



**HAY ALWAFAA**  
SULTAN HAITHAM CITY

## HAY AL WAFAA DISTRICT

Discover a community that offers a perfect blend of modern living, comfort, and convenience.

At Hay Al Wafaa District, we believe your home should be your sanctuary—where every day feels like a fresh start, and every corner is designed to inspire and relax.





مدينة السلطان هيثم

SULTAN HAITHAM CITY

## SULTAN HAITHAM CITY

The embodiment of His Majesty Sultan Haitham's city encapsulates a captivating and enchanting journey towards a tomorrow filled with happiness and prosperity.

It envisions a splendid future that reflects the highest values and impacts by reviving the rich heritage and constructing a vision that encompasses all aspects of modern and innovative life in the Sultanate of Oman.

Working to establish a strong and resilient foundation for an innovative and inclusive future society, it harmoniously brings together all generations and lifestyles, transcending cultural barrier.

# SULTAN HAITHAM CITY

## PROJECT FEATURES



The First Smart  
City in Oman



25 Mosques



Healthcare  
Facilities



39  
Government Schools



Cultural Centers



Daycare Centers



Universities



Commercial  
Establishments



19  
Integrated Neighborhoods



Total of  
2,900,000 m<sup>2</sup>  
of Green Spaces



Central Park  
& The Valley Spanning

# HAY ALWAFAA PROJECT

The Sultan Haitham City is home to the latest innovative residential projects, with “Hay Elwafaa” standing out as the first of its kind in the region. This district spans one million square kilometers and embodies an advanced vision for sustainable urban living.



## The features of “Hay Al Wafaa” Infrastructure integration

The neighborhood stands out for its advanced infrastructure that comprehensively meets the residents’ needs, including roads, facilities, and public services.



## Environmental sustainability

The neighborhood relies on advanced technologies to preserve the environment, such as material recycling and providing eco-friendly public transportation



## Diversity of the population

The neighborhood encompasses a diverse range of residential options catering to the varied needs of different segments of the community.



## Social amenities

The neighborhood stands out for providing a variety of social and recreational facilities, making it an ideal destination for living and enjoying a high quality of life.



**AL-ABRAR**  
REALESTATE

## THE DEVELOPER

Al Abrar Real Estate was established with in the arms of Al-Siyabi International Group, founded in 1997, reflecting an exceptional vision for creativity and innovation.

It has excelled in providing design services with uniqueness and distinction, focusing on a diverse range of areas including shopping centers, offices, hotels, multi-use complexes, and residential buildings and others.

## DISCOVER THE INSPIRING FUTURE

Hay Al Wafaa in Sultan Haitham City boasts a unique blend of natural beauty and urban development, making it an ideal destination for living and enjoying a high quality of life. Traditional values seamlessly intertwine with technological progress, rendering the neighborhood a true reflection of the community's aspirations towards a bright and prosperous future.

Hay Al Wafaa, residents have access to everything they need for a comfortable and luxurious life, including modern facilities such as schools, hospitals, stores, and restaurants. Additionally, there are recreational areas and green spaces for enjoying nature and tranquility. Additionally, Hay Elwafa is characterized by cultural and social diversity, bringing together residents from various cultures and nationalities to form a cohesive community that lives in peace and understanding.

Thanks to this cultural blend, the residents of Hay Al Wafaa can continuously learn and evolve, giving the community a vitality and dynamism like no other. In general, Al-Abrar neighborhood serves as a prominent example of striking a balance between preserving heritage and embracing continuous development, making it an ideal place to live and enjoy a life full of opportunities and rich experiences.





## HAY ALWAFAA FACILITIES

- Two Mosques
- Commercial Center
- Three Large Scale kindergartens
- Kids Playing Areas
- Bus Station
- Two Majlis

## HAY ALWAFAA FACILITIES

↪ Boulevard & Plaza

↪ Private Hospital

↪ Health Center (Government)

↪ School Complex

↪ Culture Center

↪ Main Park (Wadi Park)





## PRIME LOCATION

Nestled in the heart of the city, Hay Al Wafaa Distrist offers easy access to schools, shopping centers, hospitals, and major business hubs, making it the ideal place for families and professionals alike.



## MODERN DESIGN

Experience contemporary architecture with thoughtfully designed layouts that maximize space and natural light. Each apartment is crafted with premium materials and finishes, offering an elegant touch to your daily living.



## SPACIOUS LIVING AREAS

Bright, airy spaces with high ceilings and large windows.





## FULLY FITTED KITCHENS

Sleek, modern designs with top-of-the-line appliances.



## LUXURIOUS BEDROOMS

Comfort and privacy with ensuite bathrooms.

