



island
lubana

AMAZI • HAWANA SALALAH

a place you remember

A close-up photograph of a hand reaching towards the water's surface. The background is a soft, golden sunset over the ocean, with light reflecting off the water's ripples. The hand is positioned on the right side of the frame, with fingers slightly curled as if about to touch the water. The overall mood is peaceful and serene.

A LIFE SURROUNDED BY WATER, CALM, AND NATURE

WAKE TO GENTLE
RIPPLES, SOFT
REFLECTIONS OF
LIGHT ON THE
WATER, AND
A BREEZE THAT
CARRIES QUIET
CALM.

LUBANA, THE FRAGRANT SANCTUARY

IN DHOFAR, PLACES
ARE REMEMBERED
BY FRAGRANCE.

Frankincense, carried by the monsoon air, has shaped the region's identity for thousands of years.

Lubana Island takes its name from this heritage.

Surrounded by lagoons and shaped by water, it is designed as a place you remember.





GREEN
DURING
KHAREEF
CALM
ALL
YEAR
ROUND

SALALAH, OMAN

AN ISLAND SHAPED BY WATER



AT LUBANA ISLAND,
WATER IS NOT
A FEATURE.

It defines how homes
are positioned and
how life flows
across the island.

WATERFRONT CHALETS

DESIGNED FOR
RELAXED ISLAND
LIVING,
SURROUNDED BY
LAGOONS.



LUBANA AVAILABLE UNITS

MASTERPLAN >

PAYMENT PLAN >

2 BD CHALET >

1 BD CHALET >

2 BD VILLA >

3 BD VILLA TYPE 1 >

3 BD VILLA TYPE 2 >



LUBANA MASTERPLAN

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- STANDALONE VILLA (AVAILABLE TYPES: 2 & 3 BD)
- CHALET: (AVAILABLE: 1 & 2 BD)

PAYMENT PLAN (3 YEARS)

DOWNPAYMENT		10%	
3 Months	6 Months	9 Months	12 Months
7.5%	7.5%	7.5%	7.5%
15 Months	18 Months	21 Months	24 Months
7.5%	7.5%	7.5%	7.5%
27 Months	30 Months	33 Months	36 Months
7.5%	7.5%	7.5%	7.5%

