

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 509 • 5th FLOOR • 81 SQM

SALE PRICE • EXCLUDING VAT

OMR 105,536

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 509 offers 81 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 810.



UNIT OVERVIEW

Clear pricing and unit information

Unit	509
Floor	5th
Office Type	009
Area	81 sqm
Base Price (Excl. VAT)	OMR 105,536
VAT (5%)	OMR 5,277
Total incl. VAT	OMR 110,813
Base Price / sqm	OMR 1,303



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

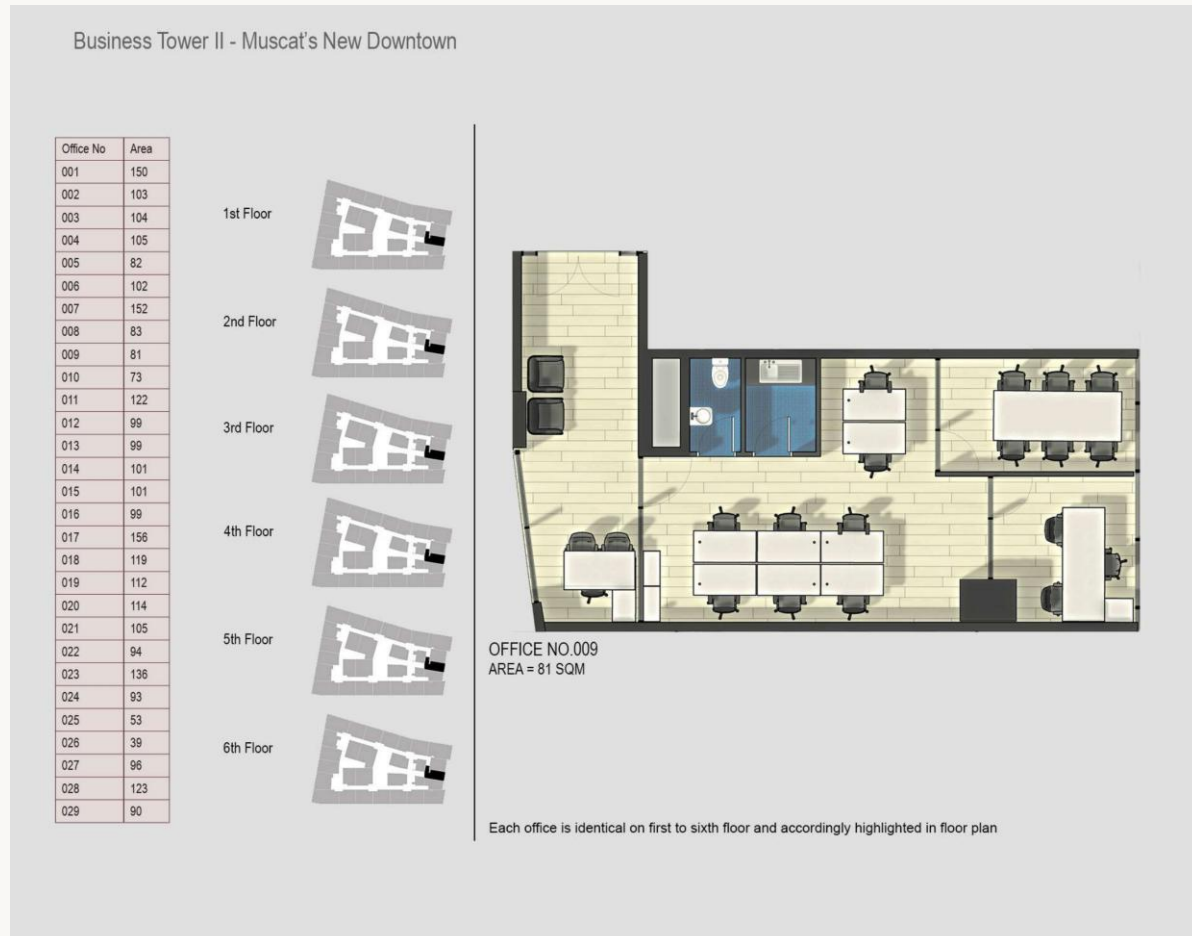
BUSINESS TOWER II

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 009 • 81 sqm



OFFICE 509

Floor

5th

Area

81 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 810

POSITION IN THE FLOOR



OFFICE TYPE 009

The supplied typical-floor plan identifies the location of Office Type 009 within the office floor plate.

Unit 509 applies this office type to the 5th floor.

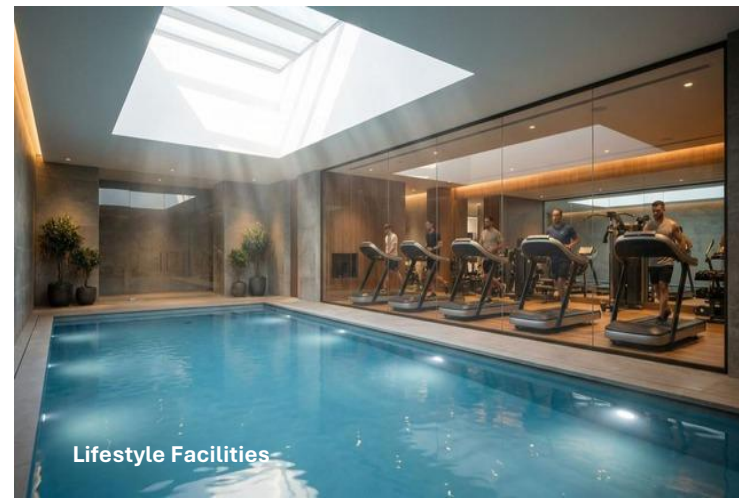
BUSINESS & LIFESTYLE ENVIRONMENT



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%	22,163
After 6 Months	15%	16,622
After 12 Months	15%	16,622
After 18 Months	10%	11,081
After 24 Months	10%	11,081
After 30 Months	10%	11,081
After 36 Months	10%	11,081
Upon Title Deed Transfer	10%	11,081



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 810

Estimated annual rent

OMR 9,720

Gross yield / base price

9.2%

Gross yield / incl. VAT

8.8%



OFFICE 509

81 SQM • 5TH FLOOR

SALE PRICE • EXCLUDING VAT

OMR 105,536

20% DOWN PAYMENT*

OMR 22,163

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

