



THE SOURCE OF

AMAZI

HAWANA SALALAH

ALL GOOD THINGS

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The Sultanate of Oman is located on the south-eastern coast of the Arabian Peninsula, known for its superb political and economic stability, rich history and remarkable nature.

DISCOVER SALALAH

Salalah in the southern Governorate of Dhofar is known as the Land of Frankincense. The diverse natural terrain and mild tropical climate, make it a destination like no other in the region.

Salalah is blessed with calm indigo waters and pristine white beaches lined with coconut palms. For desert lovers, the Empty Quarter is ideal for exploration and adventure. During Khareef, the seasonal monsoon transforms the surrounding landscape into a refreshing green paradise with awe-inspiring waterfalls. From lush green wadis and beautiful white sandy beaches to ancient forts and museums, it offers a look at Oman's history and an invitation to become part of its future.

HAWANA SALALAH

A paradise with white sandy beaches, indigo seas, majestic mountains and lush wadis. Hawana Salalah is the region's fastest growing and most sought-after all-year-round integrated tourism destination. The oceanfront resort and multinational residential community is stretched over seven kilometres of southern Arabian Ocean coastline and over 13.6 million square metres of land.

The destination boasts 1,100 hotel rooms and a remarkable choice of premium facilities including freehold properties, a world-class Marina, the Hawana Aqua Park, vibrant restaurants and cafés, and a range of water and land activities. Hawana Salalah is just 20 minutes from Salalah International Airport, with regular direct flights from both neighbouring GCC countries and European destinations.

Intro-
ducing
Amazon

01

Water is the source of all life.

THE SOURCE OF ALL GOOD THINGS

Amazi is the most exclusive new chapter in the internationally renowned Hawana Salalah; a joint Muriya - Orascom Development - OMRAN resort development and Oman's fastest growing tourism and residential destination.

This private oceanfront paradise is spread over one million square metres of land in Hawana Salalah, where white sand meets the indigo Arabian Sea, making it one of the world's most exclusive residential resort communities. This is a place that welcomes you every time you return, to regroup and recharge in your own private villa or chalet, built on, or alongside, the pristine white sandy beach.

Amazi is a destination that creates a lasting sense of wellbeing that remains with you long after your visit, inviting you to return again and again to the source of all good things.



 13.6 Million m²

 7 km of white sandy beaches

 65,600 m² Aqua park

 170 Berth marina

 1,100 Hotel rooms to date

 32 Restaurants & cafés

AMAZI
HAWANA SALALAH

Hawana Salalah Masterplan

- | | | |
|---------------------------|-----------------------------|---|
| 1 Marina Bay Apartments | 6 Fanar Views | 11 Hawana Aqua Park |
| 2 Hawana Lagoons | 7 Salalah Rotana Resort | 12 Souly Lodge |
| 3 Forest Island | 8 Juweira Boutique Hotel |  Future Hotels |
| 4 Laguna Gardens | 9 Hawana Salalah Marina | |
| 5 Azure by Laguna Gardens | 10 Fanar Hotel & Residences | |

ARABIAN SEA



The Mission

02

When a company embarks
on a long journey of
developing towns, the team's
dedication is essential.
Orascom development
is a family and family stands
together. This I believe is the
most important virtue and an
essential value for success!

AN EXTRAORDINARY INTERNATIONAL COLLABORATION


Amazi is the most exclusive new addition to the internationally renowned Hawana Salalah resort.

This exceptional master-planned residential resort community was designed by award-winning London architecture practice SB Architects and brought to life by Muriya, a partnership between the internationally acclaimed builder of fully integrated towns, Orascom Development Holding (ODH), and Oman Tourism Development Company (OMRAN), the leading executive government arm for tourism development in the Sultanate.

MASTER DEVELOPER
MURIYA
موريا

— A JOINT VENTURE BETWEEN —
ORASCOM
DEVELOPMENT  **OMRAN**





Inspired by the natural beauty of Wadi Darbat and the calming presence of the Arabian Sea, Amazi is the perfect year-round home away from home.

A PERENNIAL ESCAPE

Delivering a cooler, lush green haven during Khareef, and transforming into a warm beachfront paradise escape during the European winter, Amazi truly is the source of all good things.

