

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

A wide-angle photograph of a tropical coastal scene at sunset. In the foreground, a dense forest of palm trees and other tropical vegetation is silhouetted against the bright, low sun. The sun is positioned behind a palm tree on the left, creating a strong lens flare and illuminating the scene with a warm, golden light. A calm lagoon or bay reflects the sky and the surrounding trees. In the background, a sandy beach curves along the edge of the water, meeting the ocean. The sky is a mix of soft pinks, oranges, and blues, with some light clouds. The overall mood is peaceful and serene.

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 over 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 hazy with soft, diffused light.

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



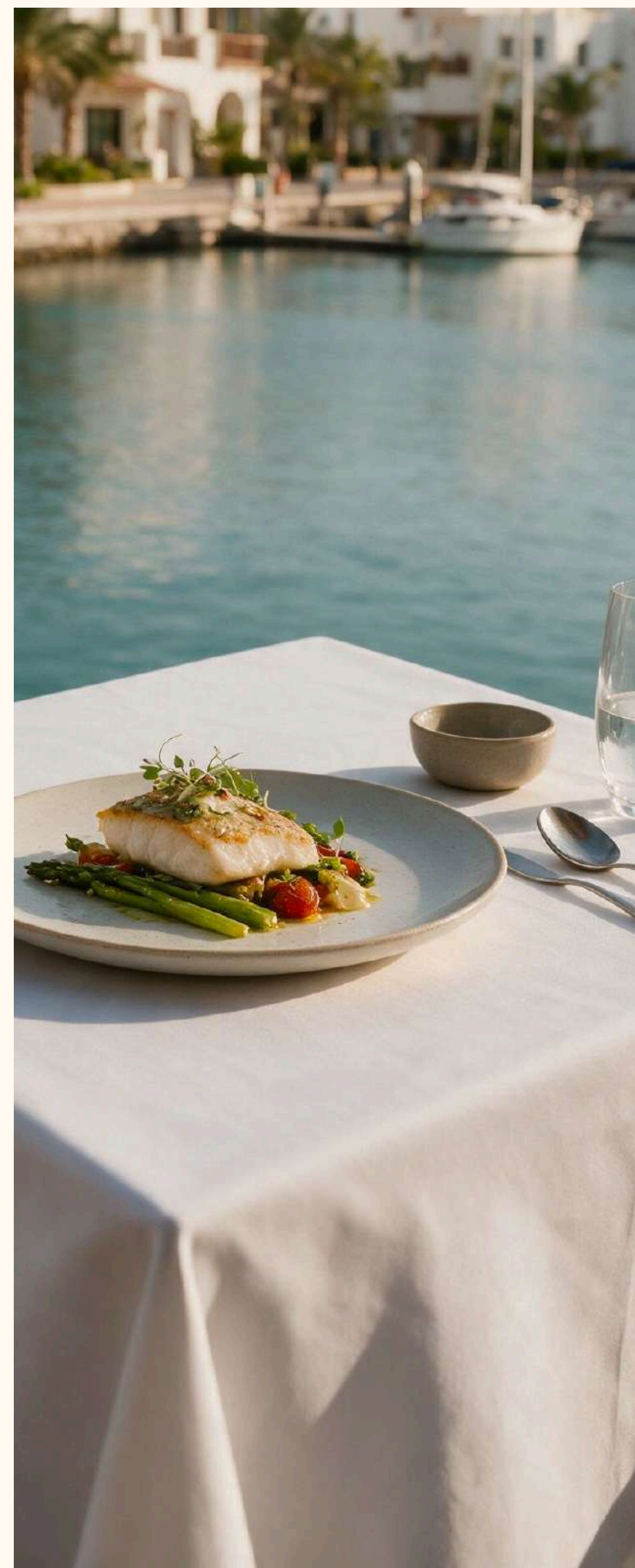
ENDLESS SEAVIEWS



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

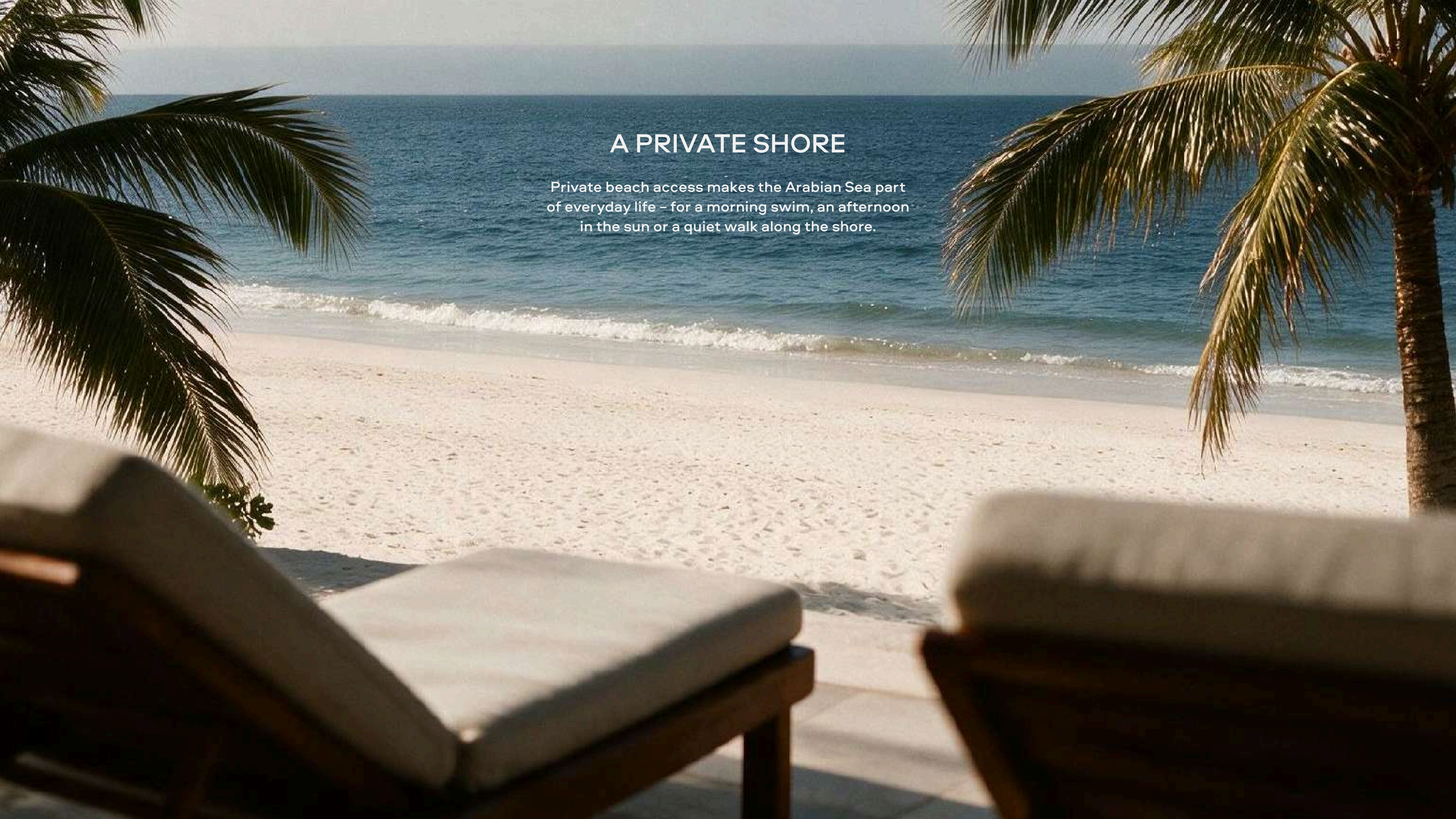
Walking Paths

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 dark wooden lounge chairs with light-colored cushions are partially visible, angled towards the beach. The middle ground features a wide, sandy beach with gentle waves lapping at the shore. The background is a vast, deep blue sea meeting a clear sky at the horizon. Two palm trees are positioned on either side of the frame, their fronds reaching over the beach. The overall atmosphere is peaceful and luxurious.

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



