



DESTINATION FOR ALL





"AND IT IS OUR BELIEF IN THE IMPORTANCE OF THE TOURISM SECTOR AS BEING AN EVOLUTIONARY INDUSTRY WORLDWIDE.

WHERE IT HAS BECOME ONE OF THE ESSENTIAL FACTORS TO THE REVENUE IN MANY DEVELOPED COUN-TRIES. AND BECAUSE OF THE BLESSED DIVERSITY OF ENVIRONMENTAL AND GEOGRAPHICAL ELEMENTS BESTOWED BY ALLAH UPON OUR BELOVED COUNTRY, WE DEFINITELY COULD MAKE IT ONE OF THE MAIN HUBS.

FOR THAT PURPOSE IN THE REGION, WE DECIDED TO ESTABLISH A RELEVANT MINISTRY WITH THIS VITAL SECTOR NAMELY THE MINISTRY OF TOURISM.

WE HOPE THAT THOSE WHO ARE IN-CHARGE SHALL MOVE QUICKLY TO ADOPT THE PROCEDURES AND THOUGHTFUL STEPS ENSURING ITS DEVELOPMENT IN THE NEAR FUTURE, IN COORDINATION WITH THE OTHER COMPETENT GOVERNMENT AUTHORITIES AND THE PRIVATE SECTOR".

HIS MAJESTY. SULTAN QABOOS BIN SAID

ABOUT OMAN



Oman's history tells stories of heroism, courage, wisdom, patriotism, love and devotion to homeland. This brings us closer to understanding the richness of the Omani cultural experience which has contributed to the building of modern Oman.

Oman's strategic location has played a major role in resolving regional conflicts. Oman overlooks the Arabian Sea, the Sea of Oman and the Arabian Gulf. It also controls the Strait of Hormuz, which is one of the most important facilities in the region, linking the Sea of Oman with the Arabian Gulf. The Strait of Hormuz is a gateway to all ships coming from the Indian Ocean and Arabian Sea.

Muscat Governorate, the Capital City, is considered the pulsating heart of Oman. The visitor to Muscat can view the wonderful variety of nature: golden beaches, mountainous heights; and golden sand dunes.

Perhaps what is striking about Muscat Governorate and its states is the breathtaking combination of cultural heritage and modern style.

One can see houses, gates, souqs, small shops; and winding roads redolent of authentic history, side by side with modern markets, shops, buildings, and streets stamped with modern architecture.

This allows Oman to preserve its historic character and at the same time enjoy its contemporary spirit. Muscat is renowned as one of the cleanest capital cities, and has gained the honour of winning the Cleanest Arab City Contest several consecutive times.







The Ministry's mission is to facilitate and enhance economic diversification, preservation of cultural integrity and protection of the environment of the Sultanate of Oman.





Its vision is to develop Tourism in the Sultanate of Oman as an important and sustainable socioeconomic sector in a manner that reflects the Sultanate's historic, cultural and natural heritage and ethos of traditional hospitality.

MINISTRY OF TOURISM IS THE OFFICIAL PARTNER OF PALM MALL MUSCAT PROJECT



DEVELOPER





BUILDING DREAMS INTO REALITY Al Jarwani Group, is a highly diversified group having multiple worldclass Residential, Commercial and Lifestyle project developments in its portfolio.

The group specializes in creating world-class integrated Commercial, Residential, Tourism and Ware-houses Spaces; and has an escalating presence in the lifestyle domain.

It is among the new breed of enterprises that are consciously and strategically placed to take advantage of the increasing world-wide interest in Oman as a business and leisure destination.





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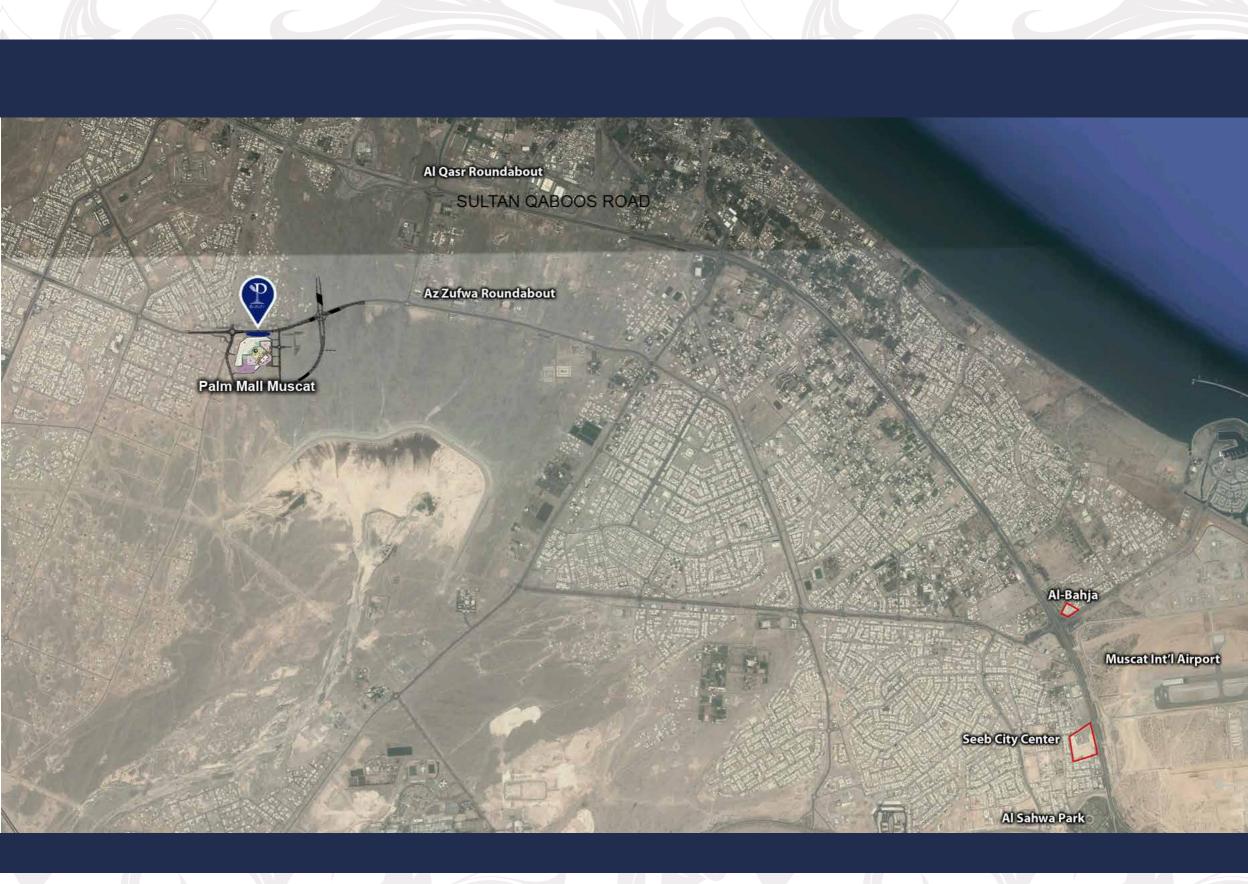


LOCATION

EASILY ACCESSIBLE

Palm Mall Muscat is located in the most populated Wilayat of the Capital Muscat, the Wilayat of Seeb; and only 14 KM northwest of Muscat airport. The Property is located in Al Khair street, to the west of the established residential area of Mabella. Two primary arterial roadways crossing the wilayat of Seeb, Al Seeb Street to the north and Muscat Expressway to the south, gives easy access to the site.

