

IV
azura
BEACH RESIDENCES

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Immediately impressive with its awe-inspiring ocean and marina vistas, Azura Beach Residences IV proudly features a singular collection of exquisite chalets with direct oceanfront aspect together with the ultimate collection of marina and ocean view apartments. Offering living and lifestyle at its absolute finest, its premium design and flawless contemporary are enhanced by superb private amenities that exceed every expectation and bring distinction to every moment.

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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 Azura Beach Residences I **(sold out)**
- B Azura Beach Residences II **(sold out)**
- C Azura Beach Residences III
- D Al Mouj Marina
- E Mysk Al Mouj Muscat
- F Al Mouj Walk
- G Community Hub and Masjid



The Expression of Your Dreams

Resort-style Amenities



Residents infinity edge pool
& children's pool



Outdoor play area



Gym & wellbeing space



Children's indoor play area



Multipurpose lounge



Co-working lounge

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Sitemap

Explore our expertly designed floorplans to find the Azura Beach Residences IV chalet or apartment - and the ocean or marina view - that best suits your requirements.





A SETTING LIKE NO OTHER

Worthy of your dreams

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BESPOKE OCEAN AND MARINA LIVING

A breathtaking location



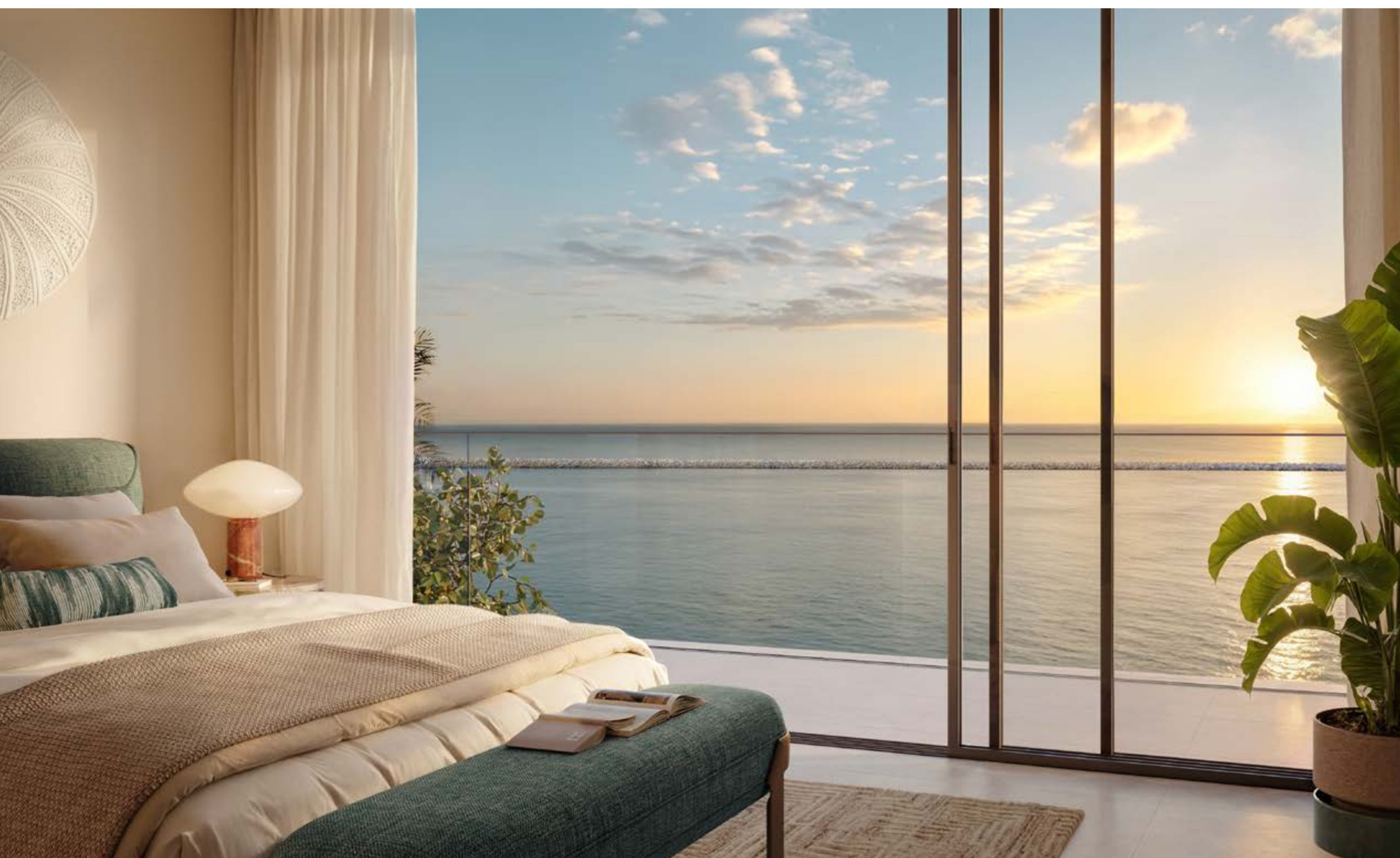
INDOOR-OUTDOOR LIVING FINESSED

A peerless perspective



DESIGN-LED LIVING

Ultimate elegance



ENDLESS HORIZONS

Wake up to inspiring vistas

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PREMIUM LIVING

An incomparable outlook



SUPERBLY CRAFTED SPACES

Lifestyle enriched

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STELLAR STYLE THROUGHOUT

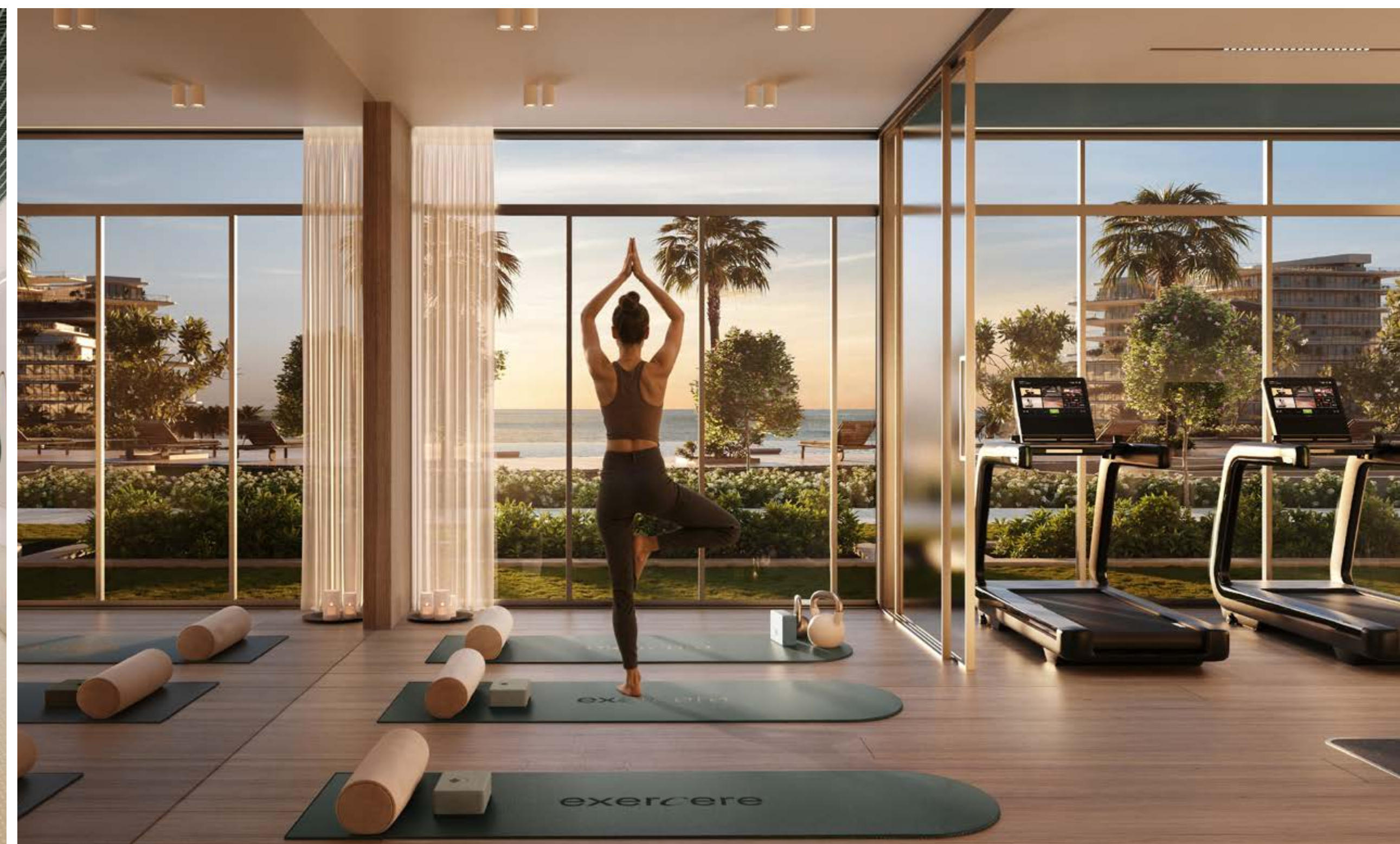
Infinite possibilities



ELEVATED AMENITIES

Refinement in every detail

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RESORT STYLE WELL-BEING

A complete environment for life

Peerless design

UNIT PLANS



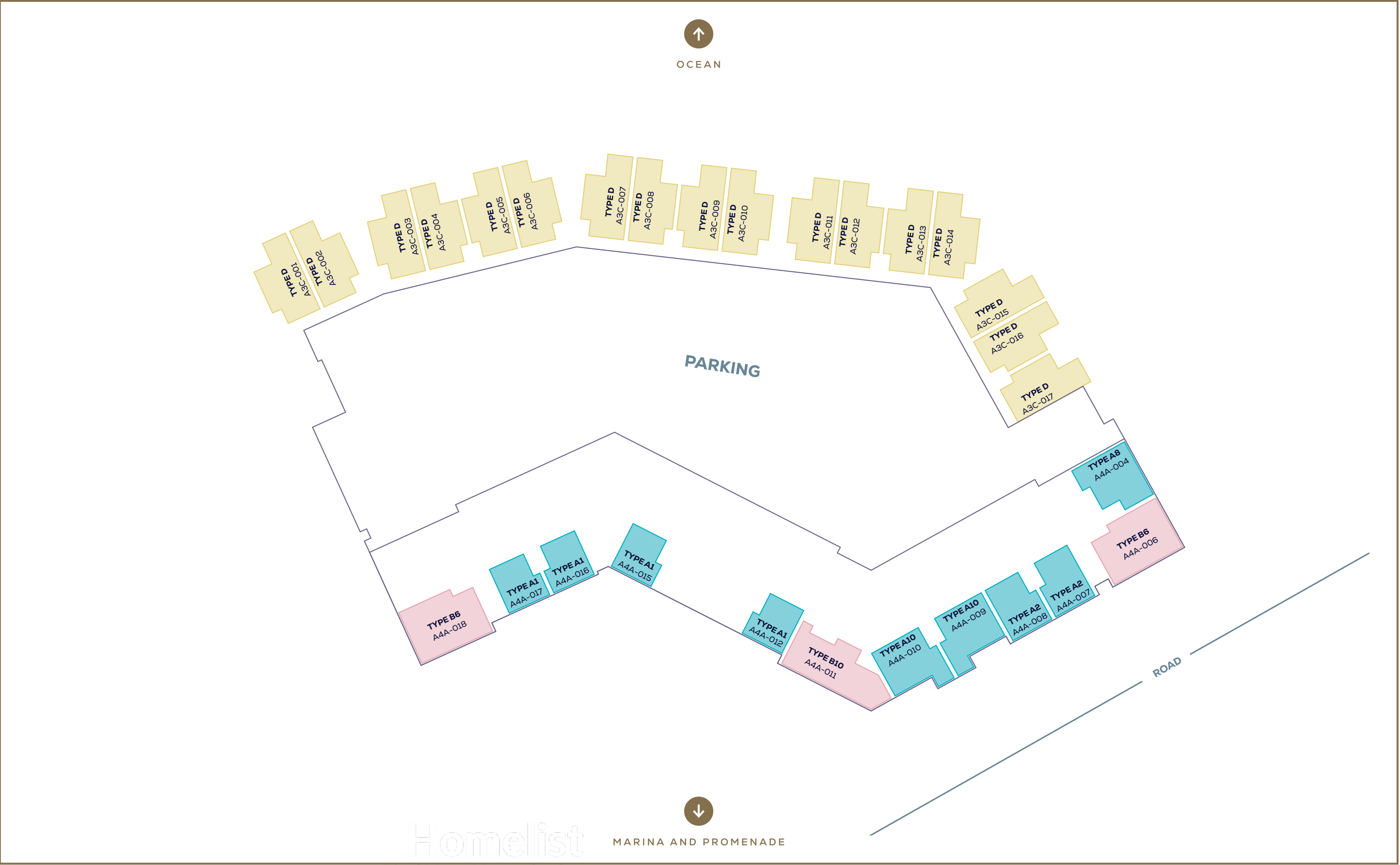
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Unit Type Ground Floor

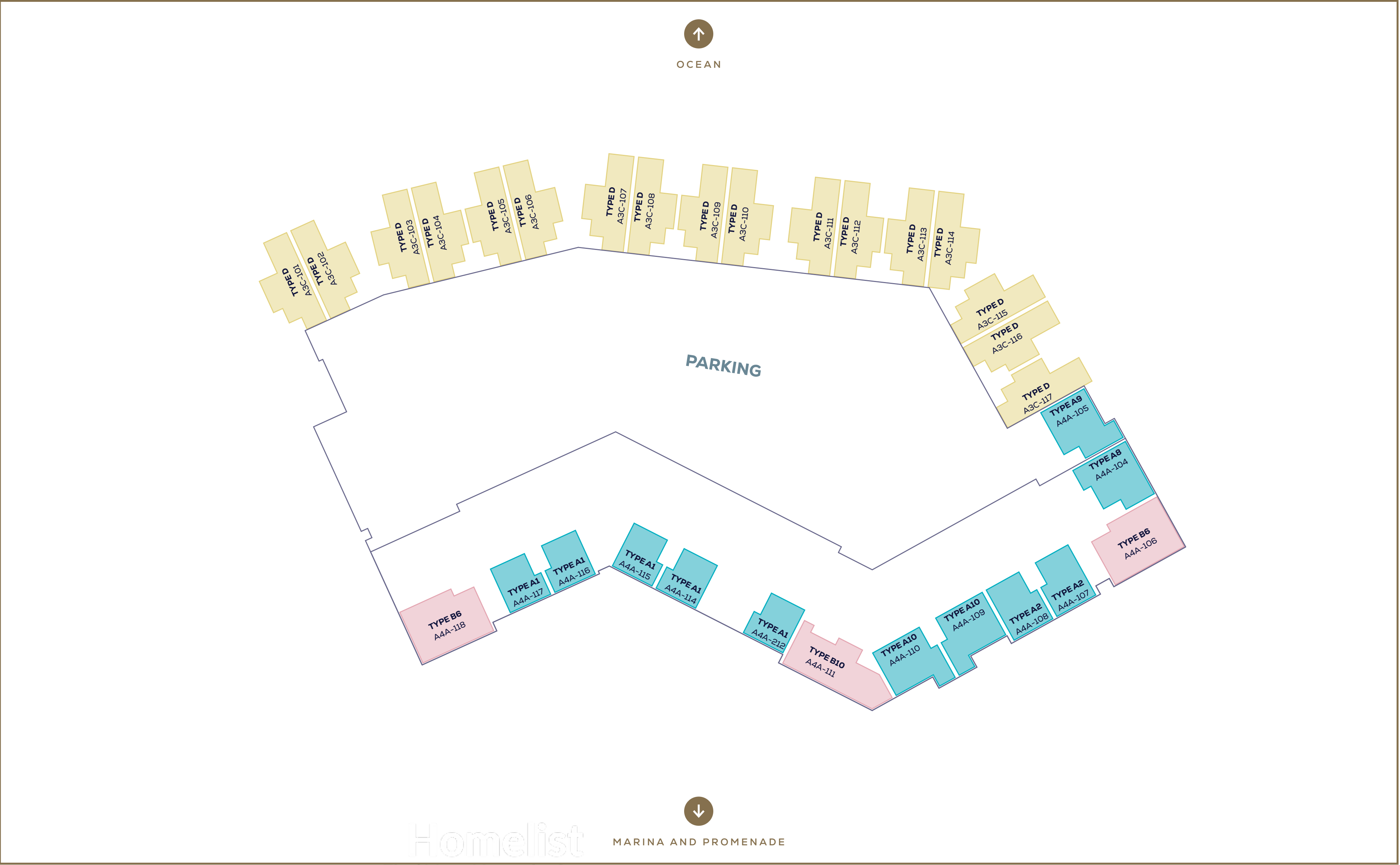
- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type D



