





20 min from Muscat International Airport

Direct access to major Batinah road networks

Within a rapidly developing tourism and residential corridor

Al Rumais

Bait Al Baraka

Al Seeb Beach

Al Hail South

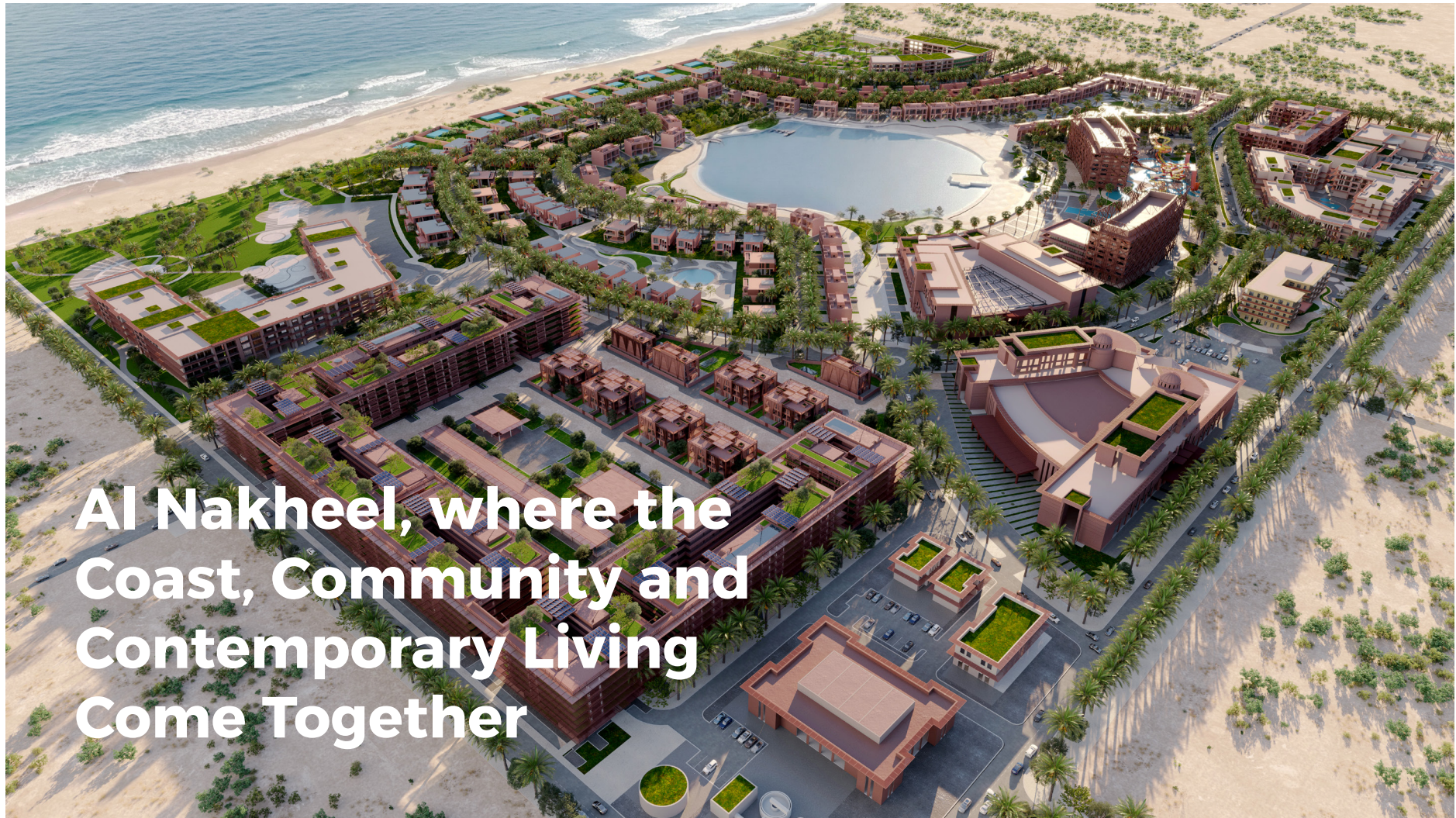
Al Seeb

Muscat International
Airport

Muscat Hills

Al Khawd

Rusayl



Al Nakheel, where the Coast, Community and Contemporary Living Come Together

Set along the natural shoreline of Al Barka, with direct access to the open sea and just 25 minutes from Muscat International Airport, Al Nakheel is a fully integrated coastal destination that redefines how modern communities live, relax, and invest.



Designed as an integrated tourism complex, Al Nakheel brings together the rhythm of the sea, the calm of landscaped living and the energy of resort-style amenities.

