



# Almeria North Apartments



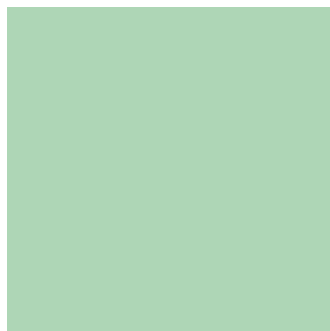
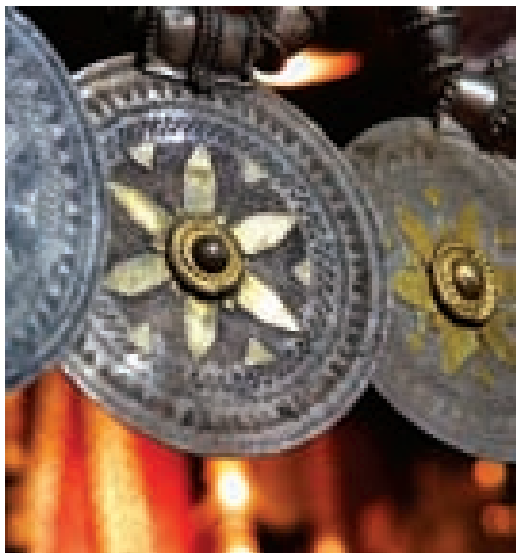


The Wave, Muscat  
is an *International  
Award Winning  
Development*

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Almería North

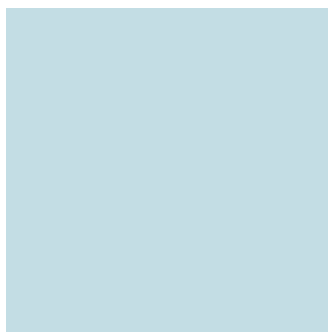
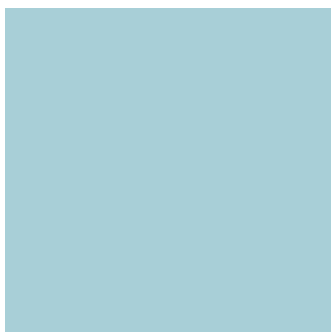


## Discover *the hidden charm of Oman*

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.



Almeria North



## 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 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.

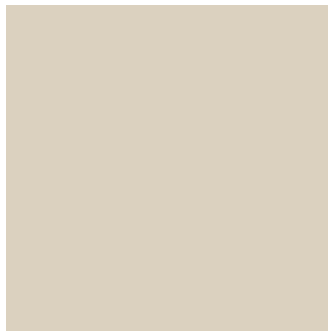
Construction of Sectors 1, 2 and 3 plus Almeria South



# Almeria North



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 Muscat, 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 town homes 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 homeowners are set to move in throughout 2008.



# Almeria North

Almeria North

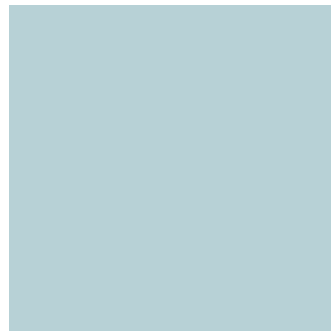
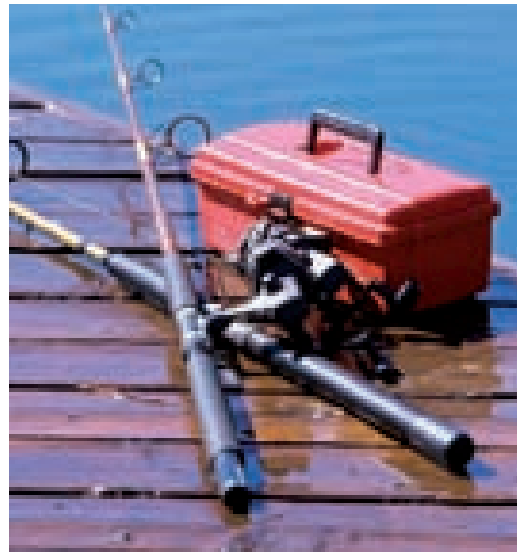


