

Bin Al-Sheikh

RESIDENCE

PROJECT BRIEF





Introduction

Setting a new benchmark for modern waterfront living

THE Location

Sultanate of Oman, a visionary waterfront community designed for a balanced and dynamic lifestyle

THE Project

A residential gem just steps from the heart of Oman, offering the best of both worlds

THE Apartment layout

A curated collection of apartments and studios designed with elegant living spaces

THE Amenities

A thoughtful selection of services and amenities created for your comfort and leisure



Oman's most successful luxury developer



Bin Al-Sheikh
residence

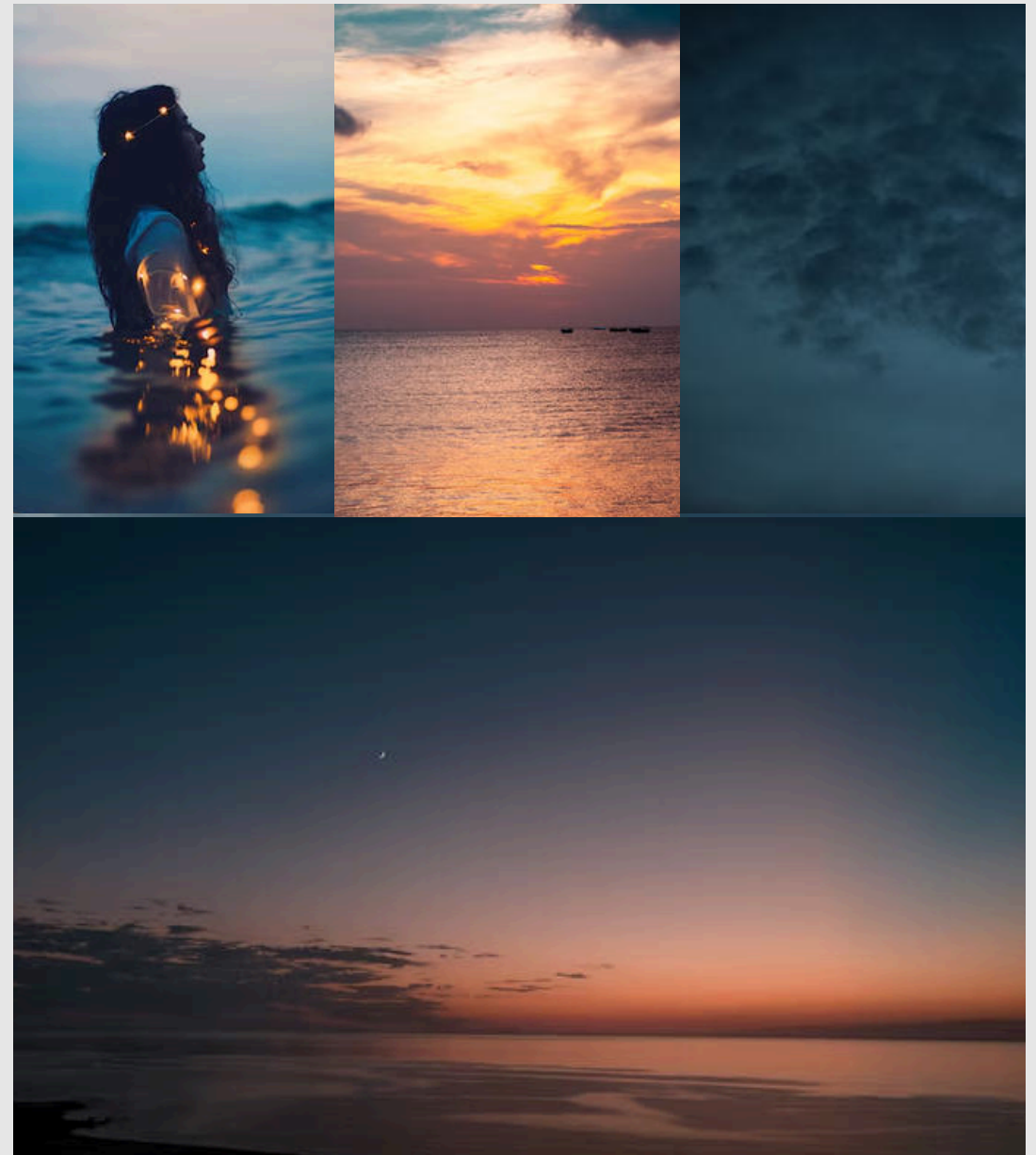
EMBRACING MODERNITY AND ELEGANCE TO CREATE CAPTIVATING LIVING SPACES

Set against the stunning backdrop of Oman's pristine coastline and rolling landscapes, the Bin Al Sheikh Residence redefines modern living in the Sultanate. Nestled in an exclusive location, this development offers a seamless blend of natural beauty and vibrant urban life, with breathtaking views of the Arabian Sea and the dynamic cityscape. The residences perfectly harmonize sophisticated contemporary architecture with Biophilic design principles, creating an environment that fosters tranquility, comfort, and connection to nature

A NEW ICON OF COASTAL LIVING

Delivering a remarkable Waterfront
Experience that will leave a lasting impression

This luxury haven is designed not only to elevate the living experience but also to fulfill the needs and desires of the discerning few. Every aspect of the residences is thoughtfully crafted, ensuring a lifestyle that transcends expectations. Whether you're seeking a sanctuary of peace or a hub for social connection, the Bin Al Sheikh Residence offers a welcoming home, where every detail is a reflection of elegance and hospitality. It's more than just a place to live; it's an invitation to experience the very best in luxury living, where modern.





This opulent sanctuary is meticulously designed to surpass expectations, catering to the most discerning individuals. Each residence is carefully curated to provide an unparalleled living experience. Whether you desire a tranquil retreat or a vibrant space for entertaining, the Bin Al Sheikh Residence provides a welcoming home where sophistication and graciousness permeate every detail. It's not simply a dwelling; it's an opportunity to indulge in the pinnacle of refined living, where contemporary

The Best of City Life and Beach Bliss



The Bin AL-sheikh Residence, located on the Omani waterfront, is a stunning development that combines the best of city living and coastal relaxation. With its panoramic sea views and convenient location, it offers an unparalleled lifestyle.



CHAPTER 2

THE LOCATION





Bin Al-Sheikh
Residence



Almouj Muscat



City Center
Muscat Mall



Muscat International
Airport



Royal Opera House



Sultan Qaboos
Grand Mosque



National Museum
of Oman



LOCATION

Vibrant Energy and Beachfront
Living Granting you the Best of
both Worlds.



CITY CONVENIENCE WITH
UNMATCHED
COASTAL LIVING

Overlooking the dynamic cityscape and the tranquil waters of the Gulf of Oman, the Bin AL-sheikh Residence stands as a testament to modern architectural brilliance. This cutting-edge development provides residents with a harmonious balance of contemporary living and the serenity of a seaside sanctuary

LOCATION



THE PULSE OF CULTURE AND LEISURE

WHERE VIBRANT SOCIAL LIFE
AND
REFINED EXPERIENCES THRIVE

Explore a vibrant neighborhood
filled with al fresco dining, art
galleries, and boutique shopping.
Whether seeking culture or
cuisine, Bin Al Sheikh Residence
provides endless entertainment
for residents and visitors alike.



