





THE NEIGHBORHOOD

REIMAGINING COMFORT IN MUSCAT

In Athaiba, you' re close enough to the heart of Muscat but within the comfort a relaxed residential community. Just a short drive away are Muscat's sandy beaches and endless entertainment for all tastes and styles including shopping malls and restaurants, major cultural landmarks and sporting clubs. Many of Muscat's top international schools are also nearby. Quick access to the main highway makes getting around the city much easier, and Zain Al Athaiba is just few minutes drive to Muscat International Airport.

عنوان جديد للراحة والرفاهية في مسقط

المكان

يقع حى العذيبة بالقرب من قلب مسقط في مجتمع ينعم بالهدوء والسكينة على بعد دقائق فقط، ستجد شواطئ مسقط الرملية ووسائل الترفيه المتعددة والمتناسبة مع مختلف الاذواق بما فيها من مراكز للتسوق، مطاعم فاخرة، معالم ثقافية رئيسية ونوادي رياضية بجانب إلى أكبر المدارس الدولية بمسقط. كما يتميز الحى بسهولة الوصول إلى الطرق الرئيسية فتجعل رحلتك إلى أى نقطة بمسقط بما فيها مطار مسقط الدولى – سريعة ومريحة.





APARTMENT FEATURES

DESIGNED BY ZAIN PROPERTY DEVELOPMENT

Flat types vary from one-bedroom to two bedrooms and are 51 square meters to 113 square meters in size. All flats are fully finished and well appointed with exceptional features including,

- Open floor plans
- Air conditioning
- Full kitchen cabinetry
- Electric stove & oven
- Large windows

مواصفات الوحدة السكنية

من تصميم زين للتطوير العقاري

تتراوح الوحدات السكنية ما بين غرفة نوم واحدة إلى غرفتين، ومن مساحة اه متر مربع ل١١٣ متر مربع. تتميز كل الشقق بالتشطيب الفاخر بالكماليات التاية

- مساحات مفتوحة
- خزائن المطبخ متكاملة
- موقد کهربائي و فرن
 - نوافذ كبيرة
 - موقد غاز
 - تكييفات





BUILDING DETAILS & AMENITIES

LIFE SIMPLIFIED

- 24/7 security
- 3 elevators
- Garbage chute
- Jogging track





المرافق والخدمات

من أجل راحتك

- حراسة ۷/۲٤
 - ۳مصاعد
- مخرج للقمامة
- مسار للركض





ZAIN PROPERTY DEVELOPMENT



BUILDING DETAILS & AMENITIES

LIFE SIMPLIFIED

- Rooftop garden
- BBQ grills and outdoor seating areas
- Children's playground
- Residents-only rooftop gym





المرافق والخدمات

من أجل راحتك

- مساحات خضراء على السقف
 - مساحات للشوي
 - ملعب للأطفال
- چيم مخصص للسكان فقط





ZAIN PROPERTY DEVELOPMENT



CAR PARKING



| SPACE | DESCRIPTION | NUMBER |
|-------|--------------|--------|
| 40 | GATE BARIER | 2 |
| 2 | LIFTS | 3 |
| 3 | STAIRS | 2 |
| 4 | GARBAGE ROOM | j |
| 5 | GUARD ROOM | 3 |



ROOF FLOOR



| SPACE | DESCRIPTION |
|-------|-----------------|
| ĩ | GYM |
| 2 | BARBEQUE |
| m | SERVICES |
| 4 | KIDS PLAYGROUND |
| 5 | JOGGING TRACK |



1 BEDROOM APARTMENT - A1

TOTAL AREA 58 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| 1 | MAJLIS/DINNING | 3.0×5.9 |
| 2 | BATHROOM | 1.5 x 1.7 |
| Э | STORE + LAUNDARY | 1.4 x 1.5 |
| 4 | KITCHEN | 2.2×2.7 |
| .5 | MASTER BEDROOM | 3.2 x 3.9 |
| 6 | MASTER BATHROOM | 1.7 x 2.2 |



2 BEDROOM APARTMENT - B1

TOTAL AREA 105 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| 1 | MAJLIS/DINNING | 3.8 x 6.7 |
| 2 | STUDY | 2.7×2.0 |
| 3 | BATHROOM | 1.9 x 1.4 |
| 4 | STORE + LAUNDARY | 1.9 x 1.2 |
| 5 | KITCHEN | 3.2×2.7 |
| 6 | MASTER BEDROOM | 3.6 x 4.1 |
| 7 | MASTER BATHROOM | 2.6 x 1.7 |
| 8 | BEDROOM | 4.0×9.3 |
| 9 | BATHROOM | 1.8 x 1.2 |



