

*Raya*  
JEBEL SIFAH

FINISHING  
SPECIFICATION  
& UPGRADE WORKS



# YOUR ELEVATED LIVING EXPERIENCE STARTS HERE

Choose from a variety of selections and upgrades for that premium lifestyle you always wanted and let our team take care of the rest.

## SELECTION OPTIONS

- Living, dining & kitchen floor tiles
- Kitchen countertops

## EXTERNAL UPGRADES

- External maids/ drivers room
- External storage space
- External kitchen
- External bathroom
- Kitchen sinks & mixers
- Bathroom basin mixers & shower fixtures
- Wash basins & toilets

## UPGRADE OPTIONS

- Living, dining & kitchen floor tiles
- Kitchen countertops

## OUTDOOR FEATURES UPGRADES

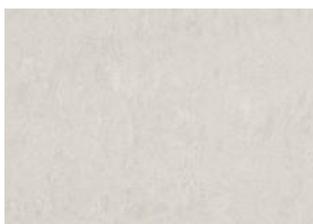
- Plunge pools & lap pools
- Pool deck
- Outdoor shower
- BBQs platform with pergola
- Fire pit



# INTERIOR FINISHES

## FLOOR TILES | LIVING & DINING

### SELECTIONS WE OFFER



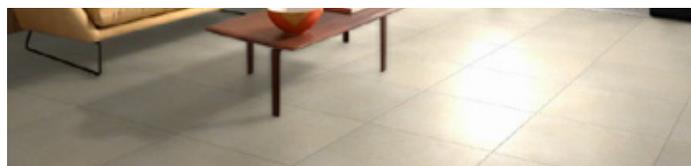
**Option 1 Ivory Chic**  
World Class High Quality Porcelain Tiles

- Ivory color
- RAK Porcelain tiles
- 60x60 cm



**Option 2 Earthy Elegance**  
World Class High Quality Porcelain Tiles

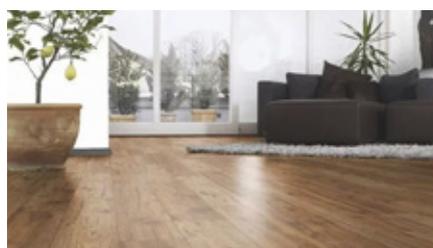
- Beige color
- RAK Porcelain tiles
- 60x60 cm



### UPGRADES WE OFFER



**Beige Beige/Brown Omani Marble**  
Code: FT 01 60X60 cm



**Brown Oak German Matte HDF**  
Code: FT 03 18,5X150 cm



**Grey Omani Marble**  
Code: FT 02 60X60 cm



**Pale Oak Elegant German Matte HDF**  
Code: FT 04 18,5X150 cm



# INTERIOR FINISHES

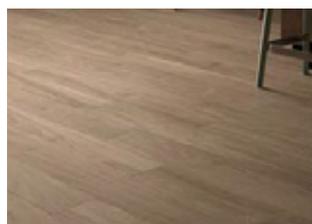
## FLOOR TILES | BEDROOM

### SELECTIONS WE OFFER



**Option 1 Ivory Chic**  
World Class High Quality Porcelain Tiles

- Light beige color
- 20x120 cm
- Matt finish



**Option 2 Earthy Elegance**  
World Class High Quality Porcelain Tiles

- Dark brown color
- 20x120 cm
- Matt finish



### UPGRADES WE OFFER



**Beige Beige/Brown Omani Marble**  
Code: FT 01 60X60 cm



**Brown Oak German Matte HDF**  
Code: FT 03 18,5X150 cm



**Grey Omani Marble**  
Code: FT 02 60X60 cm



**Pale Oak Elegant German Matte HDF**  
Code: FT 04 18,5X150 cm



# INTERIOR FINISHES

## FLOOR TILES | BATHROOM

### SELECTIONS WE OFFER

#### Option 1 Ivory Chic

World class high quality RAK porcelain tiles

- Sand color
- Floor tiles size 60x60 cm
- Wall tiles size 30x60 cm
- Matt finish
- Anti-slip tiles for shower area

#### Option 2 Earthy Elegance

World class high quality RAK porcelain tiles

- Gray color
- Floor tiles size 60x60 cm
- Wall tiles size 30x60 cm
- Matt finish
- Anti-slip tiles for shower area





