

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 505 • 5th FLOOR • 82 SQM

SALE PRICE • EXCLUDING VAT

OMR 113,980

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 505 offers 82 sqm on the 5th 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 820.



UNIT OVERVIEW

Clear pricing and unit information

Unit	505
Floor	5th
Office Type	005
Area	82 sqm
Base Price (Excl. VAT)	OMR 113,980
VAT (5%)	OMR 5,699
Total incl. VAT	OMR 119,679
Base Price / sqm	OMR 1,390



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 005 • 82 sqm



OFFICE 505

Floor

5th

Area

82 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 820

POSITION IN THE FLOOR



OFFICE TYPE 005

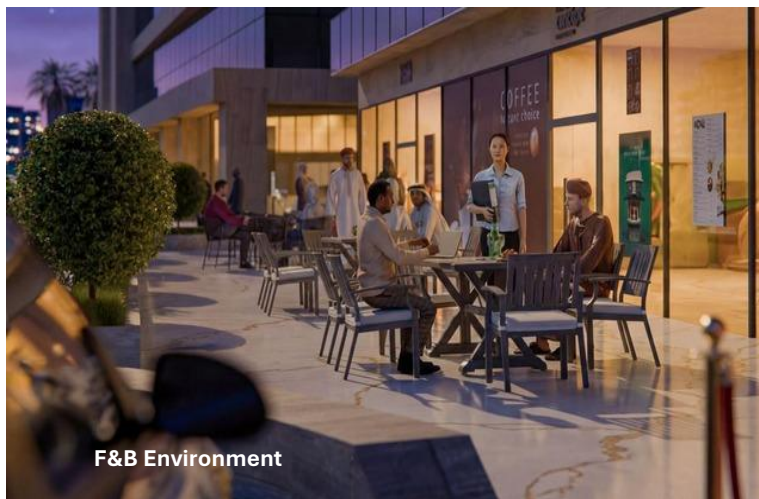
The supplied typical-floor plan identifies the location of Office Type 005 within the office floor plate.

Unit 505 applies this office type to the 5th floor.

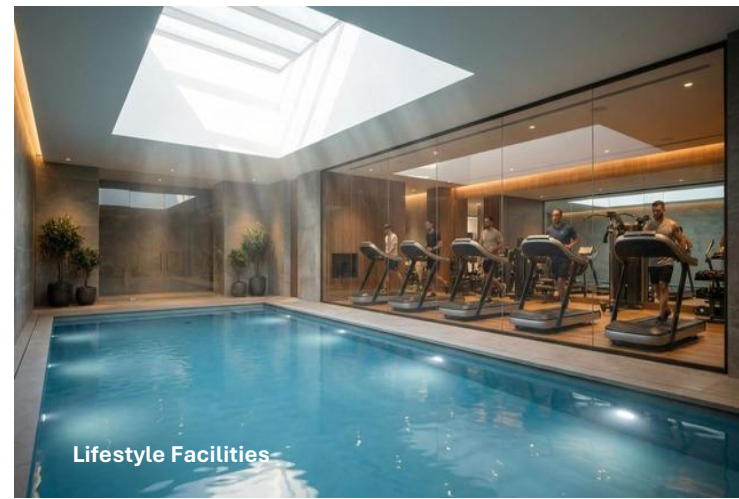
BUSINESS & LIFESTYLE ENVIRONMENT



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%	23,936
After 6 Months	15%	17,952
After 12 Months	15%	17,952
After 18 Months	10%	11,968
After 24 Months	10%	11,968
After 30 Months	10%	11,968
After 36 Months	10%	11,968
Upon Title Deed Transfer	10%	11,968



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 820

Estimated annual rent

OMR 9,840

Gross yield / base price

8.6%

Gross yield / incl. VAT

8.2%



OFFICE 505

82 SQM • 5TH FLOOR

SALE PRICE • EXCLUDING VAT

OMR 113,980

20% DOWN PAYMENT*

OMR 23,936

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

