

# Mirbature

*there is more to life*



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Welcome to  
Mirbature

## *Finding new horizons*

Since the dawn of history, when the nascent sun bestowed its first light upon the earth, the birds embarked on their journey—masters of the blue skies, guides to mankind, and messengers of freedom. Their wings carve peaceful ways through the heavens for a cosmic journey whose secrets are known only to nature. 'The Way of the Birds' is not merely a direction; it is a call to soar beyond the horizon and to find the true path in harmony with the world around us.

Follow the way, and let the journey inspire your own. In "Mirbature", the seagate of the south, we invite you to walk this eternal path, where the whispers of wings reveal the secrets of the skies and the earth together.

مرباطيور: مسار الطيور

منذ فجر التاريخ، حينما وهبت الشمس الوليدة نورها الأول للأرض، انطلقت الطيور في رحلتها—سادة الفضاءات الزرقاء، مرشحات الإنسان ورسلا الحرية. أجنحتها تنحت مسارات هادئة عبر السماوات، لرحلة كونية لا تعرف أسرارها إلا الطبيعة. 'مسار الطيور' ليس مجرد اتجاه للتخليق إلى ما وراء الأفق، والعثور على المسار الحقيقي في انسجام مع العالم من حولنا.

اتبعوا المسار، ودعوا الرحلة تلهم مسيرتكم. في "مرباطيور"، بوابة الجنوب البحرية، ندعوكم للسير في هذا الطريق السرمدى، حيث همسات الأجنحة تبوح بأسرار السماء والأرض معًا.

*"In their flight, birds sing of dreams, a world so vast, where nothing's as it seems. Destined to discover new life and lands, they journey afar, with nature's guiding hands."*



# Our Vision

## *Our Vision*

As a leading developer committed to creating sustainable, distinctive, and vital assets and destinations, we aim to build communities featuring premium developments that enhance tourism throughout Oman. Our focus is on delivering positive and engaging experiences for our clients and partners. We take pride in consistently surpassing the expectations of our numerous stakeholders and partners.

## *Our Mission*

Collaborating closely with stakeholders and partners from both the public and private sectors, we are collectively spearheading sustainable projects that contribute to Oman's economic diversification. Our focus is on ensuring long-term value in the tourism, real estate, and leisure sectors while fostering the prosperity of the local community. We are committed to delivering projects to the highest standards across all sectors, aligning with the country's economic, cultural, and environmental values.

## *Our Values*

At Dhofar Tourism Company, we value respect, openness, and trust. We celebrate diversity, motivate dynamic performance, and prioritize worker welfare. Our commitment is to excellence in all aspects of our work.

*the essence of*

Mirbat

to Salalah International Airport  
80 km (50 min drive)

to Hasik

route 49

Bin Ali's Tomb

MIRBAT

Mirbat Port

MIRBATURE

Wyndham Garden Hotel

Alila Hinu Bay

9 KM

7 KM

5 KM

4 KM

3 KM

2 KM

1 KM

*enjoy the enchanting*  
**nature**

- birds sanctuary
- farmlands and frankincense trees
- Khareef wonders
- granite landscape
- camels & horses
- corals & sea world
- pristine beaches & the ocean





# *delve into* culture

- the Land of Frankincense
- rich history
- archaeological sites
- local arts & crafts: pottery, perfume making
- traditional dances

# *explore its promising* **future**

- **new models of living,  
inspired by tradition**
- **diverse & inclusive  
communities**
- **sustainable  
neighbourhoods**

## *Mirbature: the Beacone of Culture and Sustainability*

Nestled in its historically rich and climatically unique locale, Mirbat stands as a vibrant testament to Oman's maritime legacy and its integral role in the ancient frankincense trade. Now poised to symbolize cultural storytelling and sustainable tourism, Mirbature beckons to those seeking promising investment in second homes or enduring assets, offering significant growth and value appreciation.

## *Bridging Cultures, Building Futures*

Our vision transcends the ordinary, envisioning Mirbature as a crucible for cultural exchange and understanding—an esteemed hub of cultural diplomacy. We extend an invitation to the world to partake in our heritage, revel in our diversity, and contribute to our collective, prosperous future. Aligned with Oman's Vision 2040, our initiatives are focused on sustainable development and the nurturing of a global community.



## *Mirbature: Living Beyond*

Unveil Mirbature, a visionary haven where the whispers of the ocean caress the grandeur of the mountains, crafting an idyllic retreat that beckons those seeking a serene escape amidst nature's finest embrace.