Unit Type

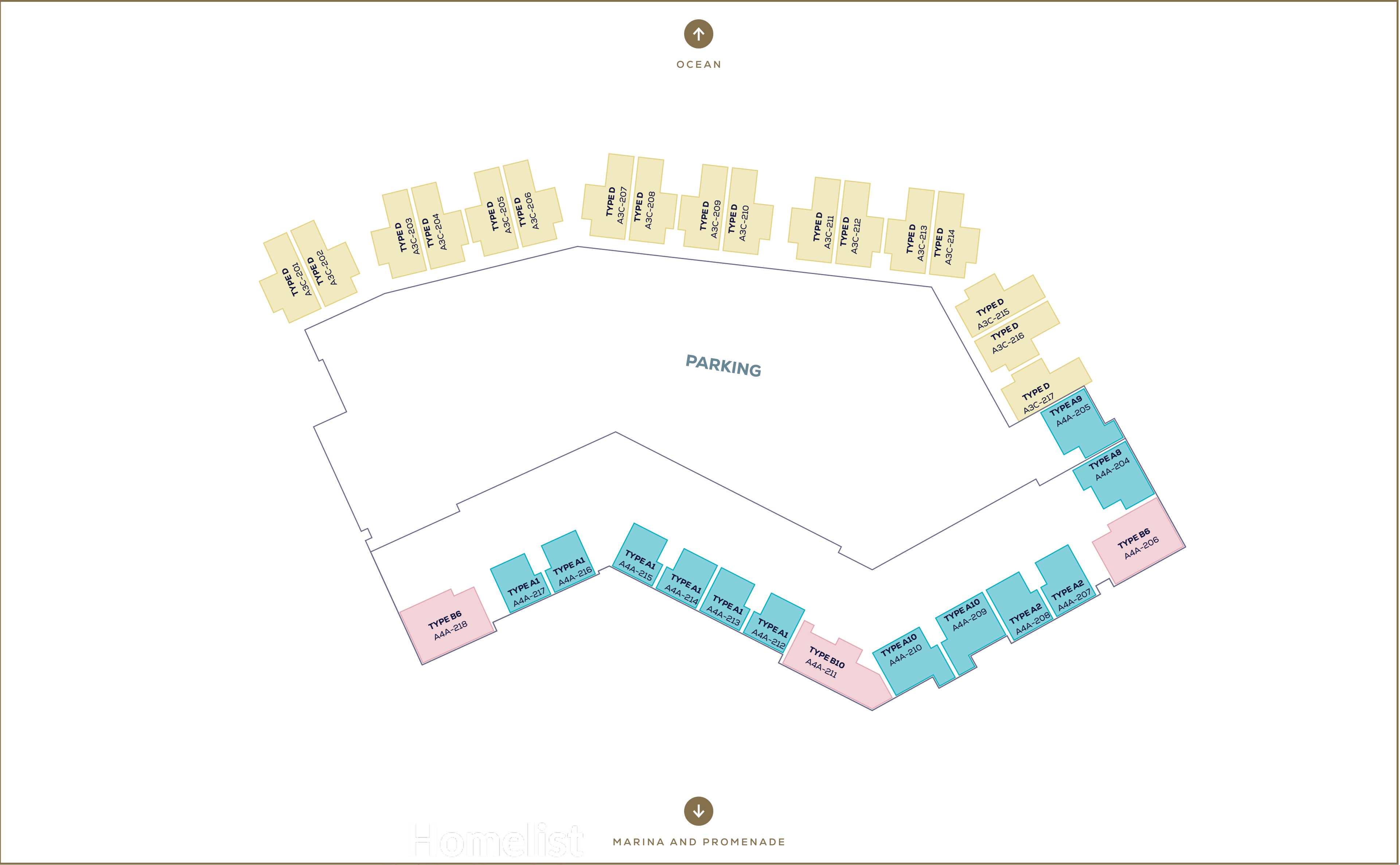
1st Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type D



Unit Type 2nd Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type D



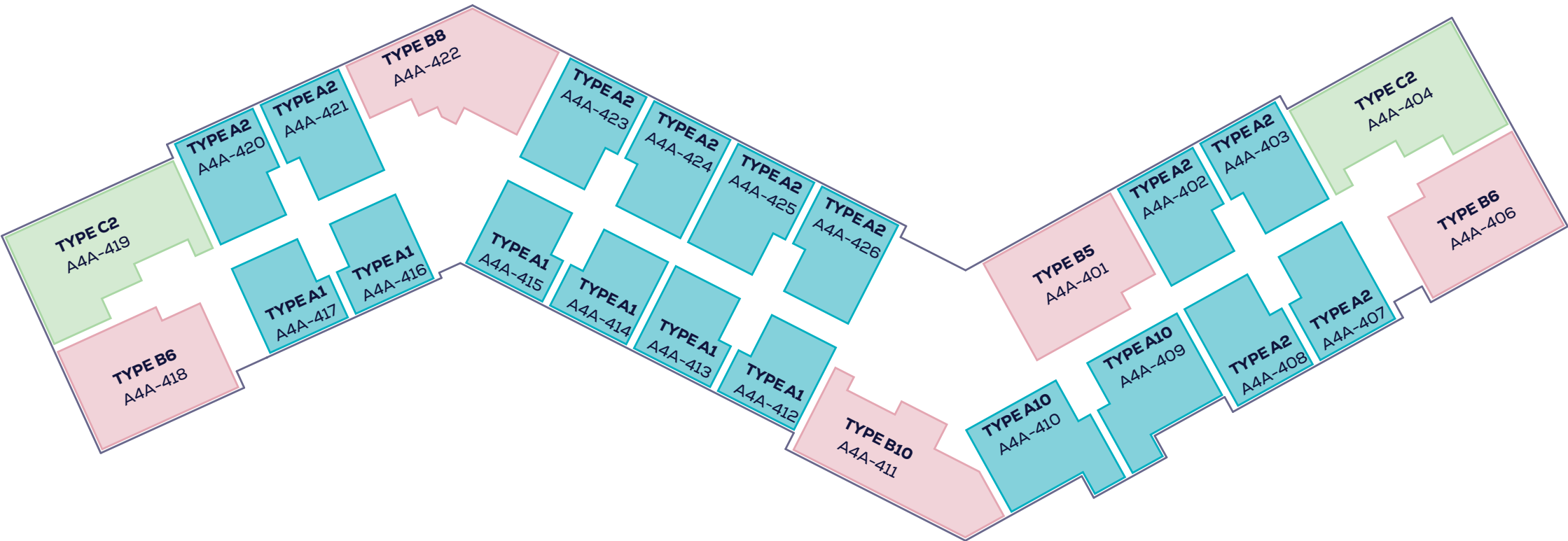
Unit Type
3rd Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



Unit Type 4th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



OCEAN



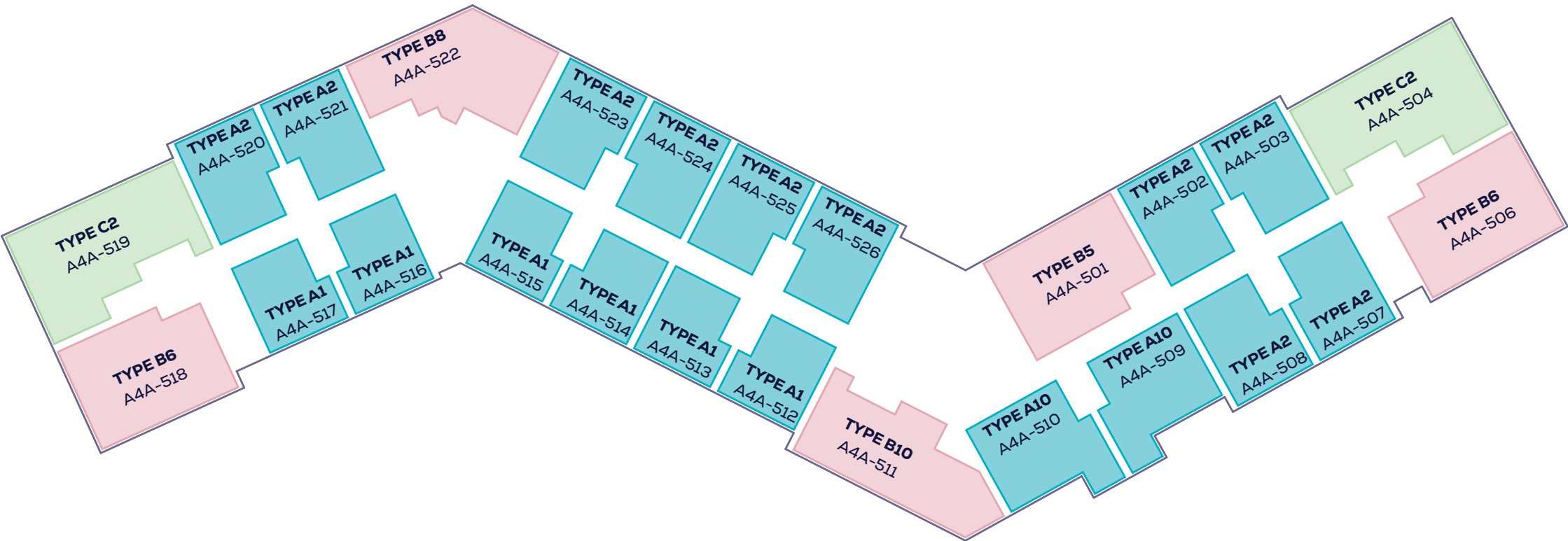
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Unit Type

