

AMAZI
HAWANA SALALAH



PRIVATE LIVING, NATURALLY SERENE

Inspired by the natural beauty of Oman's Wadis and the calming shores of the Indian Ocean, Amazi is the perfect year-round home away from home.

A cool, lush green haven during Khareef, and a warm white-sand waterfront escape during the European winter, Amazi is truly amazing.

Peace and tranquillity, joy and relaxation. Moments shared with family and loved ones. Time away from responsibility. The opportunity to make new friends and reconnect with old ones. An invitation to explore and be adventurous, and to rest and revitalise.

Set within Oman's beautiful Salalah region, and the masterpiece of Hawana Salalah, Amazi is sublime serenity in the heart of an Arabian paradise.





OMAN THE ESSENCE OF ARABIA

Oman has long-enjoyed political and economic stability. In the last few decades, the Sultanate has grown exponentially offering a rich variety of tourism, unrivalled business opportunities as well as safety and security for families and individuals alike.

Oman's reputation is built upon its warm Arabian hospitality, breathtaking natural beauty, and rich historical heritage. It offers a serene sanctuary for relaxation, unforgettable adventures, and limitless opportunities for exploration, whatever travellers may seek.

As the oldest independent state in the Arab World, Oman equally embraces modernisation and progress while preserving and celebrating the core of its culture and heritage.



DISCOVER SALALAH, DISCOVER NATURE

Salalah in the southern Governorate of Dhofar is known as the Land of Frankincense. The diverse natural terrain and mild tropical climate, makes it a destination like no other in the region.

Salalah is blessed with calm indigo waters and pristine white beaches lined with coconut palms. For desert lovers, the Empty Quarter is ideal for exploration and adventure. During Khareef, the seasonal monsoon transforms the surrounding landscape into a refreshing green paradise with awe-inspiring waterfalls.

From lush green wadis and beautiful white sandy beaches to ancient forts and museums, Salalah offers a look at Oman's history and an invitation to become a part of its future.



HAWANA SALALAH
OMAN

SUN KISSED BEACHES, RAIN-FORESTED MOUNTAINS

As one of the country's most ambitious projects, Hawana Salalah, a short 35 minutes drive from Salalah International Airport, has no precedents. A multi-faceted destination that boasts stunning beauty, boundless opportunities (in life and in business), an already mature and thriving community with exceptional experiences.

Contoured by 7 km of pristine white sand beach and surrounded by the welcoming embrace of lush verdant mountains, Hawana Salalah is a year round paradise, within the natural sanctuary of Salalah.





13.6
Mil. Sqm

170
Berth marina

7 KM
white sandy beaches

1,200+
Hotel rooms to date

30+
Restaurants & cafés

65,600 M²
Aquapark

- 1 Fanar Views
- 2 Azure by Laguna Gardens
- 3 Forest Island
- 4 Laguna Gardens
- 5 Hawana Lagoons
- 6 Salalah Rotana Resort
- 7 Juweira Boutique Hotel
- 8 Fanar Hotel & Residences
- 9 Marina Bay Apartments
- 10 Hawana Salalah Marina
- 11 Hawana Aquapark
- 12 Souly Lodge
- 13 Amazi

HAWANA MARINA HAWANA SALALAH

LEISURE FOR ALL TO ENJOY

Connected by tranquil waterways, Hawana Salalah's 170-berth inland marina is the natural heart of this community and the first and only yacht haven in the south of Oman. The waters around the state-of-the-art marina are perfect for exploring by boat. The fishing is excellent, there are countless secluded inlets to anchor off, and the coast is sprinkled with fascinating historic local villages like Mirbat, once a frankincense trading hub.

HAWANA AQUAPARK HAWANA SALALAH

SPLASHY FUN

A relaxing refuge as well as an exciting day out, the Hawana Aquapark, Oman's first aqua park, is the ideal place to cool down and enjoy an aqua adventure unlike any other in the Sultanate. The aqua park is home to a host of activities, including slides, a toddlers' pool, sliding swimming pools, wave pools, a main tower and its own dedicated food court.

- 65,000 sqm of watery fun with a capacity for 1,500 guests
- 12 slides water slides
- Wave pool with mega waves
- Family area
- Kids play area
- Petting zoo
- Food court
- Mini market & souvenir shop

HOSPITALITY AT ITS BEST



Salalah Rotana Resort is a striking five-star resort with 422 rooms and suites, set along the shores of the Indian Ocean. The Omani-inspired architecture is clustered around lagoons, water features and man-made canals, creating a peaceful and authentic luxury retreat with a range of exclusive dining and facilities recreation.

- 422 guest rooms
- Private beach
- Spa
- Fitness and wellness club
- Four restaurants
- Meeting and conference rooms
- Ballroom
- Tennis courts
- Kids club
- Car rental
- Padel tennis courts



Perfectly positioned on the beachfront of Hawana Salalah, the elegant five-star Fanar Hotel & Residences is an exciting hotel and leisure development with 577 guest rooms. Welcoming you with its contemporary yet traditionally Arabian charm, the Fanar Hotel & Residences is completely guest-orientated, with attractions around every corner.

- 718 guest rooms, suites & apartments
- Private beaches
- Meeting rooms
- Spa
- Three pools and jacuzzis
- Tennis court
- Beach sports facilities
- Tour operator
- Bookshop
- Restaurants
- Kids club

HOSPITALITY AT ITS BEST



Located on the marina promenade, the elegant yet understated adults only four-star Juweira Boutique Hotel embodies a chic, oriental feel, and guests are able to enjoy the wide variety of activities and sophisticated amenities on offer.

- 64 guest rooms & suites
- Beach access
- Two swimming pools
- Health and wellness centre
- Outdoor jacuzzi
- Business centre
- Library



Souly Lodge is one of the Sultanate's first sustainably built hospitality options, featuring 21 ocean-front, hand crafted wooden and palm frond luxury huts. The lodge is situated on a serene, sandy beach. Each hut has been sustainably built and includes a full range of modern amenities to ensure elevated levels of comfort for guests.

- 21 huts
- Private beach
- Restaurant
- Tours & excursions
- Restaurants
- Kids club

وتيرة
WATEERA
إدارة الممتلكات
PROPERTY MANAGEMENT

WATEERA

Discover the perfect blend of comfort and luxury with Wateera Property Management in Hawana Salalah. Whether you're planning an extended stay or seeking a cozy retreat for your short holiday, our diverse collection of elegantly furnished apartments and villas offers the quintessential home-away-from-home experience. Choose from a wide range of rental options, tailored for both long-term stays and brief, memorable getaways. Embrace the beauty of Hawana Salalah in a place that feels just like home, yet is infused with the luxury and ease of a holiday haven.





THE FIRST CHOICE FOR SECOND HOMES

Hawana Salalah's freehold residential properties make the ideal second homes and investment opportunity. Each residential district enjoys picturesque lagoon or sea views, and has been carefully considered to suit a variety of lifestyles, with sizes ranging from simplexes, to one and two bedroom apartments, townhouses, semi-detached villas and beachside luxury villas. Rental options make these residences a great investment and property buyers are entitled to residency in Oman.



BEAUTIFULLY CURATED SELECTION FOR EXCLUSIVE WATERFRONT LIVING.

Amazi is the most exclusive new community at Hawana Salah.

This private oceanfront paradise is spread over one million square metres of meandering lagoon and white sandy beaches at the heart of the destination, making it one of the region's most exclusive residential resort communities.

This is a place that welcomes you every time you return, to relax and recharge in your own private villa or chalet, built on, or alongside, the pristine waters of the Indian Ocean.



THE JEWELS OF HAWANA SALALAH

A natural meandering turquoise lagoon lapped by the shores of the iridescent Indian Ocean and adorned with sparkles of private homes, Amazi is comprised of four jewel-like neighbourhoods nestled into this natural haven.

