

# Property WEEKLY



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Photo: Jon Arnold Images / Getty

### News

**Move over** the Bellagio, Downtown Burj Dubai will have the best when it comes to fountains. The ones planned for the Burj Dubai Lake in the Burj district will extend over an area equivalent to two football fields, about 25 per cent longer than the Bellagio... **42**

### Freehold

**The developer** of Raffles City Bahrain, CapitaLand, has reasons to be upbeat about the high profile project. Prime location and the Raffles tag make it exclusive. Bahrain will now take its place alongside Singapore, Shanghai, Beijing, Chengdu and Hangzhou to host a Raffles City... **50**

### Commercial

**Some of the** most exclusive collections of furniture and accessories have found a place under 'designers hub'. The company has expanded into a full-scale lifestyle entity for furniture and interior design, and is looking to spread its wings wider... **67**

### Residential

**A long-time** resident of Dubai has some candid observations to share on what he calls 'The tale of two towers'. While Burj Dubai attracts him because of its height, Trump Tower on The Palm fascinates him as the most luxurious building in the world... **151**

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# SPACE IS THE ESSENCE OF LUXURY AT OMAN RESORT

Lana Mathew  
Freelance Writer

THE DEVELOPER of one of the most picturesque destinations in Oman, the Chedi, has started off on a similar quest.

"Space is the greatest luxury today and we believe that The Malkai reflects this premium extravagance through its entire layout and topography," states Panjaj Khimji, a key partner in the venture.

"With only 10 per cent of the total land usage earmarked for construction, this low density property will be a place where the great cultures and traditions of the past will meet the needs of the fast-paced, ever-changing world in a seamless manner."

High sounding words, but Khimji in-

tends to balance them with action on the ground. There will be less than 200 residential units that will be built across 200-acre expanse. It will be topped up by a 41-suite boutique hotel and a nine-hole golf course, the first in Oman to be designed by Gary Player.

**Natural surroundings**

"Set amidst mature farmlands, the project, while clearly contemporary, remains rooted in the essence of Omani architecture and tradition," adds Khimji. "The extensive use of walls, screens, shadows and light throughout the design will be a direct reference to the rich Arabian and Islamic architectural past.

"The Malkai will integrate the skills of local craftsmen to keep alive our traditions and heritage."

Set for completion by the end of 2010, The Malkai is located about 50 kilometres from Muscat in the Al Batinah region and close to the town of Barka. Being developed by Al Maeen Real Estate Services, it entails an investment of around \$250 million.

The concept behind the design of the golf course is that of a desert oasis. Indigenous desert vegetation and date palms will frame the fairways. International Golf & Leisure Services has been appointed as the golf operator to the development.

The Malkai will be operated by General Hotel Management Ltd (GHM), the Singapore-based chain that operates a



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string of signature properties around the world, including The Chedi, Muscat. GHM bears the imprint of legendary hotelier Adrian Zecha, widely rated as the godfather of the boutique hotel concept.

The masterplan and lead design have been carried out by AW2 Paris. International designers Jaya and Associates will provide the interior design for the villas and suites. The villas will come fully-furnished and landscaped, with swimming pools and direct golf course views.

Designated an integrated tourism complex by Oman's Ministry of Tourism,

The Malkai will offer its residential components for sale on a freehold basis. The development looks at enhancing Oman's potential in developing its nature- and culture-based tourism potential by focusing on the high-income investor.

"We are very aware of our social responsibilities and the importance of preserving our natural resources," Khimji comments.

"Though we have five wells within the property all of them are being capped and a desalination plant is being set up to meet the resort's needs."

**PRIME DESTINATION**

■ **Other facilities** planned to ensure: The Malkai's future status as an exalted leisure destination include a serviced spa, designed as a vast walled water garden, clubhouse, two restaurants, a boutique, delicatessen, a kid's club, and tennis courts. It will also offer its own beach club within easy reach of the property for exclusive use of the hotel residents and guests.