

Almeria East Apartments





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Oman - a stable home for your investment.



Oman stands out as a welcoming and stable country which has demonstrated decades of steady, planned economic growth and a friendly investment climate.

But there's more to Oman than economic stability. With its mountainous landscape, rich cultural heritage and golden beaches, there are few places in the Middle East as relaxing and accommodating as Oman. A thriving ancient trading port, the capital Muscat is a charming city where picturesque old forts exist side-by-side with the contemporary glass and chrome of modern business. It's a modern city with an old soul – a port that once traded spices and silk with the world is now stirring with the promise of new prosperity.

Selected images courtesy of Oman Ministry of Tourism



The Wave, Muscat: life, the way it should be.



The Wave, Muscat offers incredible diversity in leisure and lifestyle: the pristine beaches, the 400-berth marina, the Greg Norman-designed golf course, the beautiful landscaping and architecture throughout. The contemporary villas, townhouses and apartments enjoy views of the beach, waterways and gardens, and all are mere minutes from the cosmopolitan waterfront shopping and dining at Al Marsa Village. The luxurious Kempinski and Fairmont hotels infuse a distinctive resort ambiance.

With development partners that include Oman's Waterfront Investments (representing the Government of the Sultanate of Oman), National Investment Funds Company (representing the Omani Pension Fund) and UAE-based Majid Al Futtaim Group, and financial partners, The Wave, Muscat truly is a project built on trust and peace of mind.





Al Marsa Village: The heart of The Wave, Muscat.

Al Marsa Village is the latest unveiling from The Wave, Muscat. Located on the west end of The Wave, Muscat, it encircles the 400-berth marina and is surrounded by leisure facilities.

Al Marsa Village heralds the largest phase in the development – a cosmopolitan suburb featuring stunning homes with landscaped parks, shopping areas, restaurants and hotels. It showcases state-of-the-art urban planning which combines pedestrian-friendly streets, avenues and waterfront living. Al Marsa Village promises to deliver a lifestyle second to none.

Almeria East: Your home in Al Marsa Village.

The Wave, Muscat is proud to release 92 new marina apartments in one, two and three bedroom configurations. Finished to The Wave's impeccably high standards, these apartments will deliver an unsurpassed lifestyle, combined with enduring investment value. Within easy reach of The Wave's 5-star hotels, beaches and golf course, Almeria East's prime location ensures long-term appreciation.

Seamlessly masterplanned within the premium waterfront precinct, Almeria East offers an accessible and value-oriented entry into The Wave, Muscat's cosmopolitan lifestyle.



AL MARSIA VILLAGE: KEY FEATURES

- Dynamic waterfront community
- Surrounded by an abundance of amenities
- Landscaped parks and public areas
- Shopping & hotels
- Vibrant and family-friendly neighbourhood
- Muscat International Airport and major arterial roads are easily accessible



ALMERIA EAST APARTMENTS - LOCATION



Almeria East is located along the main boulevard of The Wave, Muscat. It lies in the heart of Al Marsa Village and is surrounded by shopping, dining and leisure facilities.



