



MARSA APARTMENTS
BY OMAN'S LIFESTYLE DESTINATION

MARSA TWO

MARSA 2 VIEW FROM ALMOUJ MARINA



WELCOME TO MARSA TWO

THE MARSA 2 APARTMENTS OFFER AN EXCLUSIVE WATERFRONT LIFESTYLE. FOR THE FIRST TIME, CHOOSE FROM 4-BEDROOM PENTHOUSES, 3-BEDROOM DUPLEXES AND 1- TO 3-BEDROOM LUXURY APARTMENTS. THE 4-BEDROOM LAYOUTS ARE ALMOST AS LARGE AS A VILLA AND EVEN INCLUDE MAID'S QUARTERS.

MARSA 2 APARTMENTS ARE FINISHED TO THE HIGHEST INTERNATIONAL STANDARDS. ENJOY SPECTACULAR VIEWS AND STYLISH MODERN INTERIORS THOUGHTFULLY PLANNED TO OPTIMISE SPACE AND LIGHT.





OMAN & MAJESTIC MUSCAT

OMAN IS THE ESSENCE OF AN ARABIC NATION THAT HAS EMERGED FROM HISTORY AS FORWARD-THINKING AND CULTURALLY DIVERSE. A ROMANTIC PLACE STEEPED IN TRADITION, THE SULTANATE HAS NOT COMPROMISED ITS WAY OF LIFE, YET OFFERS ITS PEOPLE EVERY OPPORTUNITY TO EMBRACE THE 21ST CENTURY.

DESCRIBED AS 'THE JEWEL OF ARABIA', MUCH OF THE COASTLINE REMAINS UNTOUCHED BY DEVELOPMENT AND THE HAJAR MOUNTAINS SOAR MAJESTICALLY UP FROM THE DESERTS. THE SEA OF OMAN TEEMS WITH WHALES AND DOLPHINS, AND TURTLES ABOUND ON THE BEACHES. THE WAHIBA SANDS ARE THE EPITOME OF A FAIRY TALE DESERT AND THE BOSWELLIA TREES OF THE DHOFAR REGION YIELD AN ABUNDANCE OF FRANKINCENSE. DURING THE SUMMER MONTHS, THE MONSOON (OR KHAREEF) TRANSFORMS THE SOUTH OF THE COUNTRY INTO A GARDEN OF GREEN.

MUSCAT, OMAN'S CAPITAL CITY, IS THE COSMOPOLITAN HUB OF THE COUNTRY WITH A POPULATION OF NEARLY TWO MILLION PEOPLE. IN 2012 IT WAS NAMED THE ARAB TOURISM CAPITAL. IT BOASTS THE BEAUTIFUL GRAND MOSQUE AND A STUNNING OPERA HOUSE THAT HAS CONTRIBUTED ENORMOUSLY TO THE CULTURAL LIFE OF MUSCAT. TRADITIONAL SOUQS SUCCESSFULLY CO-EXIST WITH MODERN SHOPPING MALLS, AND HISTORIC OMANI GUESTHOUSES COMPLIMENT A DAZZLING ARRAY OF WORLD-CLASS HOTELS. COMMERCIAL LIFE IS VIBRANT, AS MUSCAT ATTRACTS A WEALTH OF INTERNATIONAL COMPANIES AND THE ECONOMY REMAINS ROBUST AS TOURISM AND OIL REVENUES INCREASE YEAR-ON-YEAR.

ABOVE ALL HOWEVER, OMAN AND ITS CAPITAL CITY ARE SO APPEALING BECAUSE OF THE FRIENDLINESS AND HOSPITALITY OF THE OMANI PEOPLE. LIVING IN OMAN IS A VERY REWARDING EXPERIENCE, WHICH EXPLAINS WHY MANY PEOPLE WHO VISIT THIS ANCIENT LAND STAY A LITTLE LONGER.

THE WAVE, MUSCAT

THE WAVE, MUSCAT, IS OMAN'S LIFESTYLE DESTINATION. IT COMBINES MORE THAN 4,000 LUXURIOUS PROPERTIES, THE AWARD-WINNING ALMOUJ MARINA, FOUR WORLD-CLASS HOTELS, SHOPPING AND DINING, AS WELL AS ALMOUJ GOLF – A GREG NORMAN SIGNATURE COURSE. AND IT IS SITUATED ALONG A SEAFRONT LOCATION IN COSMOPOLITAN MUSCAT.

- FREEHOLD PROPERTIES FOR FOREIGN INVESTORS
 - NO CAPITAL GAINS TAX
- OWNERS ELIGIBLE FOR A 2-YEAR RENEWABLE RESIDENCY VISA
 - COMPETITIVE RATES OF RETURN



WHY IS THIS THE RIGHT INVESTMENT FOR YOU?

OMAN IS ONE OF THE MOST POLITICALLY STABLE, SAFE AND PEACEFUL COUNTRIES IN THE ARABIAN GULF. DRIVEN BY A SUSTAINABLE AND PLANNED APPROACH, OMAN HAS YIELDED CONSISTENT YEAR-ON-YEAR GDP GROWTH IN NON-OIL SECTORS. WITH LARGE BUDGET SURPLUSES AND A LIQUID BANKING SECTOR, THE GOVERNMENT OF OMAN HAS BEEN ABLE TO PURSUE LARGE-SCALE INFRASTRUCTURE DEVELOPMENT PROGRAMMES TO DRIVE THE ECONOMY. THE WAVE, MUSCAT IS THE PIONEERING FREEHOLD DEVELOPMENT IN OMAN.

THE WAVE, MUSCAT HAS CONTINUED TO DELIVER COMPLETED PROPERTIES AND SELL NEW PROPERTIES OFF-PLAN IN RECORD NUMBERS. OWNERS HAVE ACHIEVED BOTH RESALE AND RENTAL RETURNS THROUGHOUT THE PHASES OF THE DEVELOPMENT AND THEY ENJOY SOME OF THE HIGHEST RENTAL YIELDS IN MUSCAT.

OMANI LAW PERMITS 100% FOREIGN OWNERSHIP OF PROPERTIES IN DEVELOPMENTS SUCH AS THE WAVE, MUSCAT DESIGNATED AS AN INTEGRATED TOURIST COMPLEX (ITC), WITH UNRESTRICTED FREEHOLD RIGHTS OF USE AND TRANSFER. OMAN HAS THE ADDED BENEFIT OF NO PERSONAL INCOME TAX. THERE ARE NO RESTRICTIONS ON CAPITAL AND PROFIT TRANSFERS, PROPERTY TAXES OR THE FOREIGN EXCHANGE PROCESS.

