

مبنى مكة

in Sultan Haitham City



Al Ahlam District

A Thriving, Inspiring Community



Boulevard Street

Private Clinic

International School

Health Center

Sultan Haitham City Mosque

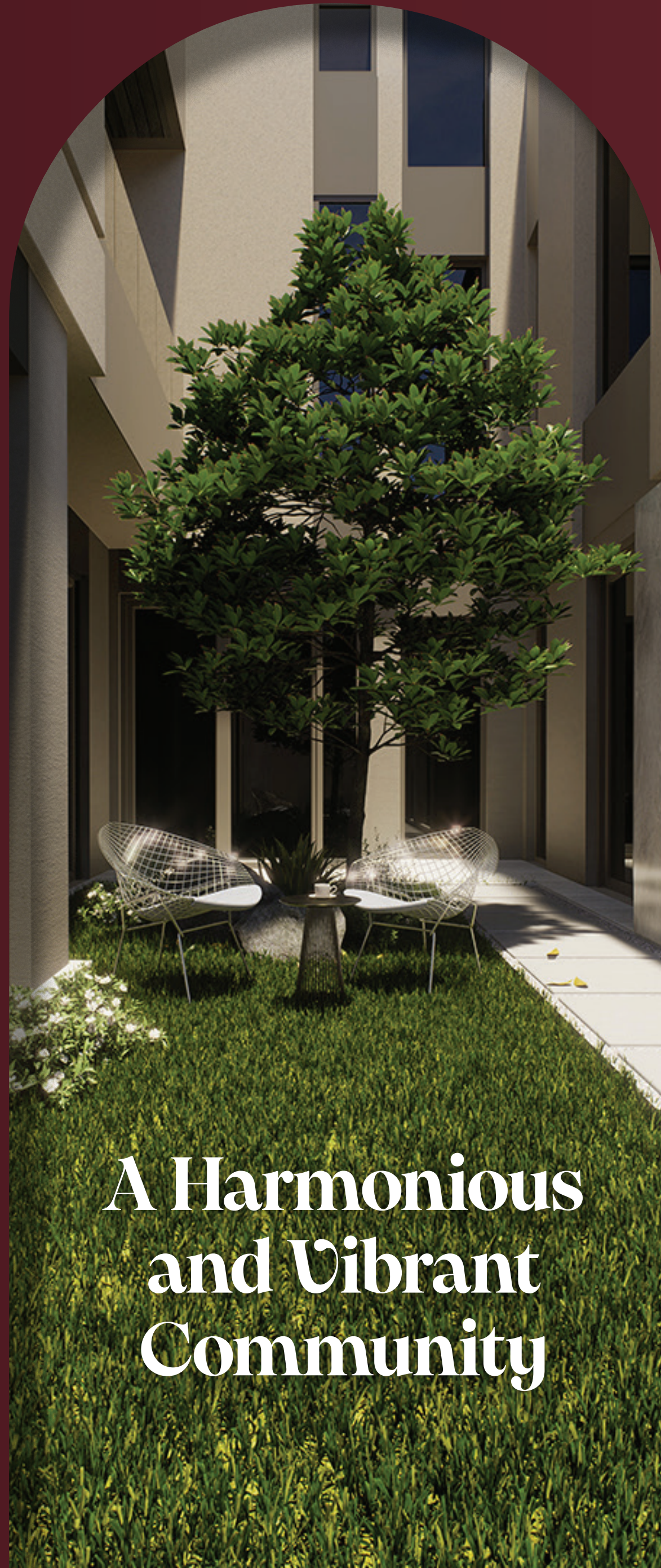
Commercial Complex

Sultan Qaboos Street

Mosque

Halban Street





A Harmonious and Vibrant Community

Ahlam District is one of the residential neighborhoods in Sultan Haitham City. It is primarily developed by Dream Villa Company as the main developer of Zone 6.

Ahlam District is a project designed to reflect architectural elegance and sustainable design, in line with Oman Vision 2040 and with a focus on community well-being.

The neighborhood spans a total area of more than 33,000 square meters, with over 4,000 square meters dedicated to green spaces distributed across three parks, creating a modern residential environment that promotes a sustainable lifestyle.



مدينة السلطان هيثم

SULTAN HAITHAM CITY

Sultan Haitham City

Sultan Haitham City stands as an architectural landmark and a lasting legacy, embodying the sustainable vision of His Majesty Sultan Haitham bin Tariq Al Said for future generations and all segments of society. This city is the pinnacle of the Ministry of Housing and Urban Planning's efforts towards sustainable urban development, creating vibrant communities through strategic national projects aligned with "Oman Vision 2040". As the first cornerstone in this initiative, Sultan Haitham City sets a new standard for building sustainable cities that resonate with modern living and the aspirations of families across the Sultanate of Oman.

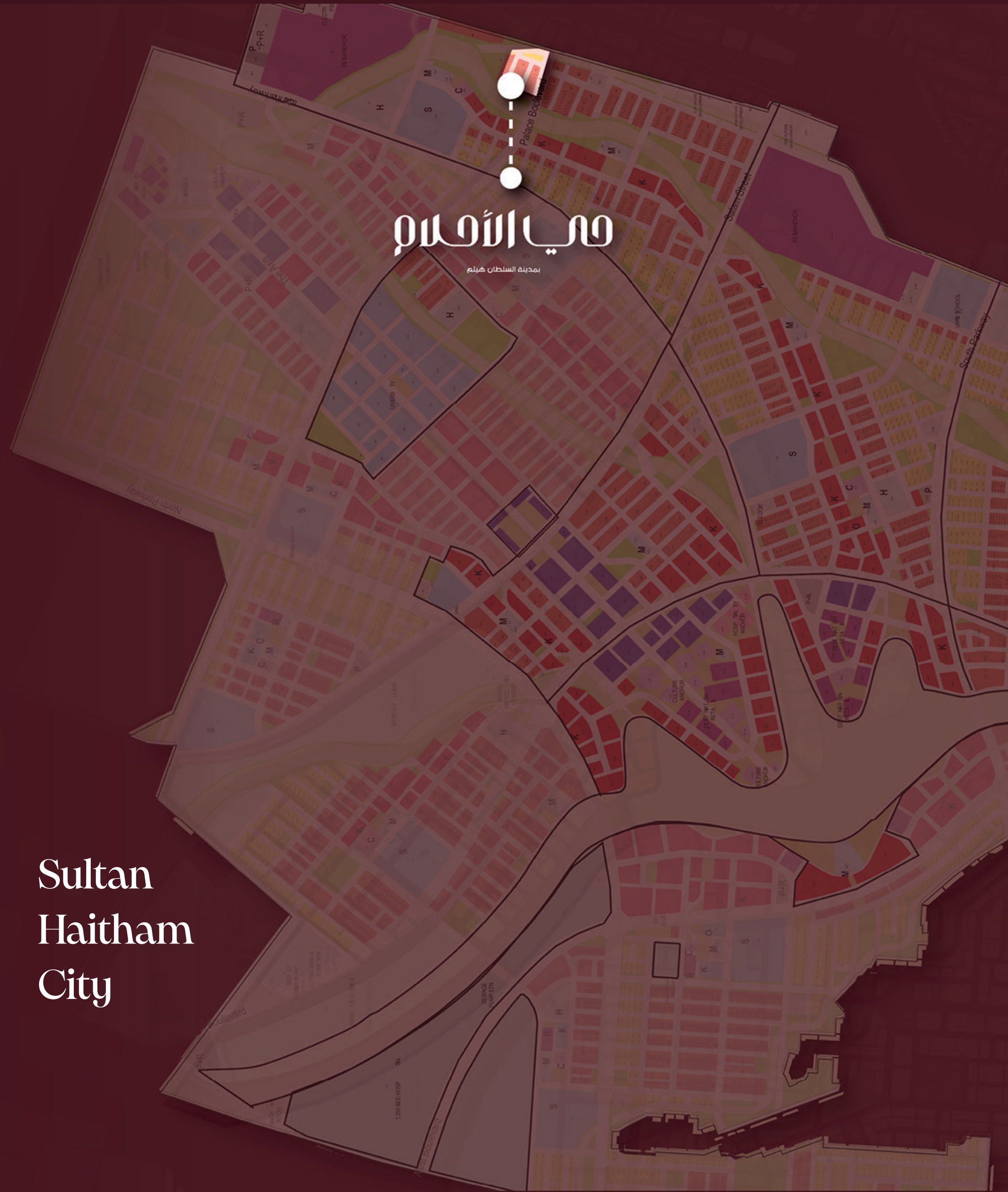


Our Vision

Creating a vibrant residential community in the heart of Sultan Haitham City, where architectural elegance meets sustainable design, making the “Al Ahlam District” a sanctuary of comfort and prosperity.

