

JINAN ISLAND

PRIVATE COLLECTION

الموج
ZMOUJ
مسقط muscat

Escape — the ordinary



WINNAN ISLAND



Experience heavenly harmony as you immerse yourself in the pleasure of luxury lakeside living surrounded by the pure perfection of nature.

A SERENE HAVEN



Introducing the Jinan Island Private Collection of grand and luxury villas, each stunning home in this residents-only gated neighbourhood is a haven of serenity, style and sophistication.

NATURAL EXCLUSIVITY



ALAYA
6-BEDROOM GRAND ISLAND VILLAS



AYANA
6-BEDROOM SERENE ISLAND VILLAS



AMARA
5-BEDROOM EXCLUSIVE ISLAND VILLAS





Select your perfect villa location from one of the three different Jinan Island property styles.

SITEMAP



ALAYA GRAND VILLA

OVERVIEW

- Six spacious bedrooms
- Stunning lake views
- Dedicated formal and family spaces
- Garage for up to four vehicles
- Three staff rooms

EXCLUSIVE ELEMENTS



Zen garden suite



Penthouse master-suite



Home elevator



Exquisite pool with lake view



Show and main kitchens



Outdoor shaded terrace

Disclaimer

The floor plans, photos, description, landscaping details and materials shown in this page/document are provided to give a general indication of the proposed layout for illustrative purposes only and do not necessarily represent a true and accurate description of the finished product. The actual product may not be the same. The Developer does not make any representation or warranty or take any responsibility for any information contained in here or in relation to the type, color, size, accuracy, reliability, certainty, or completeness of the photos, materials, or information presented in this page/document now or in the future and reserves the right to make revisions and changes at any time without notice.





ALAYA GRAND VILLA

FLOOR PLANS



6

6

3

4

GROSS EXTERNAL AREA	813 sqm
TERRACE / BALCONIES	94 sqm
TOTAL AREA	907 sqm

Sizes listed above are approximate

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



EVERY DETAIL OF THESE SUMPTUOUS VILLAS RADIATES
QUINTESSENTIAL MODERN LUXURY WHILE THEIR UNIQUE
LAKESIDE SETTING OFFERS A UNIQUE CONNECTION WITH
NATURE FOR A TRULY DIVINE LIFE BALANCE.

AYAAYA

SUBLIME SERENITY





AYANA SERENE VILLA

OVERVIEW

- Six spacious bedrooms
- Stunning lake views
- Dedicated formal and family spaces
- Outdoor shaded terrace
- Garage for up to three vehicles
- Three staff rooms

EXCLUSIVE ELEMENTS



Zen garden suite



Pool upgrade option



Home elevator



Show and main kitchens

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AYANA SERENE VILLA

FLOOR PLANS

- 
6
- 
6
- 
2
- 
2

GROSS EXTERNAL AREA	573 sqm
TERRACE / BALCONIES	36 sqm
TOTAL AREA	609 sqm

Sizes listed above are approximate

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GROUND FLOOR



FIRST FLOOR



TAKING INSPIRATION FROM THEIR LUSH GREEN ISLAND SETTING, THESE FABULOUS VILLAS OFFER A BLISSFUL VERDANT ENVIRONMENT FOR EVERY MOMENT OF MODERN FAMILY LIFE.

AMARA

EXQUISITE SOPHISTICATION





AMARA EXCLUSIVE VILLA

OVERVIEW

- Five spacious bedrooms
- Lush park views
- Garage for up to three vehicles
- Two staff rooms

EXCLUSIVE ELEMENTS



Zen garden suite



Pool upgrade option



Home elevator



Outdoor shaded terrace

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AMARA EXCLUSIVE VILLA FLOOR PLANS

- 
5
- 
5
- 
2
- 
2

GROSS EXTERNAL AREA	438 sqm
TERRACE / BALCONIES	17 sqm
TOTAL AREA	455 sqm

Sizes listed above are approximate

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GROUND FLOOR



FIRST FLOOR



These detached and flexible zen garden suite allow you to embrace the possibilities of life to the full and indulge your passions.

A LIFESTYLE OASIS



HEAL

A tranquil space for relaxation



ENTERTAIN

A private for time with friends



WORK

The perfect place for your home office



EXERCISE

Create a gym to enhance your lifestyle



Perfectly balancing contemporary luxury, style and comfort, flexible open plan living areas enhance the possibilities of family life while meeting the requirements of more special occasions.

AN ENVIRONMENT FOR LIFE





Expansive plots ensure absolute privacy, offering the freedom to create the environment of your dreams and the space to enjoy outdoor living to the full.

IMAGINE THE
POSSIBILITIES

Superbly appointed master suites with spacious terraces and balconies are ideal for precious moments of quiet contemplation and connection with the surrounding natural beauty.

SUBLIME SANCTUARIES





With sophistication in every design detail, immaculate integrated kitchen areas set standards for refined modern family living.

CONTEMPORARY ALLURE

With sophistication in every design detail, immaculate integrated kitchen areas set standards for refined modern family living.

