

تیبیان
tibiaan



حي النُّهى
HAY A'NUHA

SULTAN HAITHAM CITY

Oman's City of the Future

Sultan Haitham City is one of Oman's most significant urban developments, designed as a fully integrated smart city on the outskirts of Muscat. Named in honour of His Majesty Sultan Haitham bin Tarik, the project reflects the ambitions of Oman Vision 2040—focusing on sustainability, innovation, and creating a modern, inclusive community.





SULTAN HAITHAM CITY

General Features

100,000
City population

1,640,000 sqm
Big Park and wadi
area

2,900,000 sqm
Total landscape area

14,800,000 sqm
Total area

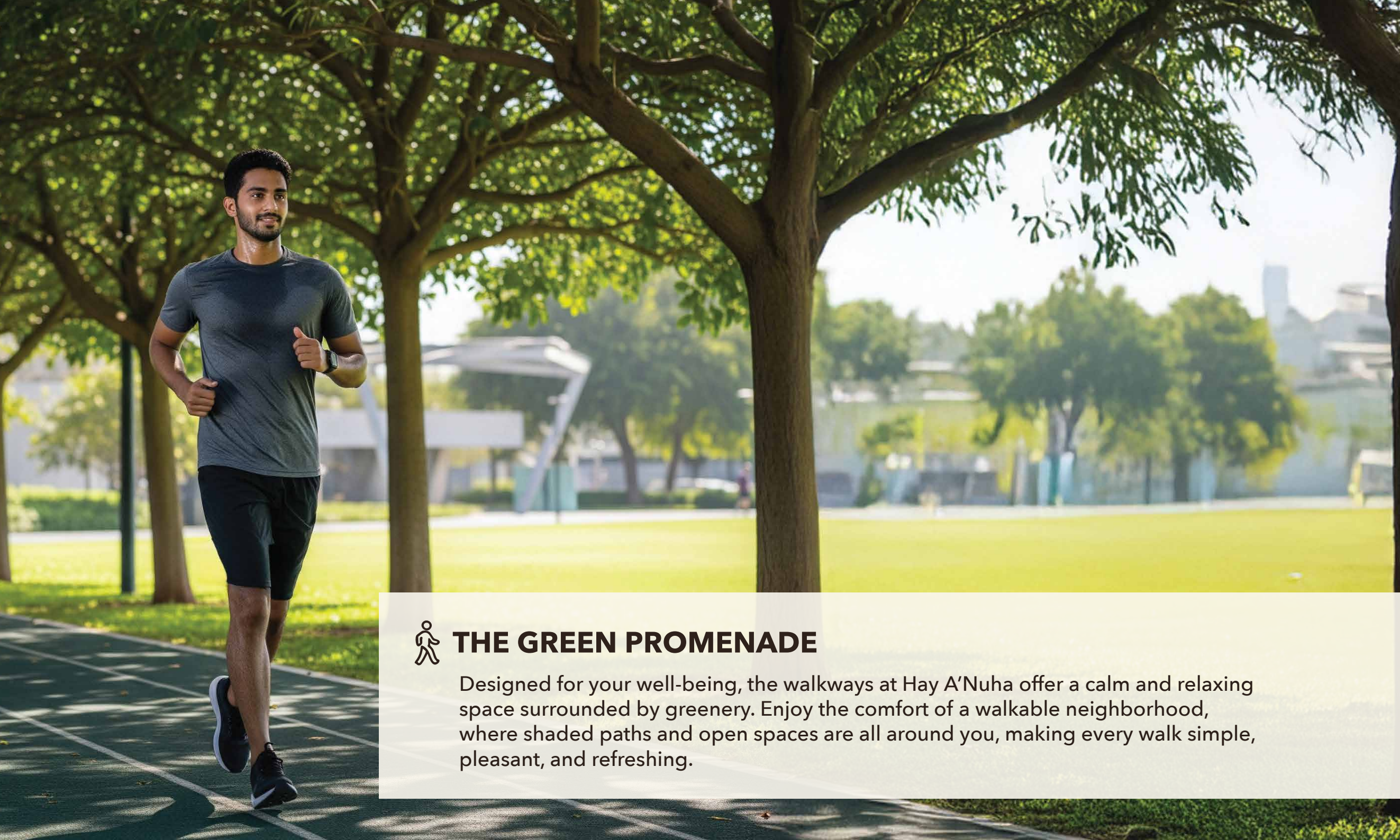


SULTAN HAITHAM CITY
Central Park



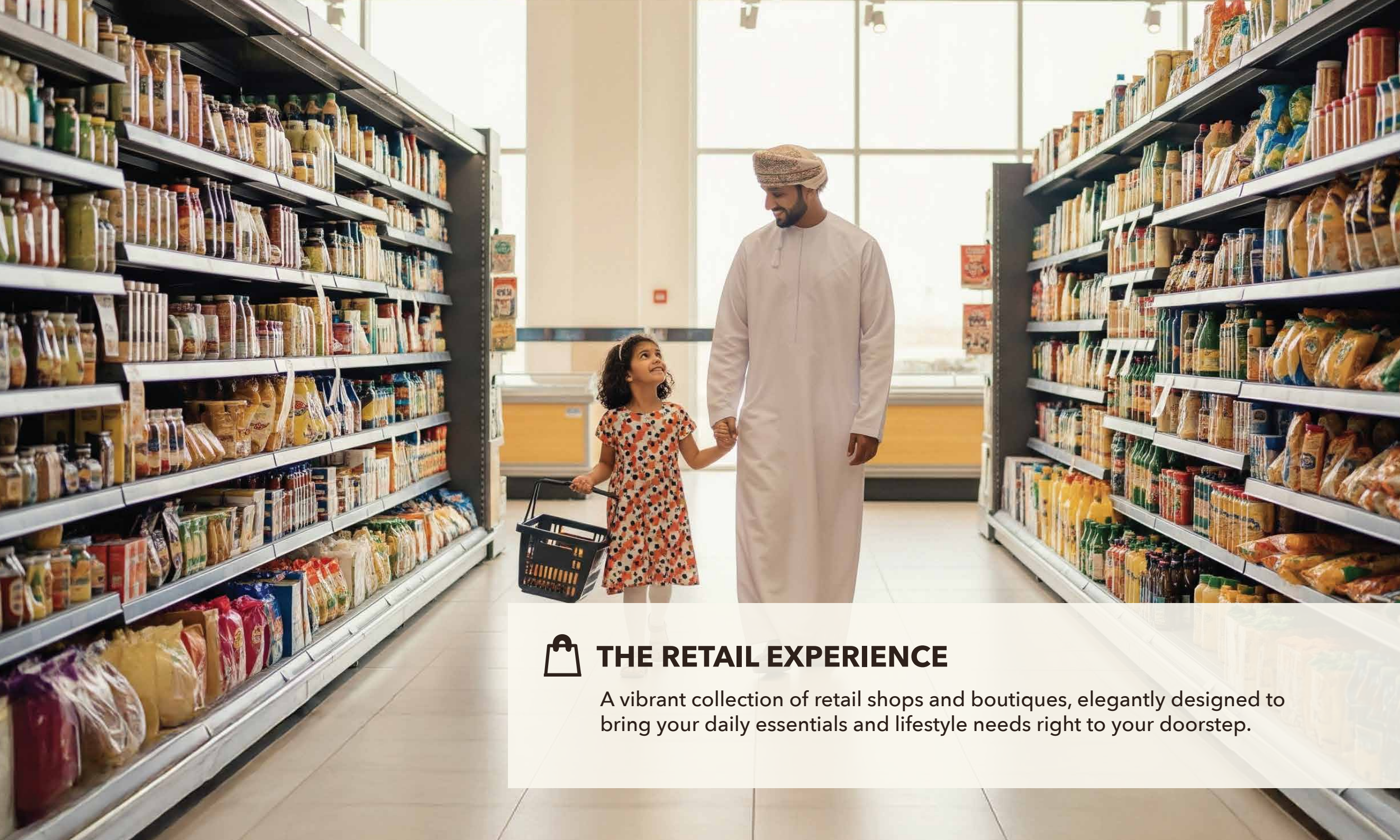
THE DISTRICT SCHOOL

A dedicated site near the community is reserved for an international school, designed to provide a modern, high-quality learning environment – just moments from home.



