



LAYAN & LEENA

BY JABAL



Established in 2024, Jabal Real Estate Development is committed to creating exceptional developments that combine innovation, quality, and timeless design. With a vision to deliver lasting value, the company is shaping modern destinations that enhance the urban landscape.

Marking its first landmark development, Jabal Real Estate Development proudly presents Layan and Leena—two iconic towers that reflect the company's commitment to architectural excellence, sophisticated design, and premium quality. Together, they represent a new benchmark in contemporary real estate, delivering elegance, functionality, and lasting value.



Where imagination meets precision, remarkable places are born. Layan and Leena embody a quiet confidence—transforming bold ideas into an enduring architectural statement of elegance and distinction.







JABAL's boldest vision comes to life through Layan and Leena—a statement of contemporary architecture where timeless design, refined craftsmanship, and visionary thinking come together to create a landmark that redefines modern excellence.



LAYAN & LEENA

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Every line is drawn with intention, every space created to inspire vision and progress. Layan and Leena are where ambition rises, opportunities connect, and lasting legacies begin.





ELITE
COFFEE

DESIGNER
BOUTIQUE

SHOP

XENTRE

URBAN BISTRO

BIER
APAL

SHOP

BAE
GALLERY

R 3500

Layan and Leena are expressions of contemporary elegance, where refined design meets architectural distinction. Conceived as twin landmarks, they embody a harmonious balance of sophistication, innovation, and timeless character.

Designed with a bold architectural presence, their sculpted forms reflect a vision of modern excellence—creating an iconic destination that seamlessly blends beauty, purpose, and enduring appeal.



Defined by striking architecture, refined interiors, and thoughtfully crafted spaces, Layan and Leena embody a new expression of contemporary excellence. Every detail is designed to deliver an exceptional experience, where sophistication, comfort, and innovation exist in perfect harmony.

From their commanding presence on the skyline to the elegance found within, Layan and Leena are conceived as timeless landmarks—distinguished by their architectural character, elevated experiences, and enduring appeal.



BUILT TO INSPIRE

Positioned to become a defining landmark, Layan and Leena are envisioned as more than a destination—they are a statement of contemporary architecture and refined urban living. Their presence reflects a vision that seamlessly blends elegance, innovation, and enduring character.

In form, scale, and identity, the twin towers celebrate thoughtful design and timeless sophistication, creating a landmark that shapes the skyline while inspiring the future.



