

The Wave, Muscat
Main Brochure

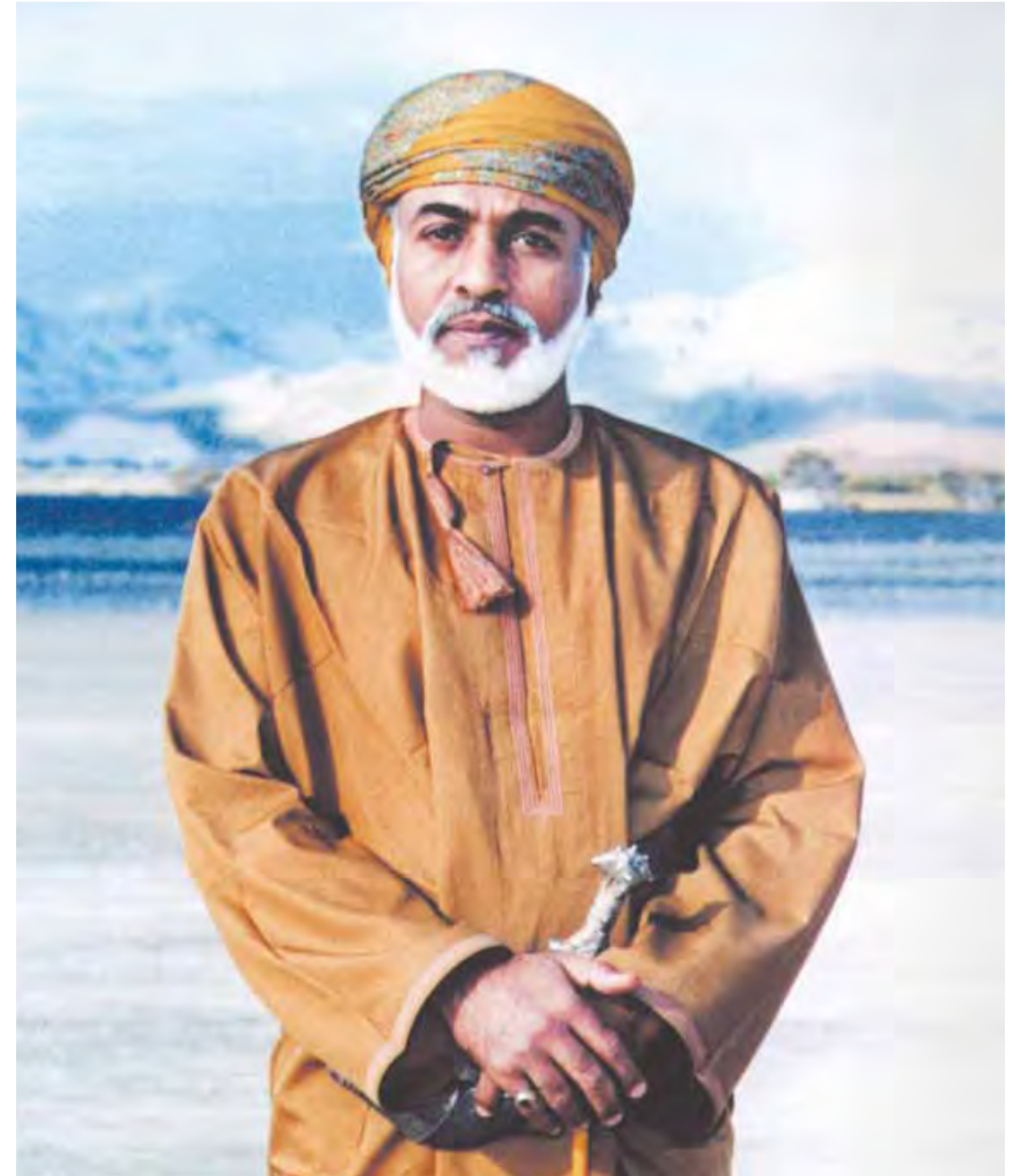


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“ We work for construction and development at home, and for friendship and peace, justice and harmony, coexistence and understanding, and positive constructive dialogue abroad. That is how we began, that is how we are today and that, with God’s permission, is how we shall continue to be. In so doing, we wish the whole of mankind wellbeing and prosperity, security and stability, and co-operation in establishing the scales of justice and equity. ”

