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Contact Us

Website: www.leodevelopments.com
Email: info@leodevelopments.com

VISTAL

LEO

About The Developer

Rooted in excellence and inspired by European craftsmanship, LEO Developments is a prestigious real estate developer of German/European origin, renowned for delivering distinctive, high- end developments across the European region. With an unwavering commitment to quality, precision, and timeless design, and operating under German quality control standards, the company has built a legacy defined by luxury, innovation, and integrity.

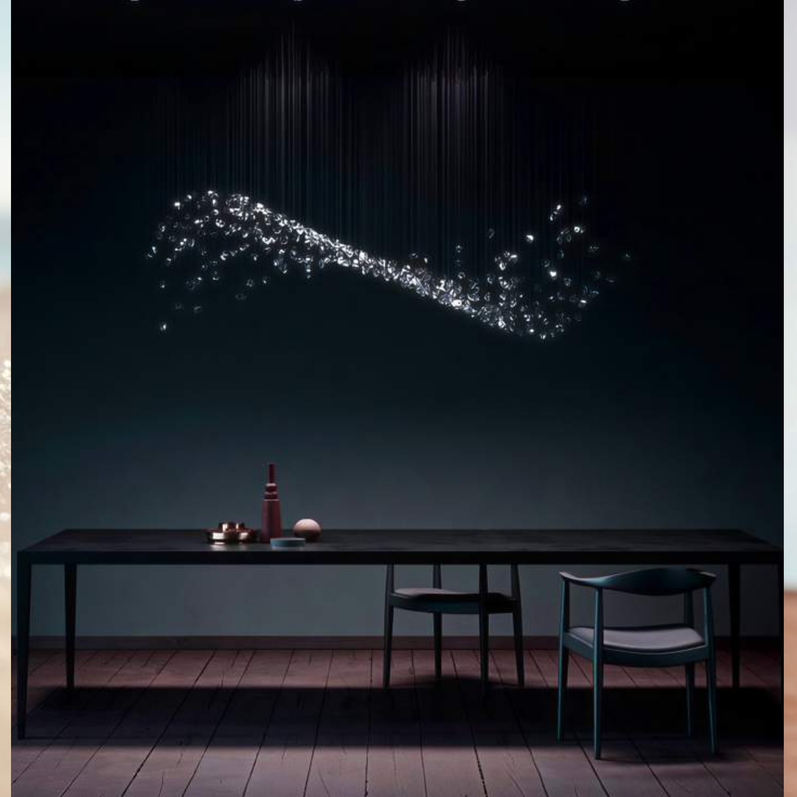
Every project is a reflection of sophistication, meticulously planned, elegantly executed, and crafted to offer a one-of-a-kind living experience. From concept to completion, LEO Developments upholds the highest standards of architectural excellence and attention to detail, ensuring each development not only meets but exceeds expectations.

Guided by a passion for perfection and a belief that true luxury lies in the details, LEO Developments continues to set new benchmarks in the world of upscale residential living, creating spaces that inspire, endure, and elevate everyday life.

Victoria Swarovski

Victoria Swarovski is an internationally recognized public figure celebrated for her multifaceted career as a singer, television host, and fashion icon. As a member of the prestigious Swarovski family, she has seamlessly blended heritage and modernity, embodying the essence of contemporary luxury. Her presence in the entertainment and fashion industries has positioned her as a global ambassador of style and sophistication, while her entrepreneurial drive continues to inspire a new generation of women in business.

Coming from a crystal dynasty herself, Victoria had substantial influence over the success of LUXOR CRYSTAL as Procurist, further strengthening her position as an independent businesswoman within Europe's luxury sector.



AL MOUJ MUSCAT MASTERPLAN

DISTRICT MAP

1. VISTAL
2. INTERNATIONAL HOTEL
3. AL-MOUJ BEACH
4. AL-MOUJ MARINA
5. THE GARDEN
6. KEMPINSKI HOTEL
7. MYSK HOTEL

SITE MAP

Select Your Perfect
Ocean-Front Sky-Apartment In

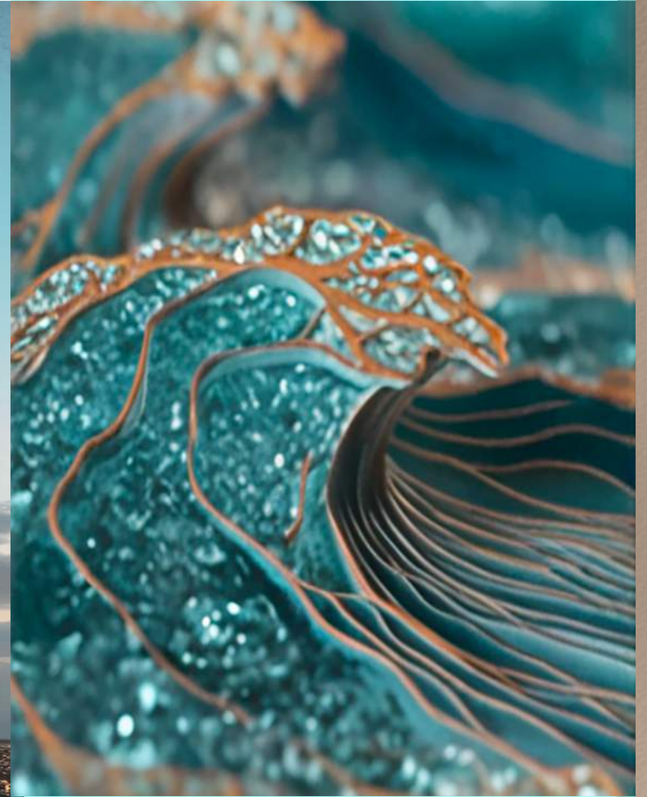
VISTAL

THE FIRST OF ITS KIND

IN GCC & OMAN

BY VICTORIA SWAROVSKI

Disclaimer - Beach development is subject to final design and authority approvals.



Luxury Perfected
Through Design

Architecture

That Flows

The Grand Entrance

Valet Services
Curated Just
For You

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Where Luxury is
Tailored To You

Step In,
Feel The Luxury

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A Landmark of Sophisticated Exclusivity.
Crafted For Those Who Live Beyond The Ordinary.

