A'Thuraya City

A' Thuraya aims to become a beacon of modernity and heritage, offering a unique blend of traditional Omani culture and contemporary infrastructure. The vision is to establish a vibrant community where business, lifestyle, and tourism thrive in harmony.



Cultural Enrichment

Cultural centers and museums that celebrate Omani heritage, enhancing tourism and local engagement.



Elevated Retail

High-end retail and fine dining experiences located at unique mountain cliff edges, offering panoramic views of the development and Muscat.



Smart Infrastructure

Integration of AI and IoT for efficient urban management, ensuring energy efficiency and resource optimization.



Residential Excellence

Discover a thriving community with lush open spaces, premium amenities, and a seamless blend of comfort and luxury.

A' Thuraya City

exemplifies a future-forward urban project that not only promises substantial returns but also contributes to socio-economic growth and cultural preservation. Investors are invited to embrace this unique opportunity to be part of a transformative journey in Oman.

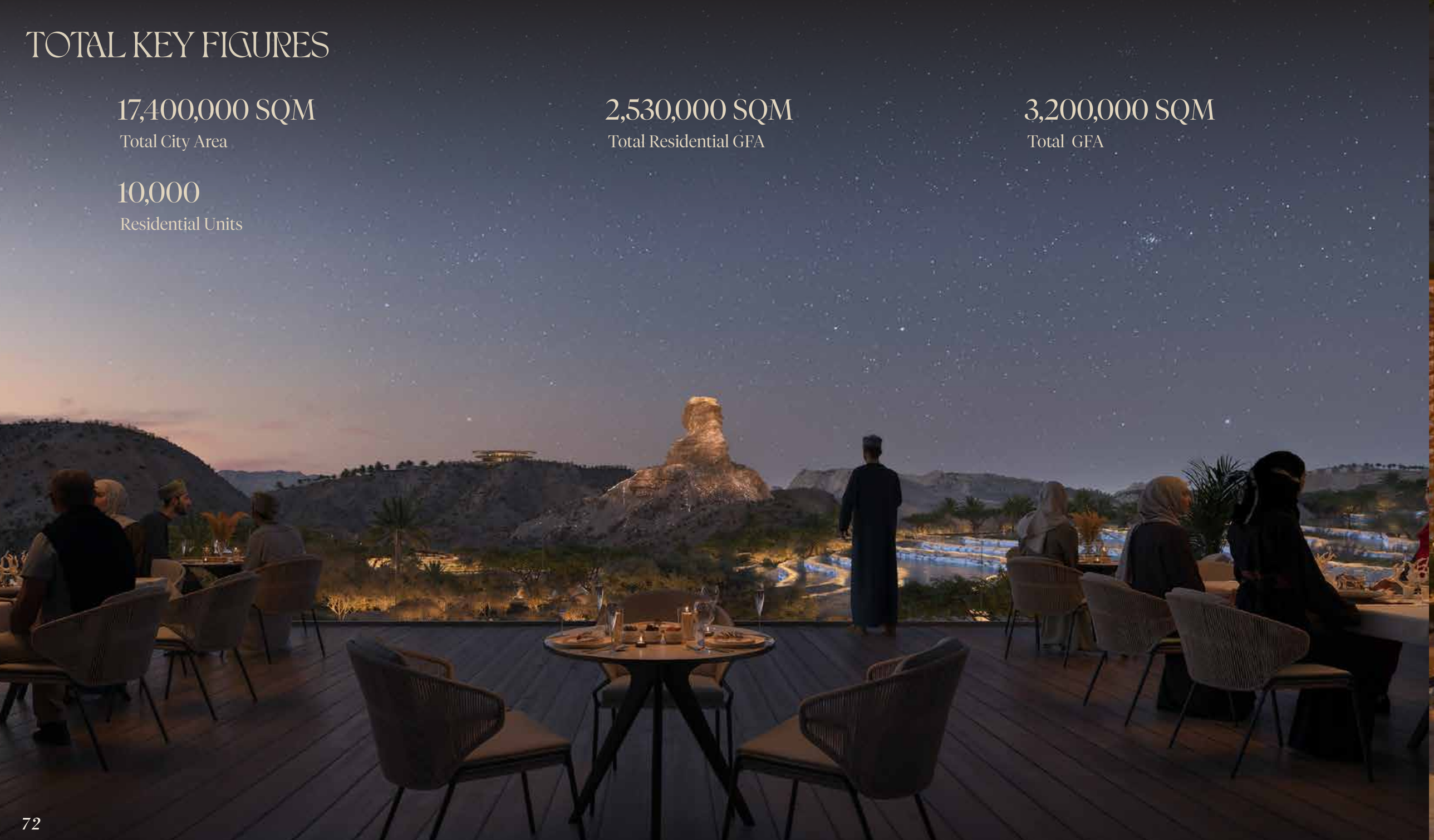
TOTAL KEY FIGURES

17,400,000 SQM
Total City Area

10,000
Residential Units

2,530,000 SQM
Total Residential GFA

3,200,000 SQM
Total GFA



ENJOY A COSMOPOLITAN LIFESTYLE WITH UNRIVALLED VIEWS

Overall
Project Phasing



INTELLIGENT DESIGN, IN HARMONY WITH THE MOUNTAINS

A birdseye view of Muscat

As development intensifies along coastal and urban corridors, this unique site offers something increasingly scarce: mountainous seclusion close to the city. In fact it' s the last pocket of land able to be developed on such terrain and at such altitudes and be within reach of Muscat central. Set within a wondrous sculptural landscape rarely found elsewhere in the region, A' Thuraya presents careful sectioning of living clusters in phases 1 and 2, offering a variety of residential types including apartments, townhomes and villas with varying degrees of privacy and elevation. As well as phase 3, which will utilise a system of enclaves to create additional private living spaces at even higher elevations.





