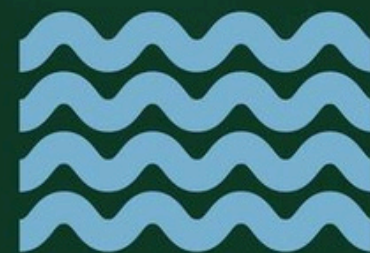




ينايير  
YENAIER



A NEW PRESENT  
FOR A SUSTAINABLE  
FUTURE.



YENAIER RESIDENCES  
AT SULTAN HAITHAM CITY, OMAN





## WHY OMAN

Oman ranks among the Middle East's most cost-effective countries according to the World Bank, for the unmatched advantages listed below.



## MAKES SOUND INVESTMENT SENSE.

0%

taxes on personal income,  
property, and inheritance

LIFETIME

residency visa for family  
Investment-linked

SAFE

and secure environment  
for families

5

modern airports

4

world-class ports

30

global destinations  
within a 3-hour flight

INTEGRATED

urban living

BOOMING

real estate market

100%

property ownership

QUICK

hassle-free business set-up

NO RESTRICTIONS

on transfers of capital, profits,  
money, or dividends

SUPPORTIVE

laws and business climate  
for investors







## BE AT THE HEART OF OMAN'S FIRST SMART CITY.

Yenaier is a green haven set within Sultan Haitham City, in Al Seeb, Muscat. The Sultan Haitham City is the country's first smart city featuring green technologies and innovative solutions for an enhanced quality of life. Spanning 2.9 million square meters, the eco-city captures the aspirations of a new Oman; representing a comprehensive transformation from the conventional approach, championed by Oman's Ministry of Housing and Urban Planning (MoHUP).

Sultan Haitham City is a planned destination that is truly self-sufficient with a variety of facilities - from Healthcare, Schools (both Government and Private), Universities and Mosques to Commercial Establishments, Souks, Green Spaces, Central Park, and Cultural and Day Care Centers. With an effortless 8-minute drive to major roads such as Muscat Expressway and Batinah Highway, key places in Muscat are also in close proximity.



SULTAN HAITHAM CITY

مدينة السلطان هيثم





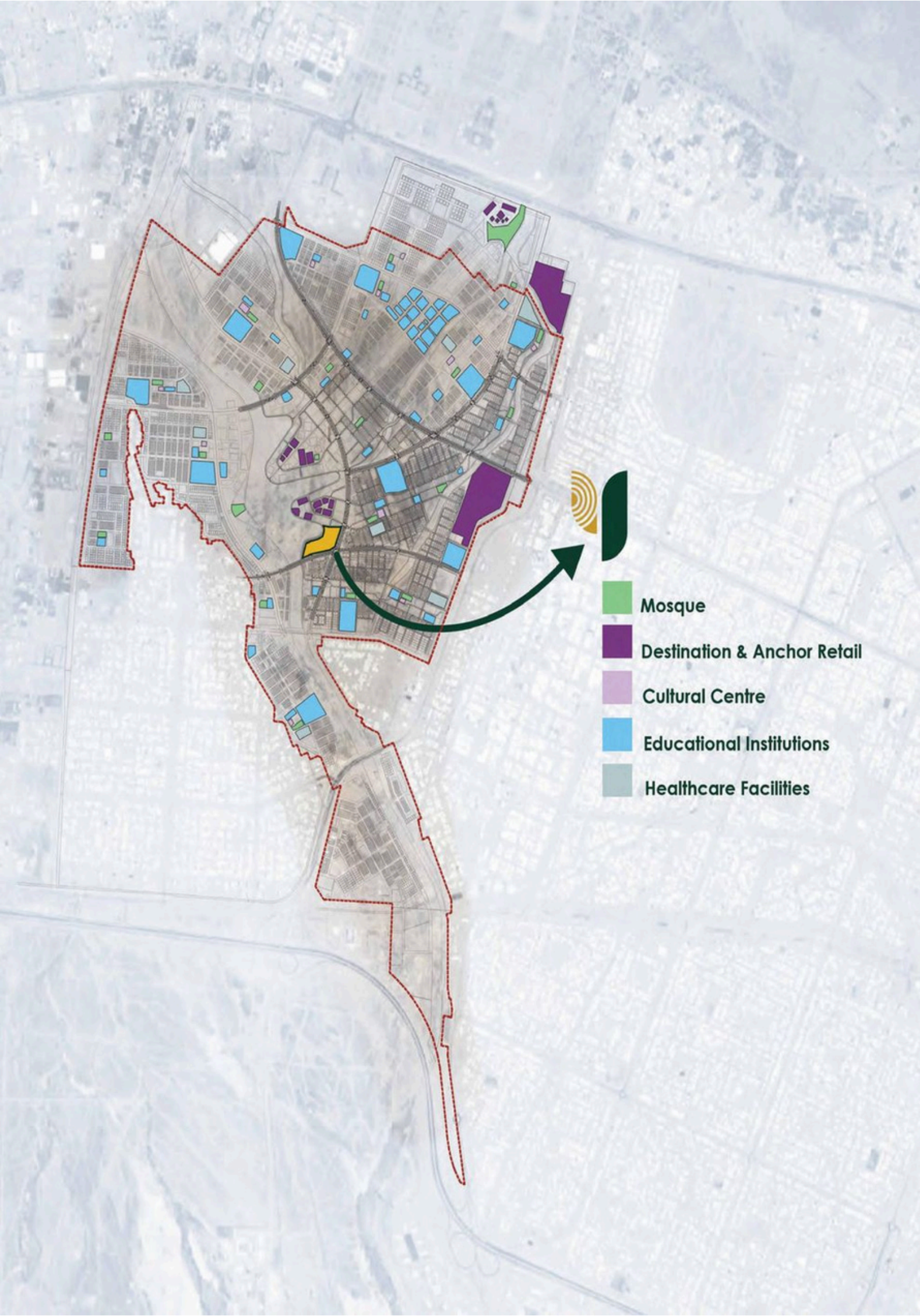
# A TRIBUTE TO 21ST CENTURY SMART URBAN LIVING.

