



ALMINA

BARR AL JISSAH

WATERFRONT DUPLEXES
FREEHOLD RESIDENTIAL PROPERTIES



Welcome to Al Mina

Discover the latest phase of the prestigious Barr Al Jissah Integrated Tourism Complex – Al Mina Waterfront, a rare opportunity to own a home in Oman’s most exclusive coastal address.

With all previous phases sold out, this marina-fronting residential enclave sits gracefully within a small natural bay, bordered by the Gulf of Oman and the majestic Al Hajar Mountains.

Now nearing completion within 12 months, Al Mina offers a limited collection of freehold homes that blend timeless design, modern luxury, and the serenity of seaside living.

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DoubleTree by Hilton
Muscat Al Waha

Dawn Upper Town Homes

Hilton Muscat
Al Bandar

Dawn Lower Town Homes

al mazaar
BARR AL JISSAH

Al Husn Hotel
Muscat

DusK Town Homes

AL MINA
BARR AL JISSAH

Al Husn Villas



The Jewel of the Coast

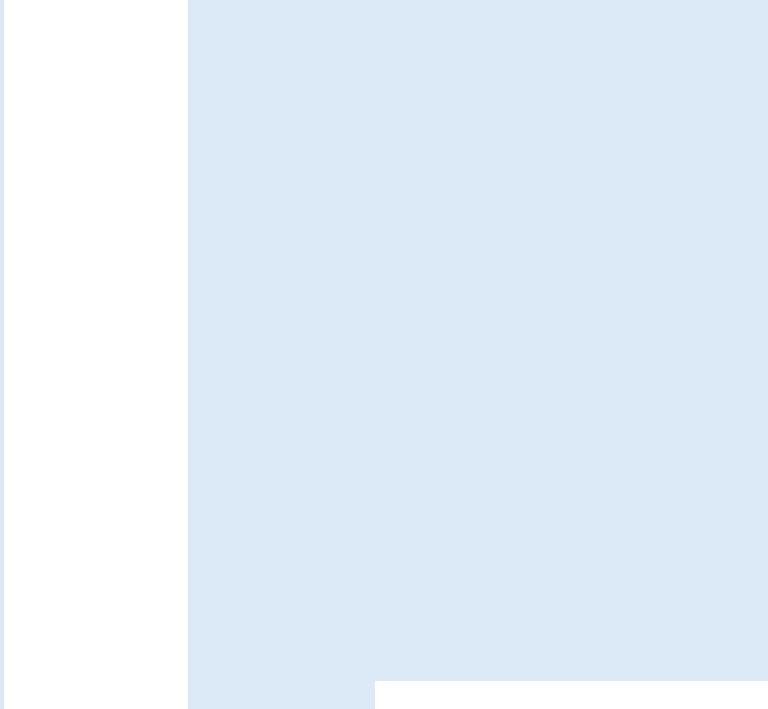
Barr Al Jissah stands as one of Oman's most distinguished Integrated Tourism Complexes, offering residents an exceptional combination of sea views, refined living, and seamless access to Muscat.

Set within a secluded bay framed by the Gulf of Oman and the Al Hajar Mountains, this landmark destination blends the calm of its natural surroundings with contemporary comforts. Featuring high-end residences, luxury hotels, a marina, spas, and entertainment facilities, Barr Al Jissah continues to define coastal living at its finest.

A New Chapter in Coastal Living

Barr Al Jissah adds to its allure with the soon-to-be-completed Al Mina Residences – a distinguished collection of waterfront properties that blend relaxed sophistication with modern comforts. Set within a natural bay overlooking the marina, these homes offer an exceptional lifestyle defined by sea views, tranquillity, and connection.

As the latest phase within Barr Al Jissah, Al Mina represents a timely opportunity to be part of a proven destination where quality, location, and long-term value come together within a well-established integrated community.



Al Mina Marina

A Destination Defined by the Sea

Set within a tranquil bay enriched by Omani maritime heritage, Al Mina Marina stands at the heart of the Barr Al Jissah development – uniting waterfront living with a vibrant coastal lifestyle. Designed to be one of the deepest, most pristine marinas in the region, it embodies both the spirit of tradition and the sophistication of modern luxury.

World-Class Berthing & Facilities

With 55 berths accommodating vessels up to 40 metres, the marina welcomes everything from leisure boats to superyachts. Berth holders and visitors alike benefit from comprehensive on-site facilities, including fine dining venues, a dive and sailing centre, and a private beach, all set against the stunning backdrop of the Gulf of Oman.