DESIGNED FOR EVOLUTION

PHASE 1

Key Total Figures

3,087,000 sqm
Total Area

1,066,000 sqm
Total Developable Area

831,000 sqm
Total GFA

8
Neighbourhoods

709,090 sqm
Residential GFA

2,600
Residential Units

8,000
Residents

OMR 866,628,904
Gross Development Value

33,786 sqm - GFA
87 Retail + F&B Units

29,967 sqm - GFA
407 Luxury Hotel Keys

13,107 sqm - GFA
1 School

2,834 sqm - GFA
2 Healthcare Clinics

11,185 sqm - GFA
1 Entertainment Centre

1,857 sqm - GFA
4 Community Centres

14,462 sqm - GFA
2 Sport Facilities

66,451 sqm - GFA
12 Green Parks

13,124 sqm - GFA
Mosques



INNOVATIVE DESIGN FOR A SUSTAINABLE FUTURE

With luxury and sustainability at the forefront of every facet of A'Thuraya City, one does not forsake the other. Together they drive every element, feature, facet and consideration of Muscat's most premium new neighbourhood in perfect harmony. Sustainable luxury is not a trend, it is a movement, and in A'Thuraya, a stunning reality.

HIGHLANDS
PHASE 1

NBH 1

NBH 2

NBH 3

NBH 4

NBH 5

NBH 6

NBH 7

NBH 8

NEIGHBOURHOODs

Neighbourhood 1

413,448 sqm
Total Area (excl. RoW)

220
Residential Units

244,786 sqm
Total GFA (Resi + Amenities)

Neighbourhood 2

56,945 sqm
Total Area (excl. RoW)

18
Residential Units

34,782 sqm
Total GFA (Resi + Amenities)

Neighbourhood 3

Area
To Be Explored

Neighbourhood 4

13,107 sqm
School GFA

1,443 sqm
Healthcare GFA

3,065 sqm
Retail GFA

6,406 sqm
Sport Facilities GFA

LUXURY

Redefined and elevated



LIVEABLE

Feel at home wherever you roam



Neighbourhood 5

185,960 sqm
Total Area (excl. RoW)

499
Residential Units

126,282 sqm
Total GFA (Resi + Amenities)

Neighbourhood 6

150,487 sqm
Total Area (excl. RoW)

