
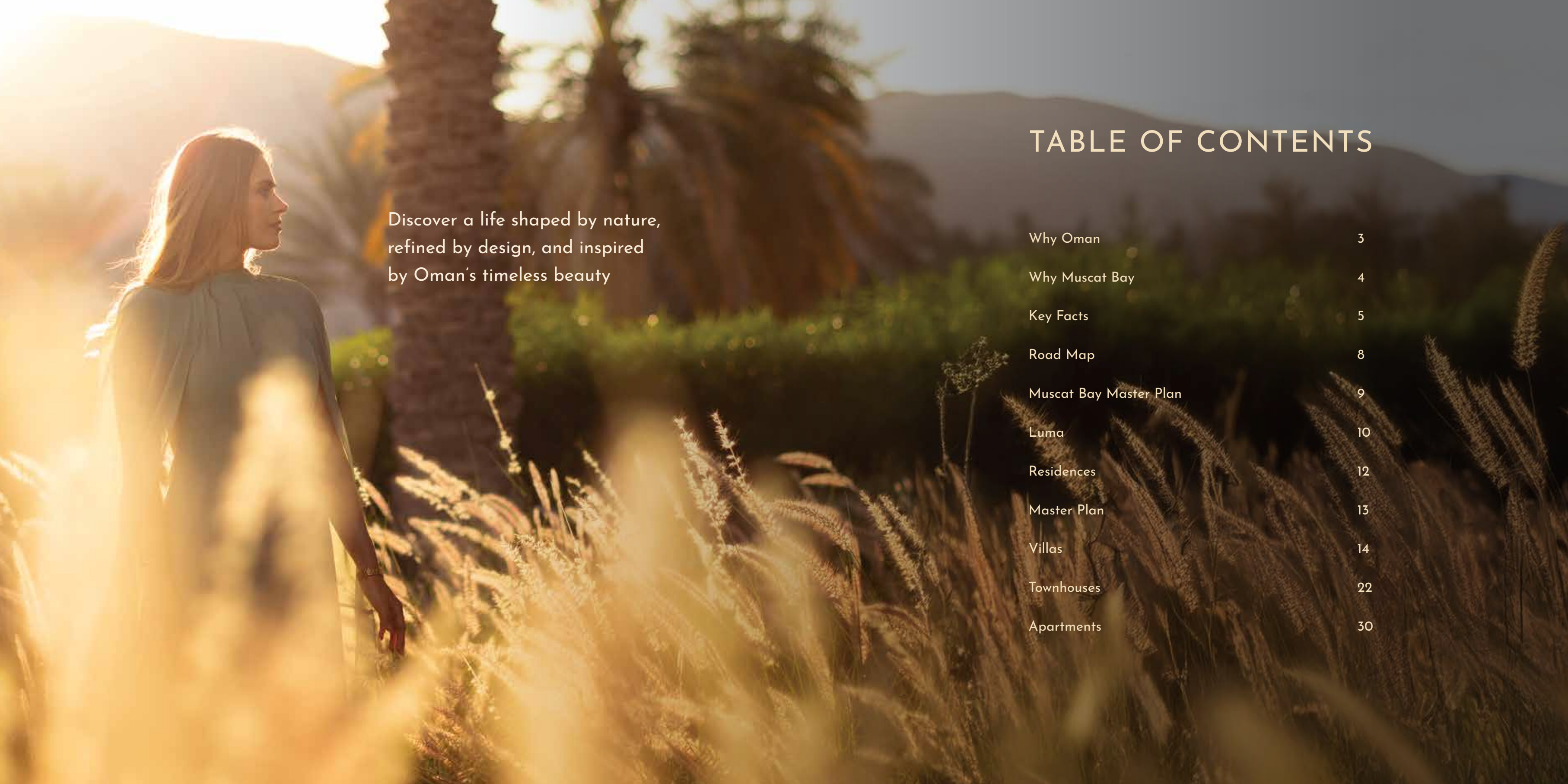


LIFE  PERFECT RHYTHM



RESIDENCES



Discover a life shaped by nature,
refined by design, and inspired
by Oman's timeless beauty