All within a thoughtfully master-planned community, designed with a light footprint, generous landscaped spaces and a curated selection of leisure and entertainment experiences ensuring everyday life unfolds seamlessly, without the need to step beyond Al Nakheel.

Here, life flows effortlessly between the sea shoreline and the beaches surrounding the crystal lagoon, between private spaces and shared experiences, between nature and architecture.





From the Open Sea to the Crystal Lagoon Al Nakheel offers a rare dual experience

**Direct access to the natural coastline,
where residents enjoy sea views, fresh
air and beachfront living**

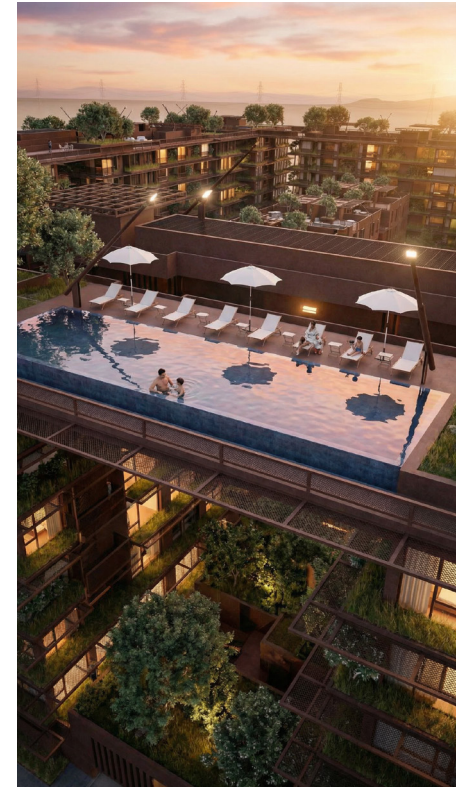
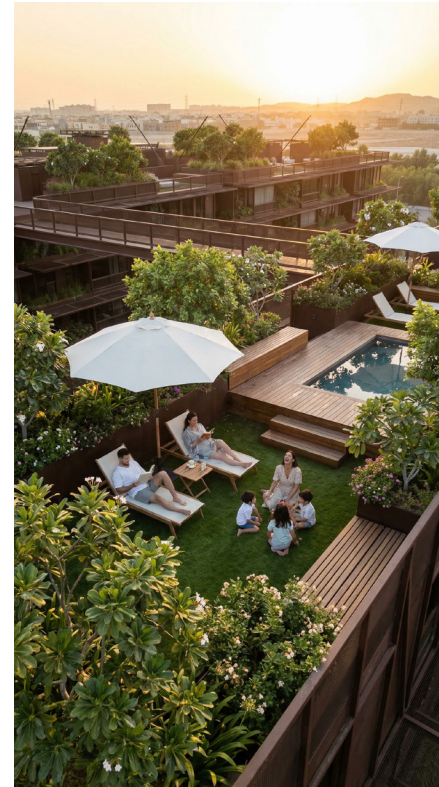
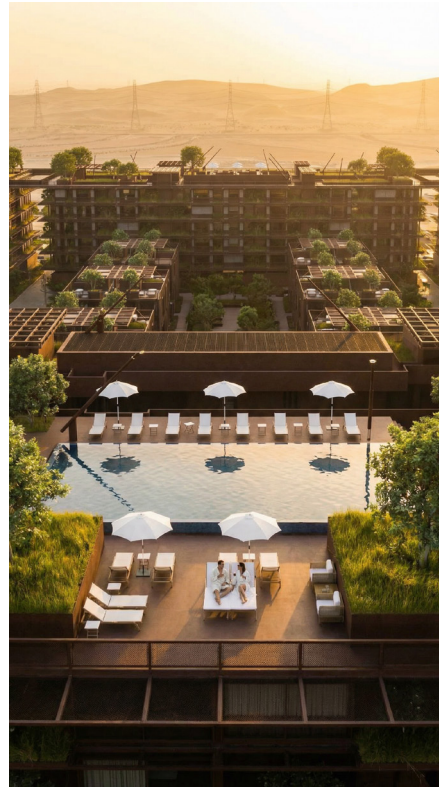
**A signature crystal lagoon with sandy
beaches, water activities and leisure
zones at the heart of the community**