Seamless Service & Global Connectivity

Al Mina Marina offers an elevated standard of service with 24-hour berthing assistance, anchorage and shipping agency support, technical services, and round-the-clock security.

Further enhancing its appeal, the marina enjoys a reciprocal partnership with Yas Marina in Abu Dhabi, extending select privileges and benefits to members of both destinations – strengthening its role as a key regional hub for yachting and maritime leisure.



Al Sahil

Murjan

Sadaf

Luluah

Marsa

Dana

Al Mina Marina

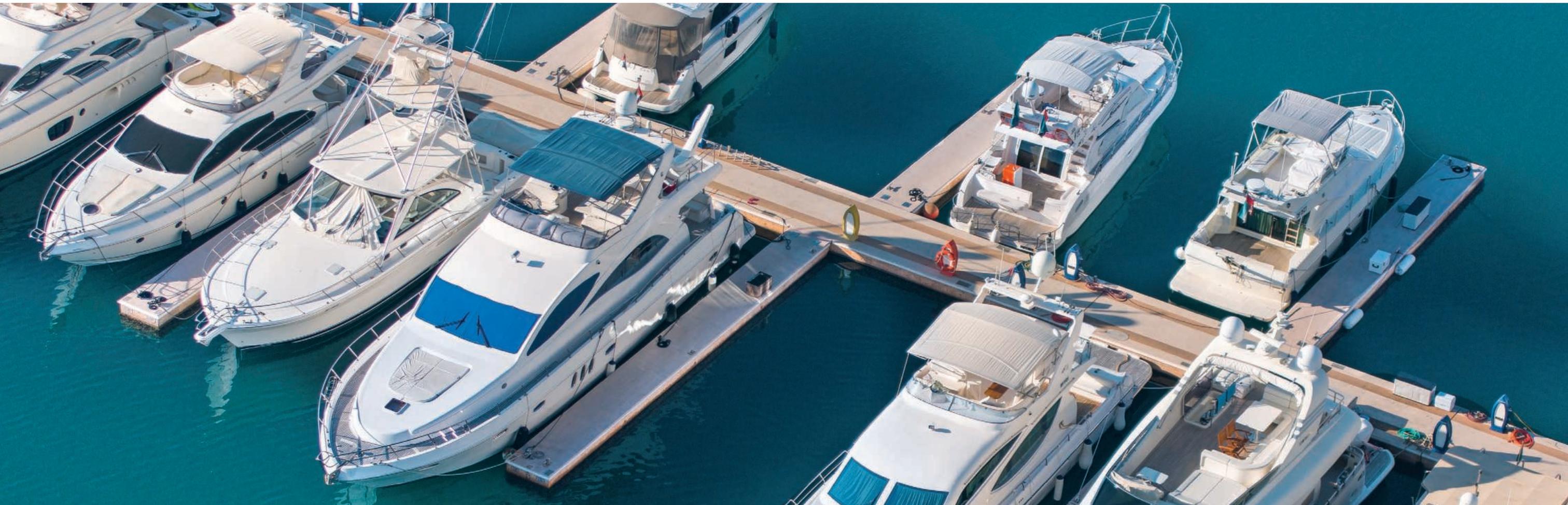
At a Glance

Key Specifications

- 55 wet berths accommodating vessels up to 40 metres
- Average draft depth: approximately 5 metres
- Protected by a full breakwater system, ensuring calm mooring conditions
- Purpose-built marina basin with 1,200 sqm of supporting facilities

Facilities

- Dive and sailing centre
- Marine supply services
- Fine dining and casual restaurants along the boardwalk
- Retail outlets and marine supply services
- Secure storage and maintenance zones
- Dedicated refuelling station and power/water supply at all berths





Services

- Short- and long-term berth options
- 24/7 berthing assistance and security
- Anchorage and shipping agency services
- On-site Customs and Immigration clearance
- Technical support, refuelling, and vessel maintenance
- Deck and hull cleaning, laundry, and provisioning services
- Water and electricity hook-ups at every berth
- Private transport and shuttle connections to nearby resorts
- Excursions including boat tours, dolphin watching, and water sports

Regional Connectivity

Barr Al Jissah Marina maintains a reciprocal partnership with Yas Marina, Abu Dhabi, offering select benefits and privileges for berth holders at both destinations.

