

II azura

BEACH RESIDENCES

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A True Reflection of You

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A Vision of Perfection

Simply sublime, Azura Beach Residences II invites you to relax, engage and express your true self.

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Al Mouj Muscat Masterplan

The vision for Al Mouj Muscat comes to life in its stunning masterplan – a seamless integration of residential, commercial, leisure and hospitality in a vibrant mixed-use community.



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Marsa District

Al Mouj Muscat's oceanfront Marina Beach Sector is picture perfect, brimming with activity, full of atmosphere and always on trend.

- A Al Mouj Marina
- B Mysk Al Mouj Muscat
- C Al Mouj Walk
- D Community Hub and Masjid



Site Map

Choose your perfect chalet or apartment and select your preferred beach or marina view from a specially curated collection of floorplans.



Breathtaking from Every Perspective

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



A LOCATION LIKE NO OTHER



INDOOR-OUTDOOR LIVING

Quintessential elegance throughout

Sheer sophistication in every detail

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ELEVATED DESIGN

The essence of refinement

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PANORAMIC MARINA AND BEACH VIEWS

Blissful beauty



EXPERTLY CURATED LIVING

Serene style



SIGNATURE PRIVATE AMENITIES



Inspired spaces



THE FINEST FACILITIES

Lifestyle finessed



DISTINCTION IN EVERY ELEMENT

Limitless possibilities



WORD-CLASS INTEGRATED LIVING

Premium lifestyle



DIRECT MARINA PROMENADE ACCESS

Enchantment awaits

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Designed for the Discerning

UNIT PLANS

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Disclaimer

The floor plans, photos, description, landscaping details and materials shown in this page/document are provided to give a general indication of the proposed layout for illustrative purposes only and do not necessarily represent a true and accurate description of the finished product. The areas mentioned in this page/document are approximate and not final. Actual areas may vary, and images and drawings are not to scale. The actual product may not be the same. The Developer does not make any representation, warranty or liability for any information contained in here or in relation to the type, color, areas, size, accuracy, reliability, certainty, or completeness of the photos, materials, or information presented in this page/document now or in the future and reserves the right to make revisions and changes at any time without notice.

Unit Type Ground Floor

- Type A1 • A2 • A3
- Type D



Unit Type

1st Floor

- Type A1 • A2 • A3
- Type D



Unit Type

2nd Floor

- Type A1 • A2 • A3
- Type D



Unit Type

3rd Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



Unit Type 4th Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



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Unit Type 5th Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



Unit Type

6th Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



Unit Type

7th Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



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Unit Type

8th Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



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Unit Type 9th Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



Unit Type 10th Floor

- Type A1 • A2 • A3
- Type B5 • B6
- Type C1 • C3



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As Incomparable as You

UNIT PLANS

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Azura Beach Chalets

Type D

				
4	1	5	1	4
INTERNAL AREA (SQM)				277
EXTERNAL AREA (SQM)				32
TOTAL AREA (SQM)				309
GARDEN (SQM)				96

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Apartment
Type C1



3



1



2



1



1

INTERNAL AREA (SQM)

145

EXTERNAL AREA (SQM)

