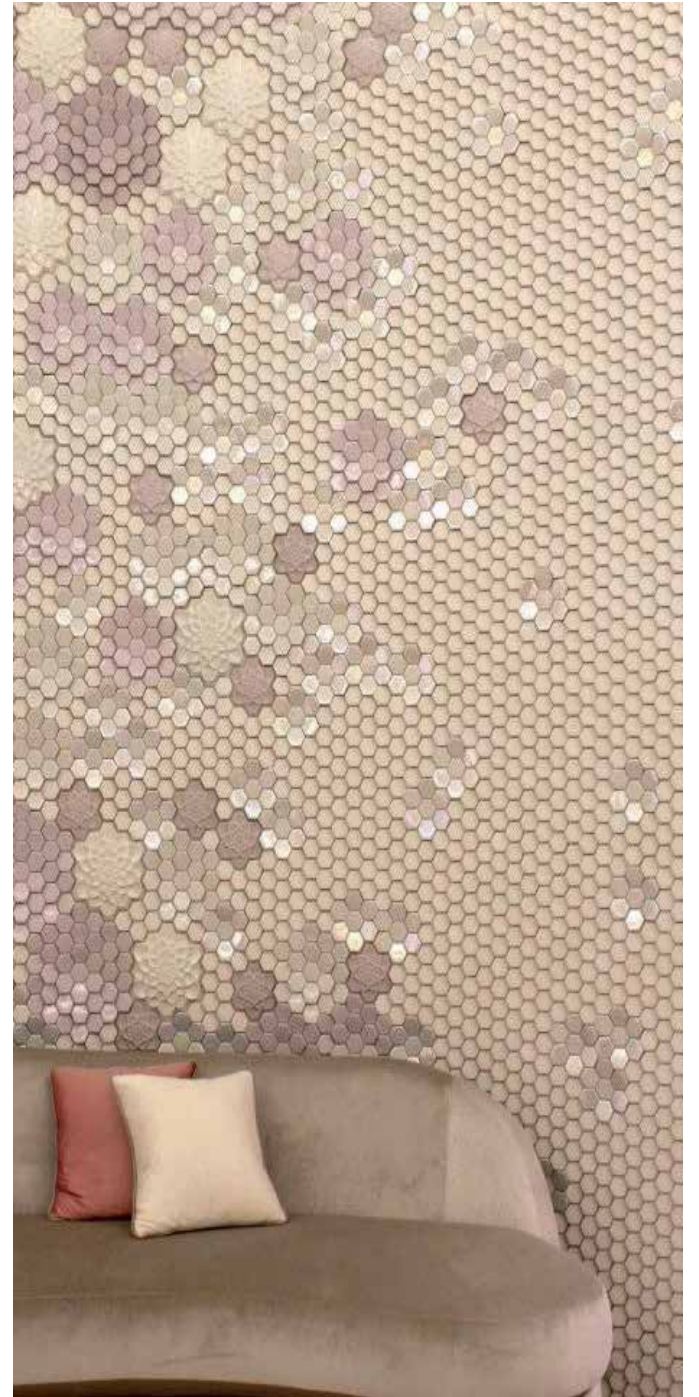
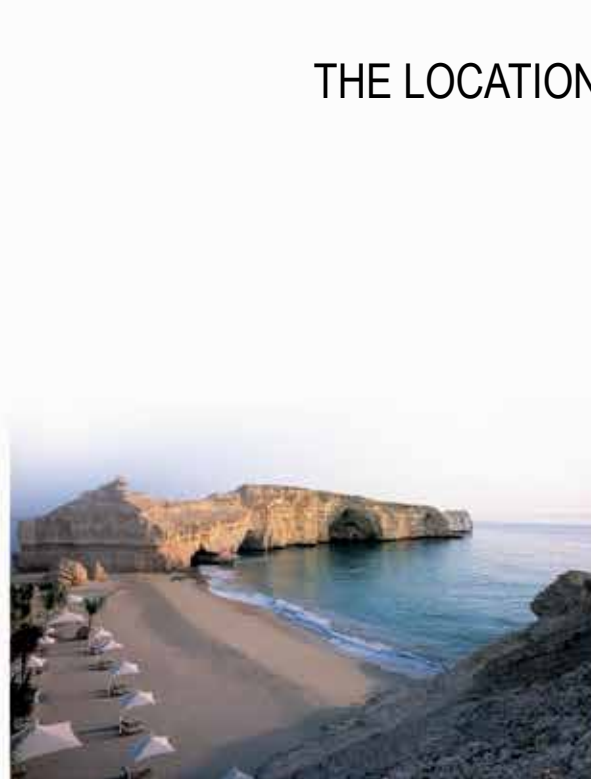




MUSCAT HILLS
INTERNATIONAL DEVELOPMENTS

BUSINESS TOWERS 2 - THE NEW DOWN TOWN





THE LOCATION



OMAN

Oman, a paradise for nature lovers with a unique blend of 3,165 kms of coastline, mountains and desert, offers a sublime combination of a rich culture, heritage and a modern, well-developed society. The oldest independent state in Arab world, Oman is the second largest country in GCC with 309,500 km² of area, and is located in the strategic south-east Arabian Peninsula. Oman is blessed with such a diverse geography, history and culture. Ancient settlements nestle in the magnificent mountains and old souqs and fishing ports are still a hive of activity today.



MUSCAT

Muscat, even to this day, has a character quite different from neighbouring capitals.

There are few high-rise blocks, and even the most functional building is required to reflect tradition with a dome or an arabesque window.

The result of these strict building policies is an attractive, spotlessly clean and whimsically uniform city, "very elegant town with very fine houses" as the Portuguese admirals observed in the 16th century.

Muscat means 'safe anchorage', and the sea continues to constitute a major part of the city: it brings people on cruise ships and goods in containers to the historic ports of Old Muscat and Mutrah, latticed buildings and mosques look spectacular at sunset when the light casts shadows across a serrated crescent of mountains, while pavements, lights and fountains invite an evening stroll.

Muscat Hills

Set in a picturesque hillside location with spectacular panoramic mountain and sea view over the Gulf of Oman, Muscat Hills

is a unique Integrated Tourism Complex development comprising of an 18-hole certified green golf course and high quality residential & commercial properties in the prime location,

Airport Heights, of Muscat.

















Facade



Facade





Main Lobby

Lift Lobby



Floor Corridor

Floor Corridor

P

G
1
2
3
4
5

Atrium - Retail

Retail

Offices

Offices

Offices

Offices

Basemnet Lobby

Floor Plan

Basement - 1

Gross Area: 5555 Sqm

Car Spaces: 123

Technical / Facility
Rooms



Lobby / Lifts /
Stairs



Basement - 2

Gross Area: 5530 Sqm

Car Spaces: 118

Technical / Facility
Rooms



Lobby / Lifts /
Stairs



Basement - 3

GROSS AREA: 5530 sqm

CAR SPACES: 118

Technical / Facility
Rooms



Lobby / Lifts /
Stairs



- PLOT BOUNDARY
 --- SETBACKS FROM PLOT BOUNDARY

INTERNAL FUNCTIONS

- CONNECTIVE SPACES
 EXTERNAL CAR PARK
 COMMERCIAL LOBBY
 COMMERCIAL WALKING AREA
 OUTDOORS
 RETAIL SPACES
 LOBBY

Retail Floor
 Sellable Area: 2957 Sqm
 Car Spaces: 16

Ground Floor	
Shop No.	Built up Area sqm
R1	154
R2	121
R3	126
R4	74
R5	104
R6	123
R7	123
R8	110
R9	63
R10	84
R11	103
R12	137
R13	150
R14	147
R15	136
R16	101
R17	110
R18	73
R19	110
R20	119
R21	98
R22	100
R23	73
R24	124
R25	121
R26	173



Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor

2nd Floor

3rd Floor

4th Floor

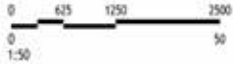
5th Floor

6th Floor



OFFICE NO. 001

AREA = 143 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



6th Floor



OFFICE NO. 002

AREA = 99 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Business Towers 2 - The New Down Town

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

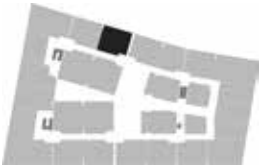
1st Floor



2nd Floor



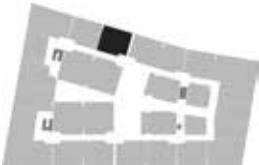
3rd Floor



4th Floor



5th Floor



6th Floor



OFFICE NO. 003

AREA = 100 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor

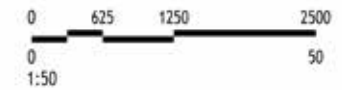


6th Floor



OFFICE NO. 004

AREA = 101 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Business Towers 2 - The New Down Town

