

Azura Beach Residences II

AL MOUJ MUSCAT · SULTANATE OF OMAN

BEACHFRONT & MARINA LIVING

1, 2 & 3-bedroom apartments · 4-bedroom beach chalets

Apartments from OMR 112,100*

*Excl. 5% VAT. Subject to availability and final confirmation.

THE PROJECT

A beachfront address at Al Mouj Muscat

Azura Beach Residences II sits in the Marsa District of Al Mouj Muscat, between the beach and Al Mouj Marina. Two apartment blocks and a row of private beach chalets share resort-style amenities, with direct access to the marina promenade.

LOCATION

Marsa District, Al Mouj Muscat

RESIDENCES

Apartment Blocks A & B · 22 Beach Chalets

APARTMENT FLOORS

Ground + 10 floors

UNIT MIX

1, 2 & 3-bed apartments · 4-bed chalets

VIEWS

Sea / beach and marina

OWNERSHIP

Freehold — residency for owners & first-degree relatives

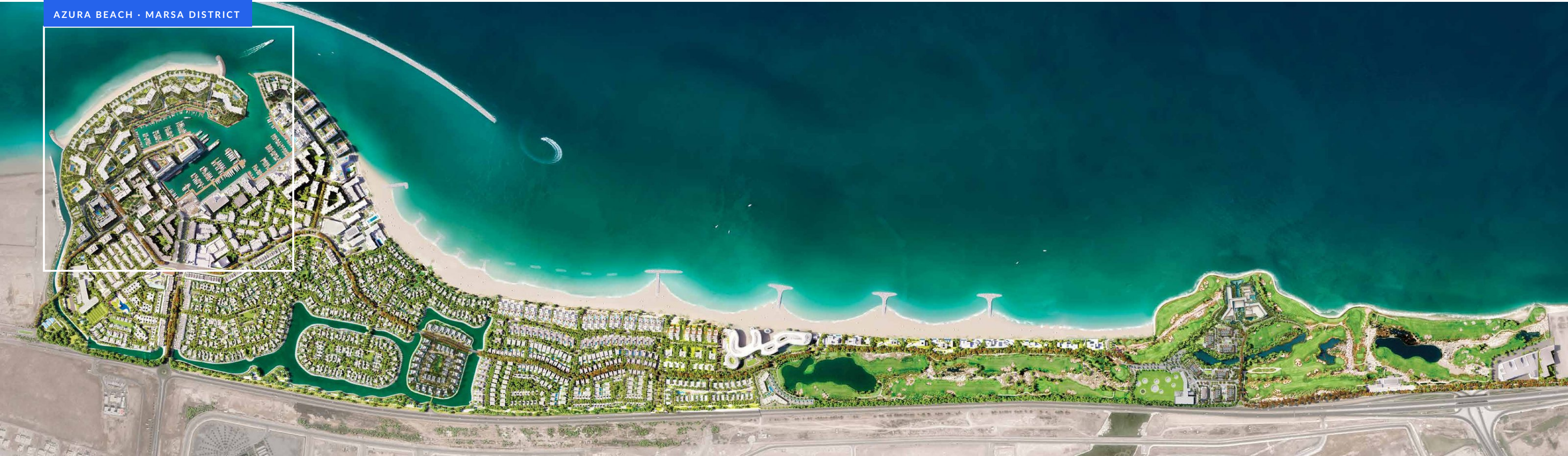


LOCATION

Al Mouj Muscat

A mixed-use oceanfront community combining residential, retail, leisure and hospitality — with the marina, beach and golf course on your doorstep.