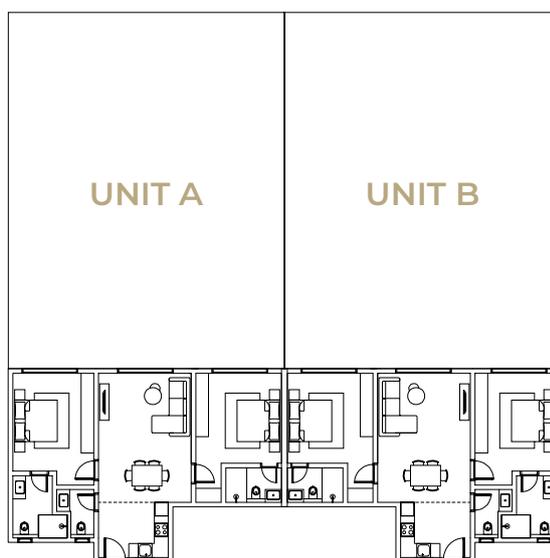

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2 BEDROOM CHALET

FLOOR G

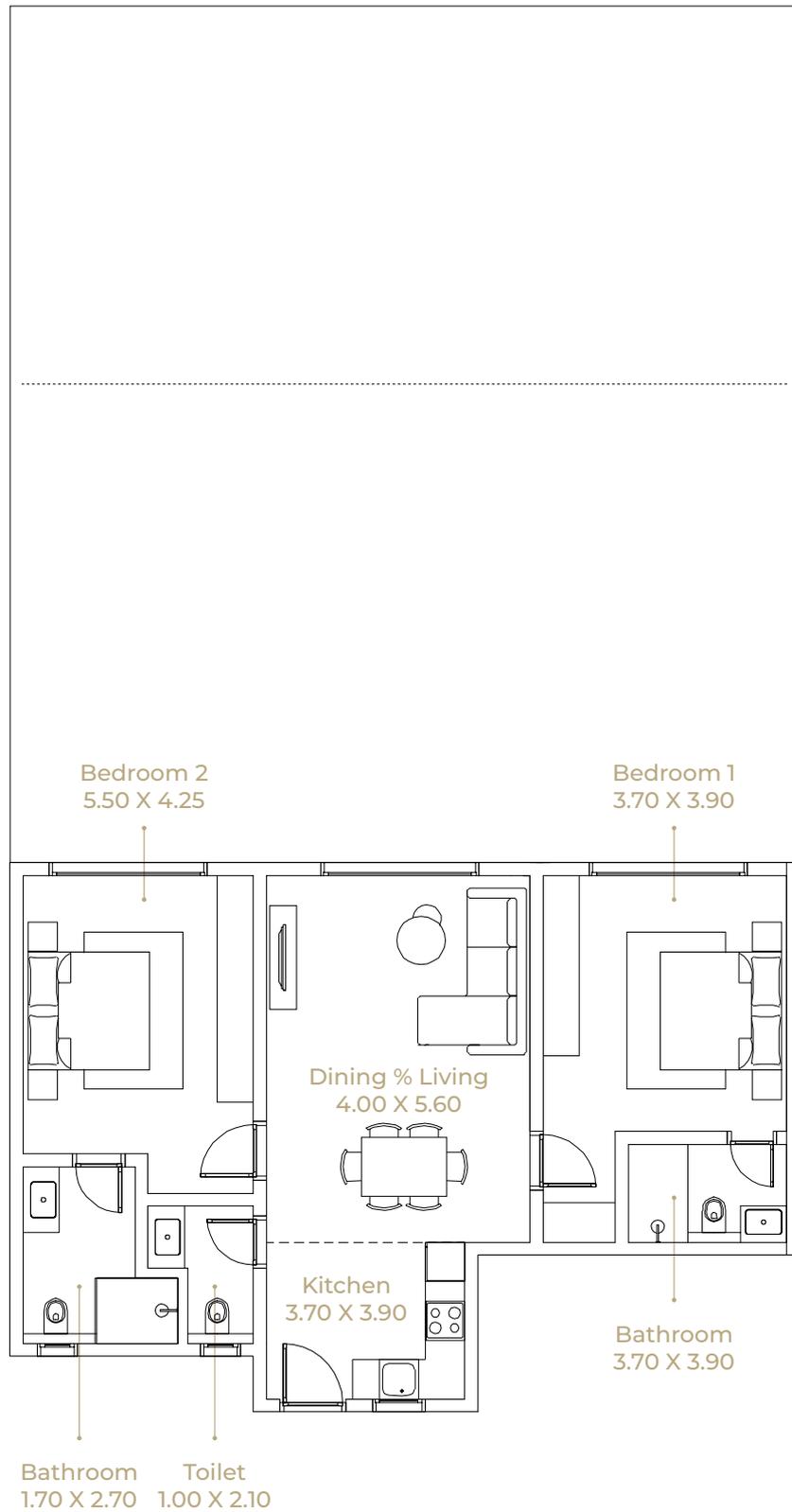
BUA 86 M²

GARDEN 189 M²



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Pool and pool deck locations and dimensions may vary according to individual land plots where applicable. The inclusion of a swimming pool, extra works, or upgrade features will incur an additional charge. The pool shown in the renders is for illustration purposes only.