# INTERIOR FINISHES WALL PAINT

## SELECTIONS WE OFFER

### Option 1 Ivory Chic

Flexible wall and ceiling paint

- Jotun paint or equivalent

### Option 2 Earthy Elegance

Flexible wall and ceiling paint

- Jotun paint or equivalent

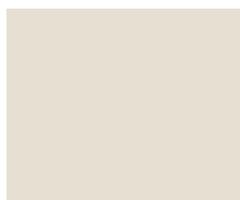
#### Classic White



#### Skylight



#### Timeless Grey



#### Misty Beige



#### Ocean Breeze



#### Dessert Pink



# INTERIOR FINISHES

## HIGH DURABILITY BATHROOM BASIN, MIXERS & SHOWER FIXTURES

### SELECTIONS WE OFFER



**Basin**  
Collection: Strada  
Size: 50x40cm  
Color: White



**Toilets**  
Collection: Tonic  
Color: White



**Basin Mixer**  
Collection: Cerafine D  
Finish: Chrome



**Shower Mixer**  
Collection: Cerafine D  
Finish: Chrome

### UPGRADE OPTIONS



**Basin Mixer**  
Brand: Grohe  
Finish: Chrome  
Code: FT 05



**Shower Mixer**  
Brand: Grohe  
Finish: Chrome  
Code: FT 07



**Basin Mixer**  
Brand: Villeroy & Boch  
Finish: Chrome  
Code: FT 06



**Shower Mixer**  
Brand: Villeroy & Boch  
Finish: Chrome  
Code: FT 08



**Basin**  
Brand: Grohe  
Color: White  
Code: FT 09



**Toilets**  
Brand: Grohe  
Color: White  
Code: FT 011



**Basin**  
Brand: Villeroy & Boch  
Color: White  
Code: FT 010



**Toilets**  
Brand: Villeroy & Boch  
Color: White  
Code: FT 012



# KITCHEN CABINETS

## WORLD CLASS GERMAN KITCHEN CABINETS

### SELECTIONS WE OFFER



#### Option 01 Ivory Chic Kitchen Cabinets:

- Type/Model: FEEL
- Front finish: Melamine
- Front color: Magnolia white
- Country of origin: Germany

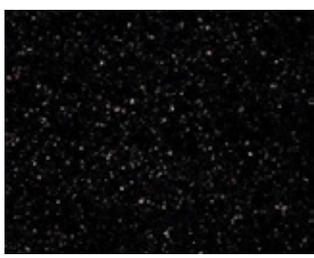


#### Option 2 Earthy Elegance Kitchen Cabinets:

- Type/Model: MANHANTAN
- Front finish: Melamine
- Front color: Light wood color
- Country of origin: Germany

# KITCHEN COUNTERTOP UPGRADE

## SELECTIONS WE OFFER



**Option 1 Ivory Chic**  
World class high quality countertops

- Material: Granite
- Color: Black



**Option 2 Earthy Elegance**  
World class high quality countertops

- Material : Granite
- Color: Grey

## UPGRADE OPTIONS



World class high quality countertops

- Material : Marble
- Color: Carrera Lino
- Code: FT 013

# GERMAN KITCHEN APPLIANCES

## SELECTIONS WE OFFER



### International Appliances

- Built-in refrigerator
- Built-in electrical cooker
- Built-in oven
- Built-in hood
- Built-in microwave
- Built-in dishwasher
- Washing machine
- Water heater