AZURA BEACH · MARSA DISTRICT

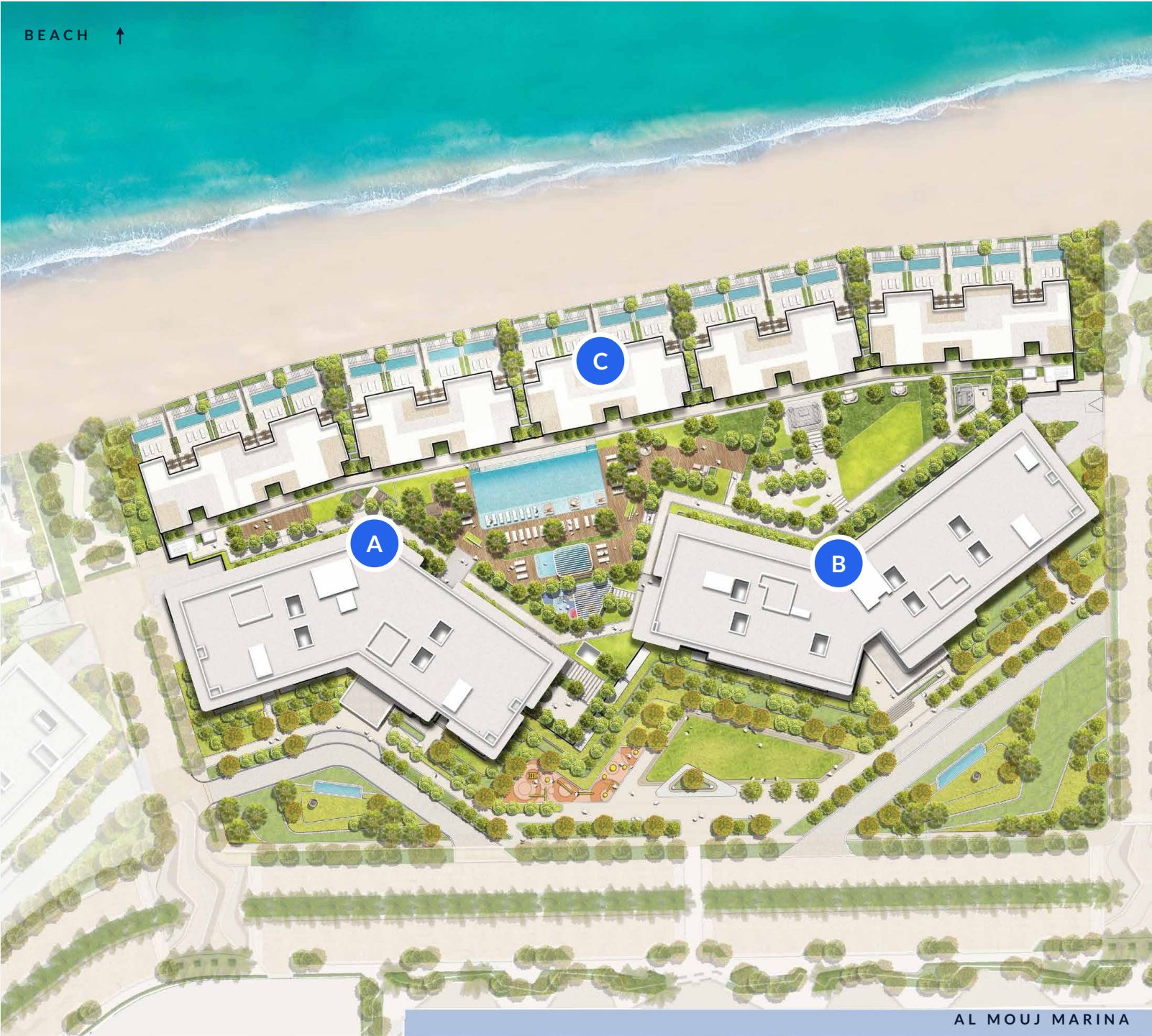


Al Mouj Muscat masterplan (aerial). Highlighted area as marked in the developer brochure.

APPROXIMATE DRIVE TIMES

10 min Muscat City Centre	10 min Muscat International Airport	15 min Oman Convention & Exhibition Centre	15 min Mall of Oman	15 min Sultan Qaboos Grand Mosque	15 min Key international schools	15 min Sultan Qaboos University	20 min Royal Opera House Muscat
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Aerial and drive times: Azura Beach Residences II official brochure.