LUXURIOUS CALM





Light-infused indoor living areas harmonise with inviting outdoor spaces to create a uniquely enticing home environment.

INSPIRED BY NATURE

ELEMENTS / INDOOR



OPEN PLAN LIVING



WALK-IN WARDROBES



IMPRESSIVE DOUBLE HEIGHT ENTRANCE



INTEGRATED APPLIANCES



SPACIOUS MASTER-SUITES



FLOOR-TO-CEILING WINDOWS



SPA-STYLE EN SUITES



HOME ELEVATORS IN EACH GRAND VILLA

ELEMENTS / OUTDOOR



STUNNING WATER VIEWS



PARK ACCESS



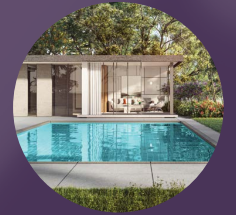
LARGE PRIVATE PLOTS



OUTDOOR MAJILIS AND COURTYARDS



SHADED TERRACES AND BALCONIES



PRIVATE POOL OPTIONS



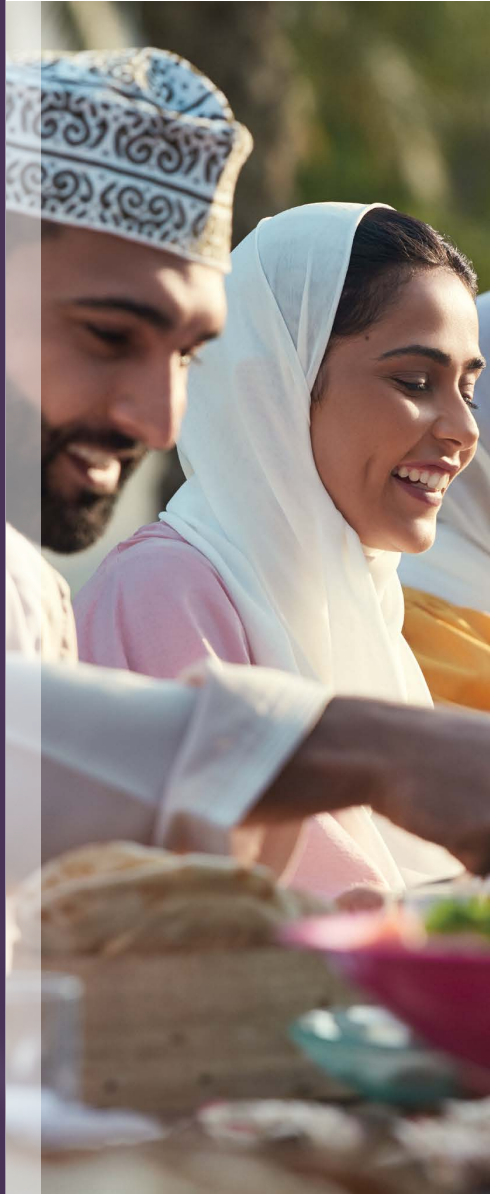
GENEROUS GARAGE SPACE



LANDSCAPED GARDEN OPTION

Proudly redefining urban living in the region, Al Mouj Muscat is a dynamic and diverse oceanfront community at the heart of Oman's capital - home to over 8,000 residents from more than 85 countries.

CELEBRATE LIFE



Central to a — world-class lifestyle



400-berth Marina



7 Hotels
2 Completed, 3 In Progress, 2 Planned



18-Hole Signature Championship Golf Course



80+ Retail & Oceanfront Culinary Experiences



6 Km Water Frontage & Community Beach



9 Parks with 8 Kids Play Areas



Community Hub & Masjid



International School & Nursery



Premium Leisure & Entertainment Amenities



Integrated Wellness & Sports Facilities



1.5 Km Cycling Trail



30 Km Pedestrian Path



19,000+ Residents



8,000 Residential Properties



85 Nationalities



4.2 million Annual Footfall



Residency for You and Your Relatives of the First Degree



20+ International Awards

Make more of every moment as you enjoy life in a select oceanfront community with a multitude of premium opportunities for leisure and relaxation.

YEAR-ROUND OCEANFRONT LIFESTYLE



AL MOUJ MARINA
Capacity for 400 berths and the ability to accommodate the very latest in yacht and pleasure craft requirements.



LUXURY 5-STAR HOTELS
Fine dining, cosmopolitan lounge, cutting-edge gym, wellness spa.



AL MOUJ GOLF
18-hole oceanfront championship golf course surrounded by extraordinary nature.



OCEANFRONT DINING
Disconnect from stress and reconnect with friends as you relax in Marsa District's natural oceanfront environment.

The four vibrant districts of Al Mouj Muscat are home to a wealth of luxury oceanfront properties along with a multitude of premium year-round amenities, attractions and experiences.

FIRST-CLASS
COMMUNITY
LIVING



GHADEER DISTRICT
Home to Jinan Island, Ghadeer District is adorned with landscaped parks and tranquil lakes – a place for relaxation, recreation and refined family living.



GOLF DISTRICT
The oceanside Golf District is an elite lifestyle, leisure, entertainment and business destination.