## Mirbature Map\*

1. Entrance gate
2. Green Loop
3. Waterfront promenade
4. Geological pavilion
5. Pier
6. Pedestrian bridge
7. Hinu island
8. Lighthouse
9. Yacht Club & Marina
10. Tidal pool
11. Community Beach
12. Outdoor spa
13. Community park
14. Equestrian
15. Art path
16. Wyndham Garden
17. 3-star hotel
18. 4-star hotel
19. 5-star hotel
20. Boutique hotel
21. Wellness resort
22. Glamping & camping
23. Courtyard villas
24. Sea view villas
25. Twin villas
26. Luxury villas
27. Apartments
28. Luxury apartments

\* Design is for illustrative purposes only

*Experience the pinnacle of luxury living  
in our exclusive residences, crafted for  
those who demand nothing but the finest.*

*the art of serene*

living

*1,200+ cozy & convenient*

# apartments

- studio, 1 BHK, 2 BHK units in lower rise buildings
- luxury apartments with prime sea views, standard units in proximity to main roads
- premium communal facilities

*1,600+ neighbourhood*

# villas

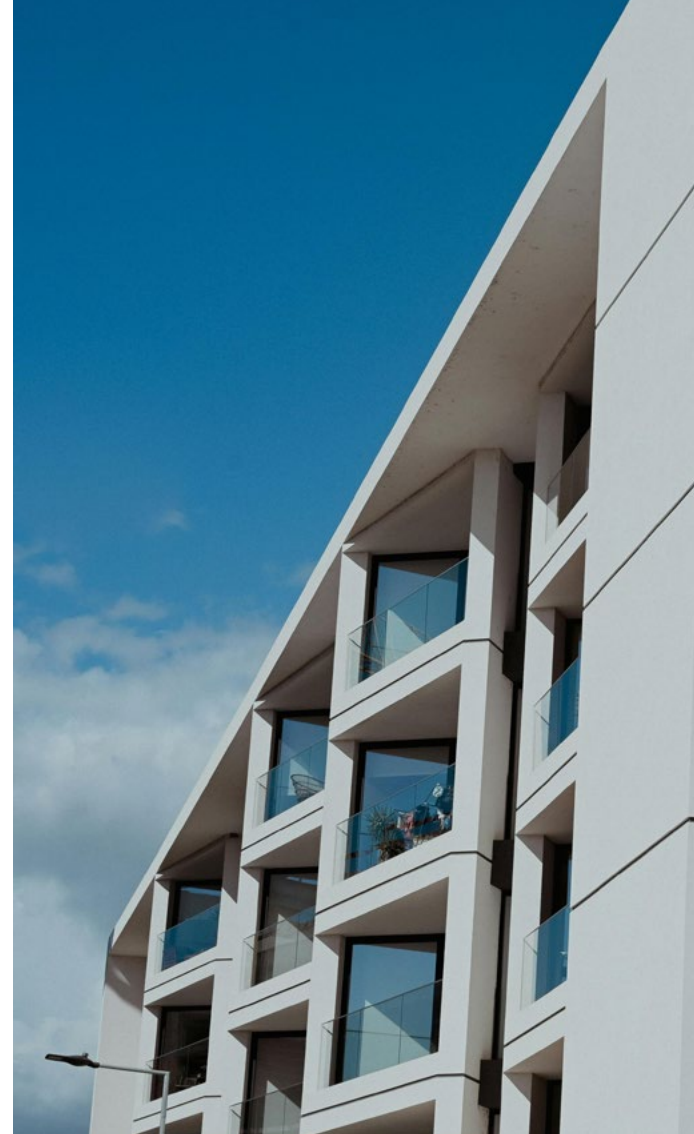
- multiple typologies, each with a special value, utilizing the strongest traits of the location
- community spirit enhanced with liveable public spaces

*Our residences offer exceptional value with top-quality amenities, starting at competitive prices.*

*We provide flexible payment schemes and financing options to make this investment accessible and advantageous for everyone.*

\* Photo references are for illustrative purposes only







modernity/  
tradition

*rooted in*

*Spaces that we create begin from true local values. A contemporary take on tradition and local history is a goal which not only preserves the culture, but also unlocks the potential for growth and innovation, fostering a vibrant...*

future  
*that honors the*  
past

*... while embracing the possibilities of tomorrow.*



\* Photo references are for illustrative purposes only





*A selection of refined hospitality experiences,  
tailored to appeal to all, from luxurious indulgence  
to charming simplicity.*

