# ALMAR

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ALMAR RESIDENCES BY AURELIAN

# AURELIAN DEVELOPMENT



# DRIVEN BY EXCELLENCE

Aurelian is a development company focused on Oman's highest-growth regions. We take complex, ambitious ideas and bring them to life — managing the entire journey across premium residential, hospitality and commercial spaces.

AURELIAN
DEVELOPMENT

$ 2.7 BILLION

of invested equity and debt capital in development projects

OVER 25

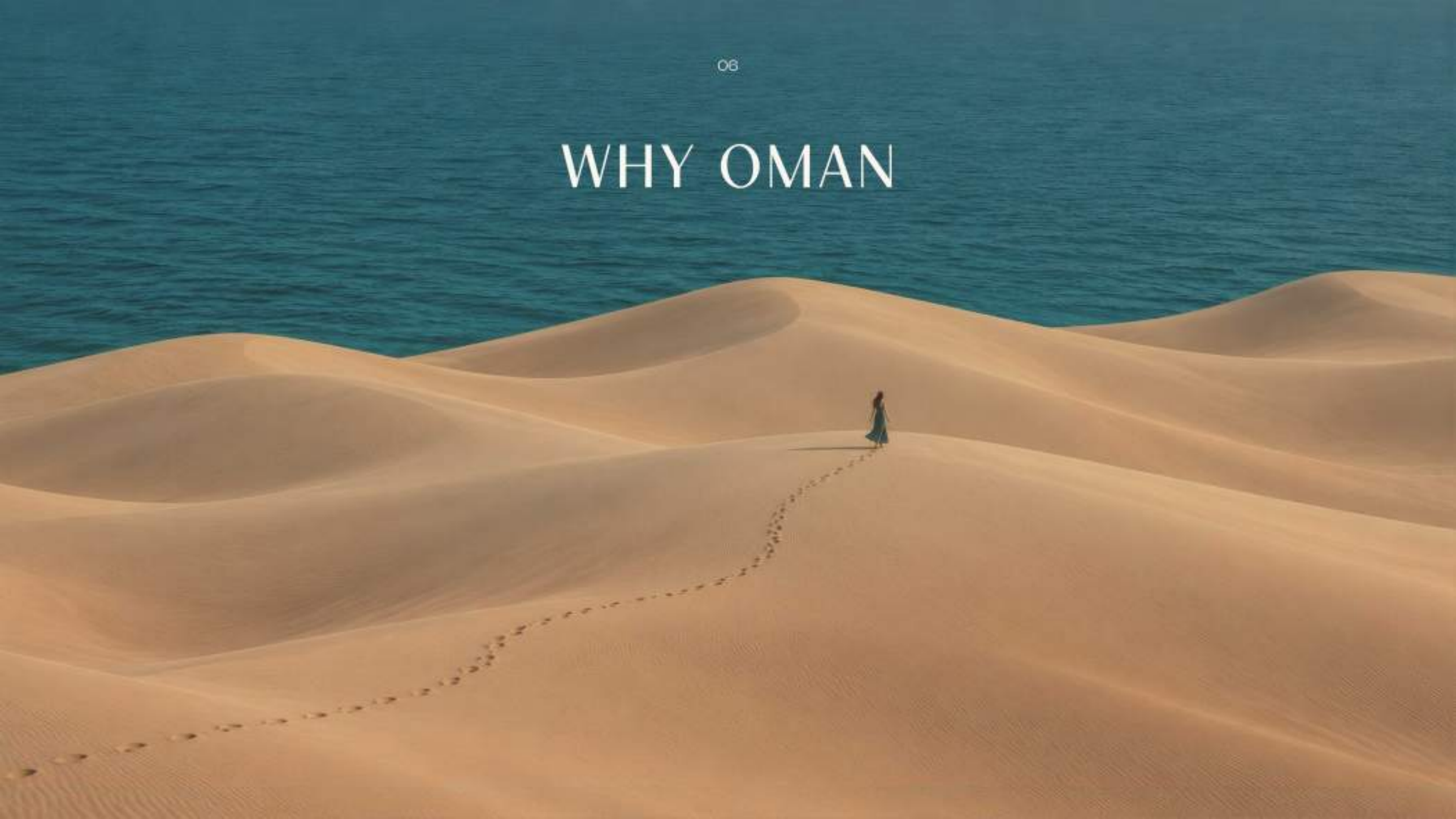
of developed & acquired projects with total GBA of 2.2M m2

750

professionals in aggregate, employed in all stages of development cycle

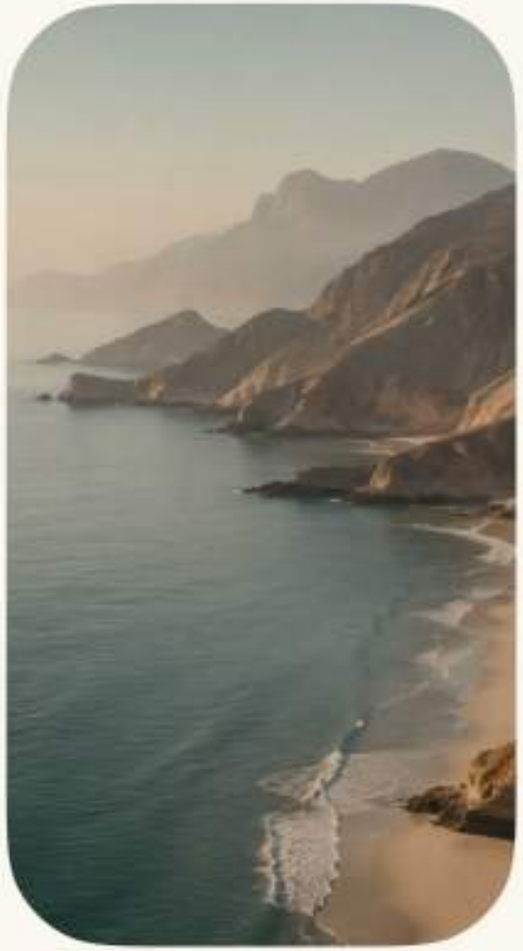
AURELIAN
DEVELOPMENT

# WHY OMAN



# THE SWITZERLAND OF THE MIDDLE EAST

Renowned for its absolute political neutrality and pristine natural beauty, Oman offers a sanctuary in the heart of the region. It is a place where heritage meets stability, securing both your lifestyle and your capital for generations to come.



### 3,000 KM OF OCEANFRONT

Endless coastline featuring serene fjord-like khors in Musandam, and active marina hubs.



### WORLD-CLASS DIVING & YACHTING

Crystal waters, rich coral reefs, and swimming with whale sharks and sea turtles.



### MOUNTAIN RETREATS

Luxury resorts and sweeping canyons in the Hajar Mountains.



