

Company:	Al Maeen Real Estate Services Co. LLC
PR Contact:	Laura Inglis (linglis@prco.com)
Posted By:	Lara Lynn Golden (lara@ameinfo.ae)
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## The Malkai launches in Barka Oman

Al Maeen Real Estate Services Co. LLC announces the launch of The Malkai ([www.themalkai.com](http://www.themalkai.com)) in Dubai, scheduled to open by the end of the year 2010.



Designed to be an exclusive community, The Malkai will comprise a Country Club and Residences that will compare to some of the finest around the world. The Malkai is making a statement both in lifestyle and in architecture.

The Malkai development will comprise 101 four-bedroom villas for sale, 92 two-bedroom suites, as well as a boutique hotel offering 41 luxury suites. Master Plan and lead design has been carried out by AW2 from Paris.

Internationally acclaimed designer Jaya and Associates are responsible for the interior design of all the villas and suites which will be presented fully furnished for sale. Each property will be beautifully landscaped and also feature large swimming pools.

Further exclusive advantages to owners and guests will be the attraction of an Executive 9-hole golf course designed by Gary Player Design and a fully serviced spa enclosed in a walled water garden.

Additional facilities will include the main clubhouse, two restaurants, a boutique, delicatessen, a junior club and tennis courts. The Malkai will also offer its own Beach Club within easy reach of the property for the exclusive use of residents and guests.

The project, while clearly contemporary, remains rooted in the essence of Omani architecture and tradition, giving a strong sense of place.

The extensive use of walls, screens, shadows and light throughout the design is a direct reference to this rich Arabian and Islamic architectural past. The use of outside spaces as extensions to the villas and suites, the shaded courtyards with their pools will also contribute to creating a unique experience.

This is carried through in the landscaped areas where date palms, a prominent feature of Omani landscape, will be ever present. The narrow lanes, walkways and paths will form a world of shade and water leading to the suites. These traditional narrow spaces will open up to stunning views and perspectives across expanses of green and desert.

The retained management company, GHM ([www.ghmhotels.com](http://www.ghmhotels.com)), bears the unmistakable imprint of legendary hotelier Adrian Zecha and will be setting a new standard of style and service in one of the most beautiful and exciting areas of the world.

International Chartered Surveyors and Property Consultants, Cluttons LLP, will manage sales.

International Golf & Leisure Services has been appointed as the golf operator to The Al Malkai development in Oman.

'We look forward to placing The Al Malkai golf course as one of the top positioned golf facilities, both locally and internationally through our expertise over the past 20 years in the management of golf courses and clubs in the region' said Julian Danby, General Manager of IGLS.

The developers of this prestigious development are the Al Maeen Real Estate Services Co. LLC, Hanscomb are the cost and project managers.

## Notes and Media Contacts

The following points showcase the benefits of owning in The Malkai:

- Full use of the hotel's facilities, including restaurants, private Beach Club, junior club and tennis courts
- Gary Player Design Golf Course and Club House
- Spa
- Freehold title and no restrictions on foreign ownership
- Residency visa for buyers, including extended family subject to Government rules and regulations
- The option to include the villas or suites into the hotel rental pool
- Low density development. Only 10% of the 216 acres will be built up
- Villas are fully finished, landscaped and all have swimming pools
- All Villas have direct golf course views

The Malkai

Oman overview

Located on the South Eastern tip of the Arabian Peninsula, the Sultanate of Oman has been protected by rugged mountain ranges and allowed to grow and develop its own history and character. Oman has a magnificent 1,700 km of pristine beaches fringed by unspoilt coral reefs and encircled by three oceans, the Arabian Gulf, the Gulf of Oman and the Arabian Sea in the Indian Ocean.

Oman's history dates back thousands of years and was known as a great seafaring nation who extended their influence throughout East Africa and Zanzibar and right across the Indian Ocean into India. In the mid 16th century, Oman was invaded by the Portuguese who ruled the country for some fifteen hundred years and whose influence can still be seen today through the many forts and watch towers spread across the country. In the nineteenth century the Portuguese were pushed out by the British, who established a treaty of friendship with Oman, which is still in place today.

