

وادي زها

Wadi Zaha

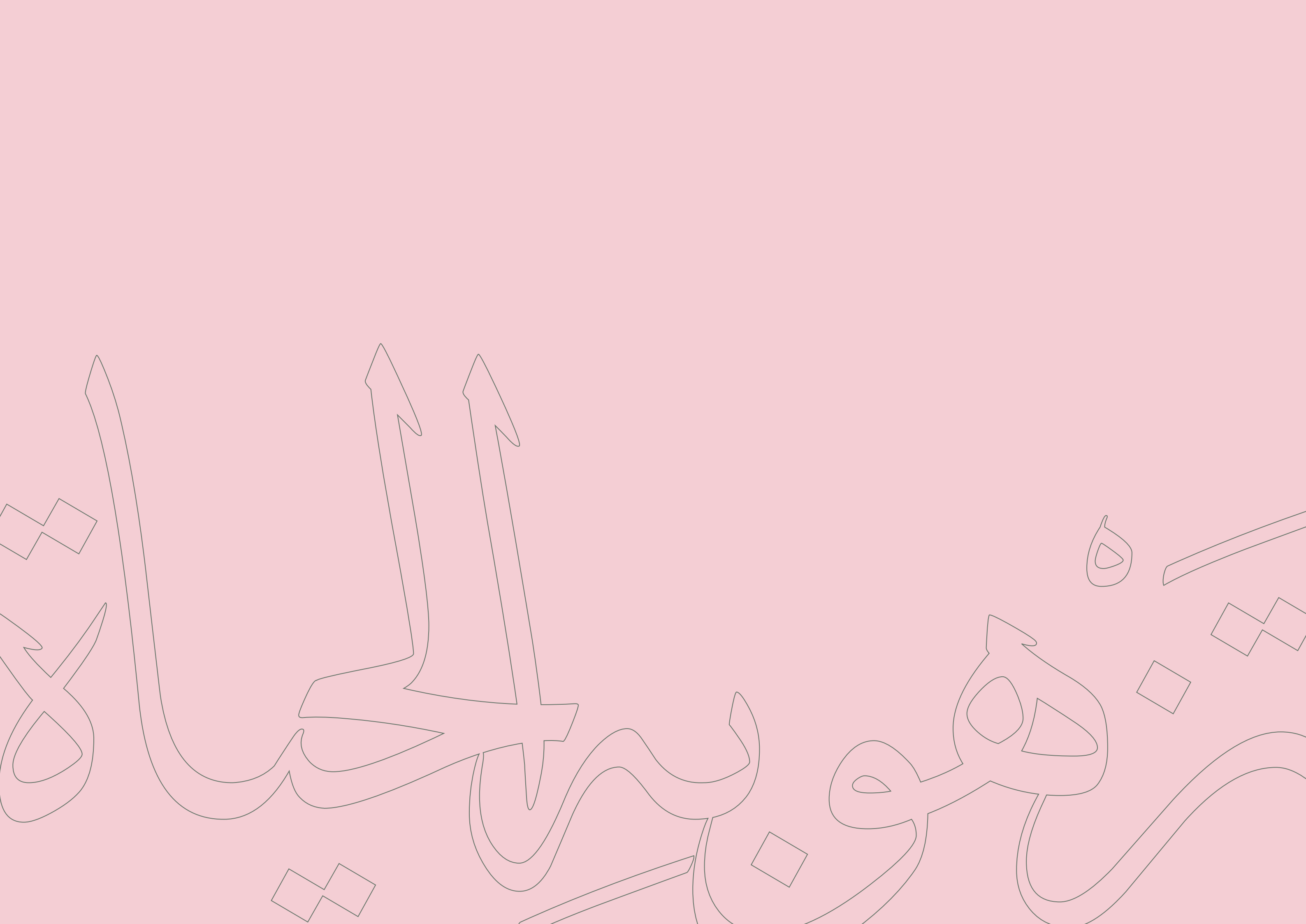


Where



Life

Flourishes



Discover Sultan Haitham City

The city is an exemplary creation that reflects true Omani living. Displaying unique beauty, the city ranges in its amenities, architecture, and style that preserve cultural essence while capturing a futuristic outlook. Sultan Haitham City is a dream come true accessible to all. Boasting key services in the city's heart, Sultan Haitham offers countless schools, mosques, health care facilities, integrated neighborhoods, a wadi, and a Central Park in one strikingly refined area.

