

2026

COMPANY
PROFILE

" We are dedicated to technically chal-
lenge and wholly commit to delivering
tangible outcomes.

Our vision is to help develop a
sustainably built environment in our Sul-
tanate.

We take pride in our diverse staff back-
grounds, valuable experience, and ex-
tensive perspectives.

We listen, understand and
advice."



ABOUT US

We are a 100% Omani professional multi-disciplinary consultancy with proven expertise in Architecture, Interior Design, Structural Engineering, Electro-Mechanical Engineering, Cost Consulting & Project Management. Our portfolio of services also encompasses Master Planning and Project feasibility study.

With over **30 years** of experience & over **950 projects** across the country, we understand local conditions



100% OMANI COMPANY

1985



ESTABLISHED



2018



ISO CERTIFIED



950+ PROJECTS

2026



WHAT WE DO



ARCHITECTURE

We design buildings and structures that are purposeful, efficient & Sustainable.



INTERIORS

We curate spaces that enhance the human experience of the interior environment.



STRUCTURAL ENGINEERING

We ensure close collaboration between structure & architecture for better designs



MEP

We apply our engineering expertise in all our projects to enhance our building systems.



COST CONSULTANTS

We Provide innovative value-driven cost management solutions



PROJECT MANAGEMENT

We strive to achieve all the project objectives through efficient planning & program management

OUR PROCESS

01



RESEARCH & DATA COLLECTION

Every project is unique and understanding client and site requirements are crucial to the design process.

02



CONCEPT DEVELOPMENT

After the initial research relevant ideas and concepts are generated, analysed & reviewed for further development.

03



SCHEMATIC DESIGN DEVELOPMENT

Scaled Schematic drawings are developed in coordination with all team members refining the concept.

04



TECHNICAL DESIGN DEVELOPMENT

Once the client approves the schematic layouts and detailed drawings, cost evaluation & Tender Documents are prepared.

05



CONSTRUCTION DOCUMENTS

Final negotiations and concerns are addressed & closed and Construction documents are developed as a detailed manual for assigned contractors.

06



PROJECT MANAGEMENT

The project initiation is followed by planning & execution while all activities and milestones are monitored and reviewed thoroughly.

LEADERSHIP TEAM



MUSTAFA BEHLIM
MANAGING DIRECTOR

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“ We are Architects, Engineers and Project Managers, but above all we are a team dedicated to delivering desired outcomes for our clients, the community and the future generations. Our reputation has been built on our unwavering drive to deliver the best professional advice possible.”



AHMED BEHLIM
DIRECTOR

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OUR EXPERTISE



HOSPITALITY



MIXED-USE



COMMERCIAL



RESIDENTIAL



INDUSTRIAL



INTERIORS

" Our goal is to ensure we are the best at what we do. We are committed to delivering services which provide constructible, robust and practical design solutions. As we look to the shape a sustainable future, we will continue to invest in the talent and services to achieve our goals."

Projects





National University HQ
Sultan Haitham City

National University's HQ building at Sultan Haitham City is a landmark project for the University. Built over 4,000 sq. mt. area, it expresses an open Atrium, and offices for the University faculty

TYPE	Educational
LOCATION	Sultan Haitham City
BUILT-UP AREA	4,000 sqm.
VALUE	Confidential
SCOPE	Architecture Interior Design Structure MEP Quantity Survey





Trump Branded Townhouses

Trump Branded Townhouses, a luxury product of the AIDA Development. The Trump Townhouses are a set of 22 Townhouses.