**This balance creates a lifestyle that feels
like a holiday every day while remaining
grounded and connected.**

A person wearing white clothing is shown from the side, sitting on a beach. Their right hand is held in a prayer position (Anjali Mudra) with fingers pointing upwards. The background features a clear blue sky, a calm blue ocean, and a sandy beach. The overall scene is peaceful and serene.

Life... As you Love It

An Integrated Community Designed Around Wellness



Each residential building is designed with green roofs, planted terraces, and rooftop gardens, creating a visual continuity between architecture and nature.

Every detail of Al Nakheel has been planned to enhance daily life:

- Landscaped promenades and shaded walkways
- Multiple swimming pools, including rooftop pools with views
- Fully equipped gyms and fitness spaces
- Children's playgrounds and family-oriented outdoor areas
- Sports facilities and courts for all ages
- Cafés, restaurants, and lifestyle destinations woven into the master plan



**Green Living,
Thoughtfully
Integrated**

**A master plan that
prioritizes walkability,
greenery and natural flow**

**Green belts integrated
into every unit, extending
private outdoor spaces**



The image shows a modern, multi-story residential building with a dark brown metal frame. Each floor has a balcony with a decorative lattice railing. The balconies are filled with lush green plants and trees, creating a vertical garden effect. The building is set against a clear blue sky. The text "Al Nakheel Signature Residences" is overlaid in the center in a white, bold, sans-serif font.

Al Nakheel Signature Residences

Al Nakheel Signature Residences

Phase One introduces the first residential offering within Al Nakheel, across three apartment blocks, with a well-balanced mix of 1, 2, 3-bedroom residences, and townhouses.



**Prioritizing movement
and wellness with
access to cutting-edge
fitness facilities.**





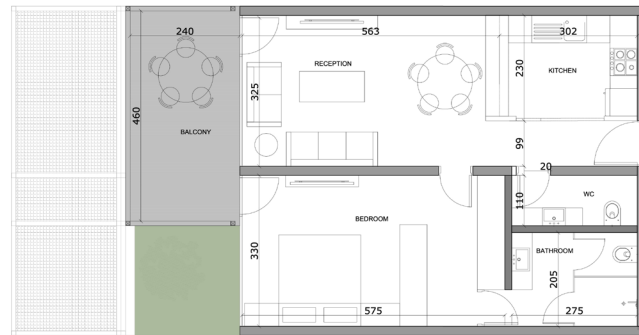
This phase also includes the PickAlbatros Hotel, a globally recognized hospitality brand known for its family-focused resort destinations, featuring a wide selection of food & beverage venues, entertainment and leisure attractions for all ages, and waterpark.



