



SALALAH BEACH
OMAN

Khareef Villas

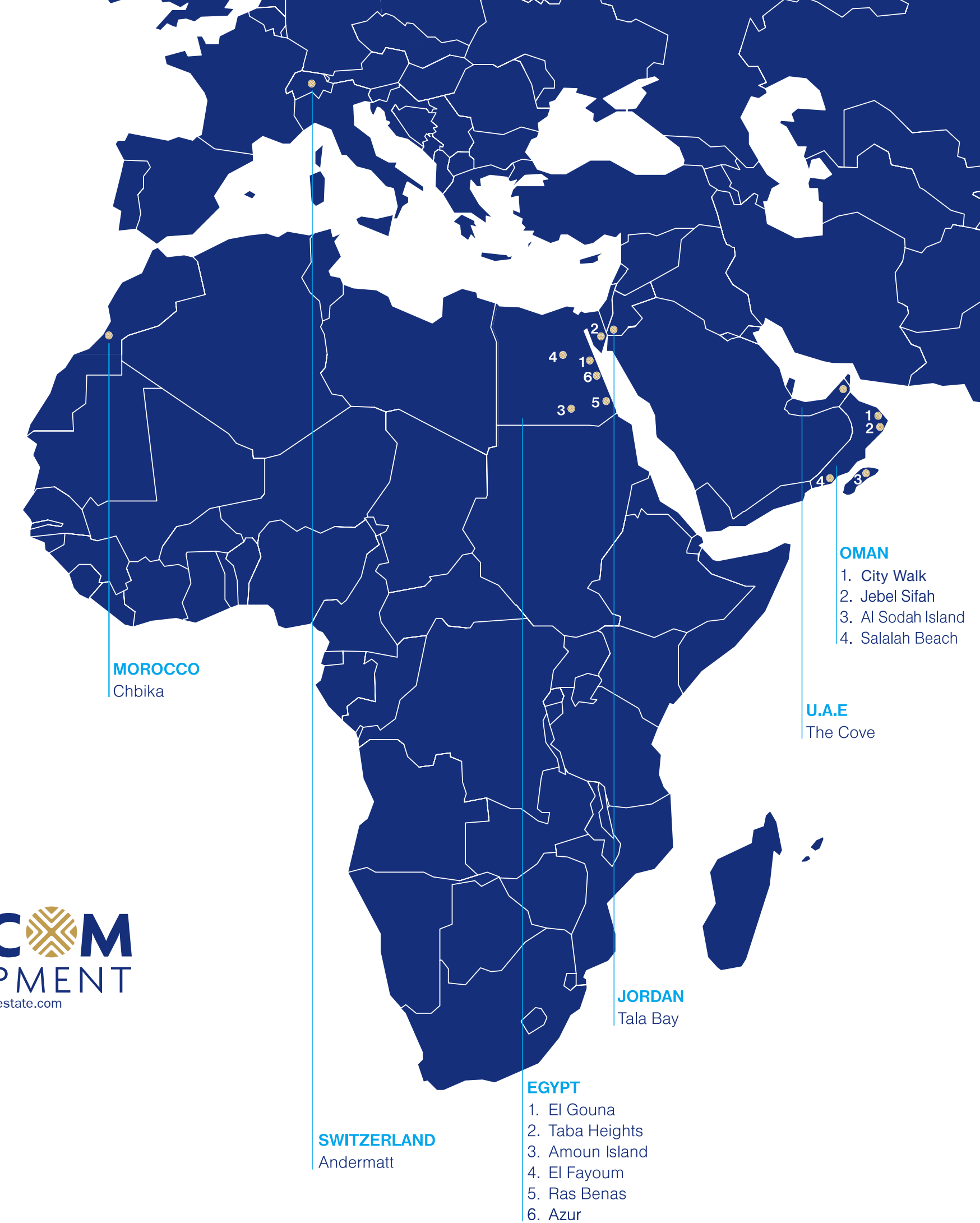
About OD

It all started as the dream of Egyptian businessman Samih Sawiris...a dream that a large, untapped section of the vast Egyptian Red Sea coast could be turned into one of the region's top luxury destinations. In 1989, with big aspirations in plan, the development started as a small real collection of houses only available to Egyptian citizens. Over twenty years in the making, that dream has become a reality. Today, El Gouna is the flagship destination of the Group, representing a community of almost 15,000 international residents. El Gouna has become a model for luxury resort destinations throughout the region and acts as the standard that all of the Group's destinations strive to achieve.

With El Gouna as the standard, the Group has begun to increase its holdings, reaching new shores and creating new destinations. Currently, Orascom Development owns and manages two fully sufficient towns in Egypt, El Gouna and Taba Heights in addition to the newly launched town in the United Arab Emirates, The Cove. With several projects under development in Egypt and internationally including Morocco, Oman, Switzerland, Jordan and Mauritius, Orascom Development had to give this massive expansion and development a base that both compliments and nourishes its standing as an internationally renowned town builder, moving its headquarters to Switzerland in the beginning of 2008.

