

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 404 • 4th FLOOR • 105 SQM

SALE PRICE • EXCLUDING VAT

OMR 143,574

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 404 offers 105 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 1,050.



UNIT OVERVIEW

Clear pricing and unit information

Unit	404
Floor	4th
Office Type	004
Area	105 sqm
Base Price (Excl. VAT)	OMR 143,574
VAT (5%)	OMR 7,179
Total incl. VAT	OMR 150,752
Base Price / sqm	OMR 1,367



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 004 • 105 sqm



OFFICE 404

Floor

4th

Area

105 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 1,050

POSITION IN THE FLOOR



OFFICE TYPE 004

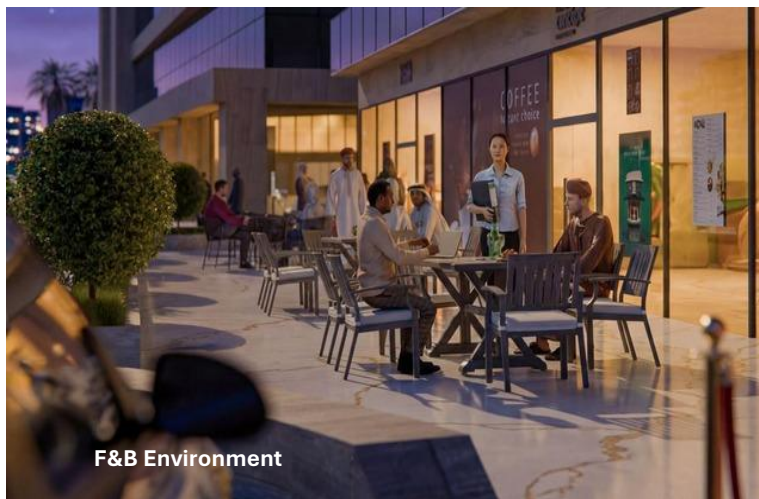
The supplied typical-floor plan identifies the location of Office Type 004 within the office floor plate.

Unit 404 applies this office type to the 4th floor.

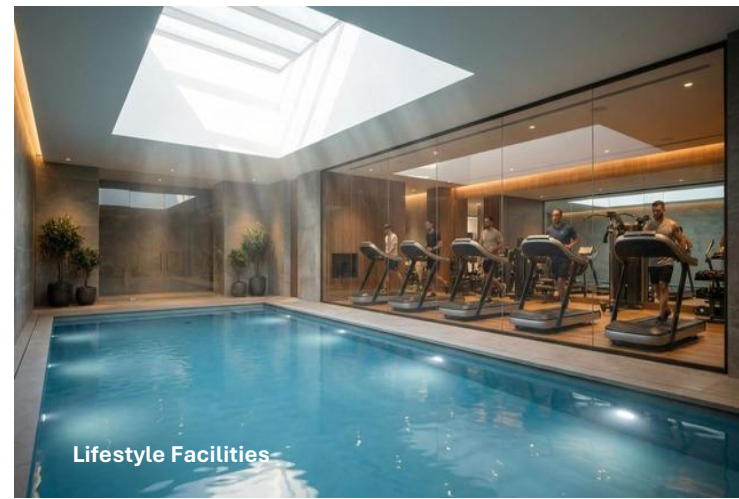
BUSINESS & LIFESTYLE ENVIRONMENT



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%	30,150
After 6 Months	15%	22,613
After 12 Months	15%	22,613
After 18 Months	10%	15,075
After 24 Months	10%	15,075
After 30 Months	10%	15,075
After 36 Months	10%	15,075
Upon Title Deed Transfer	10%	15,075



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 1,050

Estimated annual rent

OMR 12,600

Gross yield / base price

8.8%

Gross yield / incl. VAT

8.4%



OFFICE 404

105 SQM • 4TH FLOOR

SALE PRICE • EXCLUDING VAT

OMR 143,574

20% DOWN PAYMENT*

OMR 30,150

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