SITE PLAN & AMENITIES

Between beach and marina

- A Apartments — Block A**
Ground + 10 floors · beach & marina views
- B Apartments — Block B**
Ground + 10 floors · beach & marina views
- C Azura II Beach Chalets**
22 three-level chalets on the beachfront



RESORT-STYLE AMENITIES

- Residents' infinity-edge pool
- Children's pool
- Outdoor play area
- Gym & sauna
- Children's indoor play area
- Multipurpose lounge
- Co-working lounge

INTERIORS

Light, space and the sea



RESIDENTS' SPACES

Curated amenities, every day



COMMUNITY

Central to a world-class lifestyle

400

berth Al Mouj Marina

18

hole championship golf course

6 km

water frontage & community beach

90+

retail & oceanfront dining

9

parks with 8 kids' play areas

30 km

pedestrian paths

1.5 km

cycling trail

7

hotels — 4 open, 1 in progress, 2 planned

Also within the community: an international school & nursery, a community hub & masjid, integrated wellness and sports facilities, and premium leisure & entertainment.



THE RESIDENCES

Eight layouts, one address

Prices from the current price list for Block A. Types without a listed price are shown as Price on Request. All prices in OMR, excl. 5% VAT, subject to availability and final confirmation.

TYPE	RESIDENCE	BEDROOMS	TOTAL AREA	LOCATION	PRICE (OMR)
A2	One-bedroom apartment with powder room	1	84 m²	Blocks A & B · Ground–10th floor	p. 09 112,100 – 169,800
B6	Two-bedroom apartment	2	143 m²	Blocks A & B · 3rd–10th floor	p. 11 224,100 – 246,200
C3	Three-bedroom apartment	3	167 m²	Block A · 3rd–10th floor	p. 12 283,900 – 293,900
A1	One-bedroom apartment	1	71 m²	Blocks A & B · Ground–10th floor	p. 15 Price on Request
A3	One-bedroom apartment with study	1 + study	107 m²	Blocks A & B · Ground–10th floor	p. 16 Price on Request
B5	Two-bedroom apartment	2	137 m²	Block B · 3rd–10th floor	p. 17 Price on Request
C1	Three-bedroom apartment	3	168 m²	Block B · 3rd–10th floor	p. 18 Price on Request
D	Four-bedroom beach chalet	4 + maid's room	309 m²	Beachfront · 3 levels (G, 1st, 2nd)	p. 19 Price on Request

Types with prices in the current price list (64 units, Block A)