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



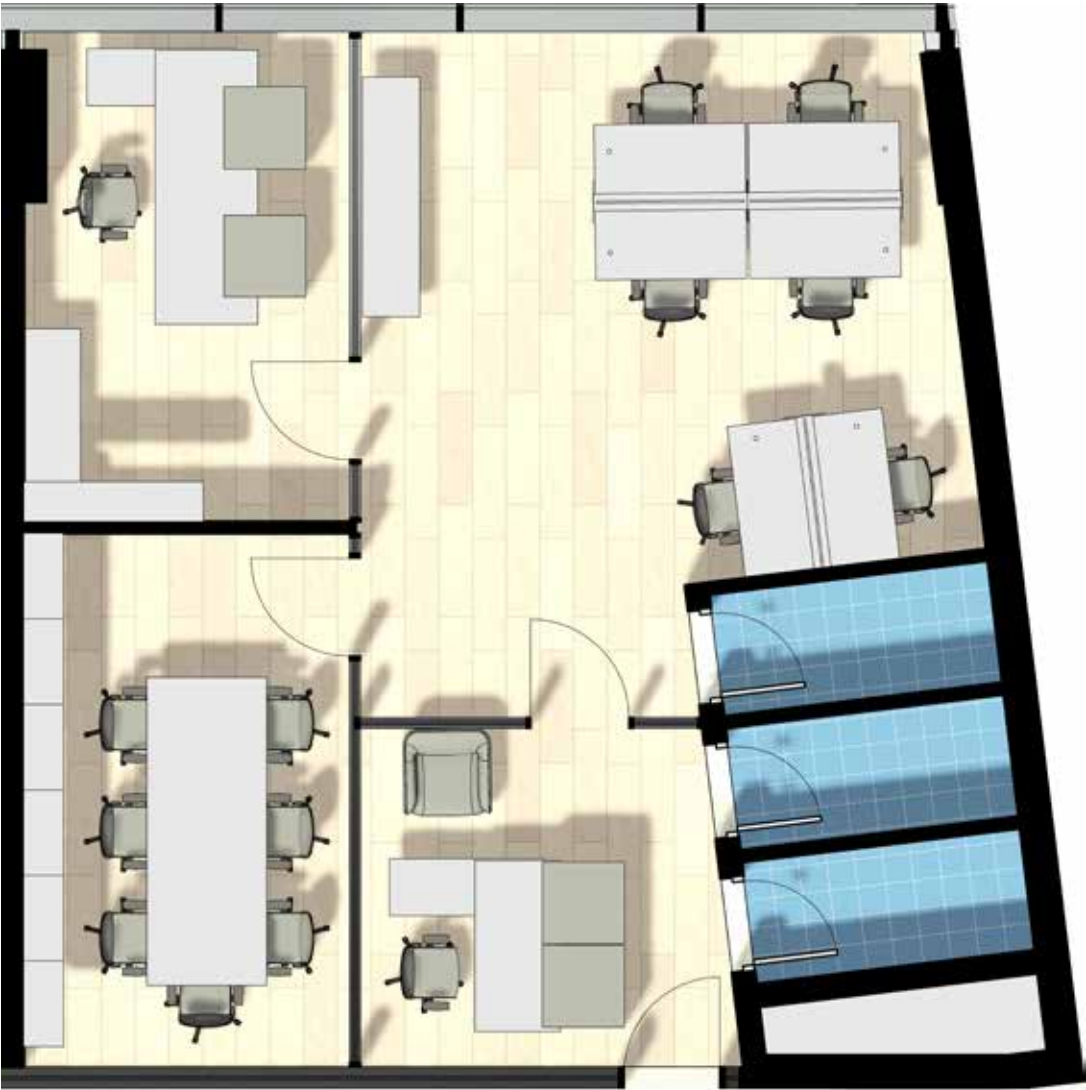
4th Floor



5th Floor

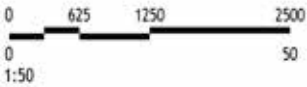


6th Floor



OFFICE NO. 005

AREA = 81 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



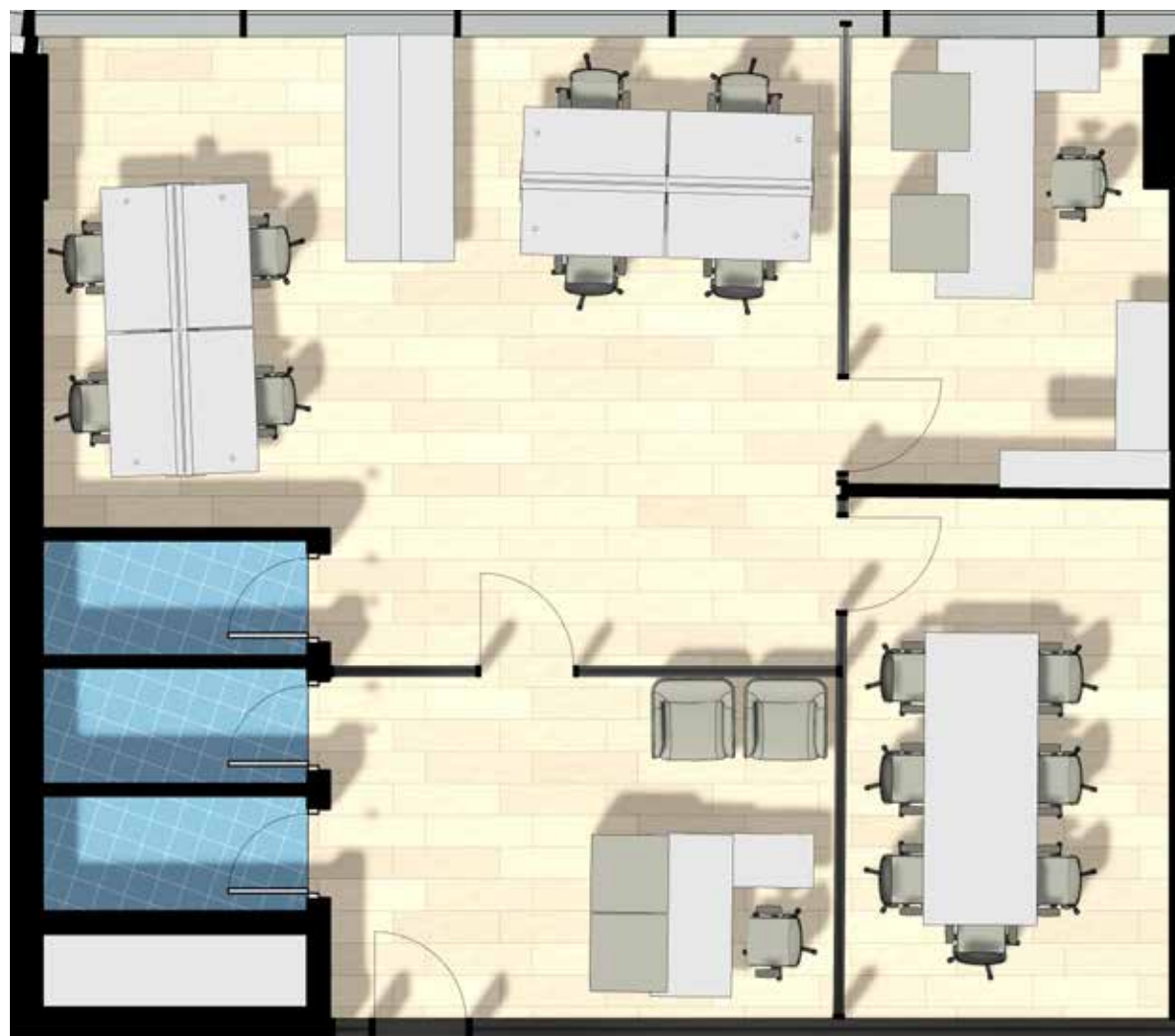
4th Floor



5th Floor

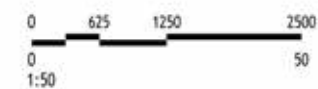


6th Floor



OFFICE NO. 006

AREA = 100 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



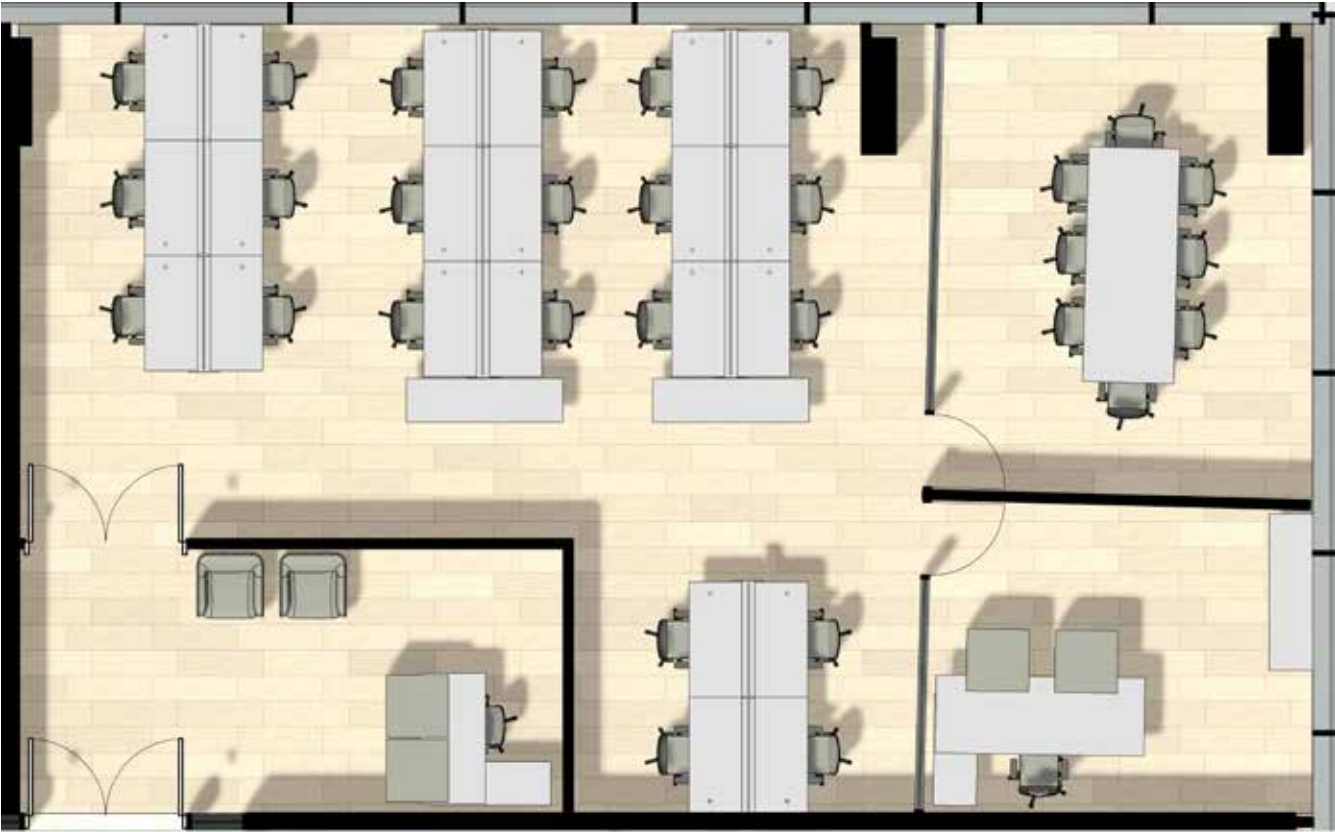
4th Floor



5th Floor



6th Floor



OFFICE NO. 007

AREA = 145 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



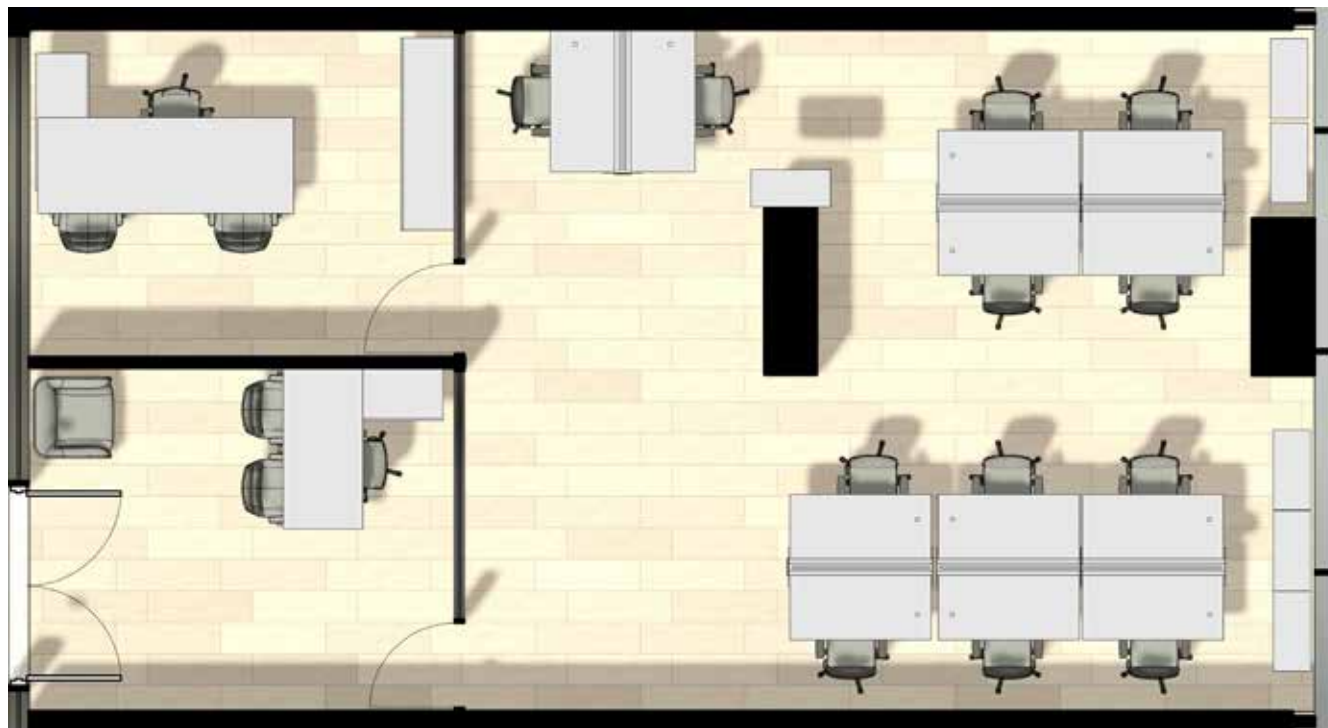
4th Floor



5th Floor



6th Floor



OFFICE NO. 008

AREA = 84 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