Peace and tranquillity, joy and relaxation. Moments shared with family and loved ones. Time away from responsibility. The opportunity to make new friends and reconnect with old ones. An invitation to explore and be adventurous, but also to rest and be rejuvenated.

Neigh-

bour-

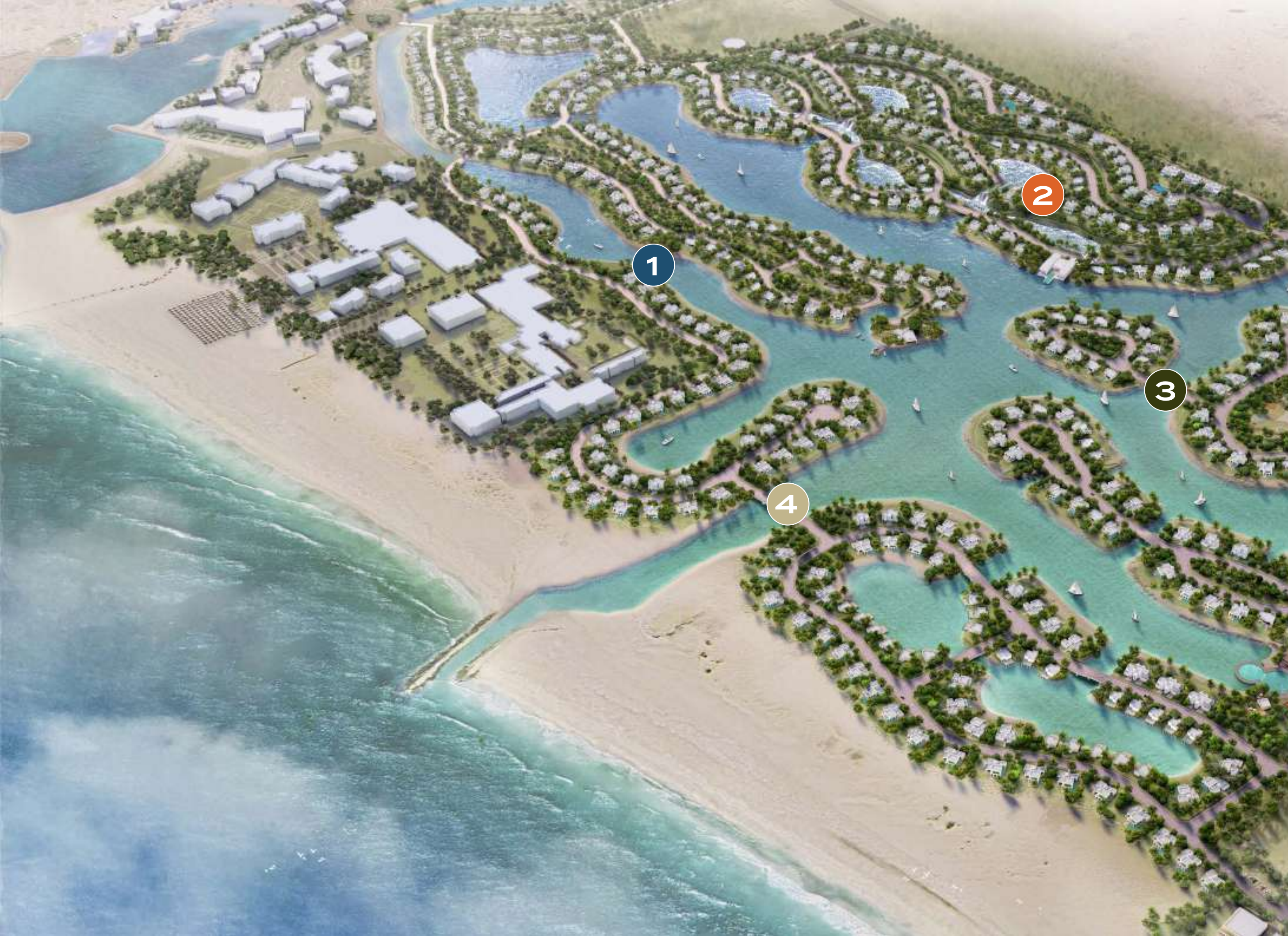
hoods

03

COME HOME

Amazi is a specially
curated selection of
exclusive waterfront
chalets and villas
across four distinctive
neighbourhoods.