For further details of the Marina, please contact:

Marina Manager

Phone: +968 96 787 598

Email: marina@barraljissah.com

A Vibrant Waterfront Promenade

At the heart of Al Mina lies a lively waterfront boardwalk, designed to serve as both a leisure destination and a community hub for residents and visitors alike. Stretching along the marina, the boardwalk connects the residential enclave with a curated mix of retail, dining, and social spaces – creating a seamless blend of convenience and coastal charm.

Featuring approximately 1,300 sqm of retail and F&B space, the development will host a select range of cafés, restaurants, and boutique outlets, alongside everyday conveniences and lifestyle services to support the community. With its open-air design, shaded colonnades, and direct views of the marina, the Al Mina Boardwalk promises a relaxed yet refined setting for social gatherings and waterfront strolls.



Hilton Hotels

Redefining Luxury Hospitality in Oman

Complementing the residential communities of Barr Al Jissah are three world-class hotels operated by the Hilton Group. Together, they represent a new chapter for this iconic coastal destination, introducing Al Husn Hotel Muscat, Hilton Muscat Al Bandar and DoubleTree by Hilton Muscat Al Waha to Oman's shores.

Set amid the mountains and turquoise waters of Barr Al Jissah, the hotels collectively feature 680 guest rooms and suites, offering refined comfort and panoramic views of the Gulf of Oman. Designed to serve both leisure and business travellers, the properties combine elegant architecture with warm Omani hospitality, reinforcing Barr Al Jissah's position as one of the region's most distinguished waterfront destinations.



Dining & Lifestyle Experiences

Across the hotels, guests and residents will have access to 15 distinctive dining venues, featuring a global array of cuisines from Asian and Mediterranean to Arabic and international flavours. Complementing the culinary offering are shared leisure and wellness facilities, including 600 metres of private beach, six swimming pools, a 500-metre lazy river, four floodlit tennis courts, a health club, dive centre, and a wide range of water sports and family activities.

Exclusive Benefits for Homeowners

Residents of Barr Al Jissah will continue to enjoy special privileges and preferred rates across all hotel facilities, dining venues, and recreational experiences. Supported by the Barr Al Jissah Customer Service Team, these benefits ensure that Al Mina homeowners enjoy an integrated lifestyle where luxury living and world-class hospitality blend seamlessly.



Al Mina Waterfront Duplexes





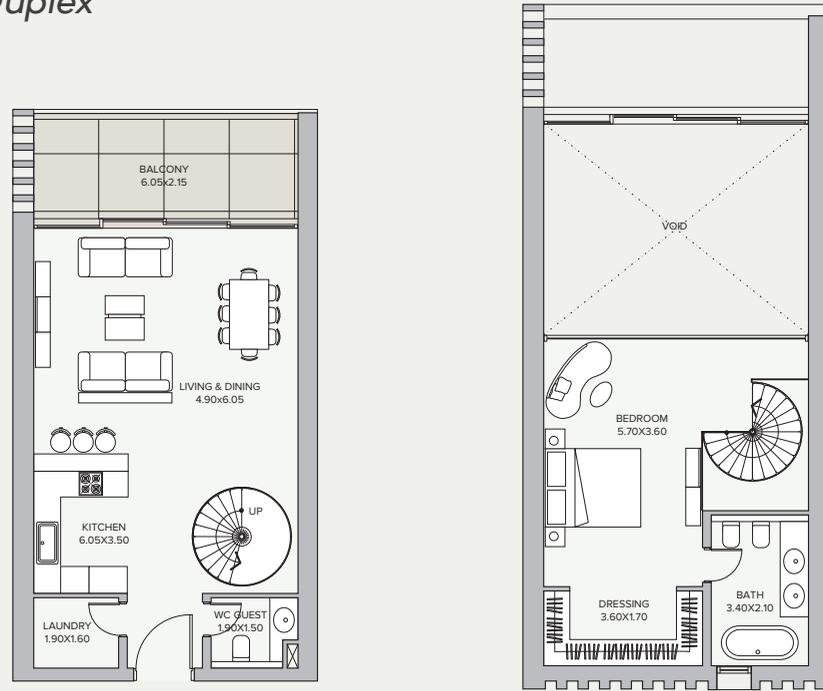
Al Mina Waterfront Duplexes

Situated within a dedicated low-rise block along the boardwalk, Al Mina Waterfront Duplexes offer a refined residential experience with private access, concierge services and thoughtfully planned parking largely concealed to preserve the visual continuity of the waterfront setting.

Available in one-, two-, and three-bedroom configurations, the double-storied, terraced duplexes feature double-height living spaces that enhance natural light and create a strong sense of openness. The contemporary design emphasises clean lines and high-specification fixtures and finishes, reinforcing a subtle nautical character and a seamless connection to the bay and marina.

