



جامعة
مسقط



Al-Qurum Park and Natural Reserve





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PROJECT LOCATION

- The **Al Qurum** area is located in the heart of **Muscat**.
- 30 kilometers away from **Muscat International Airport**.
- overlooks the **Gulf of Oman** from the north side at a distance of 1.85 kilometers.



PROJECT OVERVIEW

The project aims to revitalize Al Qurm area by linking three separate entities:

- Al Qurm Nature Park
- Al Qurm Reserve
- Al Qurm Beach Road

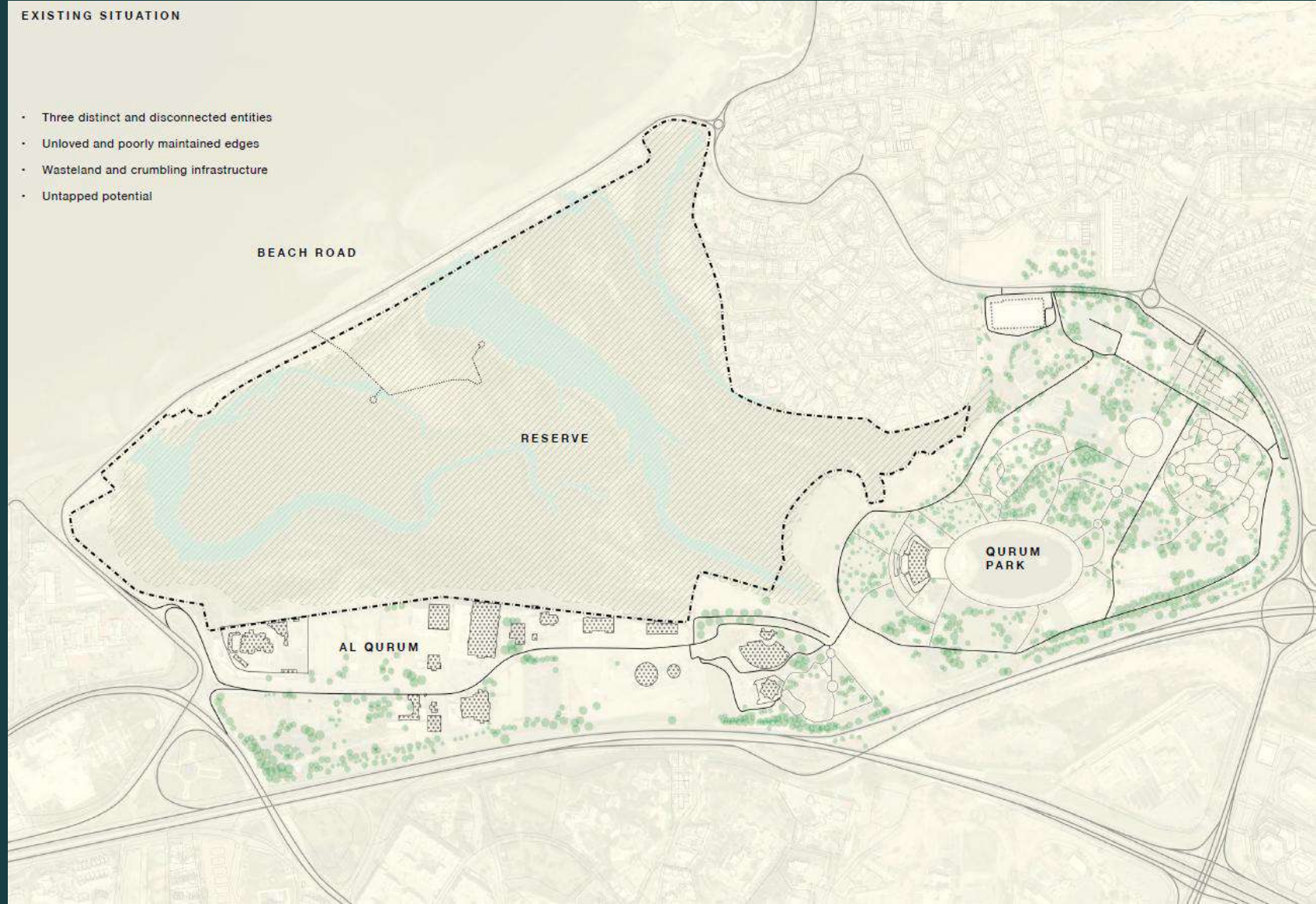
The goal is to create a sustainable and integrated urban destination that combines **entertainment, sports, culture,** and **environmental protection.**

The project focuses on **human-centered urban planning** through:

- Improving the quality of green spaces
- Reducing surface parking lots
- Providing facilities and playgrounds that serve various community groups
- Preserving the environmental value of the nature reserve and

EXISTING SITUATION

- Three distinct and disconnected entities
- Unloved and poorly maintained edges
- Wasteland and crumbling infrastructure
- Untapped potential



MOVEMENT NETWORK

Connected orbital path (7.5 km),
internal paths for pedestrians,
bicycles and soft mobility.