Bosch, Candy, Ariston or equivalent



# KITCHEN SINK & MIXERS UPGRADE

## SELECTIONS WE OFFER



### Kitchen Mixer:

- Brand: Ideal standard, Roca or equivalent
- Color: Stainless steel



### Kitchen Sink:

- Brand: Pyramisor equivalent
- Color: Stainless steel

## UPGRADES WE OFFER



### Kitchen Mixer:

- Brand: Grohe
- Color: Stainless steel
- Code: FT 014



### Kitchen Sink:

- Brand: Roca
- Color: Stainless steel
- Code: FT 015



### Kitchen Mixer:

- Brand: Roca
- Color: Black
- Code: FT 016



### Kitchen Sink:

- Brand: Roca
- Color: Black
- Code: FT 017



# EXTERNAL UPGRADES MAID'S ROOM & EXTERNAL STORAGE

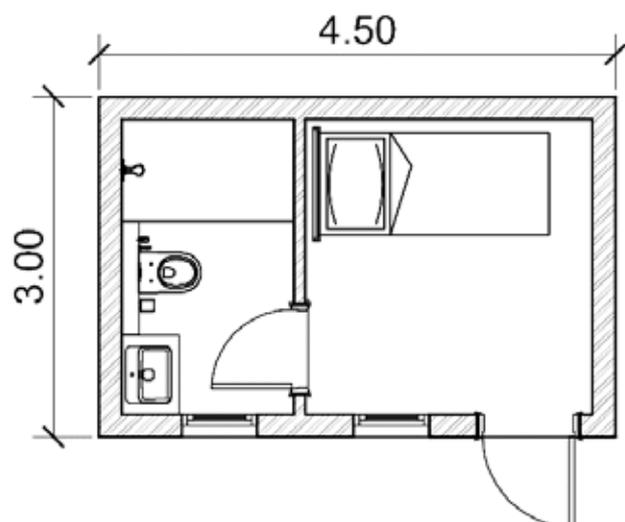
## UPGRADE OPTIONS

### Maid's Room

Typical external maid and driver room with bathroom (3.00 X 4.50 M)  
Built-up area = 13.5 Sqm  
Code: FT 018

Price : 8,390 OMR

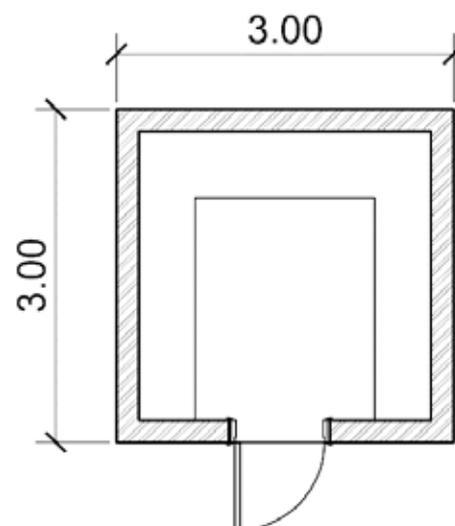
Finishes		Bathroom Fixtures
Floor	Porcelain Tiles	Shower
Wall	Paint	Water Closet
Ceiling	Paint	Wash Basin



### External Storage

External storage (3.00 X 3.00 m)  
Built-up area = 9.00 sqm

Finishes	
Floor	Porcelain Tiles
Wall	Paint
Ceiling	Paint





# EXTERNAL UPGRADES

## EXTERNAL KITCHEN & BATHROOM

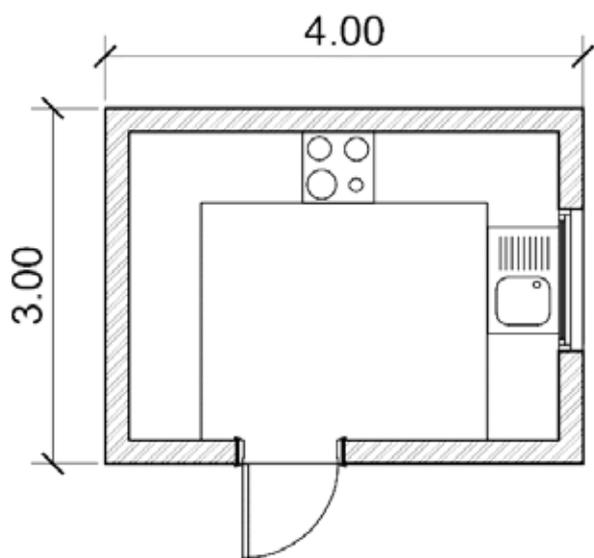
### UPGRADE OPTIONS

#### External Kitchen

External kitchen (3.00 X 4.00 m)  
 Built-up area = 12.00 sqm  
 Code: FT 020

Price: 10,760 OMR

Finishes		Kitchen
Floor	Porcelain Tiles	
Wall	Paint	
Ceiling	Paint	
Countertop	Granite	
		Sink
		Faucet
		Built-in Cabinet
		Air Conditioned

