



Hay Al Wafaa
Sultan Haitham City



AL-ABRAR
REAL ESTATE



مدينة السلطان هيثم
SULTAN HAITHAM CITY



Welcome to **Hay Al Wafaa** – a new chapter in urban living, brought to life by **Al Abrar Real Estate** in the heart of **Sultan Haitham City**.

THE DEVELOPER

At **Al Abrar**, we do more than build — we simplify property ownership.

Since 2008, we've shaped communities across Oman, blending thoughtful design with practical solutions. From buying and reselling to leasing and property management, we offer a full suite of real estate services under one roof.

Driven by purpose and partnerships, we continue to raise the bar for modern living in the Sultanate.

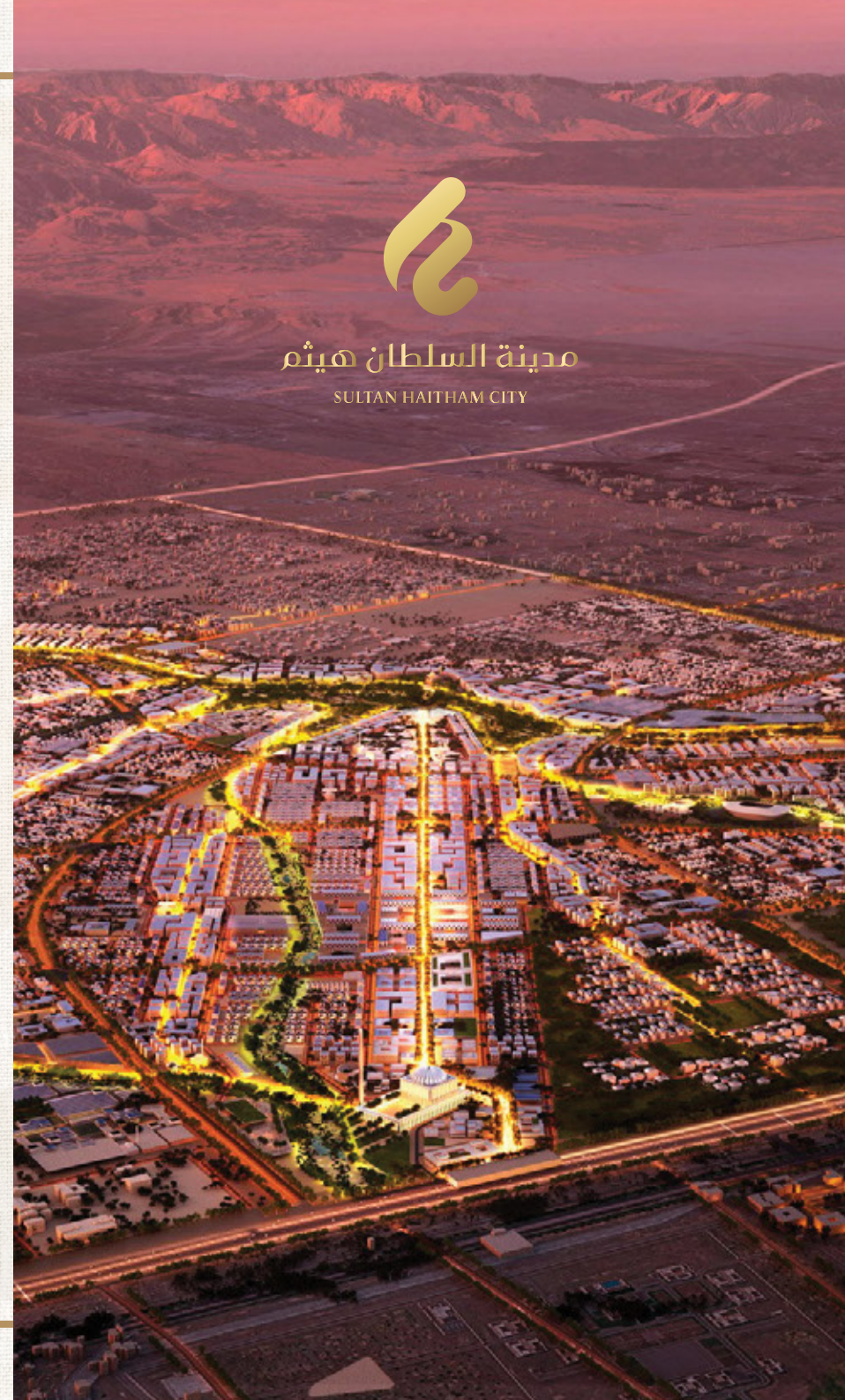


SULTAN HAITHAM CITY

Sultan Haitham City is Oman's model for future living – smart, sustainable, and connected.

With green infrastructure, walkable neighborhoods, and a mix of residential and commercial zones, the city is built to elevate everyday life.

From cycling routes to renewable energy, every detail supports a cleaner, more modern Oman.



مدينة السلطان هيثم

SULTAN HAITHAM CITY

HAY AL WAFAA

Hay Al Wafaa is a vibrant residential neighborhood in Sultan Haitham City – where modern design meets everyday convenience.

Spanning 1 million sqm, it offers a mix of refined apartments, townhouses, and villas with premium finishes and freehold ownership for all nationalities.

With schools, hospitals, green spaces, and leisure facilities just steps away, Hay Al Wafaa delivers both a sophisticated lifestyle and a smart investment.