THE WAVE, MUSCAT IS A JOINT VENTURE BETWEEN THE HIGHLY-REGARDED MAJID AL FUTTAIM PROPERTIES (RESPONSIBLE FOR SUCCESSFUL RETAIL & LEISURE DEVELOPMENTS SUCH AS MALL OF THE EMIRATES IN THE UAE) AND THE GOVERNMENT OF THE SULTANATE OF OMAN REPRESENTED BY NIFCO AND WATERFRONT INVESTMENTS.



AL MARSA VILLAGE

LOCATED RIGHT IN THE HEART OF THE WAVE, MUSCAT, AL MARSA VILLAGE IS THE SOCIAL HUB OF THE COMMUNITY. WHEN COMPLETE, THE VILLAGE WILL BE HOME TO A VARIETY OF SHOPS, RESTAURANTS, CAFÉS AND A WATERFRONT HOTEL. FAVOURITES SUCH AS PIZZA EXPRESS AND COSTA COFFEE ARE ALREADY OPEN, AND WITH WAITROSE PLANNING A NEW STORE SOON, YOU'LL HAVE CONVENIENT SHOPPING AT YOUR DOORSTEP.



INSPIRED BY OMAN, DESIGNED BY GREG NORMAN

ALMOUJ GOLF IS OMAN'S FIRST LINKS-STYLE COURSE. AT 7,342 YARDS LONG, THE CHAMPIONSHIP COURSE OFFERS AMATEURS AND PROFESSIONALS A CHALLENGING, YET REWARDING GAME OF GOLF. COMPLEMENTING THE 18-HOLE COURSE ARE WORLD-CLASS FACILITIES INCLUDING A TEACHING ACADEMY, FLOODLIT PAR-THREE NINE-HOLE COURSE, PRO SHOP, FLOODLIT DRIVING RANGE AND RESTAURANT.



ALMOUJ MARINA

23°37'55"N 58°16'03"E

ALMOUJ MARINA IS THE PREMIER MARINA AND FLAGSHIP SAILING DESTINATION OF THE SULTANATE. IT PROVIDES STATE-OF-THE-ART ECO-FRIENDLY FACILITIES AND UNDERSTATED LUXURY, COMPLEMENTED BY WARM OMANI HOSPITALITY. ALMOUJ MARINA IS THE ONLY REAL CHOICE FOR THE DISCERNING YACHT OWNER.





MARSA TWO APARTMENTS

THE WAVE, MUSCAT A LIFESTYLE DESTINATION

THE WAVE, MUSCAT, AN EXCLUSIVE DEVELOPMENT A MERE 10-MINUTE DRIVE FROM THE NEW INTERNATIONAL AIRPORT, COMBINES UNDERSTATED LUXURY, INSPIRATIONAL DESIGN AND TRANQUIL LIVING FOR THOSE SEEKING AN IDYLIC HAVEN FROM THE BUSTLE OF EVERYDAY LIFE.

WITH ITS LIVELY MARINA, OCEAN VIEWS, A SIGNATURE GOLF COURSE, PARKS AND COMMUNITY AREAS, THE WAVE, MUSCAT IS MASTERPLANNED BEYOND YOUR IMAGINATION.

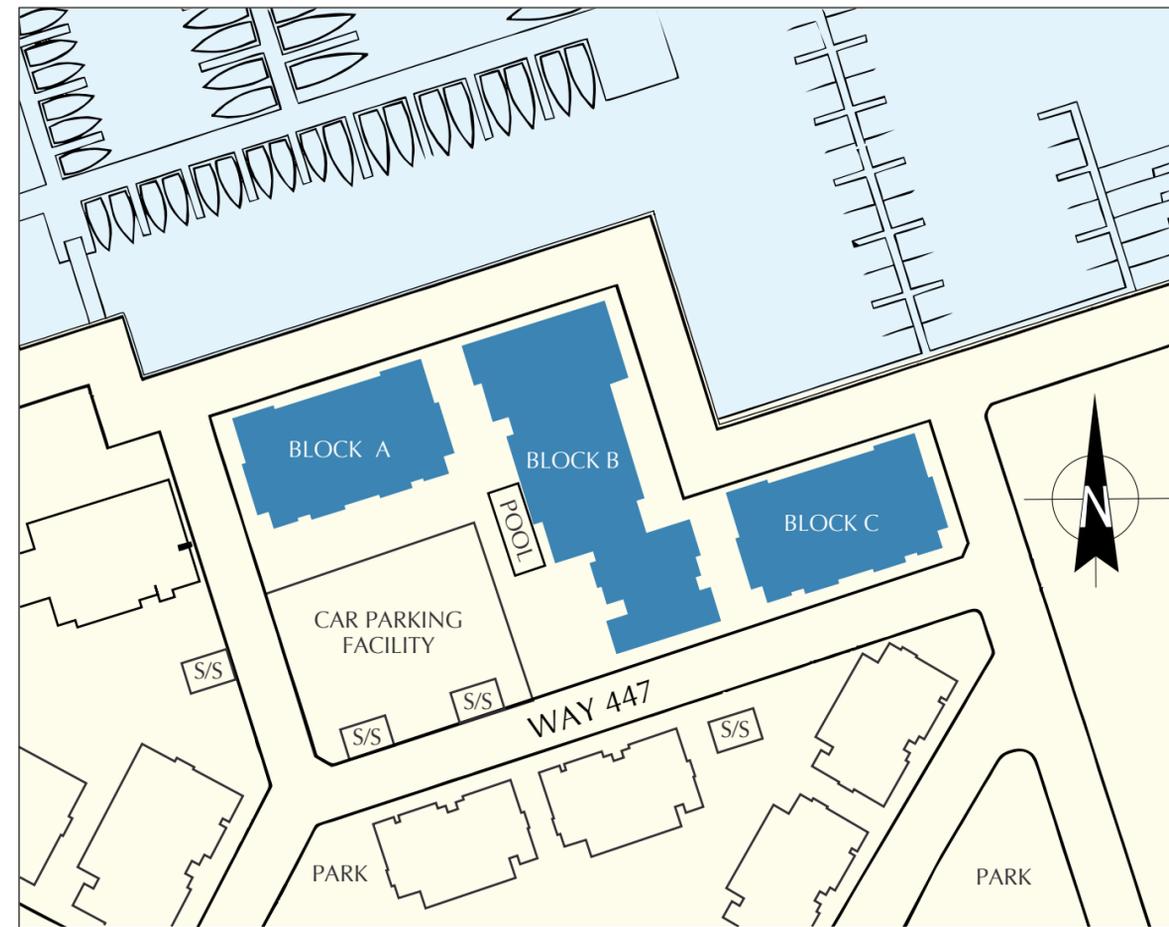


- Developed
- 2013 Releases or Launches
- Under Construction
- Future Developments