The Wave, Muscat

# *Masterplan*



# Almeria North



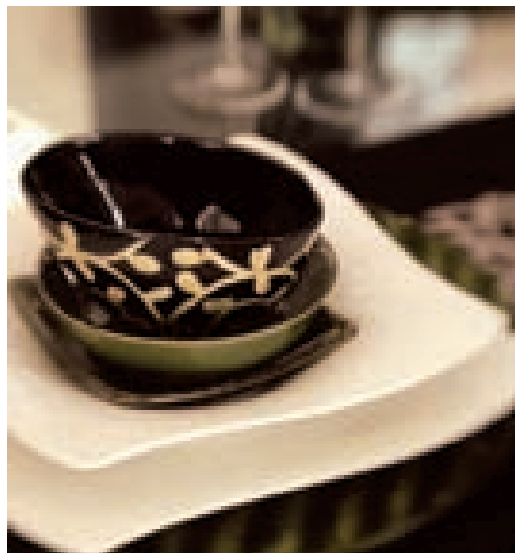
## Marina Village

### *The heart and soul of the community*

Centred on the picturesque Marina, the Marina Village will be The Wave, Muscat's social and cultural epicentre, a place where family and friends gather at the end of a sun-soaked day to shop, dine, laugh and simply enjoy life. From everyday necessities to chic boutiques, cosy coffee shops to haute cuisine, the Marina Village will be the place to be and be seen at The Wave, Muscat, and there's nowhere better to experience it than at Almeria North.



Almeria North



## Almeria North – the apartments *Oman's most envied apartments*

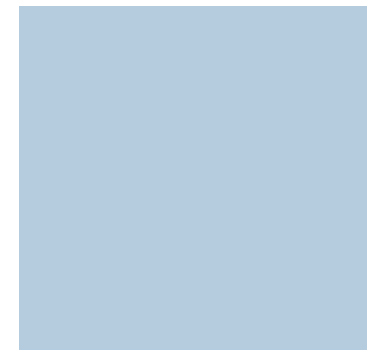
Almeria North enjoys incredible views of the shimmering waters of the 300-berth Marina. Spacious, luxurious and finished with an impeccable eye for detail, the apartments at Almeria North enjoy a desirable position in the most happening district on the estate. From the quality ceramic tile throughout to the fitted kitchens, European faucets and light fittings to expansive balconies that merge the indoors and outdoors, the apartments are imbued with a sense of fundamental quality that sets them apart. Each cluster features and expansive landscaped central courtyard and private swimming pool. Almeria North offers a combination of luxurious amenities, superb security and exceptional quality that you would be hard pressed to match anywhere in the world.

# Block Plan

- 1 Bedroom Apt
- 2 Bedroom Apt
- 3 Bedroom Single Floor Apt
- 3 Bedroom Single Floor Apt (with maid's room)

Ground Floor

First Floor





*Second Floor*

*Third Floor*



## *Block Plan*

-  1 Bedroom Apt
-  2 Bedroom Apt
-  3 Bedroom Single Floor Apt
-  3 Bedroom Single Floor Apt (with maid's room)