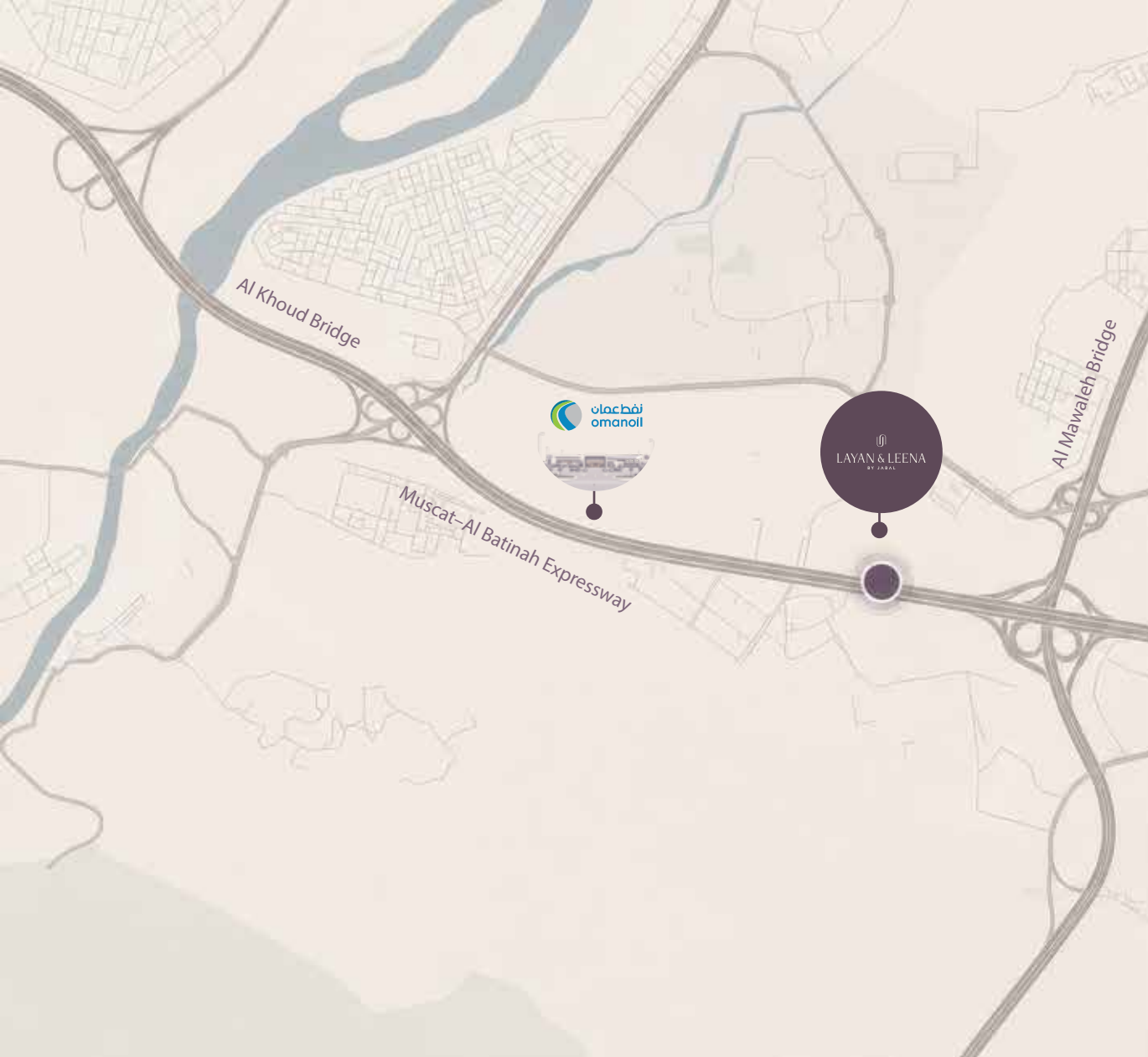




Every element of Layan and Leena is shaped with intention, creating a composition that balances presence with refinement. Their architectural language embraces clean lines, harmonious proportions, and a sculptural identity that evolves from every perspective, reflecting a thoughtful approach to modern development.

As the towers rise, their design reveals a seamless dialogue between form and function, where openness, light, and carefully crafted spaces create a sense of rhythm and sophistication. Each level contributes to a greater vision, bringing together movement, connection, and balance within a distinctive architectural expression. The result is a landmark defined by elegance and character—an enduring statement that celebrates the relationship between architecture, experience, and the evolving identity of the city.





LOCATION

Strategically positioned along the Muscat Expressway, Layan & Lina enjoys a prime location with exceptional accessibility and seamless connectivity. Situated between Al Mawaleh Bridge to the east and Al Khoud Bridge to the west, the project offers effortless access to Muscat's key residential, commercial, and educational destinations while benefiting from outstanding visibility on one of the city's busiest highways.

Nearby Landmarks

- | | |
|--------------------------------|-----------|
| • OMANOIL | 2 Minutes |
| • Sultan Qaboos University | 5 Minutes |
| • Al Khoud Souq | 4 Minutes |
| • Knowledge Oasis Muscat (KOM) | 6 Minutes |
| • Lulu Al Bandar Hypermarket | 5 Minutes |
| • Sayyida Mazoon Mosque | 3 Minutes |
| • Al Mawaleh Bridge (East) | 2 Minutes |
| • Al Khoud Bridge (West) | 2 Minutes |



Lian & Lina is strategically positioned along the **Muscat – Al Batinah Expressway**, offering unmatched connectivity and effortless access. Located between Al Mawaleh Bridge to the east and Al Khoud Bridge to the west, the project places you minutes away from Muscat's key destinations while keeping you connected to everything that matters.