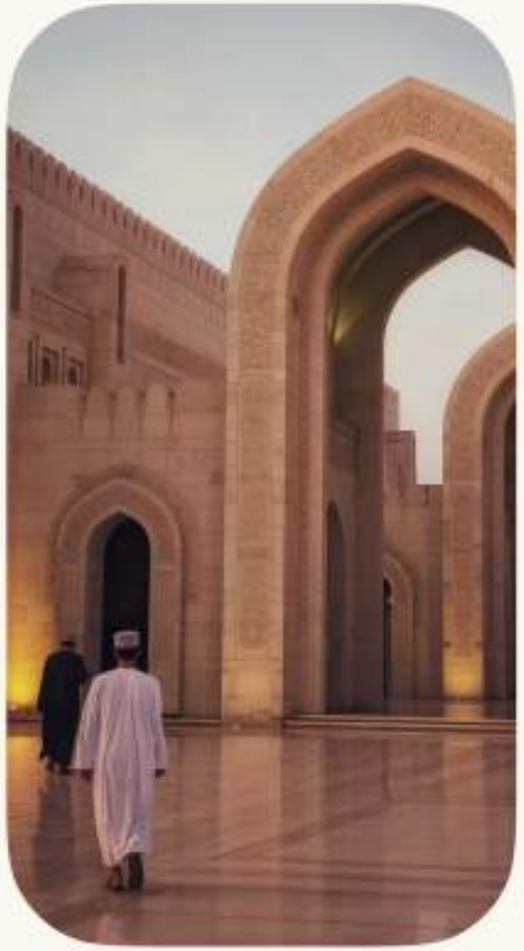
### NATURAL WONDERS

Emerald freshwater pools in Wadi Shab contrasting with the iconic dunes of Wahiba Sands.



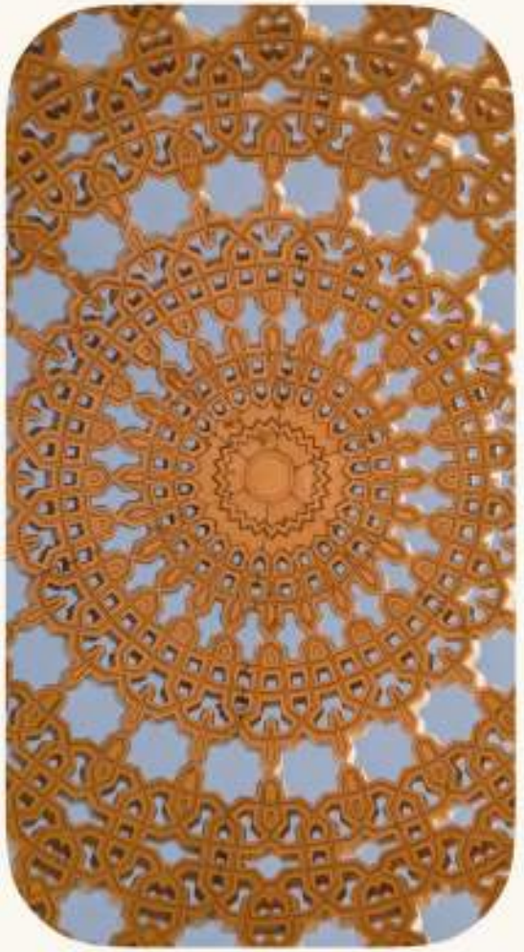
## 5 UNESCO WORLD HERITAGE SITES

Ancient fortresses, historic irrigation systems and the legendary Land of Frankincense.



## ARCHITECTURAL MASTERPIECES

Iconic cultural landmarks led by the Sultan Qaboos Grand Mosque and the Royal Opera House Muscat.



## AUTHENTIC HERITAGE

National strategy prioritizing low-density luxury, cultural preservation, and genuine Omani hospitality.



## YEAR-ROUND DESTINATION

Cool winter beaches in Muscat coupled with the lush, subtropical summer monsoon season in Salalah.

$109.7 BILLION
GDP

GDP per capita
$20.5K

DEBT DOWN TO
~35% OF GDP

National debt halved
from nearly 68%
in 2020

CONTROLLED 2.8%
INFLATION

Low and predictable
inflation rate

PROJECTED GDP
ACCELERATION

To 3.4% (2027)*

CURRENCY
STABILITY

Fixed rate (1 OMR = $2.60)

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All three major global rating agencies restored Oman to full Investment Grade status with Stable Outlooks:

| BBB- | Baa3 | BBB- |
|---|---|---|
| FITCH | MOODY'S | S&P |

* https://www.imf.org/-/media/files/publications/weo/2026/april/english/text.pdf



$81 BILLION+

Foreign direct investment

0%

Personal income tax

INVESTOR RESIDENCY

2- / 10-year
Golden Visas / Family Visas

100% CAPITAL & PROFIT REPATRIATION

Zero taxes, 100% ownership, unrestricted funds

#3 IN THE WORLD

For Quality of Life according to Numbeo 2026*

TOP 4 FOREIGN CAPITAL SOURCES:

| 51.3% | 19.5% | 6.2% | 5.2% |
|---|---|---|---|
| (13.7 Billion OMR) | (5.2 Billion OMR) | (1.67 Billion OMR) | (1.37 Billion OMR) |
| UK | USA | UAE + Kuwait | China + Switzerland |

* https://www.muscatdaily.com/2026/06/09/oman-ranks-third-globally-in-numbeo-quality-of-life-index/






Direct flights from Muscat International Airport (MCT) to major business and travel hubs across Europe, Asia and the GCC.

# MUSCAT



# THE REFINED COASTAL CAPITAL

Muscat preserves its authentic charm through low-rise architecture and open waterfronts. It is a highly secure haven where world-class healthcare, leading international education and natural ocean beauty exist side by side.



| +44% | +18.4% | +16% | 10% |
| --- | --- | --- | --- |
| Coastal land price surge (YoY) | Buyer activity is at an all-time high across Muscat (YoY) | National price growth across all key residential areas | Potential ROI in Al Mouj |

## A HIGH-GROWTH PHASE

Driven by Oman Vision 2040, the Omani residential real estate market is projected to grow at a 6.74% CAGR, expanding to $7.34 Billion by 2031* .

* https://www.mordorintelligence.com/industry-reports/residential-real-estate-market-in-oman



## GLOBAL LUXURY PRESENCE

Muscat is home to flagship coastal sanctuaries including Mandarin Oriental, The St. Regis, The Chedi, Ritz-Carlton, Kempinski, Voco, and Jumeirah.



## CURATED GASTRONOMY & HIGH-END RETAIL

Oceanfront fine dining with world-renowned names including Zale, Coya, Soi-Soi, Hakkasan, Novikov Café, Roberto's and Siddharta Lounge by Buddha-Bar.



