



INSPIRED FROM NATURE TO FUTURE



UPTOWN
MUSCAT



**FULLY
INTEGRATED
COMMUNITY**



ABOUT UPTOWN

We created more than just a place to live for you. Uptown Muscat is the embodiment of an integrated city in Al Khoudh, Al Seeb state, Muscat, where the new harmony of living, work and entertainment come together in a unique and vibrant environment. Enjoy the moments you create with your loved ones in your private haven in the middle of nature, tranquility and life.
We created more than just a place to live for you.



REDEFINING SPACE WITH LUXURY



In Uptown Muscat, luxury is a state of mind, also it is the ultimate goal to

combine both luxury and space together. As they're both clearly a path to tranquility. We make sure to provide space in our project to ensure a better living quality for our residents with a luxurious lifestyle that is unique and exquisite.

PRIME LOCATION

5

Min

Al Rusayl Industrial Area
Sultan Qaboos university
Al Mawaleh Commercial
Market

10

Min

Al Mawaleh - City Center
Maabila industrial area
Al-Khoud Commercial
Market

15

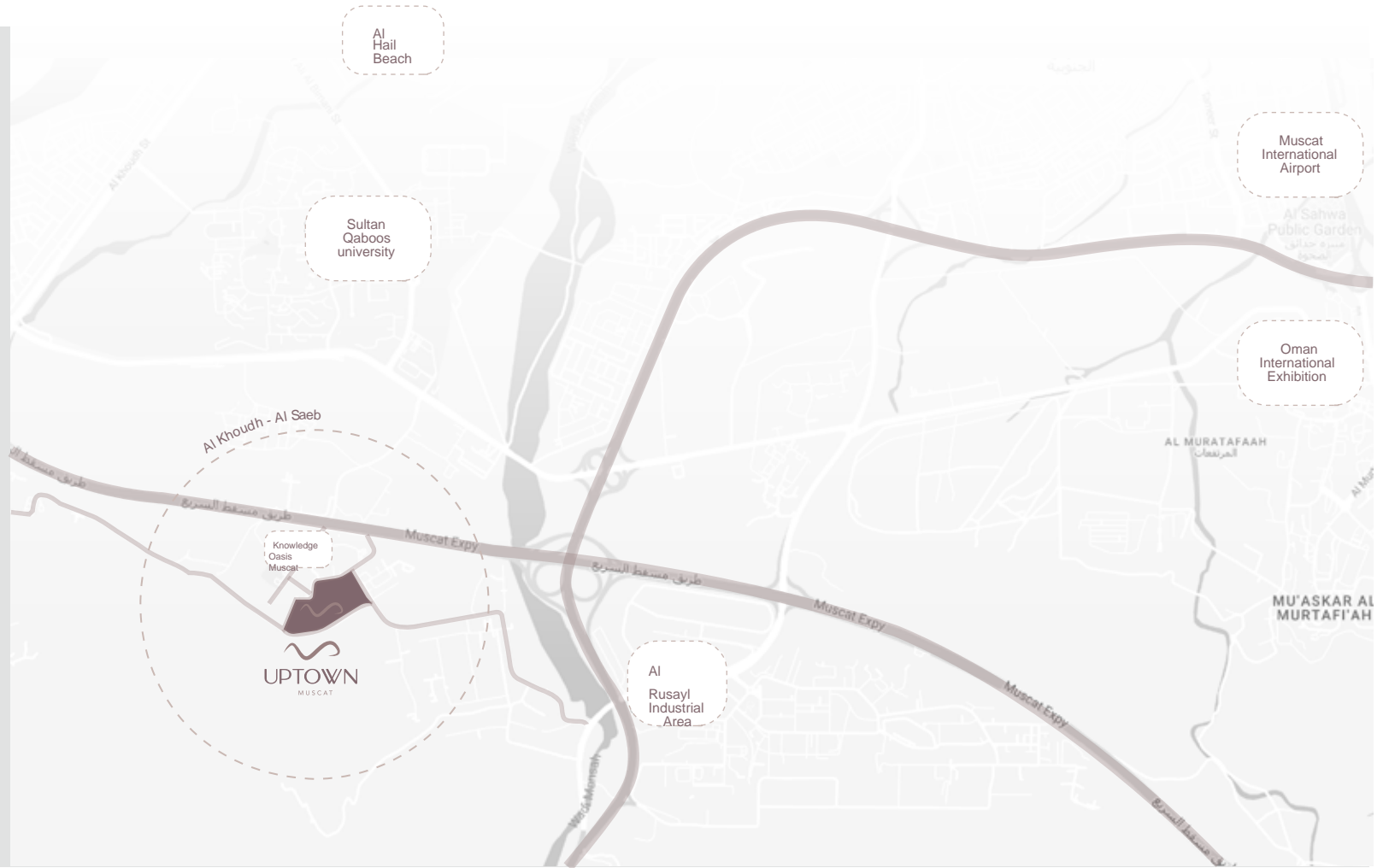
Min

Oman International
Exhibition
Al Hail Beach
German University

20

Min

Muscat International
Airport
Mall of Oman
Avenue Mall





THE PERFECT BALANCE FOR LIFE

Uptown expresses the ideal balance for your life to settle down with

your family and loved ones, where complete privacy and spaces are possible.



MODERNITY

STARTING POINT



A RENEWED PACE OF LIVING



You can enjoy with your family in Uptown Park playing games, going for bike rides, or visiting the Boulevard area, which includes a series of various stores and restaurants.



Uptown Park is designed to give you peace and tranquility amidst the green spaces that surround you.





PUBLIC PARKS
CUSTOM WALKWAY (BICYCLES AND SCOOTERS)
CHILDREN'S PLAY AREA
MULTI-USE PLAYGROUND
A FOUNTAIN AND VARIOUS LANDMARKS
CLUBHOUSE



LAUNCHING PHASE

RELEASED





IVY town

PHASE

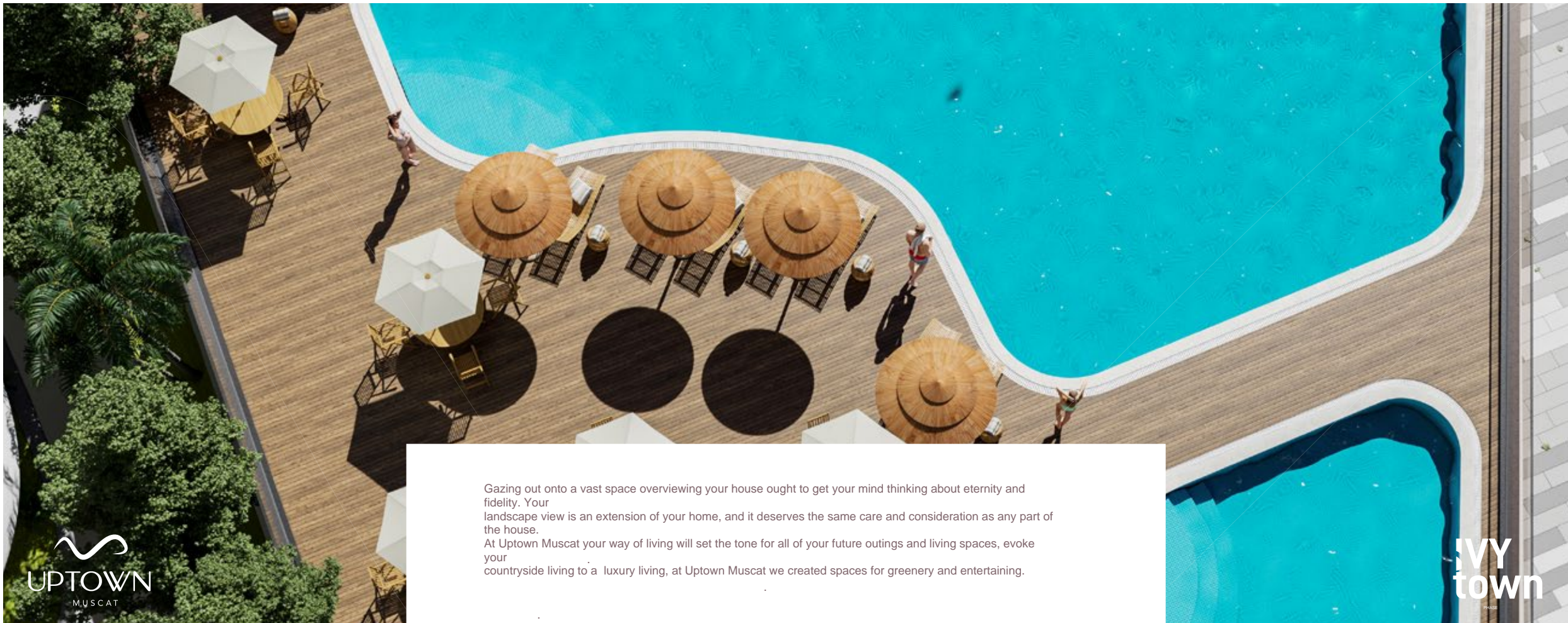
IVY town

PHASE

THE MEANING OF IVY IVY

Ivy represents an evergreen plant = one that never loses its leaves and it often grows up trees or buildings... And that's why we chose Ivy for our first phase at Uptown Muscat to reflect the beauty of nature and greenery as well as the loyalty to the Omani heritage blended with the future.