23

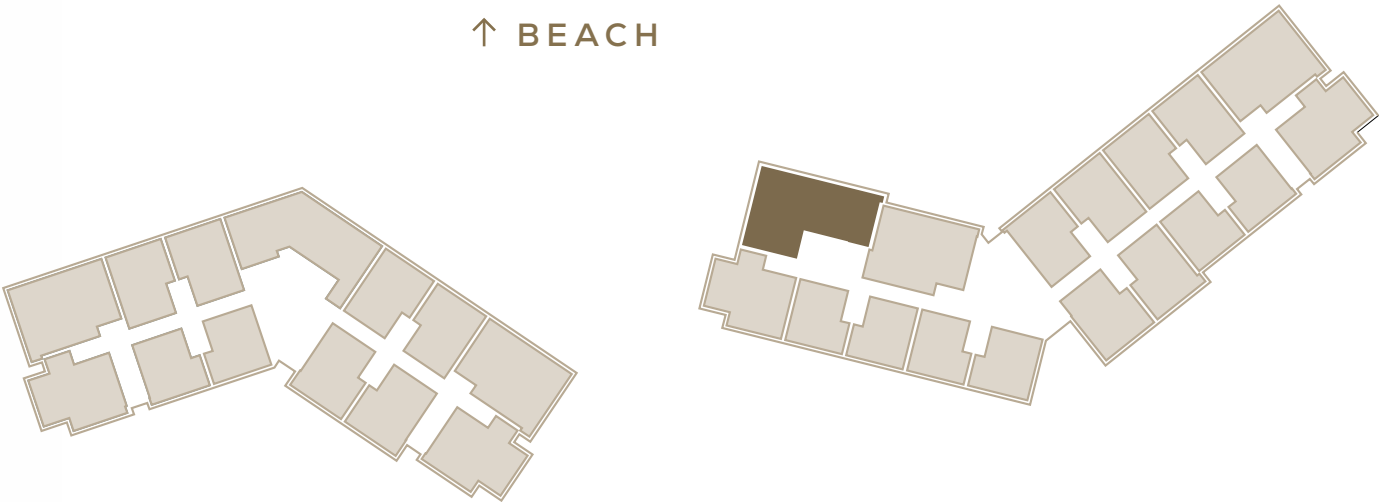
TOTAL AREA (SQM)

