

BANNENBERG
ROWELL

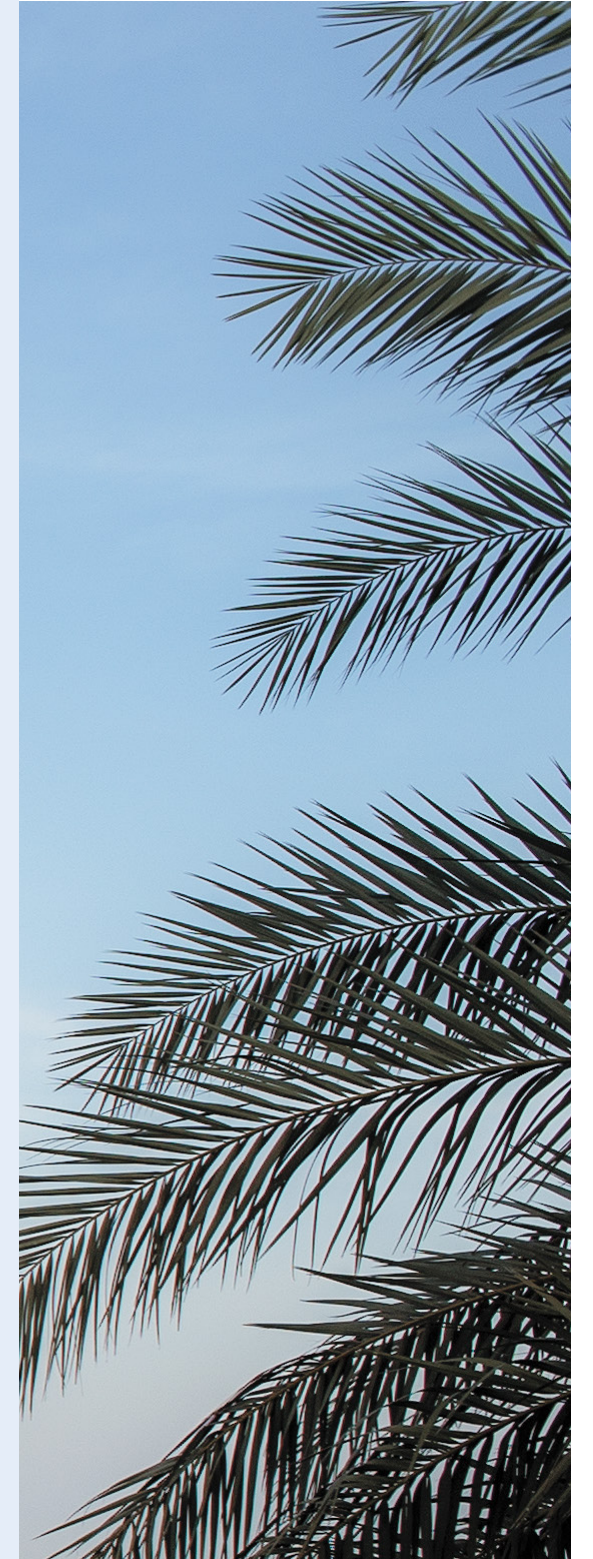
LIMITED EDITION
TOWNHOMES



بر الجصة

BARR AL JISSAH

عمان OMAN





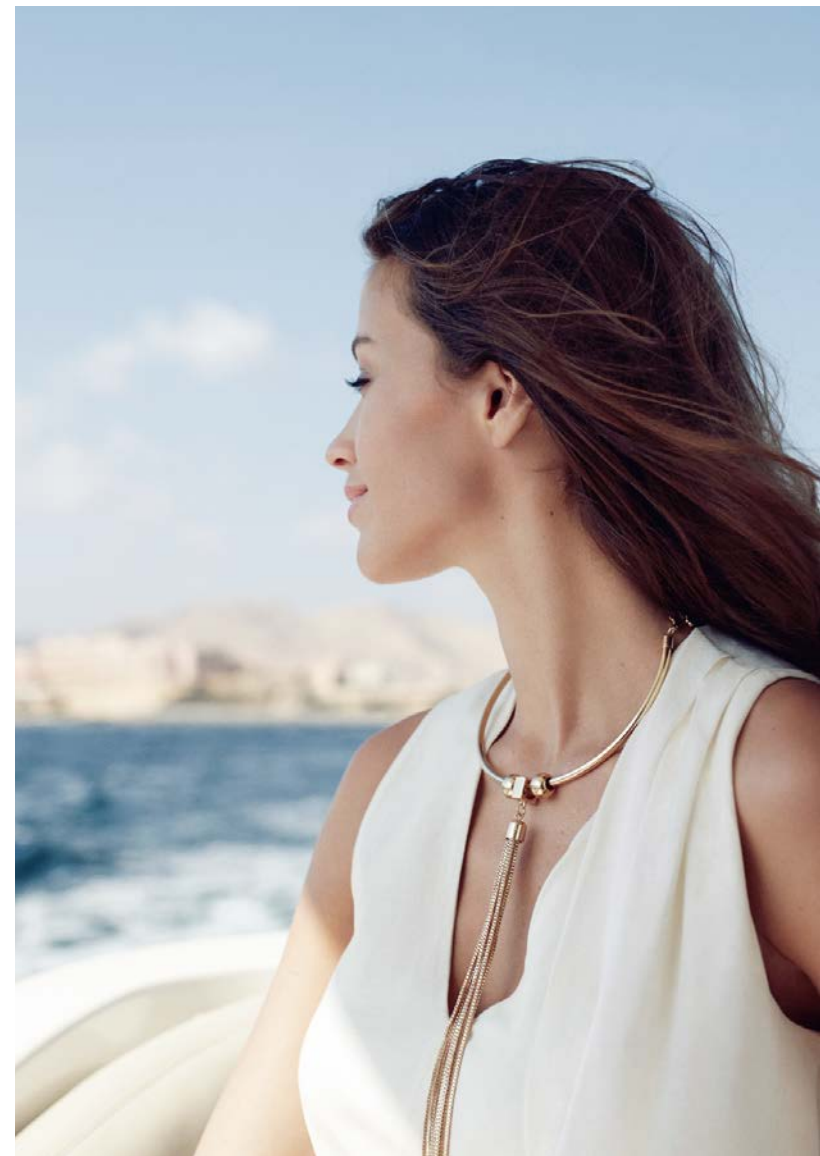
A PLACE FOREVER

Barr Al Jissah, a breath-taking destination in Oman,
is situated where the Gulf of Oman meets the
dramatic Al Hajar Mountains.

A selection of aspirational homes

Bringing together aspirational homes with a world class resort, Barr Al Jissah is a lifestyle location that is unsurpassed in the region.