Amazi is your home away from home. The opportunity to own a rare waterfront residence, within a calm, serene coastal sanctuary at Hawana Salalah. This is an idyllic year-round destination, with alluring stretches of white sandy beaches that rival any Caribbean Island.

AMAZI COVE

Wadi-inspired waterfront garden homes Amazi Cove offers private homes that boast waterfront views and feature gardens facing the lagoon.

The Amazi Cove neighbourhood delivers an exceptional living experience built around a lush green wadi environment with private homes that boast waterfront views and feature gardens that face the lagoon. Each home benefits from exclusive canal waterfront access and the option of private jetty ownership.

This quiet and tranquil neighbourhood, is perfectly suited to couples and those with young families. The kid's activity zone, with extensive outdoor recreation spaces, and numerous play areas is located within the neighbourhood.

With the wadi-like landscaping on the street-side and a garden-side lagoon on the other, the residences boast double water views.





AMAZI RISE

Exclusive elevated living Amazi Rise occupies the highest point of Amazi with villas at its peak enjoying unobstructed ocean and horizon views.

Waterfront villas fan around the base of the hill connected to the lagoon, with hillside homes stepping up across five elevated terraces that climb up the rise to its peak overlooking the sea and horizon. The terraces ascend through elevations at 4, 8, 12 and 14 metres to reach the full height of the rise at 18 metres above sea level, ensuring that each Amazi Rise home enjoys unobstructed ocean and horizon views.

The Amazi Rise range of villas and private homes boast large land plots with generous garden sizes. Each home benefits from amazing natural light, creating sun-filled spaces facing the sea or mountains, many with direct water access.



AMAZI ISLANDS

Your own private island residence Amazi Islands is a ribbon of small, connected islands where all residences enjoy direct waterfront living.

These private residences are easily accessible by over-water pathways, and each island features its own access bridge leading to the property. Island residents enjoy direct, luxurious waterfront living with wide lagoon frontages and full panoramic lagoon and sea views. The lagoon in which the islands sit curves and bends, creating moments of calm and privacy, along with expansive views.

AMAZI BEACH

Absolute beachfront villas and homes. These villas offer ultimate exclusivity and privacy, along with direct access to our 7 km-long white sandy beaches.

Amazi Beach at Hawana Salalah is a carefully curated group of exquisitely designed three to five bedroom privately owned absolute beachfront and oceanfront residences.

Moving inland from the beach, a crescent-shaped waterfront forms a series of sandy bungalows that create moments of retreat and relaxation. The alcoves are edged with residents' pools that blur the line between home and lagoon, providing sweeping views out over the water.

Amazi Beach consists of an exclusive selection of beach villas, townhouses and chalets with stunning unobstructed panoramic ocean views from every home. Residents enjoy direct private beach access and family-friendly luxury beach club membership.





Flowing throughout Amazi, connecting all the neighbourhoods, is the body of water.

All the world-class amenity within Amazi is either arranged on the water or have expansive views of it.

- The Beach Club
- Entertainment Centre
- Water Sports Centre
- The Wellness Centre



A LEISURELY STROLL

The entire community is designed to be walkable, with footpaths that run throughout allowing residents to explore and meander through the neighbourhoods easily.

CURATED DESIGN

A carefully curated selection of luxurious chalets and villas surrounded by water in supreme comfort and privacy.

Soaring 3.2m-high ceilings, coupled with lantern windows in the living areas, create spaces flooded with natural light. The entertainer's kitchen is intuitively designed and laid out to be a natural gathering space within the home. Natural Omani marble flooring is both stunningly beautiful and luxuriously cool underfoot.





The villas' bedrooms deliver an inspired boutique luxury hotel aesthetic with a variety of calm neutral palettes that adds a sense of sanctuary to each room. The spacious master bedroom features a walk-in closet that is generous, beautifully tactile and designed to house even the most expansive of wardrobes.

Each villa's living space spills out, through floor-to-ceiling glass doors, onto the spacious outdoors area.