168



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↑ BEACH



↓ URBAN

↘ MARINA

Apartment Type C3



3



1



2



1

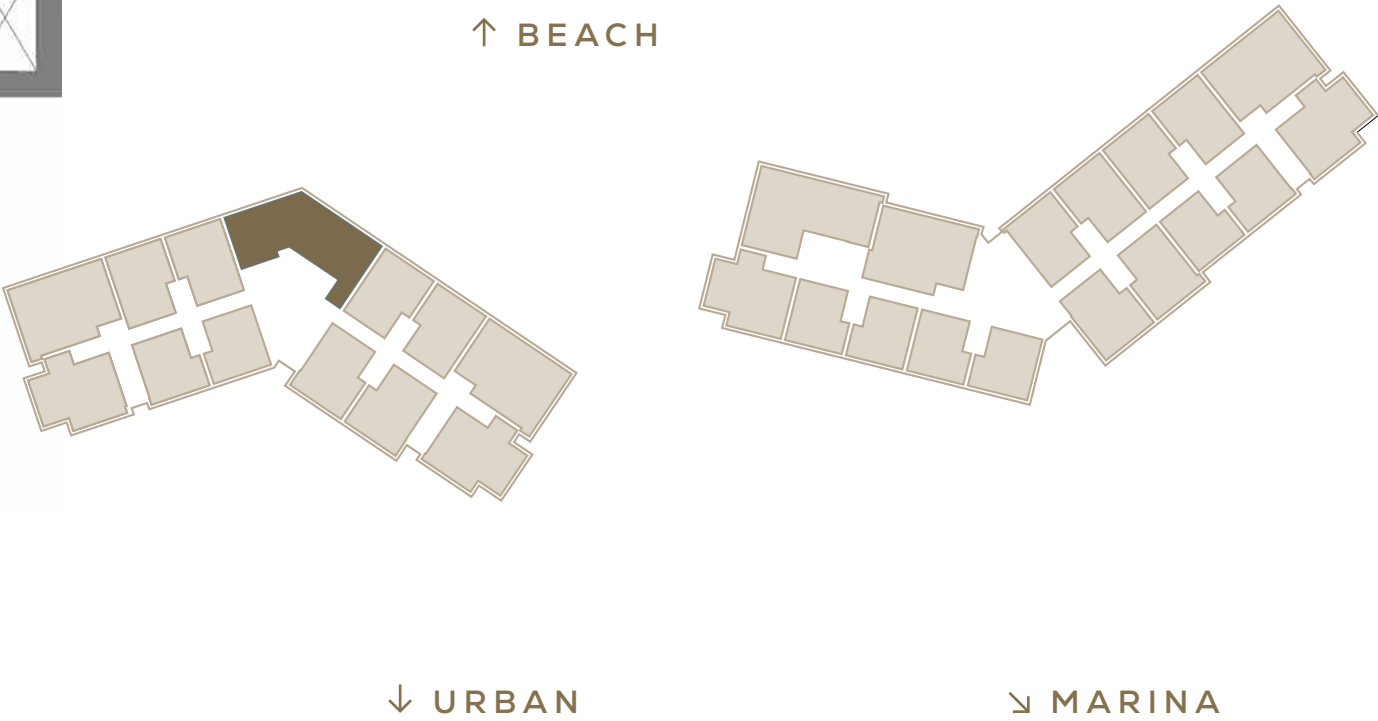


1

INTERNAL AREA (SQM)	150
EXTERNAL AREA (SQM)	17
TOTAL AREA (SQM)	167



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Apartment Type B5


2


1


2

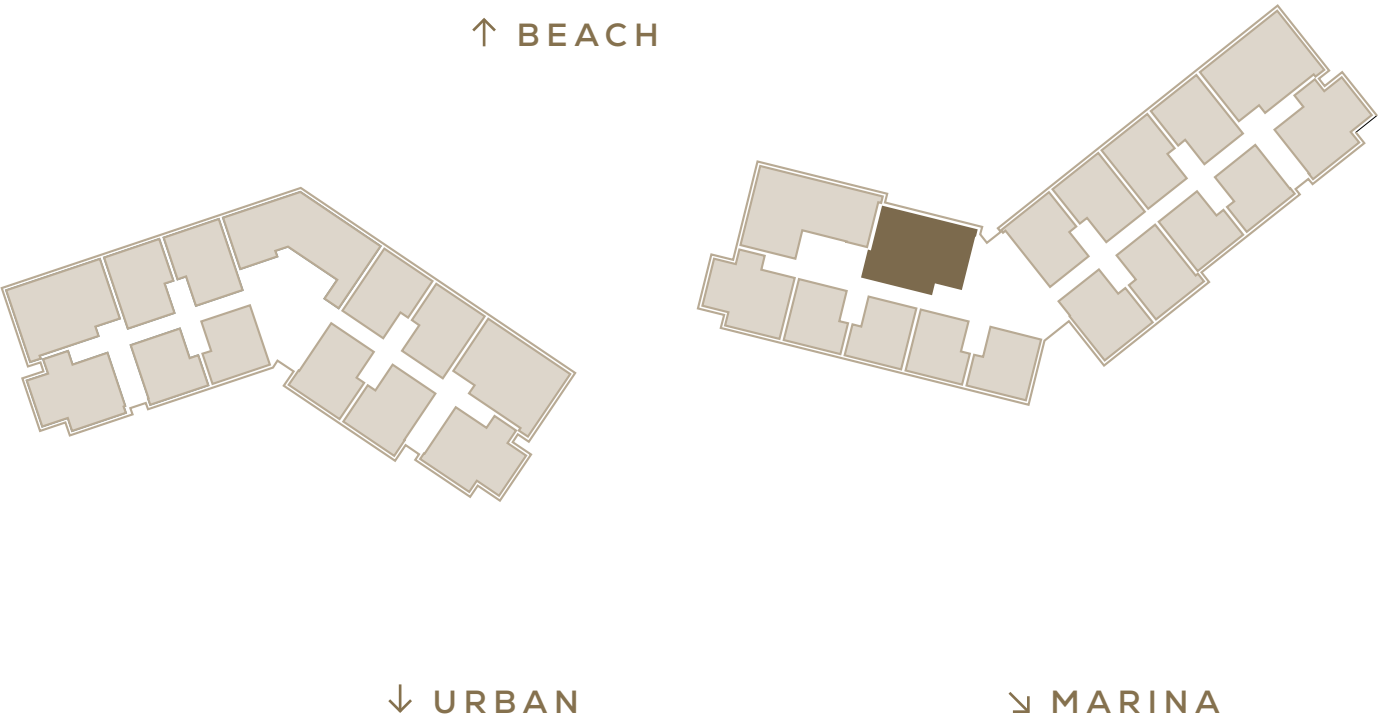

1


1