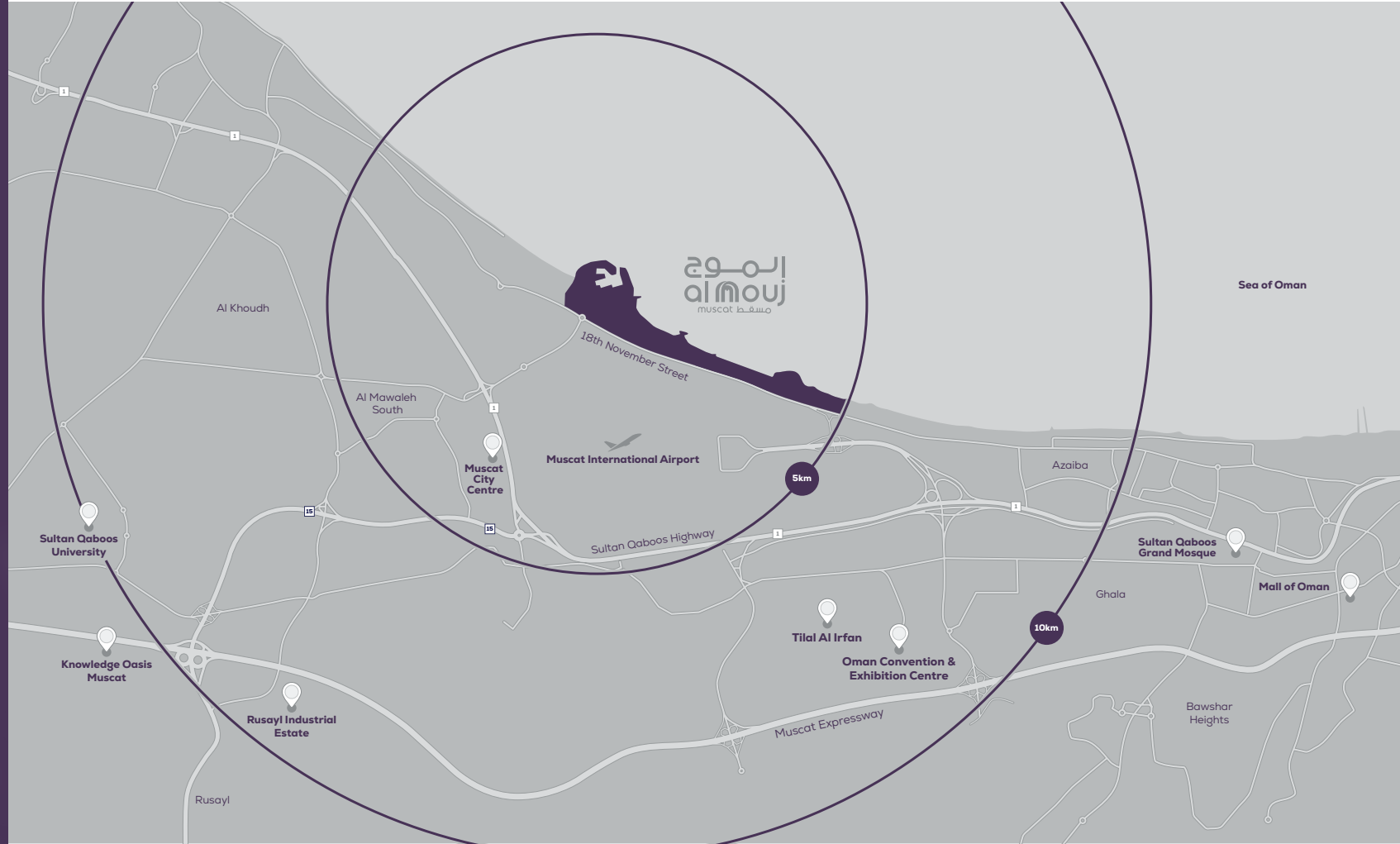
MARSA DISTRICT
Al Mouj Muscat's oceanfront Marsa District is picture perfect, brimming with activity, full of atmosphere and always on trend.



SHATTI DISTRICT
With its spectacular residences and ultra chic attractions, Shatti District nestles alongside the fabulous Al Mouj Beach and caresses the greens of Al Mouj Golf.

Ideally located and well connected, Al Mouj Muscat offers easy access to key business destinations, schools and hospitals as well as popular cultural sites.

AT THE HEART OF MUSCAT LIFE



10 minutes
Muscat City
Centre



10 minutes
Muscat International
Airport



15 minutes
Oman Convention &
Exhibition Centre



15 minutes
Mall of
Oman



15 minutes
Sultan Qaboos
Grand Mosque



15 minutes
The Sultan's
School



15 minutes
Sultan Qaboos
University



20 minutes
Royal Opera
House Muscat



Serene and tranquil, the Sultanate of Oman is a future-focused nation built on heritage and tradition, a land of beguiling contrasts and boundless beauty. For those wishing to establish a home here, residency is available for owners of Jinan Island properties and for their relatives of first degree.

ENDLESS POSSIBILITIES

الموج
al mouj
مسقط muscat