THE GREEN PROMENADE

Designed for your well-being, the walkways at Hay A'Nuha offer a calm and relaxing space surrounded by greenery. Enjoy the comfort of a walkable neighborhood, where shaded paths and open spaces are all around you, making every walk simple, pleasant, and refreshing.



THE RETAIL EXPERIENCE

A vibrant collection of retail shops and boutiques, elegantly designed to bring your daily essentials and lifestyle needs right to your doorstep.



THE DISTRICT HEALTH CENTER

A designated plot of land is allocated for the development of a health center near Hay A'Nuha, aimed at providing essential medical services to the community. Thoughtfully planned for comfort and accessibility, it will ensure you and your family have access to trusted healthcare close to home.



Tibiaan building 1



AlOlaan 2

Coffee Shop

Coffee Shop

Toys

Books

Electronics

Beauty

Books

Books

Parking Area

Secure & Monitored



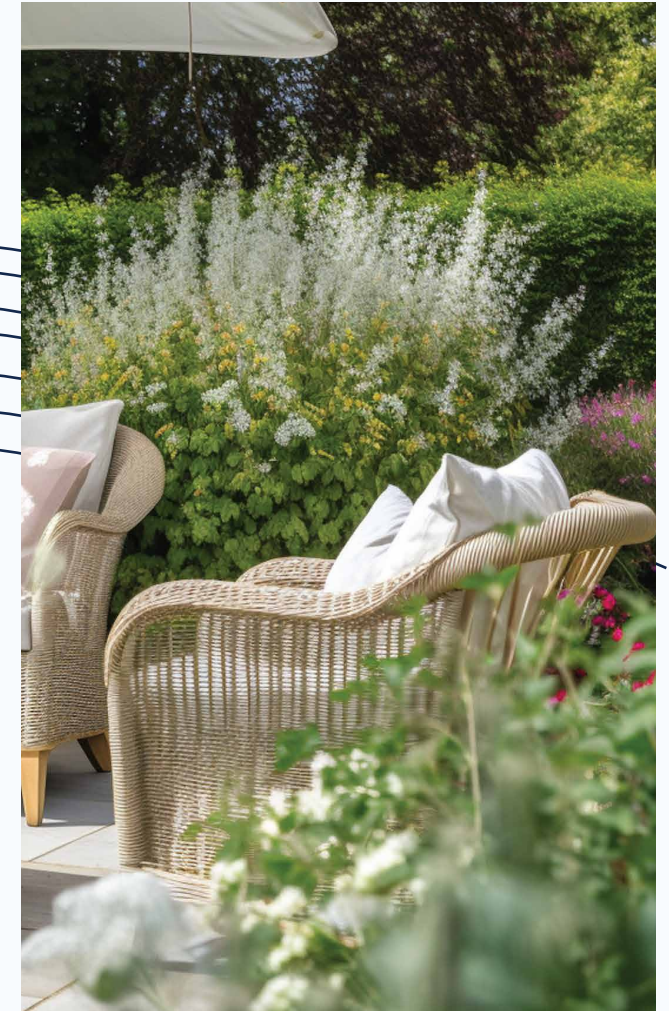
Gym

Active Lifestyle



Green Spaces

Relaxation Zone



Swimming Pool

Pure Relax



Kids Play Area

Fun Space



Dedicated Waste Management Area

Private Spot



Apartments

*Diverse Layouts Tailored To Your
Lifestyle*

Sky Villa 1

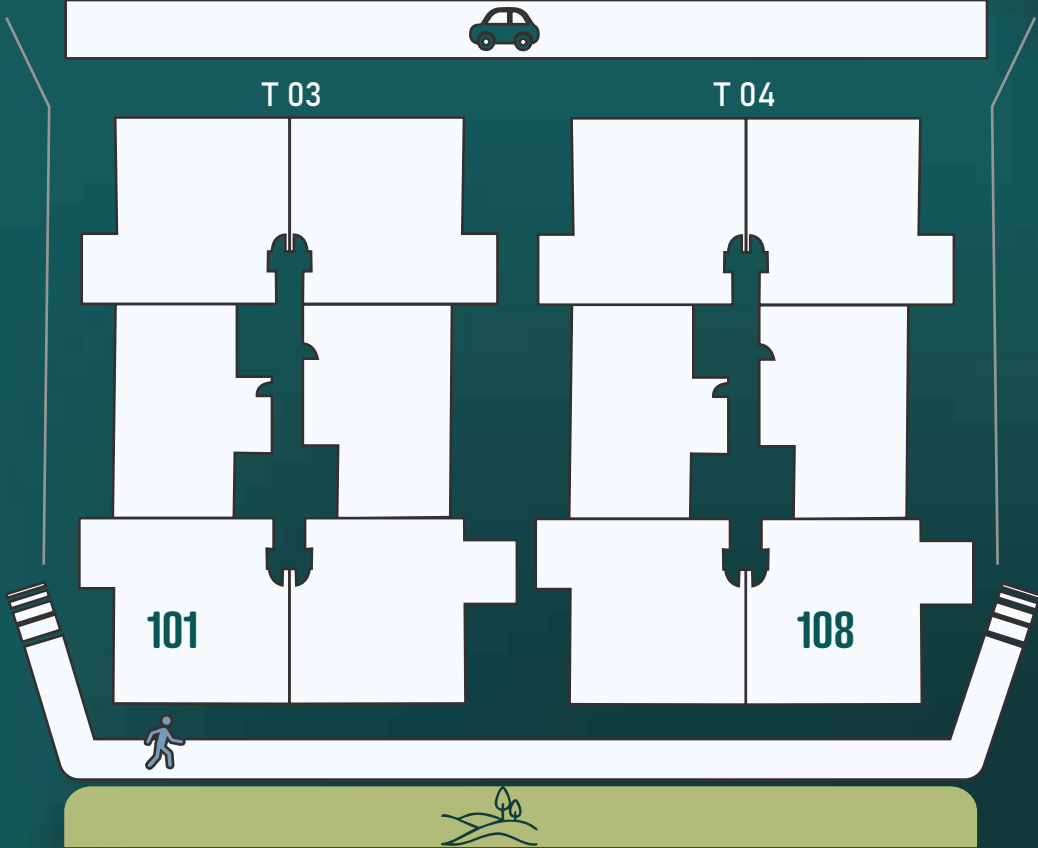
Layout & Details

3 Bedrooms | Maid's Room

Sky Villa 1

Apartment Area Details

Apartment No	Built-up Area	Balcony Area
101	345.97	30.66
108	345.97	30.78



First Floor

Second Floor



Double-Height Dining Room



Living Room



Maid's Room



Kitchen



Entrance



3 Bathrooms



Terrace



Majlis



Service Room



Sky Villa 1

First Floor

Second Floor

 Master Bedroom

 Living Area

 2 Bedrooms

 Balcony

 Dressing Room

 3 Bathrooms



Sky Villa 1



Sky Villa 2

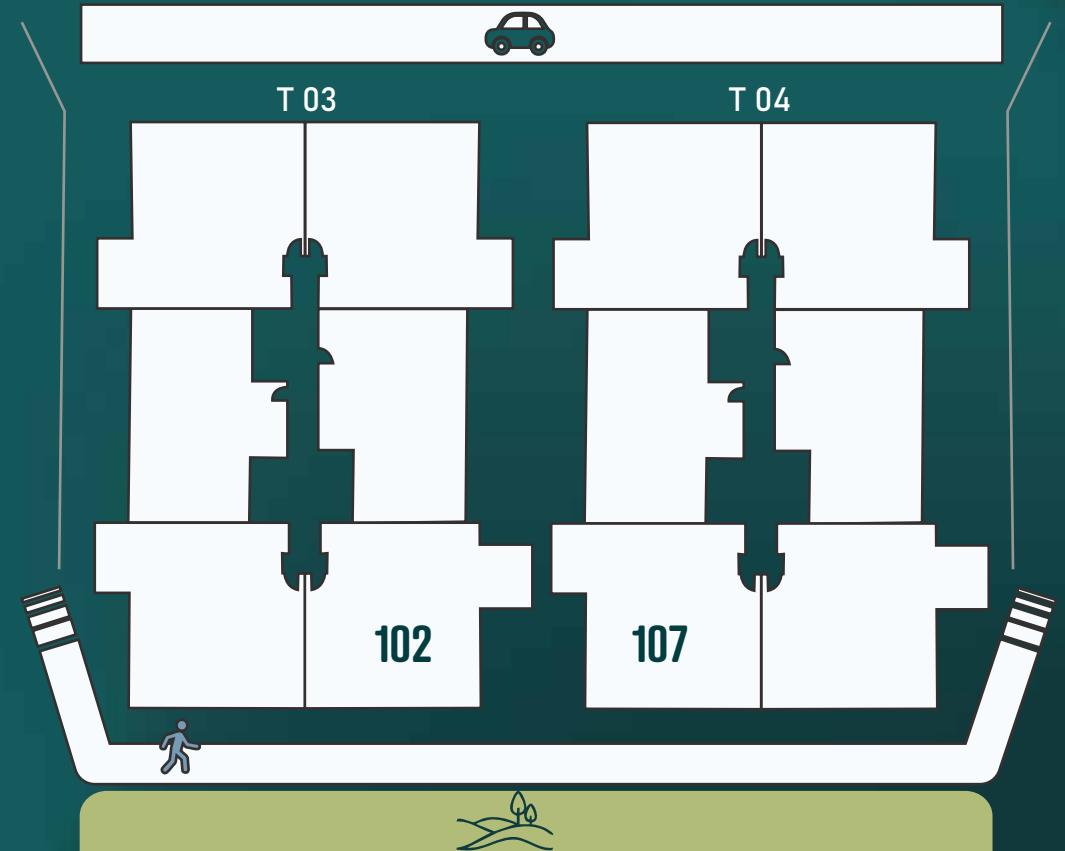
Layout & Details

3 Bedrooms | Maid's Room | Utility Room

Sky Villa 2

Apartment Area Details

Apartment No	Built-up Area	Balcony Area
102	305.27	18.44
107	305.27	18.44



First Floor

Second Floor



Living Room

Maid's Room

2 Bathrooms

Terrace



Double-Height Dining Room

Utility Room

Kitchen

Entrance



First Floor
Second Floor

- 

Master Bedroom



Living Area



2 Bedrooms
- 

Dressing Room



Balcony



3 Bathrooms





Sky Villa 3

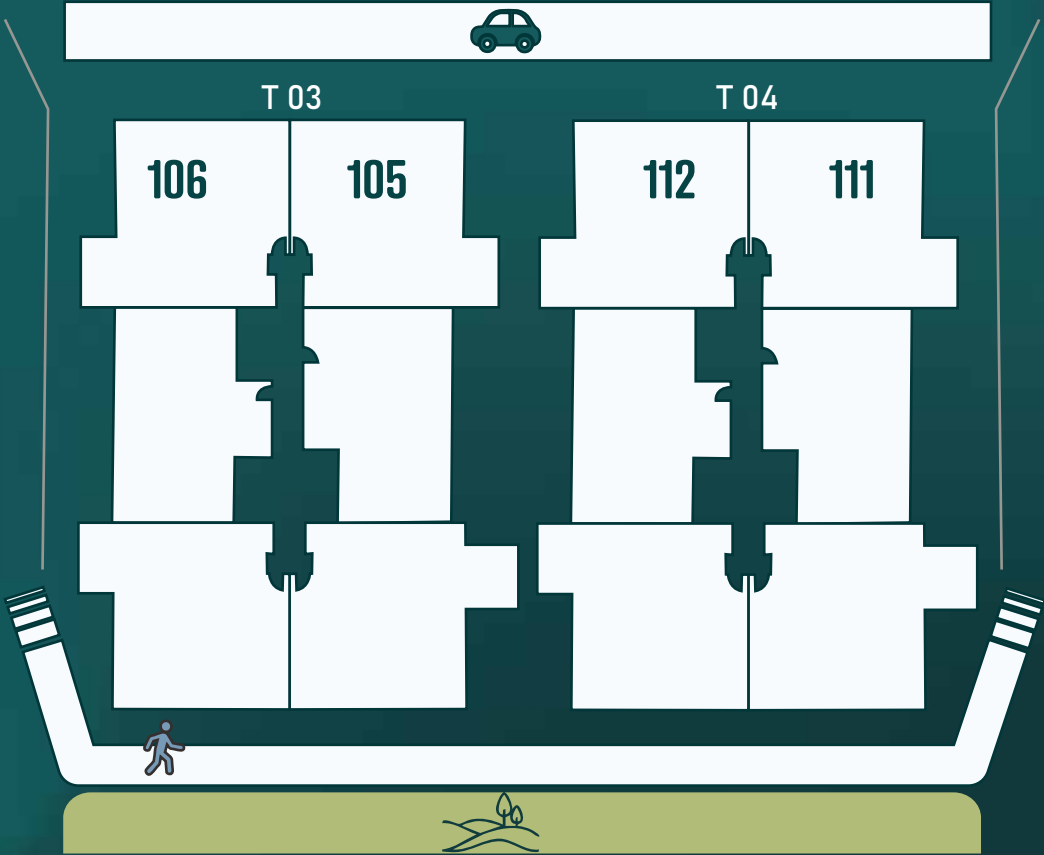
Layout & Details

3 Bedroom | Maid's Room

Sky Villa 3

Apartment Area Details

Apartment No	Built-up Area	Balcony Area
105	345.17	28.67
106	344.00	30.51
111	344.00	30.51
112	345.17	28.67