Gazing out onto a vast space overlooking your house ought to get your mind thinking about eternity and fidelity. Your landscape view is an extension of your home, and it deserves the same care and consideration as any part of the house. At Uptown Muscat your way of living will set the tone for all of your future outings and living spaces, evoke your countryside living to a luxury living, at Uptown Muscat we created spaces for greenery and entertaining.

UPTOWN
MUSCAT

IVY
TOWN



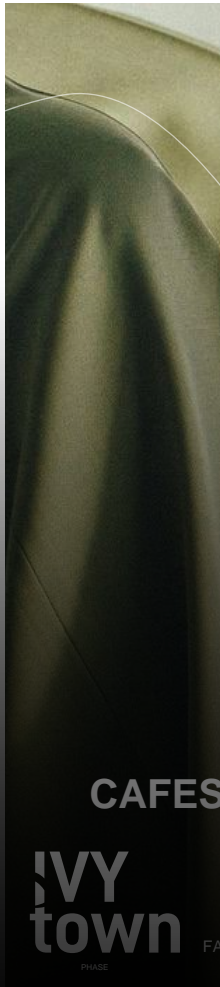
UPTOWN BOULEVARD

**IVY
town**
PHASE

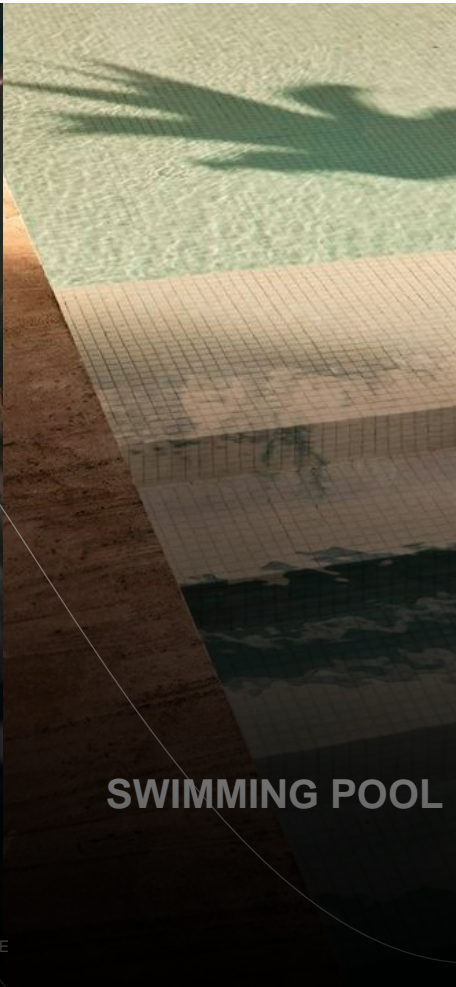
FACILITIES PLAY AN IMPORTANT ROLE IN OUR QUALITY OF LIFE

