



# Reehan Gardens

The space you need. The lifestyle you desire.











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## The essence of Arabia.

One of the oldest civilisations on the Arabian Peninsular, Oman is a country blessed with miles of pristine beaches, feathery palms, mountainous backdrops and warm hospitality. This is the land of frankincense, the legendary Sinbad and the broadest smiles.

Fascinating scenery, agreeable climate and amicable citizens make Oman a dream destination for the adventurous visitor.







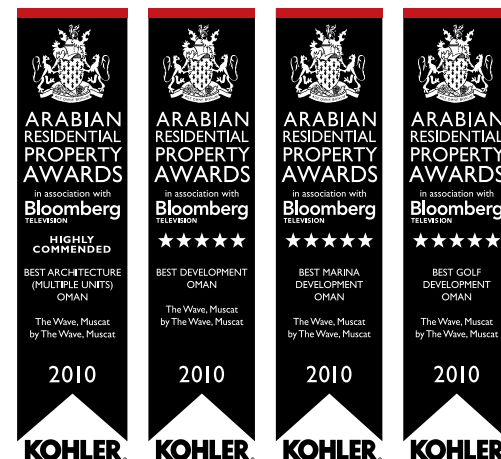
## 18 HOLE SIGNATURE GOLF COURSE



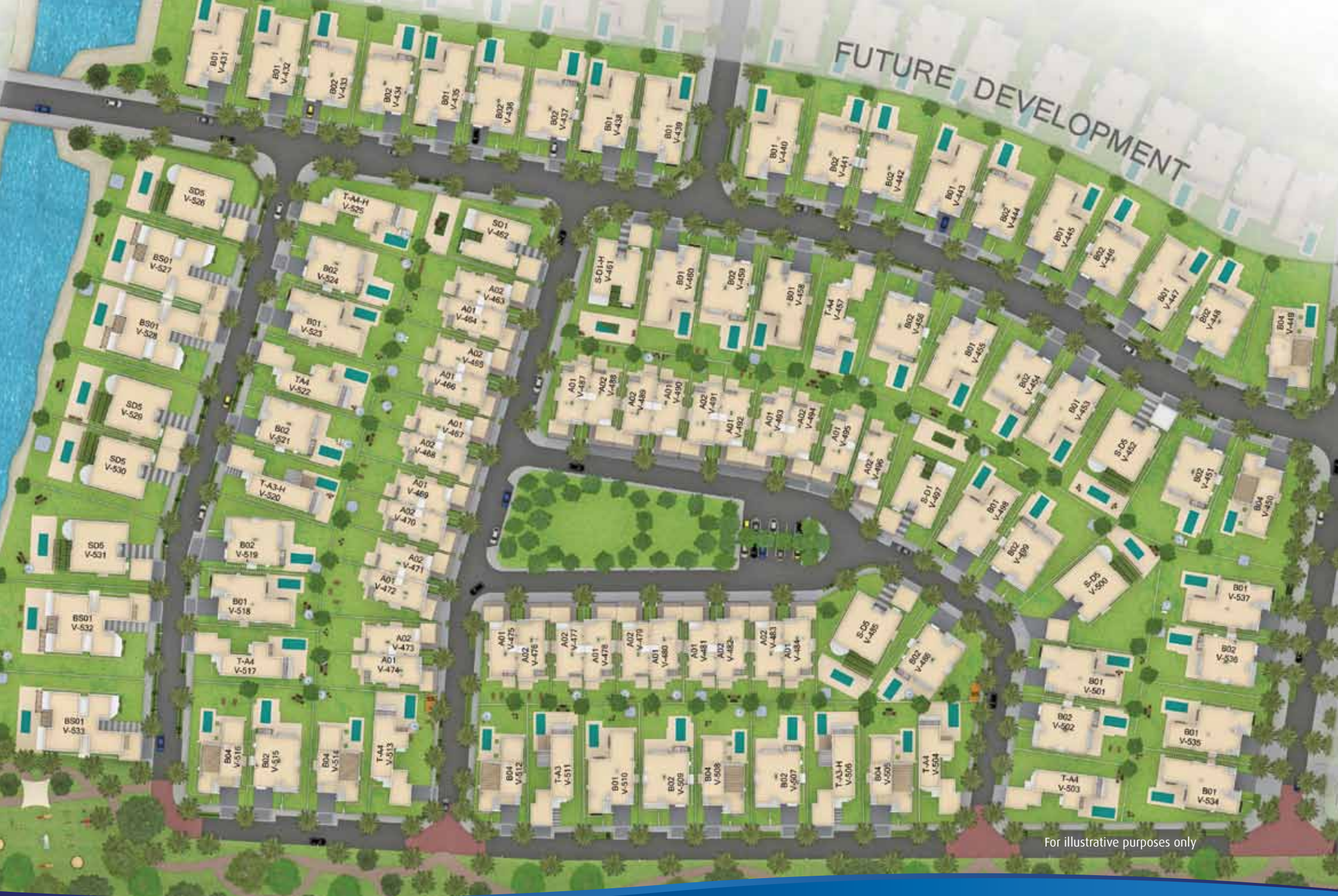
## The Wave, Muscat. Masterplanned beyond imagination.

The Wave, Muscat, an exclusive development a mere 10 minutes drive from the new international airport, combines understated luxury, inspirational design and tranquil living for those seeking an idyllic haven from the bustle of everyday life.

With breathtaking ocean views, lush landscapes and serene waterways, The Wave is thoughtfully created to suit your exacting requirements.







For illustrative purposes only





Reehan Gardens, where a tranquil lifestyle is now within your reach.

Reehan Gardens Villas at The Wave provide the ideal opportunity for you to invest in a freehold property and for your loved ones to live a life of perfect tranquility, absolute security and resort-style luxury. Featuring a variety of villa styles, this ultra-modern environment, close to the Greg Norman signature golf course and the Fairmont Hotel, paints an impressive picture of harmonious living.









Imagine a dream home with the most luxuriant interiors.