## BESPOKE RETAIL & YACHTING OUTLETS

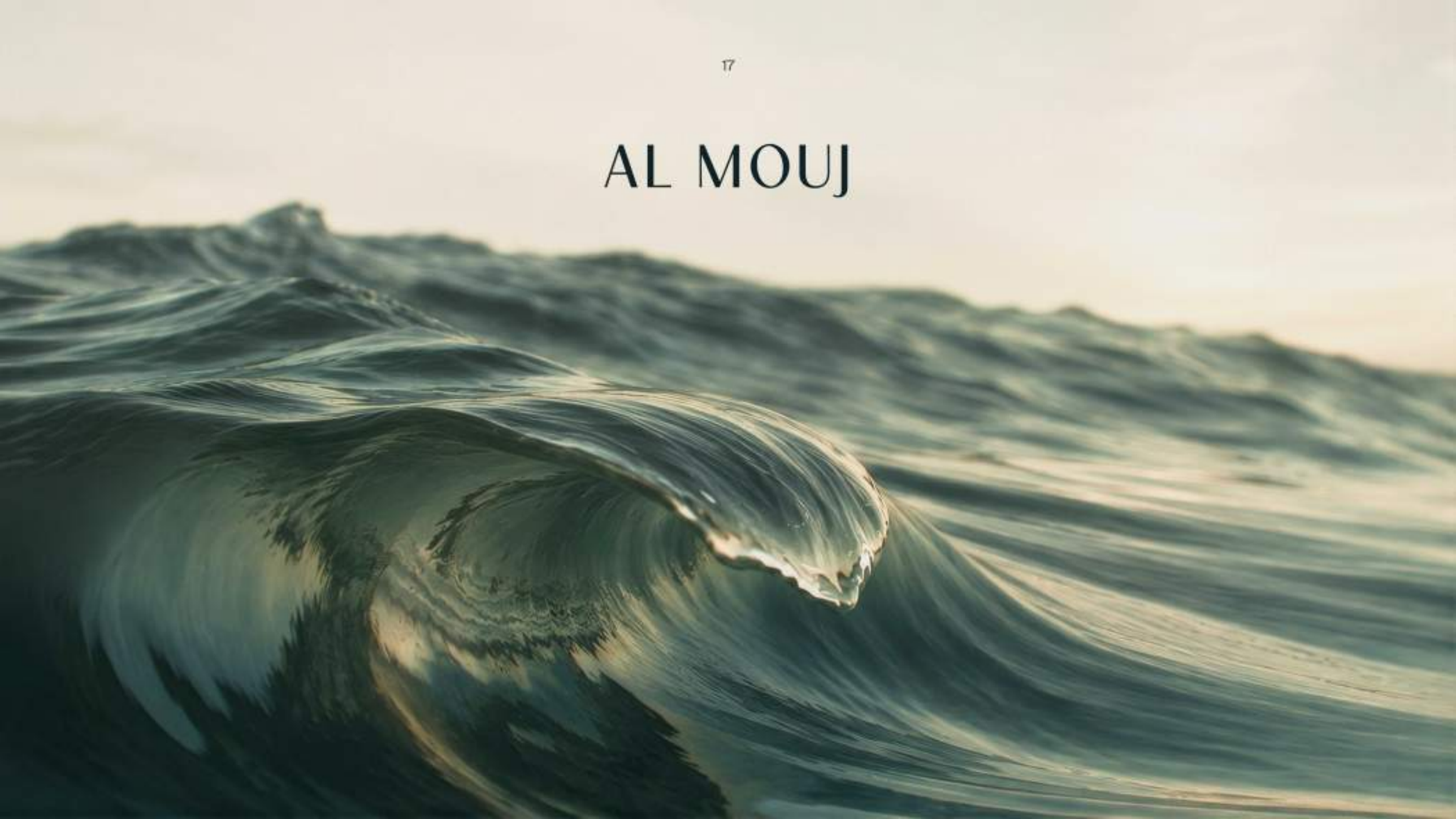
High-end shopping arcades at the Royal Opera House Galleria and pristine full-service marina retail at Marsa Plaza.



## EFFORTLESS EVERYDAY LUXURY

A sophisticated ecosystem where private beach clubs, wellness spas, and yacht charter hubs are just minutes away.

# AL MOUJ



# OMAN'S PREMIER COASTAL ADDRESS

With 19,000+ global residents, Al Mouj provides a mature ecosystem of fivestar hospitality, oceanfront dining, and private beaches. It remains Oman's most liquid property market, driving consistent capital growth and high yields