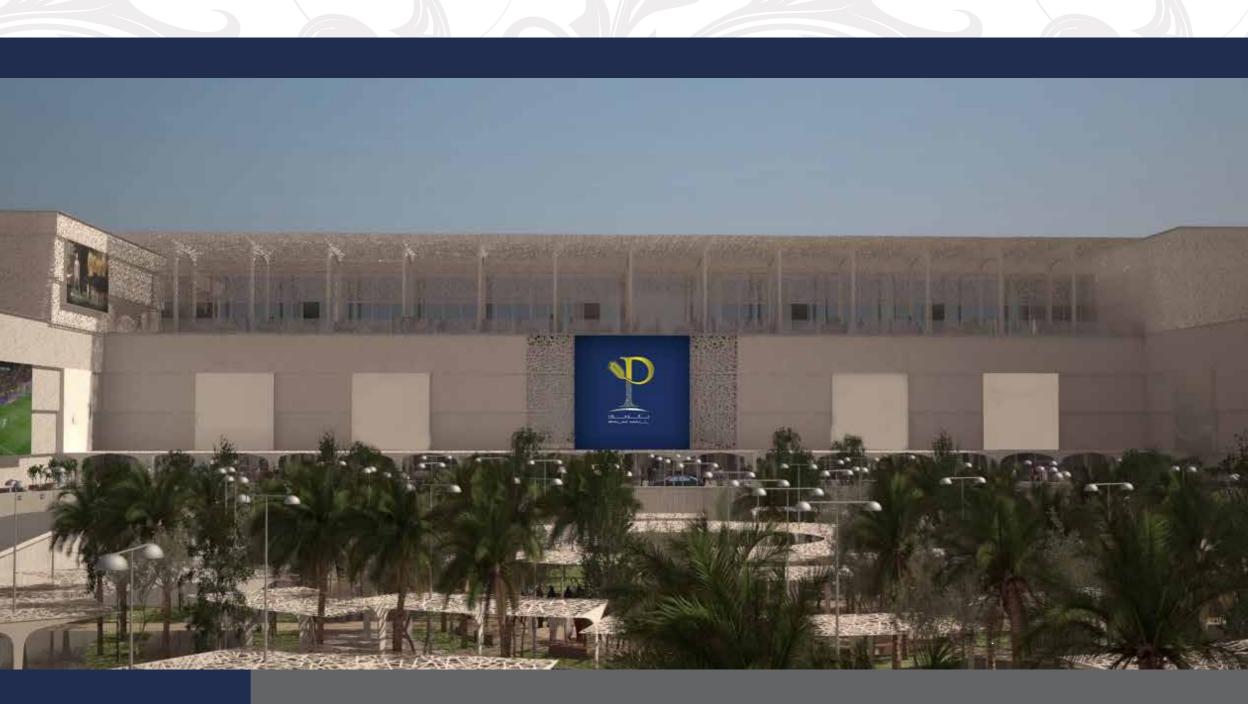






DESTINATION FOR ALL





Al Jarwani Group, yet again is in the making of a new mile stone project. Al Jarwani Group's vision is to create a destination that would bring all walks of people under one roof to celebrate the everyday walk of life.



A SIGNATURE PROPERTY BY AL JARWANI GROUP

PROJECT BRIEF

- Project Location: AI Seeb, AI Khair Street, Mabella South
- Total BUA: 200,000 Sq.M
- Retail units: 170 Units
- Three Major Anchor tenants
- Entertainment Zone:
 - -Snow Village: 5000 Sq.M on the third level with various snow based rides & adventures
 - -Vox Cinema: Total Leased area of the Cinema is 5,000 Sq.M operating 12 screens (4DX + Premium & 10 Screens) managed by VOX Cinemas
 -Oman Aquarium : First of its kind in Oman - 7000 Sq.M in 2 Floors
 -Family Entertainment center: 5000 Sq.M, Entertainment for all age group.
- Food Court & Casual Dining: Amazing range of cuisine In an area of 7000 Sq.M.
- 4 Star Hotel & Branded Residences: It will be attached to the Mall BUA of 35,000 Sq.M





FAMILY ENTERTAINMENT ZONE

Fun for M

Entertainment is a strong element consisting of Aquarium, Family Entertainment Zone, Cinemas, Snow Village, Food Court and Casual Dining which form an integral part of the Palm Mall Design.



OMAN AQUARIUM



To compliment the entertainment quotient of the Mall, Oman Aquarium is developed in two floors comprising 7000 Sq.M AAT an Australian company is one of the pioneers in water theme parks developing this aquarium.

