



ST REGIS
AL MOUJ • MUSCAT
THE RESIDENCES



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Qatar | **Sotheby's**
INTERNATIONAL REALTY



View from the water

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Location

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Project details

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5-Star Hotel living – branded, fully furnished – luxury living.

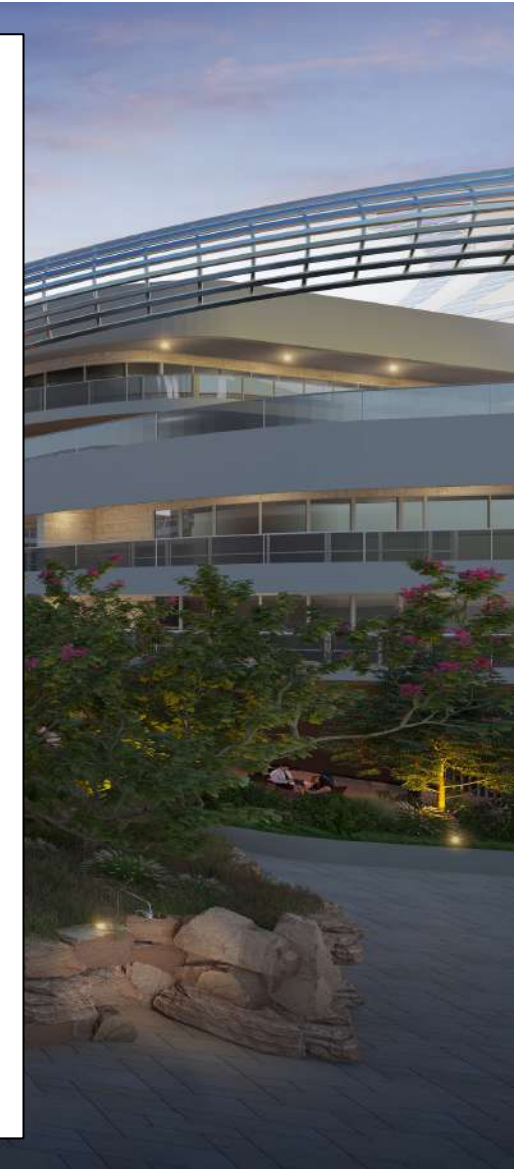
169 Luxury Abodes

- 21 – 1 - bedroom apartments
- 86 – 2 - bedroom apartments
- 46 – 3 - bedroom apartments
- 16 – 4 - bedroom Townhouses

271 Hotel Rooms

Signature Line of Personalized Services

- Private butler service
- 24– hour concierge
- 24 – hour room service
- A la carte services
- Laundry service
- House Keeping
- 9 restaurants (Hakkisan one of them)
- Cigar Lounger





St Regis Al Mouj – Entrance Lobby

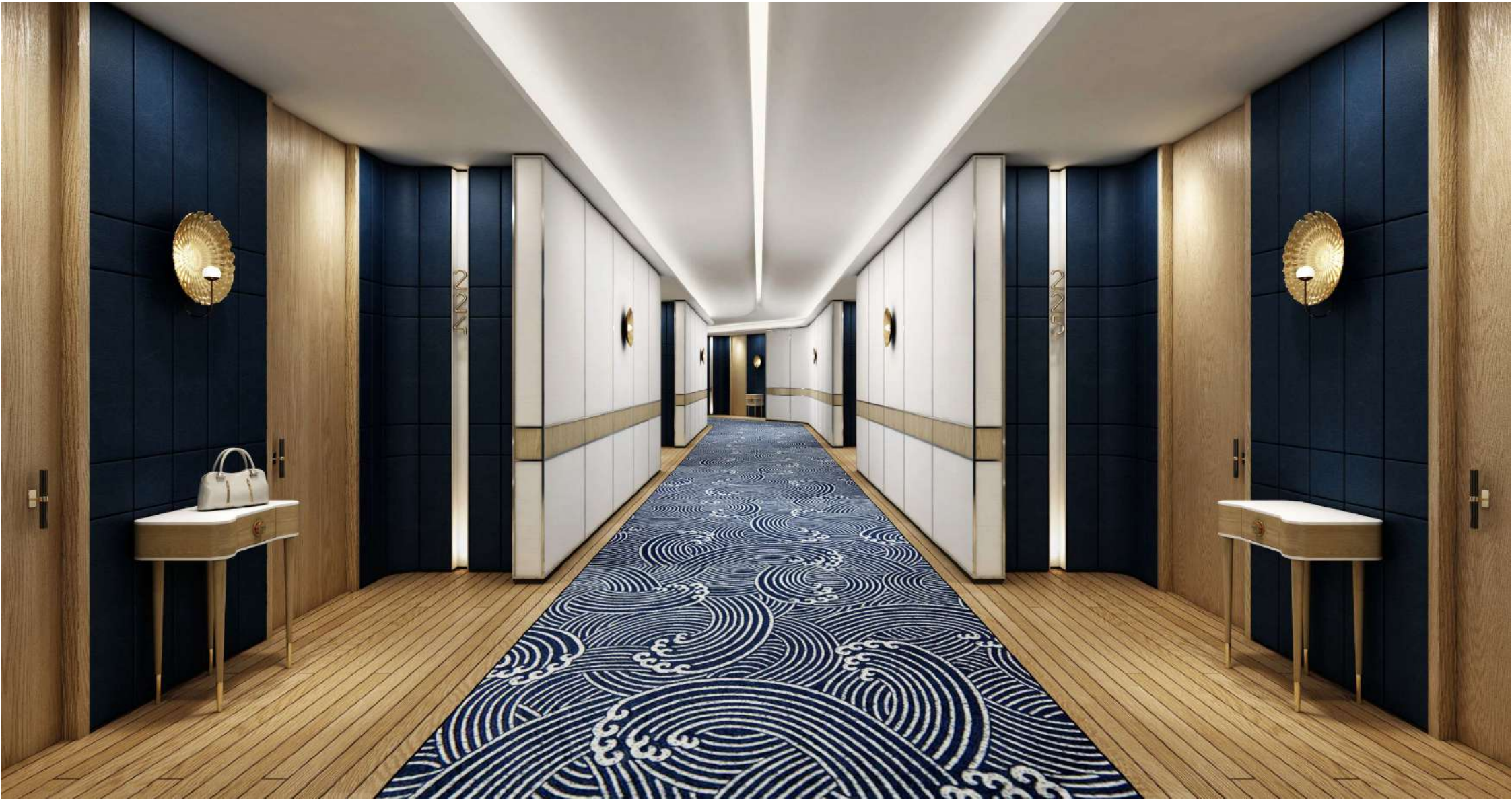
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Hall Ways

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Bedrooms overlooking the sea

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Exquisite bathrooms

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A view from your sofa

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Kitchen and Dining area

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Living and Dinning area

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Apartment Type – Building Matrix

SRSS
INTERIOR DESIGN

Apartment Room Matrix
Project Name : St. Regis
Project No. : 219708.01
Location : Muscat, Oman

Issue Date : 18-07-2019
Revision Date : 22-08-2019

LEVEL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
5/F	1B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B4	2B4	2B1	2B1	2B1	2B1	MEP						
4/F	1B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B4	2B4	2B1	2B1	2B1	2B1	2B1	1B1	1B1	1B1	2B1	2B1	
3/F	1B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B4	2B4	2B1	2B1	2B1	2B1	2B1	1B1	1B1	1B1	2B1	2B1	
2/F	1B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B1	2B4	2B4	2B1	2B1	2B1	2B1	2B1	1B1	1B1	1B1	2B1	2B1	
1/F	1B1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	1B1	1B1	1B1	2B1	2B1
G/F	1D1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	4BD1	1D1	1D1	1D1	2B1	2B1	

21	22	23	24	25	26	27	28	29	30	31	32
3B1	3B1	1B1	2B2	1B1	2B2	1B1	2B3	2B3	3B1	2B1	2D1
3B1	3B1	1B1	2B2	1B1	2B2	1B1	2B3	2B3	3B1	2B1	2B1
3B1	3B1	1B1	2B2	1B1	2B2	1B1	2B3	2B3	3B1	2B1	2B1
3B1	3B1	1B1	2B2	1B1	2B2	1B1	2B3	2B3	3B1	4BD2	4BD2
3B1	3B1	1B1	AMMEN.	ENT	AMMEN.	1B1	2B3	2B3	3B1	4BD2	4BD2

LEVEL	ROOM TYPES									KEYS
	1B1	2B1	2B2	2B3	2B4	3B1	4B1	4B2	4B3	
5/F	2	4	2	2	2	6	0	0	0	28
4/F	4	4	2	2	2	8	0	0	0	30
3/F	4	4	2	2	2	8	0	0	0	32
2/F	4	4	2	2	2	8	0	0	0	30
1/F	4	0	2	2	2	6	0	0	0	18
G/F	3	0	0	2	0	6	2	2	2	29
TOTAL	21	16	10	12	9	43	2	2	2	139

ROOM TYPES	
1 BEDROOM (1B1)	12%
2 BEDROOM (2B1)	33%
2 BEDROOM (2B2)	8%
2 BEDROOM (2B3)	7%
2 BEDROOM (2B4)	5%
3 BEDROOM (3B1)	27%
4 BEDROOM (4BD1)	7%
4 BEDROOM (4BD2)	1%
4 BEDROOM (4BD3)	1%
	100%

LEGEND

- MEP - MECHANICAL, ELECTRICAL & PLUMBING
- ENT - ENTRY
- AMMEN. - AMMUNITY ROOM



Sea and Beach

Golf Course



Ground Floor

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Sea

LEGEND:

- 1B1
- 2B3
- 3B1
- 4B1
- 4B2
- 4B3
- TERRACE (COVERED)
- TERRACE (UNCOVERED)



Golf Course



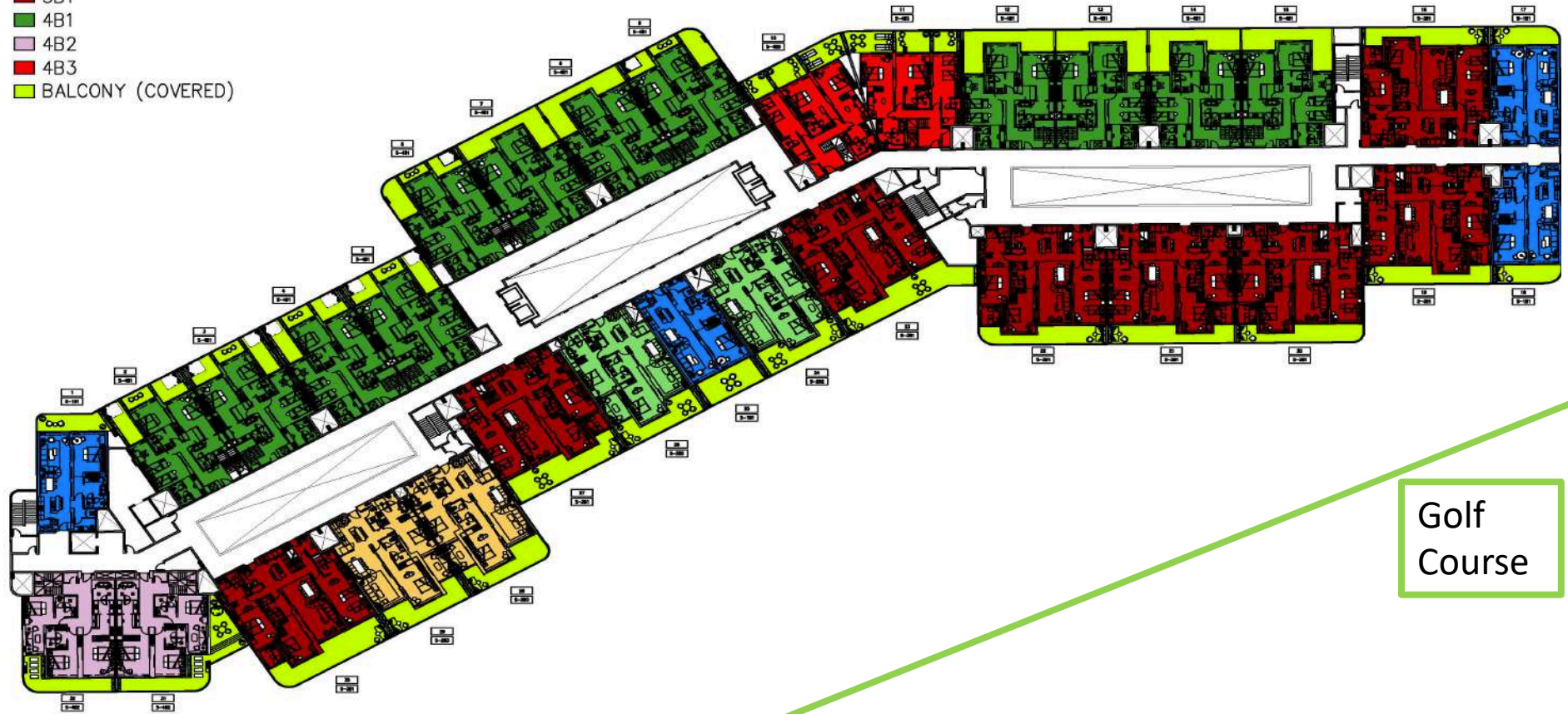
1st Floor

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Sea

LEGEND:

- 1B1
- 2B2
- 2B3
- 3B1
- 4B1
- 4B2
- 4B3
- BALCONY (COVERED)



Golf Course



2nd Floor

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Sea

LEGEND:

- 1B1
- 2B1
- 2B2
- 2B3
- 2B4
- 3B1
- BALCONY (COVERED)

205 – 2
bed



Golf Course



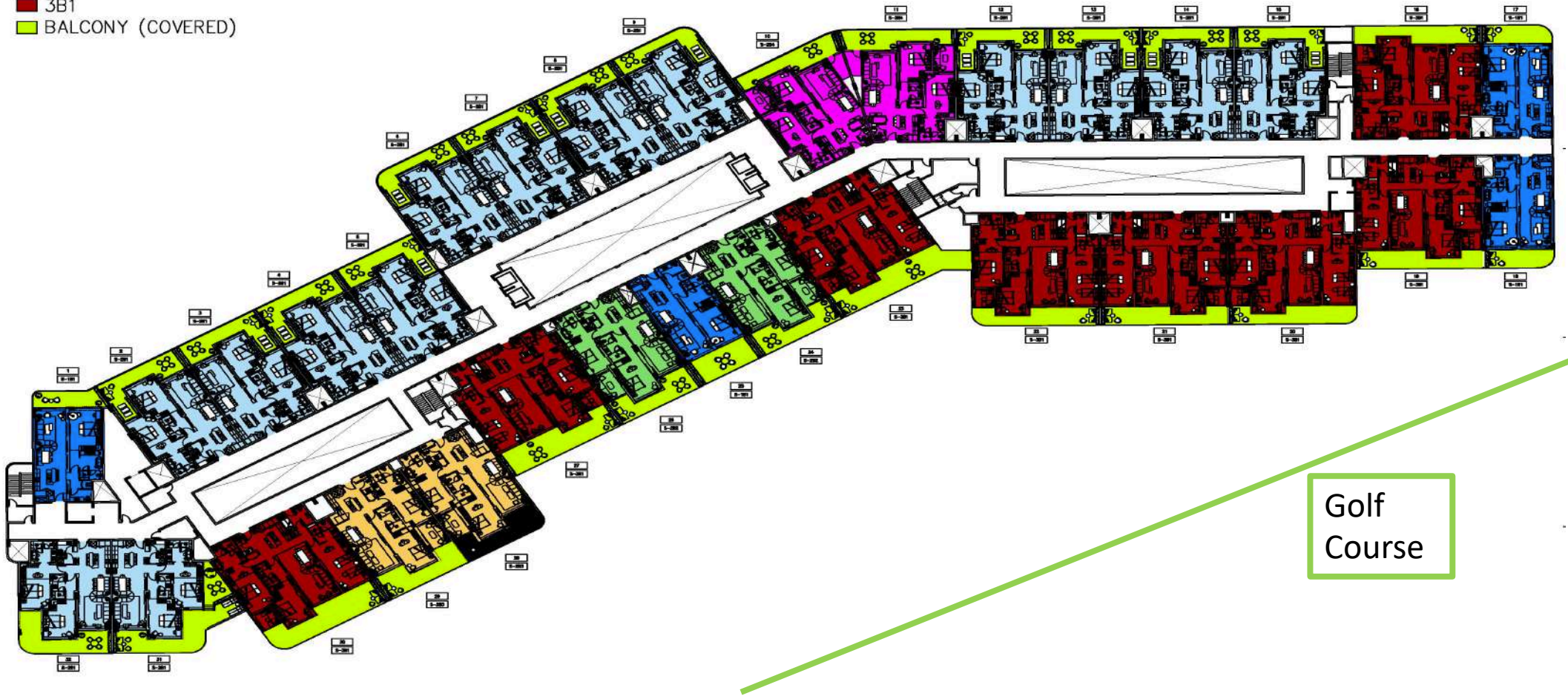
3rd Floor

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Sea

LEGEND:

- 1B1
- 2B1
- 2B2
- 2B3
- 2B4
- 3B1
- BALCONY (COVERED)