WHY INVEST IN OMAN

Freehold ownership
with residency and
inheritance rights

1

Tax-free investment

2

Strategic location
connecting GCC,
Asia & Africa

3

Safe, stable, and
welcoming investment
environment

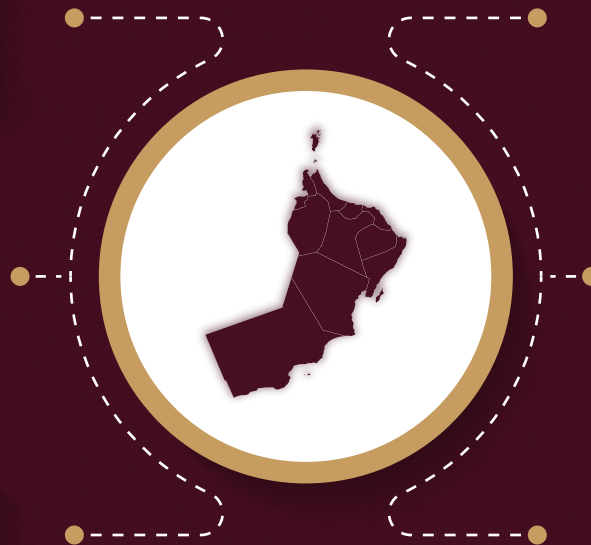
4

Growing real estate
market with long-term
potential

5

Balanced lifestyle with
space, nature, and
connectivity

6



OUR LOCATION

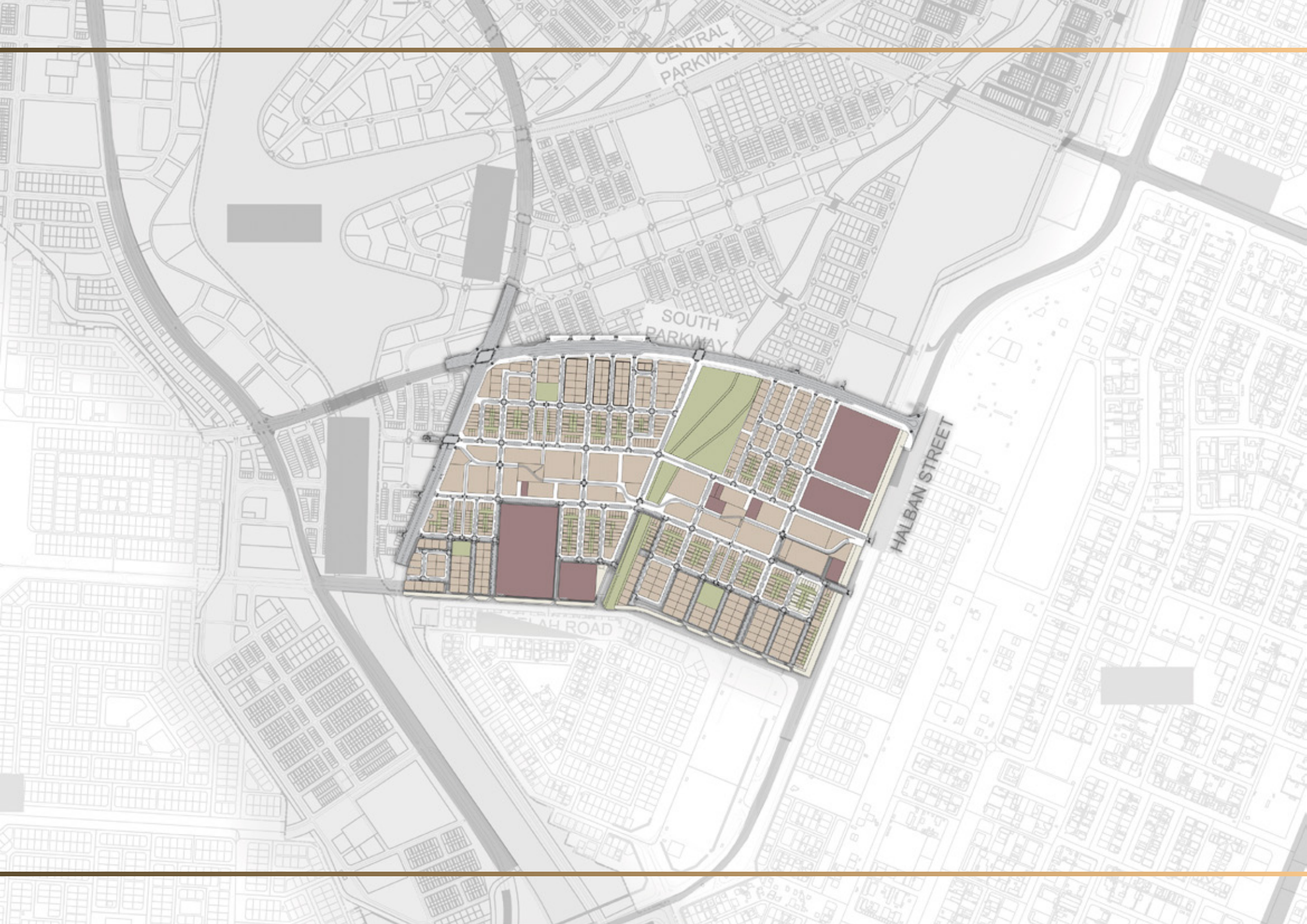
Hay Al Wafaa sits at the heart of **Sultan Haitham City** with seamless access to Muscat Expressway, Al Batinah Highway, and Seeb Street.

Just minutes from Muscat International Airport, the city center, top schools, and commercial hubs — everything you need is within easy reach.

