



LAVIE

RESIDENCES



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LIFE
BEGINS HERE

ominvest

ominvest is one of the highly successful and largest listed investment companies in the region. Founded in 1983, it has been consistently profitable and has an enviable track record of uninterrupted dividend payments to shareholders. ominvest owns high-quality durable assets in diversified sectors, producing healthy cash flows. As of 2022 year end, the company's total assets stood at USD 3.4 billion covering diverse sectors, including Banking, Insurance, Finance and Leasing, Financial Investments, Private Equity and Investment Banking. The company's assets cover diversified geographies including the GCC and Asia in addition to significant investments in global capital markets. The company is led by a progressive board and a capable management team – dedicated to enhancing value for all stakeholders.

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Always seeking new horizons, ominvest, hand-in-hand with its subsidiary, Oman Real Estate Investment Services [ORIS], is embarking on the most ambitious project yet, "LA VIE". One of the largest developments underway in the Sultanate, it is situated in the heart of Muscat's emerging urban centre Madinat Al Irfan, one of the capital's most sought-after locations.



- Banks
- Finance and Leasing
- Insurance
- Global Capital Markets
- Private Equity & Investment Banking
- Real Estate

Transforming Businesses **to Enrich Societies**





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At the heart of a fully-reimagined championship 18-hole golf course, with lush views and nature all around, making it a truly enjoyable and exciting destination.

-   Sultan Qaboos Street
-   High Way
-   Muscat International Airport
-   Beach
-   International School







HOTEL

Tivoli boutique hotel



VILLA

Luxury and independent villas



GOLF

Championship 18-hole golf course



APARTMENTS

Modern and comfortable apartments



RETAIL & DINNING

Countless cuisines



LANDSCAPE

Lush of green areas



SPA

Anantara spa with an oriental design

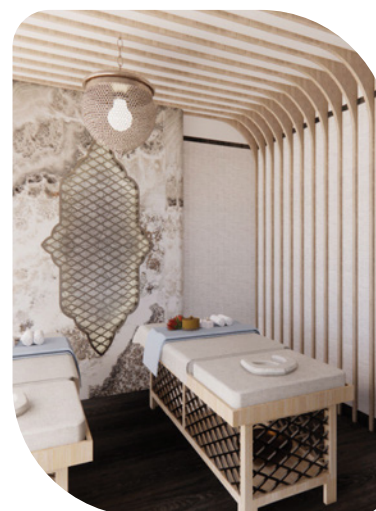


GYM

Fully equipped gym

A NEW PERSONALITY & **STYLE** TO MUSCAT

The buzz of recreation and relaxation continues into the main part of the destination with a stunning architectural complex.



It incorporates over a dozen F&B outlets ranging across countless tastes and cuisines, a superb Clubhouse, a parade of shops, an Anantara Spa, and a Tivoli boutique hotel.



Unwind in *Style* A Guide to Luxurious Resort Living



The destination offers golf, swimming, and dining for family bonding. Balances work and play to experience a harmonious lifestyle, perfect for friends and families.



LA VIE Residence offers a peaceful, serene living experience with luxury residences. Enjoy comfort and relaxation for a stress-free and happy lifestyle.





Introduction

Our first hotel, Tivoli Avenida Liberdade Lisboa Portugal opened its door in 1993. It has remained a landmark property in European hospitality, and the “Grand Dame” that inspired the story behind this unique brand.

Through the years new properties joined the eclectic family and now Tivoli destinations encompass the idyllic beaches of Brazil, Europe’s Cosmopolitan Cities and luxurious destinations in the Middle East.

We are determined to provide dedicated, distinctive, timeless experiences that stay with our guests long after their time with us.





