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The Wave  
MUSCAT

Ocean View

Ocean View

# Ocean View

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## Discover *the hidden charm of Oman*

With its mountainous landscape, rich heritage, friendly people and golden beaches, there's few places in the Middle East as relaxing and accommodating as Oman. A thriving trading port from ancient times, the capital Muscat features an alluring blend of Portuguese and Islamic influences, where picturesque old forts exist side-by-side with the contemporary glass and chrome of modern business. Muscat is a modern city with an old soul – a port that once traded spices and silk with the world is now stirring with the promise of new prosperity. Quiet, reflective and harmonious, time seems to pass a little more slowly here.

Ocean View



## Enriching life *in the heart of Muscat*

The Wave, Muscat is a unique community that offers incredible diversity in leisure and lifestyle. From the pristine beaches, to the Marina with berthing for 300 yachts, to the Greg Norman golf course, to the beautiful landscaping and architecture throughout. The contemporary villas and town houses enjoy views of the beach, waterways and gardens, and all are mere minutes from the cosmopolitan shopping and dining at the Marina Village. The luxurious Kempinski and Fairmont hotels infuse the estate with a distinctive resort ambiance. With development partners that include Oman's Waterfront Investments (representing the Government of the Sultanate of Oman), National Investment Funds Company (representing the Omani Pension Funds) and the UAE - based Majid Al Futaim Group, and financial partners such as NBO, BankMuscat, HSBC and Ahlibank, The Wave, Muscat truly is a project built on trust and peace of mind.



# Ocean View







Construction of Sectors 1, 2 and 3 plus Almeria South



Sales Centre, The Wave, Muscat

## The changing face of a world-class community

Standing at the panoramic viewpoint from the Beach Road just outside of the capital, you'll notice some distinct changes taking place at The Wave, Muscat. Much of the groundwork at the site is now complete, and construction of the first townhouses and villas has begun in earnest. After several months of land preparation, including an innovative water reticulation system and extensive underground parking, the stage has been set for the next phase of construction, which has begun with more than 200 residential units. The first happy home owners are set to move in throughout 2008.



Ocean View

The Wave, Muscat  
Master Plan





# Villas



## Ocean View *a site to behold*

Design is an integral part of all aspects of The Wave, Muscat, from the urban environment to the landscaping and from the street furniture to the superb man-made islands. Some of Europe's most renowned planners were involved in the design process. It's design for enjoyment, design for life. Golfing, jogging, sailing, dining, tanning, playing, shopping or simply resting in the fading light of a picture perfect afternoon, there's nowhere in the country, perhaps nowhere in the region, with so much to offer and so much to explore as The Wave, Muscat.



## Interiors, where luxury is a way of life

The brainchild of world-renowned architects and inspired by the magnificent climate, the villas at Ocean View are a tour de force of architecture and interior design. Large picture windows open out onto expansive terraces and balconies, taking full advantage of the superb views and merging the indoors and out. Add a personal touch to your home by selecting from a range of quality finishes, from shades of ceramic tile and wood to quality flooring. Special attention has been paid to the kitchens and bathrooms, where the imported fittings infuse the everyday routine with a sense of enduring luxury.



## Exteriors, more than the ultimate home

With an architectural style that takes inspiration from the coastal villages that line the sun soaked Mediterranean, the villas at Ocean View are created to deliver a lifestyle that matches the world's best. Featuring breathtaking views of the parks and water, the villas are surrounded by landscaped gardens and come with the option of a swimming pool.

Ocean View's ideal location at the heart of The Wave, Muscat is sure to position the community as one of the resort's most desirable.



# Ocean View



# Villas

# Tombazis

## Floor Plan Tombazis M-A1 Villa

Gross built area 356 sq.mt.  
Balconies 26 sq.mt.  
Garage 41 sq.mt.  
Net A/C area 247 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.



## Floor Plan Tombazis M-B1 Villa

Gross built area 420 sq.mt.  
Balconies 24 sq.mt.  
Garage 34 sq.mt.  
Net A/C area 305 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.



# Villas

# Tombazis

## Floor Plan Tombazis M-C3 Villa

Gross built area 534 sq.mt.  
Balconies 48 sq.mt.  
Garage 41 sq.mt.  
Net A/C area 382 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.





# Floor Plan *Tombazis M-D2* *Villa*

Gross built area 527 sq.mt.  
Balconies 36 sq.mt.  
Garage 40 sq.mt.  
Net A/C area 389 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.

# Villas

Alexendros N. Tombazis  
*and Associates Architects*

# Tombazis

Alexendros N Tombazis and Associates Architects was founded in 1963 to offer inspired design and construction solutions that exist in harmony with the environment. Since the 70s, the firm has focused on low energy and bioclimatic design, and is much admired for the aesthetic and functional beauty in their work, which has been acknowledged globally with awards across the Mediterranean, Middle East and Eastern Europe.



# Villas

# Triad

## Floor Plan Triad T-A2 Villa

Gross built area 357 sq.mt.  
Balconies 22 sq.mt.  
Garage 37 sq.mt.  
Net A/C area 255 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.





# Floor Plan Triad T-B3 Villa

Gross built area 401 sq.mt.  
Balconies 23 sq.mt.  
Garage 39 sq.mt.  
Net A/C area 291 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.

# Villas

Triad Oman  
Consultants International

# Triad

Triad Oman Consultants International (TOCI) is a 100% Omani engineering and consultancy firm, which was established through the merging of three national leaders in the industry. TOCI looks to deliver traditional Omani architecture, balancing aesthetics with the social, economic and environmental needs of the community.