ALMERIA EAST APARTMENTS - BLOCK PLAN

Ground Floor Level



First Floor Level



Second Floor Level



Third Floor Level



Fourth Floor Level



Fifth Floor Level



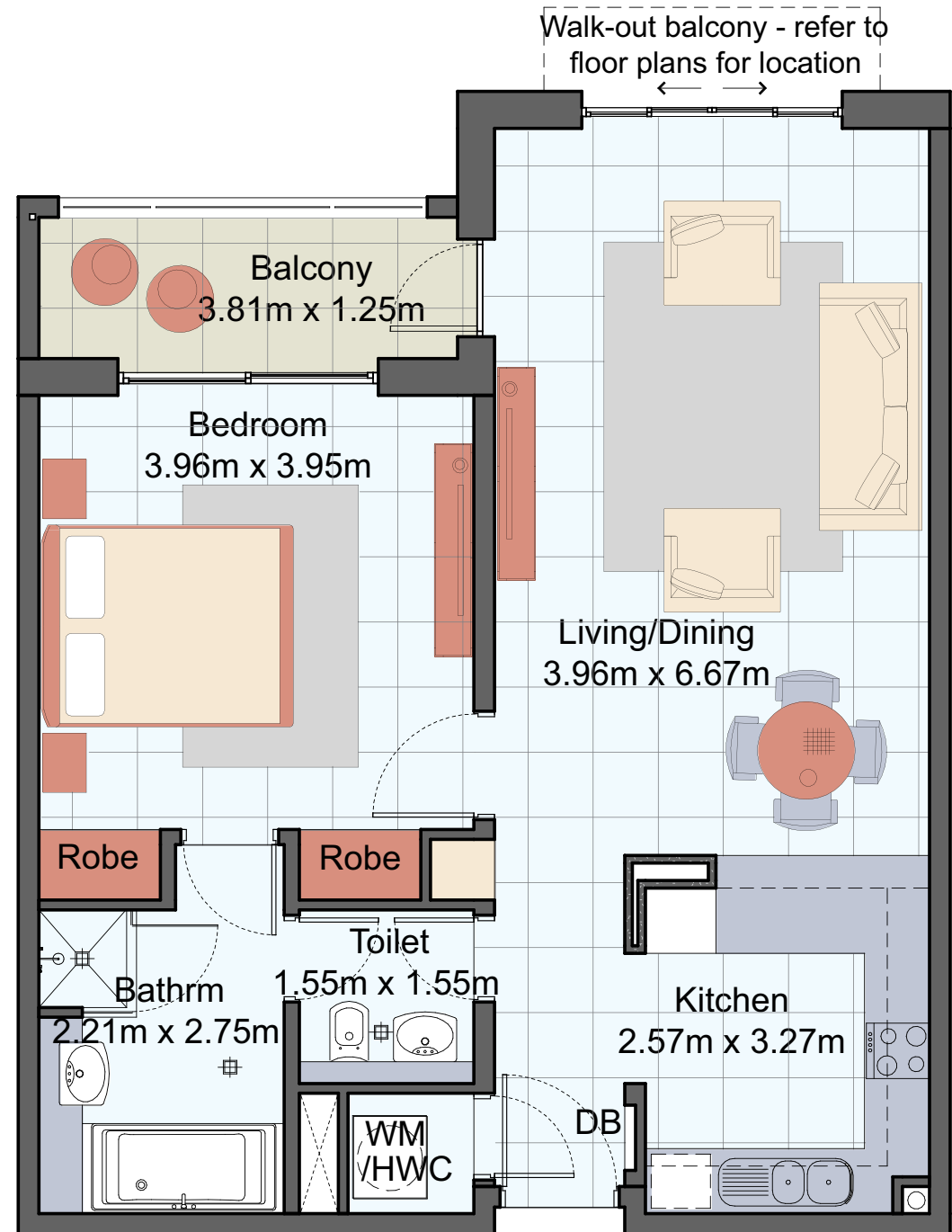
Unit Legend Apt. 1G Apt. 1F Apt. 2K Apt. 2L Apt. 2Q Apt. 2R Apt. 2S Apt. 2T Apt. 3C1 Apt. 3C2

Type 1F Apartment Floor Plan

Net sales area: 77.47 Sq.m
Internal area: 71.90 Sq.m
Balcony: 5.57 Sq.m



Floor plans are for illustrative purposes only.
*Net Sales Area is all air conditioned areas + balconies + garages (where applicable).



Type 1G Apartment Floor Plan

Net sales area: 90.14 Sq.m
Internal area: 84.57 Sq.m
Balcony: 5.57 Sq.m



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Type 2K Apartment Floor Plan