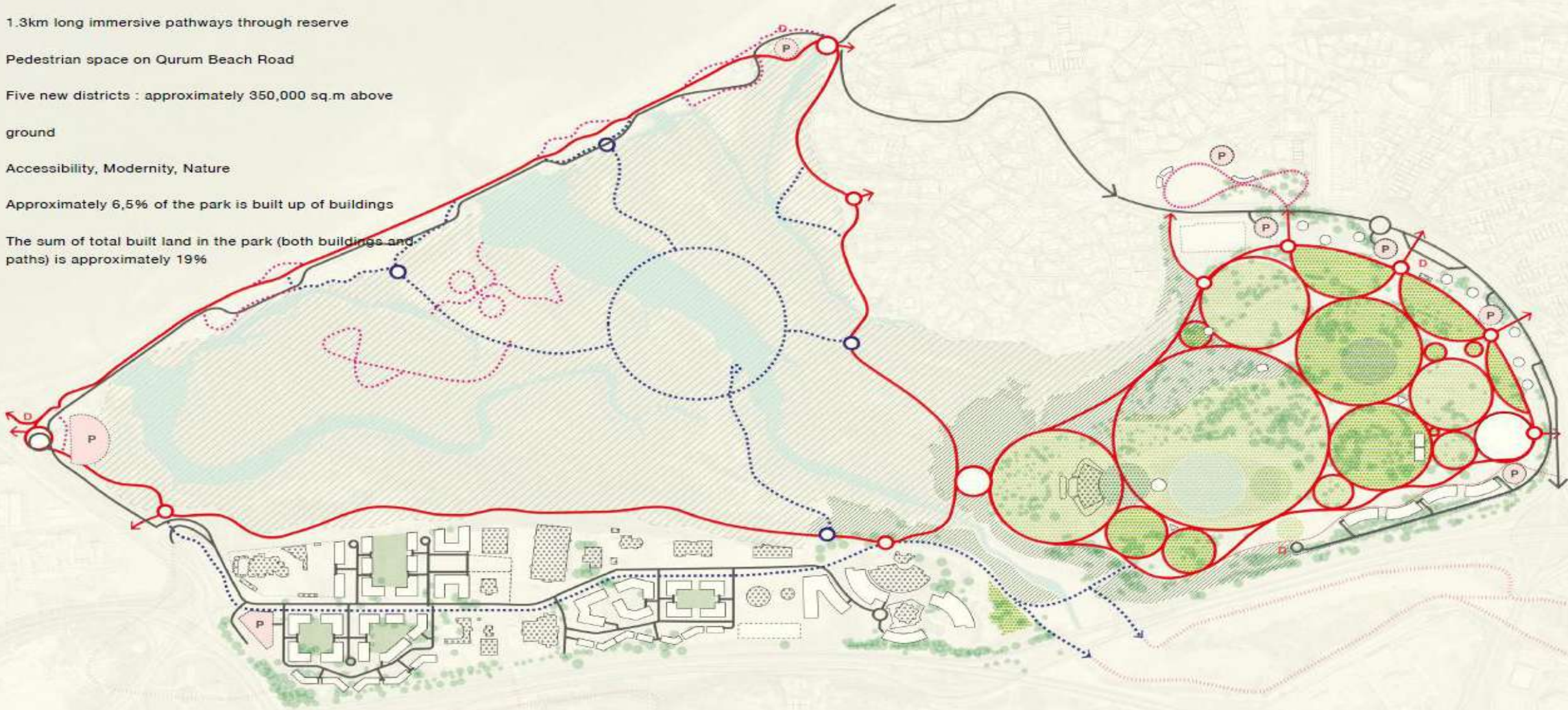


- Allows simple, limited public access to the nature reserve
- Unifies the disparate districts.
- Creates shortcuts and interconnections between the three entities



DETAIL DESIGN MASTERPLAN

- 75,000m² new wild planting
- 7.5km long orbital path
- 1.3km long immersive pathways through reserve
- Pedestrian space on Qurum Beach Road
- Five new districts : approximately 350,000 sq.m above ground
- Accessibility, Modernity, Nature
- Approximately 6,5% of the park is built up of buildings
- The sum of total built land in the park (both buildings and paths) is approximately 19%





