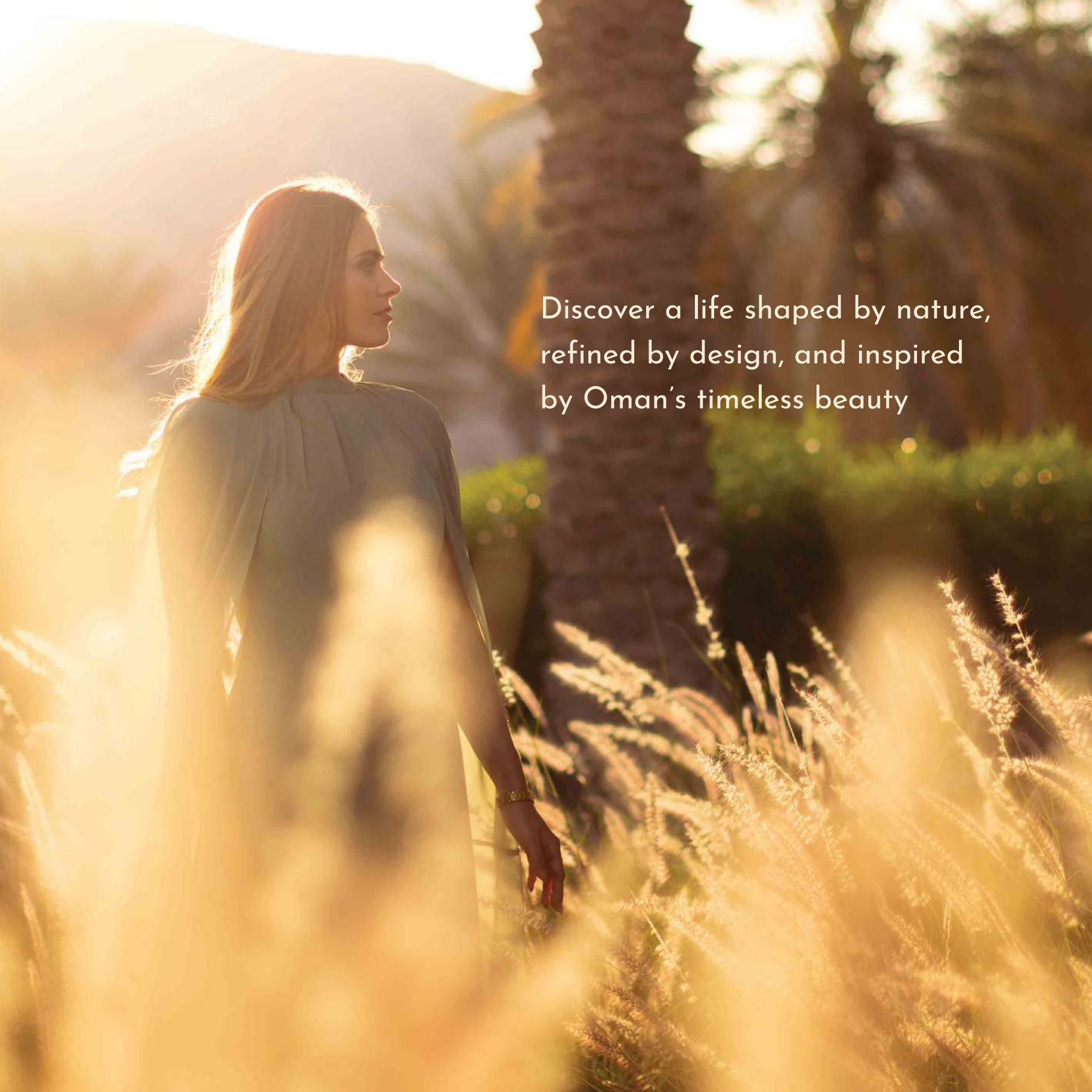


RESIDENCES

LIFE IN PERFECT RHYTHM

خليج مسقط  
MUSCAT BAY



Discover a life shaped by nature,  
refined by design, and inspired  
by Oman’s timeless beauty

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## DISCOVER OMAN

Where mountains meet the sea, Oman is a land of timeless beauty, a harmony of heritage, culture, and modern living. Often called the hidden jewel of the Arabian Peninsula, the Sultanate captivates with its rugged coastlines, majestic peaks, and tranquil desert landscapes.