There's a touch of traditional romance to living in Muscat, but Reehan Gardens Villas make sure you won't sacrifice any of life's modern conveniences.

Aesthetically appealing, high quality materials were selected for their style and durability.

Each villa combines the promise of resort-style living with a sophisticated and modern elegance that will captivate your mind and soothe your soul. Enjoy stunning vistas of the lake or verdant walkways. Whether you choose a single or a twin villa, rest assured you and your family will be living the dream life.





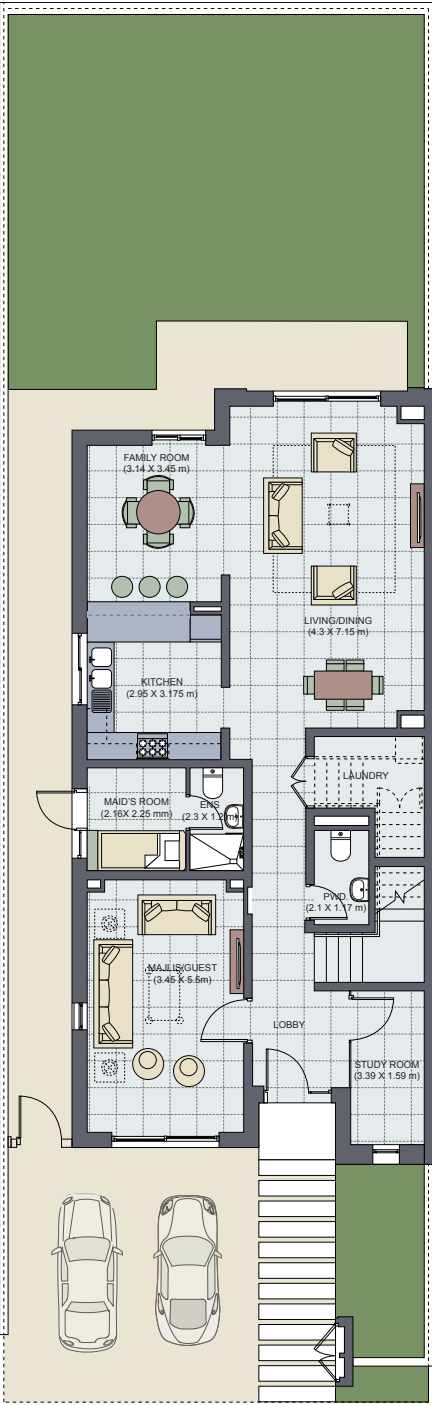




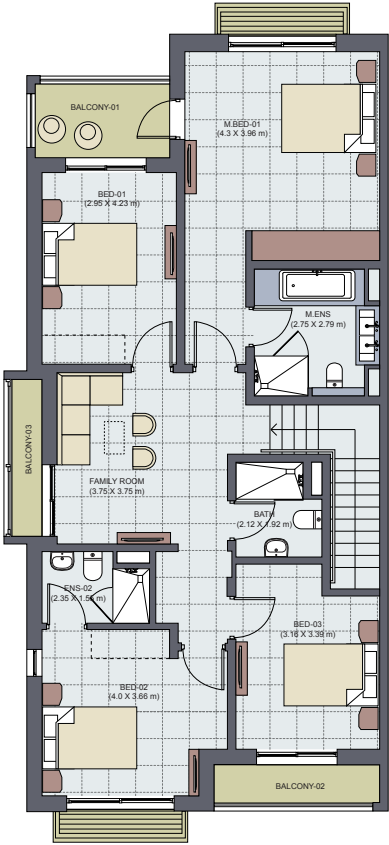
### Reehan Gardens Type A.

For the first time, The Wave, Muscat introduces twin villas. The dream of inspirational design and gracious living awaits those who demand uncompromised quality. Newly designed Villas A01 and A02 are sumptuous, generously sized 4 bedroom residences, with spacious plot sizes. From inspired architecture to practical functionality, these villas have been created to complement your lifestyle.





Ground floor



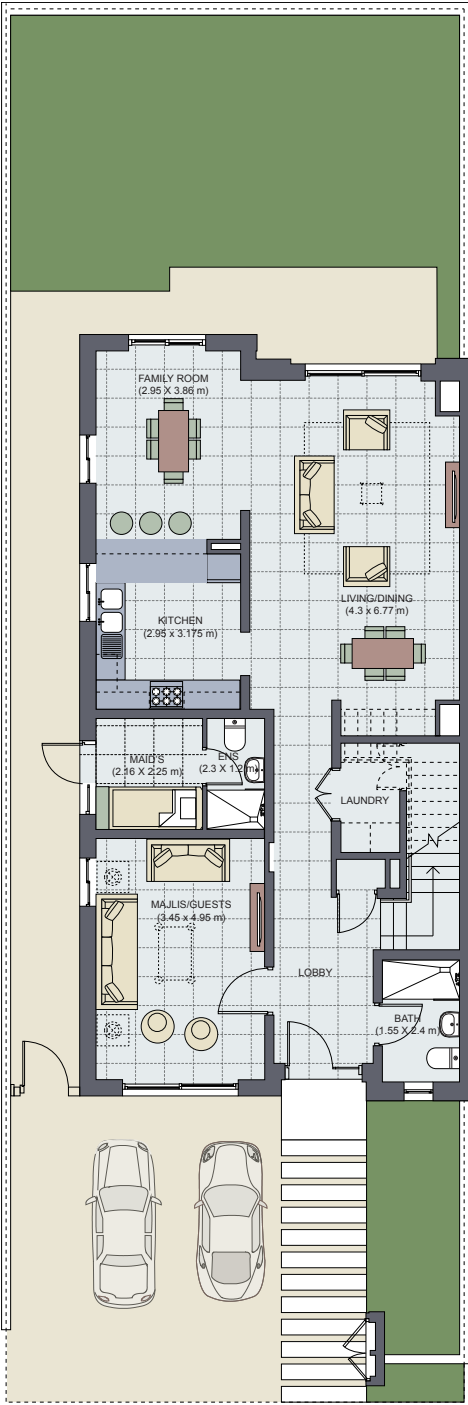
First floor

Area Schedule (BUA)	
Name	Area
Ground Floor	131.39 m <sup>2</sup>
First Floor	126.53 m <sup>2</sup>
Balconies	9.6 m <sup>2</sup>
Total	267.52 m <sup>2</sup>