NEARBY LANDMARKS



- Badr Al Samaa Hospital – **4 km**
- Seeb Beach – **8.2 km**
- Mall of Muscat – **7.9 km**
- German University of Technology (GUtech) – **11 km**
- Muscat International Airport – **27 km**



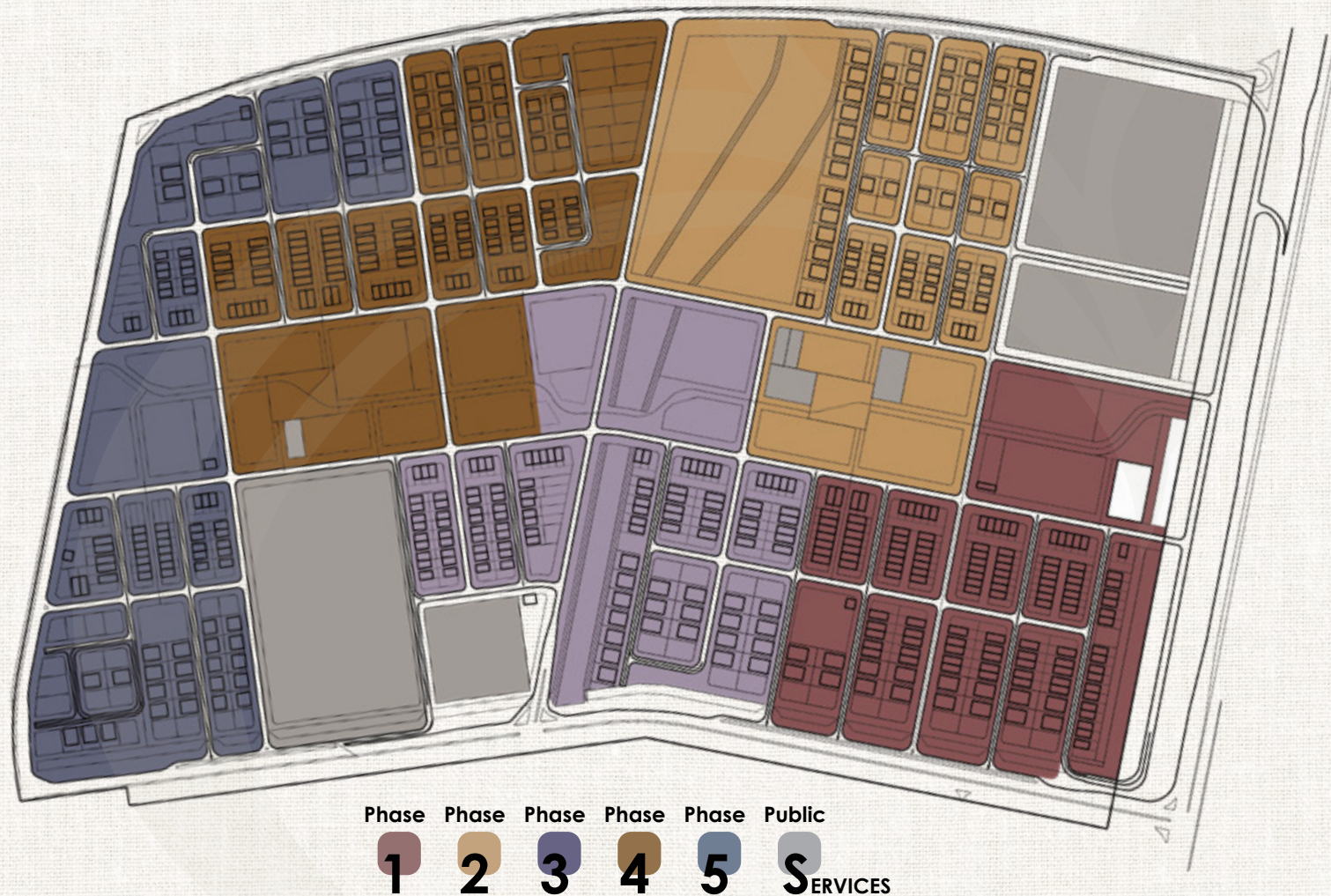
PROJECT FACILITIES



- Residential Area
- Kids Playing Area
- Two Mosques and Majlis
- Social Events Halls
- School Complex
- International Hospital and Health Care Center
- Kindergartens



PROJECT MASTER PLAN





Apartments

UNITYPES



APARTMENTS

A modern, multi-story apartment building with a white facade and large glass windows, illuminated from within. The building is set against a twilight sky with soft clouds. In the foreground, there are palm trees and a street with some parked cars and pedestrians. A large, semi-transparent dark red rectangle is overlaid on the right side of the image, containing white text.