APARTMENT · BLOCK A · SEA & MARINA VIEWS

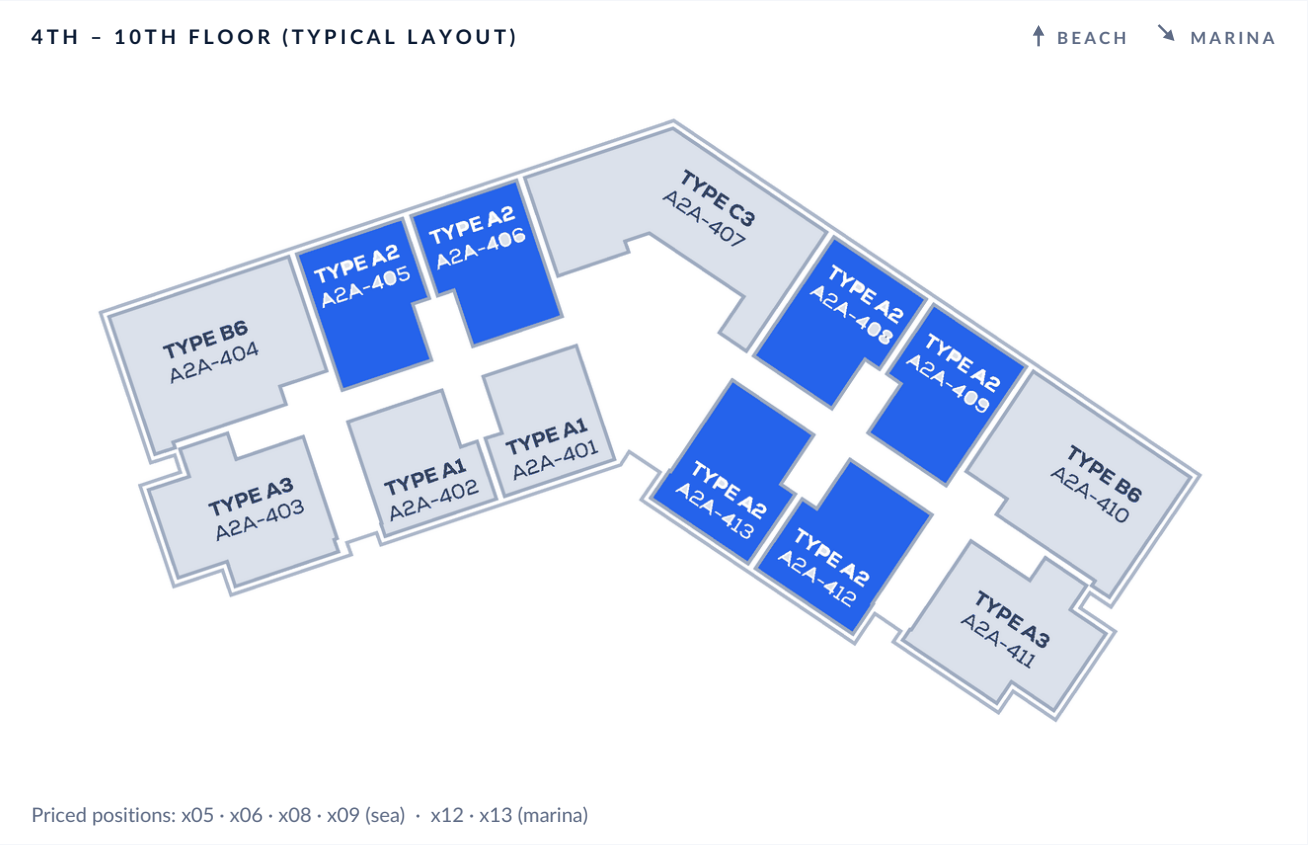
Type A2

One-bedroom apartment with powder room



FLOOR PLAN · ILLUSTRATIVE, NOT TO SCALE

LOCATION IN THE BUILDING



Priced positions: x05 · x06 · x08 · x09 (sea) · x12 · x13 (marina)

PRICED A2 UNITS BY FLOOR

Ground	A2A-014, 015, 016	Marina
1st	A2A-112, 114, 115, 116	Marina
2nd	A2A-212 – 216	Marina
3rd	305, 306 · 312, 313	Sea · Marina
4th – 10th	x05*, x06, x08, x09 · x12, x13	Sea · Marina

*x05 not listed on the 7th and 8th floors. Floor-by-floor maps overleaf.

Units in current price list Other units

SPECIFICATIONS

Bedrooms	1
Bathrooms	1 + powder room
Internal area	76 m ²
External area (balcony)	8 m ²
Total area	84 m ²
Floors	G – 10
View	Sea or marina

PRICE RANGE (OMR)

112,100 – 169,800

Marina view 112,100 – 152,000
28 units · floors G–10

Sea view 139,800 – 169,800
28 units · floors 3–10

Excl. 5% VAT · 56 units in current price list

PAYMENT PLAN (INCL. VAT)

Booking + SPA signing (≈23%)	27,032 – 40,934
6 instalments × ≈12.83%	15,112 – 22,892
Frequency	Every 6 months → handover