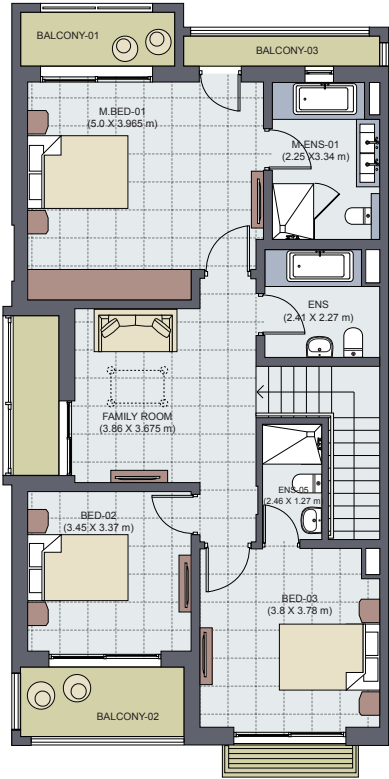
- Floor plans are for illustrative purposes only.
- All dimensions are in metres unless specified.
- Floor plan shown above will also have an attached villa.
- Swimming pool available at option extra.



Type A02



Ground floor



First floor

Area Schedule (BUA)	
Name	Area
Ground Floor	123.01 m <sup>2</sup>
First Floor	114.5 m <sup>2</sup>
Balconies	10.7 m <sup>2</sup>
Total	248.21 m <sup>2</sup>

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### Reehan Gardens Type B. Choose from our stunning designs.

Impressive and cleverly integrated, each kitchen bristles with all modern essentials. Bathrooms are superbly designed with clean lines, superior fittings and contemporary features that would be admirable anywhere in the world.

All Type B Villas are spacious and comprise 5-7 bedrooms and a 2-car garage.