Precision in the educational, religious, and medical sectors, vital to the growth of a winning society, displays excellence in thorough research and planning. Gifting a variety of services catered for comfort, Sultan Haitham City boasts public and private schooling systems, extending from basic education to primary and high school level teaching. The City is also an attraction to faithful practices, ranging from an operating mosque to the availability of numerous prayer areas. Public and private hospitals are provided, including a specialized facility for the disabled and elderly. A positive outlook on life is a guaranteed promise, with all you may need placed centre stage.

INTRODUCTION TO SULTAN HAITHAM CITY





Discover Sultan Haitham City

The city, surrounded by lush greenery, is a beacon of active living and well-being, prioritizing smart, seamless daily life. Known for its innovative circular design, it fosters inclusivity and growth, blending extraordinary people, places, and ideas. With maximum walkability, it offers an authentic and premium experience, elevating everyday life for both tourists and locals.

The hotspot is a re-defining character, as it embodies a lifestyle that is unique to Omani culture while captivating tourists. Representing a landmark for holistic livelihood, a blooming ratio of heavenly gardens welcomes every passing visitor to a feel-good world of abundant expression.





Coordinates to a Smarter Life

Sultan Haitham City invites you to find your path in a place that feels as light as home, welcoming you to join with ease and warmth. Accessibility to noteworthy destinations is a carefully designed attribute of the city, with vessels that connect the entirety of Oman and the UAE.

You will enjoy a more efficient lifestyle being:



In a spot where a 24-hour Shifa Hospital operates.



12 minutes from the shores of Al-Seeb and Al Manumah.



8 minutes from the Syed Fayyaz Plaza Shopping.



8 minutes from the highways Muscat Express and Batinah.



14 minutes from the Khoud Dam Park and lake.



30 minutes from the airport.



30 minutes from the city center.



A neighbor to mixed-use spaces, work, residences, & more.

LOCATION MAP





Al Ahly Sabbour reserves the right to make non-fundamental changes to the design provided herein without prior notice. Diagrams are not to scale and are for illustrative purposes only. Disclaimer: The landscape, pools, features, and facilities shown on these visuals are only indicative and are subject to change.

مدينة السلطان هيثم
SULTAN HAITHAM CITY





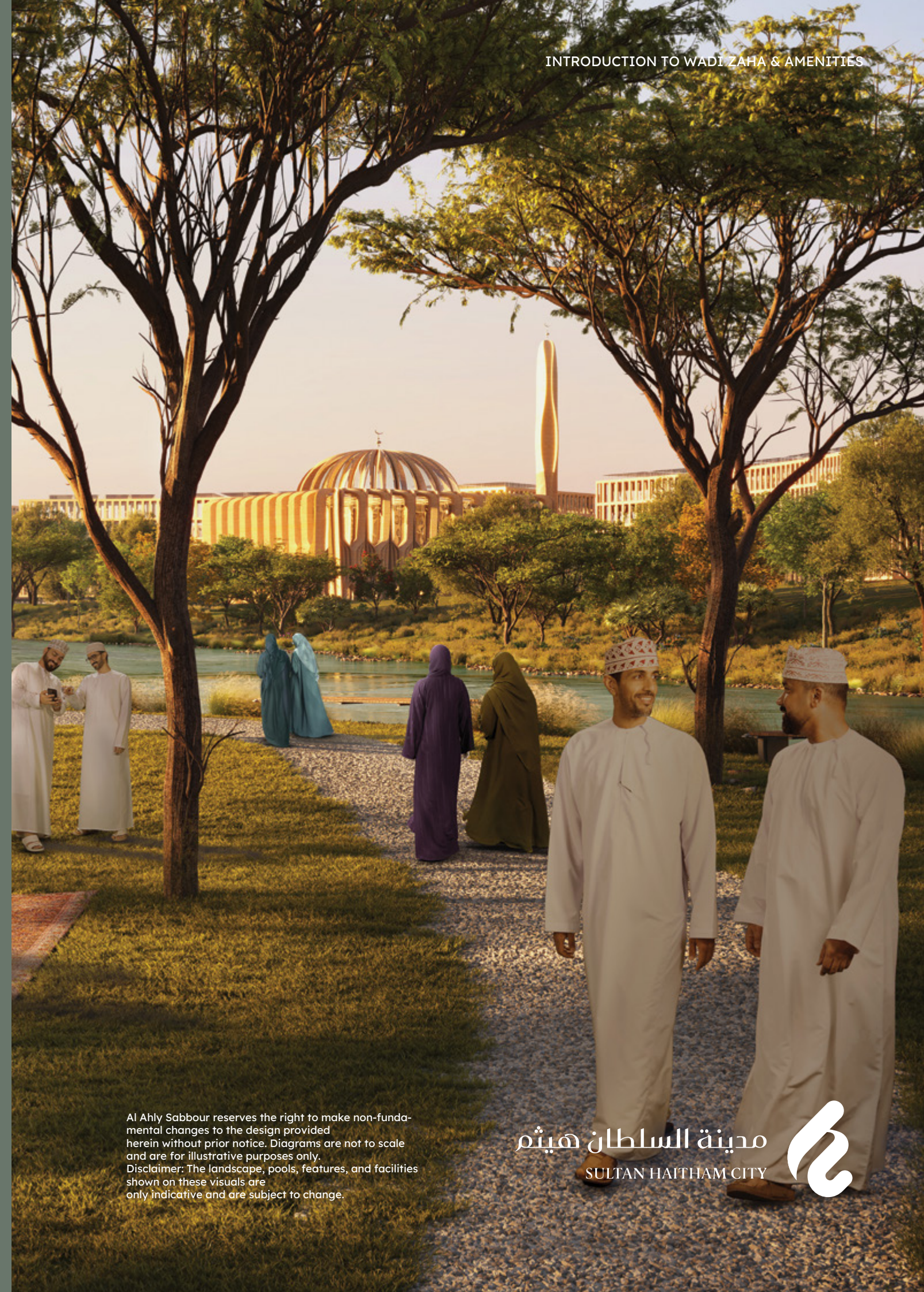
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مدينة السلطان هيثم
SULTAN HAITHAM CITY