Embrace the epitome of eco-friendly living at Yenaier residences. A symbol of new beginnings and new expressions of a lifestyle that's the first-of-its-kind in Oman.

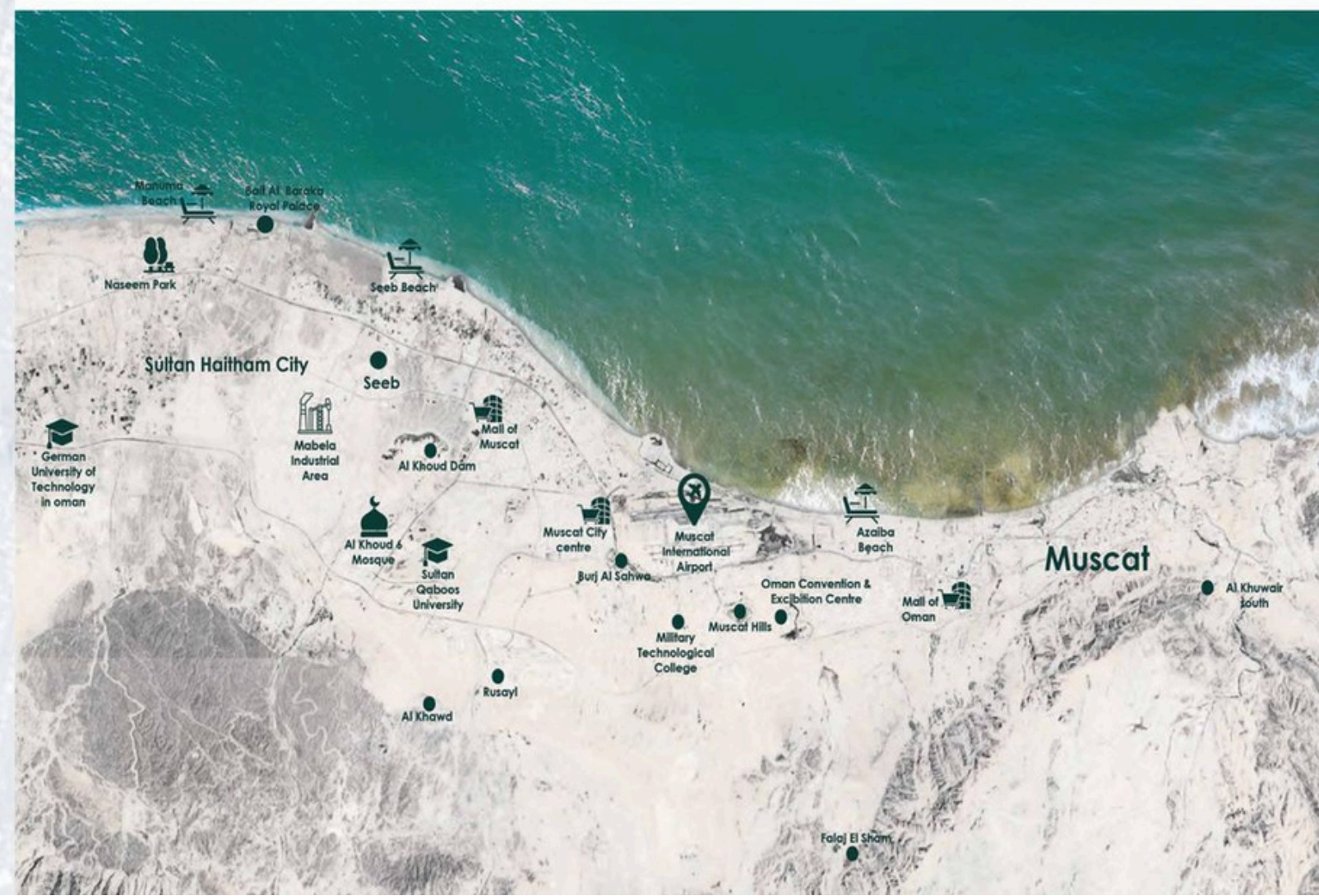
Yenaier is inspired from the idea of 'turning over a new leaf', an exquisite way of living, rooted in sustainability, shaped by urban elegance, and surrounded by captivating lush landscapes. The 125,000 square meter project is developed by Adrak Developers, in Sultan Haitham City, Oman.








	<b>30 min</b> Muscat International Airport	<b>18 min</b> Al Araiimi Boulevard 
	<b>30 min</b> Shopping Malls	<b>22 min</b> Oman Botanic Garden 
	<b>20 min</b> Nearest Hospitals	<b>12 min</b> Public Beaches 
	<b>20 min</b> Nearest Schools and Universities	<b>30 min</b> Oman Convention & Exhibition Centre 







OUTDOOR  
LIFE FLOWS  
AROUND  
A WADI.