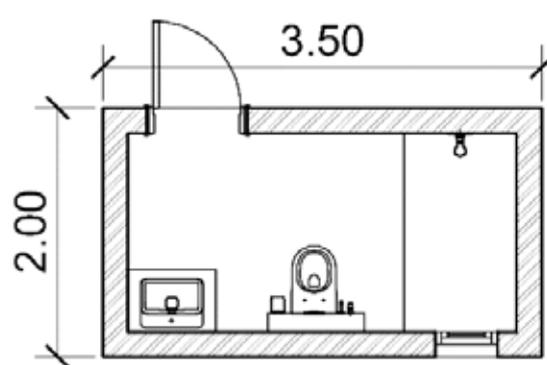


#### External Bathroom

External bathroom (2.00 X 3.50 m)  
 Built-up area = 7.00 sqm  
 Code: FT 021

Price: 5,750 OMR

Finishes		Bathroom Fixtures
Floor	Porcelain Tiles	
Wall	Paint	
Ceiling	Paint	
		Shower
		Water Closet
		Wash Basin





## OUTDOOR FEATURES PLUNGE POOLS & LAP POOLS

### UPGRADE OPTIONS

Available sizes: 12, 18, 24, 32 sqm

12 m2 Pool: 3x4 m	Price: 8,100 OMR	Code: FT 022
18 m2 Pool: 3x6 m	Price: 9,500 OMR	Code FT 023
24 m2 Pool: 4x6 m	Price: 11,000 OMR	Code FT 024
32 m2 Pool: 4x8 m	Price: 14,000 OMR	Code FT 025

Pool Heater & Chiller (Optional)

Price: 3,375 OMR	Code: FT 026
------------------	--------------

Pool depth: 1.2 m



Disclaimer: Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.



## OUTDOOR FEATURES

# BBQ PLATFORM & FIRE PIT

### UPGRADE OPTIONS

#### BBQ Platform

25sqm including:

- Wooden pergola
- BBQ counter
- Outdoor ceramic tiles
- Sink

Code: FT 027

Price : 3,900 OMR

#### FIRE Pit

16 sqm including:

- Built in seats
- Fire pit
- Marble stairs

Code: FT 028

Price 2,500 OMR



Disclaimer: Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.



## OUTDOOR FEATURES

# POOL SHOWER

### UPGRADE OPTIONS

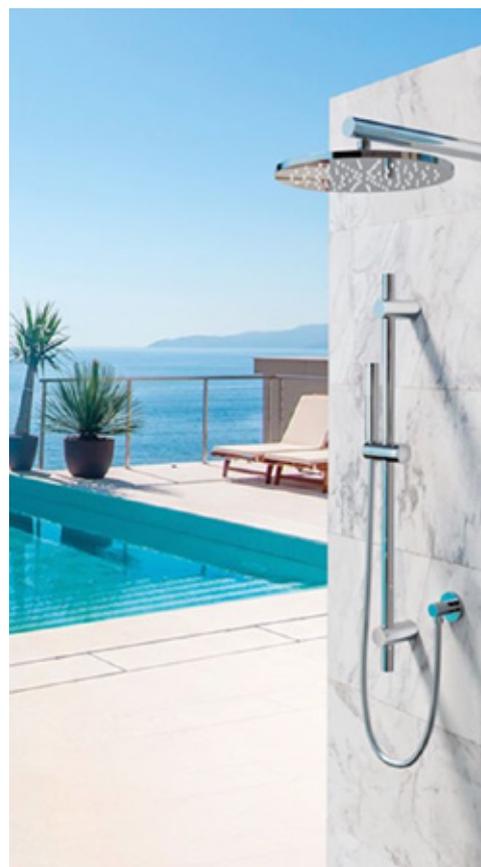
#### External Shower

Including:

- Porcelain wall cladding
- Anti-slippery flooring
- Shower mixer

Code: FT 029

Price : 1,250 OMR



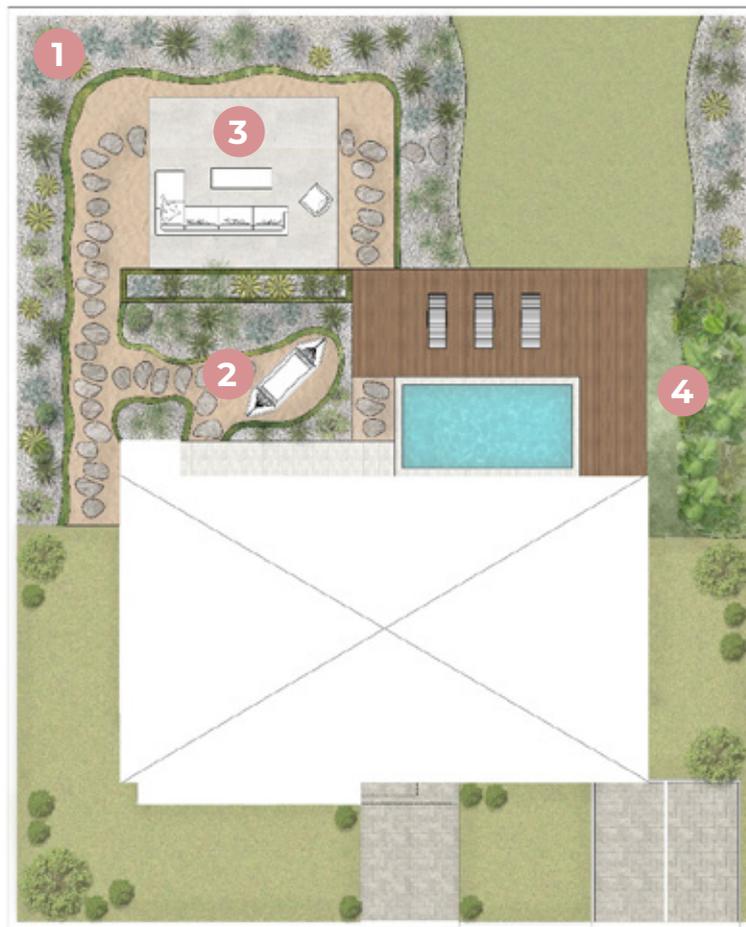
Disclaimer: Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.

THE IMAGES & ILLUSTRATIONS SHOW DESIGN STYLE POSSIBILITIES & ARE SUBJECT TO THE ACTUAL PROPERTY TYPE & LAND AREA AVAILABILITY.

# LANDSCAPE PROPOSALS - CACTI & ROCK GARDENS

## UPGRADE OPTIONS

### Typical Layout



### Elements:



Grass



Gravel



Sand



Steppingstones

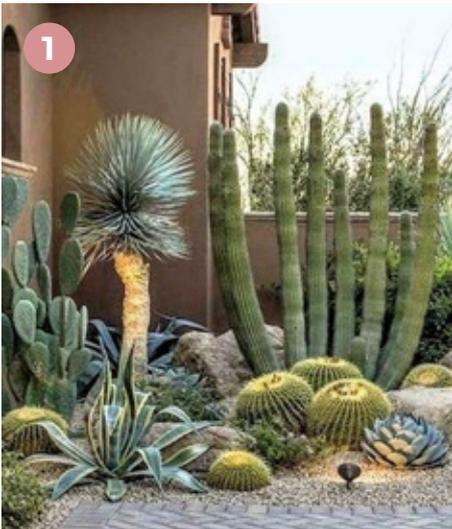
Disclaimer: Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.

THE IMAGES & ILLUSTRATIONS SHOW DESIGN STYLE POSSIBILITIES & ARE SUBJECT TO THE ACTUAL PROPERTY TYPE & LAND AREA AVAILABILITY.

