

An architectural rendering of the Sky Park residential complex at dusk. The image shows several tall, modern apartment buildings with a mix of light-colored stone or concrete facades and dark window frames. Many balconies are visible, some with potted plants. The buildings are illuminated from within, and some have external lighting. In the foreground, there's a landscaped area with trees and a road with a few cars. The sky is a deep blue, suggesting twilight. The overall mood is sophisticated and modern.

SKYPARK
سكاي بارك
HOMELIST

AL MOUJ / MUSCAT

SKY PARK

An elevated coastal address.
A curated collection of apartments and chalets.

FLOOR PLANS / PRICE GUIDES / PAYMENT OPTIONS

PRIVATE CLIENT PRESENTATION • HOMELIST OMAN

THE PROJECT

Coastal living, thoughtfully framed.

Sky Park sits within Al Mouj Muscat, where the beach, marina district and an established coastal lifestyle meet modern apartment living.

AL MOUJ

MARSA DISTRICT

Developer: Tathmeer

Original architectural imagery & layouts:
Sky Park / Tathmeer source brochure.



CONNECTED TO

Al Mouj Muscat

Life within reach of the marina and beach.

01 / THE MARINA

Marsa District, Al Mouj Walk and marina-side activity.

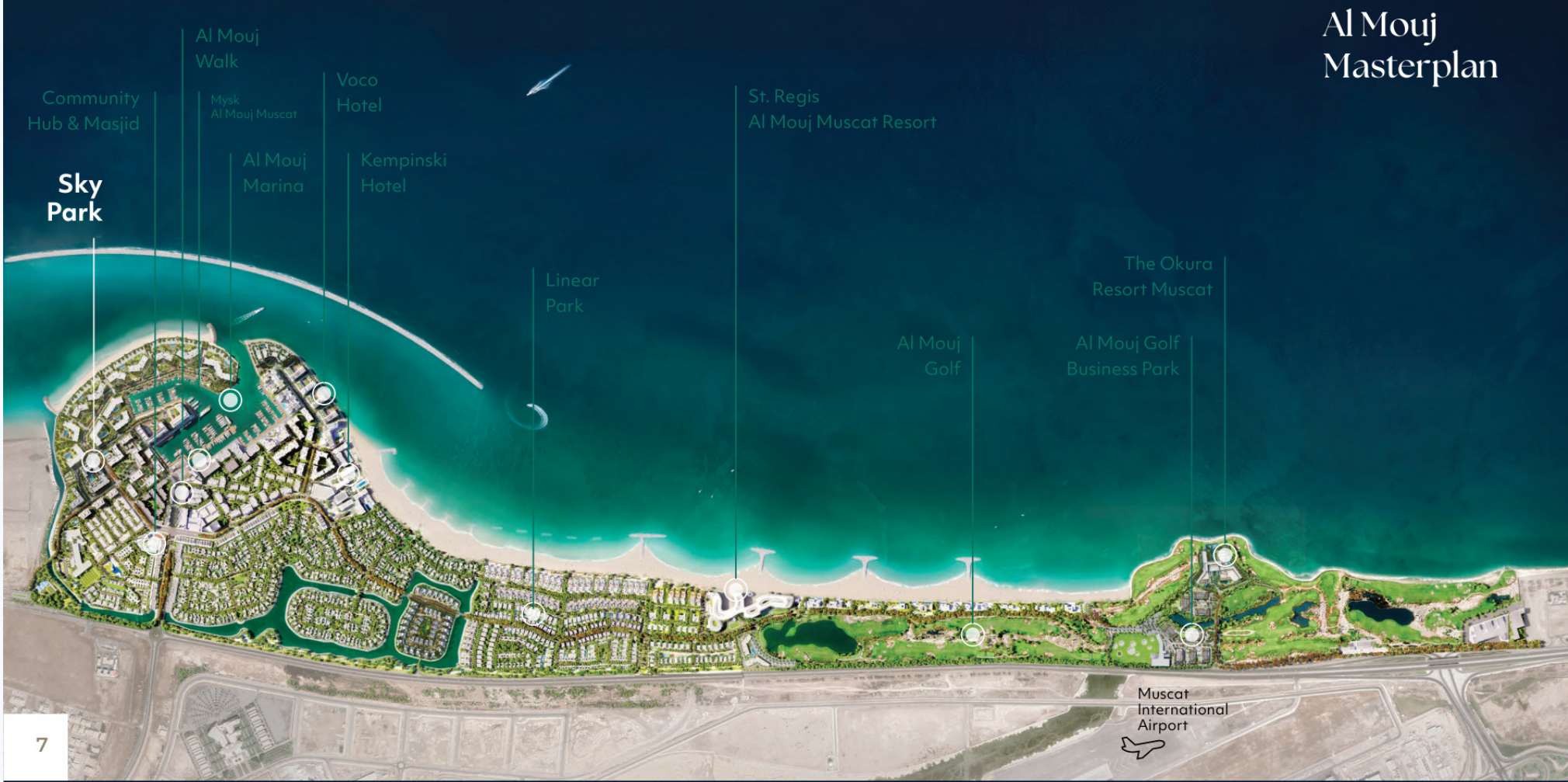
02 / COASTAL LIFE

Beachfront access and a resort-style neighborhood setting.

03 / MUSCAT CONNECTION

Muscat International Airport and the wider city are nearby.

AL MOUJ / THE MASTERPLAN



Al Mouj Masterplan

LOCATION REFERENCE / SOURCE: TATHMEER

AMENITIES & AMBIENCE

Resort-inspired living, every day.



Pool / Gym / Kids Zone

Lounge / Wellness / Shared spaces

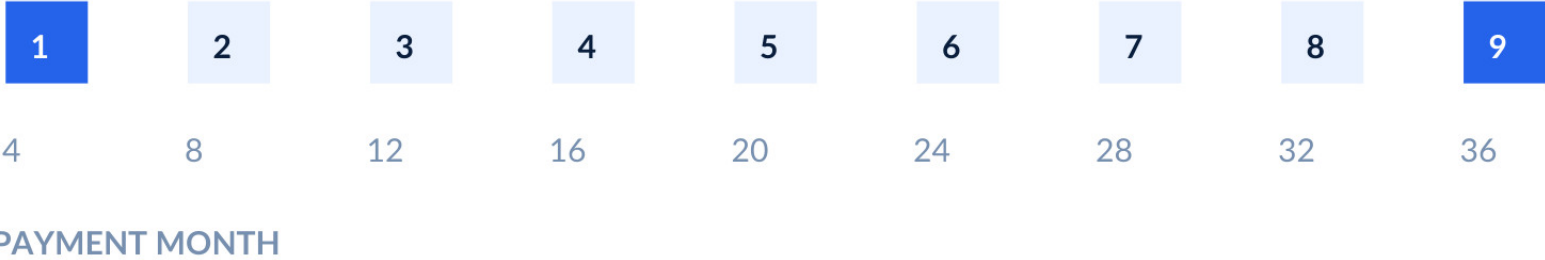
THE PAYMENT STRUCTURE

A considered way to own.

Each quoted type includes its own price range, down-payment range and scheduled instalment range. All monetary figures are in Omani rials.

28% INITIAL PAYMENT
Due at the beginning of the plan.

8% EVERY FOUR MONTHS
9 instalments over 36 months.



PRICING SCOPE

Ranges use only Sky Park 1 rows in the supplied Excel sheet; 18 blocked entries and one not-for-sale entry are excluded. Prices & terms require written reconfirmation.

HOMELIST

THE PRICED COLLECTION

Explore the floor plans.

16 PRICED TYPES • SKY PARK 1

One layout. One price range. One clear payment guide.