With everyday needs supported by the wider Barr Al Jissah community, the waterfront duplexes combine architectural clarity, functional living, and a considered relationship with their coastal surroundings.

Floor Plan – Duplex



Apartment Blocks - Luluah/Sadaf/Murjan/Al Sahil 1 BHK

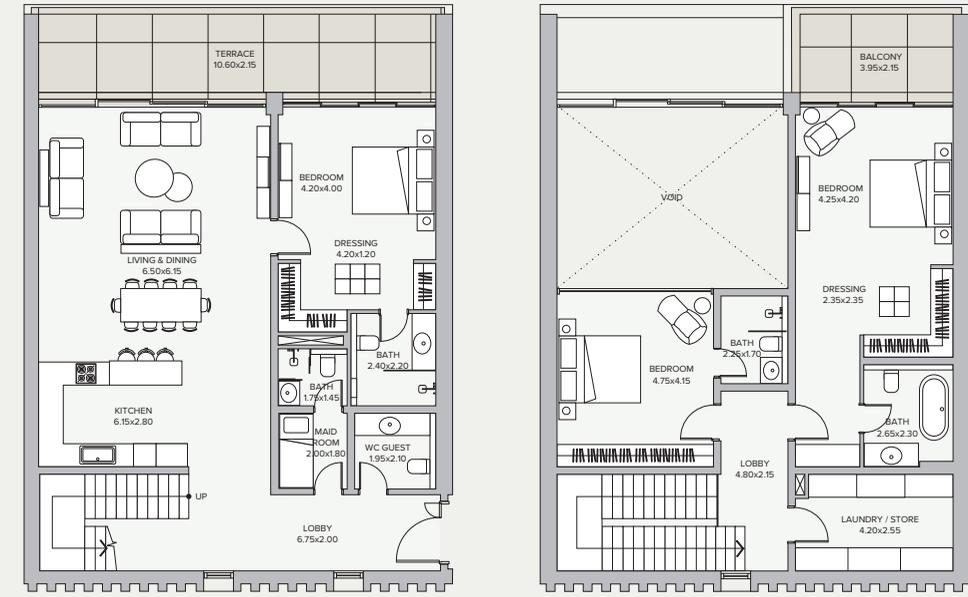
Type B1 – Area Schedule

GEA (Gross external area)	115 sqm
Balcony	13 sqm
Grand Total	128 sqm

No. of units

First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	7
Sixth Floor	-
Total Units	7

No. Bedrooms 1



Apartment Blocks - Sadaf/Murjan/Al Sahil 3 BHK

Type B2 – Area Schedule

GEA (Gross external area)	239 sqm
Balcony and Terrace	31 sqm
Grand Total	270 sqm

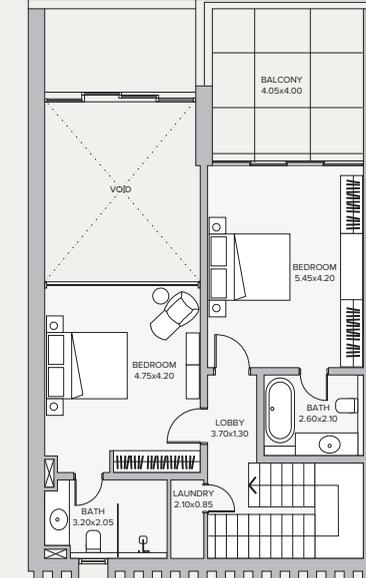
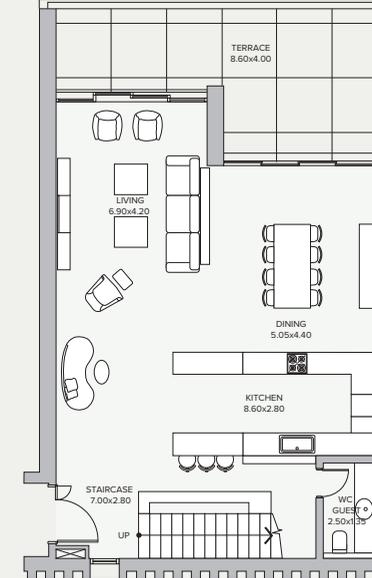
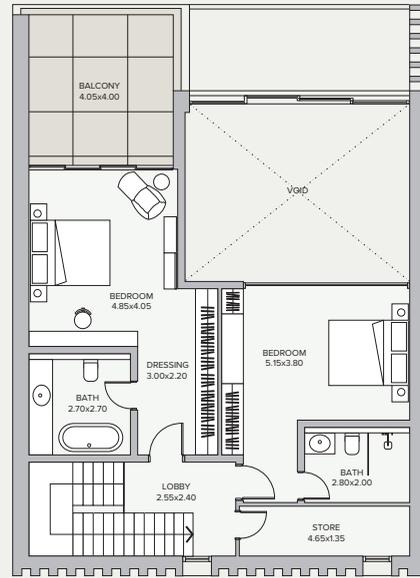
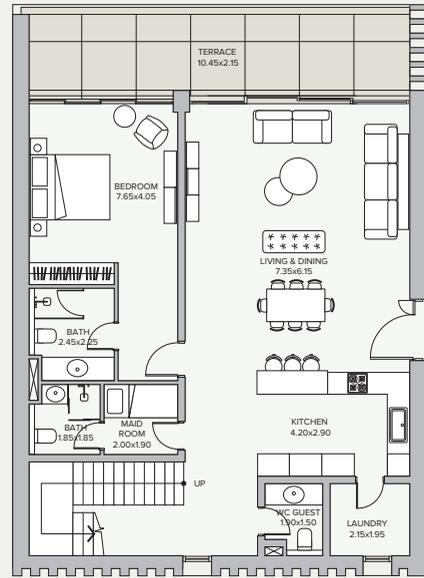
No. of units