TO PARADISE



Sparkling on the shore next to an iridescent Arabian Sea, Amazi is a vibrant waterfront playground where the marvels of Hawana Salalah are revealed across four unique waterfront neighbourhoods.

1. AMAZI COVE

Wadi-inspired waterfront garden homes

Amazi Cove offers private homes that boast waterfront views and feature gardens that face the lagoons.

2. AMAZI RISE

Exclusive elevated living

Amazi Rise occupies the highest point of Amazi with villas at its peak enjoying unobstructed ocean and horizon views.

3. AMAZI ISLANDS

Your own private island residence

Amazi Islands is a ribbon of small, connected islands where all residences enjoy direct waterfront living.

4. AMAZI BEACH

Absolute beachfront villas and homes

These villas offer absolute exclusivity and privacy, along with direct access to our 7km-long white sandy beach.

AMAZI COVE

HAWANA SALALAH

The Amazi Cove neighbourhood delivers an exceptional living experience built around a lush green wadi environment with private homes that boast waterfront views and feature gardens that face the lagoons. Each home benefits from exclusive canal waterfront access and the option of private jetty ownership.

AMAZI COVE

This quiet and tranquil neighbourhood, is perfectly suited to couples and those with young families. The kid's activity zone, with extensive outdoor recreation spaces, and numerous play areas is located within the neighbourhood. With the wadi-like landscaping on the street-side and a garden-side lagoon on the other, the residences boast double water views.



AMAZI RISE

HAWANA SALALAH

Amazi Rise, soaring high above the shoreline on a natural hill, occupies the highest point of the Amazi Hawana Salalah development.

AMAZI RISE

Waterfront villas fan around the base of the hill connected to the lagoon, with hillside homes stepping up across five elevated terraces that climb up the rise to its peak overlooking the sea and horizon. The terraces ascend through elevations at 4, 8, 12 and 14 metres to reach the full height of the rise at 18 metres above sea level, ensuring that each Amazi Rise home enjoys unobstructed ocean and horizon views.

The Amazi Rise range of villas and private homes boast large land plots with generous garden sizes. Each home benefits from amazing natural light, creating sun-filled spaces facing the sea or mountains, many with direct water access.

AMAZI ISLANDS

HAWANA SALALAH

The Amazi Islands neighbourhood hosts premium villas and is located on an ultra-exclusive ribbon of smaller connected islands offering a next-level luxurious lifestyle.

AMAZI ISLANDS

These private residences are easily accessible by overwater pathways, and each island features its own access bridge leading to the property. Island residents enjoy direct, luxurious waterfront living with wide lagoon frontages and full panoramic lagoon and sea views.

The lagoon in which the islands sit curves and bends, creating moments of calm and privacy, along with expansive views.



AMAZI BEACH

HAWANA SALALAH

Amazi Beach at Hawana Salalah is a carefully curated group of exquisitely designed three- to five-bedroom privately owned absolute beachfront and oceanfront residences.

AMAZI BEACH

These large oceanfront homes are arranged in a series of sweeping arcs, within a flowing natural dune landscape environment. Moving inland from the beach, a crescent-shaped waterfront forms a series of sandy bungalows that create moments of retreat and relaxation. The alcoves are edged with residents' pools that blur the line between home and lagoon, providing sweeping views out over the water.

A beach clubhouse, nestled into the dunes, provides private beach and lagoon-side dining for residents.


Amazi Beach consists of an exclusive selection of beach villas, townhouses and chalets with stunning unobstructed panoramic ocean views from every home. Residents enjoy direct private beach access and family-friendly luxury beach club membership.

The Archini- 04 Structure

INTRODUCING

The entire development is designed to be walkable, with footpaths that run throughout the site allowing residents and guests to explore and meander through the neighbourhoods easily.

AMAZI




Drawing inspiration from the beauty and diversity of Oman and the deep connection its people have with the land, SB Architects has created an authentic and organic feeling masterplan for Amazi, which fits seamlessly with the natural features of the site.

