Oman Maritime Destinations

15 WORLD-CLASS COASTAL DESTINATIONS · ONE NATIONAL VISION

A national coastal development concept for the Sultanate of Oman: a connected network of fifteen marina-led tourism destinations from Musandam to Salalah. Each destination anchors approximately 500 hectares (5,000,000 sqm) around a world-class marina, remains architecturally and culturally Omani, and receives a distinctive international maritime identity. The network — not any single marina — is the product: one continuous cruising coast where sailors arrive, stay, train, race, refit, provision and continue their journey.

Preliminary scale

15 destinations and marinas	**7,500 ha** total network territory	**75m sqm** land area
22.5m sqm illustrative built area at FAR 0.30	**$15–25bn** indicative phased investment	**100–180k** potential jobs

The 500-hectare ecosystem

Marina and yacht services · hotels and residences · maritime village with retail, dining and yacht club · sailing academies and race facilities · boatyard, refit and storage · community, health, education and remote-work infrastructure · a green belt of native planting, parkland and protected shoreline around each destination, plus a helipad and mini aerodrome for transfers.

Proposed institutional structure

Tier 1 — Oman Maritime Development Company (proposed holding)

Potential participation by the Sultanate of Oman or state-linked entities, the project initiators and a British investment management company. Holds national standards, brand, the cruising network and land allocation strategy.

Tier 2 — Destination SPVs

One special purpose vehicle per destination, ring-fencing development risk, financing and partners at the level of a single 500-hectare site.

Tier 3 — Asset SPVs

Marina and yacht services, hotels, residences and retail, utilities, transport and infrastructure held in dedicated vehicles for operators, hotel brands and yield investors.

Routes to participate

Holding-level equity · destination-level equity · asset-level equity · project finance · operating partnerships (hotels, marinas, academies, yacht services) · contracting and supply.

Illustrative financial scenario

Base case, for discussion only: 75m sqm of land at FAR 0.30 gives 22.5m sqm of gross built area. At an illustrative $2,500/sqm this implies roughly $56.25bn illustrative GDV against $20bn illustrative cost, or a $36.25bn illustrative gross development surplus. This is not net profit — financing, taxes, phasing, land, operating assets and other costs require detailed feasibility studies.