Buyer Benefits

INTEGRATED HOTEL FACILITIES

Access to hotel like amenities with a la carte services, and 24-hour security and concierge

BRAND AFFILIATION

Buying into a specific lifestyle product associated to a trusted international brand

PREFERENTIAL RATES

Discounts on all hotel facilities such as F&B, spa, and hotel room rates [to be determined at hotel opening]

RESALE VALUE PREMIUMS

Opportunity to resell units at a higher value and faster pace

RENTAL POOL PROGRAM

Opportunity to offer owners continuous revenue streams through hotel sale inventory

THE UNITS FOR SALE

APARTMENTS

Stylish
touches &
unexpected
twists

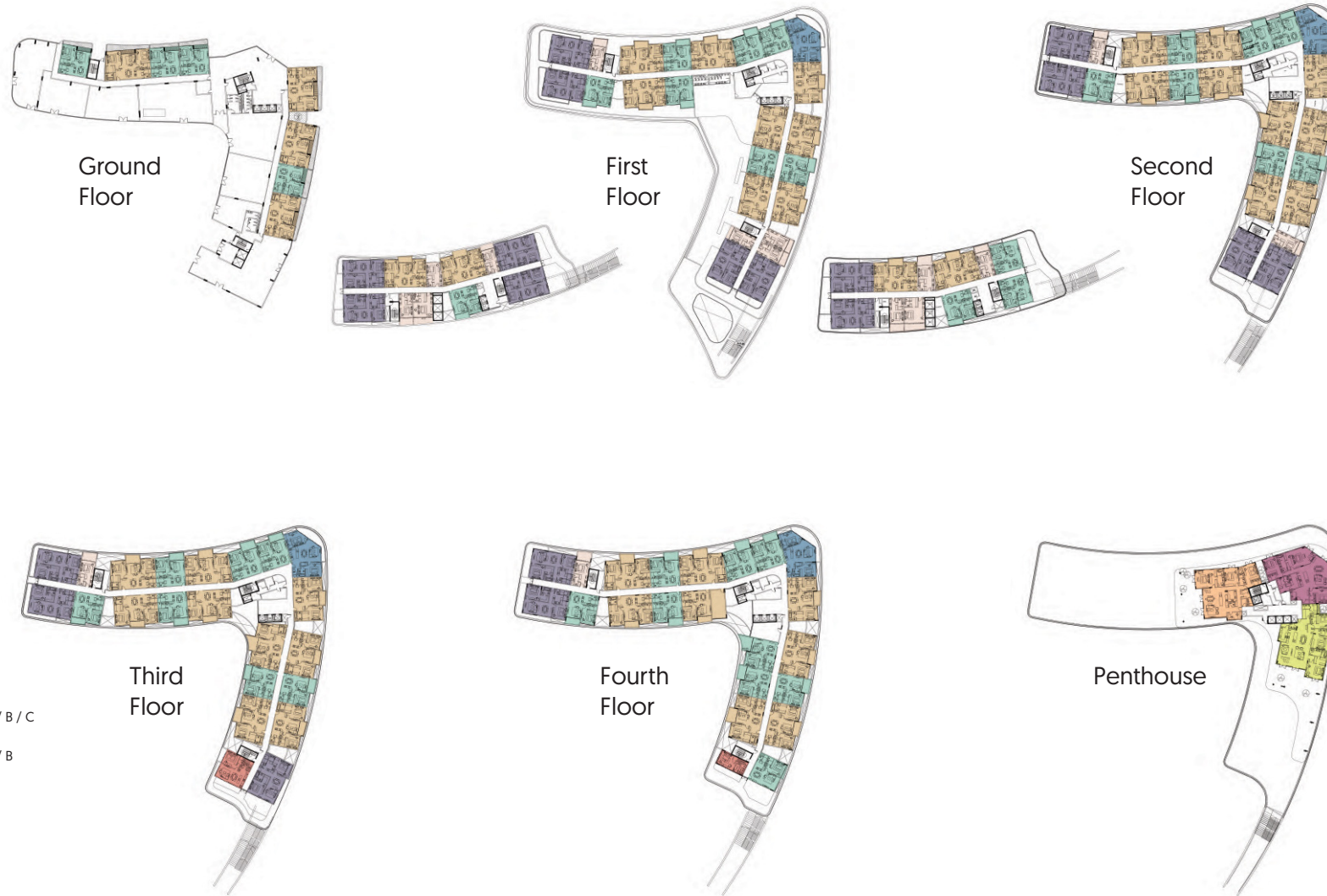
A vibrant spirit, energy, and environment, one that will elevate and invigorate everyone's life, making it the perfect home for those wanting to integrate that spirit fully into their lives.