First Floor

Second Floor



Living Room



Maid's Room



3 Bathrooms



Terrace



Entrance



Double-Height Dining Room



Service Room



Kitchen



Majlis



First Floor

Second Floor



Master Bedroom



Living Area



2 Bedrooms



Dressing Room

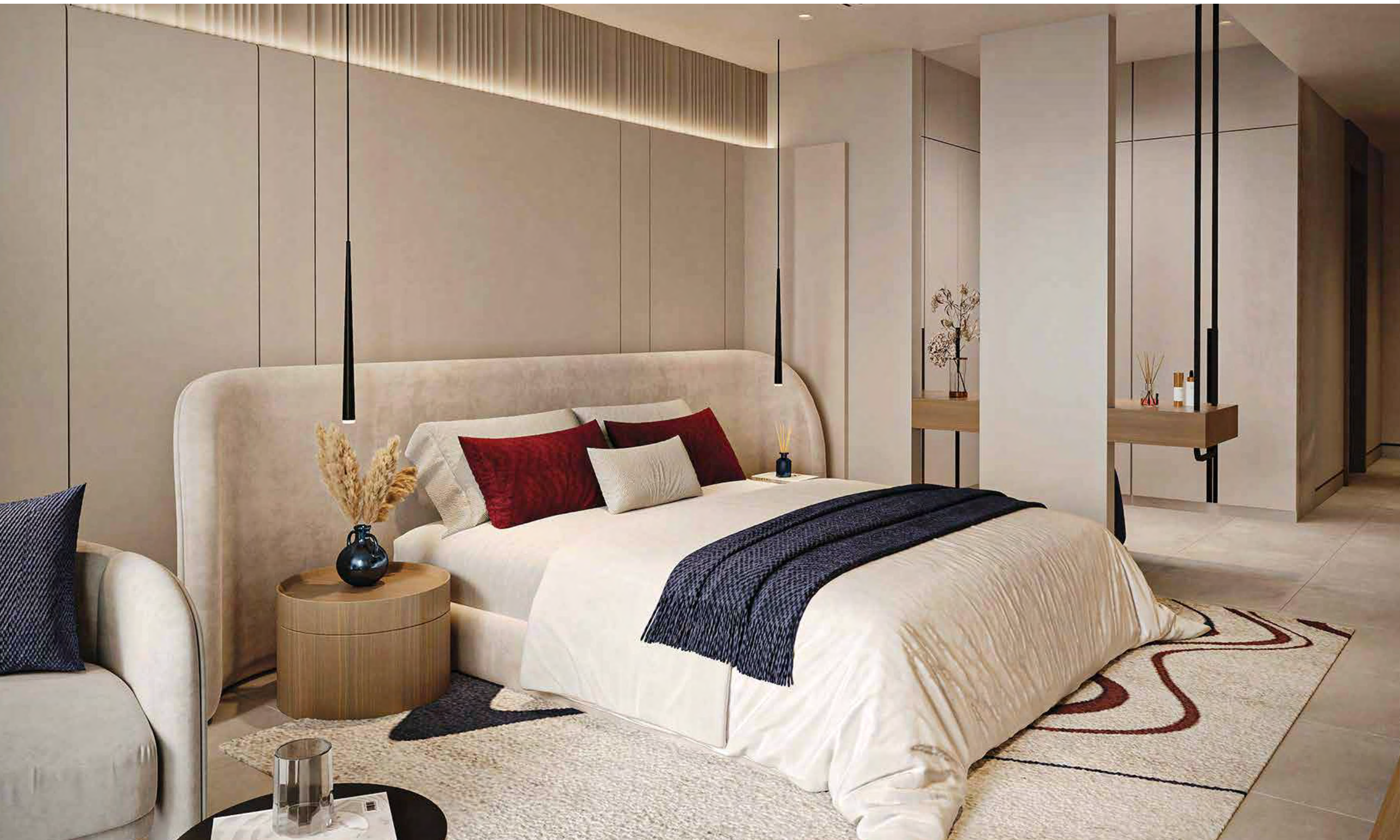


Balcony



3 Bathrooms





Sky Villa 4

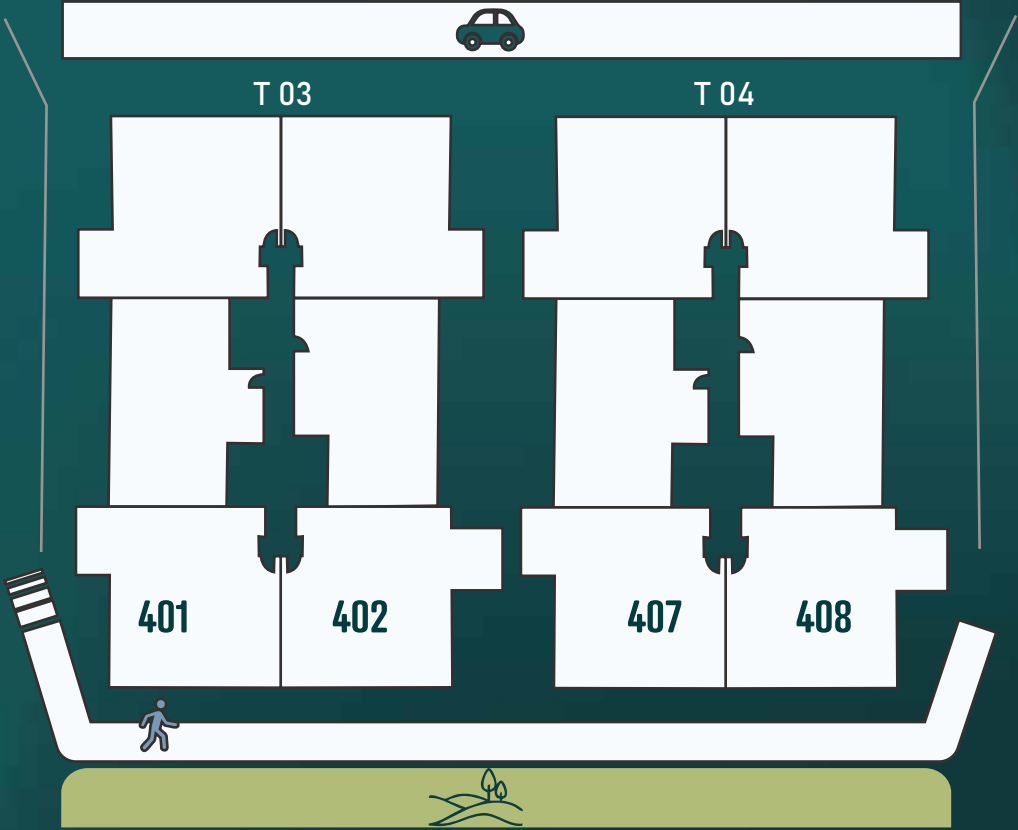
Layout & Details

3 Bedrooms | Maid's Room

Sky Villa 4

Apartment Area Details

Apartment No	Built-up Area	Balcony Area
401	347.36	28.89
402	347.02	28.89
407	347.02	28.89
408	347.36	28.89



First Floor
Second Floor

-  L iving Room
-  Maid's Room
-  3 Bathrooms
-  Terrace
-  Entrance
-  Double-Height Dining Room
-  Service Room
-  Kitchen
-  Majlis



First Floor
Second Floor

-  Master Bedroom
-  Living Area
-  2 Bedrooms
-  Balcony
-  Dressing Room
-  3 Bathrooms





Sky Villa 5

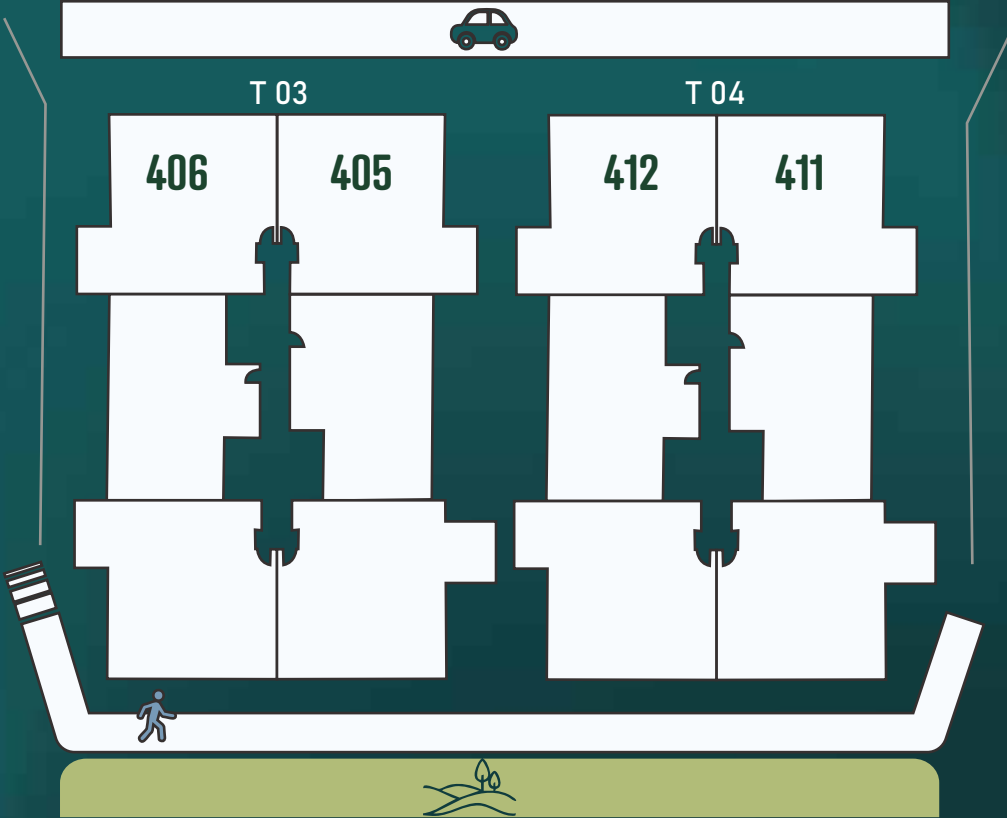
Layout & Details

3 Bedrooms | Maid's Room

Sky Villa 5

Apartment Area Details

Apartment No	Built-up Area	Balcony Area
405	346.47	28.89
406	344.63	28.89
411	344.63	28.89
412	346.31	28.89



First Floor
Second Floor

-  Living Room
-  Maid's Room
-  3 Bathrooms
-  Terrace
-  Entrance
-  Double-Height Dining Room
-  Service Room
-  Kitchen
-  Majlis