Almoria North



*Fourth Floor*

*Fifth Floor*



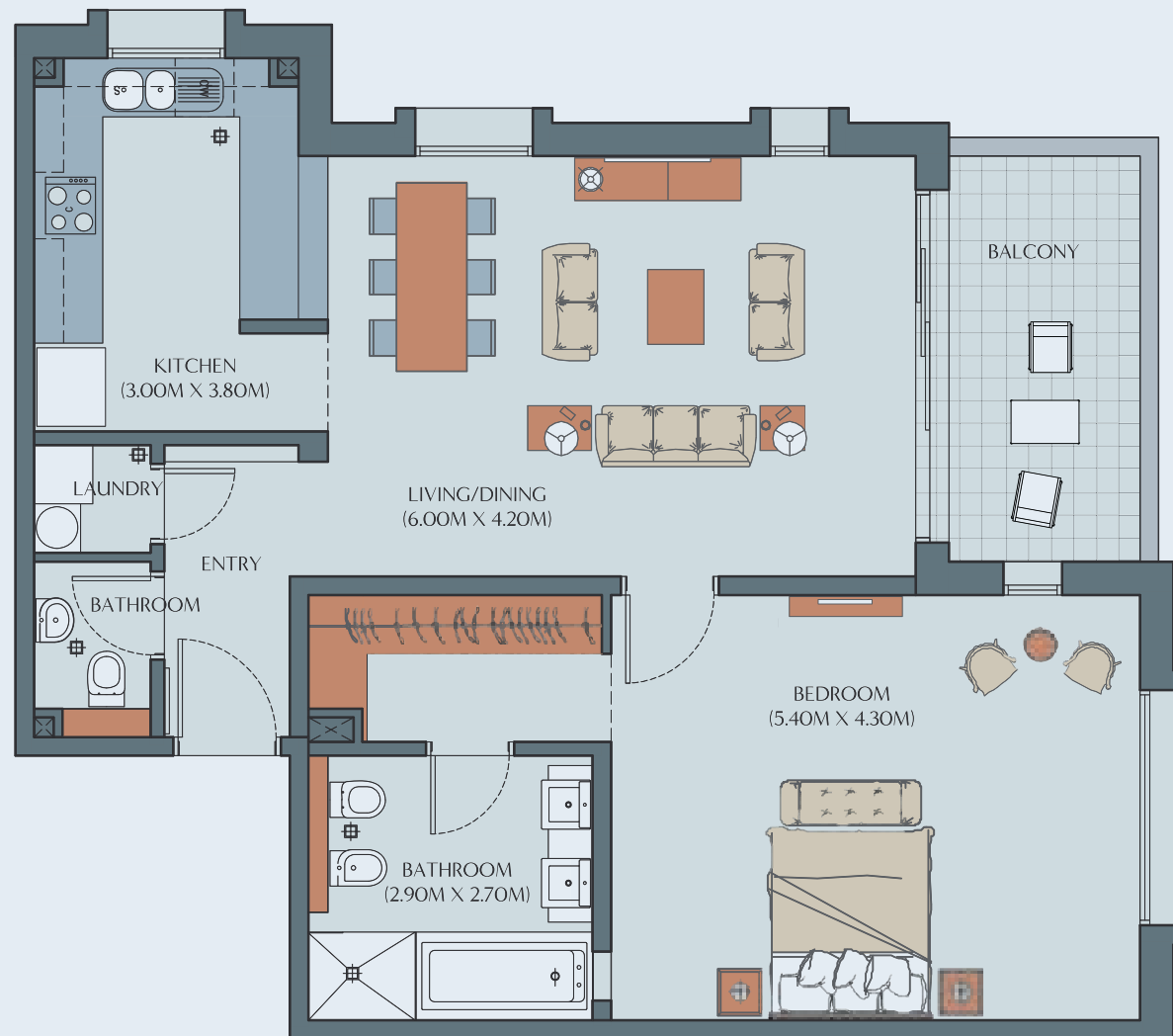
- Block Plan*
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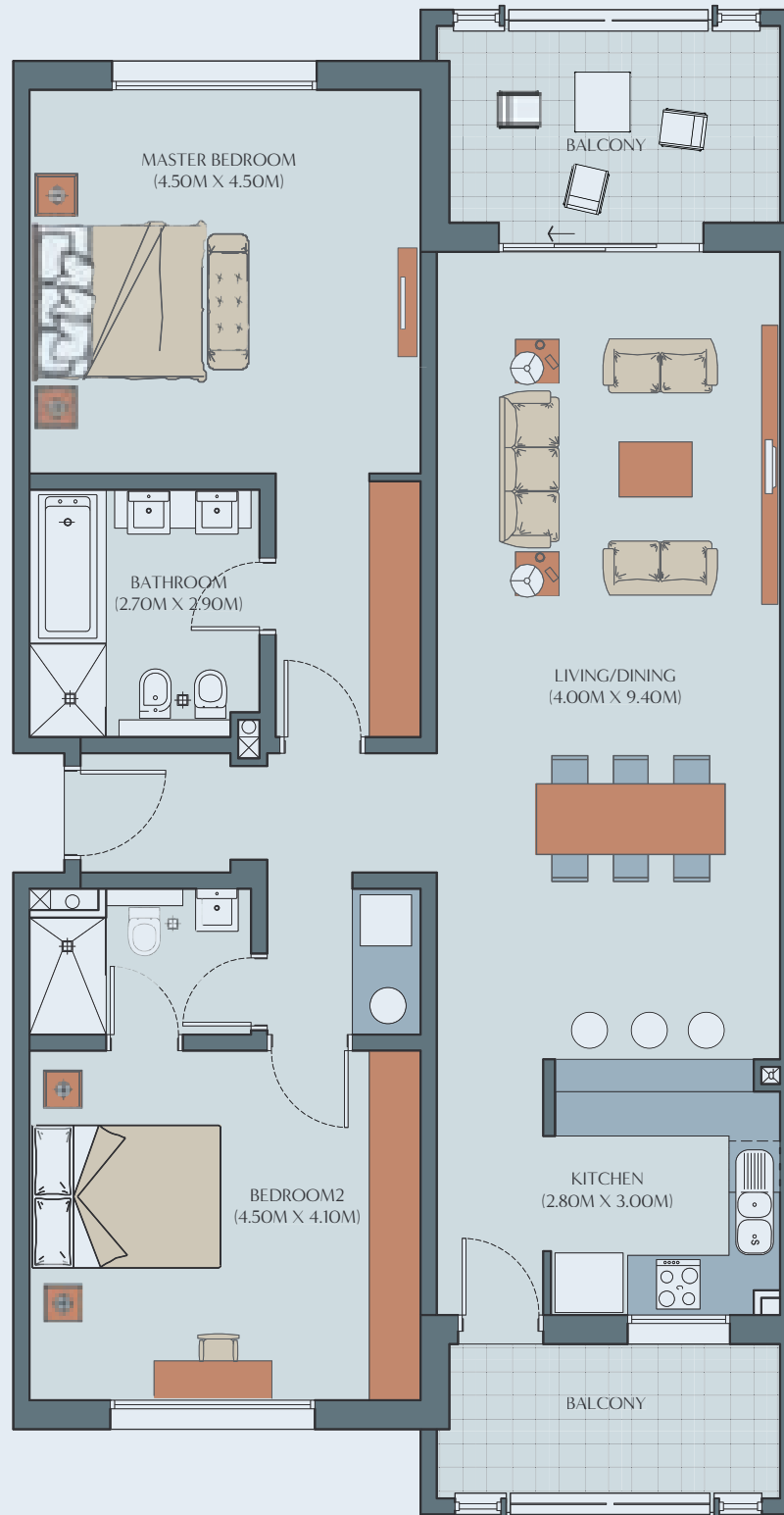
## Floor Plan