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Floors Keyplans



THE UNITS FOR SALE



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THE UNITS FOR SALE

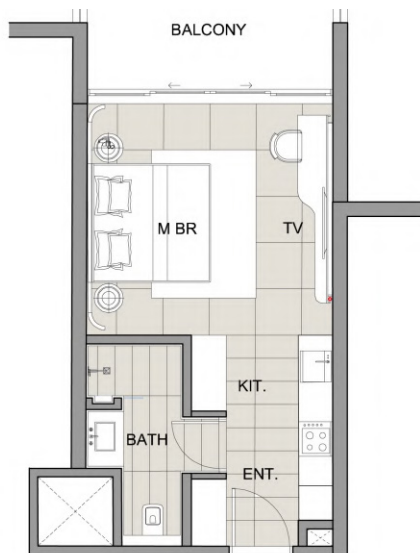
INTERIOR *Design*

The apartment boasts luxurious materials such as wood, marble, and modern designs in the kitchen and bathroom, providing a sense of sophistication and comfort. With a private balcony offering a breathtaking view of the lush green space, it is a perfect haven for those who appreciate the finer things in life.

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Studio



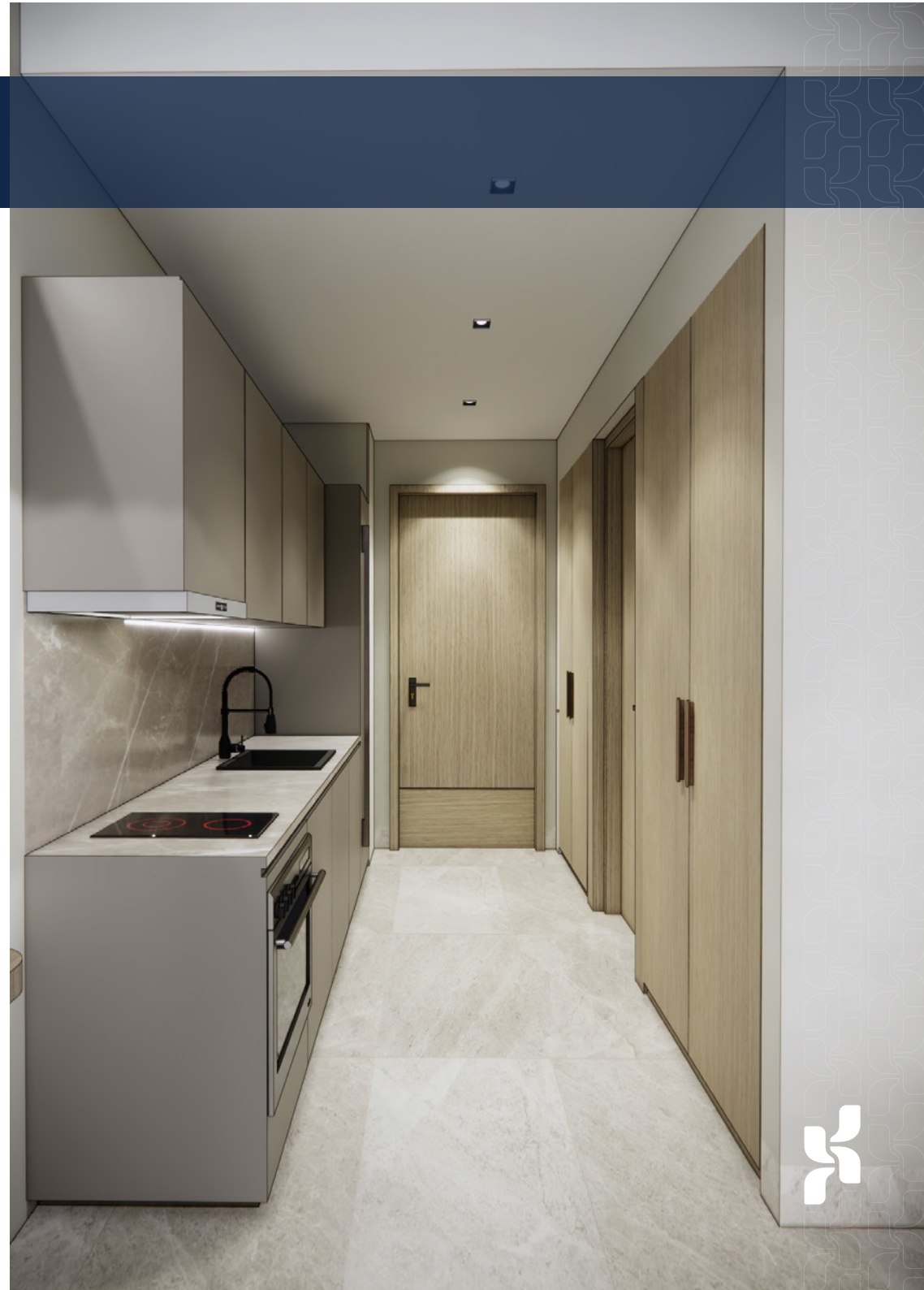
Studio A / B / C



1 - 1 1 1

Total Area + Balcony

45-64 m²



THE UNITS FOR SALE



One Bedroom

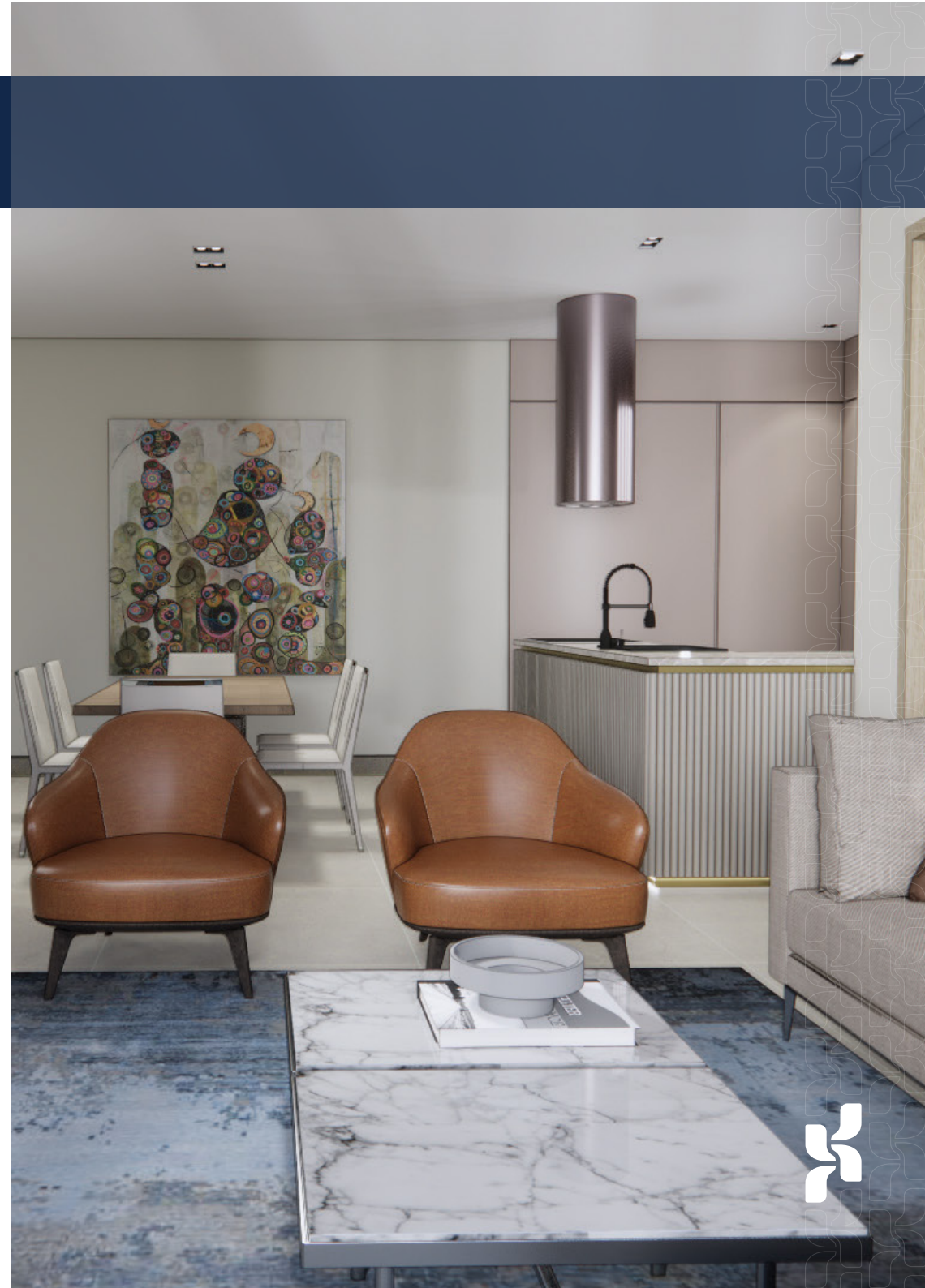


One Bedroom Type A / B / C



Total Area + Balcony

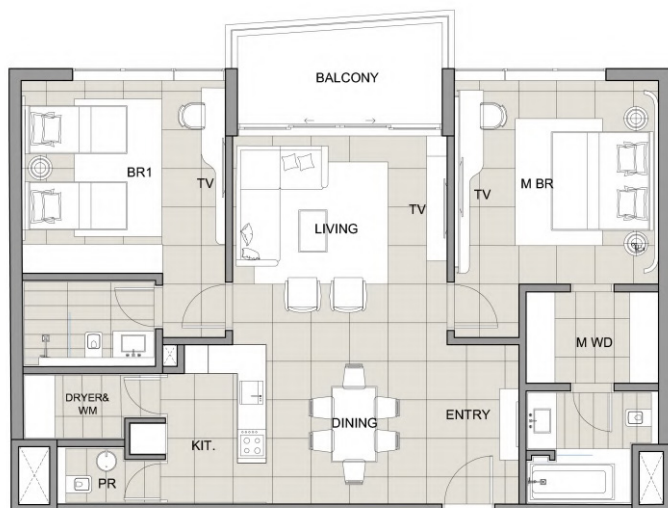
