

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 120 • 1st FLOOR • 114 SQM

SALE PRICE • EXCLUDING VAT

OMR 131,969

WORK • CONNECT • GROW



THE OPPORTUNITY

Business Tower II places a modern commercial address within the Muscat Hills environment.

Office 120 offers 114 sqm on the 1st floor, a staged 36-month payment plan and an investment case based on an estimated rental rate of OMR 10 per sqm per month.

- | | | |
|---|-----------------------------|---|
|  | Muscat Hills setting | Business, golf and lifestyle surroundings. |
|  | Staged payment plan | 20% down payment with scheduled installments. |
|  | Rental potential | Estimated monthly rent of OMR 1,140. |



UNIT OVERVIEW

Clear pricing and unit information

Unit	120
Floor	1st
Office Type	020
Area	114 sqm
Base Price (Excl. VAT)	OMR 131,969
VAT (5%)	OMR 6,598
Total incl. VAT	OMR 138,568
Base Price / sqm	OMR 1,158



STRATEGICALLY CONNECTED

At the Heart of Muscat's New Business District

Business Tower II places businesses within minutes of key transport, commercial, exhibition, retail and lifestyle destinations.

02 MIN

MUSCAT HIGHWAY

02 MIN

BANK MUSCAT

04 MIN

OMAN CONVENTION &
EXHIBITION CENTRE

07 MIN

MUSCAT
INTERNATIONAL AIRPORT

10 MIN

AZAIBA BEACH

14 MIN

MALL OF OMAN

MUSCAT HILLS

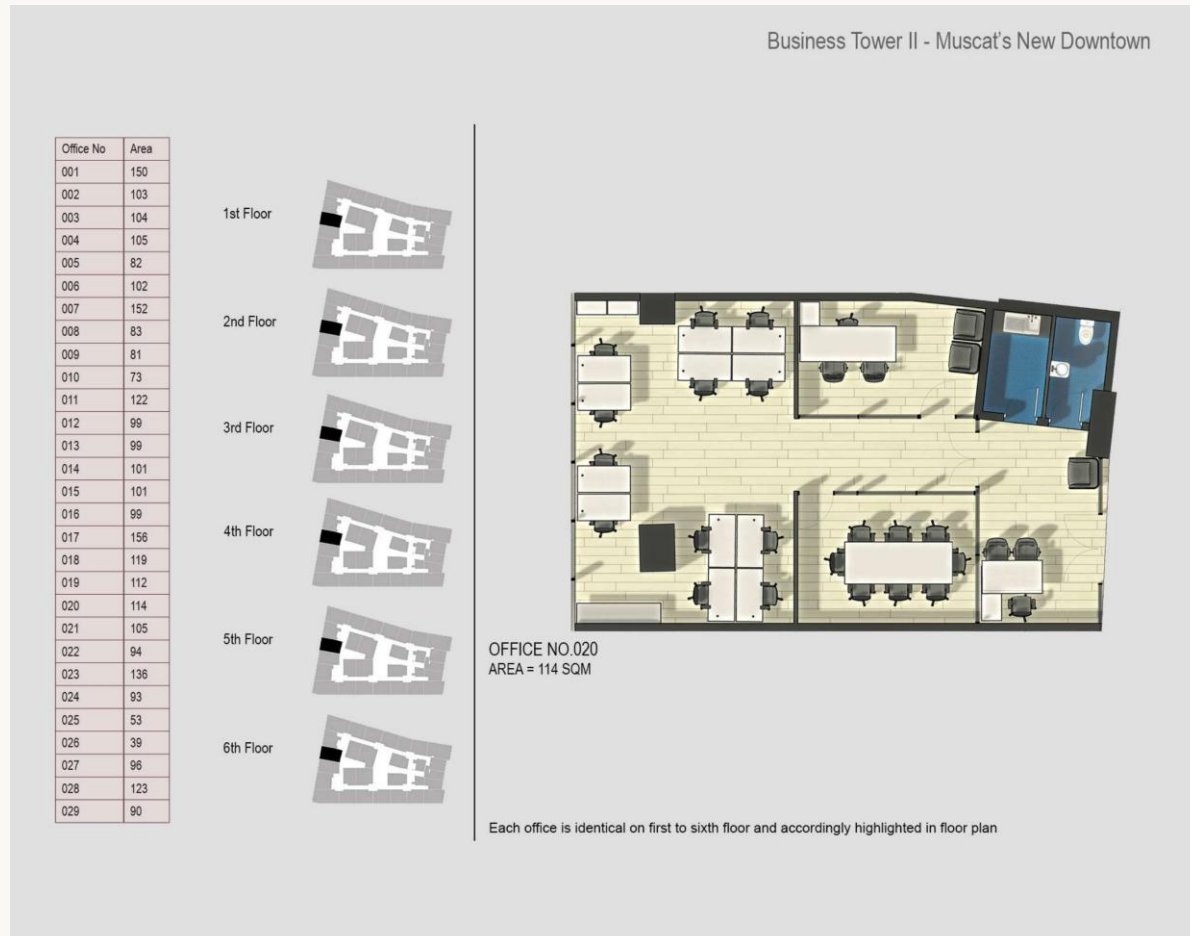
BUSINESS TOWER II

Connected to Muscat's