CHAPTER 3

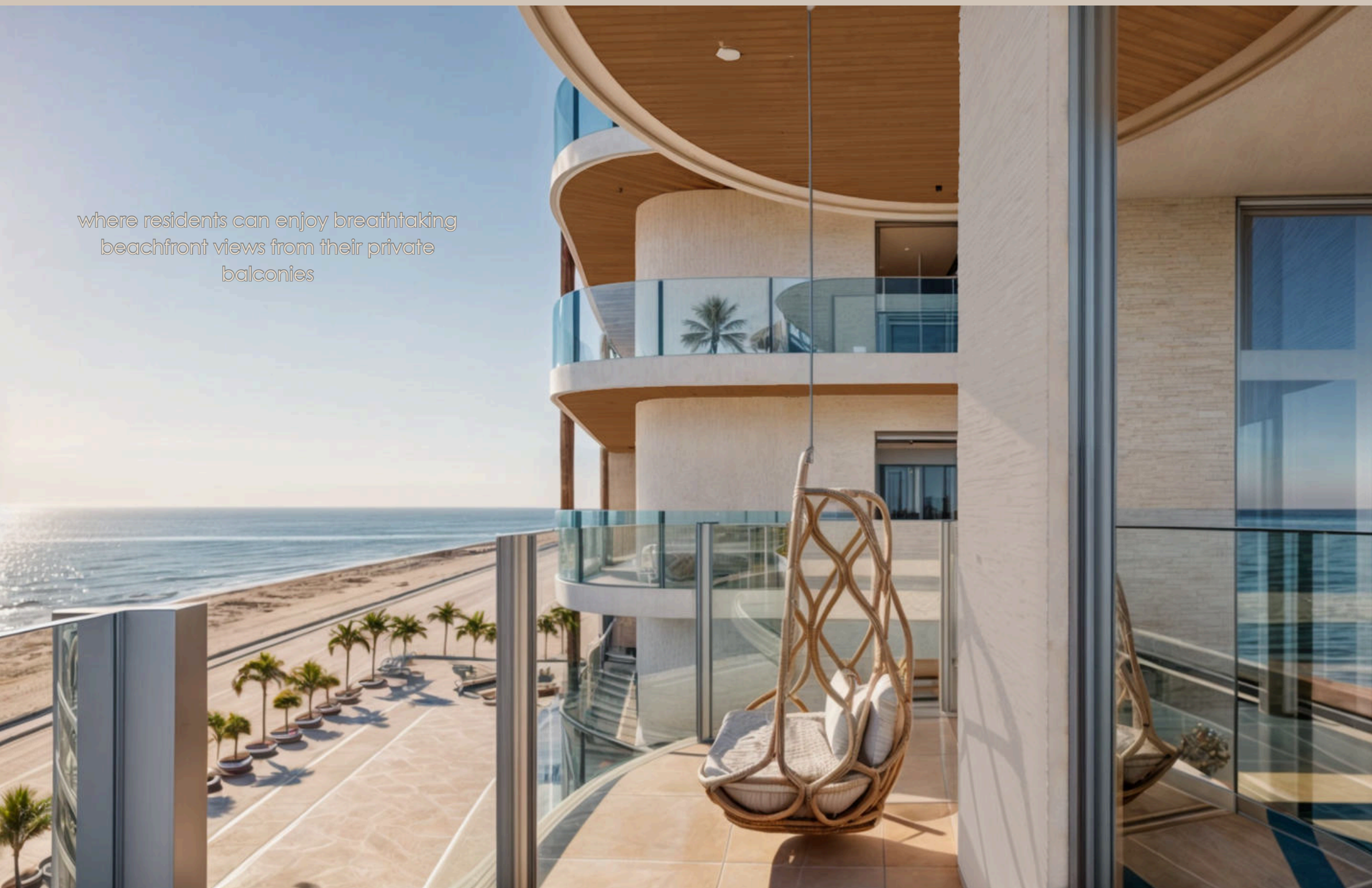
THE
PROJECT





Here, contemporary design seamlessly integrates with resort-style amenities, including sparkling pools and beautifully landscaped fountains, creating a personalized oasis for relaxation and rejuvenation.

where residents can enjoy breathtaking
beachfront views from their private
balconies

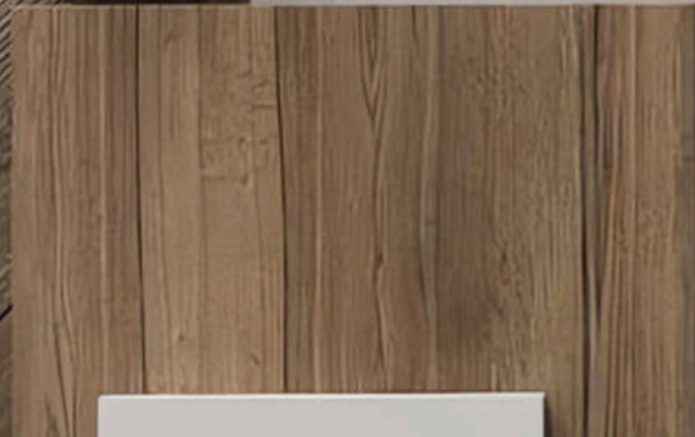
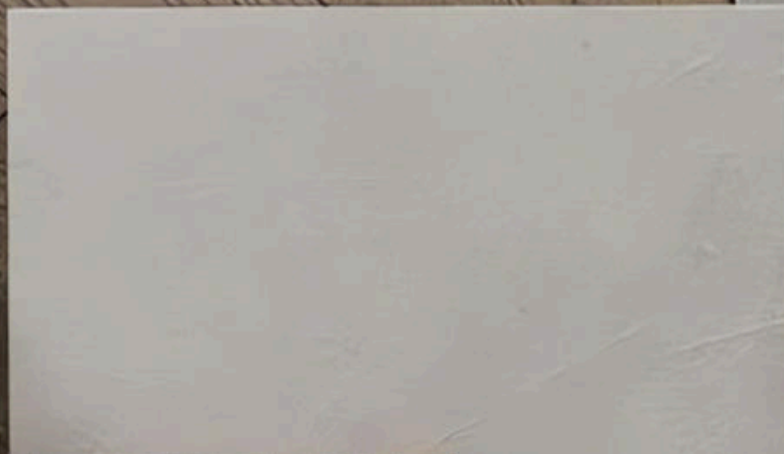


A photograph of a modern apartment building with a curved facade and a rooftop pool. The building features large windows and a wooden slat screen. The pool is rectangular and surrounded by a wooden deck. The sky is blue with white clouds, and there are trees and plants in the background.