Golf Course



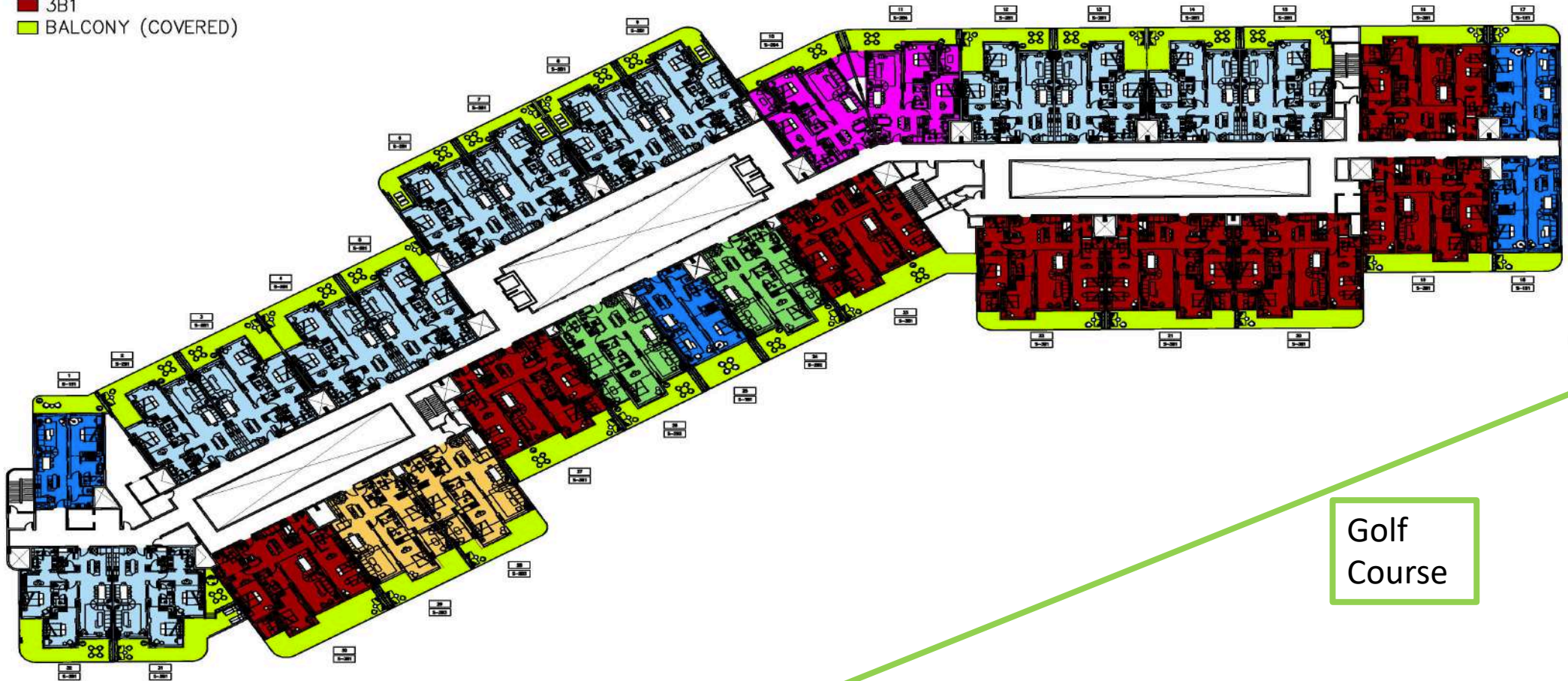
4th Floor

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Sea

LEGEND:

- 1B1
- 2B1
- 2B2
- 2B3
- 2B4
- 3B1
- BALCONY (COVERED)



Golf Course



5th Floor

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Sea

LEGEND:

- 1B1
- 2B1
- 2B2
- 2B3
- 2B4
- 3B1
- BALCONY (COVERED)



Golf Course



Payment Plan

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Al Mouj Payment Plan

Apartment	Purchase Price	1st installment (made on signing of SPA)	2nd installment	Handover	Accumulative total on handover
		Monday, March 8, 2021	Tuesday, March 8, 2022	Friday, August 4, 2023	
205	QAR 3,982,555.00	10%	10%	20%	40%
		QAR 398,255.50	QAR 398,255.50	QAR 796,511.00	QAR 1,593,022.00

Year 1 Payment Schedule					
5%	5%	5%	5%	20%	60%
Thursday, November 2, 2023	Thursday, February 29, 2024	Friday, May 31, 2024	Saturday, August 31, 2024	Total Received Year 1	Accumulative Total
QAR 199,127.75	QAR 199,127.75	QAR 199,127.75	QAR 199,127.75	QAR 796,511.00	QAR 2,389,533.00

Year 2 Payment Schedule					
5%	5%	5%	5%	20%	80%
Saturday, November 30, 2024	Friday, February 28, 2025	Saturday, May 31, 2025	Sunday, August 31, 2025	Total Received Year 2	Accumulative Total
QAR 199,127.75	QAR 199,127.75	QAR 199,127.75	QAR 199,127.75	QAR 796,511.00	QAR 3,186,044.00

Year 3 Payment Schedule					
5%	5%	5%	5%	20%	100%
Sunday, November 30, 2025	Saturday, February 28, 2026	Sunday, May 31, 2026	Monday, August 31, 2026	Total Received Year 3	Accumulative Total
QAR 199,127.75	QAR 199,127.75	QAR 199,127.75	QAR 199,127.75	QAR 796,511.00	QAR 3,982,555.00



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Typical Unit & Floor Plans

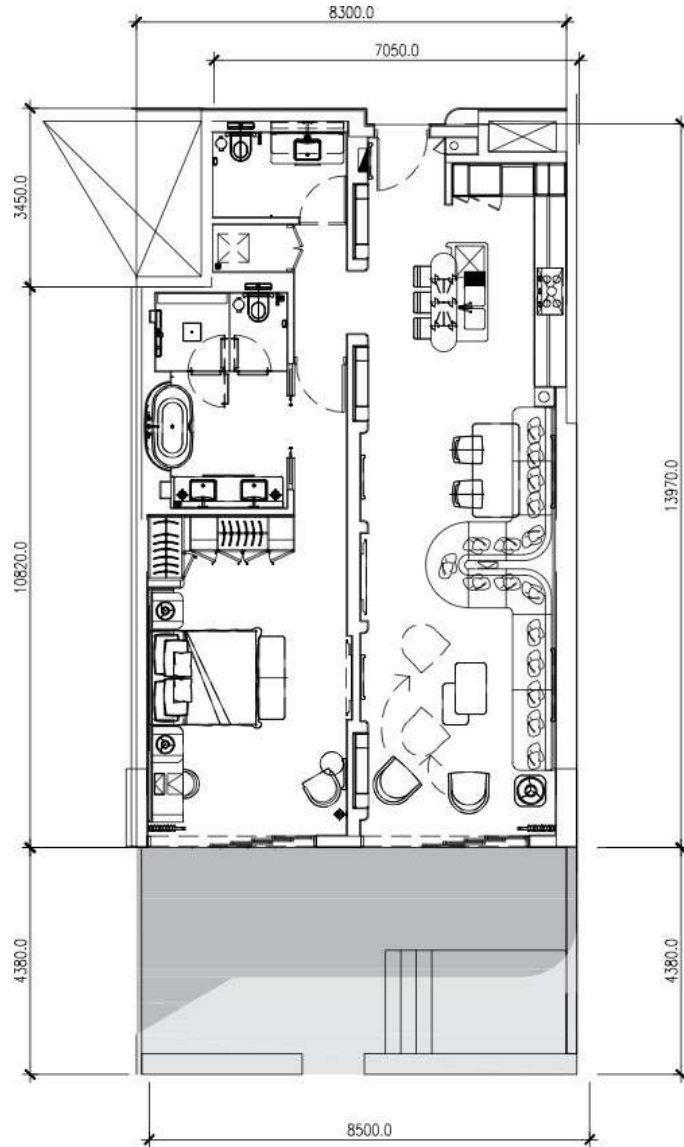


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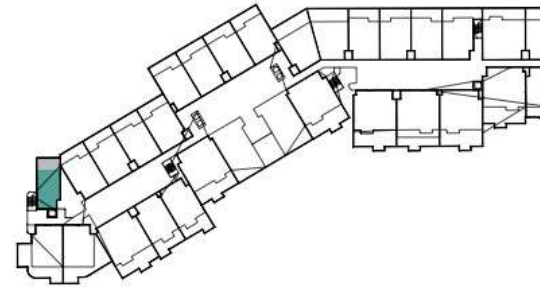


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1 Bedroom Units

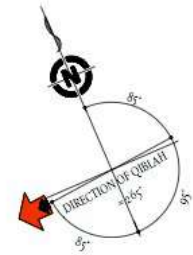


KEY PLAN



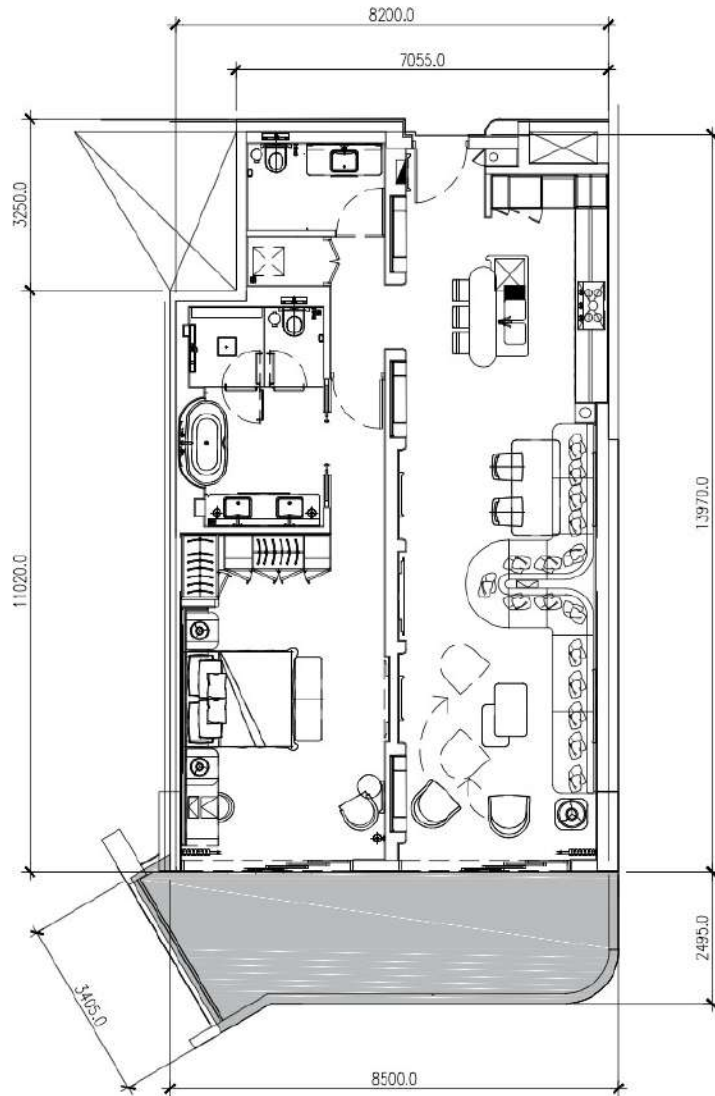
GROUND FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE

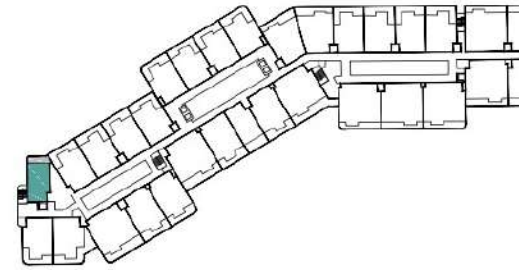


1-BEDROOM - TYPE 1a

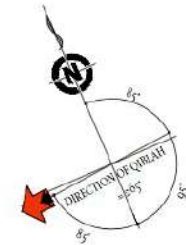
APARTMENT AREA	114.40 m ²
TERRACE (COVERED)	22.00 m ²
TERRACE (UNCOVERED)	15.20 m ²
TOTAL AREA	151.60 m²



KEY PLAN

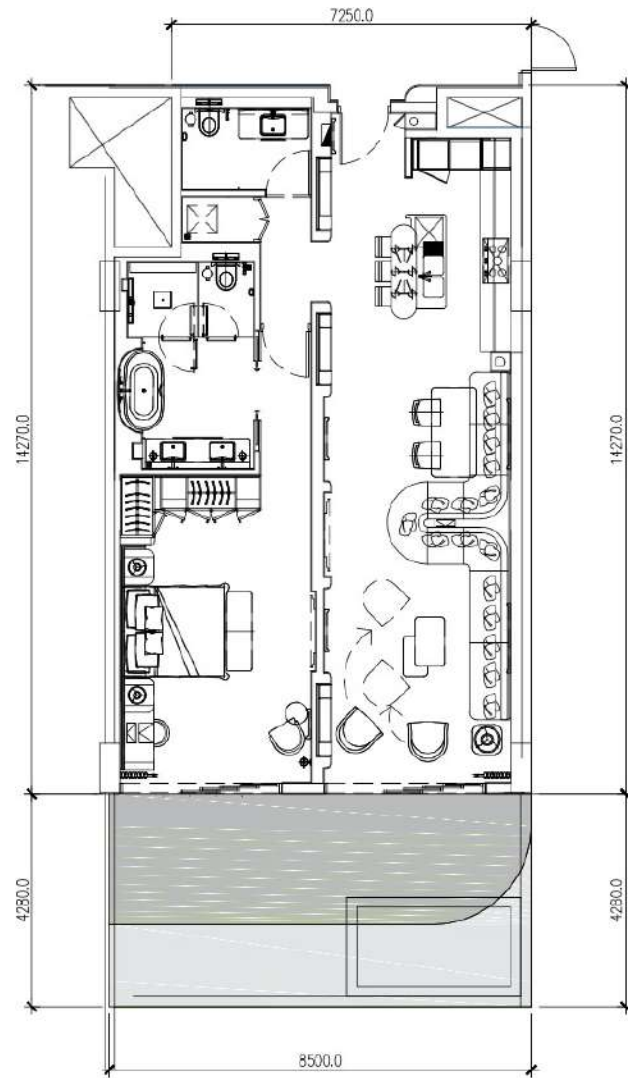


1ST FLOOR TO 5TH FLOOR

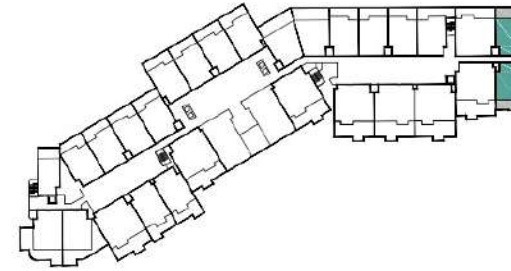


1-BEDROOM - TYPE 1b

APARTMENT AREA	114.30 m2
TERRACE (COVERED)	21.70 m2
TOTAL AREA	136.00 m2



KEY PLAN



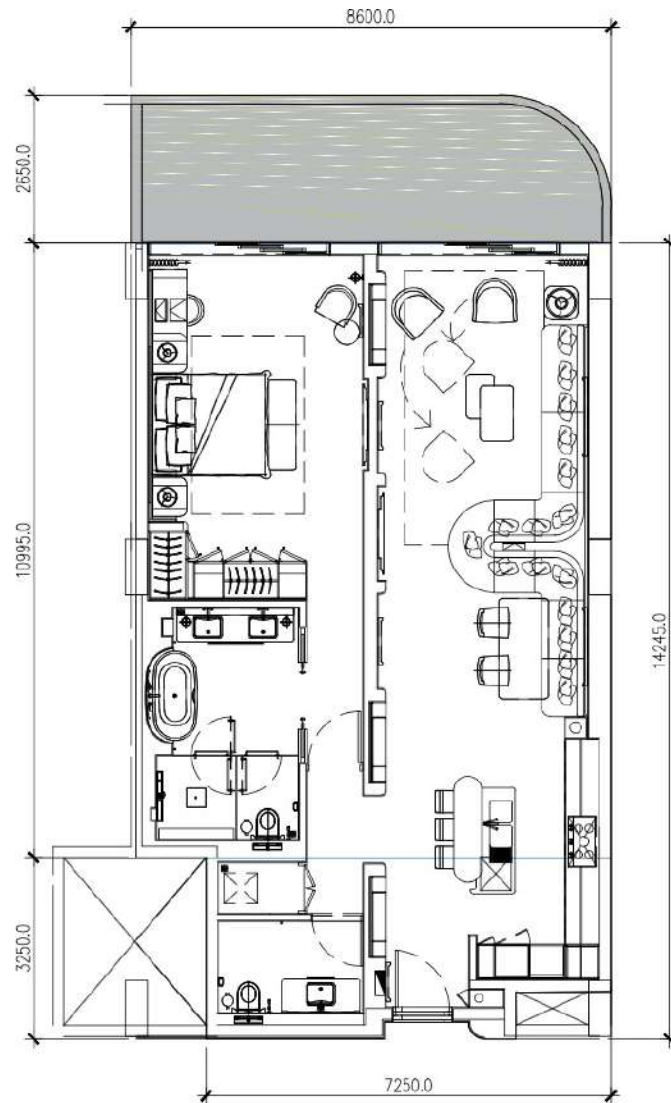
GROUND FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE