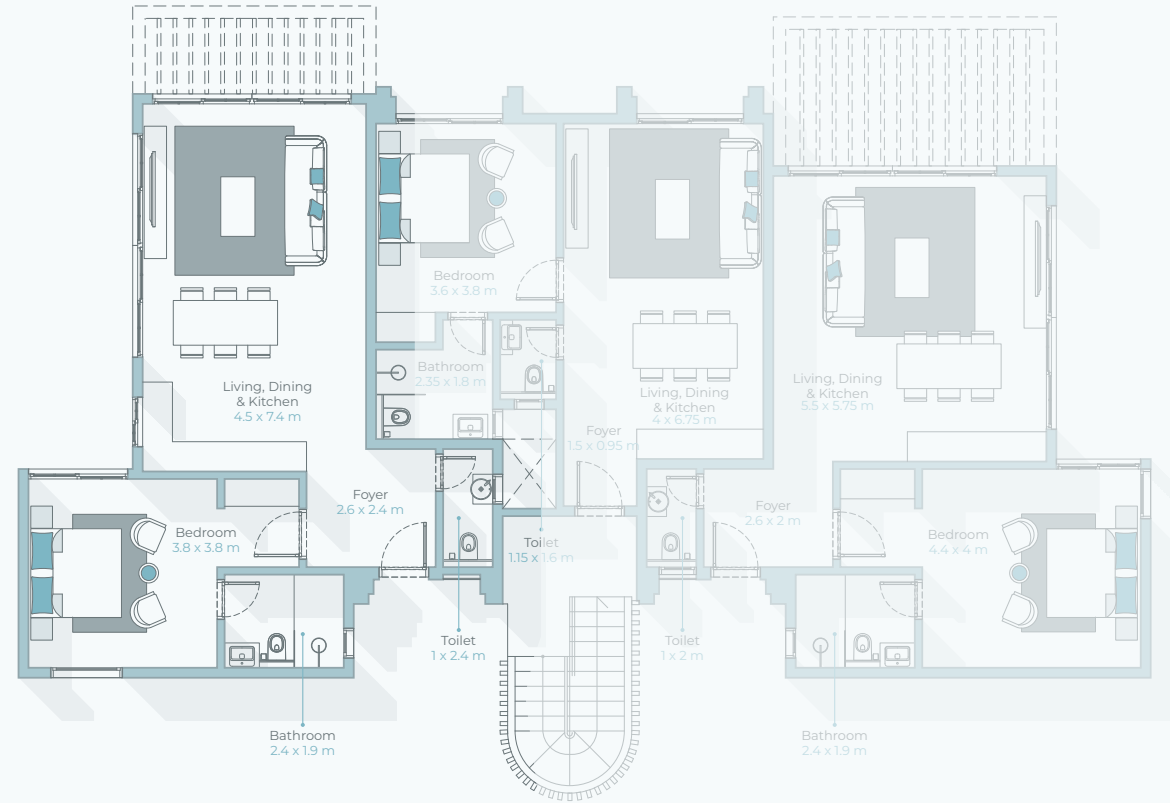
1 BEDROOM
CHALET (TYPE A)
GROUND FLOOR

GARDEN AREA
129-180 M²

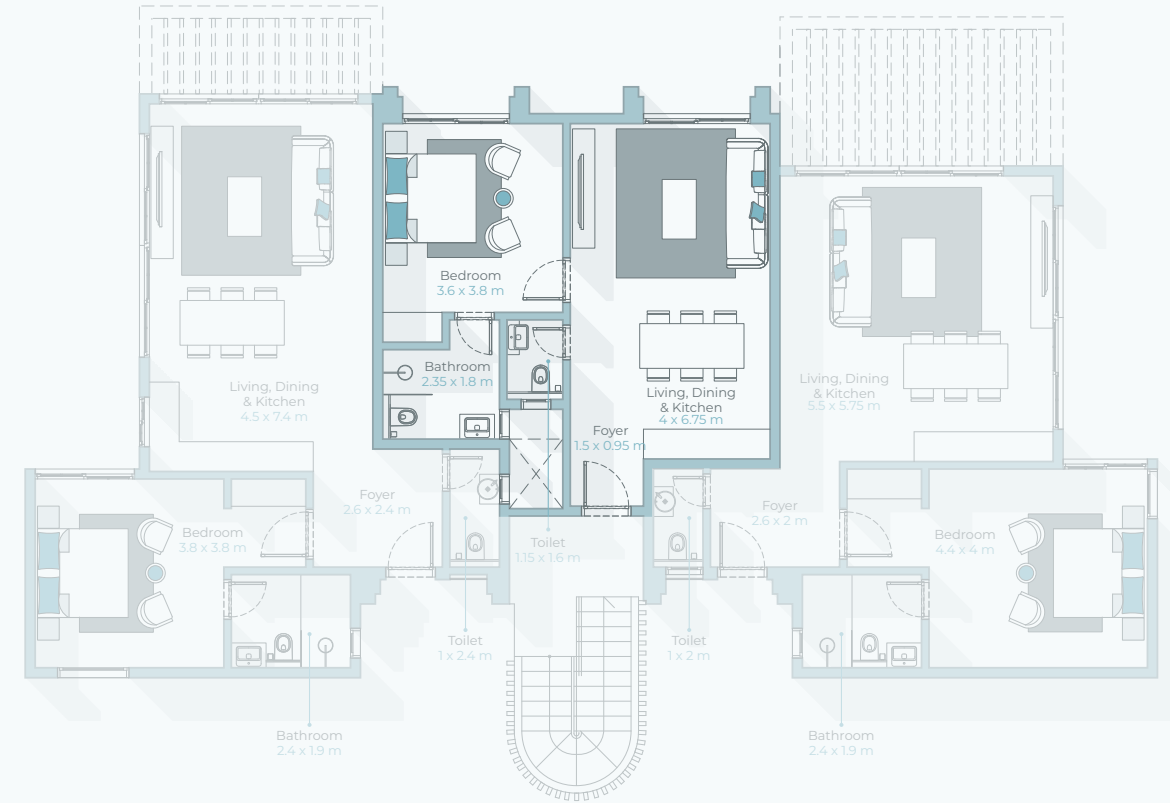
BUILT UP AREA
73 M²

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LAGOON



LAGOON



1 BEDROOM
CHALET (TYPE B)
GROUND FLOOR

GARDEN AREA
71 -83 M²

BUILT UP AREA
58 M²

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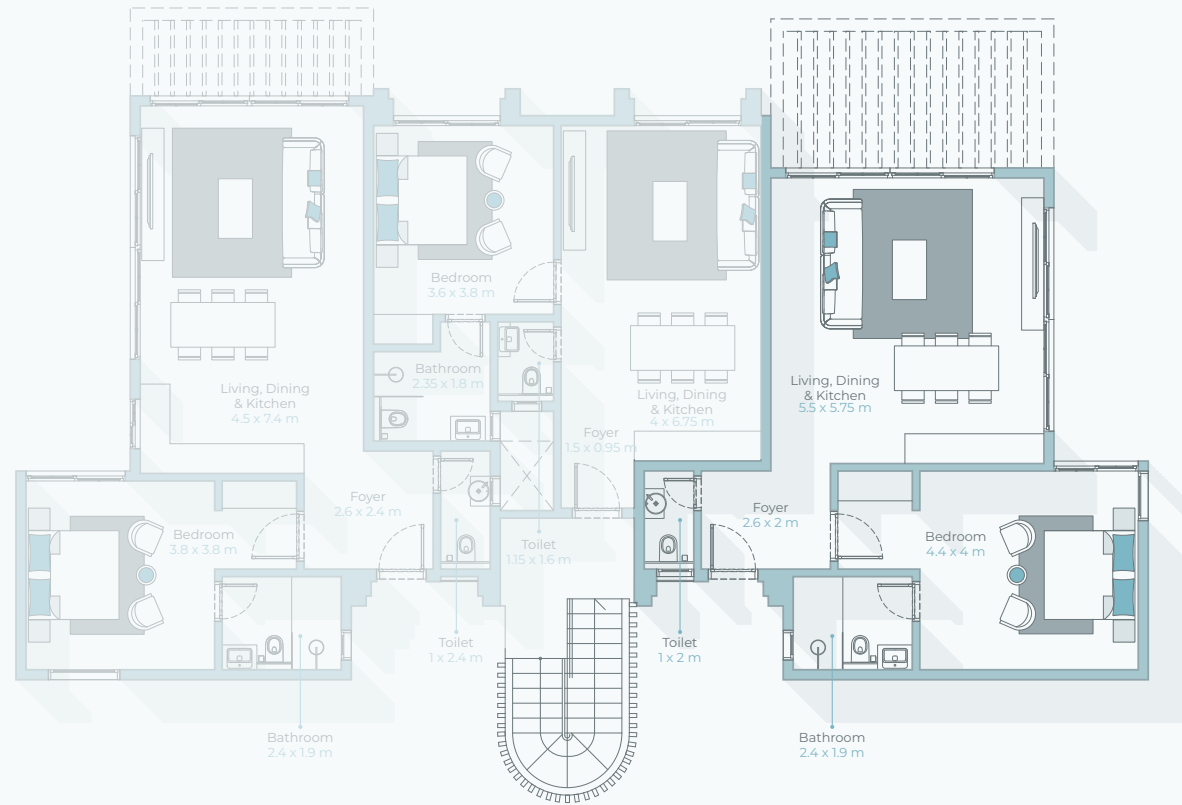
1 BEDROOM
CHALET (TYPE C)
GROUND FLOOR

