

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 312 • 3rd FLOOR • 99 SQM

SALE PRICE • EXCLUDING VAT

OMR 131,566

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 312 offers 99 sqm on the 3rd 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 990.



UNIT OVERVIEW

Clear pricing and unit information

Unit	312
Floor	3rd
Office Type	012
Area	99 sqm
Base Price (Excl. VAT)	OMR 131,566
VAT (5%)	OMR 6,578
Total incl. VAT	OMR 138,145
Base Price / sqm	OMR 1,329



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

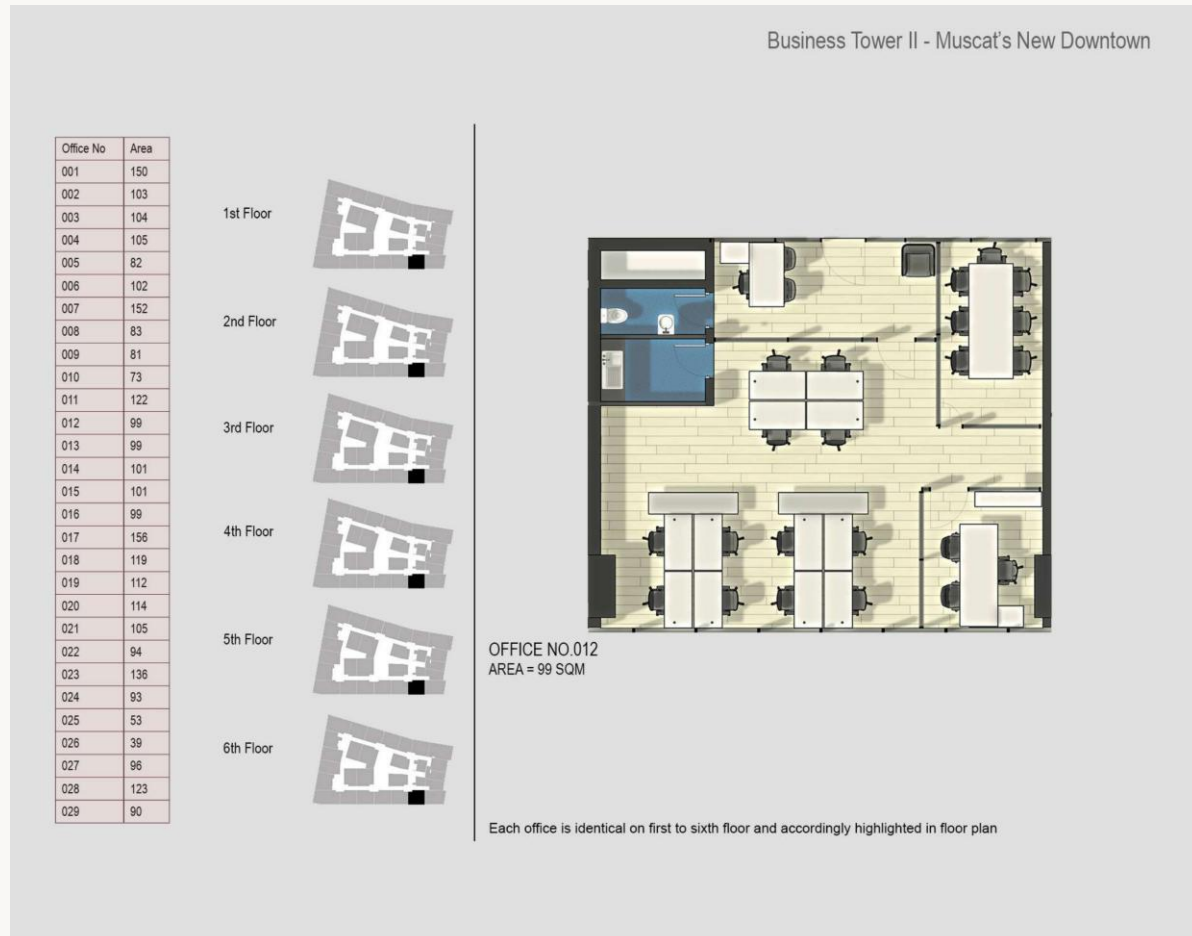
BUSINESS TOWER II

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 012 • 99 sqm



OFFICE 312

Floor

3rd

Area

99 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 990

POSITION IN THE FLOOR



OFFICE TYPE 012

The supplied typical-floor plan identifies the location of Office Type 012 within the office floor plate.

Unit 312 applies this office type to the 3rd floor.

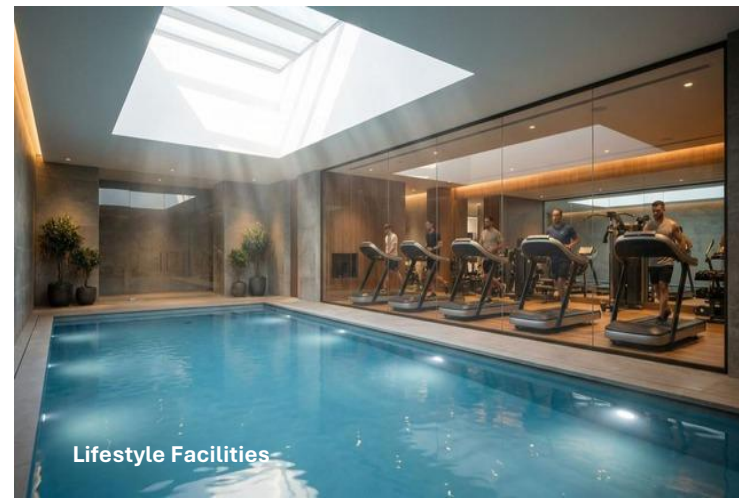
BUSINESS & LIFESTYLE ENVIRONMENT



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%	27,629
After 6 Months	15%	20,722
After 12 Months	15%	20,722
After 18 Months	10%	13,814
After 24 Months	10%	13,814
After 30 Months	10%	13,814
After 36 Months	10%	13,814
Upon Title Deed Transfer	10%	13,814



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 990

Estimated annual rent

OMR 11,880

Gross yield / base price

9.0%

Gross yield / incl. VAT

8.6%



OFFICE 312

99 SQM • 3RD FLOOR

SALE PRICE • EXCLUDING VAT

OMR 131,566

20% DOWN PAYMENT*

OMR 27,629

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