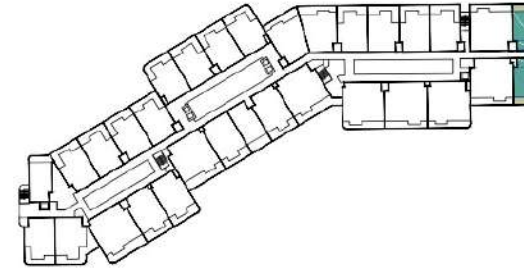


I-BEDROOM - TYPE Ic

APARTMENT AREA	115 m ²
TERRACE (COVERED)	21.5 m ²
TERRACE (UNCOVERED)	14.9 m ²
TOTAL AREA	151.4 m ²



KEY PLAN

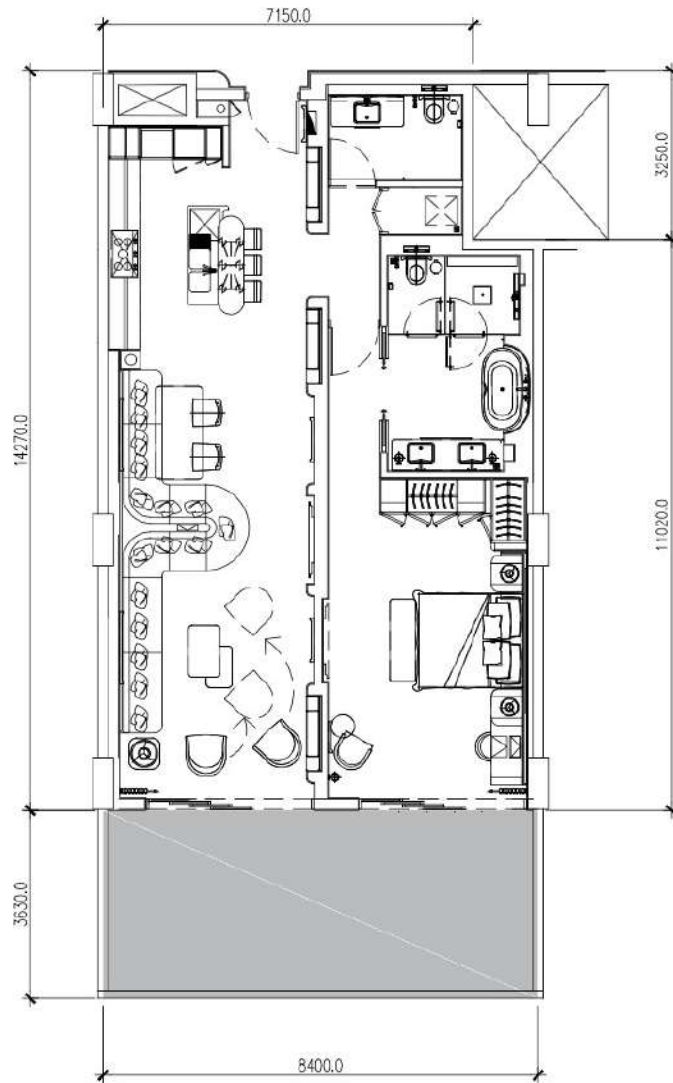


1ST FLOOR TO 4TH FLOOR

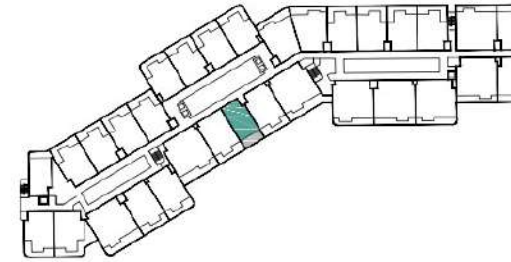


1-BEDROOM - TYPE 1d

APARTMENT AREA	115.10 m ²
TERRACE (COVERED)	22.00 m ²
TOTAL AREA	137.10 m ²



KEY PLAN



1ST FLOOR TO 5TH FLOOR

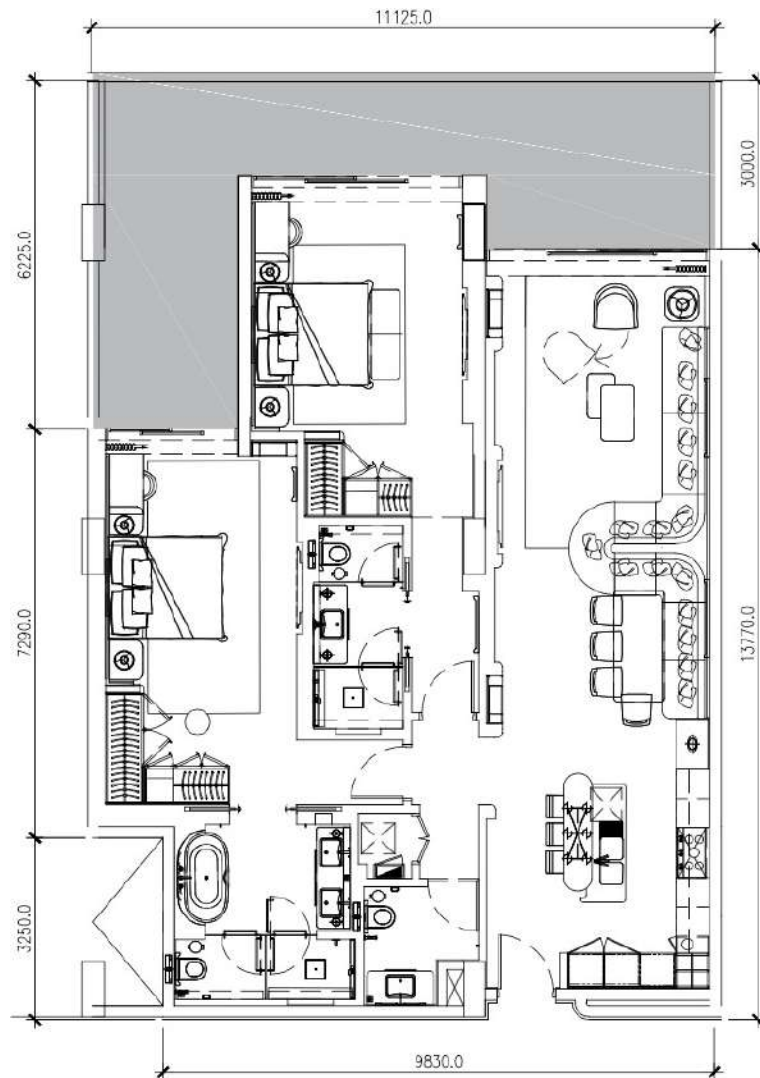


1-BEDROOM - TYPE 1e

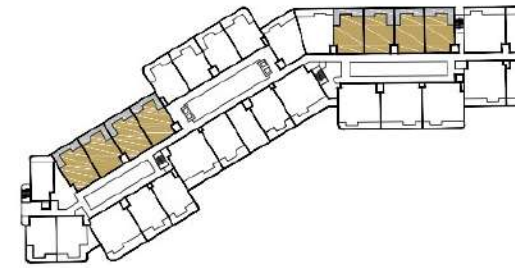
APARTMENT AREA	114.0 m ²
TERRACE (COVERED)	30.50 m ²
TOTAL AREA	144.50 m ²



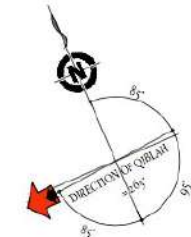
2 Bedroom Units



KEY PLAN

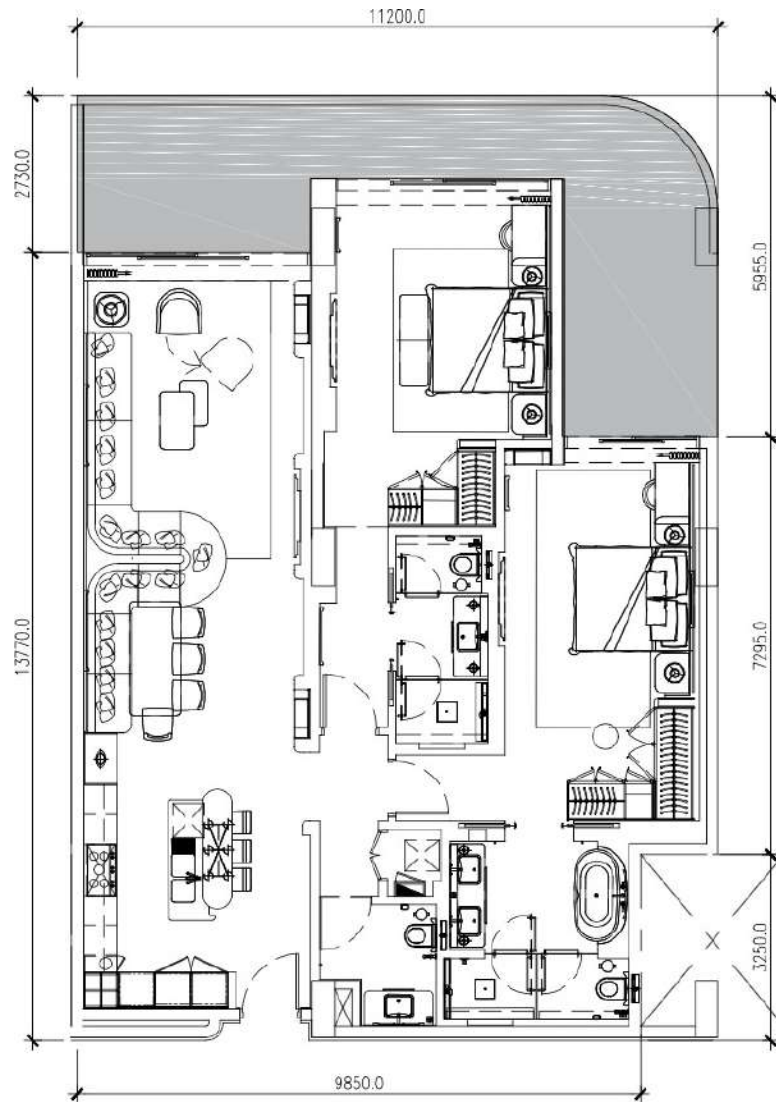


2ND FLOOR TO 5TH FLOOR

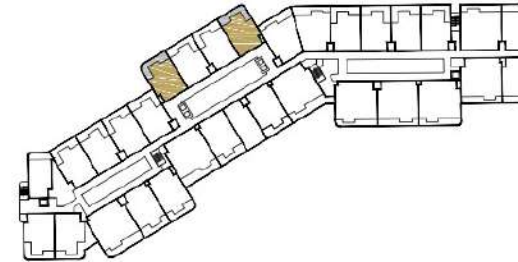


2-BEDROOM - TYPE Ia

APARTMENT AREA	145.70 m ²
TERRACE (COVERED)	37.30 m ²
TOTAL AREA	183.00 m ²



KEY PLAN

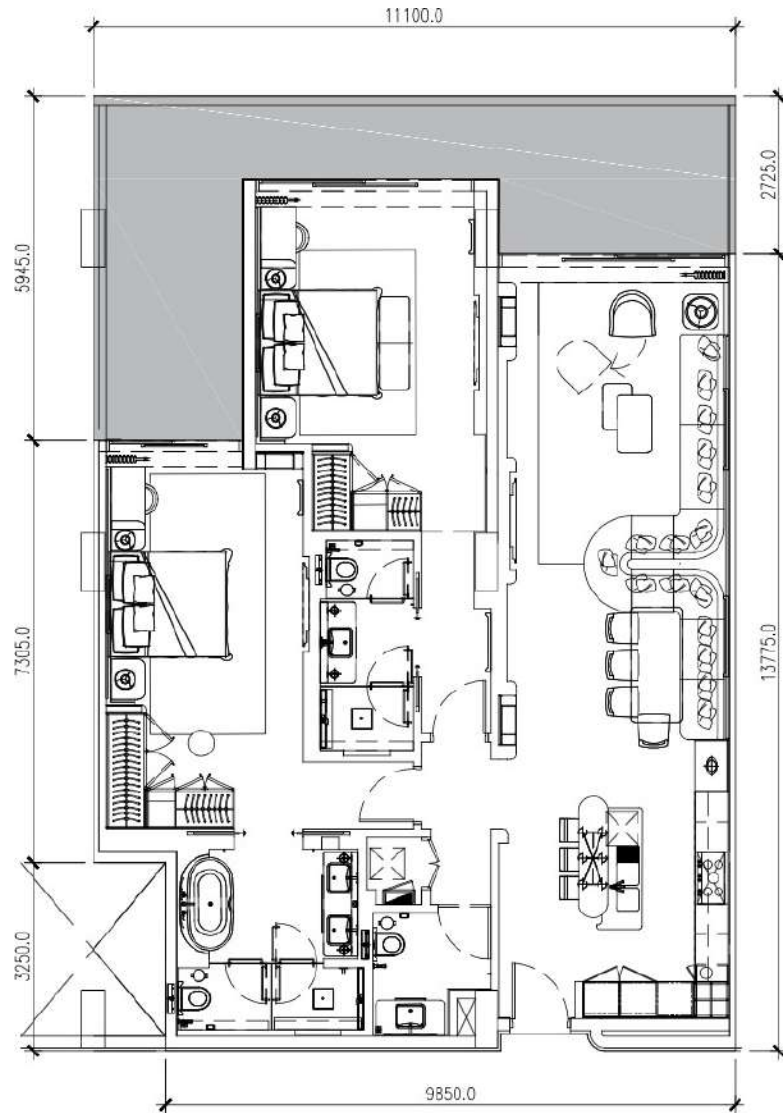


2ND FLOOR TO 5TH FLOOR

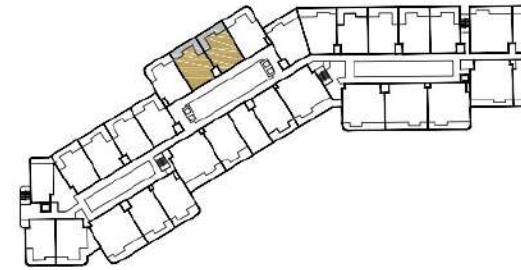


2-BEDROOM - TYPE 1b

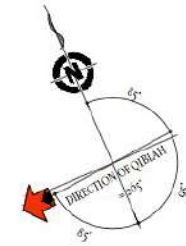
APARTMENT AREA	146.50 m ²
TERRACE (COVERED)	32.70 m ²
TOTAL AREA	179.20 m ²



KEY PLAN

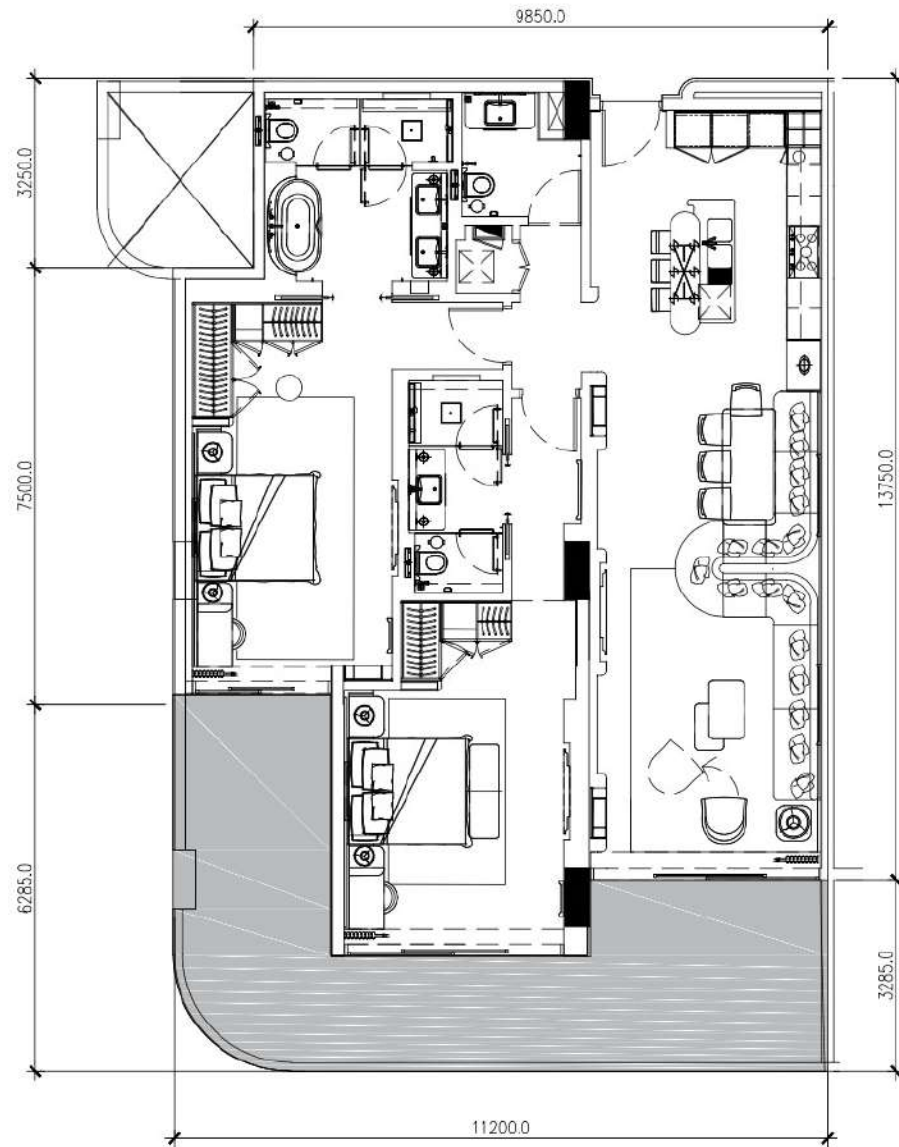


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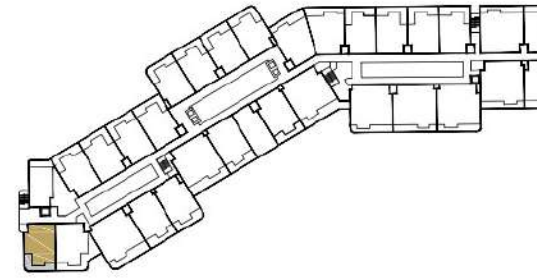


