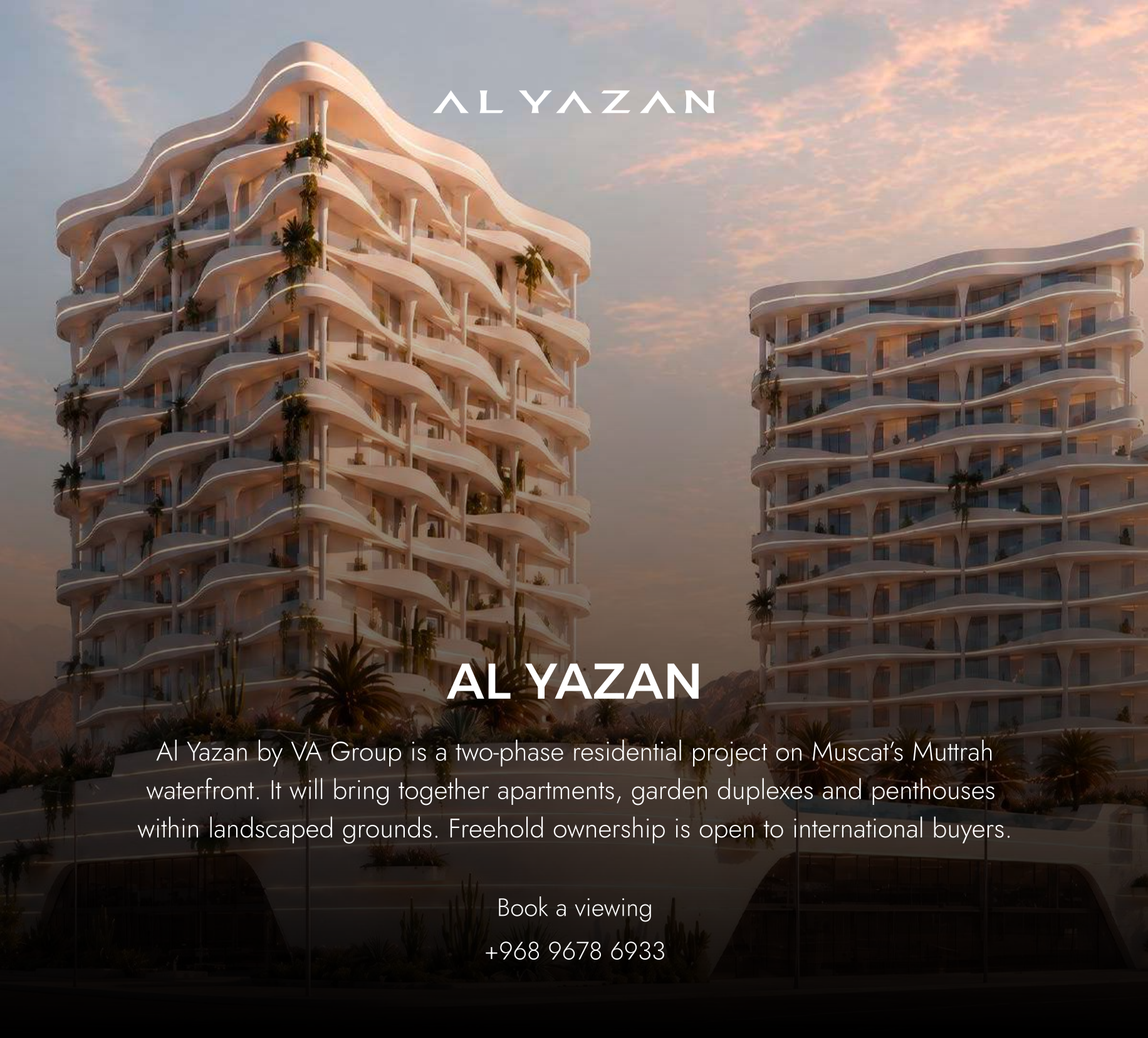




ALYAZAN

Seafront residences in historic Muttrah

Muscat, Oman

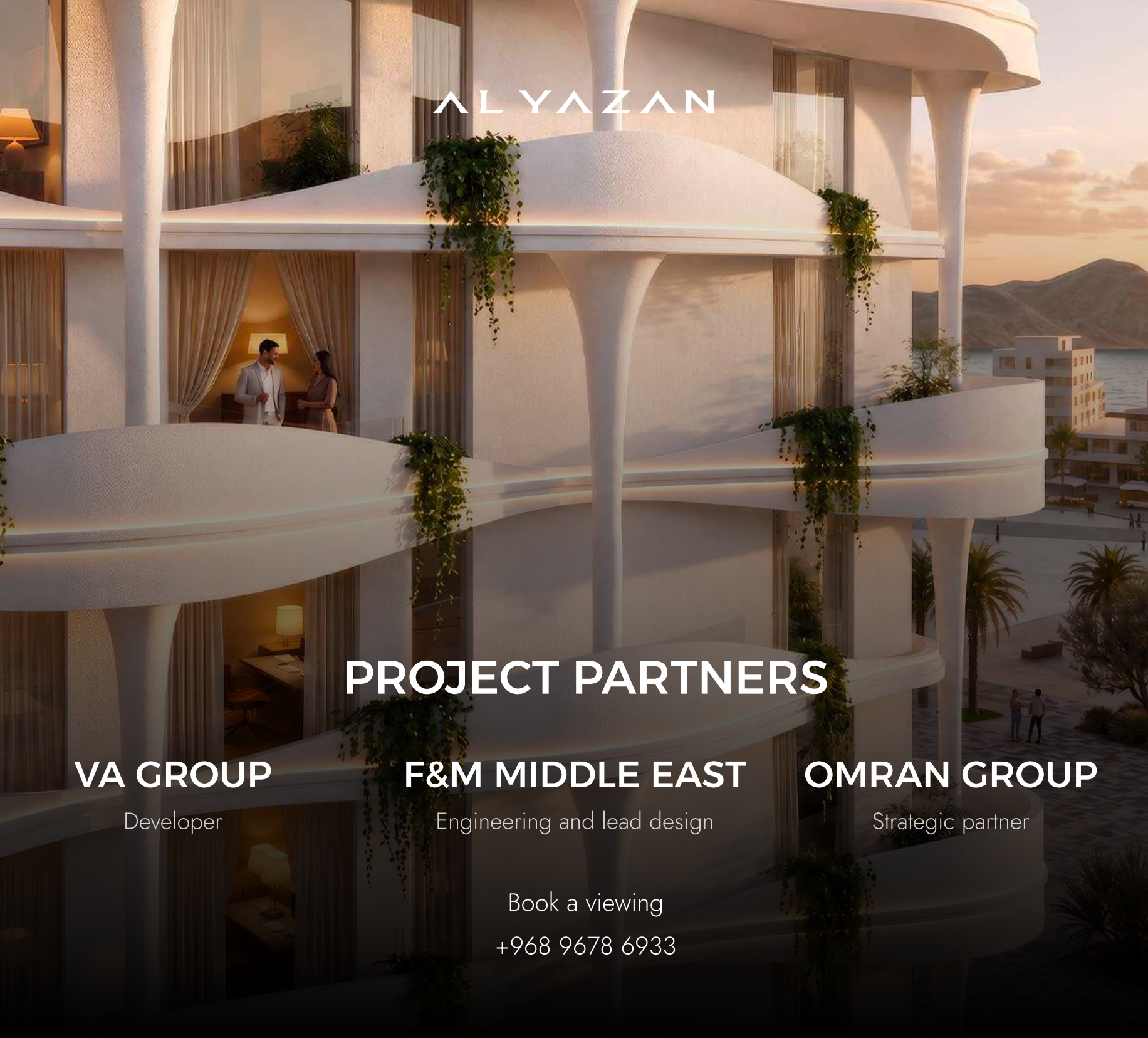


AL YAZAN

AL YAZAN

Al Yazan by VA Group is a two-phase residential project on Muscat's Muttrah waterfront. It will bring together apartments, garden duplexes and penthouses within landscaped grounds. Freehold ownership is open to international buyers.