5
MINUTES



4
MINUTES



6
MINUTES



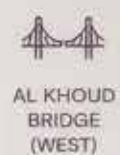
5
MINUTES



3
MINUTES



2
MINUTES



2
MINUTES



2
MINUTES

VIEWS



North: Al Khoud

East: Al Mawaleh Bridge

West: Al Khoud Bridge

South: Muscat Expressway

SOUTH
MUSCAT EXPRESSWAY



NORTH
AL KHOUD



SPATIAL STORYTELLING AT ITS MOST REFINED

Step into a world where detail becomes an experience, where every element is thoughtfully crafted to reflect sophistication, comfort, and individuality. Layan and Leena are shaped through a careful balance of form, function, and atmosphere, creating spaces that feel both distinctive and effortless.

Beyond the visual elegance lies a deeper commitment to intelligent design and modern living. Every aspect is envisioned to enhance the experience, blending innovation with seamless functionality to create an environment that adapts, inspires, and elevates everyday moments.





BUILDING FEATURES

- An iconic mixed-use destination by Jabal Real Estate Development
- Modern architectural design with refined premium finishes
- Prime location in Al Khoudh, directly on the Expressway
- Seamless connectivity to Muscat's major destinations and essential services
- Residential and retail spaces thoughtfully integrated in one destination
- Dynamic ground-floor retail boulevard
- Separate swimming pools for ladies and gentlemen
- Outdoor lounges and BBQ facilities
- Smart Owners App for seamless property management, maintenance, leasing, and resale
- Round-the-clock security and building services
- Over 150 parking spaces
- Crafted for contemporary living and long-term value

RESIDENCES

108 Residential Units

10 Floors

1 Retail Floor | 9 Residential Floors

12 Apartments Per Floor

COMPONENT BREAKDOWN

RESIDENTIAL

22 Ground Floor Retail Shops

RESIDENTIAL

108 Premium Apartments

AMENITIES

Separate Swimming Pools (Ladies & Gentlemen)

Outdoor Seating Areas

BBQ Area

24/7 Security

PARKING

150+ Parking Spaces





ROOF	Amenity / Roof Terrace
9	12 Units
8	12 Units
7	12 Units
6	12 Units
5	12 Units
4	12 Units
3	12 Units
2	12 Units
1	12 Units
G	Retail (22 Shops)