His Majesty Sultan Qaboos bin Said



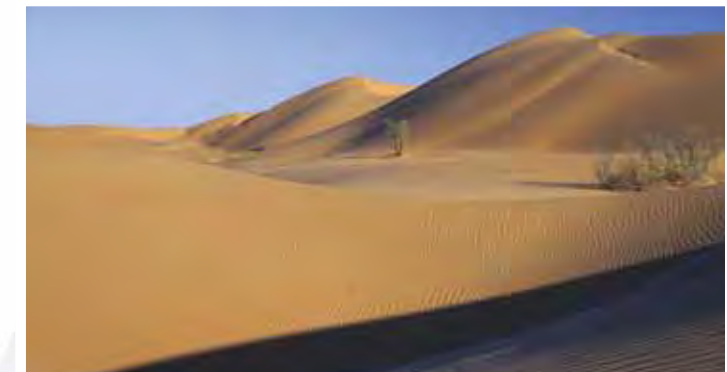
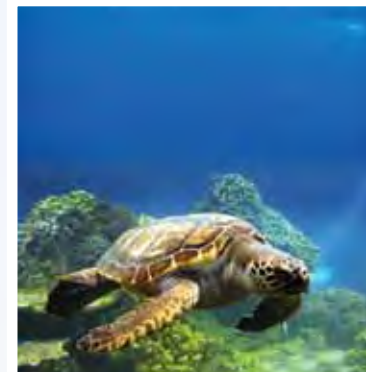
His Majesty Sultan Qaboos bin Said



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Destination Oman



Natural beauty is our heritage

The Sultanate of Oman is the third largest country in the Arabian Peninsula. Its coastline extends thousands of kilometers spanning three seas: the Arabian Gulf, the Gulf of Oman and the Arabian Sea. There are also a myriad of islands off the coast, among them the islands of Masirah, Halanyat and Salama.

Steeped in history and with an immense aura of timelessness, the Sultanate enjoys an unspoiled culture and traditional lifestyle in almost every aspect. Even in its modernity, Oman is distinctly Arab and offers the visitor a glimpse of many unique old-world wonders.

This is ever so apparent in the country's capital Muscat, a coastal city with an enviable lifestyle that can be embraced by everyone. Surrounded by mountains on all sides this idyllic and burgeoning property hub is a true reflection of modern Arabia.



Vision 2020 Oman



A nation of diversity

Although Oman is already a 'must visit' tourist attraction, plans are in place to attract even more international visitors. However, there is much more to the Sultanate's plans for the future than tourism. Oman's Vision 2020 Development Project, which was introduced in 1995, also includes the following strategic goals:

- Reducing oil dependency
- Doubling per capita income
- Development of human resources and Omani skills
- A free and diversified economy with a vibrant private sector
- Ecologically sound economic development

About Integrated Tourism Complexes

In order to bring freehold ownership to the Sultanate, His Majesty Sultan Qaboos bin Said introduced a law through Royal Decree in 2006 that paved the way for non-Omanis to own real estate in Integrated Tourism Complexes (ITC). ITCs are designated mixed-use communities with residential, leisure, entertainment and commercial uses in one location, The Wave, Muscat is the first ITC in Oman.

Foreign nationals who own residential property in an ITC have freehold ownership of that property, and are eligible to apply for residency status for themselves and their immediate family members.



Open to see Timeline ▶





14.04.07

Governor of muscat signals commencement of residential and marina construction

29.09.07

Minister of Tourism unveils show apartments

01.12.07

The Wave, Muscat beachfront villa auction is a phenomenal success

11.03.08

Sales launch of Ocean View Villas and Almeria North Apartments at The Wave, Muscat receives an overwhelming response and is an instant sell-out

12.06.08

Fairmont The Wave, Muscat is unveiled offering 250 rooms, leisure and conference facilities, together with the luxurious Willow Stream Spa.