Meet Wadi Zaha, Live the Park Dream

Wadi Zaha's features leave an unforgettable imprint, beginning with its Lucious Central Park sights of harmonious greens. Exposure to wellness, retail, and entertainment is a blessing of convenience. Located in the soul of Sultan Haitham City's magic, makes Wadi Zaha an even greater honor to the dream of inclusivity, culture, and timelessness.



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مدينة السلطان هيثم
SULTAN HAITHAM CITY



Meet Wadi Zaha, An Enriching Comfort

Well-being Wonder



Fully Equipped Gym: Ensuring life-long endurance and improvement in the life quality.



Wellness & Relaxation Spa: Enhancing “me time—” the happy hour we all schedule at the end of our bustling days.



Private Outdoor Pools: Easing tense muscles and boosting low moods.



Landscaped Garden Areas: Energizing the body with natural surroundings; a true healer.

Also promoting exercise through walking in sophisticated green spaces.

Entertainment Excellence



Cultural hubs: Eye-opening to the curious minds on the search for more.



Dining: Inclusive to suit your unique appetite; a bite and sip to remember.



Play Area: Safely designed space to inspire youthful creativity, comfort, and community.

Retail Runway



Mini-market: Conveniently providing your go-to nutrition needs & more.



Pharmacy: Comfortingly displaying your health essentials upfront.



From Art to Architecture

Where urban life intertwines with natural wonders, a master plan planned with mastery is discovered. A city retreat that invites you to find purpose in the wilderness, from the warmth of valley peaks and distant mountains to fueling central park greens.

A walkable escape in the center of vibrant plant life that merges the busy city with pure serenity. Plazas, parks, and transport connect residents to their greater surroundings of Sultan Haitham City. Placed in the soul of Oman's forward-thinking city, Wadi Zaha is designed to re-imagine a modern world in the heart of unparalleled park scenery. Built with timelessness in every stroke, Wadi Zaha is an architectural artwork merging tradition with classic beauty.



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More Than a Roof

A colorful array of opportunities are on display:

1. Solo apartment
2. Double bedroom apartments
3. Triple bedroom apartments
4. Friendly penthouses- 2 & 3 bedrooms
5. Spacious townhouses
6. Lavish standalone villas
7. Convenient 3 bedroom duplexes: Sky Villa - Garden Villa

This urban oasis lives beyond its borders; it's not just a home, it's a lifestyle that meets the aspirations of future generations, today. A promise founded on the basis of mind-body-spirit alignment, encouraging health and growth in every breathing step.





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مدينة السلطان هيثم
SULTAN HAITHAM CITY





Welcome to our Three-Plot Family

All capturing picturesque valley-scapes, Wadi Zaha meets its friendly neighbors of Wadi Safa and Wadi Tala. Surrounded by remarkable greens from every angle are three outlooks to living a better life: Wadi Zaha, Wadi Safa , and Wadi Tala.