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PROJECT PARTNERS

VA GROUP

Developer

F&M MIDDLE EAST

Engineering and lead design

OMRAN GROUP

Strategic partner

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BY THE SEA. CLOSE TO MUSCAT'S LANDMARKS

9 MIN

Riyam Park

15 MIN

Muttrah Corniche

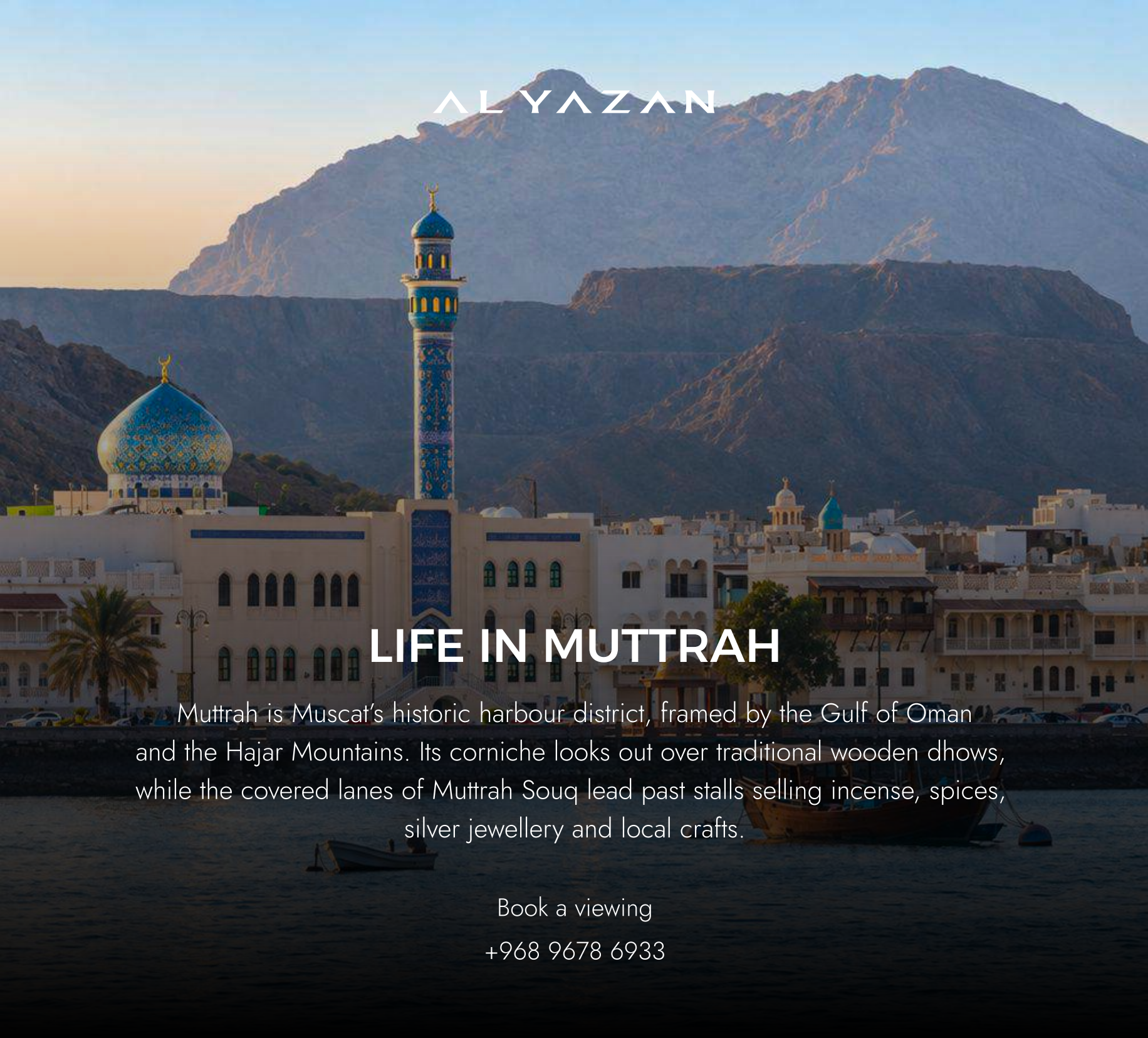
25 MIN

Muscat International Airport



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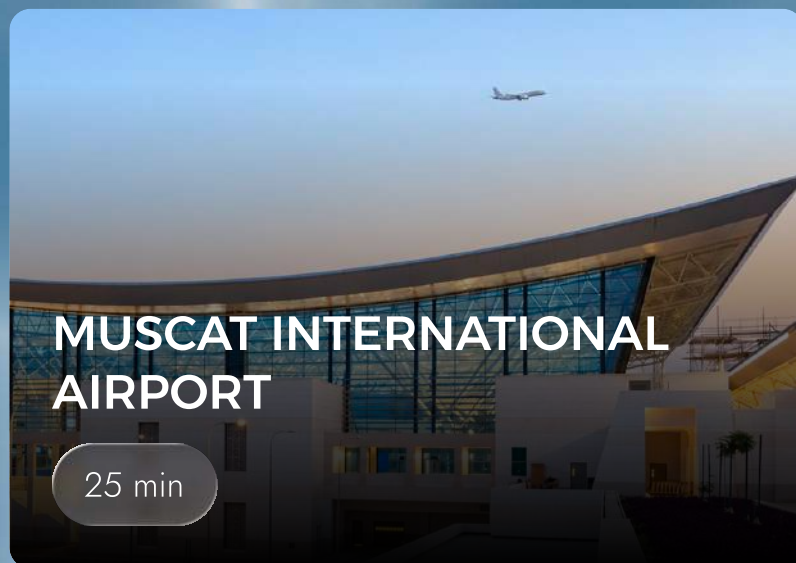
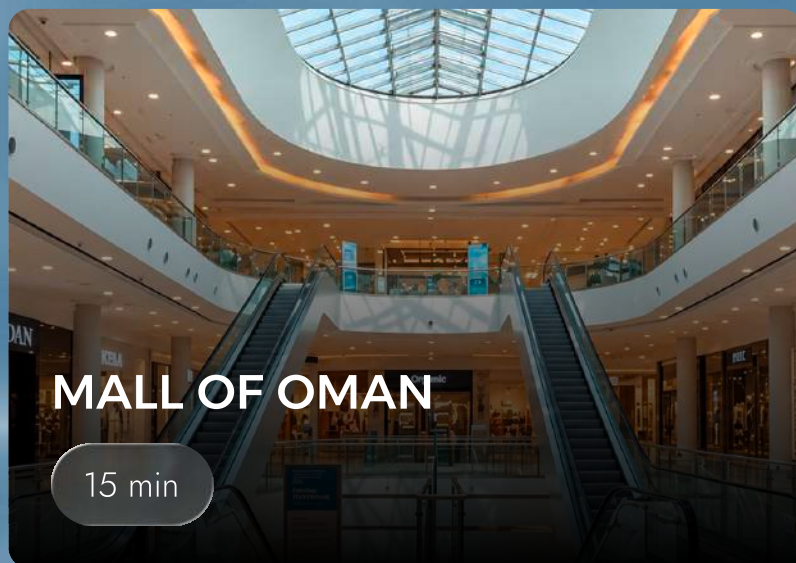
ALYAZAN

LIFE IN MUTTRAH

Muttrah is Muscat's historic harbour district, framed by the Gulf of Oman and the Hajar Mountains. Its corniche looks out over traditional wooden dhows, while the covered lanes of Muttrah Souq lead past stalls selling incense, spices, silver jewellery and local crafts.

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PLACES NEARBY



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AMENITIES FOR LIFE BY THE SEA

Swimming pools and sun terraces will offer space to unwind, while yoga areas, sports zones and children's playgrounds will cater to active days. Coworking spaces, cafes and shops will be part of the community, with landscaped paths leading towards the waterfront promenade.

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AMENITIES FOR LIFE BY THE SEA