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1 BEDROOM CHALET

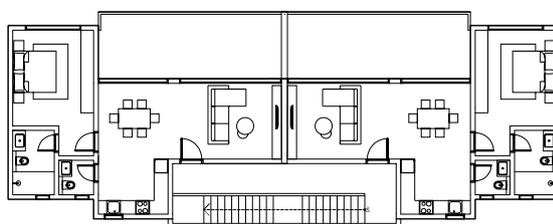
FLOOR 1

BUA 67 M²

GARDEN N/A

UNIT C

UNIT D



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2 BEDROOM STANDALONE VILLA WITH A STUDY ROOM

FLOOR G

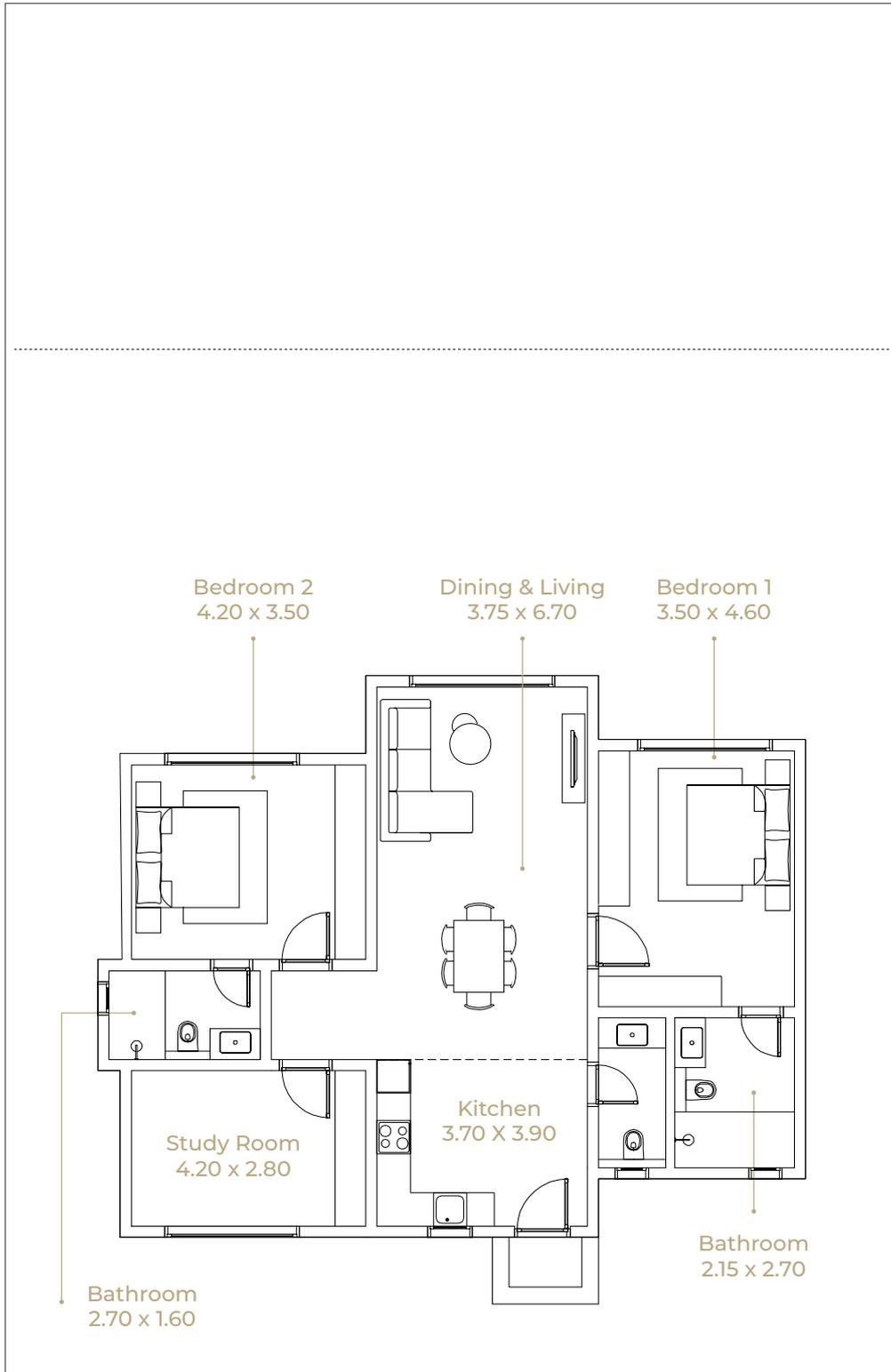
BUA 110 M²

PLOT 545 M²

GARDEN 435 M²

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3 BEDROOM STANDALONE VILLA - TYPE 1 WITH A STUDY ROOM

FLOOR G