Since the creation of El Gouna, Orascom Development's ideology has consistently revolved around the initiative of providing its customers with the full package. This is illustrated by the creation of an integrative community that incorporates all of the basic and leisurely facilities including residential properties, hotels, marinas, golf courses, beaches, sport facilities and all essential amenities that make the town an exclusive entity of its own.

Taking its ideology to heart, Orascom Development's primary ambition is to expand around the world transforming virgin lands into eco-friendly living communities.



MOROCCO
Chbika

SWITZERLAND
Andermatt

EGYPT
1. El Gouna
2. Taba Heights
3. Amoun Island
4. El Fayoum
5. Ras Benas
6. Azur

JORDAN
Tala Bay

U.A.E
The Cove

OMAN
1. City Walk
2. Jebel Sifah
3. Al Sodah Island
4. Salalah Beach

About Muriya

Established in the Sultanate of Oman in March 2006, Muriya Tourism Development is a joint venture between Egypt's Orascom Development (OD) -70 per cent, and Omran -30 per cent- that represents the Government of Oman's Ministry of Tourism.

Muriya is developing four projects in Oman;

- Two Integrated Tourism Complex's (ITC) **'Salalah Beach' & 'Jebel Sifah'**
- **A Boutique hotel on Al Sodah Island;** this unique project

is on one of the four 'Halaniyat Islands', 35 nautical miles from the Southern coast of Oman. Spread over an area of 1 million square meters, this island will comprise of an exclusive hotel with 32 boutique style chalets, each with its own private beach.

- **'City Walk' in Muscat;** Just a 10 min drive from Muscat International Airport, on an area of 312,797 square meters, this project will comprise of a shopping promenade including retail outlets, cafes, restaurants, office space and a Marina Hotel.

About the partners

ORASCOM DEVELOPMENT is a leading Egyptian company specialized in the development of fully integrated resorts with over 20 years experience in the field, such as El Gouna, Taba Heights in Egypt... to mention a few that incorporate real estate properties, golf courses, marinas, restaurants, shopping centres and hotels. OD has expanded its operations internationally, broadening its development scope to cover seven countries across three continents. The company is now active in Egypt, Oman, UAE, Switzerland and Morocco, with further plans to expand.

OMRAN formed in 2005 as a fully government owned company with its partners, develops and facilitates the construction of a host of tourist developments, including resort villas, conference facilities, leisure resorts, golf courses and hotels as well as the refurbishment of some of the major existing hotels. Currently, the company, independently and through joint ventures, is developing more than 10 resort-style projects with a project value in excess of ten Billion U.S. Dollars, expected to be completed within 5 years.





Salalah Beach

Salalah is renowned for its frankincense, camels, touristic sights and the annual “Khareef” festival during the monsoon. The destination is a goldmine for visitors and offers a unique combination of landscapes.

Spread over an area of 15.6 million square meters with 8.2 km beachfront, Salalah Beach is 20 km from Salalah airport. This integrated tourism complex will comprise of high-end luxury freehold villas and apartments, its own shopping and retail outlets, five 5-star hotels and

marina boutique hotels, a 200-berth inland marina and a marina town, restaurants and cafes.

The five hotels planned for the coastal zone of Salalah Beach will reflect the architectural features of exotic Arabia in tune with the regional and local architecture. World-class hotels such as Club Med, Rotana, Mövenpick Hotels and Resorts have been designed to enhance the atmosphere of the area, each capitalizing on the beauty of the coast with easy access to the beach.

Low building density, wherein only 25% of the land is used for built up, leaving the remaining 75% to commune with the nature are central to Salalah Beach and will give you an incomparable sensation of space, freedom and well-being.





Khareef Villas

Positioned within close proximity to Rotana Hotel, the new phase water-front luxury villas are designed to accommodate all needs and preferences offering two different villa designs with options for size and number of bedrooms. Owners will be able to enjoy all amenities available in Salalah Beach including the marina, marina town and world-class hotels and restaurants.



Salalah Master Plan

- 1- Khareef Villas
- 2- Marina Town
- 3- Al Jannat
- 4- Utilities Area
- 5- Mövenpick
- 6- Club Med
- 7- Rotana
- 8- Hotel
- 9- Hotel



Khareef Villas

PLOT NO.	TOTAL AREA
1	1102.6 m2
2	982.4 m2
3	1050.8 m2
4	1040.0 m2
5	978.4 m2
6	1058.5 m2
7	978.3 m2
8	1030 m2
9	740.5 m2
10	739.4 m2
11	783.9 m2
12	873.4 m2
13	985.7 m2
14	1036.8 m2
15	1160.2 m2
16	961.8 m2
17	1040.9 m2
18	1078.8 m2
19	1175.8 m2
20	1299.6 m2
21	1109.7 m2
22	1284.7 m2
23	1124.1 m2
24	1045.4 m2
25	1002.1 m2

