

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 512 • 5th FLOOR • 99 SQM

SALE PRICE • EXCLUDING VAT

OMR 126,356

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 512 offers 99 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 990.



UNIT OVERVIEW

Clear pricing and unit information

Unit	512
Floor	5th
Office Type	012
Area	99 sqm
Base Price (Excl. VAT)	OMR 126,356
VAT (5%)	OMR 6,318
Total incl. VAT	OMR 132,673
Base Price / sqm	OMR 1,276



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

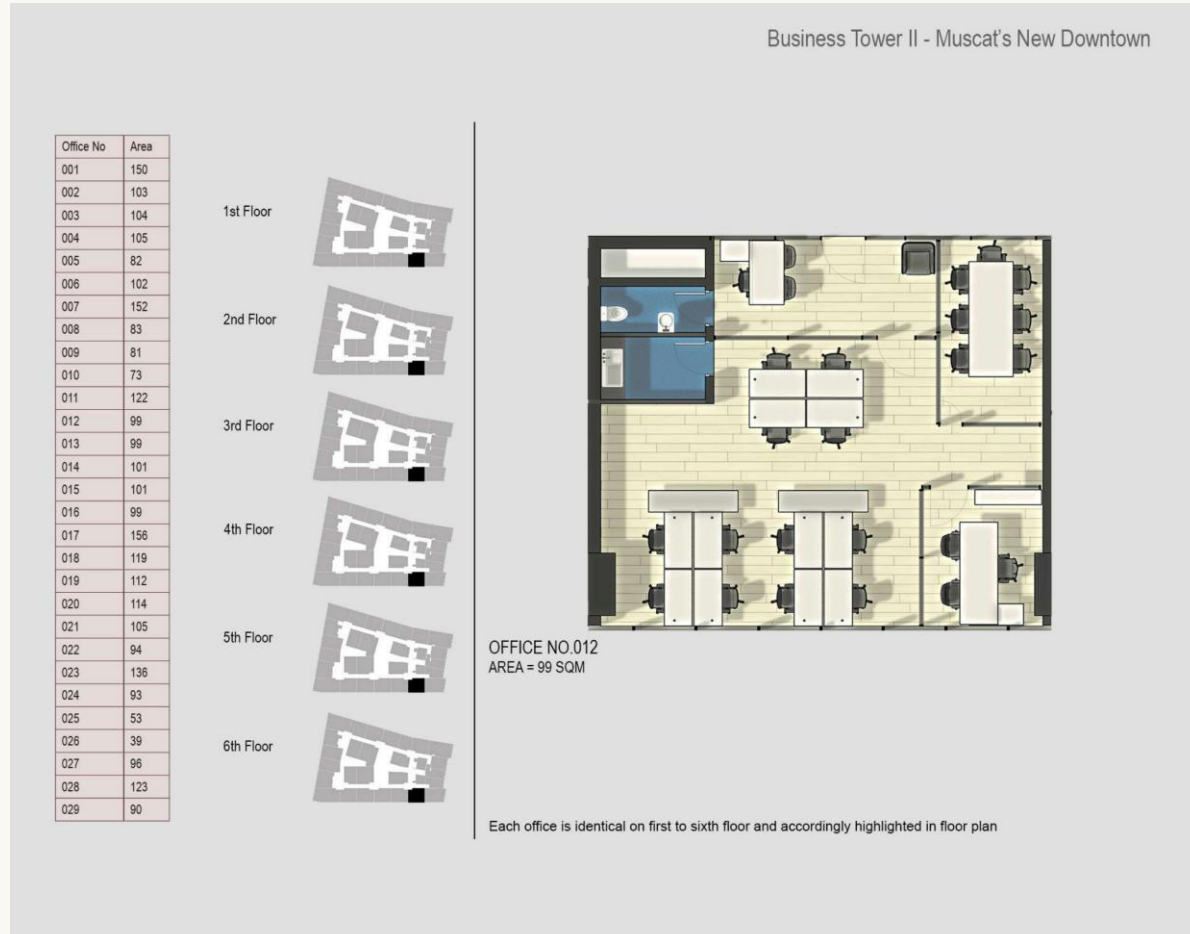
BUSINESS TOWER II

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 012 • 99 sqm



OFFICE 512

Floor

5th

Area

99 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 990

POSITION IN THE FLOOR



OFFICE TYPE 012

The supplied typical-floor plan identifies the location of Office Type 012 within the office floor plate.

Unit 512 applies this office type to the 5th floor.

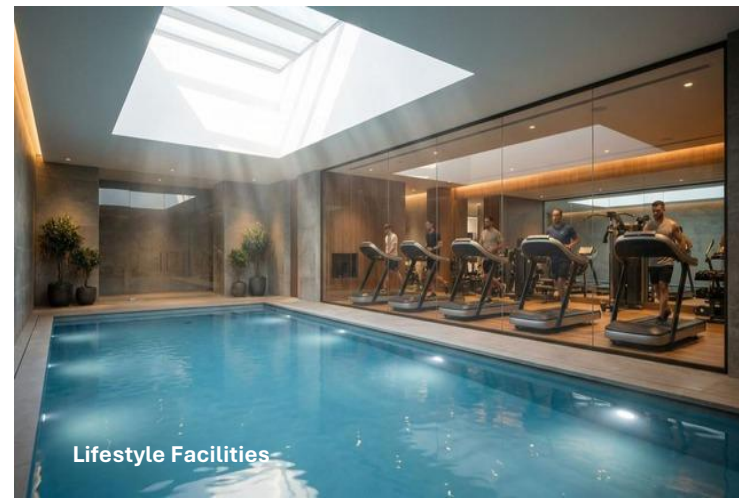
BUSINESS & LIFESTYLE ENVIRONMENT



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%	26,535
After 6 Months	15%	19,901
After 12 Months	15%	19,901
After 18 Months	10%	13,267
After 24 Months	10%	13,267
After 30 Months	10%	13,267
After 36 Months	10%	13,267
Upon Title Deed Transfer	10%	13,267



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 990

Estimated annual rent

OMR 11,880

Gross yield / base price

9.4%

Gross yield / incl. VAT

9.0%



OFFICE 512

99 SQM • 5TH FLOOR

SALE PRICE • EXCLUDING VAT

OMR 126,356

20% DOWN PAYMENT*

OMR 26,535

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

