MAG
World Properties

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Oman, Muscat · ID 2420

Raya



Price

€ 435,700 - 546,300

Area 157 – 183 m²	Property type Villa
Construction status Under construction	Completion 31.12.2027
Bedrooms 2 – 3	Bathrooms 3 – 4

Jebel Sifah, Muscat, Sultanate of Oman

Developer: Muriya

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Gallery







About the property

Raya at Jebel Sifah is an exclusive collection of luxury 2- and 3-bedroom villas nestled in a scenic valley between the majestic Al Hajar Mountains and the Gulf of Oman, just 35 minutes from Muscat City Centre. The project features two unique architectural concepts — Majlis Villas and Wellness Villas — blending contemporary Omani design with a serene, holistic lifestyle. It presents a rare opportunity for premium living and high-yield real estate investment in Oman's capital area.

Each villa sits on a generous plot ranging from 683 to 918 sqm, offering private secluded gardens, outdoor shaded pavilions, expansive floor-to-ceiling windows, and optional private swimming pools. Majlis Villas celebrate authentic Omani hospitality with dedicated social gathering spaces, whereas Wellness Villas focus on balance and rejuvenation, complete with private wellness studios, saunas, and jacuzzi amenities.

Residents enjoy front-row views of lush internal parks and seamless access to Jebel Sifah's world-class amenities, including a Harradine-designed 9-hole golf course, a modern marina, boutique hotels, and beachfront dining. Owning a villa in Raya grants 100% freehold ownership to international buyers along with eligibility for Omani family residency.

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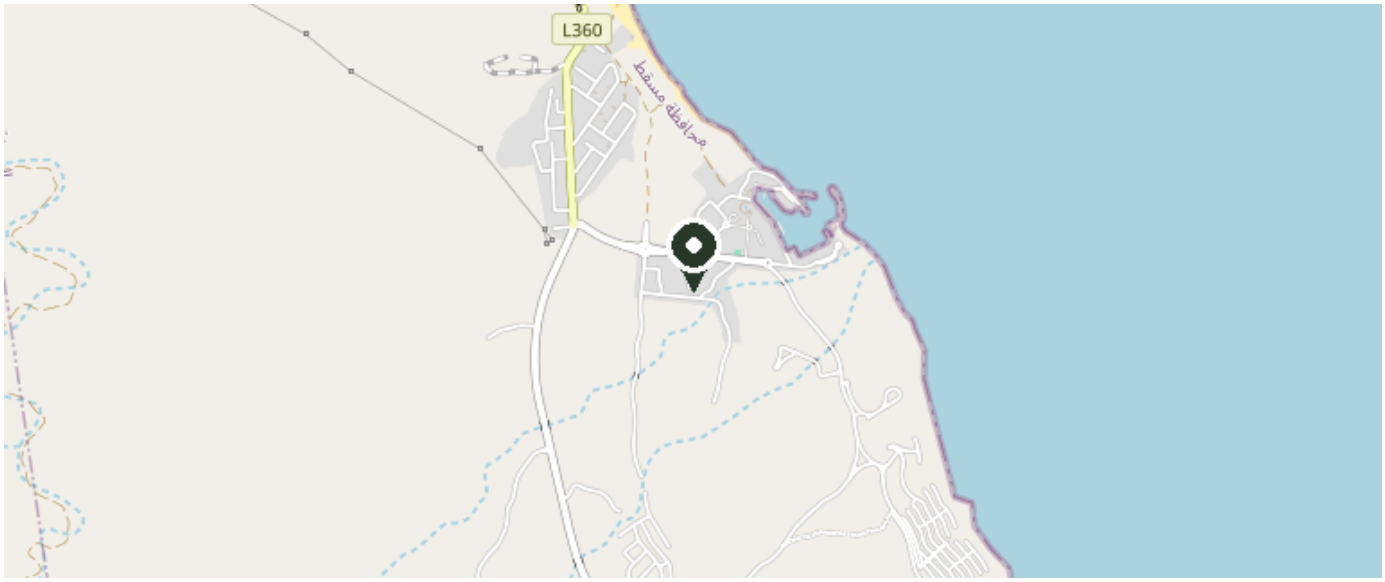
Contact languages: Polish, English, Ukrainian, Russian

Features

Mountain View	Park View
Private Pool	Fitness Center / Gym
Yoga Studio	Spa / Wellness Center
Sauna	Restaurant
BBQ / Grilling Area	Private Garage
Guest Parking	Private Balcony / Terrace
High Ceilings	Panoramic Windows
Study / Home Office	Air Conditioning
Boat Rental / Marina Access	Freehold
Rental Program	Property Management
Residency Program	Off-Plan
Semi-Furnished	Flexible Payment Plan
Interest-Free Payment	

Location

Oman, Muscat, Jebel Sifah, Muscat, Sultanate of Oman



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