Swimming pools

Seafront promenade

Yoga areas

Coworking

Landscaped park

Spa

Cafés and restaurants

Shops

Sports zones

BBQ areas

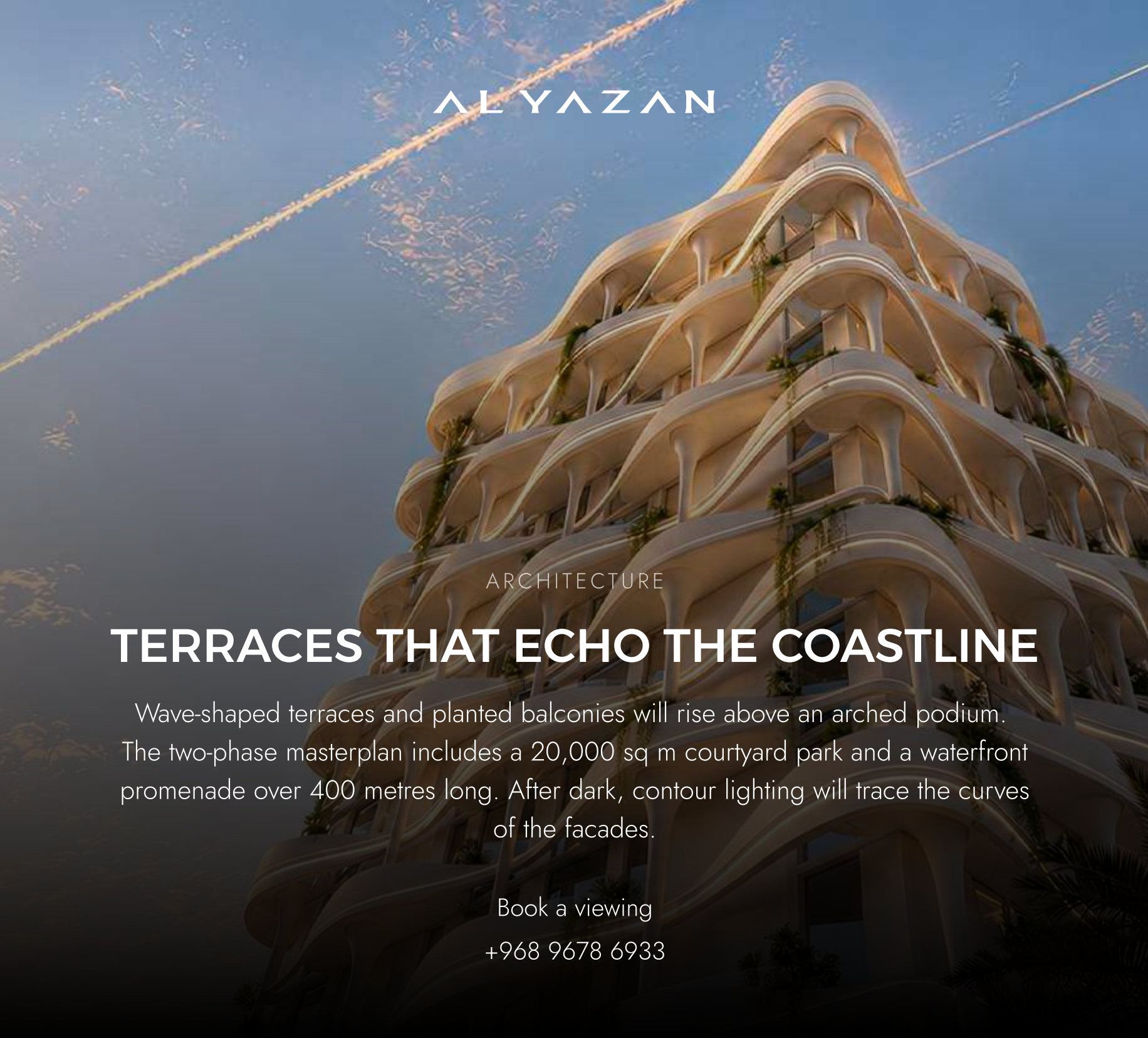
Sun terraces

Playgrounds

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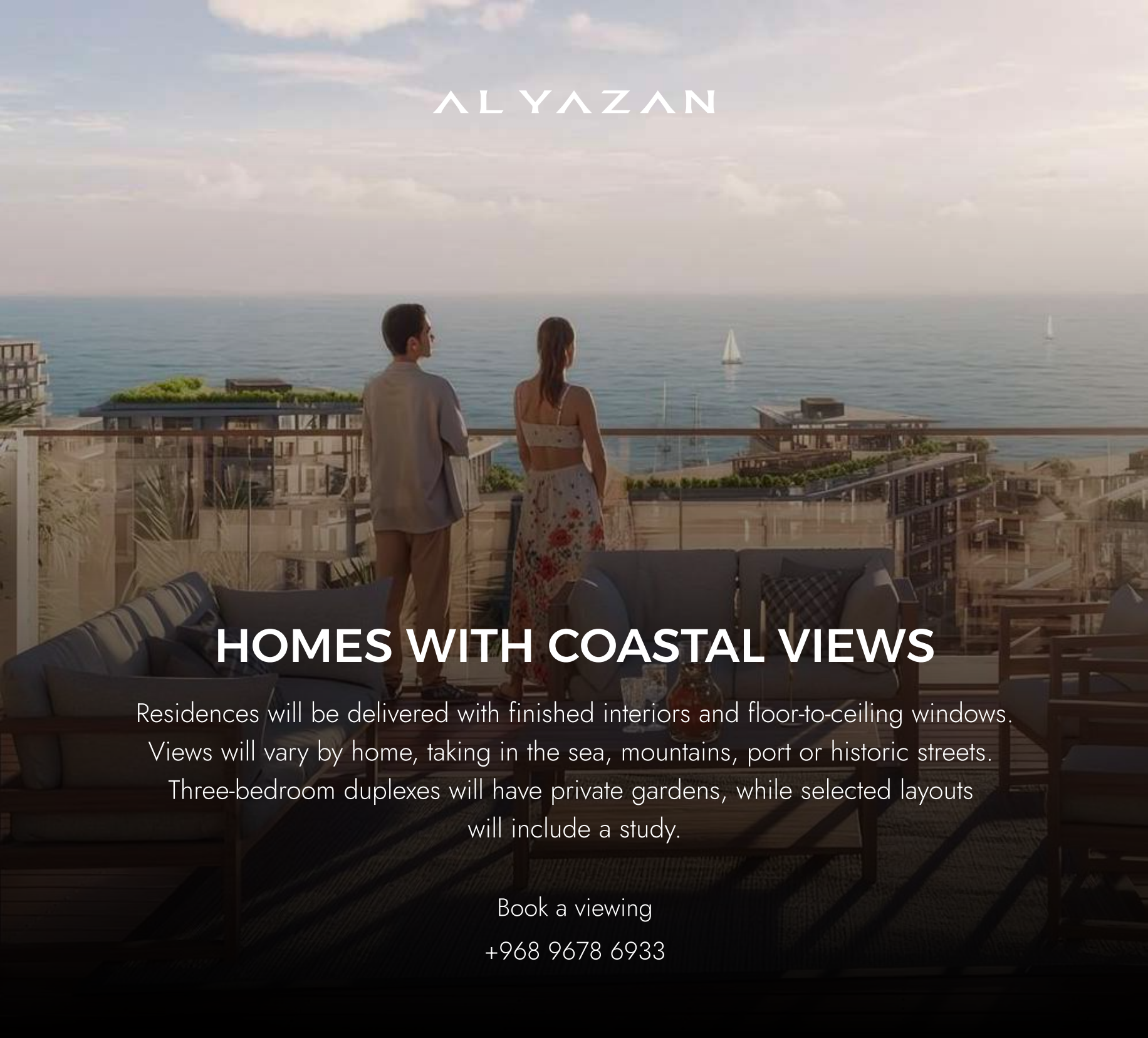
ARCHITECTURE

TERRACES THAT ECHO THE COASTLINE

Wave-shaped terraces and planted balconies will rise above an arched podium. The two-phase masterplan includes a 20,000 sq m courtyard park and a waterfront promenade over 400 metres long. After dark, contour lighting will trace the curves of the facades.

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A man and a woman are standing on a rooftop terrace, looking out at the ocean during sunset. The man is wearing a light-colored shirt and trousers, and the woman is wearing a floral dress. In the foreground, there is a modern outdoor sofa with cushions. The background shows the sea with a few sailboats and some buildings in the distance under a cloudy sky.

ALYAZAN

HOMES WITH COASTAL VIEWS

Residences will be delivered with finished interiors and floor-to-ceiling windows.

Views will vary by home, taking in the sea, mountains, port or historic streets.

Three-bedroom duplexes will have private gardens, while selected layouts will include a study.

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HOMES WITH COASTAL VIEWS

Studios

1–3-bedroom apartments

Duplexes

Penthouses

169

homes in phase 1

3

duplexes

4

penthouses

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THE PROJECT BY VA GROUP

VA Group is an international developer of residential and mixed-use projects.
Its expertise covers concept design, architecture and construction.

In Oman, the company is working with OMRAN Group on coastal developments
in Muttrah and the Yiti Integrated Tourism Complex.

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Expected completion: Q1 2029

70/30 plan with 20% down payment

70%

before handover

30%

on handover

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