WELCOME TO LEGENDARY LIVING
Eagle Hills

Eagle Hills is an Abu Dhabi-based private real estate investment and development company, focused on creating new city hubs and flagship destinations in emerging markets. These master-planned projects draw on the latest technologies to build integrated lifestyle communities that energise and diversify the local economy and create jobs.
Eagle Hills is a provider of premium lifestyles; we design and implement mixed-use projects including residential and commercial property, hospitality venues, shopping malls, retail and healthcare facilities. The company is currently developing mixed-use projects in Bahrain, Ethiopia, Jordan, Morocco, Oman, Serbia and the UAE.

7 Countries Worldwide

11 Cities Getting A Facelift

17 Luxury Hotels

12.4km waterfront land

17 mixed-use projects
Mandarin Oriental Hotel Group

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world’s most luxurious hotels, resorts and residences. Having grown from its Asian roots into a global brand, the Group now successfully operates in major business centres and key leisure destinations around the world.

Mandarin Oriental, Taipei
Mandarin Oriental is one of the world’s widely-acclaimed luxury hotel groups, providing 21st century hospitality and offering unique sense of place in each of its hotels. The Group has a strong pipeline of hotels and residences under development, and is a member of the Jardine Matheson Group.
Oman

Oman is strategically located at the southeastern coast of the Arabian Peninsula. Its spectacular natural diversity, intriguing ancient architectural treasures and vibrant culture, complemented by the warmth and hospitality of the local people, have established Oman as a popular tourist destination.
Muscat

A city that is rapidly becoming a showcase for modern Arabia, Muscat offers a captivating blend of modern luxury and ancient cultural heritage. An entrancing destination, where contemporary developments sit side-by-side with historic structures, the city is growing into a modern 21st century metropolis, while still preserving its traditional character.
Mandarin Oriental, Muscat

Designed to usher in a new era of hospitality and provide unprecedented levels of sophistication and service to residents and guests, Mandarin Oriental, Muscat will be located on the coast of the prestigious Shatti Al Qurum district in the heart of the city.

The development will introduce a Mandarin Oriental Hotel and Residences to Oman with an exclusive collection of 156 luxury branded, serviced residences. The Residences at Mandarin Oriental, Muscat, will represent some of the most select private apartments in the capital, offering legendary services by the award-winning hotel group.
The property will feature a Mandarin Oriental hotel with 150 guestrooms and suites, including a Presidential Suite offering uninterrupted sea views. It will also feature a wide array of food & beverage outlets, including a fine dining restaurant with a broad terrace offering astonishing views of the sea and the beach promenade. The project will be home to a state-of-the-art Spa at Mandarin Oriental, designed around a Persian Hammam, as well as an outdoor swimming pool set amid a vast outdoor landscaped area catering to kids and adults, and connected to the wide sandy beach. Mandarin Oriental, Muscat will also boast various banqueting and meeting spaces, including a one-of-a-kind ballroom with spectacular sea views.
Mandarin Oriental, Muscat is situated in a prime beachfront location in the upscale Shatti Al Qurum district, overlooking the Gulf of Oman. An oasis of calm in the centre of Muscat, the development’s location ensures easy access to everything the city has to offer.
1 km to Royal Opera House Muscat
1 km to Embassies District
8 km to Sultan Qaboos Grand Mosque
3 km to Al Qurum Park
12 km to Muttrah Corniche
10 km to the Ruwi Commercial Hub
15 km to Muscat International Airport
15 km to Al Alam Palace
Masterplan

1. The Residences at Mandarin Oriental, Muscat, North Residences
2. The Residences at Mandarin Oriental, Muscat, South Residences
3. The Residences Pool
4. The Residences Kids Pool
5. The Residences Main Entrance
6. The Residences Courtyard
7. Mandarin Oriental, Muscat
8. Hotel Main Entrance
9. Hotel Ballroom Entrance
10. Hotel Pool
11. Beach Promenade F&B and Retail
12. Beach

المخطط الرئيسي

1. «زيرادنسز في ماندارين أورينتال، مسقط، الجهة الشمالية»
2. «زيرادنسز في ماندارين أورينتال، مسقط، الجهة الجنوبية»
3. برك السباحة الخاصة بالمساكن
4. برك السباحة الخاصة بالأطفال
5. المدخل الرئيسي للمساكن
6. ساحة المساكن
7. ماندارين أورينتال، مسقط
8. مدخل الفندق الرئيسي
9. مدخل قاعة فندق
10. بركة السباحة للفندق
11. الشاطئ الممشى الشاطئي ومحلات التجزئة والمطاعم
12. الشاطئ
Residential Apartments

235 m

Five-star Hotel Rooms

156

Waterfront F&B and Retail Area

1,630 m²

Plot Size

32,570 m²

Five-star Hotel Rooms

150
Where Luxury Beachfront Living Meets the Comfort of Home

حيث تلتقي الضيافة الشاطئية الفاخرة بالأجواء المنزلية
Inspired by the site’s inherent characteristics, The Residences at Mandarin Oriental, Muscat celebrate the true spirit of the city in a contemporary style. The design distills its forms, material, details and cultural surroundings into a new and unique Omani architecture that hosts the place you will call Home.