As one of the most stable and prosperous economies in the Middle East, Oman continues to grow through innovation and sustainability. Guided by Vision 2040, the nation embraces economic diversification and wellness-driven living, positioning real estate, tourism, and lifestyle developments at the heart of its future.



## FULLY INTEGRATED 5-STAR LUXURY RESORT WITH ITC STATUS

Set between the Al Hajar Mountains and Oman Sea, Muscat Bay embodies the essence of coastal tranquility and refined living. Just a short drive from downtown Muscat, it offers the best of both worlds, a peaceful retreat surrounded by nature, yet perfectly connected to the city.

Designed as an integrated resort village, Muscat Bay is a place where serenity meets sophistication. Residents enjoy a five-star lifestyle shaped by exceptional design, lush landscapes, and a deep respect for Oman's natural environment. Every detail reflects years of planning and an enduring commitment to balance, beauty, and belonging.



# MUSCAT BAY

## KEY FACTS - PHASE 1



### LOCATION

20 minutes from  
downtown Muscat



### HOSPITALITY

Jumeirah Muscat Bay  
5 Star beach resort hotel



### RETAIL

9 Retail outlets, restaurants,  
gym, medical, office



### STAFF

350 staff capacity  
buildings onsite



### RESIDENTIAL

260 Residences  
1 BR, 2 BR, 3 BR Apartments,  
3,4 & 5 BR Villas

## PARTNERS IN SUCCESS







QURUM BEACH

AL JALALI FORT

AL MIRANI FORT

THE NATIONAL  
MUSEUM OF OMAN

AL ALAM PALACE

MUTTRAH  
CORNICHE

ROYAL OPERA  
HOUSE MUSCAT

AL QURUM

MUTTRAH

RIYAM PARK

RUWI

DARSAT

CITY CENTRE  
AL QURUM

AL QURUM 29

WADI AL KABIR

AL BUSTAN PALACE  
A RITZ-CARLTON HOTEL

QANTAB ROAD

BAWSHAR

SHANGRI-LA  
BARR ALJISSAH

خليج مسقط  
MUSCAT BAY

JUMEIRAH  
MUSCAT BAY

LUANA  
RESIDENCES

AIRPORT

SULTAN QABOOS STREET





Na'eem

Zaha

Boutique  
Hotel

Village Square

Nameer

Resort Hotel

Luma

Zen Residences

Wajd

Main Entrance





Nestled between the Al Hajar Mountains and the serene Sea of Oman, Luma Residences introduces a new era of coastal living within Muscat Bay.

Blending authenticity, natural beauty, and contemporary comfort, Luma offers residents and investors the opportunity to own a home in one of the Sultanate's most distinguished communities.

The development features over 240 freehold residences, thoughtfully designed for a lifestyle of elegance, privacy, and connection.

## RESIDENCES COLLECTION

Each home within Luma Residences reflects contemporary elegance and harmony with the natural surroundings.

VILLAS

TOWNHOUSES

BUILDING APARTMENTS



# MASTER PLAN

- SEMI ATTACHED VILLAS  
SV 001 to 021
- SEMI DETACHED VILLAS  
SV 022 to 032
- TOWNHOUSE  
TH 001 to 030
- TOWNHOUSE  
TH 031 to 052
- APARTMENT BUILDING  
001 to 006
- APARTMENT BUILDING  
007 to 014
- APARTMENT BUILDING  
015 to 023







# VILLAS

Exclusive 3-bedroom villas with private gardens, pools, and expansive indoor-outdoor living spaces that embrace the essence of coastal tranquility.