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Where Luxury
Meets The Sea

Your Seaside
Sanctuary Awaits

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Your Family Haven

Design That Flows

Like The Waves

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Fluid Lines.
Endless Horizons.

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A Sanctuary of Grandeur,
Tailored to You.

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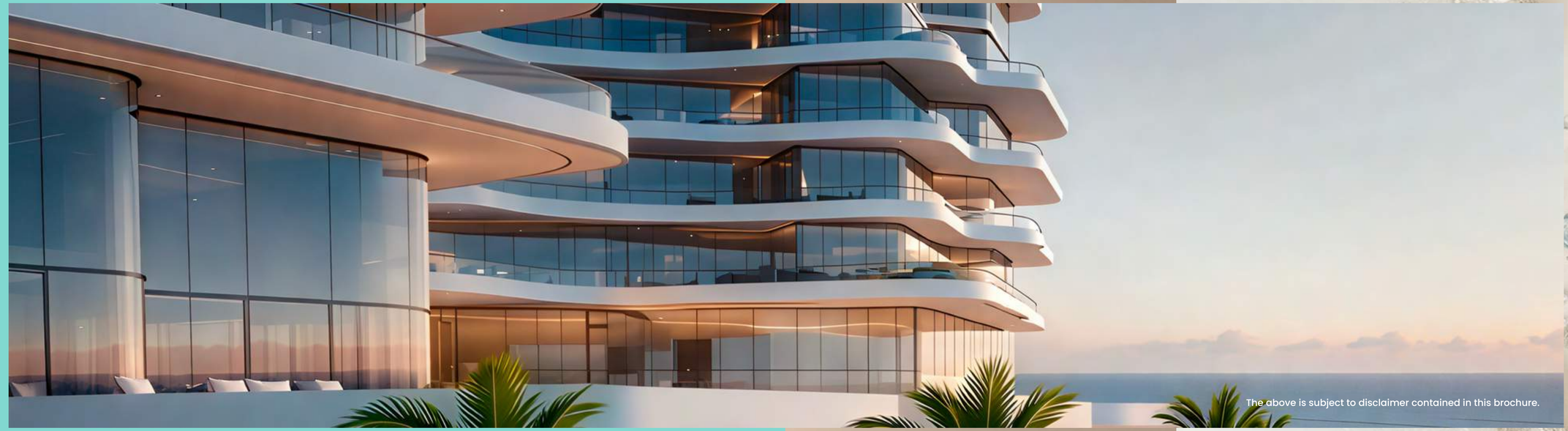
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The Ultimate Beach-front
Living Experience

Concept & Mood

Inspiration & Atmosphere

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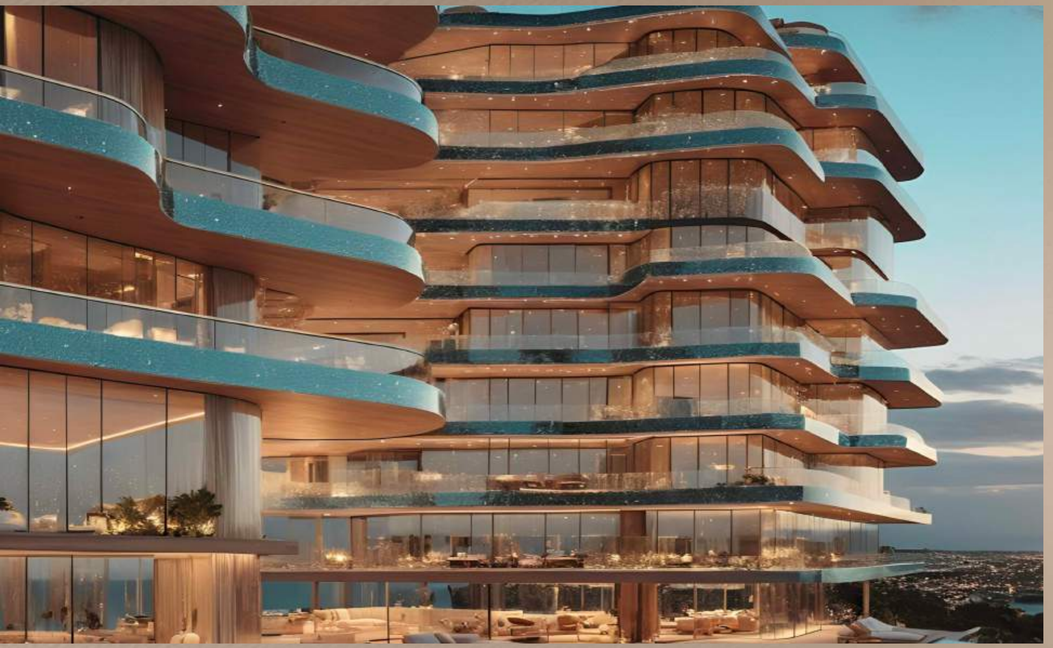

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Exclusive Amenities

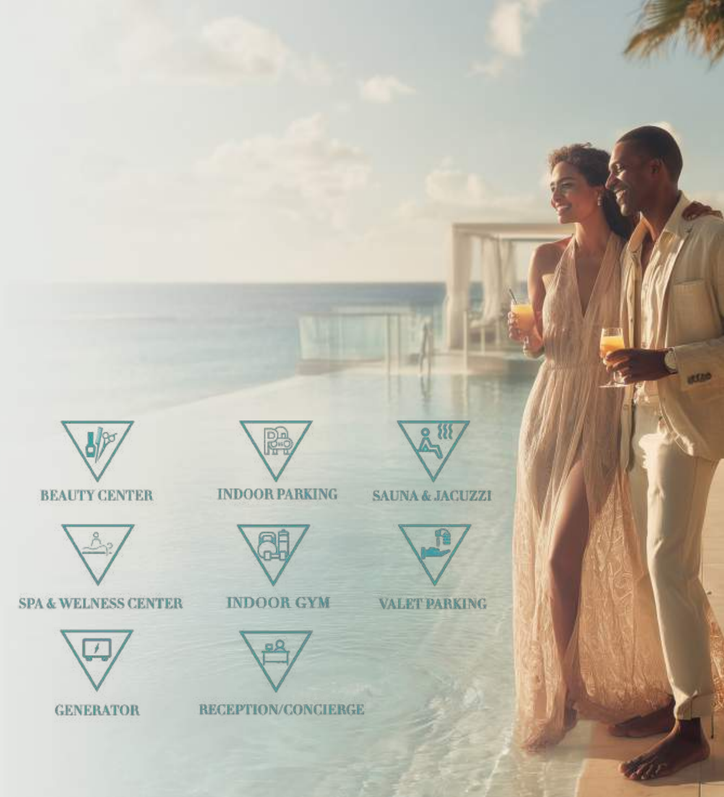
50+ *Amenities*

Ground Level (Outdoor)