**Live the life you
deserve**

Al Nakheel Signature Residences





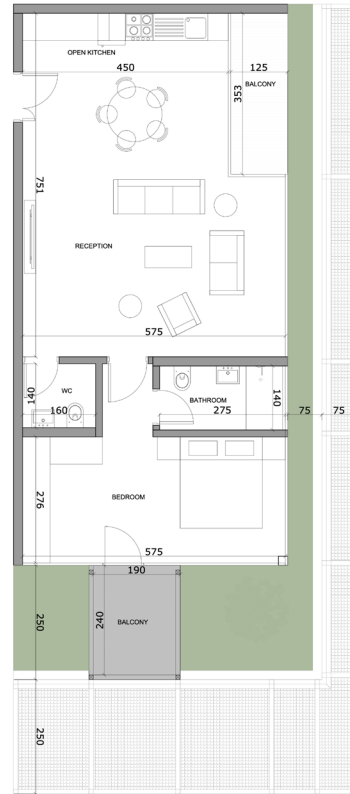
APT-1B-T1

Scale: 1/50



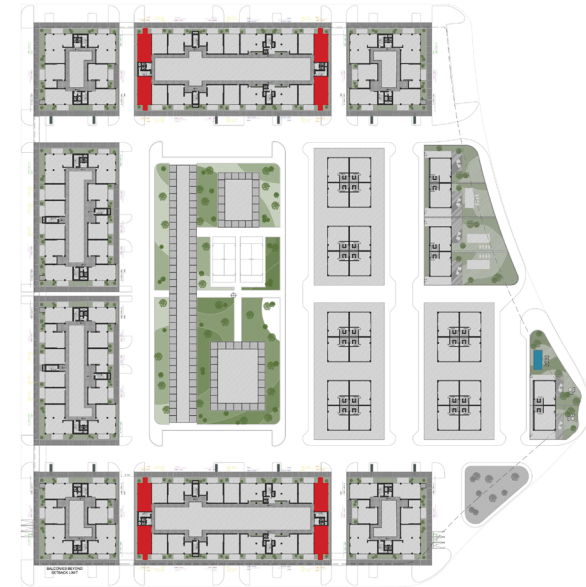
KEY PLAN:

Floor	:	1 to 5	Apartment Area	64	m ²		
Block	:	C1,C2,B1,B2	Balcony Area	12	m ²		
Apartment Type	:	1B-T1	Planter Area	6	m ²		



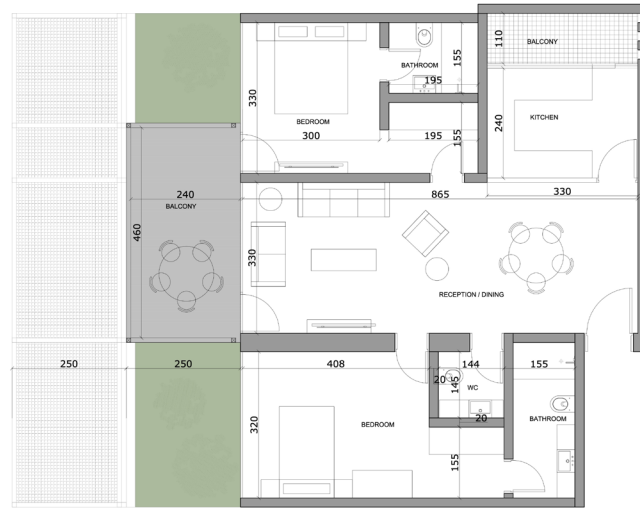
APT-1B-T2

Scale: 1/50



KEY PLAN:

Floor	:	1 to 5	Apartment Area	67	m ²		
Block	:	C1,C2	Balcony Area	10	m ²		
Apartment Type	:	1B-T2	Planter Area	21	m ²		