*experience our warm*

hospitality

## *3, 4 and 5 star* hotels

- 800+ hotel keys, ranging from 3 to 5 star hotels

## camping *and high-end* glamping

- more than a 100 dedicated outdoor spots

## boutique *luxury hotel*

- refined elegance and personalized charm

## *health & wellness* resort

- a sanctuary for achieving ultimate wellness and balance



Wyndham Garden - 5 star hotel



\* Photo references are for illustrative purposes only



*enjoy our premium*

amenities

*cherish every moment of*

# adventure

- tidal pool
- equestrian
- yacht club
- blue&green loop
- cycling paths
- beach sports
- bird sanctuary
- diving centre

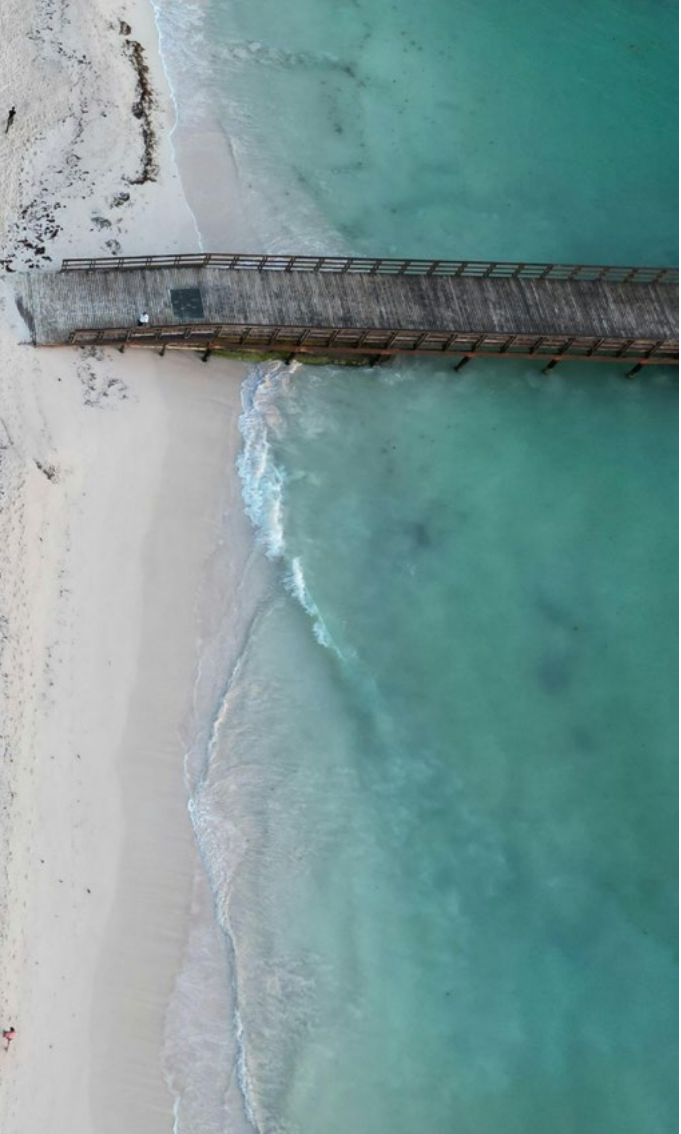
*relish exquisite* **leisure**

- open-air spa
- yoga & wellness centre
- beach glamping
- restaurants
- mirbat festival
- geological pavilion
- art paths