GARDEN AREA
129-180 M²

BUILT UP AREA
74 M²

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LAGOON



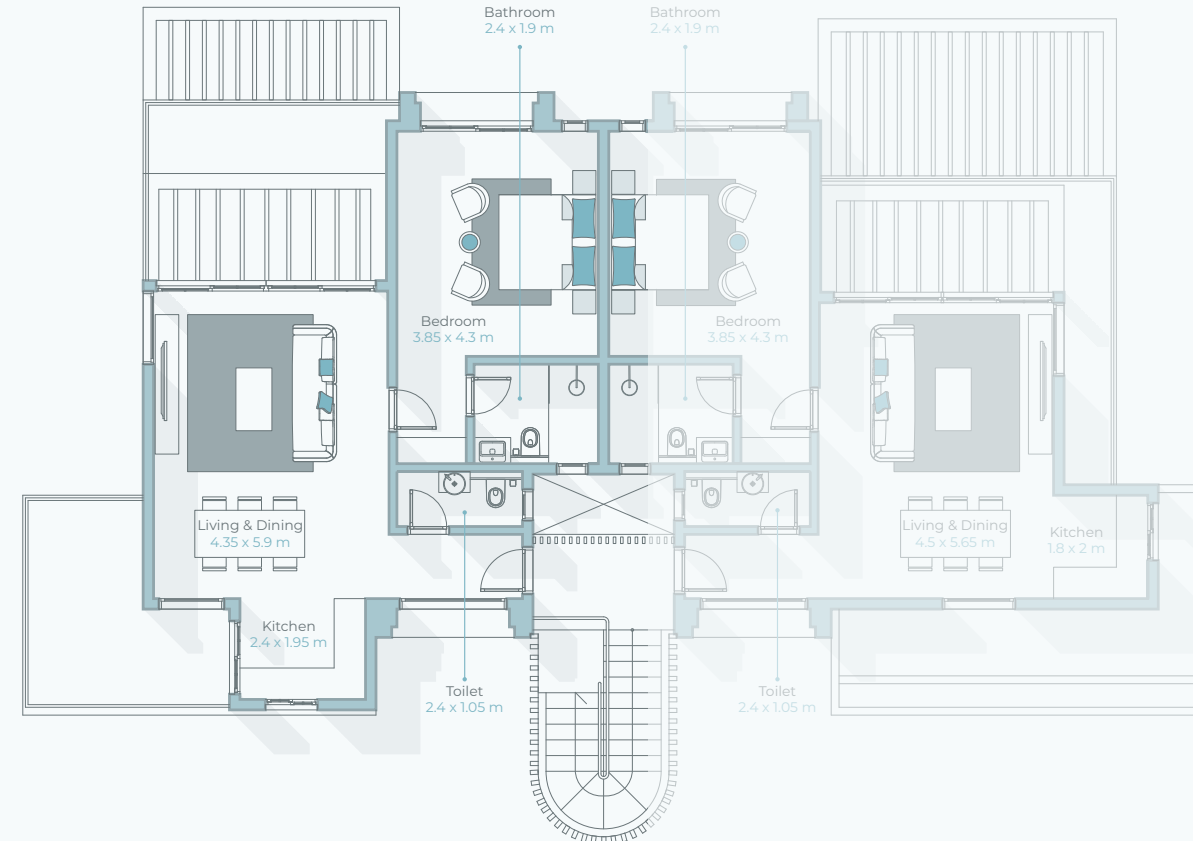
LAGOON



1 BEDROOM
CHALET (TYPE D)
FIRST FLOOR

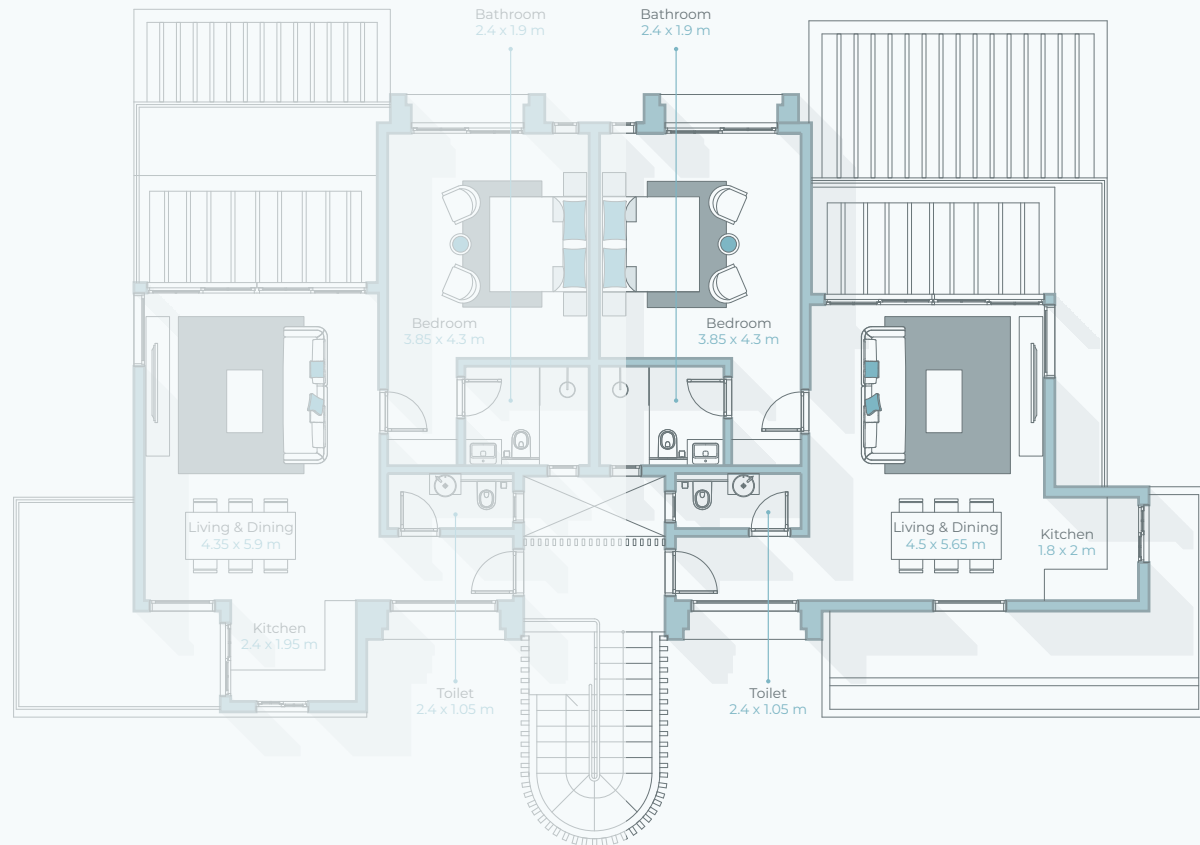
BUILT UP AREA
69 M²

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1 BEDROOM
CHALET (TYPE E)
FIRST FLOOR

LAGOON

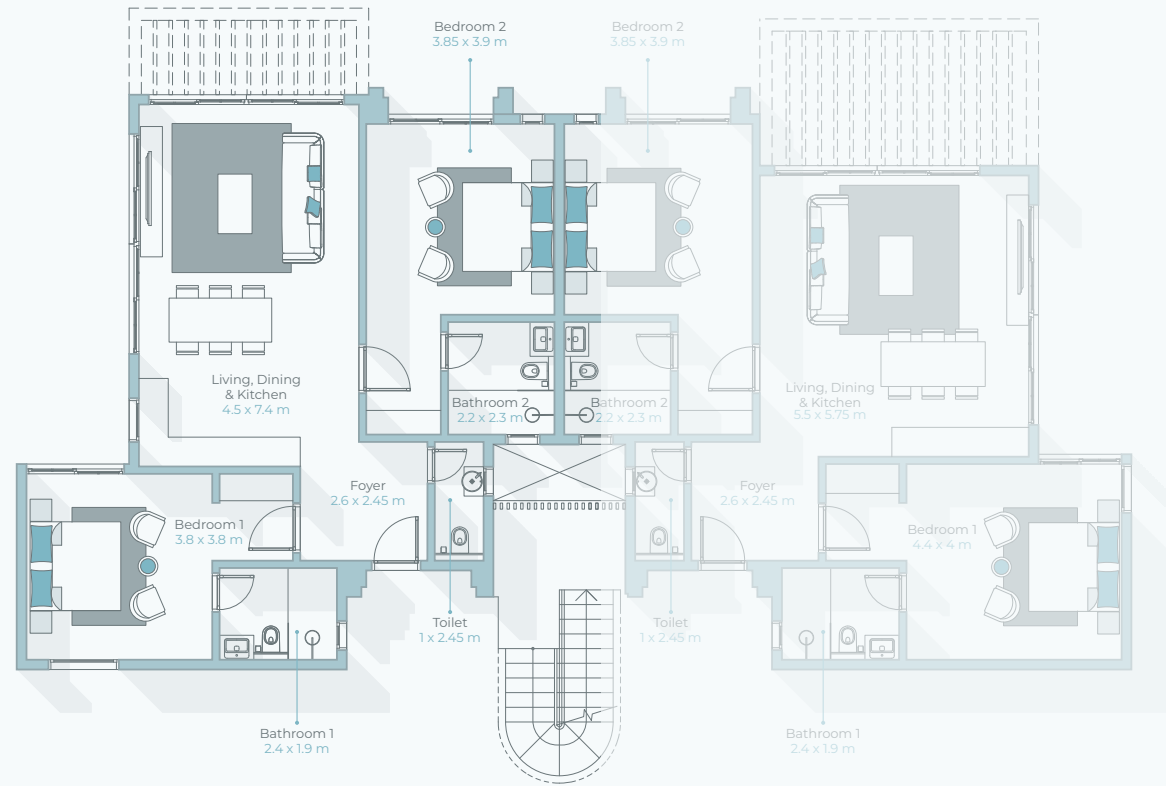


BUILT UP AREA
69 M²

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2 BEDROOM
CHALET (TYPE B)
GROUND FLOOR