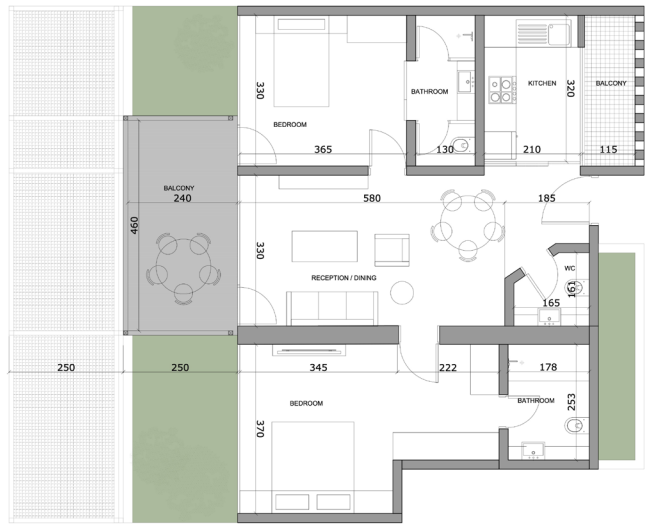
APT-2B-T1

Scale: 1/50



KEY PLAN:

Floor	:	1 to 5	Apartment Area	84.9	m ²			
Block	:	A1 to A4 C1, C2, B1, B2	Balcony Area	15.5	m ²			
Apartment Type	:	2B-T1	Planter Area	15	m ²			



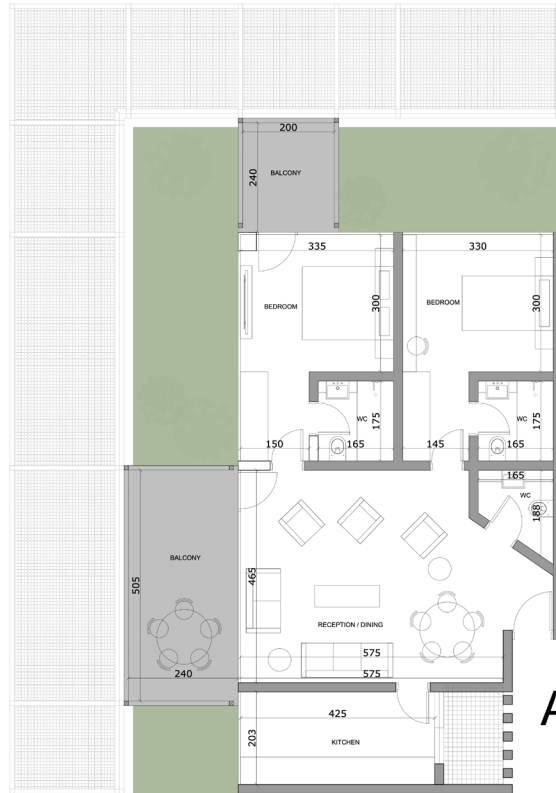
APT-2B-T2

Scale: 1/50



KEY PLAN:

Floor	:	1 to 5	Apartment Area	76.7	m ²		
Block	:	C1,C2	Balcony Area	14.5	m ²		
Apartment Type	:	2B-T2	Planter Area	16	m ²		



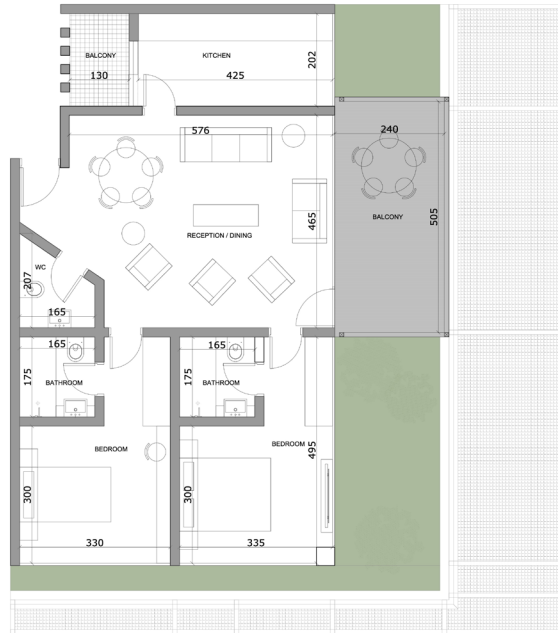
APT-2B-T3-A

Scale: 1/50



KEY PLAN:

Floor	:	1 to 5	Apartment Area	80.7	m ²		
Block	:	A1 to A4 B1 , B2	Balcony Area	18.5	m ²		
Apartment Type	:	2B-T3-A	Planter Area	36	m ²		



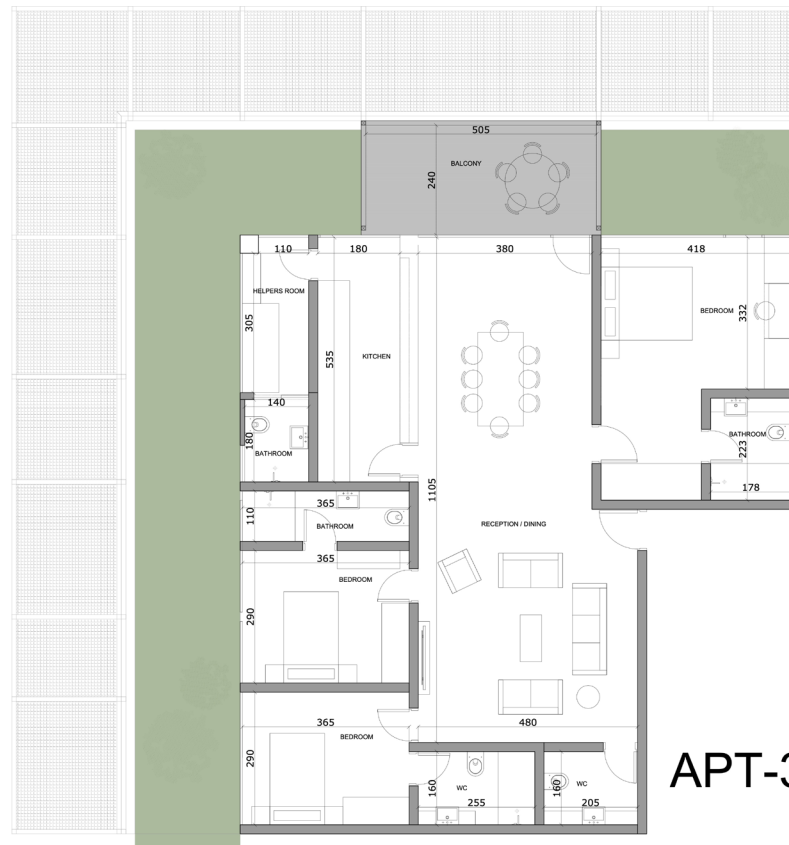
APT-2B-T3-B

Scale: 1/50



KEY PLAN:

Floor	:	1 to 5	Apartment Area	80.7	m ²		
Block	:	A1 to A4 B1,B2	Terrace Area	15.2	m ²		
Apartment Type	:	2B-T3-B	Planter Area	25	m ²		



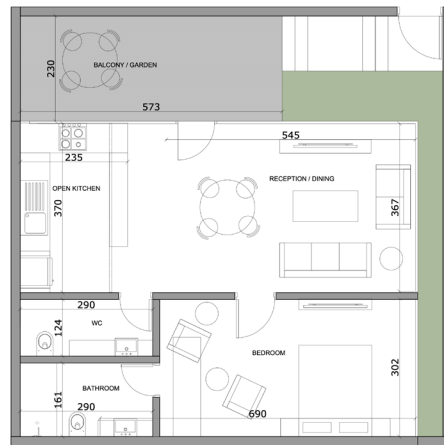
APT-3B-T1-A

Scale: 1/50



KEY PLAN:

Floor	:	1 to 5	Apartment Area	137	m ²
Block	:	A1 to A4 B1,B2	Balcony Area	13	m ²
Apartment Type	:	3B-T1-A	Planter Area	56.5	m ²



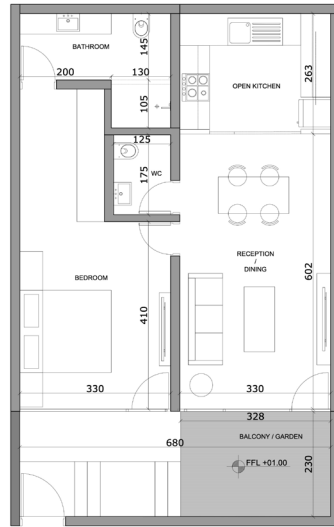
APT-1B-T3

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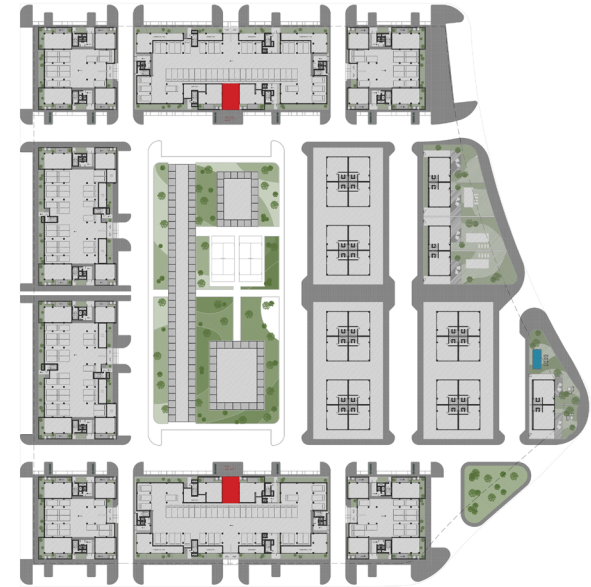
KEY PLAN:

Floor	:	GF	Apartment Area	63	m ²
Block	:	A1 to A4 B1,B2	Balcony / Garden Area	29.5	m ²
Apartment Type	:	1B-T3			



APT-1B-T4

Scale: 1/50



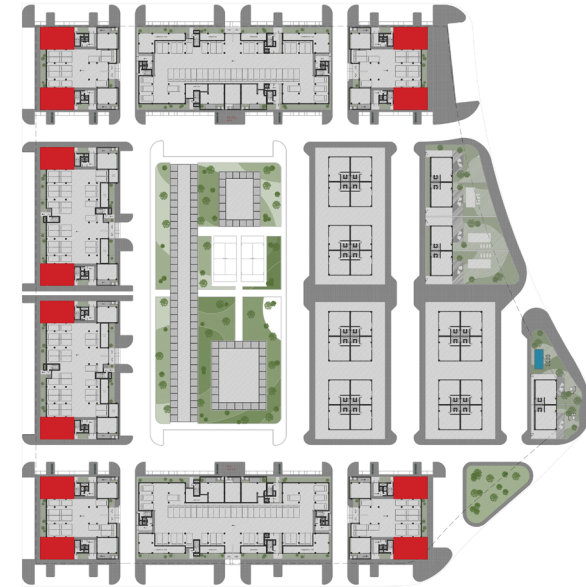
KEY PLAN:

Floor	:	GF	Apartment Area	64	m ²
Block	:	C1,C2	Balcony / Garden Area	18	m ²
Apartment Type	:	1B-T4			