Embracing the local flora, the design team looked to the spectacular Wadi Darbat for inspiration, they assessed the shape and colour of the local rock formations, and analyzed edge conditions between land and ocean, to tease out the natural characteristics of the region and express them throughout different residential neighborhood.

When complete, Hawana Salalah will feature 500 exclusive residences. Additional amenities include a wellness center with a spa, gym, outdoor yoga platforms, and an abundance of outdoor spaces.

Amazi Bay will be a water activity hub with an aqua center; kid's play area; a nightlife island featuring a series of fine dining restaurants, a club, and waterfront bar; an aqua hut with beach courts, cabanas, jet skis, a beach bar, and a beach clubhouse.



Amazi is your home from home. The opportunity to own a rare waterfront residence, within a calm, serene coastal sanctuary at Hawana Salalah. This is an idyllic year-round destination, with alluring stretches of white sandy beaches that rival any Caribbean Island.

The carefully curated selection of Amazi chalets and villas are luxurious private waterfront homes featuring breathtaking lagoon, horizon, ocean or mountain views. These spacious private residences have been designed to enable residents to spend their days surrounded by water in supreme comfort and privacy, with the calming sound of the Arabian ocean close by.

Soaring 3.2m-high ceilings, coupled with lantern windows in the living areas, create spaces flooded with natural light. The entertainer's kitchen is intuitively designed and laid out to be a natural gathering space within the home. Natural Omani marble flooring is both stunningly beautiful and luxuriously cool underfoot. The villas' bedrooms deliver an inspired boutique luxury hotel aesthetic with a variety of calm neutral palettes that adds a sense of sanctuary to each room. The spacious master bedroom features a walk-in closet that is generous, beautifully tactile and designed to house even the most expansive of wardrobes. Each villa's living space spills out, through floor-to-ceiling glass doors, onto the private pool deck complete with bespoke wooden joinery deck and luxurious resort-style swimming pool.

LIFESTYLE

Imagine owning a private home within one of the world's most exclusive residential developments, shimmering on the edge of the indigo blue Arabian Sea. Welcome to Amazi, Hawana Salalah.

AMAZI



One & two bedroom Chalets



One-bedroom first-floor chalet

CHALET SIZE 68 SQM

TOTAL BUA	68 SQM
1 LIVING / DINING	4.5 X 5.65 M
2 KITCHEN	1.8 X 2 M
3 TOILET	2.4 X 1.05 M
4 BALCONY 1	7.35 X 2 M
5 BALCONY 2	5.65 X 2.2 M
6 BEDROOM	3.85 X 4.3 M
7 BATHROOM	2.4 X 1.9 M



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One-bedroom ground-floor chalet (left & right)

CHALET SIZE 73 SQM

TOTAL BUA	73 SQM
TOTAL BUA	68 SQM
1 LIVING, DINING & KITCHEN	4.5 X 7.4 M
2 FOYER	2.6 X 2.4 M
3 TOILET	1.0 X 2.4 M
4 BEDROOM	3.8 X 3.8 M
5 BATHROOM	2.4 X 1.9 M