First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	3
Sixth Floor	-
Total Units	3

No. Bedrooms 3

Floor plans and area measurements are indicative and subject to a change of up to 5%.

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**Apartment Block - Luluah
3 BHK**

Type B3 – Area Schedule

GEA (Gross external area)	238 sqm
Balcony and Terrace	39 sqm
Grand Total	277 sqm

No. of units

First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	1
Sixth Floor	-
Total Units	1

No. Bedrooms 3



**Apartment Block - Luluah
2 BHK**

Type B4-C – Area Schedule

GEA (Gross external area)	181 sqm
Balcony and Terrace	50 sqm
Grand Total	231 sqm

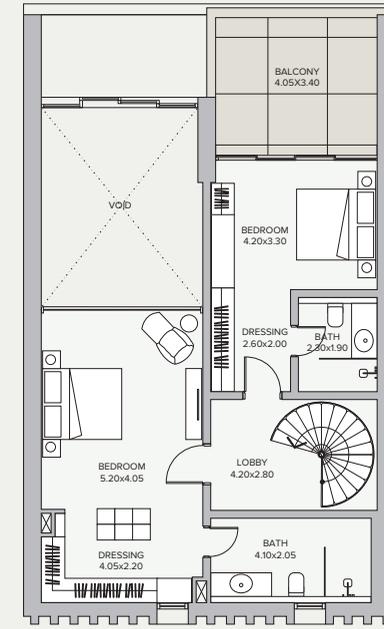
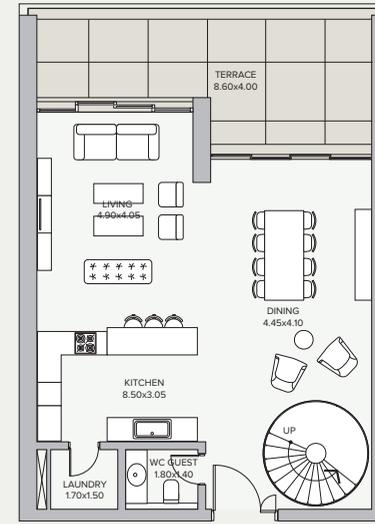
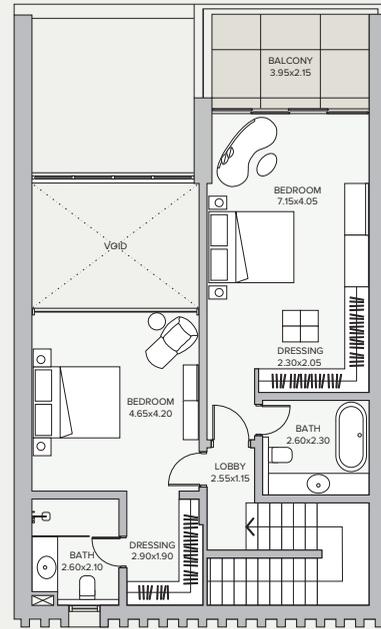
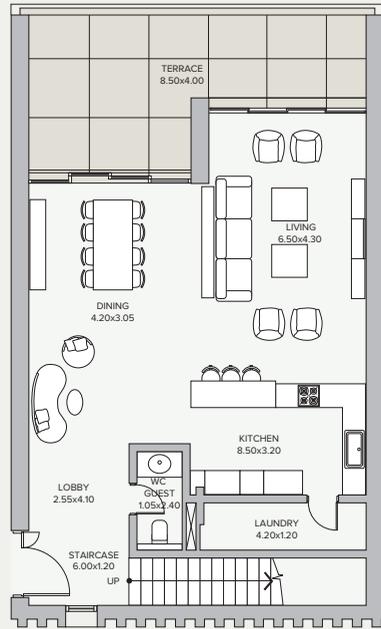
No. of units

