

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 403 • 4th FLOOR • 104 SQM

SALE PRICE • EXCLUDING VAT

OMR 140,953

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 403 offers 104 sqm on the 4th 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 1,040. |



UNIT OVERVIEW

Clear pricing and unit information

Unit	403
Floor	4th
Office Type	003
Area	104 sqm
Base Price (Excl. VAT)	OMR 140,953
VAT (5%)	OMR 7,048
Total incl. VAT	OMR 148,000
Base Price / sqm	OMR 1,355



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 003 • 104 sqm



OFFICE 403

Floor

4th

Area

104 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 1,040

POSITION IN THE FLOOR



OFFICE TYPE 003

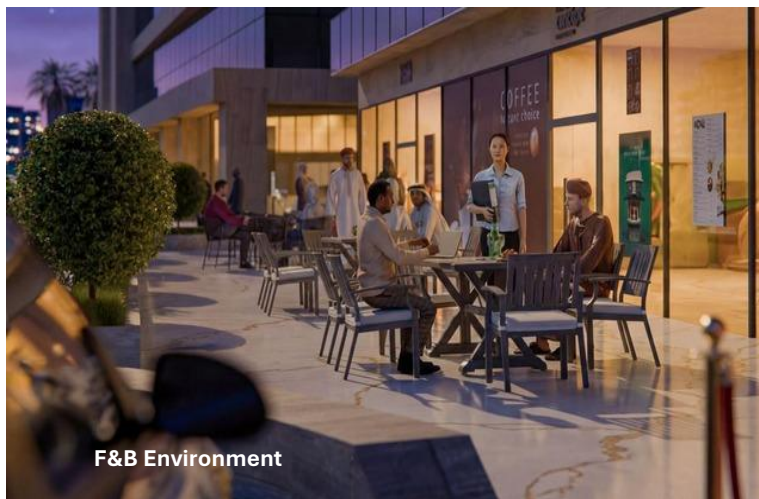
The supplied typical-floor plan identifies the location of Office Type 003 within the office floor plate.

Unit 403 applies this office type to the 4th floor.

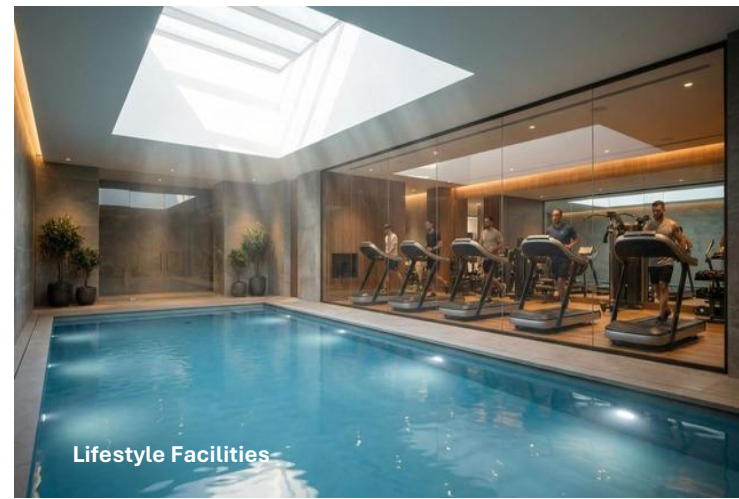
BUSINESS & LIFESTYLE ENVIRONMENT



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%	29,600
After 6 Months	15%	22,200
After 12 Months	15%	22,200
After 18 Months	10%	14,800
After 24 Months	10%	14,800
After 30 Months	10%	14,800
After 36 Months	10%	14,800
Upon Title Deed Transfer	10%	14,800



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 1,040

Estimated annual rent

OMR 12,480

Gross yield / base price

8.9%

Gross yield / incl. VAT

8.4%



OFFICE 403

104 SQM • 4TH FLOOR

SALE PRICE • EXCLUDING VAT

OMR 140,953

20% DOWN PAYMENT*

OMR 29,600

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