AL QURUM PARK



AMENITIES

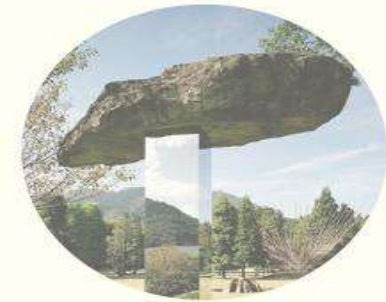




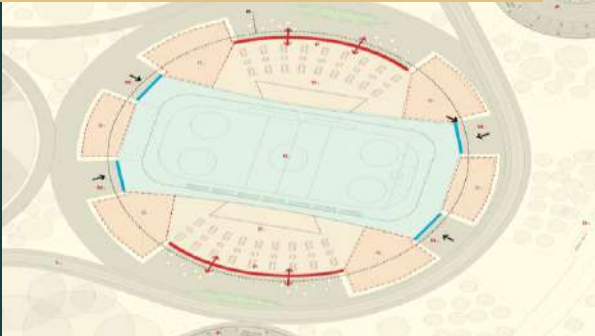
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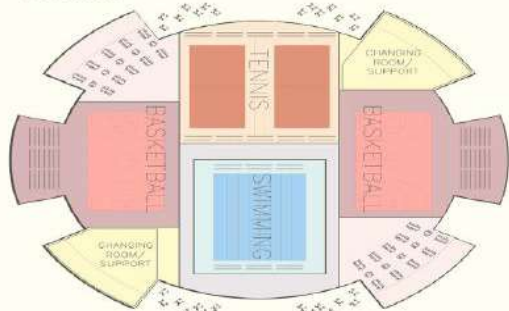
SCULPTURE GARDEN



SPORT HUB



Option A: Cultural center with a 26x18m swimming pool, basket ball and tennis courts.



Option B: Sports Center with Olympic sized swimming pool (100x25m) and squash courts



AL QURUM TERRACE GARDEN



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Building	Footprint (m ²)	Amount of floors	Total Area (m ²)	Function	Approximate parking
QP-TGP	1170	6	7020	Parking/Commercial*	128
TG-1	1140	2,5	2850	Commercial	160
TG-2	1140	3,5	3990	Commercial	
TG-3	1140	3,5	3990	Commercial	
TG-4	1140	2,5	2850	Commercial	
Total Area:			20700	Total Parking:	288