5th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



OCEAN

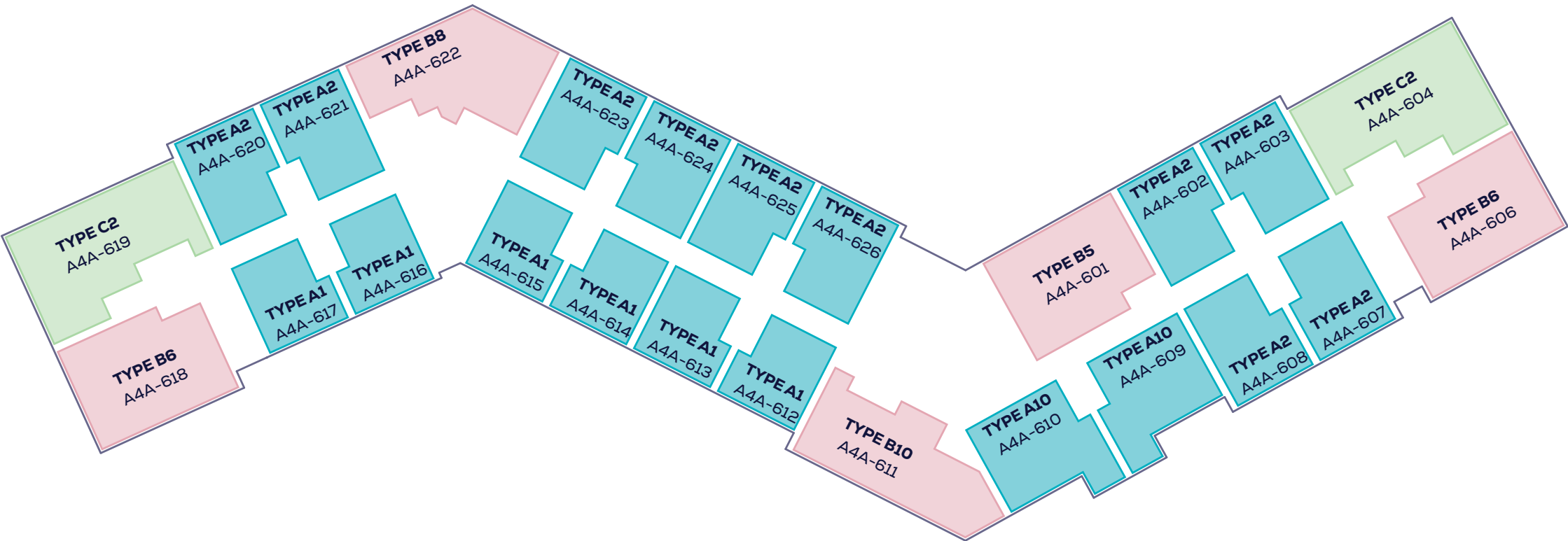


MARINA AND PROMENADE

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Unit Type 6th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



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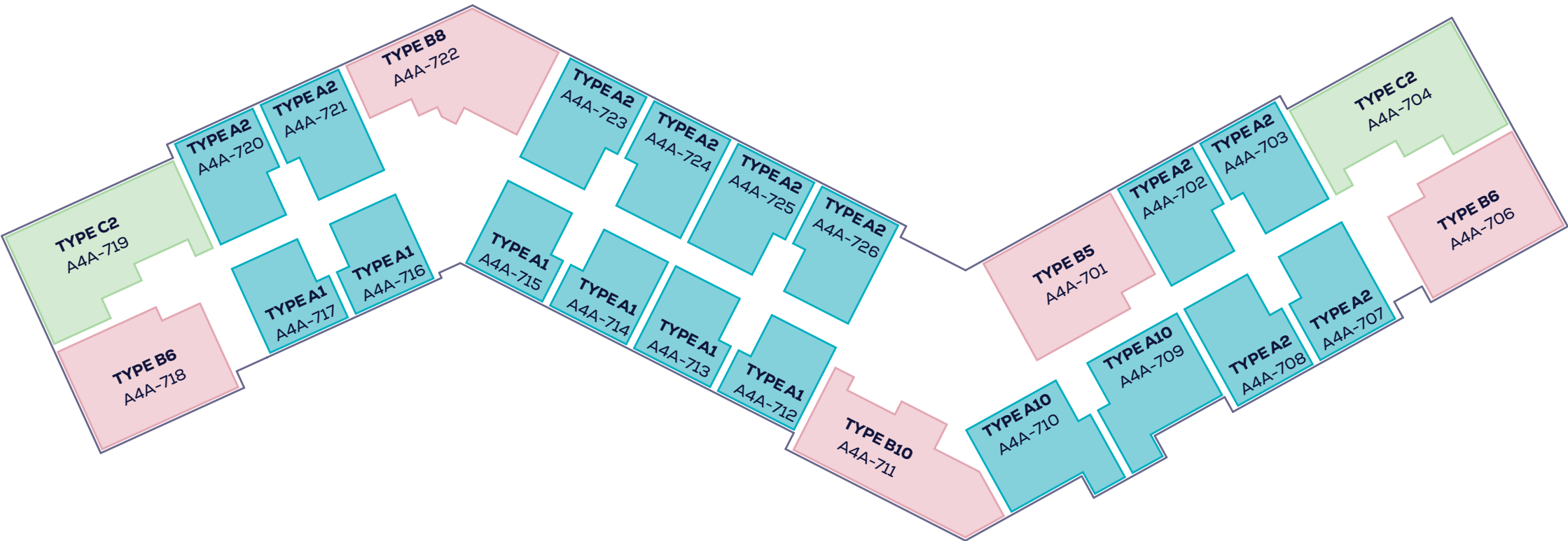
MARINA AND PROMENADE

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Unit Type

7th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



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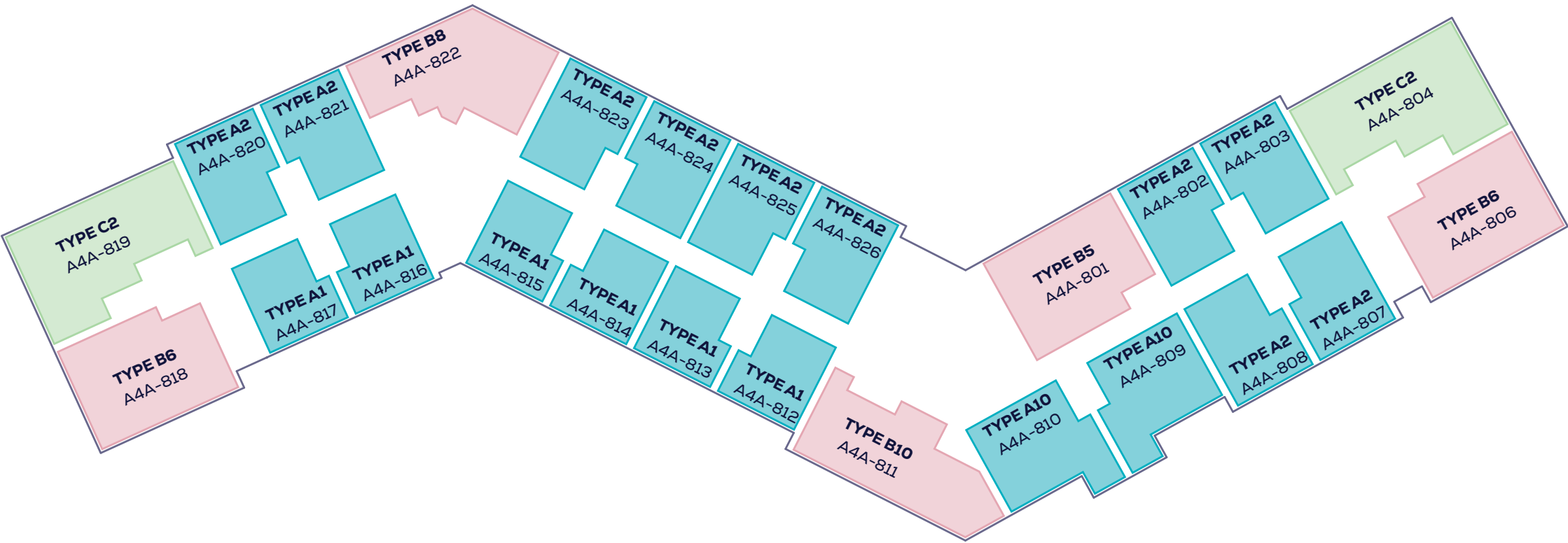


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Unit Type 8th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