LAGOON

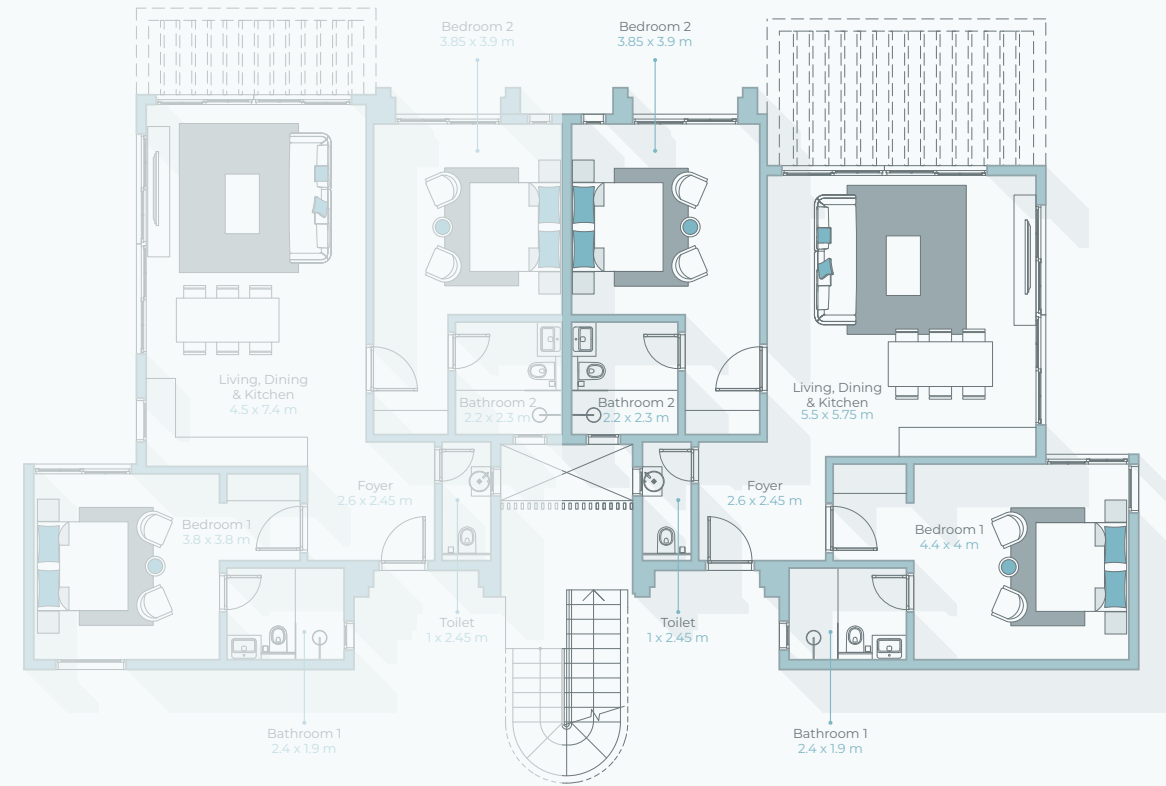


GARDEN AREA
368-427 M²

BUILT UP AREA
100 M²

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LAGOON



2 BEDROOM
CHALET (TYPE A)
GROUND FLOOR

GARDEN AREA
368-427 M²

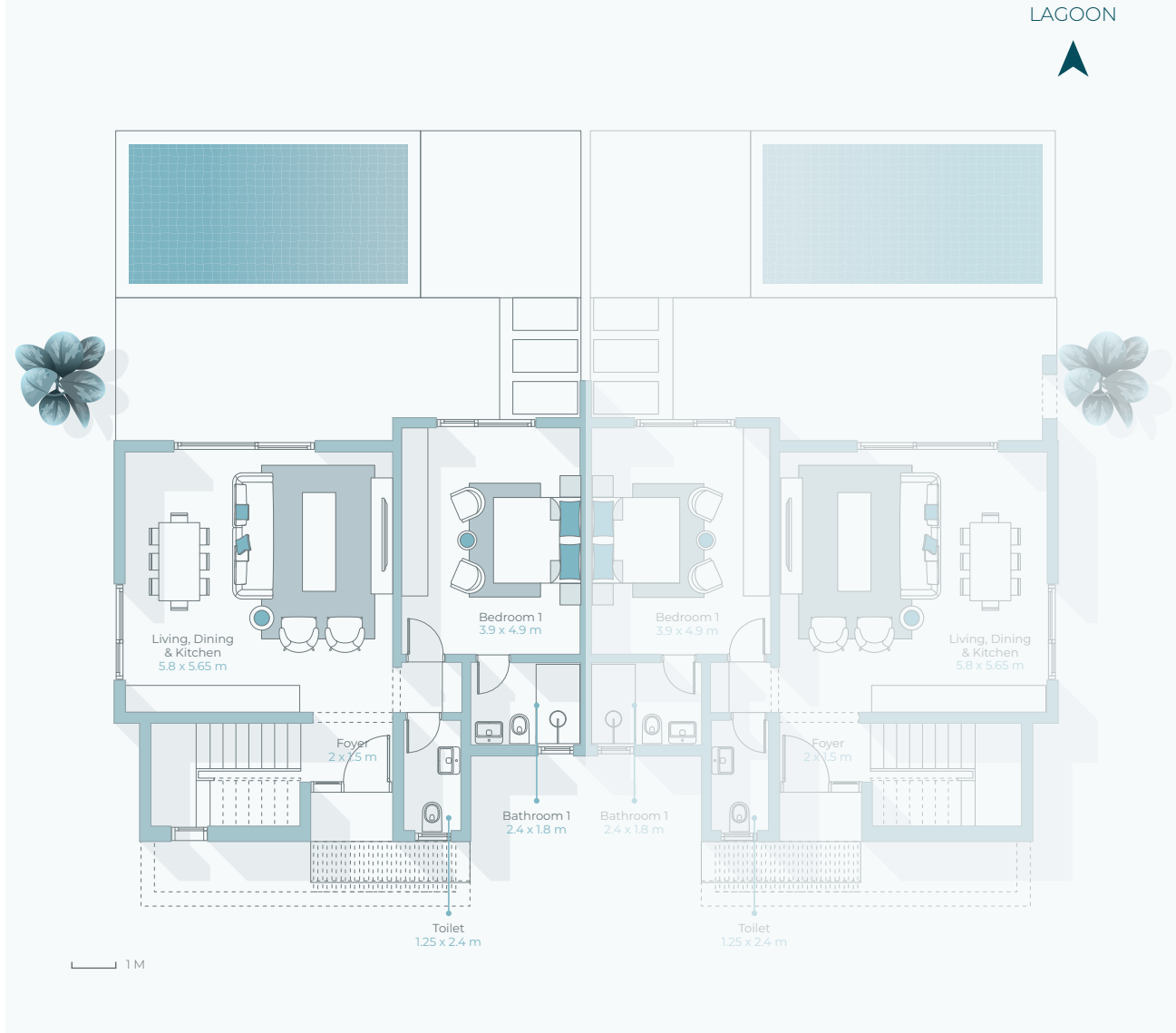
BUILT UP AREA
100 M²

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TWIN VILLA (TYPE A)