• 1, 2 & 3 bedroom luxury apartments
• 4 Bedroom Penthouses
• Apartments ranging from 70 to 260 m²
• Oman’s first high-end, branded residences
Where Superlative Service Meets Everyday Convenience

حيث تلتقي الخدمة الفائقة بالراحة اليومية
الارتقاء بجودة الحياة اليومية:

- خدمة كونسيرج ماندراين أورينتال على مدار 24 ساعة مع خدمات الصيانة والأمن
- منطقة خاصة لوصول ومغادرة المقيمين
- خدمة صف السيارات
- تجربة العلامة التجارية من ماندراين أورينتال عبر كافة المرافق السكنية
- ردهة خاصة بالمساكن
- مجموعة مختارة من الصحف اليومية وغيرها من المجلات في المرافق العامة
- توفر الازهار والشتول
- تزويد مرافق الفندق العامة بالأرهاش والشتل
- توفر الإنترنت في المرافق العامة
- خدمة استلام وتسليم الأثاث وتطريزه
- أماكن خاصة لحفظ وتخزين المفاتيح
- مصاعد منفصلة للخدمات
- منافذ مجاورة للبيع بالتجزئة

Making Everyday Life Easier

- 24-Hour Mandarin Oriental concierge, maintenance and security
- Residents-only access and drop-off area
- Valet parking
- Mandarin Oriental branded experience across all residences
- Exclusive residence lounge
- Daily selection of newspapers and other periodicals in common areas
- Supply of florals & botanicals in common areas
- Internet access in common areas
- Luggage and package receipt and delivery services
- House key storage
- Separate service lifts
- Neighbourhood retail outlets
The Residences at Mandarin Oriental, Muscat offer the benefits of a beachfront lifestyle, captivating panoramic views of the sea, and the rugged beauty of the Hajar Mountains, all in one place.

**Exclusive Amenities For Your Entertainment**
- Exclusive residents’ swimming pool with kids’ pool
- Preferred access to hotel restaurants
- Beachfront food & beverage outlets
- Residents-only lounge
- Children’s play room and games room
- Private residential courtyard

**For Your Body & Soul**
- Muscat’s premier serviced residences
- Uninterrupted sea and mountain views
- Direct access to a pristine beach
- Preferred access to The Spa serviced by Mandarin Oriental, Muscat
- Preferred access to the Mandarin Oriental, Muscat state-of-the-art fitness centre
Live in a Vibrant Residence

The Residences represent an elegant option for those seeking a luxury lifestyle in one of Muscat’s most desirable districts amid a five-star beach-front resort managed by a world-renowned hotel operator.
فرصة استثمار استثنائية

توفر المساكن فرصة استثمارية مربحة في مجموعة ضيافة شهيرة. يمكن للمالكين عرض مساكنهم للإيجار من قبل الأفراد أو الشركات التي يمكن أن تستفيد من سهولة وراحة الإقامة الفاخرة والمخدومة بالكامل مع وصول حصري إلى مختلف وسائل الراحة ضمن الفندق.

Exceptional Investment Opportunity

The Residences represent a lucrative investment in a renowned hospitality group. Owners may choose to rent out their residences to individuals or corporations that can benefit from the ease and comfort of a luxury, fully serviced residence with unique access to various hotel amenities.
Disclaimer:

Eagle Hills and any affiliate thereof ("Developer") are the sole offerors of a) the real property being offered for sale at The Residences at Mandarin Oriental, Muscat ("Residences") in conjunction with the development of the proposed Mandarin Oriental, Muscat hotel ("Hotel") and b) any rental programmes offered to purchasers in connection with the sale of The Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, “MOHG”), are in any way owners, offerors, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the Developer, construction of The Residences, any offering for sale of the real property constituting The Residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral statements relating to The Residences. Developer has the sole right and responsibility for the manner and means by which The Residences are sold, and for all representations in relation to The Residences. Developer has obtained rights to use the “Mandarin Oriental” marks and trademarks (“MOHG Marks”) in connection with The Residences and the Hotel subject to the terms and conditions of non-exclusive licence agreements which may be terminated at any time upon certain occurrences. The right to use the MOHG Marks in connection with The Residences is thus not guaranteed and no such right is included in the Residence being acquired by any purchaser. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the Hotel or Residences for any reason, use of the MOHG Marks in connection with the Hotel and Residences may be terminated at MOHG’s discretion. All purchasers should seek their own legal, financial and professional advice before entering into any agreement in respect of The Residences.