PLOT NO.	TOTAL AREA
26	1098.2 m2
27	1246.8 m2
28	1432.4 m2
29	1447.8 m2
30	1318.7 m2
31	827.8 m2
32	961.5 m2
33	943.5 m2
34	1099.9 m2
35	974.6 m2
36	975.7 m2
37	844.9 m2
38	846.4 m2
39	821.3 m2
40	821.6 m2
41	858.4 m2
42	878.6 m2
43	748.3 m2
44	708 m2
45	733.5 m2
46	801.7 m2
47	881.1 m2



Khareef Villa Type 1

Total Area: 299.59 m²
3 Bedrooms + Maid room



GROUND FLOOR PLAN
Area: 157.77 m²



FIRST FLOOR PLAN
Area: 116.60 m²



Khareef Villa Type 2

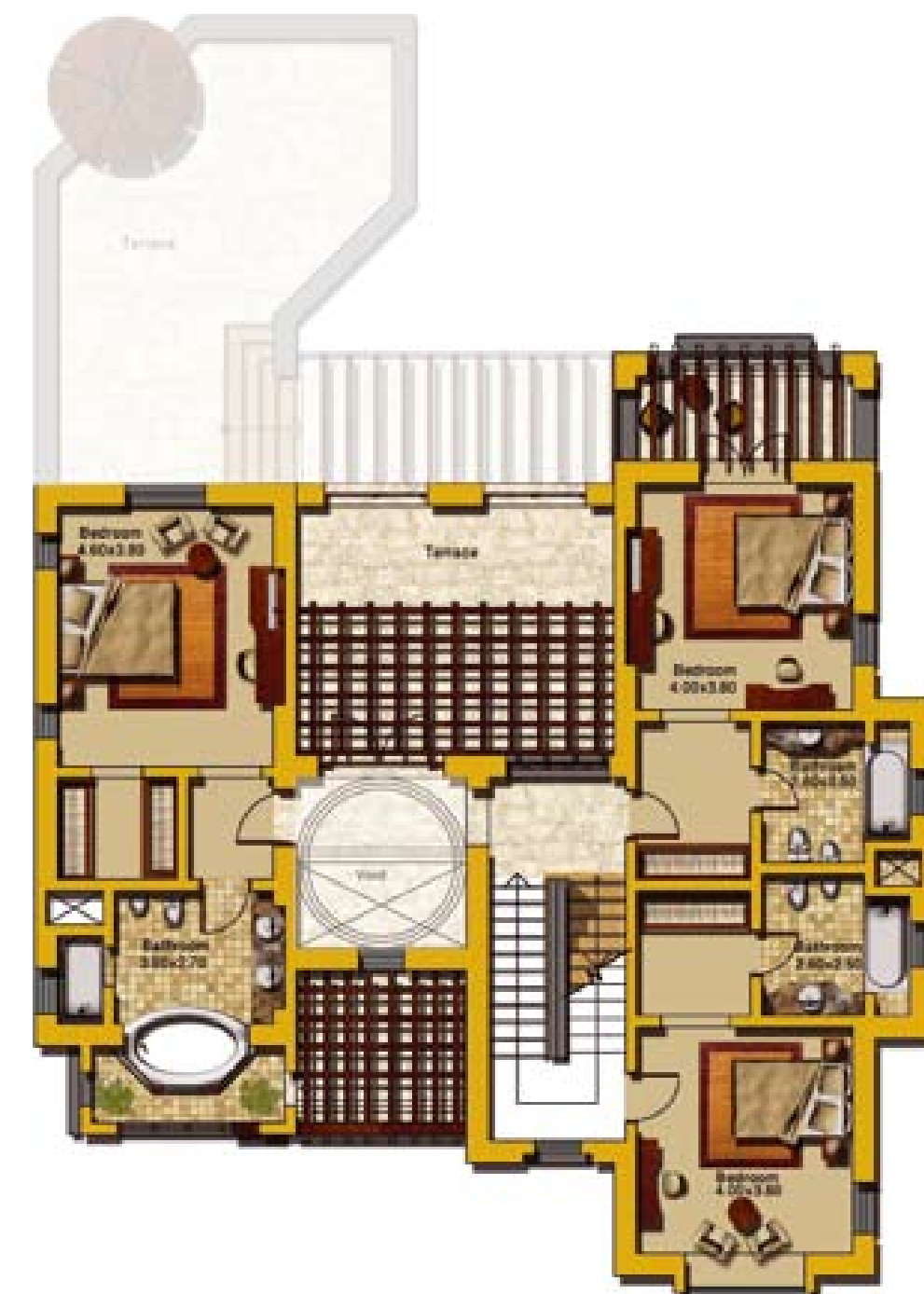
Total Area: 376.61 m²
4 Bedrooms + Maid room



GROUND FLOOR PLAN
Area: 200.56 m²



FIRST FLOOR PLAN
Area: 168.26 m²



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Salalah Presentation Center

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