TWIN VILLA (TYPE A)
GROUND FLOOR



PLOT SIZE
480 - 540 M²

BUILT UP AREA
133 M²

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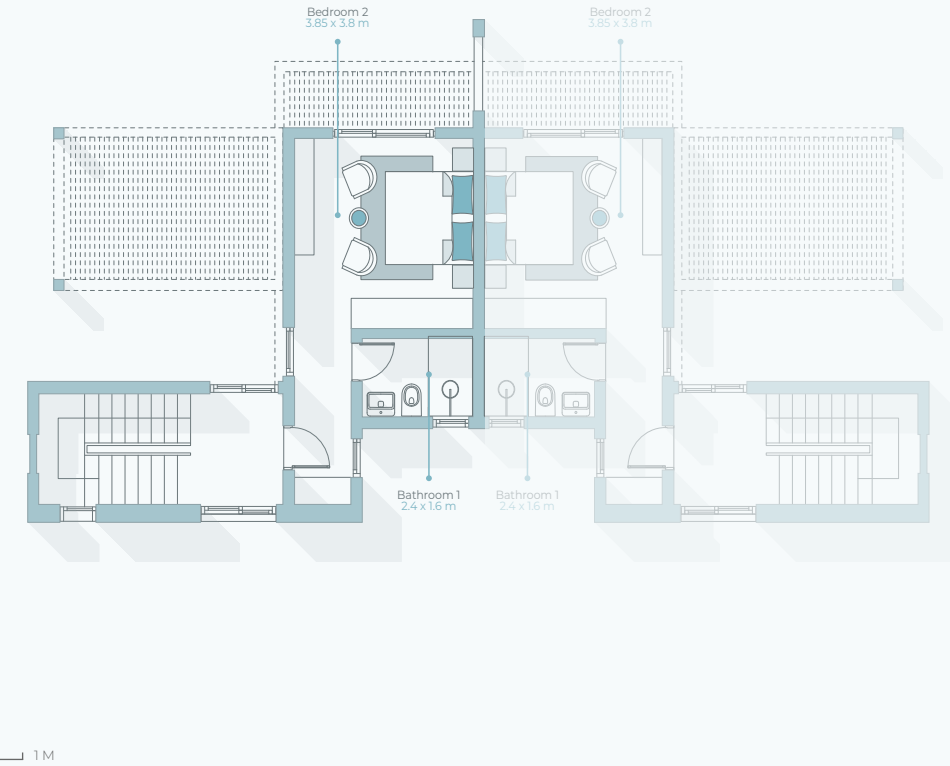
LAGOON



LAGOON



TWIN VILLA (TYPE A)
FIRST FLOOR



PLOT SIZE
480 - 540 M²

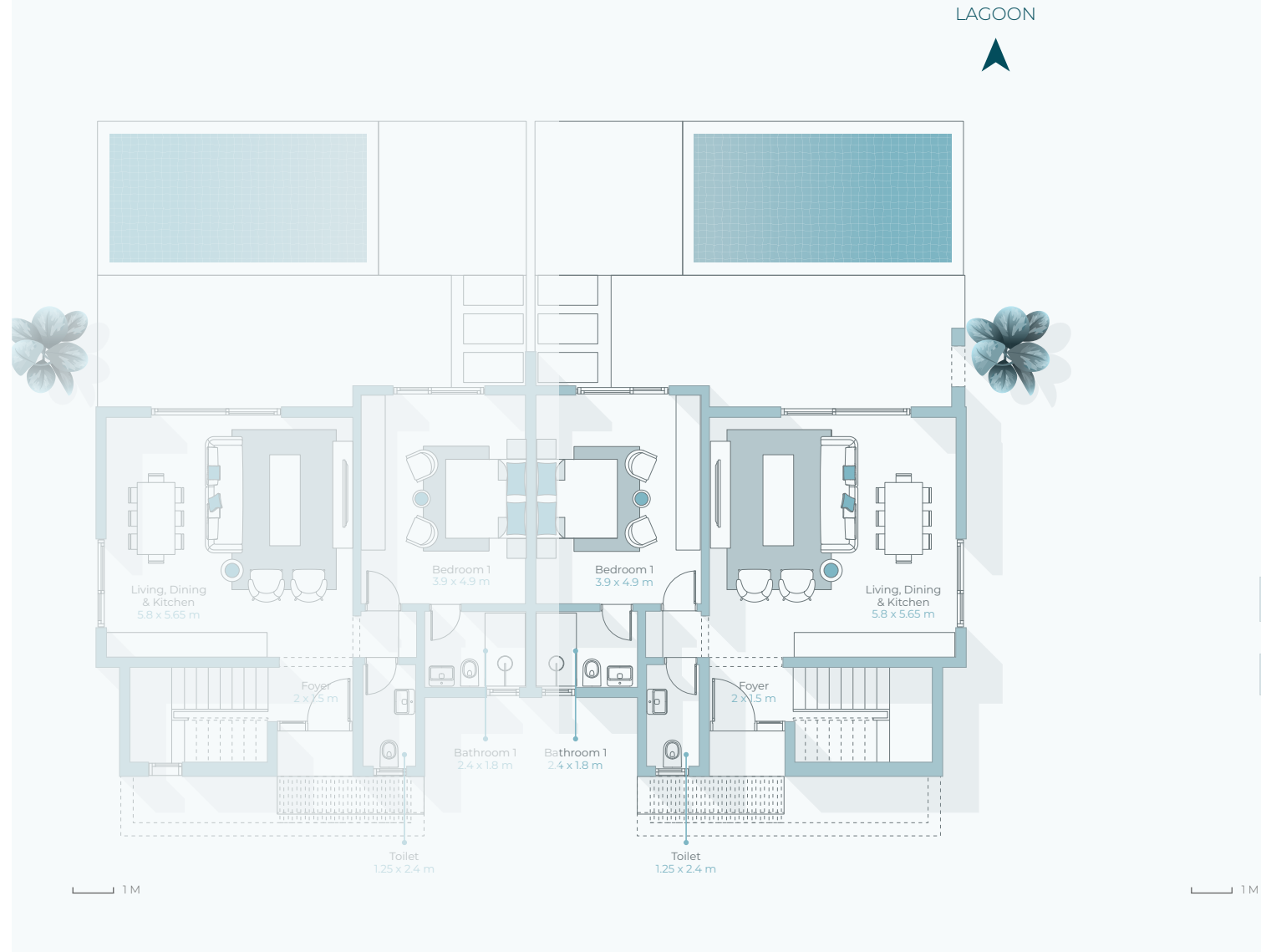
BUILT UP AREA
133 M²

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TWIN VILLA (TYPE B)

TWIN VILLA (TYPE B)
GROUND FLOOR



PLOT SIZE
480 - 540 M²

BUILT UP AREA
133 M²

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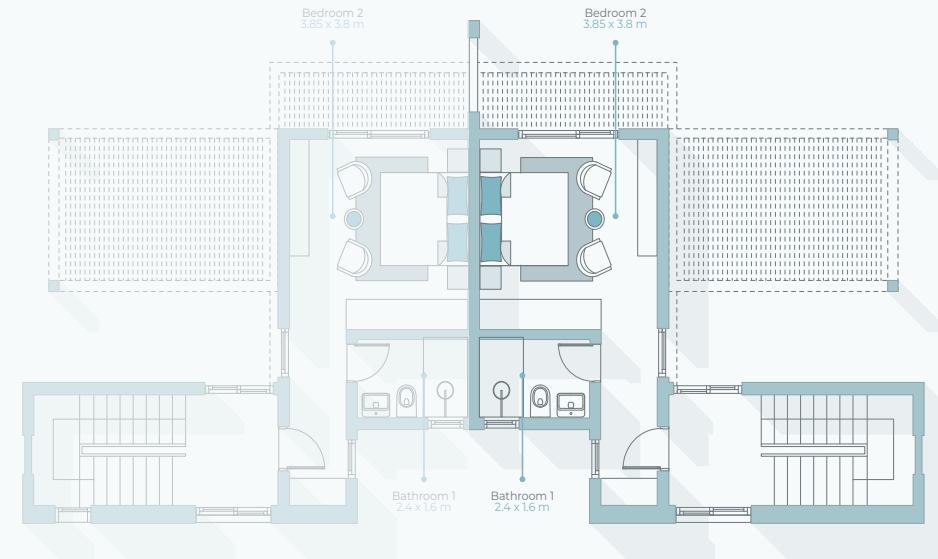
LAGOON