Our Mission

We are dedicated to delivering luxury residential units that uphold the highest standards, enhancing the quality of life by creating an integrated community with every amenity and comfort. Our focus is on embedding sustainability principles into every facet of the project, ensuring a clean and healthy environment for future generations. We design spaces that foster social interaction, contributing to the development of a cohesive society. Aligned with Oman Vision 2040, we provide all the necessary facilities and services to ensure residents' comfort and well-being, crafting a “neighborhood for decent living.” Here, dreams are enriched and lives are elevated.



Location

Al Ahlam District is nestled in a prime location within Sultan Haitham City, where accessibility meets a natural environment that guarantees privacy and serenity. This neighborhood strikes the perfect balance between comfort and tranquility, making it an ideal retreat for those who seek high-end, sustainable living spaces. Here, the beauty of nature blends seamlessly with the sophistication of modern life, offering residents a unique experience where effortless connectivity and complete privacy coexist. Al Ahlam District is more than just a residential area; it is a true sanctuary, infused with a poetic ambiance that adds unparalleled elegance to everyday living.

Live
an Inspiring Life





Welcome to

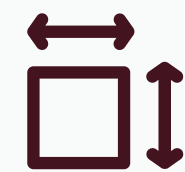
سليان

in Sultan Haitham City

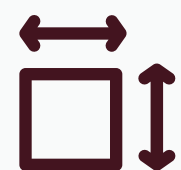
Project Plan



47 Residential Units



Building areas starting from 400 square meters



Balanced building-to-land ratio: %50



Innovative villa designs with high sustainability standards



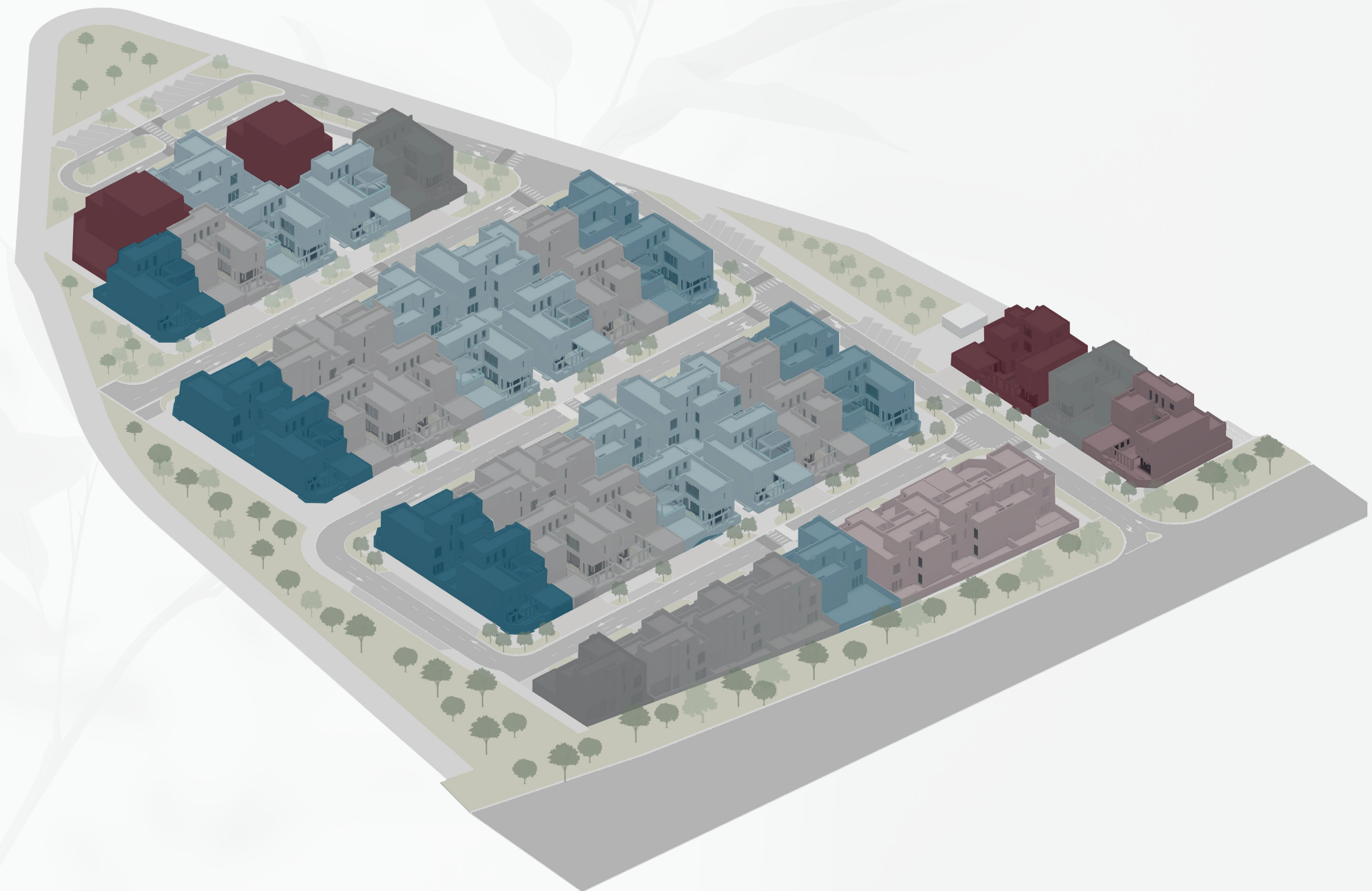
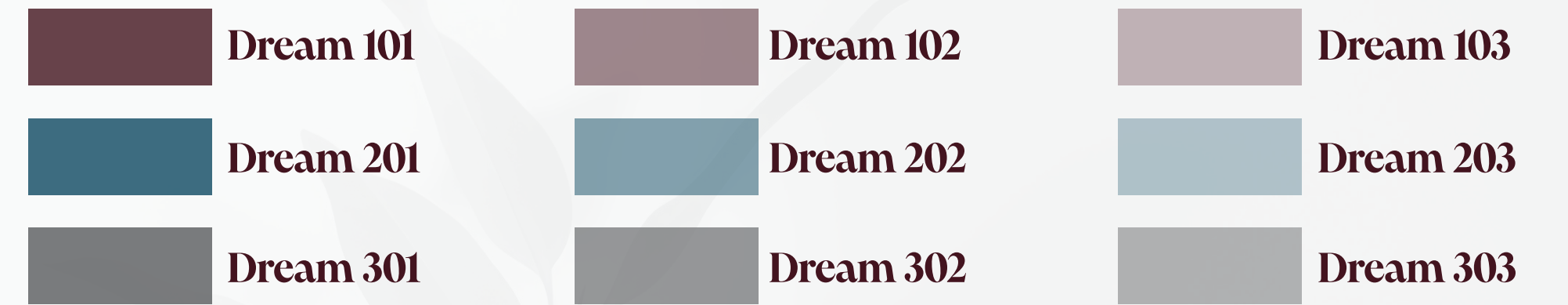
Green Walkways



4,000 square meters of lush green spaces spread across three community parks



Unit Type	Number of Units
A**	3
A*	1
A	3
B**	5
B*	5
B	11
C**	3
C*	3
C	13
Total	47







In Al Ahlam District,
The essence of life is fueled by sustainability and innovation



Own your Dream Home
In Sultan Haitham City

Al Ahlam District Villas

Al Ahlam District presents expansive living spaces starting at 400 square meters, each designed to offer a unique and exceptional living experience. With nine distinct designs, the villas are meticulously crafted to ensure the highest standards of privacy and comfort.