CHAPTER 5

THE
APARTMENTS
LAYOUT

interiors

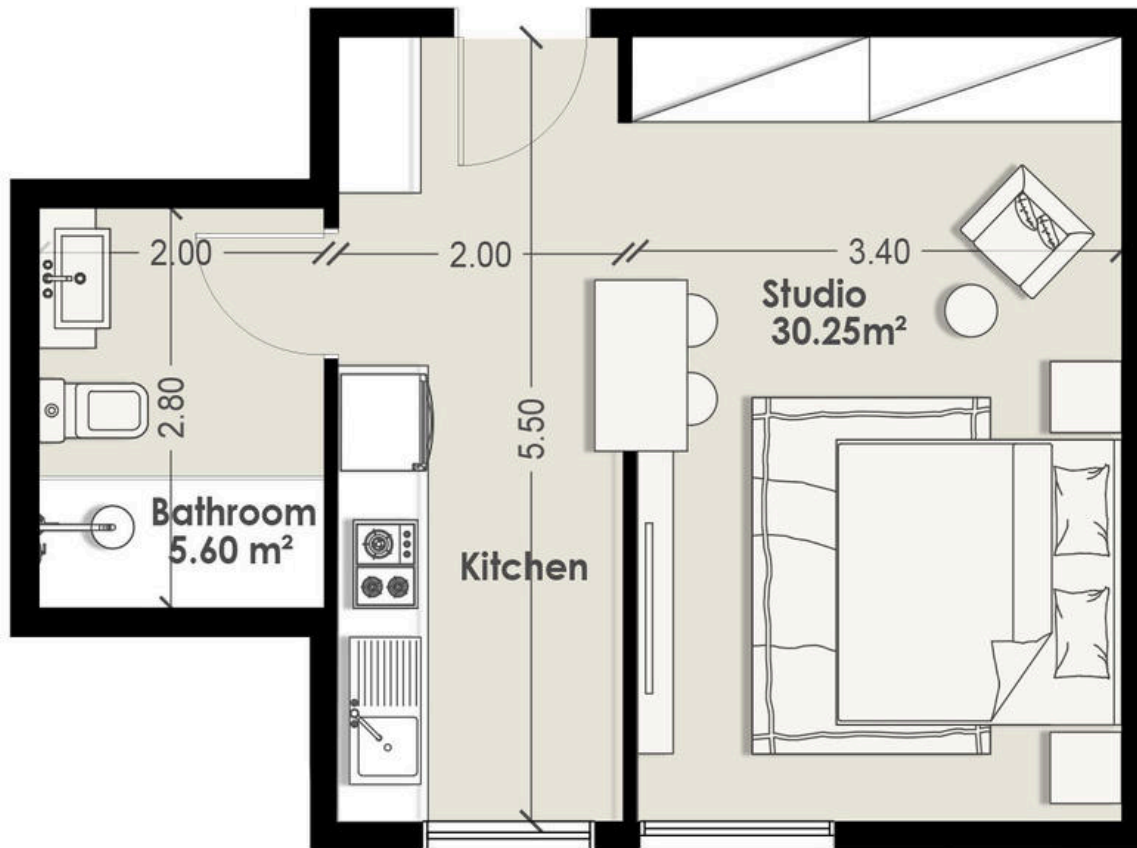


MATERIAL BOARD ◀

A photograph of a modern interior space, likely a dining and living area. In the foreground, a dark wood dining table is partially visible, surrounded by upholstered chairs with dark wood legs. The chairs have a light-colored, textured fabric. In the background, a light-colored sofa is visible, along with a low wooden coffee table and a side table. The floor is made of light-colored wood. The overall aesthetic is minimalist and contemporary.

THE
INTERIORS

STUDIO



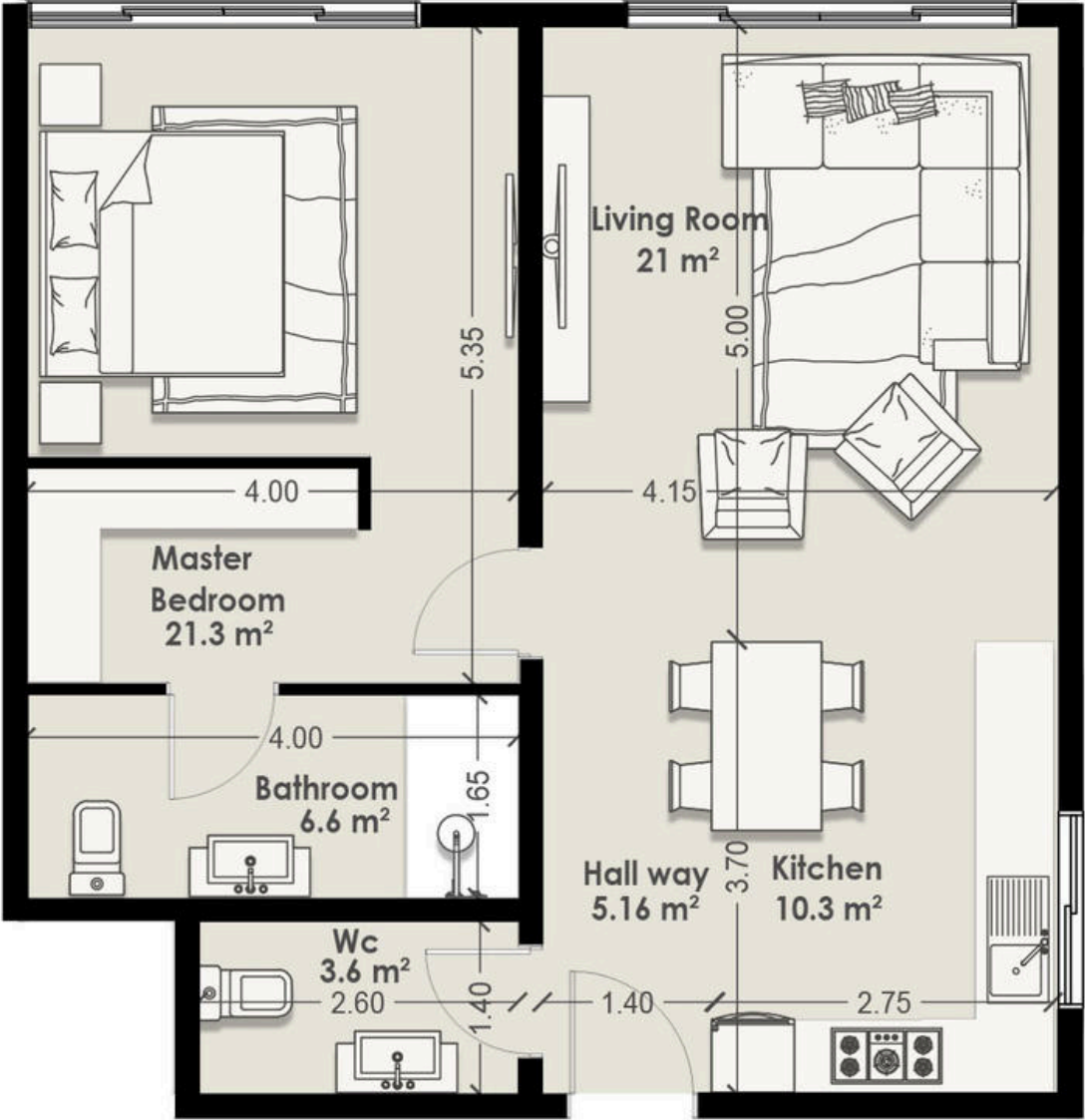
TOTAL LIVING AREA	:	36.14 SQ.M
BED AREA	:	18.70 SQ.M
KITCHEN AREA	:	11 SQ.M
BATHROOM AREA	:	5.60 SQ.M



