

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 319 • 3rd FLOOR • 112 SQM

SALE PRICE • EXCLUDING VAT

OMR 134,919

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 319 offers 112 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 1,120. |



UNIT OVERVIEW

Clear pricing and unit information

Unit	319
Floor	3rd
Office Type	019
Area	112 sqm
Base Price (Excl. VAT)	OMR 134,919
VAT (5%)	OMR 6,746
Total incl. VAT	OMR 141,665
Base Price / sqm	OMR 1,205



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 019 • 112 sqm



OFFICE 319

Floor

3rd

Area

112 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 1,120

POSITION IN THE FLOOR



OFFICE TYPE 019

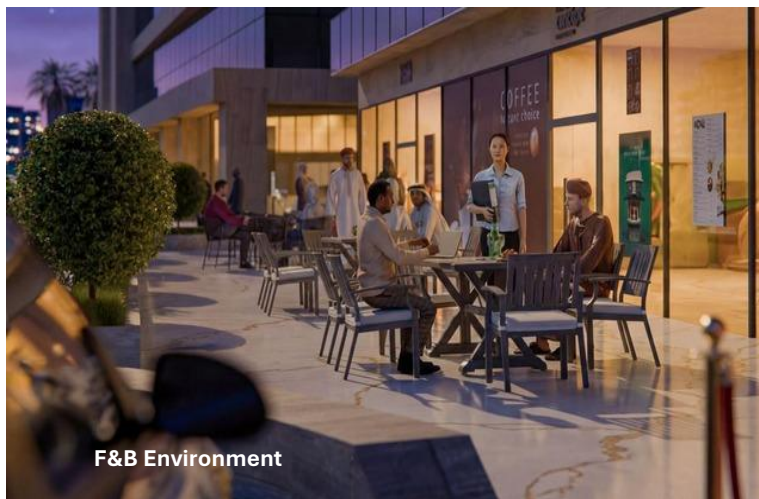
The supplied typical-floor plan identifies the location of Office Type 019 within the office floor plate.

Unit 319 applies this office type to the 3rd floor.

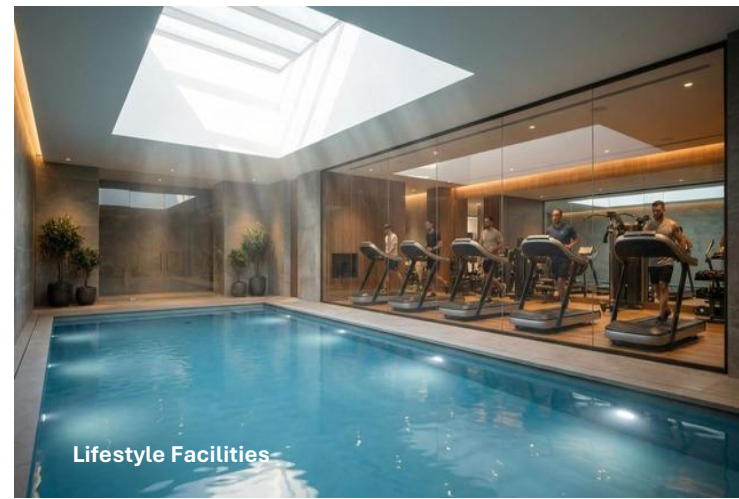
BUSINESS & LIFESTYLE ENVIRONMENT



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%	28,333
After 6 Months	15%	21,250
After 12 Months	15%	21,250
After 18 Months	10%	14,167
After 24 Months	10%	14,167
After 30 Months	10%	14,167
After 36 Months	10%	14,167
Upon Title Deed Transfer	10%	14,167



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 1,120

Estimated annual rent

OMR 13,440

Gross yield / base price

10.0%

Gross yield / incl. VAT

9.5%



OFFICE 319

112 SQM • 3RD FLOOR

SALE PRICE • EXCLUDING VAT

OMR 134,919

20% DOWN PAYMENT*

OMR 28,333

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