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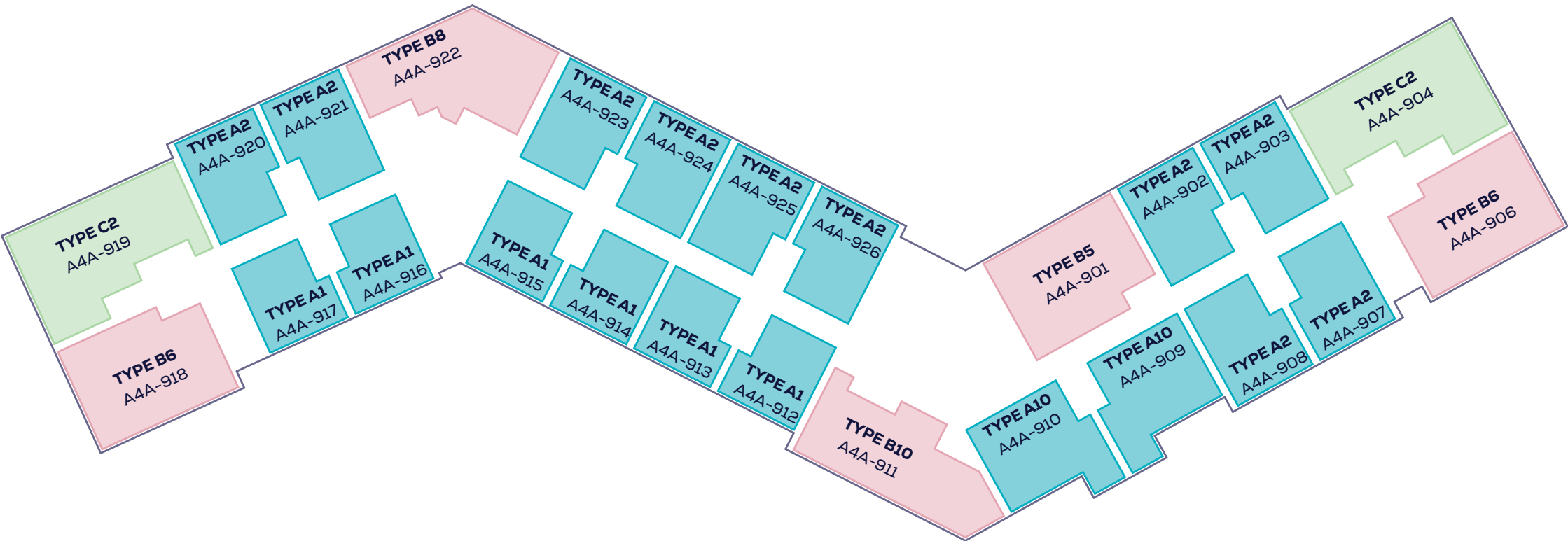
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Unit Type

9th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



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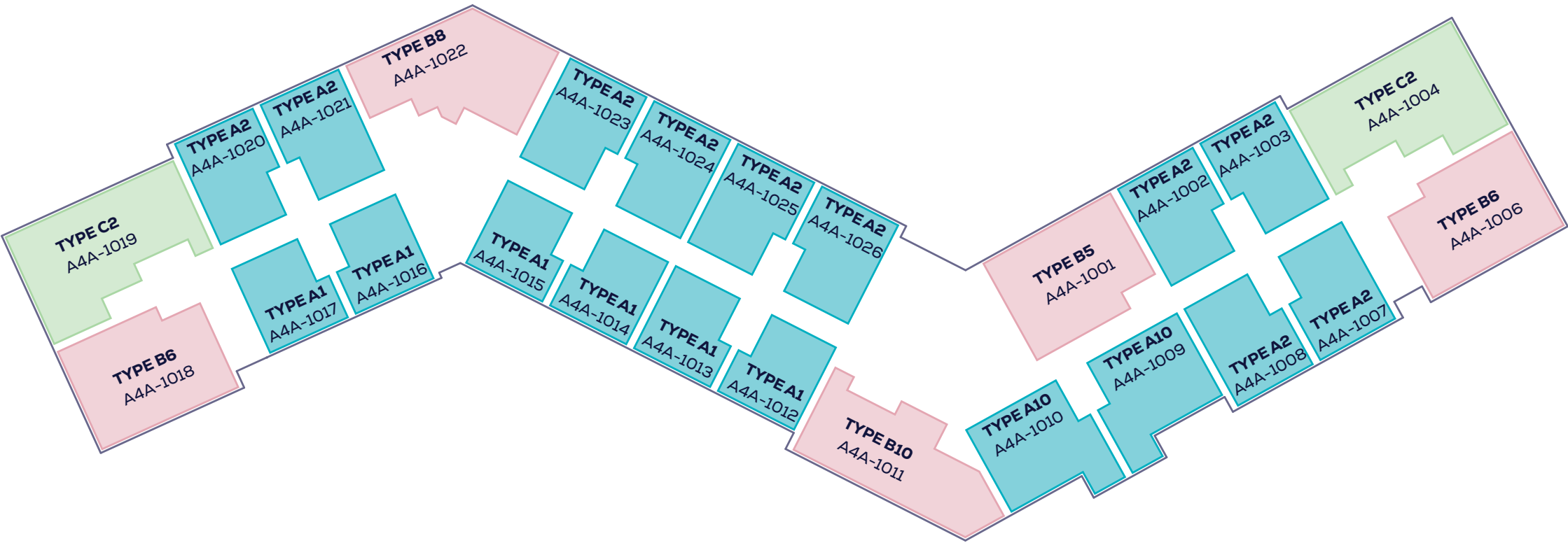


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Unit Type 10th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



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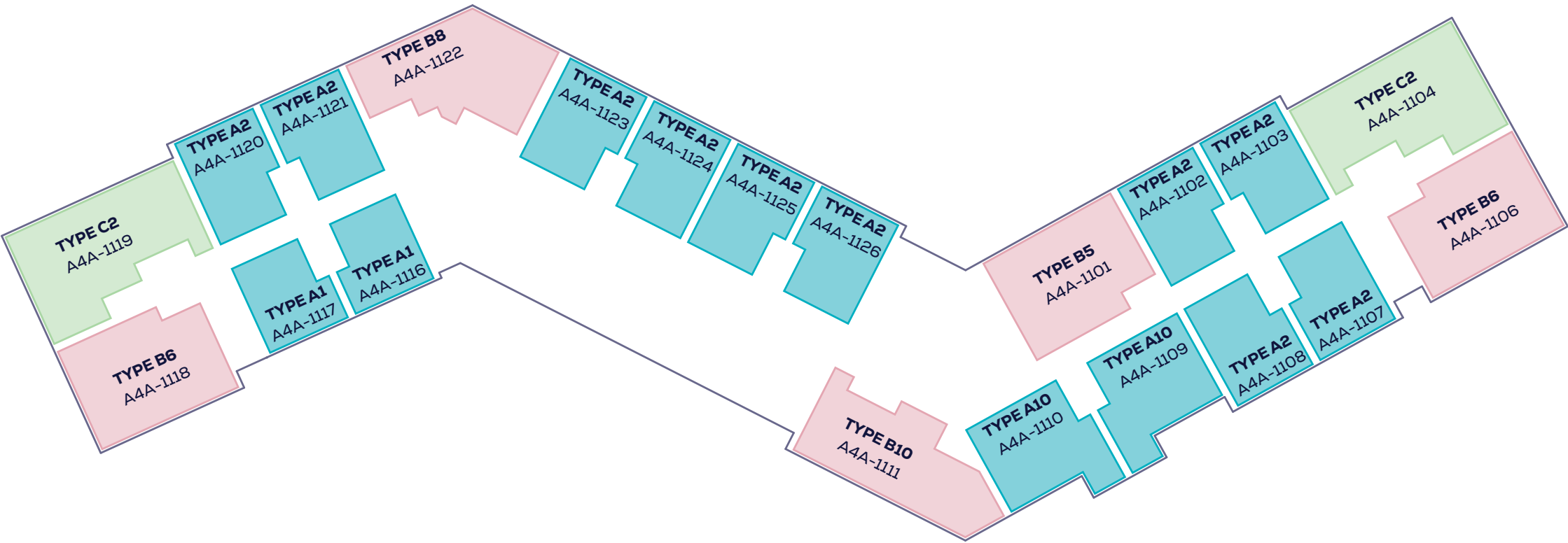


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Unit Type 11th Floor

- Type A1 • A2 • A8 • A9 • A10
- Type B5 • B6 • B8 • B10
- Type C2



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Exceed every expectation

F L O O R P L A N S



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Azura Chalets

Type D

				
4	1	5	1	4
INTERNAL AREA (SQM)				273
EXTERNAL AREA (SQM)				32
TOTAL AREA (SQM)				305
GARDEN (SQM)				108

* Exclusive right of use

The above is subject to the disclaimer contained in this brochure



Apartment Type C2



3



1



2



1



1

INTERNAL AREA (SQM)

149

EXTERNAL AREA (SQM)