- INFINITY POOL
- LEISURE POOL
- PILATES & YOGA
- WATER FEATURE
- SANDY BEACH
- PET FRIENDLY
- OUTDOOR PLAYGROUND
- OUTDOOR SEATING
- BIODIVERSITY
- MEDITATION AREA
- WALKING PATH
- MAID & DRIVER ROOMS
- POOL BAR
- GREEN AREA
- WASTE COLLECTION

Ground Level (Indoor)

- KIDS POOL
- BICYCLE PARKING
- VIP LOUNGE
- BEAUTY CENTER
- INDOOR PARKING
- SAUNA & JACUZZI
- SUN LOUNGING
- INDOOR KIDS AREA
- GUARD ROOM
- SPA & WELNESS CENTER
- INDOOR GYM
- VALET PARKING
- PRIVATE GARDEN
- WASTE RECYCLING
- CAR CHARGING
- GENERATOR
- RECEPTION/CONCIERGE



50+
Amenities

Apartments

- SAFE BOX
- AI CCTV MONITORING
- LAUNDRY SERVICE
- SOLAR ENERGY
- ACCESS CONTROL
- PANORAMIC VIEW
- EXCLUSIVE BOOKING APP
- MULTI-PURPOSE HALL

- 24h SERVICE
- SMART SYSTEM & BMS
- AIR QUALITY MANAGMENT
- CUSTOM INTERIOR
- HOUSE KEEPING
- PRIVATE POOL
- WATER PURIFICATION & UV STERILISATION
- SMART GLASS TECHNOLOG

Amenities Plans

GROUND FLOOR AMENITIES

1 ❤ DROP-OFF AREA
2 ❤ PARKING ENTRANCE
3 ❤ MAIN ENTRANCE
4 ❤ VIP LOUNGE
5 ❤ EVENT AREA
6 ❤ KIDS PLAY AREA
7 ❤ ENTRANCE
8 ❤ RESIDENCE ENTRANCE
9 ❤ RESIDENCE EXIT
10 ❤ PARKING
11 ❤ LIFT LOBBY
12 ❤ PARKING EXIT
13 ❤ MAIN STREET

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2ND FLOOR AMENITIES

1 ❤ FITNESS STUDIO

2 ❤ OUTDOOR FITNESS AREA

3 ❤ POOL SUN LOUNGERS

4 ❤ ADULT POOL

5 ❤ KIDS SPLASH PAD

6 ❤ INFINITY POOL

7 ❤ LIFT LOBBY

8 ❤ POOL ISLAND

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PENTHOUSE AMENITIES

1 ❤ WELLNESS CENTER

2 ❤ ENTRANCE

3 ❤ MALE SPA

4 ❤ FEMALE SPA

5 ❤ PLUNGE POOL

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VIP Lounge

Your Private World of Comfort

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Luxury Redefined
For Businesses

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Luxury Flows

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In Every Hallway

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Kids
Play Area

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Seamless
Access
Effortless
Living

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Luxury
That Begins...