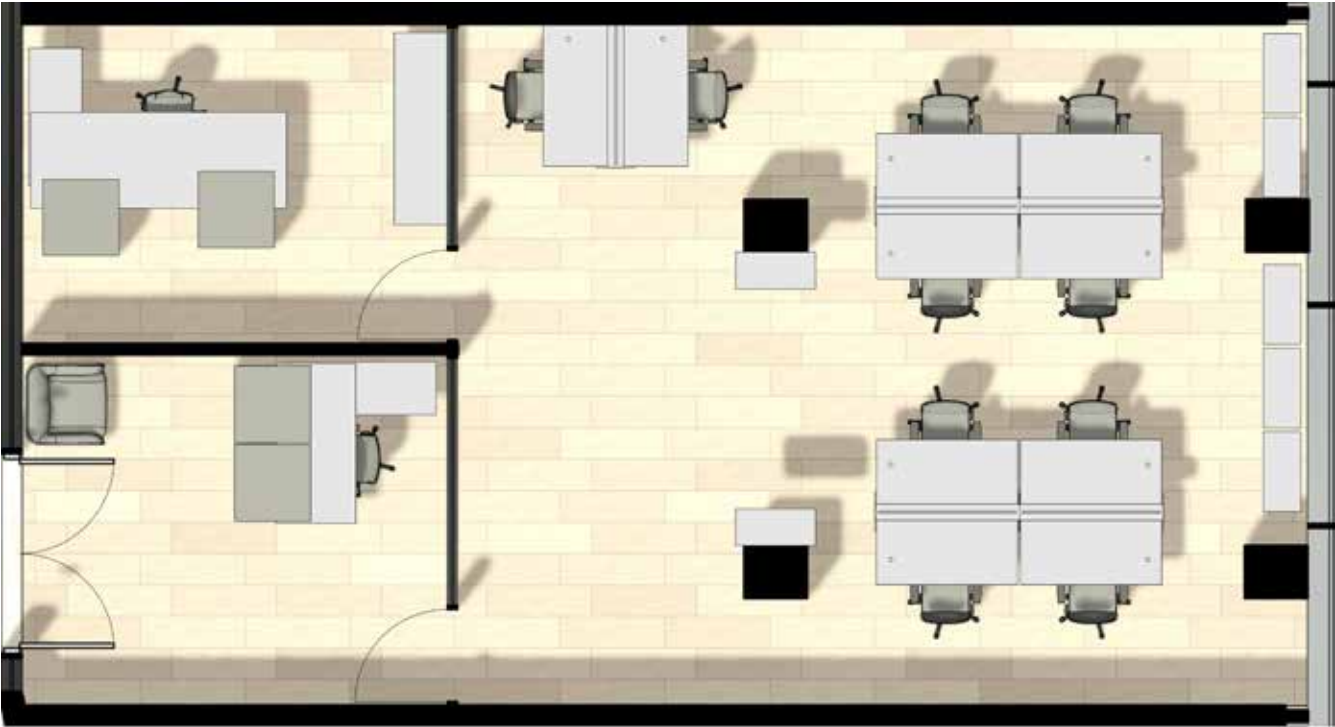
4th Floor



5th Floor



6th Floor



OFFICE NO. 009

AREA = 84 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



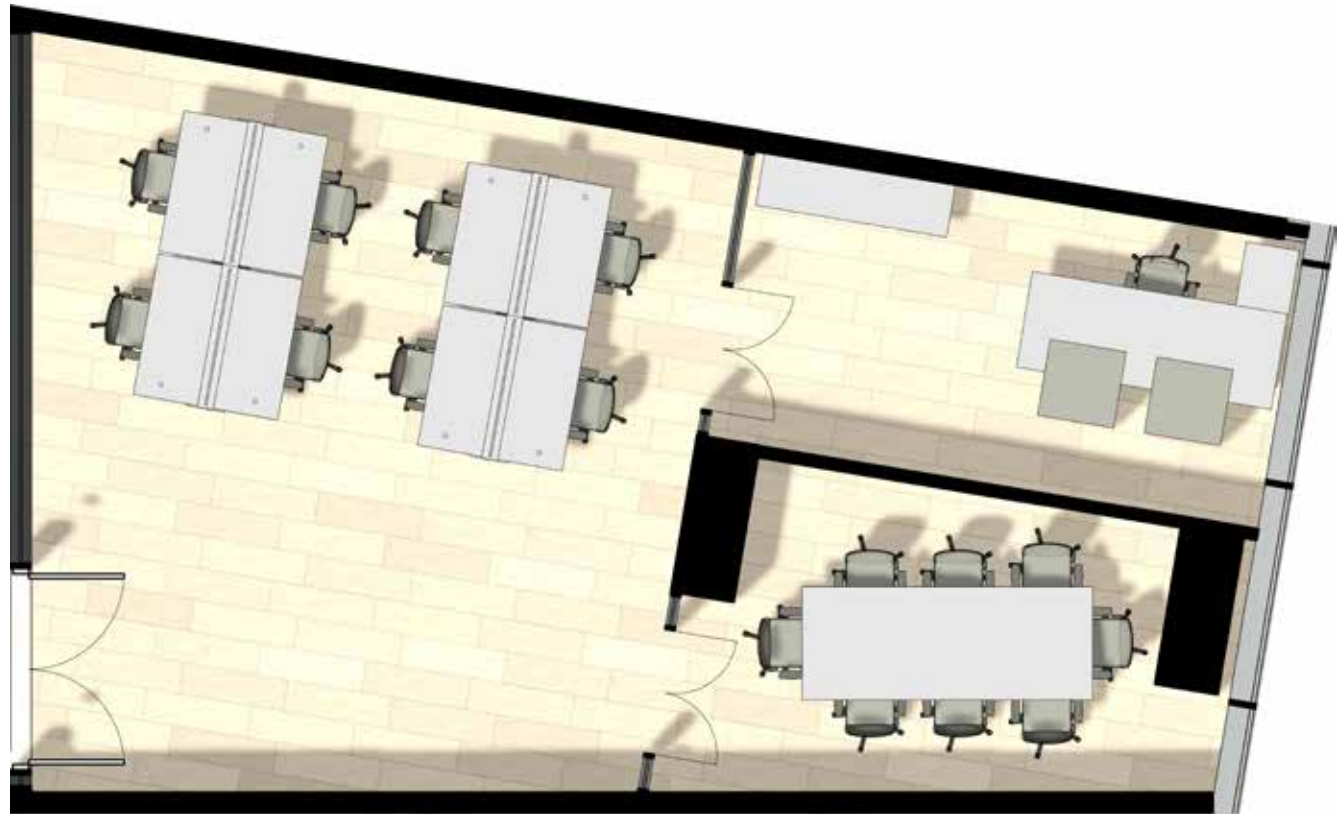
4th Floor



5th Floor



6th Floor



OFFICE NO. 010

AREA = 76 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor

2nd Floor

3rd Floor

4th Floor

5th Floor

6th Floor



OFFICE NO. 011

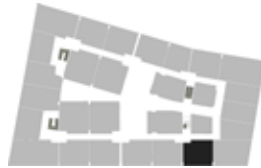
AREA = 123 sqm



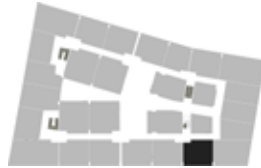
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

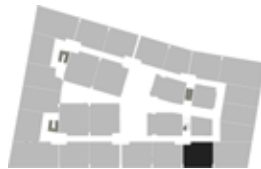
1st Floor



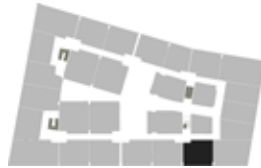
2nd Floor



3rd Floor



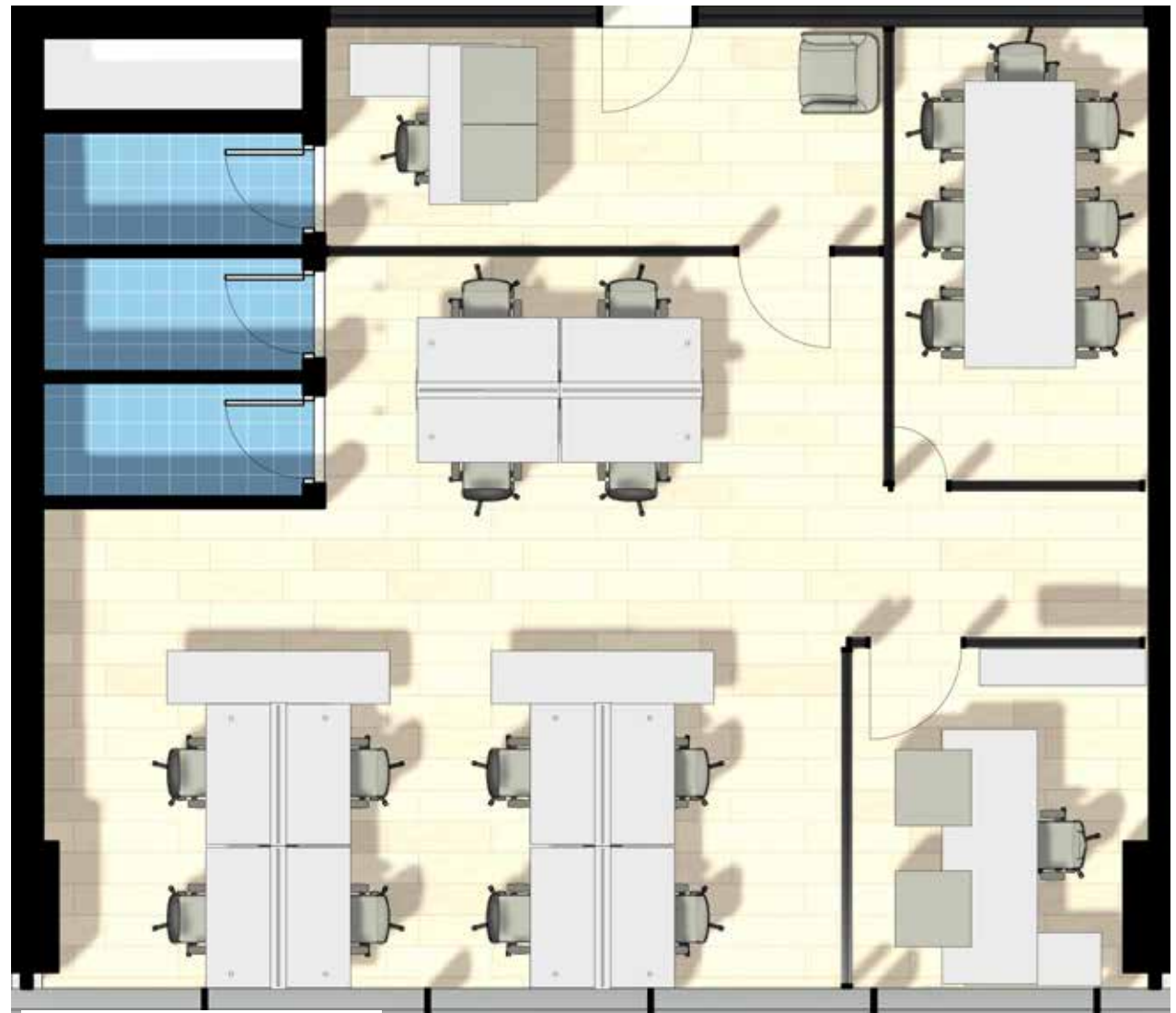
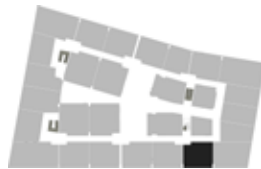
4th Floor