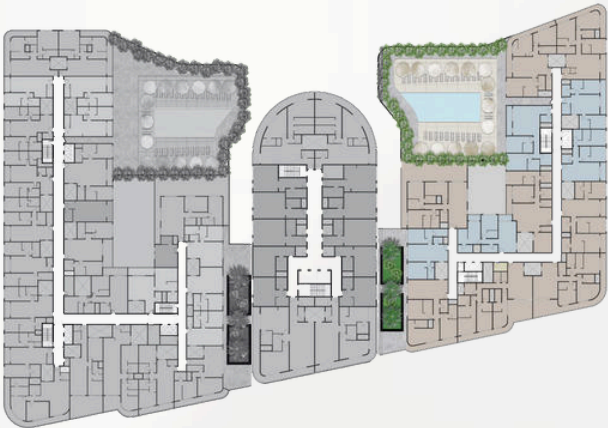




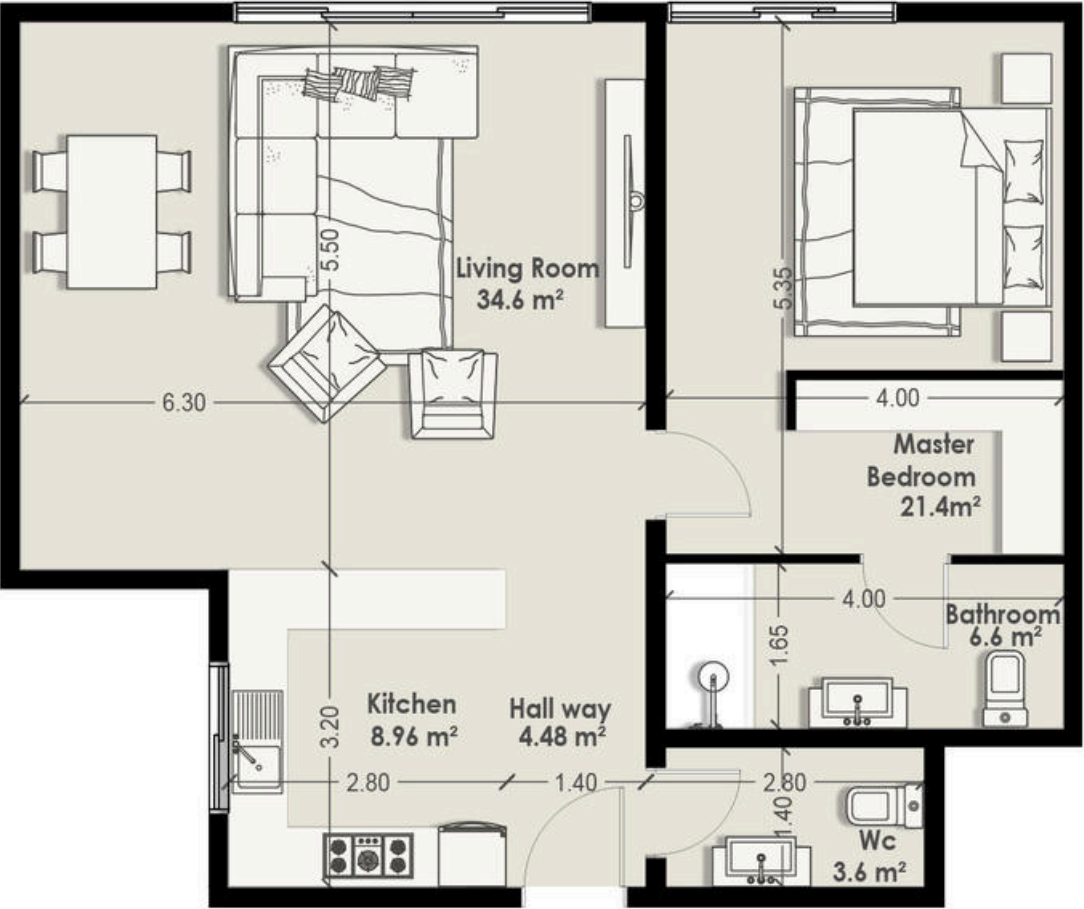
1 BEDROOM



TOTAL LIVING AREA	:	70.80 SQ.M
LIVINGROOM AREA	:	20.75 SQ.M
BEDROOM AREA	:	21.40 SQ.M
BATHROOM AREA	:	6.6 SQ.M
KITCHEN AREA	:	10.3 SQ.M
WC AREA	:	3.64 SQ.M



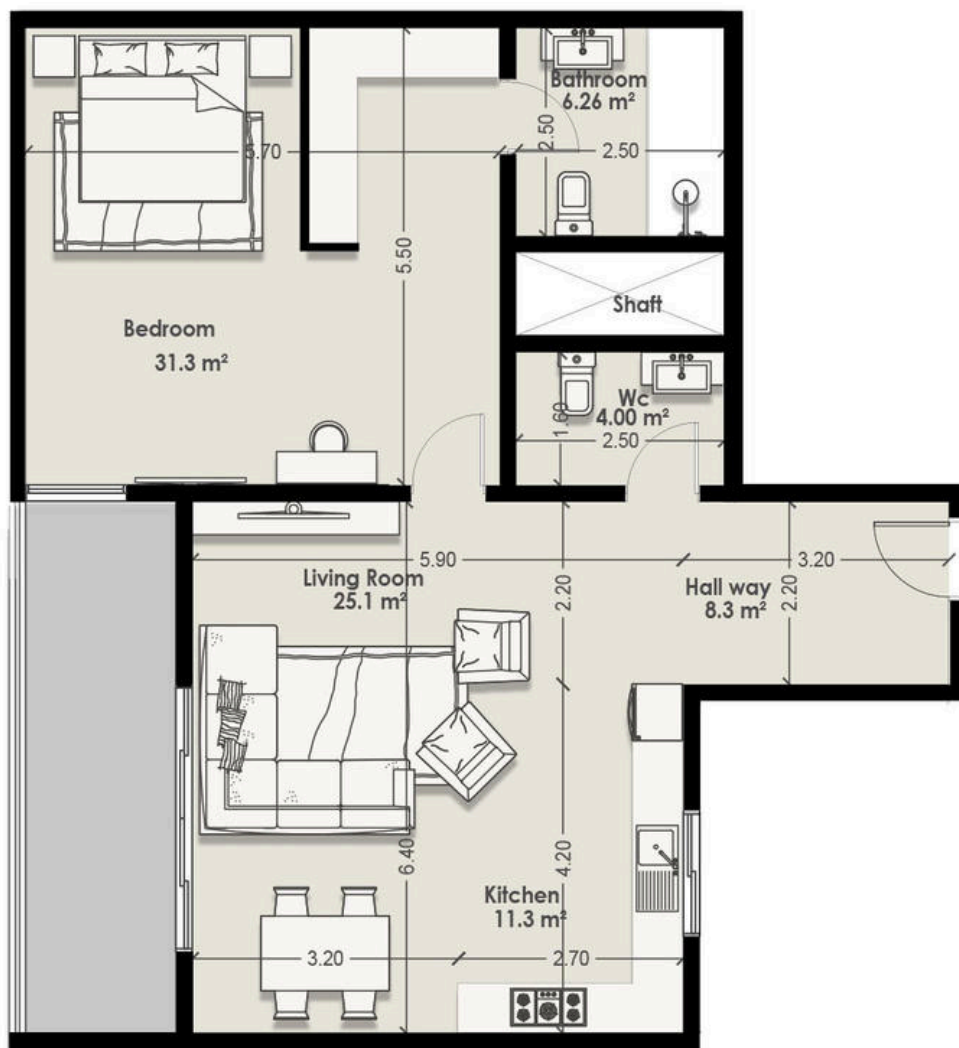
1 BEDROOM



TOTAL LIVING AREA	:	82.5 SQ.M
LIVINGROOM AREA	:	34.6 SQ.M
BEDROOM AREA	:	21.40 SQ.M
BATHROOM AREA	:	6.6 SQ.M
KITCHEN AREA	:	8.96 SQ.M
WC AREA	:	3.6 SQ.M



1 BEDROOM



TOTAL LIVING AREA	:	101.2 SQ.M
OUTDOOR LIVING AREA	:	12.8 SQ.M
INTERNAL LIVING AREA	:	88.4 SQ.M
LIVINGROOM AREA	:	25.1 SQ.M
BEDROOM AREA	:	31.3 SQ.M
BATHROOM AREA	:	6.26 SQ.M
KITCHEN AREA	:	11.3 SQ.M
WC AREA	:	4.00 SQ.M