Net sales area: 112.16 Sq.m

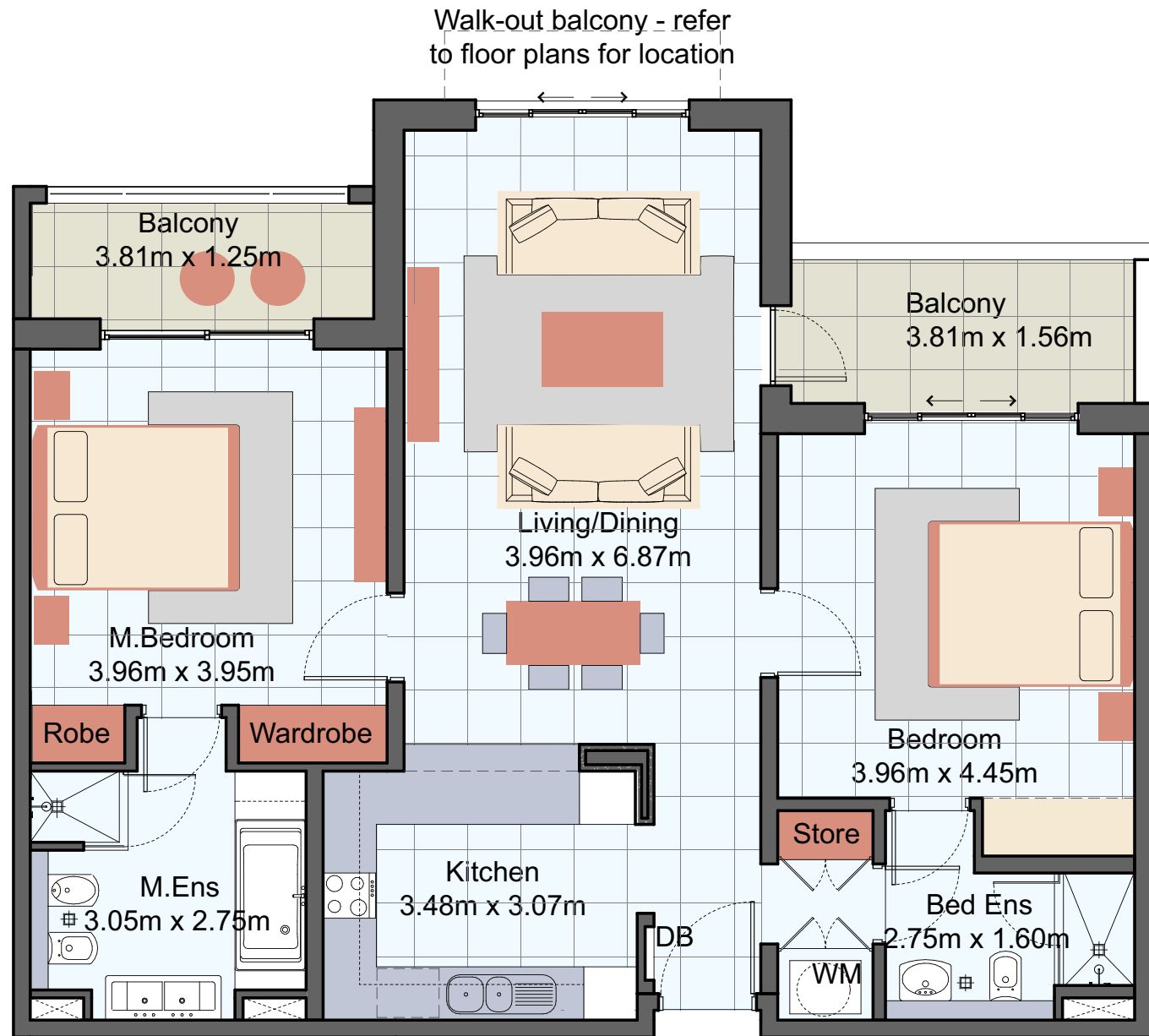
Internal area: 98.97 Sq.m

Balcony: 5.83 Sq.m

Balcony: 7.36 Sq.m



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Type 2L Apartment Floor Plan

Net sales area: 116.09 Sq.m

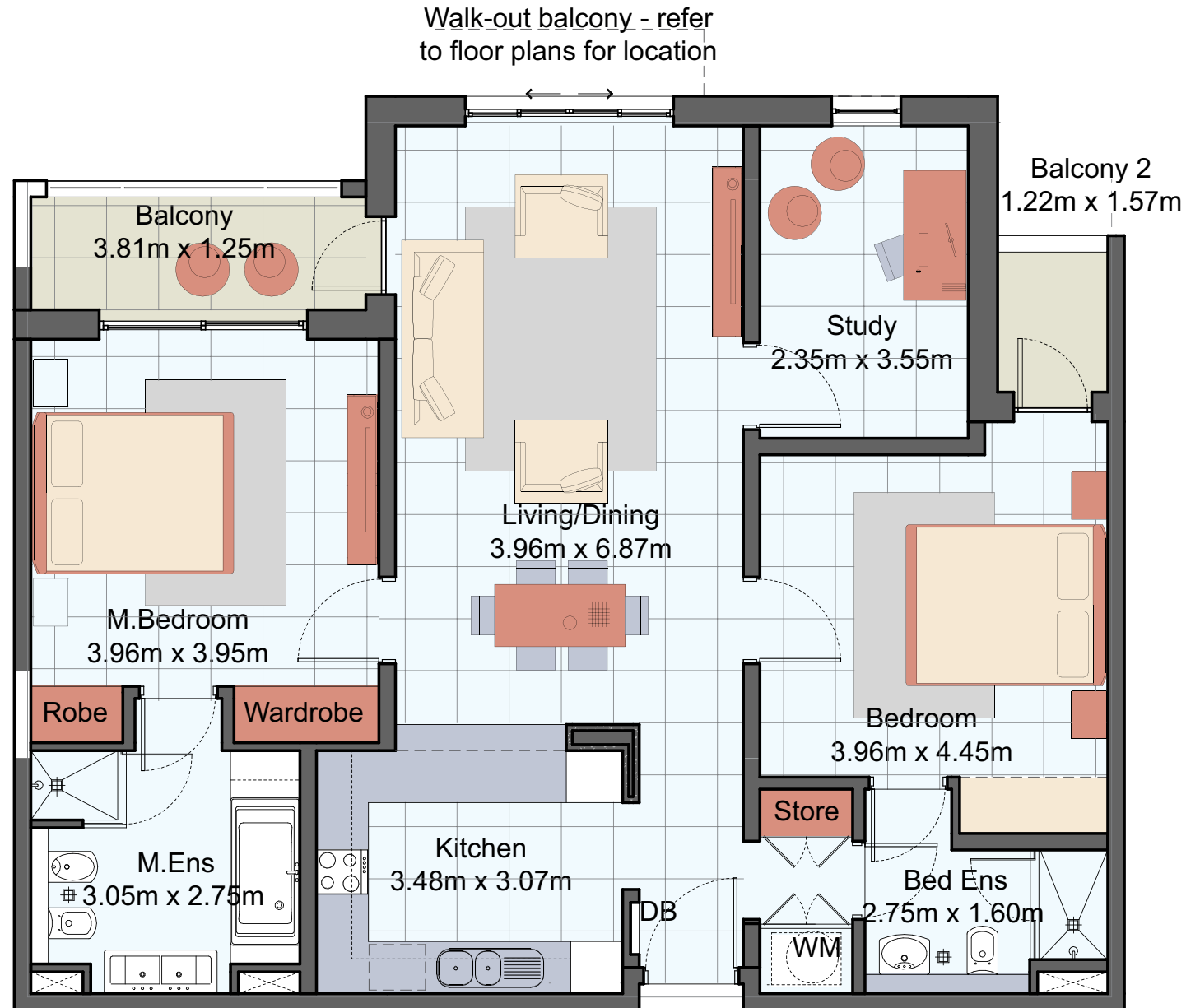
Internal area: 107.80 Sq.m

Balcony: 2.42 Sq.m

Balcony: 5.87 Sq.m



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Type 2M Apartment Floor Plan