First Floor
Second Floor

- 

Master Bedroom
- 

Living Area
- 

2 Bedrooms
- 

Balcony
- 

Dressing Room
- 

3 Bathrooms





Symphonic 1

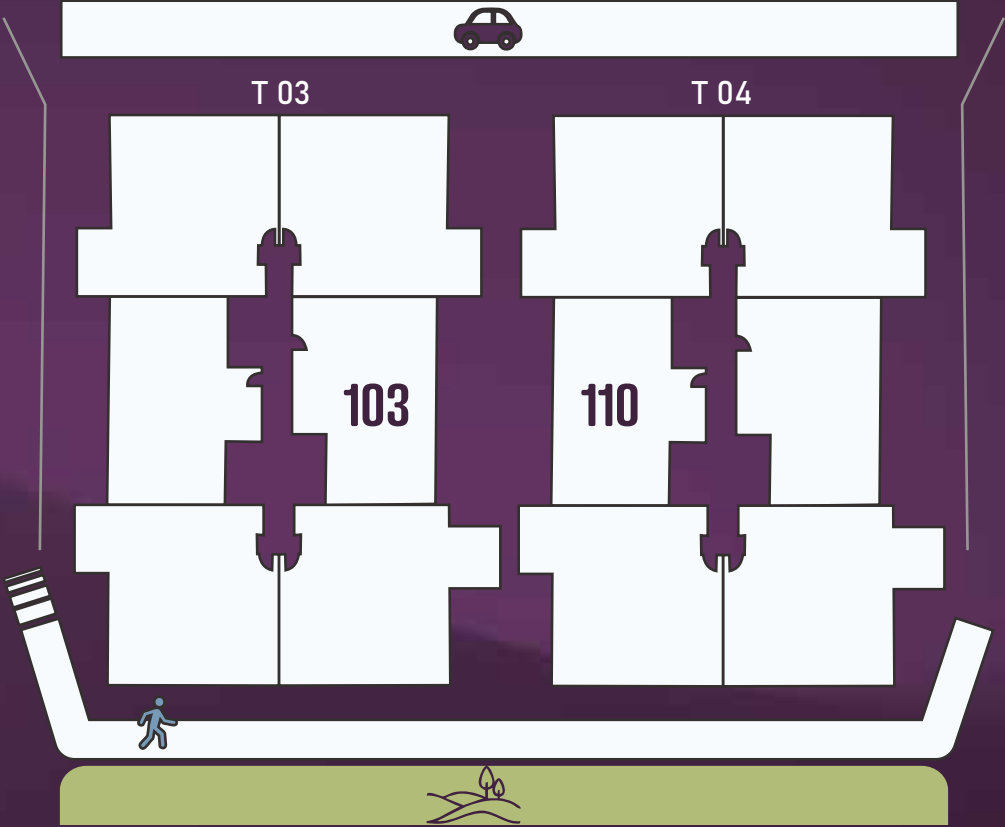
Layout & Details

2 Bedrooms | Maid's Room

Symphonic 1

Apartment Area Details

Apartment No	Built-up Area	Balcony Area
103	159.22	42.62
110	155.78	42.62



Apartment Details

 Living Room

 Dining Room

 2 Bedrooms

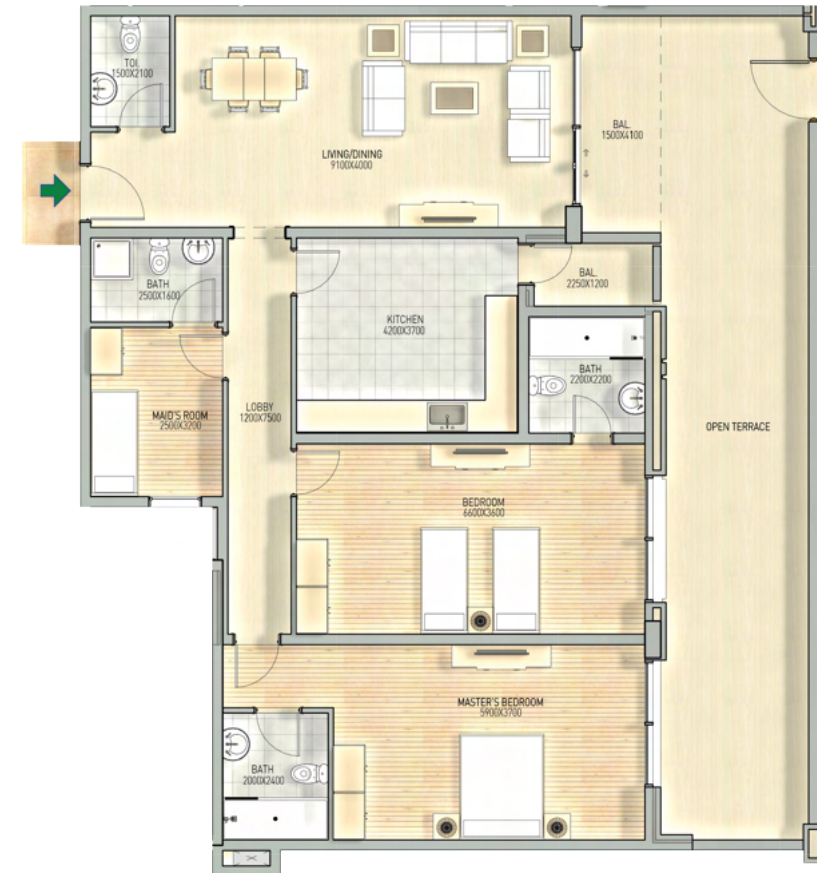
 Kitchen

 Maid's Room

 4 Bathrooms

 Terrace

 Balconies



Symphonic 1



Symphonic 2

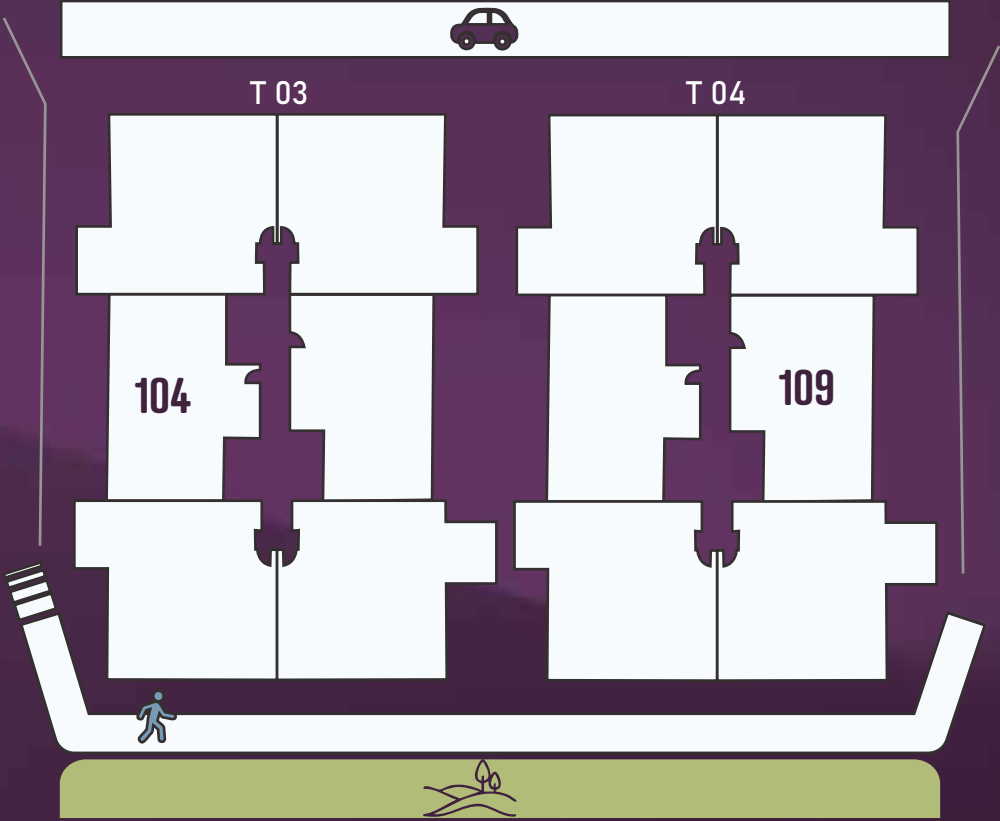
Layout & Details

2 Bedrooms | Utility Room

Symphonic 2

Apartment Area Details

Apartment No	Built-up Area	Balcony Area
104	155.78	37.94