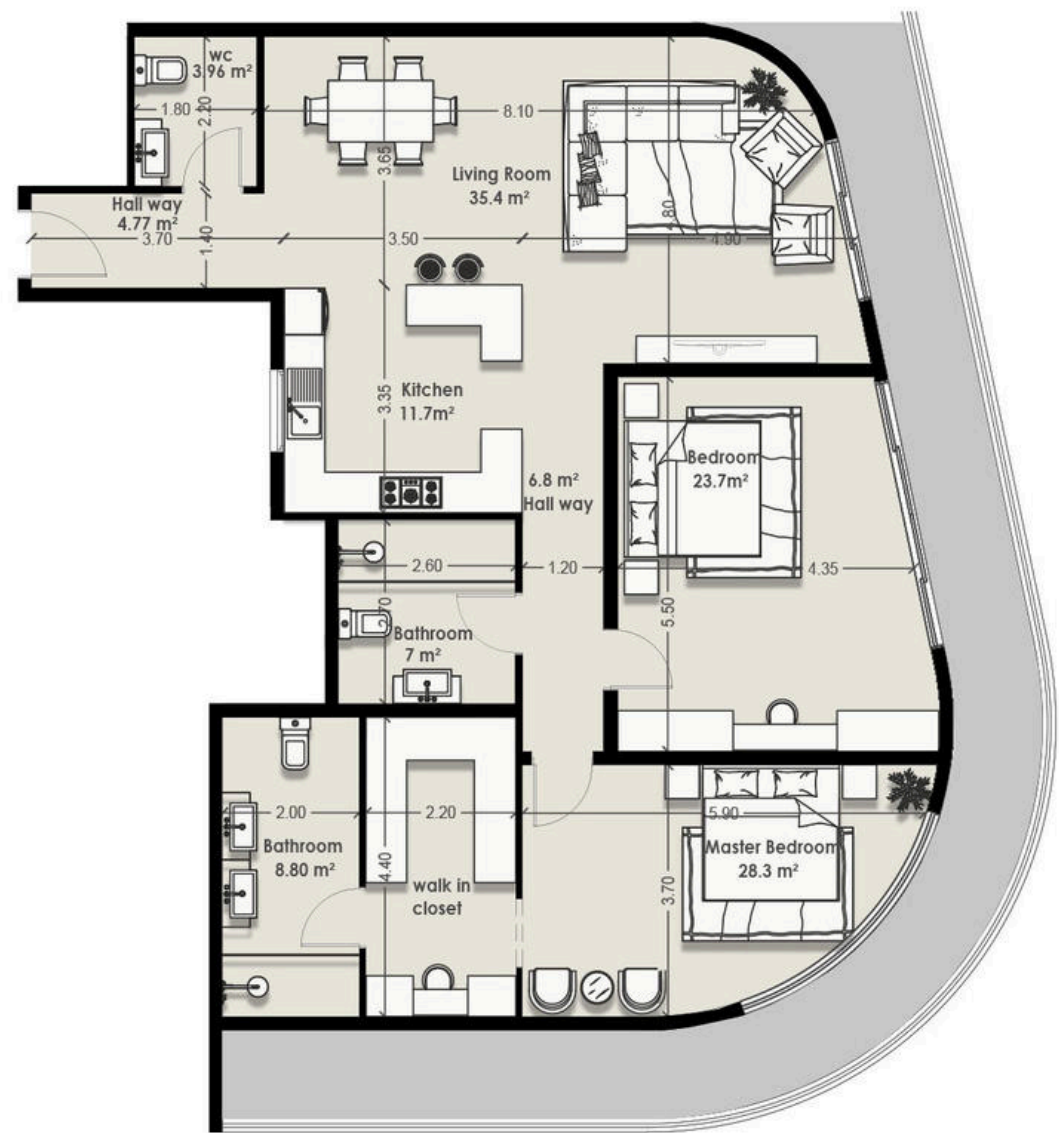








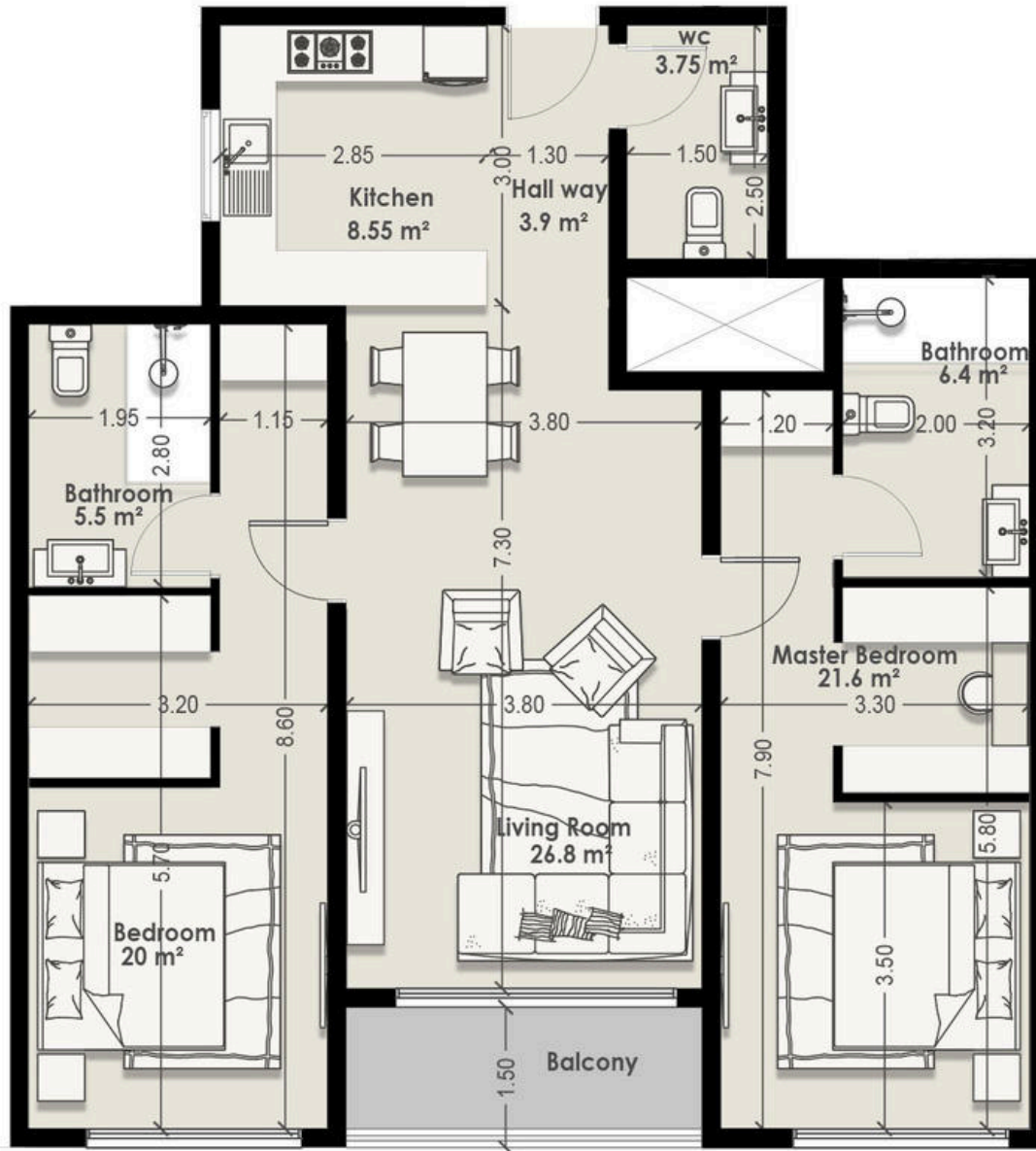
2 BEDROOM



TOTAL LIVING AREA	:	173.6 SQ.M
OUTDOOR LIVING AREA	:	37.6 SQ.M
INTERNAL LIVING AREA	:	136 SQ.M
LIVINGROOM AREA	:	35.4 SQ.M
MASTER BEDROOM AREA	:	28.3 SQ.M
MASTER BATHROOM AREA	:	8.80 SQ.M
BEDROOM AREA	:	23.7 SQ.M
BATHROOM AREA	:	7.00 SQ.M
KITCHEN AREA	:	11.7 SQ.M
WC AREA	:	3.96 SQ.M