2 BEDROOM APARTMENT - B2

TOTAL AREA 105 M.SQ





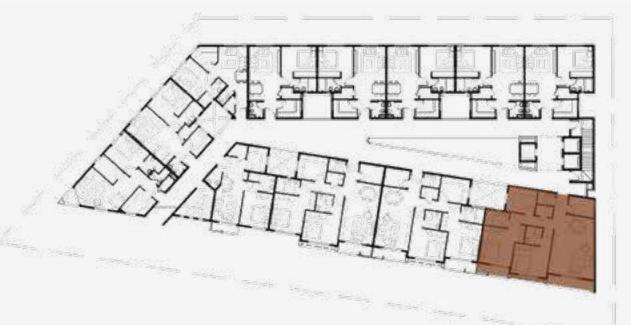
| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| 1. | MAJLIS/DINNING | 3.8 x 6.7 |
| 2 | STUDY | 2.7 x 2.0 |
| 3 | BATHROOM | 1.9 x 1.4 |
| 4 | STORE + LAUNDARY | 1.9 x 1.2 |
| 5 | KITCHEN | 3.2 x 2.7 |
| 6 | MASTER BEDROOM | 3.6 x 4.1 |
| 7 | MASTER BATHROOM | 2.6 x 1.7 |
| 8 | BEDROOM | 4.0 x 3.3 |
| 9 | BATHROOM | 1.8 x 1.2 |



2 BEDROOM APARTMENT - B3

TOTAL AREA 113 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| 3 | MAJLIS/DINNING | 3.8 x 6.7 |
| 2 | STUDY | 2.7×2.0 |
| 3 | BATHROOM | 1.9 x 1.4 |
| 4 | STORE + LAUNDARY | 1.9 x 1.4 |
| 5 | KITCHEN | 3.7 x 2.7 |
| 6 | MASTER BEDROOM | 3.6 × 4.1 |
| 7 | MASTER BATHROOM | 2.6 x 1.7 |
| 8 | BEDROOM | 4.0 x 3.3 |
| 9 | BATHROOM | 1.8 x 2.0 |



1 BEDROOM APARTMENT - C1

TOTAL AREA 60 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| -31 | MAJLIS/DINNING | 3.5×6.0 |
| 2 | BATHROOM | 15x18 |
| 3 | KITCHEN | 20×2.62 |
| 4 | MASTER BEDROOM | 3.9×3.4 |
| 5 | MASTER BATHROOM | 2.5 x 1.5 |
| 6 | STORE + LAUNDARY | 1.2 x 1.8 |



1 BEDROOM APARTMENT - C2

TOTAL AREA 59 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| 4 | MAJLIS/DINNING | 3.5 x 6.0 |
| 2 | BATHROOM | 1.5 x 1.8 |
| 3 | KITCHEN | 2.0 x 2.62 |
| 4 | MASTER BEDROOM | 3.9 x 3.4 |
| 5 | MASTER BATHROOM | 2.5 x 1.5 |
| 6 | STORE + LAUNDARY | 1.2 x 1.6 |



1 BEDROOM APARTMENT - D

TOTAL AREA 51 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| 3 | MAJLIS/DINNING | 3.2 x 5.0 |
| 2 | КІТСНЕМ | 2.8 x 2.7 |
| 3 | STORE + LAUNDARY | 1.2 x 1.2 |
| 4 | BATHROOM | 2.0 x 1.0 |
| 5 | MASTER BEDROOM | 3.1 x 3.8 |
| 6 | MASTER BATHROOM | 3.5 x 1.2 |



1 BEDROOM APARTMENT - E

TOTAL AREA 67 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|------------------|------------|
| 1º | MAJLIS/DINNING | 5.3 x 3.2 |
| 2 | STUDY | 3.0 x 1.8 |
| 3 | KITCHEN | 2.5 x 3.0 |
| .4 | BATHROOM | 1.5 x 1.0 |
| 5 | STORE + LAUNDARY | 0.9 x 1.6 |
| 6 | MASTER BEDROOM | 3.8×3.4 |
| 7 | MASTER BATHROOM | 2.0 x 1.9 |



2 BEDROOM APARTMENT - F

TOTAL AREA 110 M.SQ





| SPACE | DESCRIPTION | DIMENSIONS |
|-------|----------------|------------|
| Ţ. | MAJLIS/DINNING | 6.9 x 6.0 |
| 2 | STUDY | 2.8 x 2.7 |
| 3 | KITCHEN | 4.0 x 2.62 |
| 4 | BATHROOM | 1.8 x 2.6 |
| 5 | BALACONY | 1.2 x 1.8 |
| 6 | BEDROOM-1 | 3.9 x 3.4 |
| 7 | BATHROOM-I | 2.5 x 1.5 |
| 8 | BEDROOM-2 | 3.1 x 3.9 |
| 9 | BATHROOM 2 | 3.1 x 1.2 |



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