30.06.08

Minister of Tourism unveils show villas at The Wave, Muscat

31.08.08

Kempinski The Wave, Muscat is the second hotel to be unveiled at The Wave, Muscat offering approximately 300 rooms.

11.10.08

Handover of homes begins at The Wave, Muscat, with keys to one of the first villas handed over to a family from The Netherlands.

04.05.09

The Wave, Muscat celebrates issuance of first three Title Deeds by the Ministry of Housing Land Registry Department

25.05.09

The Wave, Muscat celebrates handover of 100th home

09.08.09

After more than one million man-hours, Sector 1 - named Madinat Majan - is completed and sold out, boasting 133 villas and 130 townhouses either already inhabited or ready to move-in

31.01.10

The first apartments at Al Marsa Village are handed over to residents of the Almeria South building.



The Wave, Muscat

Project Overview

The Wave, Muscat is a \$3.5 billion mixed-use residential and commercial project whose ownership is shared by:

- Waterfront Investments (representing the Government of the Sultanate of Oman).
- The National Investment Funds Company (representing Omani Pension Funds).
- Majid Al-Futtaim Properties; a UAE-based developer responsible for some of the region's most successful retail & leisure developments.

The Wave has over 6km of natural beach, and will include a Greg Norman 18-hole championship golf course, landscaped parks, five star hotels and a vibrant marina with a wealth of restaurants, shopping and leisure opportunities.

Over 450 residences have been completed, and handed over to their owners. Hundreds more properties are curently under construction. Thanks to a flexible well-thought plan, future build can be modified to cater to market demands - without compromising the high quality that The Wave, Muscat is trusted for.





Direct flights are available from the following cities and countries:

City	Country	Flight time (approximate hours)
Abu Dhabi	UAE	1hr
Dubai	UAE	1hr
Riyadh	Saudi Arabia	1hr 45 min
Doha	Qatar	1hr 20 min
Manama	Bahrain	1hr 30 min
Kuwait City	Kuwait	2hr 50 min
London Gatwick	UK	8hr
Frankfurt	Germany	8hr
Delhi	India	5hr 20min
Mumbai	India	7hrs

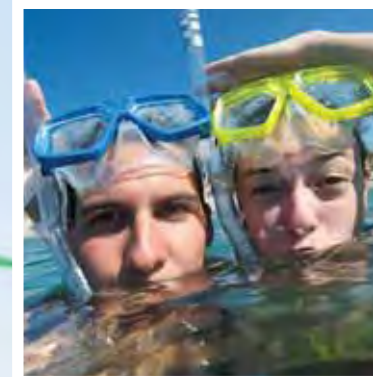
Welcome to The Wave, Muscat – The New Heart of Muscat

The Wave, Muscat is well-positioned in an enviable oceanfront location at the heart of the country's thriving capital city. Complete with international award-winning world-class facilities, The Wave is ideally situated:

- On 6km of natural beach
- Less than 10 minutes drive from Muscat International Airport
- Only 30 minutes drive to the Central Business District



Idyllic Outdoor Life



Golden sands and outdoor community space

Over six kilometres of pristine natural beach provide a wonderful backdrop for unforgettable moments. Watch the captivating sunset, host impromptu family get-togethers or immerse your senses in fabulous snorkeling and watersports – the choice is yours.

A place for people to meet and children to play is crucial for any community. The Wave boasts a multitude of green outdoor spaces, waterways, wide tree-lined boulevards and children's activity areas.