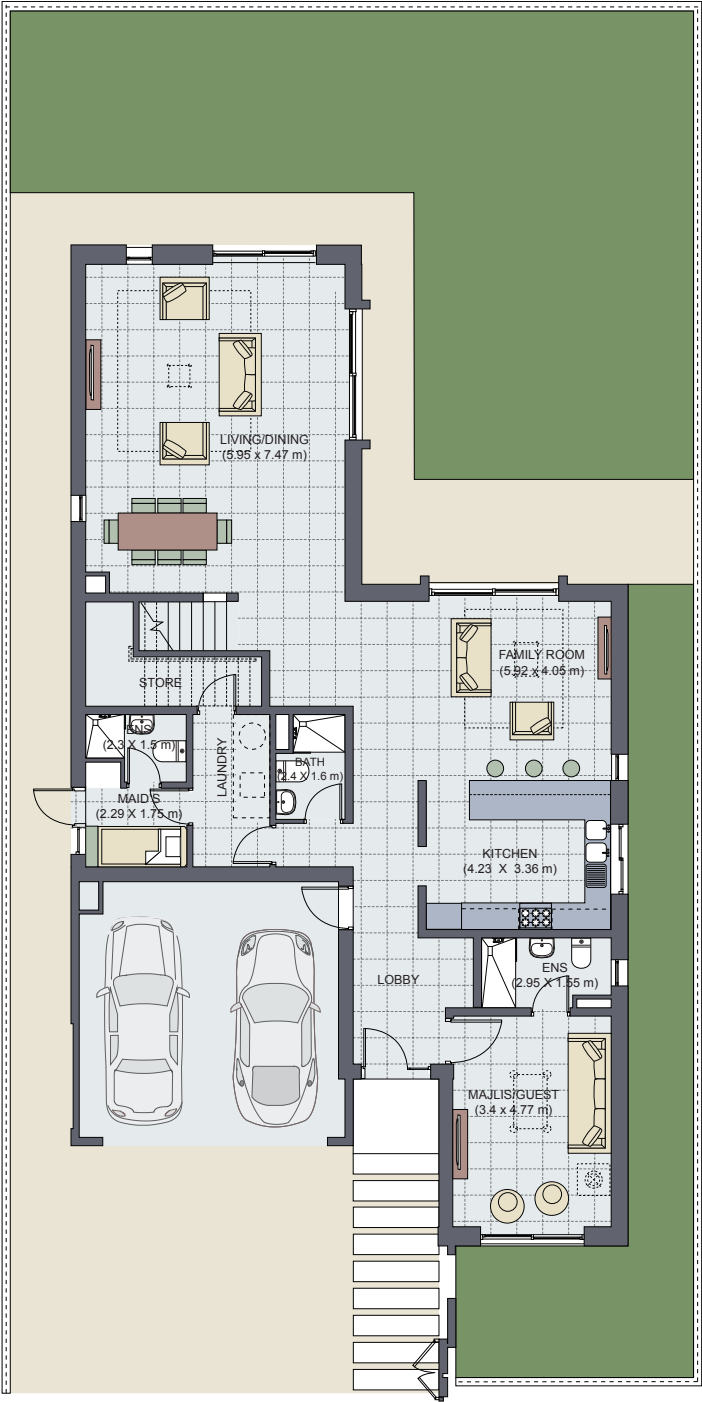


### Reehan Gardens Type BS.

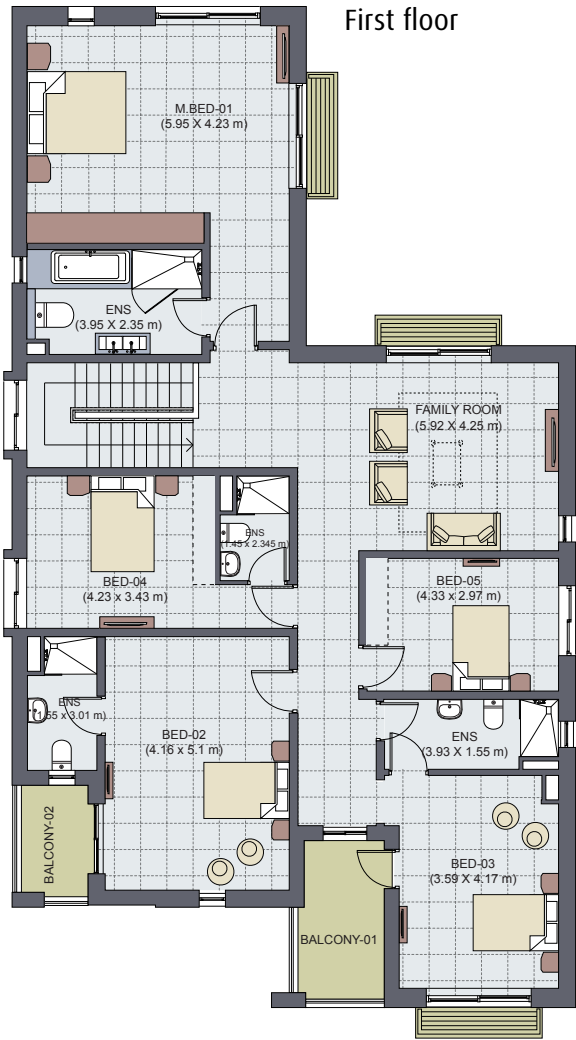
At ground level, the villas are perfect spaces for entertaining, with high ceilings, top quality finishes and contemporary open-plan layouts. The luxurious fitted kitchens overlook the airy living, dining and family areas, with large glass doors that open out to the spectacular views.

Upstairs, the bedrooms offer a place of comfort & refuge, with beautiful bathrooms that feature European contemporary sanitary-ware. It's more than a home, it's a way of life.





Ground floor



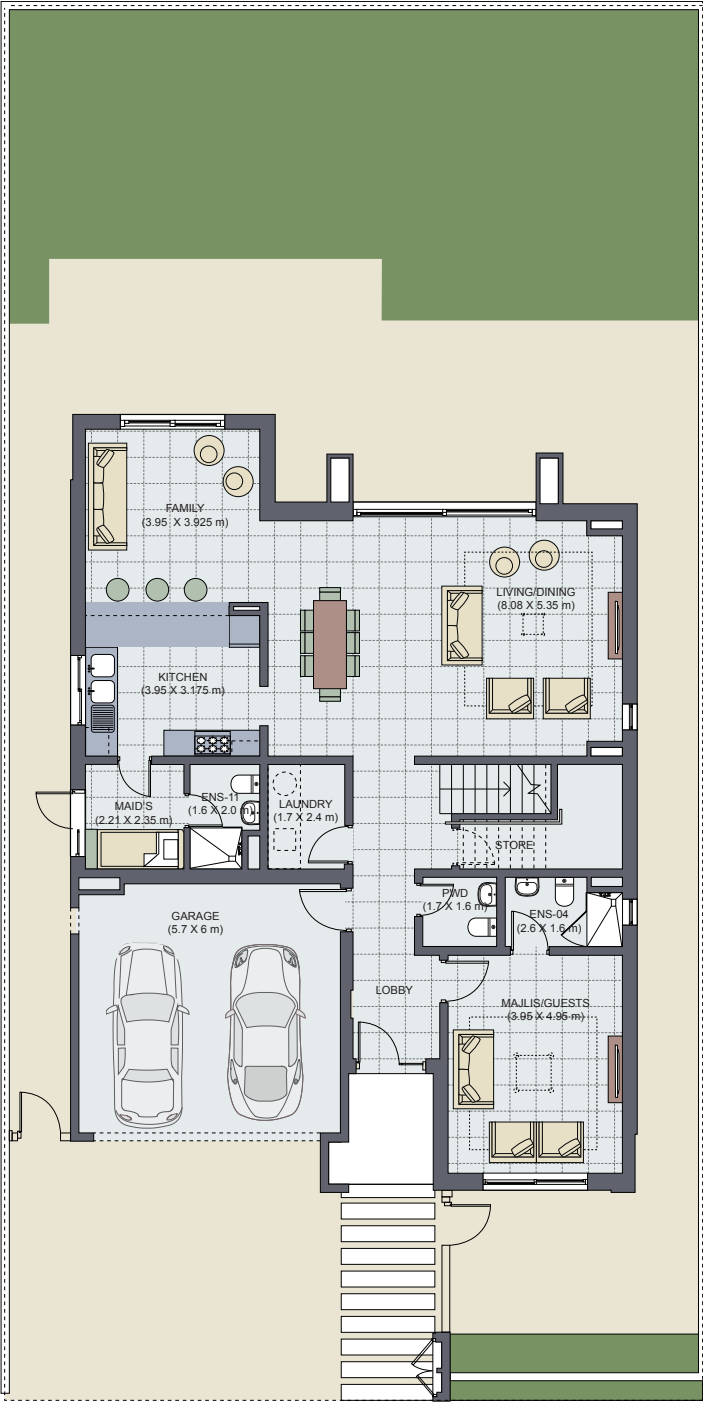
First floor

Area Schedule (BUA)	
Name	Area
Ground Floor	224.65 m <sup>2</sup>
Garage	35.30 m <sup>2</sup>
First Floor	221.1 m <sup>2</sup>
Balconies	11.7 m <sup>2</sup>
Total	492.75 m <sup>2</sup>