Net sales area: 116.82 Sq.m

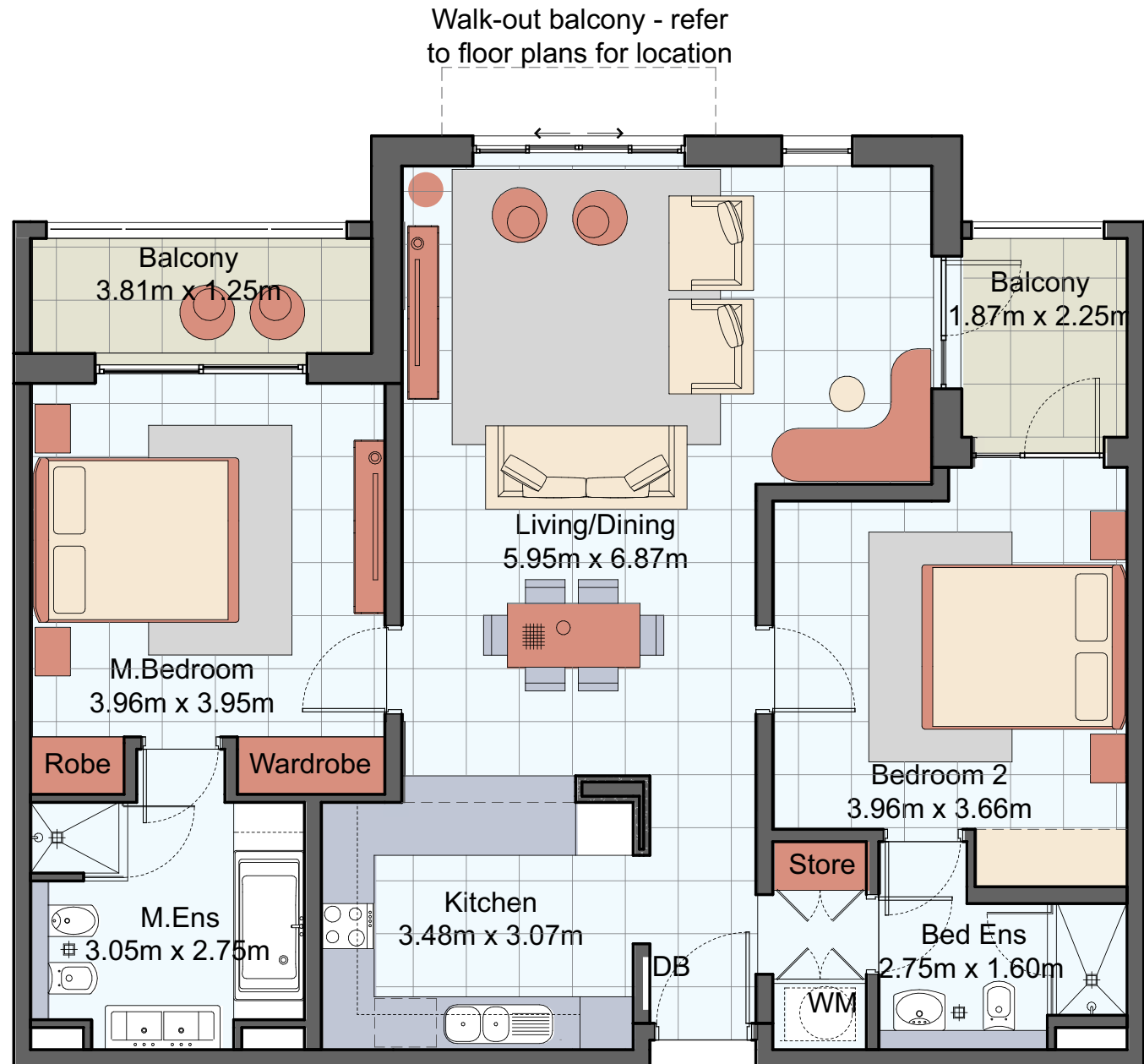
Internal area: 106.35 Sq.m

Balcony: 5.57 Sq.m

Balcony: 4.90 Sq.m



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Type 2P Apartment Floor Plan