\* Photo references are for illustrative purposes only

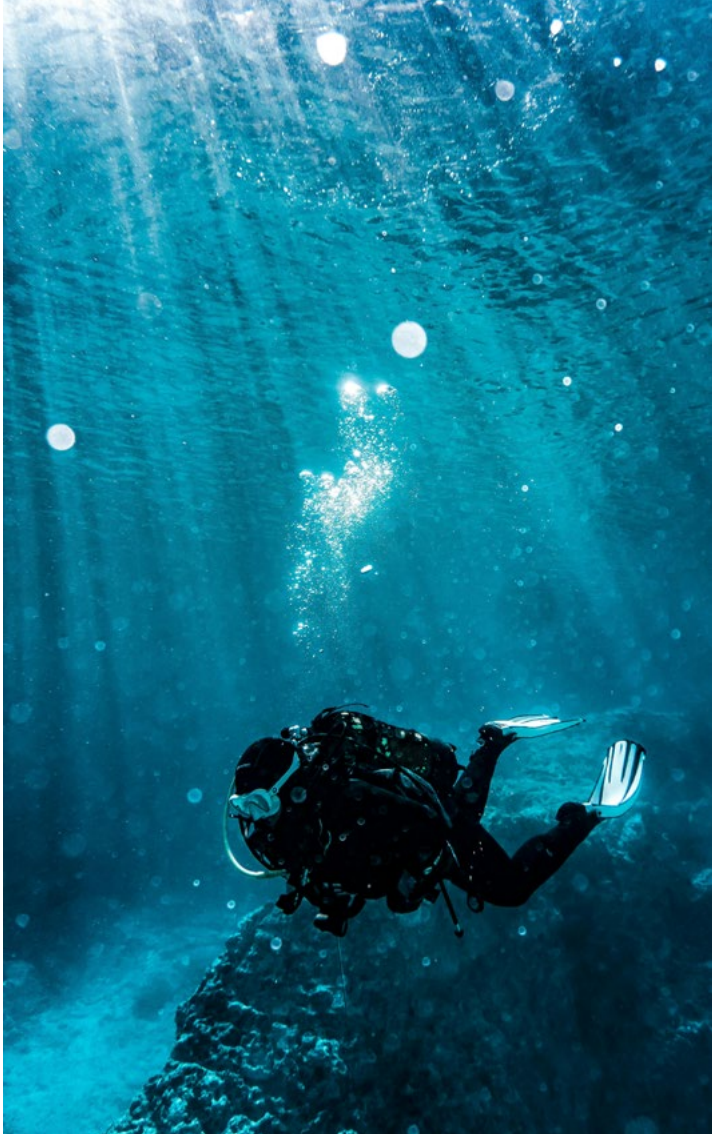






*Our commitment to luxury is matched by our dedication to sustainability. Equipped with energy-efficient solutions, expansive green spaces, and sustainable materials, our project not only conserves the environment but also reduces operational costs.*

\* Photo references are for illustrative purposes only



*Achieve superior investment returns  
through this property's strategic location,  
which offers excellent rental income and  
capital growth opportunities.*

*discover*  
**Mirbature**

## *Invest in Mirbature: a Land Rich in History and Opportunity*

Positioned at the vanguard of the Indian Ocean, *Mirbature* rests upon ancient granite foundations, enriched by a history that once heralded it as a bustling southern gateway—a lively conduit for trade in horses, spices, fabric, and frankincense. Today, *Mirbature* invites you to delve into its rich past and explore its bright, promising future.

For those seeking a destination with global allure, *Mirbature* offers unparalleled opportunities. Whether securing a family abode or making a strategic investment, our offerings are designed to meet diverse needs, establishing the groundwork for a flourishing, inclusive community that serves as a beacon for the future.

## *Join Us: Be Part of Mirbature's Evolving Story*

As the horizon of *Mirbature* expands, we cordially invite you to partake in this transformative journey. Whether in search of a new home, a business venture, or a personal sanctuary, *Mirbature* offers a unique amalgamation of tradition and innovation. Here, every stone whispers ancient tales, and every vista breathes inspiration into dreams. Venture into the limitless possibilities and discover your place in the unfolding saga of *Mirbature*—where history and future intertwine, and life is experienced in its fullest expression.

*The development is progressing as planned, with Phase 1 set to be completed in a timely manner, underscoring our commitment to efficiency and time management.*

*for all inquiries,*  
**contact us**



## ظفار للسيادة DHO FAR TOURISM

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Skillfully merges Oman's traditional heritage with modern tourism, recognizing the innate human desire to explore as essential for growth and prosperity. Over the past three decades, our commitment to fostering intercultural dialogue and heritage appreciation has been pivotal in promoting understanding and development.

At the heart of our endeavors is our flagship project, a five-star hotel and resort in the historic enclave of Mirbat. This initiative surpasses the standard definitions of luxury to pay tribute to Oman's vast cultural heritage, aiming to redefine the global tourism and hospitality landscape.

The Integrated Tourism Complex (I.T.C.) in Mirbat is a cohesive blend of residential, commercial, and tourism elements designed as a vibrant hub for cultural engagement and sustainable growth. Enhanced by state-of-the-art innovation and R&D centers, the I.T.C. aims to foster research and scientific collaboration, enriching visitors' experiences with Mirbat's unique heritage and natural beauty.

This comprehensive development serves as a testament to our dedication to fostering international cultural exchanges while nurturing a community ethos that prioritizes economic growth, environmental care, and the promotion of cultural diplomacy. Through this endeavor, we harness the power of tourism as a vibrant stimulus, accentuating Oman's distinguished and renowned status in international cultural diplomacy.

At Dhofar Tourism Company, S.A.O.G., our vision transcends building touristic sites. Our purpose is to sow new seeds of life, encouraging development and fostering the emergence of vibrant communities.

We invite stakeholders to embark on this transformative expedition with us, employing intercultural cognition, tourism, and heritage to enrich peace, well-being, and prosperity.

*There is more to Life*