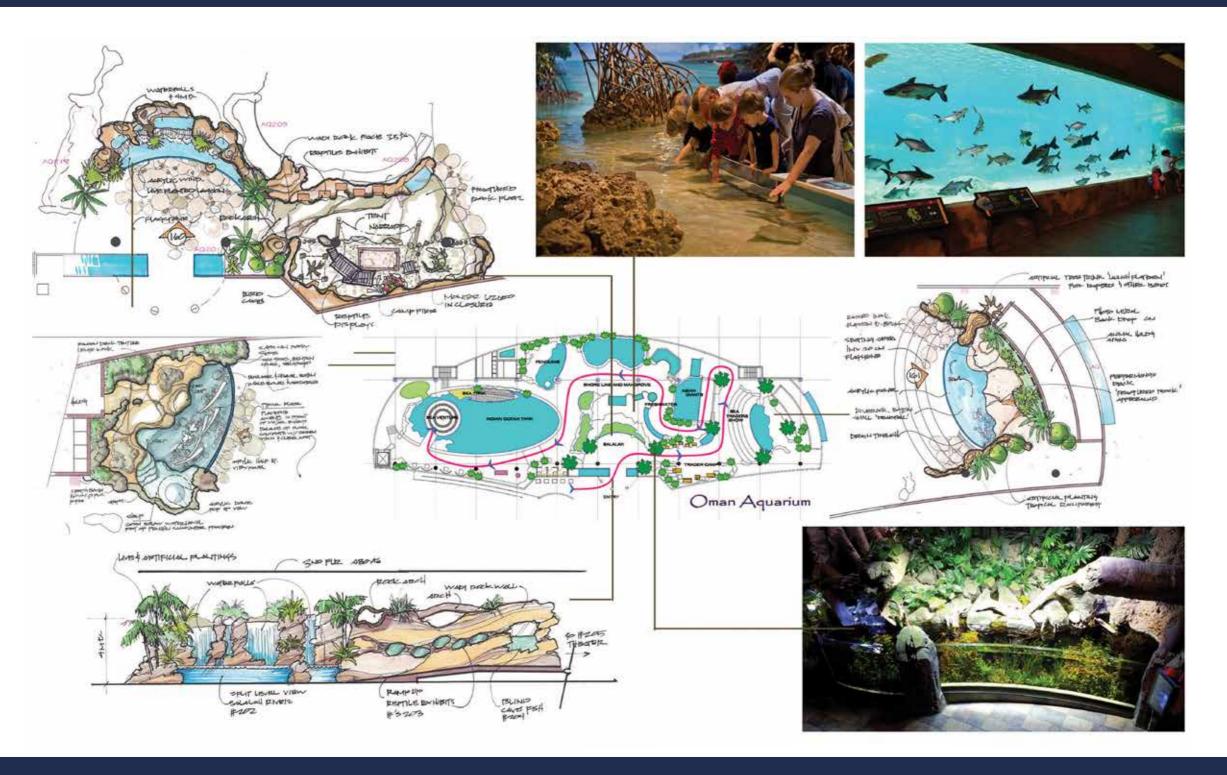


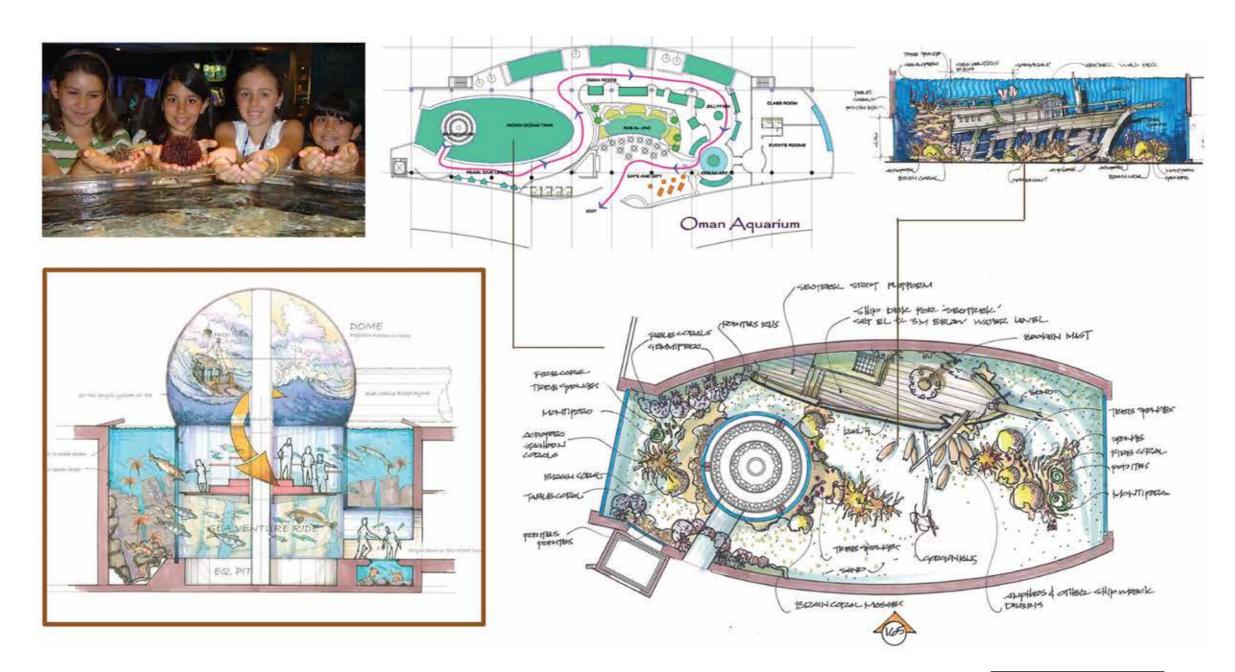
Oman Aquarium

Oman Aquarium will showcase the marine eco-system found just off shore of oman, offering a view usualy enjoyed by those brave enough to do scuba diving.

It will also help the children to better understand & appreciate the uniqueness of oman's flora & fauna.