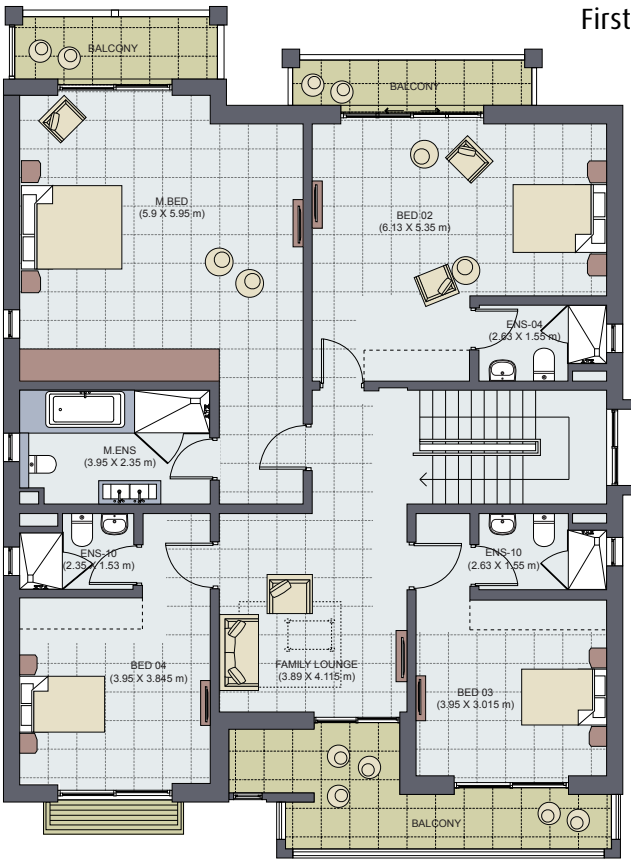
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Type B02



Ground floor



First floor

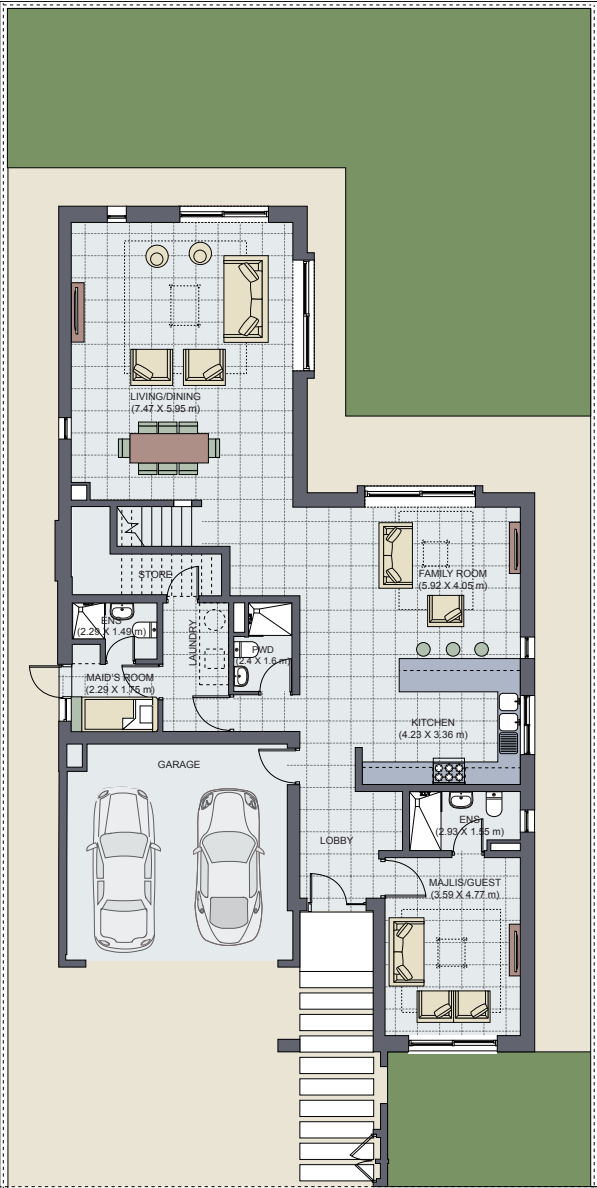
Area Schedule (BUA)	
Name	Area
Ground Floor	201.82 m <sup>2</sup>
Garage	34.29 m <sup>2</sup>
First Floor	201.76 m <sup>2</sup>
Balconies	12.5 m <sup>2</sup>
Total	450.37 m <sup>2</sup>

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- All dimensions are in metres unless specified.
- Swimming pool available at option extra.

