

An aerial photograph of the ocean. The top half of the image shows deep blue water with gentle ripples. The bottom half shows a turbulent, white, foamy wave crashing over a dark, rocky reef. The text is centered in the upper half of the image.

MIRA OCEAN ESTATES

Salalah, Oman

JACOB & CO



LUXURY **LL** LIVING®
GROUP



TRUSSARDI

KADAR

JOHN
R I C H M O N D

GIANFRANCO
FERRE
HOME

An aerial photograph of a tropical coastline during sunset. The foreground is filled with a dense forest of palm trees, their fronds silhouetted against the bright, hazy sky. A calm lagoon reflects the golden light of the setting sun, which is visible as a bright point of light through the trees. The lagoon curves along a sandy beach that meets the ocean. The ocean's surface is a deep blue, with gentle waves lapping at the shore. The overall atmosphere is serene and picturesque.

OMAN'S FIRST MULTI-BRANDED
BEACHFRONT COMMUNITY

A HOME READY FOR YOU



ITALIAN-MADE
FURNITURE



LIGHTING



KITCHEN EQUIPMENT



APPLIANCES



LINENS



TABLEWARE





THE RESORT

YOU NEVER HAVE TO LEAVE

A BRANDED COMMUNITY ON THE ARABIAN SEA WITH FULLY
FURNISHED APARTMENTS, VILLAS AND TOWNHOUSES



An aerial photograph of a dense, vibrant green forest. A large waterfall cascades down a dark, rocky cliff face into a deep, turquoise pool of water. The forest is thick with various shades of green, and the waterfall is a bright white contrast. The sky above is filled with soft, white clouds, and the overall scene is one of natural beauty and tranquility.

MIDDLE EAST'S GREENEST COAST

YEAR-ROUND TOURISM DESTINATION

LUSH LANDSCAPES AND SEASONAL WATERFALLS

LONG BEACHES AND A WARM COASTAL CLIMATE

DIRECTLY ON THE INDIAN OCEAN



HAWANA SALALAH
OMAN

MIRA OCEAN
ESTATES



WATER CANALS



ENDLESS SEAVIEWS



BEACHES



FINE DINING



RETAIL AND LEISURE



FAMILY-FRIENDLY



A FULLY INTEGRATED COASTAL COMMUNITY

RICHMOND RESIDENCES

MANSION VILLAS

TOWNHOUSES

LUXURY HOTEL

GYM & SPA

BEACH CLUB

TRUSSARDI RESIDENCES

VILLAS

RESIDENTIAL APARTMENTS

MEDICAL CLINIC

SWIMMING POOL

PRIVATE BEACH ACCESS



THE WORLD AT YOUR DOORSTEP

Mira Ocean Estates is just 30 minutes
from Salalah International Airport



MORE THAN ONE MILLION VISITORS
TO SALALAH ANNUALLY

AVERAGE VISITOR STAY OF 5.6 NIGHTS

DIRECT CONNECTIONS THROUGH
15 AIRLINES AND 17 DESTINATIONS



HOMES FOR EVERY WAY OF LIVING

STUDIOS

ONE-BEDROOM APARTMENTS

TWO-BEDROOM APARTMENTS

APARTMENTS

VILLAS

TOWNHOUSES



SURROUNDED BY QUALITY

Each residence features natural stone, rich textures, designer furniture, and premium appliances.





THE WATER IS NEVER FAR

Mira Ocean Estates sits beside the Arabian Sea, placing private beach access, open coastal views and a central swimming pool within easy reach of home.