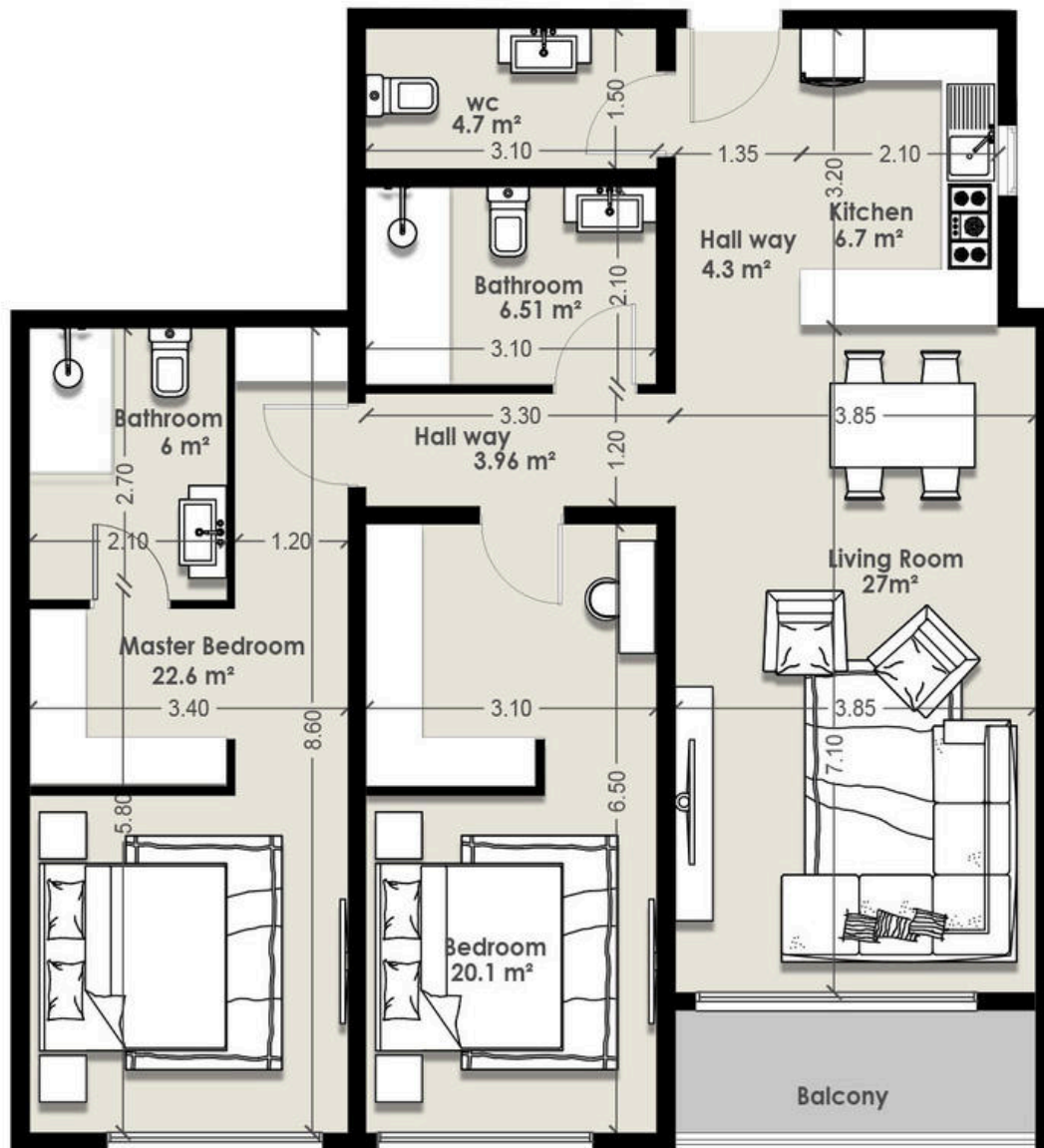
2 BEDROOM



TOTAL LIVING AREA	:	108 SQ.M
OUTDOOR LIVING AREA	:	5.7 SQ.M
INTERNAL LIVING AREA	:	102.3 SQ.M
LIVINGROOM AREA	:	26.8 SQ.M
MASTER BEDROOM AREA	:	21.6 SQ.M
MASTER BATHROOM AREA	:	6.40 SQ.M
BEDROOM AREA	:	20.0 SQ.M
BATHROOM AREA	:	5.50 SQ.M
KITCHEN AREA	:	8.55 SQ.M
WC AREA	:	3.75 SQ.M