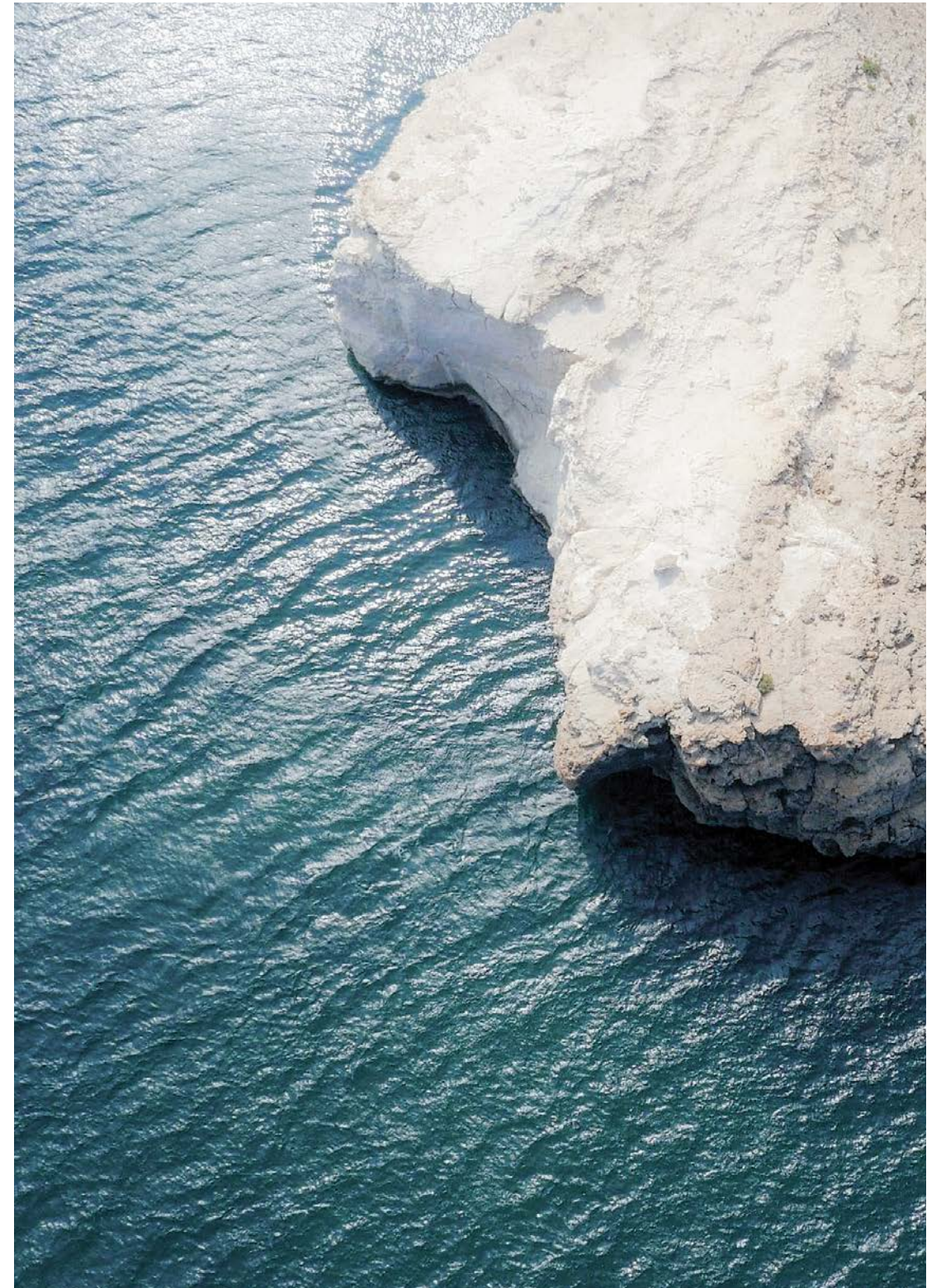


Stunning landscape

Barr Al Jissah combines a wonderful year-round climate with the relaxed lifestyle of Oman and its stunning landscape, to deliver the perfect home for individuals, families and yacht owners.

Secluded coves

Barr Al Jissah is at one with nature - its secluded coves are home to endangered hawksbill and green turtle species native to the beaches of Oman; and from Barr Al Jissah, diving hotspots such as the Daymaniyat Islands, Bandar Khiran and Fahal Islands are all easily accessible.





Hospitable and progressive

Oman is hailed as one of the most hospitable and progressive nations in the Gulf; its leader His Majesty Sultan Qaboos Bin Said commands worldwide respect as a peace mediator.



ENDLESS HORIZON

Nestled in a sheltered bay, Barr Al Jissah offers uninterrupted panoramic views of the mountainous archipelago coastline and the endless horizon of the Gulf of Oman.





A historical gateway to Oman

Offering a historical gateway to Oman, Barr Al Jissah's history goes back centuries with archaeological finds providing evidence of an ancient trading community.