Sustainable Design

These villas embody the essence of modern luxury, featuring nine innovative designs that provide a sustainable living environment. They are thoughtfully engineered to adapt to the evolving needs of families, with the potential for future expansion.

Spacious Outdoor Spaces

Each villa boasts generous outdoor areas, including three courtyards strategically positioned throughout the property. These spaces are perfect for family gatherings and quiet moments of relaxation, offering a private outdoor sanctuary where you can immerse yourself in the beauty of nature.





Sustainability and Smart Design

Al Ahlam District embodies sustainable living through:



Sun Movement

Building designs minimize direct sunlight exposure to maintain moderate indoor temperatures.



Thermal Insulation

High-quality insulation materials for roofs and windows reduce the need for air conditioning and lower energy consumption.



Green Spaces

Strategic green areas around the district cool incoming air, helping to reduce internal temperatures.



Smart Lighting Systems

Manage and program lighting to save energy.



Thermal Insulation Materials:

Advanced insulation for ceilings and reduced glass window processing to minimize air conditioning needs and lower electricity consumption.



Climate Control Devices

Adjust home temperatures based on time and occupancy.



Integration with Smart Devices

Enhance efficiency and comfort through interconnected smart home devices.

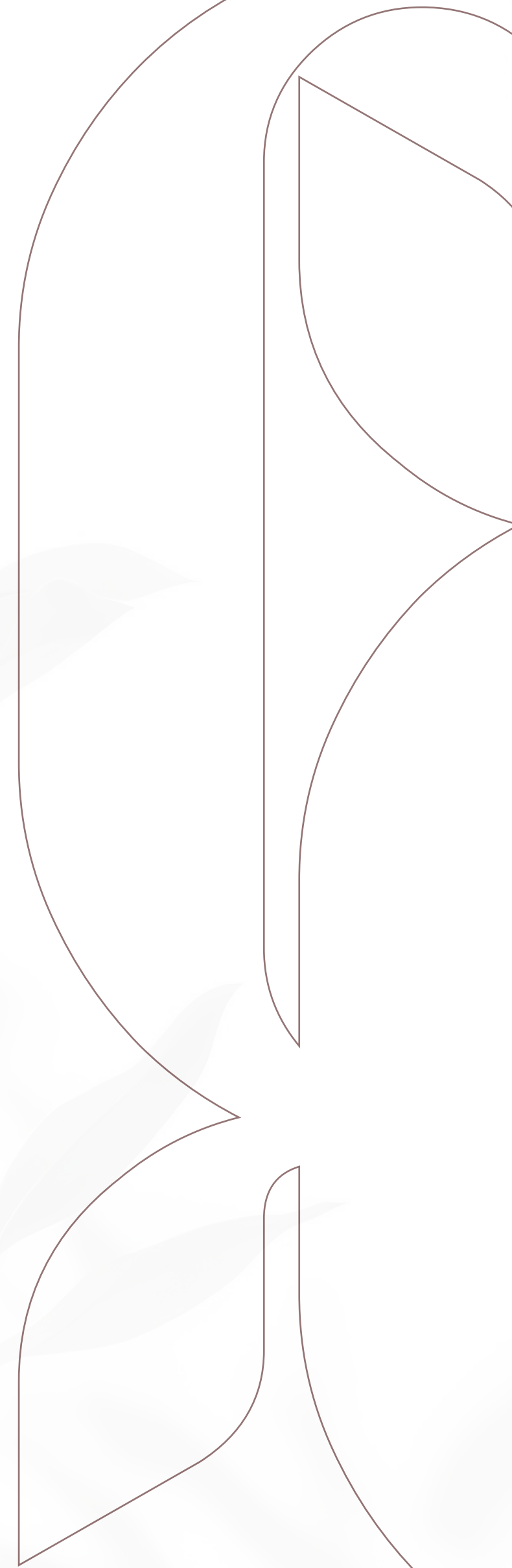
The villas are thoughtfully designed with a focus on sustainability and privacy. Central gardens create a seamless connection between interior and exterior spaces, ensuring natural light enhances the ambiance and promotes a steady flow of fresh air.



Design

The villas are thoughtfully designed with a focus on sustainability and privacy. Central gardens create a seamless connection between interior and exterior spaces, ensuring natural light enhances the ambiance and promotes a steady flow of fresh air.

The design features include a covered garage that integrates with the building's aesthetics, a designated barbeque area in the courtyard, and a main terrace overlooking the garden. Every element is crafted to reflect comfort and beauty, making Al Ahlam District a place where luxury living and dreams come to life.