MUSCAT
INTERNATIONAL AIRPORT

10 min by car

AL MOUJ
GOLF COURSE

11 min by car

THE INTERNATIONAL
SCHOOL OF CHOUEIFAT

10 min by car

ASSAFWAH
INTERNATIONAL SCHOOL

11 min by car

SULTAN QABOOS
GRAND MOSQUE

17 min by car

MALL OF
OMAN

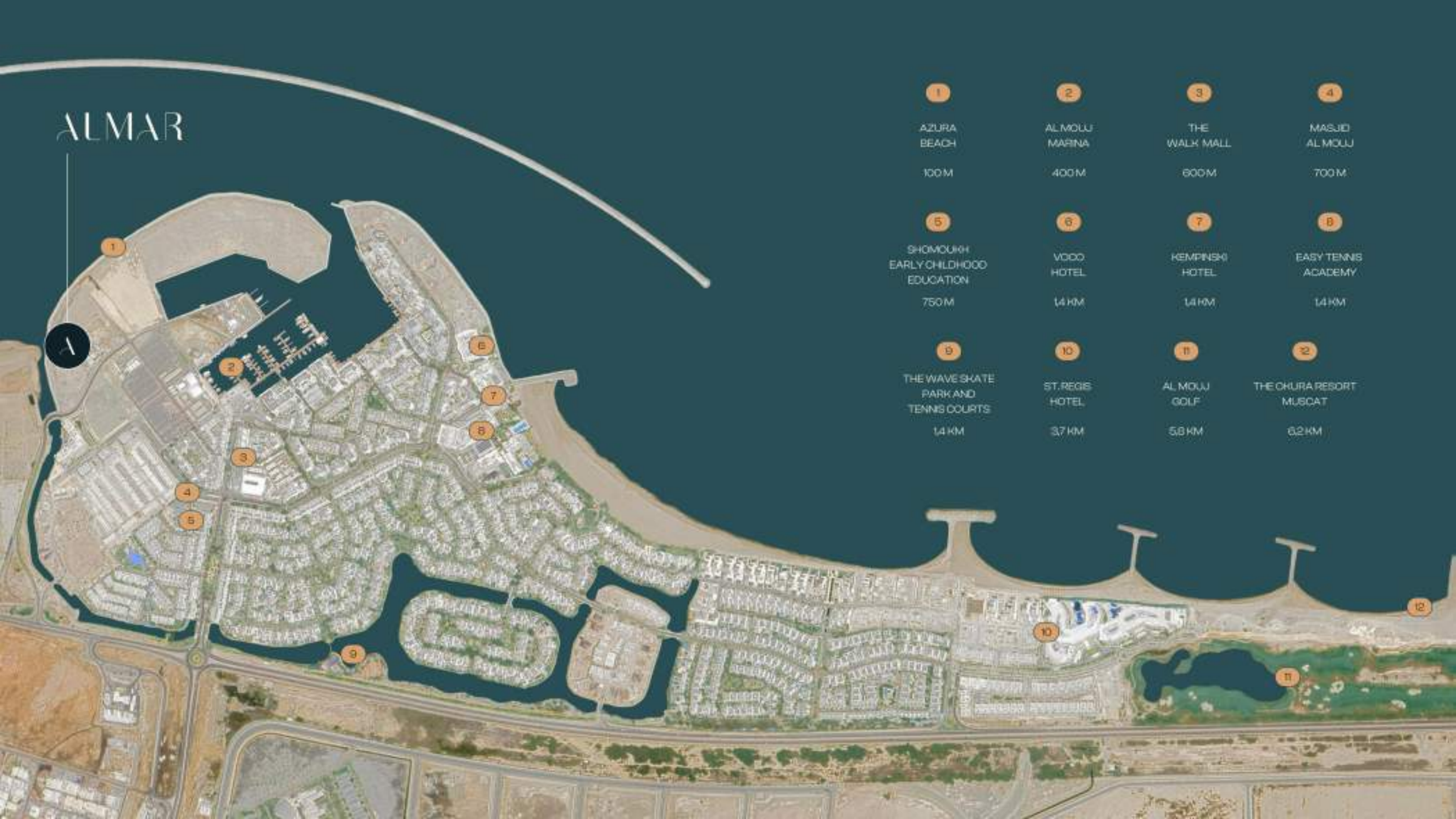
20 min by car

ROYAL OPERA
HOUSE MUSCAT

25 min by car

THE NATIONAL
MUSEUM OF OMAN

35 min by car




1
AZURA BEACH
100 M

2
AL MOUJ MARINA
400 M

3
THE WALK MALL
600 M

4
MASJID AL MOUJ
700 M

5
SHOMOUKH EARLY CHILDHOOD EDUCATION
750 M

6
VOCO HOTEL
1.4 KM

7
KEMPINSKI HOTEL
1.4 KM

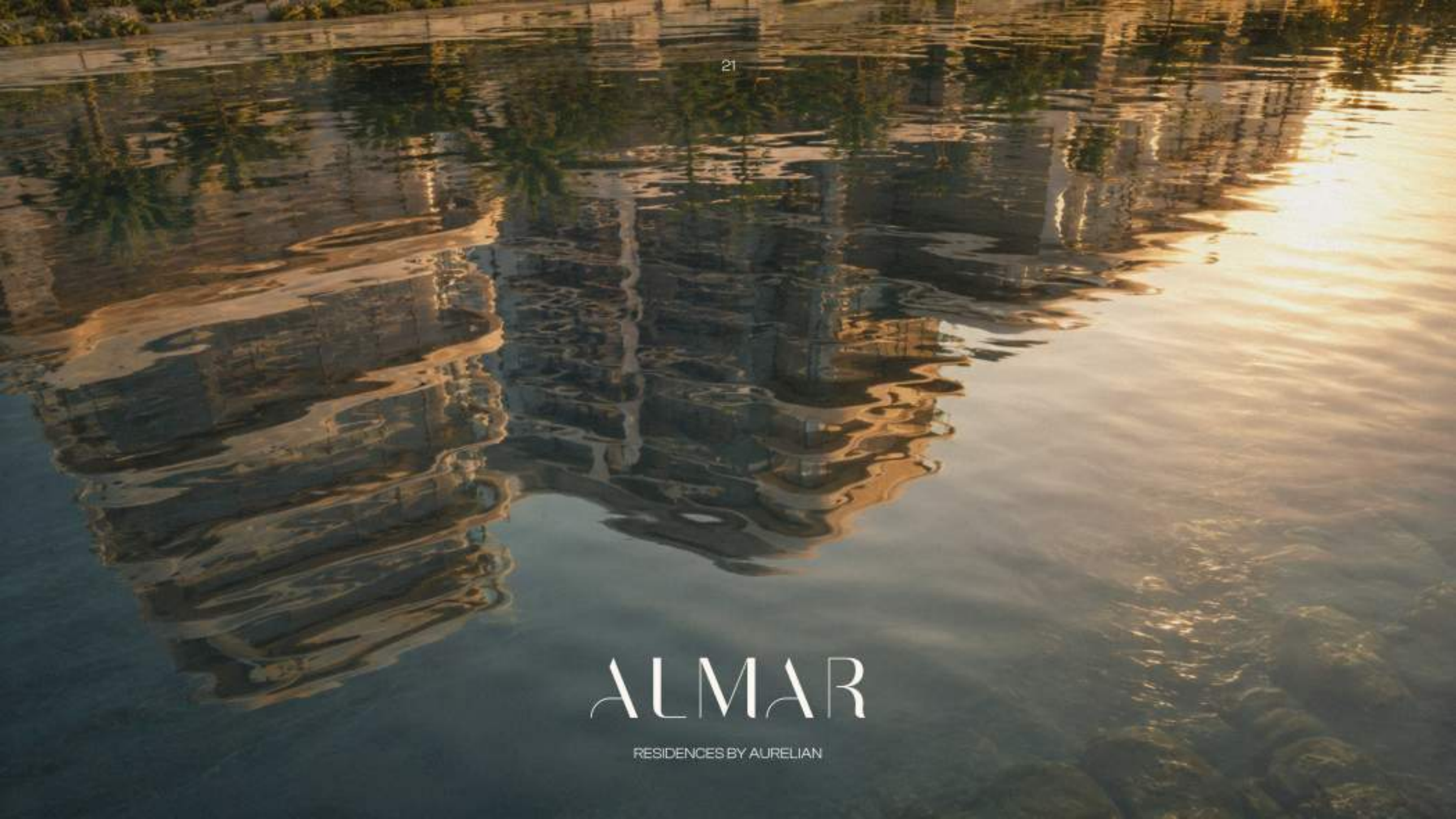
8
EASY TENNIS ACADEMY
1.4 KM

9
THE WAVE SKATE PARK AND TENNIS COURTS
1.4 KM

10
ST. REGIS HOTEL
3.7 KM

11
AL MOUJ GOLF
5.8 KM

12
THE OKURA RESORT MUSCAT
6.2 KM


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RESIDENCES BY AURELIAN



## TROPHY ARCHITECTURE

Ocean-inspired structural forms engineered to maximize natural light and coastal aesthetics.