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The Moment
You Arrive

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Outdoor Spaces

Unwind & Connect

Luxury Fitness
Redefined

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The Wellness Center

PENTHOUSE AMENITIES

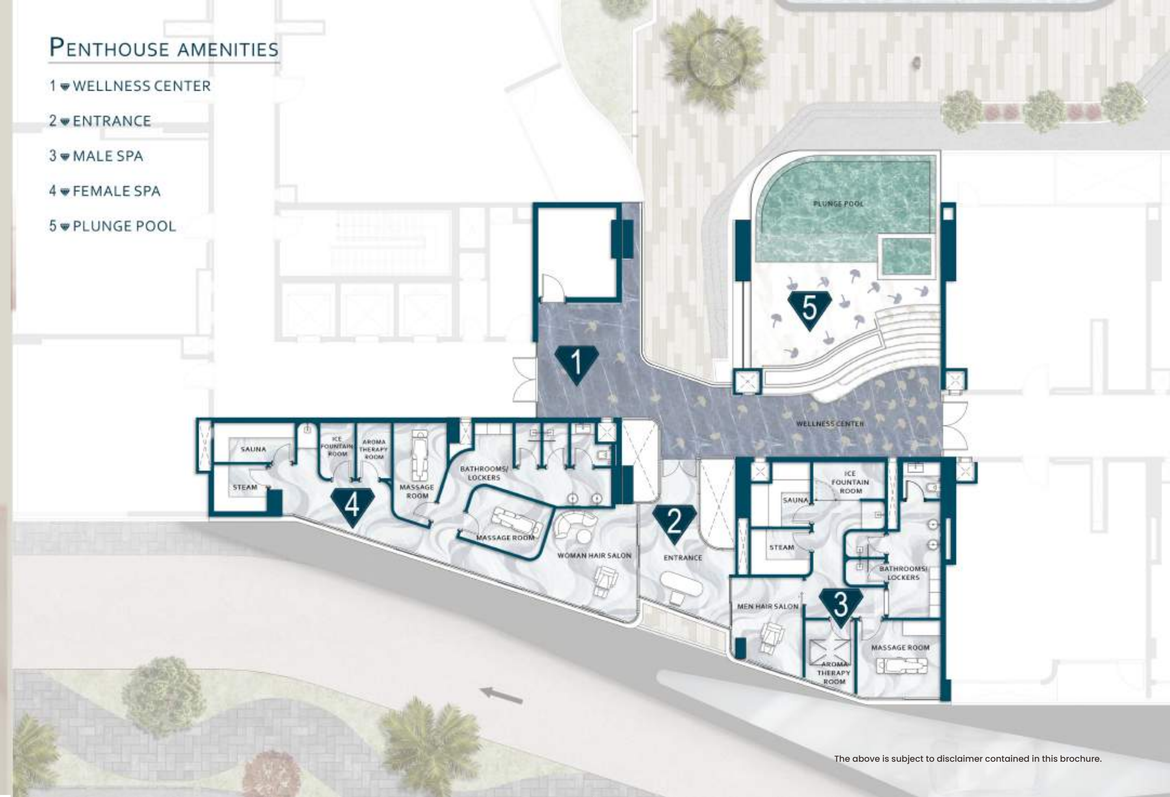
1 ♥ WELLNESS CENTER

2 ♥ ENTRANCE

3 ♥ MALE SPA

4 ♥ FEMALE SPA

5 ♥ PLUNGE POOL



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Where Relaxation *Becomes A* Lifestyle

Art Meets *Beauty*

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Mindful
Movement

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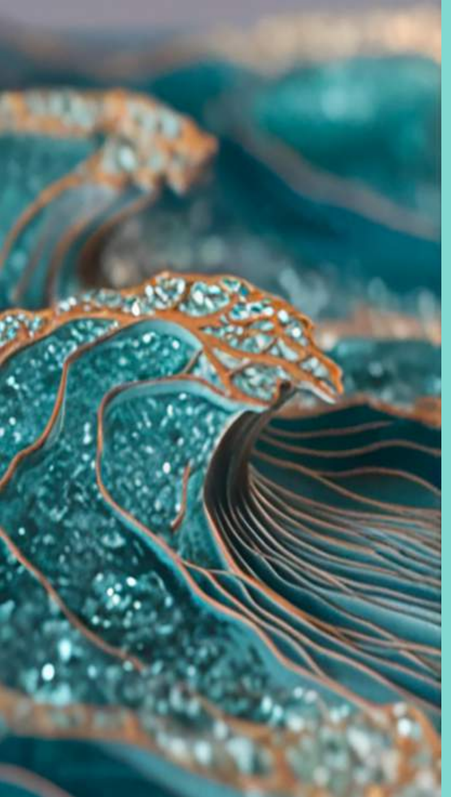
Inspired
Living



The Art of
Strength & Serenity

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Vistal
One-Bedroom Units

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Vistal

Two-Bedroom Units

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Vistal

Beach-Chalet Units

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Vistal

Ocean-Duplex Units

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Light Tones, Natural Textures
& Soft Finishes

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Vistal
Sky-Villa Units

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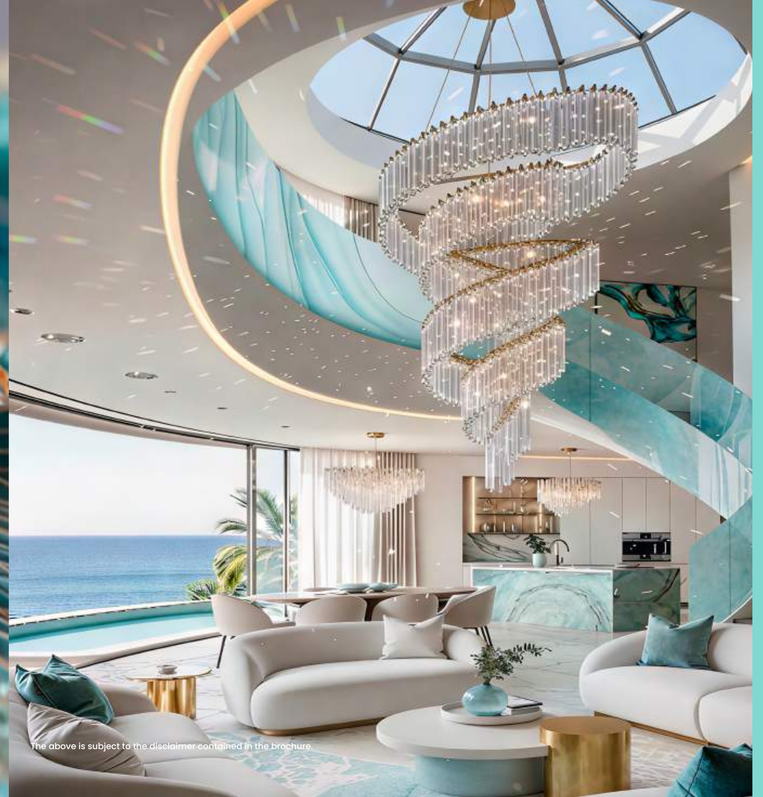