STUDIO 1 BHK

TYPE A

TYPE B

TYPE C

2 BHK

TYPE A1

TYPE A1+

TYPE A2

TYPE B1

TYPE B2

TYPE C

TYPE D

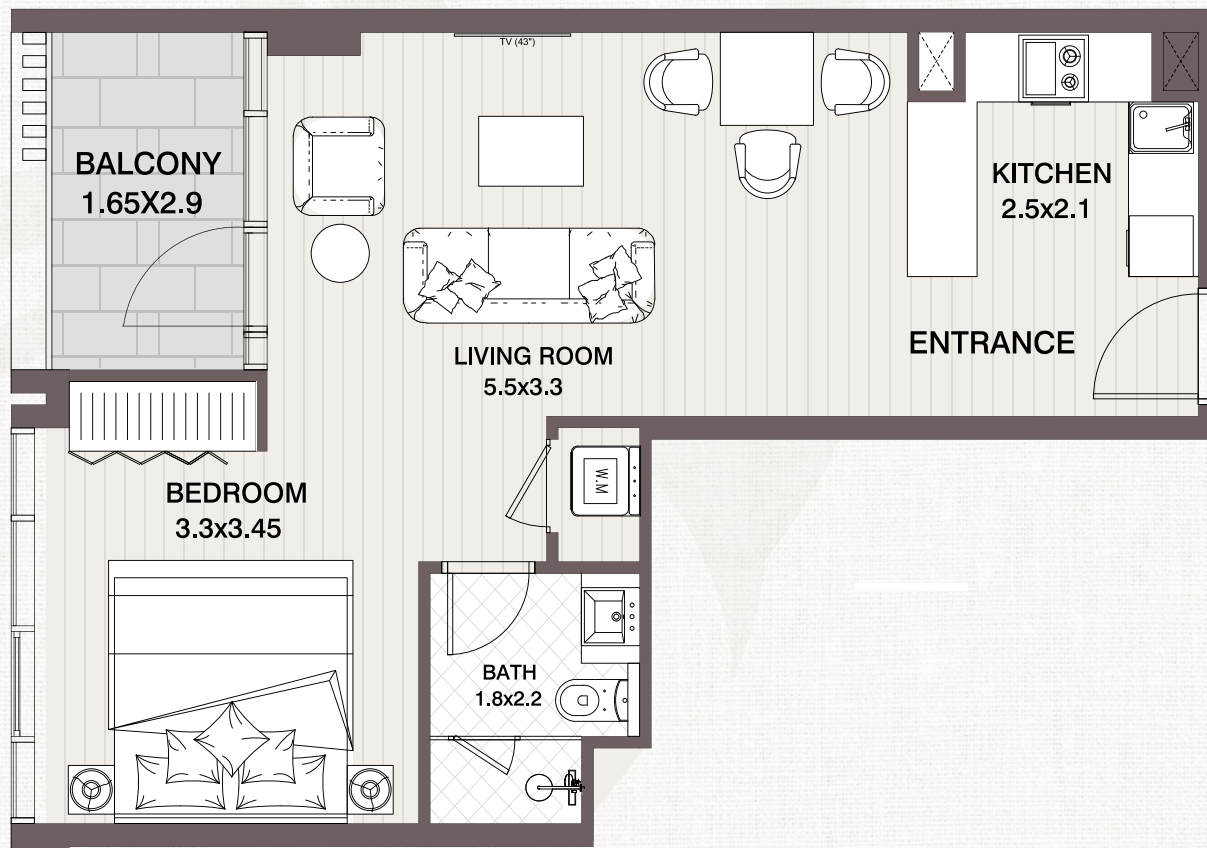
DUPLEX

STUDIO

AREA

54.59

SQMS

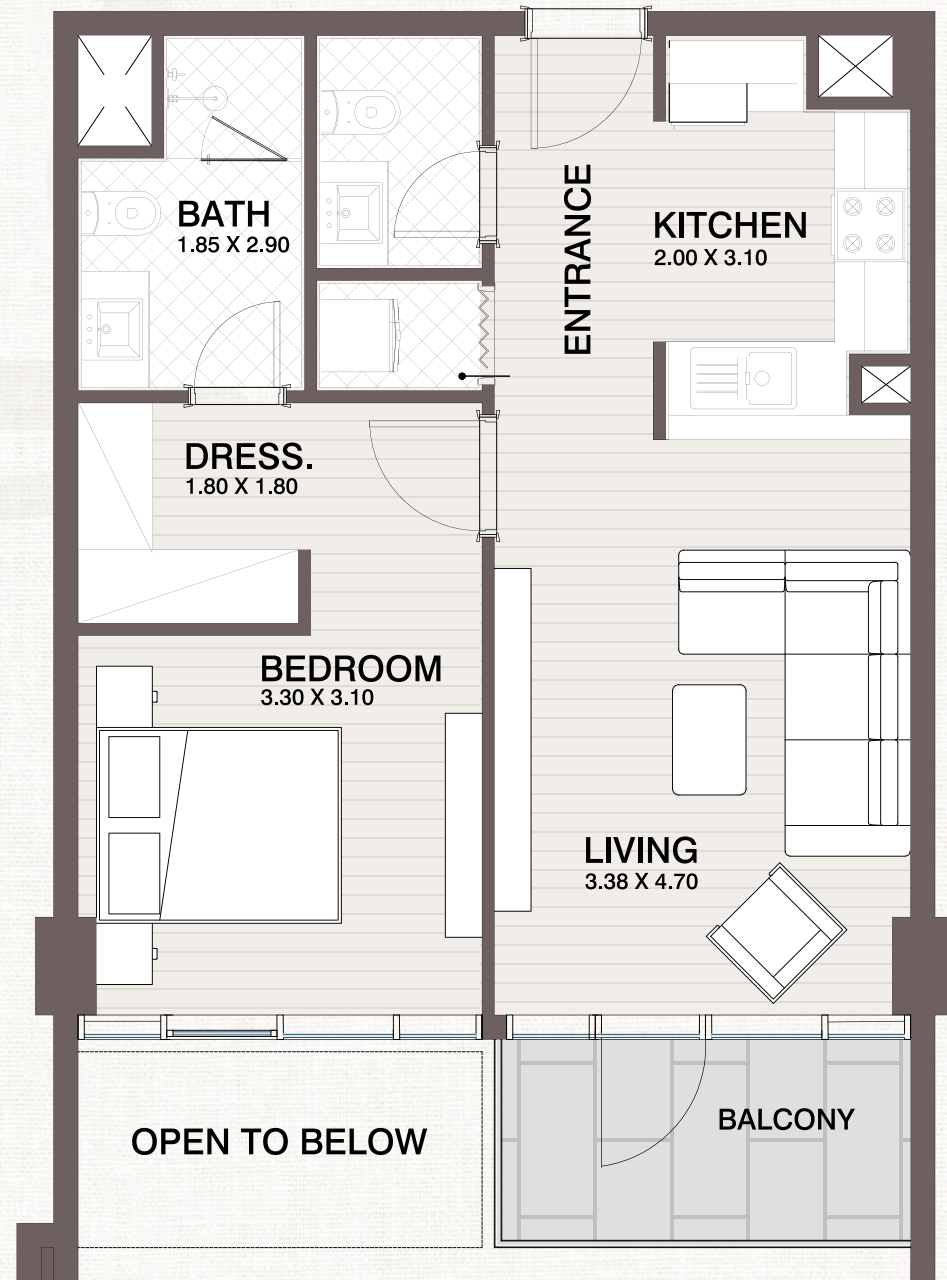


1 BHK TYPE A