RESIDENTIAL

12 Units Per Floor
9 Floors

Total Units: 108

RETAIL

22 Shops
1 Floor

Total Shops: 22

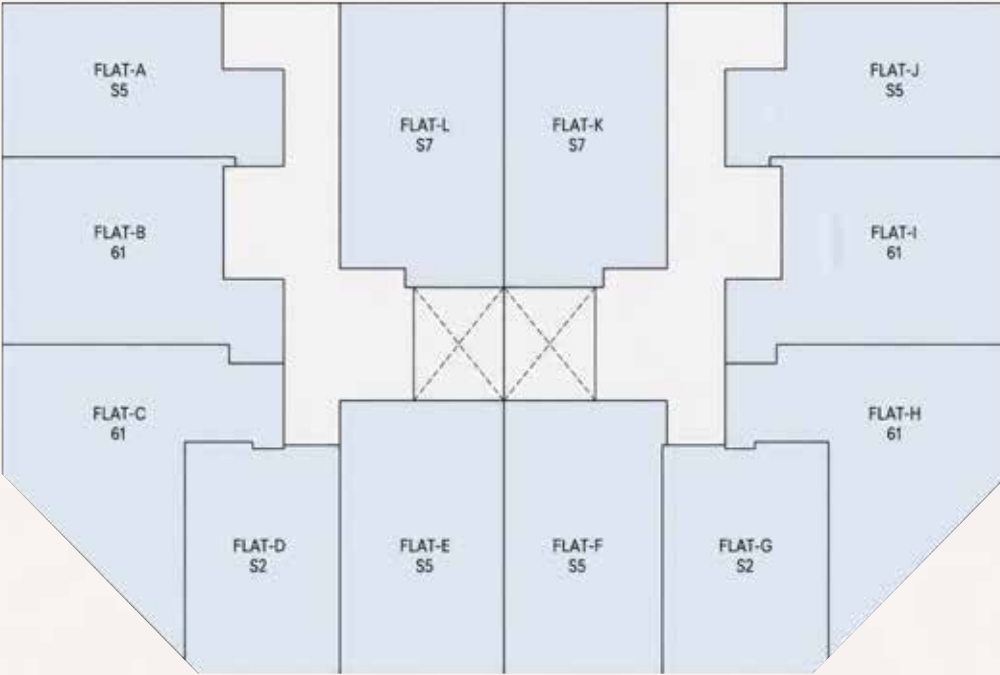
TOTAL

Total Units: 108

Total Shops: 22

Overall Total: 130

COMMERCIAL LAYOUT



HALF FLOOR

A-Luxury Residential Unit



UNIT TYPE	UNIT A	BATH	BAIC	KIT	LIVING	BED
1 BHK	55 SQM	2	2	1	1	1



THE SKY POOL

Experience elevated leisure with dedicated swimming pools for Ladies and Gentlemen, thoughtfully designed to offer comfort, privacy, and relaxation. Surrounded by elegant landscaping and refined amenities, the Sky Pools create a tranquil rooftop retreat where wellness, serenity, and panoramic views come together in perfect harmony.