2 BEDROOM



TOTAL LIVING AREA : 113.7 SQ.M

OUTDOOR LIVING AREA : 5.7 SQ.M

INTERNAL LIVING AREA : 108 SQ.M

LIVINGROOM AREA : 27.0 SQ.M

MASTER BEDROOM AREA : 22.6 SQ.M

MASTER BATHROOM AREA : 6.0 SQ.M

BEDROOM AREA : 20.1 SQ.M

BATHROOM AREA : 6.51 SQ.M

KITCHEN AREA : 6.7 SQ.M

WC AREA : 4.7 SQ.M

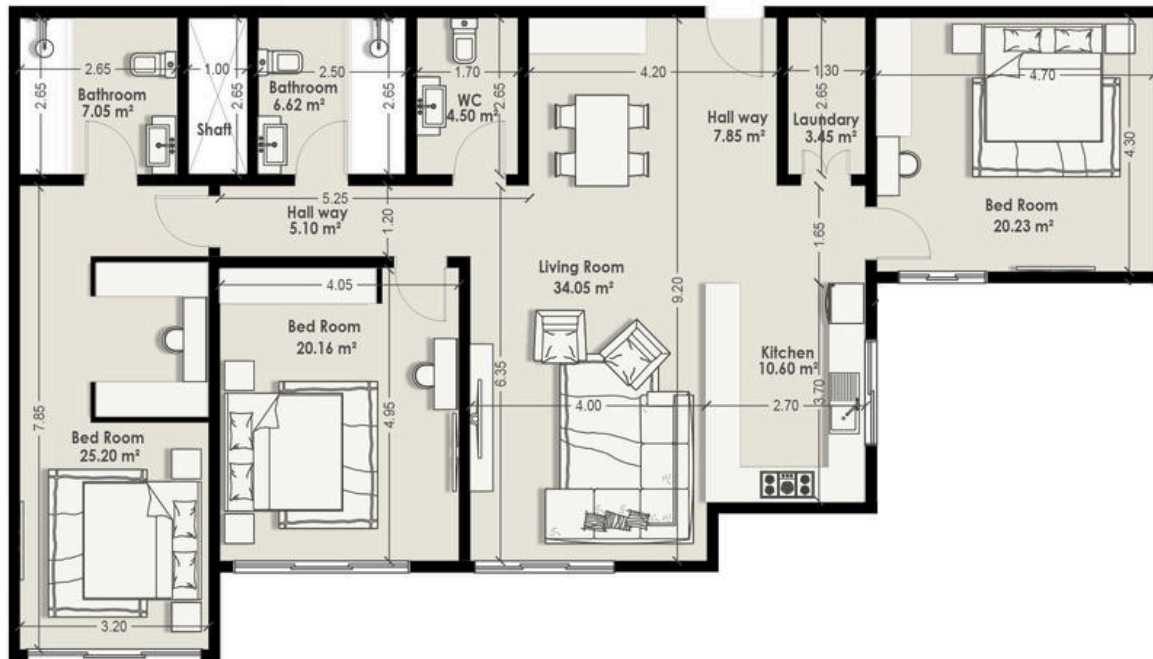








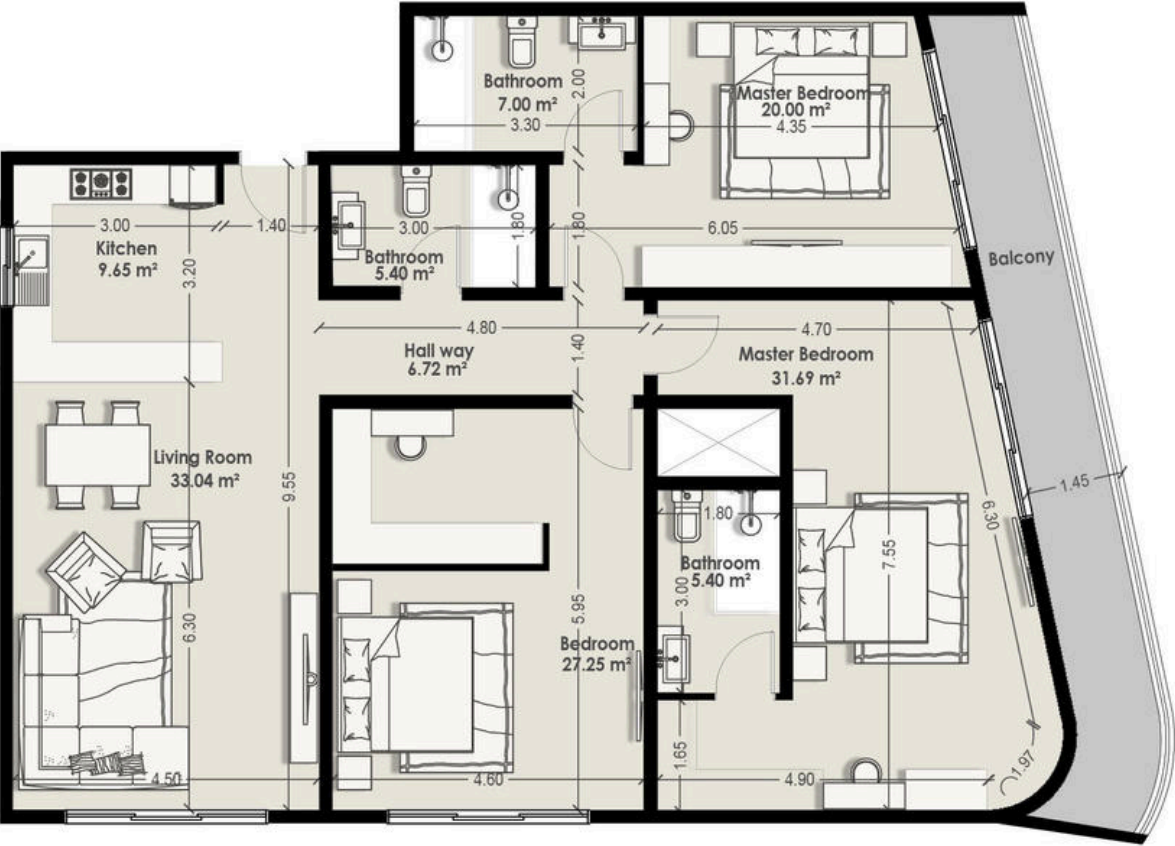
3 BEDROOM



TOTAL LIVING AREA	:	151 SQ.M
LIVINGROOM AREA	:	34.05 SQ.M
MASTER BEDROOM AREA	:	25.20 SQ.M
BEDROOM AREA	:	20.16 SQ.M
BEDROOM AREA	:	20.23 SQ.M
MASTER BATHROOM AREA	:	7.05 SQ.M
BATHROOM AREA	:	6.62 SQ.M
KITCHEN AREA	:	10.60 SQ.M
LAUNDRY AREA	:	3.45 SQ.M
WC AREA	:	4.50 SQ.M