5th Floor

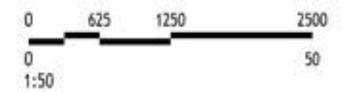


6th Floor



OFFICE NO. 012

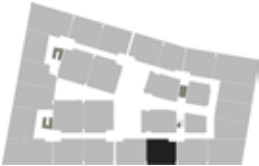
AREA = 100 sqm



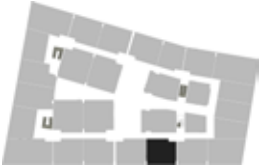
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

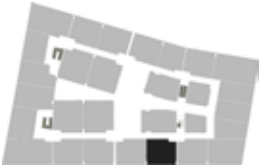
1st Floor



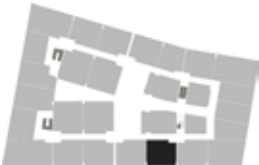
2nd Floor



3rd Floor



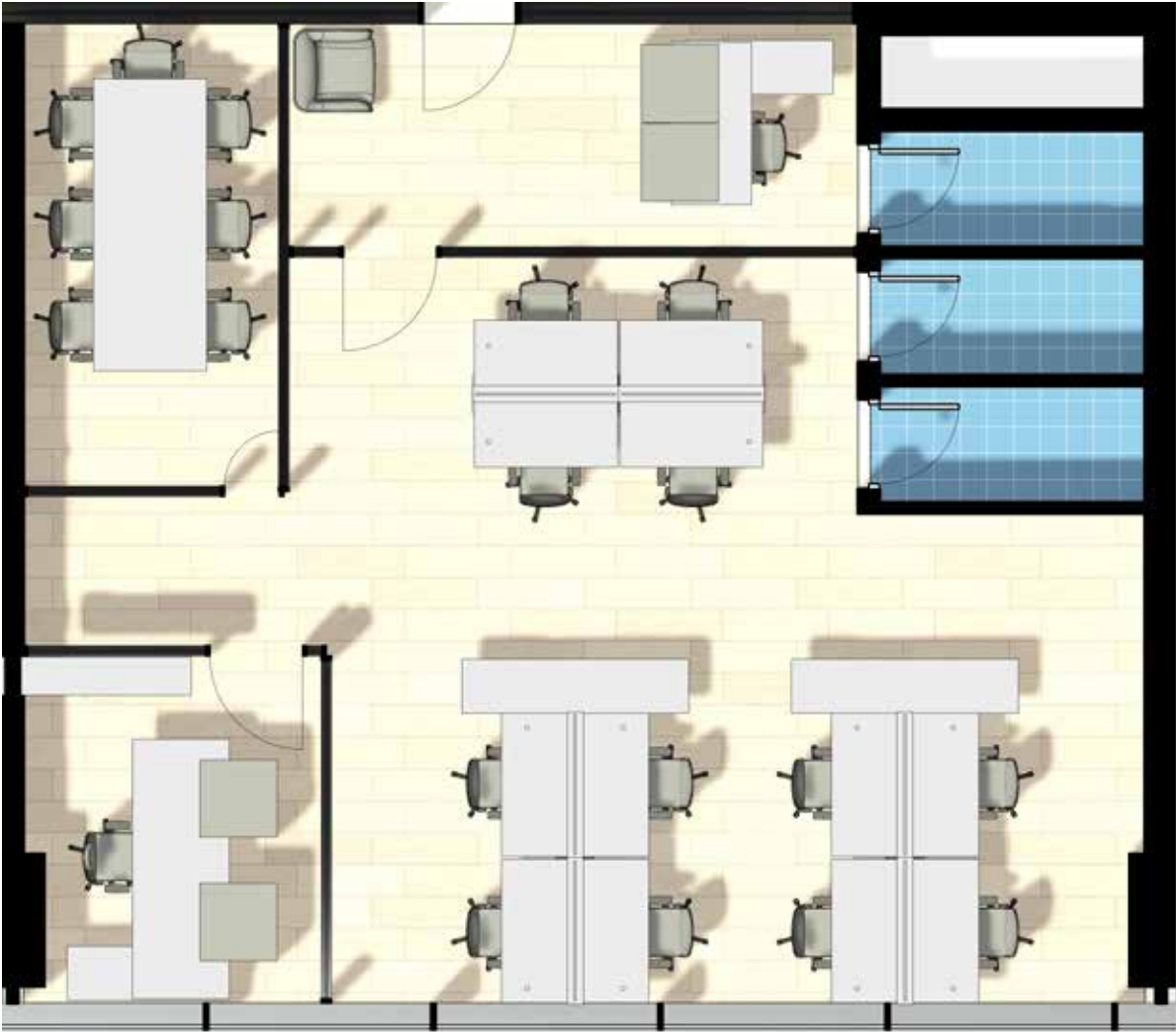
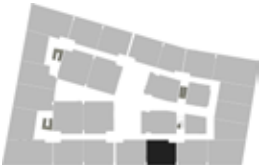
4th Floor



5th Floor

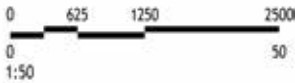


6th Floor



OFFICE NO. 013

AREA = 99 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



6th Floor



OFFICE NO. 014

AREA = 100 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor

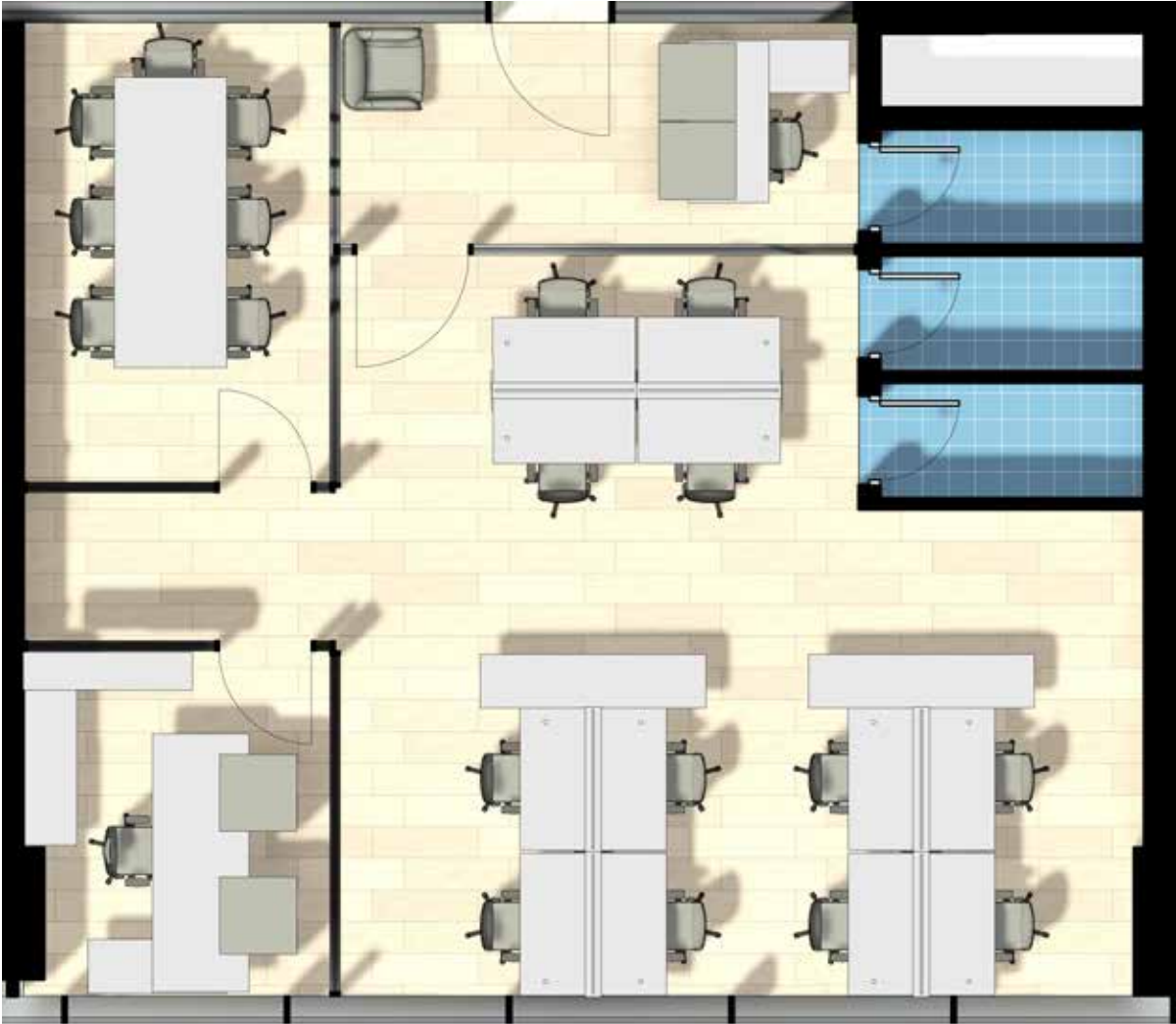
2nd Floor

3rd Floor

4th Floor

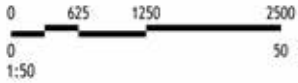
5th Floor

6th Floor



OFFICE NO. 015

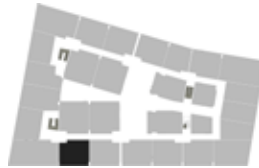
AREA = 100 sqm



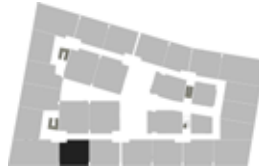
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