AQUARIUM ZONE



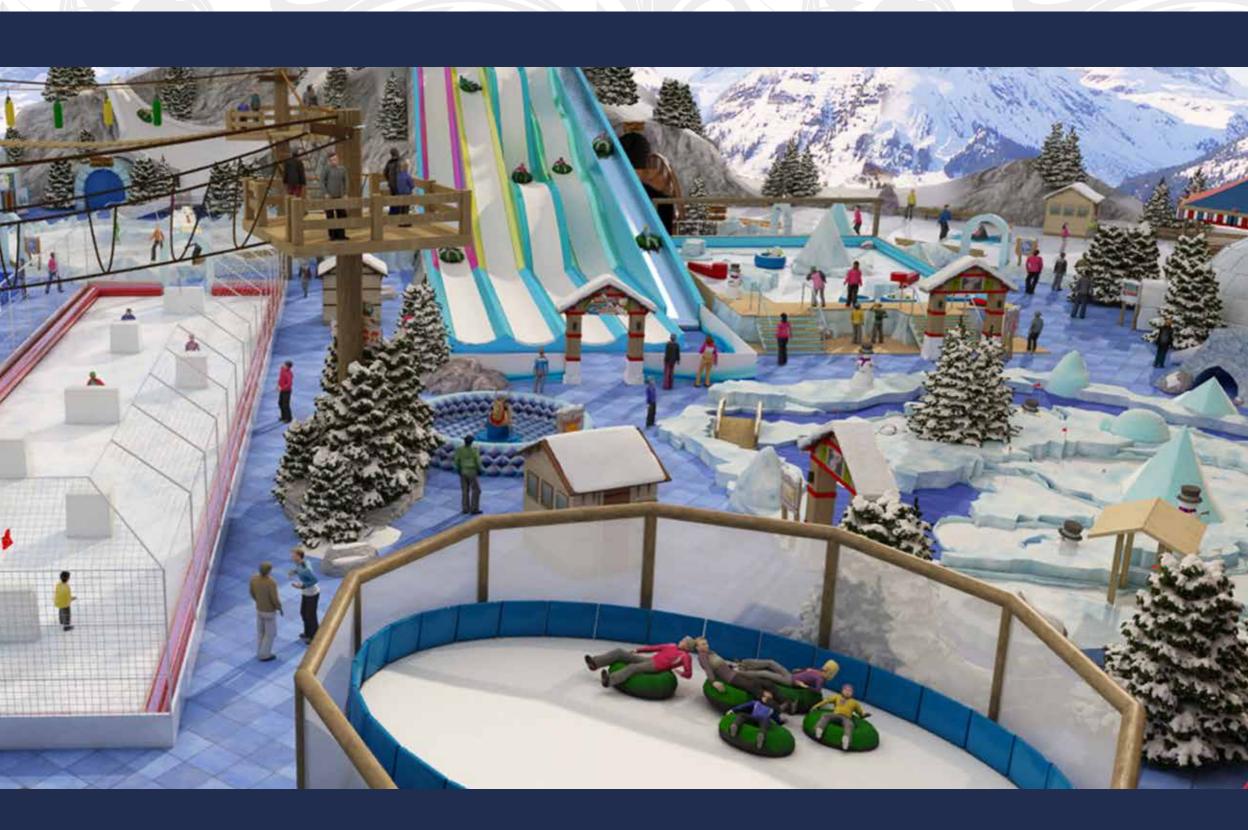


Images for illustration purpose

SNOW VILLAGE







FAMILY ENTERTAINMENT CENTER

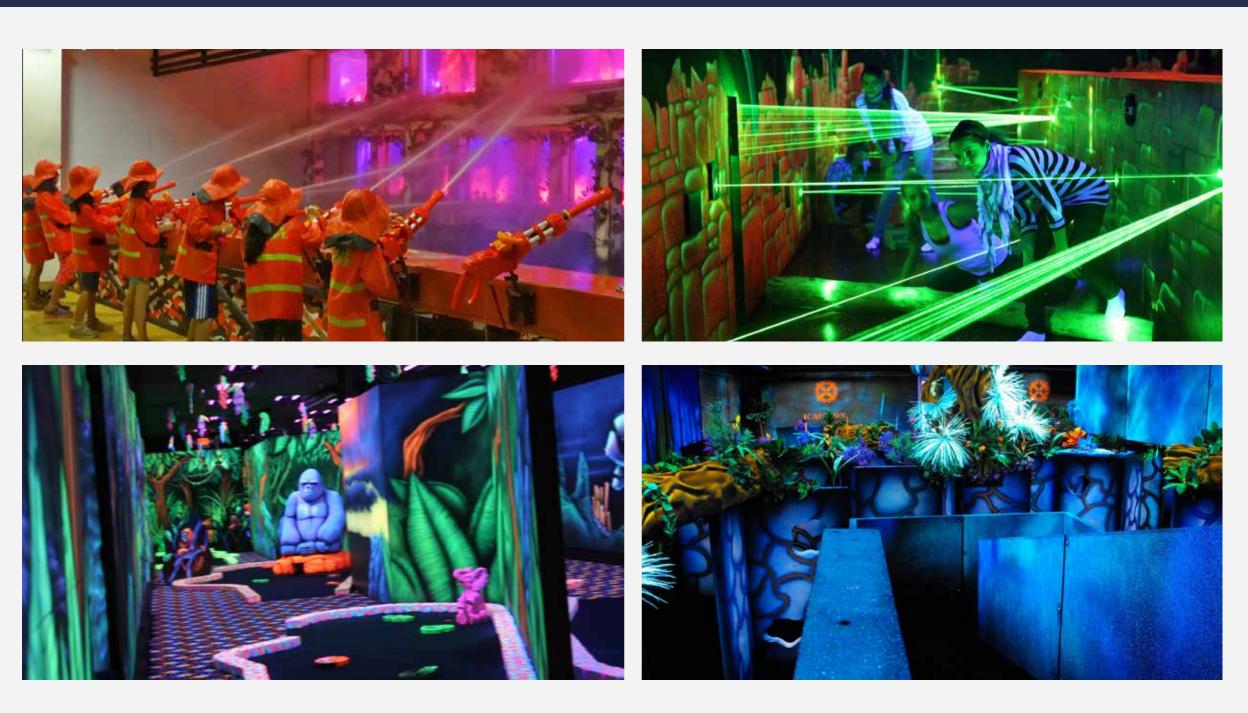
The Family Entertainment Centre Leased area is approximately 4,350 Sq.M

We aspire to create benchmark family entertainment designations that caters wholesome family fun for everyone and from all age groups/ categories at our Palm Mall Muscat.









CINEMA



VOX Cinemas is owned & operated by Majid Al Futtaim Cinemas, which is the cinema arm of the wider Majid Al Futtaim Venture Group of businesses. VOX Cinema has currently 68 screens across seven locations in the United Arab of Emirates & they are the leaders in the Concept of Luxury Cinemas.

Total Leased area of the Cinema is 5,000 Sq.M operating 12 screens (4DX + Gold Class & 10 Screens) managed by VOX Cinemas.









FOOD COURT



Food-Court at 3rd Floor accessible from both Family Entertainment Centre and the Cinema areas - 7000 Sq.M





SHOPPING



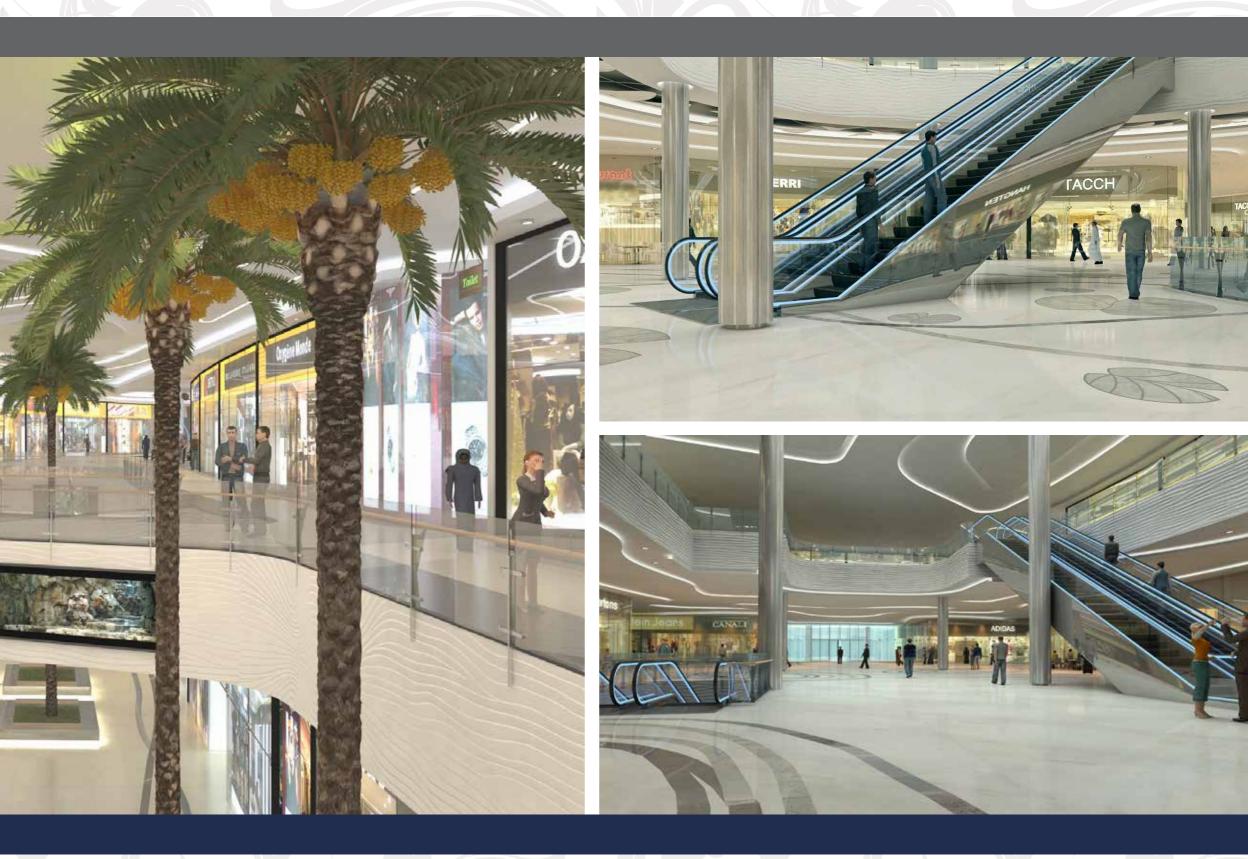


SIGNATURE STORES

The key component of this amazingly designed Project comprise of development of lifestyle retail with an approximate GLA of 83,000 Sq.M. The Retail offer consists of line stores, food & beverage along with major & mini anchor units.







HYPERMARKET

Lulu, part of EMKE group, is one of the largest growing hypermarket & supermarket chain in the middle east.

Lulu plans to open & operate its largest retail space in Oman of a total leased area of 20,000 Sq.M in this Project.