2-BEDROOM - TYPE 1c

APARTMENT AREA	145.80 m ²
TERRACE (COVERED)	32.80 m ²
TOTAL AREA	178.60 m ²



KEY PLAN

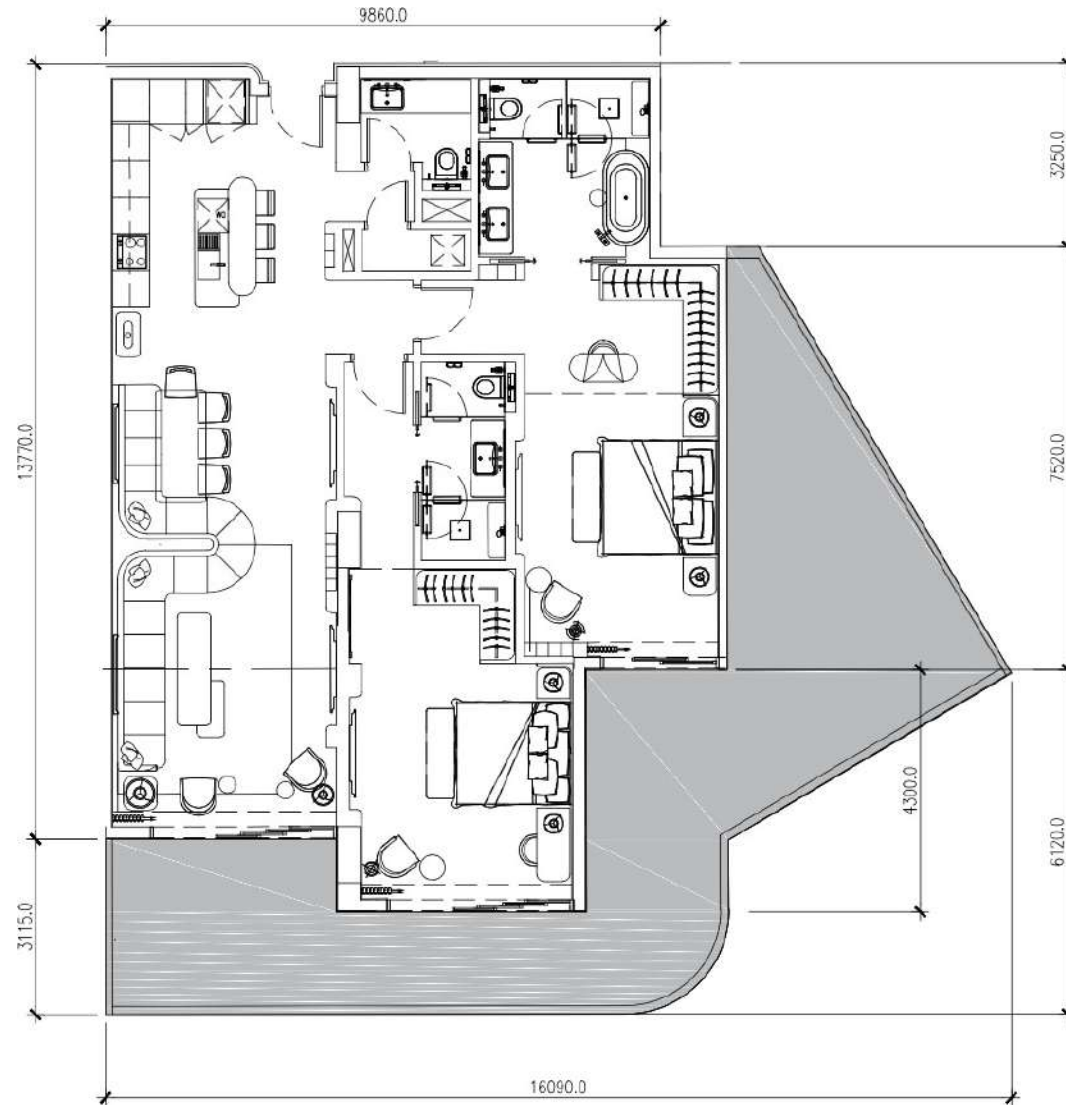


2ND FLOOR TO 5TH FLOOR

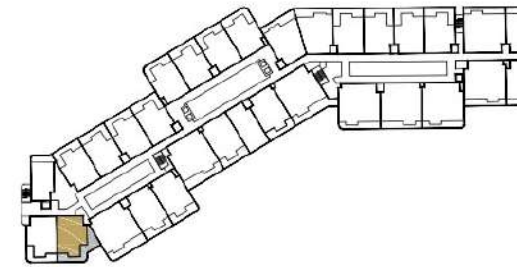


2-BEDROOM TYPE-Id

APARTMENT AREA	146.40 m2
TERRACE (COVERED)	38.90 m2
TOTAL AREA	185.30 m2



KEY PLAN

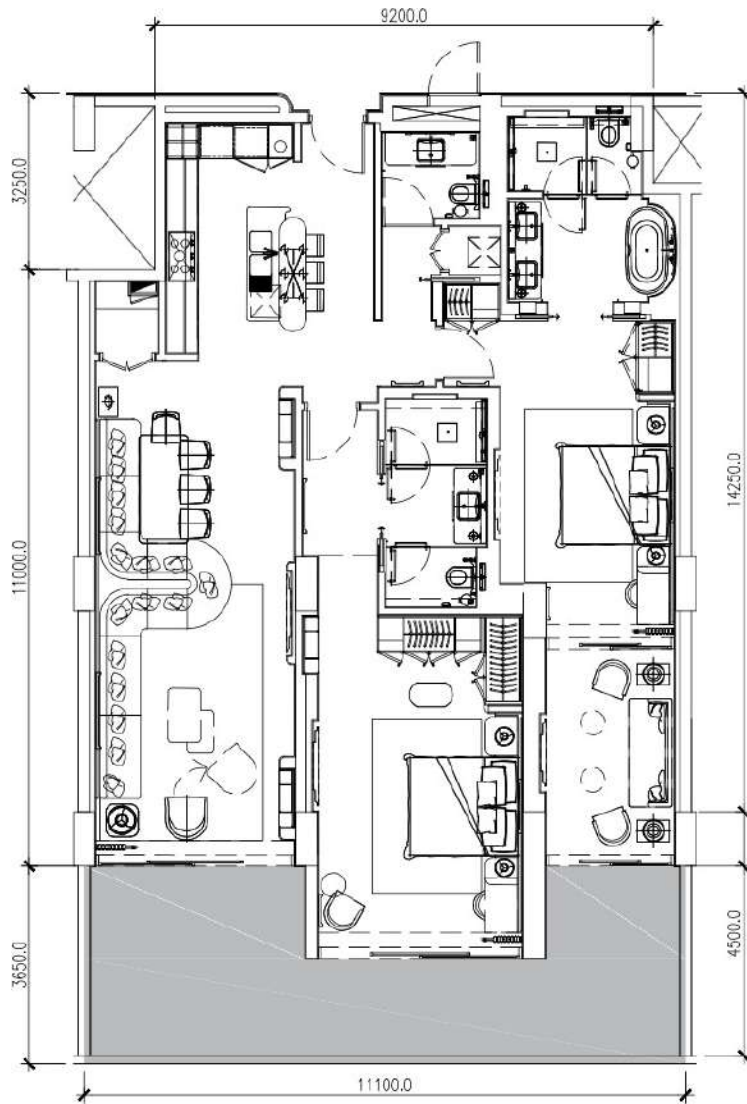


2ND FLOOR TO 5TH FLOOR

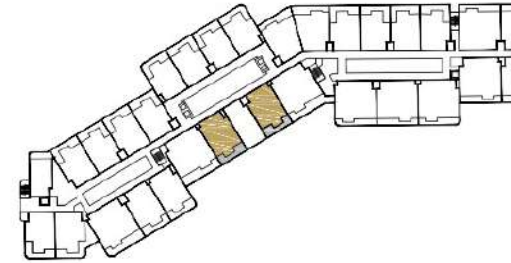


2-BEDROOM - TYPE 1e

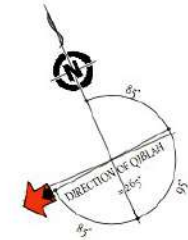
APARTMENT AREA	146.00 m2
TERRACE (COVERED)	64.20 m2
TOTAL AREA	210.20 m2



KEY PLAN

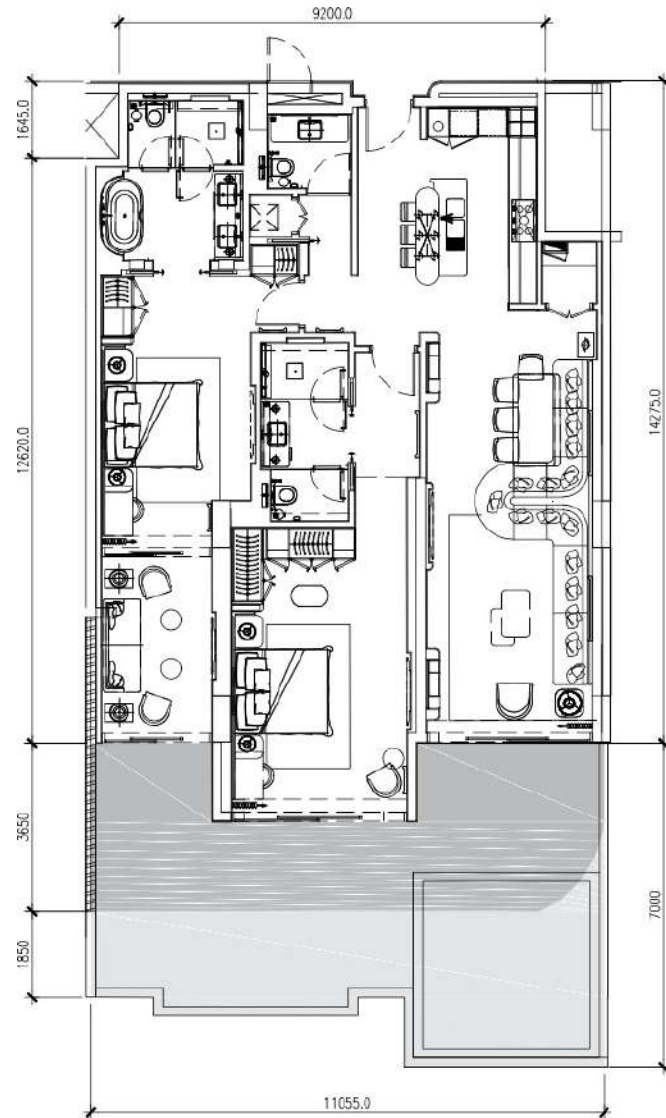


1ST FLOOR TO 5TH FLOOR

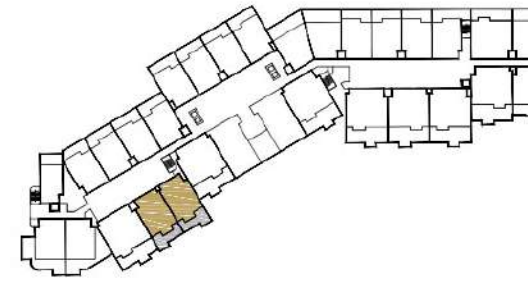


2-BEDROOM - TYPE 2

APARTMENT AREA	160.10 m ²
TERRACE (COVERED)	32.80 m ²
TOTAL AREA	192.90 m ²



KEY PLAN



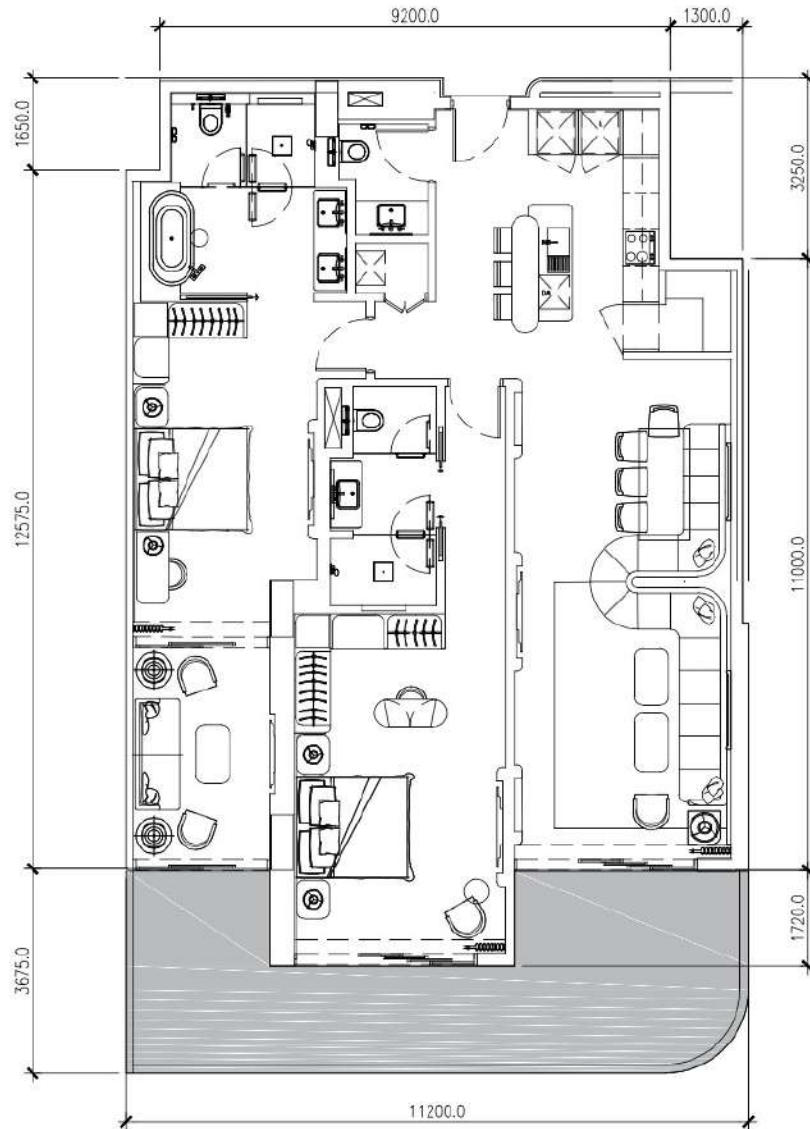
GROUND FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE

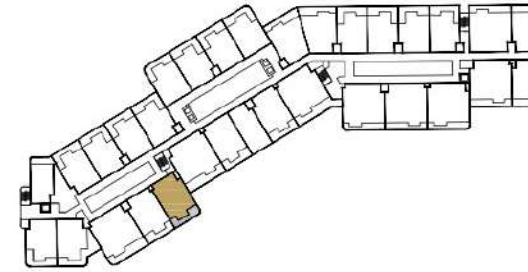


2-BEDROOM - TYPE 3a

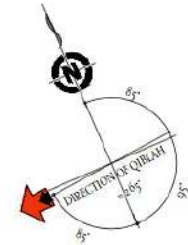
APARTMENT AREA	159.00 m2
TERRACE (COVERED)	31.90 m2
TERRACE (UNCOVERED)	29.50 m2
TOTAL AREA	220.40 m2