## THE FINAL OCEANFRONT CHAPTER

One of the last remaining residential development opportunity in Al Mouj.



## ORGANIC ECOSYSTEM

Courtyards, lush greenery, and water features providing natural cooling and calm.



## UNOBSTRUCTED VIEWS

Direct oceanfront orientation with panoramic, uninterrupted sunset views.


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snacks
for Dinner


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# OUTDOOR AMENITIES

Infinity Pool

Leisure Pool

Kids' Pool

Sun Lounging

Yoga & Meditation

Outdoor Playground

Outdoor Seating

Resort Experience Landscaping

Walking Path

Private Gardens

Waterfront Promenade

Poolside Cabanas

BBQ Lounge



# INDOOR AMENITIES

Premium Lounge & Private Meeting Space

Indoor Kids' Area

Family Leasure Room

Indoor Gym

Yoga room

Indoor Parking (3 levels)

Car Charging

Reception

Guard Room



# WALKABLE AMENITIES

## MARINE & COASTAL LIFESTYLE

Private beach access, oceanfront walkways, and a scenic promenade.

## CHAMPIONSHIP GOLF & RECREATION

Direct proximity to the 18-hole Greg Norman-designed Al Mouj Golf Club (ranked among the Middle East's top courses) alongside state-of-the-art wellness centers, padel courts, and swimming facilities.

## GASTRONOMY & RETAIL

The Walk at Al Mouj: a vibrant pedestrian boulevard featuring 80+ retail & dining venues, alfresco cafés, and fine-dining destinations.

## FIVE-STAR & BOUTIQUE HOSPITALITY

Immediate walking access to voco Muscat Al Mouj (IHG), The St. Regis Muscat, and Kempinski Hotel Muscat.

## WELLNESS & SPAS

World-class health facilities, private beach clubs, and executive wellness spas.




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| 9,607 M² | 39,678 M² | 26,625 M² | B + G + 10 | 2,091 M² | 801 M² | 319 |
|---|---|---|---|---|---|---|
| Construction Site | Total Built-Up Area | Total Gross Floor Area | Levels | Terraces | Amenity Area | Private Parking Units |



| 20 | 21 | 68 | 84 | 24 |
|---|---|---|---|---|
| units with garden | units with terrace | units direct or partial sea view | units community view | units pool/playground view |

# 176 RESIDENCES

| | | |
|---|---|---|
| 4<br>Penthouse units | 10<br>Sunset house units | 12<br>3-Bedroom units |
| 27<br>2.5-Bedroom units | 61<br>2-Bedroom units | 62<br>1-Bedroom units |

PENTHOUSE

Unit NSA:
258 m²

Gross saleable area:
473 m²

Terrace:
215 m²




Type:
1D

Parking space:
2

View:
Sea/Community

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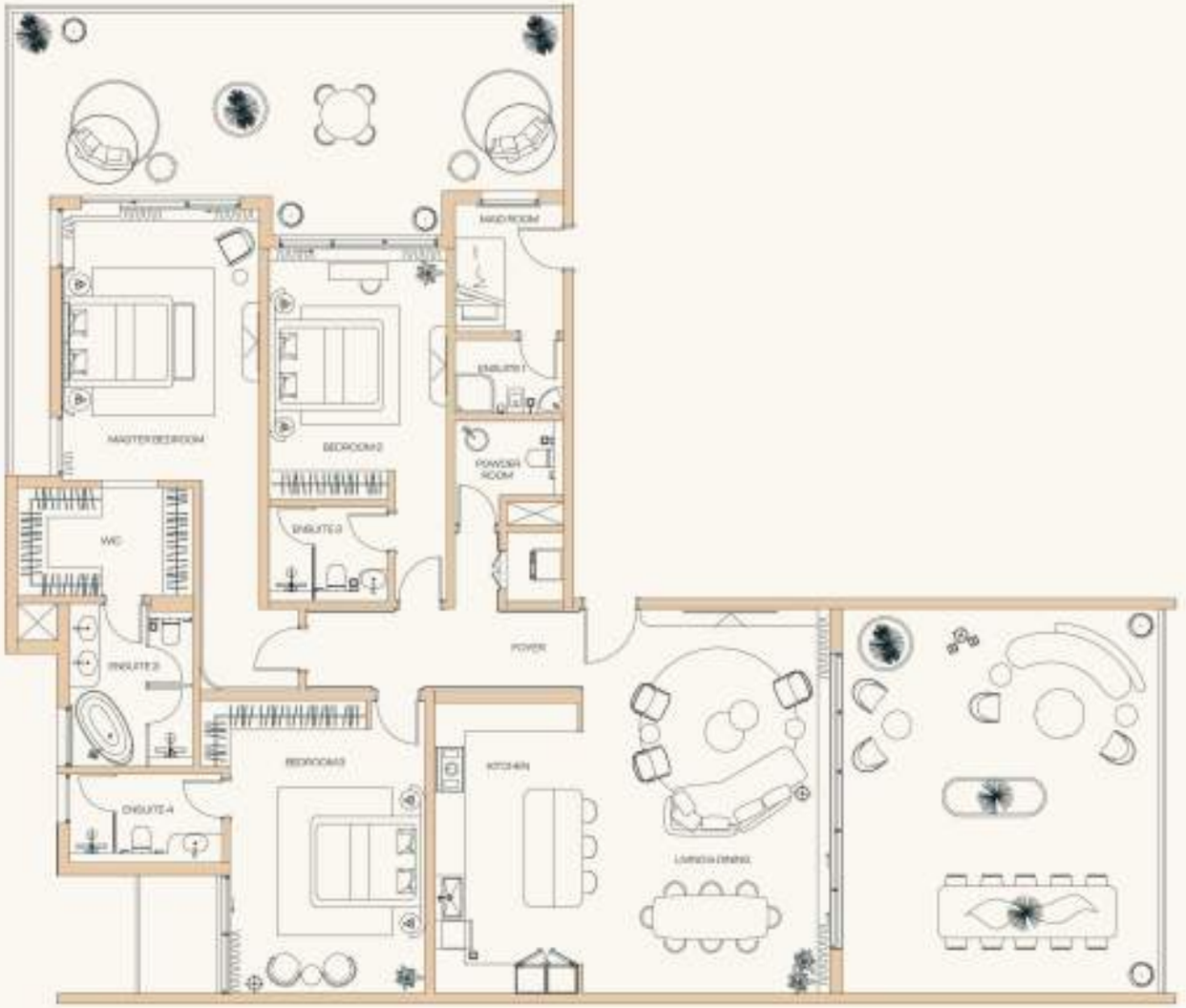