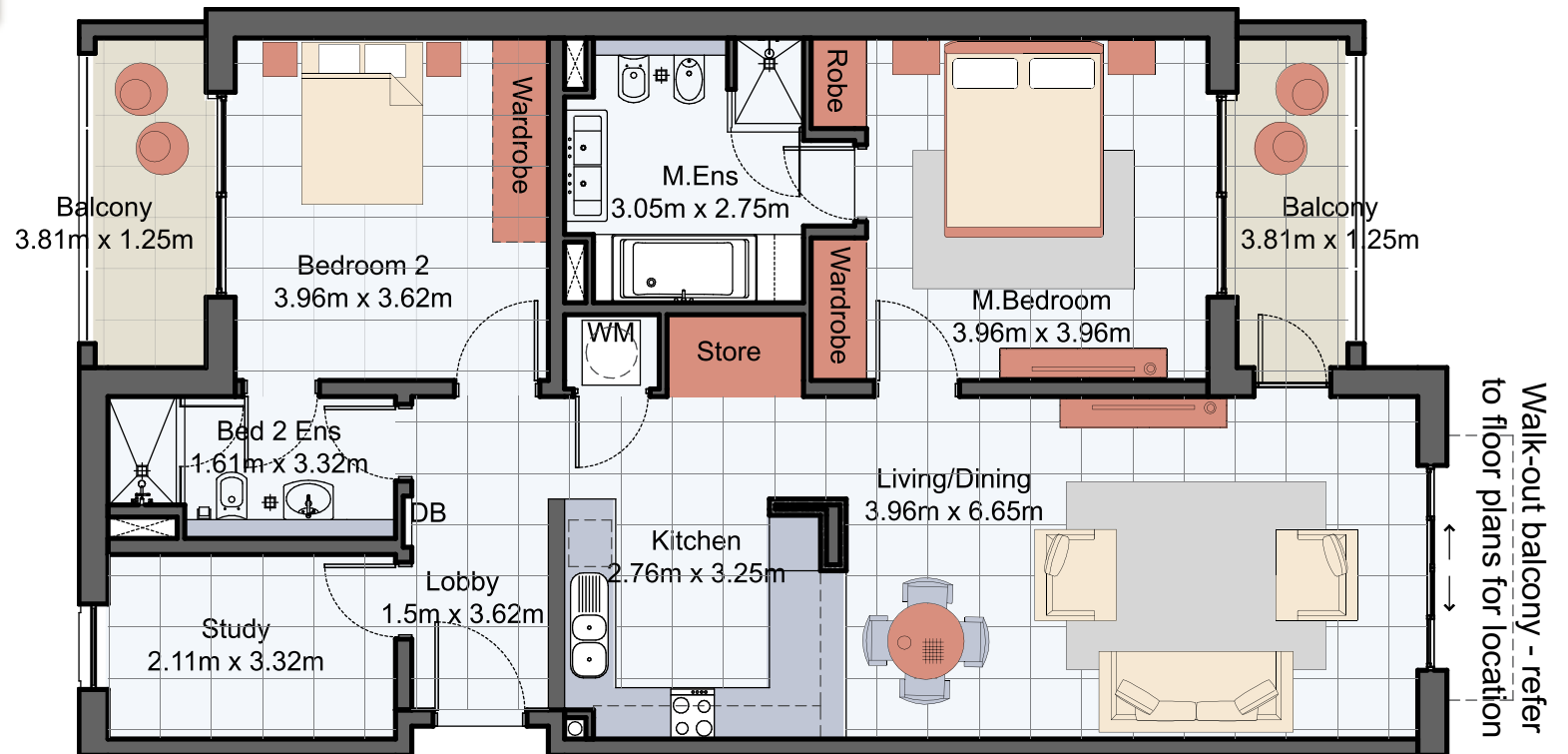
Net sales area: 120.47 Sq.m

Internal area: 00.00 Sq.m

Balcony: 0.00 Sq.m



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Type 2S Apartment Floor Plan