109	154.95	37.94



Apartment Details

-  Living Room
- 

Dining Room
- 

2 Bedrooms
- 

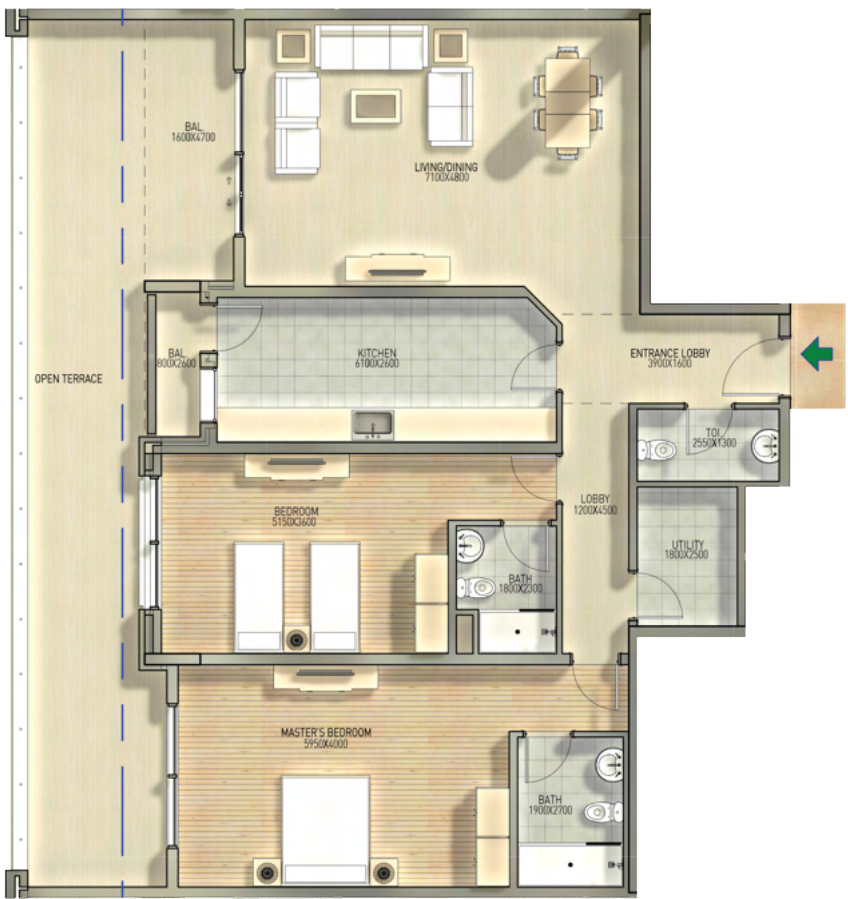
Kitchen
- 

Utility Room
- 

3 Bathrooms
- 

Terrace
- 

Balconies





Symphonic 3

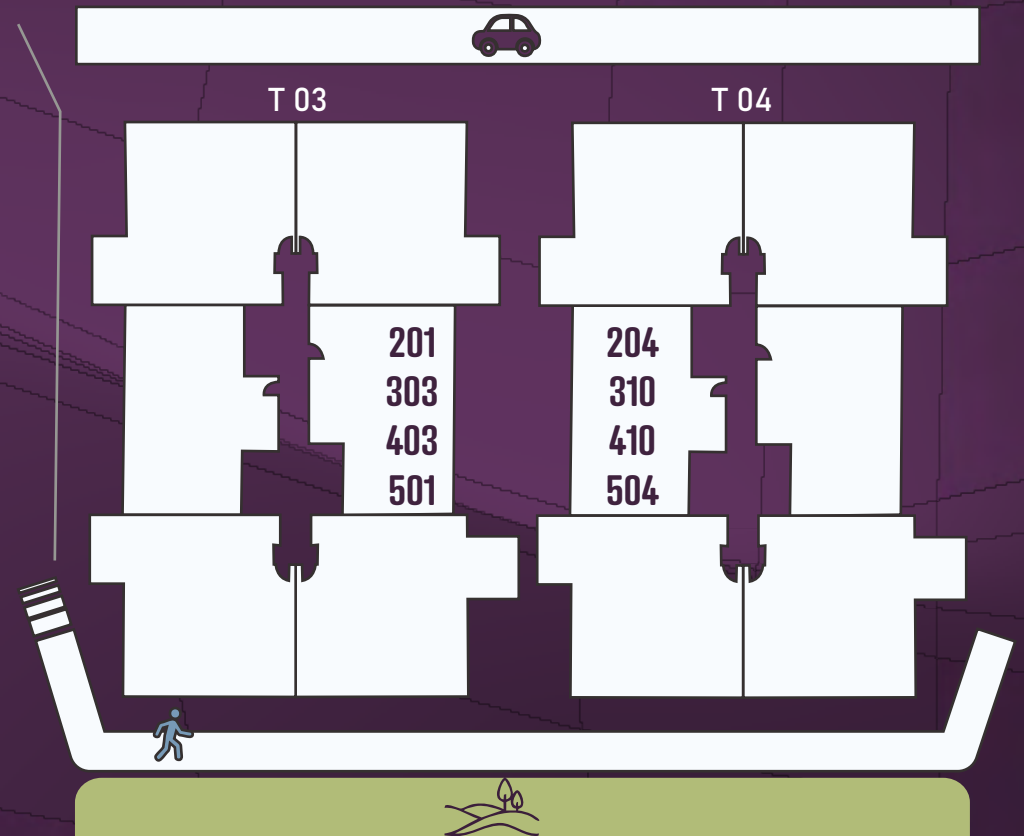
Layout & Details

2 Bedrooms | Maid's Room

Symphonic 3

Apartment Area Details

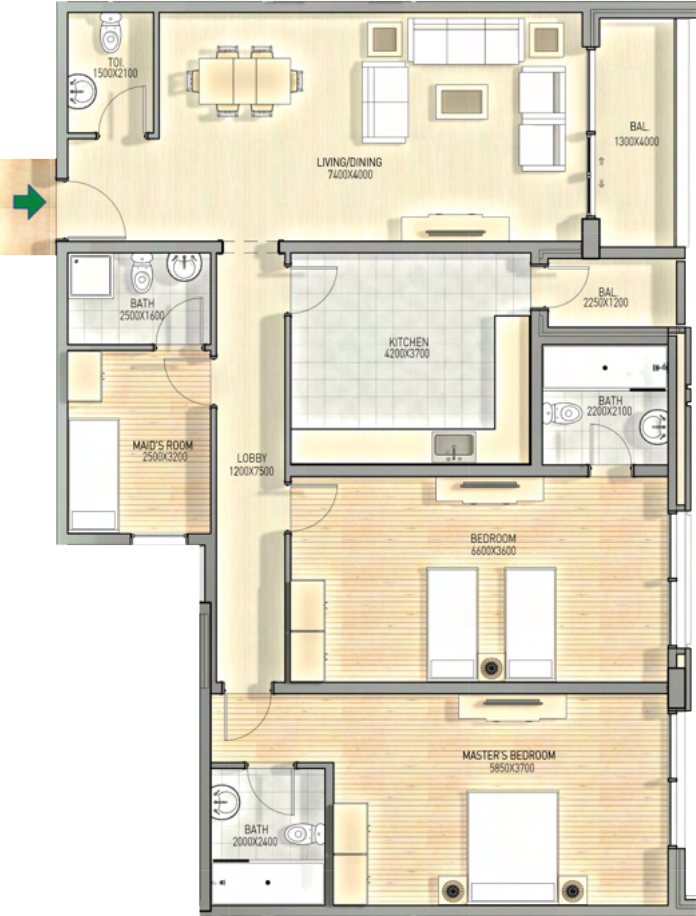
Apartment No	Built-up Area
201	158.37
204	158.66
303	156.81
310	156.81
403	158.10
410	158.10
501	158.10
504	158.10



Apartment Details



- | | | | |
|---|-------------|---|-------------|
|  | Living Room |  | Maid's Room |
|  | Dining Room |  | 4 Bathrooms |
|  | 2 Bedrooms |  | Balcony |
|  | Kitchen | | |