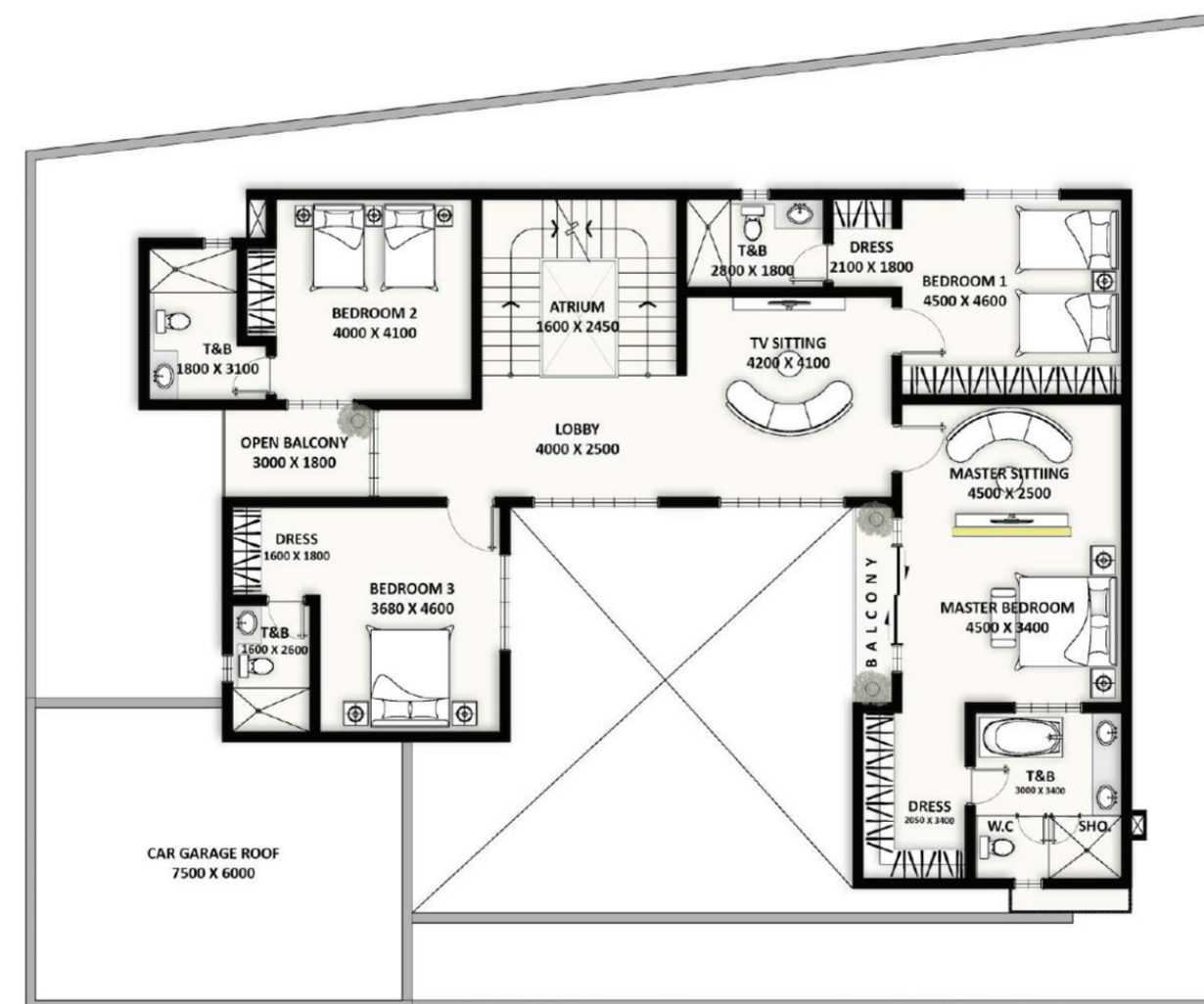
Villa Floor Plans



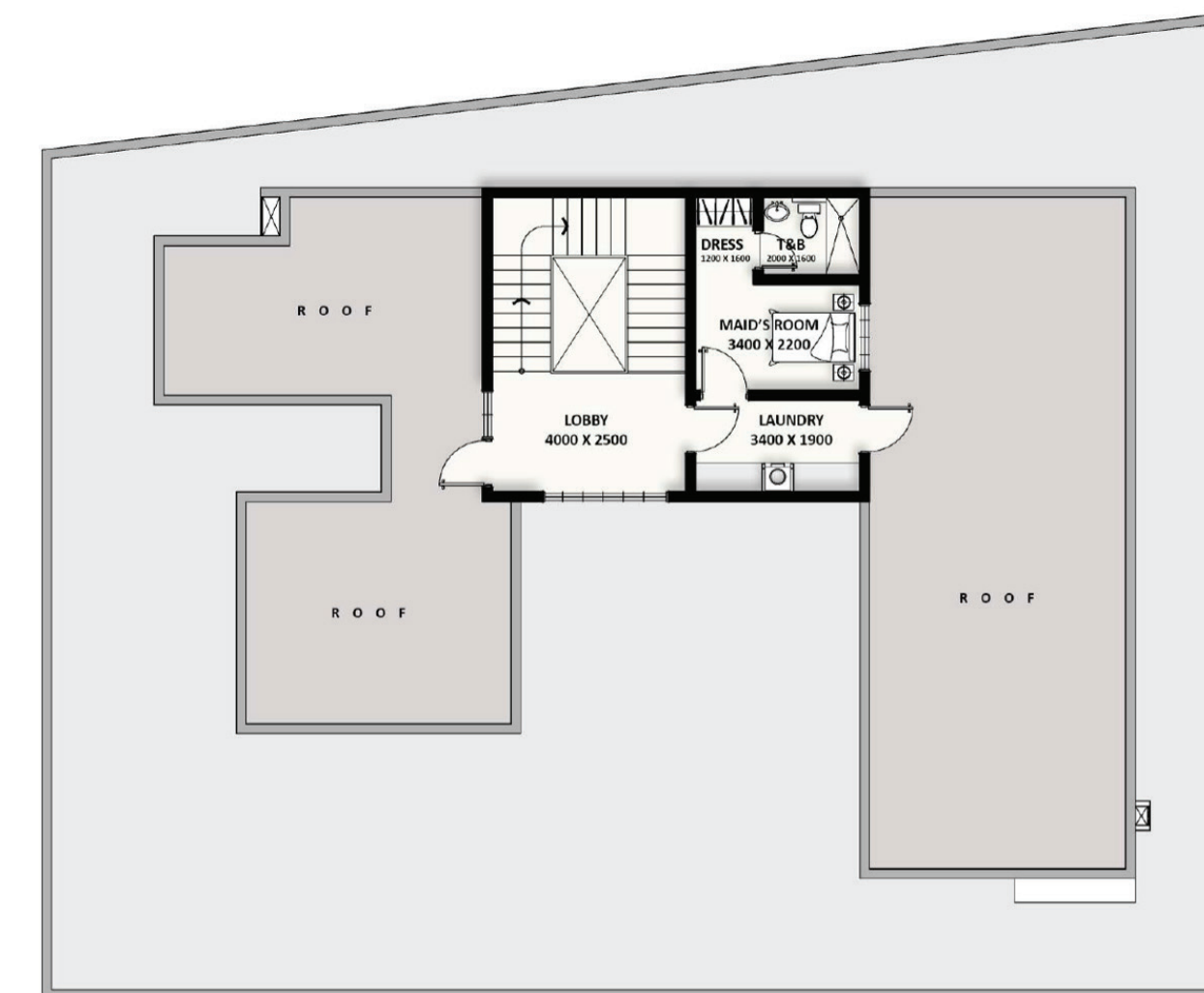
A***



Ground Floor



First Floor



Roof



Master bedroom



Living Room



Kitchen



Guest Room



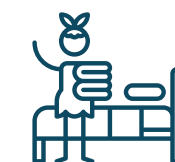
Majlas



Swimming Pool



Laundry Room



Maid's room



Three Bedrooms



Parking Space for Three Cars



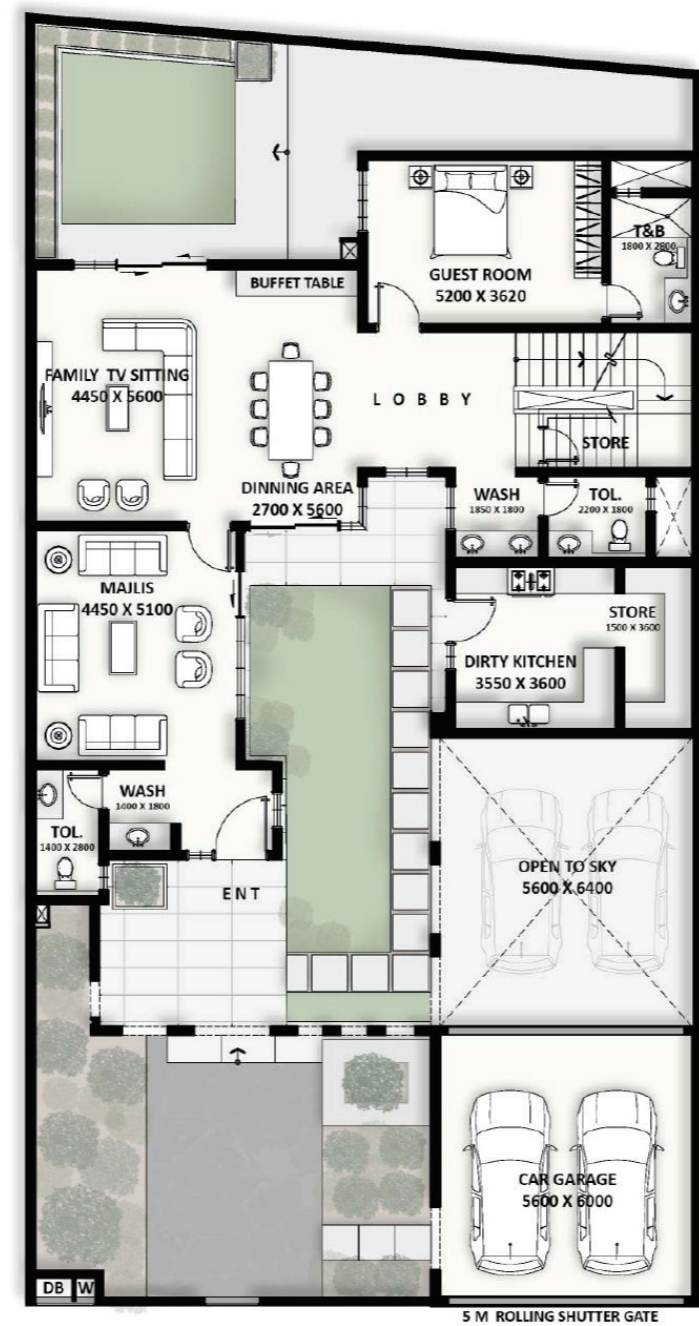
The diagrams are provided for illustrative purposes only.