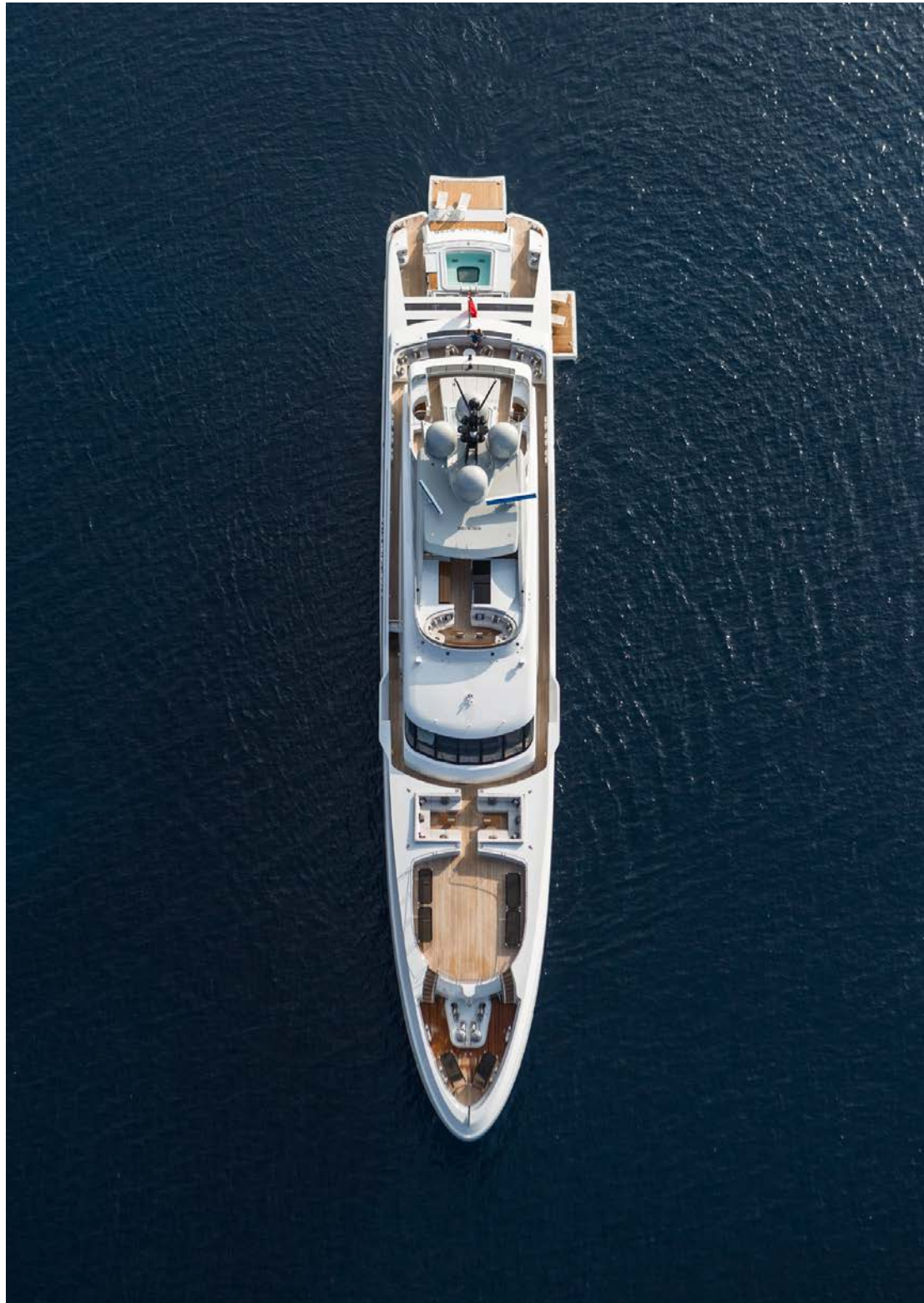


Stunning place

Seemingly cut off from the outside world by a wall of mountains, one can only imagine the centuries of history and trade that have played out in this stunning place.

MASTER CRAFTSMEN

Barr Al Jissah has partnered with award-winning superyacht designers Bannenberg & Rowell to create the world's first Bannenberg & Rowell Limited Edition Townhomes.



Strong connection

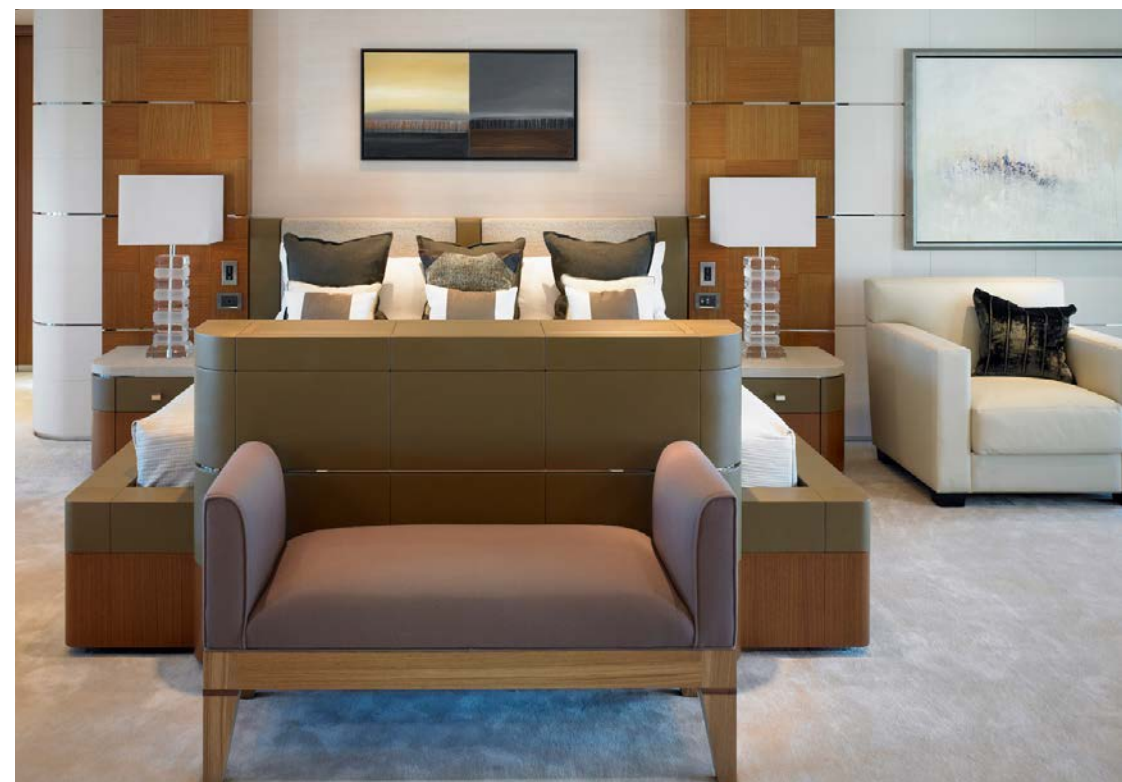
With its awe-inspiring location and story, there is a strong connection between the sea and lifestyle at Barr Al Jissah.

Internationally acclaimed

Internationally acclaimed designers Bannenberg & Rowell are one of the most famous names in yacht design and are responsible for some of the world's most iconic superyacht interiors.