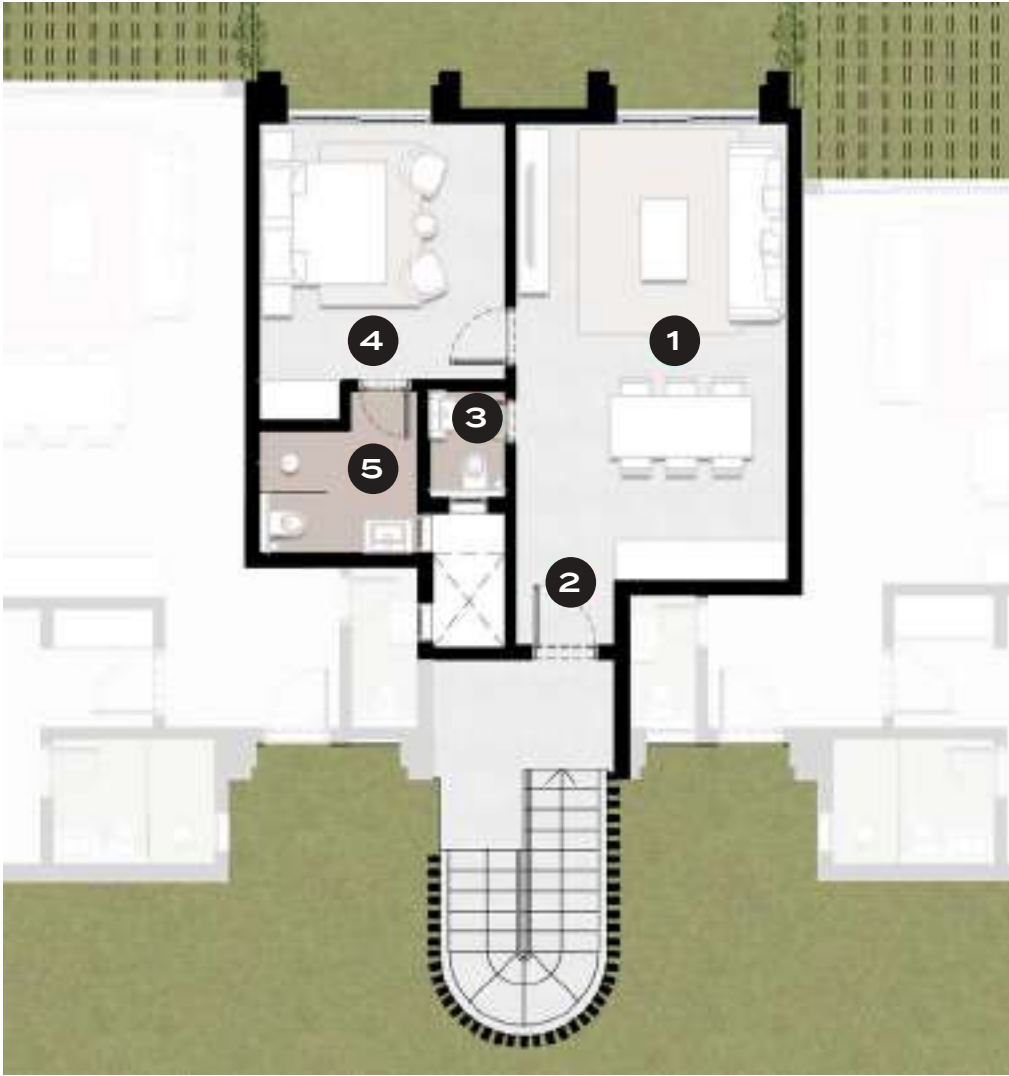


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One-bedroom ground-floor chalet (middle)

CHALET SIZE 58 SQM

TOTAL BUA		58 SQM
1	LIVING, DINING & KITCHEN	4.0 X 6.7 M
2	FOYER	1.5 X 0.95 M
3	TOILET	1.15 X 1.6 M
4	BEDROOM	3.6 X 3.8 M
5	BATHROOM	2.35 X 1.8 M



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Two bedroom ground-floor chalet

CHALET SIZE 101 SQM

PLOT AREA		470 SQM - 580 SQM
TOTAL BUA		100 SQM
1	LIVING/DINING/KITCHEN	5.5 X 5.75 M
2	FOYER	2.6 X 2.4 M
3	TOILET	1 X 2.4 M
4	BEDROOM 1	4.4 X 4 M
5	BATHROOM 1	2.4 X 1.9 M
6	BEDROOM 2	3.85 X 3.9 M
7	BATHROOM 2	2.2 X 2.3 M



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Two-bedroom double-storey twin villa

TWIN VILLA BUA 133 SQM





PLOT AREA	480 SQM - 540 SQM
TOTAL BUA	133 SQM
1 LIVING/DINING/KITCHEN	5.8 X 5.65 M
2 FOYER	1.75 X 1.3 M
3 TOILET	1.25 X 2.4 M
4 BEDROOM 1	3.9 X 4.9 M
5 BATHROOM 1	2.4 X 1.8 M
6 BEDROOM 2	3.85 X 3.80 M
7 BATHROOM 2	2.4 X 1.6 M
8 TERRACE	5.8 X 5.75 M