key business and lifestyle
destinations.

Travel times are indicative and may vary with traffic and route conditions.

UNIT FLOOR PLAN

Office type 020 • 114 sqm



OFFICE 120

Floor

1st

Area

114 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 1,140

POSITION IN THE FLOOR



OFFICE TYPE 020

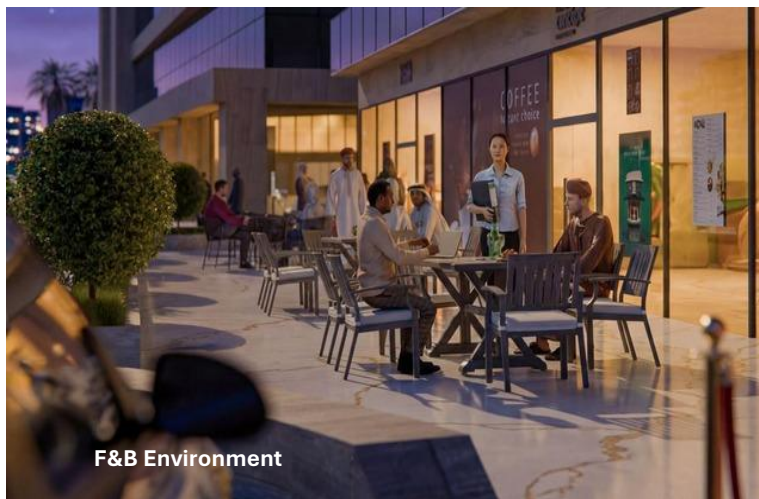
The supplied typical-floor plan identifies the location of Office Type 020 within the office floor plate.

Unit 120 applies this office type to the 1st floor.

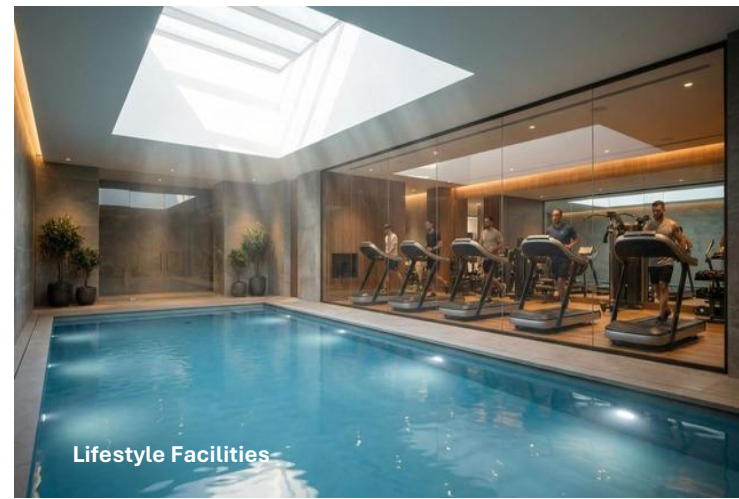
BUSINESS & LIFESTYLE ENVIRONMENT



Retail & Common Areas



F&B Environment



Lifestyle Facilities



Muscat Hills & Golf



Business Tower II

PAYMENT PLAN

Amounts calculated on total purchase price including 5% VAT

STAGE	%	AMOUNT (OMR)
Down Payment	20%	27,714
After 6 Months	15%	20,785
After 12 Months	15%	20,785
After 18 Months	10%	13,857
After 24 Months	10%	13,857
After 30 Months	10%	13,857
After 36 Months	10%	13,857
Upon Title Deed Transfer	10%	13,857



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 1,140

Estimated annual rent

OMR 13,680

Gross yield / base price

10.4%

Gross yield / incl. VAT

9.9%



OFFICE 120

114 SQM • 1ST FLOOR

SALE PRICE • EXCLUDING VAT

OMR 131,969

20% DOWN PAYMENT*

OMR 27,714

*Payment-plan amounts are calculated on the total price including 5% VAT.

