



REEHAN RESIDENCES



OMAN'S LIFESTYLE DESTINATION

Oman

The Jewel Arabia

Famed for its culture and hospitality, Oman offers a diversity of experiences for Visitors and Residents alike. From its maritime heritage to its miles of golden beaches and the greenness of its inland Wadis, Oman is truly unique.

This essence of Oman is perfectly reflected in The Wave, Muscat.





The Wave, Muscat Oman's lifestyle destination

Enviably located along 6 km of prime ocean frontage only 10 minutes from Muscat's International Airport, The Wave is an active masterplanned community set around a bustling Marina Village overlooking an award-winning 400 berth marina.

It is also home to an 18 hole PGA Championship golf course (with Par 3 floodlit course) designed by Greg Norman. A 5 star Kempinski Beachfront Resort Hotel is also under construction, which will open in early 2016.

Since the first high quality homes were handed over to their owners in 2008, The Wave has firmly established itself as Oman's leading integrated lifestyle destination and is already home to over 3,000 residents and growing.





الممشي The Walk

The Walk is the pedestrian-friendly heart of The Wave's Marina Village.

An active social hub offering over 50 different retail, café and restaurant experiences, The Walk has been carefully planned to provide everything for convenience shopping, dining & office space.

It is already host to a number of popular local and international brands.





Following Muscat's pristine coast, the impressive Greg Norman-designed Championship 18 hole golf course allows you to watch the sun rise over the Hajar Mountains or set over the Sea of Oman as you play.

In addition to the Championship course, Almouj Golf delivers a world-class experience in every respect, boasting a floodlit 9 hole par 3 course and driving range, fully equipped clubhouse with pro-shop, state-of-the-art swing studio and private tuition bays.



Oman's premier marina facility

Located at The Wave, Muscat, Almouj Marina is the premier marina facility and flagship yachting and sailing destination in the Sultanate of Oman accommodating yachts from 10 to 40 metres.

Almouj Marina is the only real choice for the discerning yacht owner, providing state-of-the-art eco-friendly Facilities complemented by understated luxury.



AL MOUJ
MARINA

AL MARSA
VILLAGE

KEMPINSKI HOTEL
(UNDER CONSTRUCTION)

REEHAN RESIDENCES



Developed Under Constructions Future Developments





ALMOUJ GOLF

MASTERPLAN: Reehan Residences Villas & Courtyard Homes

Reehan Residences is one of the last villa releases on the western boundary of the golf course, and marks a new era of design and opportunity for the discerning homebuyer.





Discover a unique style of living. Welcome to Reehan Residences.

Reehan Residence's premium villas and courtyard homes blend a mix of traditional and contemporary architectural designs that have been crafted to provide the lifestyle that you and your family deserve.

This new release of homes is designed for family living and combines indoor and outdoor spaces for entertaining and relaxing as well as exclusive access to the Reehan Residences central recreation swimming pool and park.





Traditional - Type 1

5 Bedroom Villa • 541m²



-  5 Bedrooms
-  5 Bathrooms + Powder Room
-  2 Family Rooms
-  Double Garage
-  1 Twin Maid's Room

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images including materials, dimensions and amenities without notice. All areas are Gross External Areas and measured to the outside wall (or to the centre line where there is shared party wall) and include the garage, covered terraces and uncovered balconies. All internal dimensions are measured to the inside wall structural elements and exclude wall finishes and construction tolerances. All information has been provided by our consultant Architects. Actual areas may vary and drawings are not to scale.

*Pools & landscaping are not included.





Contemporary - Type 1

5 Bedroom Villa • 479m²



-  5 Bedrooms
-  5 Bathrooms + Powder Room
-  2 Family Rooms
-  Double Garage
-  1 Twin Maid's Room

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images including materials, dimensions and amenities without notice. All areas are Gross External Areas and measured to the outside wall (or to the centre line where there is shared party wall) and include the garage, covered terraces and uncovered balconies. All internal dimensions are measured to the inside wall structural elements and exclude wall finishes and construction tolerances. All information has been provided by our consultant Architects. Actual areas may vary and drawings are not to scale.

*Pools & landscaping are not included.






Traditional - Type 2

5 Bedroom Villa • 501m²



-  5 Bedrooms
-  5 Bathrooms + Powder Room
-  2 Family Rooms
-  Double Garage
-  1 Twin Maid's Room

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images including materials, dimensions and amenities without notice. All areas are Gross External Areas and measured to the outside wall (or to the centre line where there is shared party wall) and include the garage, covered terraces and uncovered balconies. All internal dimensions are measured to the inside wall structural elements and exclude wall finishes and construction tolerances. All information has been provided by our consultant Architects. Actual areas may vary and drawings are not to scale.

*Pools & landscaping are not included.