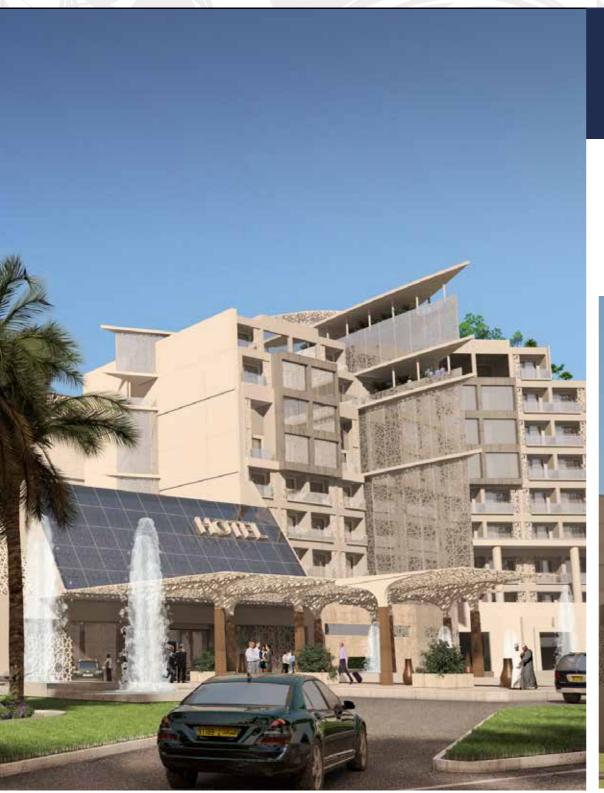


Four star Hotels will be developed, which will be connected to the Mall & basically offer a total inventory of 150 keys

The hotel development would be operated by prominent international Operator.



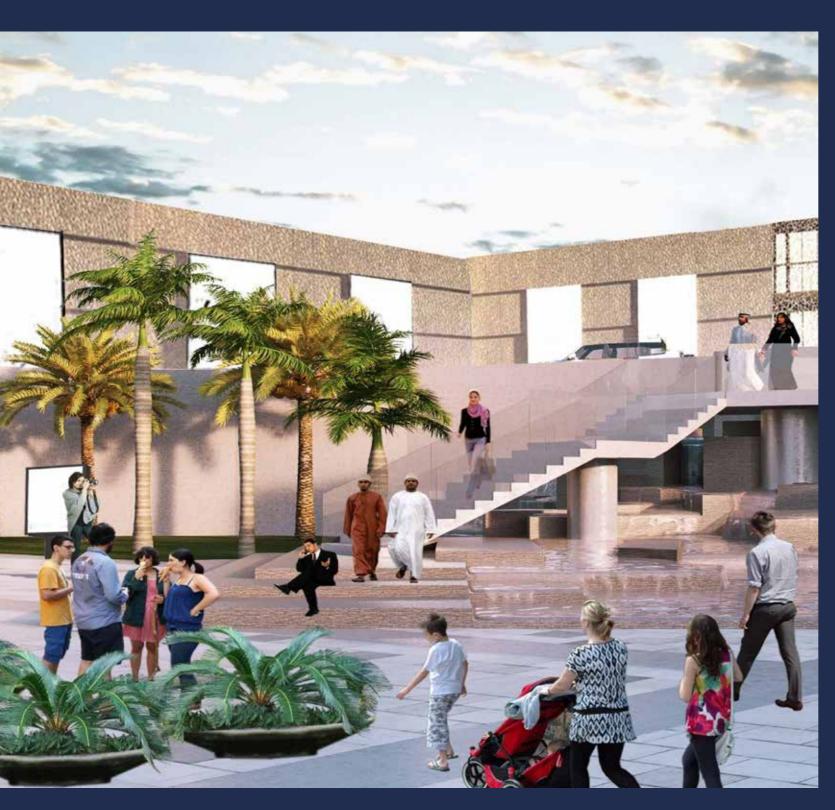




BRANDED RESIDENCES

Branded serviced apartments also form an integral part of the development with 75 units

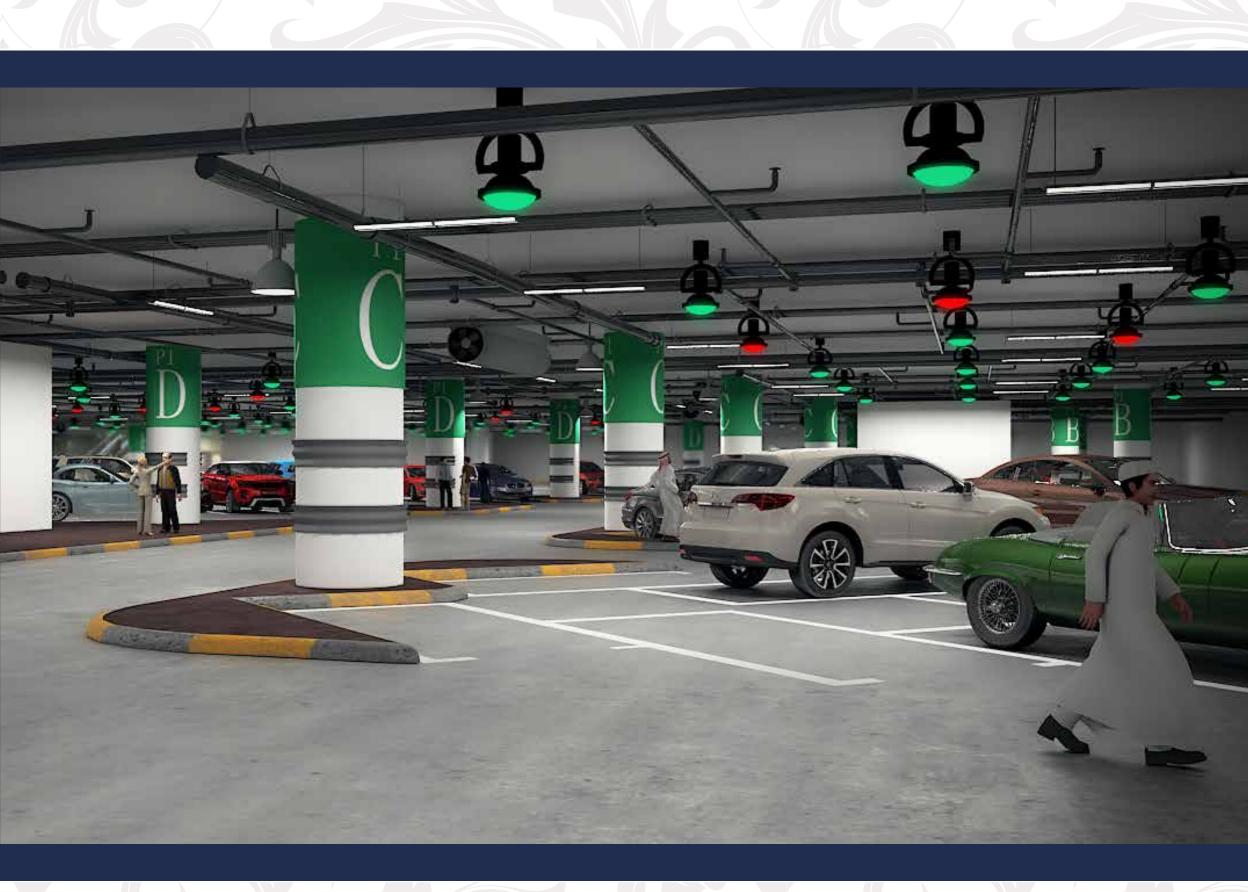




This unique Project is designed by EIDC to reflect the rich heritage combined with the modern features of Oman and will remain the Capital's Landmark for many years to come.

Our main aim is to create a series of distinct spaces, structured in a strategic pattern to play different role- be it shopping, family entertainment or to more experience focused areas providing an integrated experience to the community, national & international Tourist who will be visiting the Capital.

