

ARABIAN SEA (Name holder)

A Luxury Seaside Master Planned Community



SAMA (Name Holder)

SAMA'S master plan features an Omani inspired hotel development consisting of forty luxury hotel suites, (each featuring a private pool), and twenty expansive residential estate villas. Reflecting classic Omani architecture, buildings interlink with courtyards, waterways, pools and beautiful landscaping. Individually designed private villas are situated on 20,000 square meter lots. Villas are located adjacent the luxury hotel and its' extraordinary seaside club. Private villas will receive impeccable hotel service. Room rates estimated between \$1,800. and \$3,000. USD



NAMA (Name Holder)

The NAMA Resort consists of eighty hotel suites and forty residential villas. Ocean and beachfront views are enjoyed by all villas and suites. (The option exists for an additional forty residential Garden Pool Villas, currently not included in the proforma at this time which may be considered for deeded fractional ownership.)



THE AMANI RESORT, VILLAGE AND MARINA
(Name Holder)

The AMANI master plan consists of a 160 room hotel, 80 residential villas and a commercial village featuring shops, galleries and cafes. The village is located adjacent the 40 slip marina which hosts boating activities and an experiential leadership school.

Dramatic sand dune cliffs and long beaches meet the clear, turquoise waters of the Arabian Sea. These natural elements and the rich Omani culture, past and present, are the backdrop for a new master planned seaside oasis.

The 250 acre master planned beach community combines three luxury hotels, their serviced residences, restaurants, a commercial and residential village, marina, a leadership school and a myriad of recreational experiences... all elegantly designed within a setting of gardens, reflective ponds and courtyards; distinctively Omani, distinctively sophisticated.

Proposed future phases may include an off-site landing strip for private aircraft and seaside facilities for seaplanes.

The PIER, wide and long, reaches out from the beach and is home to the Arabian Sea Yacht Club and Beach Club. The PIER also consists of 40 day bungalows, pools, a health and fitness club, restaurants, entertainment, music and special event area. The PIER provides

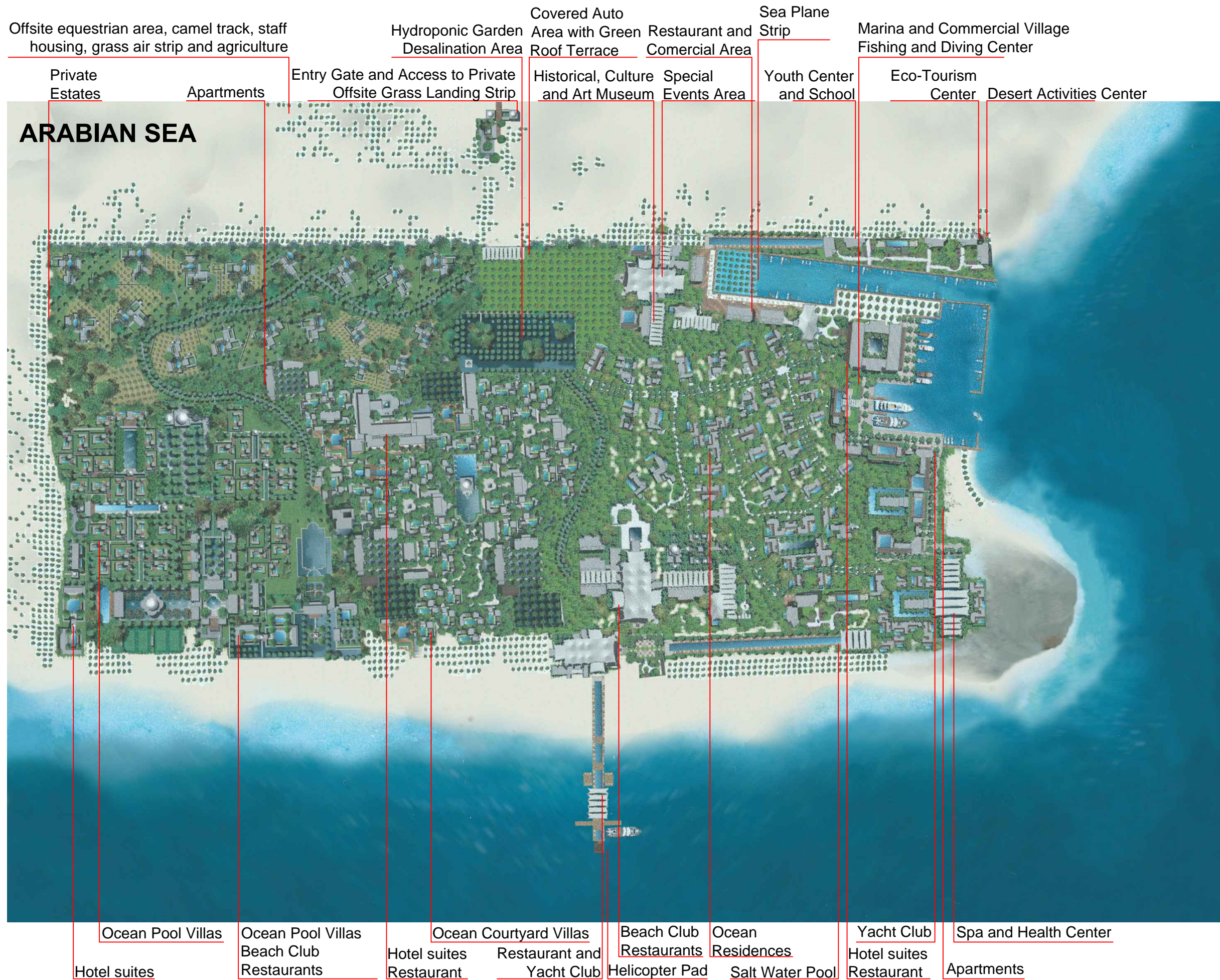
additional space for mooring yachts and a potential arrival site for seaplanes during calm seas. Optimally, both the marina and pier would accommodate seaplanes and yachts. The PIER is under consideration in the master plan but is not included in a proforma at this time.