AREA

66.67

SQMS



1 BHK TYPE B

AREA

73.11

SQMS

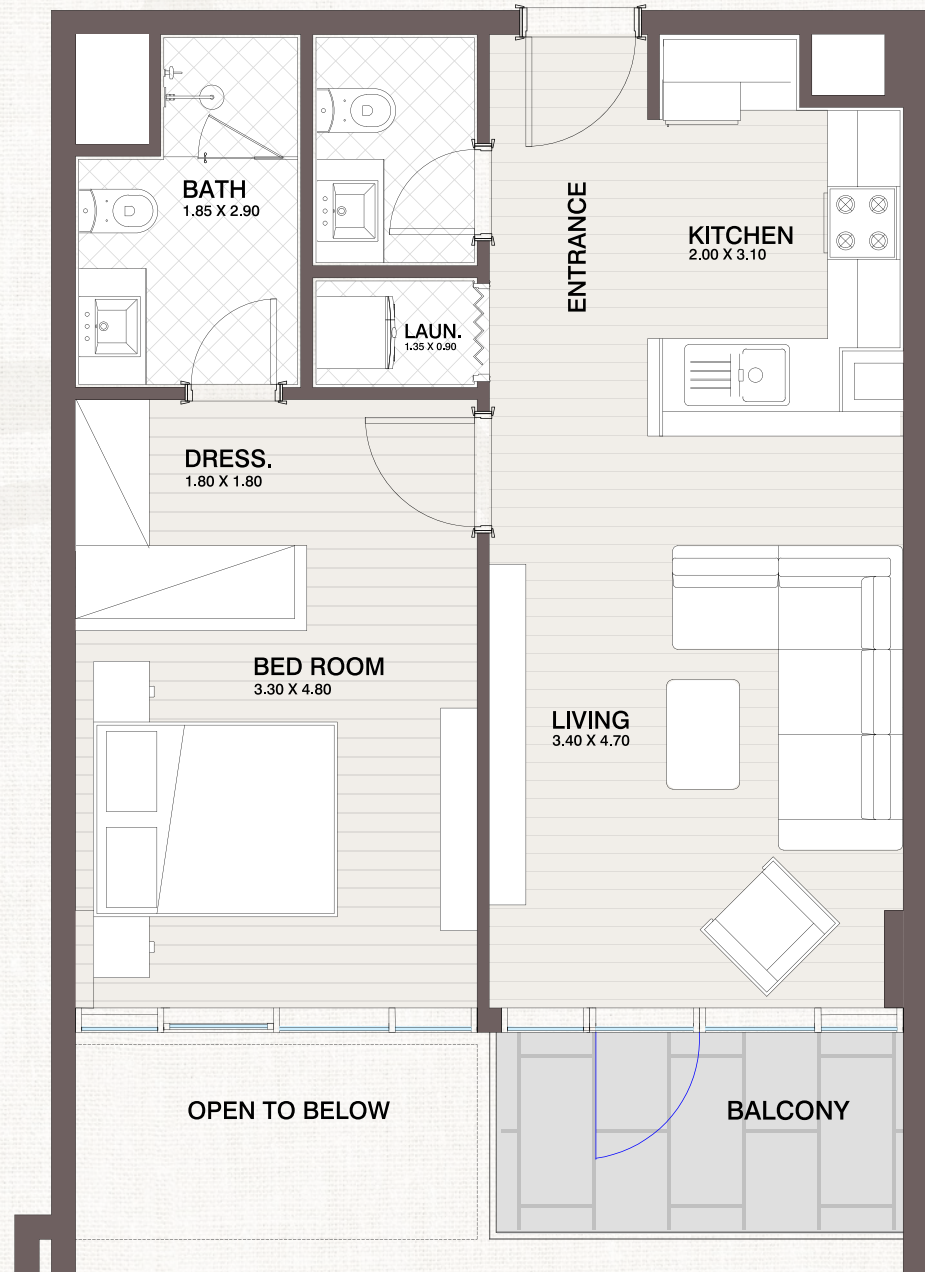


1 BHK TYPE C

AREA

77.56

SQMS

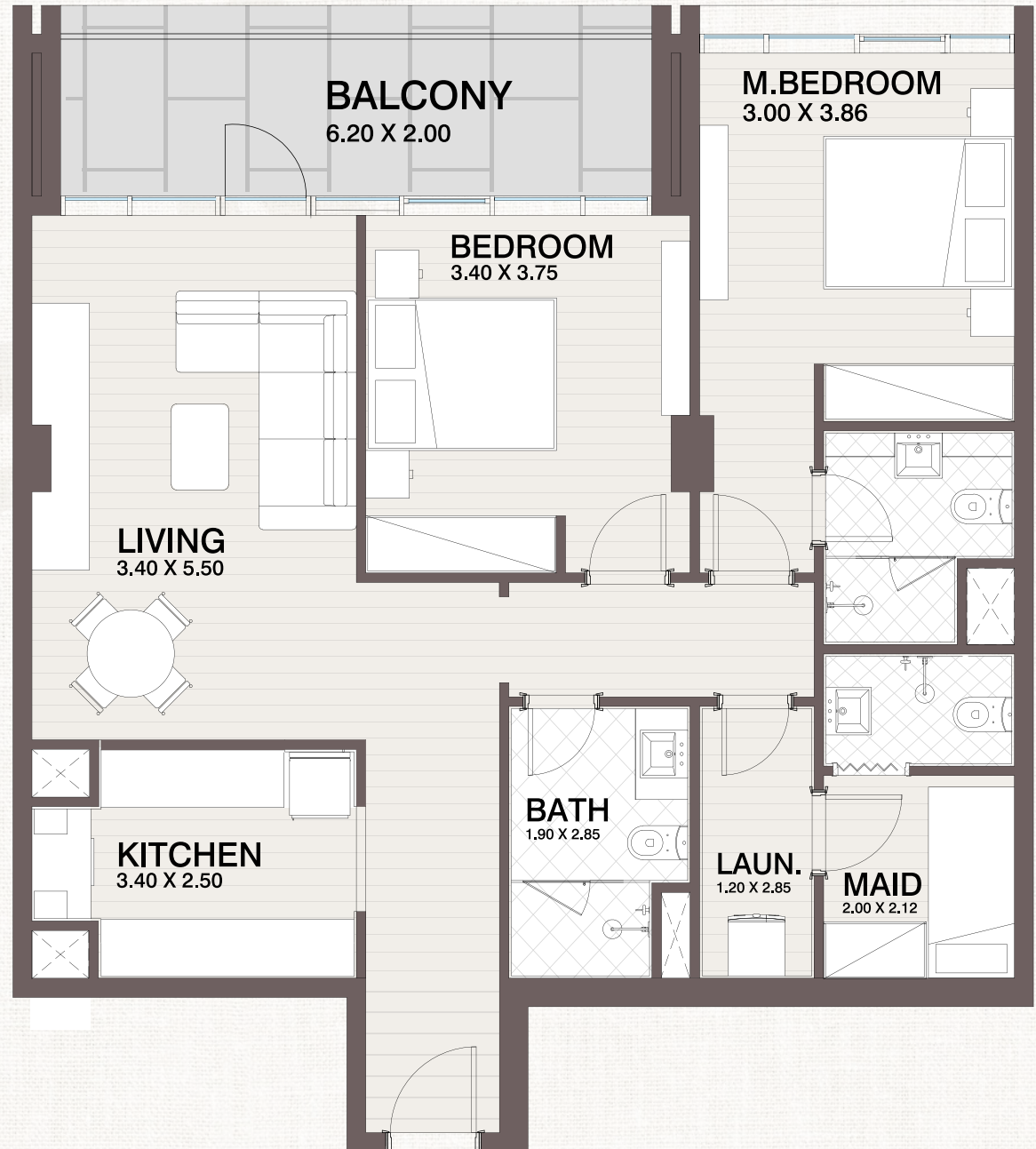


2 BHK TYPE A1

AREA

107.93

SQMS