SKYPARK
سكاي بارك

TYPE A1

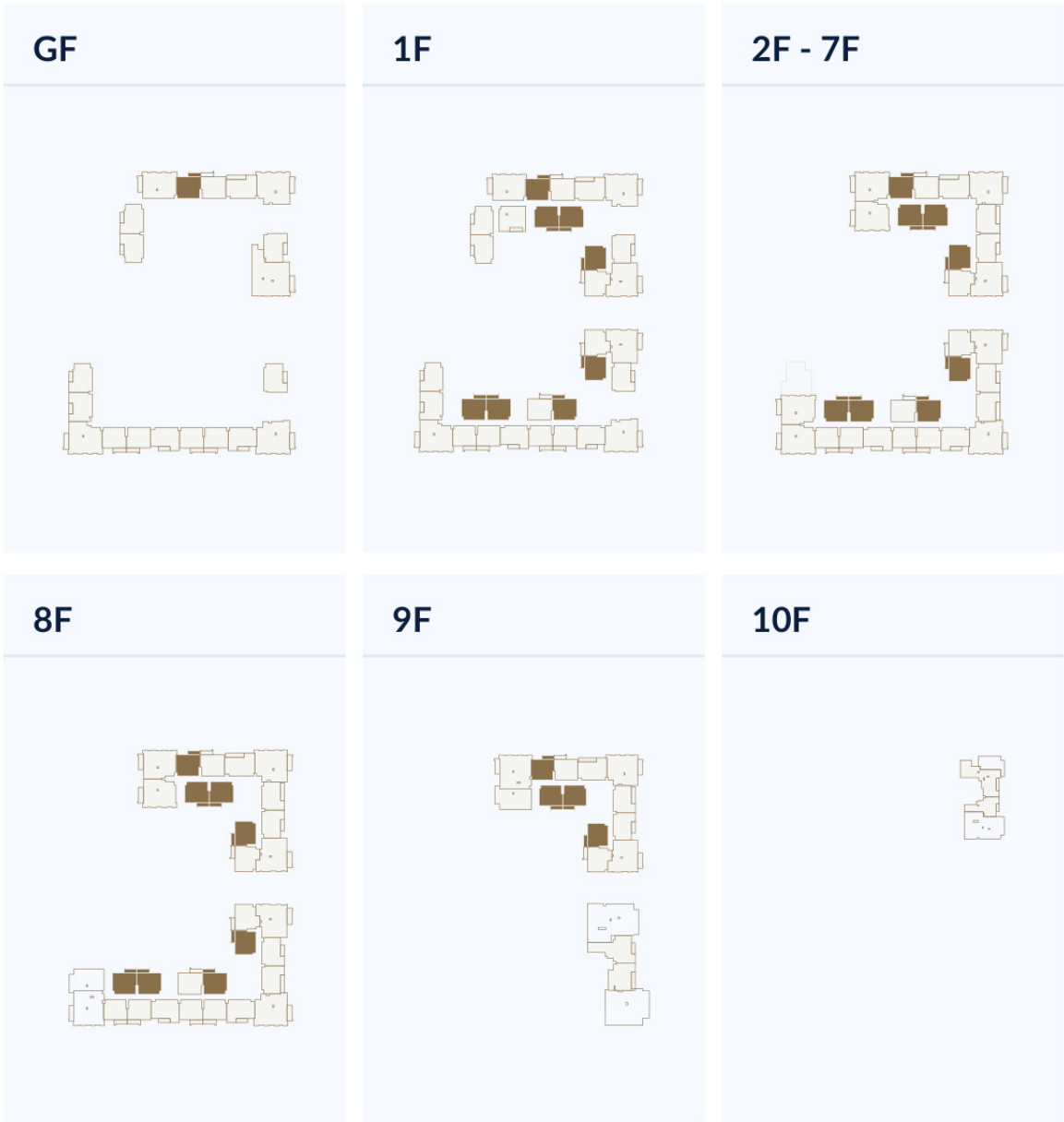
ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE A1 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM

70.94 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

92,000 - 115,000

28 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 25,760 - 32,200

EVERY 4 MONTHS / 8%

OMR 7,360 - 9,200



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

1-6, 8

Select units include external area: 26.5-43.0 sqm.

TYPE A2

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE A2 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM

71.60 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

93,000 - 115,000

7 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 26,040 - 32,200

EVERY 4 MONTHS / 8%

OMR 7,440 - 9,200



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

1-6, 8

Select unit has an external area: 42.5 sqm.