First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	4
Sixth Floor	-
Total Units	1

No. Bedrooms 2

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Apartment Blocks - Sadaf/Murjan/Al Sahil 2 BHK

Type B4 – Area Schedule

GEA (Gross external area)	181 sqm
Balcony and Terrace	50 sqm
Grand Total	231 sqm

No. of units

First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	4
Sixth Floor	-
Total Units	3

No. Bedrooms 2

Apartment Blocks - Sadaf/Murjan/Al Sahil 2 BHK

Type B5 – Area Schedule

GEA (Gross external area)	165 sqm
Balcony and Terrace	48 sqm
Grand Total	213 sqm

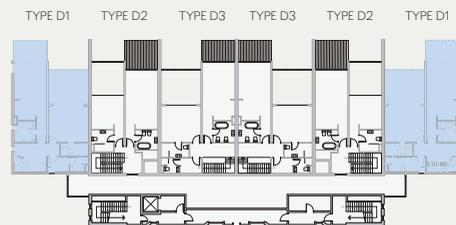
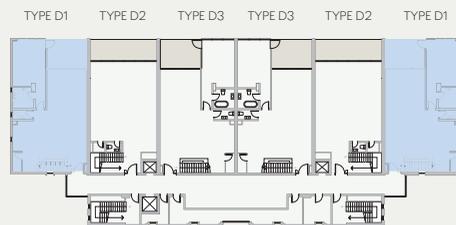
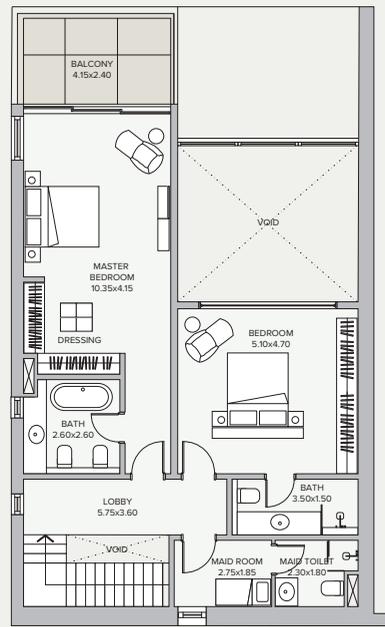
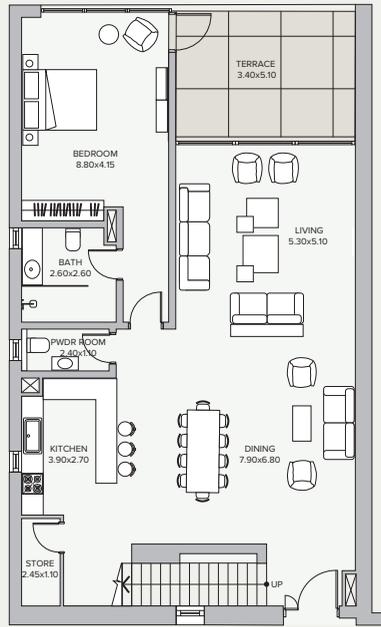
No. of units

First Floor	-
Second Floor	-
Third Floor	-
Fourth/Fifth Floor	3
Sixth Floor	-
Total Units	3

No. Bedrooms 2

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Apartment Block - Marsa 3 BHK