ALL WHAT YOU NEED IN ONE PLACE

FACILITIES PLAY AN IMPORTANT ROLE IN OUR QUALITY OF LIFE



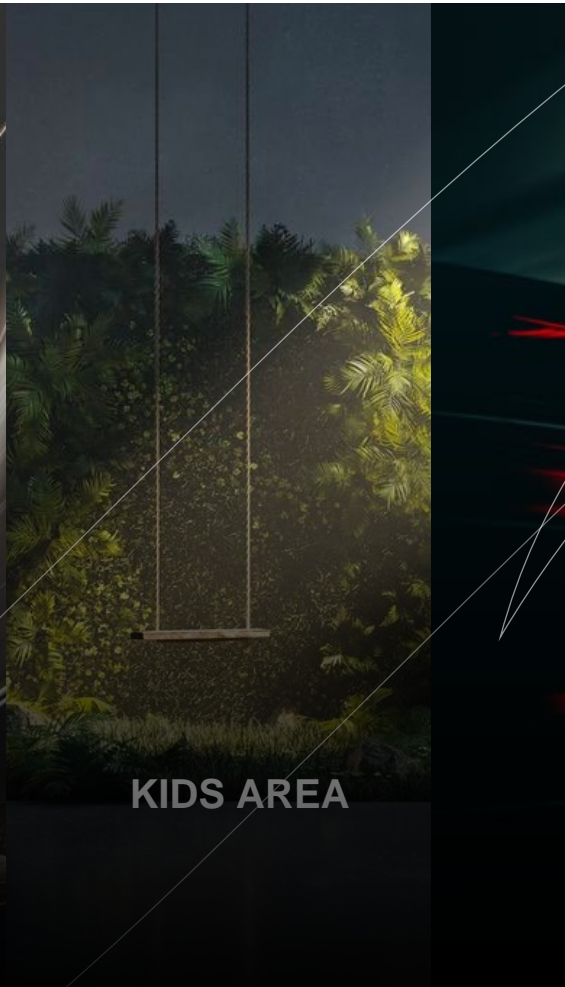
CAFES & RESTAURANTS



SWIMMING POOL



MUSIC THEATRE



KIDS AREA



IVY
town

PHASE

FACILITIES PLAY AN IMPORTANT ROLE IN OUR QUALITY OF LIFE



SECURITY SYSTEM



CLUBHOUSE



LIBRARY



SAUNA & JACUZZI



HEALTH CLUB

IVY
town

PHASE

FACILITIES PLAY AN IMPORTANT ROLE IN OUR QUALITY OF LIFE

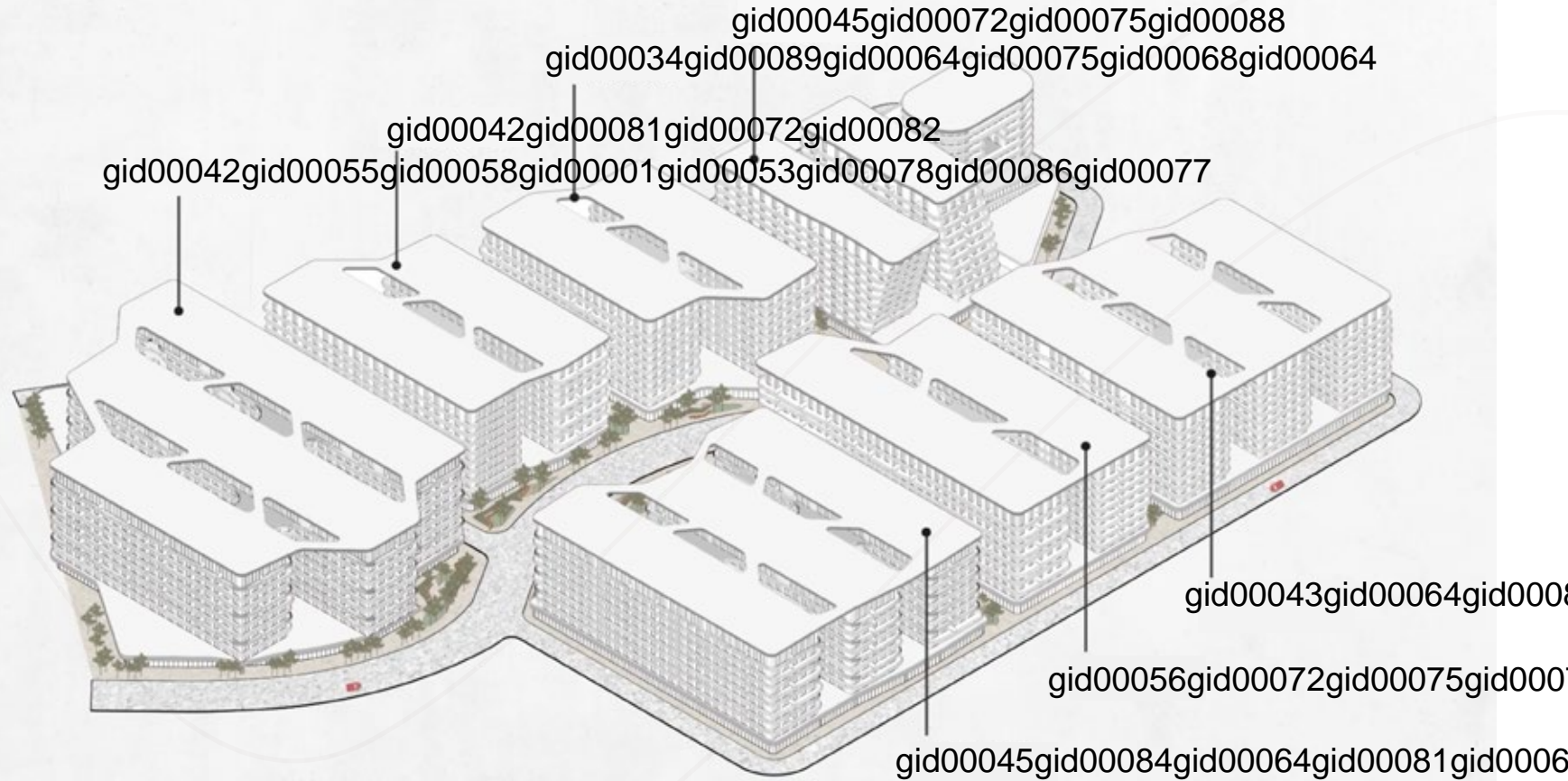


WE DELIVER TO YOU IN UPTOWN
**SEMI FURNISHED UNITS
WITH AC AND KITCHEN APPLIANCES**

Wujha Real Estate is offering 447 apartments in the completely modern Uptown Muscat

project, which offers a variety of living spaces that meet the needs of different families, starting from one room with a spacious balcony to distinctive duplex apartments with four rooms and a balcony, which adds another dimension to this attractive destination.

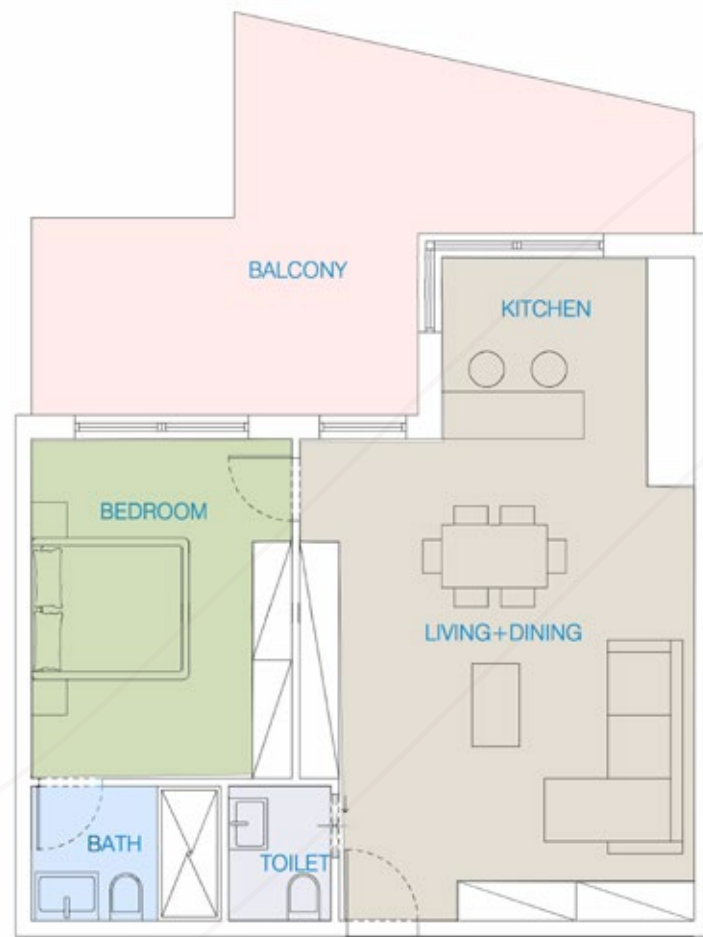
MASTER PLAN & PHASES



BLOCK A UNIT TYPES 1 BEDROOM

SEMI FINISHED
WITH
KITCHEN APPLIANCES

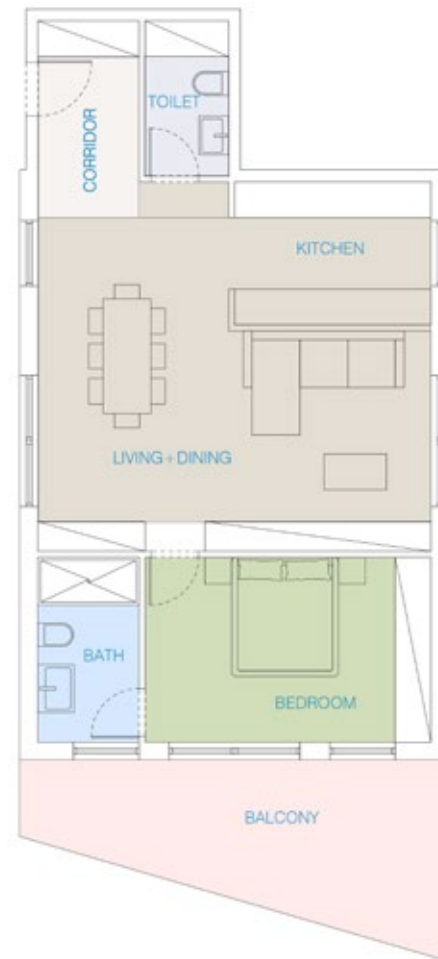
TOTAL AREA	99 sqm
INTERNAL AREA	72 sqm
BALCONY AREA	27 sqm
LIVING-DINING	5 m X 6.3 m
BEDROOM-1	3.5 m X 4.5 m
KITCHEN	2.31 m X 3.4 m
BATH	1.85 m X 2.6 m
TOILET	1.85 m X 1.4 m
BALCONY AREA	3 m X 8 m



BLOCK A UNIT TYPES 1 BEDROOM

SEMI FINISHED WITH
KITCHEN APPLIANCES

TOTAL AREA	109 sqm
INTERNAL AREA	86 sqm
BALCONY AREA	23 sqm
 LIVING+DINING	3.9 m X 8.8 m
 CORRIDOR	1.85 m X 2.7 m
 BEDROOM-1	3.25 m X 4.9 m
 KITCHEN	2.6 m X 3.4 m
 BATH	1.85 m X 3.3 m
 TOILET	1.55 m X 2.7 m
 BALCONY AREA	2.8 m X 7.2 m