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WHY OMAN

QUALITY OF LIFE
1st in Asia | **4th** globally

(Numbeo, 2024)

SAFETY INDEX
4th globally

(Numbeo, 2024)

FOREIGN DIRECT INVESTMENT
USD 78.78 billion

(NCSI, 2025)

INFRASTRUCTURE
1st in the Middle East for port infrastructure

(World Economic Forum, 2023)

OMAN AT A GLANCE

Political stability, strategic location, and diversification drive long-term investor opportunities.

ECONOMIC & POLITICAL STABILITY

Guided by Vision 2040, the country is driving sustainable growth, diversification, and development.

CULTURAL RICHNESS

Oman blends rich heritage, warm hospitality, and a high quality of life for investors and families.

WHY INVEST IN OMAN

Oman offers investors long-term stability, global connectivity, and an exceptional quality of life.

GOLDEN VISA

Permanent residency support for you and your immediate family.

OWNERSHIP & RESIDENCY

100% Freehold Ownership Available to expatriates with full ownership rights.



FULLY INTEGRATED 5-STAR LUXURY RESORT WITH ITC STATUS

Set between the Al Hajar Mountains and Oman Sea, Muscat Bay embodies the essence of coastal tranquility and refined living. Just a short drive from downtown Muscat, it offers the best of both worlds, a peaceful retreat surrounded by nature, yet perfectly connected to the city.



MUSCAT BAY KEY FACTS - PHASE 1



20 minutes from
downtown Muscat



Jumeirah Muscat Bay
5 Star beach resort hotel



9 Retail outlets, restaurants,
gym, medical, office



350 staff capacity
buildings onsite



260 Residences
1 BR, 2 BR, 3 BR Apartments,
3,4 & 5 BR Villas

PARTNERS IN SUCCESS



JUMEIRAH





QURUM BEACH

AL JALALI FORT

AL MIRANI FORT

THE NATIONAL MUSEUM OF OMAN

AL ALAM PALACE

ROYAL OPERA HOUSE MUSCAT

AL QURUM

MUTTRAH CORNICHE

AIRPORT

SULTAN QABOOS STREET

MUTTRAH

RIYAM PARK

CITY CENTRE AL QURUM

RUWI

DARSAT

خليج مسقط
MUSCAT BAY

AL QURUM 29

JUMEIRAH MUSCAT BAY

WADI AL KABIR

AL BUSTAN PALACE
A RITZ-CARLTON HOTEL

LUANA RESIDENCES

QANTAB ROAD

BAWSHAR

SHANGRI-LA BARR ALJISSAH

LUWA
RESIDENCES



At Luma, life moves in perfect rhythm – the sun rising over the mountains, illuminating our mornings and warming the sand beneath our feet. Our lifestyle is guided by nature; each home is a sanctuary of calm, balance, and life revealed through light.



RESIDENCES



Nestled between the Al Hajar Mountains and the serene Sea of Oman, Luma Residences introduces a new era of coastal living within Muscat Bay.

The development features over 240 freehold residences, thoughtfully designed for a lifestyle of elegance, privacy, and connection.



RESIDENCES

Each home within Luma reflects contemporary elegance and harmony with the natural surroundings.