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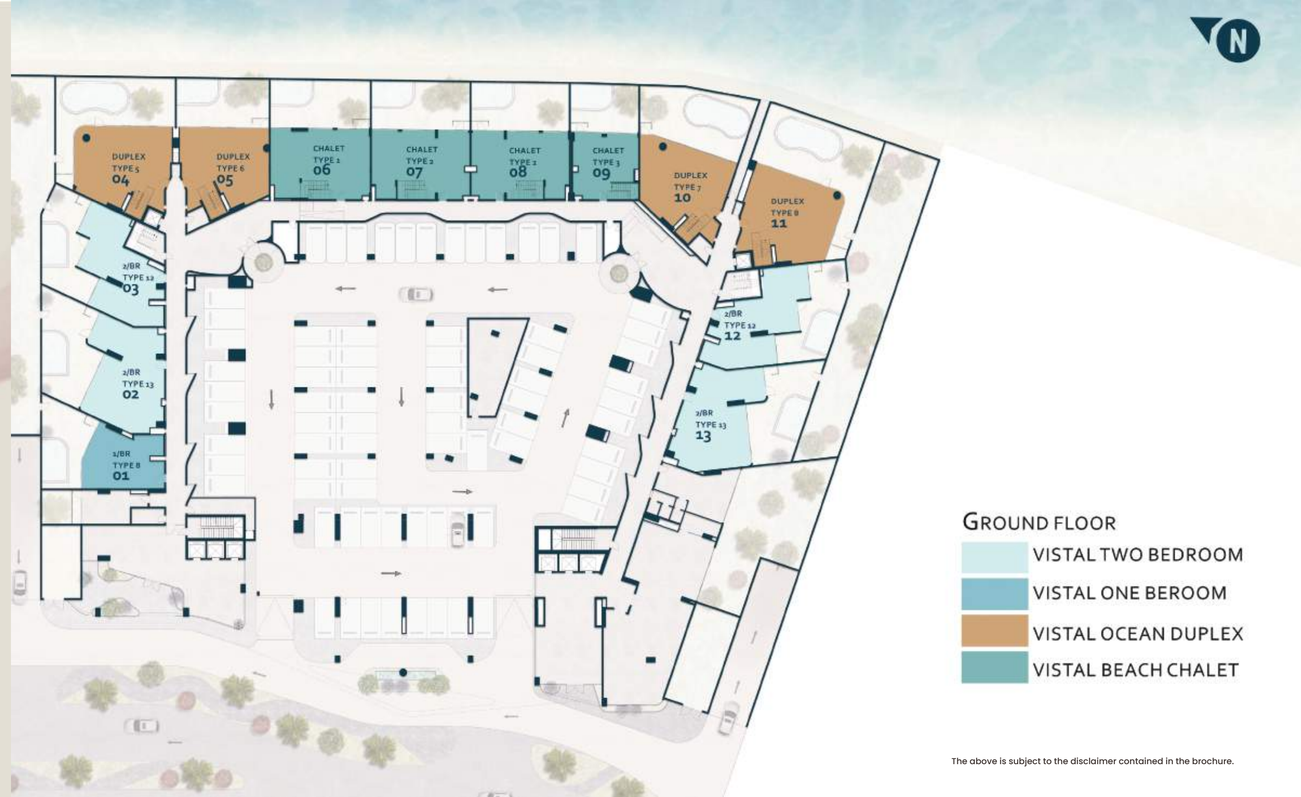
Floor Plans



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1ST FLOOR

VISTAL BEACH CHALET

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2ND FLOOR

VISTAL TWO BEDROOM

VISTAL ONE BEDROOM

VISTAL OCEAN DUPLEX

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3RD FLOOR

- VISTAL TWO BEDROOM
- VISTAL ONE BEDROOM
- VISTAL OCEAN DUPLEX

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4TH FLOOR

- VISTAL TWO BEDROOM
- VISTAL ONE BEDROOM
- VISTAL OCEAN DUPLEX

The above is subject to the disclaimer contained in the brochure.

5TH FLOOR

- VISTAL TWO BEDROOM
- VISTAL ONE BEDROOM
- VISTAL OCEAN DUPLEX

The above is subject to the disclaimer contained in the brochure.

6TH FLOOR

- VISTAL TWO BEDROOM
- VISTAL ONE BEDROOM
- VISTAL OCEAN DUPLEX

The above is subject to the disclaimer contained in the brochure.

7TH FLOOR

- VISTAL TWO BEDROOM
- VISTAL ONE BEDROOM
- VISTAL OCEAN DUPLEX

The above is subject to the disclaimer contained in the brochure.

8TH FLOOR

- VISTAL TWO BEDROOM
- VISTAL ONE BEDROOM
- VISTAL OCEAN DUPLEX

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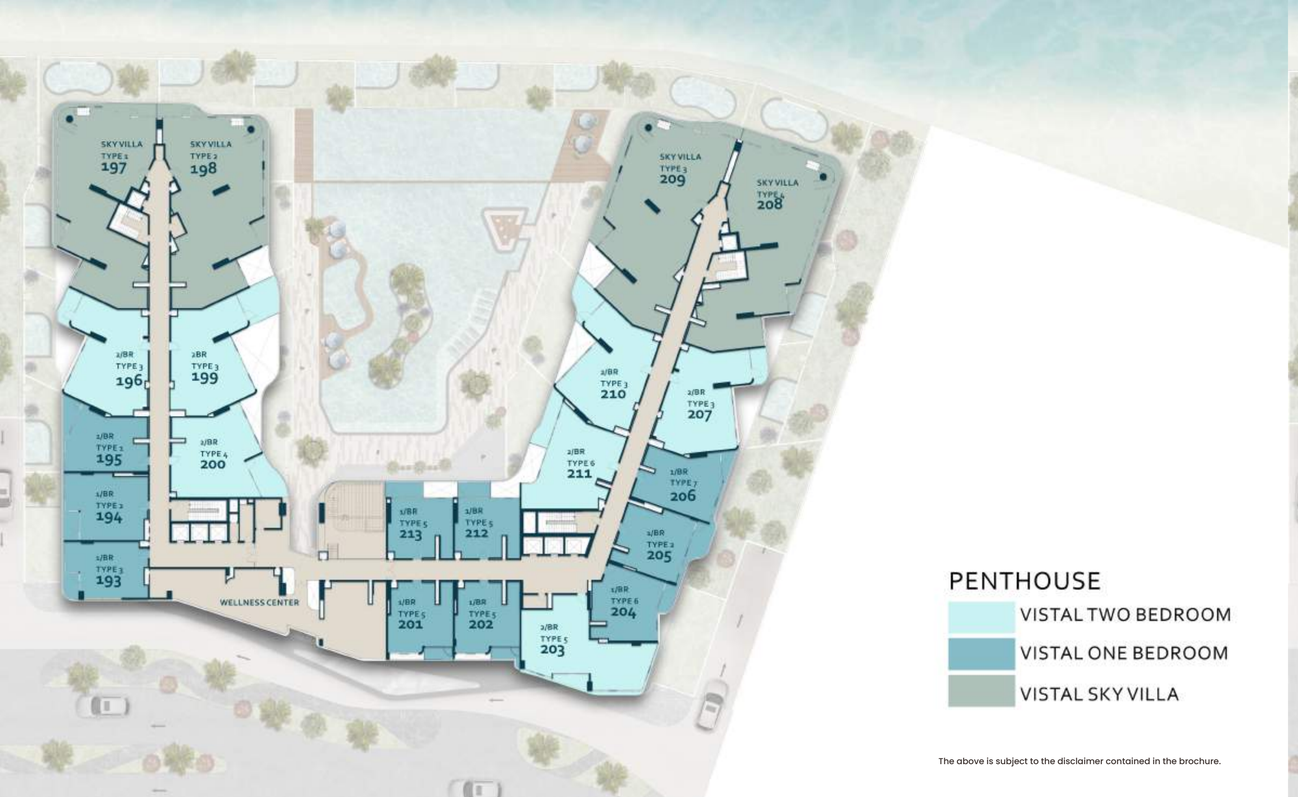