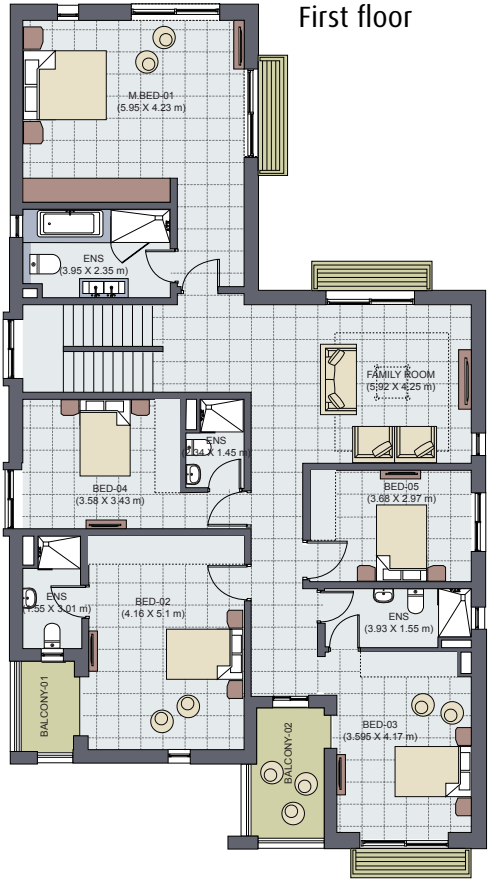


Type B04

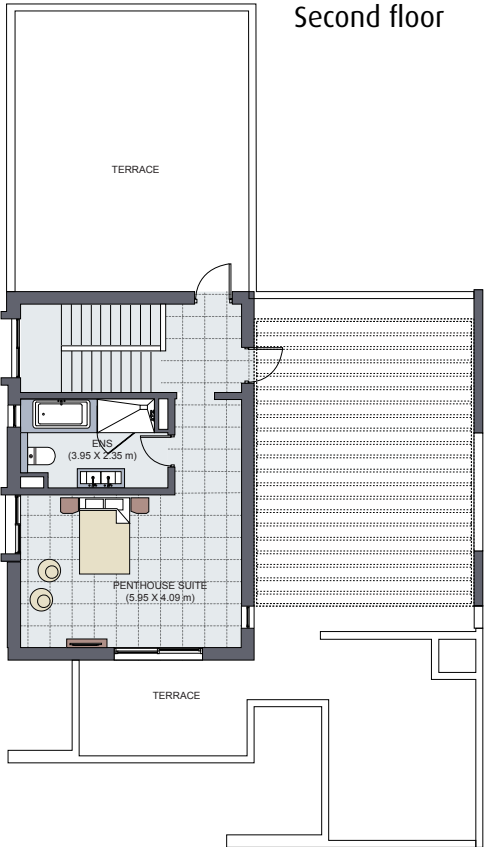
Ground floor



First floor



Second floor

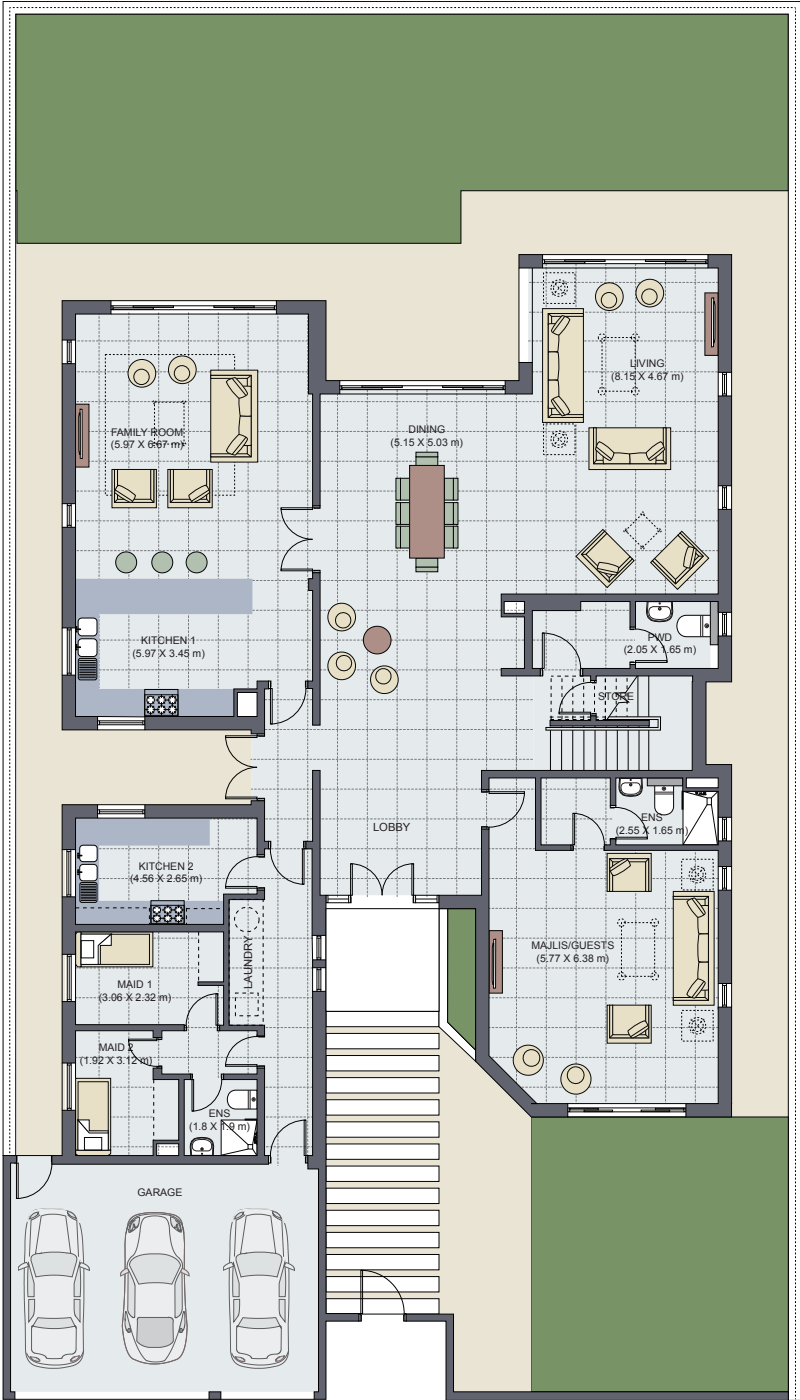


Area Schedule (BUA)	
Name	Area
Ground Floor	224.65 m <sup>2</sup>
Garage	35.30 m <sup>2</sup>
First Floor	220.3 m <sup>2</sup>
Balconies	12.5 m <sup>2</sup>
Second Floor	66.83 m <sup>2</sup>
Total	559.58 m <sup>2</sup>

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- All dimensions are in metres unless specified.
- Swimming pool available at option extra.



Type BS01



Ground floor

First floor



Area Schedule (BUA)	
Name	Area
Ground Floor	326 m <sup>2</sup>
Garage	49 m <sup>2</sup>
First Floor	309 m <sup>2</sup>
Balconies	41 m <sup>2</sup>
Roof Staircase	18 m <sup>2</sup>
Total	743 m <sup>2</sup>

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- Swimming pool available at option extra.









### Reehan Gardens Type 5D.

Traditional style meets contemporary & functional beauty in these open and expansive villas.

Clean, modern lines, generous floor plans and exquisite garden views create a fresh and alluring atmosphere that invites play, as well as relaxation.