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Two-bedroom ground-floor villa

VILLA BUA 141 SQM





PLOT AREA	600 SQM - 865 SQM
TOTAL BUA	141 SQM
1 LIVING	5.4 X 4.7 M
2 DINING / KITCHEN	6 X 3.4 M
3 FOYER	1.9 X 2.3 M
4 TOILET	2 X 1.55 M
5 MASTER BEDROOM	4 X 3.5 M
6 DRESSIGN AREA	4 X 1.5 M
7 BATHROOM 1	2.7 X 3.6 M
8 BOTANICAL SHOWER	2.7 X 1.4 M
9 CHILD ROOM	2.8 X 2.75 M
10 BATHROOM 2	1.8 X 2.95 M
11 BEDROOM 2	3.6 X 4.2 M



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Three-bedroom single-level villa 01

VILLA BUA 181 SQM





PLOT AREA	770 SQM - 950 SQM
TOTAL BUA	181 SQM
1 FOYER	2.85 X 2.6 M
2 LIVING / DINING	7.7 X 5 M
3 KITCHEN	6.6 X 2.7 M
4 TOILET	1 X 2.85 M
5 BEDROOM 1	3.8 X 3.8 M
6 BATHROOM 1	1.6 X 2.85 M
7 BEDROOM 2	3.8 X 4 M
8 BATHROOM 2	2.2 X 2.4 M
9 BEDROOM 3	4.35 X 4 M
10 BATHROOM 3	2.45 X 2 M
11 MAID ROOM	2.2 X 2.8 M
12 MAID ROOM BATHROOM	1.45 X 2.4 M



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Three-bedroom single-level villa 02

VILLA BUA 164 SQM





PLOT AREA	770 SQM - 950 SQM
TOTAL BUA	164 SQM

1	RECEPTION / DINING	7.7 X 4.75 M
2	FOYER	2 X 1.85 M
3	TOILET	1.5 X 1.35 M
4	MASTER BEDROOM	4 X 3.8 M
5	DRESSING AREA	4 X 1.95 M
6	BATHROOM 1	3.95 X 2.7 M
7	BOTANICAL SHOWER	3.95 X 1.6 M
8	BEDROOM 2	4.45 X 3.4 M
9	BATHROOM 2	1.7 X 3.15 M
10	BEDROOM 3	3.5 X 4 M
11	BATHROOM 3	1.95 X 2.55 M
12	OFFICE	4 X 2.85 M
13	OFFICE BATHROOM	1.5 X 1.35 M



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Four-bedroom double-storey villa

VILLA BUA 243 SQM





PLOT AREA	770 SQM - 1000 SQM
TOTAL BUA	243 SQM

1	LIVING / DINING	6.15 X 5.5 M
2	KITCHEN AREA	3.75 X 2.7 M
3	FOYER	1.9 X 1.9 M
4	BEDROOM 1	3.8 X 4.1 M
5	BATHROOM 1	2 X 2.4 M
6	MAID'S ROOM	2.1 X 1.8 M
7	BATHROOM 2	2.1 X 1.5 M
8	LANAI	6.55 X 2.05 M
9	BEDROOM 2	4.15 X 3.8 M
10	BATHROOM 2	2 X 2.4 M
11	BEDROOM 3	3.3 X 3.85 M
12	BATHROOM 3	2.4 X 2 M
13	BALCONY 1	1.6 X 2 M
14	MASTER BEDROOM	5 X 3.7 M
15	WALK-IN CLOSET	2.1 X 2.2 M
16	BATHROOM 4	2.35 X 2.20 M
17	BALCONY 2	3.45 X 1.8 M