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محافظة مسقط



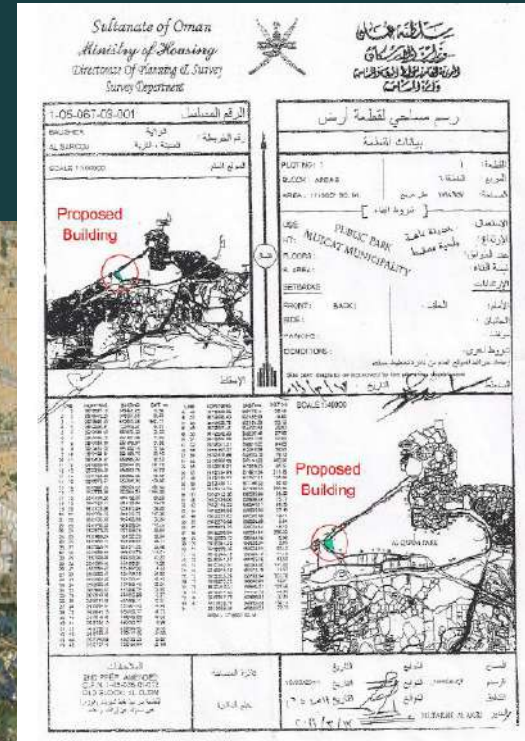
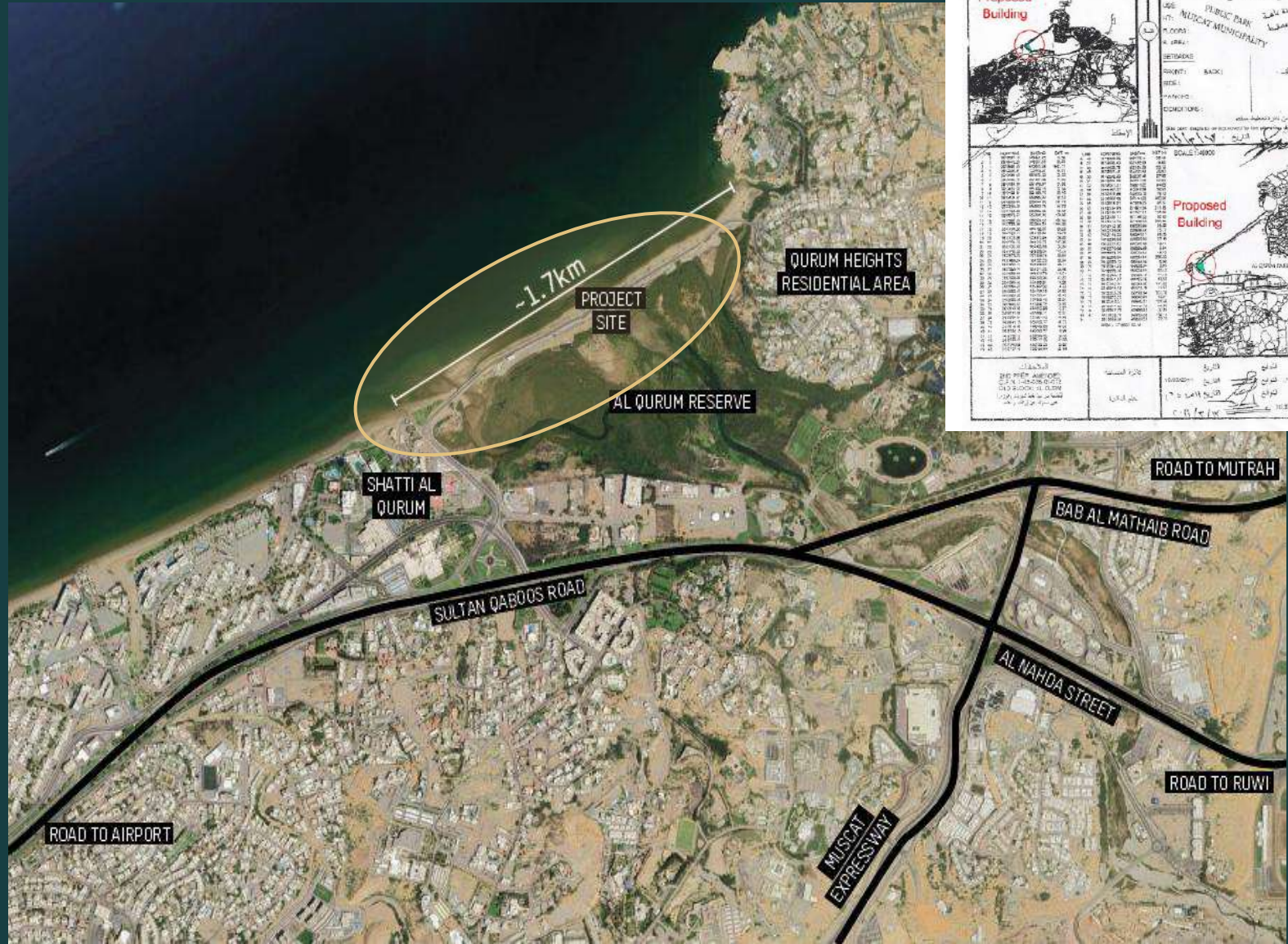
ALQURUM BEACH ROAD

DETAIL DESIGN



Project location

- A nature-focused, family-friendly destination.
- waterfront promenade on one side and the immersive mangrove path on the other.
- dynamic hub for gatherings, leisure, and culture.
- The project site is located in Muscat Governorate, Qurum area.
- includes Qurum Beach and parts of the Qurum Nature Reserve.
- It is connected to major roads such as Sultan Qaboos Street, Muscat Expressway, and Al Nahda Street.



Project location

- Length of the waterfront promenade :**1.7 km**
- Mangrove Path: **1.5 km**
- Width of the waterfront promenade: **between 20m and 70 m**
- Orbital Path (pedestrian trial and cycle path): **4.5 km**

Key

- ① Western Parking Building
- ② Existing Building
- ③ Orbital Path
- ④ Mangrove Park Path
- ⑤ Visitor Centre
- ⑥ Eastern Parking Building
- ⑦ Mangrove Gate
- ⑧ Existing Nurseries
- ⑨ Bridge shade