Areas of Interest:

Muscat is the capital of Oman, with many of its buildings dating back to the 16th century when Portugal occupied the region. The old town is still surrounded by its ancient city walls, which contain within them the Sultans palace. Although the capital is referred to as one city, it is made up of three smaller cities that have grown together to form one area: Muscat, which is the location of the royal palaces; Matrah, which houses the Matrah Souq; and Ruwi, the industrial part of the city.

The Grand Mosque is the third largest in the world and overlooks Muscat's harbour and includes a Swarovski crystal chandelier, the largest hand made Persian carpet in the world and the marble panelling.

Al Jalali Fort and Al Mirani fort, located in Qasr Al Alam Street. The forts were built in the Rocky Mountains, in 1580, during the Portugese occupation as prisons and have now been converted into museums.

Qasr Al Alam Royal Palace is the office of Sultan Qaboos, ruler of Oman. The beautiful palace stands on the head of a natural deep water harbour and is guarded on either side by the twin forts of Mirani and Jelali.

Muscat also possesses some of the best soups in the region full of traditional crafts, silver and gold jewellery, hand-woven textiles, carpets and baskets as well as many antiques.

Activities are endless and enticing. One in particular is scuba diving, where there are one of the 26 local dive sites which lead divers through the turquoise waters into caves, around wrecks and over drift sites to see cuttle fish, spiny lobster and turtles.

Aside from the usual watersports, there are exciting excursions into the mountains following Wadis (dry river beds) as they wind their way through the mountain regions, historical and heritage tours taking in many of the forts and watch towers spread throughout Oman with some dating back two thousand years.

#### Getting There:

Oman is located in the Middle East, bordering the Arabian Sea, Gulf of Oman, and Persian Gulf, between Yemen and UAE.

An international airport is located in Muscat and Oman is well connected to all the countries worldwide. The national carrier is Oman Air. Gulf Air, Emirates, Indian Airlines, Air India, British Airways, Lufthansa, KLM and Swiss Air are some of the major airlines that serve the country.

#### Climate:

Oman's climate is consistently hot and dry, particularly in the scorching barren interior where summer temperatures can soar to 130°F (54°C). On the coast, humidity can be high during the summer months. Milder temperatures and a more temperate climate are found in the southern Dhofar region, which experiences heavy monsoon rains between June and September each year. In general, the rest of the country experiences low and irregular rainfall.

#### Language:

Arabic is the official tongue, but English is widely spoken.

#### Local Time:

GMT + 4 hours

#### Currency:

Omani Rial (OMR) = 1,000 baiza. Notes are in denominations of OMR50, 20, 10, 5 and 1, and 500, 250, 200 and 100 baiza. Coins are in denominations of 50, 25, 10 and 5 baiza

#### Passport/Visa:

All passengers are required to travel with a passport that is valid for at least 6 months after your expected return date and obtain a visa upon entering the country.

#### Fee: OMR 6 or its equivalent in other currencies

Procedures On How To Get The Visa: This visa is issued on arrival in Oman through air entry points only after filling the visa application form.

Visa Validity: One month

#### International Golf & Leisure Services (IGLS)

International Golf & Leisure Services (IGLS) is a Dubai-based company established in response to the increasing demands of the leisure and golf resort industry in the Middle East and beyond.

With 20 years involvement in the design, construction and management of golf and leisure clubs in the United Arab Emirates, IGLS can justifiably claim to have a unique level of experience in the region. It's understanding of leisure and resort development, and in particular the local golfing market, places IGLS in an unrivalled position of expertise.

IGLS has been directly involved with the development of the majority of golf courses in the UAE and the region including Emirates Golf Club, Dubai Creek Golf & Yacht Club, Nad Al Sheba Golf Club, Arabian Ranches, The Montgomerie Dubai, Four Seasons Golf Club (Al Badia), Mudon Golf Club and Al Saadiyat Island Golf Development in Abu Dhabi, and also as far afield as Portugal working with Da Gama Properties.

In addition, IGLS has been instrumental in the development of leisure services in various clubs in the region including tennis, squash, swimming, gymnasia, volleyball, badminton and football, and currently manages facilities at both the world-famous Dubai Creek Golf & Yacht Club and Emirates Golf Club, home of the Dubai Desert Classic for the past 17 years.

IGLS has also provided substantial consultancy services to other leisure organisations in the region including skiing, polo and shooting clubs.