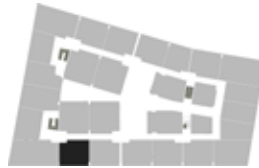
1st Floor



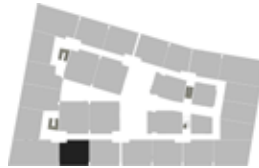
2nd Floor



3rd Floor



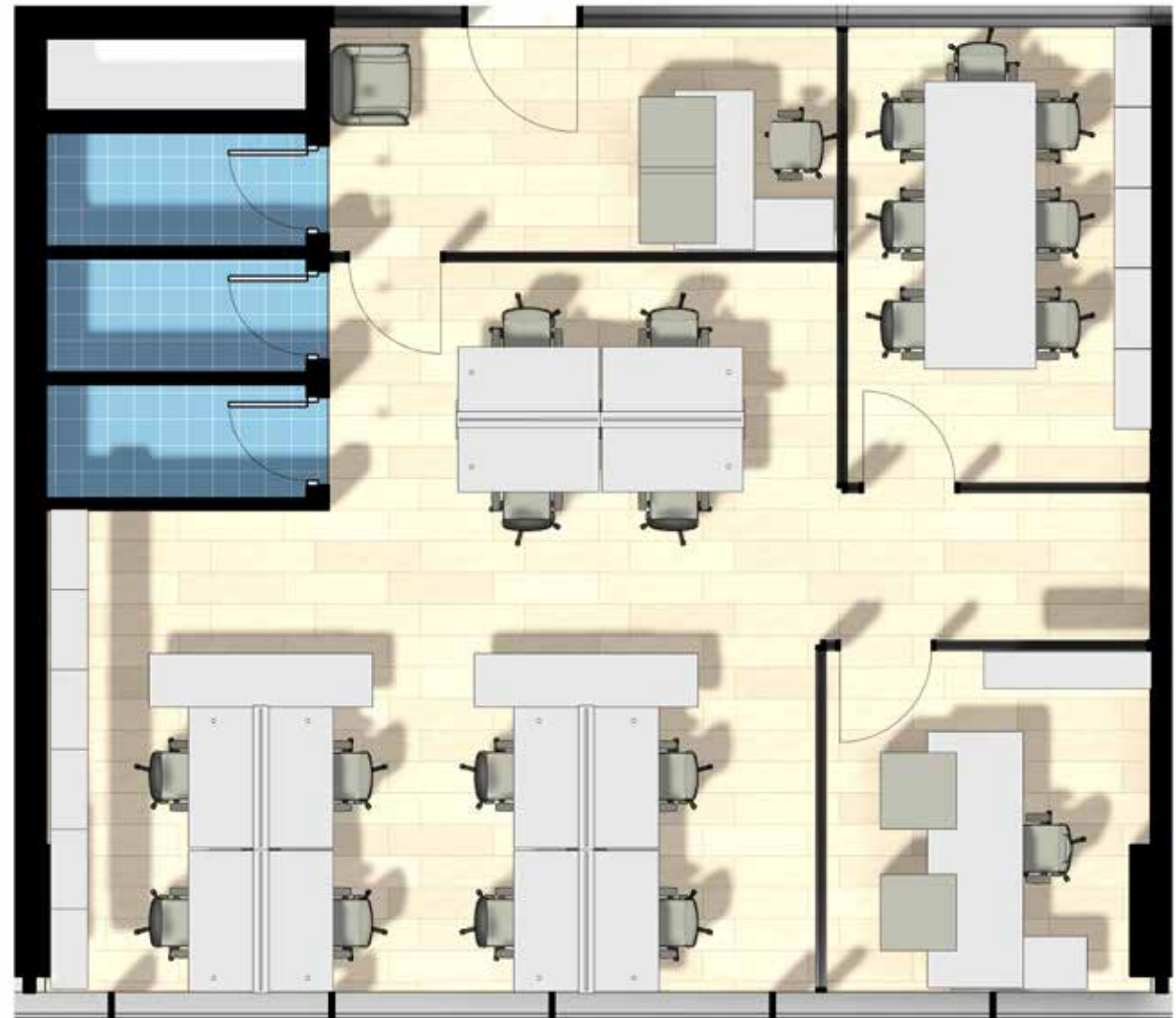
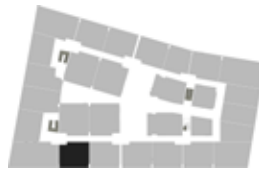
4th Floor



5th Floor



6th Floor



OFFICE NO. 016

AREA = 99 sqm



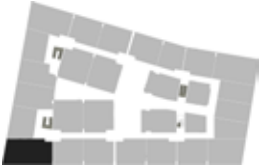
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor

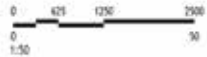


6th Floor



OFFICE NO. 017

AREA = 161 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



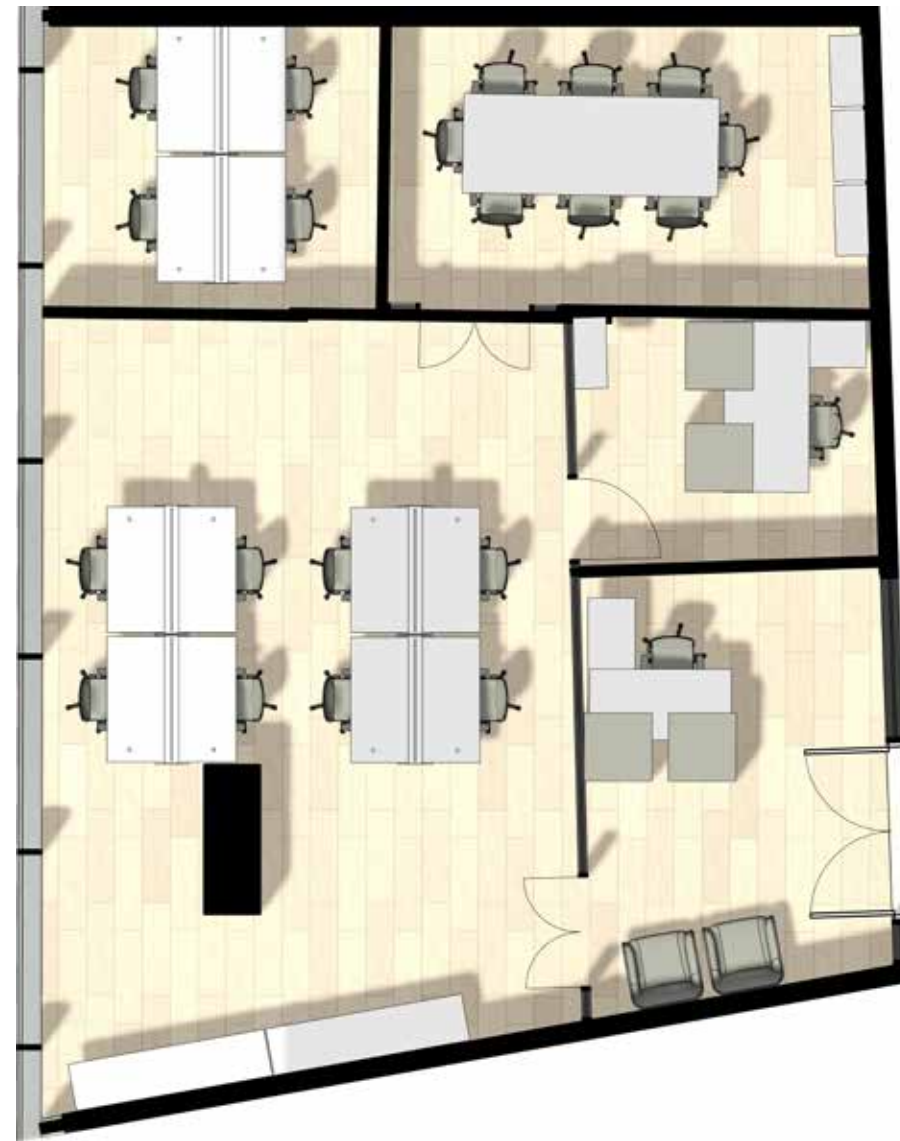
4th Floor



5th Floor



6th Floor



OFFICE NO. 018

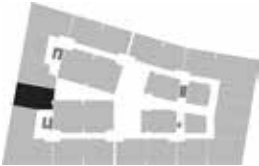
AREA = 103 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

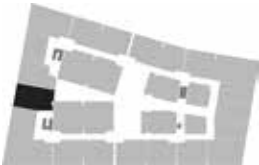
1st Floor



2nd Floor



3rd Floor



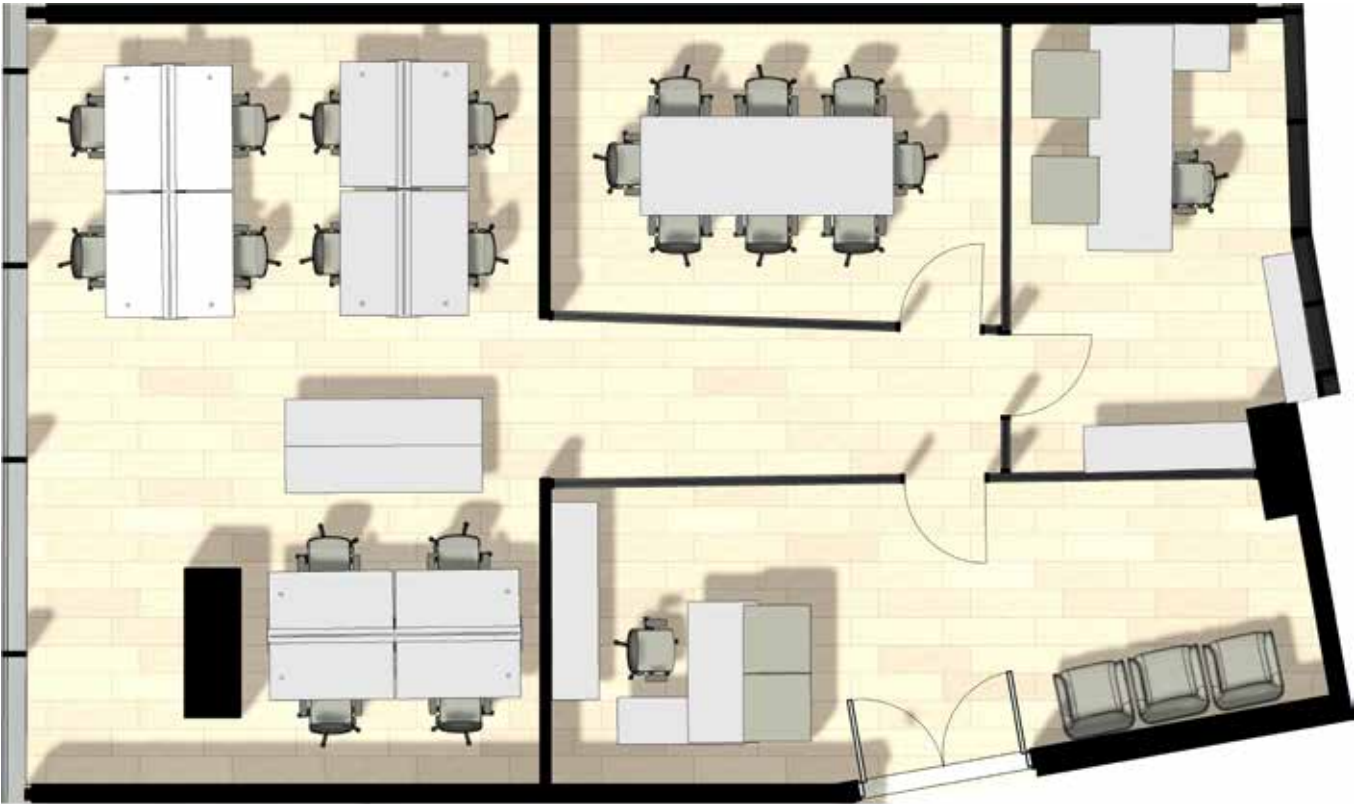
4th Floor



5th Floor

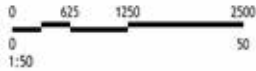


6th Floor



OFFICE NO. 019

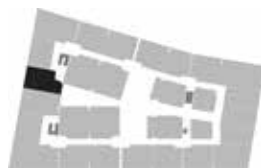
AREA = 116 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