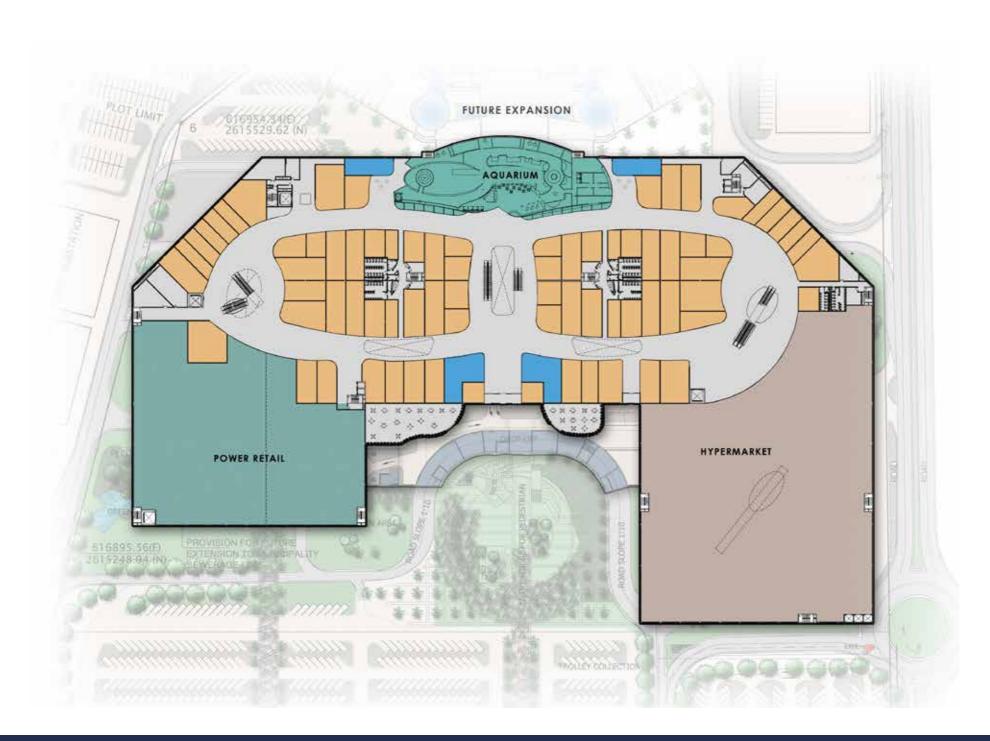
We are determined to reflect the architectural characters that will best portrait the authentic Oman to its modern & progressive out-look.