At the heart of the innovative Sultan Haitham City's outdoor life is a wadi that runs for 7.5 kms, blooming with parks and playgrounds dedicated to children and sports activities. The city is also planned with an abundance of green avenues and boulevards leading to every home.

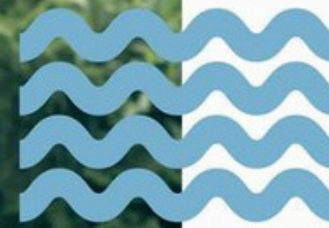


## LOVABLE AND MAGNIFICENT NEIGHBOURHOOD.

Sultan Haitham City is inspired by the boundless energy and beauty of nature, offering public transport stops, pedestrian and bike paths, an intelligent road network for congestion-free commutes and intelligently lit common areas for evening walks, alongside recreational spaces.



# AN ENVIRONMENT OF BALANCE AND ELEGANCE.

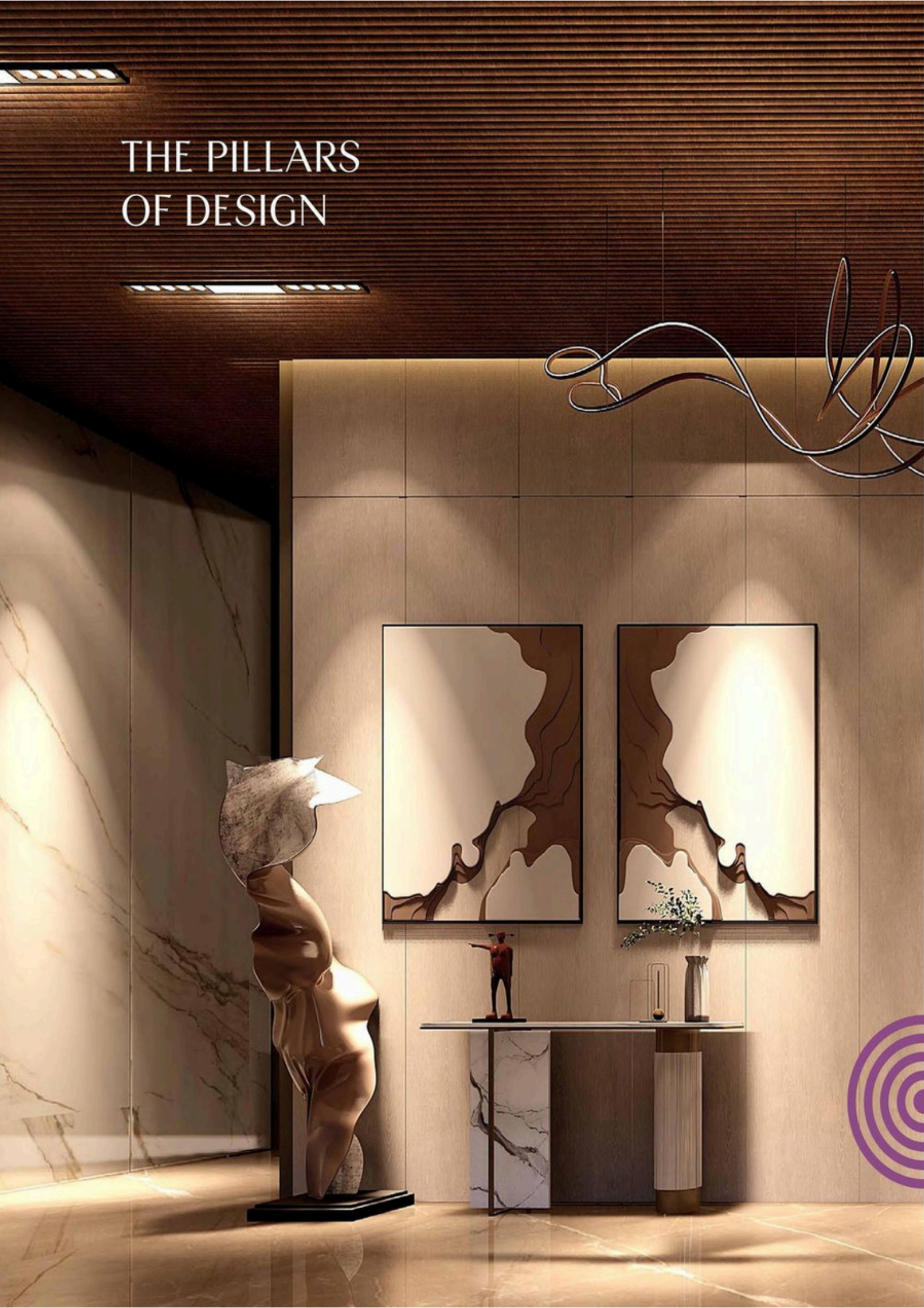


Yenaier is born of a vision for a progressive world that focuses on creating refined, thoughtful spaces that blend elegance, exclusivity, and high-end finishes seamlessly. The development features six iconic towers, interconnected by looping boulevards and meticulously planned green spaces, creating a unified urban landscape. It transcends traditional design by introducing a resort-style experience.

Made using eco-friendly materials and sustainable building practices, Yenaier homes embrace smart living with cutting-edge innovations. Convenience and comfort here are designed to promote long-term ecological balance and foster an environment where individuals can live, connect with the community, and thrive.



# THE PILLARS OF DESIGN



Contemporary  
fluid architecture



Resort-style  
elegance



Community-centric  
design



Private loggias as  
key design element



Seamless indoor-  
outdoor integration



Sustainability &  
eco-friendly principles



Smart living &  
technology  
integration





YENAIER BY  
THE NUMBERS.