AMENITIES

Central Swimming Pool

Private Beach Access

Beach Club

Gym

Medical Wellness Centre

Spa

Five-Star Hotel

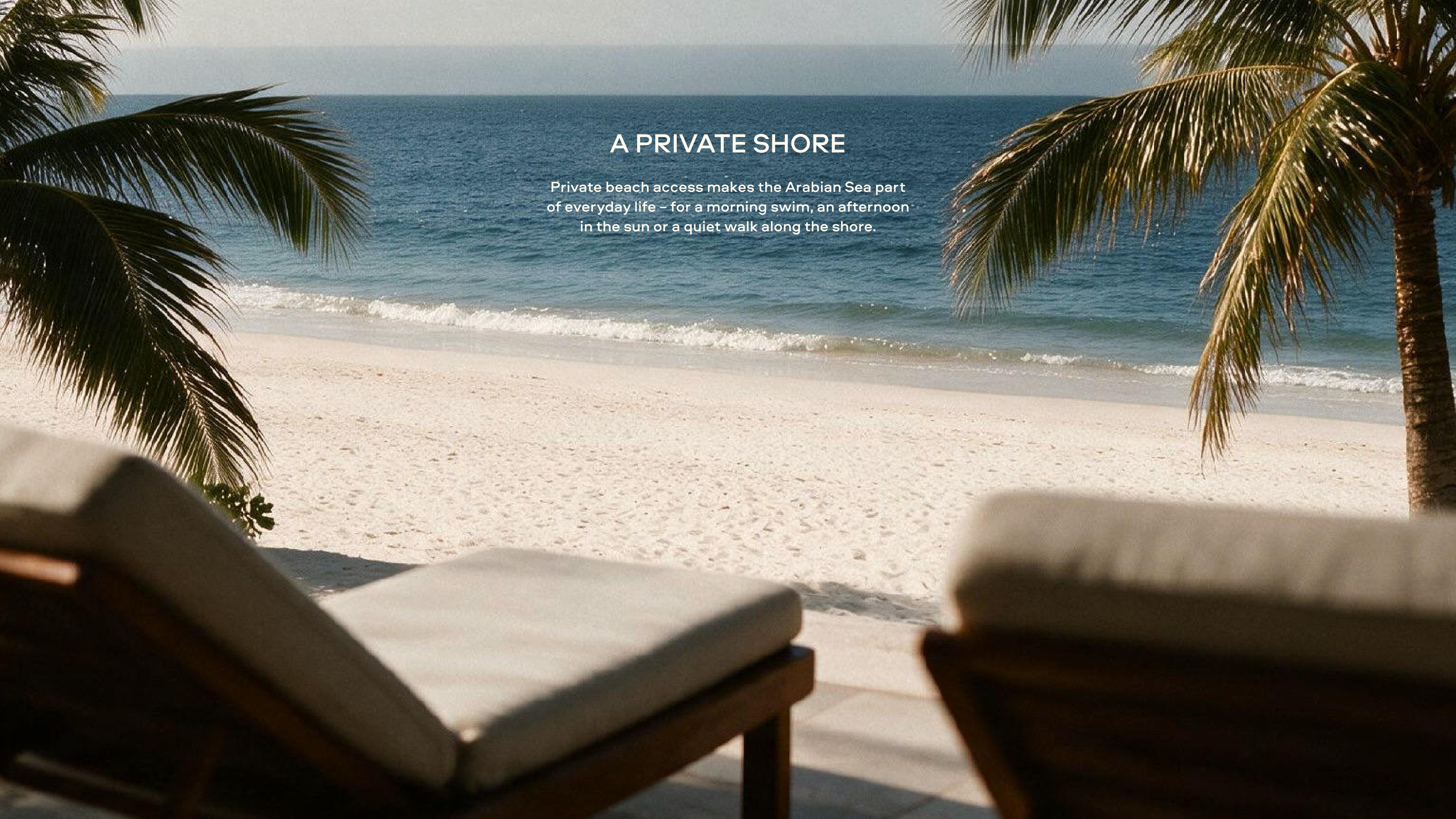
Walking Paths

Outdoor Playgrounds

WELLNESS CENTRE & SPA

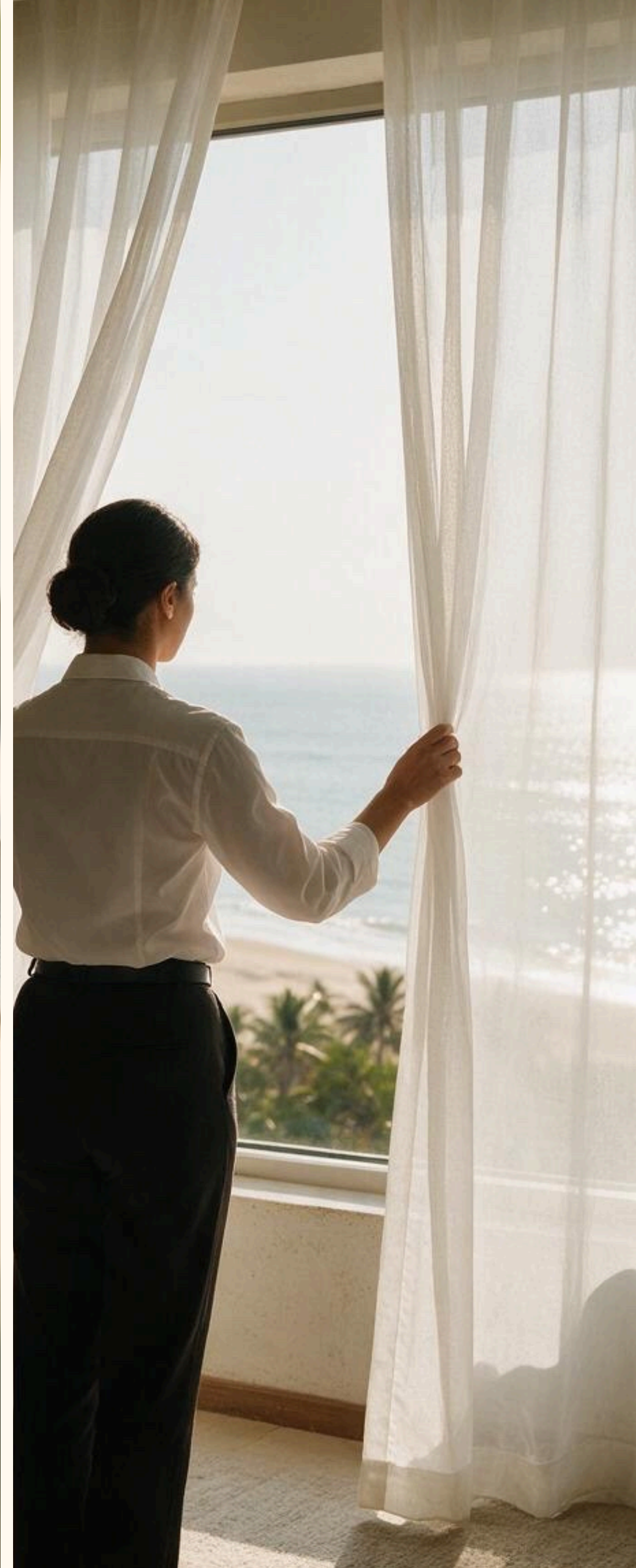
Diagnostics, wellness check-ups, recovery facilities and spa treatments come together in one dedicated centre, making it easier to look after yourself close to home.



A wide-angle photograph of a tropical beach. In the foreground, two wooden lounge chairs with light-colored cushions are partially visible, angled towards the beach. The middle ground features a wide expanse of white sand meeting the turquoise Arabian Sea. Gentle waves with white foam are washing onto the shore. Two palm trees are positioned on either side of the frame, their fronds reaching towards the top. The sky is a clear, pale blue.

A PRIVATE SHORE

Private beach access makes the Arabian Sea part of everyday life – for a morning swim, an afternoon in the sun or a quiet walk along the shore.



FIVE-STAR HOTEL

From dinner and private events
to an afternoon by the pool