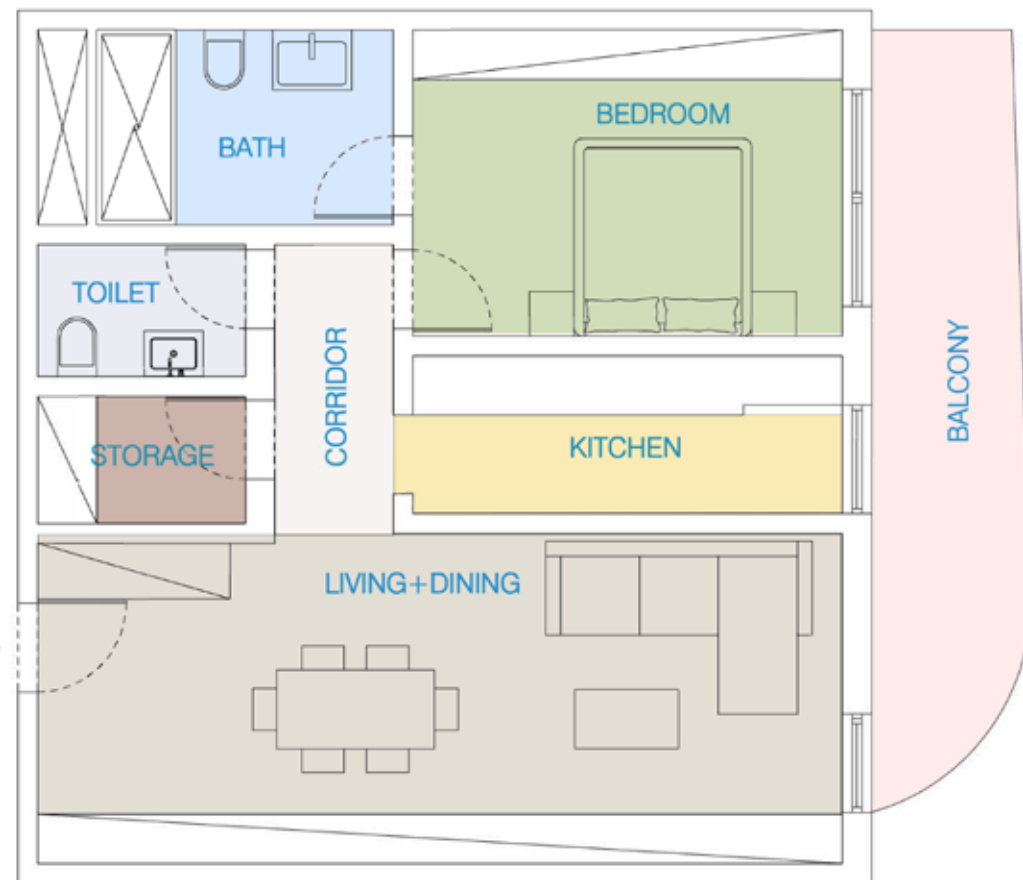


BLOCK A UNIT TYPES 1 BEDROOM

SEMI FINISHED
WITH
KITCHEN

TOTAL AREA 94 sqm
INTERNAL AREA 81 sqm
BALCONY AREA 13 sqm

LIVING+DINING	3.55 m X 8.4 m
CORRIDOR	1.5 m X 2.9 m
BEDROOM-1	3.3 m X 4.5 m
KITCHEN	1.8 m X 4.6 m
BATH	3.15 m X 2.2 m
TOILET	2.3 m X 1.5 m
STORAGE	2.3 m X 1.4 m
BALCONY AREA	1.5 m X 7.5 m

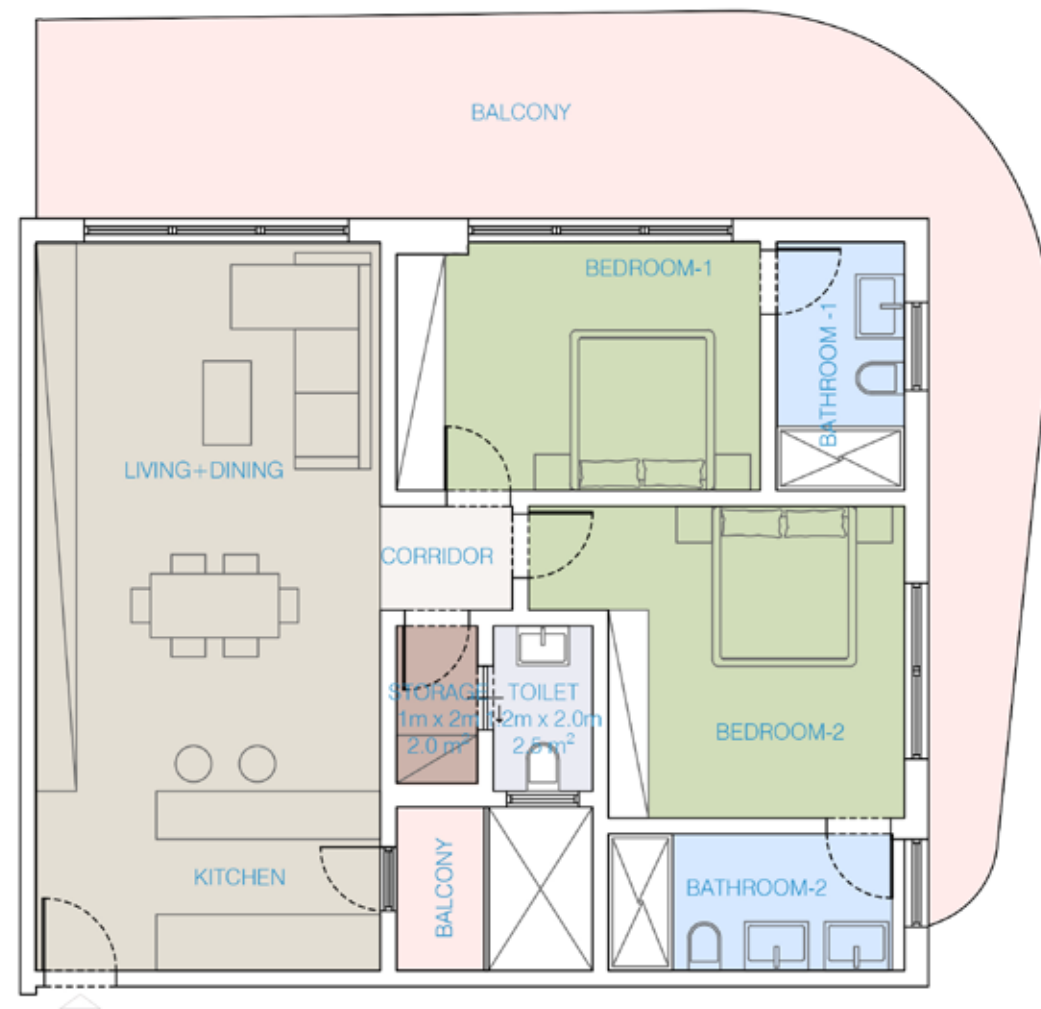


BLOCK A UNIT TYPES 2 BEDROOMS

SEMI FINISHED
WITH
KITCHEN APPLIANCES

TOTAL AREA 161 sqm
INTERNAL AREA 116 sqm
BALCONY AREA 45 sqm











LIVING+DINING +KITCHEN	9.2 m	X	4.5 m
CORRIDOR	1.4 m	X	1.8 m
BEDROOM-1	4.7 m	X	3.2 m
BEDROOM-2	4.9 m	X	4.1 m
BATH-1	1.8 m	X	3.2 m
BATH-2	3.9 m	X	1.9 m
TOILET	1.4 m	X	2.2 m
STORAGE	1.2 m	X	2.2 m
KITCHEN BALCONY	1.4 m	X	2.2 m
BALCONY AREA	2.5 m	X	15.6 m



BLOCK A UNIT TYPES 2 BEDROOMS

SEMI FINISHED
WITH
KITCHEN

TOTAL AREA	148 sqm
INTERNAL AREA	114 sqm
BALCONY AREA	34 sqm

 LIVING+DINING+KITCHEN	4.5 m X 9.2 m
 CORRIDOR	1.5 m X 1.6 m
 BEDROOM-1	3.3 m X 4.8 m
 BEDROOM-2	4.4 m X 4 m
 BATH-1	1.8 m X 3.2 m
 BATH-2	1.9 m X 3.9 m
 TOILET	1.4 m X 2.3 m
 STORAGE	1.2 m X 2.3 m
 KITCHEN BALCONY	1.25 m X 2.3 m
 BALCONY AREA	1.35 m X 22 m



BLOCK A UNIT TYPES 2 BEDROOMS

SEMI FINISHED WITH
KITCHEN APPLIANCES

TOTAL AREA
INTERNAL AREA
BALCONY AREA

139 sqm
122 sqm
17 sqm

LIVING+DINING	3.85 m X 8.4 m
CORRIDOR	1.5 m X 5.8 m
KITCHEN	2.5 m X 4.6 m
BEDROOM-1	3.4 m X 6 m
BEDROOM-2	3.25 m X 4.6 m
BATH-1	2.3 m X 2.8 m
BATH-2	2.3 m X 2.6 m
TOILET	2.3 m X 2 m
STORAGE	1.35 m X 1.4 m
BALCONY AREA	1.7 m X 8.6 m