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DETAILED MASTER PLAN

ALQURUM BEACH ROAD

Project Area: 1,045,775 m²

BEACH ROAD COMPONENTS

Key

- ① Western Parking Building
- ③ Circular Commercial Kiosks
- ④ Triangular Commercial Kiosks
- ⑤ Visitor Centre
- ⑥ Eastern Parking Building
- ⑦ Mangrove Gate
- ⑩ Bridge shade
- ⑪ Playground 1
- ⑫ Water Fountain
- ⑬ Bicycle Parking
- ⑭ Playground 2
- ⑮ Playground 3
- ⑯ Volleyball Court
- ⑰ Skatepark
- ⑱ Basketball Hoop
- ⑲ Playground 4
- ⑳ Splash Pad
- ㉑ Padel Court
- ㉒ Urban Gym
- ㉓ Eastern Parking Building



PARKING STRATEGY

West Parking: **500 Parking**

East Parking: **60 Parking**

Roadside Parking: **52 Parking**

Key

- ① Western Parking Building
- ② Eastern Parking Building
- ③ Bus Stop





SPACE PROGRAM

Total Project Area:
1,045,775 m²

SPACE NAME	AREA (m ²)
West parking structure	25,485
East parking structure	3,437
Visitor center	1,583
Management office	48
Commercial kiosk – type 1	1,020 = 4 x 255
Commercial kiosks – type 2	804 = 4 x 201
Seasonal market	2424
Planting and green area	70,588
Playgrounds and bicycle path	2,013
Mangrove development area	9,023
Orbital path	13,249
Asphalt road	26,297