TYPE	Residential
LOCATION	Yiti
BUILT-UP AREA	
VALUE	
SCOPE	Architecture (Excl. Concept) Interior Design Structure MEP Quantity Survey





Sur Hotel

A 72 Key 4 Star Hotel located in Sur. The hotel comprises of an All Day Dining, Spa, Swimming Pool, and Meeting Rooms

TYPE	Hospitality
LOCATION	Sur
BUILT-UP AREA	3,800 sqm.
VALUE	Confidential
SCOPE	Architecture Interior Design Structure MEP Quantity Survey



The Great Escape Aida

The Great Escape, part of the Nickleodeon waterpark is a fun product of AIDA. The facade development was undertaken

TYPE	Residential
LOCATION	Yiti
BUILT-UP AREA	
VALUE	
SCOPE	Architecture Facade Development



Bayan Residences

Commercial and Residential building located in Madinat Sultan Qaboos. The design includes basements, a commercial level and apartments above

TYPE	Residential
LOCATION	Muscat
BUILT-UP AREA	12,000 sq. mt.
VALUE	
SCOPE	Architecture Interior Design Structure MEP Quantity Survey



Sohar Palm Gardens

Palm Gardens Residential Township at Sohar for Saud Bahwan Group features 400 housing facilities, 188 Villas, 8 Residential blocks, 3 Clubhouses, a shopping arcade, and multiple sports facilities

TYPE	Residential
LOCATION	Sohar, Oman
BUILT-UP AREA	135,000 sqm.
VALUE	46 million OMR
SCOPE	Masterplanning Architecture Structure MEP Quantity Survey Project Management Site Supervision





Ominvest HQ

The Head Quarter building features Retail spaces, Restaurants & Cafes, Modern Offices, Executive offices with a 3- level Basement Car park.

TYPE	Commercial
LOCATION	Airport Hieghts, Oman
BUILT-UP AREA	44,700 sqm.
VALUE	10 million OMR
SCOPE	Architecture (Excluding Concept) Structure MEP Quantity Survey Project Management Site Supervision





Al Asallah Towers

The mixed-use residential & commercial development features, Retail Spaces, 1 Multi-level Car-park, 2 Commercial Buildings - Modern offices, 6 Residential Buildings - 433 nos. Apartments, Party Halls, Gym, Recreational Hall, Indoor Games Area, Kids Play Area, Jogging Track.

TYPE	Mixed-Use
LOCATION	Al Ghubrah, Oman
BUILT-UP AREA	186,000 sqm.
VALUE	71.5 million OMR
SCOPE	<ul style="list-style-type: none"> Architecture Structure MEP Quantity Survey Project Management Site Supervision





Ramada Encore

Ramada Encore is a luxury 4-star Hotel, 9 story tall, featuring 162 guest rooms, basement parking, swimming pool, gym, Restaurant and lounge, Business Centre & a Banquet hall.

TYPE	Hospitality
LOCATION	Bausher, Oman
BUILT-UP AREA	12,730 sqm.
VALUE	8.0 million OMR
SCOPE	Architecture Structure MEP Quantity Survey Project Management Site Supervision





Hormuz Grand by Radisson

The Hormuz Grand Muscat, celebrates a new kind of luxury, rich in culture overlooking the Muscat Mountains. The hotel exceeds the expectations of the modern traveler and is the ideal business and leisure destination featuring 232 Keys, Executive Floor & Lounge, Restaurants and Banquet Halls, Meeting rooms & Business Centre.

TYPE	Hospitality
LOCATION	Airport Hieghts, Oman
BUILT-UP AREA	37,000 sqm.
VALUE	20 million OMR
SCOPE	Architect On Record Structure MEP Cost Consulting Project Management Site Supervision

HOSPITALITY



Student Hub
National University

The Innovation Hub offers excellent and attractive recreational facilities for the students featuring distinguishing facilities: multifunctional spaces, shops, performance areas, offices, ateliers, sports, cultural life, and digital services.

TYPE	Commercial
LOCATION	Sohar, Oman
BUILT-UP AREA	5,000sqm.
VALUE	1.0 Million
SCOPE	Architecture Structure MEP Interior Design Quantity Survey





Ibra Sports Complex

The Sports facility features a Fifa Standard Pitch and seating, Olympic size Pool, Player Utilities and Services, Offices, VIP seating, Press Box & Training centre.