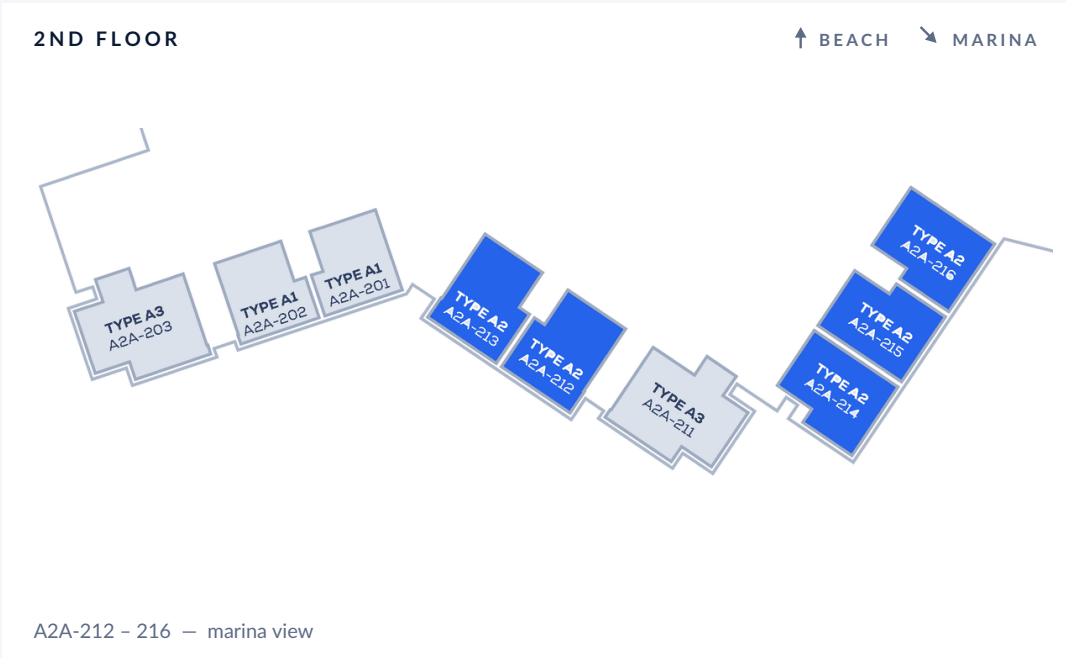
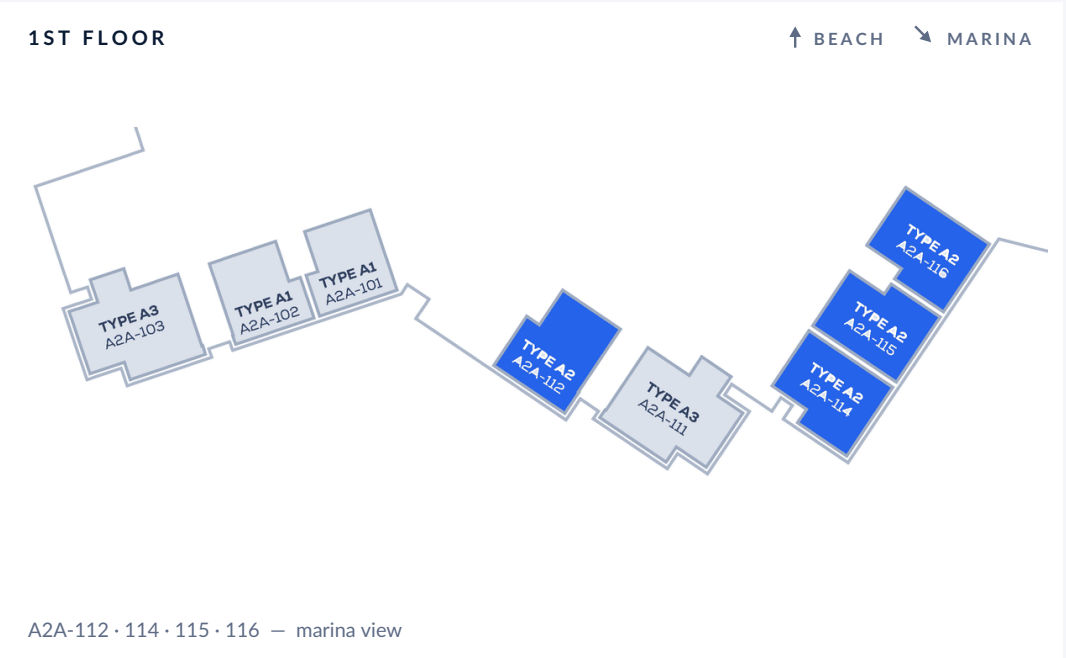
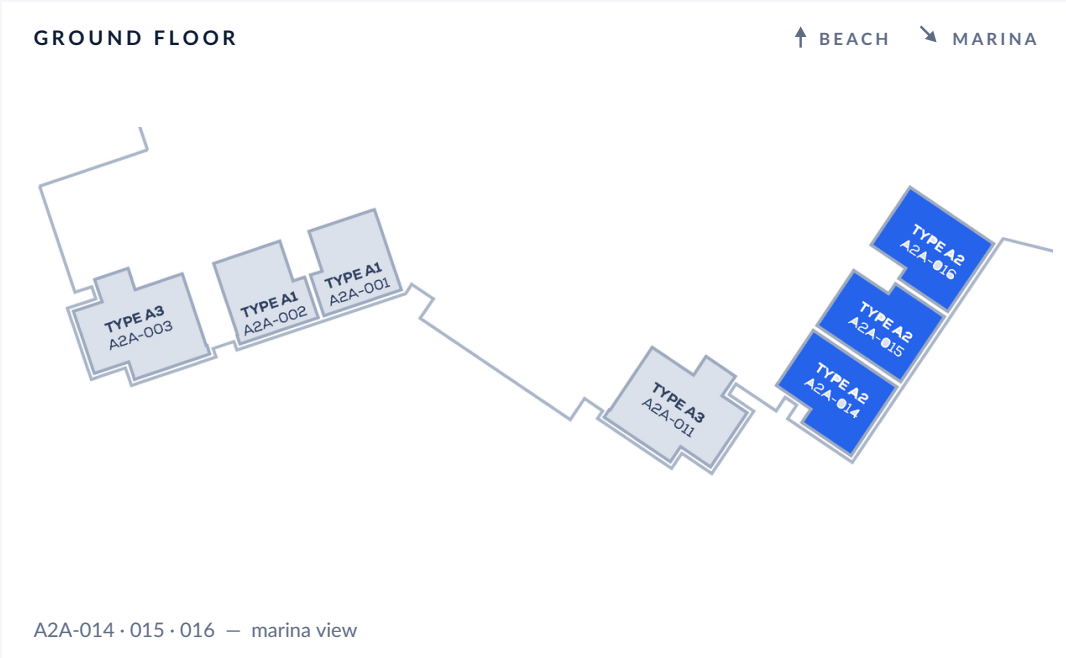
Ground-floor units A2A-014 / 015 / 016 are listed at 92–95 m² in the price list (brochure plan: 84 m²) — area to be confirmed.