Contemporary - Type 2

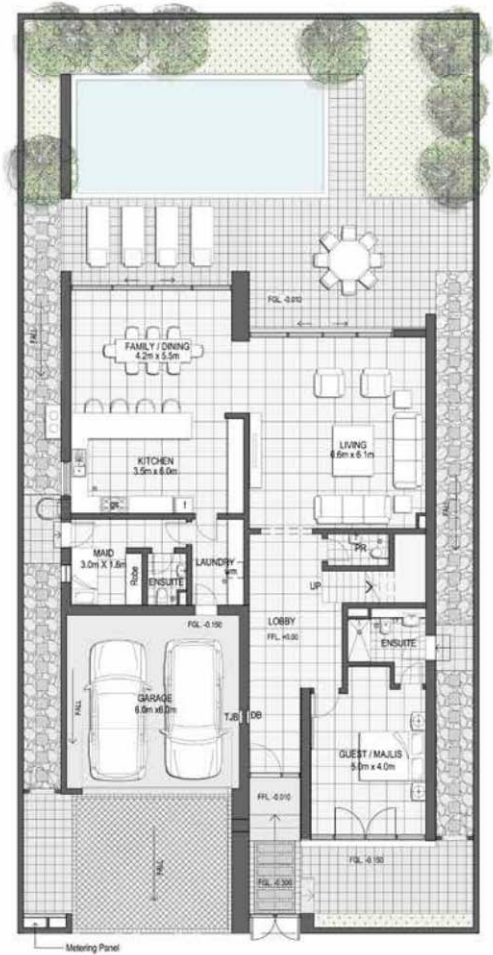
5 Bedroom Villa • 454m²



-  5 Bedrooms
-  5 Bathrooms + Powder Room
-  2 Family Rooms
-  Double Garage
-  1 Twin Maid's Room

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images including materials, dimensions and amenities without notice. All areas are Gross External Areas and measured to the outside wall (or to the centre line where there is shared party wall) and include the garage, covered terraces and uncovered balconies. All internal dimensions are measured to the inside wall structural elements and exclude wall finishes and construction tolerances. All information has been provided by our consultant Architects. Actual areas may vary and drawings are not to scale.

*Pools & landscaping are not included.





Courtyard Homes - Type 3

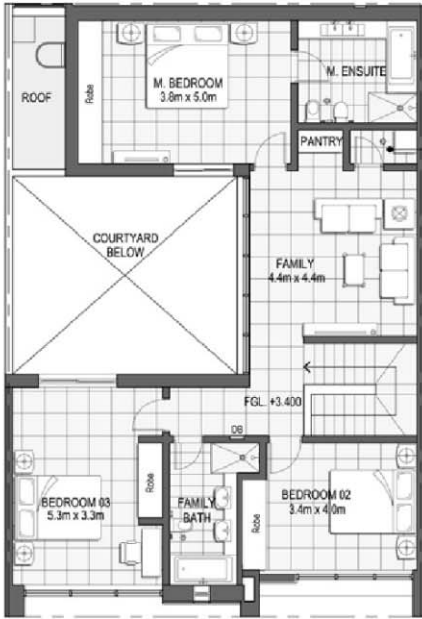
3 Bedroom Townhouse • 265m²



- 3 Bedrooms
- 3 Bathrooms + Powder Room
- 2 Family Rooms
- Double Garage
- 1 Maid's Room

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images including materials, dimensions and amenities without notice. All areas are Gross External Areas and measured to the outside wall (or to the centre line where there is shared party wall) and include the garage, covered terraces and uncovered balconies. All internal dimensions are measured to the inside wall structural elements and exclude wall finishes and construction tolerances. All information has been provided by our consultant Architects. Actual areas may vary and drawings are not to scale.

*Pools & landscaping are not included.





Traditional - Type 1 (TT1)
5 Bedroom Villa • 541m²



Traditional - Type 2 (TT2)
5 Bedroom Villa • 501m²



Contemporary - Type 1 (CT1)
5 Bedroom Villa • 479m²



Contemporary - Type 2 (CT2)
5 Bedroom Villa • 454m²



Courtyard Homes - Type 3 (CT3)
3 Bedroom Townhouse • 265m²

All drawings and images are provided for illustrative purposes only. The Developer reserves the right to make revisions and changes to all drawings, features and images including materials, dimensions and amenities without notice. All areas are Gross External Areas and measured to the outside wall (or to the centre line where there is shared party wall) and include the garage, covered terraces and uncovered balconies. All internal dimensions are measured to the inside wall structural elements and exclude wall finishes and construction tolerances. All information has been provided by our consultant Architects. Actual areas may vary and drawings are not to scale.

*Pools & landscaping are not included.



THE OMANI GOVERNMENT

In accordance with their 2020 vision to strategically develop a modern tourist infrastructure in Oman, the Omani government and Omani Pension Fund have taken an equity position and view the development as a sound, long-term investment.

MAJID AL FUTTAIM GROUP

The UAE-based development company is responsible for some of the region's most successful retail developments, including Mall of the Emirates, City Centre Malls, as well as the development and management of mixed-use projects, leisure developments and hotels.



Disclaimer and Limitation of Liability
All information, features, dimensions, drawings, graphic materials, pictures, conceptual renderings, plans and specifications contained in this Brochure (the "Brochure Contents") are for illustrative purposes only. The accuracy of the Brochure Contents are not warranted as being true and accurate and are subject to change without notice by The Wave, Muscat SAOC (the "Developer"). The Developer, its subsidiaries, affiliates, contractors, agents, employees, licensees, and/or assigns are in no way responsible or liable for any damages whether they be direct, indirect, punitive, special, consequential, contribution or indemnity of any kind whatsoever, however caused, arising out of the use or reliance upon the Brochure and the Brochure Contents. The Brochure and the Brochure Contents are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



For more information call toll free **800 77 77 6** or email sales@thewavemuscat.com