LAGOON



TWIN VILLA (TYPE B)
FIRST FLOOR



PLOT SIZE
480 - 540 M²

BUILT UP AREA
133 M²

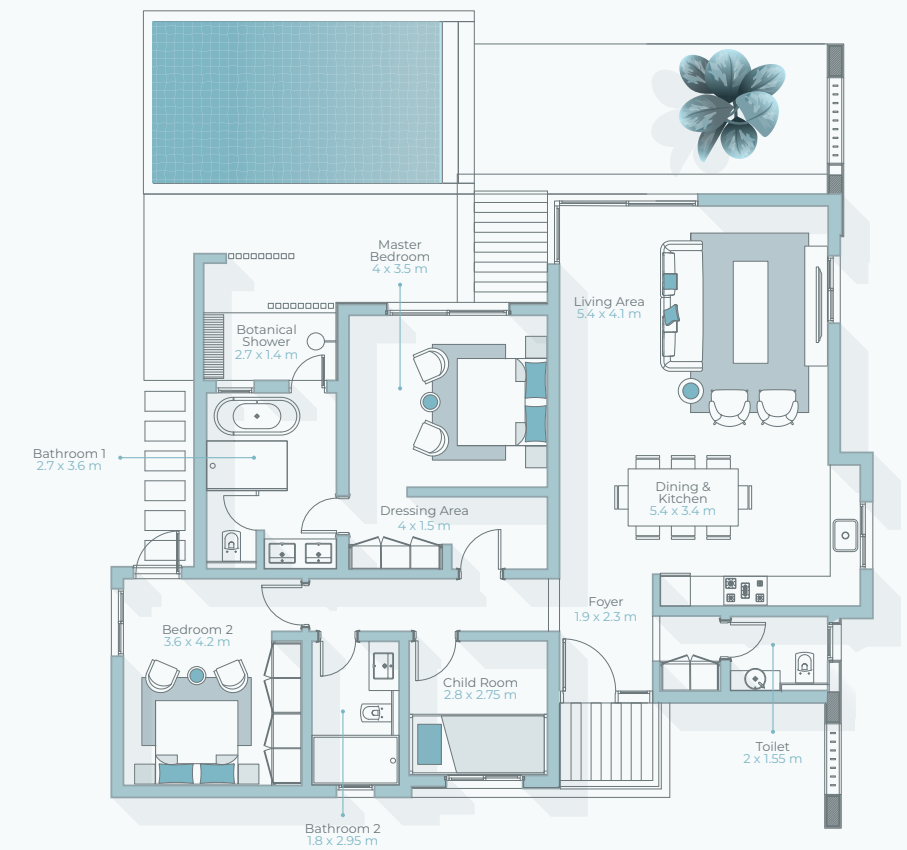
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2 BEDROOM VILLA

LAGOON
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2 BEDROOM VILLA



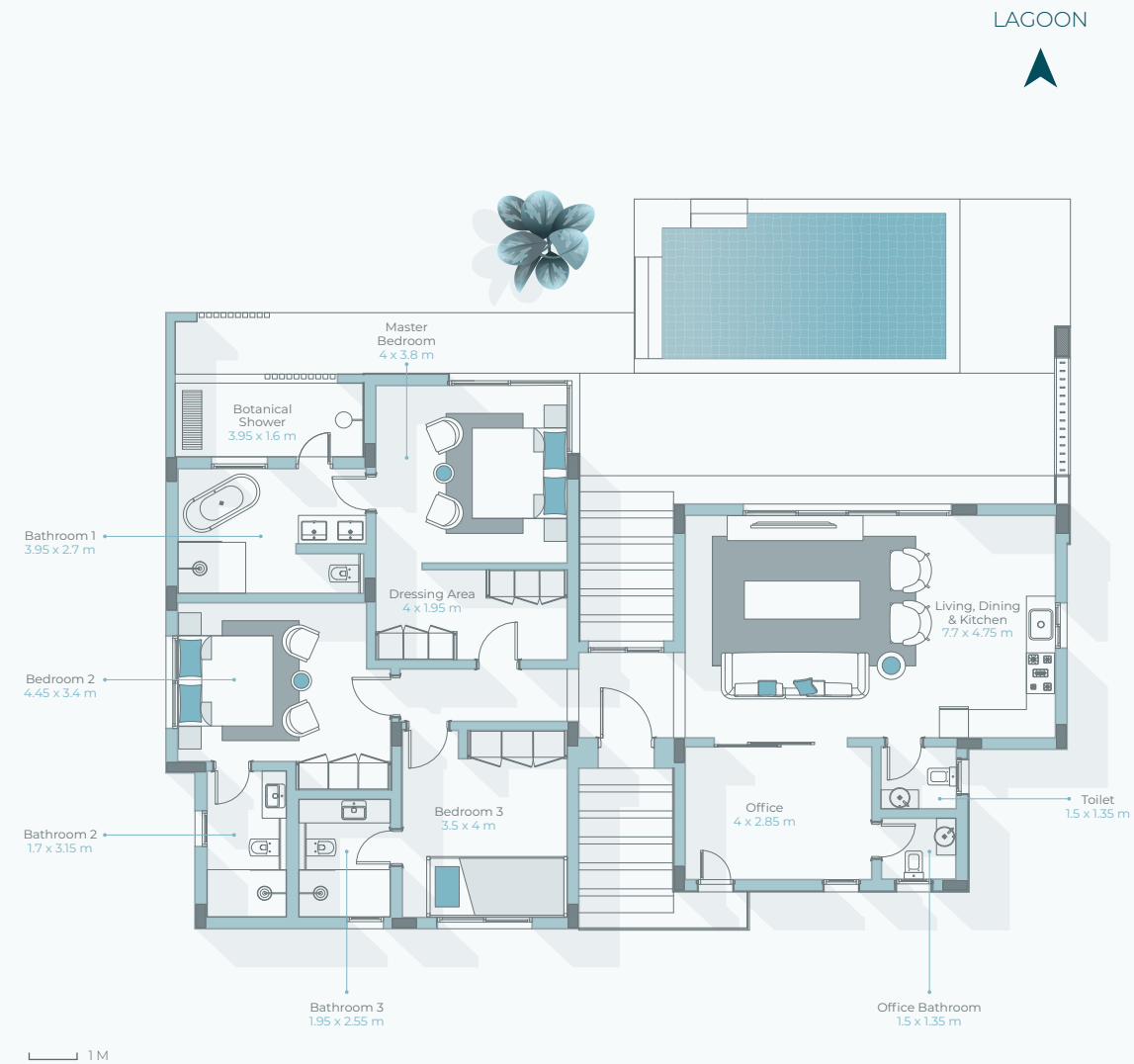
PLOT SIZE
600 - 865 M²

BUILT UP AREA
141 M²

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3 BEDROOM VILLA (TYPE A)