Net sales area: 115.63 Sq.m

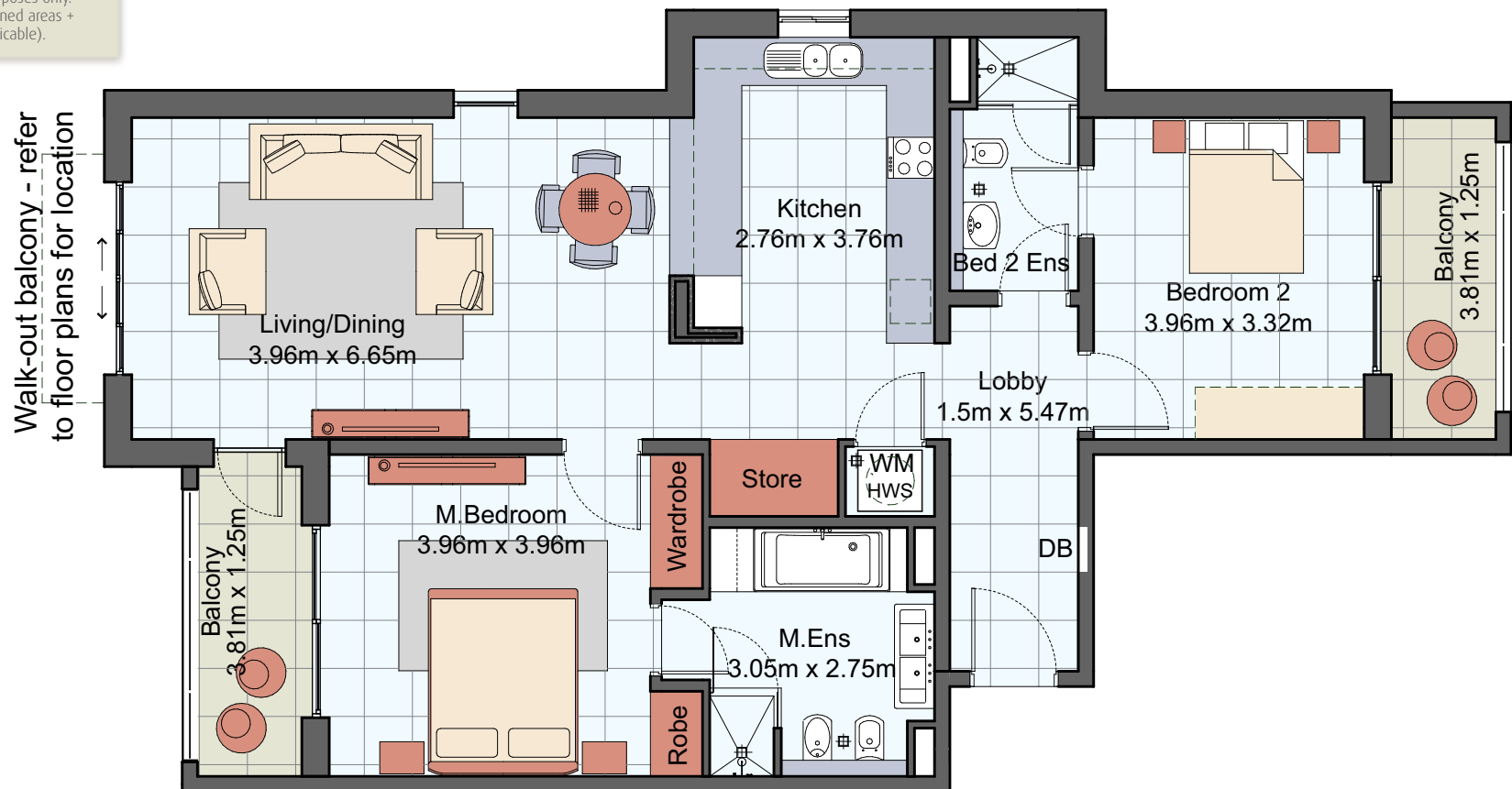
Internal area: 104.08 Sq.m

Balcony: 5.78 Sq.m

Balcony: 5.77 Sq.m



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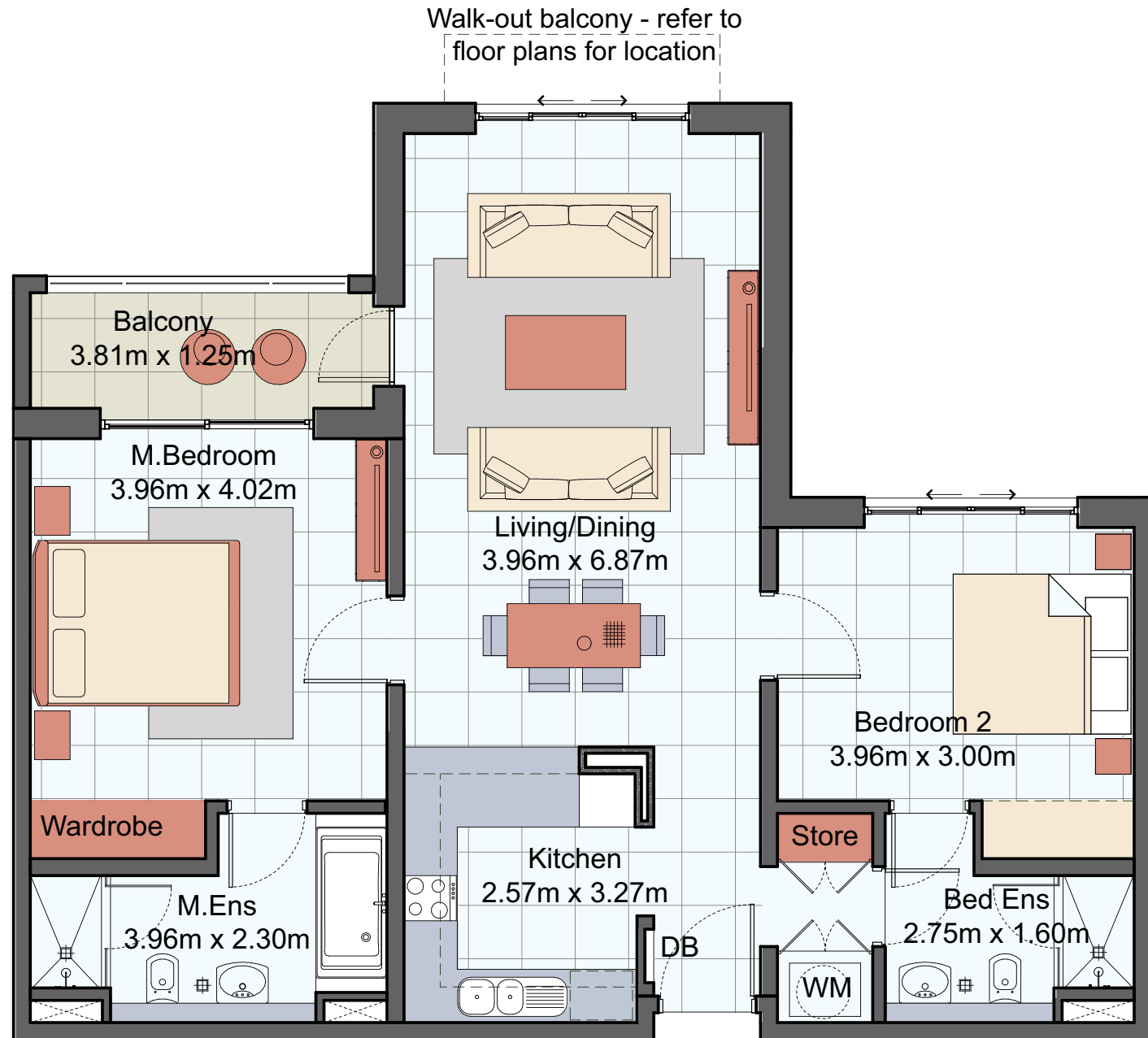