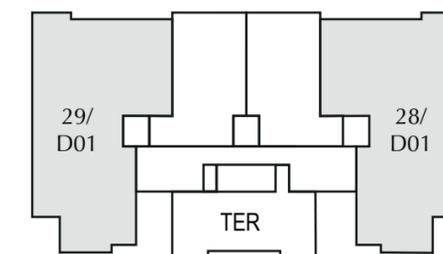
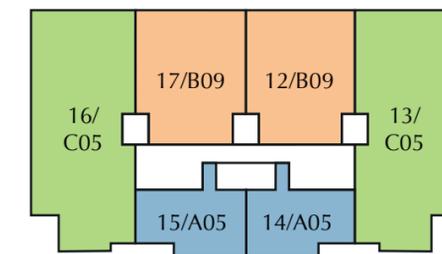
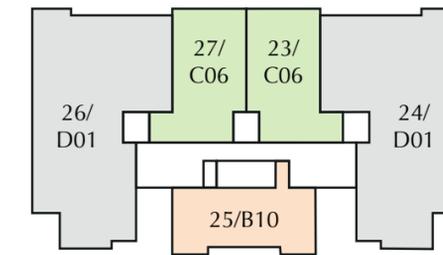
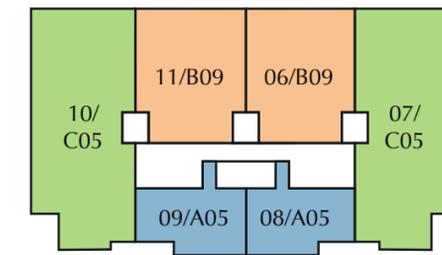
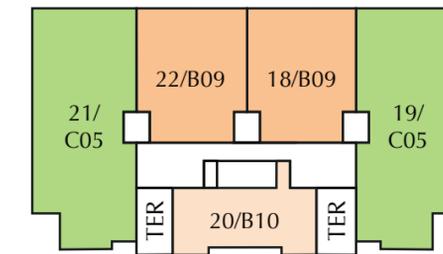
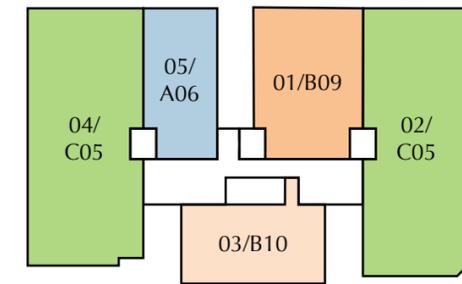