Celebrating Alongside

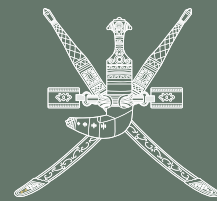
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مدينة السلطان هيثم
SULTAN HAITHAM CITY



 Cavendish
Maxwell

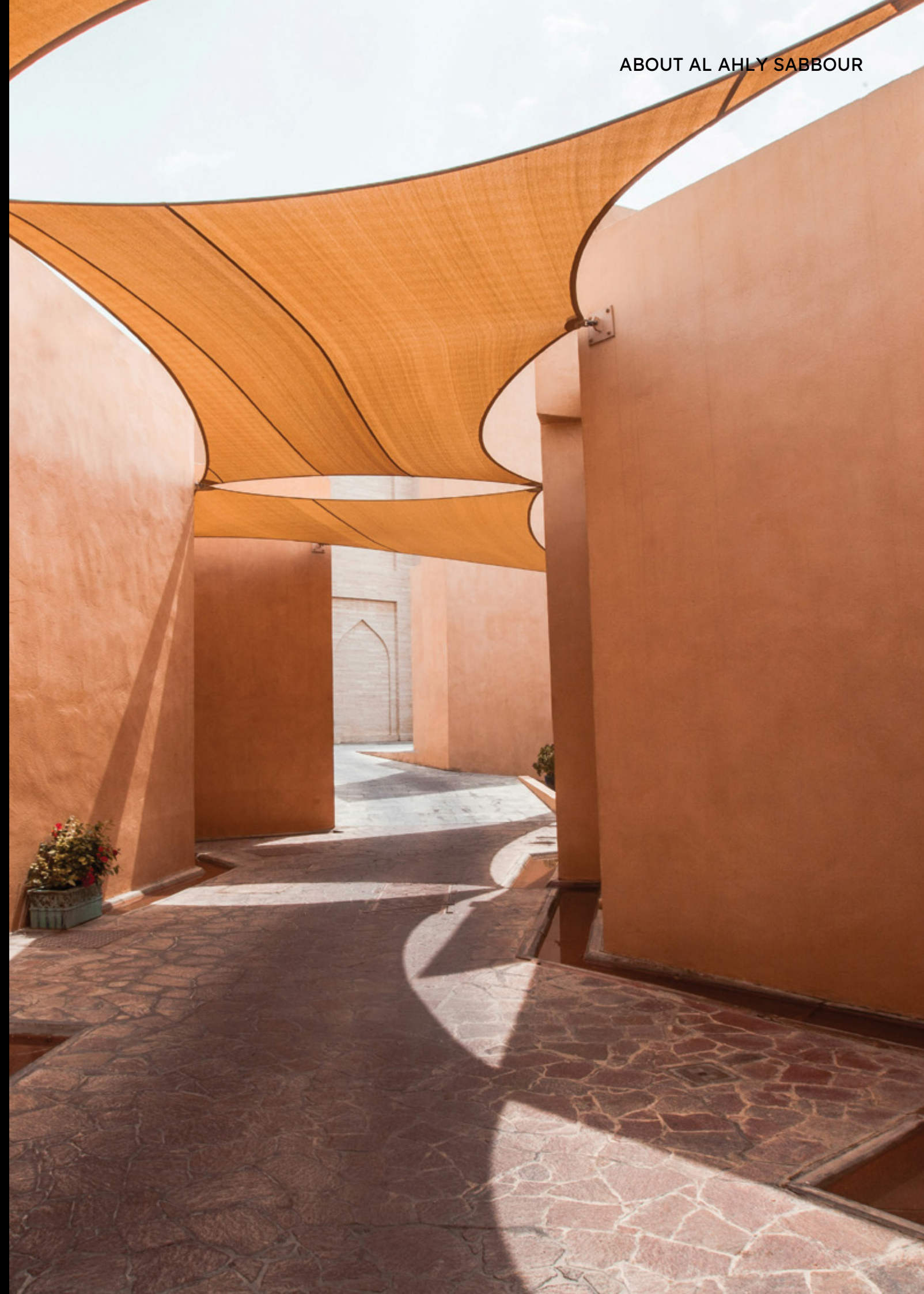
وزارة الإسكان
والتخطيط العمراني
Ministry of Housing and
Urban Planning



About Al Ahly Sabbour

Back in 1994, Eng. Hussein Sabbour had a vision. Al Ahly Sabbour for Real Estate Developments was brought to life as a joint-stock company. In 1998, the partnership with the National Bank of Egypt (Al Ahly Bank) was established, with shares distributed 60:40 between the Sabbour family and the Al Ahly Bank, respectively.

Al Ahly Sabbour Developments currently stands as a leading real estate developer with a portfolio of more than 60 projects all over Egypt. Throughout the years, the company's projects have covered a wide geographical area in Egypt, ranging from the capital city of Cairo moving northward and southward to cover areas like the North Coast and the Red Sea. Such coverage includes commercial, residential, and tourist projects.



