

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 224 • 2nd FLOOR • 93 SQM

SALE PRICE • EXCLUDING VAT

OMR 109,812

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 224 offers 93 sqm on the 2nd 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 930.



UNIT OVERVIEW

Clear pricing and unit information

Unit	224
Floor	2nd
Office Type	024
Area	93 sqm
Base Price (Excl. VAT)	OMR 109,812
VAT (5%)	OMR 5,491
Total incl. VAT	OMR 115,302
Base Price / sqm	OMR 1,181



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

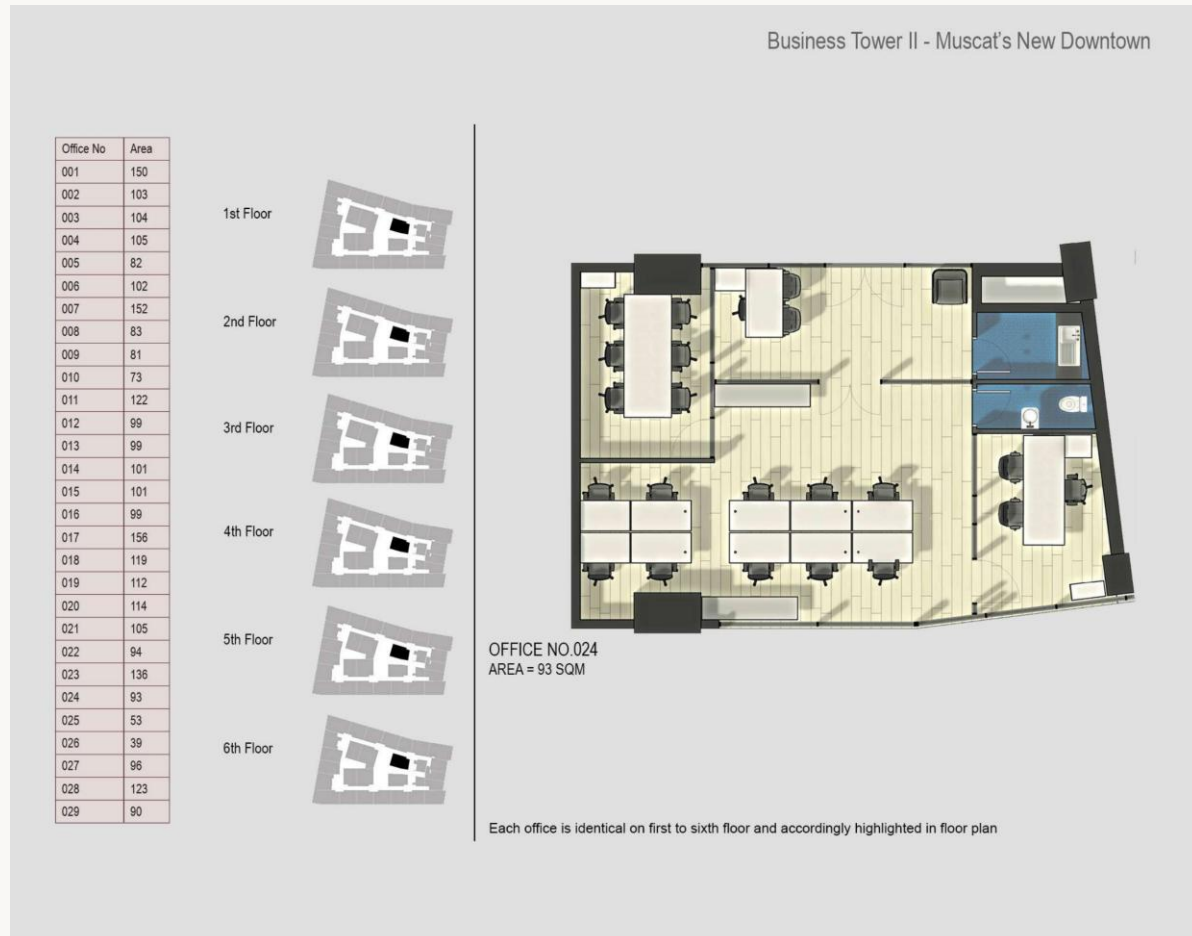
BUSINESS TOWER II

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 024 • 93 sqm



OFFICE 224

Floor

2nd

Area

93 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 930

POSITION IN THE FLOOR



OFFICE TYPE 024

The supplied typical-floor plan identifies the location of Office Type 024 within the office floor plate.

Unit 224 applies this office type to the 2nd 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%	23,060
After 6 Months	15%	17,295
After 12 Months	15%	17,295
After 18 Months	10%	11,530
After 24 Months	10%	11,530
After 30 Months	10%	11,530
After 36 Months	10%	11,530
Upon Title Deed Transfer	10%	11,530



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 930

Estimated annual rent

OMR 11,160

Gross yield / base price

10.2%

Gross yield / incl. VAT

9.7%



OFFICE 224

93 SQM • 2ND FLOOR

SALE PRICE • EXCLUDING VAT

OMR 109,812

20% DOWN PAYMENT*

OMR 23,060

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

