

MUSCAT HILLS

BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 602 • 6th FLOOR • 103 SQM

SALE PRICE • EXCLUDING VAT

OMR 148,100

WORK • CONNECT • GROW



THE OPPORTUNITY

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

Office 602 offers 103 sqm on the 6th 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 1,030.



UNIT OVERVIEW

Clear pricing and unit information

Unit	602
Floor	6th
Office Type	002
Area	103 sqm
Base Price (Excl. VAT)	OMR 148,100
VAT (5%)	OMR 7,405
Total incl. VAT	OMR 155,505
Base Price / sqm	OMR 1,438



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

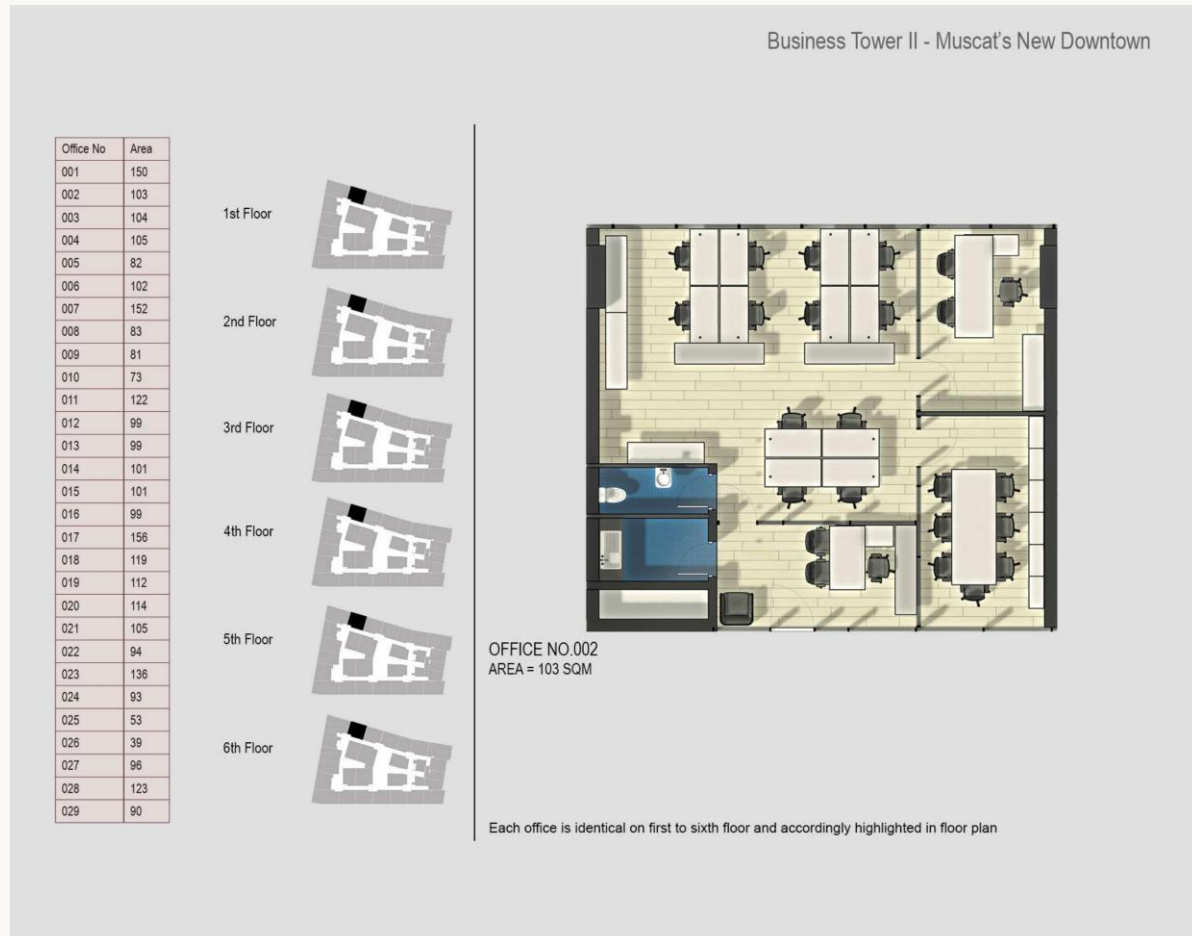
BUSINESS TOWER II

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 002 • 103 sqm



OFFICE 602

Floor

6th

Area

103 sqm

Rental Rate

OMR 10 / sqm / month

Monthly Rent

OMR 1,030

POSITION IN THE FLOOR



OFFICE TYPE 002

The supplied typical-floor plan identifies the location of Office Type 002 within the office floor plate.

Unit 602 applies this office type to the 6th floor.

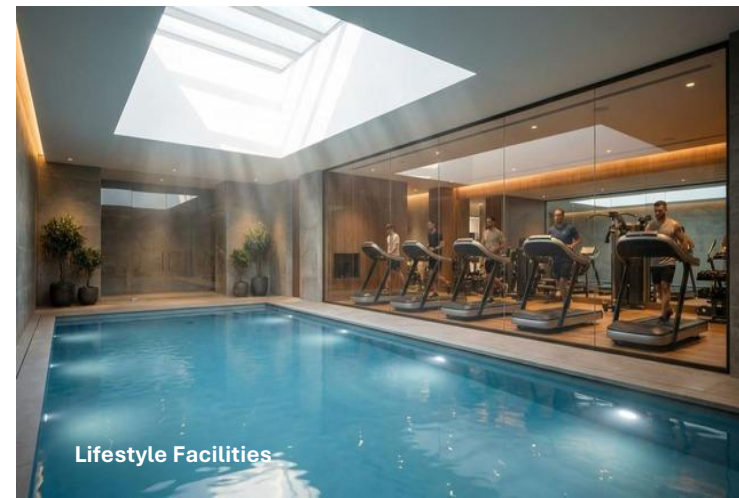
BUSINESS & LIFESTYLE ENVIRONMENT



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%	31,101
After 6 Months	15%	23,326
After 12 Months	15%	23,326
After 18 Months	10%	15,550
After 24 Months	10%	15,550
After 30 Months	10%	15,550
After 36 Months	10%	15,550
Upon Title Deed Transfer	10%	15,550



INVESTMENT ANALYSIS

Rental benchmark

OMR 10 / sqm / month

Estimated monthly rent

OMR 1,030

Estimated annual rent

OMR 12,360

Gross yield / base price

8.3%

Gross yield / incl. VAT

7.9%



OFFICE 602

103 SQM • 6TH FLOOR

SALE PRICE • EXCLUDING VAT

OMR 148,100

20% DOWN PAYMENT*

OMR 31,101

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