3 BEDROOM



TOTAL LIVING AREA : 172.2 SQ.M

OUTDOOR LIVING AREA : 18.2 SQ.M

INTERNAL LIVING AREA : 154 SQ.M

LIVINGROOM AREA : 33.04 SQ.M

MASTER BEDROOM AREA : 31.69 SQ.M

MASTER BATHROOM AREA : 5.40 SQ.M

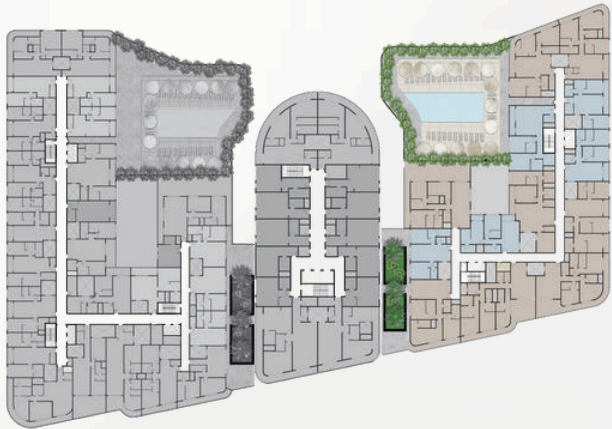
BEDROOM AREA : 27.25 SQ.M

BEDROOM AREA : 20.0 SQ.M

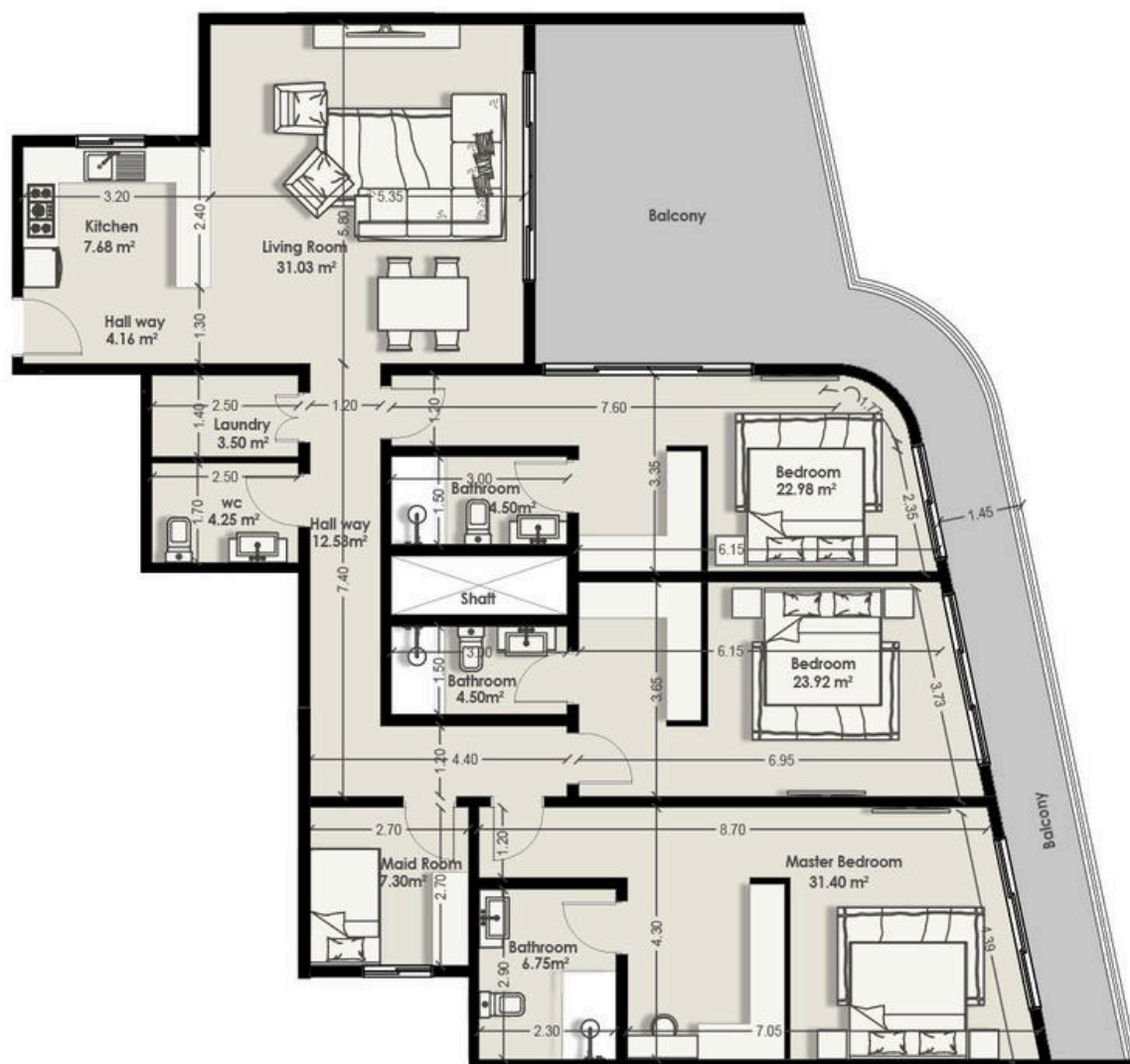
BATHROOM AREA : 7.0 SQ.M

KITCHEN AREA : 9.65 SQ.M

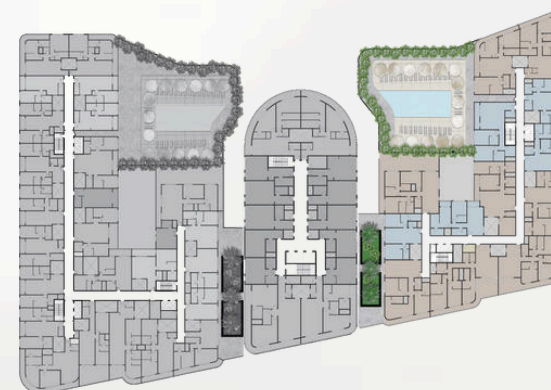
WC AREA : 5.40 SQ.M



3 BEDROOM



TOTAL LIVING AREA	:	224.5 SQ.M
OUTDOOR LIVING AREA	:	50 SQ.M
INTERNAL LIVING AREA	:	174.8 SQ.M
LIVINGROOM AREA	:	31.03 SQ.M
MASTER BEDROOM AREA	:	31.40 SQ.M
MASTER BATHROOM AREA	:	6.75 SQ.M
BEDROOM AREA	:	23.92 SQ.M
BEDROOM AREA	:	22.98 SQ.M
BATHROOM AREA	:	4.50 SQ.M
BATHROOM AREA	:	4.50 SQ.M
KITCHEN AREA	:	7.68 SQ.M
MAID ROOM	:	7.30 SQ.M
WC AREA	:	4.25 SQ.M









CHAPTER 4

THE
world class
AMENITIES





world class AMENITIES

Male Gym



Yoga



Female Gym



Lobbies



2 Swimming Pools



Coffee Shops



Commercial Retails



World Class Restaurants



Concierge Service



Underground Parking

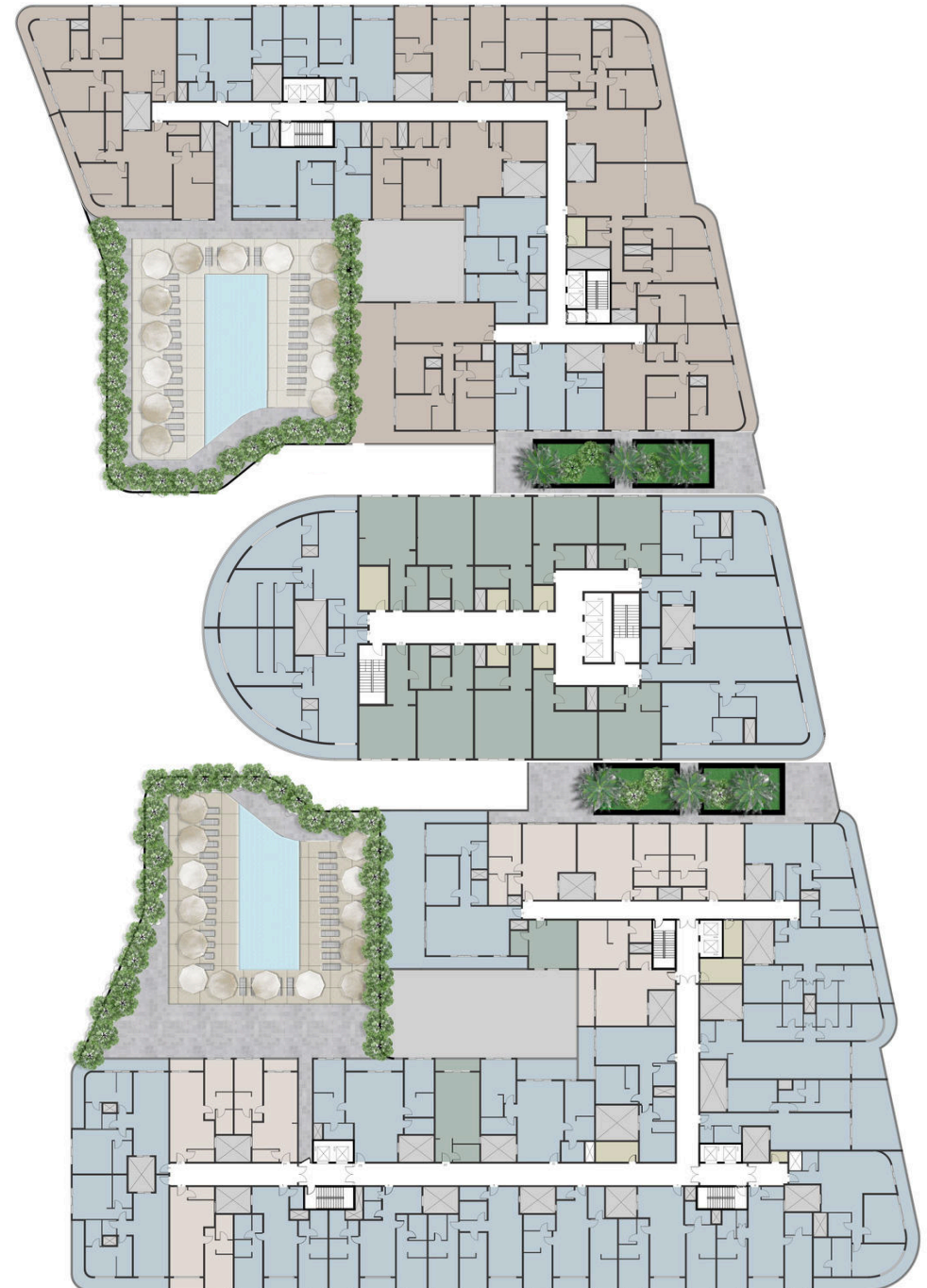


Air Conditioned Outdoor Boulevard



AMENITIES PLAN

- 1 : Male Gym
- 2 : Female Gym
- 3 : Yoga
- 4 : Lobbies
- 5 : 2 Swimming Pools
- 6 : Coffee Shops
- 7 : Commercial Retails
- 8 : World Class restaurants
- 9 : Underground Parking



MALE
GYM

BIN AL-SHEIKH
RESIDENCE

FEMALE
GYM

RECEPTION















POOLS ◀

A modern, multi-story building with a curved facade. The building features balconies with glass railings and decorative wooden screens with a geometric pattern. The ground floor has large glass windows and concrete pillars. In front of the building is a brick-paved area with white parking lines. A silver car is parked on the left. Green plants in concrete planters are placed along the base of the building.

Restaurant

Cafe

CAFES &
RESTAURANTS





Bin Al-Sheikh
residence