Symphonic 4

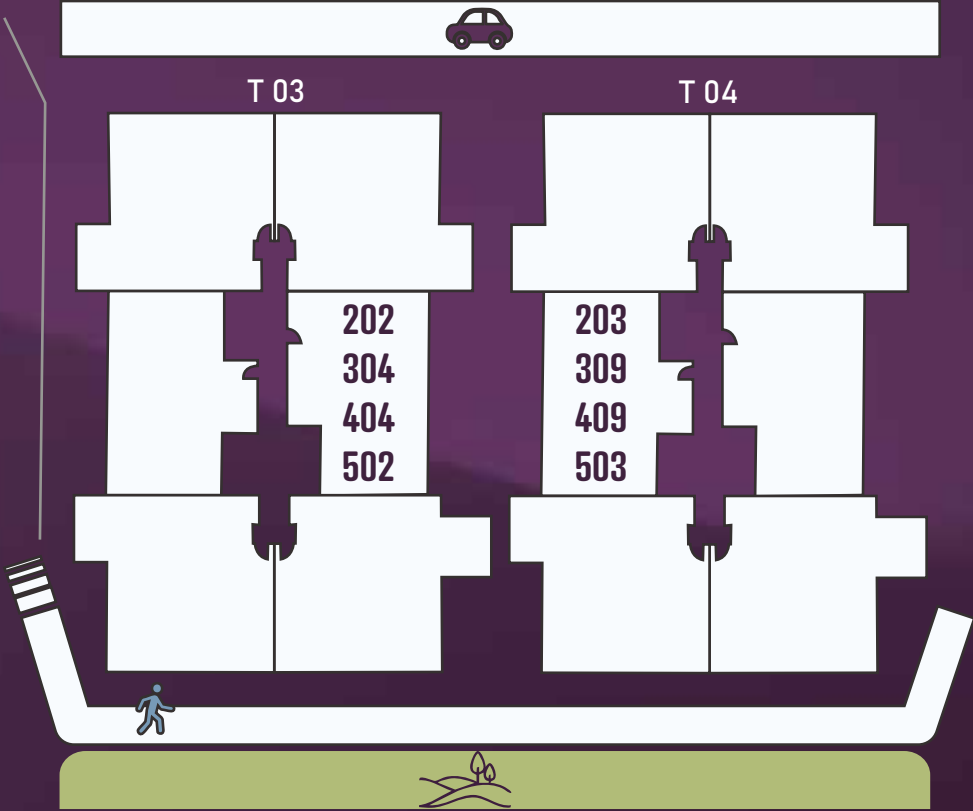
Layout & Details

2 Bedrooms | Utility Room

Symphonic 4

Apartment Area Details

Apartment No	Built-up Area
202	155.39
203	155.28
304	153.58
309	152.92
404	154.30
409	154.30
502	154.74
503	154.74