APARTMENT · BLOCK A · LOCATION BY FLOOR & PAYMENT PLAN

Type A2

One-bedroom apartment with powder room

Units in current price list Other units



PAYMENT PLAN

23% / 77%

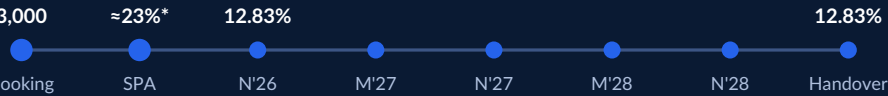
OMR 3,000 booking, balance of ≈23% on signing the SPA, then six equal instalments of ≈12.83% every six months, the last on handover. Amounts include 5% VAT.

MARINA VIEW

Price (excl. VAT)	112,100 – 152,000
Total incl. 5% VAT	117,705 – 159,600
Booking + SPA	27,032 – 36,608
Each of 6 instalments	15,112 – 20,498

SEA VIEW

Price (excl. VAT)	139,800 – 169,800
Total incl. 5% VAT	146,790 – 178,290
Booking + SPA	33,672 – 40,934
Each of 6 instalments	18,852 – 22,892



*Including the booking amount. 10th-floor units: the price list shows instalments dated May '27, Nov '27, May '28, Nov '28, Nov '29 and Handover — to be confirmed with the developer.