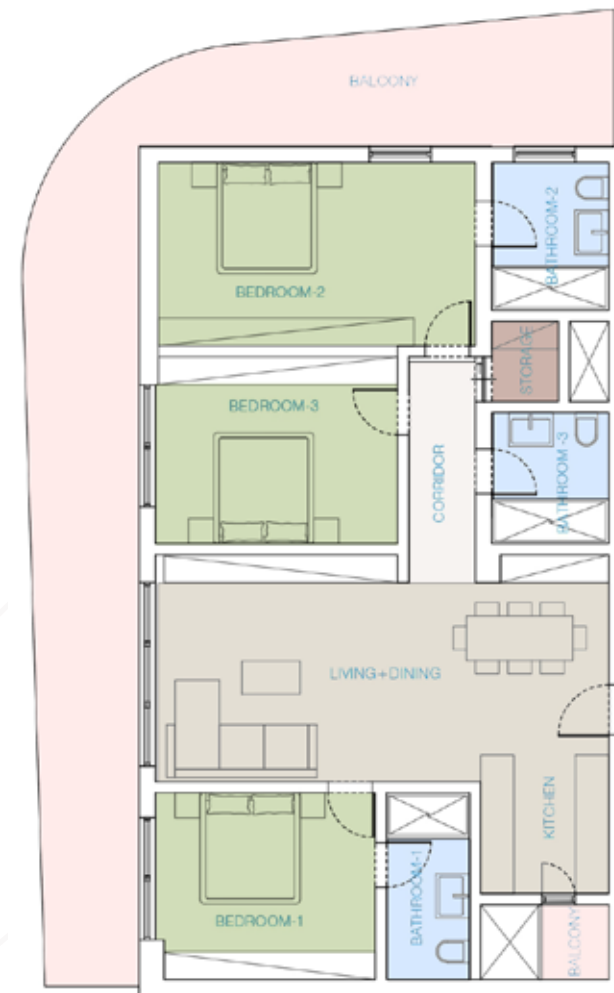


BLOCK A UNIT TYPES 3 BEDROOMS

SEMI FINISHED WITH
KITCHEN APPLIANCES

TOTAL AREA 190 sqm
INTERNAL AREA 136 sqm
BALCONY AREA 54 sqm

LIVING+DINING	8.3 m X 4.2 m
KITCHEN	2.5 m X 2.7 m
CORRIDOR	1.4 m X 3.8 m
BEDROOM-1	4.1 m X 3.5 m
BEDROOM-2	5.9 m X 3.5 m
BEDROOM-3	4.5 m X 3.5 m
BATH-1	1.7 m X 3.5 m
BATH-2	2.3 m X 2.8 m
BATH-3	2.3 m X 2.5 m
KITCHEN BALCONY	1.4 m X 1.5 m
BALCONY AREA	3 m X 15.7 m



BLOCK A UNIT TYPES DUPLEX

SEMI FINISHED
WITH
KITCHEN

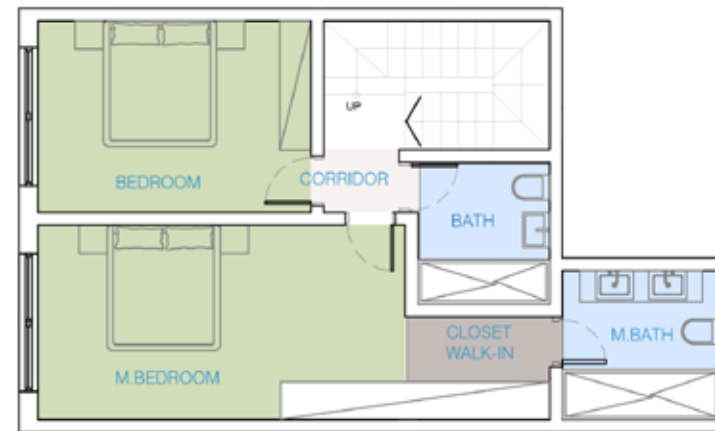
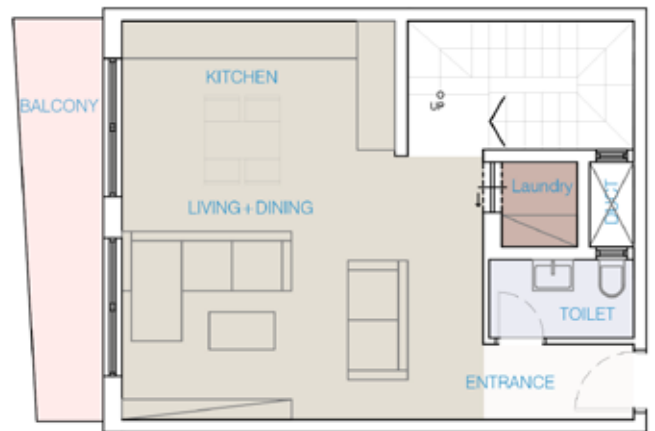
TOTAL AREA 333 sqm
INTERNAL AREA 293 sqm
BALCONY AREA 40 sqm

ENTRANCE	2.45m X 2.00m
LIVING+DINING	7.90m X 6.20m
KITCHEN	4.55m X 3.80m
KITCHEN BALCONY	1.44m X 1.25m
BALCONY 01	15.1m X 1.04m
BALCONY 02	8.55m X 2.73m
MAID	2.45m X 2.40m
MAID BATH	2.45m X 1.75m
TOILET	2.35m X 1.75m
STORAGE	1.45m X 1.45m
BEDROOM	6.20m X 3.45m
BATH	2.80m X 2.35m
STAIRS	3.35m X 2.45m
CORRIDOR	7.45m X 3.75m
M. BEDROOM	4.80m X 4.70m
M. CLOSET WALK-IN	3.75m X 2.20m
M. BATH	2.70m X 3.50m
BEDROOM 01	4.80m X 3.75m
CLOSET WALK-IN 01	2.50m X 1.90m
BATH 01	2.50m X 2.90m
STORAGE LAUNDRY	3.09m X 2.35m
BEDROOM 02	6.20m X 4.25m
BATH 02	2.92m X 2.35m



BLOCK A UNIT TYPES DUPLEX

SEMI FINISHED WITH
KITCHEN APPLIANCES



TOTAL AREA 147 sqm
INTERNAL AREA 138 sqm
BALCONY AREA 9 sqm

ENTRANCE	2.55m X 1.35m
LIVING+DINING	6.10m X 4.30m
KITCHEN	4.75m X 2.25m
BALCONY	6.55m X 1.44m
TOILET	2.45m X 1.40m
LAUNDRY	1.55m X 1.55m
STAIRS	3.90m X 2.25m
BATH	2.50m X 2.30m
BEDROOM	4.75m X 3.25m
M. BEDROOM	6.15m X 3.30m
CLOSET WALK-IN	2.84m X 2.40m
M. BATH	2.70m X 2.58m

BLOCK A UNIT TYPES DUPLEX

SEMI FINISHED
WITH
KITCHEN
WITH
APPLIANCES

TOTAL AREA 348 sqm
INTERNAL AREA 303 sqm
BALCONY AREA 45 sqm

ENTRANCE	2.35m X 2.00m
LIVING+DINING	7.90m X 6.20m
KITCHEN	4.50m X 3.81m
KITCHEN BALCONY	1.46m X 1.15m
BALCONY 01	15.1m X 1.50m
BALCONY 02	8.55m X 2.98m
MAID	2.45m X 2.40m
MAID BATH	2.45m X 1.65m
TOILET	2.35m X 1.75m
STORAGE	1.45m X 1.45m
BEDROOM 03	6.20m X 3.45m
BATH 03	2.80m X 2.35m
STAIRS	3.33m X 2.35m
CORRIDOR	7.45m X 3.75m
M. BEDROOM	4.80m X 4.80m
M. CLOSET WALK-IN	3.75m X 2.00m
M. BATH	2.70m X 2.00m
BEDROOM 01	4.80m X 3.75m
CLOSET WALK-IN 01	2.50m X 1.90m
BATH 01	2.50m X 2.90m
STORAGE LAUNDRY	3.09m X 2.35m
BEDROOM 02	6.20m X 4.25m
BATH 02	2.92m X 2.35m