56,166 SQM.

TOTAL LAND AREA

6

TOWERS

G+5+PENTHOUSE

TOWER FLOORS

770+

RESIDENCES



	PARKLANE 100	PARKLANE 101
LOGGIA STUDIO	71 - 72 SQM.	71 - 87 SQM.
LOGGIA SUITE (1 BHK)	95 SQM.	94 - 128 SQM.
SKY RESIDENCE (2 BHK)	132 - 163 SQM.	137 - 162 SQM.
SKY VILLA (3 BHK)	190 - 214 SQM.	189 - 201 SQM.
SKY VILLA (3 BHK + STUDY ROOM)	-	261 SQM.
SKY PALACE (PENTHOUSE)	414 - 462 SQM.	407 - 416 SQM.

Expected Date of Completion: H2, 2027\*.





# EXTERIOR SHAPED BY FUTURE TRENDS.



The architecture is future-friendly, emphasising seamless indoor-outdoor integration. Residents have the freedom to enjoy the lush greenery and shared amenities without compromising luxury, privacy or comfort.



## MATERIALS

High-quality architectural facades, paint and glass facades for sleek and modern aesthetics.

## LOGGIAS

Spacious with composite railings and planters offering panoramic views.

## GLIDING DOORS

Floor-to-ceiling energy-efficient glass doors for natural light and sound-proofing.

## ROOF

Waterproof and heat-insulated roofing.



# INTERIORS IN LINE WITH AVANT-GARDE STYLING.



## GRAND ENTRANCE LOBBY

with double-height ceilings, marble flooring, designer lighting, and concierge desk.

## LIVING AREAS

designed with imported marble or porcelain tile flooring, and subtle coloured walls.

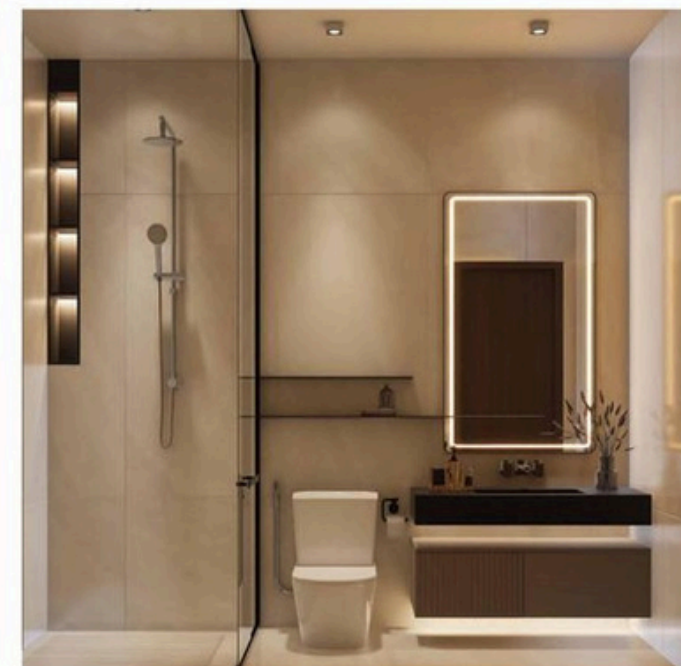
## MODERN MODULAR KITCHEN

with high-end appliances, quartz or granite countertops and anti-slip porcelain tile flooring.



## MASTER BEDROOMS

with walk-in closets, imported marble or porcelain tile flooring, and smart home features.



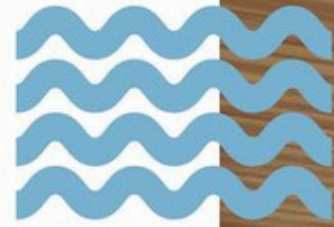
## BATHROOMS

with high-end fixtures, rain showers, glass shower partitions, and integrated smart mirrors.