PENTHOUSE

- VISTAL TWO BEDROOM
- VISTAL ONE BEDROOM
- VISTAL SKY VILLA

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ROOF

- VISTAL SKY VILLA

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Unit Plans

One-Bedroom Types

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VISTAL ONE BEDROOM

TYPE 1

2ND-PH FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **68.82** sqm

Outdoor Living Area: **8** sqm

Total Area: **76.82** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL ONE BEDROOM

TYPE 2

2ND-PH FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **75.56** sqm

Outdoor Living Area: **7.35** sqm

Total Area: **82.91** sqm

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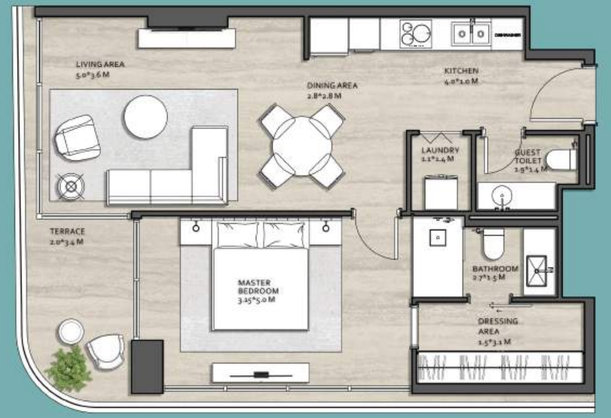
VISTAL ONE BEDROOM

TYPE 3

2ND-PH FLOOR



- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **64.82** sqm

Outdoor Living Area: **6.76** sqm

Total Area: **71.58** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL ONE BEDROOM

TYPE 4

2ND-PH FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **66.87** sqm

Outdoor Living Area: **3.32** sqm

Total Area: **70.19** sqm

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The above is subject to the disclaimer contained in the brochure.

VISTAL ONE BEDROOM

TYPE 5

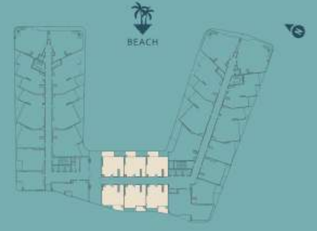
2ND-PH FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **58.05** sqm

Outdoor Living Area: **8.40** sqm

Total Area: **66.45** sqm



VISTAL ONE BEDROOM

TYPE 6

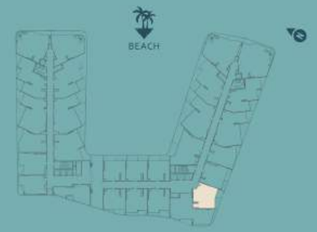
2ND-PH FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **70.31** sqm

Outdoor Living Area: **6.10** sqm

Total Area: **76.41** sqm



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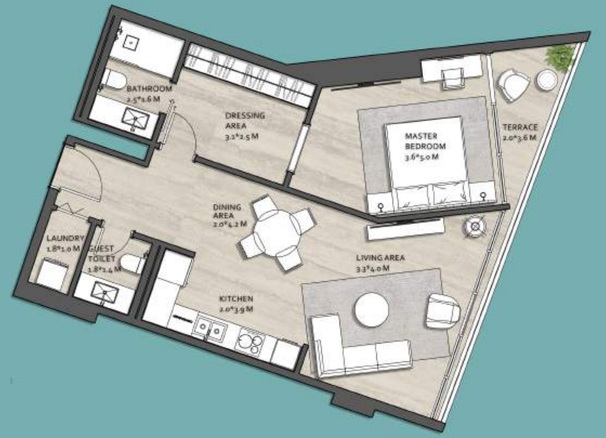

VISTAL ONE BEDROOM

TYPE 7

2ND-PH FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **72.14** sqm

Outdoor Living Area: **4.50** sqm

Total Area: **76.64** sqm

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VISTAL ONE BEDROOM

TYPE 8

GR FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Laundry
- Garden

Internal Living Area: **68.95** sqm

Outdoor Living Area: **59.12** sqm

Total Area: **128.07** sqm

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VISTAL ONE BEDROOM

TYPE 9

5TH-6TH FLOOR

- Bedroom
- Living Area
- Dining Area
- Kitchen
- Bathroom
- Toilet
- Terrace
- Laundry

Internal Living Area: **57.39** sqm

Outdoor Living Area: **13.26** sqm

Total Area: **70.65** sqm

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Unit Plans

Two-Bedroom Types

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VISTAL TWO BEDROOM

TYPE 1

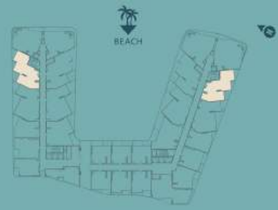
2ND-8TH FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **103.84** sqm

Outdoor Living Area: **4.92** sqm

Total Area: **108.76** sqm



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VISTAL TWO BEDROOM

TYPE 2

2ND-8TH FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **114.19** sqm

Outdoor Living Area: **9.26** sqm

Total Area: **123.45** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL TWO BEDROOM

TYPE 3

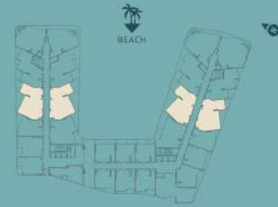
2ND-PH FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **114.19** sqm

Outdoor Living Area: **6.17** sqm

Total Area: **120.36** sqm



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VISTAL TWO BEDROOM

TYPE 4

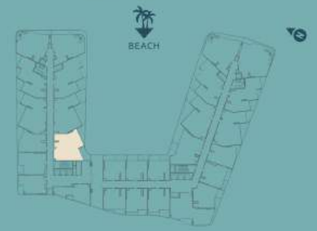
2ND-PH FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **103.15** sqm