### *Apartment Type 1-E*

Net A/C area 81.50 sq.mt.  
Balconies 9.60 sq.mt.  
Total Area 91.10 sq.mt.

Floor plans are for illustrative purposes only.





## Floor Plan *Apartment Type 2-F*

Net A/C area	122.10 sq.mt.
Balconies	17.20 sq.mt.
Total Area	139.30 sq.mt.

Floor plans are for illustrative purposes only.

## Floor Plan

### *Apartment Type 3-C*

Net A/C area 165.50 sq.mt.  
Balconies 36.50 sq.mt.  
Total Area 202.00 sq.mt.

Floor plans are for illustrative purposes only.





## Floor Plan *Apartment Type 3-C1*

Net A/C area	164.90 sq.mt.
Balconies	35.10 sq.mt.
Total Area	200.00 sq.mt.

Floor plans are for illustrative purposes only.

## Floor Plan

### *Apartment Type 3-C2*

Net A/C area 164.90 sq.mt.

Balconies 22.60 sq.mt.

Total Area 187.50 sq.mt.

Floor plans are for illustrative purposes only.





## Floor Plan *Apartment Type 3-G*

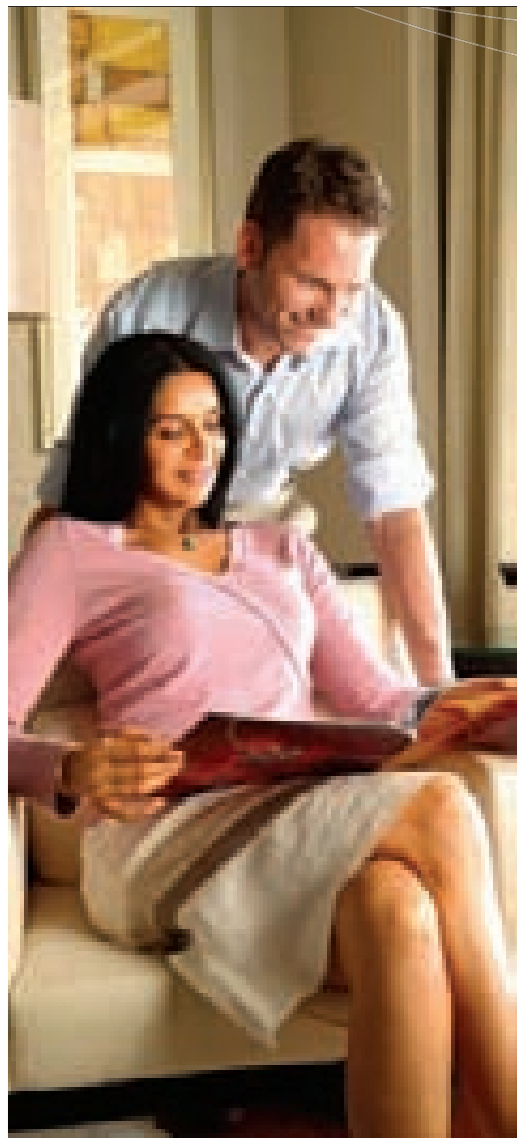
Net A/C area	190.30 sq.mt.
Balconies	40.00 sq.mt.
Total Area	230.30 sq.mt.