HALF FLOOR

B-Luxury Residential Unit



UNIT TYPE	UNIT B	BATH	BAIC	KIT	LIVING	BED
1 BHK	61 SQM	2	3	1	1	1



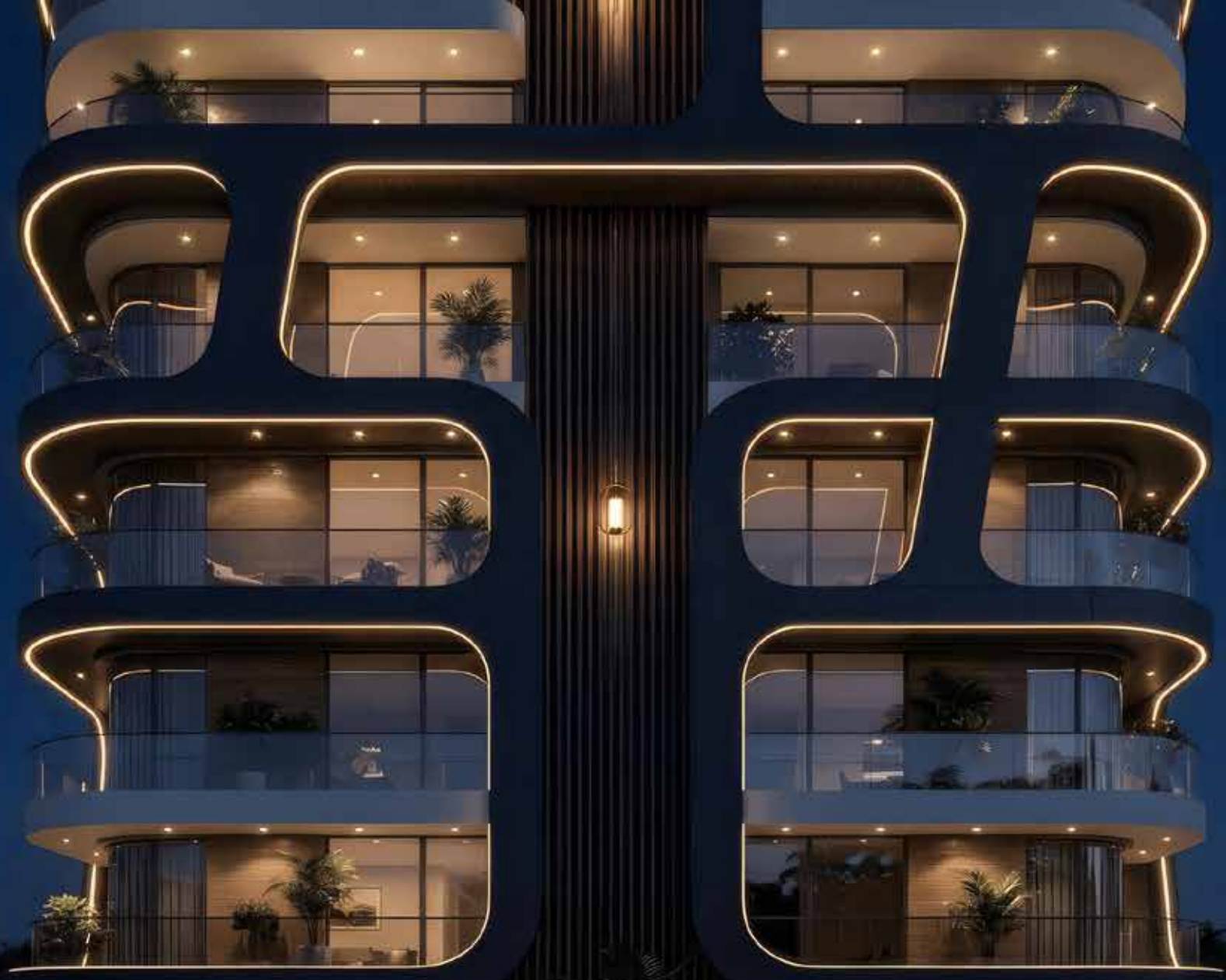


HALF FLOOR

C-Luxury Residential Unit



UNIT TYPE	UNIT C	BATH	BAIC	KIT	LIVING	BED
1 BHK	61 SQM	2	2	1	1	1



HALF FLOOR

D-Luxury Residential Unit



UNIT TYPE	UNIT D	BATH	BAIC	KIT	LIVING	BED
1 BHK	52 SQM	2	3	1	1	1



HALF FLOOR

E-Luxury Residential Unit



UNIT TYPE	UNIT E	BATH	BAIC	KIT	LIVING	BED
1 BHK	55 SQM	2	2	1	1	1





HALF FLOOR

F-Luxury Residential Unit



UNIT TYPE	UNIT F	BATH	BAIC	KIT	LIVING	BED
1 BHK	55 SQM	2	2	1	1	1



HALF FLOOR

G-Luxury Residential Unit



UNIT TYPE	UNIT G	BATH	BAIC	KIT	LIVING	BED
1 BHK	52 SQM	2	3	1	1	1



EXECUTIVE BUSINESS CLUB

An exclusive environment designed for connection, collaboration, and elevated experiences. Offering a refined space for owners and tenants, the business club provides a seamless blend of privacy, convenience, and sophistication, creating a distinguished setting where ideas flourish and meaningful connections are made.



HALF FLOOR

H-Luxury Residential Unit



UNIT TYPE	UNIT H	BATH	BAIC	KIT	LIVING	BED
1 BHK	61 SQM	2	2	1	1	1



I-Luxury Residential Unit



UNIT TYPE	UNIT I	BATH	BAIC	KIT	LIVING	BED
1 BHK	61 SQM	2	3	1	1	1

THE EXECUTIVE WELLNESS SUITE

A private sanctuary dedicated to balance, vitality, and peak performance. Thoughtfully designed with advanced wellness solutions and dedicated spaces for movement, recovery, and relaxation, the suite offers an environment that supports focus, energy, and a refined lifestyle—empowering every moment beyond the ordinary.