1,145
Residential Units

179,604 sqm
Total GFA (Resi + Amenities)

Neighbourhood 7

68,553 sqm
Total Area (excl. RoW)

661
Residential Units

190,864 sqm
Total GFA (Resi + Amenities)

Neighbourhood 7

46,167 sqm
Total Area (excl. RoW)

28
Residential Units

27,940 sqm
Total GFA (Resi + Amenities)

An oasis at every level

LUSH



From the roots to the rooftops

LOCAL



Phase 1

Landuse Programme

Land Use Legend

Residential
- Mansion
- Luxury Villas
- High End Villas
- Standard Villas
- Semi Detached Villas
- Apartments

Landscape
- Gateway Park
- Community Park

Amenities
- Retail (City centre)
- Retail (Community)
- Community
- Religious Facilities
- Education
- Healthcare
- Hospitality (Branded Residences)
- Hospitality (Hotel)
- Entertainment
- Culture
- Sport

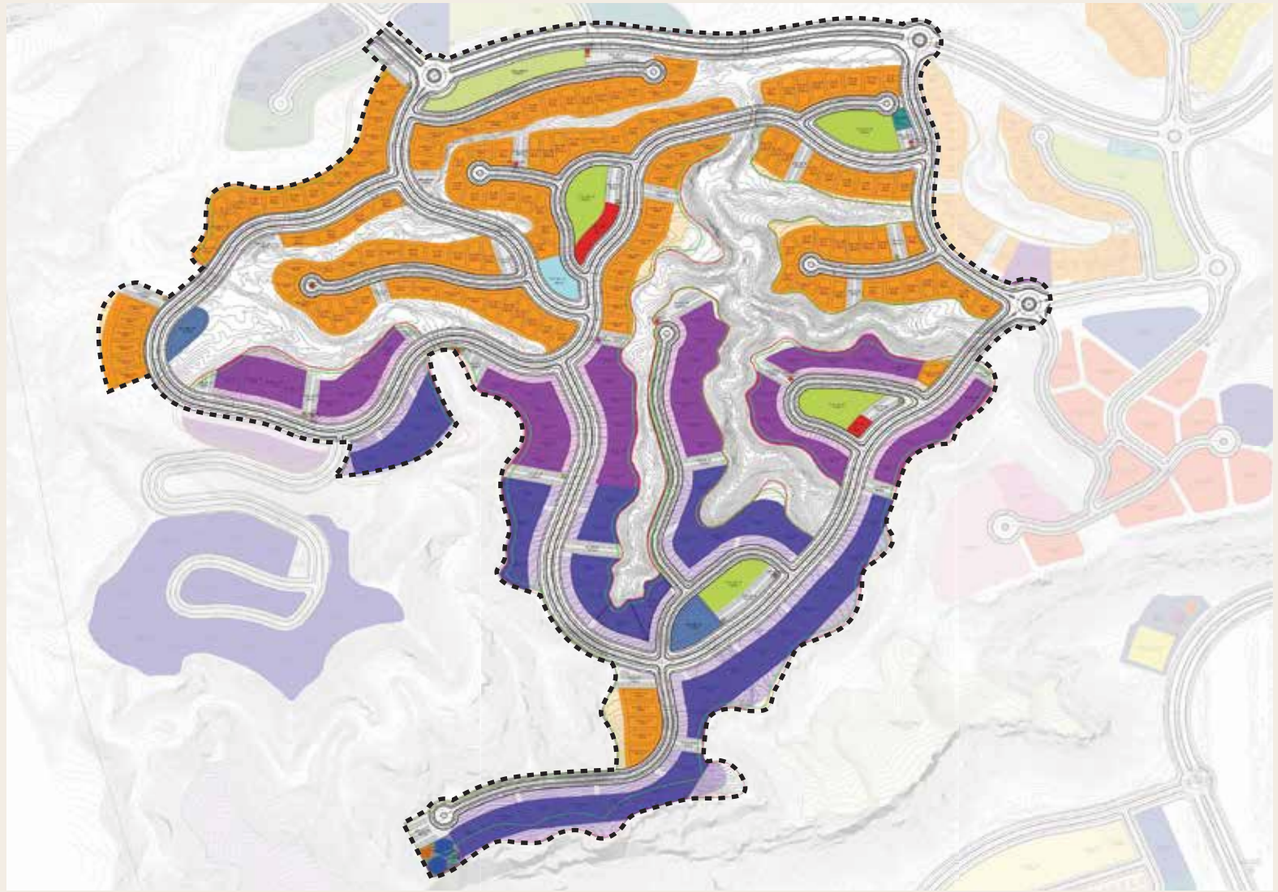
Utilities
- Utility Plot
- Irrigation Storage Tanks
- Potable Water Storage Tanks
- Foul Water Temp. STP
- Category 3 Fire Station
- Telecoms
- Security Facilities
- ICT Facilities
- Waste Facilities
- Primary Substation
- Distribution Substation