or beach, the 130-key hotel brings more
ways to enjoy time close to home.

MORE NAMES ON THE HORIZON

The partnerships revealed so far are only the beginning, with further world-famous names set to join Mira Ocean Estates. Each will bring a distinct design perspective to fully furnished homes created for life by the Arabian Sea.





LONG-TERM POTENTIAL

Freehold ownership at Mira Ocean Estates for foreign buyers

Renewable 2-year Residence Visa

Year-round tourism,
including the khareef season

Double-digit residential price growth
year-on-year

Low-tax environment
with no inheritance tax

Long-term growth supported
by Oman Vision 2040



RICHMOND RESIDENCES

TRUSSARDI RESIDENCES

PAYMENT PLAN

50 / 50

10%

ON BOOKING

10%

ON SPA, 45 DAYS AFTER BOOKING

5%

SIX MONTHS AFTER BOOKING

5%

TWELVE MONTHS AFTER BOOKING

10%

EIGHTEEN MONTHS AFTER BOOKING

10%

TWENTY FOUR MONTHS AFTER BOOKING

50%

ON HANDOVER

HANDOVER: Q4 2028

STARTING PRICE

STUDIO	AED 550K
1 BED	AED 1.1 MLN
2 BED	AED 1.8 MLN
EOI - AED 55.000	

MIRA VERDE

Tbilisi, Georgia



MIRA CORAL BAY

Ras Al Khaimah, UAE



ABU DHABI

MIRA HILLS

Abu Dhabi, UAE