## HOME AUTOMATION

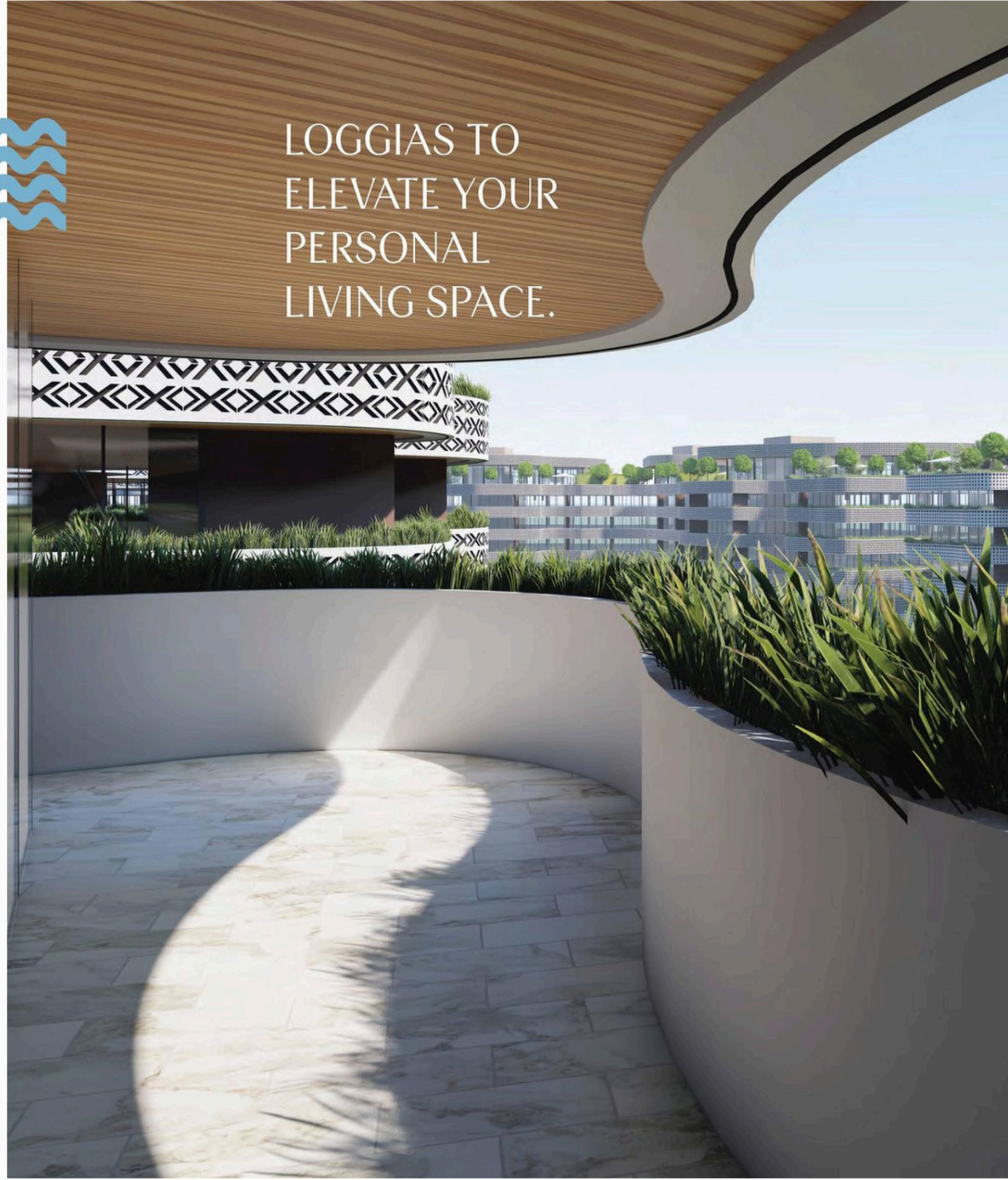
covering smart lighting, and advanced security systems.





## LOGGIAS TO ELEVATE YOUR PERSONAL LIVING SPACE.

Discover the elegant design and practical benefits of Loggias at Yenaier. These covered outdoor spaces offer a serene retreat, shielding you from direct sunlight, while providing a comfortable, shaded area to relax. This design feature also doubles up as a means to improved energy efficiency. By incorporating plantation edges, Loggias further enhance their aesthetic appeal. The greenery not only adds a touch of nature but also helps regulate temperature and improve air quality, creating a truly idyllic living experience.





# GREEN PAVILION WHERE COMMUNITY BLOSSOMS.



The Green Pavilion is a thoughtfully designed oasis exclusive to residents, offering a serene yet vibrant space to connect, play, and thrive. Located on the podium level, this lush retreat provides direct access from every tower, ensuring seamless convenience. A dedicated walking and jogging track winds through the verdant landscape, promoting active lifestyles. Podium-level units enjoy private gardens, while other residences overlook the green hub. There are secure play zones for children, with club and pool facilities adding to the allure.





# CLUBHOUSE

Where community comes to life.  
Enjoy a range of amenities  
including fitness centers, pools,  
game rooms, and a dedicated  
creche, all designed to foster a  
strong sense of community  
among residents.