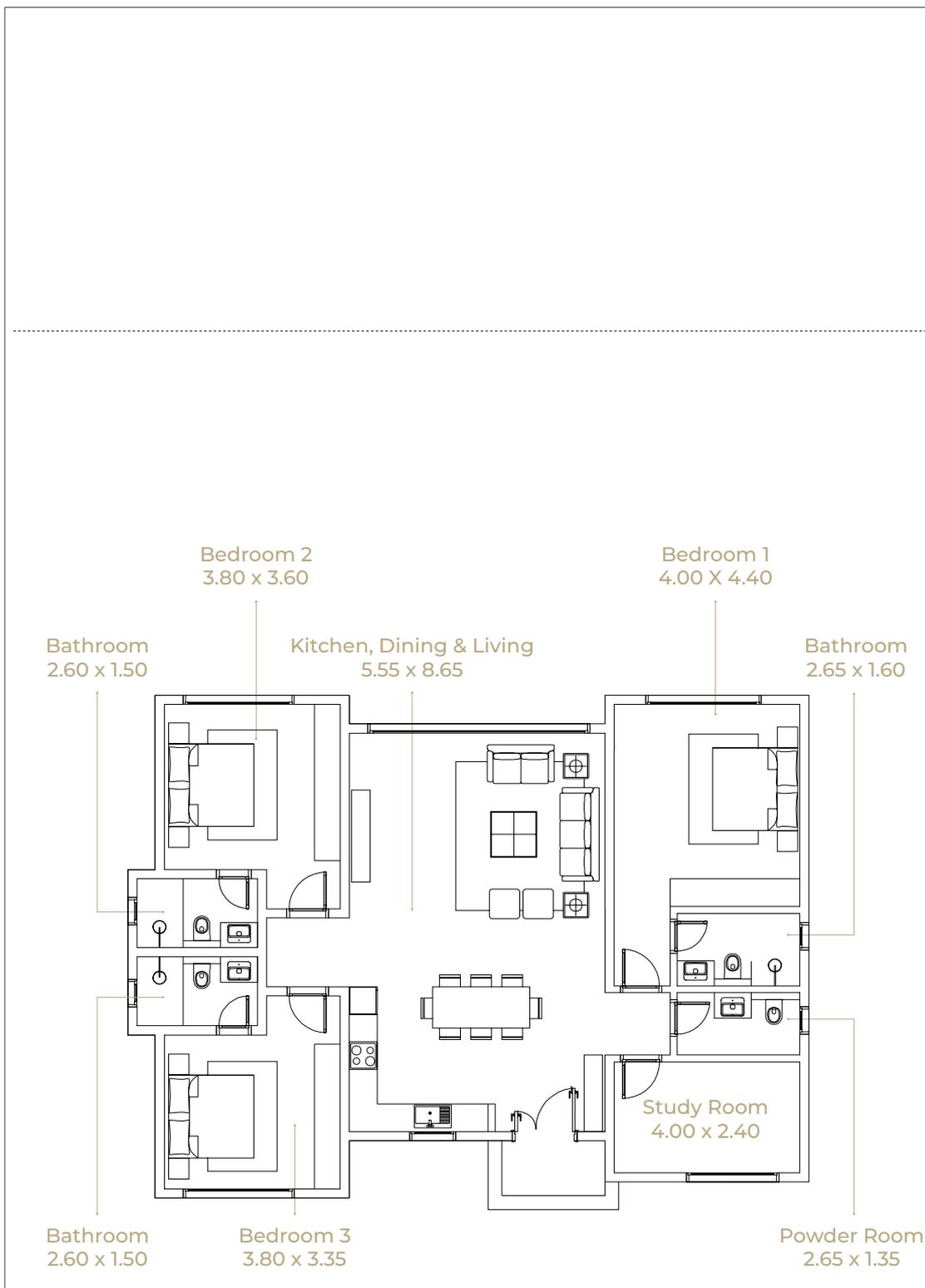
BUA 145 M²

PLOT 561 M²

GARDEN 416 M²

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3 BEDROOM STANDALONE VILLA - TYPE 2 WITH A STUDY ROOM

FLOOR G + 1

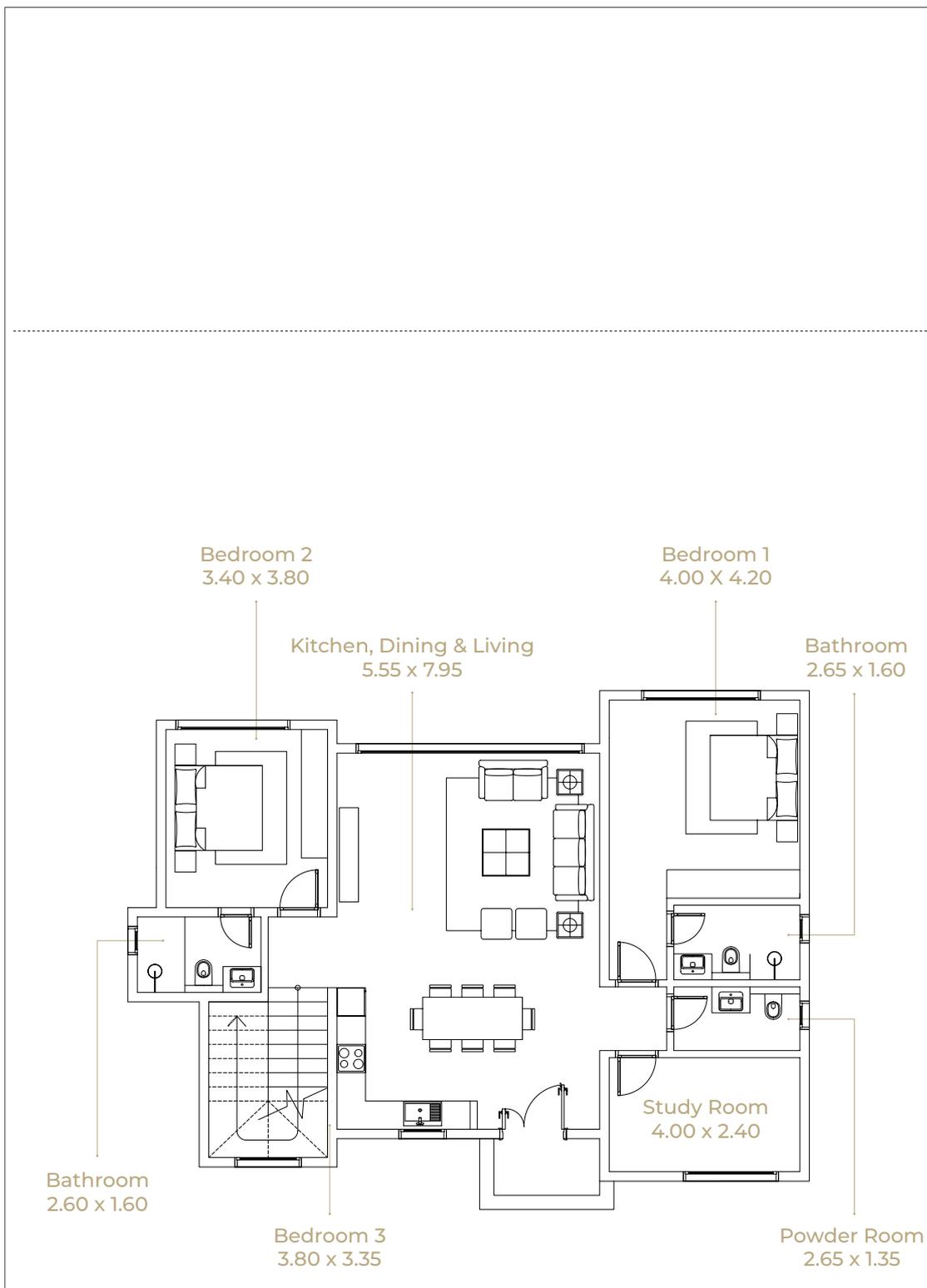
BUA 170 M²

PLOT 651 M²

GARDEN 506 M²

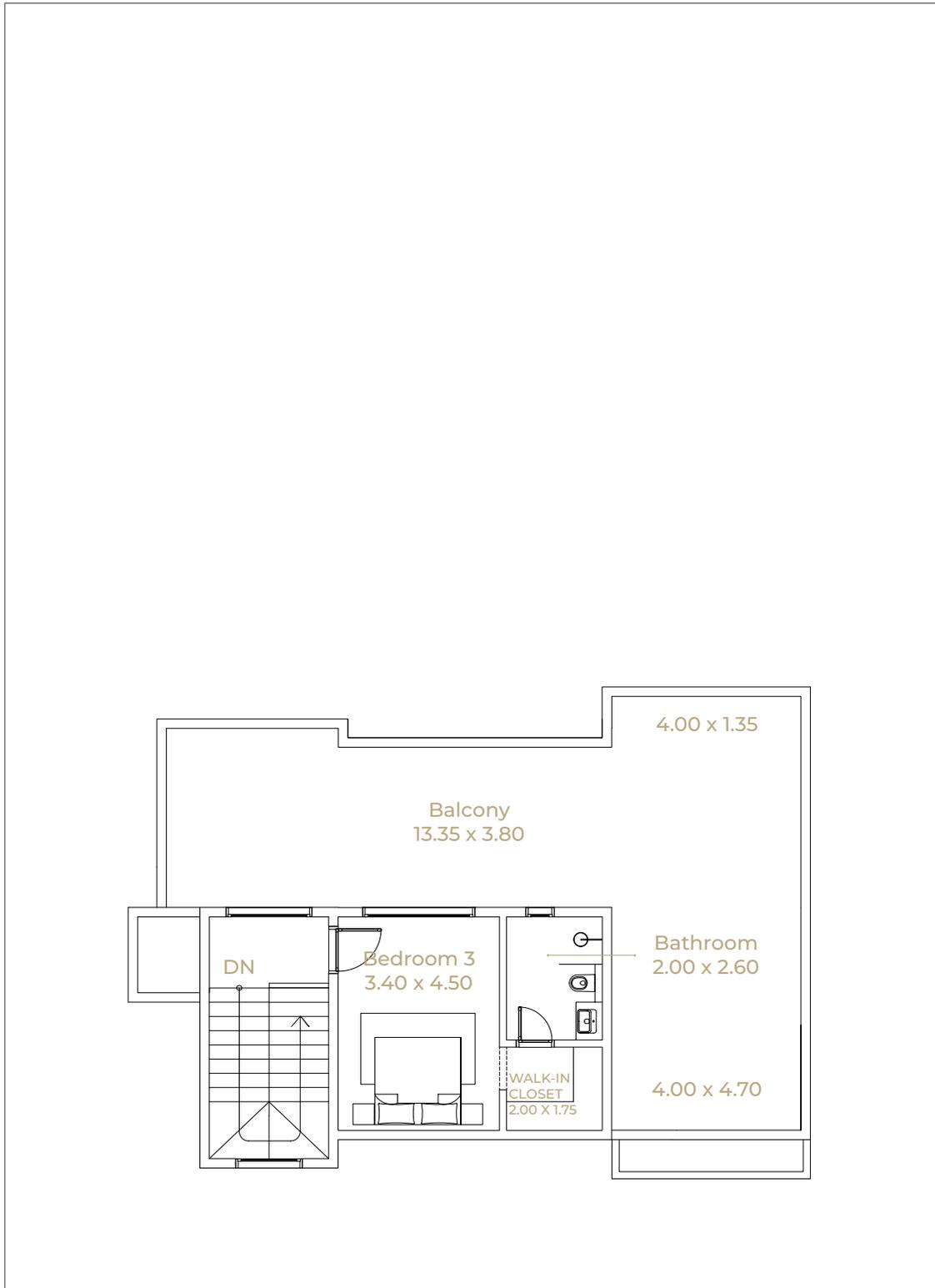
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AMAZI • HAWANA SALALAH

CONNECTED TO THE AMAZI LIFESTYLE



POOL, BEACH CLUB,
WELLNESS CENTRE,
CLUBHOUSE, AND
WATER SPORTS.

INVEST WITH CONFIDENCE IN OMAN

PEACE OF MIND AND LONG-TERM VALUE.

Enjoy the assurance of freehold ownership in a stable and secure environment.

With strong potential rental returns and developments expertly delivered

by Muriya, this is an opportunity designed for sustainable growth and confident investment decisions.



THE LARGEST REAL ESTATE DEVELOPER IN OMAN

Muriya is one of Oman's largest and most diversified integrated real estate and tourism developers and a leading driver in establishing the Sultanate's tourism, real estate, and societal offerings.

For the past 15 years, we have developed

large-scale destinations alive with thriving towns and communities, outstanding leisure, hospitality, and sports experiences in locations that bring significant inbound tourism and create unparalleled homes for our investors, partners, and homeowners.



by ORASCOM
DEVELOPMENT

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