TYPE	Commercial
LOCATION	Khasab, Oman
BUILT-UP AREA	7,600 sqm.
VALUE	12.0
SCOPE	Architecture Structure MEP Quantity Survey Project Management Site Supervision



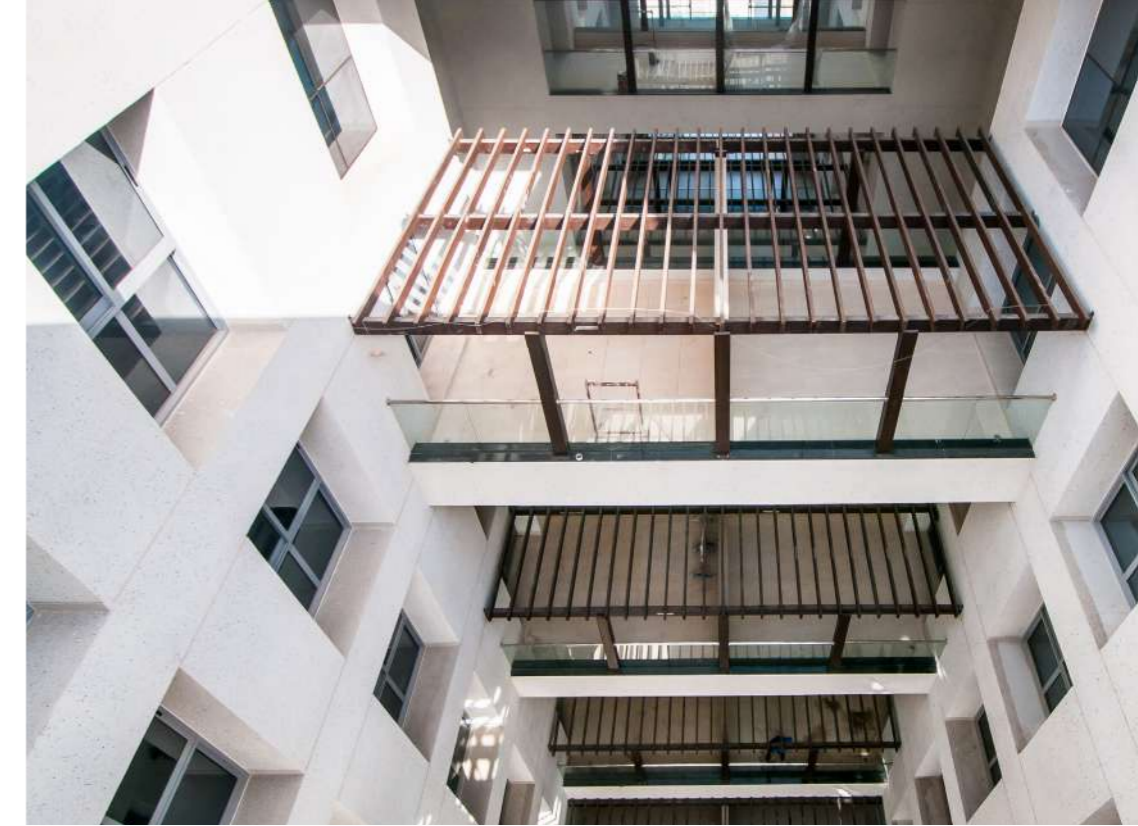


Vehicle Distribution Centre Sohar

PDI Centre features Offices, Parking sheds, Repair Centers, Workshops, and Service Bays.

TYPE	Industrial
LOCATION	Sohar free zone, Oman
BUILT-UP AREA	38,000 sqm.
VALUE	15 million OMR
SCOPE	Architecture Structure MEP Quantity Survey Project Management Site Supervision





Azaiba Gardens

The mixed-use residential & commercial development features, 231 Apartments, 2 Basements for Car Parking, Retail Space & Offices, a Swimming Pool, Party Hall, 2 Gyms, Kids Play Area, Jogging Track and a Roof-top Garden with Incredible views.

TYPE	Mixed-Use
LOCATION	Azaiba, Oman
BUILT-UP AREA	55.250 sqm.
VALUE	14 million OMR
SCOPE	Architecture Structure MEP Quantity Survey Project Management Site Supervision





Girls Dormitory Sohar

The Premium All - Girls dormitory aims at integrating learning, community and housing together. It will serve as a quality mixed-use housing facility, assuring students of an attractive lifestyle which seamlessly binds communal spaces drawing students out of their rooms and improving the prospects of new experiences and connections. It features 150 studio rooms, with communal & recreation spaces.

