



# Invest + Oman Real Estate Opportunity

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## **Sohar Villa Project - Oman**

**{ 80 % Finished project for takeover }**

**Located close to Sohar Gate, Airport  
& Sea Port**

- ★ **Land used - 14,674 sqm**
- ★ **Land unused - 22,070 sqm**
- ★ **Total land area - 36,744 sqm**



# Project Summary



- ★ Present land rate - RO 30/sqm
- ★ Total No. of units - 129
- ★ Completed units - 84 (70% complete)
- ★ Bal Units to be built - 45
- ★ Land area per unit - 225 sqm
- ★ Sale price per unit - RO 150K
- ★ Rental per unit - RO 1,000
- ★ Total project cost - RO 7 Million
- ★ Project Aquisition price - RO 3 Million





# Investment Offering



**Invest any amount above \$500,000/-**

**Returns - 20% plus in 12 months.**

**1st & 2nd phase - 18months 25% plus ROI**

**{ Funds are backed by the same Real Estate project - shareholding }**

**Most safe mode of investments.**

**Each share capital note: \$500,000/-**

**Multiple units for Investors**

**(20\_25 notes available)**

**Total required Capex : min OMR 4 millions | USD 10 millions - first phase**

**Second phase OMR - 2 millions | USD 5 millions**

**Returns: OMR 12.9 millions sales gross in 18 months**



# Project Sales Revenue



## **As Example : -**

**First phase Sale: each unit OMR 100,000 x 84 gives us OMR 8.4 millions**

**Second phase Sales: 45 unit x OMR 100,000 brings out OMR 4.5 millions**

**Considering at the price on above saleout the Gross Sales will touch OMR 12.9 millions**





# Contact Us



Contact Us : - For further details on each separate project, kindly contact our expert team members



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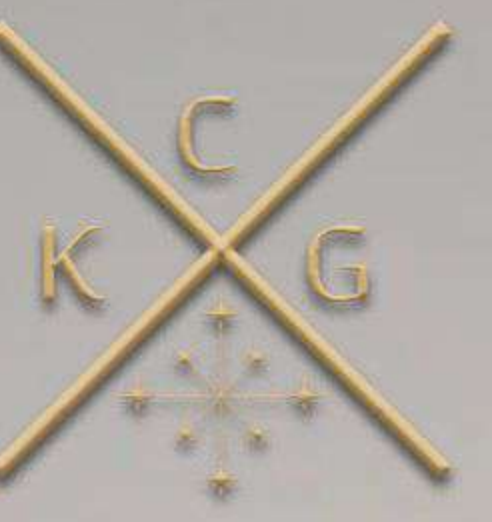
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Time is always very short,  
Act fast be Smart Investor.