KEY PLAN

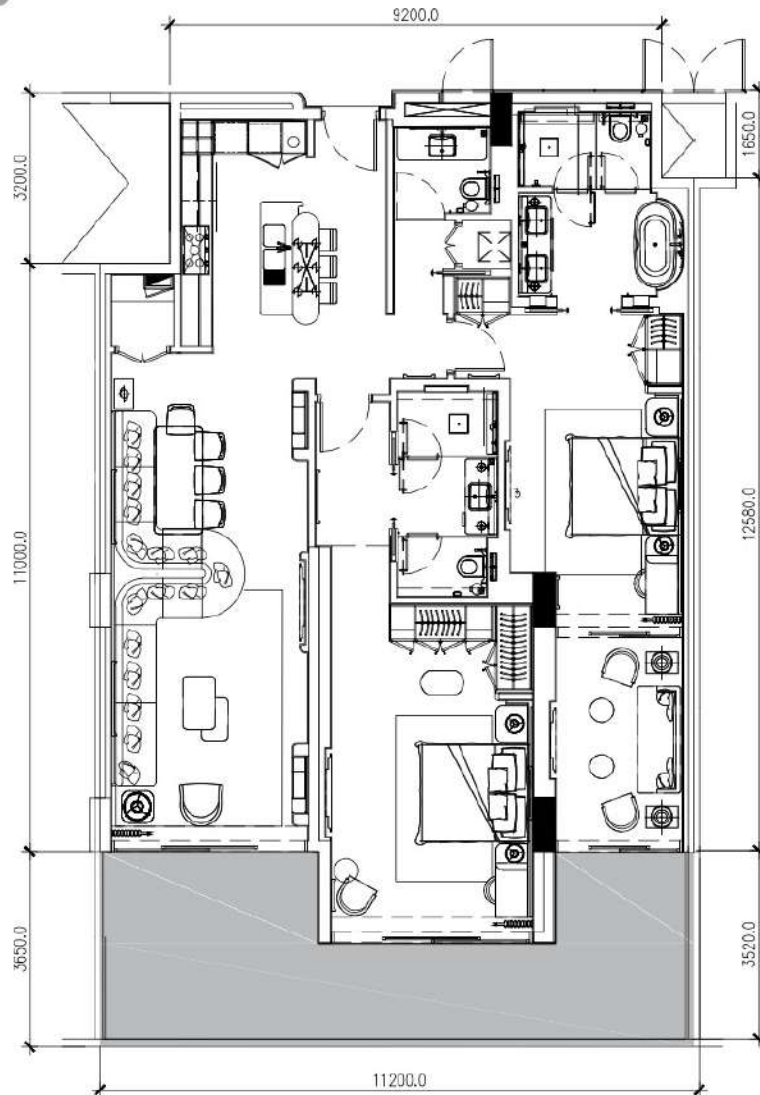


1ST FLOOR TO 5TH FLOOR

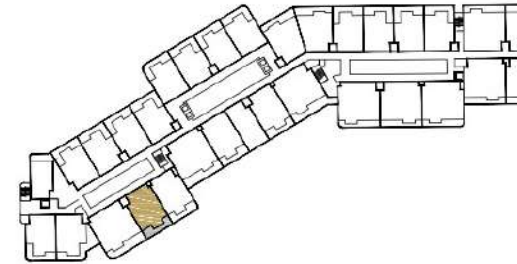


2-BEDROOM - TYPE 3b

APARTMENT AREA	160.60 m2
TERRACE (COVERED)	32.70 m2
TOTAL AREA	193.30 m2



KEY PLAN

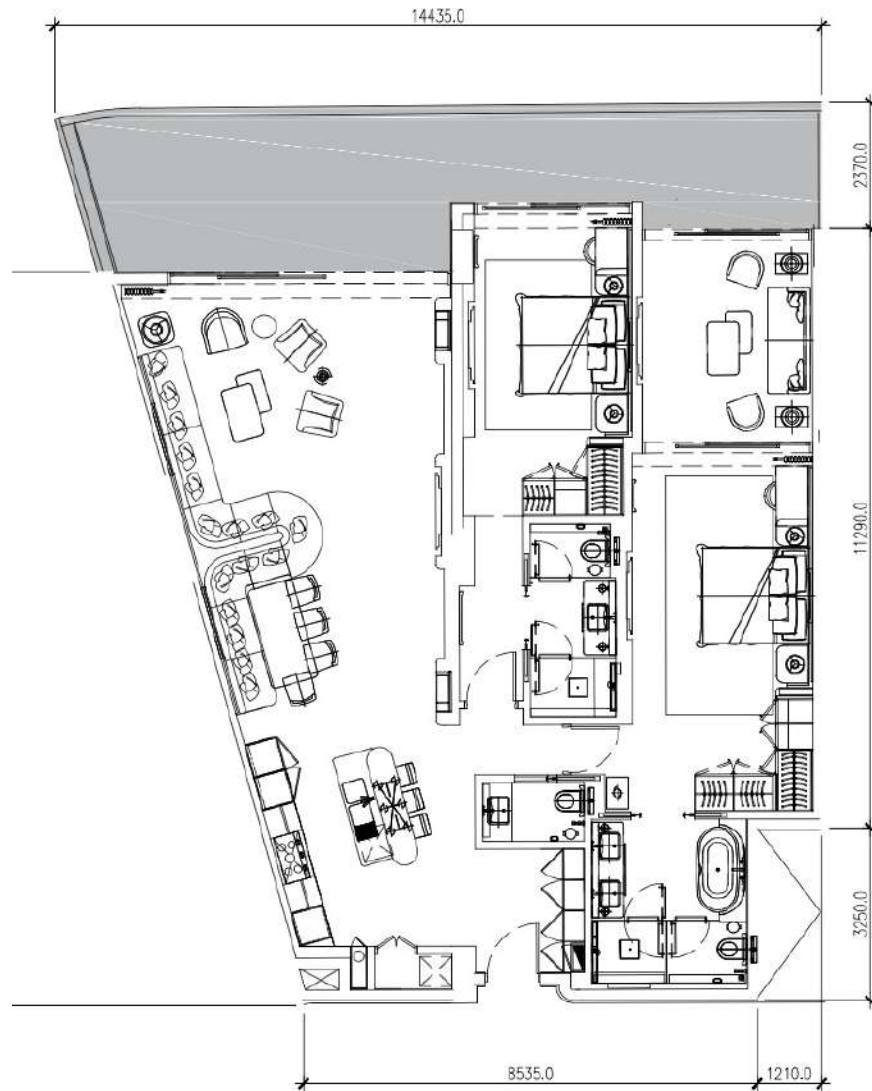


1ST FLOOR TO 5TH FLOOR

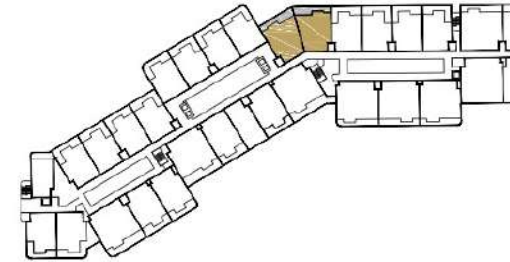


2-BEDROOM - TYPE 3c

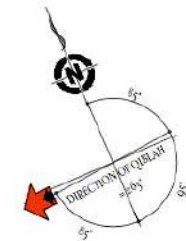
APARTMENT AREA	160.00 m2
TERRACE (COVERED)	32.70 m2
TOTAL AREA	192.70 m2



KEY PLAN



2ND FLOOR TO 5TH FLOOR



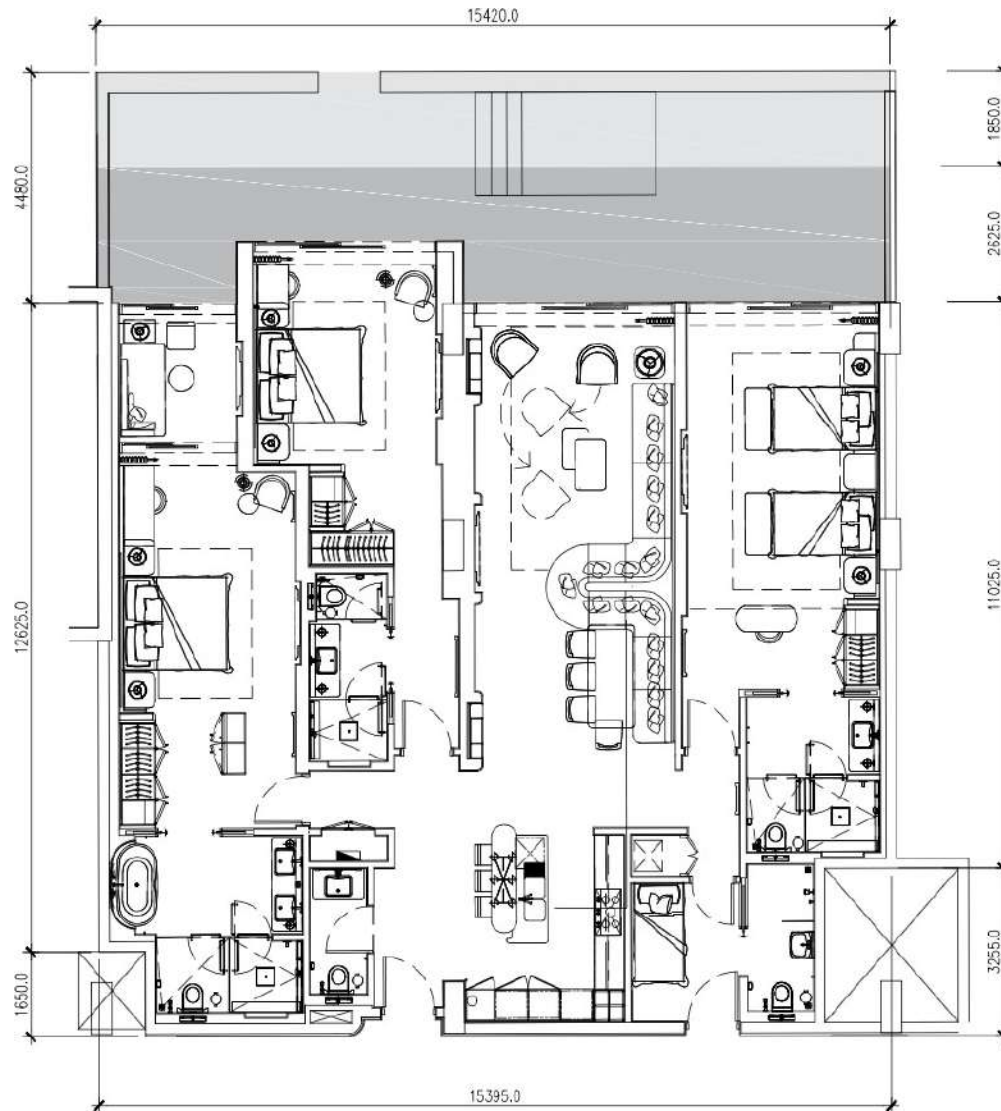
2-BEDROOM - TYPE 4

APARTMENT AREA	163.90 m2
TERRACE (COVERED)	36.40 m2
TOTAL AREA	200.30 m2

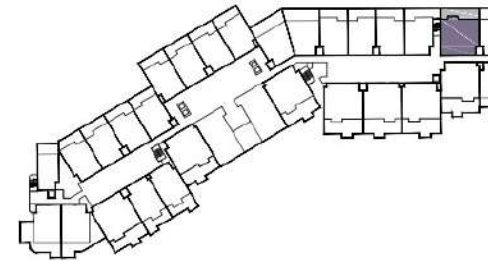


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3 Bedroom Units



KEY PLAN



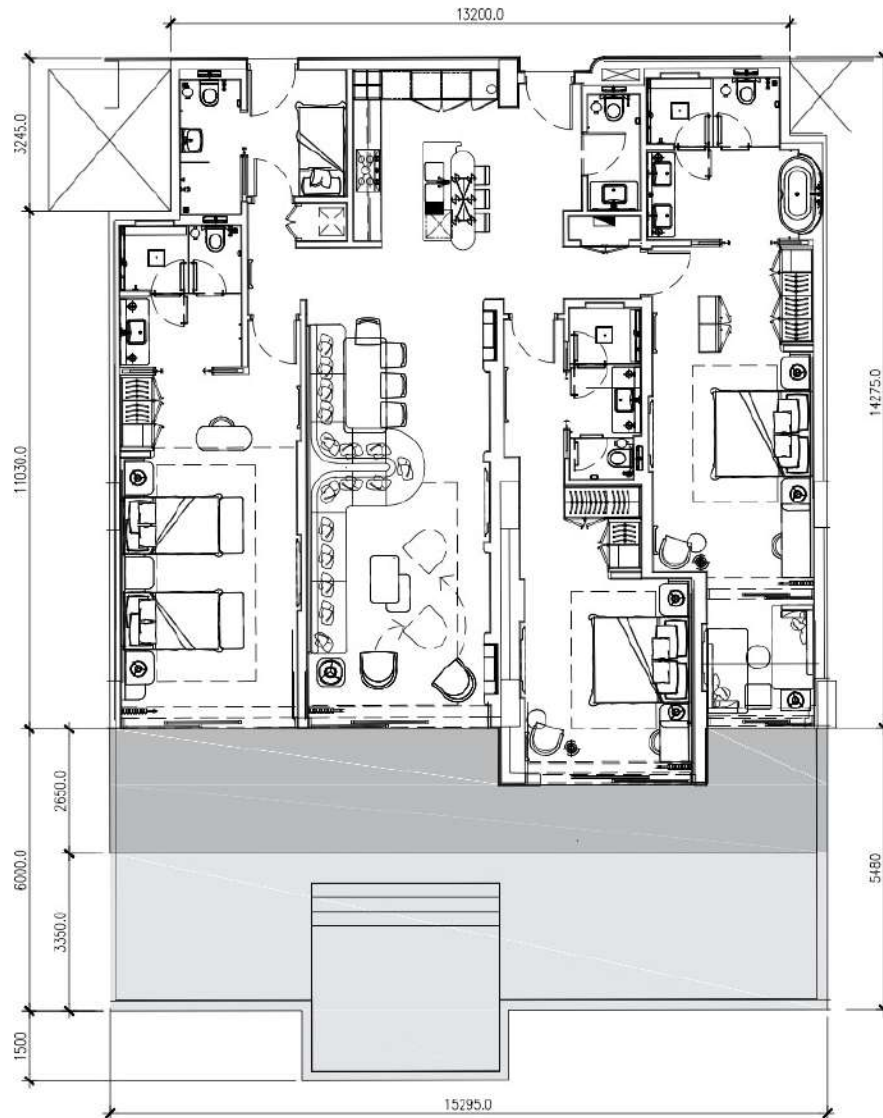
GROUND FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE

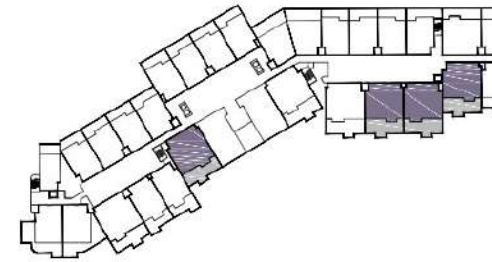


3-BEDROOM - TYPE 1a

APARTMENT AREA	21730 m ²
TERRACE (COVERED)	35.10 m ²
TERRACE (UNCOVERED)	28.50 m ²
TOTAL AREA	280.90 m ²

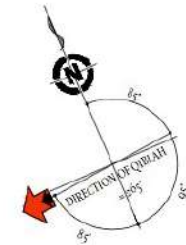


KEY PLAN



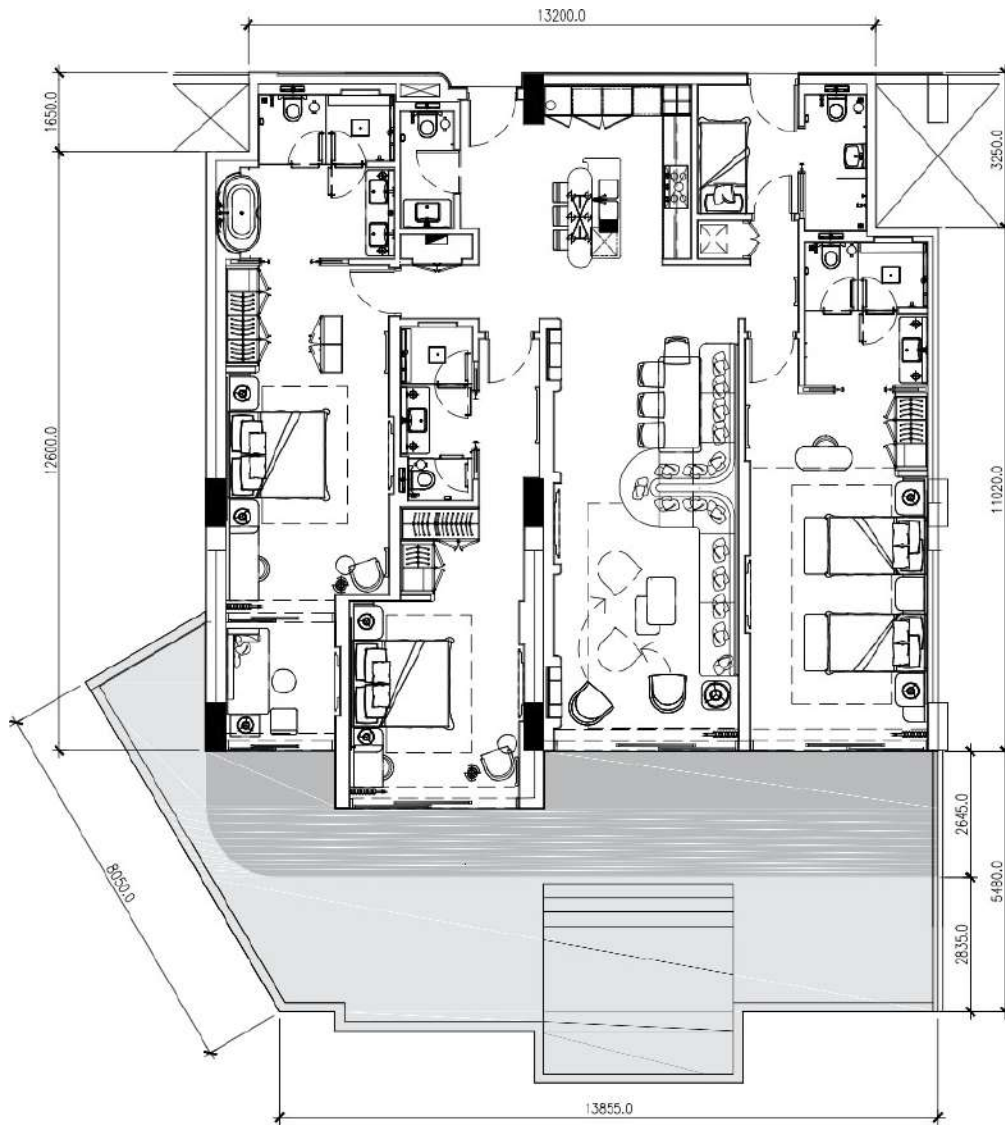
GROUND FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE

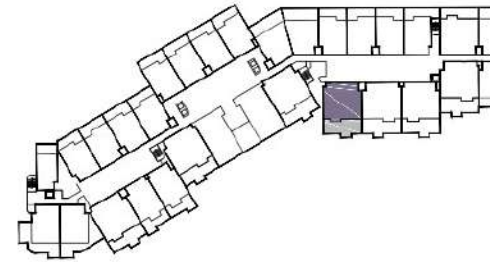


3-BEDROOM - TYPE 1b

APARTMENT AREA	217.50 m ²
TERRACE (COVERED)	35.20 m ²
TERRACE (UNCOVERED)	57.90 m ²
TOTAL AREA	310.60 m ²

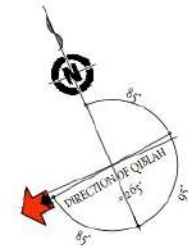


KEY PLAN



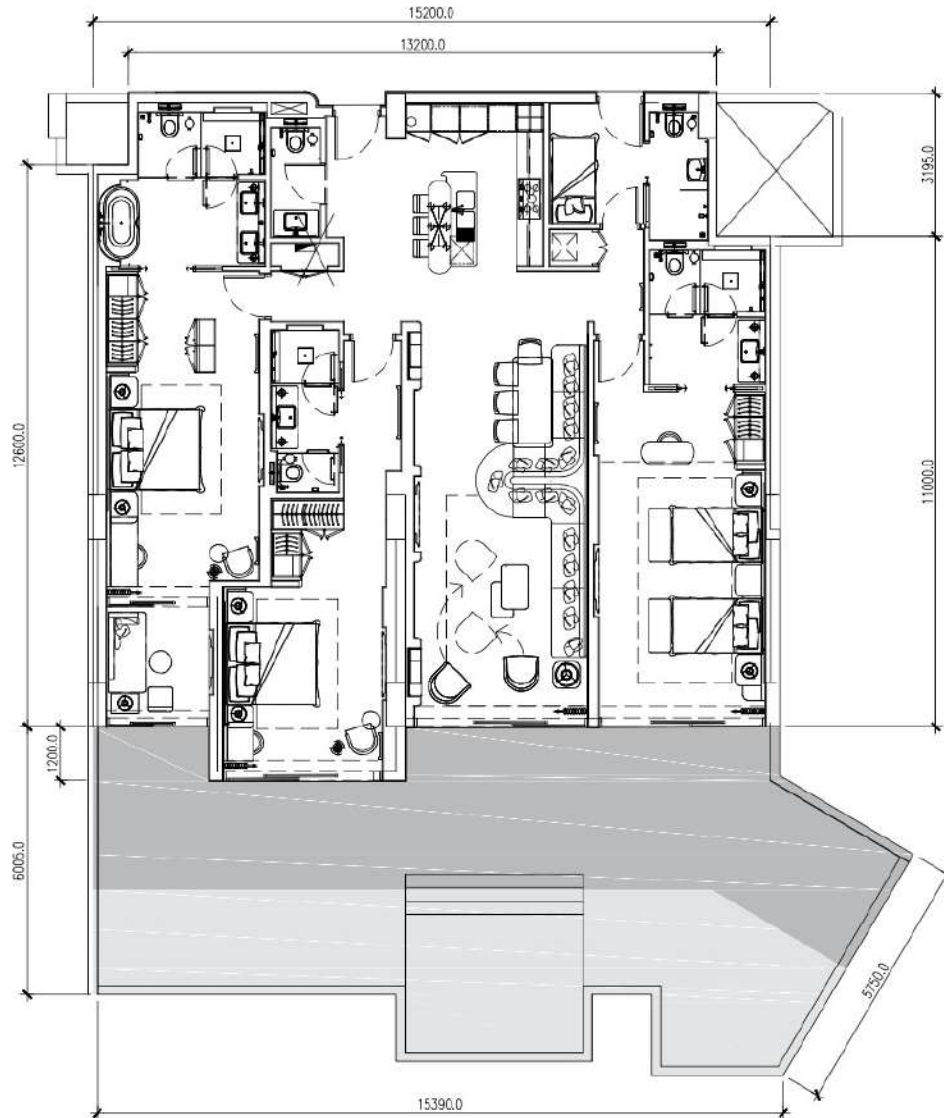
GROUND FLOOR

- ◆ COVERED TERRACE
- ◇ UNCOVERED TERRACE

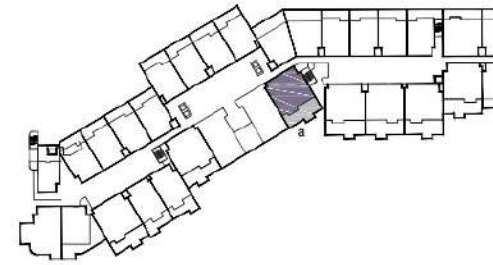


3-BEDROOM - TYPE 1c

APARTMENT AREA	218.70m ²
TERRACE (COVERED)	35.00 m ²
TERRACE (UNCOVERED)	57.70 m ²
TOTAL AREA	311.40 m ²

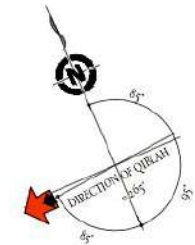


KEY PLAN



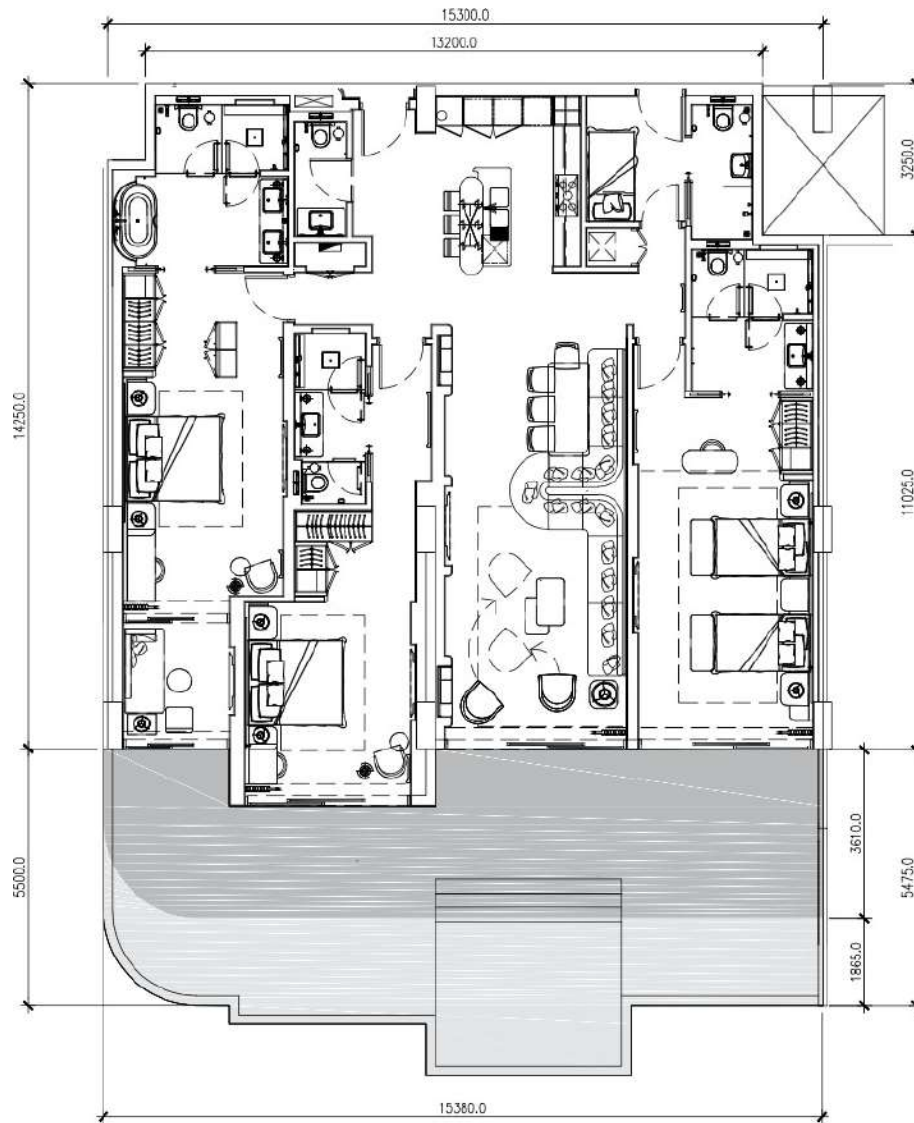
GROUND FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE

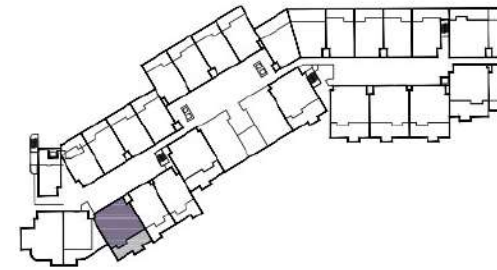


3-BEDROOM - TYPE Id

APARTMENT AREA	217.30 m2
TERRACE (COVERED)	59.20 m2
TERRACE (UNCOVERED)	49.80 m2
TOTAL AREA	326.30 m2



KEY PLAN



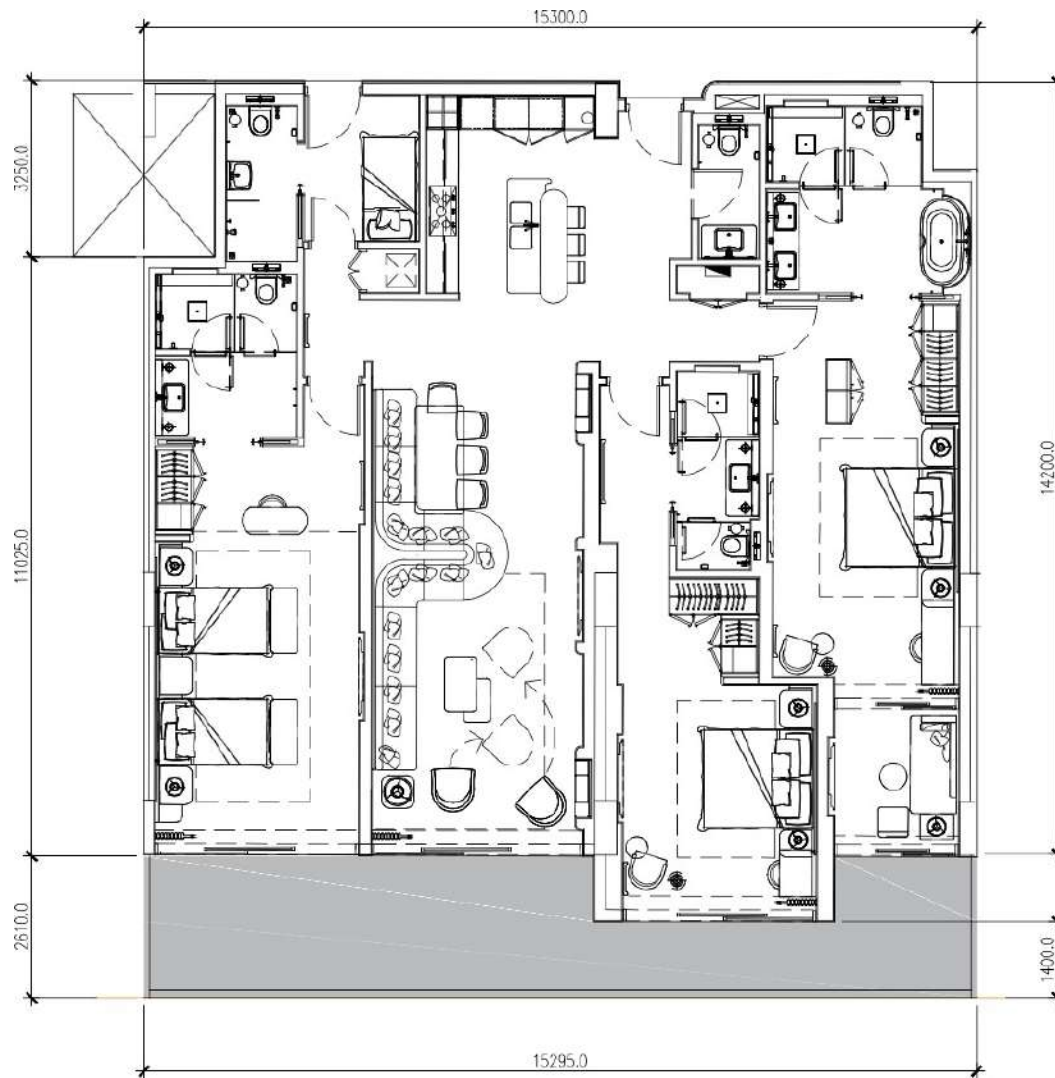
GROUND FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE

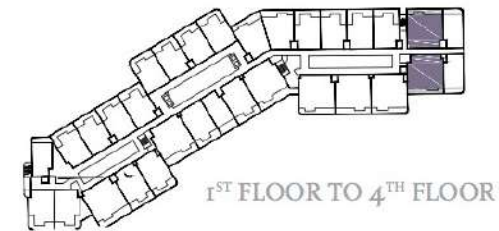
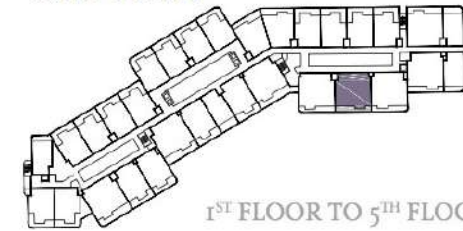


