



23°37'55"N 58°16'03"E

*Positioned in the new heart of Muscat*



مرسى الموج  
ALMOUJ MARINA

THE WAVE MUSCAT • OMAN

## *Setting a new standard in Oman*

Located at The Wave, Muscat, Almouj Marina is the premier marina facility and flagship yachting and sailing destination in the Sultanate.

Your yacht deserves a home that is equal to your own - we provide state of the art eco-friendly facilities, understated luxury complemented by a focus on warm Omani hospitality. Almouj Marina is the only real choice for the discerning yacht owner.

The Sultanate's diverse coastline stretches over a stunning 1,750 nm creating a perfect cruising destination with untouched islands, white sandy beaches and captivating hidden bays.



Setting sail from Almouj Marina takes you into the calm and warm sea that borders the Indian Ocean. The sea-faring nation has a rich maritime heritage and its waters brim with life.

Common and Spinner Dolphins and five species of whales are a regular site. Turtles, including the Green, Loggerhead and Hawksbill nest in numbers unmatched anywhere else in the world. The coral reefs teem with tropical fish and the local area is considered a fisherman's treasure chest. Sailfish, Marlin, Giant Trevally, Dorado and Yellowfin Tuna are often the catch of the day.

There are many different ways to spend time on the water but one of our favourites and within easy reach of your berth at Almouj Marina is a trip to the world famous Damaniyat Islands. The nature reserve is a haven for marine and bird life. The blissful white sand beaches and crystal clear waters are an incredible place to unwind with friends and family.

Your perfect day out may include diving, sport fishing, snorkeling, beach combing or simply relaxing – whatever floats your boat; it's easier from Almouj Marina.