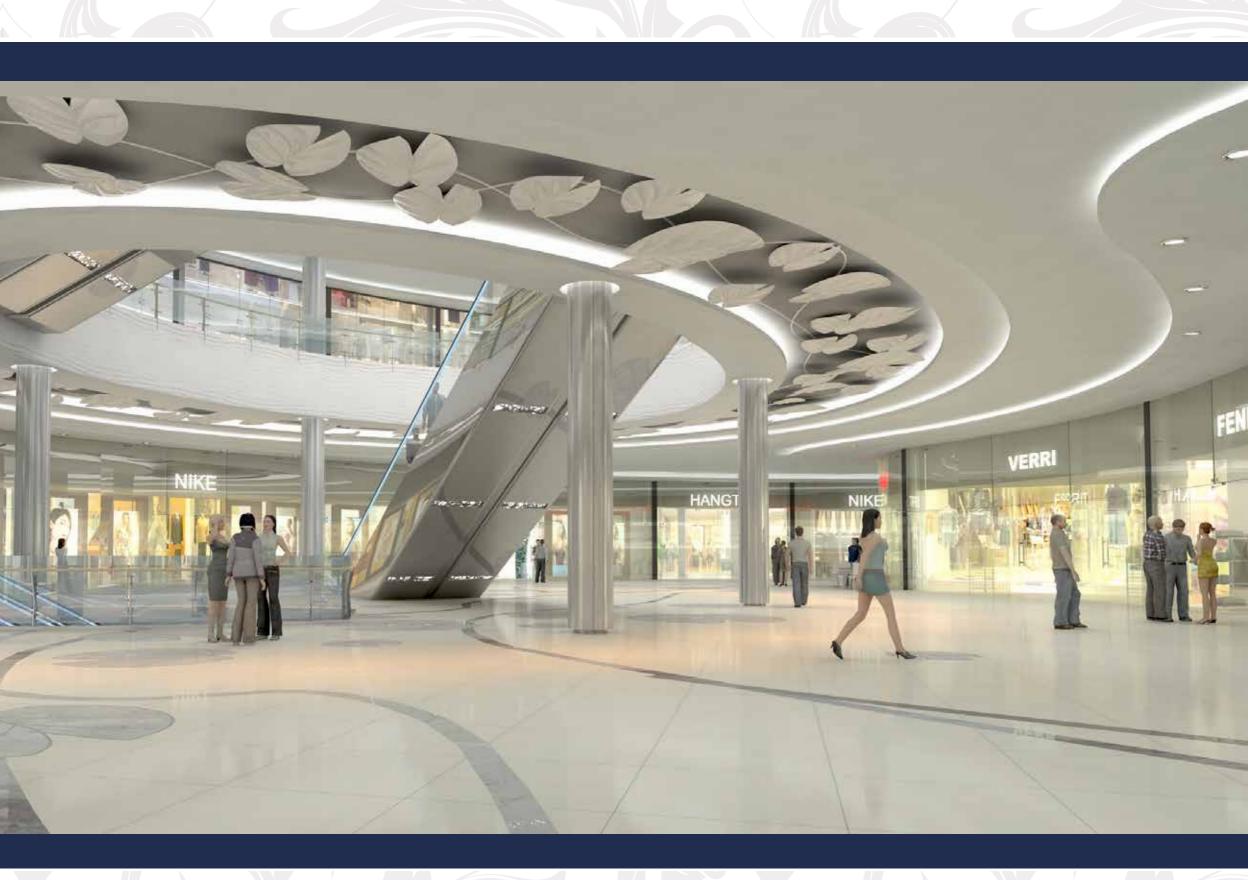




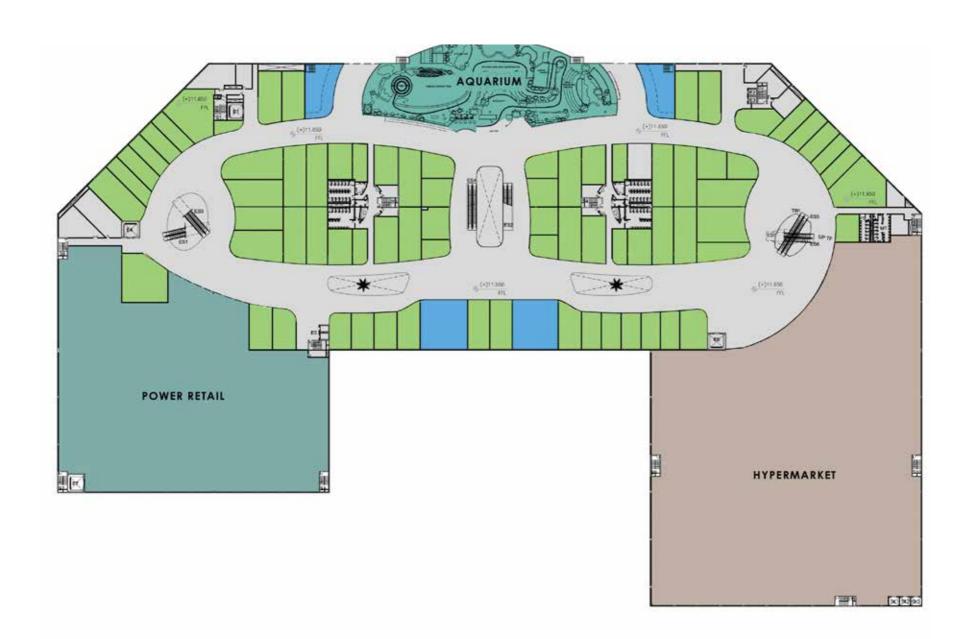
FIRST FLOOR



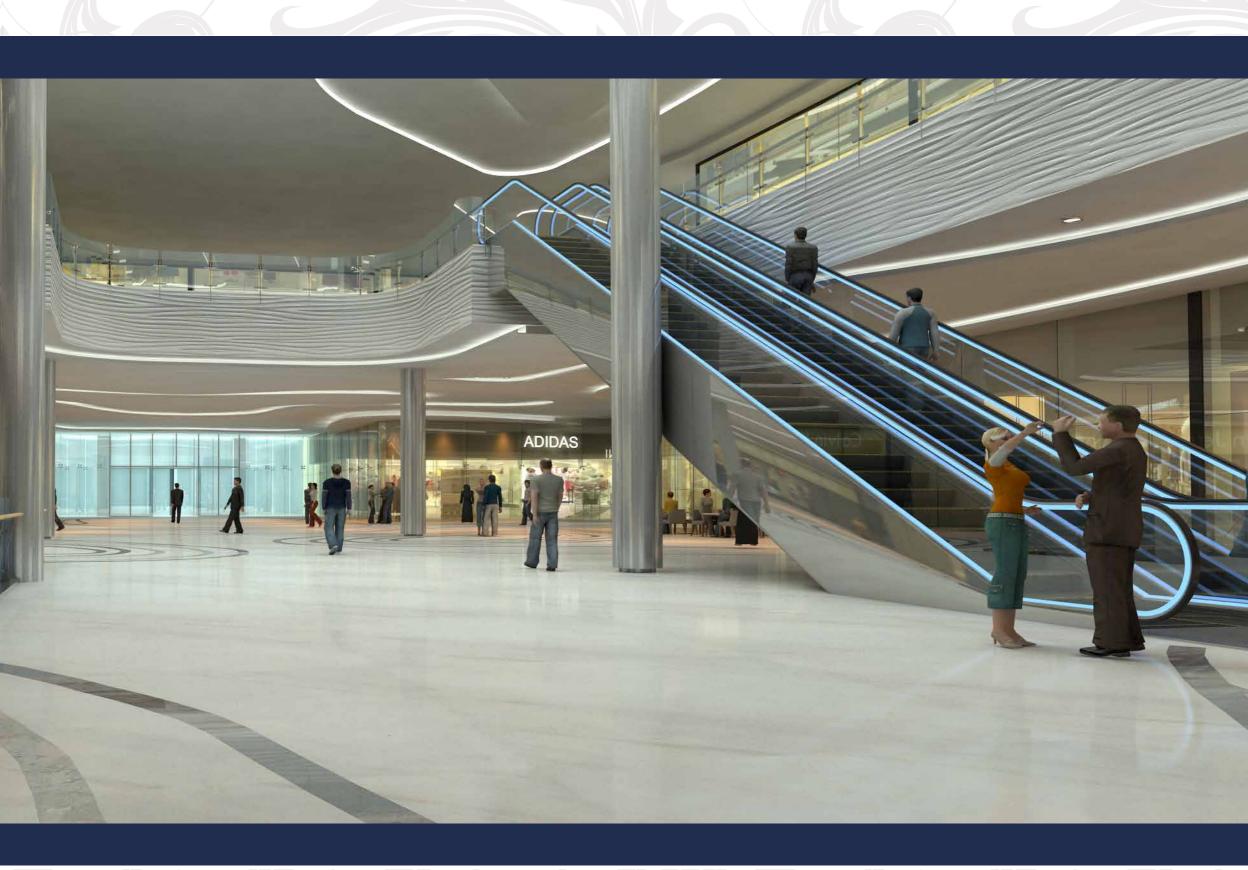




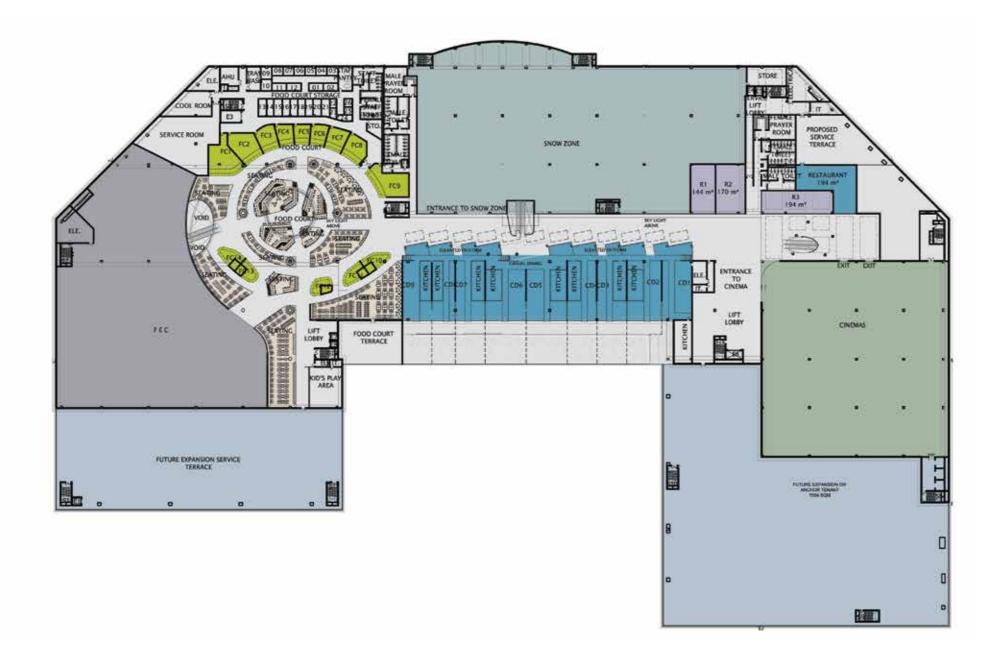
SECOND FLOOR







THIRD FLOOR







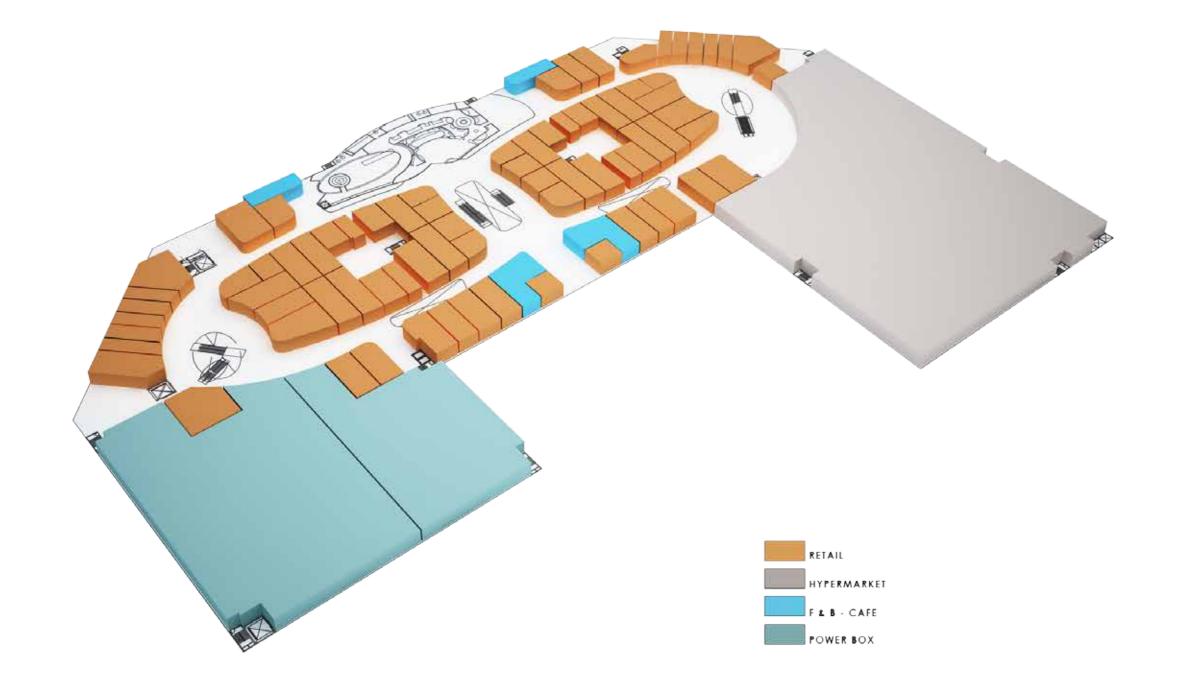
ARTISTIC VIEW





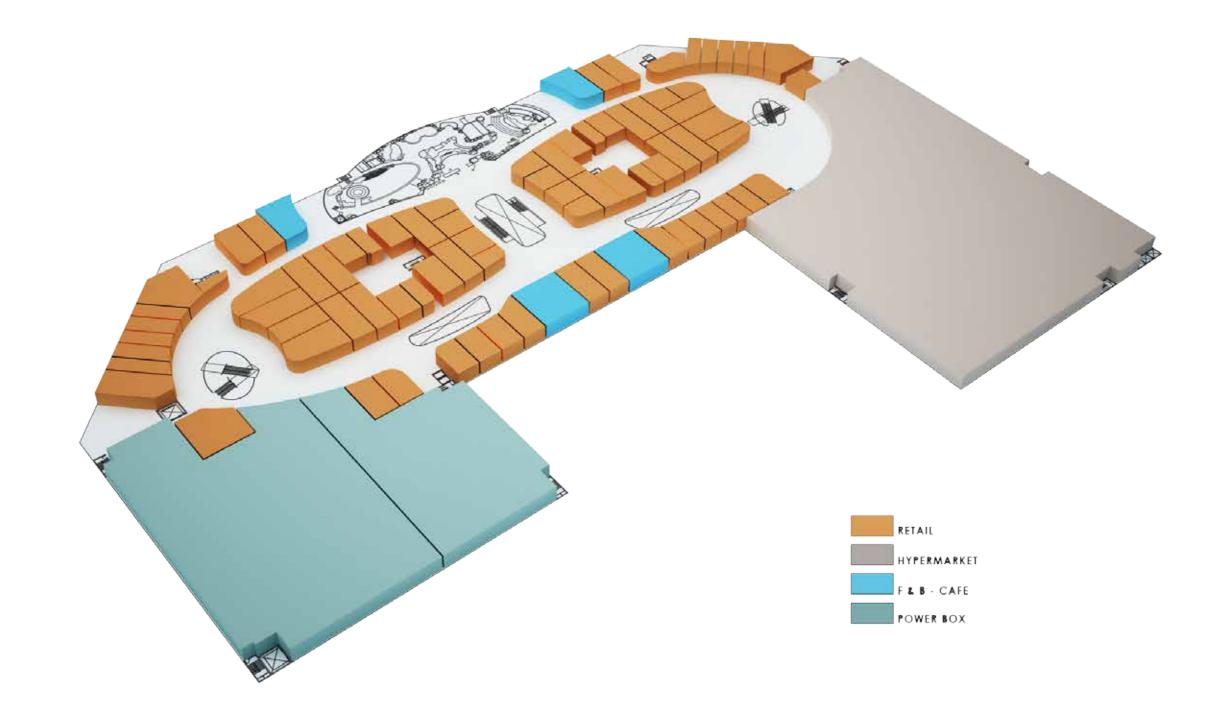
3D PLAN

FIRST FLOOR



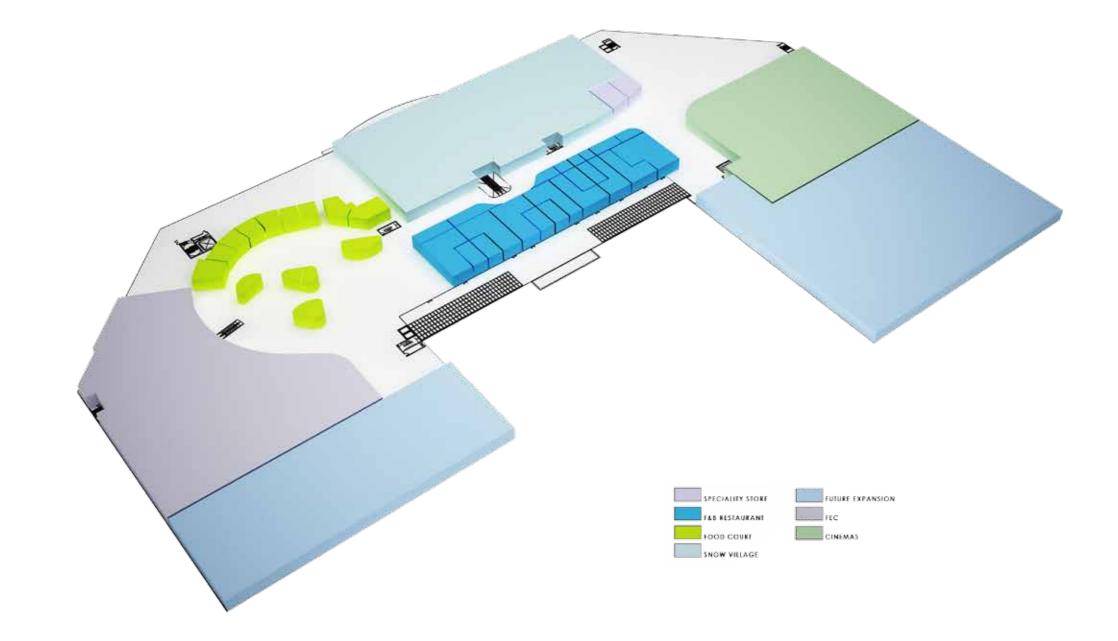
3D PLAN

SECOND FLOOR



3D PLAN

THIRD FLOOR



OUR PROJECT PARTNERS



AVAILABLE MARKET

Oman has a resident population of almost 4 million as of 2013 of which it appears over 60% resides within a two hour drive to Muscat.

There is a significant constant rate of population growth projected by a variety of sources putting the number of residents up to 4.25 million in 2015 and 5.6 million in 2020. This is driven by natural fertility amongst Omani nationals and increase in migration required to support national development (expatriate employees).

- Population Approx: 4.25 m
- Total GDP US\$: 107.2 b
- Per Capita GDP US\$: 25221 (25% increase 2012 & 2013)
- GDP Growth : 5.5%

All Indicates higher disposable income, Muscat & Batinah Region takes the major Share Exponential Increase in housing Units, leading to community creation & consequently higher demand in better and improved services.





www.aljarwanigroup.com