



THE SUSTAINABLE CITY YITI - MUSCAT - THE GULF OF OMAN

ONE LINE,
DRAWN ONCE.

SOME BUILDINGS
ANSWER A PLACE.
THIS ONE ANSWERS
A MOMENT.

132 residences on the eastern headland of The Sustainable City Yiti.



02 · THE HEADLAND

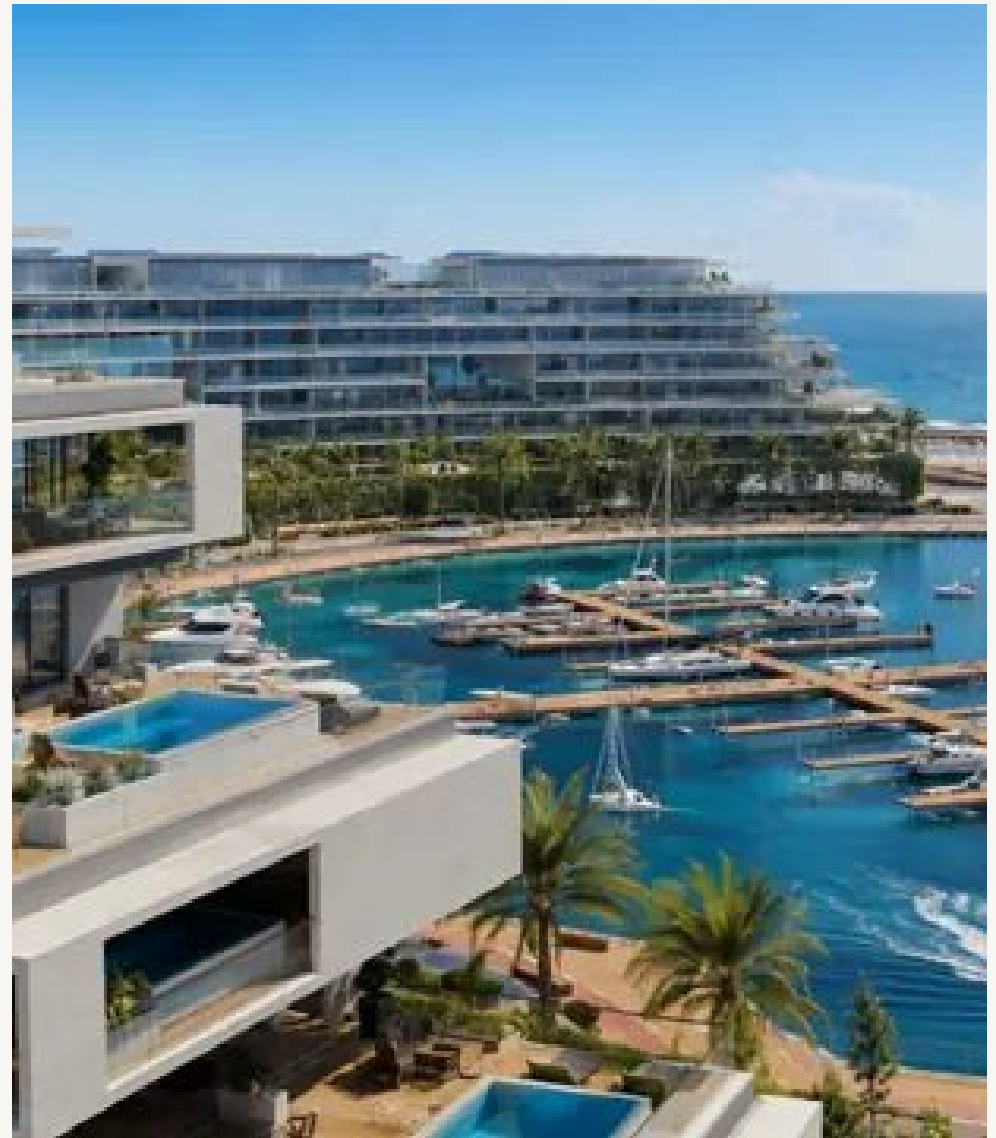
A HANDMADE ISLAND.

The land was shaped for the building, and the building follows the curve it sits on.

The bay and the ridge. Site photography, July 2026.



FROM THE WATER



THE MARINA

03 · THE CURVE

EVERY PLAN,
ITS OWN ANGLE ON THE WATER.

132

RESIDENCES

14

TYPOLOGIES

3

COLLECTIONS

9

CORES

7

LEVELS

From above, July 2026.

THE LINE IS ALREADY HERE.

Site photography, July 2026.



Progress photography is indicative and does not form part of an offer or contract.

AIR, WATER AND STONE.

Three collections, each with one third of the curve and its own temperature.

Øria

AIR · LIGHT BRANDING

Lifted and clear.

Ønda

WATER · FULL BRANDING

The coastal collection. Nikki Beach
Residences at The Arc.

Øpal

STONE · LIGHT BRANDING

Warmth held in shade.