Parking
- Parking Plot

PHASE 1: Neighbourhood 1

Residential

Total GFA	**244,786 sqm (Resi + Amenities)**
Developable Area	**413,448 sqm (excl. RoW)**
Population	**1,574 residents**



LANDUSE & FIGURES

34 x Mansions
Landtake: **68,000 sqm**
GFA: **51,761 sqm**
FAR: **0.7**

43 x Luxury Villas
Landtake: **64,500 sqm**
GFA: **51,430 sqm**
FAR: **0.8**

143 x High End Villas
Landtake: **143,042 sqm**
GFA: **134,277 sqm**
FAR: **0.9**

2 x Retail
Landtake: **2,441 sqm**
GFA: **1,709 sqm**
FAR: **0.7**

2 x Community
Landtake: **2,566 sqm**
GFA: **1,795 sqm**
FAR: **0.7**

2 x Religious
Landtake: **5,448 sqm**
GFA: **3,814 sqm**

Parks
Plots: **5**
Landtake: **22,776 sqm**

Parking
Plots: **39**
Landtake: **39,275 sqm**

Utilities
Total area: **65,400 sqm**

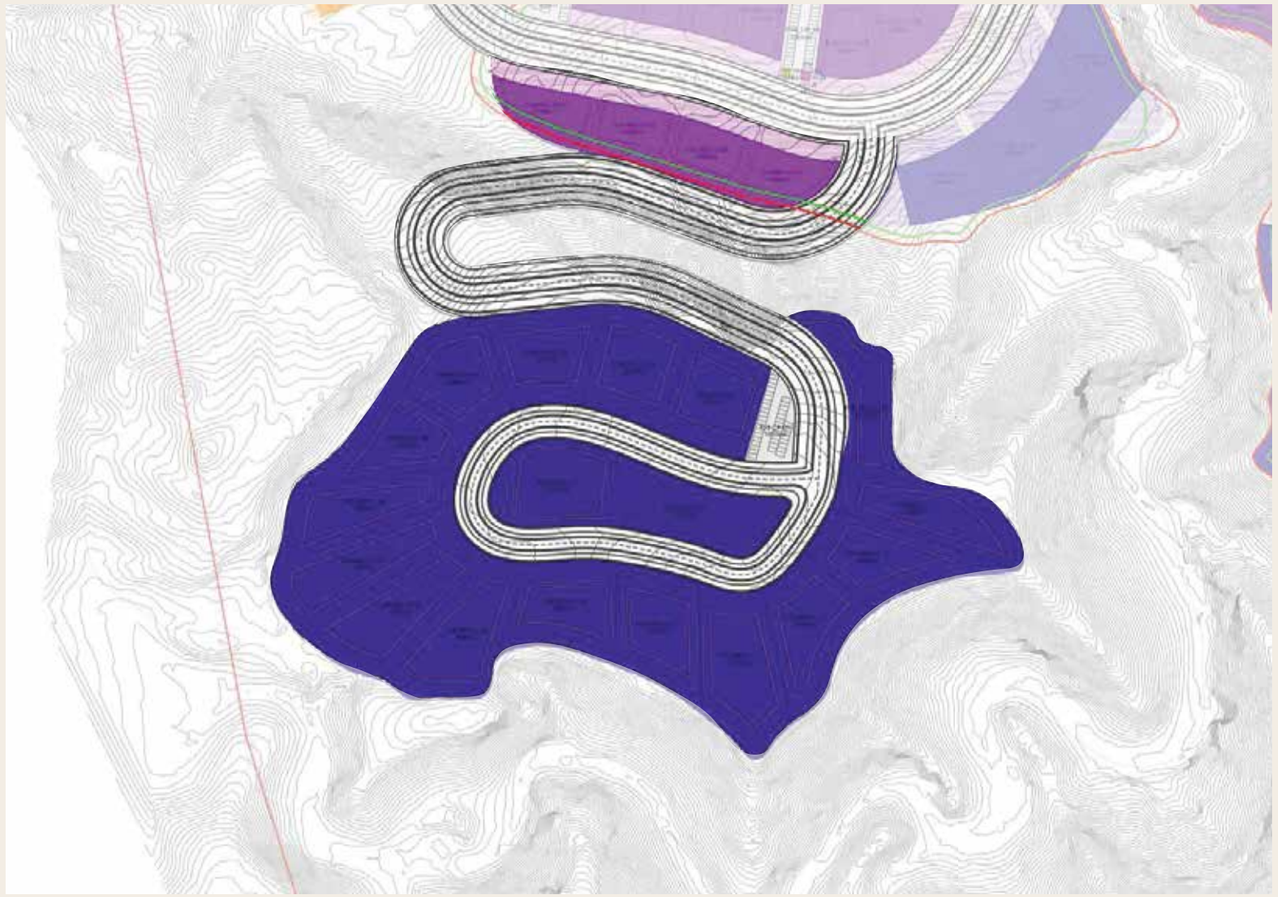
RoW
Landtake: **318,959 sqm**

Pedestrian paths
Cycling paths
Landscaping

PHASE 1: Neighbourhood 2

Residential

Total GFA	**34,782 sqm (Resi + Amenities)**
Developable Area	**56,945 sqm (excl. RoW)**
Population	**144 residents**



LANDUSE & FIGURES

Mansions

Plots: **18**
Units: **18**
Lanstake: **54,799 sqm**
GFA: **34,182 sqm**
FAR: **0.6**