MARSA TWO
BLOCK PLANS
FLOOR PLANS

MARSA 2 SITE PLAN



BLOCK A



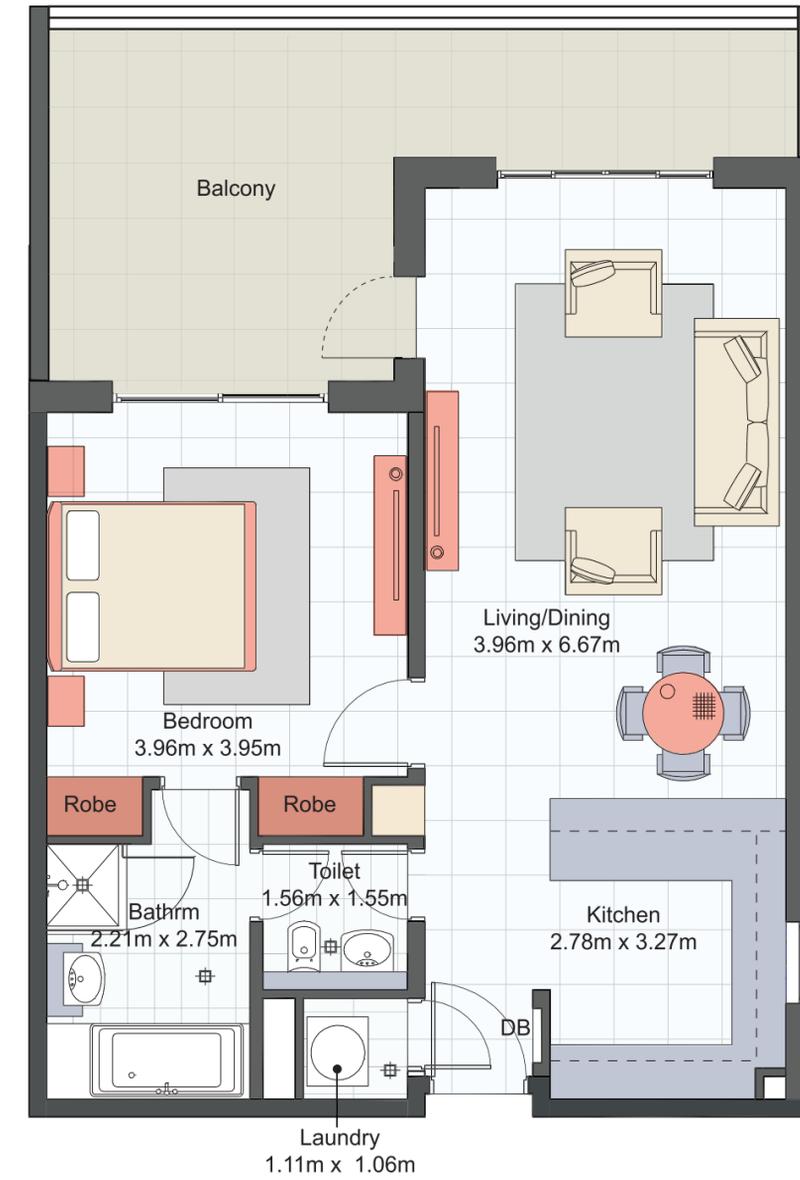
BLOCK B





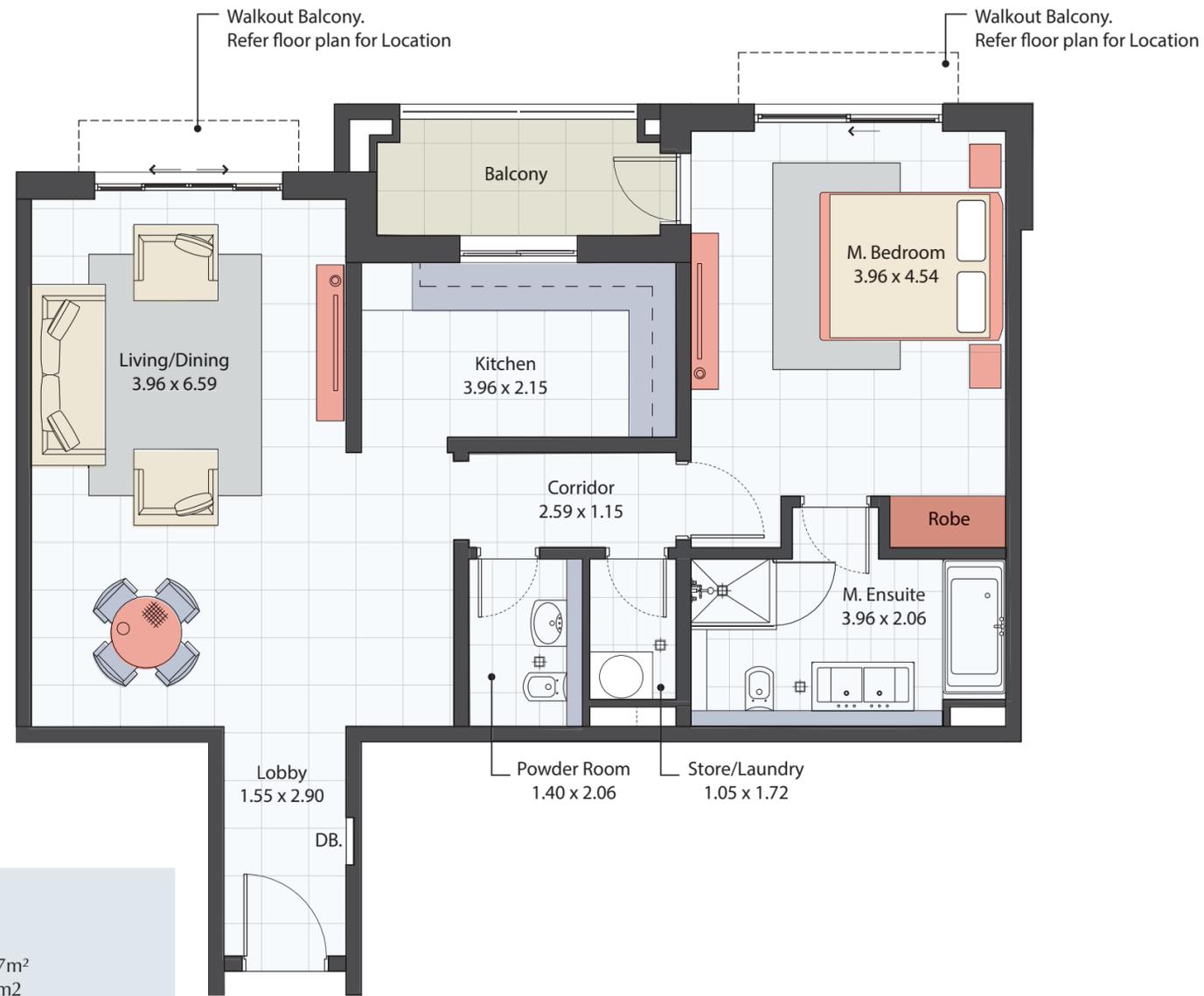
**1 BEDROOM
MARSA 2
A01 APARTMENT**
Internal area : 91.81 m²
Balcony : 17.50 m²
Grand total : 109.31 m²

Floor plans are for illustrative purposes only
Actual balcony area may vary (min 15 m²)



**1 BEDROOM
MARSA 2
A04 APARTMENT**
Internal area : 71.90 m²
Balcony : 18.00 m²
Grand total : 89.90 m²

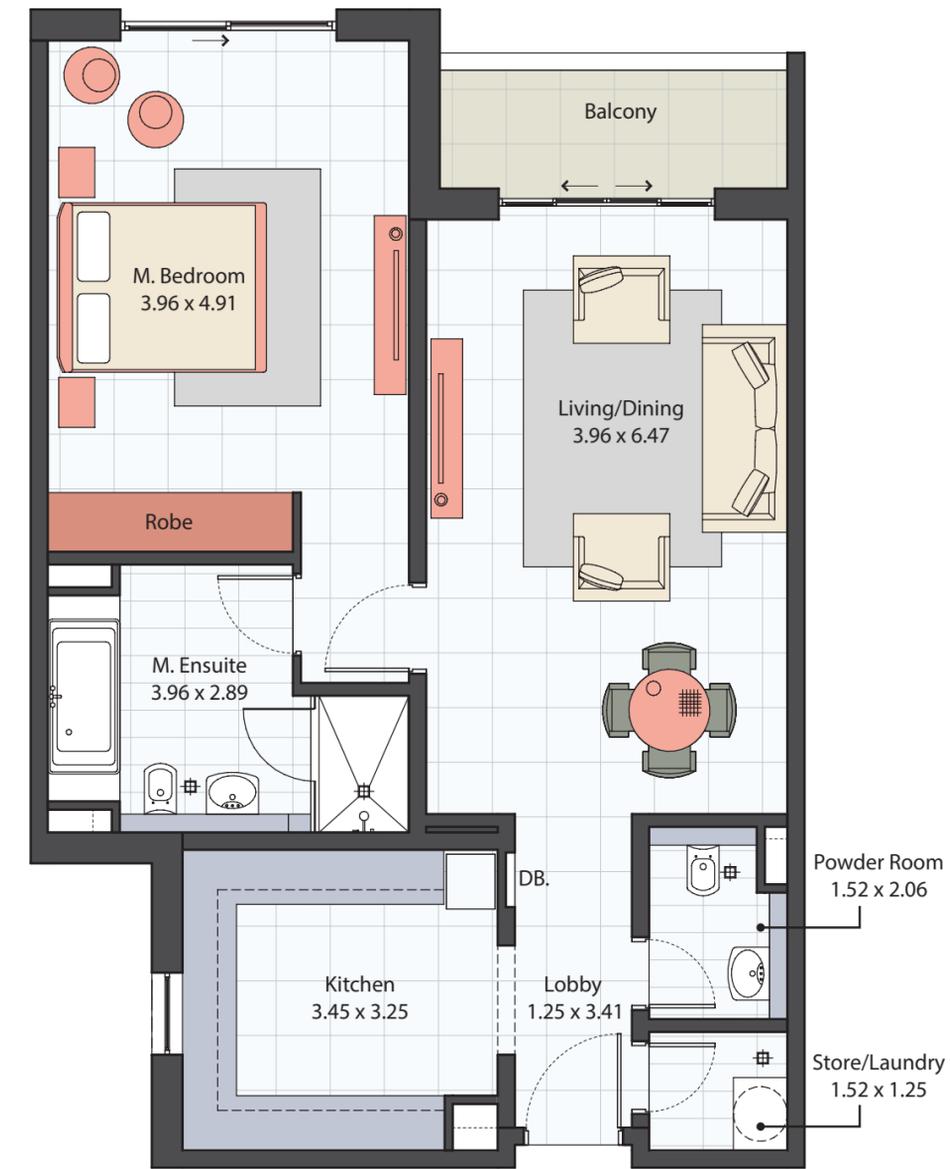
Floor plans are for illustrative purposes only
Actual balcony area may vary (min 9 m²)