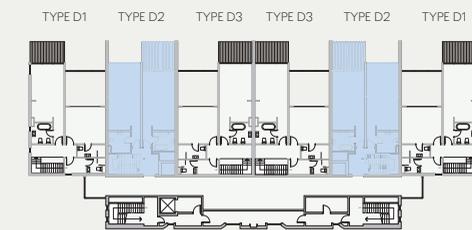
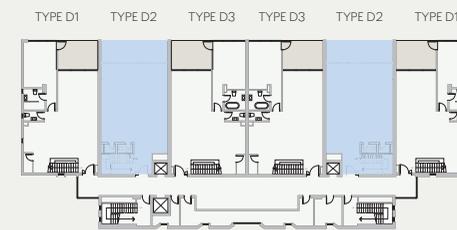
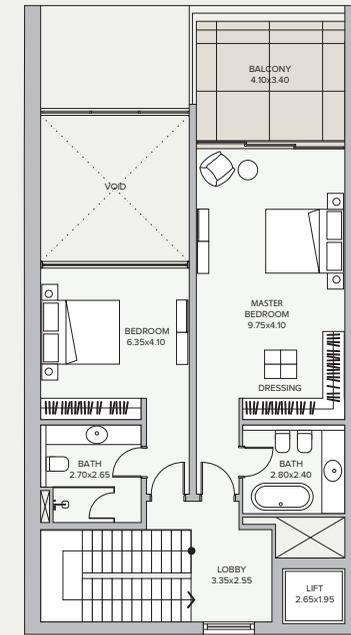
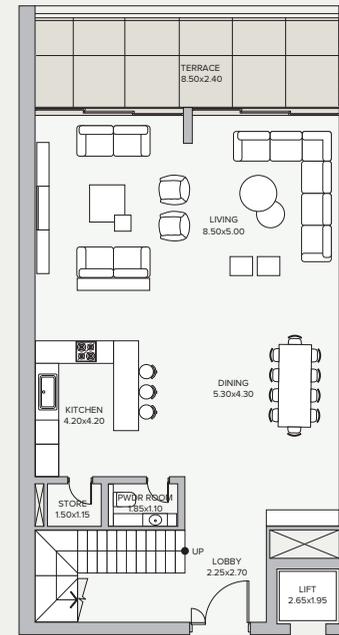
Type D1 – Area Schedule

GEA (Gross external area)	269 sqm
Balcony and Terrace	29 sqm
Grand Total	298 sqm

No. of units

First/Second Floor	2
Third/Fourth Floor	2
Fifth Floor	-
Total Units	4

No. Bedrooms 3



Apartment Block - Marsa 2 BHK

Type D2 – Area Schedule

GEA (Gross external area)	225 sqm
Balcony and Terrace	37 sqm
Grand Total	262 sqm

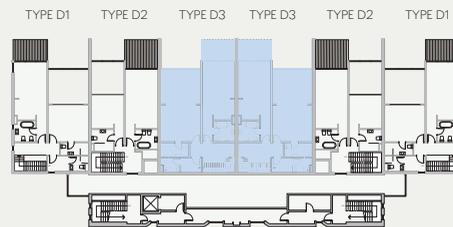
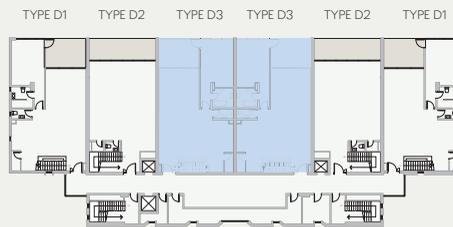
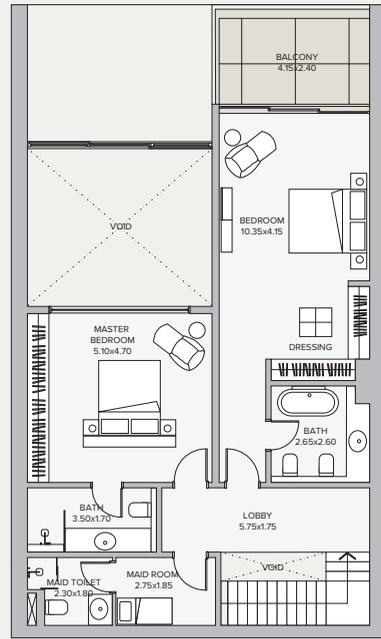
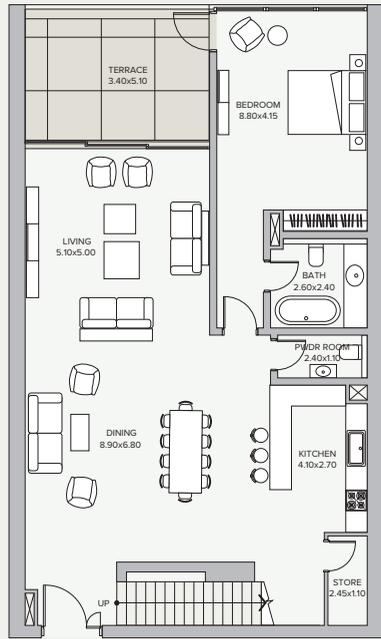
No. of units

First/Second Floor	2
Third/Fourth Floor	2
Fifth Floor	-
Total Units	4

No. Bedrooms 2

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Apartment Block - Marsa 3 BHK

Type D3 – Area Schedule

GEA (Gross external area)	271 sqm
Balcony and Terrace	29 sqm
Grand Total	300 sqm

No. of units

First/Second	2
Third/Fourth	2
Fifth	-
Total Units	4

No. Bedrooms 3

Floor plans and area measurements are indicative and subject to a change of up to 5%.