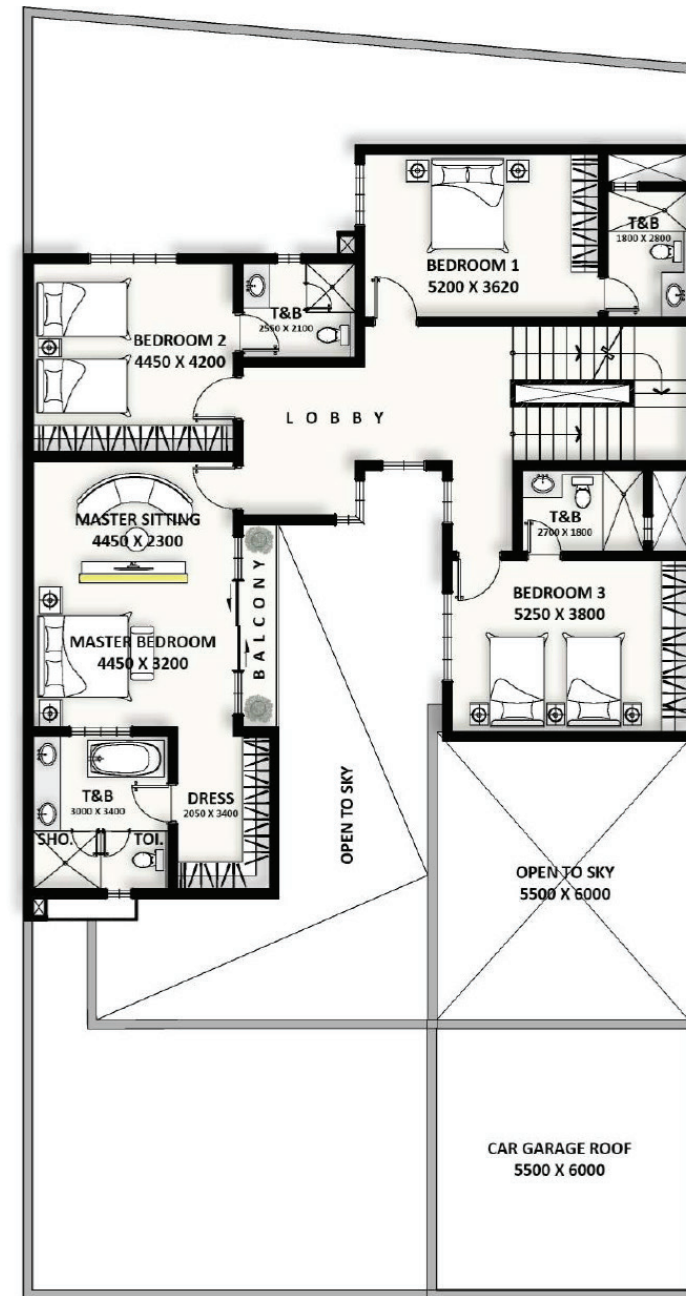




A



Ground Floor



First Floor



Roof



Master bedroom



Living Room



Kitchen



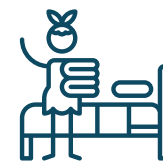
Guest Room



Majlas



Laundry Room



Maid's room



Three Bedrooms



Parking Space for Four Cars



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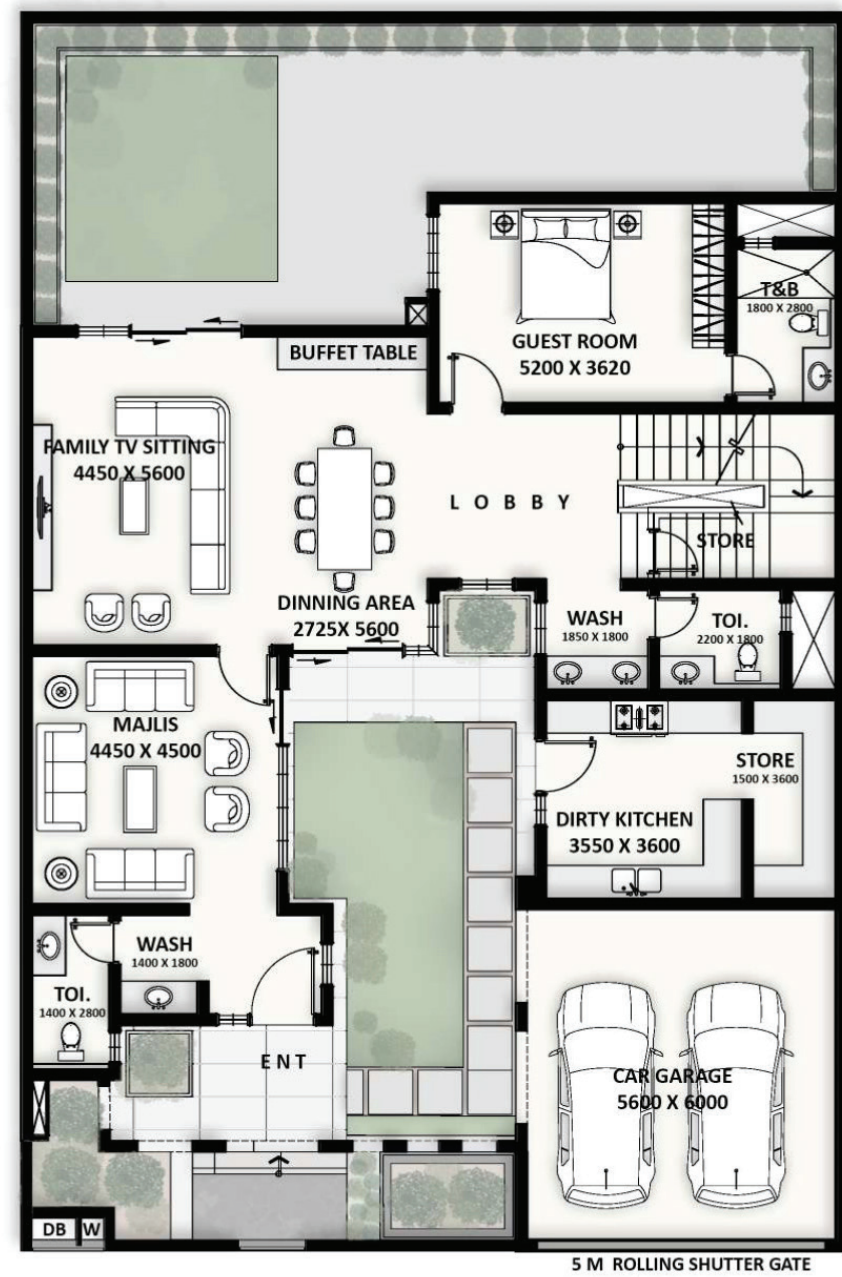