The beachfront site is designed using sustainable and energy efficient principles. Building structures will be limited to 20% site coverage; the remaining 80% is dedicated to natural components, landscaping, pools, gardens and courtyards.

Luxury residences will be serviced by world class hotels. A variety of residential styles, sizes and price points will be offered. Whether travelers or residents, all guests will enjoy the benefits of this thoughtfully designed community and its natural abundance. Diverse activities include moonlit camel rides, Dhow excursions (traditional Omani boats), deep sea fishing in the Gulf of Oman, experiencing the excitement of traditional camel races and equestrian exhibitions and snorkeling and diving in the rich biodiversity of the Arabian Sea.

The resort's hydroponics program will grow much of the resort's produce and the nearby fishing village will supply fresh fish daily. In addition to the boost to the local fishing industry, the resort will create significant community job opportunities. Training programs will focus job creation within the tourism industry in various sectors: construction, maintenance, security, service, sports activities, administration, and restaurant. Jobs within the tourism industry will allow individuals greater opportunity and self-determination as the Oman tourism industry grows throughout the country.

The following information describes three individual sites situated within the master planned community. Each of the three sites describes hospitality, residential and other components distinctive to each development. While each site offers unique elements..they share those characteristics that will position the seaside community as a jewel in the Omani crown: timeless dunes, the Arabian Sea and a spirit of sophisticated elegance achieved through beautiful and thoughtful design.





1. ENTRENCE
2. RECEPTION LOBBY
3. COVER PARKING
4. SPECIAL EVENT/ WEDDINGS
5. HISTORICAL AND CULTURAL MUSEUM
6. FAMILY POOL
7. COMMERCIAL AREA
8. SUNSET TERRACE
9. PRIVATE BEACH
10. PRIVATE POOL
11. TERRACE
12. OPEN KITCHEN, RESTAURANT AND BAR
13. TOWER
14. PRAYER ROOMS
15. PRIVATE BRANDED VILLAS
16. PRIVATE BRANDED RESIDENCES
17. SPA VILLAS
18. SPA RECEPTION
19. BEACH RESTAURANT
20. CLUB AND LOUNGE
21. HOT EL SUITES
22. HOTEL VILLAS
23. HOTEL CLUB SUITES
24. BEACH CLUB
25. RESTAURANT
26. BOUTIQUES
27. LIBRARY AND LOUNGE
28. CIGAR BAR
29. TENNIS COURTS
30. SEA PLANE TERMINAL
31. MARINA
32. APARTMENTS
33. PIER/YACHT CLUB
34. WATER FEATURE