1 x Religious

Landtake: **1,000 sqm**
GFA: **600 sqm**

Parking

Plots: **1**
Landtake: **1,021 sqm**

Utilities

Total area: **125 sqm**

RoW

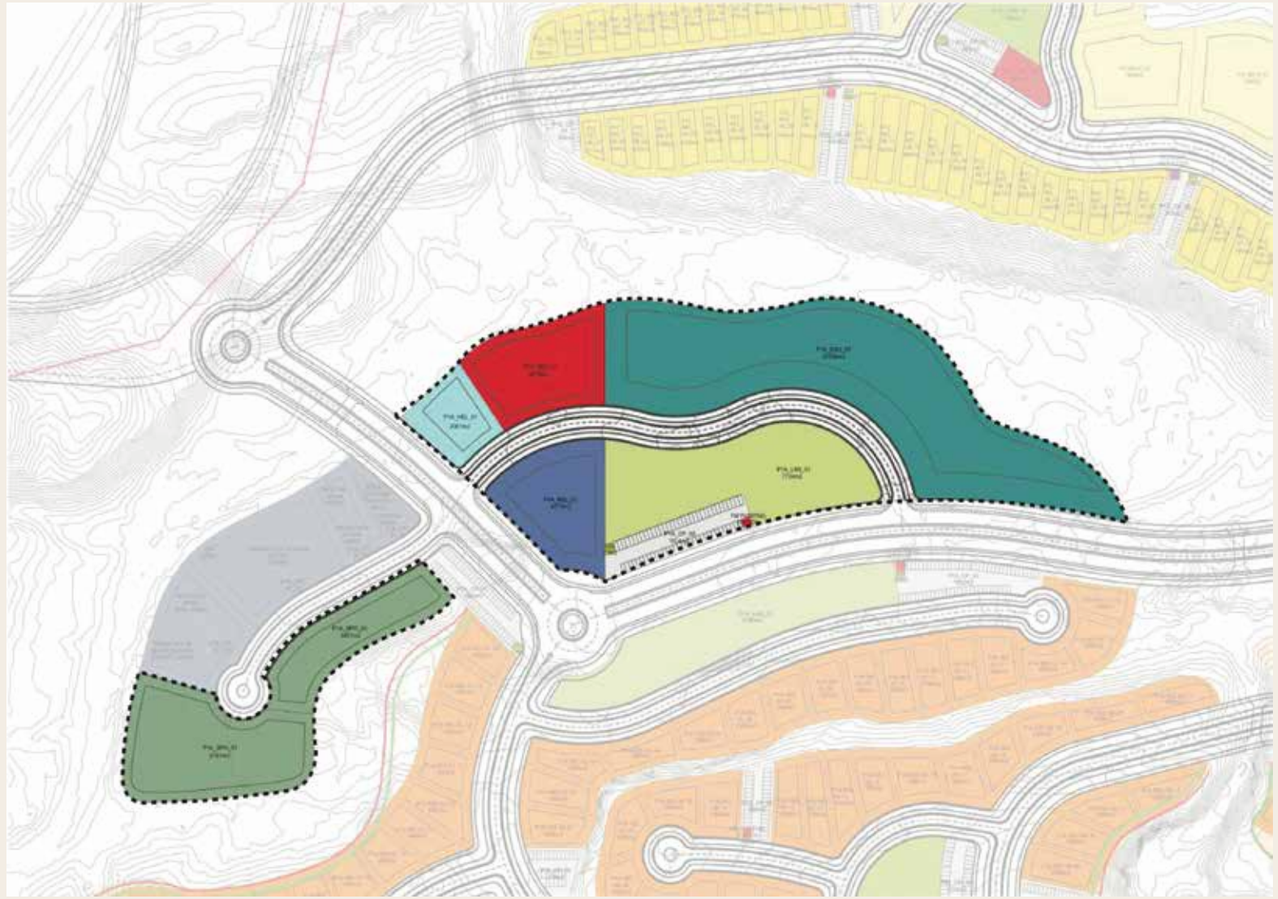
Landtake: **28,418 sqm**

Pedestrian paths
Cycling paths
Landscaping

PHASE 1: Neighbourhood 4

Destination Retail + Education

Total GFA	**26,961 sqm**
Developable Area	**49,681 sqm (excl. RoW)**
Population	**visitors only**



LANDUSE & FIGURES

Private School
Plots 1
Units: 1
Landtake: 18,724 sqm
GFA: 13,107 sqm
FAR: 0.7

1 x Retail
Landtake: 4,378 sqm
GFA: 3065
FAR: 0.7

1 x Healthcare
Landtake: 2,062 sqm
GFA: 1,443 sqm
FAR: 0.7

Sports
Plots: 2
Landtake: 10,619 sqm
GFA: 6,406 sqm
FAR: 0.6

1 x Religious
Landtake: 4,200 sqm
GFA: 2,940 sqm

Parks
Plots: 1
Landtake: 7,734 sqm

Parking
Plots: 1
Landtake: 1,914 sqm

Utilities
Landtake: 50 sqm

RoW
Landtake: 6,794 sqm

Pedestrian paths
Cycling paths
Landscaping

PHASE 1: Neighbourhood 5

Apartments facing expressway

Total GFA	**126,282 sqm (Resi + Amenities)**
Developable Area	**185,960 sqm (excl. RoW)**
Population	**1,683 residents**



LANDUSE & FIGURES

Apartments

Plots	**10**
Units:	**363**
Landtake:	**40,464 sqm**
GFA:	**48,543 sqm**
FAR:	**1.3**

Standard Villas

High End Villas

Plots:	**136**
Units:	**136**
Landtake:	**116,271 sqm**
GFA:	**75,540 sqm**
FAR avrg:	**0.7**