Ground floor



First floor

Area Schedule (BUA)	
Name	Area
Ground Floor	207 m <sup>2</sup>
Garage	38 m <sup>2</sup>
First Floor	188.5 m <sup>2</sup>
Balconies	24.5 m <sup>2</sup>
Total	458 m <sup>2</sup>

- Floor plans are for illustrative purposes only.
- All dimensions are in metres unless specified.
- Swimming pool available at option extra.

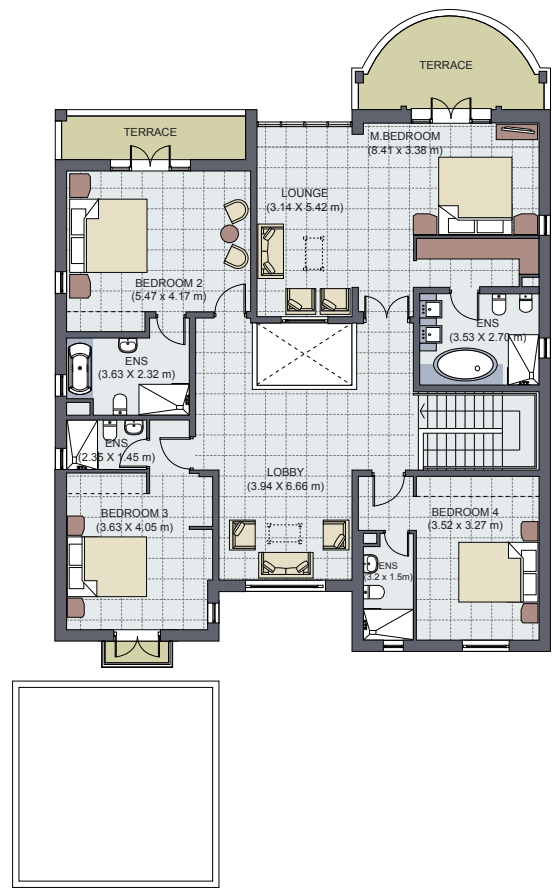


Type SD05



Ground floor

First floor



Area Schedule (BUA)	
Name	Area
Ground Floor	235 m <sup>2</sup>
Garage	38 m <sup>2</sup>
First Floor	220 m <sup>2</sup>
Balconies	27 m <sup>2</sup>
Total	520 m <sup>2</sup>

- Floor plans are for illustrative purposes only.
- All dimensions are in metres unless specified.
- Swimming pool available at option extra.







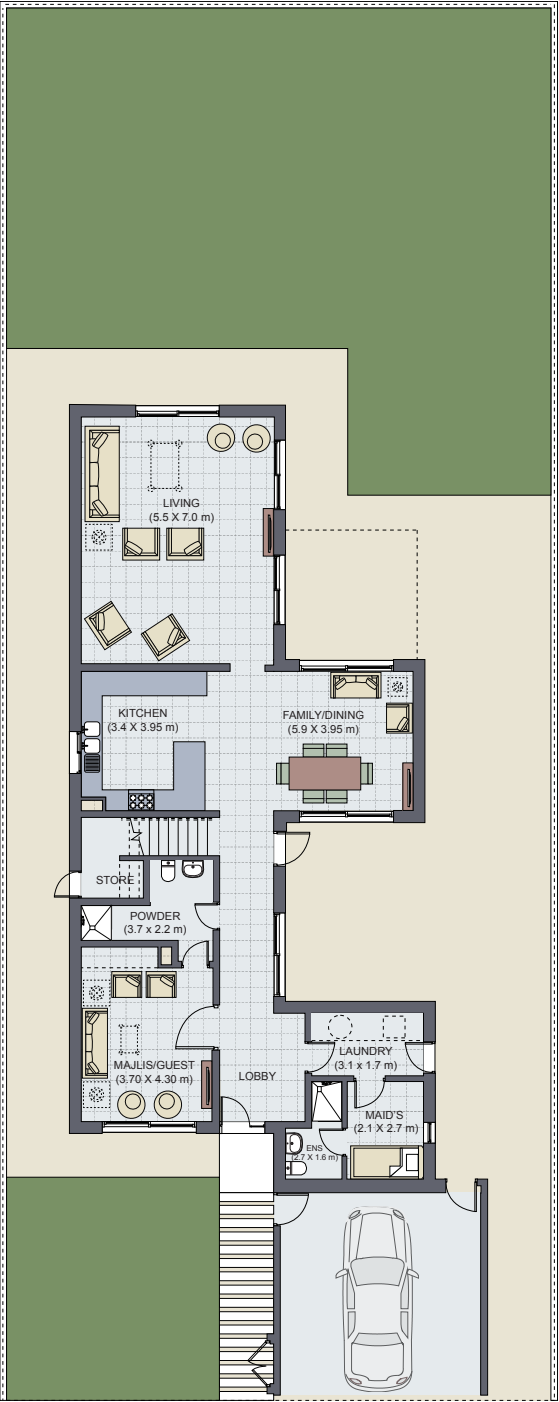


### Reehan Gardens Type TA.

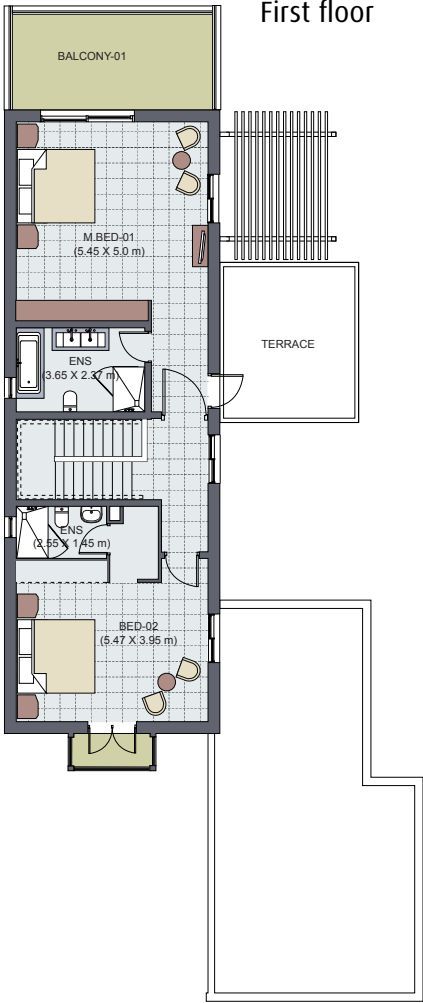
Rich cultural expression that stays true to the spirit of Oman can be found in these versatile villas.