Spa and Health Center

Village and Staff Area

Hydroponic Garden

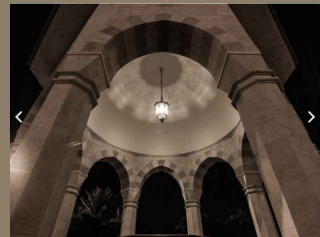
Entry Gate

Desert Activities

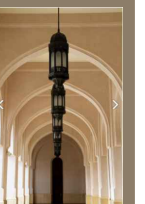
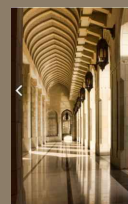


Offsite Equestrian

Private Estates



Ocean Courtyard Villas



Restaurant

Beach Club and Restaurant

Hotel Suites

Ocean Pool Villas

Restaurant and Yacht Club

Apartments



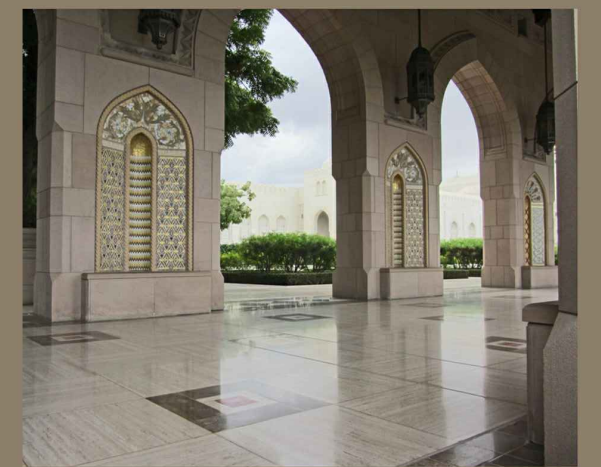
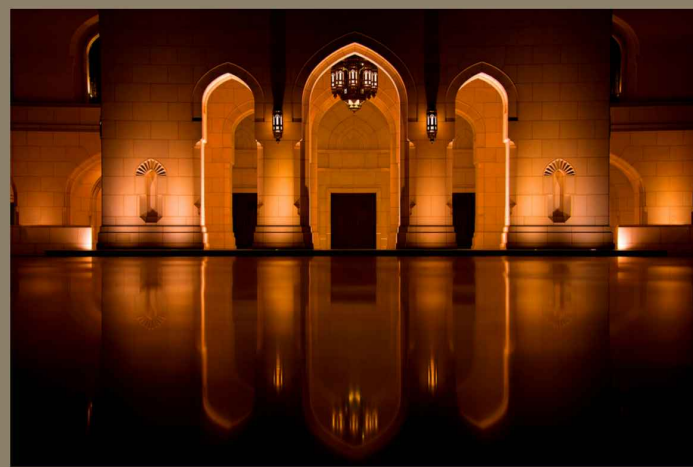
Marina and Village