85-110 m²



THE UNITS FOR SALE



Two Bedroom



Two Bedroom Type A / B

				
2	1	1	2	1
Total Area + Balcony			130 m ²	



THE UNITS FOR SALE

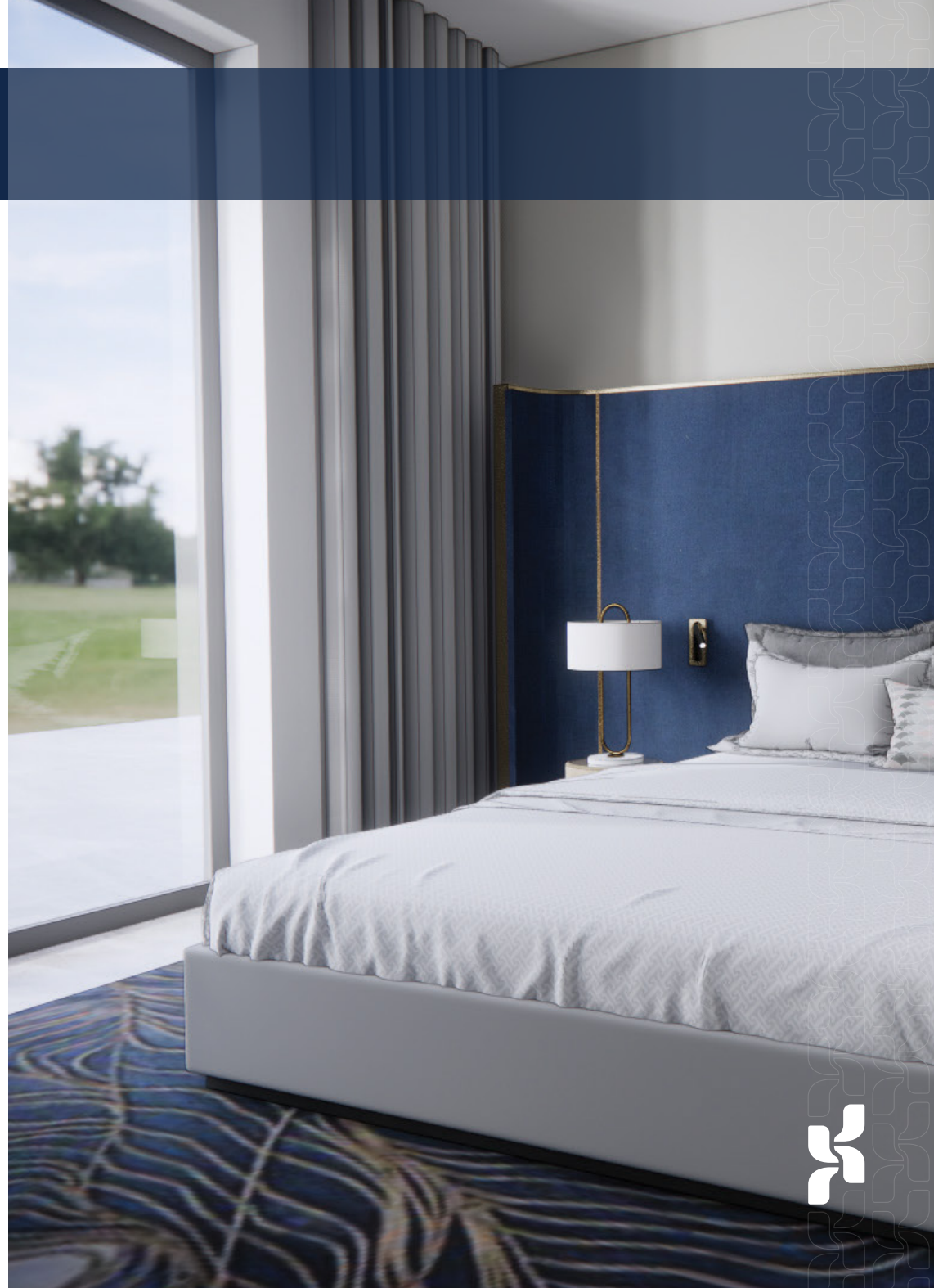


Two Bedroom



Two Bedroom Type C

				
2	1	1	2	1
Total Area + Balcony			168 m ²	

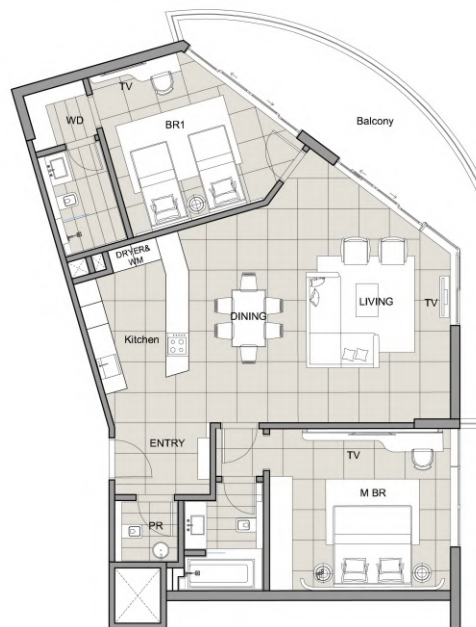


THE UNITS FOR SALE

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Two Bedroom



Two Bedroom Type D

				
2	1	1	2	1
Total Area + Balcony			151 m ²	



THE UNITS FOR SALE



MAIN LOBBY



THE UNITS FOR SALE

VILLA

Modern & Luxurious

Experience the epitome of luxury living in this magnificent villa. Revel in the vast space, breathtaking panoramic views of the golf course, and the unique independence of having your own private swimming pool and office space. Enjoy the sophistication of this luxurious villa, and let it inspire and enhance your life.