HALF FLOOR

J-Luxury Residential Unit



UNIT TYPE	UNIT J	BATH	BAIC	KIT	LIVING	BED
1 BHK	55 SQM	2	2	1	1	1



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HALF FLOOR

K-Luxury Residential Unit



UNIT TYPE	UNIT K	BATH	BAIC	KIT	LIVING	BED
1 BHK	57 SQM	2	2	1	1	1

HALF FLOOR

L-Luxury Residential Unit



UNIT TYPE	UNIT L	BATH	BAIC	KIT	LIVING	BED
1 BHK	57 SQM	2	2	1	1	1

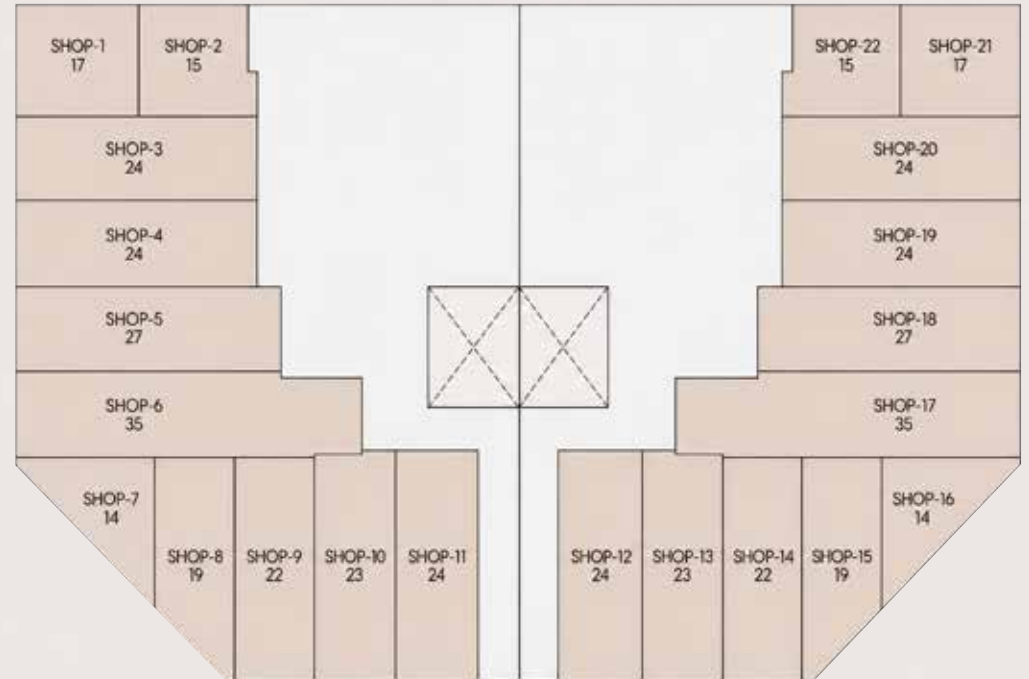


RETAIL AS RITUAL

Discover 22 premium retail shops thoughtfully curated to bring everyday convenience and exceptional experiences together. From specialty cafés and lifestyle boutiques to essential services, every space has been selected to create a vibrant destination that complements modern living at Layan & Leena



RESIDENTIAL LAYOUT



SHOPS

01-12

Str 01	Str 02	Str 03	Str 04
17	15	24	24
Str 05	Str 06	Str 07	Str 08
27	35	14	19
Str 09	Str 10	Str 11	Str 12
22	23	24	24