Alongside its local knowledge, the management team employed by International Golf & Leisure Services has worked extensively in the international arena. Members of the team originate from Britain, the United States, the United Arab Emirates, Holland, France, and Australasia, and bring with them practical know-how from territories which include Africa, Europe, the United States, the Caribbean, the Far East and the Philippines.

## The Malkai FACT SHEET

ADDRESS: The Malkai Barka, Oman

RESERVATIONS: Cluttons International Chartered Surveyors and Property Consultants.  
UK - Tel: +44 20 7647 0865  
Oman - Tel: +968 2456 4250

WEBSITE: [www.themalkai.com](http://www.themalkai.com)

OPERATOR: General Hotel Management Ltd. (GHM)

DEVELOPER: Al Maeen Real Estate Services Co. LLC

ARCHITECTURE/DESIGN: Architect: Reda Amalou, AW2 Paris  
Interior Designer: Jaya Ibrahim, Jaya & Associates  
Lighting Designer: Nathan Thompson, The Flaming Beacon  
Landscape Designer: Karl Princic, Intaran

OPENING DATE: Late 2010

**PROPERTY OVERVIEW:** The project is scheduled to complete in late 2010 and will comprise 101 four-bedroom villas, 92 two-bedroom suites for sale, as well as a boutique hotel with just 41 luxury suites. All villas and suites are to be interior designed by the renowned Jaya Ibrahim and will come fully furnished. Each property will be fully landscaped and feature large swimming pools.

Owners can expect an executive 9-hole golf course, which will be the first Gary Player designed golf course in Oman and a serviced spa designed as a vast walled water garden. Other facilities include the main clubhouse as well as two restaurants, a boutique, delicatessen, a kids club and tennis courts. For those looking to escape to the sea, the GHM operated Beach Club is within easy reach.

**LOCATION:** Oman is an exciting and diverse destination and yet still relatively undiscovered and easily accessible from the UK and Europe. The country lies conveniently on the doorstep of the bustling metropolis of Dubai, whilst still retaining its rich history and heritage. The Malkai is located in the midst of palm and date groves approximately 3km from the beach. It is within easy reach of Muscat, the dramatic Al Hajar Mountains and the vast desert landscape to the sea. Muscat International Airport, both at the private plane terminal, provides seamless arrival and accelerated customs.

**ACCOMMODATION BREAKDOWN:** For Purchase

- \* 101 Four Bedroom Signature Villas
- \* 92 Two Bedroom Suites  
For Resort Guests
- \* Any of the above at the owner's discretion
- \* 41 Luxury suites

**MAIN BUILDING/ PUBLIC FACILITIES:** The main building is to be designed over three floors. The centre of the building will have a courtyard around a single reflecting pond and will be in keeping with the Arabian tradition of offering water, as you enter from the desert. At night, the colonnades around the pond will be reflected in the water and create a magical play of lights and architecture.

The entrance hall will house the hotel reception and the golf reception. This long space will have vaulted ceilings and subtle, calm lighting throughout. This will lead you directly into the courtyard with access to the shop, the Patisserie and the main hotel bar. On the other side of the courtyard, the golfers will be well catered for with the pro shop, the golfer's bar and its terrace, overlooking the first hole and ninth green with access to the lower ground floor and the changing areas.

The upper floors are to be serviced by two main staircases. On the first floor, the main hotel restaurant will be easily found with the wine bar and the cigar club, all opening onto generous terraces that overlook the golf course and gardens.

From the main building, a terrace around the ground floor will serve as both a visual extension of the ground level and lead the way towards the main pool area, with its terraces, pool bar and decked areas. The two main pools can cater for guests looking for either relaxation or exercise. The spa is close by and is designed as a walled water garden with 'floating' treatment pavilions.

In the evening the whole project will come alive with subdued, warm lighting that generates a whole new experience. The architecture, white and stark in the day will take on a new life, subtly lit and reflected in the generous ponds and pools.

On the other side of the main building three identical buildings, 200 square metres each will house the library and two function rooms.

## AVAILABLE FOR PURCHASE

**SIGNATURE VILLAS:** The Signature Villas will comprise a 4-bedroom property, designed as a central main pavilion surrounded by secondary bedroom pavilions in the landscaped garden.