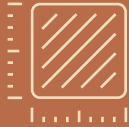









SEMI DETACHED  
VILLAS  
( SV 022 - SV 032 )


AREA  
STATEMENT (SQ.M)

- 

PLOT AREA  
**273.93 - 344.96**
- 

BUA  
**264.72**
- 

TERRACE  
**34.99**
- 

SELLABLE AREA  
**299.71**
- 

VIEW  
**WADI**

3 BEDROOM

VILLA DETAILS

- 

**3**  
BEDROOMS
- 

**3**  
BATHROOMS
- 

**1**  
GUEST TOILET
- 

**1**  
MAIDS ROOM + BATH
- 

**1**  
GUEST RECEPTION
- 

**2**  
PARKING





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



SEMI DETACHED VILLAS  
SV 022 to 032





# TOWNHOUSES

Spacious 3-bedroom homes featuring private gardens. Ideal for families seeking comfort and privacy within a close-knit community.







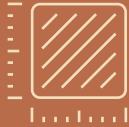







SEMI DETACHED  
TOWNHOUSES  
( TH 031 - TH 052 )


AREA  
STATEMENT (SQ.M)

- 

PLOT AREA

**194.42 - 271.03**
- 


BUA

**206.50**
- 

TERRACE

**35.67**
- 

SELLABLE AREA

**242.17**
- 

VIEW

**WADI**

3 BEDROOM

VILLA DETAILS

- 

**3**

BEDROOMS
- 

**3**

BATHROOMS
- 

**1**

GUEST TOILET
- 

**1**

MAIDS ROOM + BATH
- 

**2**

PARKING





GROUND FLOOR / FIRST FLOOR



SECOND FLOOR



PENTHOUSE

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The image is a promotional rendering for an apartment complex. It features a multi-story building with a mix of light-colored stucco and dark wood paneling. Large windows with black frames are prominent. In the foreground, there is a well-maintained courtyard with green grass, a paved walkway, and some landscaping including trees and shrubs. A few people are walking on the path, adding a sense of life and scale. In the background, a large, reddish-brown hill rises under a clear blue sky with a few wispy clouds. A semi-transparent dark rectangle is overlaid in the center, containing the title and descriptive text.

# APARTMENTS

A selection of 1-bedroom and 2-bedroom residences with open-plan layouts, private terraces, and panoramic views of the mountains and sea.





B  
16

B  
17













APARTMENT  
BUILDING  
( B 007 - 014 )


AREA  
STATEMENT (SQ.M)

- 

BUA  
75.70
- 

TERRACE  
29.90
- 

SELLABLE AREA  
105.60
- 

VIEW  
WADI
- 

GARDEN AREA  
N/A

1 BEDROOM

VILLA DETAILS

- 

1  
BEDROOM
- 

1  
BATHROOM
- 

1  
GUEST TOILET
- 

1  
STUDY / STORE
- 

1  
PARKING





SECOND FLOOR

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APARTMENT BUILDING  
B 007 to 014 (1 BR)







SECOND FLOOR

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APARTMENT  
BUILDING  
( B 007 - 014 )

AREA  
STATEMENT (SQ.M)

 BUA  
**109.00**

 TERRACE  
**3.55**

 SELLABLE AREA  
**112.55**

 VIEW  
**WADI**

 GARDEN AREA  
**18.50**

2 BEDROOM  
(PRIVATE GARDEN)

VILLA DETAILS

 **2**  
BEDROOMS

 **2**  
BATHROOMS

 **1**  
GUEST TOILET

 **1**  
STUDY / STORE

 **1**  
PARKING





GROUND FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



APARTMENT BUILDING  
B 007 to 014 (2 BR)







GROUND FLOOR

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APARTMENT  
BUILDING  
( B 007 - 014 )

AREA  
STATEMENT (SQ.M)