Øria

AIR · LIGHT BRANDING

THE LIGHTEST OF THE THREE.

Soft greys, pale stone and daylight, with the plans that reach highest.

SIGNATURE 3BR · SIGNATURE 4BR · SKY GARDEN 3BR · SKY





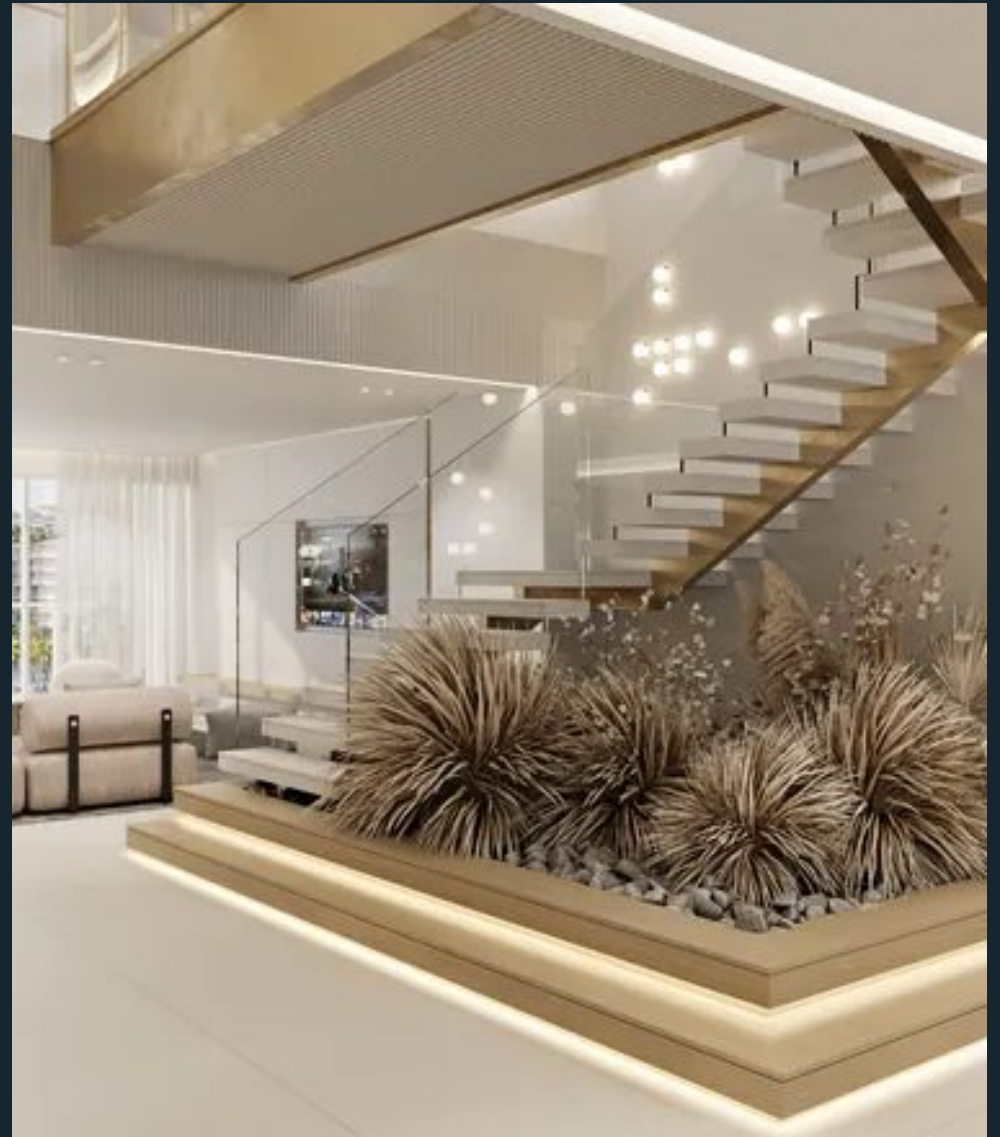
Ønda

WATER · FULL BRANDING

THE COASTAL COLLECTION.

The middle third of the curve, fully branded: Nikki Beach
Residences at The Arc.

SIGNATURE 3BR · SIGNATURE 4BR · SKY GARDEN 3BR · DUPLEX





Opal

STONE · LIGHT BRANDING

WARMTH HELD IN SHADE.

The largest of the three, and the widest choice of two bedroom homes.

DUPLEX 2BR · DUPLEX + SKY GARDEN 2BR · SIGNATURE 2BR ·
SKY GARDEN 2BR · SKY TERRACE 3BR · SKY TERRACE TYPE 1



06 · THE RESIDENCES

FOURTEEN WAYS TO LIVE HERE.

From 163 to 698 square metres. Select any residence to walk it in 360.