3-BEDROOM - TYPE 1e

APARTMENT AREA	218.00 m2
TERRACE (COVERED)	49.40 m2
TERRACE (UNCOVERED)	37.00 m2
TOTAL AREA	304.40 m2

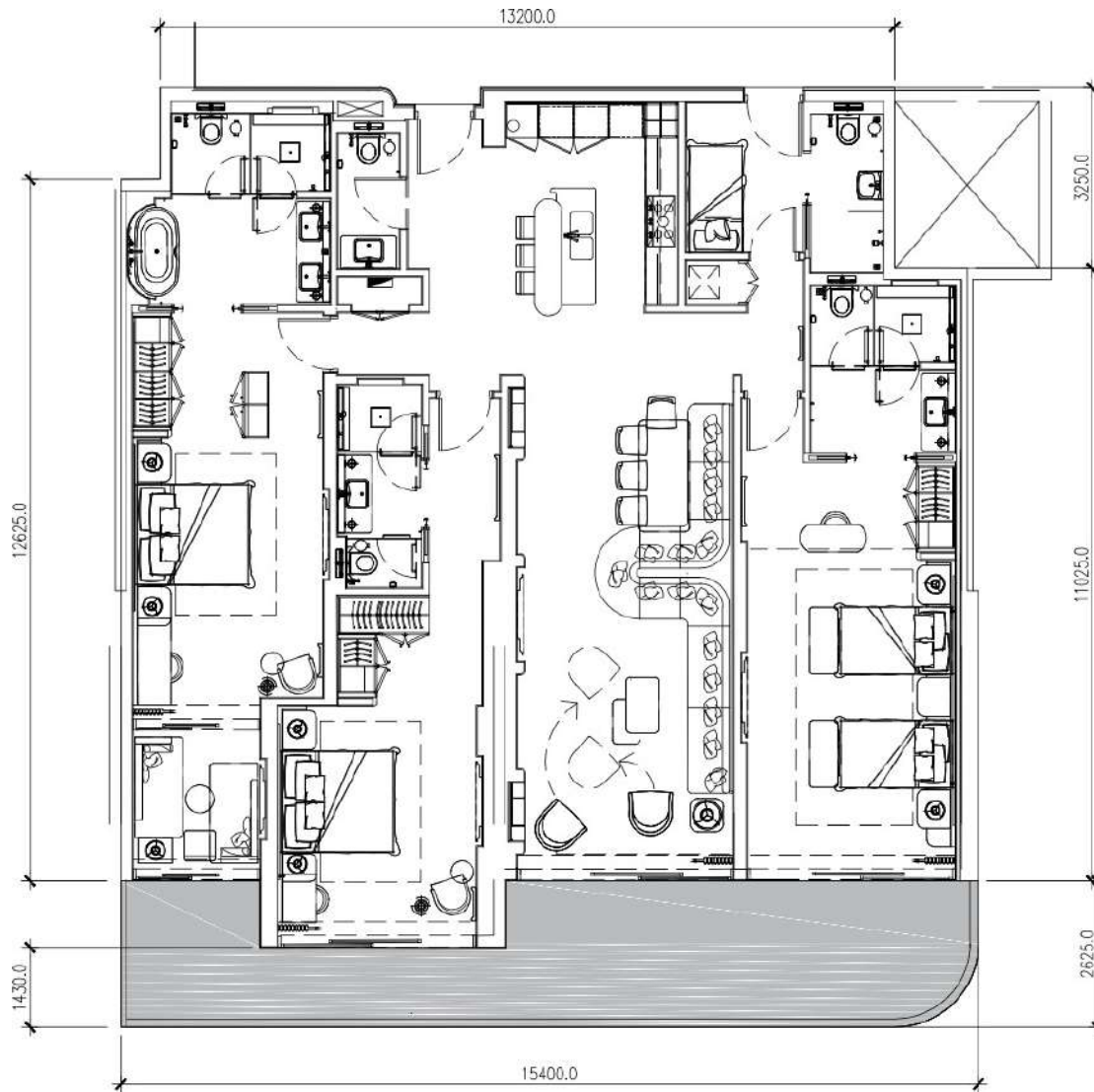


KEY PLAN

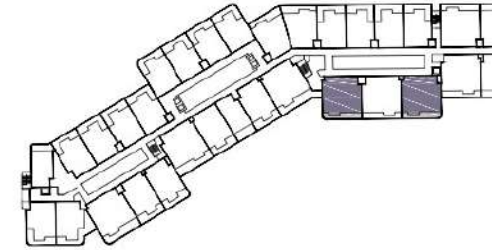


3-BEDROOM - TYPE if

APARTMENT AREA	217.50 m ²
TERRACE (COVERED)	34.50 m ²
TOTAL AREA	252.00 m ²



KEY PLAN

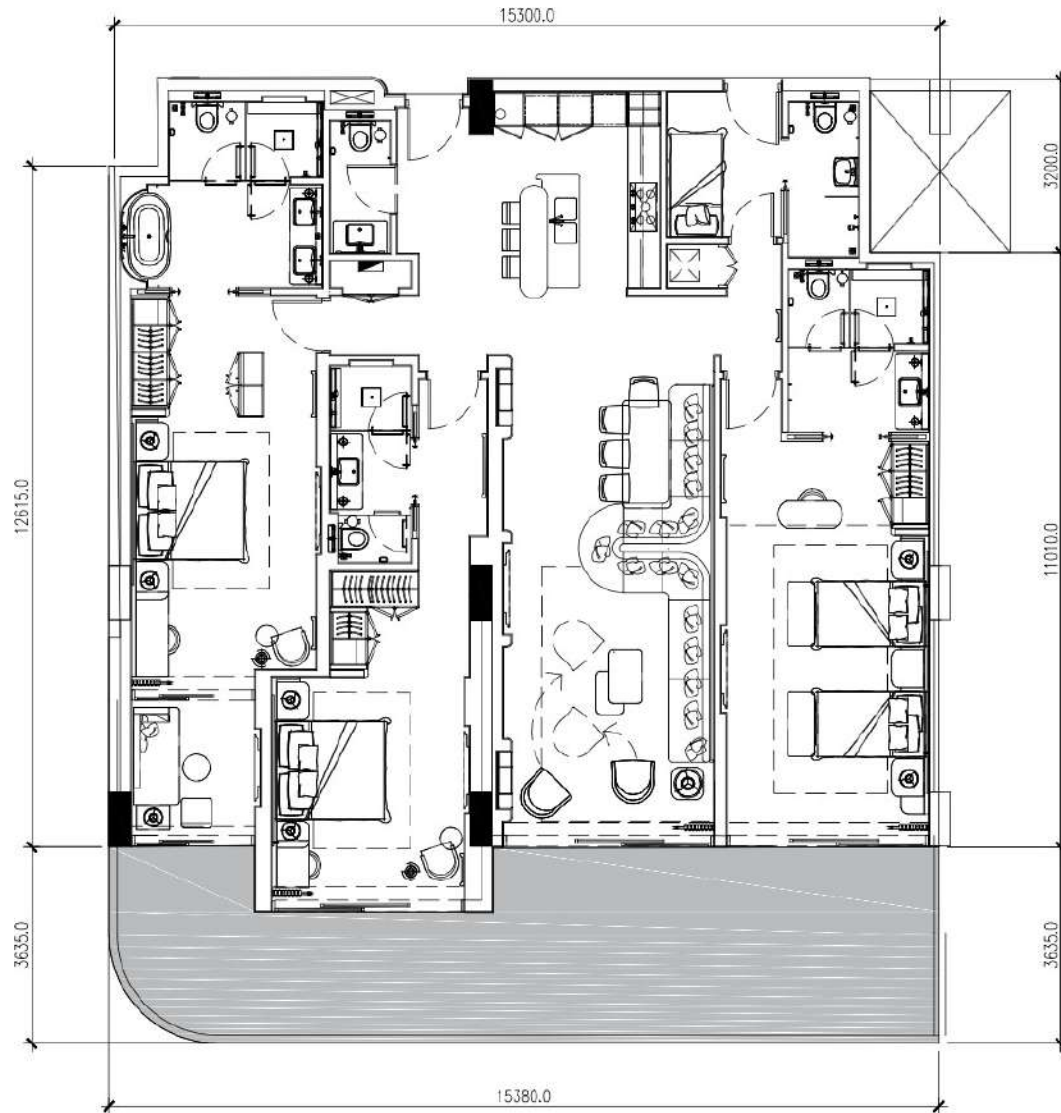


1ST FLOOR TO 5TH FLOOR

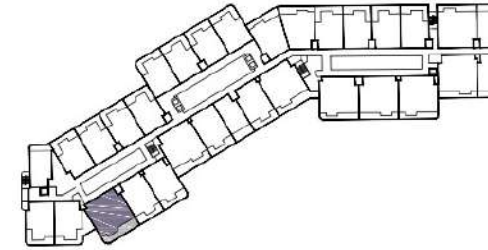


3-BEDROOM - TYPE Ig

APARTMENT AREA	217.40 m ²
TERRACE (COVERED)	34.70 m ²
TOTAL AREA	252.10 m ²



KEY PLAN

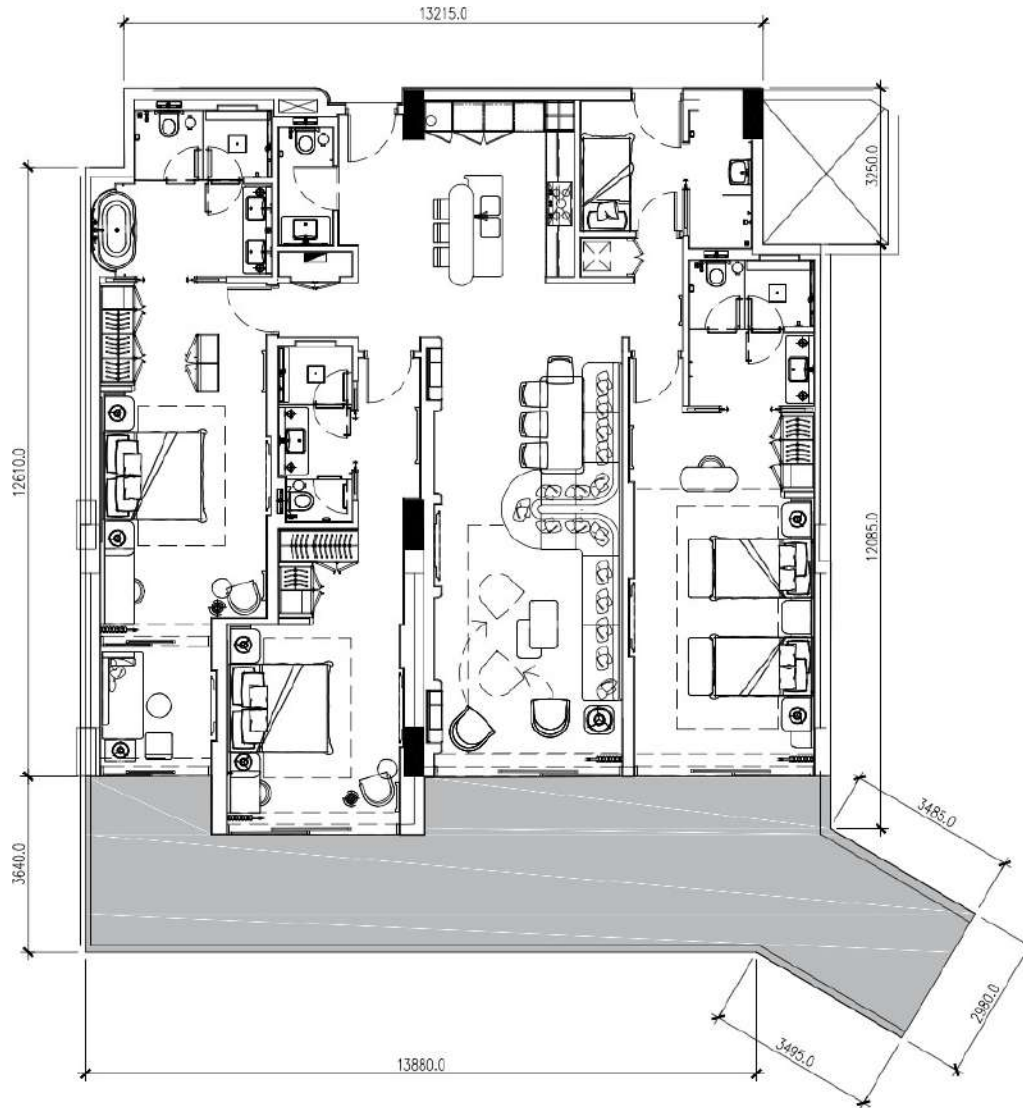


1ST FLOOR TO 5TH FLOOR

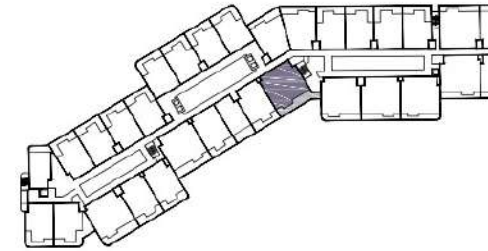


3-BEDROOM - TYPE 1h

APARTMENT AREA	217.30 m ²
TERRACE (COVERED)	49.70 m ²
TOTAL AREA	267.00 m ²



KEY PLAN

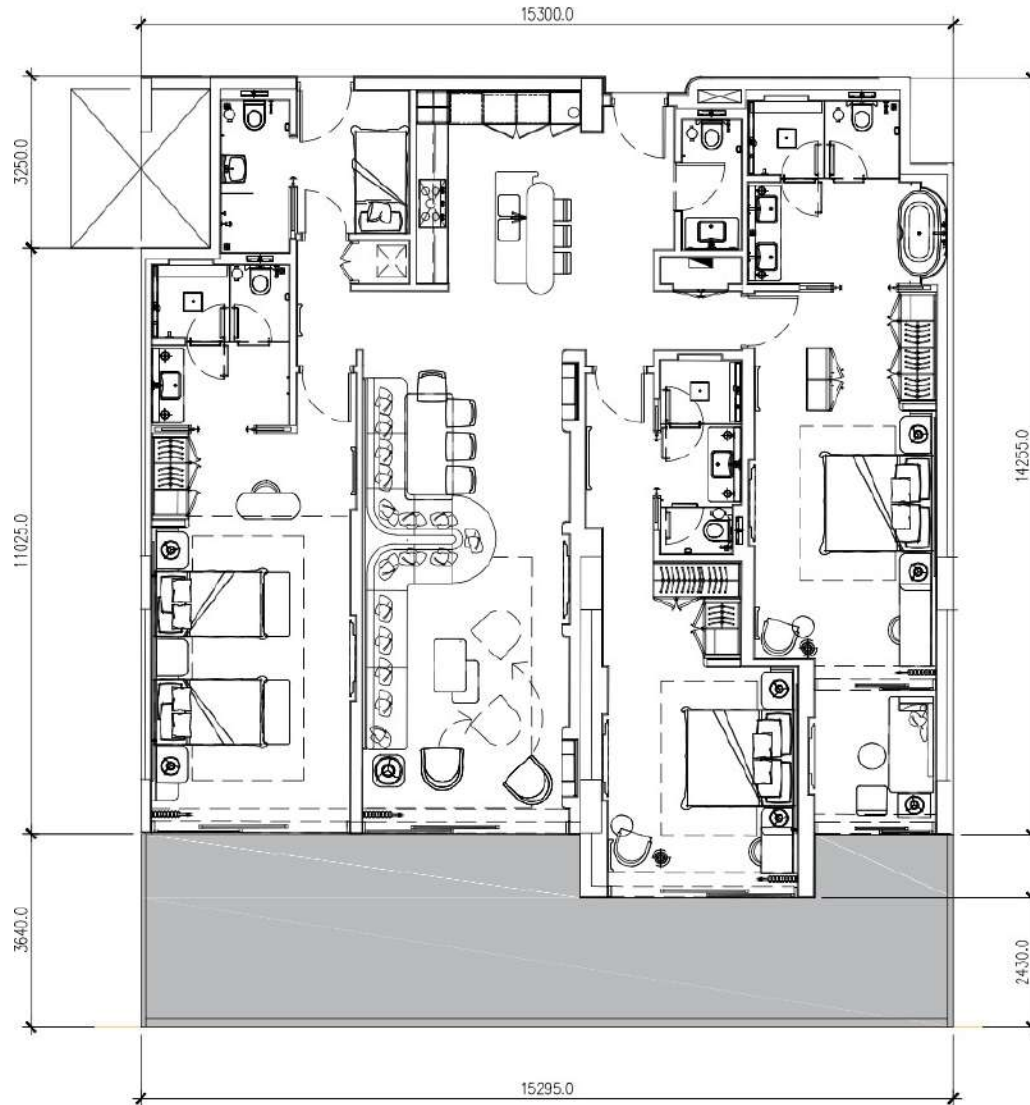


1ST FLOOR TO 5TH FLOOR

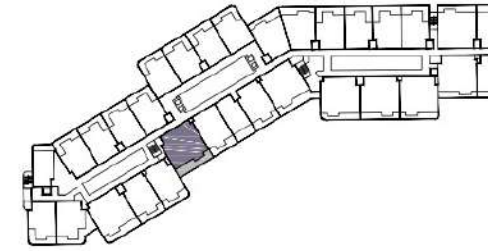


3-BEDROOM - TYPE ii

APARTMENT AREA	217.30 m ²
TERRACE (COVERED)	59.20 m ²
TOTAL AREA	276.50 m ²



KEY PLAN



1ST FLOOR TO 5TH FLOOR



3-BEDROOM - TYPE 1j

APARTMENT AREA	217.50 m ²
TERRACE (COVERED)	50.30 m ²
TOTAL AREA	267.80 m ²

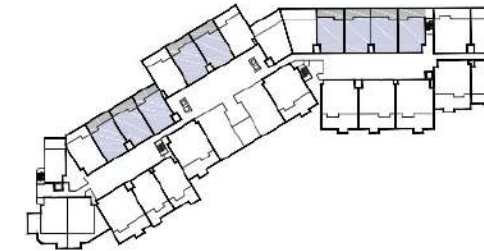
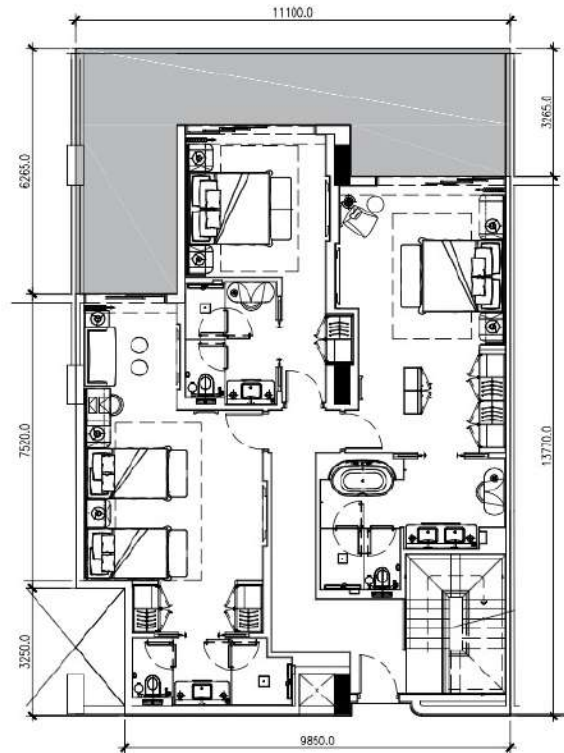
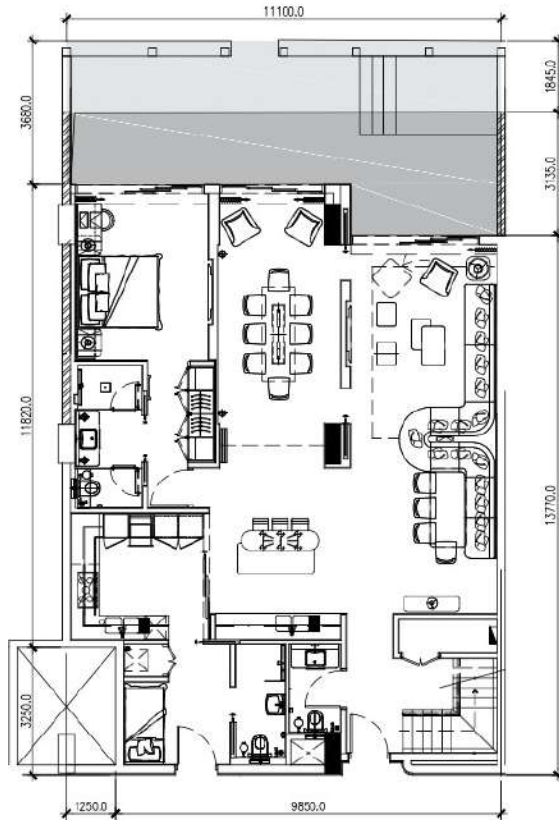