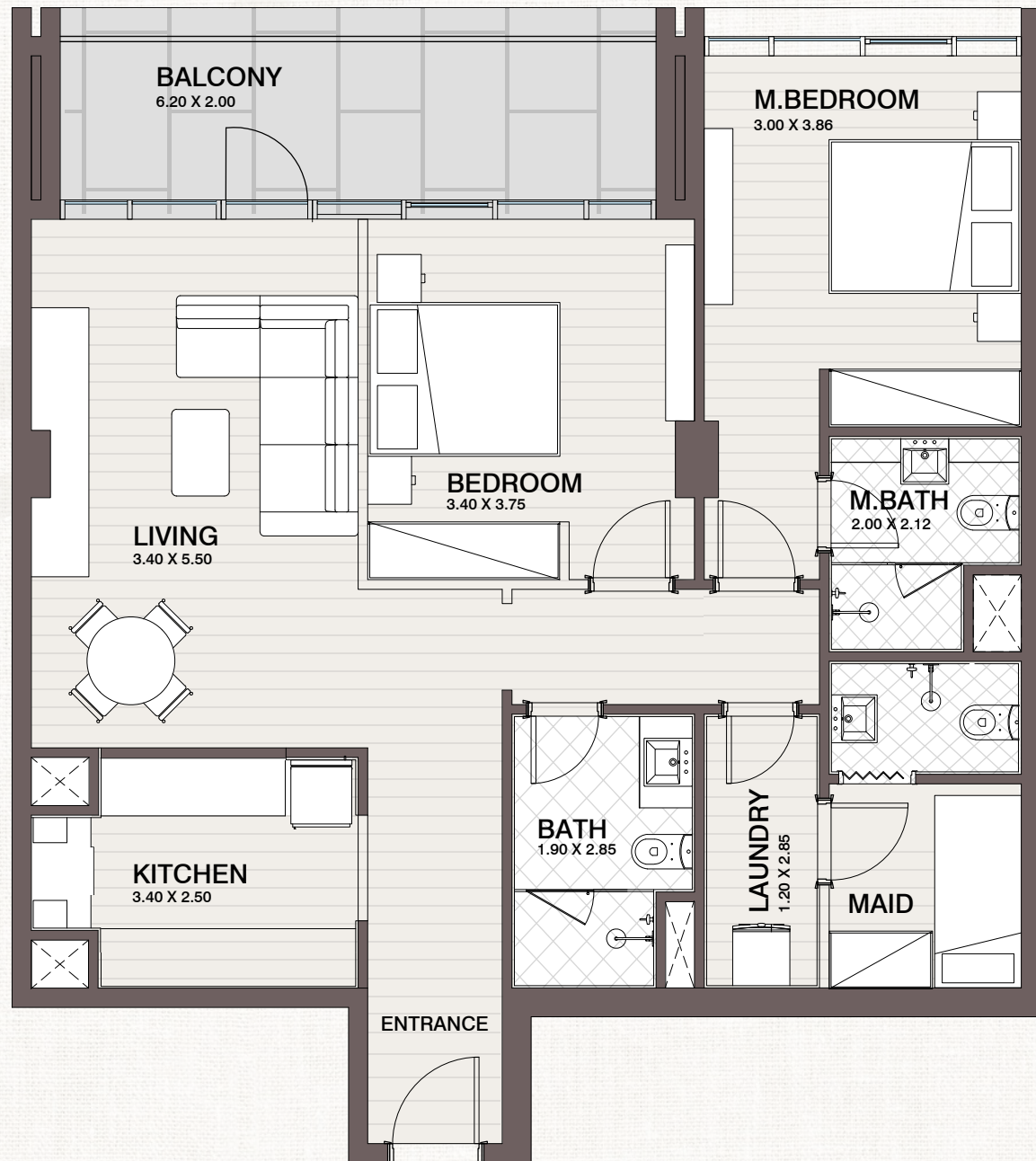


2 BHK TYPE A1+

AREA

110.41

SQMS



2 BHK TYPE A2

AREA

114.44

SQMS

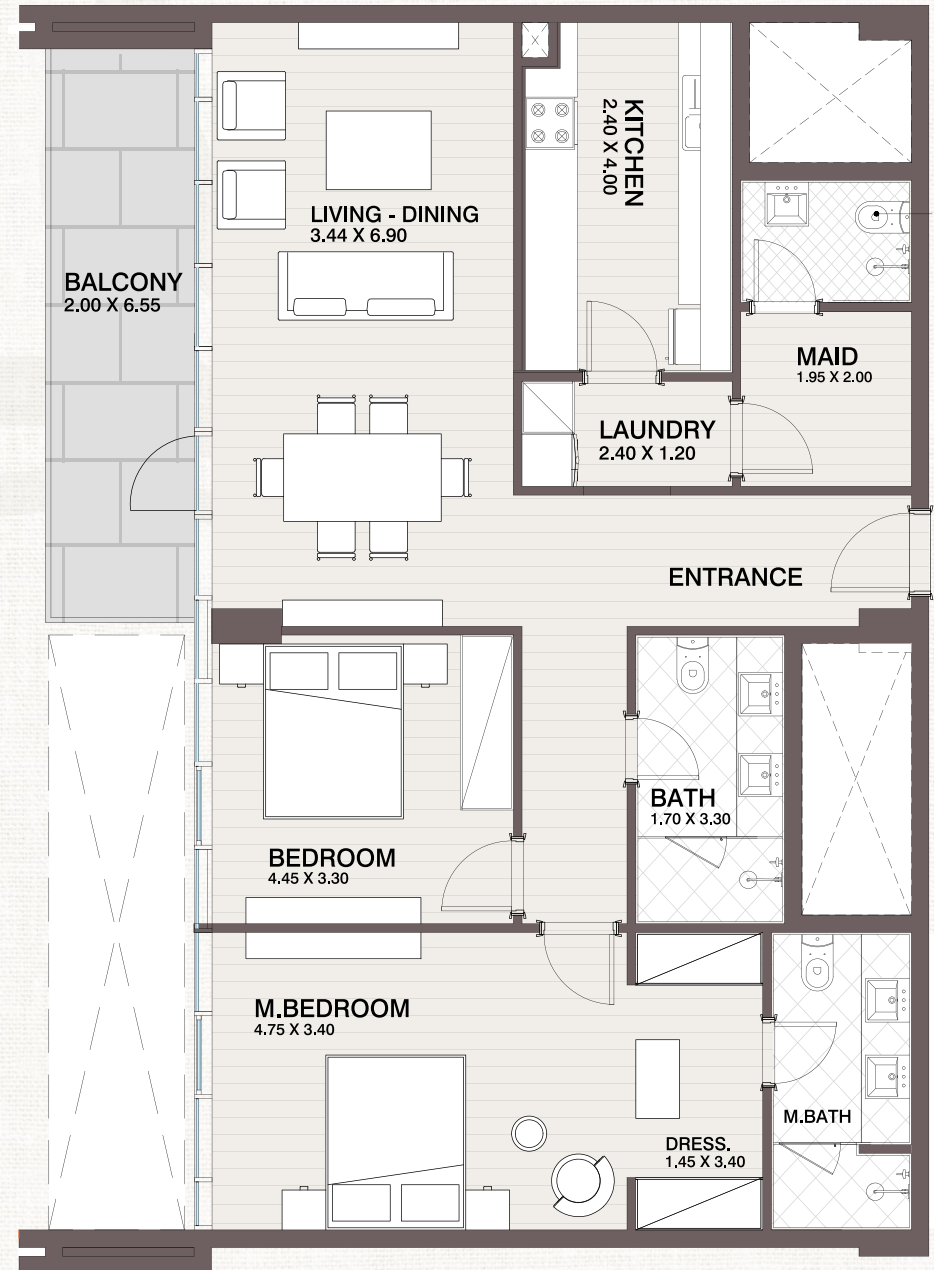


2 BHK TYPE B1

AREA

128.25

SQMS

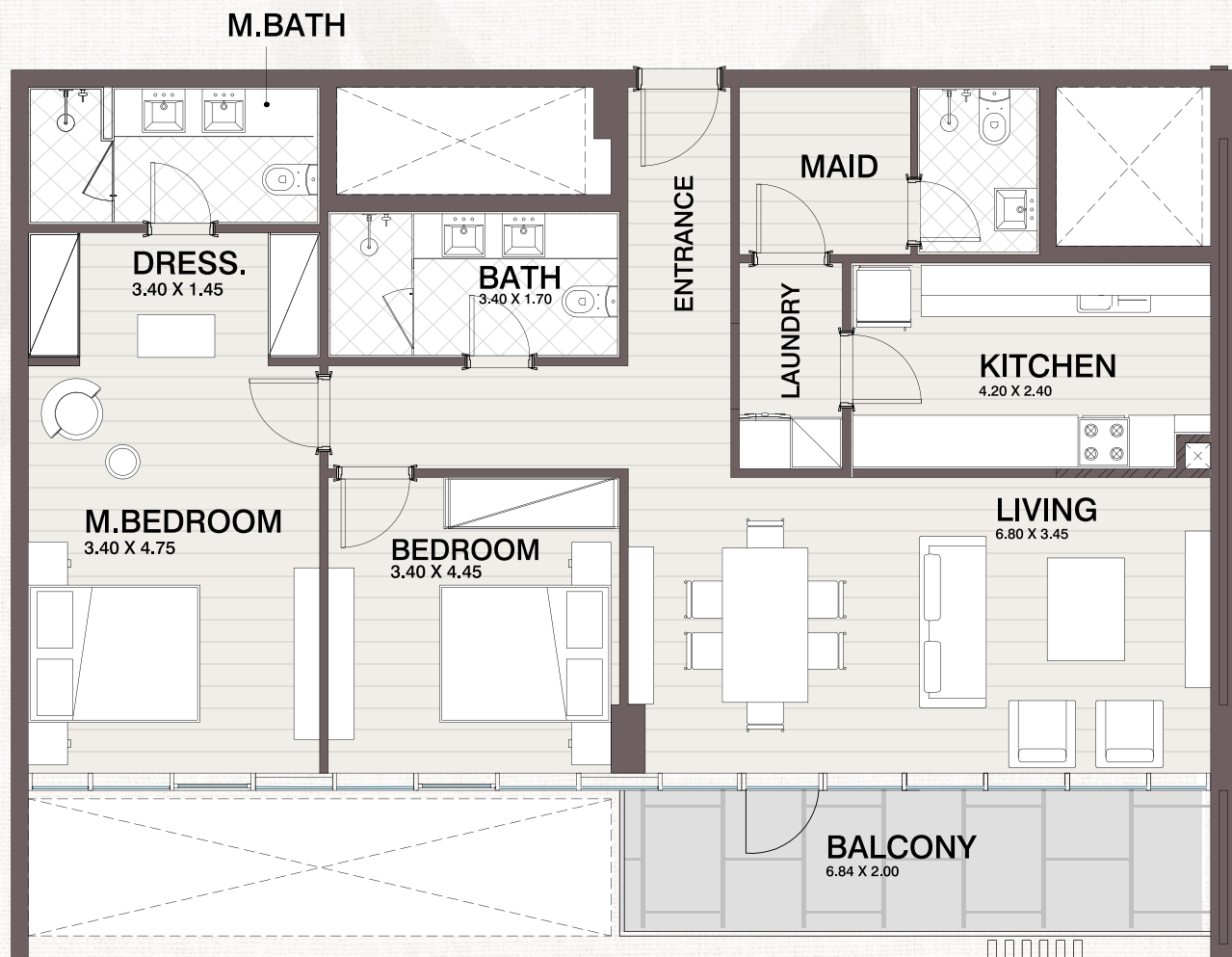


2 BHK TYPE B2