INTERNAL AREA (SQM)	125
EXTERNAL AREA (SQM)	12
TOTAL AREA (SQM)	137



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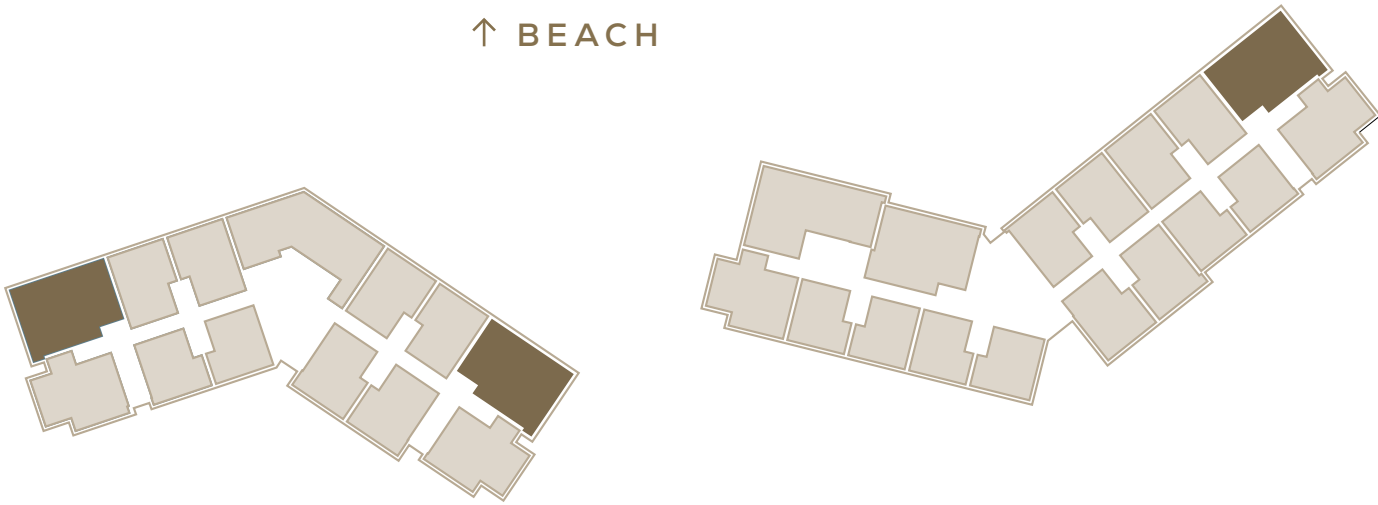
Apartment Type B6

				
2	1	2	1	1

INTERNAL AREA (SQM)	125
EXTERNAL AREA (SQM)	18
TOTAL AREA (SQM)	143



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Apartment Type A1



1



1



1



1

INTERNAL AREA (SQM)