Cutting-edge interiors

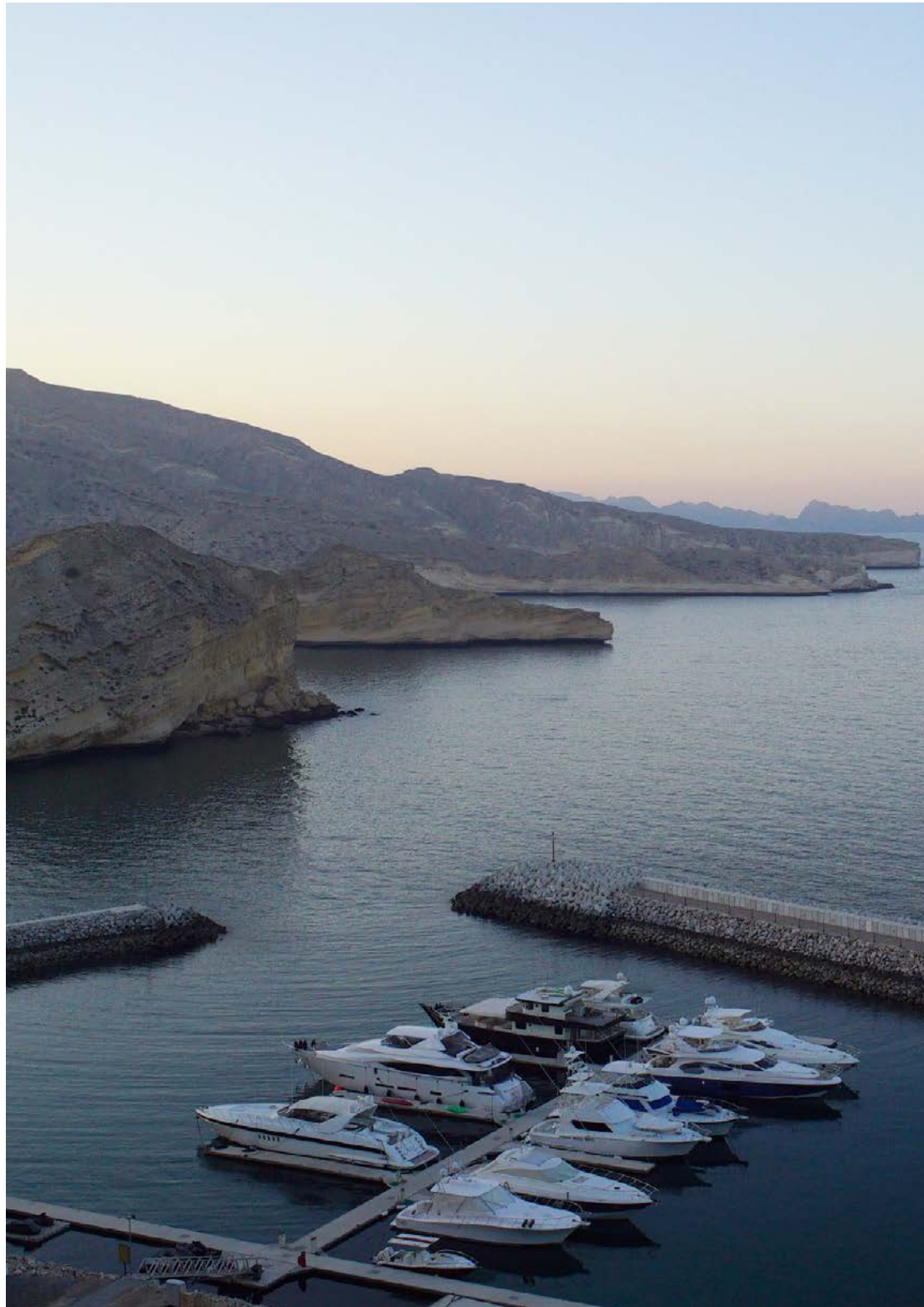
Drawing on their extensive experience in contemporary yacht design, Bannenberg & Rowell have taken inspiration from the spectacular ocean setting and Omani architecture for the cutting-edge interiors of the Limited Edition Townhomes– creating something truly outstanding and unique at Barr Al Jissah.



YACHT LIVING

For the striking interiors of the Bannenberg & Rowell Limited Edition Townhomes, elements of the yachting lifestyle and design iconography have been seamlessly interwoven into the design, introducing the concept of 'yacht living' at Barr Al Jissah.





Private marina

The Bannenberg & Rowell Limited Edition Townhomes are perfectly complemented by private marina facilities, offering the perfect base from which to discover Oman's 1,700km pristine coastline.

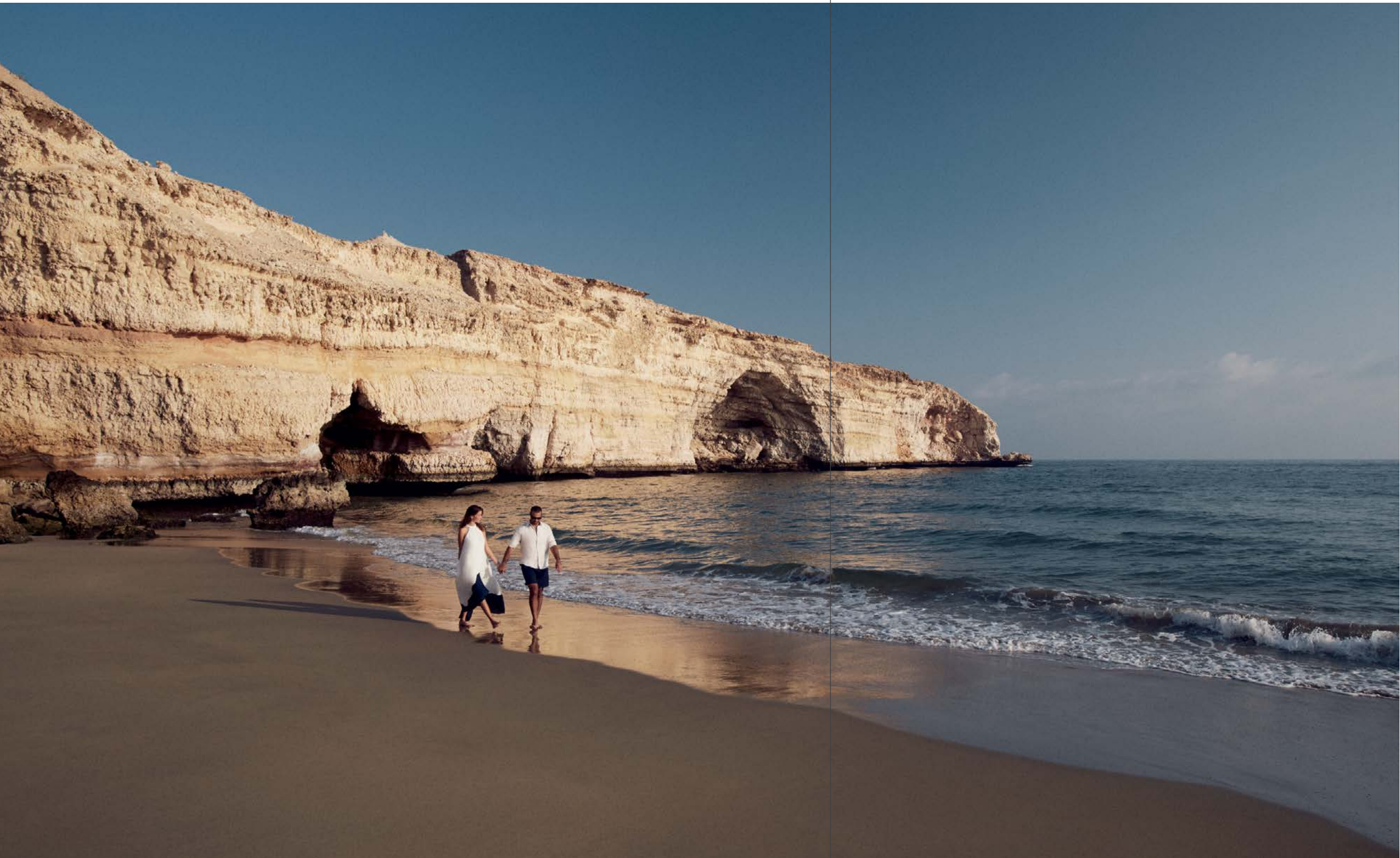






Riviera lifestyle

An upcoming members-only beach club and boardwalk with al fresco dining and marina-side retailing will further enhance this exclusive offering – providing homeowners with unrivalled access to a vibrant Riviera lifestyle at Barr Al Jissah.