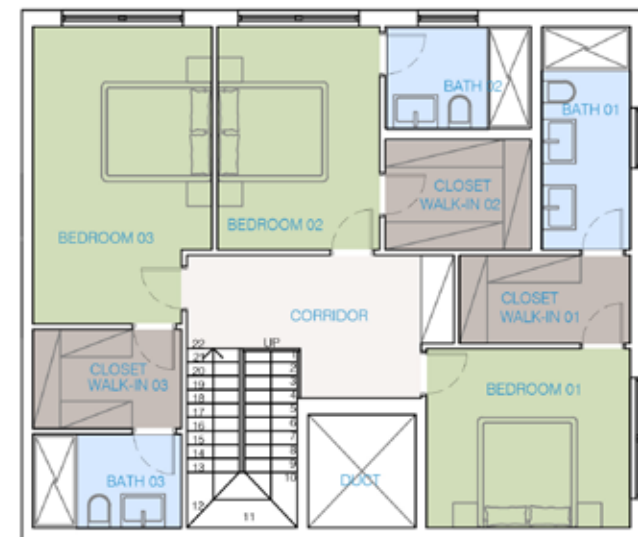
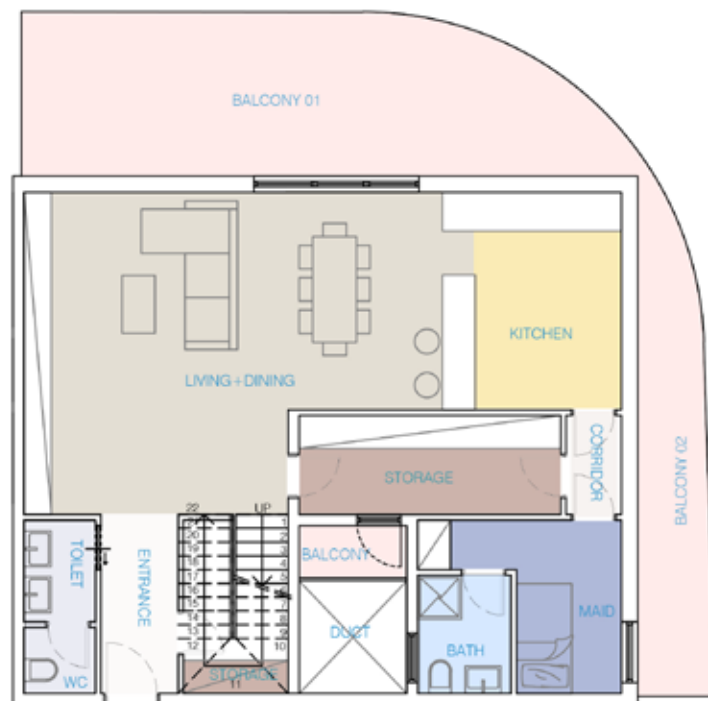


BLOCK A UNIT TYPES DUPLEX

SEMI FINISHED
WITH
KITCHEN
APPLIANCES

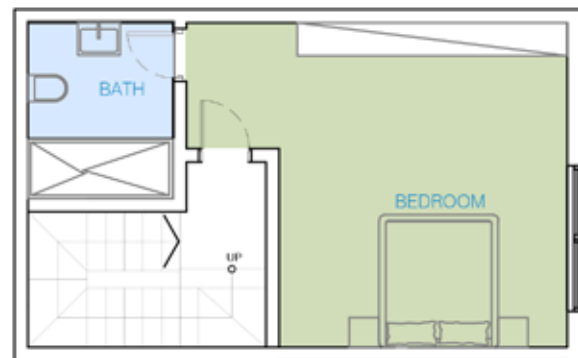
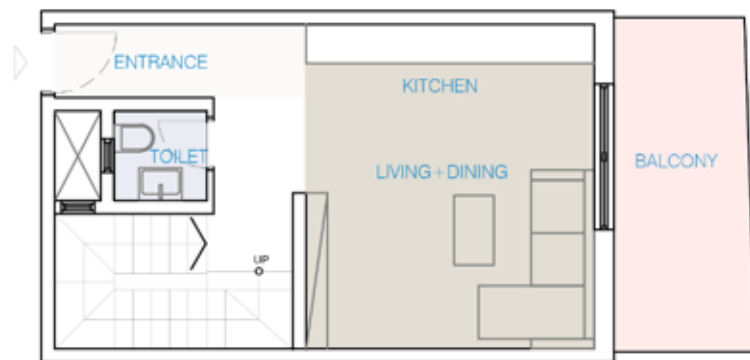
TOTAL AREA 293 sqm
INTERNAL AREA 246.5 sqm
BALCONY AREA 46.5 sqm

ENTRANCE	3.30m X 1.50m
LIVING+DINING	7.70m X 6.20m
KITCHEN	4.30m X 3.55m
KITCHEN BALCONY	2.20m X 1.10m
BALCONY 01	11.2m X 3.00m
BALCONY 02	9.45m X 1.40m
MAID	4.10m X 3.30m
MAID BATH	2.30m X 1.85m
TOILET	3.30m X 1.45m
STORAGE & CORRIDOR	6.25m X 1.90m
STORAGE & STAIRS	3.30m X 2.15m
CORRIDOR	4.95m X 2.85m
BEDROOM 03	5.75m X 3.40m
CLOSET WALK-IN 03	2.85m X 1.90m
BATH 03	2.85m X 1.85m
BEDROOM 01	4.15m X 3.40m
CLOSET WALK-IN 01	3.45m X 1.70m
BATH 01	4.40m X 2.00m
BEDROOM 02	4.40m X 3.05m
BATH 02	2.80m X 2.30m
CLOSET WALK-IN 02	2.80m X 2.15m



BLOCK A UNIT TYPES DUPLEX

SEMI FINISHED WITH
KITCHEN APPLIANCES

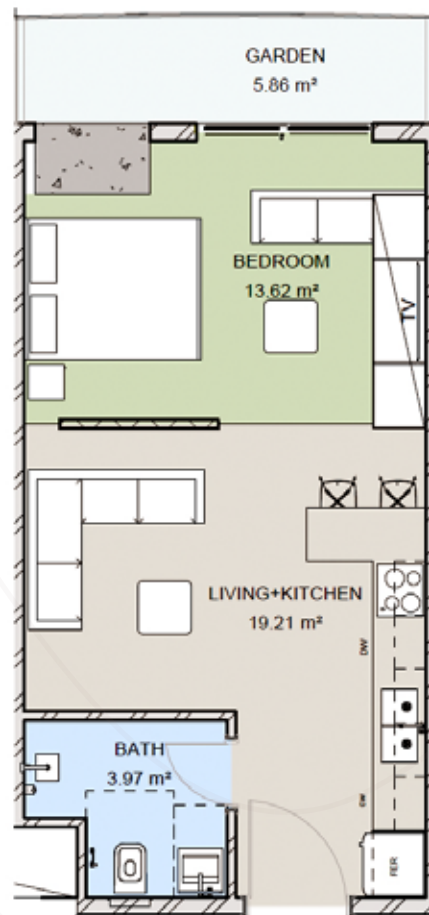


TOTAL AREA 113 sqm
INTERNAL AREA 101.5 sqm
BALCONY AREA 11.5 sqm

ENTRANCE	2.45m X 1.35m
LIVING+DINING	6.10m X 3.80m
KITCHEN	4.65m X 1.30m
BALCONY	5.05m X 2.15m
TOILET	1.55m X 1.55m
STORAGE & STAIRS	3.80m X 2.25m
BEDROOM	6.15m X 5.10m
BATH	2.85m X 2.40m
STAIRS	3.80m X 2.25m