Outdoor Living Area: **8.61** sqm

Total Area: **111.76** sqm



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VISTAL TWO BEDROOM

TYPE 5

3RD-PH FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **118.46** sqm

Outdoor Living Area: **5.91** sqm

Total Area: **124.37** sqm

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VISTAL TWO BEDROOM

TYPE 6

2ND-PH FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **102.37** sqm

Outdoor Living Area: **13.81** sqm

Total Area: **116.18** sqm

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VISTAL TWO BEDROOM

TYPE 7

5TH-6TH FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **100** sqm

Outdoor Living Area: **3.30** sqm

Total Area: **103.3** sqm

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VISTAL TWO BEDROOM

TYPE 8

2ND FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace
- Garden

Internal Living Area: **114.19**sqm

Outdoor Living Area: **61.39** sqm

Total Area: **175.58** sqm

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VISTAL TWO BEDROOM

TYPE 9

2ND FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Garden

Internal Living Area: **115.57** sqm

Outdoor Living Area: **70.45** sqm

Total Area: **186.02** sqm

VISTAL TWO BEDROOM
TYPE 10
2ND FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Garden

Internal Living Area: **103.15** sqm

Outdoor Living Area: **68.46** sqm

Total Area: **171.61** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL TWO BEDROOM
TYPE 11
2ND FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Garden

Internal Living Area: **102.37** sqm

Outdoor Living Area: **65.03** sqm

Total Area: **167.4** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL TWO BEDROOM

TYPE 12

GR FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Garden

Internal Living Area: **103.84** sqm

Outdoor Living Area: **67.81** sqm

Total Area: **171.65** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL TWO BEDROOM

TYPE 13

GR FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Garden

Internal Living Area: **115.57** sqm

Outdoor Living Area: **81.89** sqm

Total Area: **197.46** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL TWO BEDROOM

TYPE 14

2ND FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- Laundry
- Terrace

Internal Living Area: **110.03** sqm

Outdoor Living Area: **5.91** sqm

Total Area: **115.94** sqm

The above is subject to the disclaimer contained in the brochure.

Attention to Detail,
Even in the Finest Places.

Unit Plans

Vistal-Ocean Duplex

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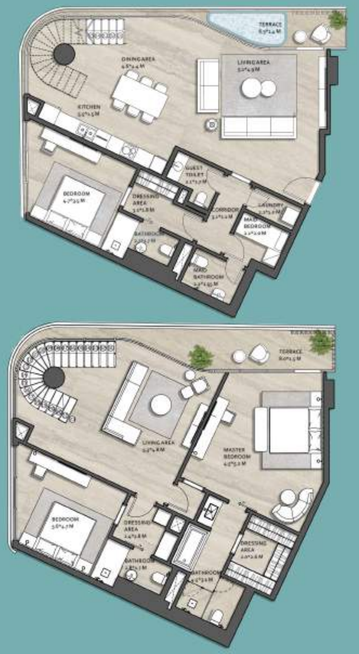


The above is subject to the disclaimer contained in the brochure.

VISTAL OCEAN DUPLEX

TYPE 1

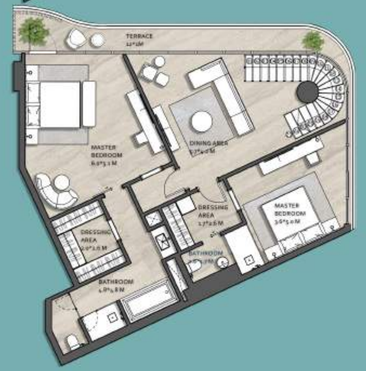
3RD-8TH FLOOR

- 3 Bedrooms
- 2 Living Areas
- Dining Area
- Kitchen
- 4 Bathrooms
- Toilet
- 2 Terraces
- Maid's room
- Laundry

Internal Living Area: **212.29** sqm

Outdoor Living Area: **20.37** sqm

Total Area: **232.66** sqm



VISTAL OCEAN DUPLEX

TYPE 2

3RD-8TH FLOOR

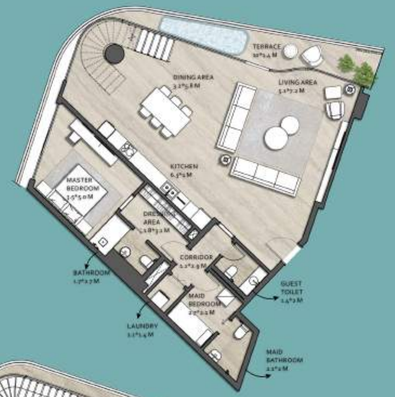
- 3 Bedrooms
- 2 Living Areas
- Dining Area
- Kitchen
- 4 Bathrooms
- Toilet
- 2 Terraces
- Maid's room
- Laundry

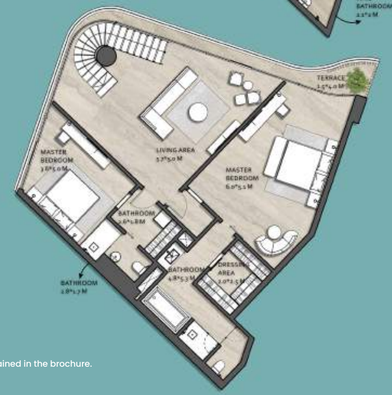
Internal Living Area: **209.92** sqm

Outdoor Living Area: **35.88** sqm

Total Area: **245.8** sqm

The above is subject to the disclaimer contained in the brochure.





The above is subject to the disclaimer contained in the brochure.