LIMITED EDITION TOWNHOMES

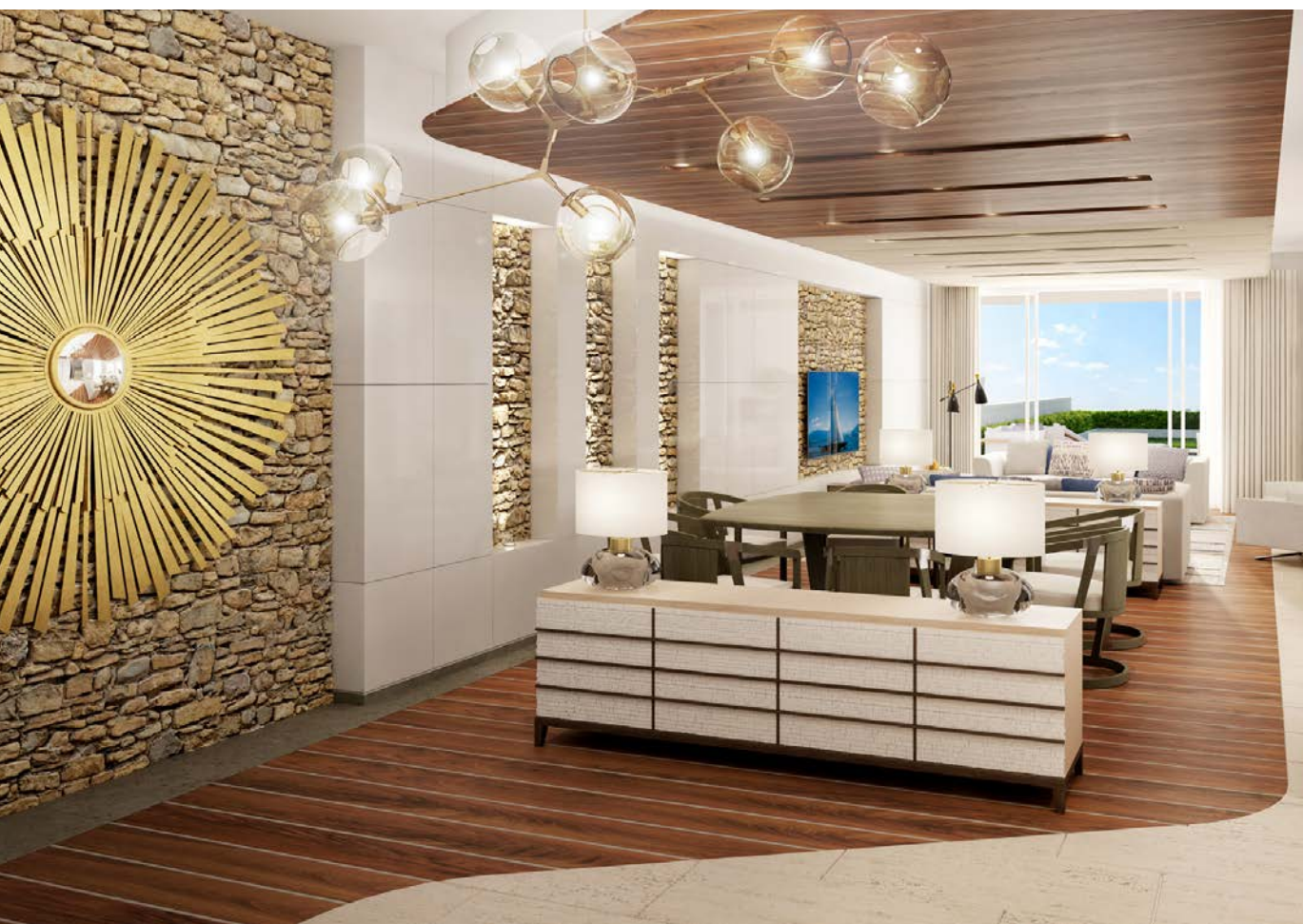
Elevated above Barr Al Jissah, the four bedroom,
five bathroom townhomes offer uninterrupted
views across the Gulf of Oman.

Featuring well-appointed details more typically associated with superyachts; the homes aim to bring the stunning natural surroundings inside whilst evoking a sense of place and Omani authenticity.





A dramatic entrance - expertly created by dedicated craftsmen using locally sourced stone - leads onto the spacious open plan living areas, where the eye is instantly drawn to the sea and stunning horizon just beyond the sliding patio doors.



Panoramic windows connect the sleek, contemporary interiors designed by Bannenberg & Rowell, to the teak outdoor decking offering far reaching vistas over the archipelago.







The generously sized master-suite on the first floor offers sweeping views over the ocean, framed by the vivid mountains and secluded coves.

Smart mood lighting and hidden, silent ducted air conditioning throughout, all contribute to the considered elegance and functionality of these townhomes - ensuring maximum comfort for homeowners and guests.

Elements of stone, marble, teak and bronze are combined with rich, intense blue hues to deliver the very essence of 'yacht living'.