APARTMENT · BLOCK A · SEA VIEW

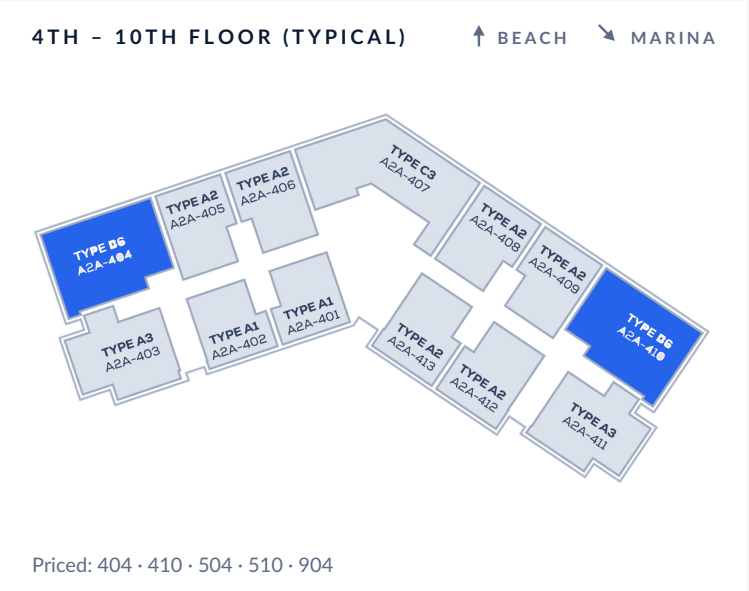
Type B6

Two-bedroom apartment



Renders, plans and layouts: Azura Beach Residences II official brochure. Illustrative only, not to scale.

LOCATION IN THE BUILDING



SPECIFICATIONS

Bedrooms	2
Bathrooms	2 + powder room
Internal area	125 m²
External area (balcony)	18 m²
Total area	143 m²
Floors	4, 5, 9 (priced)
View	Sea



PRICE RANGE (OMR)

224,100 – 246,200

Excl. 5% VAT · 5 units in current price list

PAYMENT PLAN (INCL. VAT)

Booking + SPA signing (≈23%)	53,958 – 59,208
6 instalments × ≈12.83%	30,224 – 33,216
Frequency	Every 6 months → handover

3,000 ≈23%

● Booking ● SPA ● N'26 ● M'27 ● N'27 ● M'28 ● N'28 ● HO

APARTMENT · BLOCK A · SEA VIEW

Type C3

Three-bedroom apartment



Renders, plans and layouts: Azura Beach Residences II official brochure. Illustrative only, not to scale.

LOCATION IN THE BUILDING



Units in current price list Other units

SPECIFICATIONS

Bedrooms	3
Bathrooms	2 + powder room
Internal area	150 m ²
External area (balcony)	17 m ²
Total area	167 m ²
Floors	3, 4, 5 (priced)
View	Sea



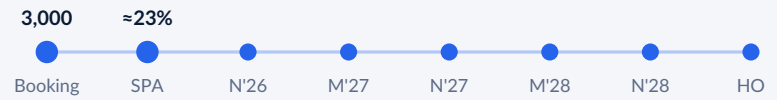
PRICE RANGE (OMR)

283,900 – 293,900

Excl. 5% VAT · 3 units in current price list

PAYMENT PLAN (INCL. VAT)

Booking + SPA signing (≈23%)	68,270 – 70,690
6 instalments × ≈12.83%	38,304 – 39,650
Frequency	Every 6 months → handover



PAYMENT PLAN

23% on booking & SPA · 77% in 6 instalments

Reserve with OMR 3,000, pay the balance of ≈23% on signing the Sales & Purchase Agreement, then six equal instalments of ≈12.83% every six months — the last one on handover. All amounts below include 5% VAT.