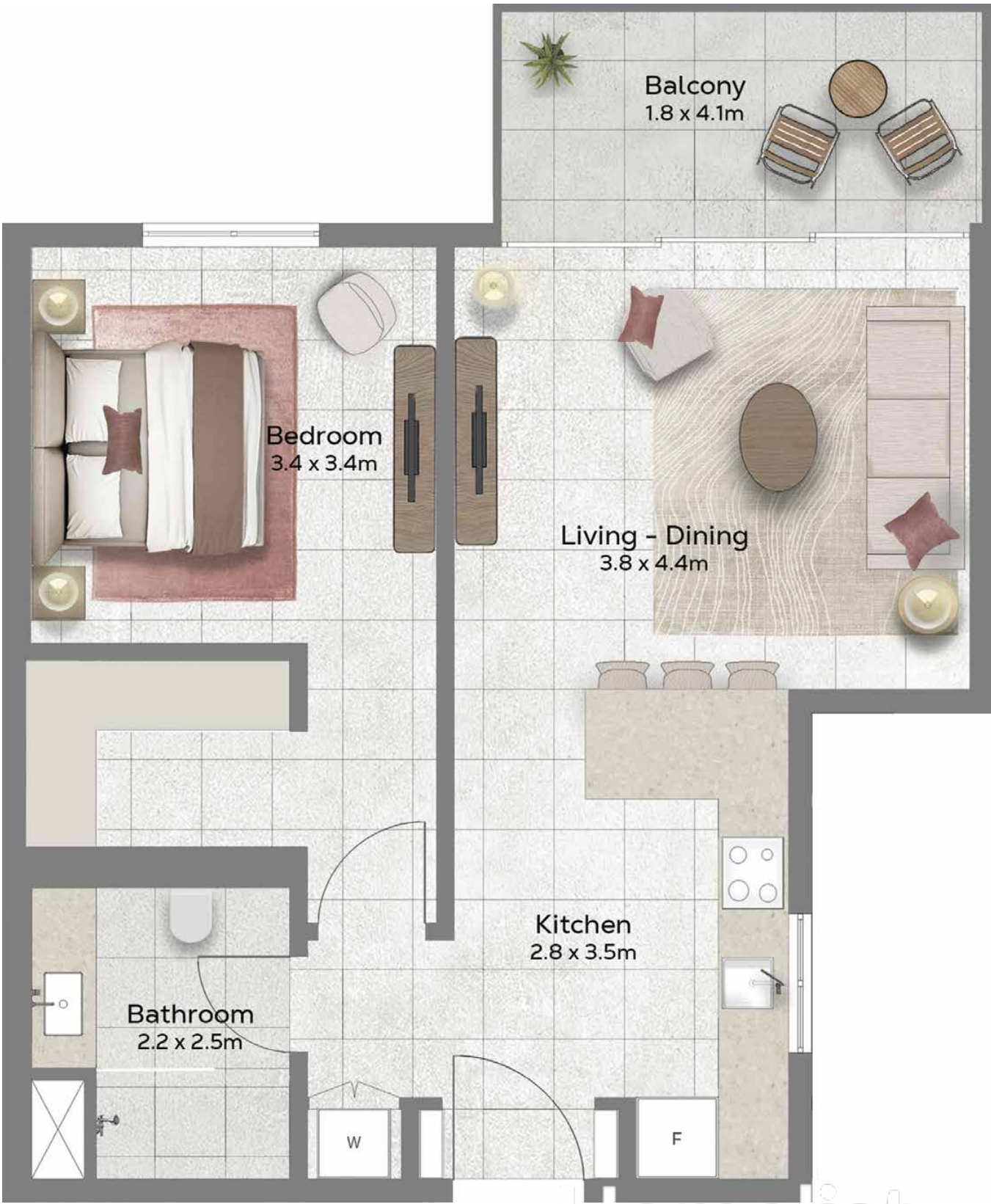
63

EXTERNAL AREA (SQM)