Apartment Details



Living Room



Dining Room



2 Bedrooms



Kitchen



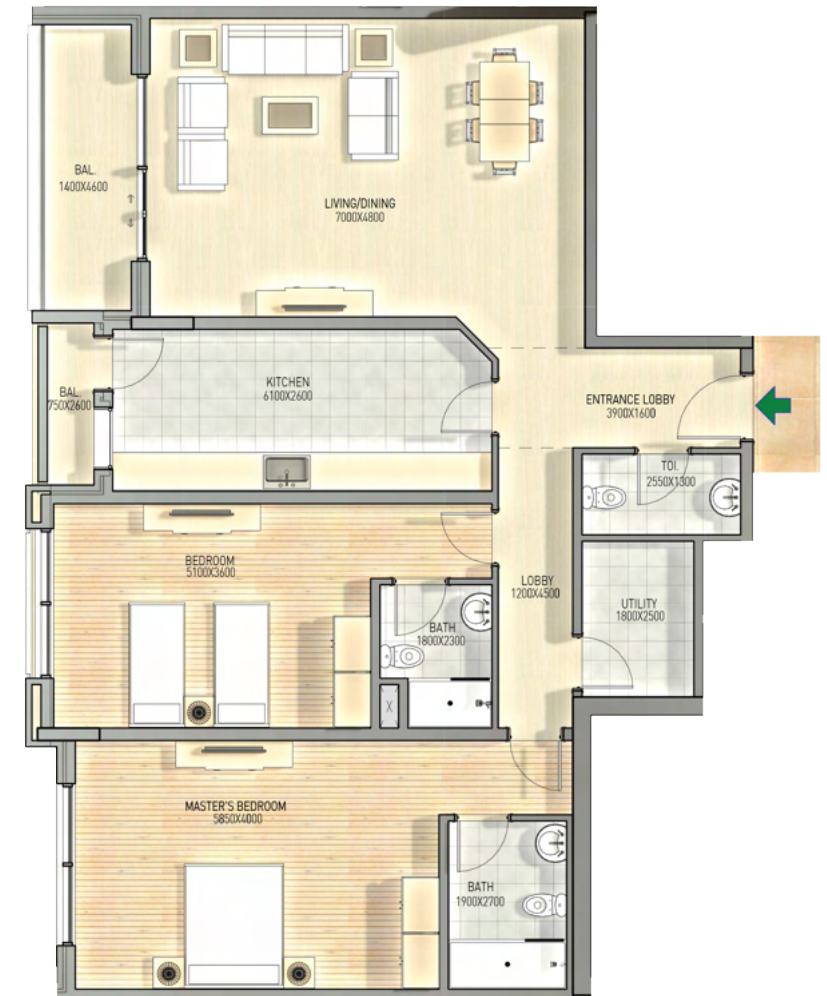
Utility Room



3 Bathrooms



Balcony



Symphonic 4



Symphonic 5

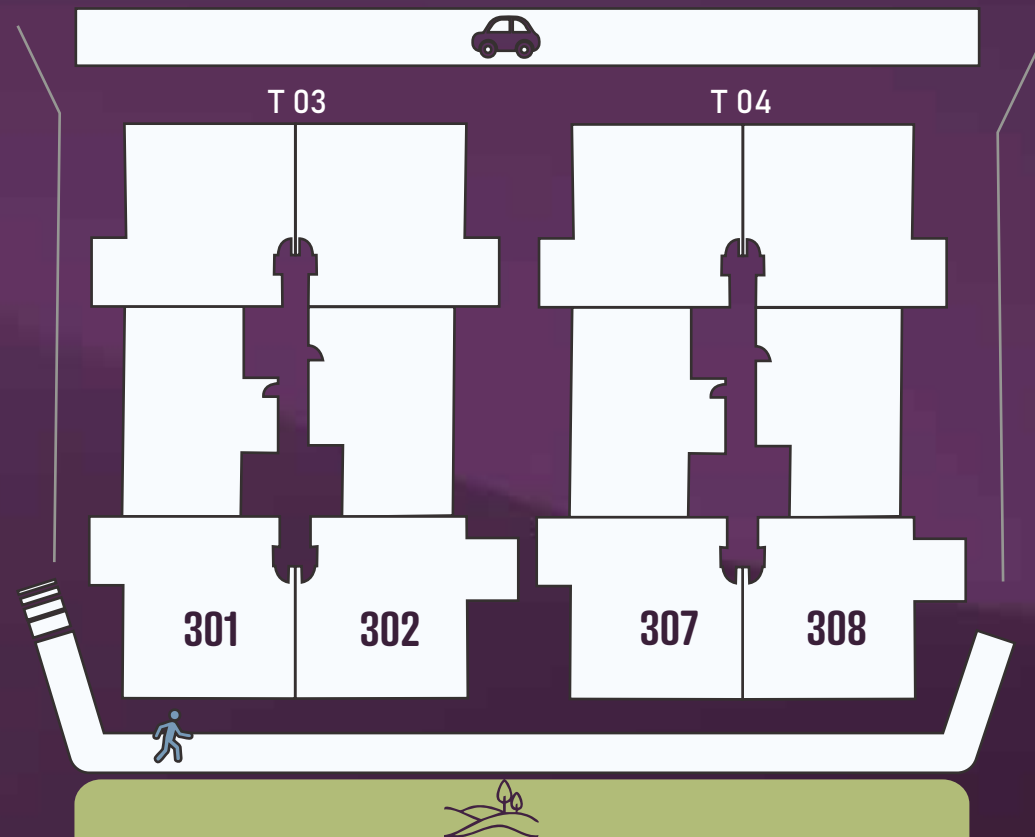
Layout & Details

2 Bedrooms | Maid's Room

Symphonic 5

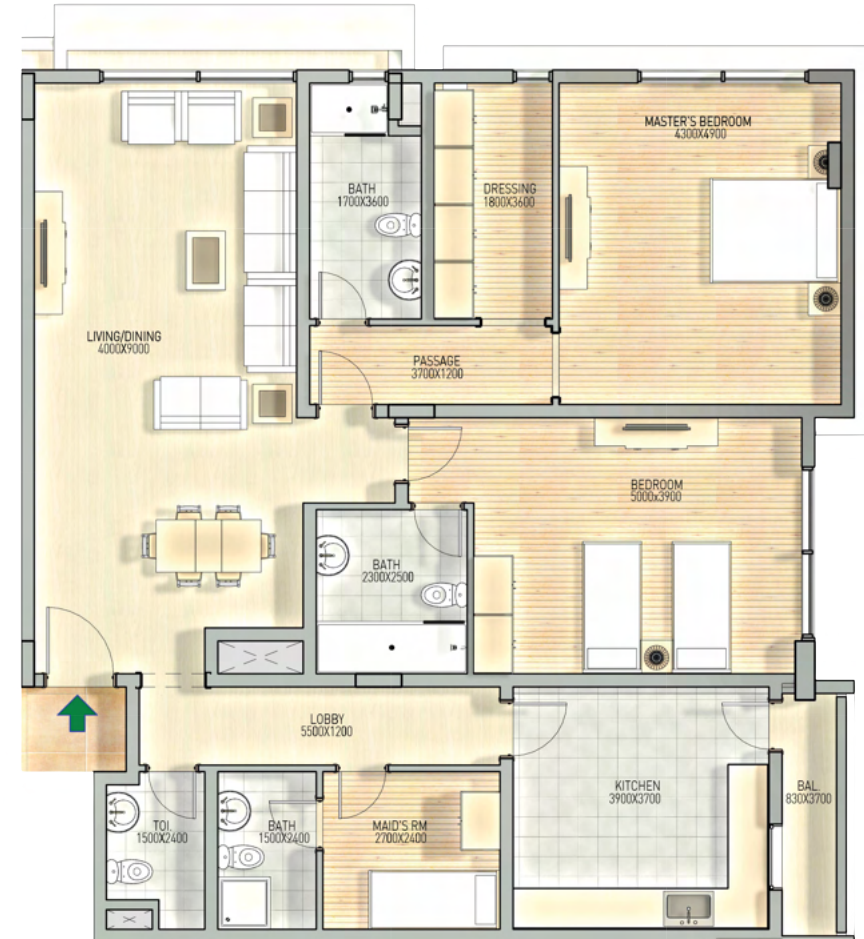
Apartment Area Details

Apartment No	Built-up Area
301	172.97
302	171.52
307	171.52
308	172.97



Apartment Details

-  Living Room
-  Dining Room
-  2 Bedrooms
-  Kitchen
-  Maid's Room