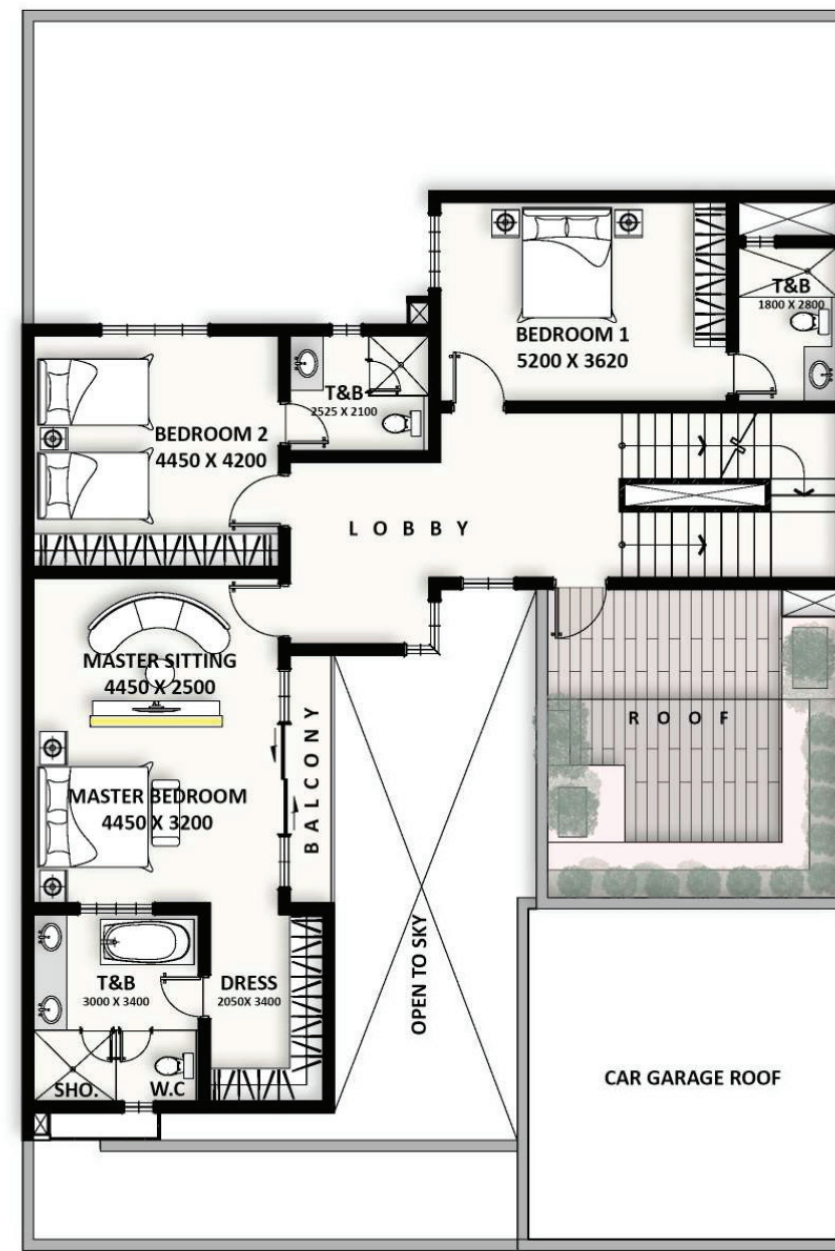




B



Ground Floor



First Floor



Roof



Master bedroom



Living Room



Kitchen



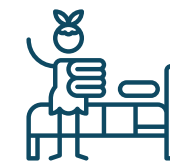
Guest Room



Majlis



Laundry Room



Maid's room



Two Bedrooms



Parking Space for Two Cars

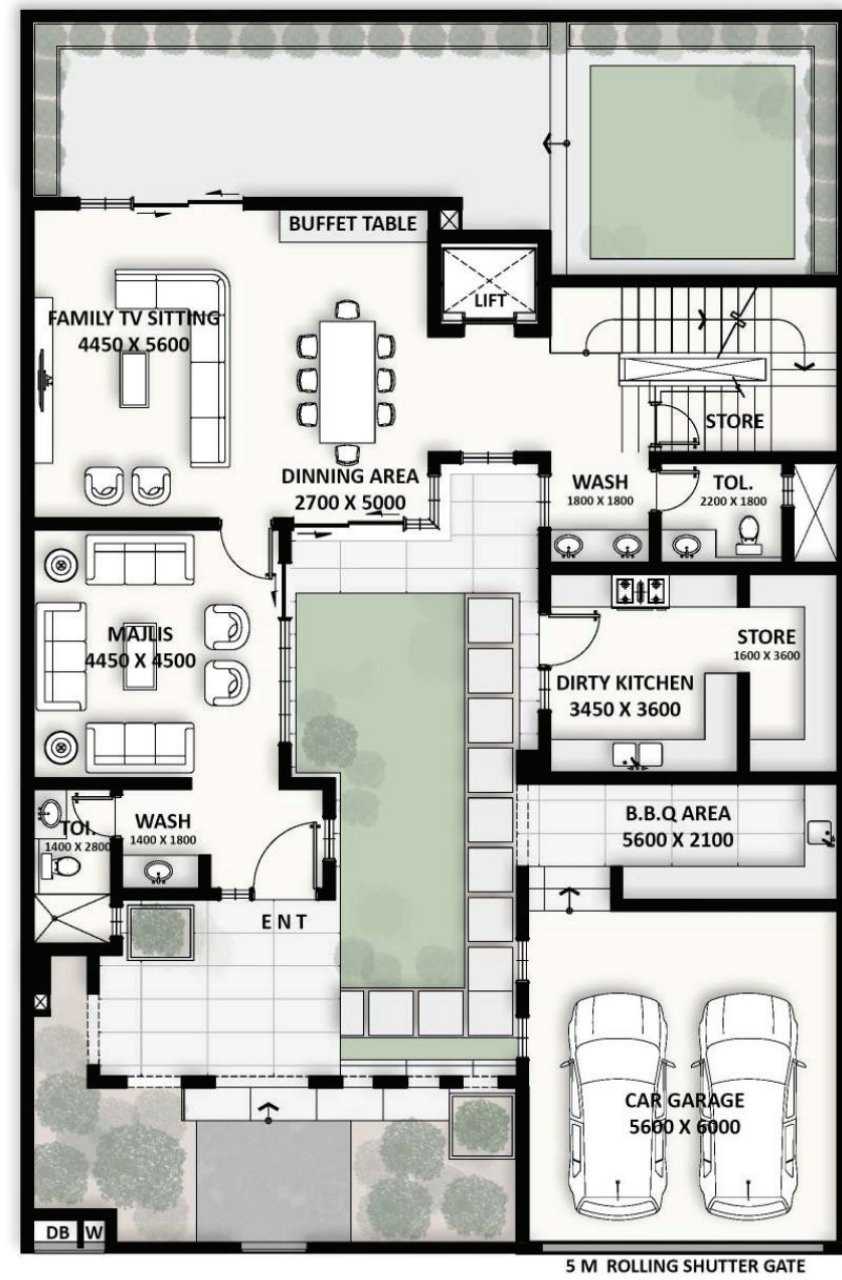


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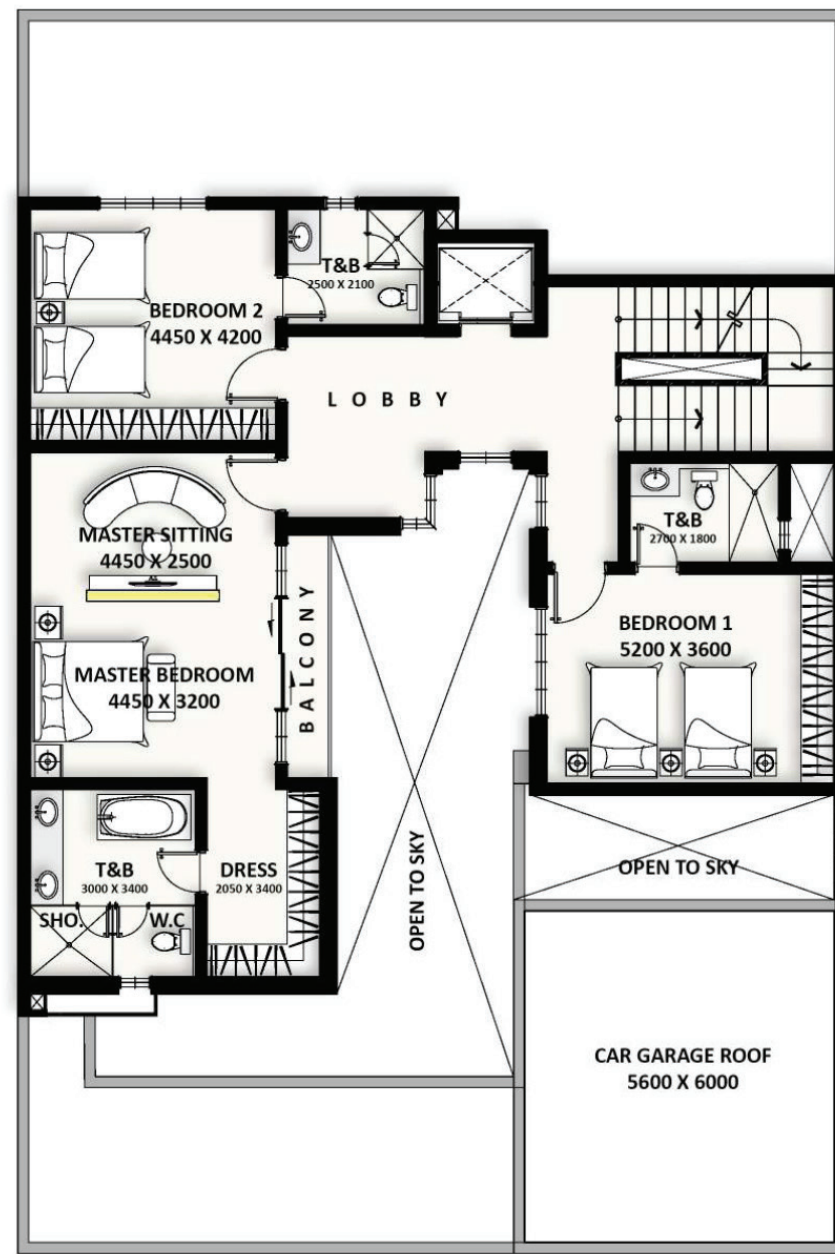




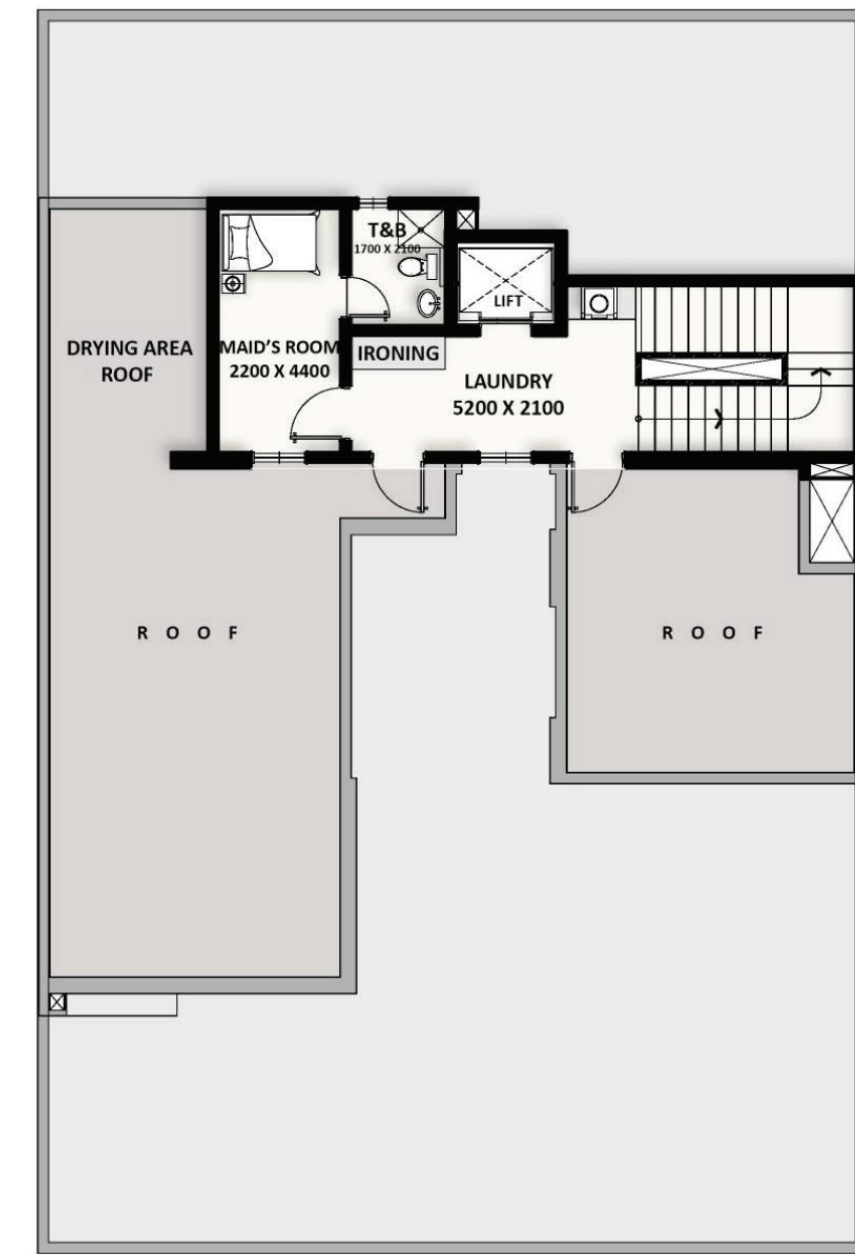




Ground Floor



First Floor



Roof



BBQ Area



Master bedroom



Living Room



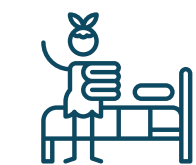
Kitchen



Majlas



Laundry Room



Maid's room



Two Bedrooms



Parking Space for Two Cars



The diagrams are provided for illustrative purposes only.







A District Full of Life

Al Ahlam District offers a range of amenities designed to enhance the living experience for its residents. The district spans over 33,000 square meters, with 4,000 square meters dedicated to green spaces that provide a refreshing, oxygen-rich environment. This green space is divided into three gardens to meet the needs of all age groups.

The community features stunning natural landscapes, providing a refreshing and attractive environment for residents, contributing to a tranquil and relaxing atmosphere.

Modern Infrastructure

Residents of Al Ahlam District enjoy the benefits of cutting-edge infrastructure designed for seamless access to all facilities and services. The meticulously planned roads and pathways ensure smooth and efficient navigation throughout the district, enhancing overall comfort and well-being for everyone.

