maids: 2 • Parking 3  
Plot Area: Starting from 2,641m<sup>2</sup>  
Gross External Area: Starting from 2,100m<sup>2</sup>

The concept for Zunairah 5 maximizes privacy and the view of the horizon. The Zunairah 5 is based on the idea of opening and fragmenting a dramatic volume intercepted by light and space to form a U shaped villa that maximizes external views and creates shaded areas, voids and terraces that evokes privacy and intimacy.

The villa consists of transitional building elements from natural stones to timber and white wash walls creating an authentic yet contemporary feeling. The private internal spaces connect with a seamless fluidity as nature intended generating a series of diagonal perspectives, transparencies, panoramic views and visual impacts between the exterior and the interior.



~ Living Area ~



~ Interior ~



# GROUND FLOOR PLAN



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To book an appointment to learn more about Zunairah,  
please email [zunairah@thewavemuscat.com](mailto:zunairah@thewavemuscat.com)



The Wave, Muscat is a joint venture between Waterfront Investments S.A.O.C., which represents the Government of Oman, National Investment Development Company (Omani Pension Funds) and the U.A.E-based Majid Al-Futtaim Properties.

The Government of Oman, in keeping with its Vision 2020 strategy, aims to provide a modern tourism infrastructure for the Sultanate, while Omani Pension Funds view the development as a sound long-term investment.

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 utilise high-end materials combined with the latest developments in modern technology.



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All areas are indicative only. The Plot Areas will depend on the final dimensions of the individual sites. The BUA areas are assumed to be Gross External Areas (e.g. measured to the outside wall and include any garages, basements, covered terraces and uncovered balconies). All internal dimensions are assumed to be to structural elements (e.g. excludes wall finishes and construction tolerances). All information has been provided by our consultant architects in good faith. Actual areas may vary and drawings are not to scale and should not be relied upon. All drawings, images, specifications and materials shown are for illustrative purposes only. The developer reserves the right to make revisions at any time.