	BUA <b>103.60</b>
	TERRACE <b>8.95</b>
	SELLABLE AREA <b>112.55</b>
	VIEW <b>WADI</b>
	GARDEN AREA <b>N/A</b>

2 BEDROOM  
(PRIVATE ENTRANCE)

VILLA DETAILS

	<b>2</b> BEDROOMS
	<b>2</b> BATHROOMS
	<b>1</b> GUEST TOILET
	<b>1</b> STUDY / STORE
	<b>1</b> PARKING





FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



APARTMENT BUILDING  
B 007 to 014 (2 BR)







FIRST FLOOR

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APARTMENT BUILDING  
 B 007 to 014 (2 BR)







# APARTMENT BUILDING

B 015 to 023









APARTMENT  
BUILDING  
( B 015 - 023 )

AREA  
STATEMENT (SQ.M)

	BUA <b>75.70</b>
	TERRACE <b>29.90</b>
	SELLABLE AREA <b>105.60</b>
	VIEW <b>WADI / MOUNTAIN</b>
	GARDEN AREA <b>N/A</b>

1 BEDROOM

VILLA DETAILS

	<b>1</b> BEDROOM
	<b>1</b> BEDROOM
	<b>1</b> GUEST TOILET
	<b>1</b> STUDY / STORE
	<b>1</b> PARKING





THIRD FLOOR

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APARTMENT BUILDING  
B 015 to 023 (1 BR)







THIRD FLOOR

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## APARTMENT BUILDING ( B 015 - 023 )

### AREA STATEMENT (SQ.M)



BUA  
**109.00**



TERRACE  
**3.55**



SELLABLE AREA  
**112.55**



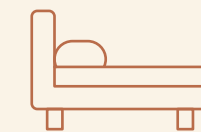
VIEW  
**MOUNTAIN**



GARDEN AREA  
**37.00**

## 2 BEDROOM (PRIVATE GARDEN)

### VILLA DETAILS



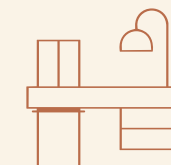
**2**  
BEDROOMS



**2**  
BATHROOMS



**1**  
GUEST TOILET



**1**  
STUDY / STORE



**1**  
PARKING





GROUND FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.







GROUND FLOOR

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APARTMENT BUILDING  
B 015 to 023 (2 BR)







APARTMENT  
BUILDING  
( B 015 - 023 )

AREA  
STATEMENT (SQ.M)

	BUA <b>103.60</b>
	TERRACE <b>8.95</b>
	SELLABLE AREA <b>112.55</b>
	VIEW <b>MOUNTAIN</b>
	GARDEN AREA <b>N/A</b>

2 BEDROOM  
(PRIVATE ENTRANCE)

VILLA DETAILS

	<b>2</b> BEDROOMS
	<b>2</b> BATHROOMS
	<b>1</b> GUEST TOILET
	<b>1</b> STUDY / STORE
	<b>1</b> PARKING





FIRST FLOOR

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APARTMENT BUILDING  
B 015 to 023 (2 BR)







FIRST FLOOR

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APARTMENT BUILDING  
B 015 to 023 (2 BR)







APARTMENT  
BUILDING  
( B 015 - 023 )

AREA  
STATEMENT (SQ.M)



BUA  
**103.60**



TERRACE  
**8.95**



SELLABLE AREA  
**112.55**



VIEW  
**WADI /  
MOUNTAIN**



GARDEN AREA  
**N/A**

2 BEDROOM

VILLA DETAILS



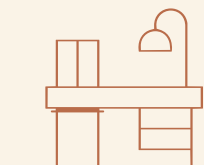
**2**  
BEDROOMS



**2**  
BATHROOMS



**1**  
GUEST TOILET



**1**  
STUDY / STORE



**1**  
PARKING





SECOND FLOOR

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APARTMENT BUILDING  
B 015 to 023 (2 BR)







SECOND FLOOR

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LIFE  PERFECT RHYTHM

T: +968 2485 7070

M: +968 9858 9993

[info@muscatbay.com](mailto:info@muscatbay.com)

    @muscatbay

[muscatbay.com](http://muscatbay.com)