FIVE STAR LUXURY



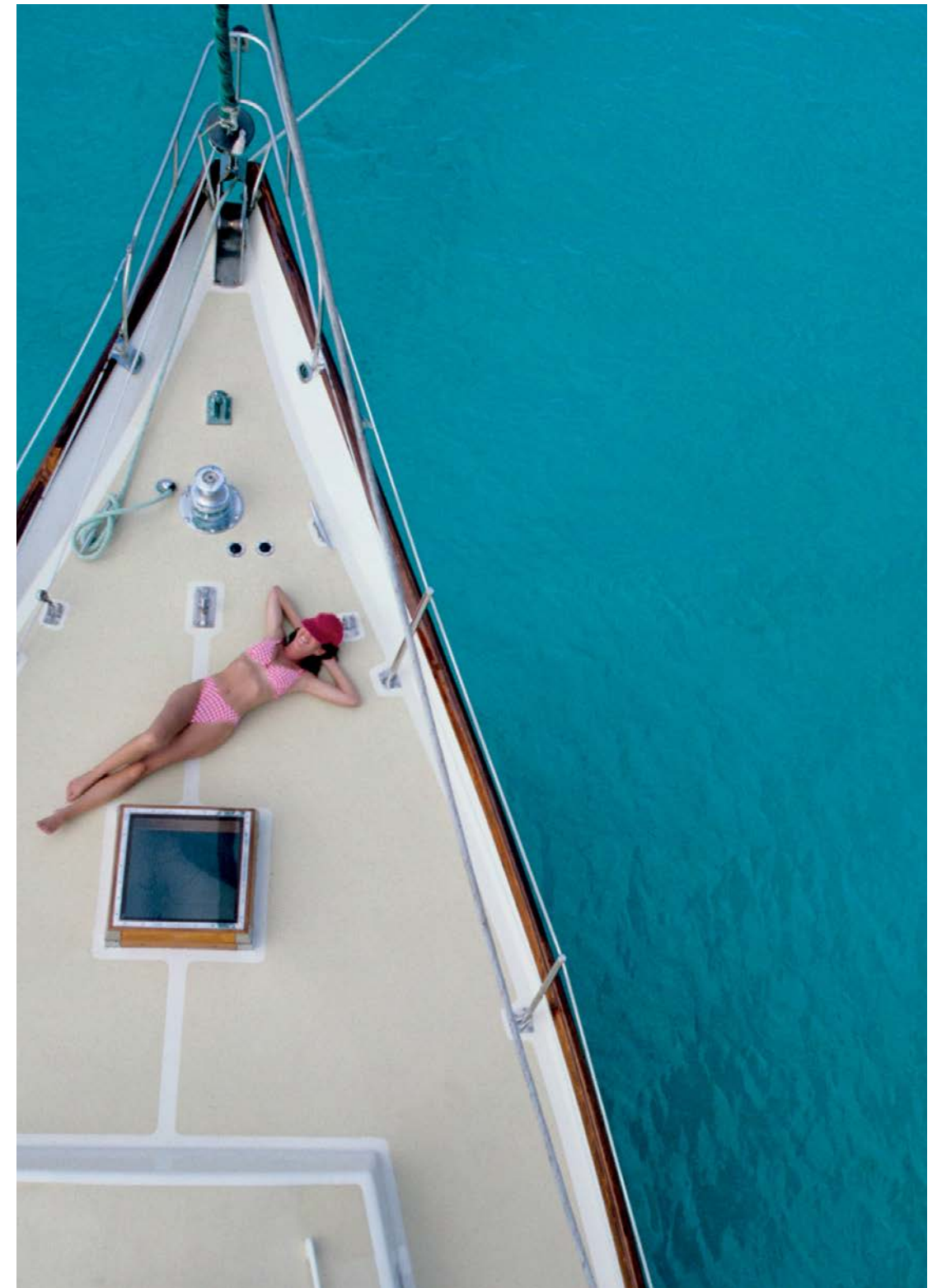
Luxury concierge

Life at Barr Al Jissah has always been shielded from stress across the centuries, and that is as true today as it has ever been. For your convenience, Barr Al Jissah owners have complimentary access to Quintessentially Lifestyle Membership for one year.

With more than sixty offices around the world, luxury Concierge Company Quintessentially Lifestyle provides a truly global yet localised service, assisting with everything from everyday needs to life's defining moments - 24 hours a day, 365 days a year.

From last minute restaurant bookings, accessing tickets to sold-out events, and arranging luxury transportation; to helping children gain access to the school of their dreams or creating the ultimate honeymoon - Quintessentially Lifestyle's experts provide a unique, world-class service, catering to a wide variety of indulgences.

Time in Barr Al Jissah is far too precious to waste; with Quintessentially Lifestyle, your personal concierge takes care of the little details so you can enjoy more important things such as the endless horizon.



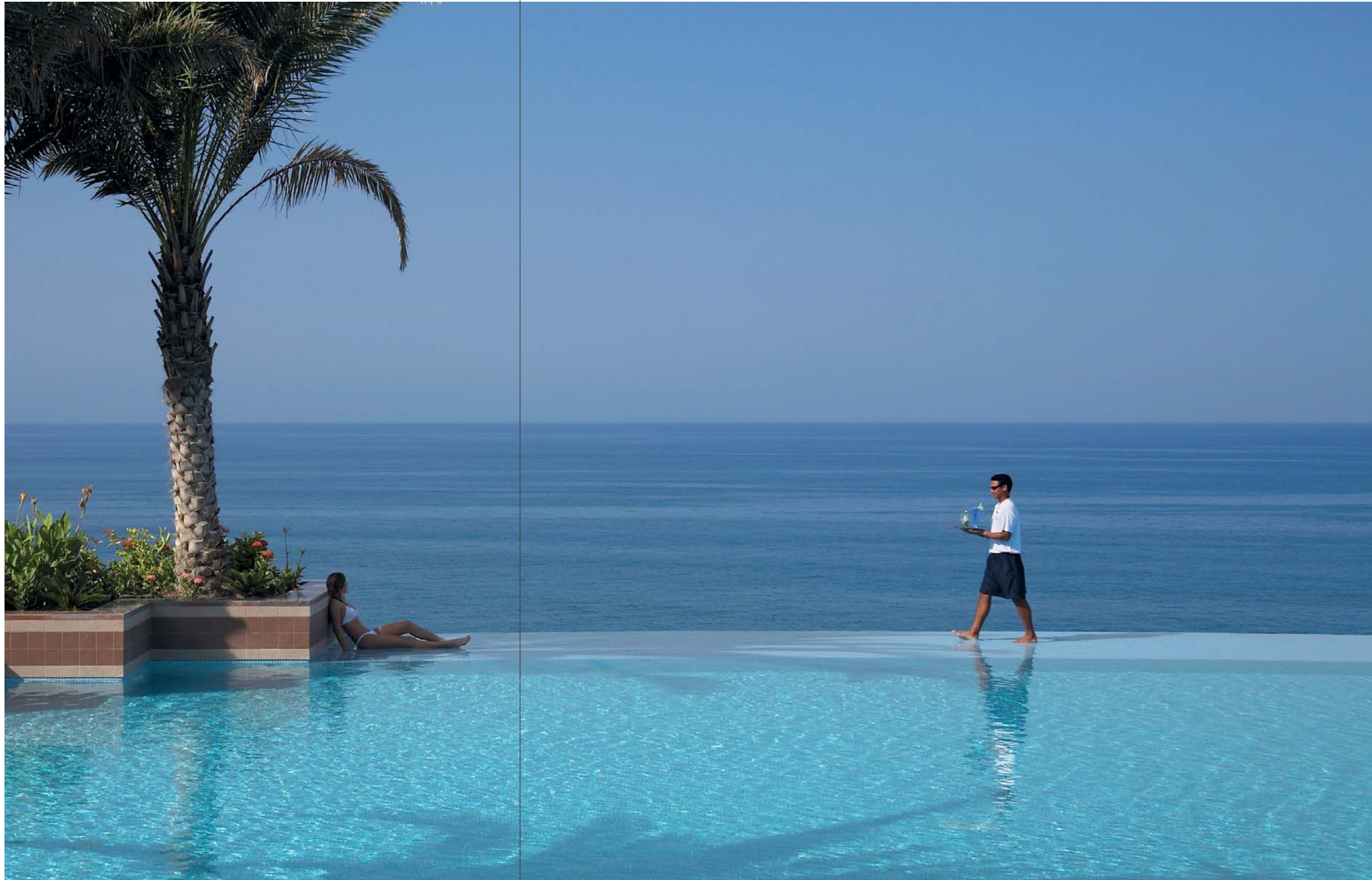


Tranquil sanctuary

Located on the shores of the Gulf of Oman at the base of Barr Al Jissah lies the five-star Shangri-La Resort offering three distinct hotels, each inspired by Oman's rich texture and heritage – providing a tranquil sanctuary.