# PENTHOUSE

Unit NSA:
205 m²

Gross saleable area:
303 m²

Terrace:
98 m²




Type:
2D

Parking space:
2

View:
Sea/Community

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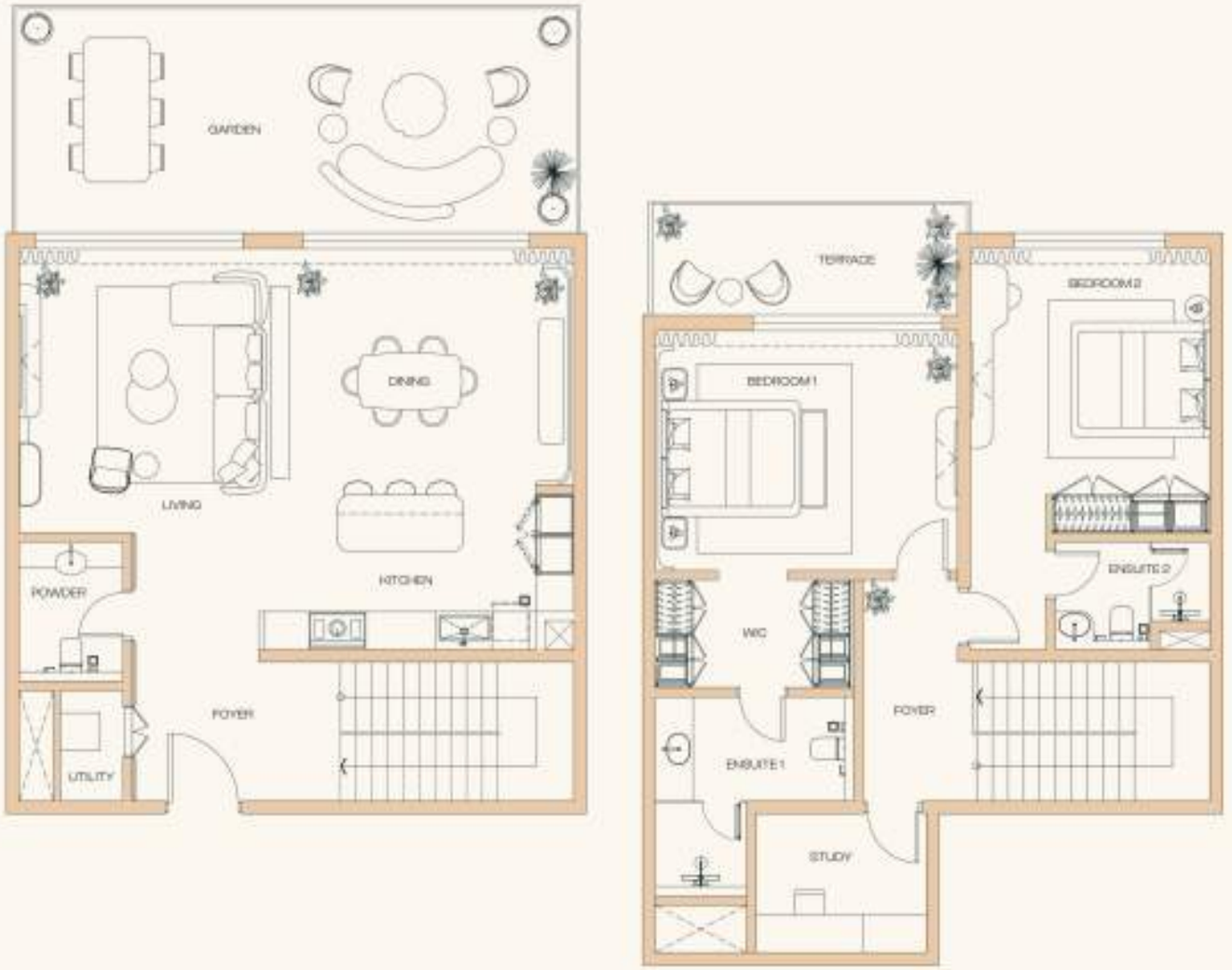


# SUNSET HOUSE

Unit NSA:
158 m²

Gross saleable area:
200 m²

Garden:
32 m²




Type:
Sunset House

Parking space:
2

View:
Sea

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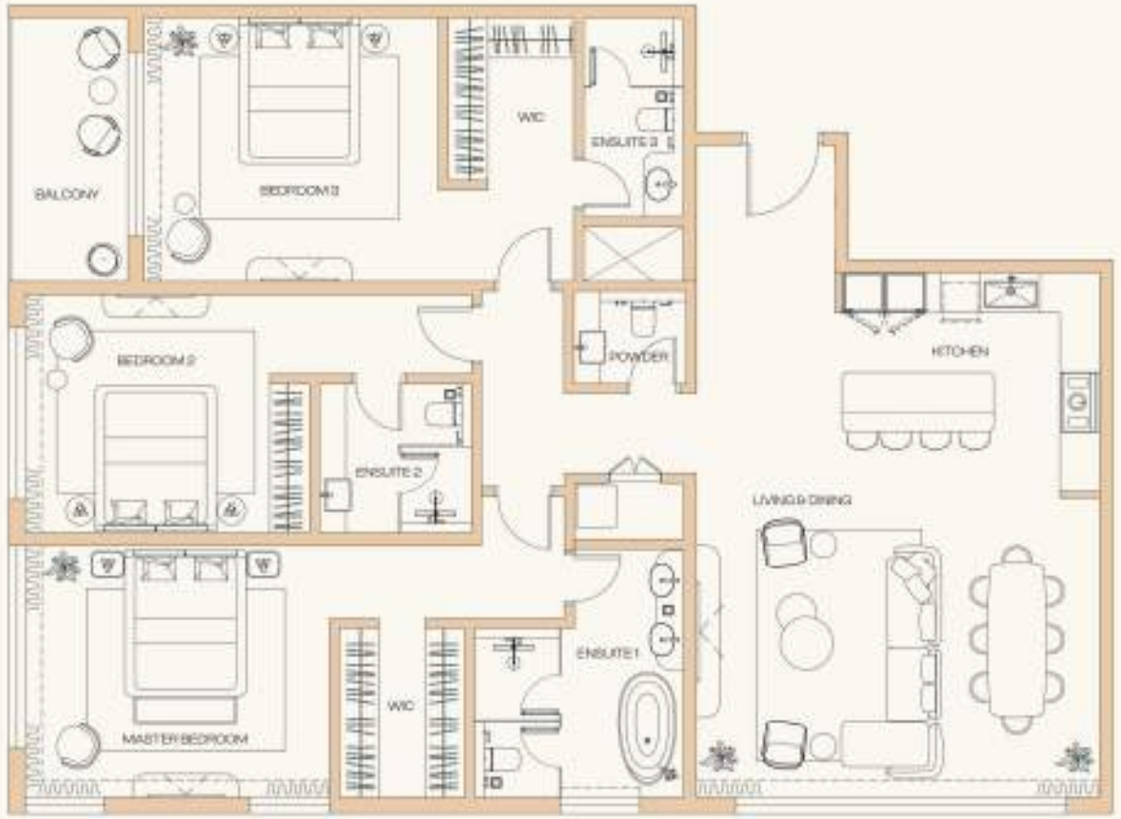
# 3-BEDROOM