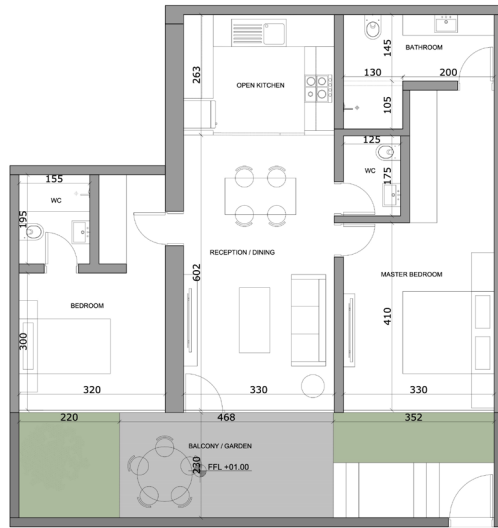
APT-2B-T4

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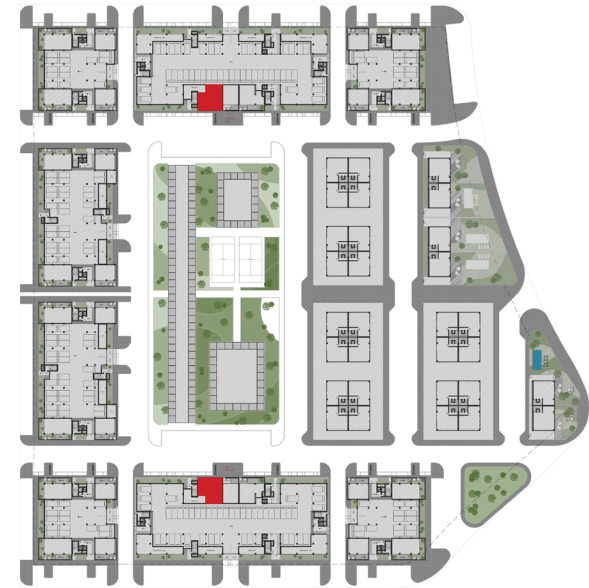
KEY PLAN:

Floor	:	GF	Apartment Area	84	m ²
Block	:	A1 to A4 B1,B2	Balcony / Garden Area	58	m ²
Apartment Type	:	2B-T4			



APT-2B-T5

Scale: 1/50



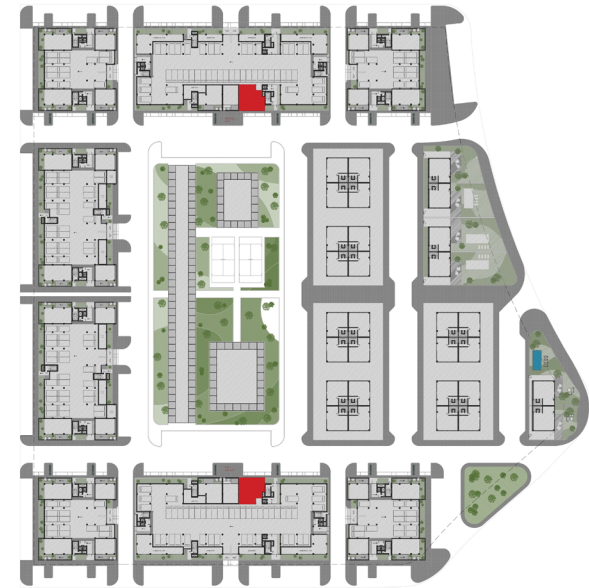
KEY PLAN:

Floor	:	GF	Apartment Area	84	m ²
Block	:	C1,C2	Balcony / Garden Area	27	m ²
Apartment Type	:	2B-T5			



APT-2B-T6

Scale: 1/50



KEY PLAN:

Floor	:	GF	Apartment Area	87	m ²
Block	:	C1,C2	Balcony / Garden Area	28	m ²
Apartment Type	:	2B-T6			

**AL Nakheel.
More than a home.
It's everything your family deserves**





Act now to secure a prime unit at Al Nakheel where lifestyle and smart investment meet.



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alargantowell