TYPE A3

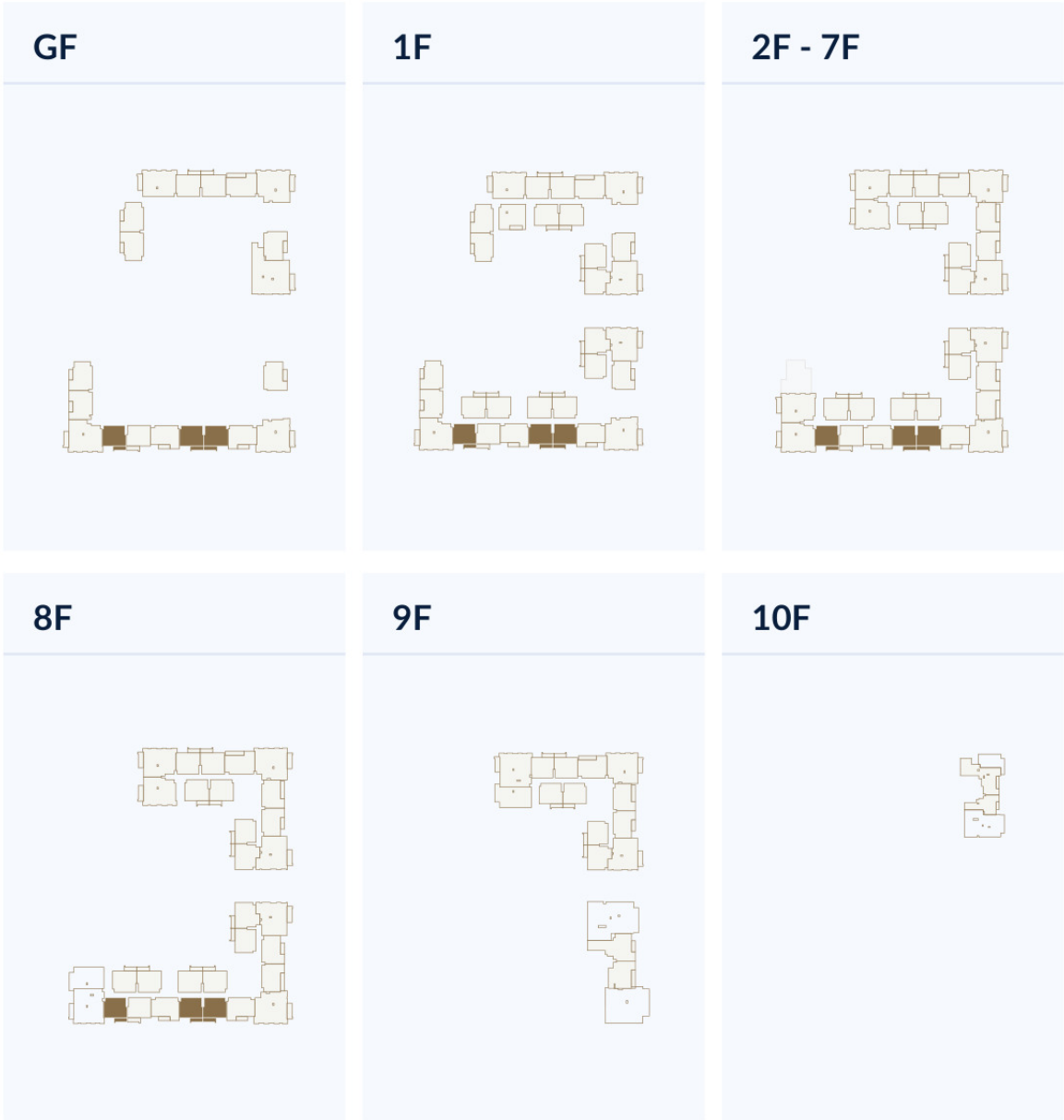
ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE A3 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM

66.22 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

81,000 - 114,000

24 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 22,680 - 31,920

EVERY 4 MONTHS / 8%

OMR 6,480 - 9,120



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

G-6, 8

Select units include external area: 62.8-65.0 sqm.

TYPE A4

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE A4 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM

66.82 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

81,000 - 115,000

8 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 22,680 - 32,200

EVERY 4 MONTHS / 8%

OMR 6,480 - 9,200



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

G-6, 8

Select unit has an external area: 66.1 sqm.

TYPE A5

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE A5 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM

79.34 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

100,000 - 118,000

7 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 28,000 - 33,040

EVERY 4 MONTHS / 8%

OMR 8,000 - 9,440



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

1-6, 8

Select unit has an external area: 35.9 sqm.

TYPE B1

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE B1 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM + STUDY

77.32 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

100,000 - 160,000

24 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 28,000 - 44,800

EVERY 4 MONTHS / 8%

OMR 8,000 - 12,800



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

G-6, 8

Select units include external area: 79.0-139.4 sqm.