**1 BEDROOM
MARSA 2
A05 APARTMENT**

Internal Area : 87.67m²
Balcony : 5.28m²
Grand Total : 92.95m²

Floor plans are for illustrative purposes only
Indicative balcony size shown. Actual size may vary



**1 BEDROOM
MARSA 2
A06 APARTMENT**

Internal Area : 86.94m²
Balcony : 5.02m²
Grand Total : 91.95m²

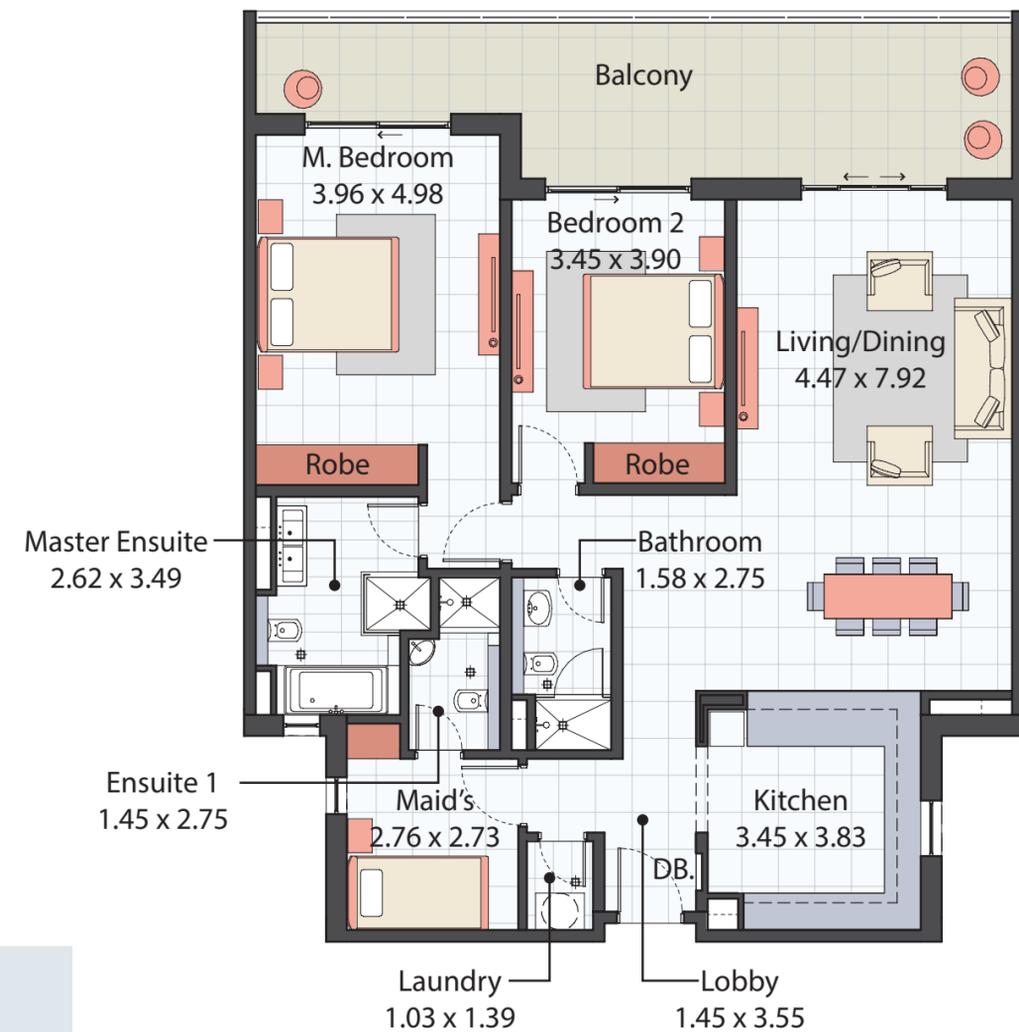
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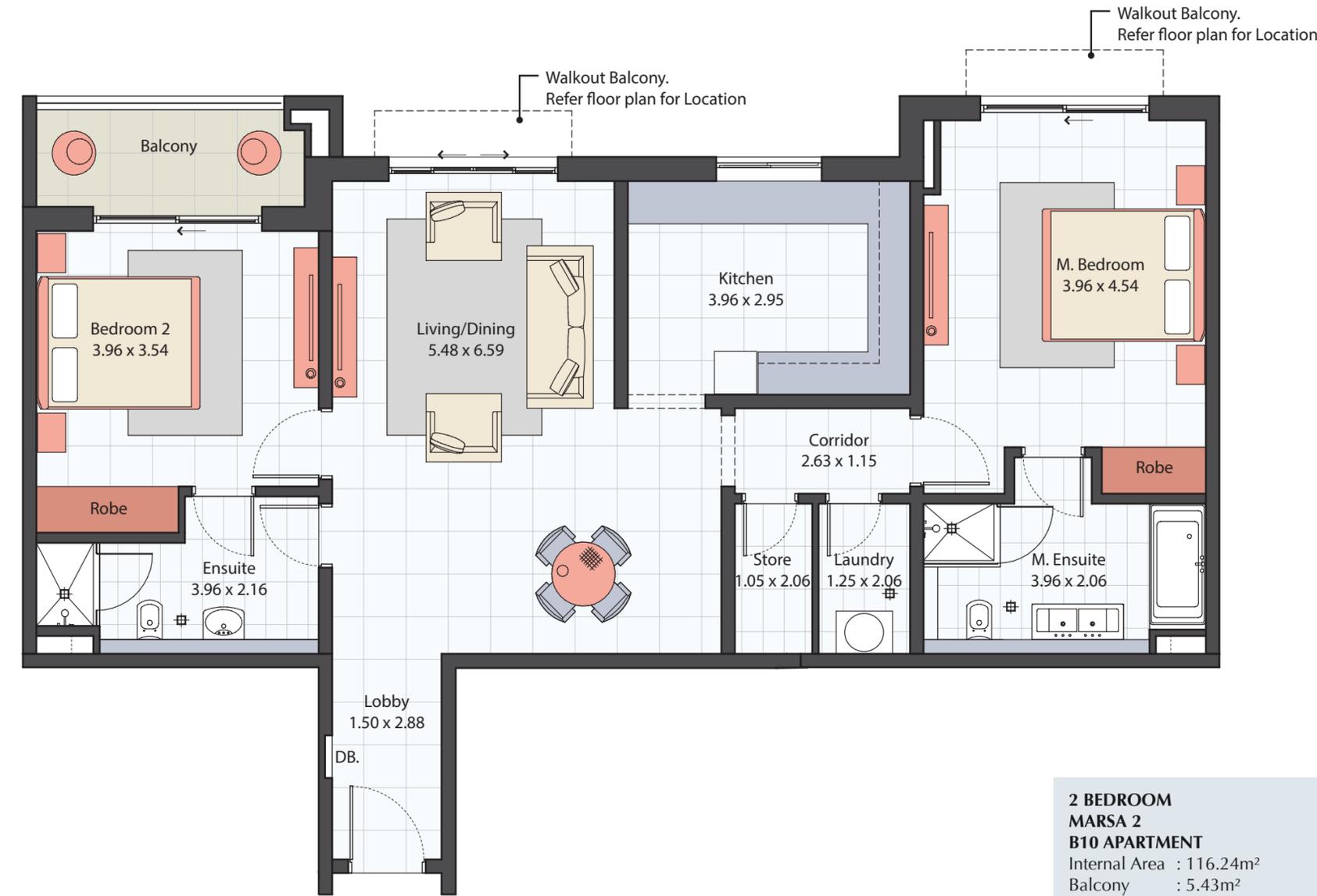
**2 BEDROOM
MARSA 2
B01 APARTMENT**
 Internal area : 113.64 m²
 Balcony 1 : 4.70 m²
 Balcony 2 : 7.00 m²
 Grand total : 125.34 m²
 Floor plans are for illustrative purposes only
 Indicative balcony size shown. Actual size may vary