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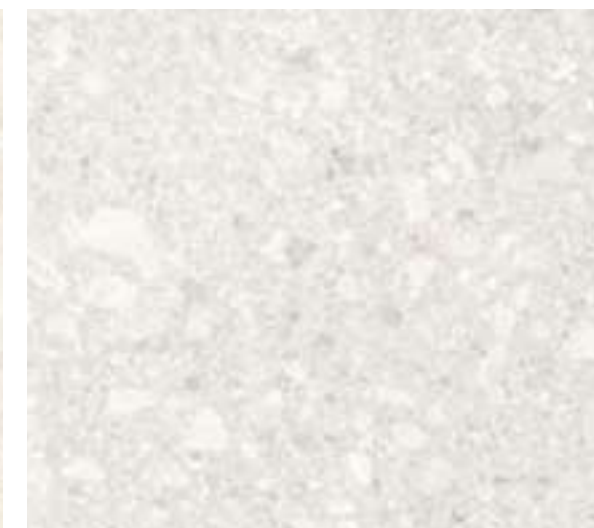


Material samples

OMANI MARBLE
LIVING DINING



GRANITE COUNTER
KITCHEN



LAMINATED OFF-WHITE CABINETS
KITCHEN



PORCELAIN FLOORING
BATHROOM




HDF FLOORS
BEDROOMS



WOODEN DECK
POOL



The
Amen— 05
itics

A full-page photograph of a couple walking away from the camera on a sandy beach at sunset. The man is on the left, wearing a light-colored short-sleeved shirt and trousers, and the woman is on the right, wearing a dark top and light-colored trousers. They are holding hands. The beach is wide and sandy, with footprints visible in the foreground. The ocean is in the background with gentle waves breaking. The sky is a warm, golden-orange color, indicating the sun is low on the horizon. The overall mood is romantic and peaceful.

Flowing throughout *Amazi*,
connecting all the neighbourhoods, is the
body of water called *Amazi Bay*. All the
world-class amenity within *Amazi* is either
arranged on the water or have expansive
views of it.

Beach Club



Entertainment Centre



Wellness Centre



Water Sports Centre



LIFESTYLE

This is the paradise destination you have been longing for, where indulgent home comforts meet exclusive waterfront living. Where your loved ones can gather, where captivating entertainment is just a short walk away, and every desire is just a call away.

AMAZI



The 06 team



MURIYA: THE DEVELOPER

With over a decade of solid presence, Muriya, Oman's largest and most diversified private integrated real estate and tourism developer, is committed to contributing to the development of the Sultanate.

Through a successful partnership between the internationally acclaimed builder of fully integrated towns, Orascom Development Holding (ODH), and Oman Tourism Development Company (OMRAN), the leading executive government arm for tourism development in the Sultanate, Muriya has invested \$750 million to date.



Orascom Development Holding (ODH) are 70% shareholders in Muriya and bring more than 30 years of experience in developing destinations and towns in the Middle East and Europe. Established in 1989 by Egyptian entrepreneur Samih Sawiris. Dual listing, SIX Swiss Exchange and on the EGX.



Local expertise and support come from 30% shareholders, Omran. Omran drives the investment, growth and development of the rapidly growing tourism and property sector in the Sultanate of Oman. It is the master developer behind major tourism, heritage and urban developments throughout the Sultanate. Omran was established in 2005 in line with the vision to strengthen and diversify the economy.



Having recently celebrated its 62nd anniversary, SB Architects, part of Egis Group, has established an international reputation for design solutions shaped by the subtleties of the site. The firm has extended its leadership in hospitality, residential and mixed-use in 30 countries and across four continents, with a collaborative culture and dynamic team of passionate individuals driving the firm's legacy and ongoing evolution.

Since its beginnings in custom residential in 1960, SB Architects has prioritised staying true to the site and creating a strong sense of place that resonates with visitors, guests and residents on an emotional level. As it continues strategic expansion and its portfolio reflects even greater geographic diversity, the firm will leverage its entrepreneurial spirit and architectural craft to thoughtfully connect people to each other and to iconic experiences of a signature place.

SB Architects is an award-winning, international architecture and design practice with offices across the globe. Amazi Hawana Salalah was designed and delivered by the London team. The firms celebrated portfolio includes the Amara Hotel and Residences, Cyprus; Omni PGA Frisco Resort, Dallas; Dorado Beach, a Ritz-Carlton Reserve, Puerto Rico, and most recently, the Waldorf Astoria Cancun, Mexico.

Con- tract

07



MASTER DEVELOPER

MURIYA
موريا

— A JOINT VENTURE BETWEEN —

ORASCOM
DEVELOPMENT