01 DUPLEX 2BR

163 to 199

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Opal

LIGHT BRANDING



02 DUPLEX + SKY GARDEN 2BR

176 to 202

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Opal

LIGHT BRANDING



03 SIGNATURE 2BR

180 to 208

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Opal

LIGHT BRANDING



04 SKY GARDEN 2BR

184 to 196

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Opal

LIGHT BRANDING



05 SKY TERRACE 3BR

319 to 350

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Opal

LIGHT BRANDING



06 SIGNATURE 3BR

323 to 376

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Oria

LIGHT BRANDING

Onda

FULL BRANDING



07 SIGNATURE 4BR

360 to 407

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Oria

LIGHT BRANDING

Onda

FULL BRANDING



08 SKY GARDEN 3BR

365 to 370

FLOOR AREA, SQM

VIRTUAL.THEARC.COM

Oria

LIGHT BRANDING

Onda

FULL BRANDING



09 SKY TERRACE TYPE 1 4BR

397 to 401
FLOOR AREA, SQM
VIRTUAL.THEARC.OM

Øria
LIGHT BRANDING

Øpal
LIGHT BRANDING



10 SKY GARDEN 4BR

398
FLOOR AREA, SQM
VIRTUAL.THEARC.OM

Øria
LIGHT BRANDING



11 DUPLEX 3BR

410 to 413
FLOOR AREA, SQM
VIRTUAL.THEARC.OM

Ønda
FULL BRANDING



12 SKY TERRACE TYPE 2 4BR

459 to 516
FLOOR AREA, SQM
VIRTUAL.THEARC.OM

Øria
LIGHT BRANDING

Øpal
LIGHT BRANDING



13 SKY TERRACE TYPE 3 4BR

601 to 602
FLOOR AREA, SQM
VIRTUAL.THEARC.OM

Øria
LIGHT BRANDING



14 PENTHOUSE 4BR

680 to 698
FLOOR AREA, SQM
VIRTUAL.THEARC.OM

Øria
LIGHT BRANDING

Øpal
LIGHT BRANDING

Indicative gross floor areas from the approved layout drawings. Renders are illustrative; finishes vary by collection. Final specifications are set out in the Sales and Purchase Agreement.



07 · MATERIAL

A QUIETER KIND OF DETAIL.

Stone, travertine, oak and linen.



O for Oman. The slash for zero. In Danish, ø is also the word for island.



An architectural rendering of a modern, multi-story building with a curved facade and numerous balconies. The building is white with large glass windows and balconies. In the foreground, there is a curved swimming pool with a lounge area featuring several sunbeds with teal cushions. The pool is bordered by a low wall and surrounded by palm trees and other tropical plants. The sky is clear and blue.

08 • THE DAILY SPACES

THE POOL FOLLOWS THE CURVE.

Pool, lounge, concierge, parking with EV charging, marina
access with valet.



THE ARRIVAL



THE LOBBY



THE PROMENADE

THE SEA IN FRONT. A WHOLE CITY BEHIND.

The Sustainable City Yiti, the region's first net zero city, minutes from the door.

POWER

Made here. Up to all of it, from renewable sources.

WATER

Returned to the landscape.

FOOD

Grown a walk from the door.

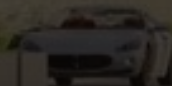
LIFE

Parks, tracks, pools, a mosque, clinics, an international school, four and five star hotels.

10 NIKKI BEACH

PRIVILEGES, AS STANDARD.

All 132 residences carry Nikki Beach branded ownership privileges at Nikki Beach Resort and Spa Muscat. Ønda is the Full Branding collection. Øria and Øpal carry Light Branding.





THE POOLS



THE LOUNGE



THE LOBBY

THE NAME, NOT THE RULEBOOK.



WHAT YOU OWN.

Ownership of your residence. Freedom to furnish and finish it as you choose. Nikki Beach branded ownership privileges as standard, across all 132 residences. A serviced building, run for residents.

Ønda: Full Branding. Øria and Øpal: Light Branding. Ownership, title and service terms are set out in the Sales and Purchase Agreement.

WHAT IS NOT ASKED OF YOU.

No mandated furniture package.
No imposed design scheme.
No obligation to a house style.

12 • THE WALKTHROUGH

STEP INSIDE EVERY PLAN.

All fourteen residences, in 360, at virtual.thearc.org.



VIRTUAL.THEARC.ORG

13 · ENQUIRE

BEGIN A CONVERSATION.

The Sales Centre at The Sustainable City Yiti, or a private viewing, in person or online.

TELEPHONE

8000 33 33

EMAIL

hello@thesustainablecity-yiti.com

ONLINE

thearc.om

WHAT YOU CARRY FORWARD
MATTERS MORE THAN WHAT
YOU LEAVE BEHIND.

THE ARC RESIDENCES · THE SUSTAINABLE CITY YITI · OMAN



Renders are illustrative. Ownership, title, specifications and service terms are governed by the Sales and Purchase Agreement. Nikki Beach privileges are subject to the Branded Residences Services and License Agreement and are set out in a separate document.