Waterfront Duplex living room - Two bedrooms unit



Waterfront Duplex masterplan - Three bedrooms unit



Waterfront Duplex master bedroom - Three bedrooms unit



Waterfront Duplex staircase & kitchen - Two bedrooms unit



Waterfront Duplex masterplan - Two bedrooms unit



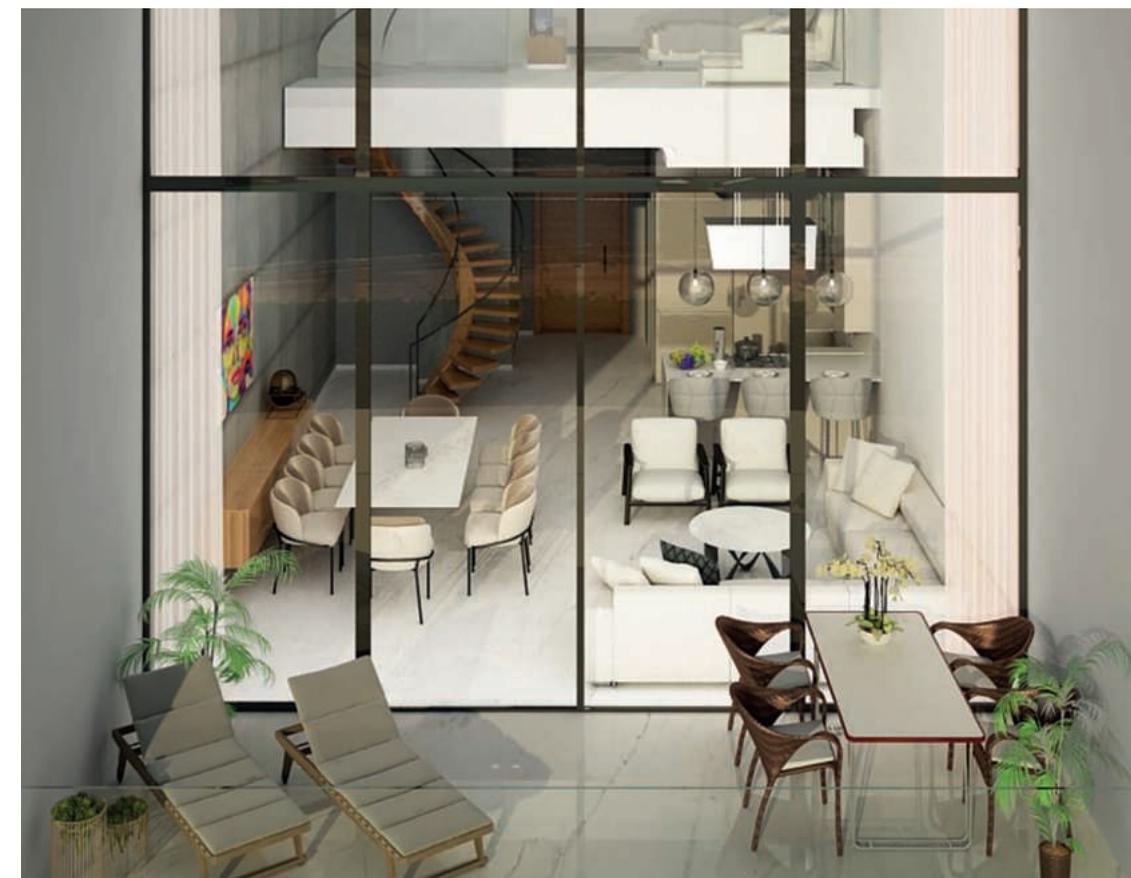
Waterfront Duplex staircase & kitchen - Two bedrooms unit



Waterfront Duplex master bedroom - Two bedrooms unit



Waterfront Duplex bedroom - One bedroom unit



Waterfront Duplex masterplan - One bedroom unit

A place where stories are made