**2 BEDROOM
MARSA 2
B02 APARTMENT**
 Internal area : 113.64 m²
 Balcony 1 : 4.70 m²
 Balcony 2 : 20 m²
 Grand total : 138.34 m²
 Floor plans are for illustrative purposes only
 Actual balcony area may vary (min 21m²)



**2 BEDROOM
MARSA 2
B09 APARTMENT**
 Internal area : 141.37 m²
 Balcony 1 : 27.66 m²
 Grand total : 169.02 m²
 Floor plans are for illustrative purposes only
 Indicative balcony size shown. Actual size may vary



**2 BEDROOM
MARSA 2
B10 APARTMENT**
 Internal Area : 116.24m²
 Balcony : 5.43m²
 Grand Total : 121.67m²
 Floor plans are for illustrative purposes only
 Indicative balcony size shown. Actual size may vary

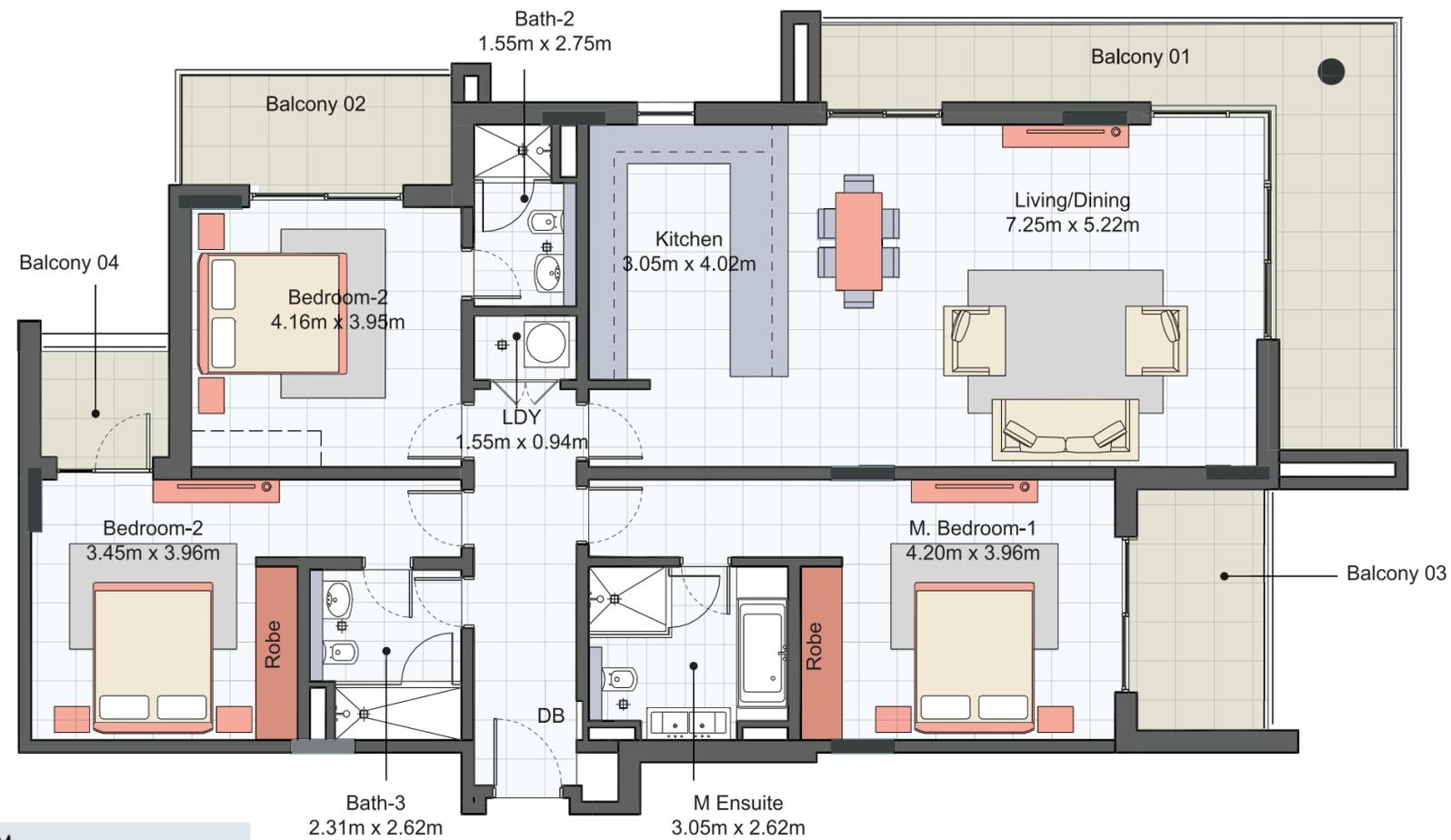
PENTHOUSE DUPLEXES VIEW FROM ALMOUJ MARINA