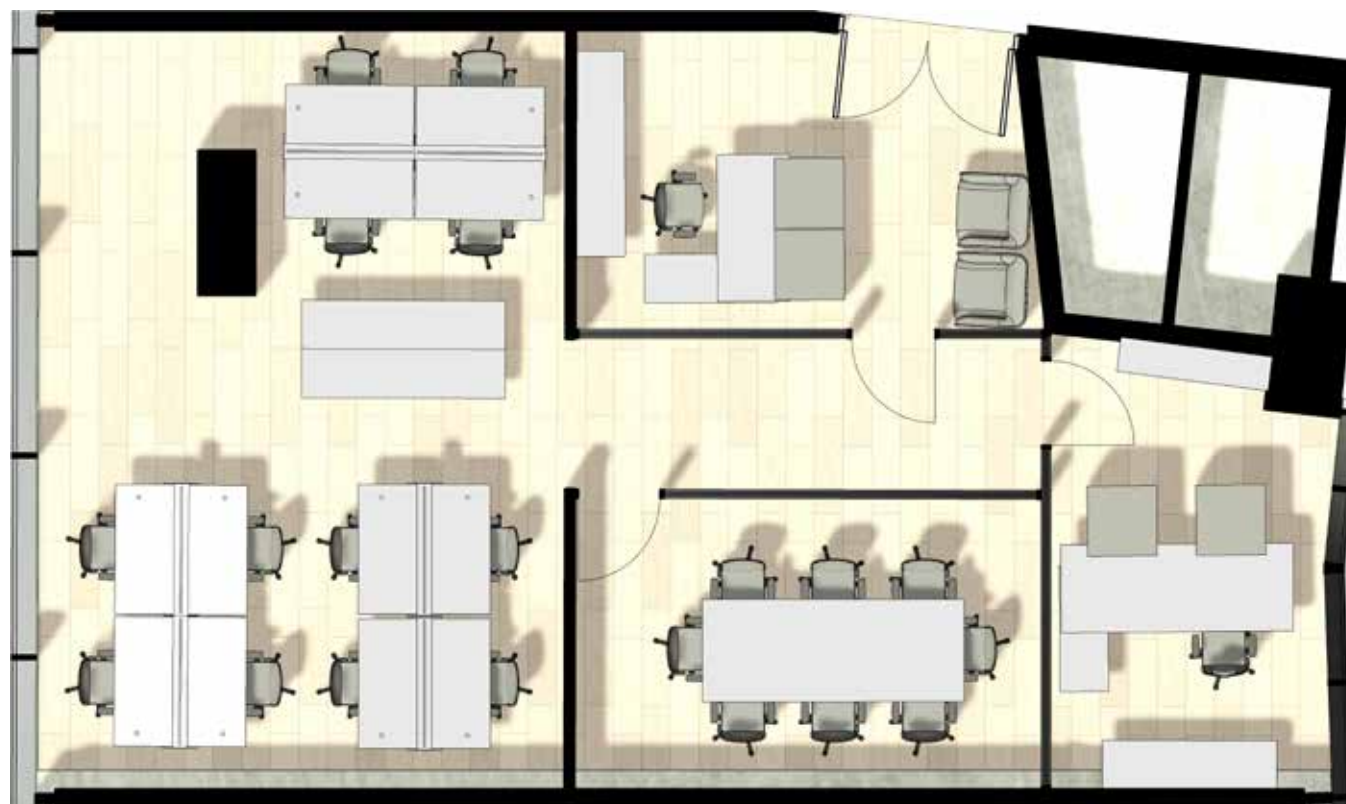
4th Floor



5th Floor



6th Floor



OFFICE NO. 020

AREA = 110 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor

2nd Floor

3rd Floor

4th Floor

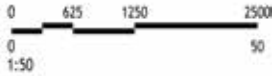
5th Floor

6th Floor



OFFICE NO. 021

AREA = 90 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor

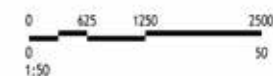


6th Floor



OFFICE NO. 022

AREA = 123 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Business Towers 2 - The New Down Town

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor

2nd Floor

3rd Floor

4th Floor

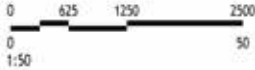
5th Floor

6th Floor



OFFICE NO. 023

AREA = 123 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor

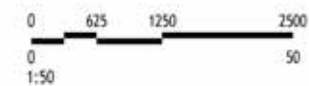


6th Floor



OFFICE NO. 024

AREA = 102 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

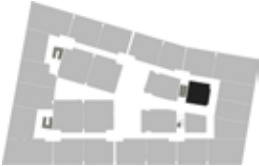
Business Towers 2 - The New Down Town

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



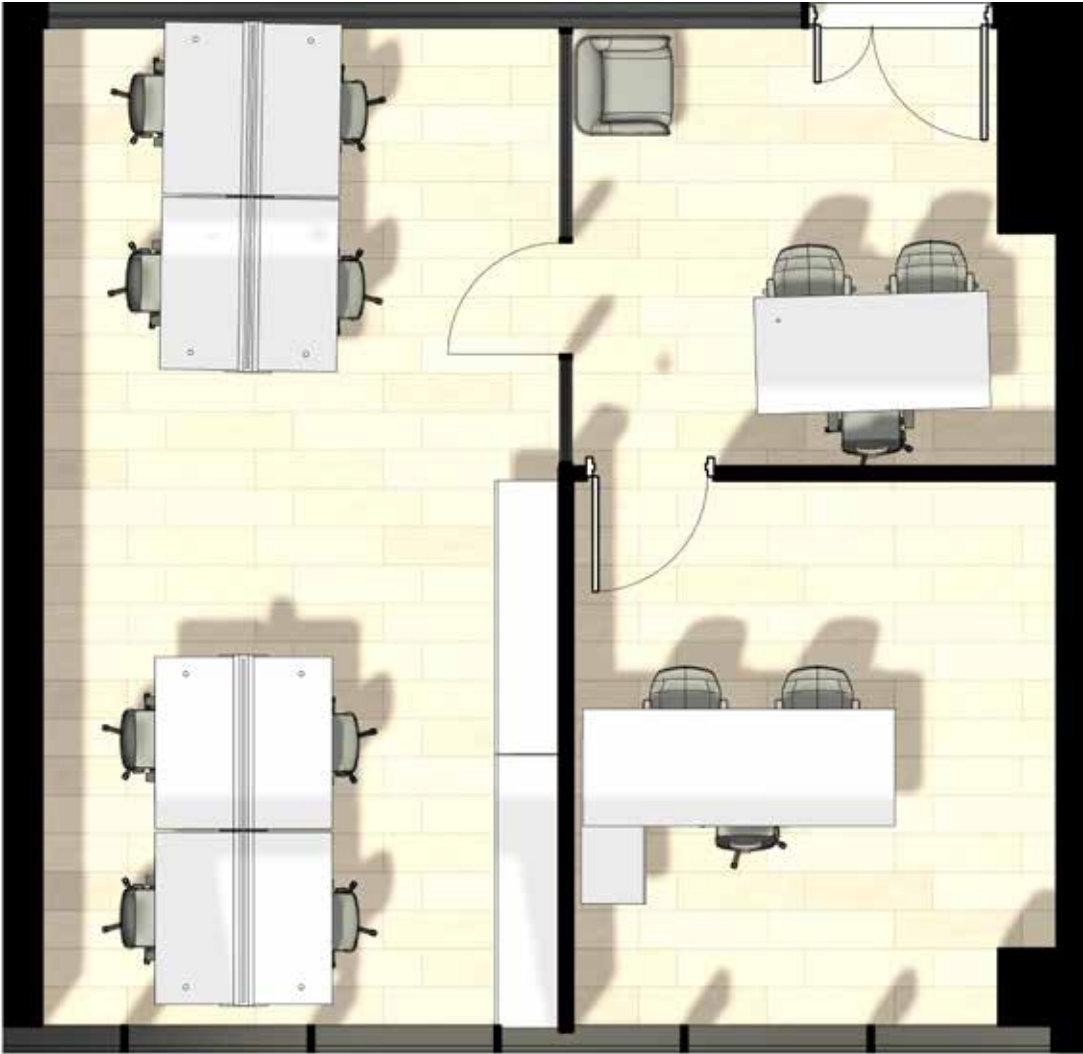
4th Floor



5th Floor

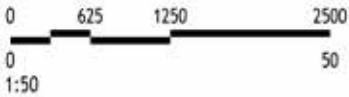


6th Floor



OFFICE NO. 025

AREA = 69 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor

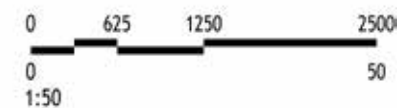


6th Floor



OFFICE NO. 026

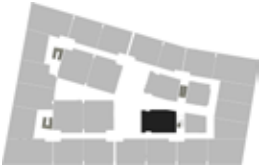
AREA = 53 sqm



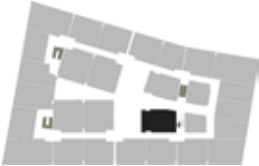
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

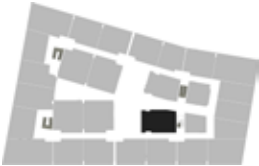
1st Floor



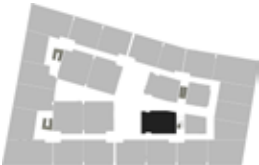
2nd Floor



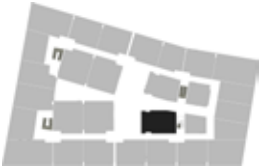
3rd Floor



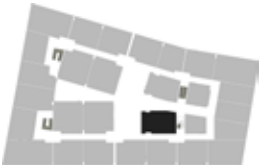
4th Floor



5th Floor

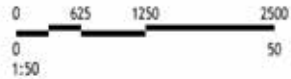


6th Floor



OFFICE NO. 027

AREA = 106 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



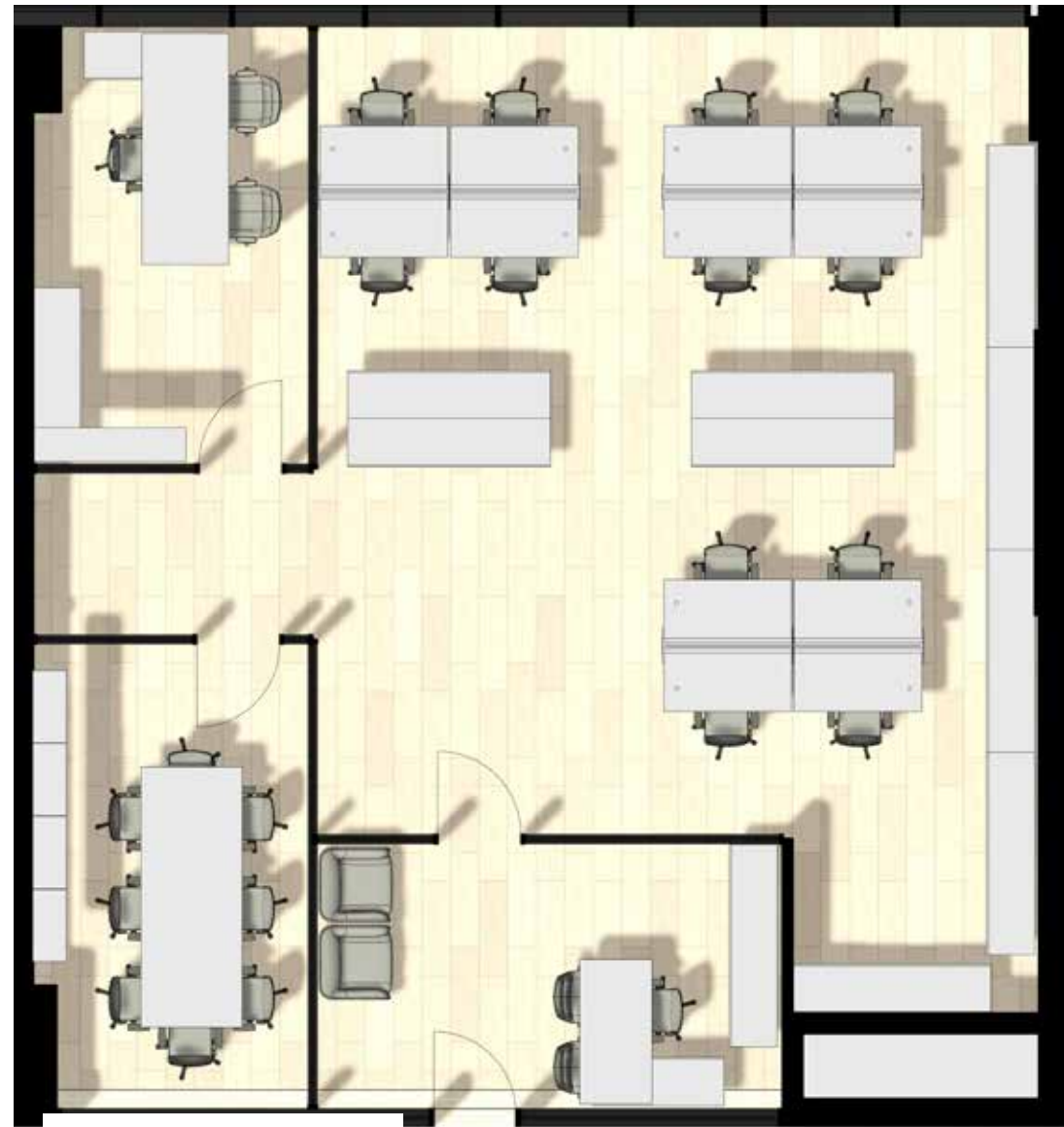
4th Floor



5th Floor



6th Floor



OFFICE NO. 028

AREA = 123 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Business Towers 2 - The New Down Town