ST REGIS
AL MOUJ • MUSCAT
THE RESIDENCES

4 Bedroom Units



KEY PLAN



GROUND FLOOR & 1ST FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE



4-BEDROOM - TYPE 1a

LOWER LEVEL:

APARTMENT AREA	157.00 m2
TERRACE (COVERED)	25.30 m2
TERRACE (UNCOVERED)	20.50 m2

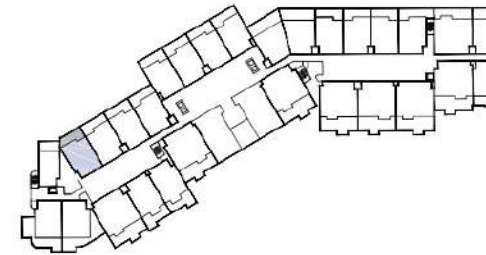
UPPER LEVEL:

APARTMENT AREA	145.40 m2
TERRACE (COVERED)	38.20 m2

TOTAL AREA 386.40m2



KEY PLAN



GROUND FLOOR & 1ST FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE



4-BEDROOM - TYPE 1b

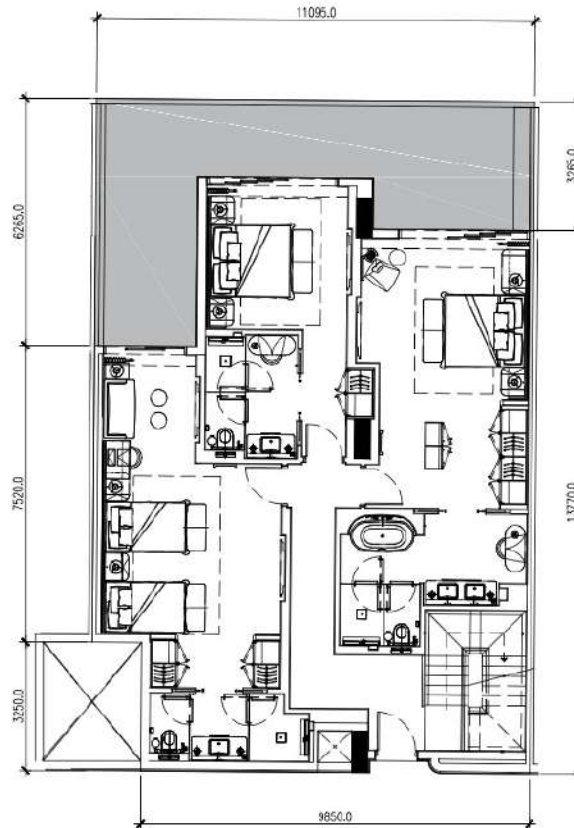
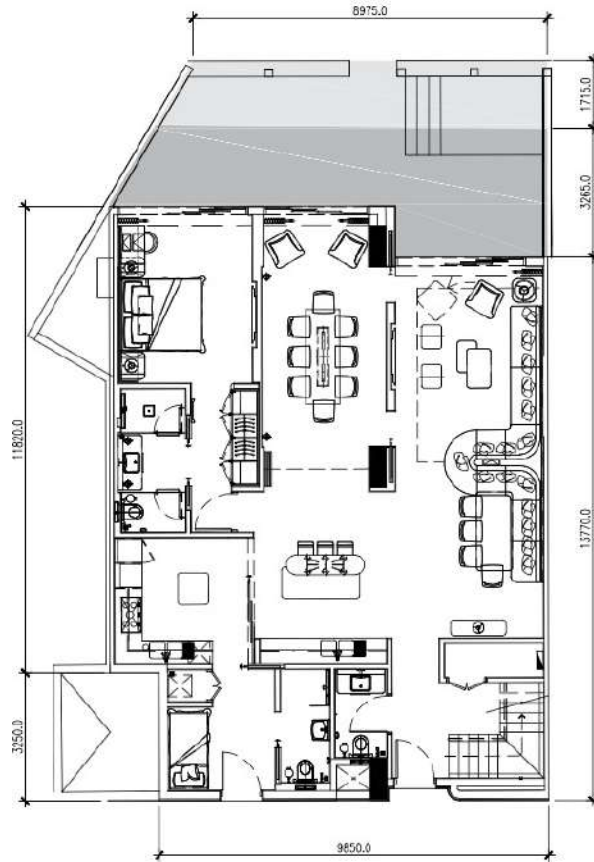
LOWER LEVEL:

APARTMENT AREA	157.00 m ²
TERRACE (COVERED)	26.30 m ²
TERRACE (UNCOVERED)	15.70 m ²

UPPER LEVEL:

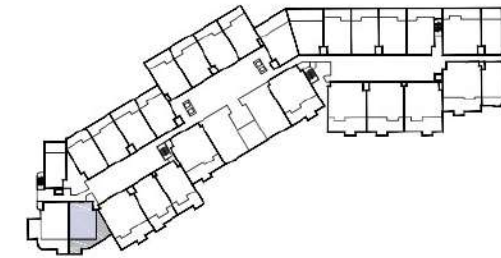
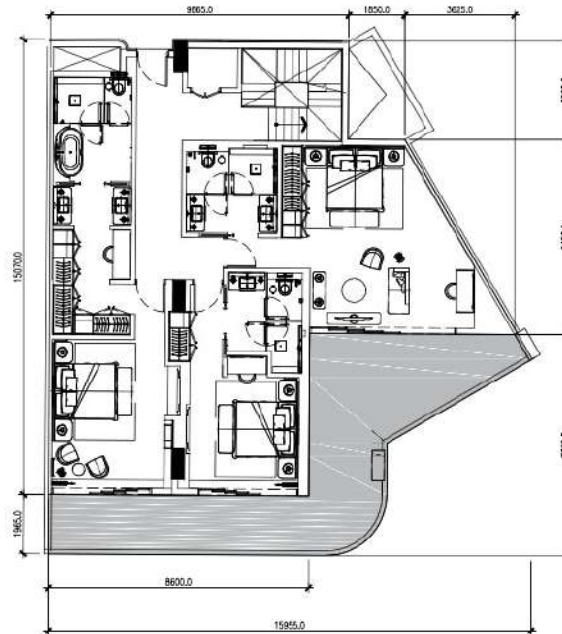
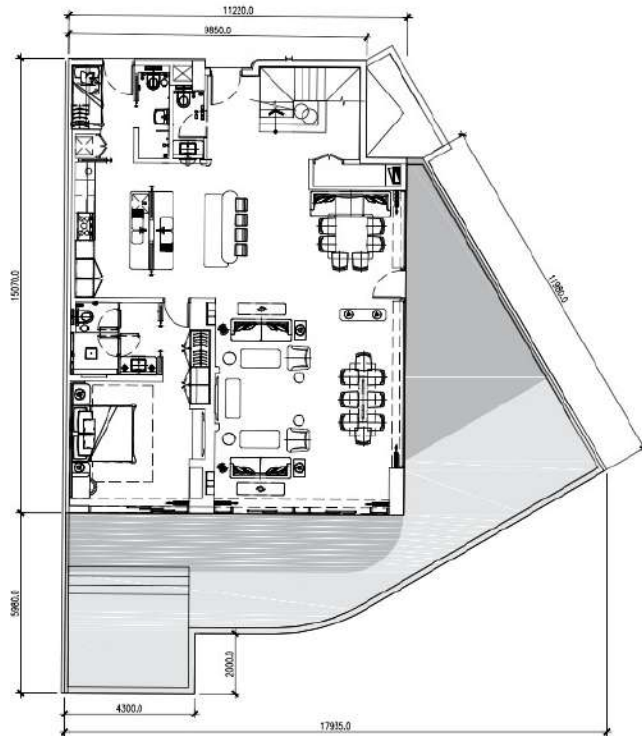
APARTMENT AREA	145.50 m ²
TERRACE (COVERED)	38.20 m ²

TOTAL AREA 382.70 m²





KEY PLAN



GROUND FLOOR & 1ST FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE



4-BEDROOM - TYPE 2A

LOWER LEVEL:

APARTMENT AREA	164.00 m ²
TERRACE (COVERED)	46.90 m ²
TERRACE (UNCOVERED)	53.40 m ²

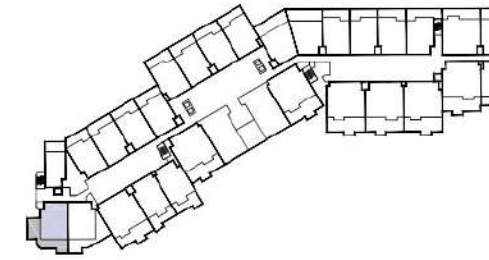
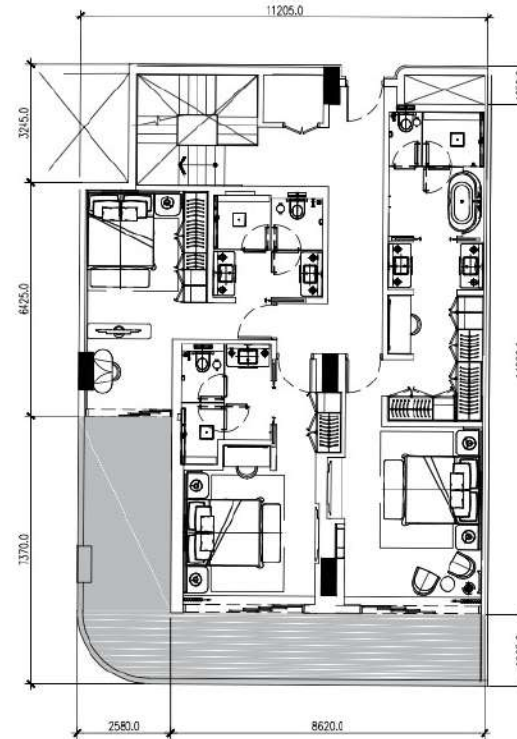
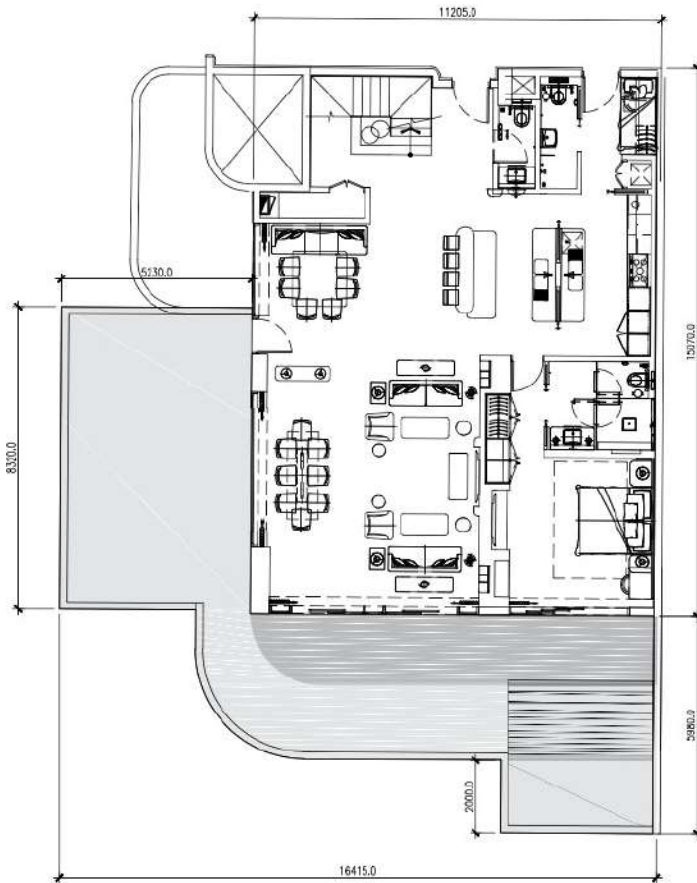
UPPER LEVEL:

APARTMENT AREA	162.80 m ²
TERRACE (COVERED)	45.50 m ²

TOTAL AREA	472.6 m²
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KEY PLAN



GROUND FLOOR & 1ST FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE



4-BEDROOM - TYPE 2B

LOWER LEVEL:

APARTMENT AREA	164.10 m2
TERRACE (COVERED)	20.90 m2
TERRACE (UNCOVERED)	79.80 m2

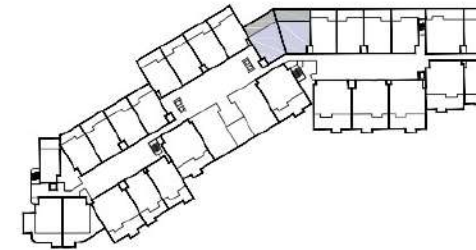
UPPER LEVEL:

APARTMENT AREA	147.50 m2
TERRACE (COVERED)	35.00 m2

TOTAL AREA	447.30 m2
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KEY PLAN



GROUND FLOOR & 1ST FLOOR

- ◆ COVERED TERRACE
- ◆ UNCOVERED TERRACE



4-BEDROOM - TYPE 3

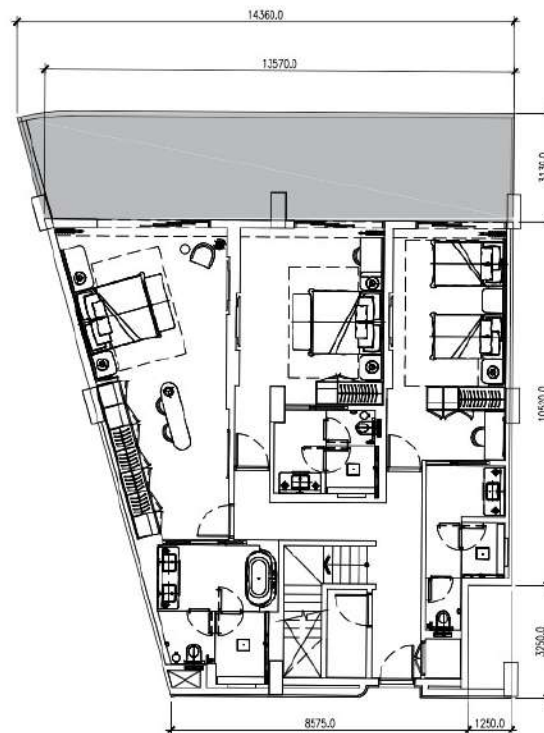
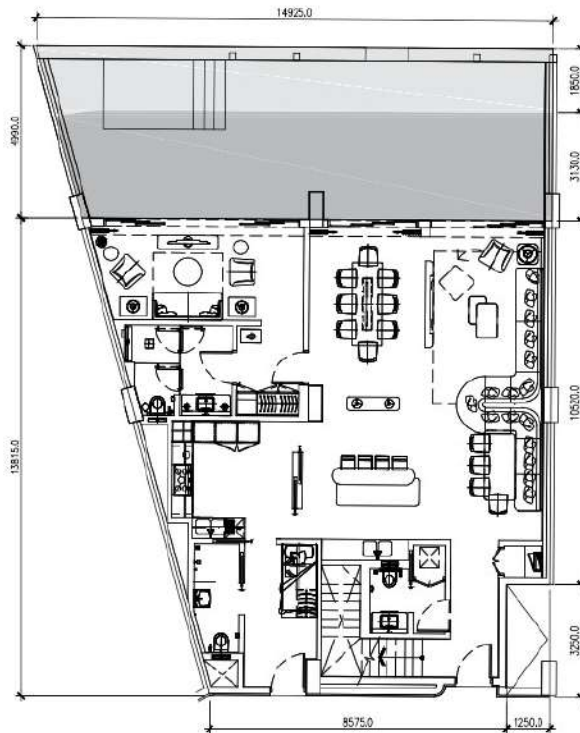
LOWER LEVEL:

APARTMENT AREA	156.30 m ²
TERRACE (COVERED)	43.60 m ²
TERRACE (UNCOVERED)	27.30 m ²

UPPER LEVEL:

APARTMENT AREA	156.40 m ²
TERRACE (COVERED)	43.60 m ²

TOTAL AREA	427.20 m ²
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St Regis Residences Al Mouj – Oman (At Night)

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THE RESIDENCES