Our Projects

East of Cairo

katameya
HILLS

katameya residence

THE SQUARE

Grand Residence

Mostakbal City

THE RIDGE
villas

Alaire

L'AVENIR

GreenSquare®

Rare

Woodwalks

**AT-
EAST**

West of Cairo

KEEVA

Darah
Gardens.

By the Mediterranean

GAIA
RAS ALHAYMA

amwaj

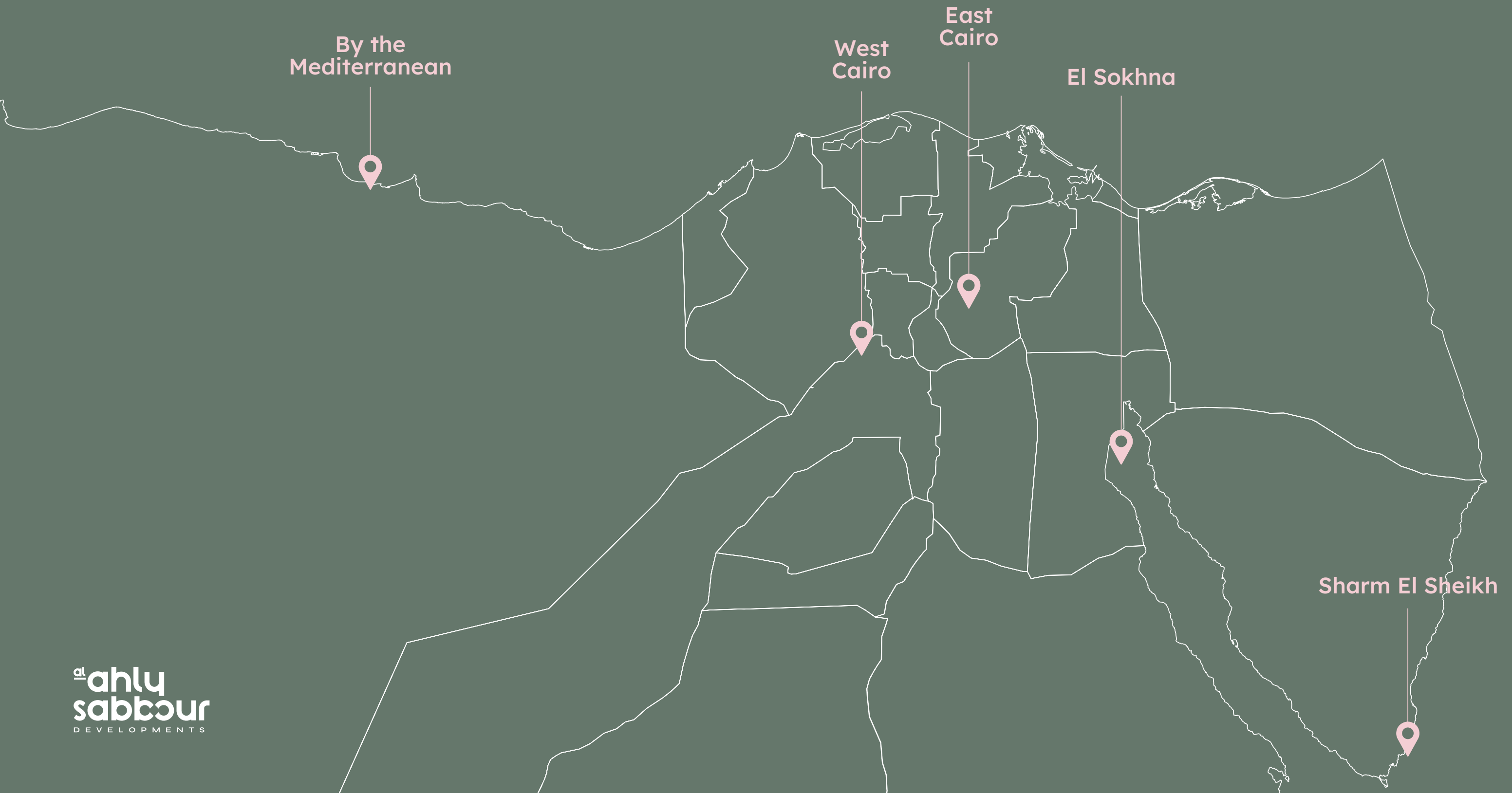
SUMER
NORTH COAST

By the Red Sea

PIACERA
EL SOKHNA

sunterra
SHARM EL SHEIKH

Our Locations







alahlysabbour-om.com