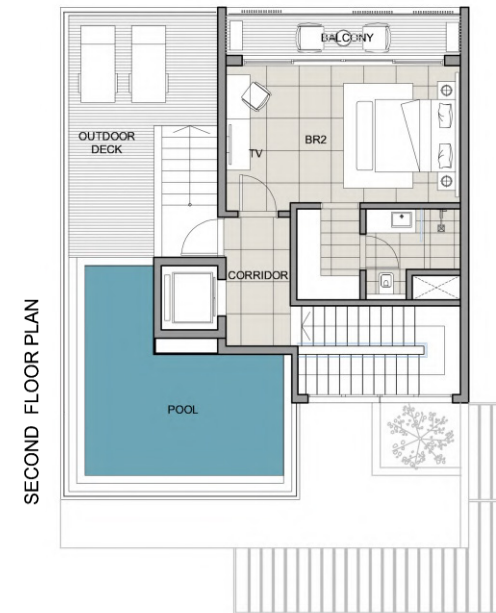
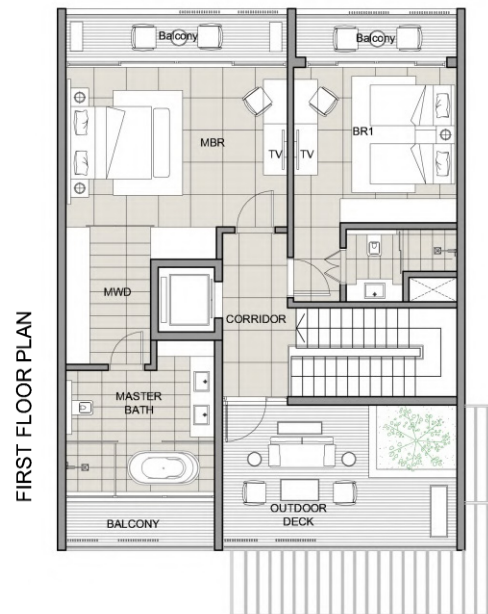
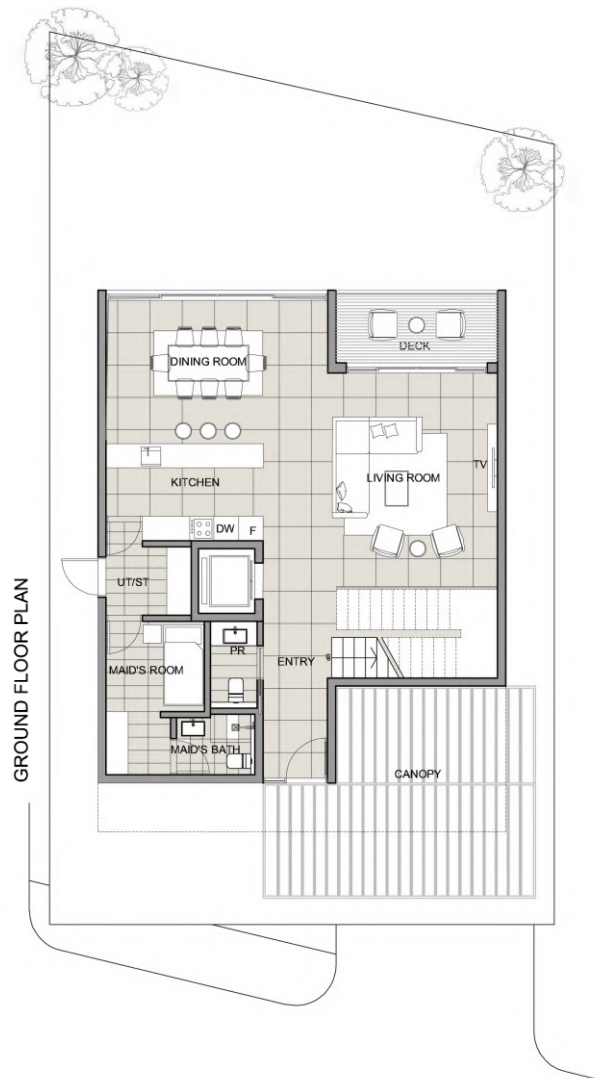
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VILLA