ER International

Founded in 1979 by Carlos Santini, ER International has built a formidable reputation over the span of three and a half decades. Acclaimed for the excellence of its urban planning, architecture and interior design, ER International has developed culturally sensitive projects in Italy, Switzerland, Saudi Arabia and the UAE.

# Villas

# Santini

## Floor Plan *Santini S-A3* Villa

Gross built area 337 sq.mt.

Balconies 17 sq.mt.

Garage 35 sq.mt.

Net A/C area 240 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.





## Floor Plan *Santini S-B1* Villa

Gross built area 377 sq.mt.  
Balconies 12 sq.mt.  
Garage 38 sq.mt.  
Net A/C area 289 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.



# Villas

# Santini

## Floor Plan *Santini S-C3* Villa

Gross built area 445 sq.mt.  
Balconies 16 sq.mt.  
Garage 38 sq.mt.  
Net A/C area 335 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.



## Floor Plan *Santini S-D2* Villa

Gross built area 535 sq.mt.  
Balconies 27 sq.mt.  
Garage 38 sq.mt.  
Net A/C area 408 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.

# Villas

# Santini

## Floor Plan *Santini S-D4* Villa

Gross built area 495 sq.mt.  
Balconies 37 sq.mt.  
Garage 38 sq.mt.  
Net A/C area 367 sq.mt.

Swimming pool not included.  
Customised pools available on request.  
Floor plans are for illustrative purposes only.





## Developers of distinction *for an exceptional lifestyle*

The Wave, Muscat is a joint venture between Oman's Waterfront Investments (representing the Government of the Sultanate of Oman), Majid Al-Futtaim Group and the National Investment Funds Company (representing the Omani Pension Funds). Majid Al-Futtaim Investments is a UAE-based developer responsible for some of the region's most successful retail developments, including Mall of the Emirates, Ski Dubai and the City Centre Malls, and for the development and management of mixed-use projects, leisure developments and hotels. The Omani Government, in accordance with their Vision 2020, has adopted a strategy to develop a modern tourist infrastructure in Oman. National Investment Funds Company (representing the Omani Pension Funds) view the development as a sound long-term investment and have taken an equity position.



Mall of the Emirates, Dubai



Mall of the Emirates, Dubai



Ski Dubai



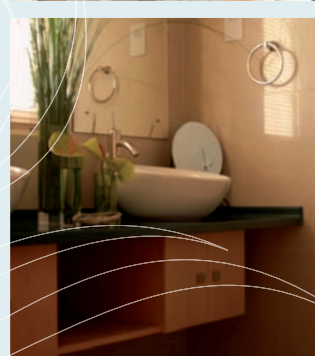
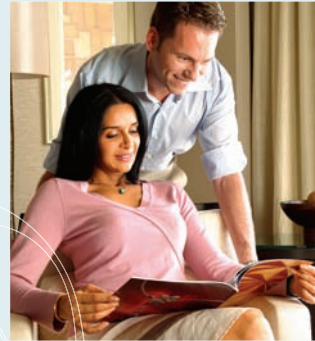
## Your home, *your choice*

From the outset, designers and architects at The Wave, Muscat wanted to create homes that could be transformed according to the owner's taste. In line with this vision, the customer selection centre at the sales office allows new homeowners the luxury of choosing from a selection of fittings and finishes, from a range of quality flooring, ceramic tiles and wood finishes to a choice of kitchens and vanity finishes. Our experienced team will guide you to select an interior that reflects your style, whether chic and contemporary or traditional and elegant, ensuring that when you move in, you'll feel right at home.



## Experience your home *before you move in*

Making an investment decision as big as a new home is never easy, particularly when the home has yet to be built. Now at The Wave, Muscat, you can purchase your property with complete peace-of-mind. The new show apartments are complete, so you can get a good look at what your home will look like, from the quality of the fittings and finishes to the scale and spaciousness inside. It's that feeling of confidence you can't get from the pages of a brochure, and it's ready and waiting for you.



Payments

No.	Amount of Payment	Milestone events for declaring Scheduled Date	Indicative Scheduled Date
1	Ten (10) percent of price	Deposit paid as follows (a) OMR 25,000 paid on sale of property at the signing of the Agreement (b) Balance of the 10% paid within seven (7) days after date of agreement	(a) Date of agreement  (b) Agreement date plus seven (7) seven days
2	Fifteen (15) percent of price	Completion of property foundations	Construction start date (CSD) (to be advised by developer plus two (2) months)
3	Fifteen (15) percent of price	Completion of ground floor slab	CSD plus three (3) months
4	Fifteen (15) percent of price	Completion of roof slab	CSD plus six (6) months
5	Fifteen (15) percent of price	Completion of 1st fix mechanical and electrical	CSD plus eight (8) months
6	Fifteen (15) percent of price	Completion of 2nd fix mechanical and electrical	CSD plus ten (10) months
7	Fifteen (15) percent of price	Completion	CSD plus twelve (12) months

Completion of property foundations	means the completion of the construction of the foundations of the property as agreed by the developer and certified by the project manager.
Completion of ground floor slab	means the completion of the construction of the ground floor slab of the property as agreed by the developer and certified by the project manager.
Completion of roof slab	means the completion of the construction of the roof slab of the property as agreed by the developer and certified by the project manager.
Completion of 1st fix mechanical & electrical	means the completion of the first phase of the specified mechanical and electrical installations at the property as agreed by the developer and certified by the project manager.
Completion of 2nd fix mechanical & electrical	means the completion of the specified mechanical and electrical installations at the property as agreed by the developer and certified by the project manager.



# Ocean View

For advice on financing your home, financial partners of The Wave, Muscat are happy to assist you:



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