Living areas that can be closed for privacy or left open, airy & bright provide room for inspiration & expression. Serene garden views from latticed windows fill every moment with peace and pleasure.





Ground floor



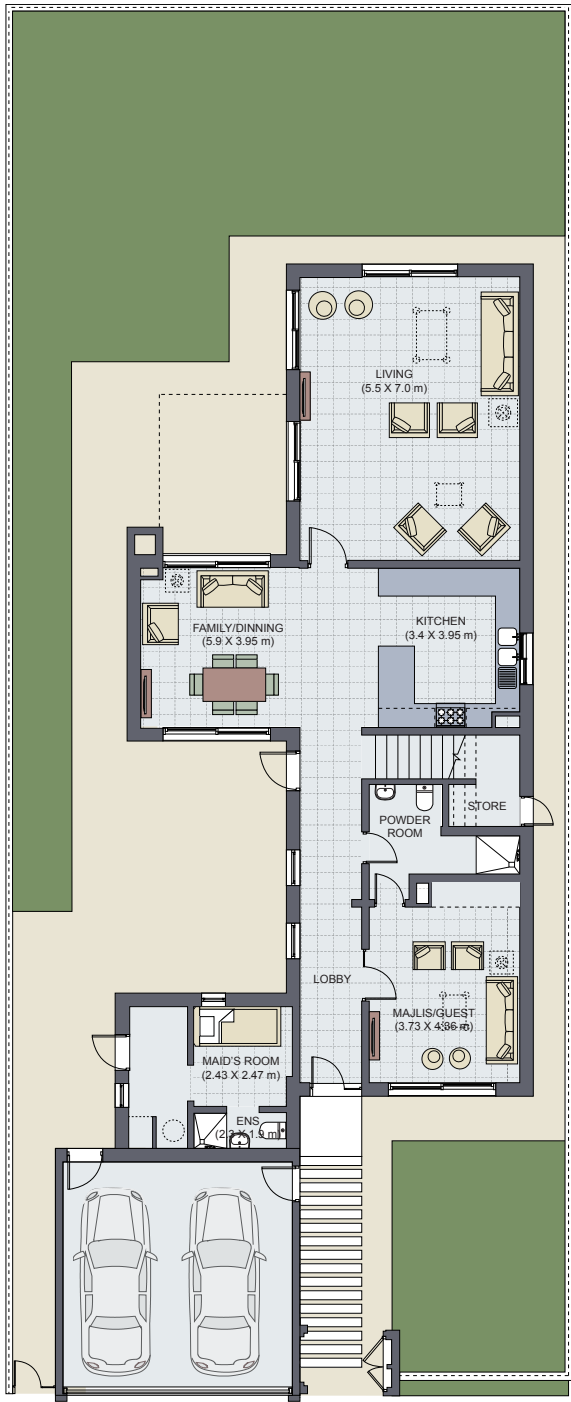
First floor

Area Schedule (BUA)	
Name	Area
Ground Floor	170 m <sup>2</sup>
Garage	38 m <sup>2</sup>
First Floor	110 m <sup>2</sup>
Balconies	40 m <sup>2</sup>
Total	358 m <sup>2</sup>

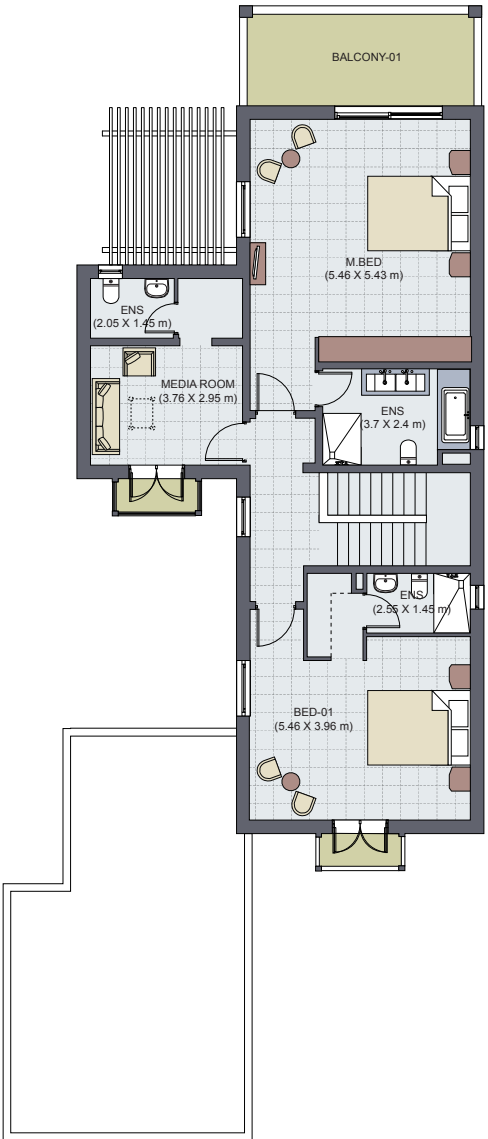
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Type TA04



Ground floor



First floor

Area Schedule (BUA)	
Name	Area
Ground Floor	170 m <sup>2</sup>
Garage	38 m <sup>2</sup>
First Floor	134.5 m <sup>2</sup>
Balconies	21.5 m <sup>2</sup>
Total	364 m <sup>2</sup>

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- Swimming pool available at option extra.







## Oman's Premier Lifestyle Destination.

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

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.

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



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