TYPE	Hospitality
LOCATION	Sohar, Oman
BUILT-UP AREA	7,705 sqm.
VALUE	1.9 million OMR

SCOPE	Architecture Structure MEP Interior Design Quantity Survey Project Management Site Supervision
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Mixed Use Development Duqm

The mixed -use residential & commercial development features, Retail Space, Polyclinic, Restaurant & Recreational Facilities, Multipurpose Hall, Offices, 72 Apartments.

TYPE	Mixed-Use
LOCATION	Duqm, Oman
BUILT-UP AREA	38,020 sqm.
VALUE	9.8 million OMR
SCOPE	Architecture Structure MEP Quantity Survey Project Management Site Supervision





La Vie
Muscat Hills

Mixed - Use Development that consists of a Boutique Hotel and Hotel Apartments along with an Office and Apartment Block. The key features are a Golf Clubhouse, Sports Bar and Roof top bar, 2 infinity pools.

TYPE	Hospitality
LOCATION	Airport Heights, Oman
BUILT-UP AREA	62,600 sqm.
VALUE	TBD
SCOPE	Architecture Structural Engineering MEP Project Management Site Supervision





Qube Park

A commercial complex in the heart of the city. Qube Park intends to bring the community together, with a mix offering of Restaurants, Cafes, Salons, Play Areas, Sports screenings etc.

TYPE	Commercial
LOCATION	Ghubrah, Oman
BUILT-UP AREA	11,000 sqm.
VALUE	3.5 million OMR
SCOPE	Architecture Structure MEP Quantity Survey Project Management Site Supervision



High Ranked Officers Mess,
Bait Al Falaj

A commercial complex in the heart of the city. Qube Park intends to bring the community together, with a mix offering of Restaurants, Cafes, Salons, Play Areas, Sports screenings etc.

TYPE	Private
LOCATION	Bait Al Falaj, Ruwi
BUILT-UP AREA	4,000 sqm.
VALUE	Confidential
SCOPE	Architecture Interior Design Structure MEP Quantity Survey Project Management Site Supervision





Downe House Muscat Extension

An International School looking to extend. New classrooms, and sports facilities were added. The extension included the enhancement of the facade

TYPE	Educational
LOCATION	Al Bandar
BUILT-UP AREA	TBC
VALUE	Confidential
SCOPE	<ul style="list-style-type: none"> Architecture Interior Design Structure MEP Quantity Survey Cost Control





Grand Hyatt Muscat Refurbishment

The project comprised of renovation of the Lobby, the Swimming pool Lawn, All rooms, Marjan Restaurant, and a full MEP Upgradation

TYPE	Hospitality
LOCATION	Shatti Al Qurm
BUILT-UP AREA	45,000 sq. mt.
VALUE	Confidential
SCOPE	<ul style="list-style-type: none"> Architecture Interior Design Structure MEP Project Management Site Supervision





Park Inn Muscat

Grand Hyatt Muscat is undergoing a complete renovation of all its facilities. The design and construction are being done in phases. The completion is due in March 2026.

TYPE	Hospitality
LOCATION	Ghala
BUILT-UP AREA	
VALUE	
SCOPE	Interior Design





CHINA MOOD

A fine dining experience at the Ritz Carlton in Al Bustan Palace Hotel. The design theme was a combination of different provinces in China, with the intent of creating an immersive dining experience.

TYPE	Hospitality
LOCATION	Ritz Carlton, Al Bustan
BUILT-UP AREA	
VALUE	TBD
SCOPE	Architecture Interior Design MEP Project Management Site Supervision



Trump Hotel

A Five Star Hotel proposed in the AIDA, Yiti. The hotel has 132 keys, with all the five star amenities.