VISTAL OCEAN DUPLEX

TYPE 3

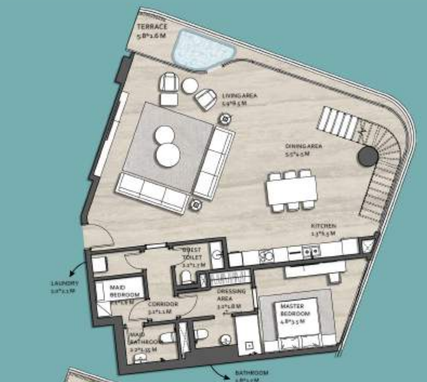
3RD-8TH FLOOR

- 3 Bedrooms
- 2 Living Areas
- Dining Area
- Kitchen
- 4 Bathrooms
- Toilet
- 2 Terraces
- Maid's room
- Laundry

Internal Living Area: **249.07** sqm

Outdoor Living Area: **24.33** sqm

Total Area: **273.4** sqm



VISTAL OCEAN DUPLEX

TYPE 4

3RD-8TH FLOOR

- 4 Bedrooms
- 2 Living Areas
- Dining Area
- Kitchen
- 4 Bathrooms
- Toilet
- 2 Terraces
- Maid's room
- Laundry

Internal Living Area: **258.87** sqm

Outdoor Living Area: **23.13** sqm

Total Area: **282** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL OCEAN DUPLEX

TYPE 5

GR-2ND FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- 2 Storages
- Laundry
- Terrace
- Garden

Internal Living Area: **216.66** sqm

Outdoor Living Area: **118.40** sqm

Total Area: **335.06** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL OCEAN DUPLEX

TYPE 6

GR-2ND FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- 2 Storages
- Laundry
- Terrace
- Garden

Internal Living Area: **191.73** sqm

Outdoor Living Area: **129.81** sqm

Total Area: **321.54** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL OCEAN DUPLEX

TYPE 7

GR-2ND FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- 2 Storages
- Laundry
- Terrace
- Garden

Internal Living Area: **225.26** sqm

Outdoor Living Area: **117.22** sqm

Total Area: **342.48** sqm

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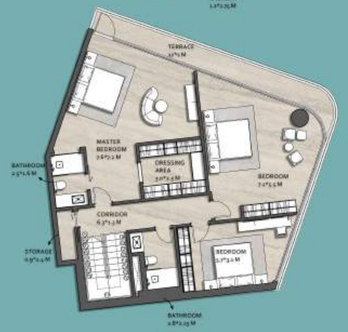

VISTAL OCEAN DUPLEX

TYPE 8

GR-2ND FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 2 Bathrooms
- Toilet
- 2 Storages
- Laundry
- Terrace
- Garden

Internal Living Area: **223.71** sqm

Outdoor Living Area: **183.29** sqm

Total Area: **407** sqm

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Designing Spaces That
Define Status.

Unit Plans

Vistal Beach Chalet

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VISTAL BEACH CHALET

TYPE 1

GR-1ST FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 4 Bathrooms
- Toilet
- Laundry
- Maid's Room
- Garden

Internal Living Area: **188.66** sqm

Outdoor Living Area: **73.36** sqm

Total Area: **262.02** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL BEACH CHALET

TYPE 2

GR-1ST FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 4 Bathrooms
- Toilet
- Laundry
- Maid's Room
- Garden

Internal Living Area: **178.63** sqm

Outdoor Living Area: **72.87** sqm

Total Area: **251.5** sqm

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The above is subject to the disclaimer contained in the brochure.

VISTAL BEACH CHALET

TYPE 3

GR-1ST FLOOR

- 2 Bedrooms
- Living Area
- Dining Area
- Kitchen
- 3 Bathrooms
- Toilet
- Laundry
- Maid's Room
- Garden

Internal Living Area: **129.33** sqm

Outdoor Living Area: **50.86** sqm

Total Area: **180.19** sqm

Unit Plans
Vistal Sky-Villa

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VISTAL SKY VILLA
TYPE 1
PH FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- 2 Kitchens
- 4 Bathrooms
- Toilet
- Laundry
- Maid's Room
- 2 Terraces

Internal Living Area: **226** sqm

Outdoor Living Area: **270** sqm

Total Area: **496** sqm

The above is subject to the disclaimer contained in the brochure.

VISTAL SKY VILLA
TYPE 2
PH FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- 2 Kitchens
- 4 Bathrooms
- Toilet
- Laundry
- Maid's Room
- 2 Terraces

Internal Living Area: **240** sqm

Outdoor Living Area: **282** sqm

Total Area: **522** sqm

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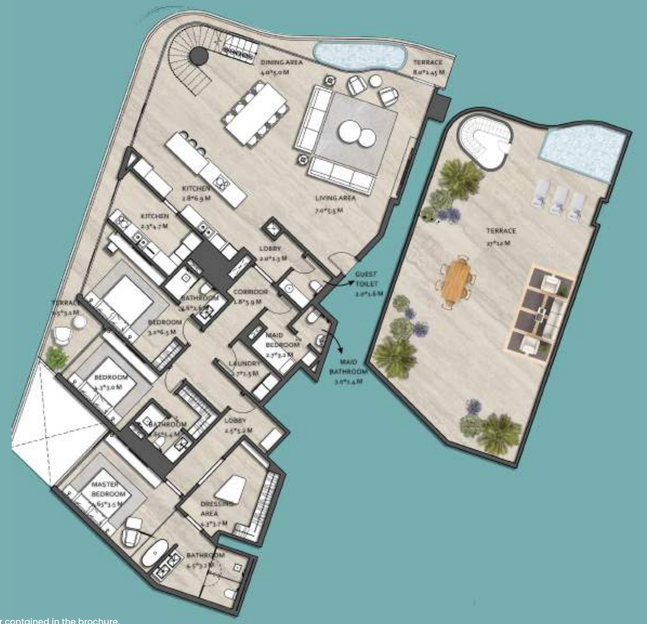

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VISTAL SKY VILLA
TYPE 3
PH FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- 2 Kitchens
- 4 Bathrooms
- Toilet
- Laundry
- Maid's Room
- 2 Terraces

Internal Living Area: **260** sqm

Outdoor Living Area: **320** sqm

Total Area: **580** sqm

VISTAL SKY VILLA

TYPE 4

PH FLOOR

- 3 Bedrooms
- Living Area
- Dining Area
- 2 Kitchens
- 4 Bathrooms
- Toilet
- Laundry
- Maid's Room
- 3 Terraces

Internal Living Area: **253** sqm

Outdoor Living Area: **307** sqm

Total Area: **560** sqm

The above is subject to the disclaimer contained in the brochure.

Homes Crafted For The Elite