3 BEDROOM VILLA (TYPE A)

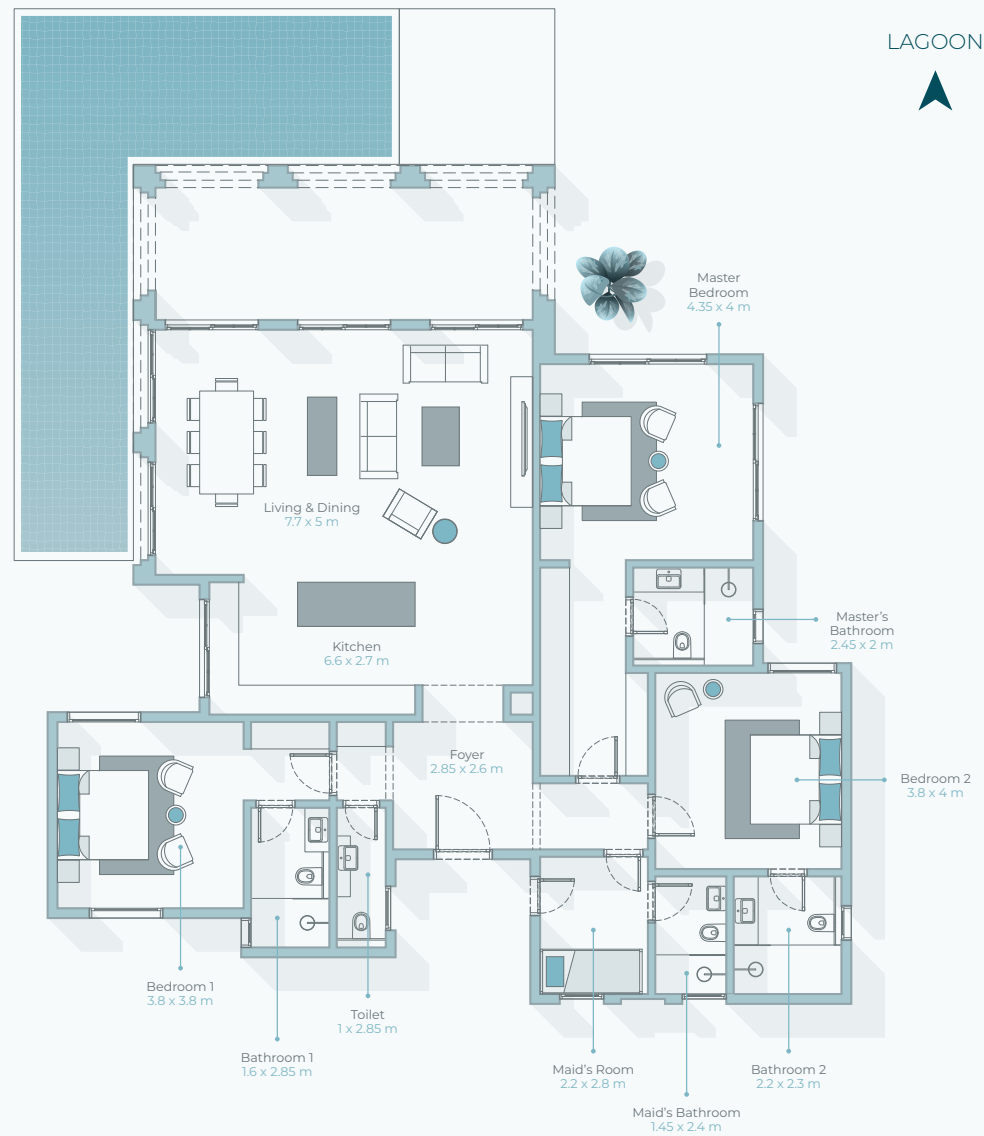
PLOT SIZE
770 - 950 M²

BUILT UP AREA
164 M²

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3 BEDROOM VILLA (TYPE B)



3 BEDROOM VILLA (TYPE B)

PLOT SIZE
770 - 950 M²

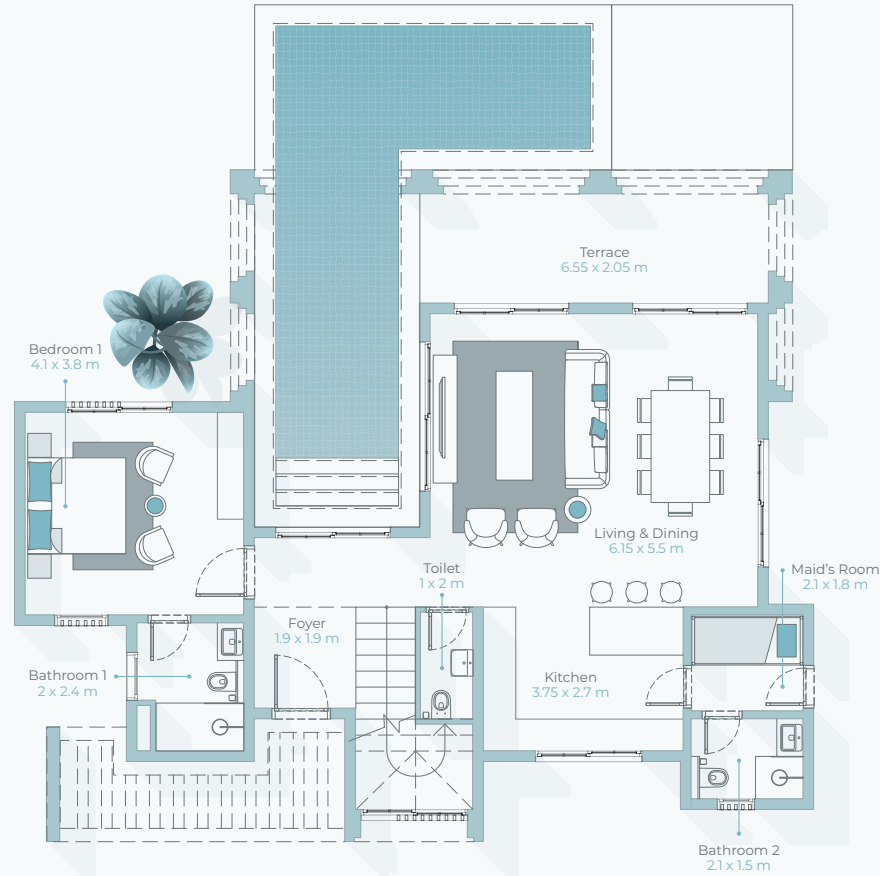
BUILT UP AREA
181 M²

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4 BEDROOM VILLA

4 BEDROOM
VILLA
GROUND FLOOR



LAGOON



PLOT SIZE
770 - 1000 M²

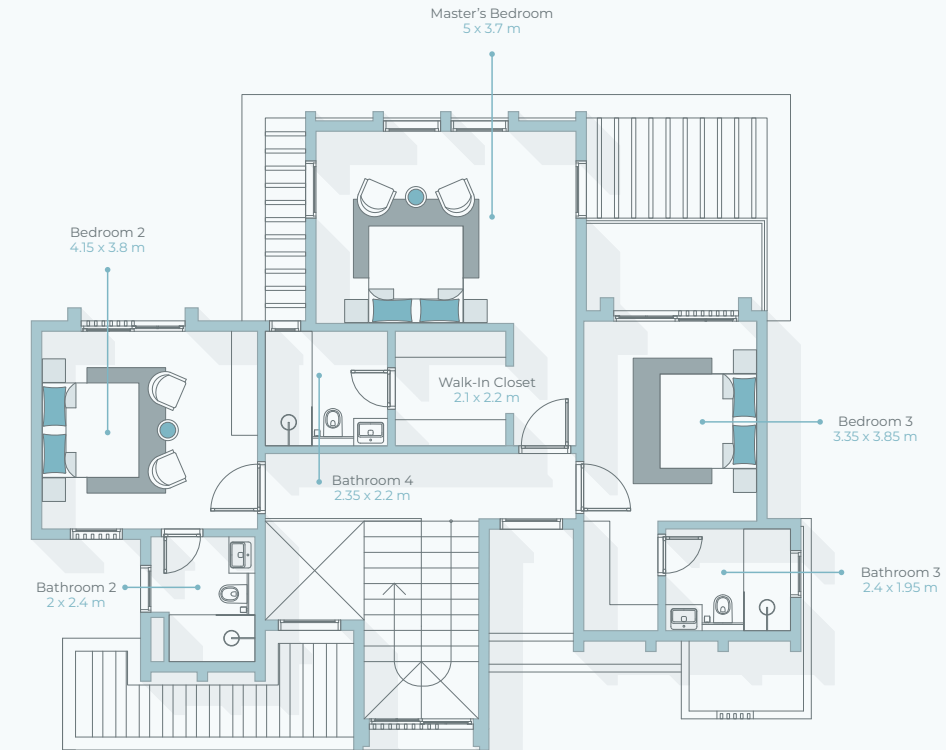
BUILT UP AREA
243 M²

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LAGOON



4 BEDROOM
VILLA
FIRST FLOOR



PLOT SIZE
770 - 1000 M²

BUILT UP AREA
243 M²

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DEVELOPMENT

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