1 x Retail

Landtake:	**671 sqm**
GFA:	**470 sqm**
FAR:	**0.7**

1 x Community

Landtake:	**1,259 sqm**
GFA:	**881 sqm**
FAR:	**0.7**

Religious

Plots:	**1**
Landtake:	**1,212 sqm**
GFA:	**848 sqm**

Parks

Plots:	**3**
Landtake:	**10,483 sqm**

Parking

Plots:	**15**
Landtake:	**15,100 sqm**

Utilities

Landtake: **500 sqm**

RoW

Landtake: **69,491 sqm**

Pedestrian paths
Cycling paths
Hardscape
Landscaping

PHASE 1: Neighbourhood 6

Apartments + Low Density Typologies

Total GFA	**179,604 sqm**
Developable Area	**150,487 sqm (excl. RoW)**
Population	**2,848 residents**



LANDUSE & FIGURES

Apartments

Plots	**17**
Units:	**1077**
Landtake:	**67,745 sqm**
GFA:	**138,955 sqm**
FAR:	**2.0**

Villas

Plots:	**22**
Landtake:	**19,837 sqm**
GFA:	**10,032 sqm**
FAR:	**0.5**

Townhouse

Plots:	**46**
Landtake:	**17,330 sqm**
GFA:	**19,274 sqm**
FAR:	**1.1**

1 x Retail

Landtake:	**2,164 sqm**
GFA:	**1,515 sqm**
GFA:	**0.6**

Religious

Plots:	**1**
Landtake:	**2,532 sqm**
GFA:	**1,772 sqm**

Parks

Plots:	**2**
Landtake:	**14,021 sqm**

Sports

Landtake:	**21,137 sqm**
GFA:	**8,056 sqm**

Parking

Plots:	**4**
Landtake:	**5,446 sqm**

Utilities

Landtake:	**275 sqm**

RoW

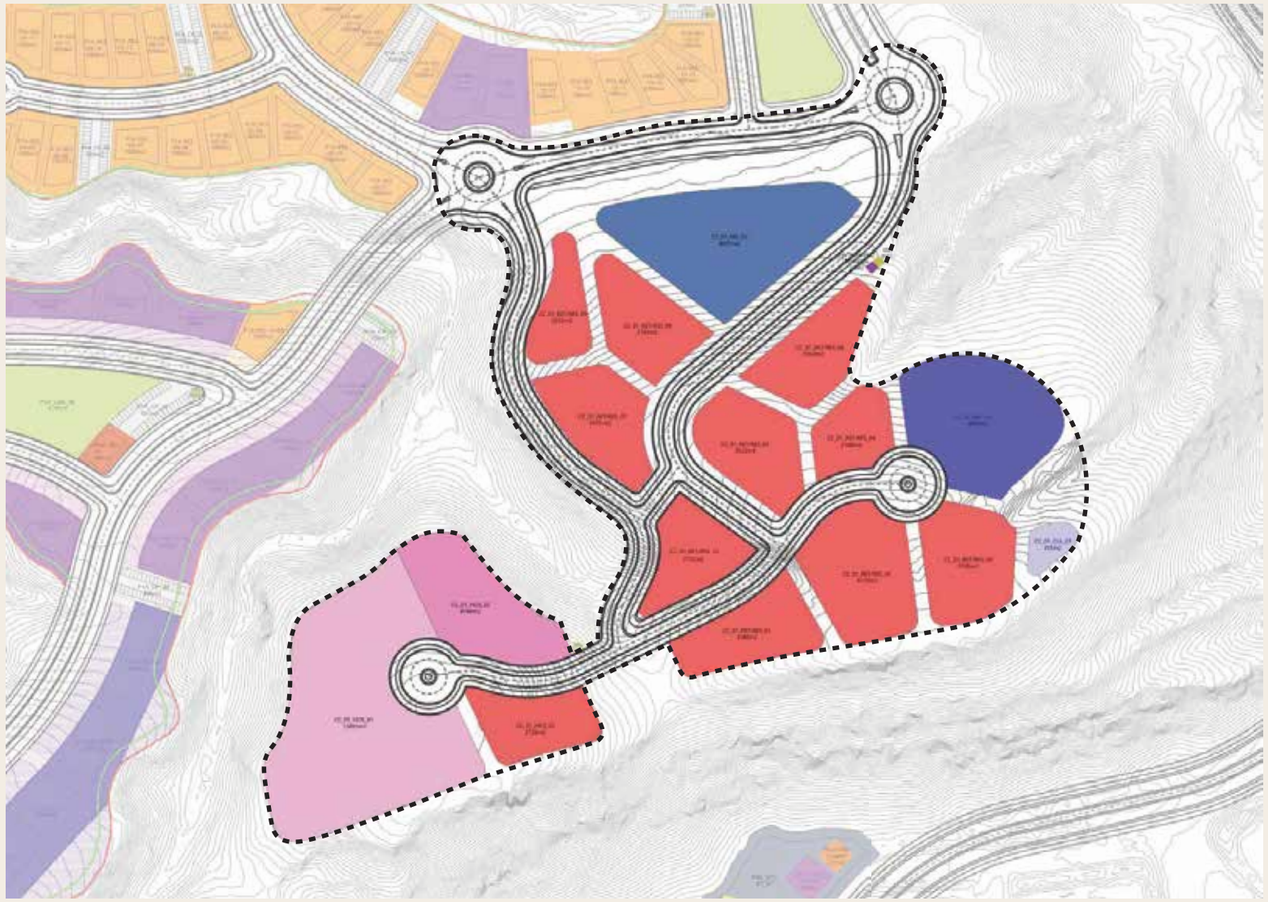
Landtake:	**62,876 sqm**

Pedestrian paths
Cycling paths
Landscaping

PHASE 1: Neighbourhood 7

Citadel

Total GFA	**190,864 sqm**
Developable Area	**68,553 sqm (excl. RoW and basement)**
Population	**1,520 residents**



LANDUSE & FIGURES