Type 2T Apartment Floor Plan

Net sales area: 96.75 Sq.m
 Internal area: 90.71 Sq.m
 Balcony: 6.04 Sq.m



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Type 3C1 Apartment Floor Plan

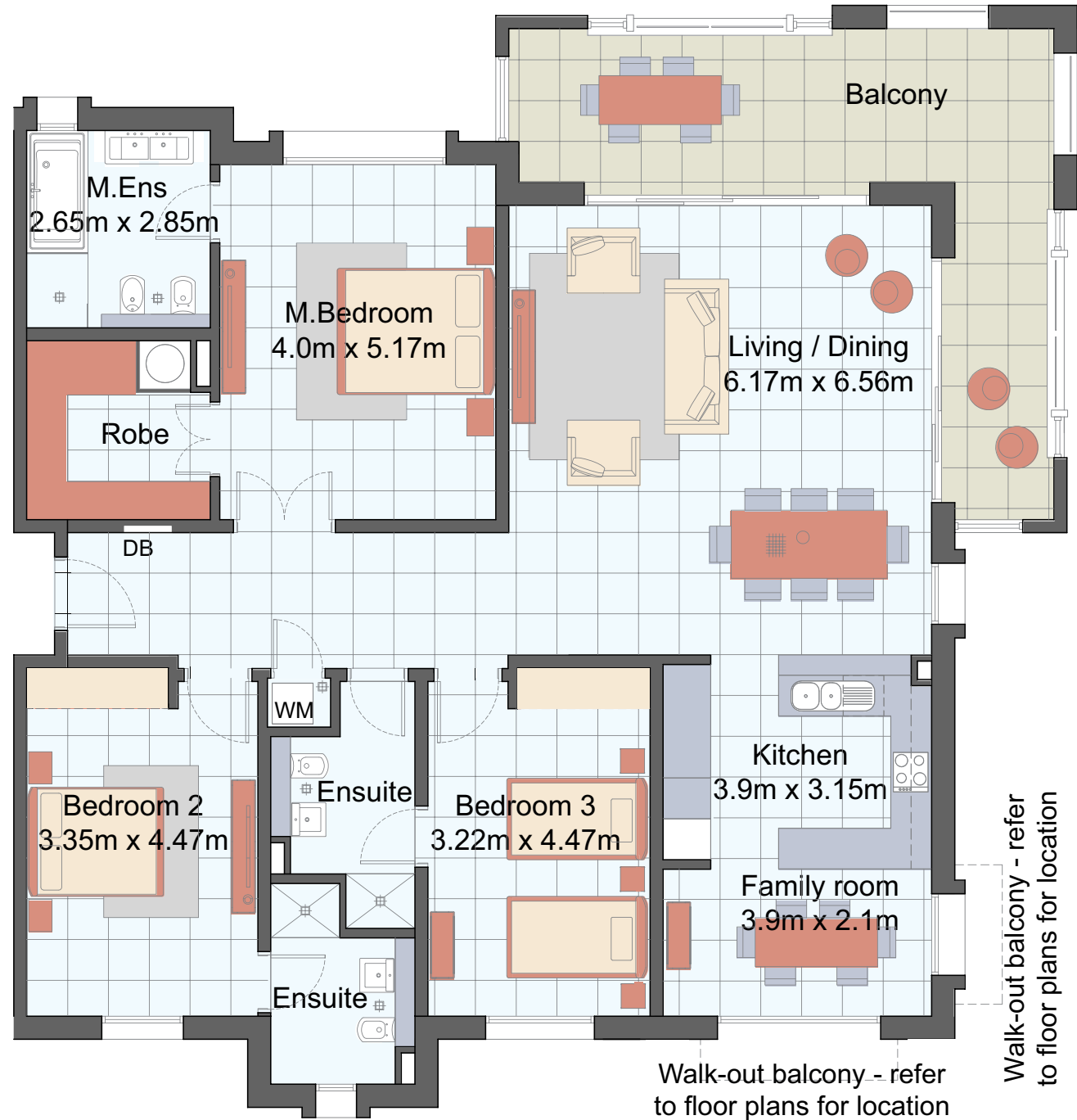
Net sales area: 192.87 Sq.m

Internal area: 164.95 Sq.m

Balcony: 27.92 Sq.m



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Type 3C2 Apartment Floor Plan