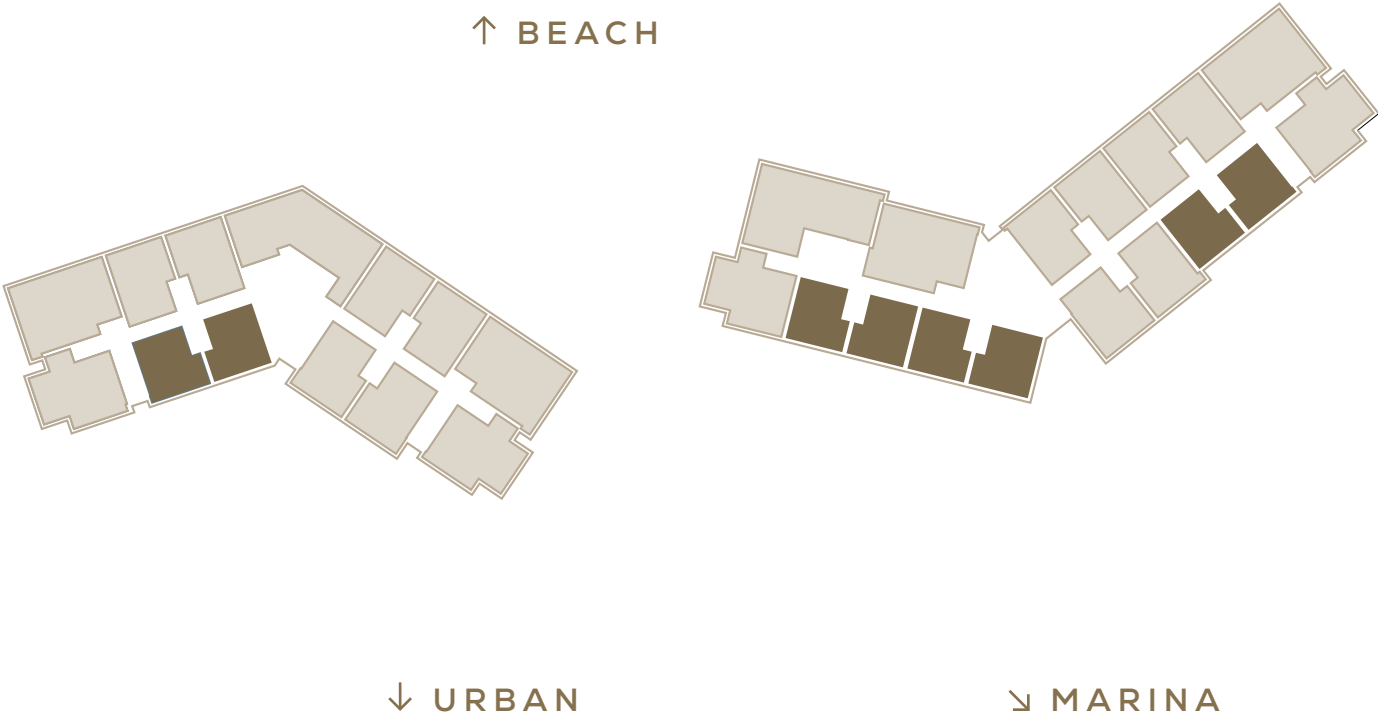
8

TOTAL AREA (SQM)

71



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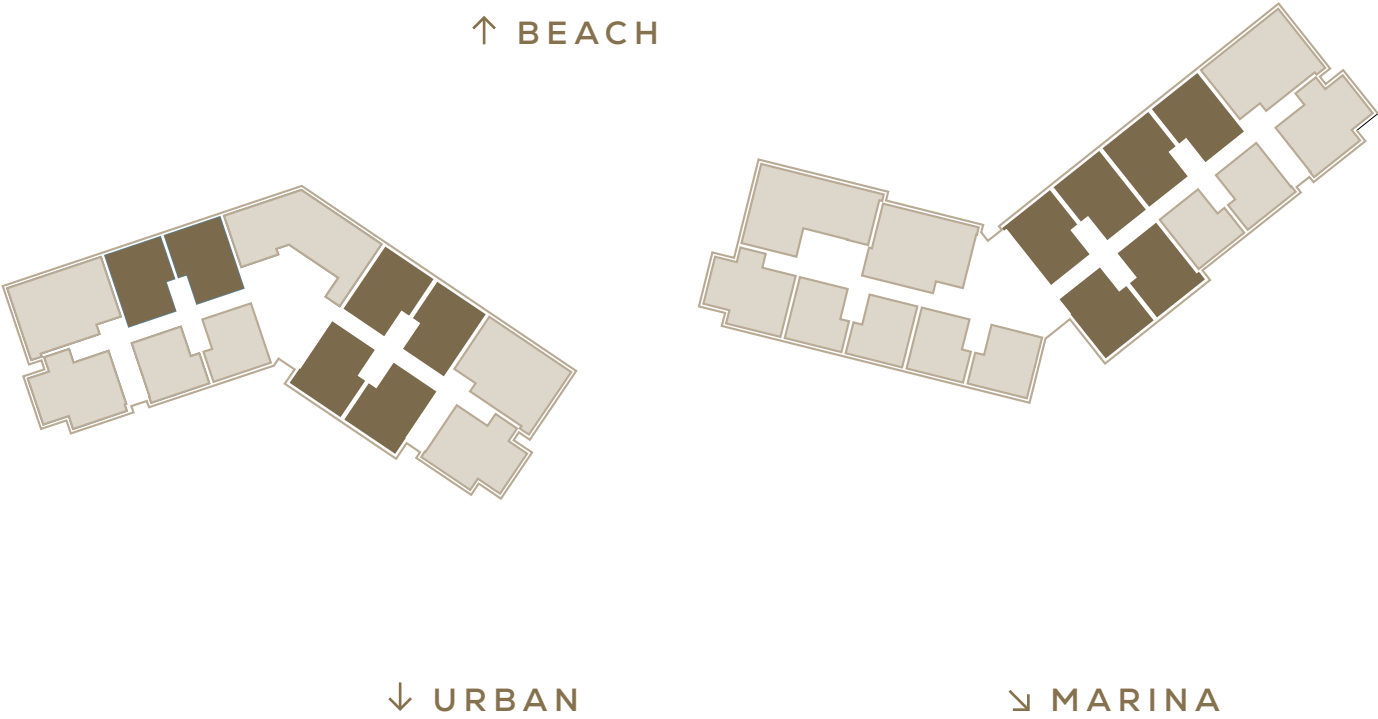
Apartment Type A2