## INDOOR & OUTDOOR KIDS' PLAY AREAS

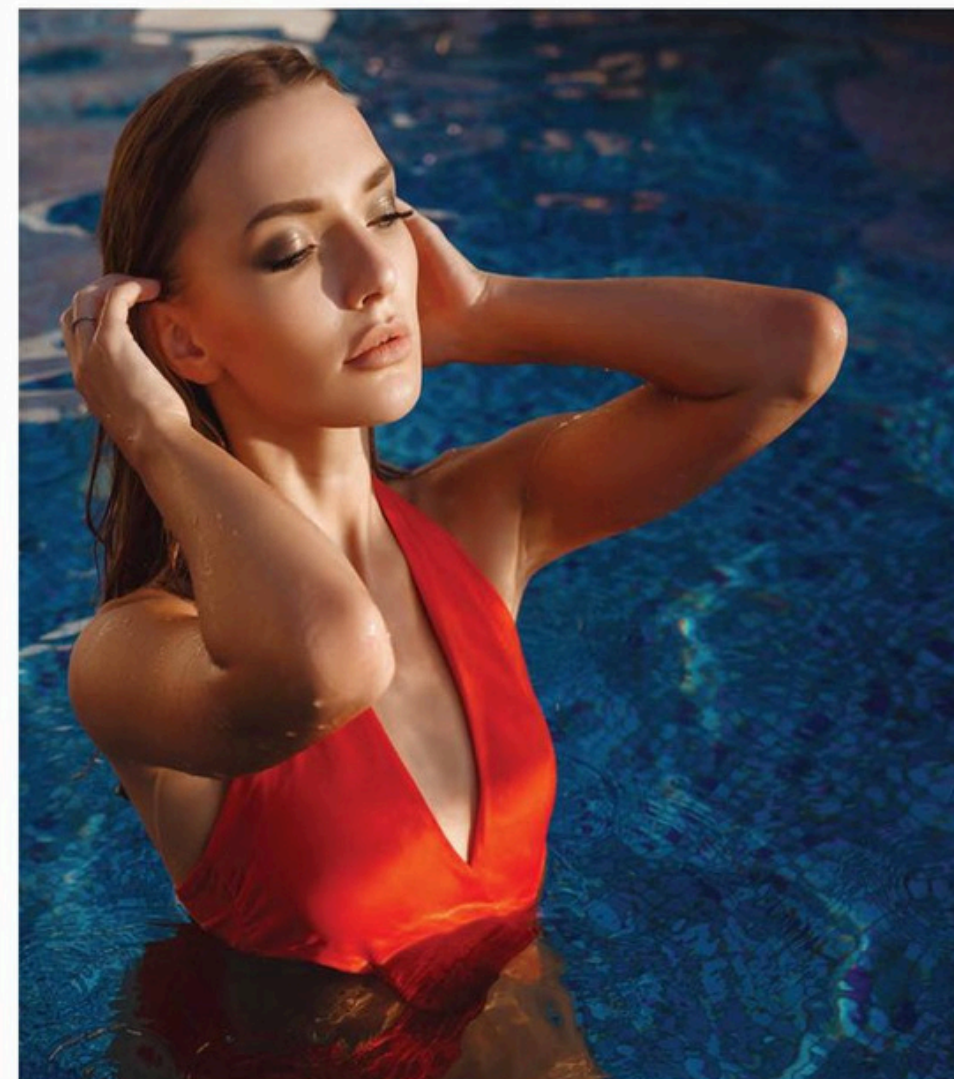


Safe, well-equipped play  
areas for children, featuring  
both indoor and outdoor  
spaces. Designed to  
stimulate creativity and  
physical activity while  
ensuring the safety.





## INDOOR & OUTDOOR POOLS



Stunning swimming pools with both indoor and outdoor options, to lounge and relax. Perfect for residents to unwind and enjoy the serene resort-like ambiance, with mesmerizing views.





## CONTEMPORARY LIVING MEETS SUSTAINABLE LUXURY.

Yenaier isn't just a residential address; it's a lifestyle destination for the discerning. Designed to cater to every facet of today's urban living, Yenaier features an array of thoughtfully curated amenities that enhance community living and elevate sophistication.

Discover a harmonious environment where residents can enjoy invigorating workouts, relaxation by the pools, connect at the vibrant community social hub, while allowing their children to explore and play.

## FITNESS CENTRE

A state-of-the-art gymnasium equipped with modern cardio machines and weightlifting equipment. Designed for fitness enthusiasts of all levels, offering a comprehensive range of facilities.





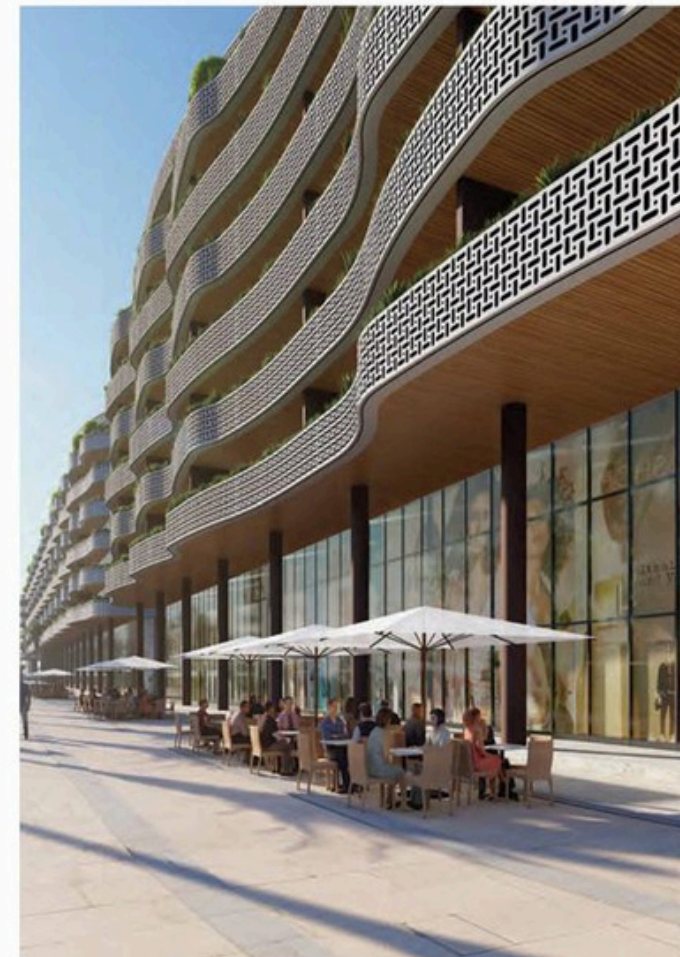
## MULTIPURPOSE HALL

This gaming zone in the clubhouse offers table tennis, billiards, foosball, and PlayStation for resident enjoyment. It also flexibly adapts to host social gatherings, meetings, and events, providing a versatile space for recreation and community building.



## GATEWAY PLAZA

A grand welcoming zone with lush green ambiance with shaded seating areas for relaxation. Includes EV charging stations and designated spots for electric bikes and kiosk shops.



## RETAIL SPACES

A variety of shopping, dining, and essential services, conveniently located for residents to access daily necessities and leisure activities within the complex.