Mixed-Use Apartments

Plots	**10**
Units:	**661**
Landtake:	**31,958 sqm**
GFA:	**102,082 sqm**
FAR:	**3.8**

GF Retail + F&B

Units:	**49**
GFA:	**24,894 sqm**
FAR:	**1.0**

Hospitality

Plots:	**3**
Units:	**472**
Landtake:	**18,601 sqm**
GFA:	**46,017 sqm**
FAR:	**2.3**

GF Retail + F&B

Plots:	**1**
Units:	**6**
Landtake:	**2,133 sqm**
FAR:	**1.0**

1 x Exhibition Space

Landtake:	**701 sqm**
GFA:	**1,403 sqm**
FAR:	**2.0**

1 x Entertainment

Landtake:	**6,460 sqm**
GFA:	**11,185 sqm**
FAR:	**1.7**

1 x Religious

Landtake:	**8,056 sqm**
GFA:	**3,150 sqm**
FAR:	**0.4**

Parking Basement

Area:	**96,992**
Capacity:	**2,771 cars**

Utilities

Landtake:	**75 sqm**

RoW

Landtake:	**30,377 sqm**

PHASE 1: Neighbourhood 8

Residential

Total GFA	**27,940 sqm (Resi + Amenities)**
Developable Area	**46,167 sqm (excl. RoW)**
Population	**196 residents**



LANDUSE & FIGURES

2 x Luxury Villas

Landtake: **3,000 sqm**
GFA: **2,550 sqm**
FAR avrg: **0.8**

26 x High End Villas

Landtake: **26,008 sqm**
GFA: **24,414 sqm**
FAR avrg: **0.9**

1 x Community

Landtake: **1,395 sqm**
GFA: **976 sqm**
FAR: **0.7**

Parks

Plots: **1**
Landtake: **11,436 sqm**

Parking

Plots: **3**
Landtake: **4,303 sqm**

Utilities

Landtake: **25 sqm**

RoW

Landtake: **5,619 sqm**
Pedestrian paths
Cycling paths
Landscaping

PROJECT TEAM

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BURO HAPPOLD

Cavendish Maxwell

4B PROJECTS

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