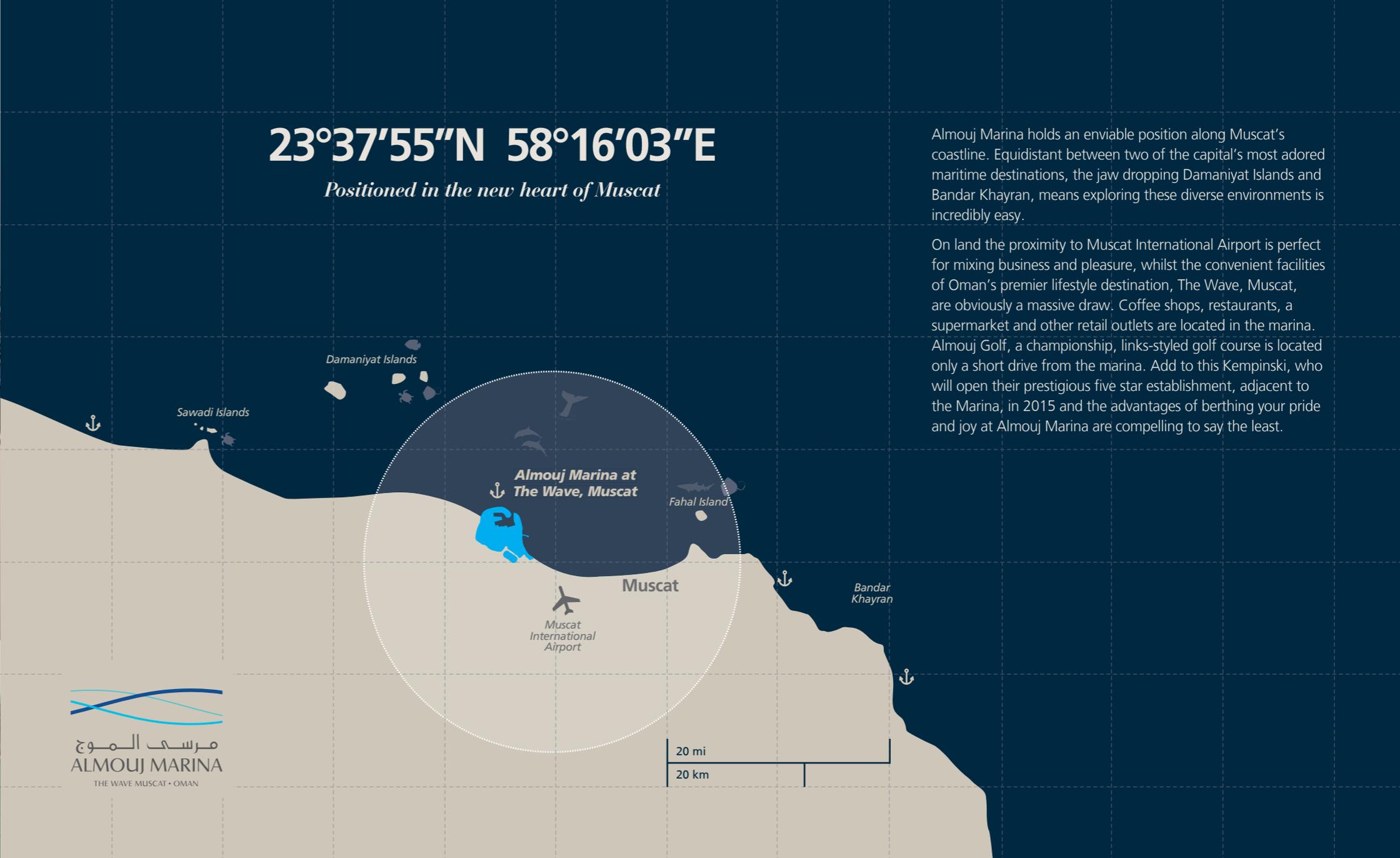


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Almouj Marina holds an enviable position along Muscat's coastline. Equidistant between two of the capital's most adored maritime destinations, the jaw dropping Damaniyat Islands and Bandar Khayran, means exploring these diverse environments is incredibly easy.

On land the proximity to Muscat International Airport is perfect for mixing business and pleasure, whilst the convenient facilities of Oman's premier lifestyle destination, The Wave, Muscat, are obviously a massive draw. Coffee shops, restaurants, a supermarket and other retail outlets are located in the marina. Almouj Golf, a championship, links-styled golf course is located only a short drive from the marina. Add to this Kempinski, who will open their prestigious five star establishment, adjacent to the Marina, in 2015 and the advantages of berthing your pride and joy at Almouj Marina are compelling to say the least.



مرسك الموج  
**ALMOUJ MARINA**  
THE WAVE MUSCAT • OMAN

20 mi  
20 km

## A reputation built on success

The world-renowned Mourjan Marinas manages Almouj Marina and will cater for yachts in berths measuring from 10 to 40 metres in length.

The respected company is considered an innovator in a competitive market with unrivalled access to a world-class network of luxury marinas and yachting destinations.

Mourjan Marinas operates and consistently maintains world-class luxury yacht facilities in renowned international locations. They deliver the highest possible level of personalised customer service to yacht owners, their guests, captains and crew, complemented by an extensive selection of yacht management services.

Our internationally experienced and qualified marina team, have extensive knowledge in the management and operation of marinas dedicated to luxury mega-yachts and sport-fishing boats, as well as smaller recreational vessels. Mourjan Marina's reputation has been well earned and you'll be safe in the knowledge that your vessel will be left in exceptionally good hands.



*The amenities and services available at Almouj Marina are second to none, capitalising on the very best in technology and ideas from around the globe:*



The first 121 of 400 modern floating marina berths opened in the first phase



Berthing and marina assistance



Fuelling facility



Deck wash for all yachts



Five star concierge service



Daily weather forecast

Other benefits include:

- Designed to accommodate 10 - 40 metre yachts
- Six metre wide pontoon walkways with two metre wide berthing fingers
- On-water lounge area with contemporary shade structures
- Marina administration open seven days a week
- Full emergency response service
- Supply of provisions
- Marina buggy service to and from your yacht
- Waste removal from pontoons
- Underwater lighting and marinascaping
- Protected harbour with 2km purpose build breakwater
- Purpose built launch ramp