VILLAS

TOWNHOUSES

APARTMENTS

LUMA MASTER PLAN

VILLAS
SV 001 to 021

VILLAS
SV 022 to 032

TOWNHOUSE
TH 001 to 030

TOWNHOUSE
TH 031 to 052

APARTMENTS
001 to 006

APARTMENTS
007 to 014

APARTMENTS
015 to 023



VILLAS

- 3-bedroom villas designed for coastal living -
- Private gardens and swimming pools -
- Spaces that capture a sense of calm and light -





Villa



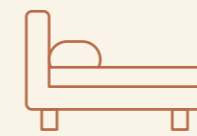


3 BEDROOM VILLAS

SV 022 - SV 032



DETAILS



3
BEDROOMS



3
BATHROOMS



1
GUEST TOILET



1
MAIDS ROOM + BATH



1
GUEST RECEPTION



2
PARKING SPACES

AREA M²



273.93 - 344.96
PLOT AREA



264.72
BUA



34.99
TERRACE



299.71
SELLABLE AREA



WADI
VIEW

VILLAS
SV 022 to 032



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.





TOWNHOUSES

- Spacious 3-bedroom homes -
- Private gardens offering space to relax -
- Comfort, privacy, and community -



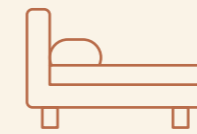


3 BEDROOM TOWNHOUSES

TH 031 - TH 052



DETAILS



3