TYPE 1



Villa Type 1



Floor	Total Area + Balcony
Grd	106 m ²
Fst	136 m ²
Snd	113 m ²

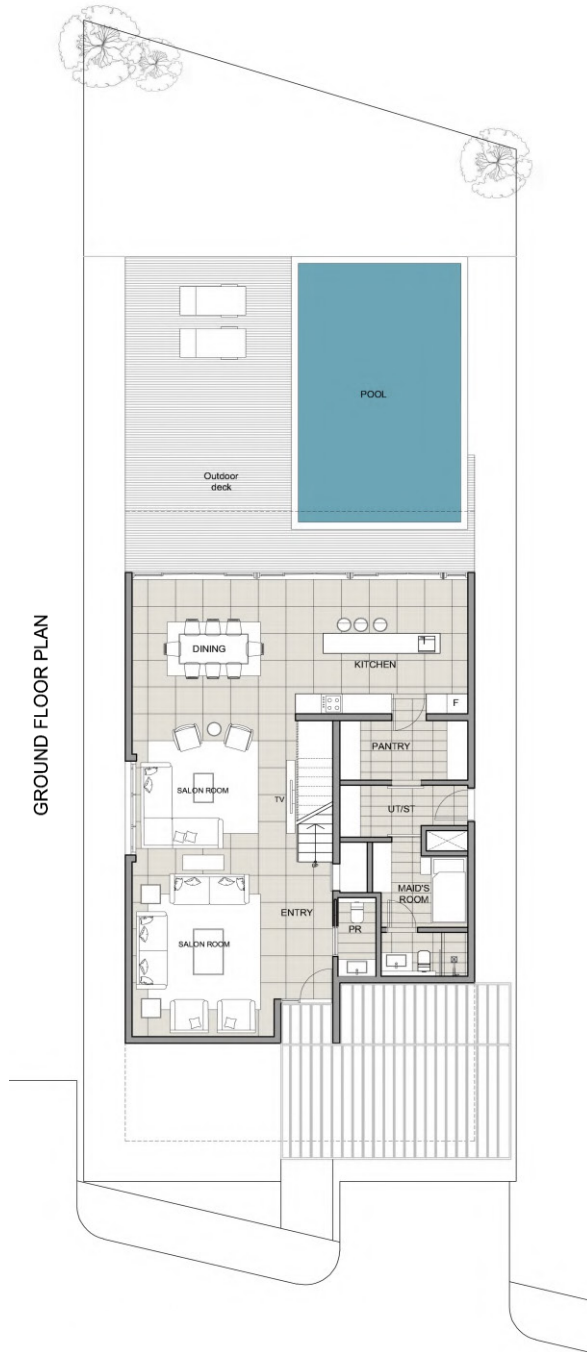
355 m²



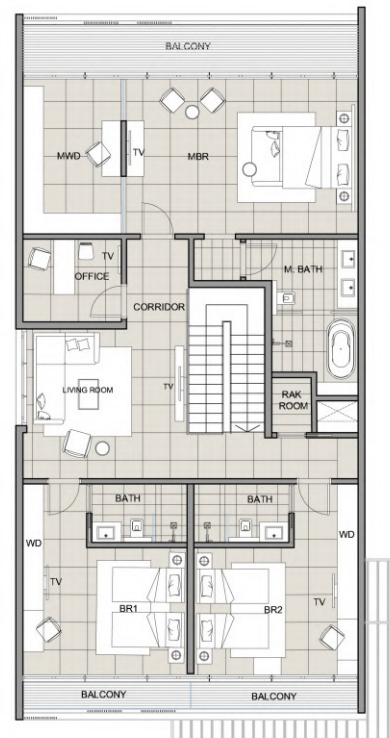
VILLA

TYPE 2

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Villa Type 2

						
3	3	1	1	1	4	2
Floor		Total Area + Balcony				
Grd		133 m ²				
Fst		206 m ²				
		339 m ²				





All pictures are for illustrative purposes only. The final design and area may vary.