From the gate, the walkway will guide the owner across a reflecting pond and through to the main door of the pavilion. The water pond will reflect the main façade at night and will enhance the sense of arrival for each person entering the house.

The main pavilion is be a two floor building, 15m by 15m base, that houses the main reception area, the study / library, the TV room and guest bathroom on the ground floor and the master bedroom on the first floor. It will be designed to have a six metre high ceiling in the main reception areas with vast glass front, rising from floor to ceiling and open onto the golf course. The master bedroom above, will benefit from stunning views out to the golf course through the void of the living area while retaining full privacy for the owners. At the front of the main pavilion, a 15m by 15m landscaped area with a dining terrace will extend the internal spaces out to the garden and then open onto a third square of 15m by 15m which is the pool.

The master bedroom will be an 80 square metre room with large bathroom areas and a central bed area overlooking the golf course. The other bedrooms are to be free standing pavilions and 50 square metres each with bedroom, dressing and bathroom areas, all benefiting from views out to the golf course.

The service pavilion will be directly accessible from the outside with a service courtyard. This service quarter will house an outside kitchen, a laundry room and service quarters for four persons. The kitchen is located to service the dining area conveniently.

**2 BEDROOM VILLAS:** Of the 92 two-bedroom suites there are to be two types; the difference between them will be that Type A is single storey, while Type B will be two storeys.

**Type A -** The plot size c. 502m<sup>2</sup> and will include fully landscaped gardens and swimming pools of over 14m. The suites will feature an entrance hall, living/dining area (10.5m by 6.2m) with a glass wall facing the terrace and pool. The master bedroom suite (57.3m<sup>2</sup>) is to include a dressing room, en suite bathroom and double bedroom directly facing the pool. The second bedroom (57.5m<sup>2</sup>) will comprise a dressing room and double bedroom with en suite bathroom. These suites will also have guest WC, storage area, kitchen and a maid's room.

**Type B -** Plot size c. 400 m<sup>2</sup>. These suites will comprise an entrance hall, living/dining area (10m by 6m), have a 4.3m high glass wall facing the terrace and pool. The master bedroom suite (43.9m<sup>2</sup>) is on the first floor with 3.1m high ceilings as well as a balcony. The Type B suites will also include a dressing room, double bedroom with views over the garden and pool and, an en suite bathroom.

The second bedroom will be on the ground floor (57m<sup>2</sup>) and will include a dressing room, double bedroom and en suite bathroom. Also on the ground floor are a guest WC, storage area, kitchen and maid's room. The outside area (112.5m<sup>2</sup>) will be a fully landscaped garden with a swimming pool (9.5m by 4.35m).

### In-room amenities include:

- \* King-sized bed
- \* A sumptuous bath in absolute black granite
- \* A rainfall shower with Italian bath accessories
- \* CD/DVD system
- \* plasma TV
- \* coffeemaker
- \* Wireless Internet
- \* Global newspaper service
- \* Laundry and dry cleaning service
- \* 24-hour in-room dining
- \* Private transportation
- \* Fully equipped kitchen
- \* Bathroom with Jacuzzi tub

## RESORT ACCOMMODATIONS

**LUXURY SUITES:** In addition to the villas, The Malkai will also offer 1-bedroom suites to be retained by the hotel. Similar in design to the villas, the 1 bedroom suite plots are 388 m<sup>2</sup>. The rooms are to comprise a dressing room, a double bedroom and en suite bathroom. There will also be a pantry. The living area is 52.7m<sup>2</sup> and faces out onto the garden through large glazed doors. The outside area is to have a large 14m by 4m private swimming pool in an extensive fully landscaped garden.

Contemporary interiors are graced with subtle Asian influences and top-of-the-line features.

**RESORT SERVICES:** Five-star hotel-style services are available for all resort residents and guests.

**DINING/COCKTAIL:** Dining options include:

- \* Wine Bar
- \* Cigar Club
- \* Kids Restaurant
- \* Beach Bar

**GARY PLAYER GOLF COURSE:** The Malkai will feature the first Gary Player designed golf course in Oman. With over 250 golf course designs around the world during the past thirty years, Gary Player Design brings a unique perspective to The Malkai project.

The concept behind the design of The Malkai golf course is that of a desert oasis. Date palms and indigenous desert vegetation frame the manicured fairways to produce a stunning contrast in color and texture.