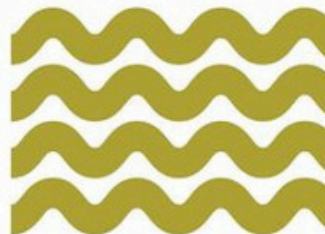
# YENAIER GARDENS

Lush greenery beautifully designed with walking trails, carefully curated with native plants and shaded areas, encouraging relaxation and leisure while promoting a connection with nature.



## KINDERGARTEN

Provides access to quality early childhood education while creating a safe and nurturing environment within easy reach for parents, and fostering a sense of community among residents with children.





# REINFORCING TOMORROW IN EVERY SQUARE METER.

Yenaier Residences are expansive in outlook and far-sighted in thinking. Matching the local soil conditions, the reinforced concrete foundation provides excellent capacity, creating a strong and reliable base to bear any load, and resulting in a robust structure made for durability. Each floor is planned to maximise space efficiency while maintaining elegance.

## UNCOMPROMISING ATTENTION TO DETAIL



Centralised  
Air-Conditioning System



High-Speed Elevators  
with Restricted Access



PPR Piping  
with PEX Systems



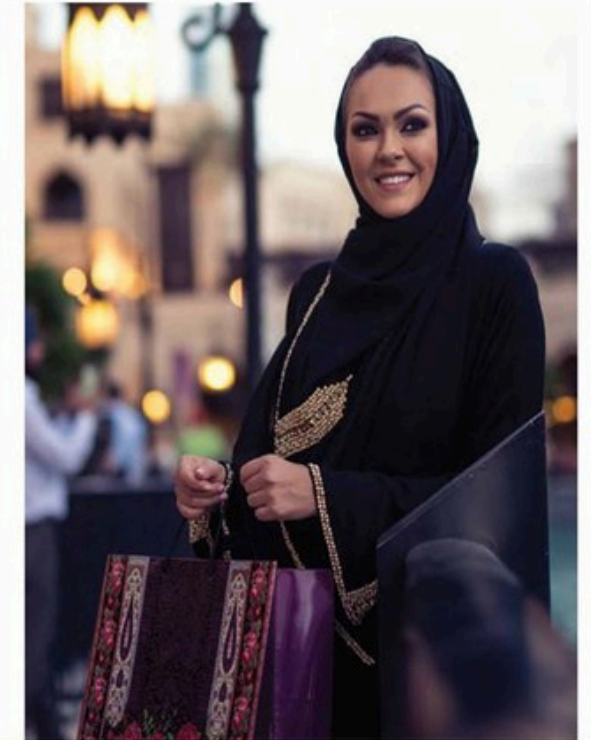
EV Charging







## AN INNOVATIVE APPROACH TO SAFETY AND SECURITY.



## SUSTAINABLE LIVING STARTS HERE.

**Comprehensive sustainability approach:**  
Energy-efficient appliances, LED lighting,  
rainwater harvesting, smart irrigation systems.

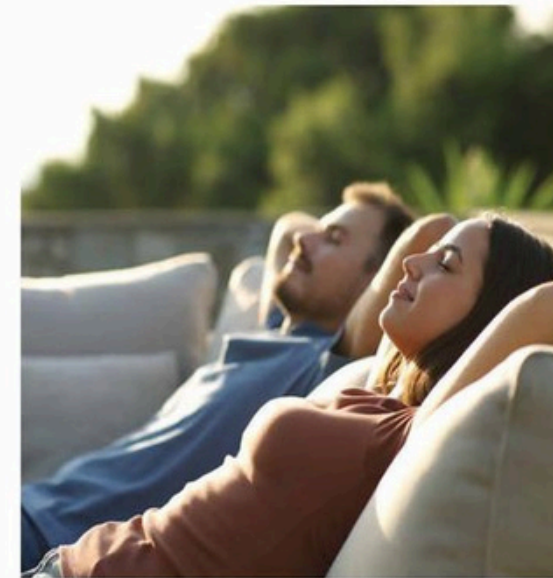
**Fluid building design:**  
Creates a natural wind tunnel effect, fostering a micro-climate  
within the development, channeling breeze through tree-lined  
boulevards, and offering a natural cooling effect.



- Security personnel and CCTV surveillance for round-the-clock monitoring,
- Biometric access systems for authorised entry,
- Strategic lighting for safety during nights,
- Rigorous fire safety for sprinkler systems and smoke detectors,
- Fire-resistant doors and fire escape staircases for emergencies.