SHOPS

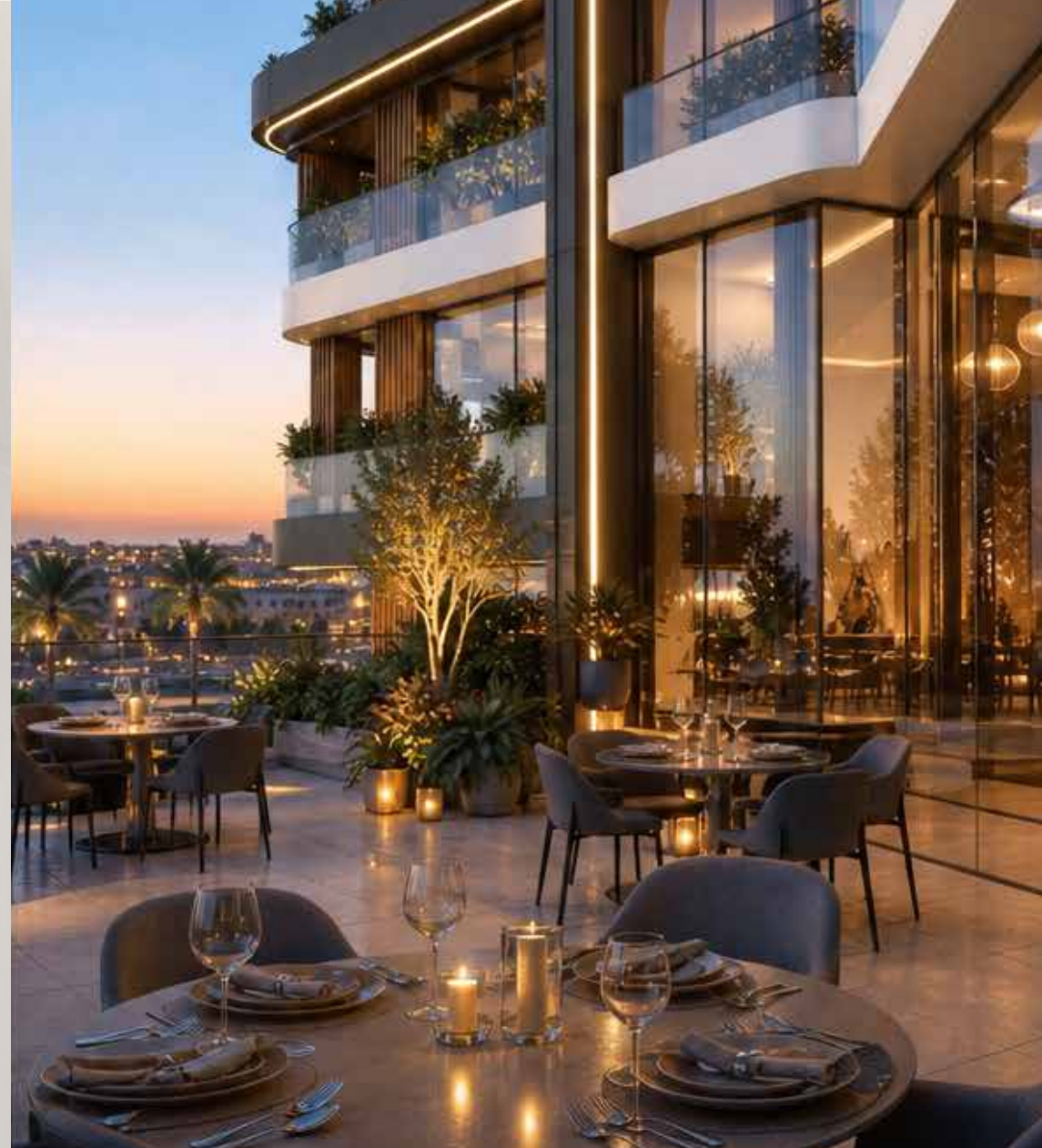
13-22

Str 13	Str 14	Str 15	Str 16	Str 17
23	22	19	14	35
Str 18	Str 19	Str 20	Str 21	Str 22
27	24	24	17	15



CULINARY ELEVATION

From refined cafés to exceptional dining destinations, every culinary space is thoughtfully crafted to offer more than a meal—it creates an experience. With carefully considered atmospheres, distinctive design, and memorable flavors, the dining venues become places where connection, conversation, and sophistication come together



SERVICES MANAGED BY JABAL

A LEGACY OF SERVICE

As part of JABAL's portfolio of unparalleled residential and hotel developments, superior service is quite simply an integral part of every masterpiece. As such, here are just some of the services you can depend upon.

OFFICE CONCIERGE

Handles all aspects of client interactions, including reception and greetings, as well as managing conference room bookings, and providing printing, binding, and laminating services.

WELLNESS CONCIERGE

Arranges access to performance training coaching and mental health sessions, together with spa and wellness bookings.

LIFESTYLE CONCIERGE

Coordinates ticketing and event arrangements, as well as organizes transportation and dining reservations for clients.

PERSONAL SERVICES

Manages car cleaning, dry cleaning and tailoring services, as well as scheduling salon and hairdressing appointments.

CURATED OFFERINGS

The Office Concierge is equipped to assist with bespoke requests, including organising floral arrangements, catering services, private shopping experiences, event management, and travel arrangements via private boat or plane.





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