				
1	1	1	1	1

INTERNAL AREA (SQM)	76
EXTERNAL AREA (SQM)	8
TOTAL AREA (SQM)	84



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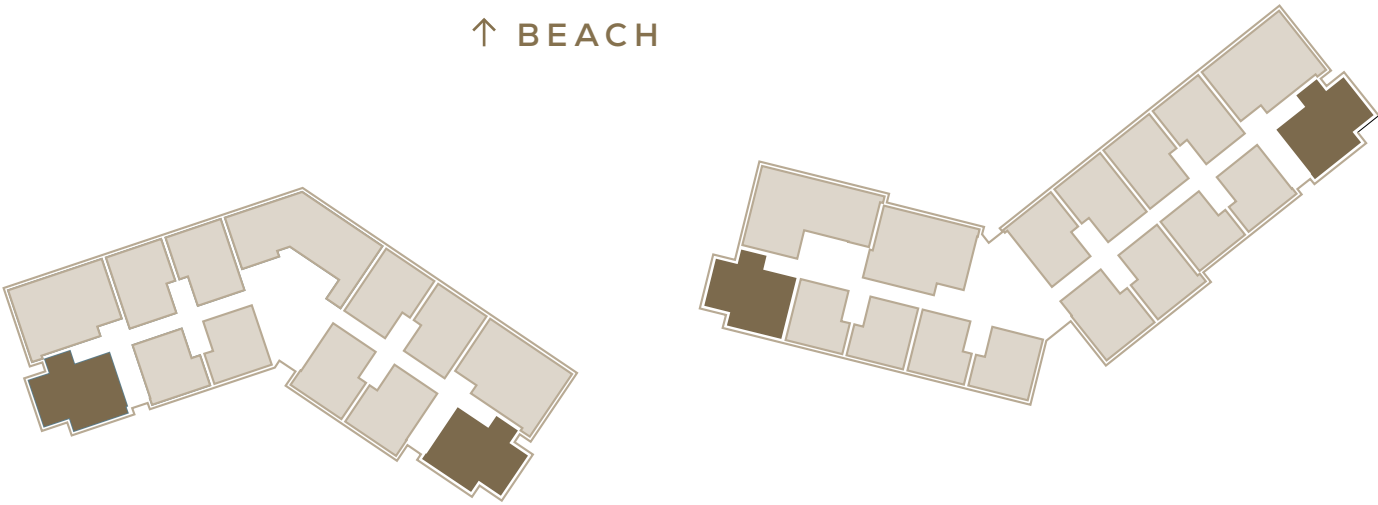
Apartment Type A3

				
1	1	1	2	1

INTERNAL AREA (SQM)	93
EXTERNAL AREA (SQM)	14
TOTAL AREA (SQM)	107



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Absolutely Irresistible

A L M O U J M U S C A T

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Central to a world-class lifestyle

Proudly redefining urban living in the region, Al Mouj Muscat is a dynamic and diverse oceanfront community at the heart of Oman’s capital - home to over 8,000 residents from more than 80 countries.



400-berth
Al Mouj Marina



7 hotels
4 completed,
1 in progress, 2 planned



18-Hole Signature
Championship
Golf Course



90+ retail &
oceanfront culinary
experiences



94
nationalities



3 million
annual footfall



6 Km water
frontage &
Community Beach



9 parks
with 8 kids
play areas



Community
Hub &
Masjid



International
school
& nursery



Premium leisure
& entertainment
amenities



19,000+
residents



Integrated
wellness &
sports facilities



1.5 Km
cycling
trail



30 Km
pedestrian
path



Residency for you
and your relatives of
the first degree



8,000+
residential
properties



67 international
awards

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Oceanfront lifestyle

Enjoy life in a select oceanfront community with a multitude of year-round, premium opportunities for leisure and relaxation.