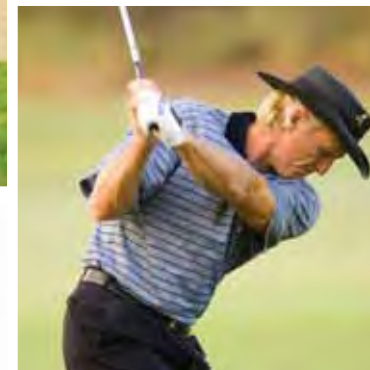


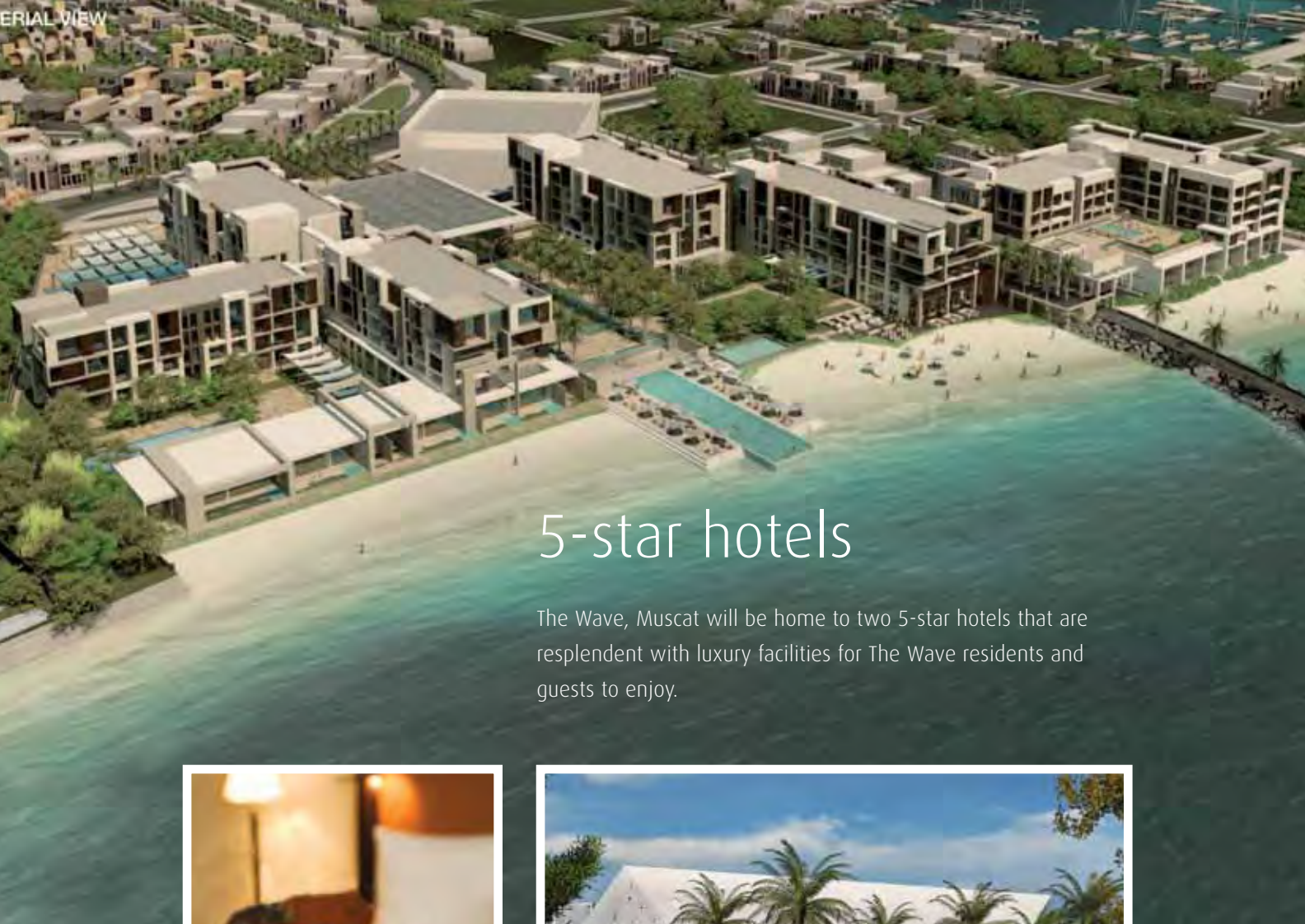


Greg Norman 18-hole links golf course

Over 900,000m³ of earth has now been moved to commence the creation of Oman's first PGA Links golf course designed by the legendary Greg Norman at The Wave, Muscat. With the appointment of the internationally renowned Southern Golf Oman LLC as the golf course construction contractor, the 18-hole championship course, inclusive of a dedicated academy, driving range and floodlit par 3 practice facility is expected to fully open in 2011 with the initial 9-hole golf facility scheduled for the end of 2010