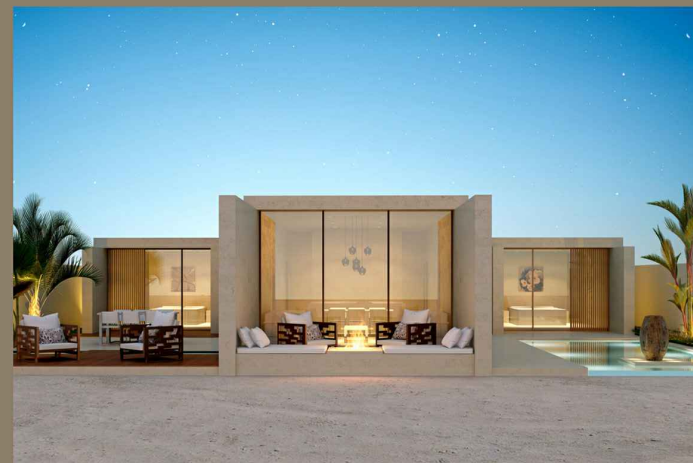


Fishing, Diving and Eco-Tourism



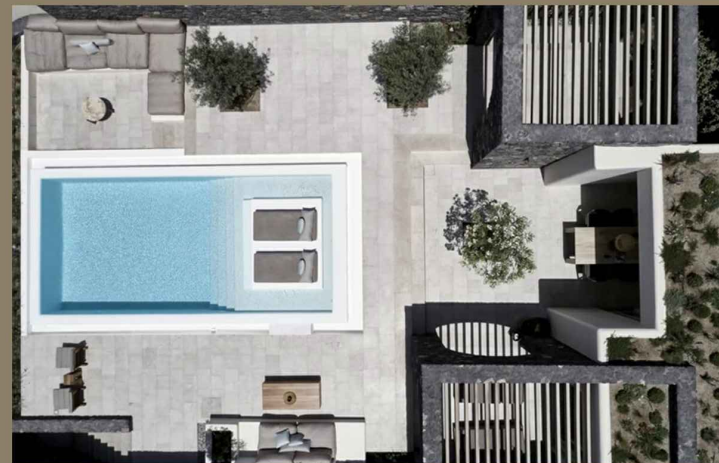
Arabian Sea





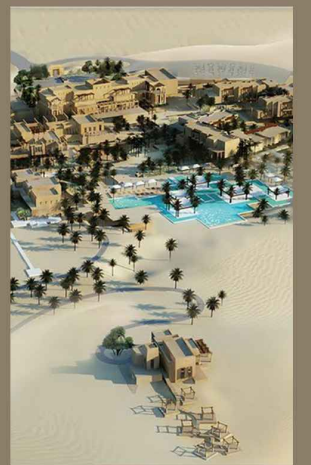
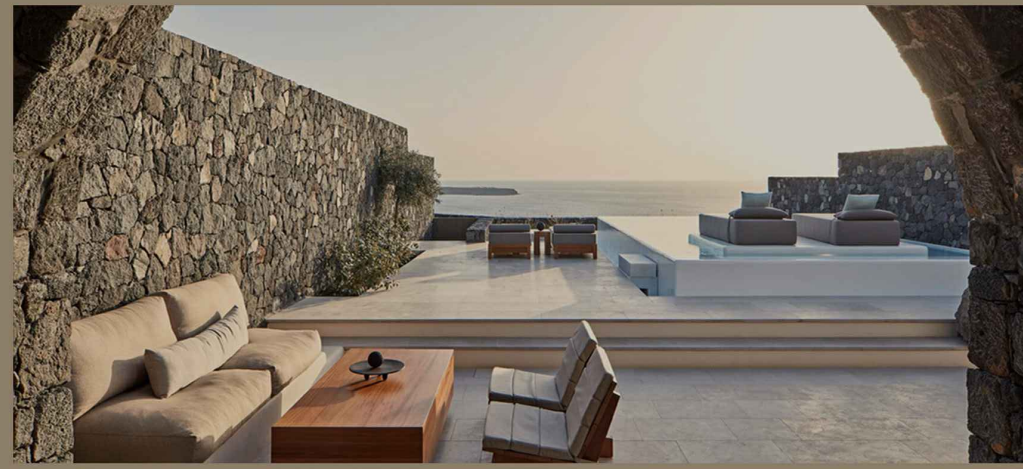
Arabian Sea





Arabian Sea

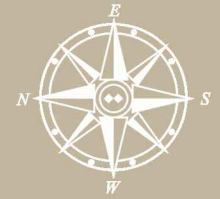




Arabian Sea



BEACHFRONT GULF OF OMAN
ARABIAN SEA



6 BEDROOM ESTATE

VILLA ESTATE PAVILION DESIGN

The luxurious residential six-bedroom estate villa design consists of independent "pavilions." Two master bedroom pavilions and four guest bedroom pavilions are ideal for visiting family members or friends - accommodating each guest in the luxury of privacy.

The swimming pool, living and dining pavilion, media room and outdoor dining-sala offer a variety of expansive and elegant gathering and living areas.

Reflecting stunning Omani architecture, peaceful and private courtyards with beautiful ocean views are created within the walled in gardens.

The design, incorporating independent bedroom pavilions, is also ideal for offering the estate, in whole or in part, to the optional hotel rental program which maintains and provides five star service to the estate. Eight of these six bedroom villas could comprise a forty eight-suite boutique hotel.

- 1. 2 MASTER BEDROOM PAVILIONS
- 2. 4 GUEST BEDROOM PAVILIONS
- 3. SWIMMING POOL
- 4. LIVING / DINING PAVILION
- 5. KITCHEN
- 6. 2 STAFF BEDROOMS
- 7. ENTRANCE
- 8. OFFICE / MEDIA ROOM PAVILION
- 9. OUTDOOR DINING SALA
- 10. PRAYER ROOMS
- 11. WATER ELEMENT
- 12. PALM COURT
- 13. AUTO COURT
- 14. SPA AREA