AL MOUJ GOLF



OCEANFRONT DINING



AL MOUJ MARINA

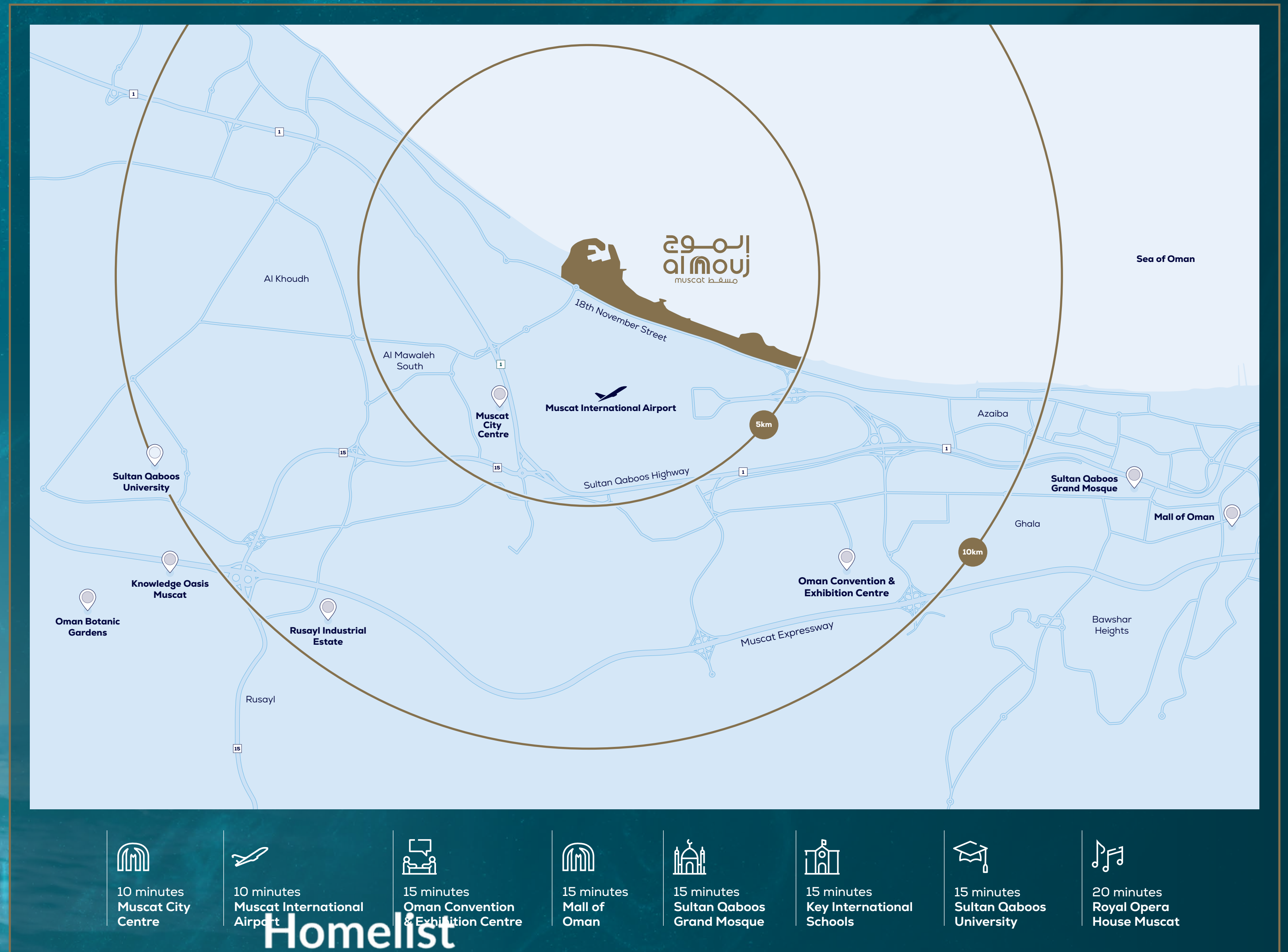


LUXURY 5-STAR HOTELS

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Perfectly Located

Al Mouj Muscat is well connected and offers easy access to key business destinations, schools and hospitals as well as popular cultural sites in and around Muscat.



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Endless Possibilities



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Serene and tranquil, the Sultanate of Oman is a future-focused nation built on heritage and tradition, a land of beguiling contrasts and boundless beauty. For those wishing to establish a home here, residency is available for owners of the freehold Azura Beach Residences properties and for their relatives of first degree.

الموج
al mouj
مسقط muscat

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