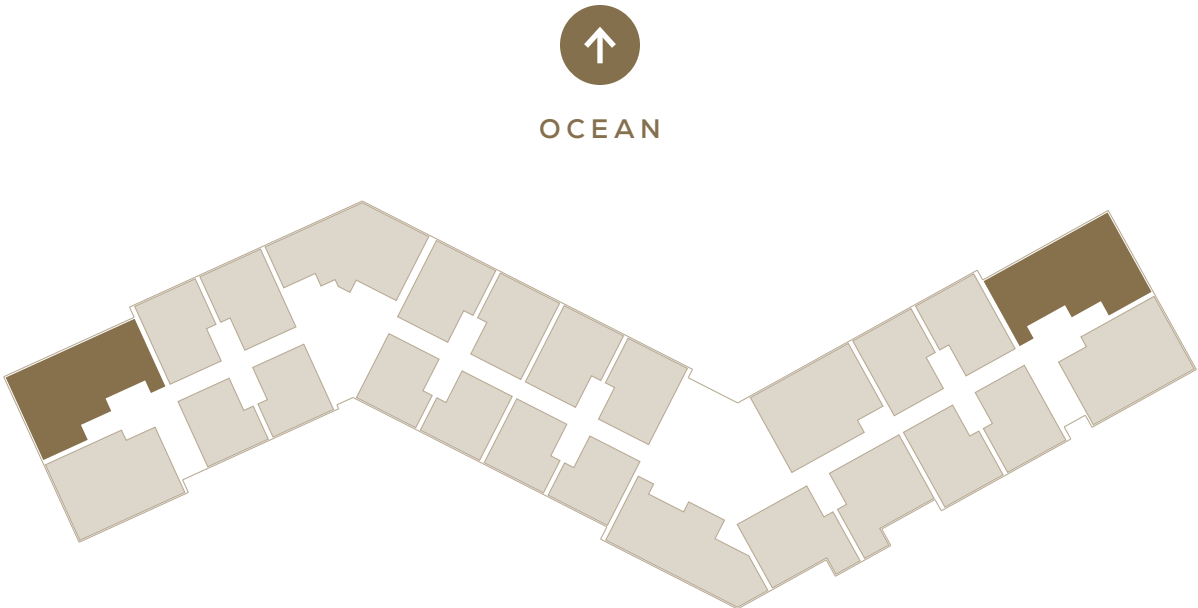
19

TOTAL AREA (SQM)

168



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MARINA AND PROMENADE

Apartment Type B5



2



1



2



1

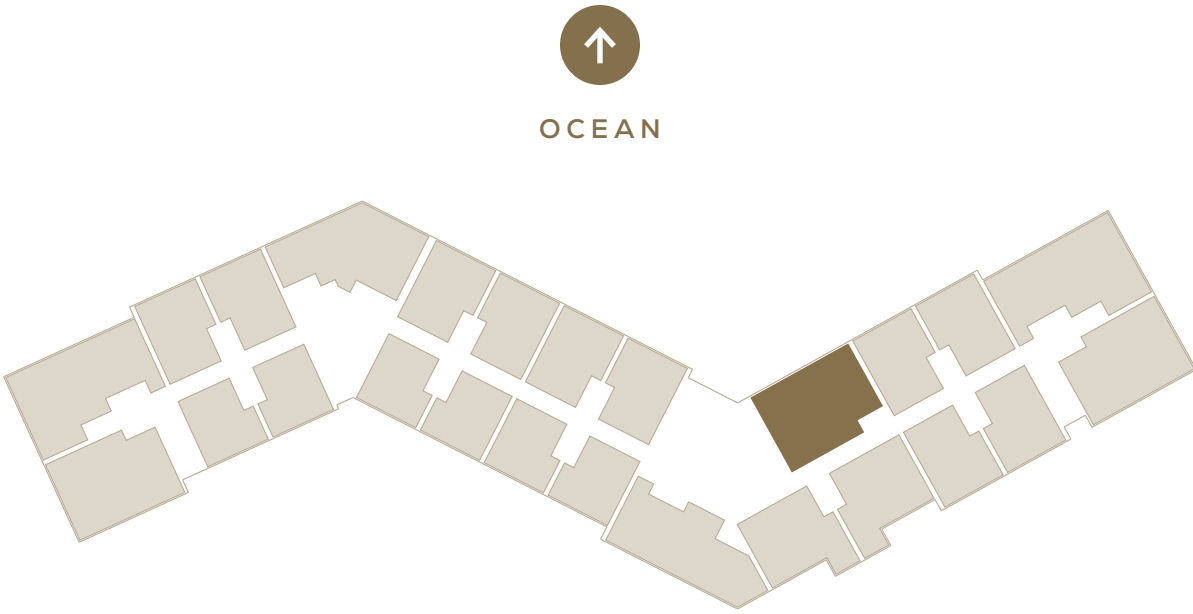


1

INTERNAL AREA (SQM)	124
EXTERNAL AREA (SQM)	12
TOTAL AREA (SQM)	136



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MARINA AND PROMENADE

Apartment Type B6

				
2	1	2	1	1

INTERNAL AREA (SQM)	126
EXTERNAL AREA (SQM)	19
TOTAL AREA (SQM)	145



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Apartment Type B8



2



1



2



1



1

INTERNAL AREA (SQM)

129

EXTERNAL AREA (SQM)

15

TOTAL AREA (SQM)

144



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Apartment Type B10



2



1



2



1



1

INTERNAL AREA (SQM)

130

EXTERNAL AREA (SQM)

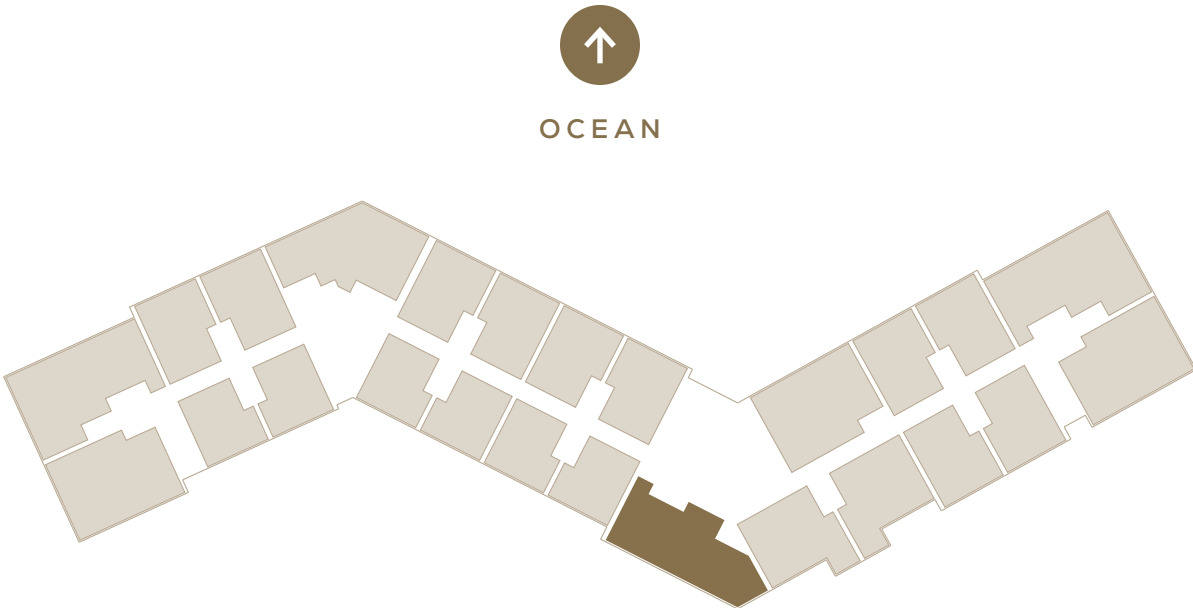
15

TOTAL AREA (SQM)