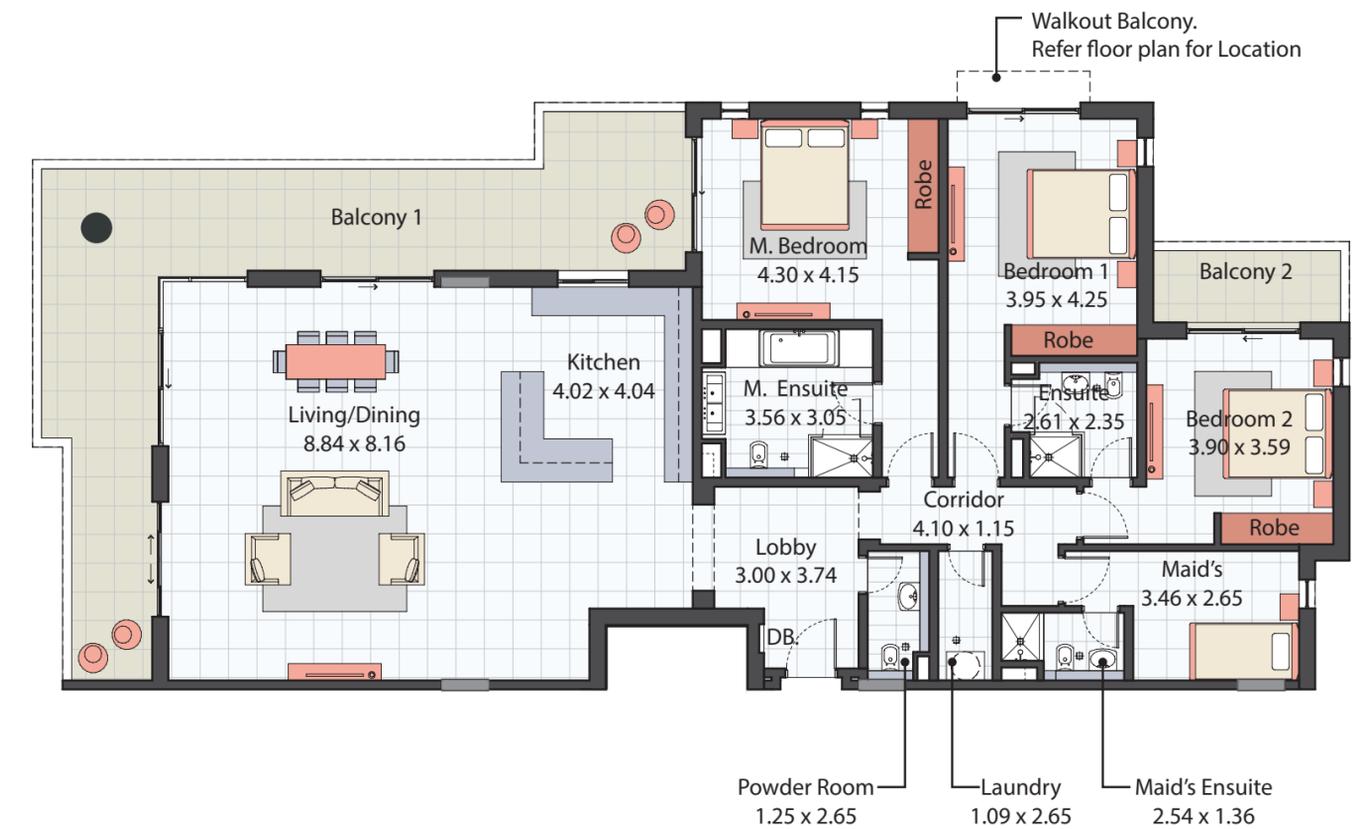
MARSA TWO

- 3-BEDROOM APARTMENTS
- 3-BEDROOM DUPLEXES
- 4-BEDROOM PENTHOUSES

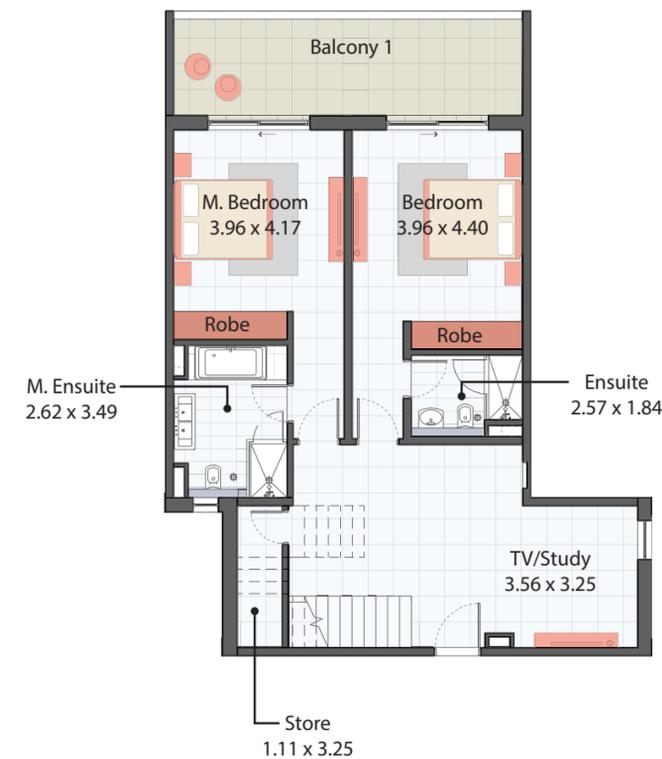




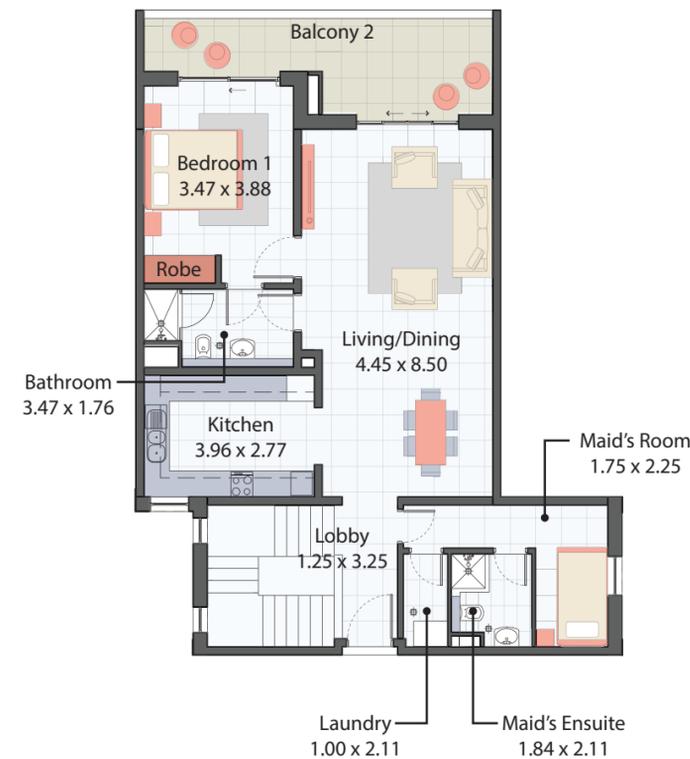
**3 BEDROOM
MARSA 2
C01 APARTMENT**
 Internal area : 155.63m²
 Balcony 1 : 20.06m²
 Balcony 2 : 7.04 m²
 Balcony 3 : 8.51 m²
 Balcony 4 : 3.37 m²
 Grand total : 194.61 m²
 Floor plans are for illustrative purposes only
 Indicative balcony size shown. Actual size may vary



**3 BEDROOM
MARSA 2
C05 APARTMENT**
 Internal Area : 223.20m²
 Balcony 1 : 50.82m²
 Balcony 2 : 6.24m²
 Grand Total : 280.25m²
 Floor plans are for illustrative purposes only.
 Indicative balcony size shown.
 Actual size may vary



L-0 Floor Plan

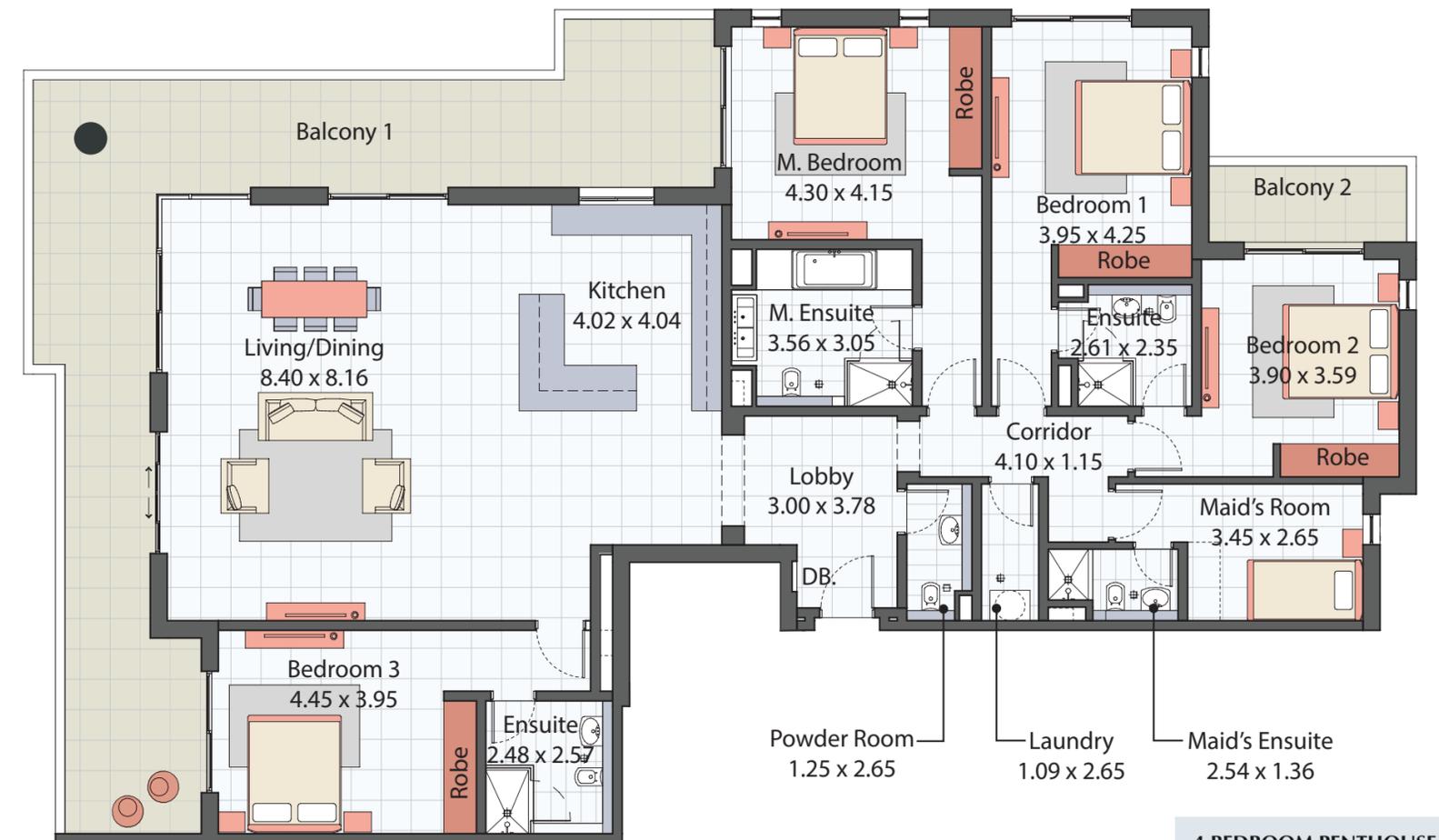


L-1 Floor Plan

**3 BEDROOM DUPLEX
MARSA 2
C06 APARTMENT**

L-0 Internal Area	: 103.13m ²
L-1 Internal Area	: 106.51m ²
Balcony 1	: 18.83m ²
Balcony 2	: 14.78m ²
Grand Total	: 243.26m²

Floor plans are for illustrative purposes only
Indicative balcony size shown. Actual size may vary



**4 BEDROOM PENTHOUSE
MARSA 2
D01 APARTMENT**

Internal Area	: 256.49m ²
Balcony 1	: 62.13m ²
Balcony 2	: 6.24m ²
Grand Total	: 324.86m²

Floor plans are for illustrative purposes only
Indicative balcony size shown. Actual size may vary



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 a modern tourism infrastructure for the sultanate, while Omani Pension Funds view the development as a sound long-term investment.



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