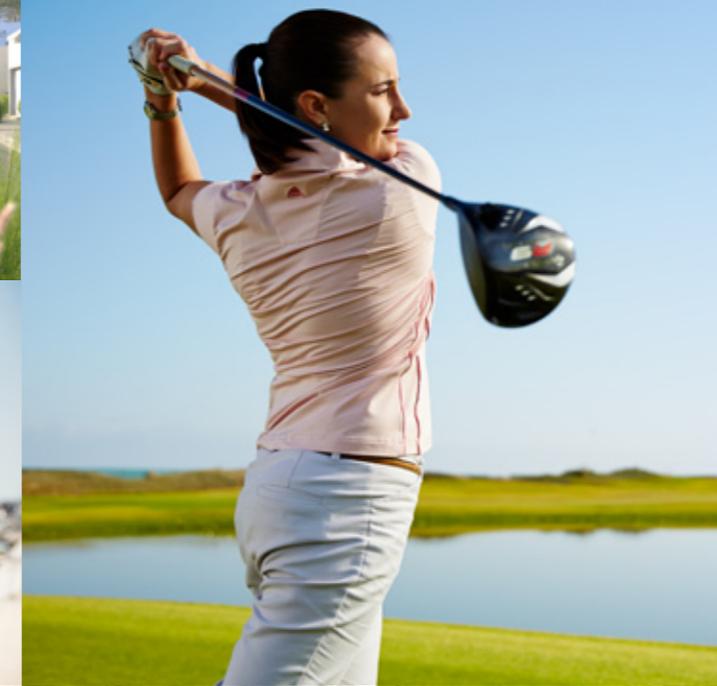
# A home for your yacht... A home for you

Located on the edge of six kilometres of pristine natural beach, The Wave, Muscat will be home to over 4,000 residences, retail, leisure and dining precincts, luxury hotels, a signature Greg Norman golf course as well as Almouj Marina.

A joint venture between the highly regarded Majid Al Futtaim Properties (responsible for successful retail and leisure developments such as Mall of the Emirates in Dubai) and the Government of the Sultanate of Oman represented by NIFCO and Waterfront Investments, The Wave, Muscat has proven credentials as an international award winning development.

Since the first properties were sold The Wave has continued to deliver completed properties and sell new properties off plan in record numbers. Owners at The Wave, Muscat have achieved both resale and rental returns throughout the early phases of the development and enjoy some of the most stable high rental levels in Muscat.

The Wave, Muscat offers an unsurpassed opportunity for foreign investors to secure an investment by tapping into the long-term potential of Oman's premier waterfront destination and the country.



Modern Living  
Traditional Values  
Safe & Secure  
Community Spirit  
Unique Location  
Sound Investment  
Luxury Lifestyle

- Unrestricted freehold rights for owners
- Ideal for foreign investors
- Over 800 properties delivered
- Achieved resale and rental returns
- High rental levels
- Off plan and finished properties
- Residency visa for owners
- No capital gains tax

For more information please contact us at [sales@thewavemuscat.com](mailto:sales@thewavemuscat.com)

[thewavemuscat.com](http://thewavemuscat.com)



## *Welcoming the World's Best*

Your boat will share its home with the head quarters of Oman Sail whose innovative training programmes for thousands of young Omanis are inspiring a new generation to discover and enjoy sailing. Oman Sail are leading the charge to establish a sustainable marine industry in the Sultanate and bring global events such as the Extreme Sailing Series™ to Almoj Marina.

The award-winning and adrenaline-fueled Extreme Sailing Series has given the sport of sailing a healthy dusting-off and will dazzle Muscat crowds until at least 2016. Bringing the action to the public with stadium sailing, putting guests at the heart of the battle and dramatically increasing the pace on the water, the creators of the competition have set new standards, both in terms of elite competition and sporting entertainment.

The boats are manned with talent from every corner of competitive yacht racing – the America's Cup and Volvo Ocean Race skippers and crew to Olympic medallists and numerous World Champions. The racing is fierce and the spectacle superb. Almoj Marina is widely complimented and the waters of Oman heralded for their perfect sailing conditions.



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