BLOCK B UNIT TYPES LOFT

FULLY FINISHED



TOTAL AREA
INTERNAL AREA
GARDEN AREA

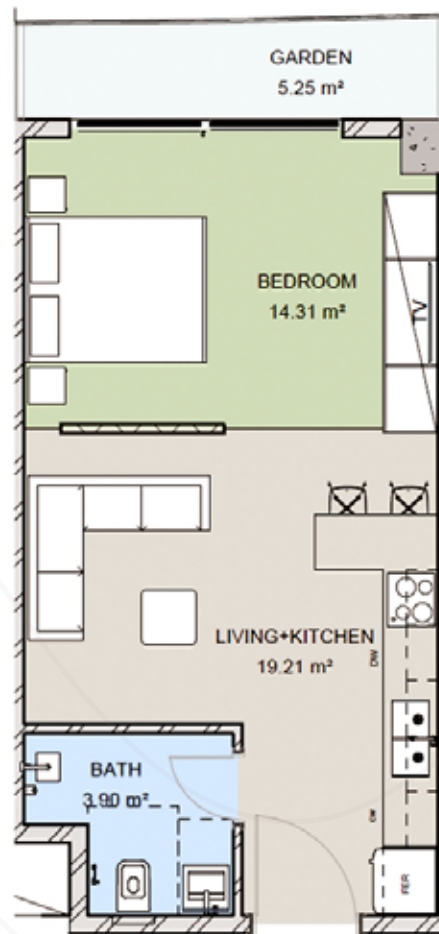
47.68 sqm
41.82 sqm
5.86 sqm

- GARDEN
- BATH
- BEDROOM
- LIVING+KITCHEN




2.30 m x 2.00 m
4.55 m x 3.20 m
4.55 m x 3.25 m

BLOCK B UNIT TYPES LOFT

FULLY FINISHED

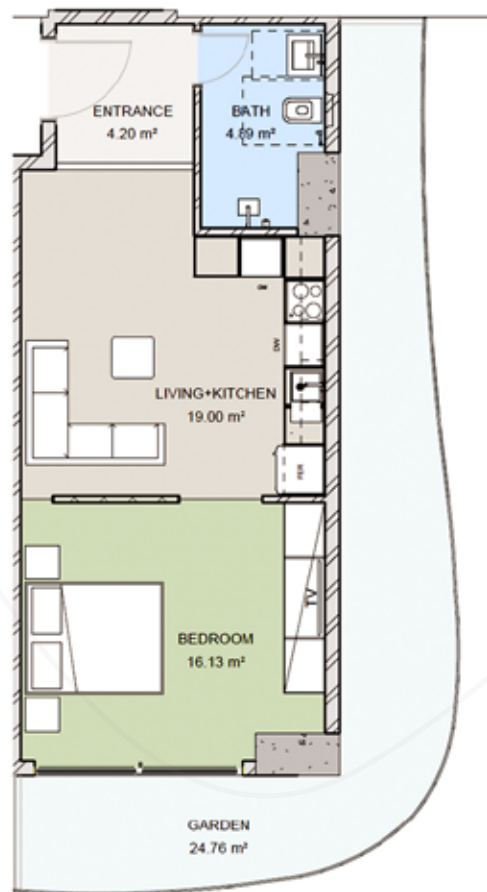


TOTAL AREA 47.16 sqm
INTERNAL AREA 41.91 sqm
GARDEN AREA 5.25 sqm

 GARDEN	2.30 m x 2.00 m
 BATH	4.55 m x 3.20 m
 BEDROOM	4.55 m x 3.25 m
 LIVING+KITCHEN	

BLOCK B UNIT TYPES LOFT

FULLY FINISHED



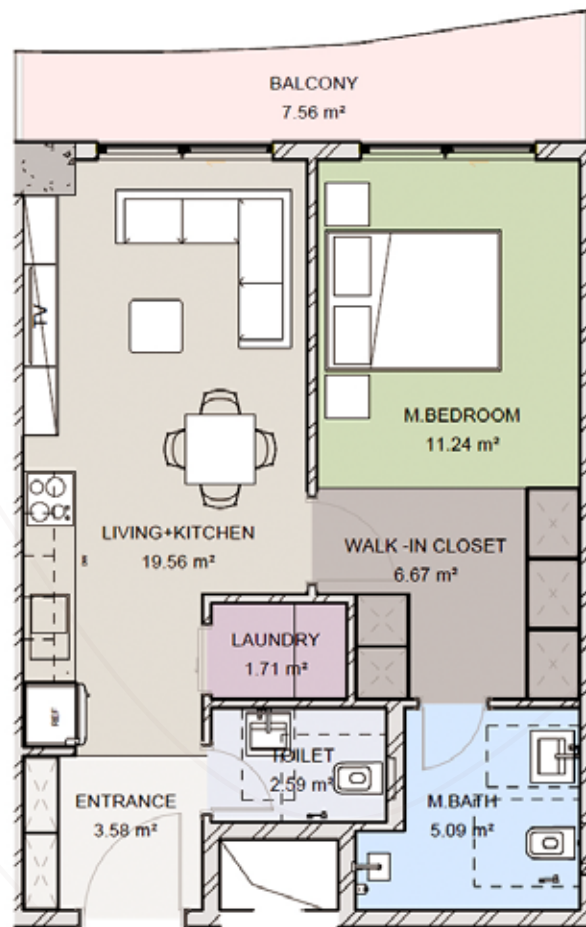
TOTAL AREA
INTERNAL AREA
GARDEN AREA

75.58 sqm
50.82 sqm
24.76 sqm

 GARDEN	1.80 m x 2.96 m
 BATH	4.40 m x 3.80 m
 BEDROOM	2.00 m x 2.10 m
 ENTRANCE	4.40 m x 4.75 m
 LIVING+KITCHEN	2.00 m x 2.10 m

BLOCK B UNIT TYPES 1 BEDROOM

FULLY FINISHED



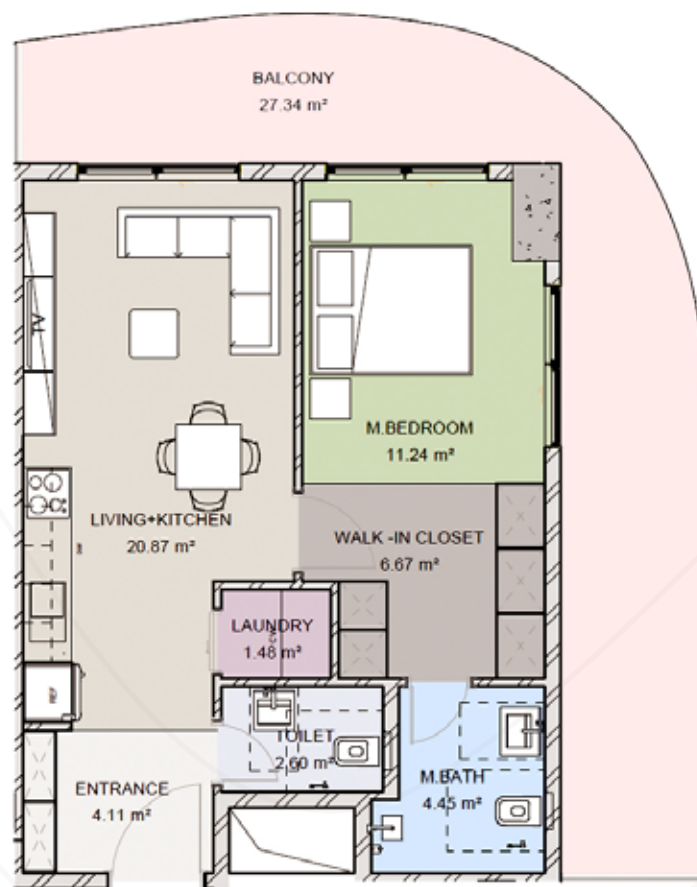
TOTAL AREA
INTERNAL AREA
BALCONY AREA

64.80 sqm
57.24 sqm
7.56 sqm

	BALCONY	
	ENTRANCE	2.05 m x 1.75 m
	LAUNDRY	1.10 m x 1.55 m
	LIVING+KITCHEN	3.25 m x 6.80 m
	M.BATH	2.30 m x 2.00 m
	M.BEDROOM	3.00 m x 3.75 m
	TOILET	1.30 m x 2.00 m
	WALK-IN CLOSET	2.55 m x 2.40 m