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor

2nd Floor

3rd Floor

4th Floor

5th Floor

6th Floor



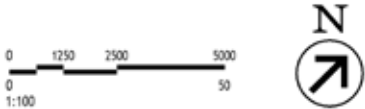
OFFICE NO. 029

AREA = 122 sqm

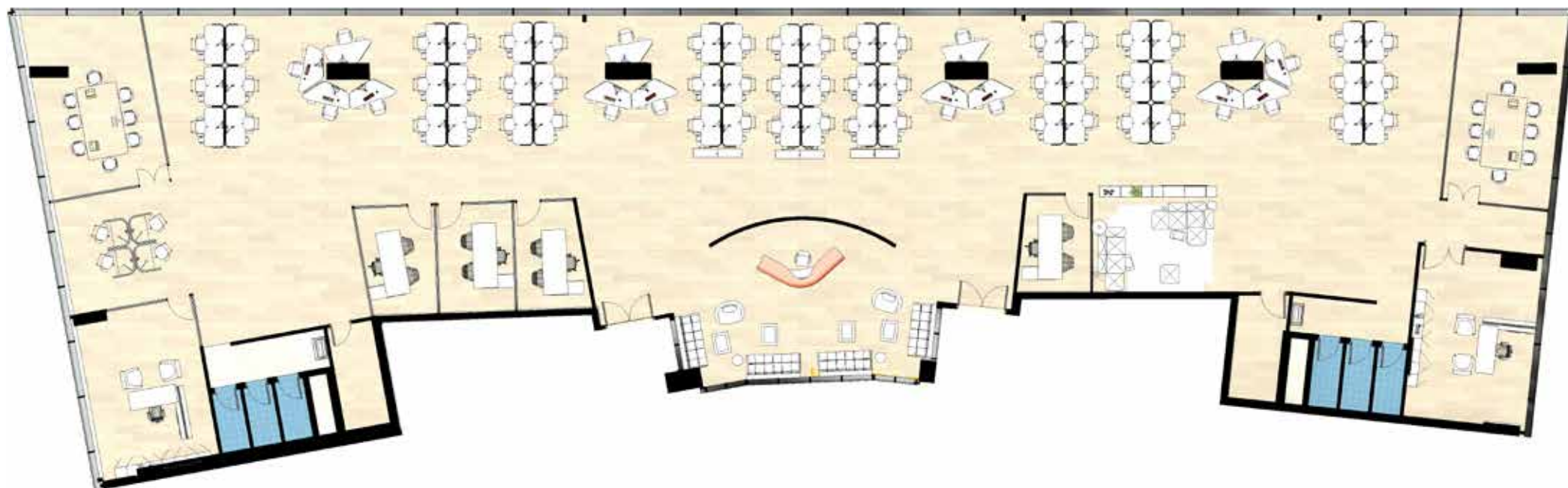


Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Penthouse

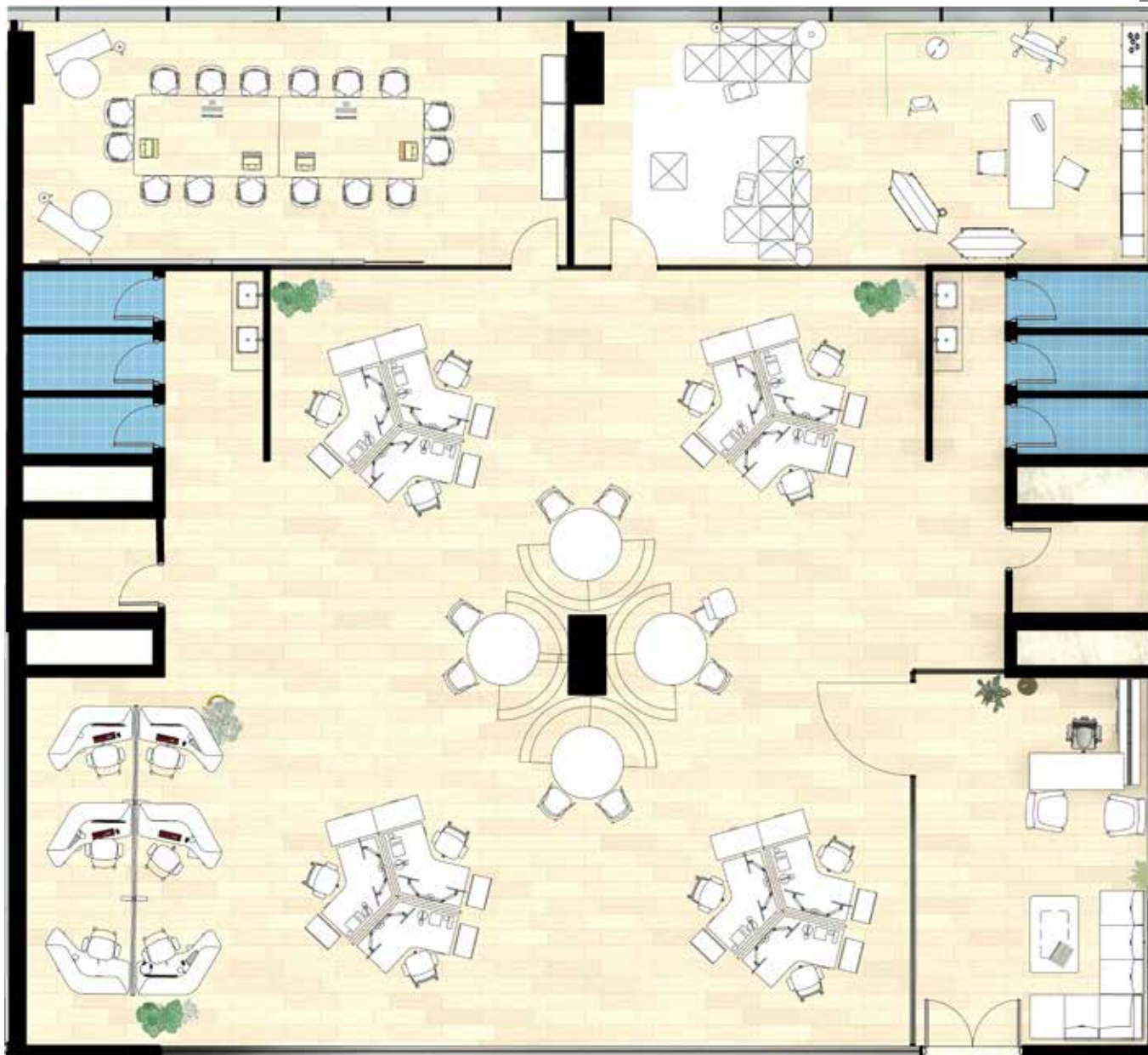






Office No. 701

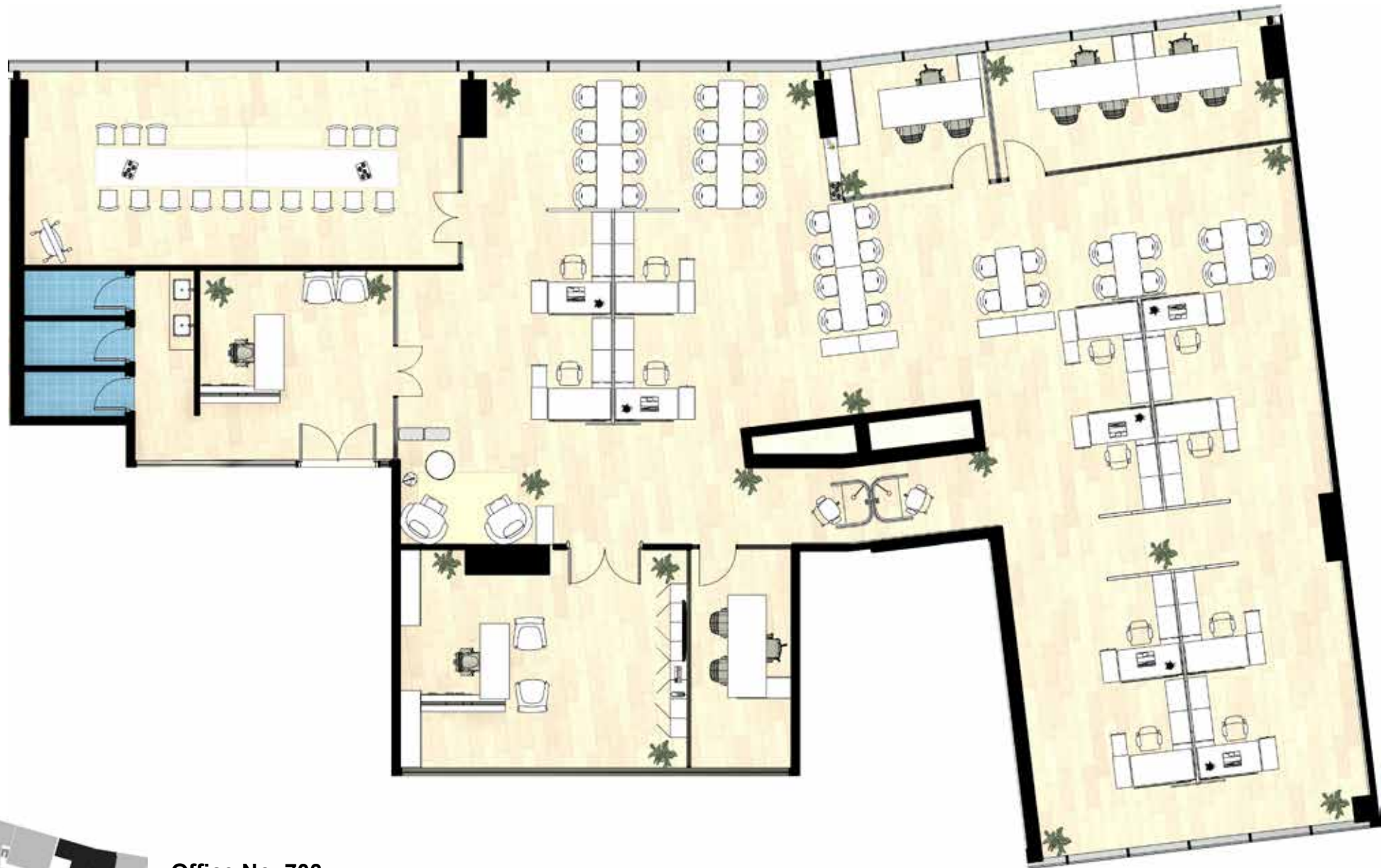
Area Sqm 775



Office No. 702

Area Sqm 421





Office No. 703

Area Sqm 451



Office No. 704

Area Sqm 625





Office No. 705

Area Sqm 418



Reception





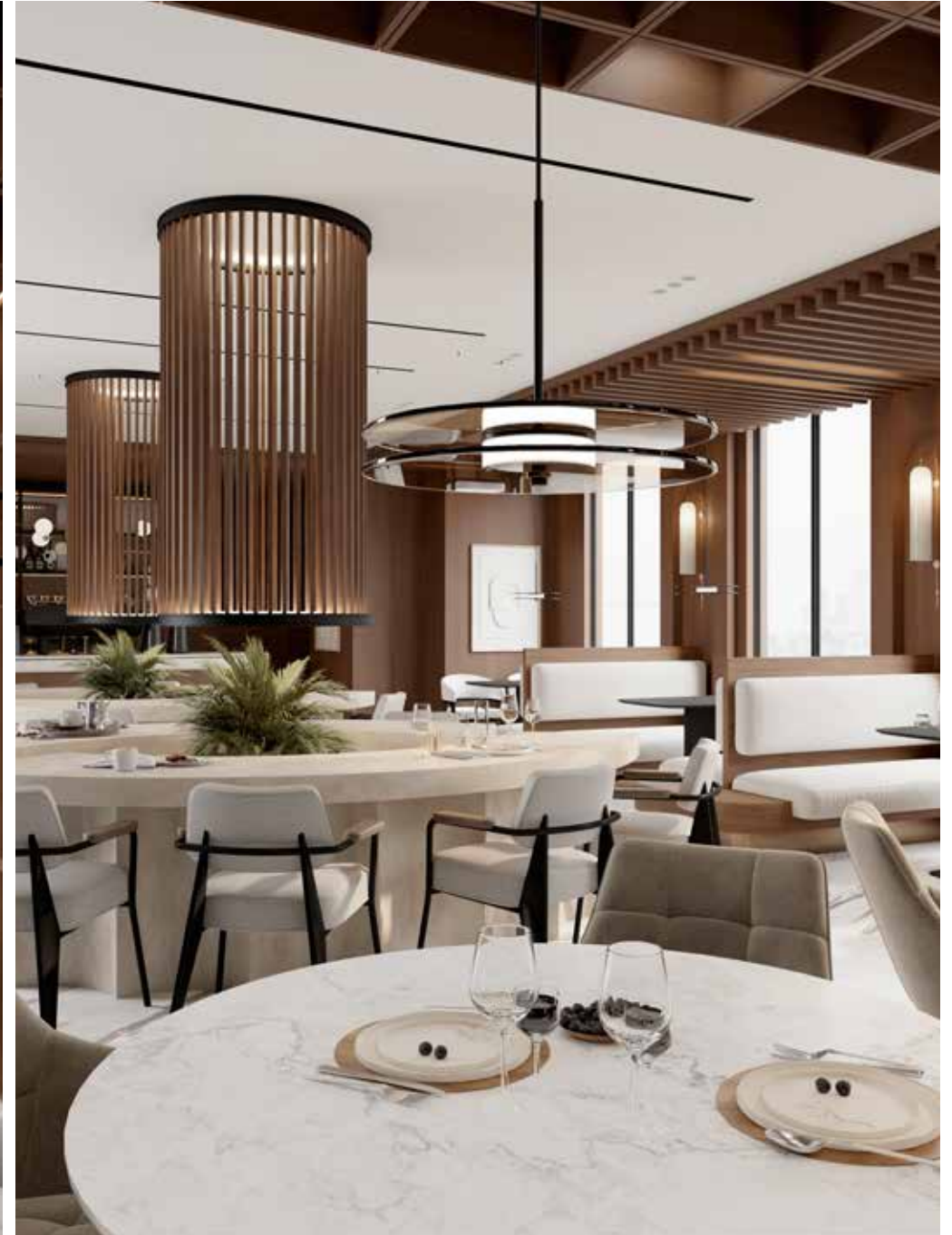
Recreation









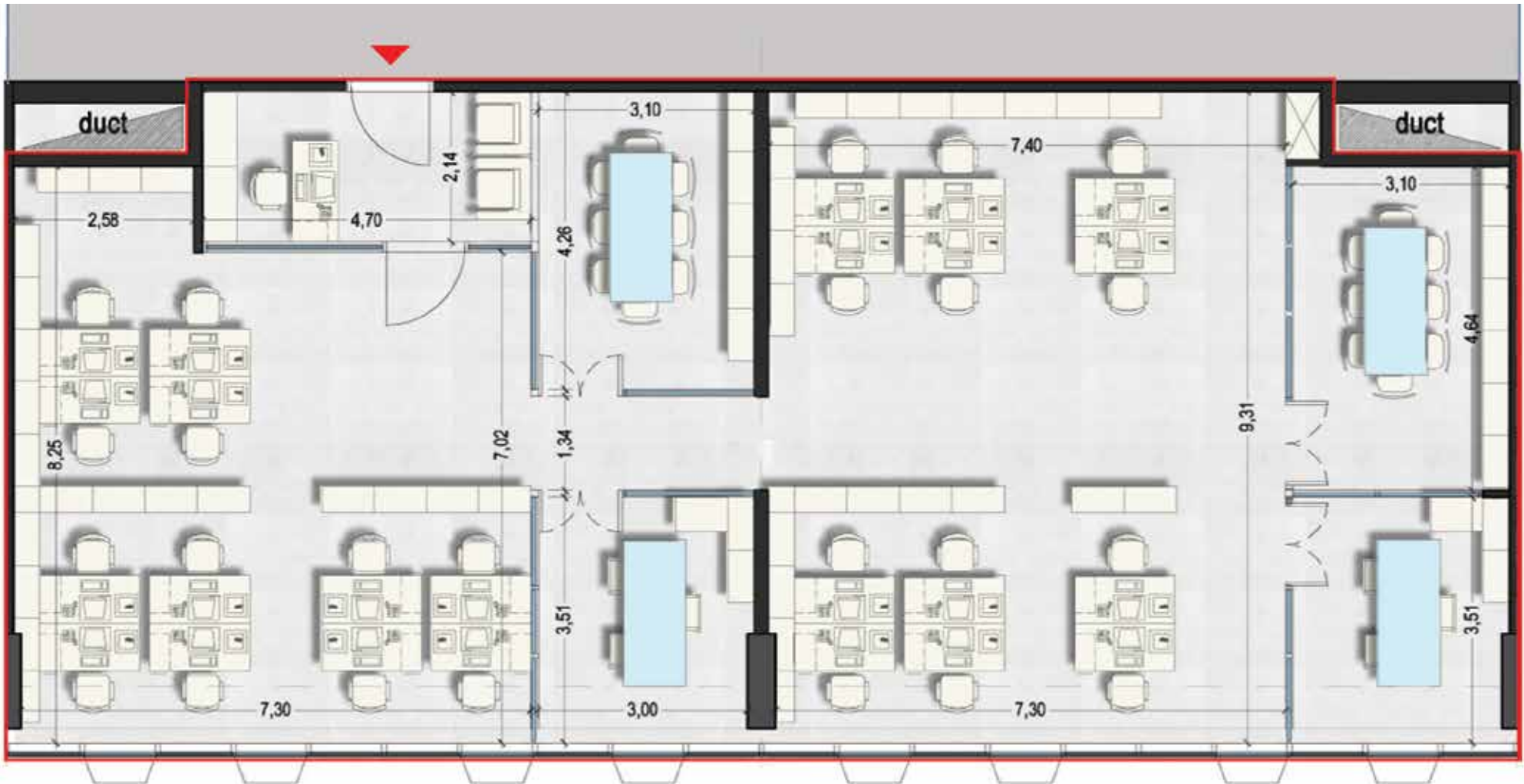