Unit NSA:
175 m²

Gross saleable area:
245 m²

Terrace:
63 m²

Balcony:
7 m²




Type:
C4

Parking space:
2

View:
Sea

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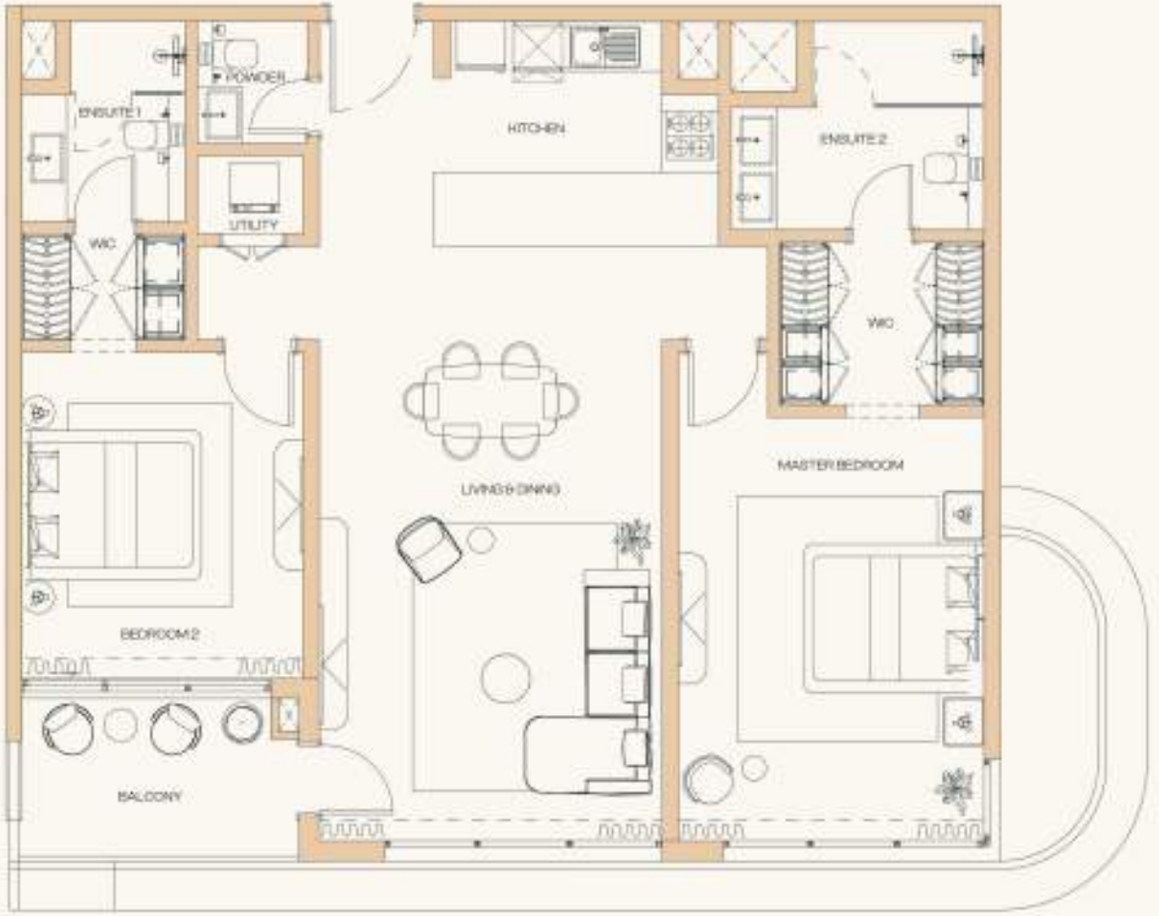

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# 2-BEDROOM

Unit NSA:
116 m²

Gross saleable area:
123 m²

Balcony:
7 m²




Type:
B1

Parking space:
2

View:
Community

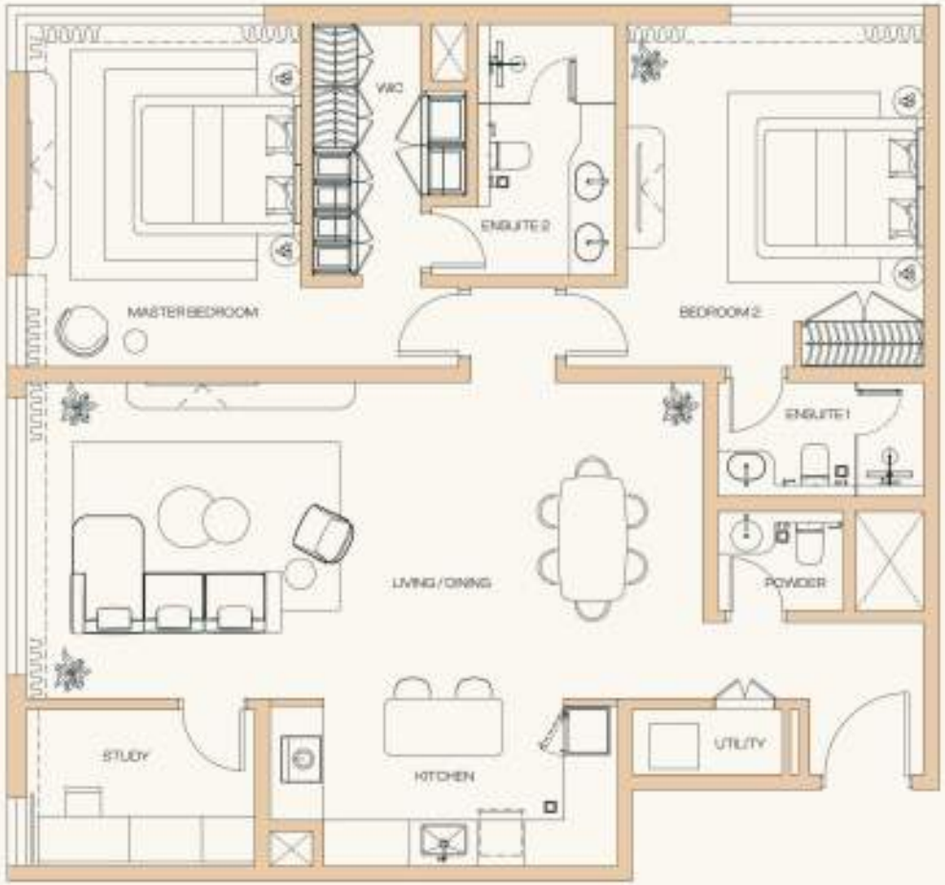
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# 2.5-BEDROOM