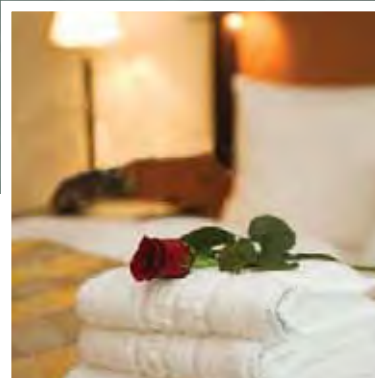
Capitalizing on The Wave, Muscat's ideal location in the heart of the capital, all holes of the links-style golf course will enjoy direct ocean views with several holes lying directly adjacent to the sea. A golf clubhouse is currently under design and is scheduled to open once the full 18 hole course is operational.





5-star hotels

The Wave, Muscat will be home to two 5-star hotels that are resplendent with luxury facilities for The Wave residents and guests to enjoy.



Kempinski The Wave, Muscat Hotel & Serviced Apartments

Hoteliers since 1897, Kempinski travel the world in search of the most fascinating destinations. As a result, Kempinski The Wave, Muscat is a unique hotel that's been designed for guests who expect excellence and value individuality.

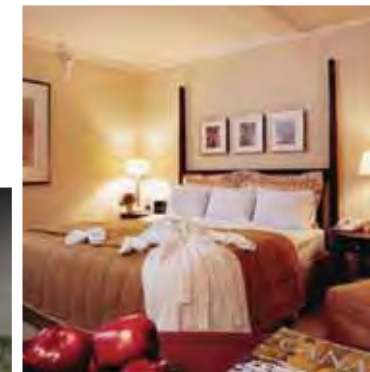
Boasting 300 rooms and suites as well as 68 branded hotel apartments, Kempinski The Wave, Muscat is situated in a superb beachfront location with fine dining options and a multitude of food and beverage outlets, meeting facilities, swimming pools, spa options, beach club facilities, gymnasium, ballroom, kids club and even a 4-lane bowling facility. Kempinski The Wave, Muscat will open its doors in 2013.



Fairmont The Wave, Muscat Hotel

Fairmont is a leader in the global hospitality industry with a worldwide reputation for quality. The 250-room-and-suite Fairmont Hotel at The Wave, Muscat is adjacent to the Greg Norman 18-hole championship golf course and also houses the luxurious Willow Stream Spa - a haven for relaxation.

When completed in 2013, the resort will also offer a wealth of gourmet restaurants, meeting and leisure facilities.





Al Marsa Village and 400-berth marina

To the west of The Wave's beachfront is Al Marsa Village and 400-berth marina. Using the most considerate of urban planning techniques, its streets are designed to lead you on a picturesque landscaped journey. Properties in Al Marsa Village have views to suit every taste. Whether it is of the marina, the parks, the swimming pool or the sea, your home is always overlooking something beautiful while still being in easy reach of shopping and dining options.

The marina is a tribute to Oman's maritime heritage and the perfect focal point around which Al Marsa Village has been designed. Day or night, Al Marsa Village buzzes with life and vibrancy.



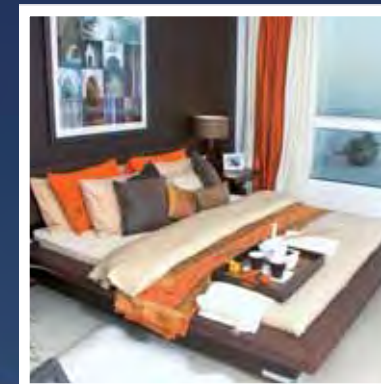


A Sense of Belonging

Already a thriving community with children laughing and playing within its safe and secure playgrounds, pathways alive with walkers and joggers early in the morning and neighborly gatherings where residents new and old are forming long and lasting friendships.