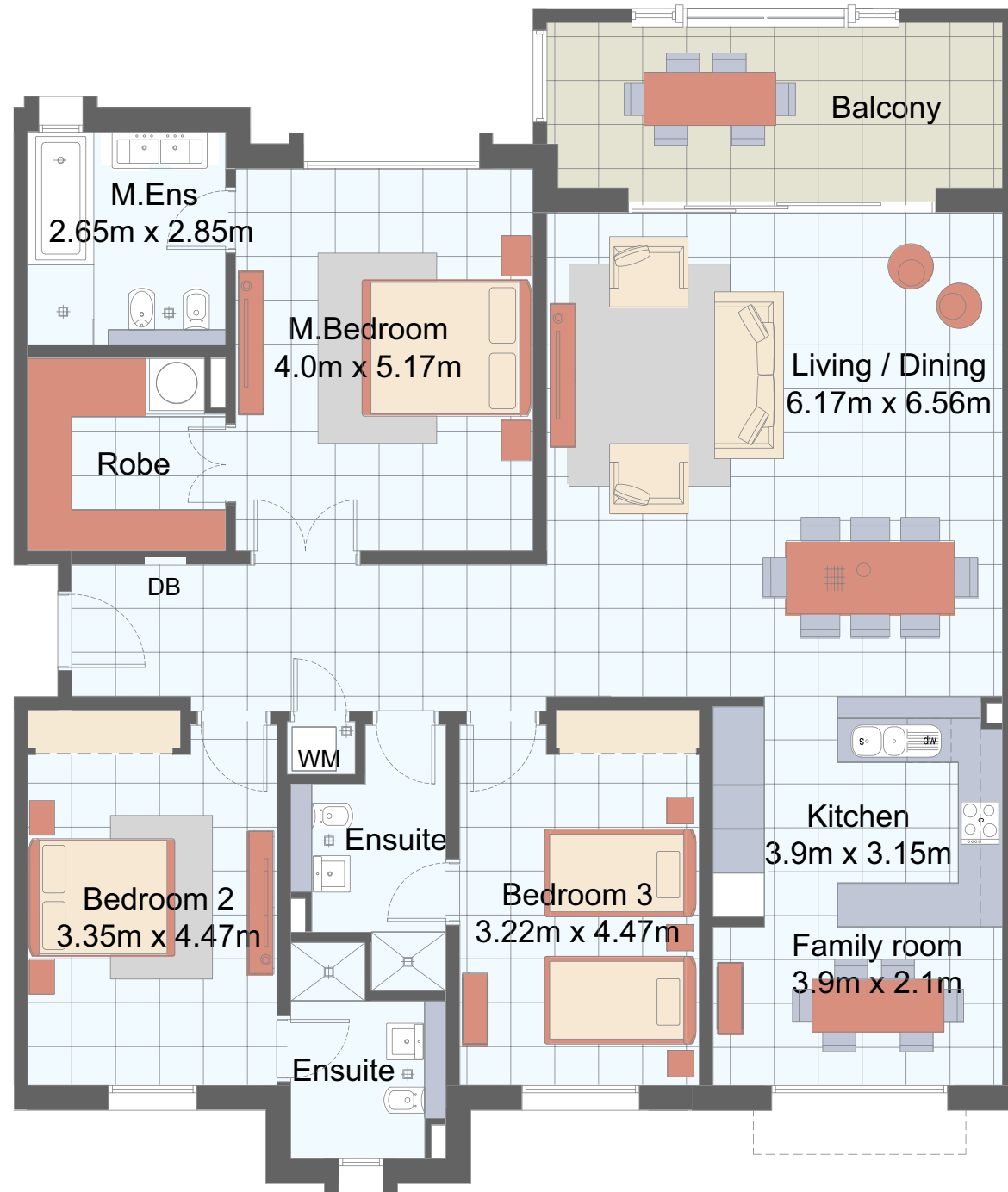
Net sales area: 180.35 Sq.m

Internal area: 164.95 Sq.m

Balcony: 15.40 Sq.m



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To find out more about Almeria East, or to follow new developments at The Wave, Muscat, call +968 24 53 46 49 or email sales@thewavemuscat.com

Alternatively, visit us at www.thewavemuscat.com

The Wave, Muscat is being developed through a joint venture comprising Waterfront Investments S.A.O.G. (representing the government of the Sultanate of Oman), National Investment Funds Company (representing the Omani Pension Fund) and the AUA-based Majid Al Futtaim Group. Majid Al Futtaim Group is a UAE-based developer responsible for some of the region's most successful retail developments, including Mall of the Emirates and the City Centre Malls, and for the development and management of mixed-use projects, leisure developments and hotels. The Omani government, in accordance with their Vision 2020, has adopted a strategy to develop a modern tourist infrastructure in Oman. The Omani Pension Fund view the development as a sound long-term investment and have taken an equity position.





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