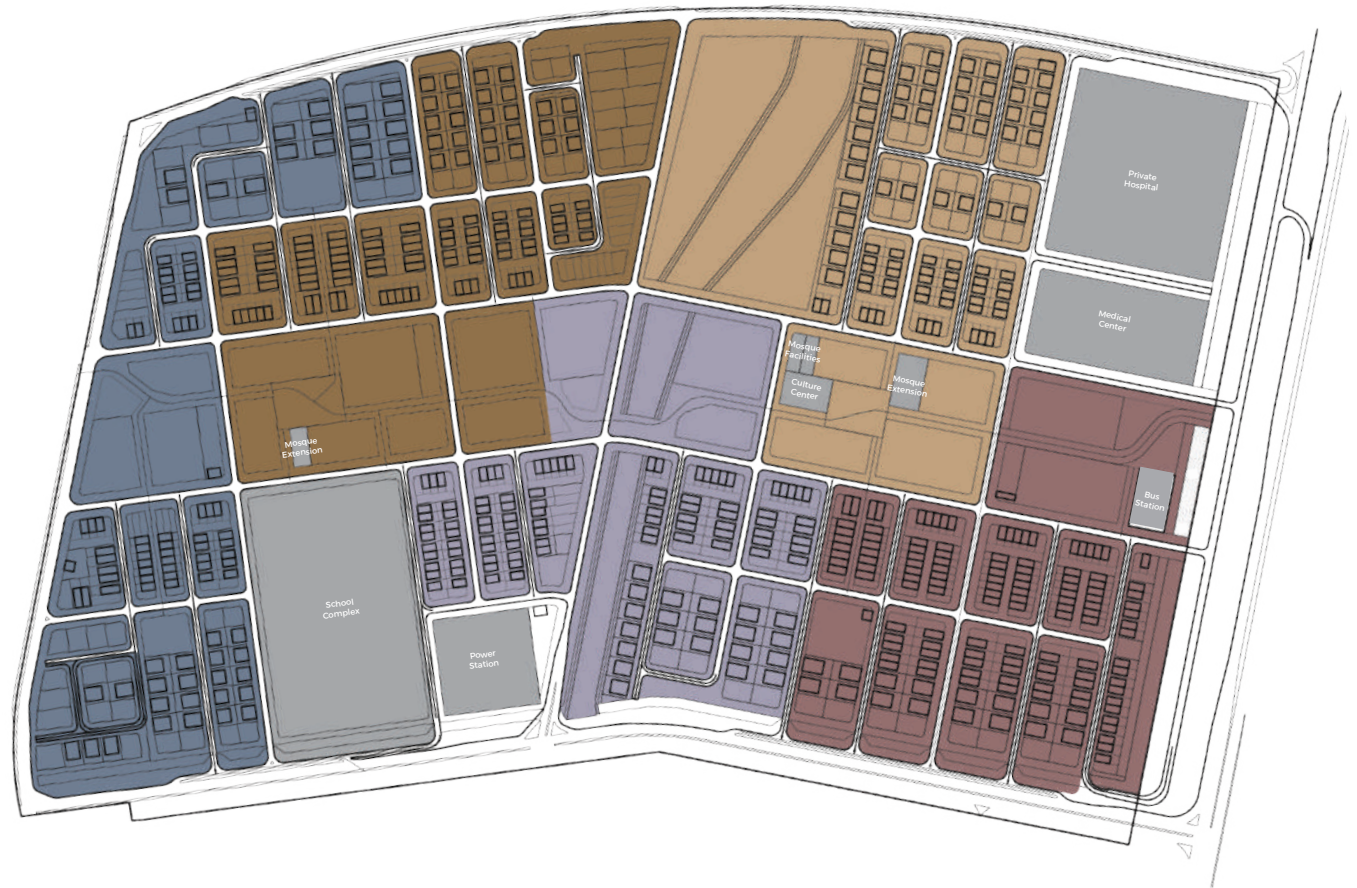
## STYLISH BATHROOMS

Equipped with high-quality fixtures for a luxurious feel.



# HAY AL WAFAA

## PROJECT PHASES MASTER PLAN



Phase  
1

Phase  
2

Phase  
3

Phase  
4

Phase  
5

Public  
SERVICES

# UNIT TYPES



Townhouses



Semi-Detached  
Villas



Independent  
Villas



Apartments







# APARTMENTS 10 - 59 PLANS



**HAY ALWAFAA**  
SULTAN HAITHAM CITY

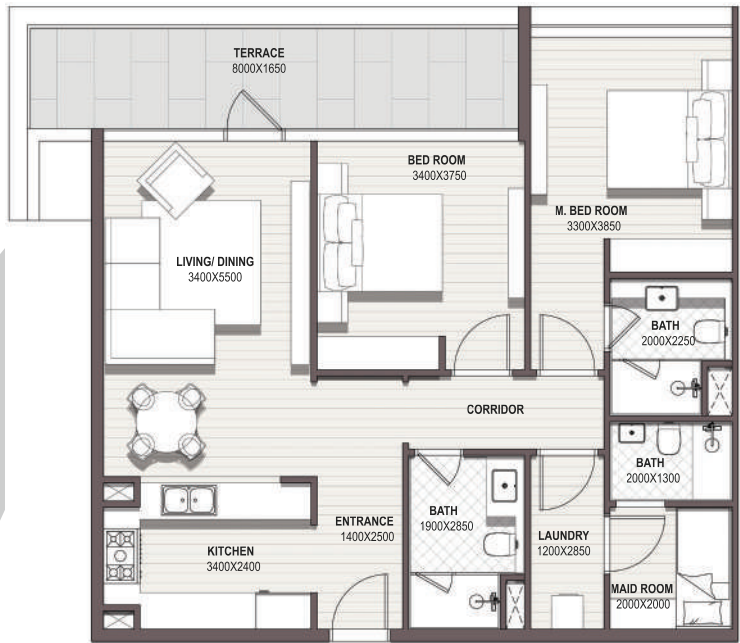


2 BHK

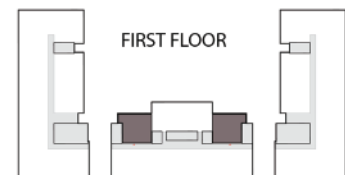
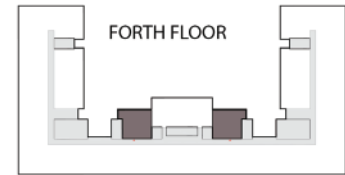
TYPE  
A2



HAY ALWAFAA  
SULTAN HAITHAM CITY



AREA  
114.29 SQM



All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions.



# APARTMENTS 10 - 61 PLANS





**HAY ALWAFAA**  
SULTAN HAITHAM CITY

















VAVIRUE

ESTİDİ MİLLİ KÜLTÜR YATI







**HAY ALWAFAA**

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