# LANDSCAPE PROPOSALS - CACTI & ROCK GARDENS

## UPGRADE OPTIONS

### Look & Feel



### Look & Feel



Fountain grass

Lemon Grass

Foxtail palm

Asparagus Fern

Aloe Vera

Succulents

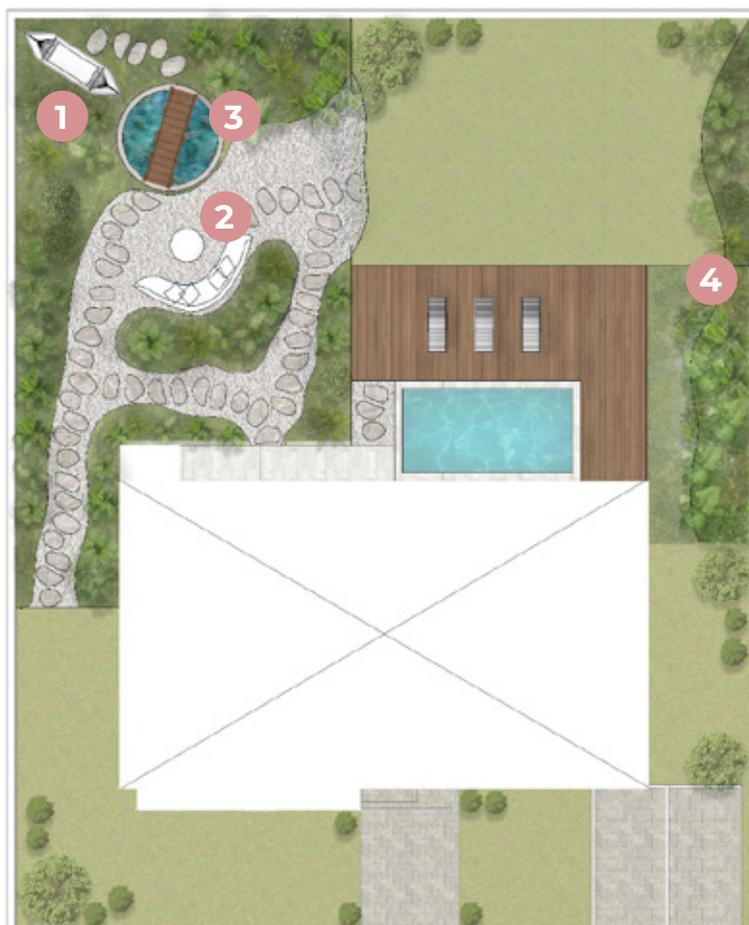
Disclaimer: Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.

THE IMAGES & ILLUSTRATIONS SHOW DESIGN STYLE  
 POSSIBILITIES & ARE SUBJECT TO THE ACTUAL  
 PROPERTY TYPE & LAND AREA AVAILABILITY.

# LANDSCAPE PROPOSALS - ZEN CONCEPT

## UPGRADE OPTIONS

### Typical Layout



### Elements



**Grass**



**Gravel**



**Water**



**Steppingstones**

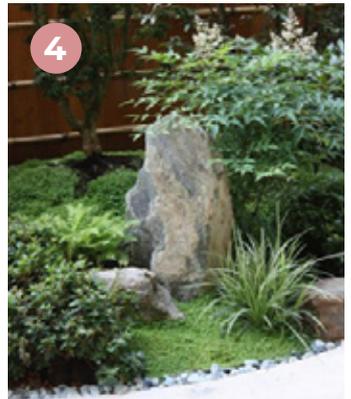
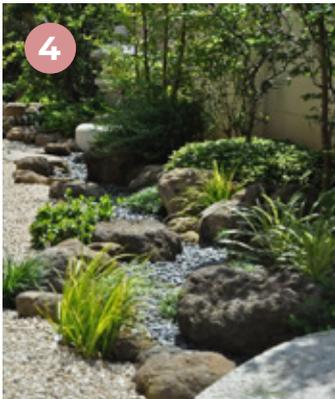
Disclaimer: Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.

THE IMAGES & ILLUSTRATIONS SHOW DESIGN STYLE  
 POSSIBILITIES & ARE SUBJECT TO THE ACTUAL  
 PROPERTY TYPE & LAND AREA AVAILABILITY.

# LANDSCAPE PROPOSALS – ZEN CONCEPT

## UPGRADE OPTIONS

### Look & Feel



### Elements



Indian Jasmine



Yellow bells



Purple of the night



Natal Plum



Weeping fig



Fountain grass

Disclaimer: Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.



**Disclaimer:** Please note that all additional works and options listed in this catalogue are subject to availability on the market. The costs associated with these extras are subject to change based on the construction progress on the site. It is essential that clients carefully review and sign the final extra work quotation provided by the authorized personnel. Furthermore, all areas mentioned in this catalog are based on gross external areas unless otherwise specified.



# STAY CONNECTED

For more information, or to stay updated with our latest offerings and homeowner testimonials:

**Visit our website:** [www.jebelsifah.com](http://www.jebelsifah.com)

**Call our hotline:** +968 2464 5555

Follow us on our social media channels for inspiring home decor ideas, tips, and exclusive homeowner events.

**Facebook, Instagram:** @JebelSifah

## YOUR DREAM, OUR COMMITMENT

At Jebel Sifah, we believe in turning every house into a home and every space into a sanctuary. Here's to beginning a journey of authenticity, comfort, and unparalleled design.

Thank you for being a part of the Jebel Sifah family.