145



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Apartment Type A1



1



1



1

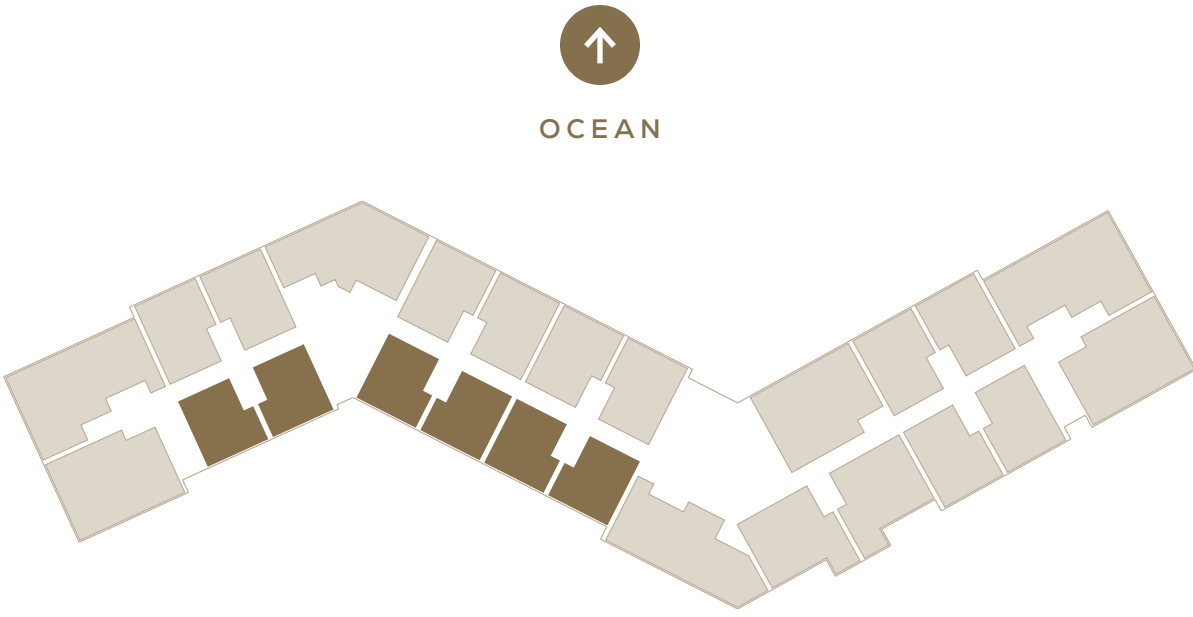


1

INTERNAL AREA (SQM)	62
EXTERNAL AREA (SQM)	8
TOTAL AREA (SQM)	70



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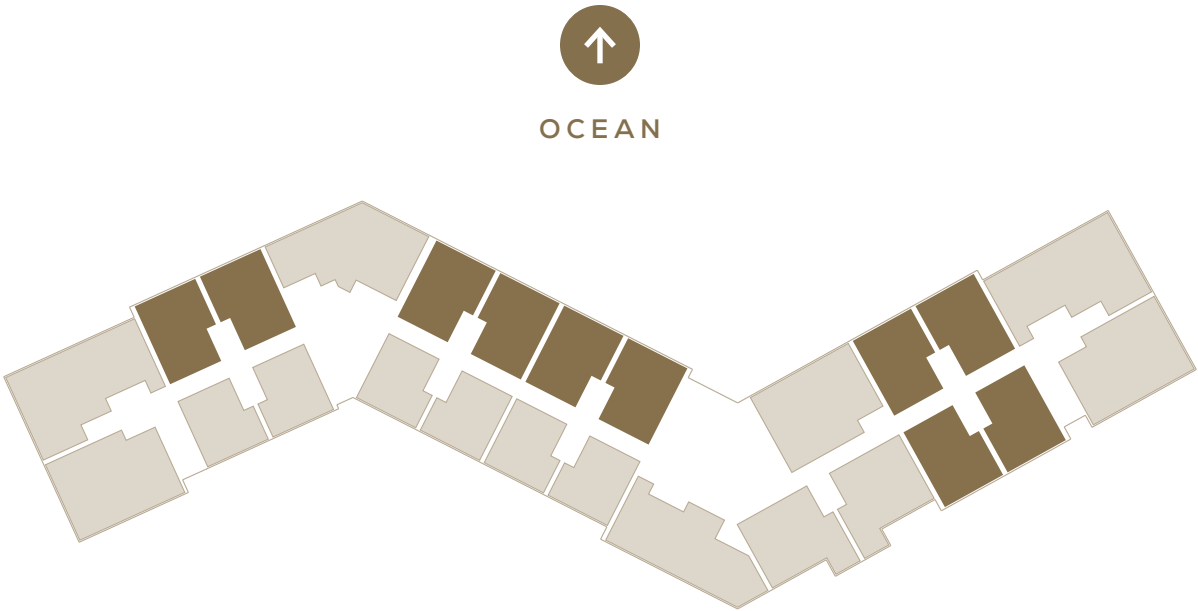
Apartment Type A2

				
1	1	1	1	1

INTERNAL AREA (SQM)	75
EXTERNAL AREA (SQM)	8
TOTAL AREA (SQM)	83



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Apartment Type A8

				
1	1	1	2	1

INTERNAL AREA (SQM)	96
EXTERNAL AREA (SQM)	10
TOTAL AREA (SQM)	106



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Apartment Type A9


1


1


1


2


1

INTERNAL AREA (SQM)	94
EXTERNAL AREA (SQM)	9
TOTAL AREA (SQM)	103



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Apartment Type A10



1



1



1



2



1

INTERNAL AREA (SQM)

93

EXTERNAL AREA (SQM)

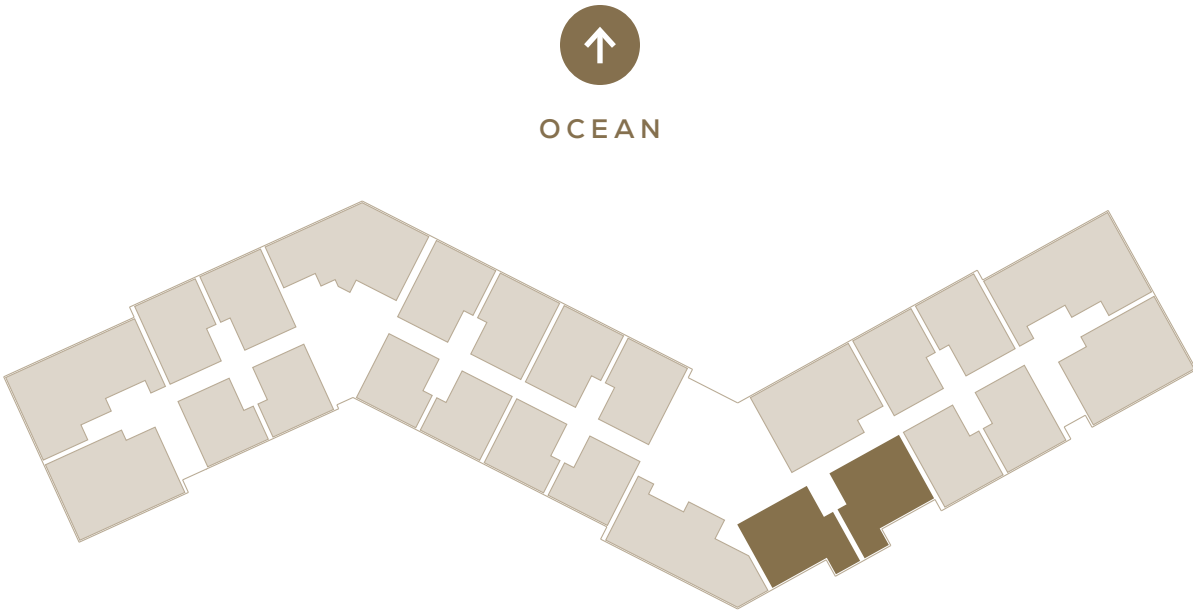
8

TOTAL AREA (SQM)

101



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Make it
Your Story

AL MOUJ MUSCAT



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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 94 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