Owners at Barr Al Jissah are offered a three year exclusive membership, for up to six family members, at the Shangri-La Barr Al Jissah Resort & Spa benefitting from access to all three hotels and lifestyle amenities such as private beaches, pools, world-class spa facilities and a fitness centre. Members can also enjoy generous rates in all the restaurants.


 Shangri-La
 منتجع بر الجصة، سلطنة عمان
Barr Al Jissah Resort & Spa
 SULTANATE OF OMAN

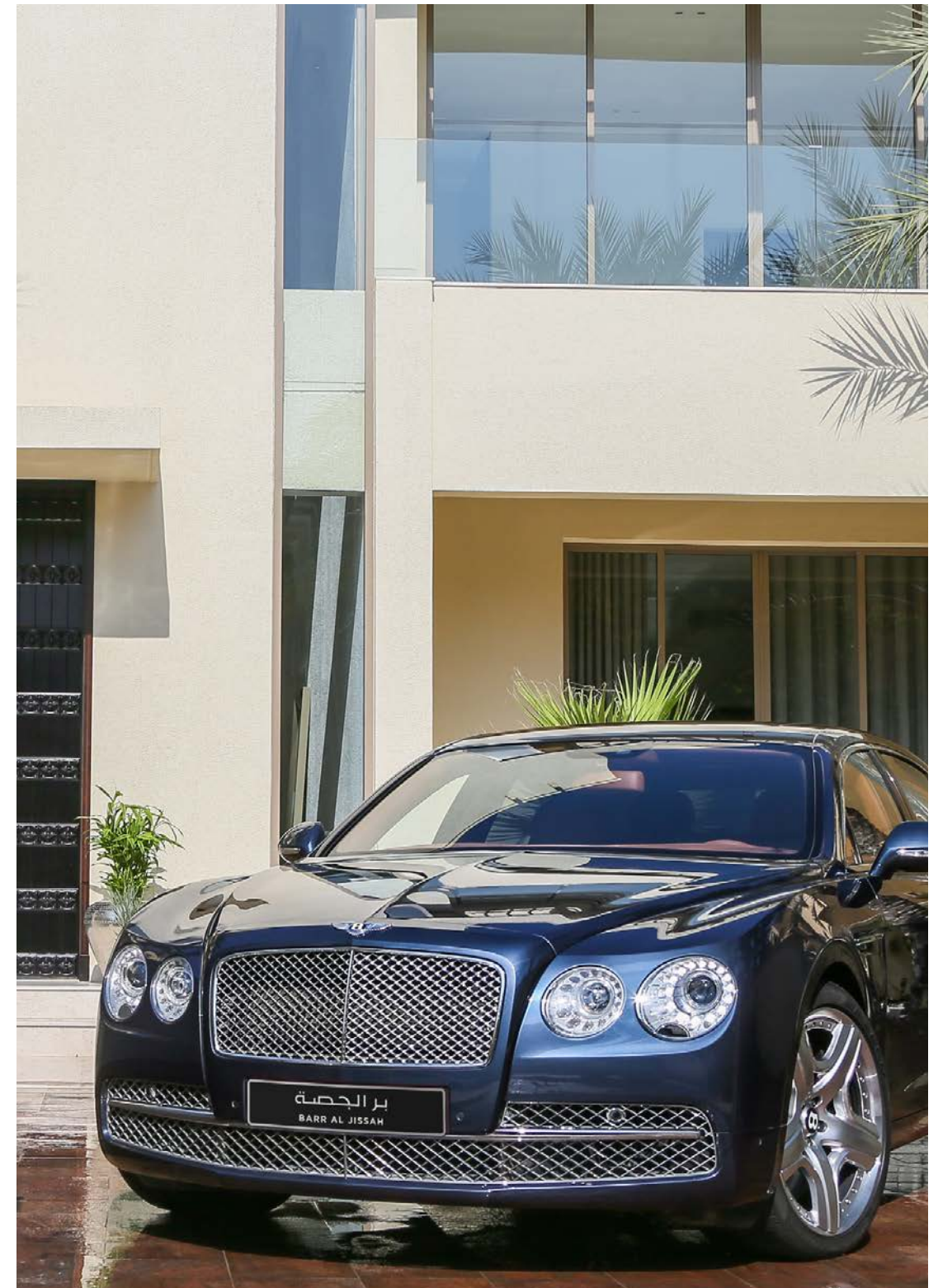


Exceptional service

The Barr Al Jissah experience begins even before homeowners arrive home, with a spectacular drive through stunning mountains with glimpses of turquoise bays hinting at what lies ahead.

The journey can only be made more indulgent, when provided through Barr Al Jissah's Bentley car service which puts these powerful handcrafted luxury motors at the home owner's disposal.

Simply sit back and enjoy the very best in modern luxury while being transported by Bentley in ultimate comfort and style to and from your Barr Al Jissah home.



LOCATION & FLOOR PLANS



MUSCAT

An easy 20 minute drive from Barr Al Jissah, the cosmopolitan capital of Muscat offers a unique blend of traditional values, rich culture and contemporary luxury. The 1000-seat Royal Opera House Muscat plays host to internationally-renowned performances of opera, ballet and musical concerts.

Muscat International Airport is served by 28 scheduled airlines which operate 454 scheduled flights a week with 55 destinations in 27 countries.