-  4 Bathrooms
-  Balcony
-  Dressing Room



Symphonic 6

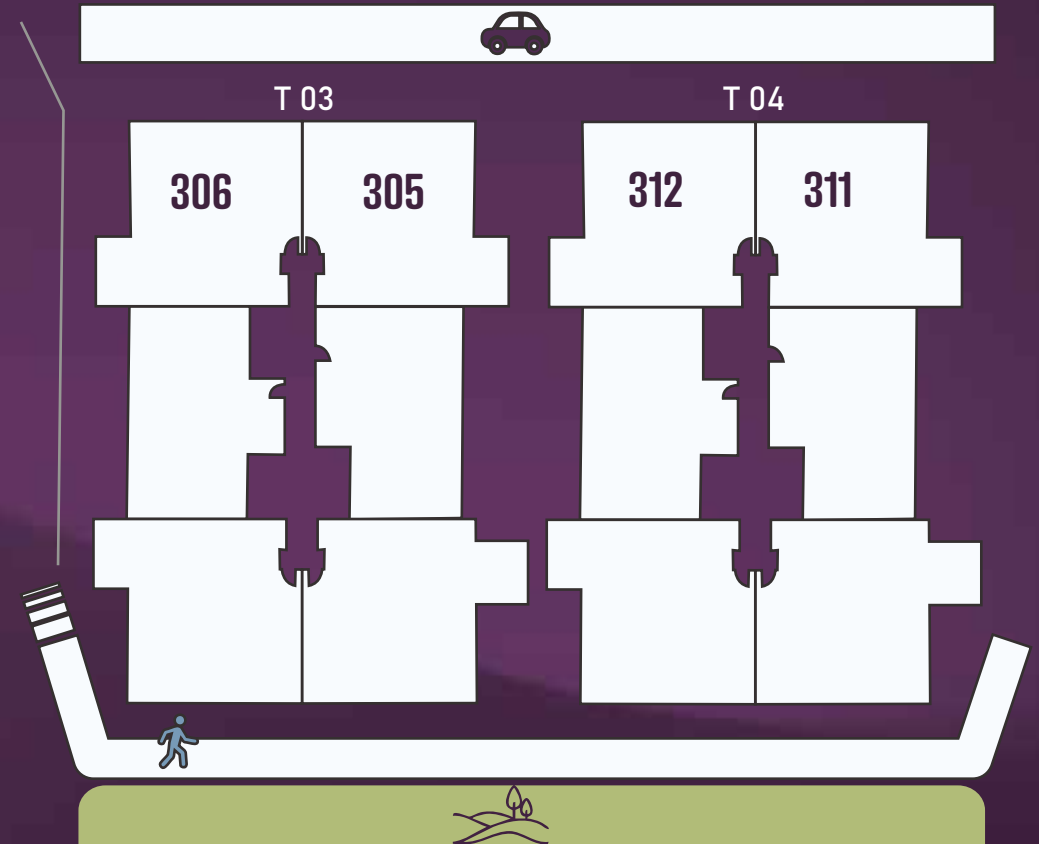
Layout & Details

2 Bedrooms | Maid's Room

Symphonic 6

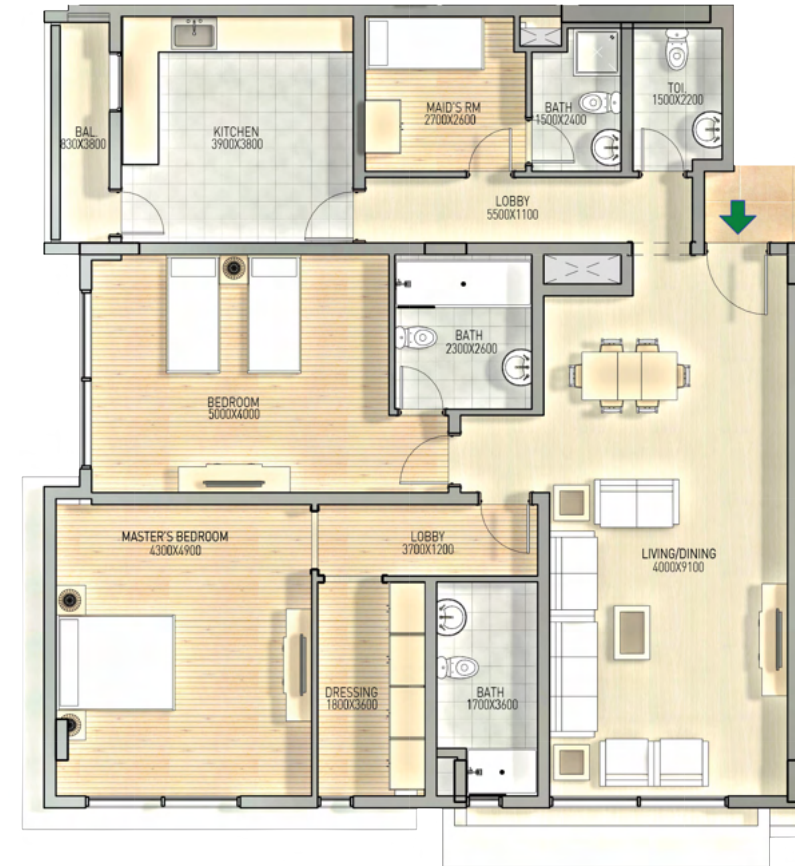
Apartment Area Details

Apartment No	Built-up Area
305	171.10
306	170.86
311	170.16
312	171.10



Apartment Details

-  Living Room
-  Dining Room
-  2 Bedrooms
-  Kitchen
-  Maid's Room
-  4 Bathrooms
-  Balcony
-  Dressing Room



Symphonic 6

Disclaimer

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