4 million
annual footfall



6 Km water
frontage &
Community Beach



56 parks
with 8 kids
play areas



Community
Hub &
Masjid



International
school
& nursery



Premium leisure
& entertainment
amenities



19,000+
residents



Integrated
wellness &
sports facilities



4 Km
cycling
trail



23 Km
pedestrian
path



Residency for you
and your relatives of
the first degree



8,000+
residential
properties



68 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

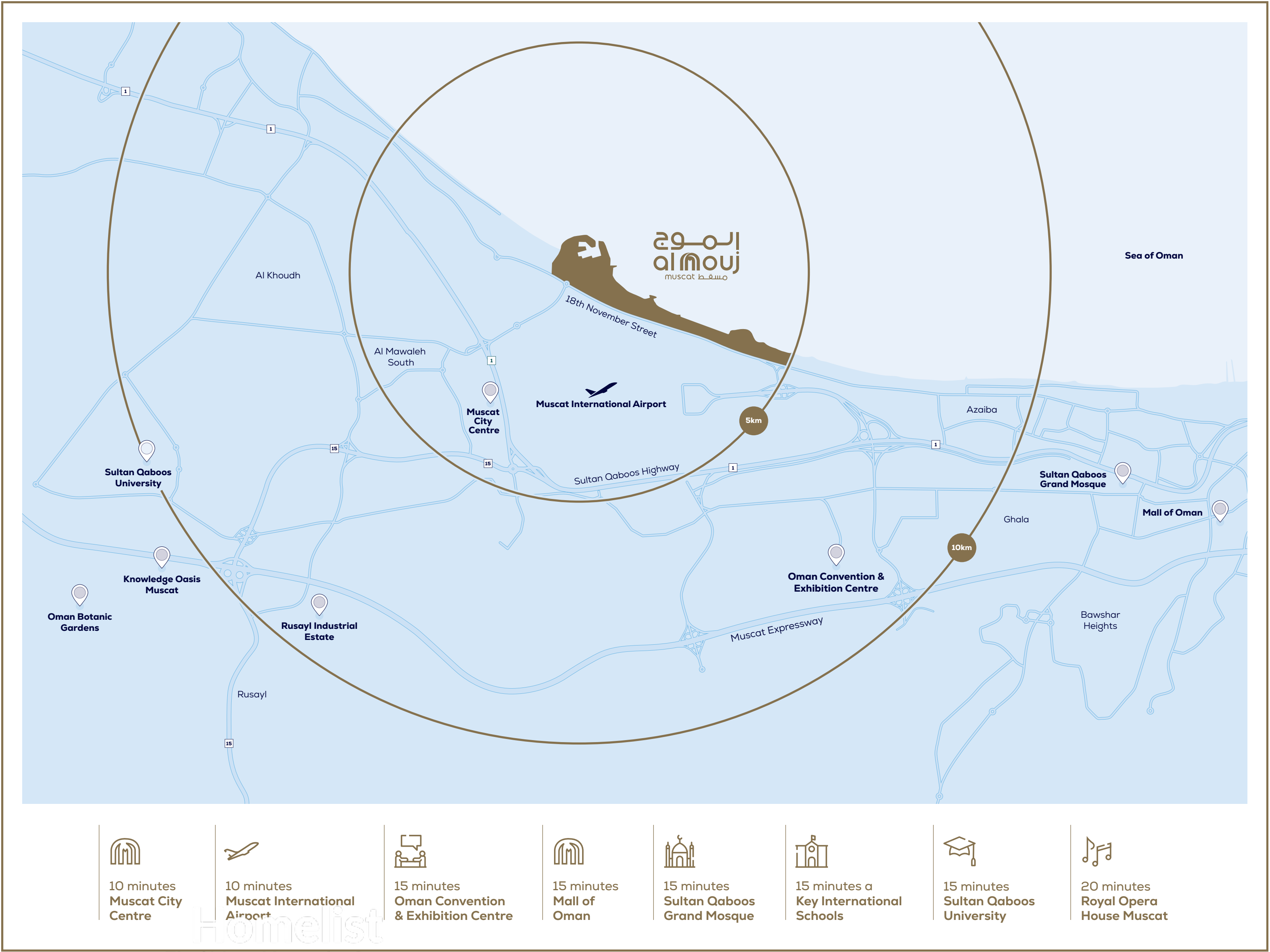
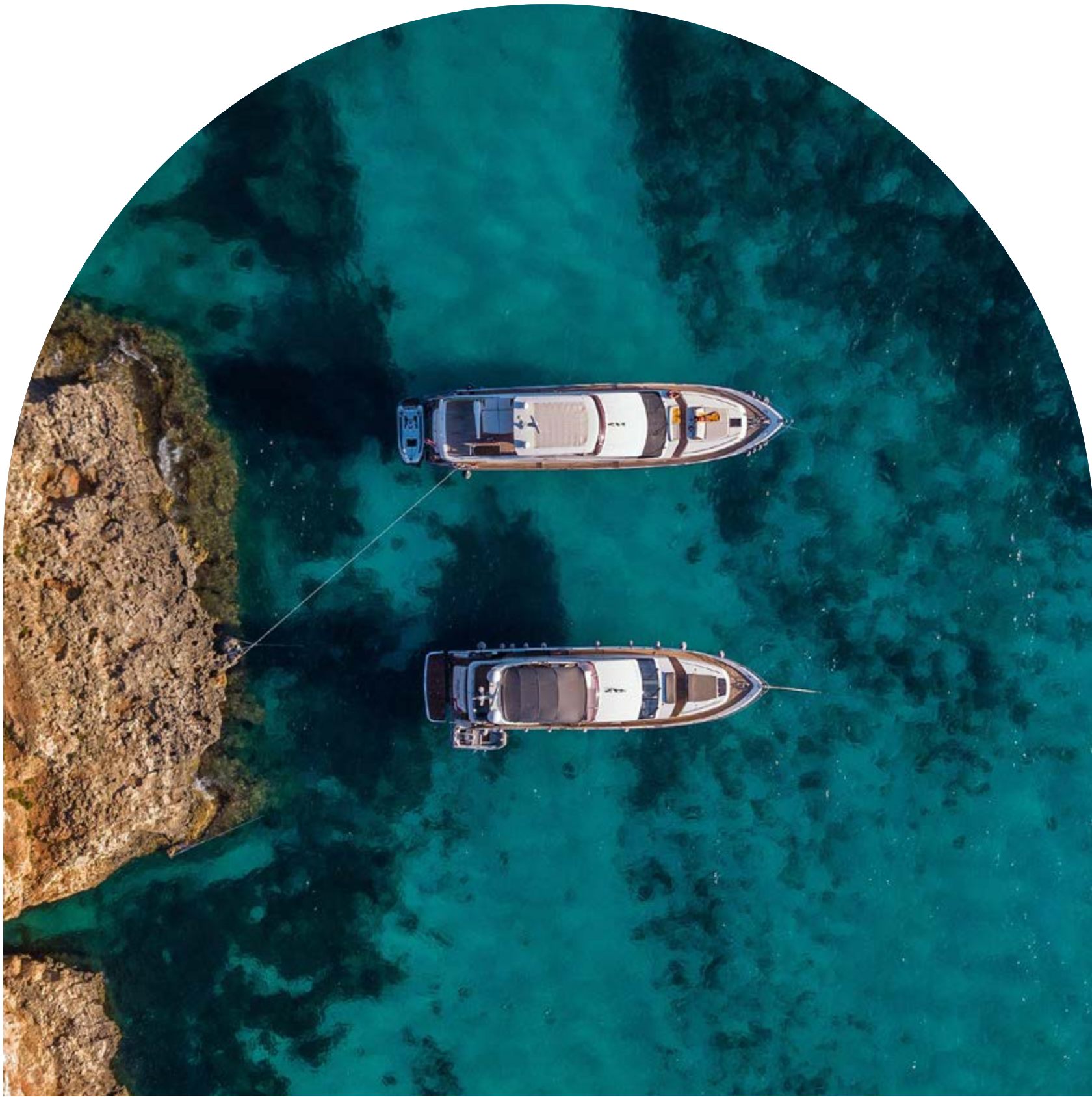


LUXURY 5-STAR HOTELS

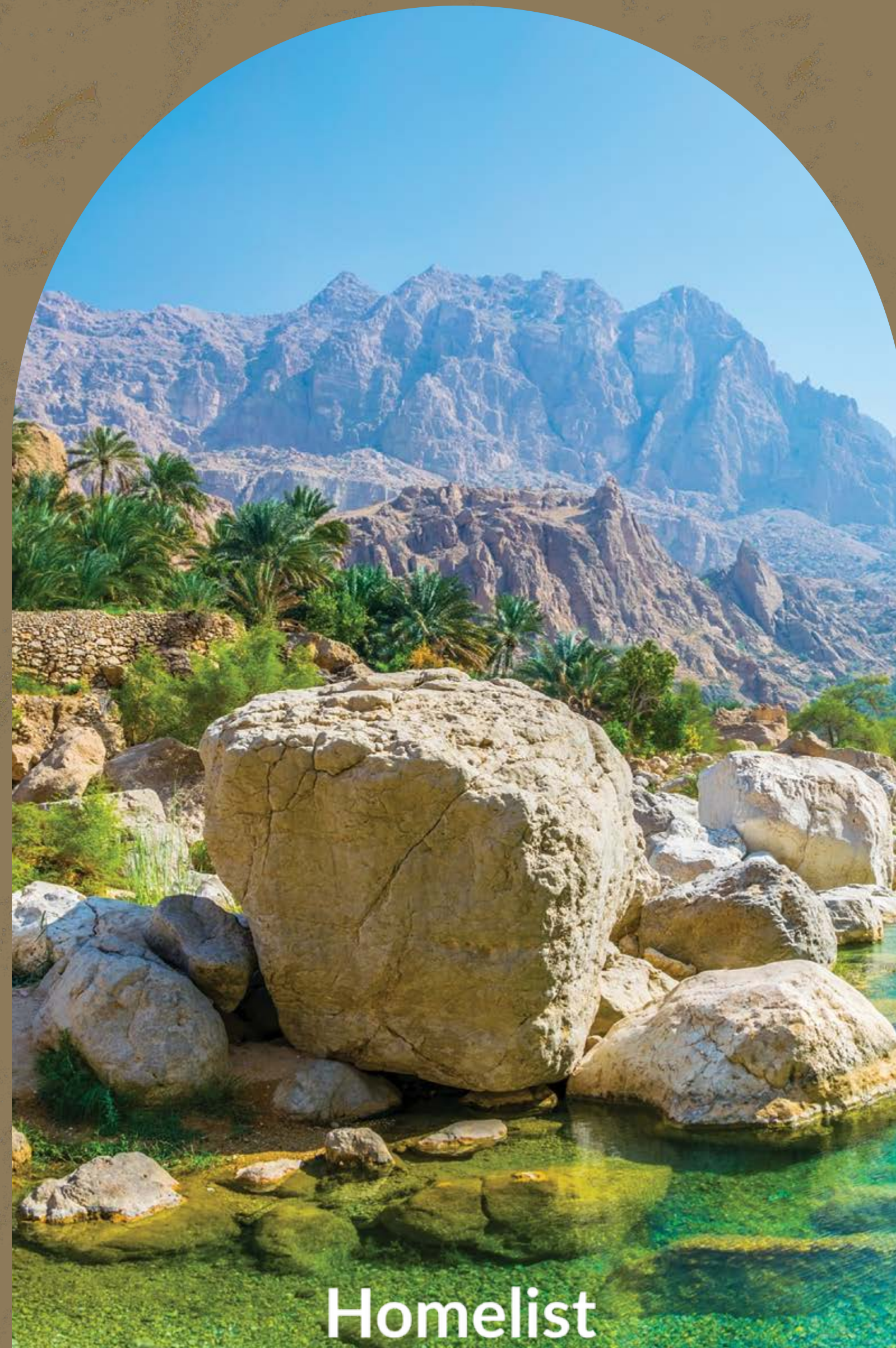
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Perfectly Located

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.



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
almouj
مسقط muscat

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