BEDROOMS



3
BATHROOMS



1
GUEST TOILET



1
MAIDS ROOM + BATH



2
PARKING SPACES

AREA AREA M²



194.42 - 271.03
PLOT AREA



206.50
BUA



35.67
TERRACE



242.17
SELLABLE AREA



WADI
VIEW

TOWNHOUSE

TH 031 to 052



PENTHOUSE

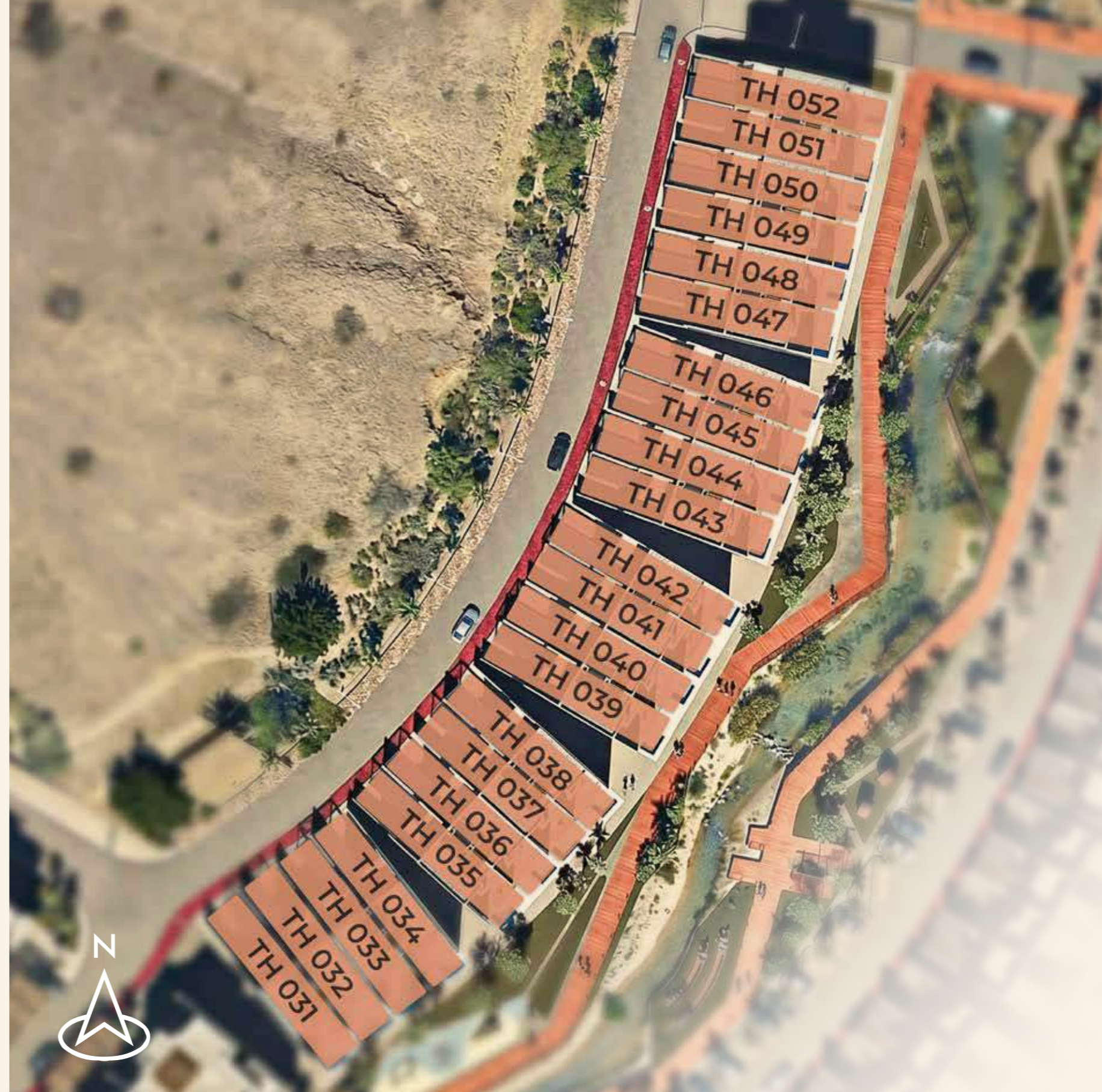


SECOND FLOOR



GROUND FLOOR / FIRST FLOOR

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APARTMENTS

- Contemporary residences with open-plan layouts -
- Mountain and wadi views
- Terraces, gardens, and exclusive private entrances -





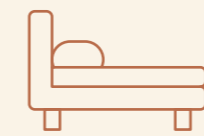


1 BEDROOM APARTMENT

B 007 - 014



DETAILS



1
BEDROOM



1
BATHROOM



1
GUEST TOILET



1
STUDY / STORE



1
PARKING SPACE

AREA M²



75.70
BUA



29.90
TERRACE



105.60
SELLABLE AREA

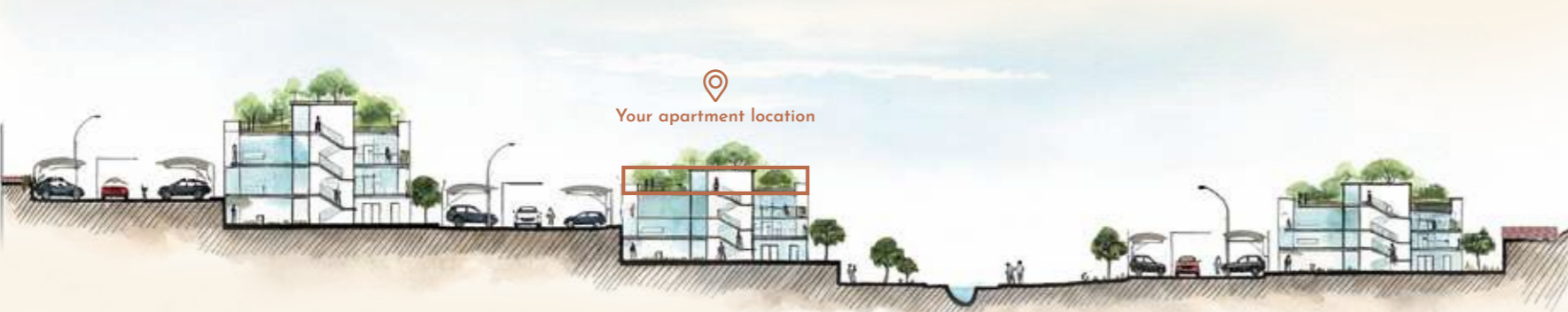


WADI
VIEW

APARTMENT BUILDING B 007 to 014 (1 BR)



SECOND FLOOR



Your apartment location

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APARTMENT BUILDING
B 007 to 014 (1 BR)