TYPE B3

ARCHITECTURAL FLOOR PLAN



PLAN: ORIGINAL SKY PARK / TATHMEER

LOCATION IN THE BUILDING

WHERE TYPE B3 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM CHALET

95.16 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

260,000

1 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 72,800

EVERY 4 MONTHS / 8%

OMR 20,800



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

9

Select unit has an external area: 144.1 sqm.

TYPE B4

ARCHITECTURAL FLOOR PLAN



PLAN: ORIGINAL SKY PARK / TATHMEER

LOCATION IN THE BUILDING

WHERE TYPE B4 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

2 BEDROOM CHALET

119.89 sqm*

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

370,000

1 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 103,600

EVERY 4 MONTHS / 8%

OMR 29,600



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

9

* Spreadsheet 119.89 sqm; source illustration 120.81 sqm.

homelist.om / Subject to confirmation

TYPE B7

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE B7 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM + STUDY

77.10 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

103,000 - 145,000

2 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 28,840 - 40,600

EVERY 4 MONTHS / 8%

OMR 8,240 - 11,600



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

G-1

Select unit has an external area: 84.6 sqm.

TYPE B8

ARCHITECTURAL FLOOR PLAN



PLAN: ORIGINAL SKY PARK / TATHMEER

LOCATION IN THE BUILDING

WHERE TYPE B8 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM + STUDY

80.55 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

105,000 - 125,000

6 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 29,400 - 35,000

EVERY 4 MONTHS / 8%

OMR 8,400 - 10,000



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

2-6, 8

homelist.om / Subject to confirmation

TYPE B9

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE B9 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

1 BEDROOM + STUDY

81.64 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

107,000 - 146,000

2 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 29,960 - 40,880

EVERY 4 MONTHS / 8%

OMR 8,560 - 11,680



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

G-1

Select unit has an external area: 77.8 sqm.

TYPE C1

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE C1 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

2 BEDROOM + STUDY

124.48 - 147.00 sqm*

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

153,000 - 250,000

10 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 42,840 - 70,000

EVERY 4 MONTHS / 8%

OMR 12,240 - 20,000



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

2-6

* Chalet variant has a different listed area. Confirm individual layout.

TYPE C3

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE C3 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

2 BEDROOM + STUDY

136.92 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

164,000 - 224,000

8 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 45,920 - 62,720

EVERY 4 MONTHS / 8%

OMR 13,120 - 17,920



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

G-6, 8

Ground-floor configuration may vary from upper-floor plans.

TYPE C4

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE C4 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOME LIST

2 BEDROOM + STUDY

128.02 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

156,000 - 182,000

7 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 43,680 - 50,960

EVERY 4 MONTHS / 8%

OMR 12,480 - 14,560



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

1-6, 8

Select unit has an external area: 50.0 sqm.

TYPE C5

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE C5 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOMELIST

2 BEDROOM + STUDY

155.63 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

300,000

1 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 84,000

EVERY 4 MONTHS / 8%

OMR 24,000



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

8

Select unit has an external area: 101.1 sqm.

TYPE C6

ARCHITECTURAL FLOOR PLAN



LOCATION IN THE BUILDING

WHERE TYPE C6 IS POSITIONED

Developer-highlighted positions across the relevant floor plates.



ORIENTATION: BEACH ROAD / MARINA ROAD

 HIGHLIGHTED = TYPE POSITION

Original developer floor plates; positions do not confirm availability.

HOMELIST

3 BEDROOM

131.60 sqm

AREA / REFER TO DEVELOPER PLAN

PRICE RANGE / OMR

159,000

1 PRICED ENTRIES / SKY PARK 1

INITIAL PAYMENT / 28%

OMR 44,520

EVERY 4 MONTHS / 8%

OMR 12,720



9 PAYMENTS AT MONTHS 4, 8, ... 36

FLOORS REPRESENTED IN THE PRICE LIST

1

HOMELIST

Your place by the sea.

Explore Sky Park with Homelist.

**REQUEST UPDATED PRICING, AVAILABILITY
AND A PERSONAL PROJECT CONSULTATION.**

HOMELIST.OM

Independent marketing presentation. Images and plans are from the developer brochure. Prices from supplied Sky Park 1 list; subject to availability, confirmation, taxes and contractual documentation.

 **SKYPARK**
سكاي بارك