AREA

127.84

SQMS



2 BHK TYPE C

AREA

115.02

SQMS



2 BHK TYPE D

AREA

108.05

SQMS



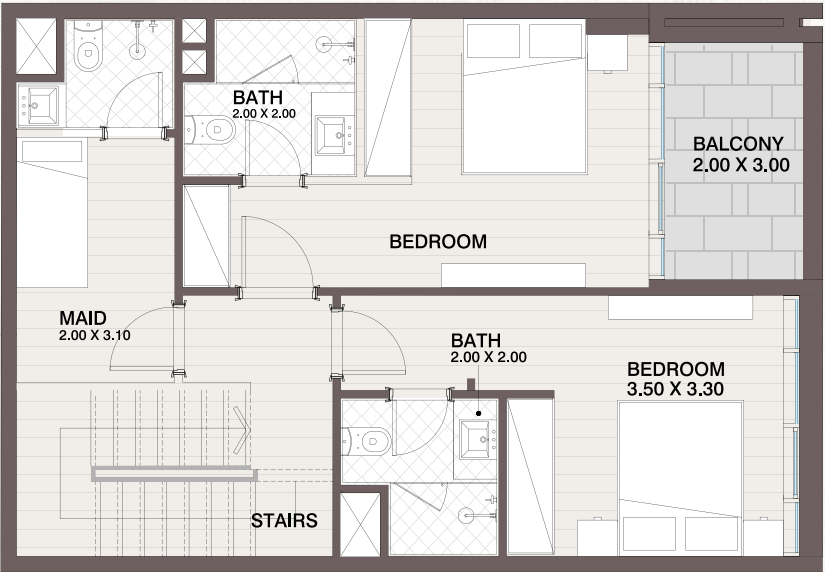
DUPLEX

AREA

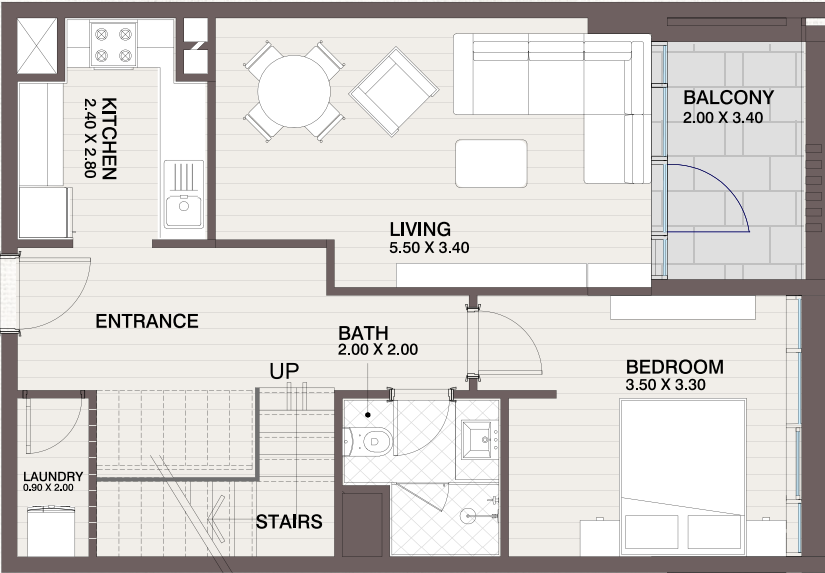
138.09

SQMS

FIRST FLOOR



GROUND FLOOR



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An Answer to All Your Real Estate Needs

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MODERN | COMFORTABLE | TRULY YOURS

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