Unit NSA:
131 m²

Gross saleable area:
201 m²

Terrace:
70 m²




Type:
B5

Parking space:
2

View:
Playground/Pool

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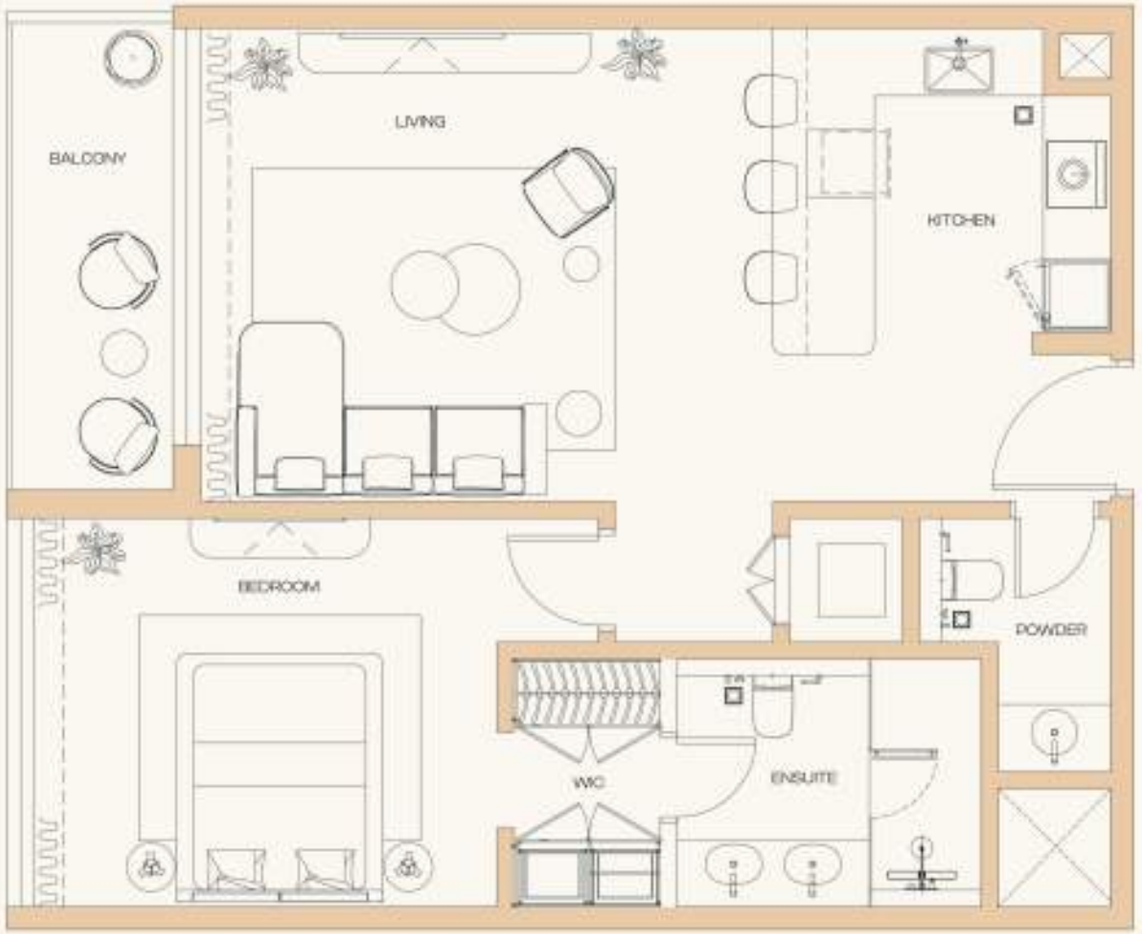

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# 1-BEDROOM

Unit NSA:
72 m²

Gross saleable area:
78 m²

Balcony:
6 m²




Type:
A1

Parking space:
1

View:
Sea/Community/Playground/Pool

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# PAYMENT PLAN

Building: Basement + Ground + 10 Floors + Roof

Estimated Construction Duration: ~27 months (Enabling works commencement: January 2027)

| NO. | % | PAYMENT MILESTONE | INDICATIVE DATE | INTERVAL (FROM CONSTRUCTION START DATE) |
|---|---|---|---|---|
| 1 | 10% | Signing of Sale and Purchase Agreement (SPA) | Upon Signing | — |
| 2 | 9% | Completion of piling works | Q2 2027 | ~3 months |
| 3 | 9% | Completion of Substructure (Raft & Basement) | Q3 2027 | ~6 months |
| 4 | 9% | Completion of Podium Level (1st Floor) Slab | Q4 2027 | ~9 months |
| 5 | 9% | Completion of 5th Floor Slab | Q1 2028 | ~14 months |
| 6 | 9% | Completion of Roof Slab (Structural Topping Out) | Q3 2028 | ~19 months |
| 7 | 9% | Completion of External Façade & Blockwork Enclosure | Q4 2028 | ~21 months |
| 8 | 36% | Practical Completion & Handover | Q2 2029 | ~25 months |

1. All payment milestones are linked to verified construction progress. Indicative dates are estimates based on current program assumptions and may shift in accordance with actual site progress.
2. Payment obligations are triggered upon formal notification of milestone completion by the Developer.
3. This payment plan is indicative and subject to the terms and conditions of the Sale and Purchase Agreement (SPA).
4. The Developer reserves the right to amend milestone descriptions and indicative dates prior to SPA execution.

# PARTNERS

## MASTER DEVELOPER

One of Oman's leading master developers, with over 20 years of experience in creating large-scale, integrated waterfront communities combining premium residential, hospitality, retail and leisure developments.

## ARCHITECTURE

A Norway-based architectural studio specialising in distinctive residential and commercial architecture and interiors, with a strong focus on bespoke, design-led solutions.

## ENGINEERING DESIGN

An established Oman-based multidisciplinary architectural and engineering consultancy with extensive experience across major residential, hospitality, commercial and mixed-use developments in the Sultanate.

## LANDSCAPE DESIGN

A Dubai-based international landscape design studio specializing in bespoke, destination-focused landscape architecture for hospitality, residential and large-scale developments.

## INTERIOR DESIGN

An award-winning Dubai-based architecture and interior design studio, combining Italian design culture with a contemporary approach to high-end residential, hospitality and commercial projects.

## BRANDING & CREATIVE COMMUNICATIONS

International multidisciplinary creative agency creating integrated brand, visual, and digital experiences for landmark real estate and destinations.

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Only the terms of the signed Sale and Purchase Agreement (SPA) are legally binding. In the event of any difference between this presentation and the SPA, the approved project documentation, or the requirements of the competent authorities, the SPA and the approved official documentation shall prevail.