SECOND FLOOR



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



2 BEDROOM APARTMENT

(PRIVATE GARDEN)

B 007 - 014



DETAILS



2
BEDROOMS



2
BATHROOMS



1
GUEST TOILET



1
STUDY / STORE



1
PARKING SPACE

AREA M²



109.00
BUA



3.55
TERRACE



112.55
SELLABLE AREA

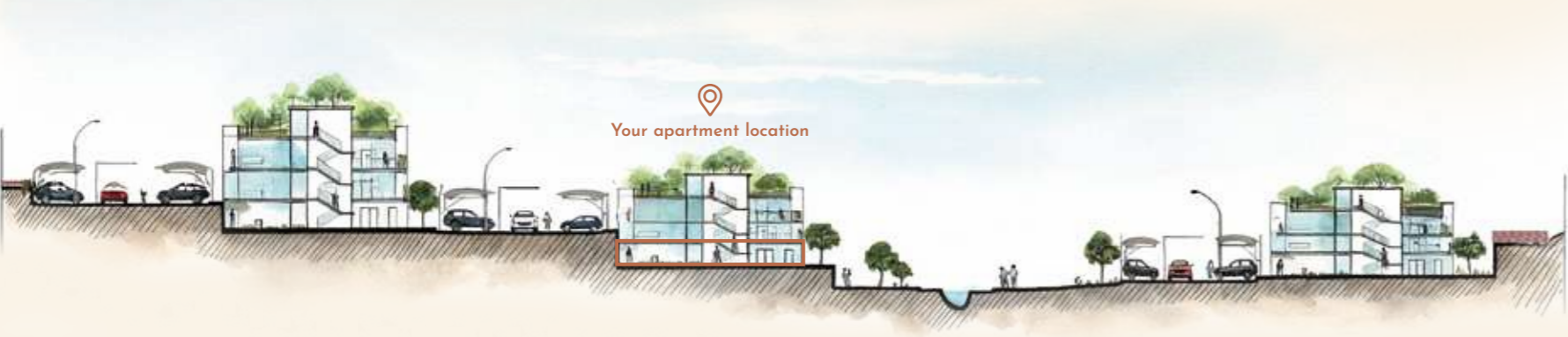


WADI
VIEW

APARTMENT BUILDING
B 007 to 014 (2 BR)



GROUND FLOOR



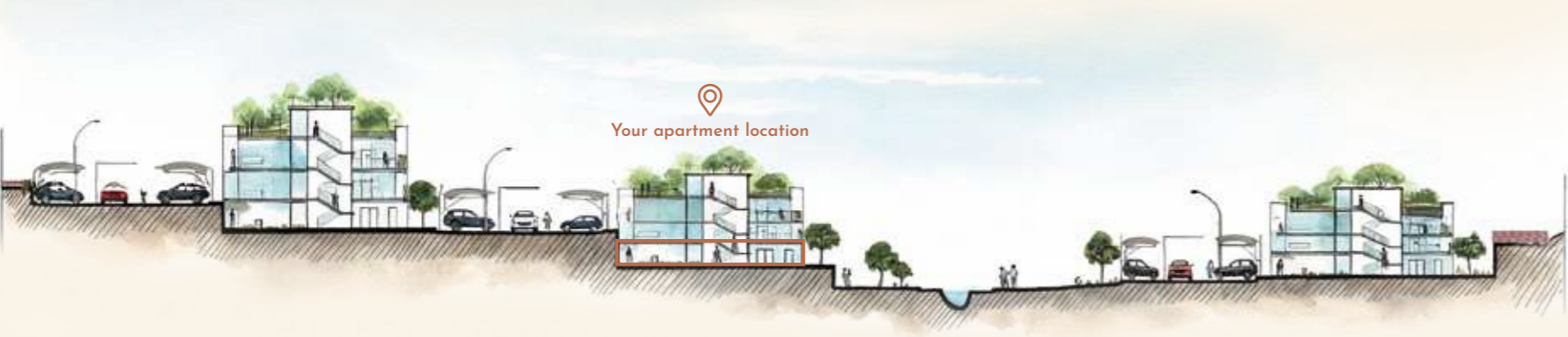
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APARTMENT BUILDING
B 007 to 014 (2 BR)