TYPE	PRICE, EXCL. VAT	TOTAL INCL. 5% VAT	BOOKING + SPA	EACH INSTALMENT (×6)
A2 · 1 bed · marina view	112,100 – 152,000	117,705 – 159,600	27,032 – 36,608	15,112 – 20,498
A2 · 1 bed · sea view	139,800 – 169,800	146,790 – 178,290	33,672 – 40,934	18,852 – 22,892
B6 · 2 bed · sea view	224,100 – 246,200	235,305 – 258,510	53,958 – 59,208	30,224 – 33,216
C3 · 3 bed · sea view	283,900 – 293,900	298,095 – 308,595	68,270 – 70,690	38,304 – 39,650

*SPA payment shown as the cumulative ≈23% including the OMR 3,000 booking. Figures are taken unit-by-unit from the current price list and rounded by the developer (totals reconcile to price + 5% VAT within a few rials). 10th-floor units list instalment dates May '27, Nov '27, May '28, Nov '28, Nov '29 and Handover — to be confirmed. Payment plan, prices and availability are subject to final confirmation.

MORE RESIDENCES

Also at Azura II

Types A1, A3, B5, C1 and the Beach Chalets (Type D) are not included in the current price list. Their layouts and locations follow — ask Homelist for live availability and pricing.

APARTMENT · BLOCKS A & B

Type A1

One-bedroom apartment



Renders, plans and layouts: Azura Beach Residences II official brochure. Illustrative only, not to scale.

LOCATION IN THE BUILDING



SPECIFICATIONS

Bedrooms	1
Bathrooms	1
Internal area	63 m ²
External area (balcony)	8 m ²
Total area	71 m ²
Floors	G – 10
View	Varies by position

PRICE RANGE (OMR)

Price on Request

Not included in the current price list

Not in the current Block A price list. Contact Homelist for availability and pricing in Blocks A and B.

APARTMENT · BLOCKS A & B

Type A3

One-bedroom apartment with study



Renders, plans and layouts: Azura Beach Residences II official brochure. Illustrative only, not to scale.

LOCATION IN THE BUILDING



SPECIFICATIONS

Bedrooms	1 + study
Bathrooms	2
Internal area	93 m²
External area (balcony)	14 m²
Total area	107 m²
Floors	G - 10
View	Varies by position

PRICE RANGE (OMR)

Price on Request

Not included in the current price list

Not in the current Block A price list. Contact Homelist for availability and pricing in Blocks A and B.

APARTMENT · BLOCK B

Type B5

Two-bedroom apartment

LOCATION IN THE BUILDING



SPECIFICATIONS

Bedrooms	2
Bathrooms	2 + powder room
Internal area	125 m ²
External area (balcony)	12 m ²
Total area	137 m ²
Floors	3 - 10
View	Varies by position

PRICE RANGE (OMR)

Price on Request

Not included in the current price list

Block B only and not covered by the current price list. Contact Homelist for availability and pricing.



FLOOR PLAN · ILLUSTRATIVE, NOT TO SCALE

APARTMENT · BLOCK B

Type C1

Three-bedroom apartment



LOCATION IN THE BUILDING



SPECIFICATIONS

Bedrooms	3
Bathrooms	2 + powder room
Internal area	145 m ²
External area (balcony)	23 m ²
Total area	168 m ²
Floors	3 - 10
View	Varies by position

PRICE RANGE (OMR)

Price on Request

Not included in the current price list

Block B only and not covered by the current price list. Contact Homelist for availability and pricing.

AZURA II BEACH CHALETs

Type D Four-bedroom beach chalet



HOMELIST

Find your home in Oman.

www.homelist.om

Contact Homelist for availability, unit selection and viewings.

Disclaimer. Prices are in Omani Rial (OMR), exclusive of 5% VAT unless stated, and are taken from the current developer price list for Block A; prices, payment plans and availability are subject to change and final confirmation at reservation. Floor plans, renders, areas and landscaping are taken from the official Azura Beach Residences II brochure, are for illustration only, are not to scale, and may differ from the finished product. Beach development is subject to final design and authority approvals. This brochure does not constitute an offer or contract.