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WATERFRONT

ALQURUM BEACH ROAD



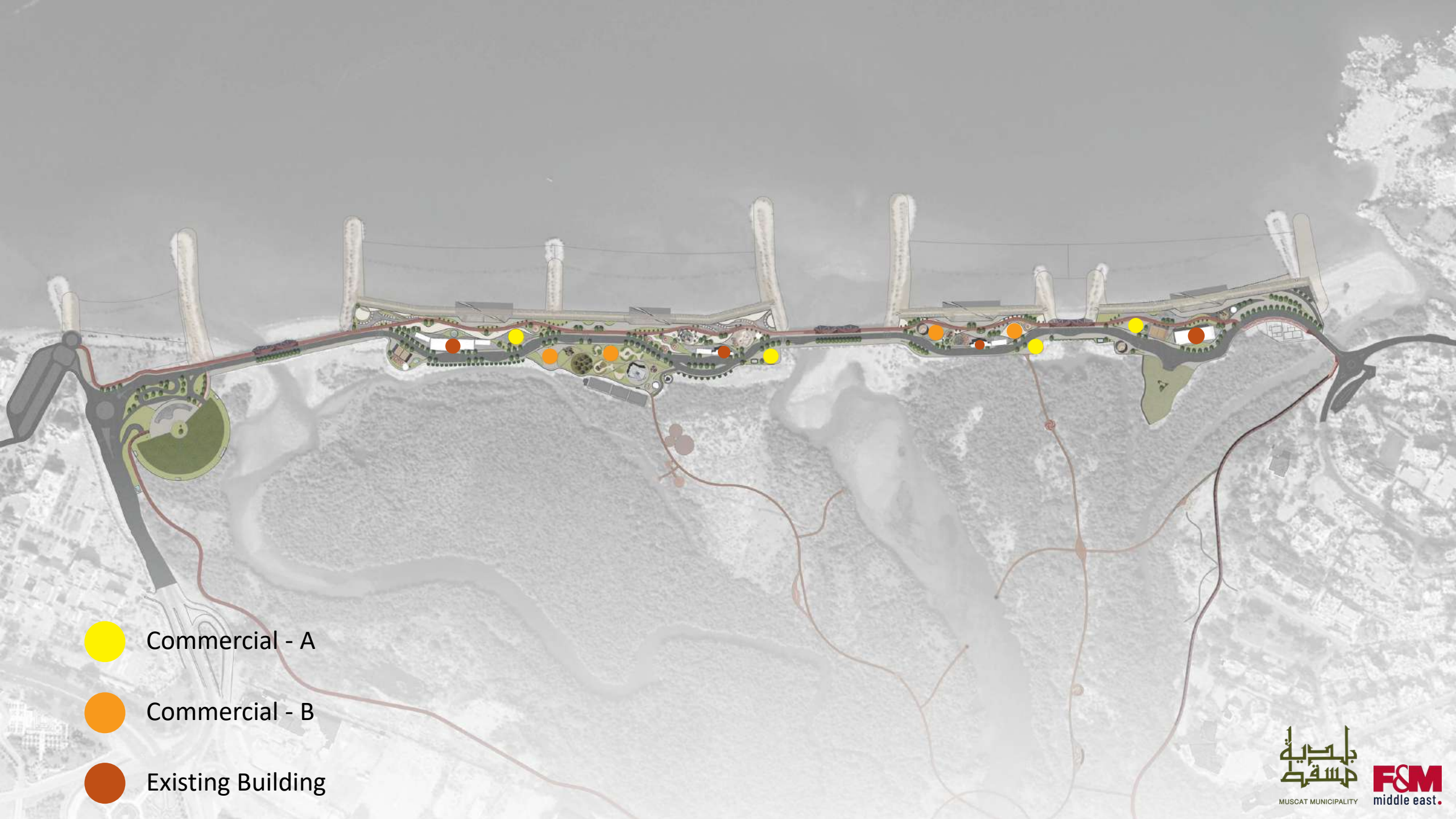


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F&M
middle east

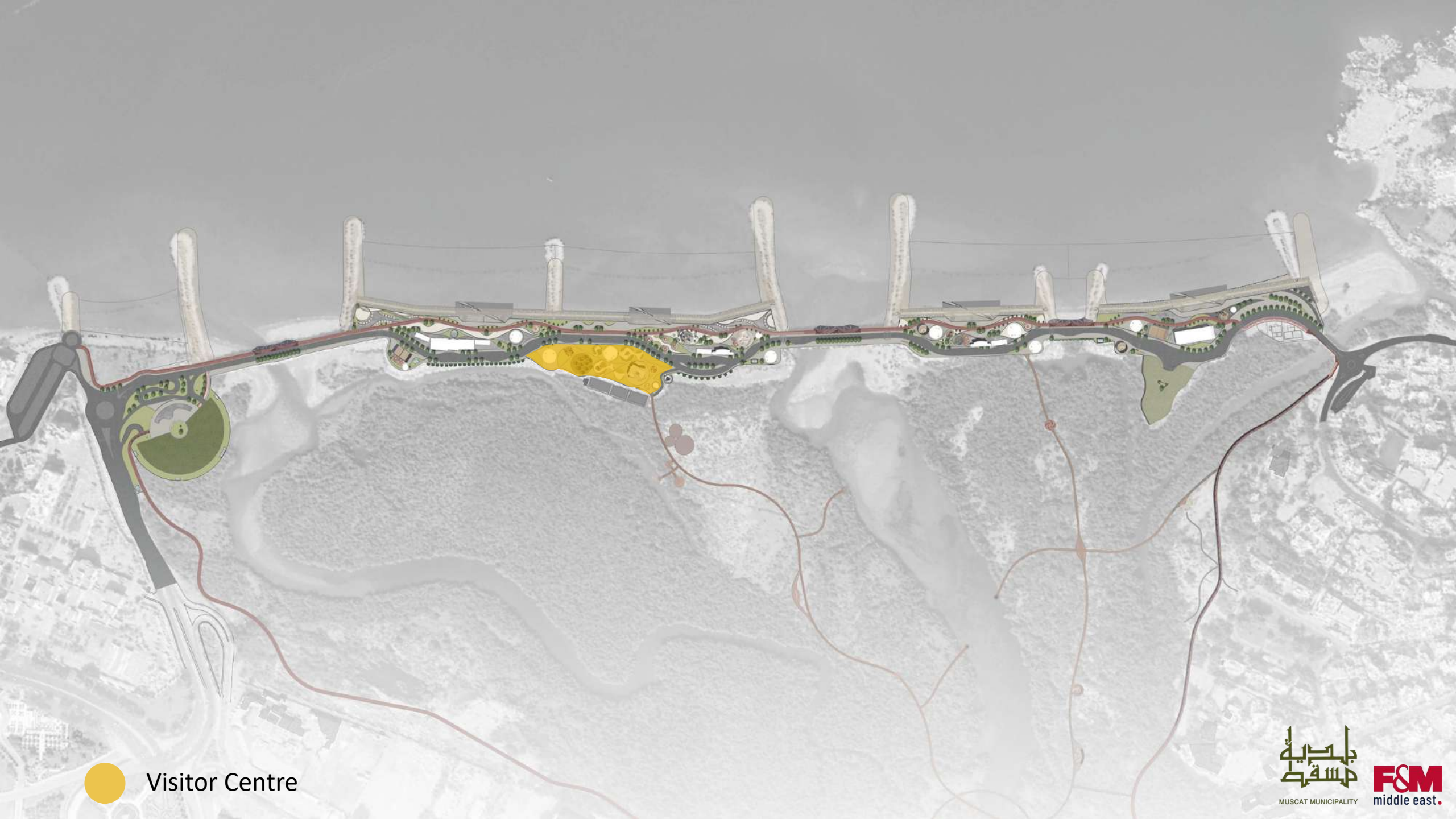