Modularity and Flexibility

Minimum Size



Medium Size



Large Size



Extra Large Size



Creative Visualization











LIGHT - RECESSED



RAISED FLOOR



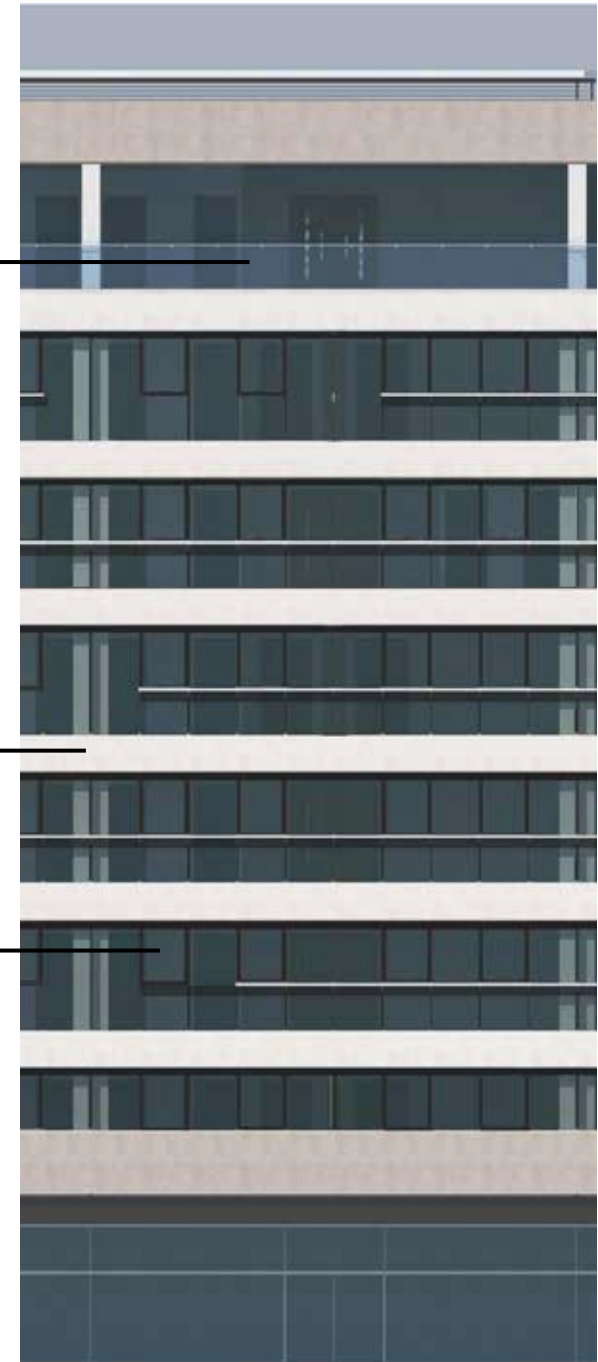
GLASS BALUSTRADES

Profile anodized Aluminium coating



STONE CLADDING

ALUMINIUM WINDOW SYSTEM



STONE CLADDING

ALUMINIUM SYSTEM FOR FACADES



Developer



MUSCAT HILLS INTERNATIONAL DEVELOPMENT LLC
MUSCAT (Sultanate of Oman)

Project Management & General Planning



VIA INTERNATIONAL ENGINEERING CONSULTANCY LLC
MUSCAT (Sultanate of Oman)

Architect



INTERA S.R.L. ROME
ROME (Italy)

BUSINESS TOWERS 2 | NEW DOWN TOWN | MUSCAT HILLS