TYPE	Hospitality
LOCATION	Yiti, Oman
BUILT-UP AREA	23,000 sqm.
VALUE	TBD
SCOPE	Architect (excl. Concept) Interior Design Structure MEP Quantity Survey Project Management Site Supervision





Jabel Akhdar Resort

Luxury glamping units designed in the landscape of the Jabel Al Akhdar mountains. The property consists of 40 Tents, specialized and engineered by a South African company (Tenthouse Structures). The resort is focused on wellness, and has a wellness extension to it.

TYPE	Hospitality
LOCATION	Jabel Al Akhdar
BUILT-UP AREA	3,000 sq. mt.
VALUE	TBD
SCOPE	Architect (excl. Concept) Structure MEP Cost Consulting





Jabel Al Sifah Resort

Luxury glamping units designed in the landscape of the Jabel Al Akhdar mountains. The property consists of 70 Tents, specialized and engineered by a South African company (Tenthouse Structures). The resort is focused on wellness, and has a wellness extension to it.

TYPE	Hospitality
LOCATION	Jabel Al Akhdar
BUILT-UP AREA	4,500 sq. mt.
VALUE	TBD
SCOPE	Architect (excl. Concept) Structure MEP Cost Consulting





Al Hamra Resort

4 Star Hotel designed in Al Hamra. The project included 20 Glamping domes, 8 Chalets and a Main Hotel Building with 37 nos. Standard Rooms. The external development consists of a Swimming Pool, Outdoor decks and a Buggy pathway

TYPE	Hospitality
LOCATION	Al Hamra
BUILT-UP AREA	12,000 Sq. mt.
VALUE	TBD
SCOPE	Architect On Record Structure MEP Cost Consulting



ATANA KHASAB REFURBISHMENT

This is a refurbishment project. Where the intend by the Client was to rebrand the hotel, which has a unique location.

The scope included redesigning all the floors, to enhance the guest experience for a 4 Star Hotel

TYPE	Hospitality
LOCATION	Khasab
BUILT-UP AREA	
VALUE	TBD
SCOPE	<ul style="list-style-type: none"> Architecture Interior Design Structural Engineering MEP Project Management Site Supervision





Al Raha Village

Al Raha Village comprises of 130,000 sq. mt. of accommodation for labour in different settings. There are combinations of 5 in 1, 2 in 1 with common amenities

TYPE	Accommodation
LOCATION	KOM, Oman
BUILT-UP AREA	130,000 sqm.
VALUE	Confidential
SCOPE	Architecture Structure MEP Quantity Survey



STRUCTURAL VALUE
ENGINEERING





Capital Market Authority HQ

Head Office for Capital Market Authority. Our scope in this project was to Design the structural steel roof that spans 66 mts. The overall structural value engineering, for the foundation and superstructure was done, which resulted in significant savings



TYPE	Commercial
LOCATION	Airport Heights, Oman
SCOPE	Structural Design



The Sustainable City Luxury Service Apartments

The Sustainable City in Yiti is a landmark project for Oman. We were involved in the redesign of the Luxury Service Apartments, which sits at the far end of the development by the Sea. The redesign resulted in a savings of R.O. 600,000 on the structure.

TYPE	Residential
LOCATION	Yiti, Oman
SCOPE	Structural Design





Grand Blue City

Revalidation of Structural Design and
Strengthening works

TYPE	Hospitality
LOCATION	Sawadi, Oman
SCOPE	Structural Design





Muscat Pavilion

Mixed Used Development situated in Airport Heights. This project was value engineered and redesigned, reaching a savings of R.O. 600,000 in the Structure.



TYPE	Mixed Use Development
LOCATION	Airport Heights, Oman
SCOPE	Structural Design

OUR PARTNERS

KRAAIJVANGER

Concept Architecture

www.kraaijvanger.nl

Established in 1927, Kraaijvanger has been creating environments where people work better, learn better, and enjoy themselves more.

Kraaijvangers portfolio includes, public spaces, public buildings, and urban districts, where unique encounters occur, where beautiful memories are made, and where important decisions are taken.



WE WORK WITH



TRUMP
HOTELS



ominvest



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