Safety

Al Ahlam District is equipped with state-of-the-art security systems to ensure residents' peace of mind. Advanced surveillance cameras and modern sensors are installed throughout the community to enhance safety and provide reassurance.

Offering a comprehensive living experience, Al Ahlam District provides everything needed for a safe, comfortable, and sustainable lifestyle. It combines natural beauty with smart, contemporary design, creating an exceptional environment for all residents.





**Explore the Exceptional
Amenities in Al Ahlam District**

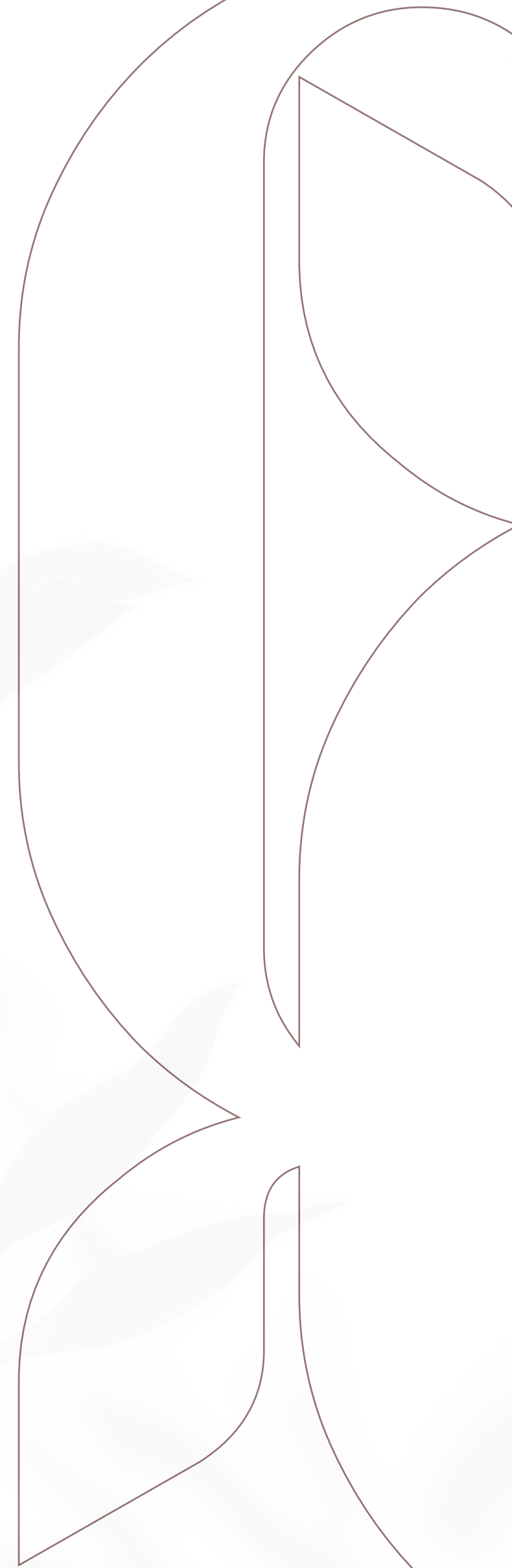


Community Garden

At the heart of the project, the community garden features dedicated play areas for children, shaded by trees and awnings to ensure comfort and enjoyment throughout the day. These play areas are thoughtfully divided by age group to enhance safety and create a welcoming environment for all family members. The garden offers a vibrant space for outdoor activities, fostering a sense of community and fun for everyone.

Green Walkway

Designed to promote physical activity and well-being, the green walkway offers a tranquil space for exercise and relaxation. Thoughtfully designed with open seating areas and well-lit green spaces, it encourages both relaxation and social interaction. The walkway ensures easy navigation while allowing you to fully enjoy the beautiful natural surroundings.



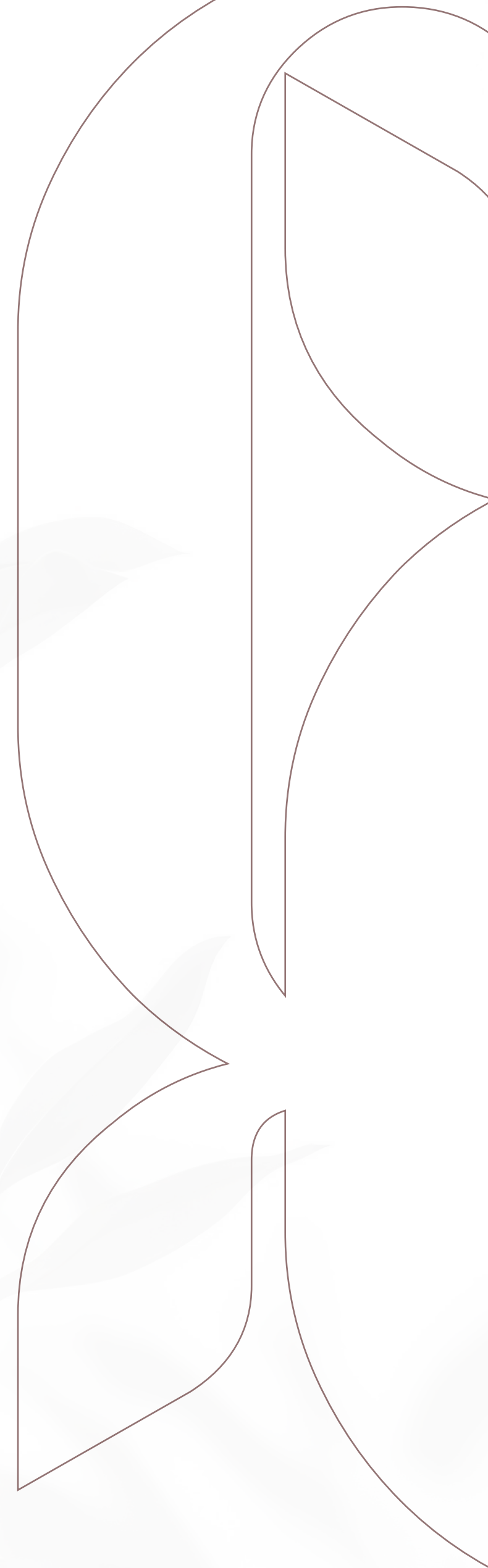


Main Streets

Ahlam District features wide main streets; each designed with a width of 16 meters to ensure pedestrian comfort. Dedicated parking spaces have been allocated to meet the needs of both residents and visitors. The streets are fully lit to provide safety and clear visibility at night, and trees have been planted along the edges to create a comfortable and attractive walking environment.

Community Open Parks

Spread throughout Ahlam District, four beautifully designed parks offer a variety of landscapes and wide seating areas, providing residents and visitors with spaces to relax and enjoy their leisure time. These parks are ideal for gatherings and outdoor activities, enhancing the overall quality of life within the neighborhood.







Al Ahlam District

Your Dream Home in
a Thriving Community



Dream Villa, the primary developer of Al Ahlam District in Sultan Haitham City

Dream Villa stands at the forefront of real estate development, integrated design, and construction, renowned for creating unique lifestyle-focused designs. With over 50 successful projects across the Sultanate, we reinforce our position as a leading force in the real estate market. Our commitment lies in blending architectural heritage with the latest global trends, deeply understanding our clients' aspirations to bring their dream homes to life. Driven by quality and innovation, Dream Villa consistently enhances our clients' lives through exceptional residential projects that embody the highest standards of luxury, comfort, and sustainability.





**Invest in Your Future and
Make Al Ahlam District
Your Forever Home**





Dream Villa
LIFESTYLE