The design of the course incorporates well-defined undulating fairways carved down into the site to create dynamic and contoured playing surfaces that appear to play through gentle desert canyons. The centerpiece and focal point of the golf course is the large lake separating holes six and seven.

This stunning water body is the heart of the oasis concept and the par five seventh hole, which plays over and around the lake, will require the right balance of daring and strategic play. From the back tees the course has been designed to challenge the more experienced golfers. For the less proficient of players, a variety of forward tees provide a more open course with easier angles of approach into the fairways.

**THE SPA:** The ambition of the design is to create a unique environment of water and reflections, calm and quiet within an Arabian inspired contemporary architecture.

Upon entering the spa, the main reception area will lead the guest onto an arcade that distributes the floating treatment pavilions and the Hammams on both sides. The long arcade will make for both amazing perspectives and a strong rhythm as guests walk down and along the water reflecting ponds. The pavilions will be doubled up with a treatment room, designed as a private inward looking space and a relaxation pavilion will open to the water and water landscape.

**THE BEACH CLUB:** Located at the beach site only minutes away from the Club House, the beach club will house beachfront facilities, with day beds, sun loungers, and a restaurant. The architecture of the Beach Club will reflect and be an extension of the elegance of The Malkai.

**THE KIDS CLUB:** Organised around three age groups: 4 to 6, 7 to 10 and 11 to 14. Each group will have its own playroom and games. Children will also benefit from a kids restaurant and a large outside play pool, all under a canvas shading structure.

**GHM HOTELS:** Established in Singapore in 1992 by Adrian Zecha and Hans Jenni, GHM Hotels continue to provide a lifestyle experience unique in its intimacy and style, in an environment of comfort where service excellence is exceptional and unrivalled.

**PANKAJ KHIMJI**  
Owner, The Malkai

#### Personal Information

- \* Name - Pankaj Khimji
- \* Father - Kanaksi G. Khimji
- \* Age - 42 years
- \* Nationality - Omani

#### Education

- \* High School Graduation - Institute le Rosey, Switzerland
- \* HND in Building Construction Engineering - From Hammersmith & West London College, London (University of London)

#### Business Experience

- \* Khimji Ramdas Group - [www.khimji.com](http://www.khimji.com)
- Joined in 1985  
Became Partner in 1999  
Responsible for taking major decisions on 29 profit centres and 5 manufacturing units

#### Other Positions held

- \* National Bank of Oman - Member of Board of Directors during 1997 to 2003
- \* Oryx Joint Investment Account - Member of Investors' Committee
- \* Yum! Restaurants International - Founding member of Tri Franchise Partner Advisory Council (Advisory council to the Yum! Board)
- \* Hotels Management Co. International SAOG - Founder Promoter and Member of Board of Directors during 2003 to 2005

#### Achievements

As a developer/promoter Pankaj Khimji has developed a five star resort hotel in Muscat "The Chedi".

The hotel was developed with the help of international consultants namely Denniston (Malaysian based designer) Cowi & Partner, Hanscomb, Trowers & Hamblins and Ernst & Young of Oman.

- \* Area covered: 85000 sq meters
- \* Construction completed within budgeted amount and time
- \* One of the main Founder promoter and Member of Board of Directors of Hotels
- \* The Hotel is managed by 'General Hotel Management Co' based in Singapore
- \* Further information on hotel - [www.ghmhotels.com](http://www.ghmhotels.com)

#### Media Contacts:

Francesca Stancanelli  
PRCo FZ-LLC Dubai  
Executive Office 38, 7th Floor  
Al Thuraya 2  
Dubai Media City  
PO Box 500717  
Dubai  
Tel: +971 (0) 44 280 789  
[www.prco.com](http://www.prco.com)

#### Cluttons:

Oman  
+ 968 2456 4250  
London  
+ 44 20 7647 0865  
Dubai  
+ 9724 334 8585

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AME Info FZ LLC - PO Box 502100, Al Thuraya Tower 1, 20th Floor, Dubai Media City United Arab Emirates  
Phone: +971(4)3902700 - Facsimile: +971(4)3908015 - [press@ameinfo.com](mailto:press@ameinfo.com) - <http://www.ameinfo.com>