Parking East



-  Commercial - A
-  Commercial - B
-  Existing Building



SPECIALTY COFFEE



 Visitor Centre

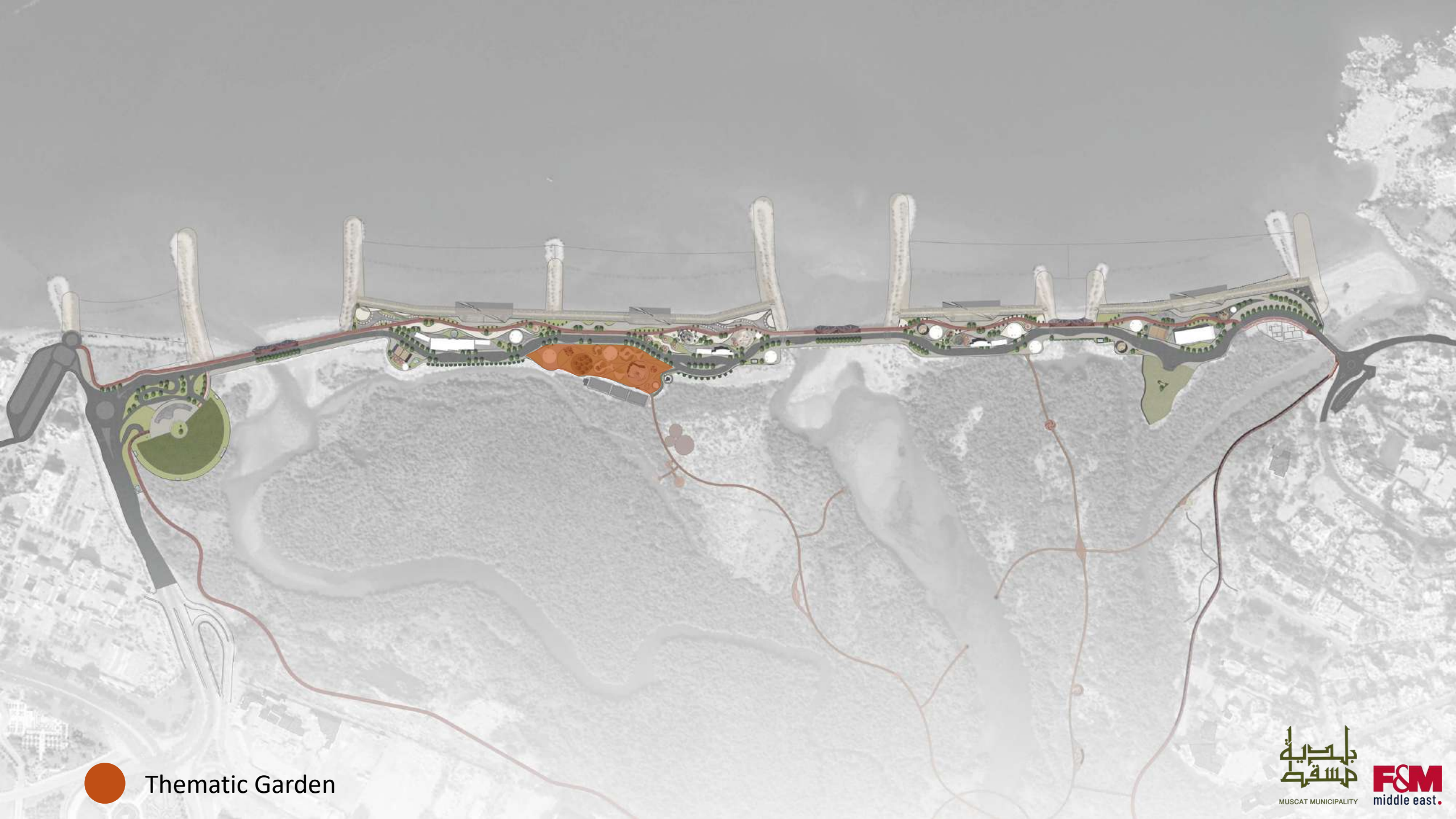



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middle east.