PLAN

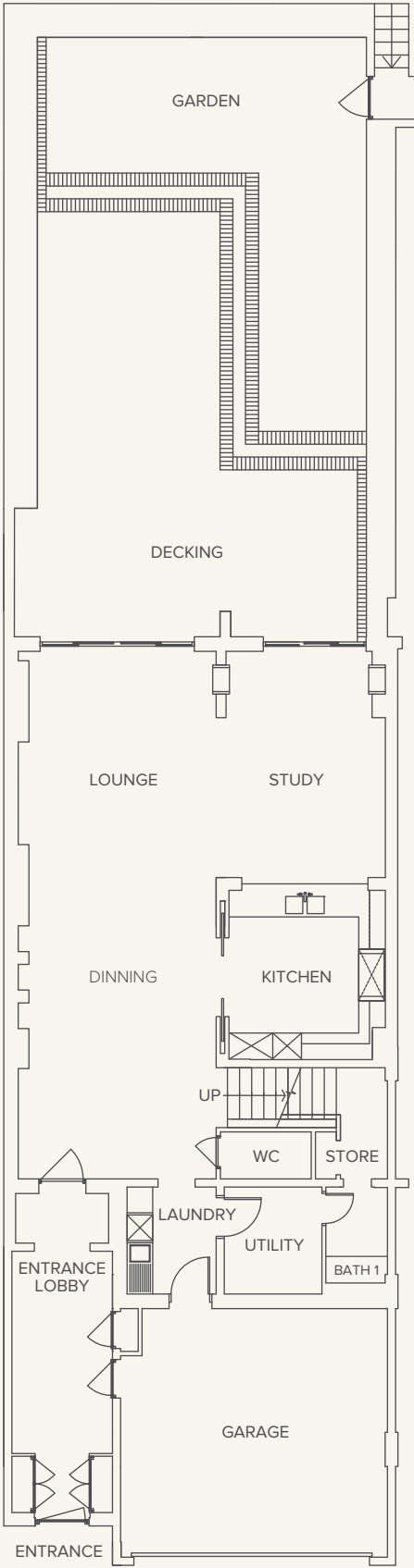
Use of modern materials in the construction of all villas and townhomes achieves a very high level of energy efficiency via thermal insulation, high specification glazing and natural shading techniques.



FLOOR PLANS

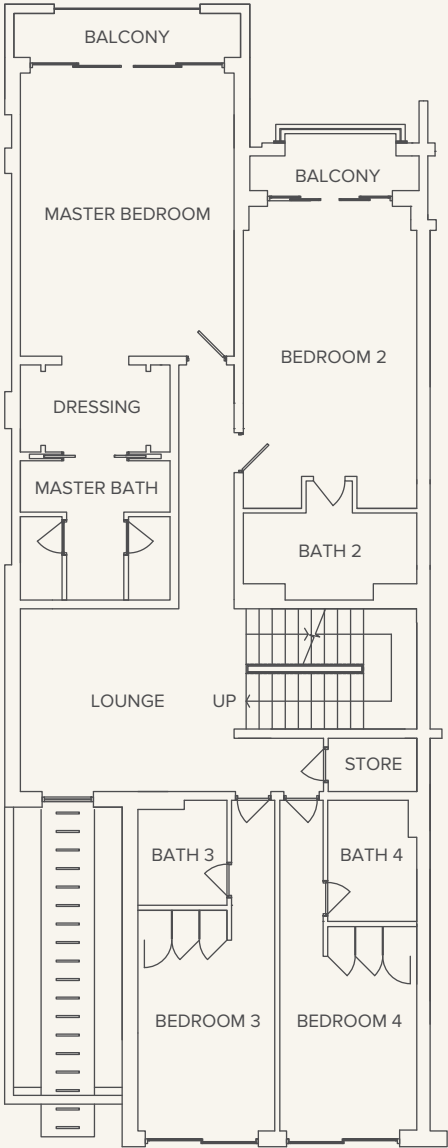
GROUND FLOOR

ROOM	AREA
Lobby	16.1m ²
Dining	32m ²
Kitchen	14.7m ²
Lounge	23.75m ²
Study	21.1m ²
Bath I	3.2m ²
WC	2.3m ²
Laundry	5.2m ²
Utility	5.7m ²
Store	2.8m ²
Garage	35.5m ²
Built-up size	393m ²
Plot size	260 - 540m ²
Ceiling heights	2.5 - 2.8m



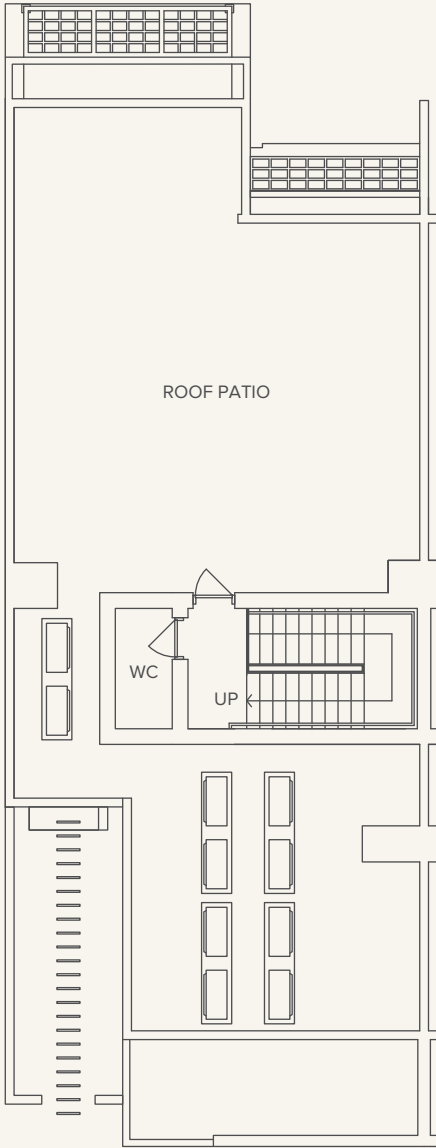
FIRST FLOOR

ROOM	AREA
Master Bedroom	28.3m ²
Master Bath/Dressing	15.3m ²
Lounge	18.7m ²
Bedroom 2	23.4m ²
Bedroom 3	16.3m ²
Bedroom 4	15.5m ²
Bath I	7.1m ²
Bath 2	3.9m ²
Bath 3	4.9m ²
Bath 4	2.2m ²



ROOF

ROOM	AREA
WC	3.2m ²
Roof Patio	81m ²





OWNERSHIP AND FINANCING

Barr Al Jissah was one of Oman's first Integrated Tourism Complexes (ITC). Freehold properties can be purchased at Barr Al Jissah by all nationalities, and homeowners qualify for a permanent family residents' visa making travelling in and out of Oman efficient and effortless.

No involvement of agents guarantees a personalised and direct service ensuring a straightforward and stress-free buying experience.

A tailored agreement between Barr Al Jissah and Oman Arab Bank ensures homeowners benefit from bespoke and priority banking services, for both private and business needs; as well as being amongst the first to benefit from dedicated Elite Relationship managers.

All homeowners will receive preferential rates across numerous services as well as tailor-made Portfolio Management services and the associated advantages of the Priority Banking Product Package.



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OMAN ARAB BANK

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