## FEATURES THAT ELEVATE THE QUALITY OF LIFE.



### PRIVATE TERRACES

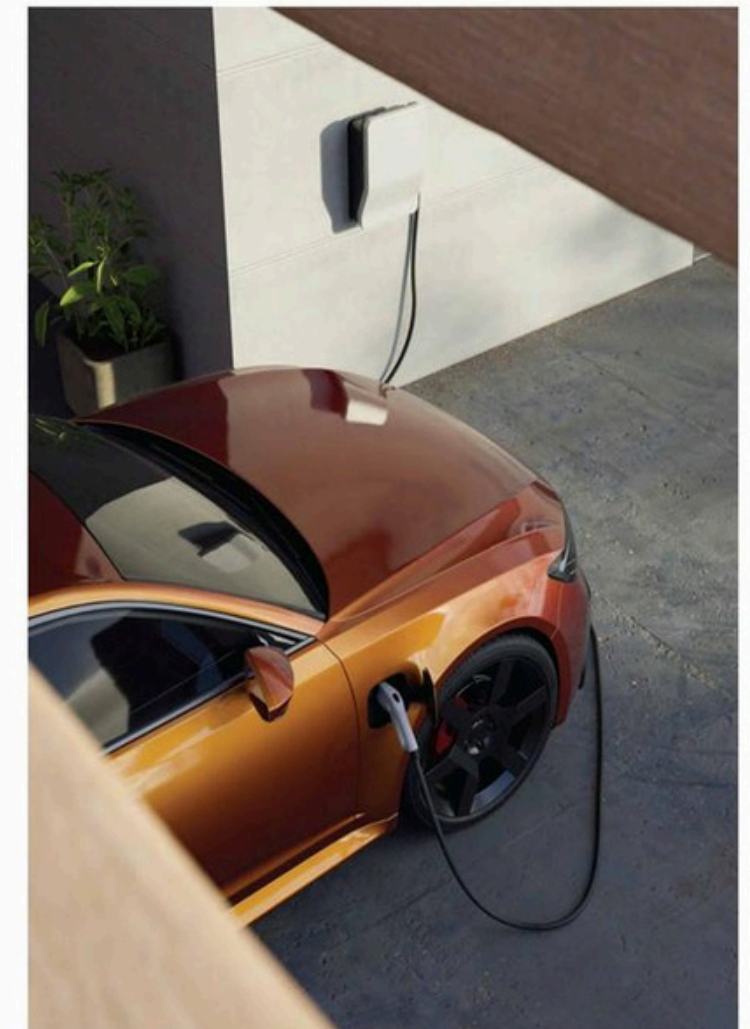
Exclusive to penthouse and larger apartment units, private terrace space can be used for socializing, BBQ, etc. A personal oasis for entertainment and relaxation.

### SMART PARKING

Parking with EV charging stations and automated parking system that optimises space utilisation, allowing residents to seamlessly park and access vehicle.

### LANDSCAPED PODIUM

Beautifully landscaped and meticulously planned space for recreational activities. Serves as a vibrant, active zone to engage in sports, social interactions, and leisure activities.





## FLOOR PLANS

## LOGGIA STUDIO

(Studio Apartment)

71 - 87 SQM.

A loggia studio is a unique living space that incorporates a loggia—an open-sided outdoor area—enhancing the design, appeal, and functionality beyond traditional single-room studios.



All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time in accordance with the final designs of the project, regulatory approvals and planning permissions. The unit areas highlighted above on top of the page are specific to Parklane 100 and 101.





# LOGGIA SUITE

(1 Bedroom Apartment)  
94 - 128 SQM.

A 1-bedroom loggia suite, is a luxurious accommodation, featuring Outdoor Space Integration, Luxury and Comfort, Enhanced Views, Privacy and Serenity.



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# SKY RESIDENCE

(2 Bedroom Apartment)  
132 - 163 SQM.

A 2-bedroom sky residence is typically found in high-rise buildings or luxury condos, providing upscale living with premium amenities and expansive views.



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# SKY VILLA

(3 Bedroom Apartment)  
189 - 261 SQM.

A 3-bedroom sky villa combines the grandeur of a villa with the prestige of elevated living, making it a dream home for those who appreciate modern luxury, space, and spectacular views.



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# SKY PALACE

(Penthouse)  
407 - 462 SQM.

A Sky Palace Penthouse represents elevated living, merging design, comfort, and functionality seamlessly.



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## A LEGACY OF LANDMARKS.

Al Adrak Group has a rich legacy of over 39 years across GCC and the Indian subcontinent. Extending this commitment, Adrak Developers, the group's real estate arm, is foraying into the premium real estate segment to deliver exceptional living experiences under the name ADANTÉ REALTY.

As one of the leading construction companies in the Sultanate of Oman, we are recognised for our integrated engineering construction services and award-winning projects. Offering our clients end-to-end solutions covering a full range of expertise with unmatched competencies in civil, mechanical, electrical and infrastructural engineering, backed by top-flight EPC and project management support.

One of our endeavours is to partner the government of His Majesty Sultan Haitham bin Tariq Al Said in developing Oman's infrastructure and driving its Modernization.



## DESIGNING EXCELLENCE.

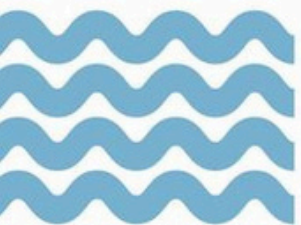
Founded by Marek Tryzybowicz, the MTDI (Marek Tryzybowicz Design International) Group is an international conglomerate of architectural companies with offices in Warsaw, Poland, and Dubai, UAE.

With extensive experience in designing architectural concepts of large multifunctional developments successfully, earning professional acclaim and recognition in USA, Europe, and Asia, the MTDI Group were the apt design partners to transform Yenaier from an idea to reality.

Founded in 2001, the MTDI Group comprises over 30 architects and designers who bring together innovation and ingenuity to create out of the ordinary spaces that can transform life.



Insight Consulting, established in 2012 in Oman, is a multidisciplinary engineering consultancy celebrated for its innovative design solutions. With a team of highly qualified professionals, the firm offers a comprehensive range of services, such as architecture, urban design, interior design, fire engineering, civil and structural engineering, and project management. Their expertise significantly contributes to the Yenaier Residences Project, developed by Adanté Realty in Sultan Haitham City.







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YENAIER