GROUND FLOOR



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



2 BEDROOM APARTMENT

(PRIVATE ENTRANCE)

B 007 - 014



DETAILS



2
BEDROOMS



2
BATHROOMS



1
GUEST TOILET



1
STUDY / STORE



1
PARKING SPACE

AREA M²



103.60
BUA



8.95
TERRACE



112.55
SELLABLE AREA



WADI
VIEW

APARTMENT BUILDING
B 007 to 014 (2 BR)



FIRST FLOOR



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



APARTMENT BUILDING
B 007 to 014 (2 BR)



FIRST FLOOR



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APARTMENTS

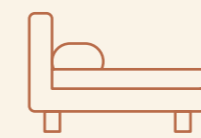
B 015 to 023

1 BEDROOM APARTMENT

B 015 - 023



DETAILS



1
BEDROOM



1
BATHROOM



1
GUEST TOILET



1
STUDY / STORE



1
PARKING SPACE

AREA M²



75.70
BUA



29.90
TERRACE



105.60
SELLABLE AREA



**WADI /
MOUNTAIN**
VIEW

APARTMENT BUILDING
B 015 to 023 (1 BR)



THIRD FLOOR



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



APARTMENT BUILDING
B 015 to 023 (1 BR)



THIRD FLOOR

Your apartment location



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



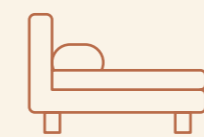
2 BEDROOM APARTMENT

(PRIVATE GARDEN)

B 015 - 023



DETAILS



2
BEDROOMS



2
BATHROOMS



1
GUEST TOILET



1
STUDY / STORE



1
PARKING SPACE

AREA M²



109.00
BUA



3.55
TERRACE



112.55
SELLABLE AREA



37.00
GARDEN AREA



MOUNTAIN
VIEW

APARTMENT BUILDING
B 015 to 023 (2 BR)



GROUND FLOOR



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



APARTMENT BUILDING
B 015 to 023 (2 BR)



GROUND FLOOR



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2 BEDROOM APARTMENT

(PRIVATE ENTRANCE)

B 015 - 023



DETAILS



2
BEDROOMS



2
BATHROOMS



1
GUEST TOILET



1
STUDY / STORE



1
PARKING SPACE

AREA M²



103.60
BUA



8.95
TERRACE



112.55
SELLABLE AREA



MOUNTAIN
VIEW

APARTMENT BUILDING
B 015 to 023 (2 BR)



FIRST FLOOR



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish, excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at the developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



APARTMENT BUILDING
B 015 to 023 (2 BR)



FIRST FLOOR



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2 BEDROOM APARTMENT

B 015 - 023



DETAILS



2
BEDROOMS



2
BATHROOMS



1
GUEST TOILET



1
STUDY / STORE



1
PARKING SPACE

AREA M²



103.60
BUA



8.95
TERRACE



112.55
SELLABLE AREA



**WADI /
MOUNTAIN
VIEW**

APARTMENT BUILDING
B 015 to 023 (2 BR)



SECOND FLOOR

Your apartment location



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APARTMENT BUILDING
B 015 to 023 (2 BR)



SECOND FLOOR



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AMENITIES



CLUB HOUSE



GATHERING AREA & BBQ



OUTDOOR GYM & AEROBICS



KIDS AREA



XTREME PARK



OUTDOOR READING NOOKS



RELAXING AND MEDITATION





LIFE  PERFECT RHYTHM

 خليج مسقط
MUSCAT BAY

T: +968 2485 7070
M: +968 9858 9993

info@muscatbay.com
muscatbay.com

    @muscatbay