Keeping Community in Mind



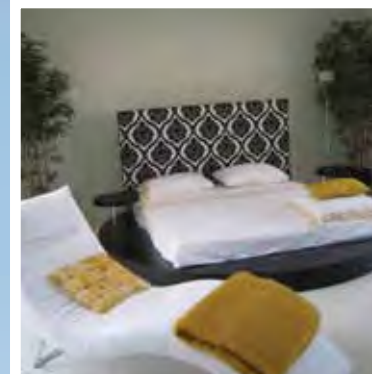
Property Types

The Wave, Muscat features award-winning architecture offering a choice of villas, townhouses and apartments designed by world-renowned architects such as Alexandros N. Tombazis and associates (Athens), Carlos Santini (Rome), Triad Oman Consultants International and W.S. Atkins International & Co.

Villas

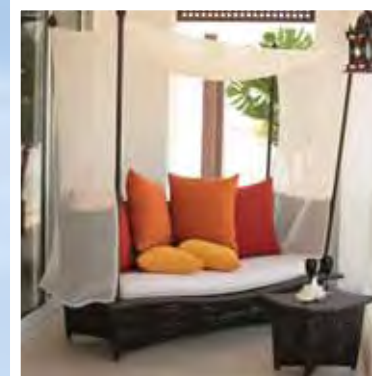
The design of each villa type at The Wave has been inspired by the modernity and timelessness of Omani architecture. With villas situated beside the parks, the waterfront, the beach or the golf course it is possible to find the perfect backdrop to your home.





Townhouses

The charms of the townhouse at The Wave are particularly popular with young professionals and fledgling families. Traditional Omani looks perfectly complement stylish modern interiors, many of which feature distinctive balconies and an outdoor patio area where you can relax and enjoy the cool winter evenings.

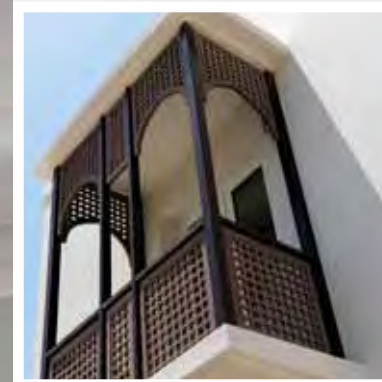


Apartments

Found only in Al Marsa Village, apartments at The Wave, Muscat are ideally situated within easy reach of the developments shopping, dining and leisure facilities. Elegant design details and European textures feature throughout, combining the refined excitement of city living with the quiet relaxation of suburban life.



A Place to Call Home



Award-winning architecture

Every property within The Wave, Muscat has been thoughtfully and meticulously designed to meet your every need, using the finest materials, all finished to standards of the highest quality. Take your pick from international award winning designs in villas, townhouses and apartments .

10 Reasons



The Wave, Muscat

- 1 Guaranteed Delivery:**
The Wave, Muscat was the first project in Oman to deliver completed freehold homes to delighted owners in the much sought-after area of Madinat Majan (Sector 1&2).
- 2 World Class Amenities:**
From the award-winning luxury homes and landscaped parks bursting with greenery, to the magnificent links golf course and majestic marina, The Wave, Muscat has it all.
- 3 ITC status:**
Because The Wave, Muscat, is the first project to be granted Integrated Tourism Complexes (ITC) status in Oman, non-Omani buyers enjoy freehold ownership of their property and are eligible to apply for residency for themselves and their first-degree relatives.
- 4 Location, Location, Location:**
The project is in an enviable position along a 6 kilometre-long shoreline of natural beach in the Al Hail district of Muscat. Residents enjoy clear and easy access to all major roads and are within a 10 minute drive of Muscat International Airport.
- 5 Impeccable Finishing:**
The finish of The Wave, Muscat is unrivalled. As one of the only ISO accredited developers in the region, strict sign-off processes are in place before handedover to home owners.