Visitor Centre



 Thematic Garden





Sports



Picnic and Seasonal Market spots



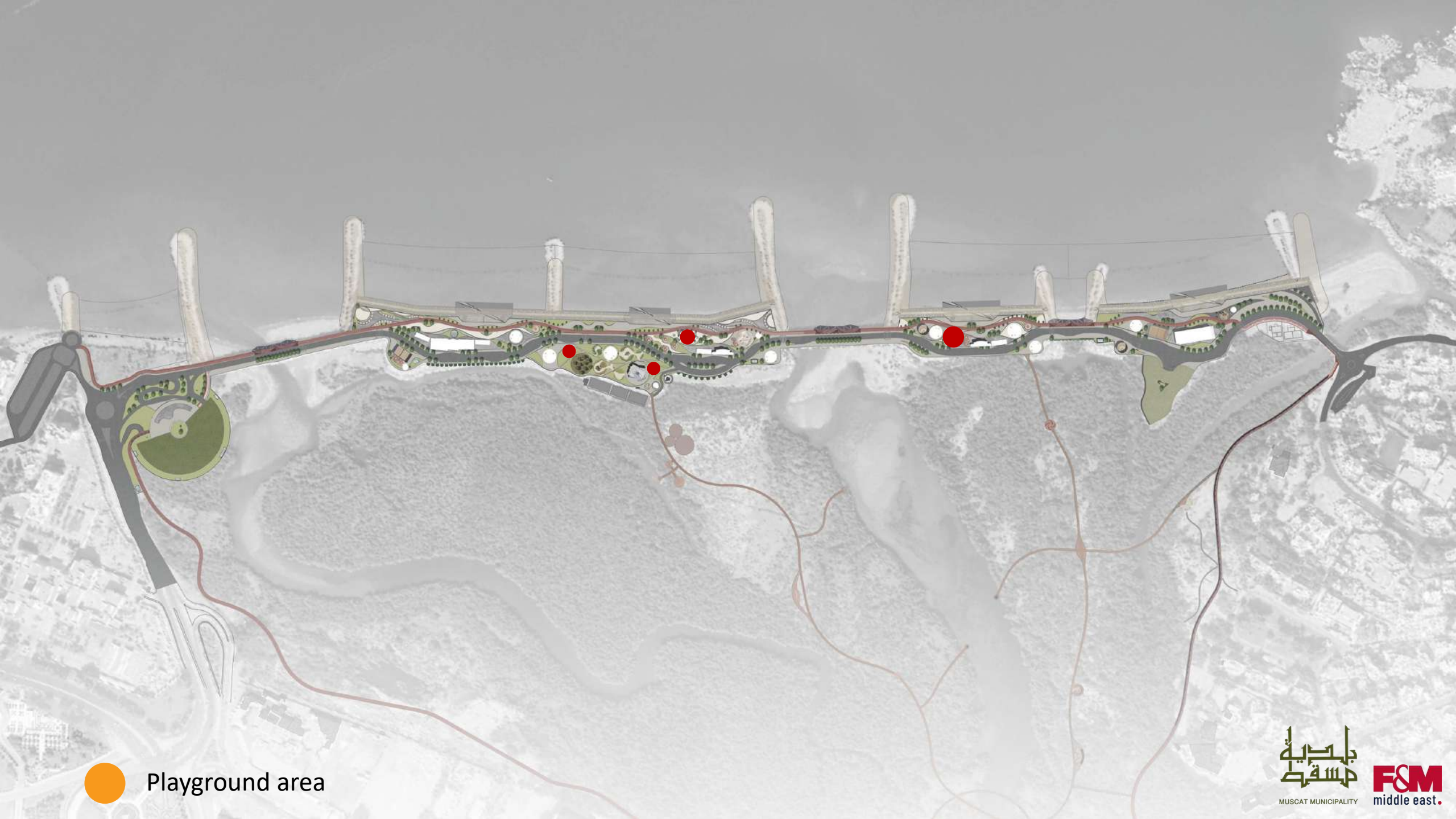
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Sport with Skate Park





 Playground area



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MANGAROVE PATH

ALQURUM BEACH ROAD

MANGROVE COMPONENTS

Key

- ⑥ Eastern Parking Building
- ⑦ Mangrove Gate
- ⑧ Mangrove Reception & Cafe
- ⑨ Nursery
- ⑩ Bridge shade
- ⑪ Kayak and Nursery Area
- ⑫ Bird Observatory
- ⑬ Giant Hammock
- ⑭ Viewpoint
- ⑮ Pavilion
- ⑯ Amphitheatre
- ⑰ Rope Maze
- ⑱ Sensory Path
- ⑲ Swing Circle
- ⑳ Small Hammock





Ticketing, Café, Viewing Decking

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Ticketing, Café, Viewing Decking

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middle east.

Birds Observatory









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THANK YOU