BLOCK B UNIT TYPES 1 BEDROOM

FULLY FINISHED



TOTAL AREA
INTERNAL AREA
BALCONY AREA

85.93 sqm
58.59 sqm
27.34 sqm

BALCONY	
ENTRANCE	2.05 m x 1.75 m
LAUNDRY	1.10 m x 1.55 m
LIVING+KITCHEN	3.25 m x 6.80 m
M.BATH	2.30 m x 2.00 m
M.BEDROOM	3.00 m x 3.75 m
TOILET	1.30 m x 2.00 m
WALK -IN CLOSET	2.55 m x 2.40 m

BLOCK B UNIT TYPES 1 BEDROOM

FULLY FINISHED



TOTAL AREA
INTERNAL AREA
BALCONY AREA

85.12 sq
76.54 sq
8.58 sq

BALCONY	2.15 m x 1.50 m
ENTRANCE	2.15 m x 3.25 m
KITCHEN	3.65 m x 9.05 m
LIVING+DINING	2.70 m x 1.80 m
M.BATH	5.00 m x 2.70 m
M.BEDROOM	1.40 m x 1.80 m
TOILET	1.50 m x 2.70 m
WALK-IN CLOSET	

BLOCK B UNIT TYPES 2 BEDROOMS

FULLY FINISHED



TOTAL AREA
INTERNAL AREA
BALCONY AREA

99.72 sqm
89.12 sqm
10.60 sqm

■ BALCONY	
■ CORRIDOR	3.50 m x 1.20 m
■ ENTRANCE	2.05 m x 2.45 m
■ KITCHEN	2.15 m x 4.75 m
■ LAUNDRY	1.80 m x 2.40 m
■ LIVING+DINING	3.80 m x 6.05 m
■ M.BATH	1.75 m x 2.80 m
■ M.BEDROOM	3.05 m x 5.55 m
■ STORAGE	1.60 m x 1.40 m
■ TOILET	1.60 m x 2.40 m
■ WALK-IN CLOSET	1.75 m x 2.00 m

BLOCK B UNIT TYPES 2 BEDROOMS

FULLY FINISHED



TOTAL AREA
INTERNAL AREA
BALCONY AREA

95.74 sqm
83.09 sqm
12.65 sqm

BALCONY	
BATH	2.60 m x 1.95 m
BEDROOM	2.60 m x 4.55 m
CORRIDOR	4.05 m x 1.20 m
ENTRANCE	1.90 m x 2.00 m
LAUNDRY	1.60 m x 1.25 m
LIVING+KITCHEN	3.60 m x 6.85 m
M.BATH	1.70 m x 2.60 m
M.BEDROOM	2.90 m x 4.55 m
TOILET	1.60 m x 2.00 m
WALK -IN CLOSET	1.55 m x 2.50 m

BLOCK B UNIT TYPES 2 BEDROOMS

FULLY FINISHED



TOTAL AREA
INTERNAL AREA
BALCONY AREA

129.32 sqm
93.33 sqm
35.99 sqm

	BALCONY	
	BATH	2.50 m x 1.60 m
	BEDROOM	2.60 m x 4.65 m
	CORRIDOR	3.75 m x 1.20 m
	ENTRANCE	1.80 m x 1.90 m
	LAUNDRY	2.50 m x 1.35 m
	LIVING+KITCHEN	8.75 m x 3.55 m
	M.BATH	2.50 m x 1.90 m
	M.BEDROOM	2.80 m x 4.65 m
	TOILET	1.60 m x 2.00 m
	WALK-IN CLOSET	2.50 m x 1.40 m

BLOCK B UNIT TYPES 2 BEDROOMS

FULLY FINISHED



TOTAL AREA
INTERNAL AREA
BALCONY AREA

134.11 sqm
109.00 sqm
25.11 sqm

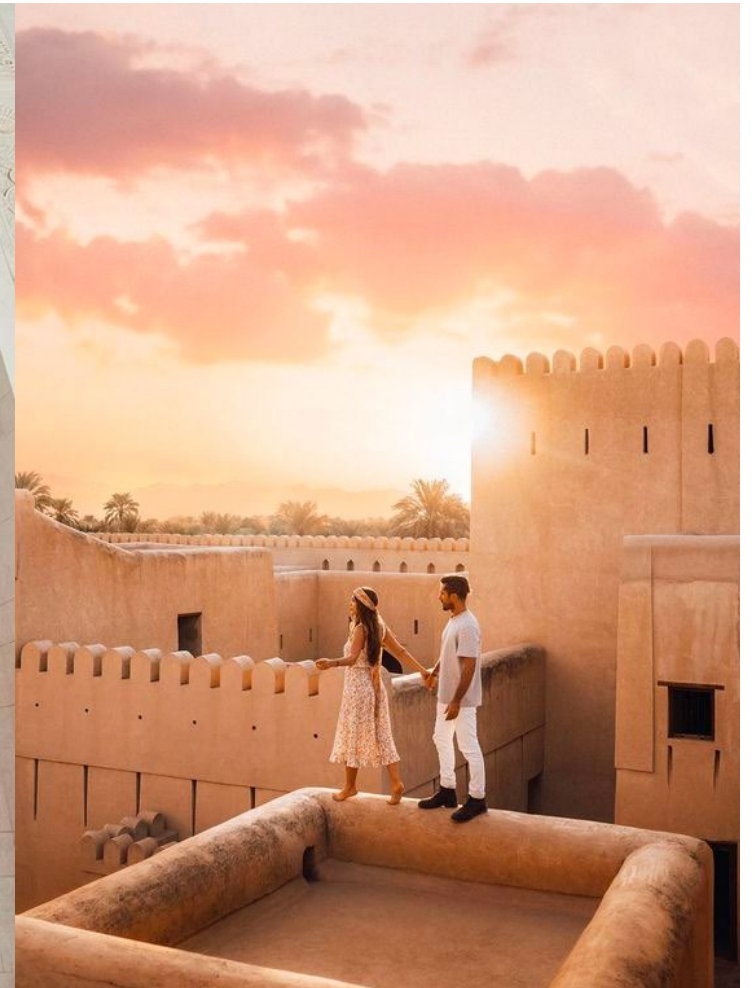
BALCONY	3.25 m x 2.95 m
CORRIDOR	2.40 m x 2.60 m
ENTRANCE	1.65 m x 2.65 m
LAUNDRY	6.00 m x 5.15 m
LIVING+KITCHEN	1.60 m x 2.70 m
M.BATH	2.65 m x 1.75 m
M.BATH 01	4.20 m x 2.95 m
M.BEDROOM	4.10 m x 2.95 m
M.BEDROOM 01	1.50 m x 2.20 m
TOILET	2.70 m x 1.10 m
WALK-IN CLOSET	2.65 m x 1.10 m
WALK-IN CLOSET 01	

OWNERS RESIDENCY



We proudly offer our owners, with every unit in Uptown Muscat that they

buy, a Omani residency visa. This allows new residents and investors to benefit from residency. It also allows the inheritance of the property by the owner's successors in accordance with their national laws, independent of Omani rules. As well as, as an owner, you will get the chance to get driving license, access to the Omani banks and health insurance too.



DEVELOPED BY
WUJHA
DEVELOPMENT

ABOUT WUJHA

Wujha for Development and Investment is one of the most prominent real estate development companies in the Omani market. The company has succeeded in consolidating its leadership in the real estate development sector in the Sultanate of Oman over more than ten years, thanks to the strategic approach adopted by the company, whose main axes are crystallized to introduce a new concept of modern lifestyle that benefits customers directly and contributes to maximizing positive returns for investors alike. The company is distinguished by its diverse land portfolio in terms of its geographical distribution, as well as a portfolio of real estate assets located in the company's various projects, in addition to the strength of its financial position, as well as its laws and other factors that support the company's ability to maximize the positive returns for all relevant parties.

WE DEVELOPED
MORE THAN
PROJECTS

19

DELIVERED MORE THAN
RESIDENTIAL &
COMMERCIAL UNITS

900

LAUNCHED MORE THAN
RESIDENTIAL &
COMMERCIAL UNITS

1,800

WE DEVELOPED
MORE THAN

165,000 m²



INSPIRED FROM NATURE TO FUTURE

WUJHA

DEVELOPMENT