6 A Mix of Nationalities:

More than 35 nationalities are proud owners of residential property at The Wave, Muscat. This harmony is in part thanks to the common goal that unites the project's hand-picked team: a commitment to building a happy community.

7 Award Winning Design:

The Wave, Muscat was the proud recipient of six international design awards in 2008 from CNBC Arabian Properties in addition to six Homes Overseas awards – the prestigious Readers' Choice award, Best Luxury Development, Best Development Design, Best Marina Design, Best Apartment Design and Best Golf Course Design.

In 2009, the development won 5-star awards in the categories of Best Development, Best Architecture (Multiple Units), Best Golf Development, Best Interior Design, Best Apartment and two 4-star awards – Best Marina Development and Best Development Website.

More recently, the development was awarded a CNBC global award for Best International Architecture (Multiple Units).

8 Infrastructure Improvements:

RO1.58 billion has been invested in the Sultanate's infrastructure. Priority areas targeted for development include over 44 different road projects across the Sultanate. Muscat International Airport is also under expansion to accommodate 12 million passengers by 2012.

9 Sustainable & Ecological:

The environmental impact assessment of The Wave, Muscat, was approved in line with the Ministry of Environment's regulations for sustainable development. Properties include enhanced wall insulation, sun-resistant windows and district cooling, whilst the carbon footprint was minimised through the use of local building materials. A 150-metre-long submerged pre-cast protective reef barrier will be put in place to stimulate marine growth.

10 Strong Backing:

The Wave, Muscat is a joint venture between the development expertise of Majid Al Futtaim Properties - responsible for the region's most successful retail development - and the Government of the Sultanate of Oman.

"The individual is the maker of development, and hence its goal should be his happiness"
– Majid Al Futtaim Properties

The Essentials

Useful Information



Tourist Visas Visit visas valid for a one-month stay may be obtained on arrival by citizens of over 60 countries including European Union, USA, Canada, Australia, New Zealand, Singapore and Japan.

GCC Nationals do not require a visa.

It is important that your passport is valid for the duration of your stay and there are blank pages for the visa stamp.



Car Hire Major International Companies and local operators can arrange car rental. Most visitors can use their own national driver's license or an international driver's license.



Taxis Taxis are the best way of getting around, though it is essential to agree on the fare beforehand, as most taxis are not metered. Taxi fares from the airports to hotels are regulated and the fares are displayed.



Local Time GMT + 4 Hours



Language Arabic is the official language, but English is widely spoken.



Currency & Banking The unit of currency is the Omani Rial (RO) comprising 1,000 baizas. The Omani Rial has a fixed exchange rate that is linked to the U.S. Dollar. In general, banking hours are Sunday to Thursday from 8am to 1pm. There are numerous 24 hours ATMs capable of providing global cash withdrawal facilities.



Credit Cards All major credit cards are accepted in main hotels, stores and larger shops. In traditional souqs (markets), only cash is accepted.



Mobile Phones Oman has an extensive GSM network. Visitors can avoid roaming charges by purchasing a prepaid SIM card at Muscat International Airport or various outlets.



Business Hours The weekend starts on Thursday afternoon and Friday, although government offices are closed the whole of Thursday and Friday. Most shops and malls are open from 9am to 1pm and 4pm to 9pm. During Ramadan, shops close late at night. Whilst embassies and consulates are open from 8am to 1pm Saturday to Thursday.



Climate Summer is between April and September. Mild weather is experienced in the mountains and in the Dhofar region all year round, which also enjoys a regular monsoon between June and October every year. Generally temperatures during the summer season can be very warm, rising up to 50°C.



Religion Islam is the official religion, whilst other faiths are also exercised.

Useful websites

Official Tourism Website
Ministry of Information
Royal Oman Police, Visa Information
Oman Investment Promotion agency
Oman Air
Oman Airports
Brand Oman
Origin Oman

www.omantourism.gov.om
www.omanet.om
www.rop.gov.om
www.ociped.com
www.omanair.com
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