



Designed by Zaha Hadid Architects



# ALKHUJWAIR DOWNTOWN



# The Scale of the Opportunity

Total city area

 1.6M m<sup>2</sup>

Location



At the geographical heart of Muscat, between the historic core, the coast and key national infrastructure. Within proximity to the airport.

Residential Units

 +7,500

Population

 26,000 Residents

 60,000 Population

Employment

 18,000 Employees

Delivery Approach

A phased, state-led regeneration framework aligned with infrastructure provision and market readiness.

Total Investment Value

2.5 billion OMR  
6.6 billion USD



## “The future of Muscat, where tradition meets innovation.”

A flagship urban regeneration project led by the Ministry of Housing and Urban Planning (MoHUP) and designed by Zaha Hadid Architects, located at the geographic heart of Muscat. Positioned between the city’s historic core, the coastline and major national infrastructure, the site represents a rare opportunity to introduce density, civic life and waterfront access into an underdeveloped yet highly central area, while directly responding to Muscat’s climatic conditions.

As a key component of the GMSP, the master plan reflects Oman’s ambition to deliver resilient, climate-responsive urban environments that support long-term economic and social transformation. It establishes a compact, mixed-use district that prioritises walkability, public life and connectivity, addressing historic car dependency while reinforcing accessibility at metropolitan scale.

Developed in close collaboration with MoHUP, the plan provides a commercially viable and deliverable framework for a new downtown that reconnects Muscat’s urban fabric, unlocks its waterfront setting and supports phased implementation aligned with infrastructure investment. The project is designed to evolve over time, creating enduring urban value and a lasting national legacy, while offering investors clarity, scale and long-term alignment with Oman’s strategic planning framework.

# What Sets This City Apart

## Integrated Waterfront District

The district will comprise four key zones:

- ◇ A luxury marina and a sports marina,
- ◇ A recreational waterfront lined with beaches and sports facilities,
- ◇ A canal walkway and island,
- ◇ A Transport-Orientated Development. These zones will include luxury accommodation and offices, premium food and beverage outlets, retail arcades, health and wellness facilities, hotels and mixed-use developments.

## Residential & Commercial Mix

**1.1 million m<sup>2</sup>** of the total **2.08 million m<sup>2</sup>** GFA sold to the developer will support **7,500 residential units** and **26,000 residents**.

Land-use breakdown:

**52%** residential, **16%** office, **10%** hospitality, **10%** retail, **8%** healthcare and **4%** community space (cultural uses make up **~0.85%**) creating a balanced mix of homes, offices, hotels and shops. The hospitality component includes six hotels providing in the region of **2,200 rooms**.

## Transit-Orientated Development

The master plan emphasises public transport and walkability. Transport-oriented design connects the district to light-rail and bus rapid transit, water taxis and cycle paths; passive shading and cooling encourage walking and reduce reliance on private vehicles. The canal walk is a partially submerged corridor lined with retail and food-and-beverage outlets; water taxis provide unique mobility along the canal.

## Recreational & Cultural Amenities

The recreational waterfront features pedestrian walkways, cycle paths, kiosks and facilities for outdoor events and sports. The cultural district hosts year-round events, immersive pop-ups and flexible indoor/outdoor spaces designed to operate for **18 hours a day**, with restaurants and retailers positioned to activate the area.

## Environmental Resilience

The master plan emphasises public transport and walkability. Transport-oriented design connects the district to light-rail and bus rapid transit, water taxis and cycle paths; passive shading and cooling encourage walking and reduce reliance on private vehicles. The canal walk is a partially submerged corridor lined with retail and food-and-beverage outlets; water taxis provide unique mobility along the canal.

## Iconic Scale & Skyline

A landmark, city-shaping development with a substantial developable footprint and a balanced mix of residential, office, hospitality, retail and community uses. Al Khuwair Downtown is one of three areas in the city, designated for tall buildings. The masterplan introduces a distinctive skyline defined by a series of prominent towers and a major waterfront canal that anchors the district's spatial and visual identity. Together, the scale, density and architectural expression establish a clear and recognisable urban presence, positioning the project as a new focal point in Muscat's evolving skyline.

Complementing this vision, the development introduces high-rise buildings defining the district's vertical character. Strategically positioned to maximise views, these towers integrate residential, office and hospitality uses, reinforcing density and shaping a contemporary city centre in Muscat.

# Delivery Status

## Site Preparation & Infrastructure Planning

MoHUP's delivery pathway includes master planning, infrastructure and site preparation, followed by phased construction and long-term governance. Early works include marina breakwater tenders and studies for transit connections.

## Phased Construction (2026-2040)

Development will proceed in three phases:

**2026-2031 | 2031-2036 | 2036-2040**

Each phase delivers roughly one-third of the GFA, spreading risk and aligning delivery with market absorption.

## Investment Proposition

This landmark freehold development offers investors and homeowners the rare opportunity to secure full ownership in a prime location, combining long-term asset value, design excellence, and strong growth potential. Positioned to deliver sustainable returns and an exceptional lifestyle, the project represents a strategic investment in a thriving and future-ready community.

## Strategic Location

A prime waterfront site between Muscat's diplomatic quarter and business districts. The canal, marina and beachfront create a high-value destination for residents, tourists and corporate tenants. Proximity to embassies, ministries and transport hubs supports long-term rental demand.

## Modern Live-Work-Play Environment

A walkable district integrating luxury homes, office towers, retail arcades, hotels and cultural venues, with green spaces and waterfront recreation. This mix appeals to international residents, digital-economy firms, tourism operators and health-care providers. Exclusive towers reaching 180 metres will redefine Muscat's skyline.