Floor plans are for illustrative purposes only.

## 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.

# Almeria North



## 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.

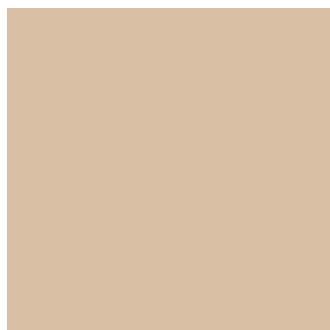
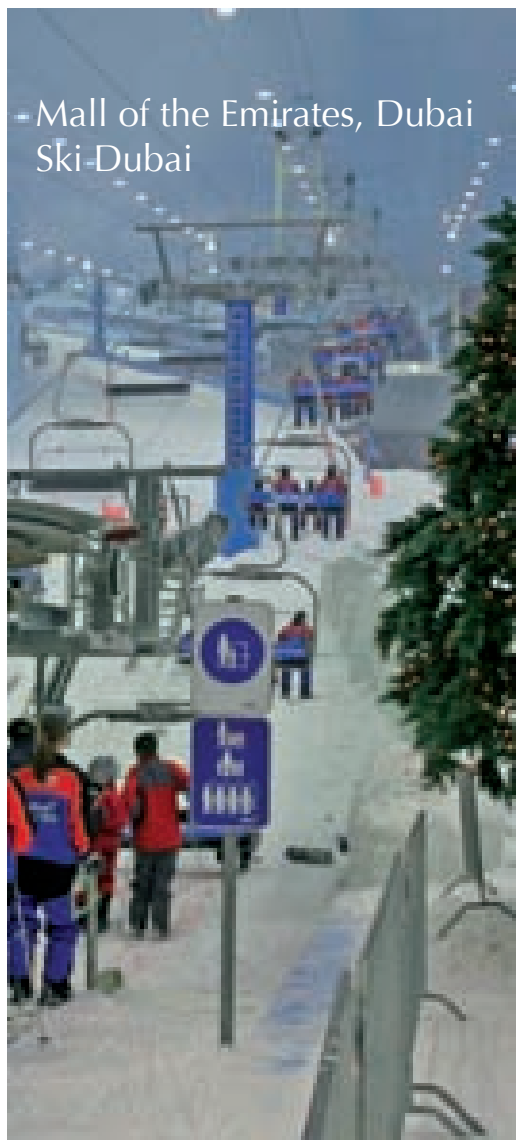


## *Life just got better*

**OBM International** - OBM International is a Caribbean based architecture, planning and design firm with over 65 years of professional experience. Through the years, the firm has provided the creative and technical foundation for landmark projects worldwide, based on their mission: to create destinations that constantly remind the guest of where they are and why they have come. The result is a collection of destinations that are experiences in themselves.

# Architecture

Mall of the Emirates, Dubai



مجموعة ماجد الفطيم  
MAJID AL FUTTAIM GROUP



## 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.

## Schedule *of payments*

No.	Amount of Payment	Milestone events for Indicative Scheduled Date	Indicative Scheduled Date
1.	Ten (10) percent of price	On or before the signing of this agreement	Signing of agreement
2.	Thirty (30) percent of price	Completion of ground floor slab of the building that the apartment is located within	Construction start date (CSD) (to be advised by developer plus six (6) months)
3.	Fifteen (15) percent of price	Completion of the roof slab of the building that the apartment is located within	CSD plus twelve (12) months
4.	Thirty (30) percent of price, plus extras and full	On completion of render within the apartment	CSD plus eighteen (18) months
5.	Fifteen (15) percent of price	Completion date of the apartment	CSD plus twenty four (24) months

# Definitions *of payments*

Completion of ground floor slab

Completion of roof slab

Completion of render

Completion date

≈ means the completion of the construction of the ground floor slab of the building as agreed by the developer and certified by the project manager

≈ means the completion of the construction of the roof slab of the building as agreed by the developer and certified by the project manager

≈ means the walls rendered with sand and cement, prior to putty coat

≈ see clause 1 – definitions and interpretation of the contract conditions for definition of “Completion date”

## Disclaimer and Limitation of Liability

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