



Great Investment



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Invest + Oman Real Estate Opportunity

MENA REIT FUND

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Muscat Hills

Muscat Hill is strategically located in close proximity to the Muscat International Airport, New Oman Exhibition Center, Branded hypermarkets and shopping destinations.

Project is an ITC (Integrated Tourism Complex) (Free Hold) which means that all unit buyers get a permanent residence visa in specified areas around the sultanate.

The project comprises a **(11 Floors / 4 Blocks) = 2 Basements + 2 Levelling Floor + Ground + 6 Floors** offering Commercial units and 1 to 2 bedroom Residential apartments. With contemporary design, architectural and this living address is the hallmark of Muscat Hills.

Project Details



- ★ **Total Residential Units**
307 Units (237 Units with 1 BHK + 70 Units with 2 BHK)
- ★ **Total Commercial Units**
79 Commercial Units
- ★ **Total No. of Parking Provided**
408 Parking Space
- ★ **Residential Units Sizes and Types**
1 BHK Residential Units from 70 m² to 93.90 m² (10 Types)
2 BHK Residential Units from 98.82 m² to 126.54 m² (7 Types)

Project Details



★ Construction

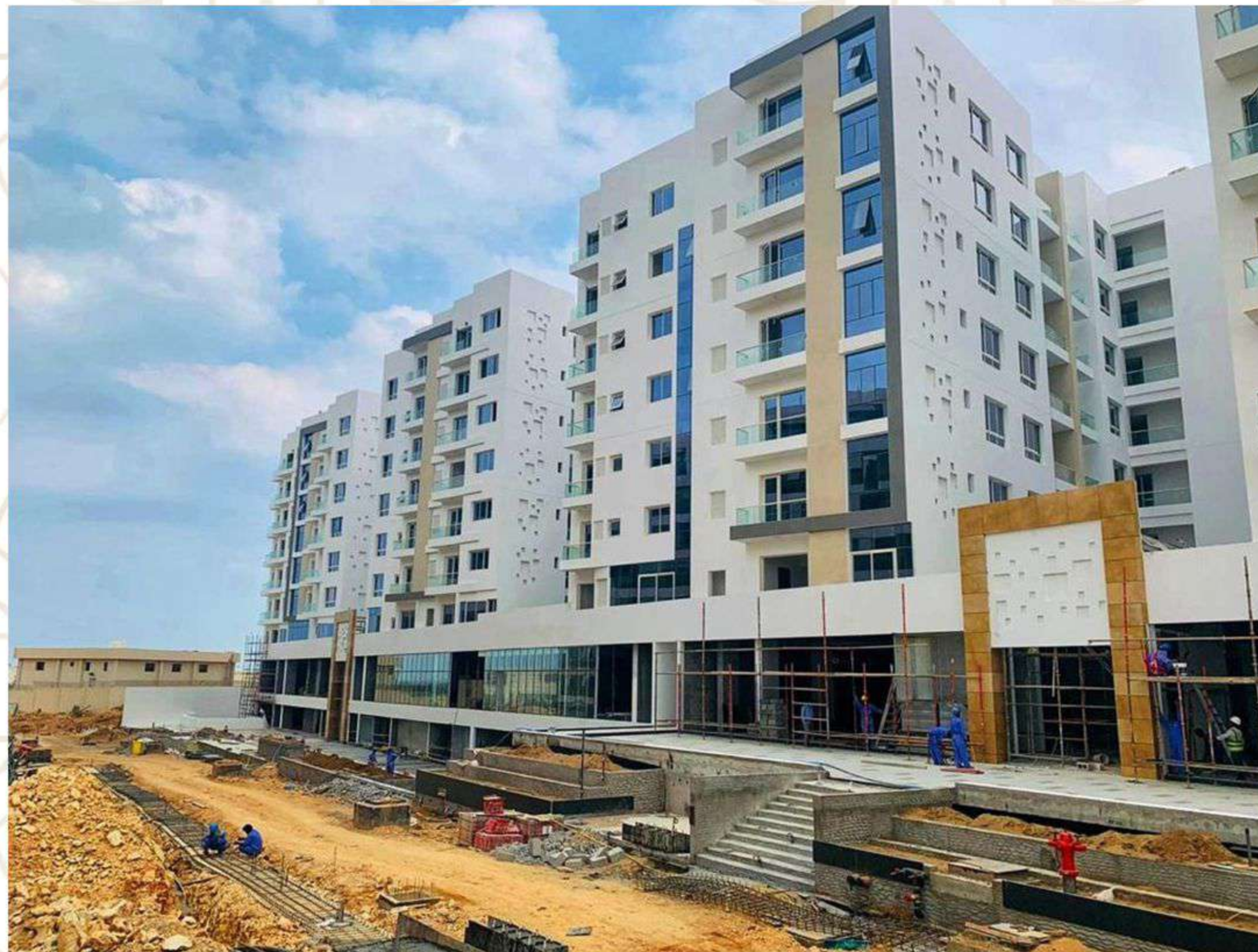
Total area of Land - 7,587 m²

Total construction area - 52,362 m²

Total sellable area - 41,442 m²

Residential area - 29,928 m²

Commercial area - 11,514 m²



Project Details



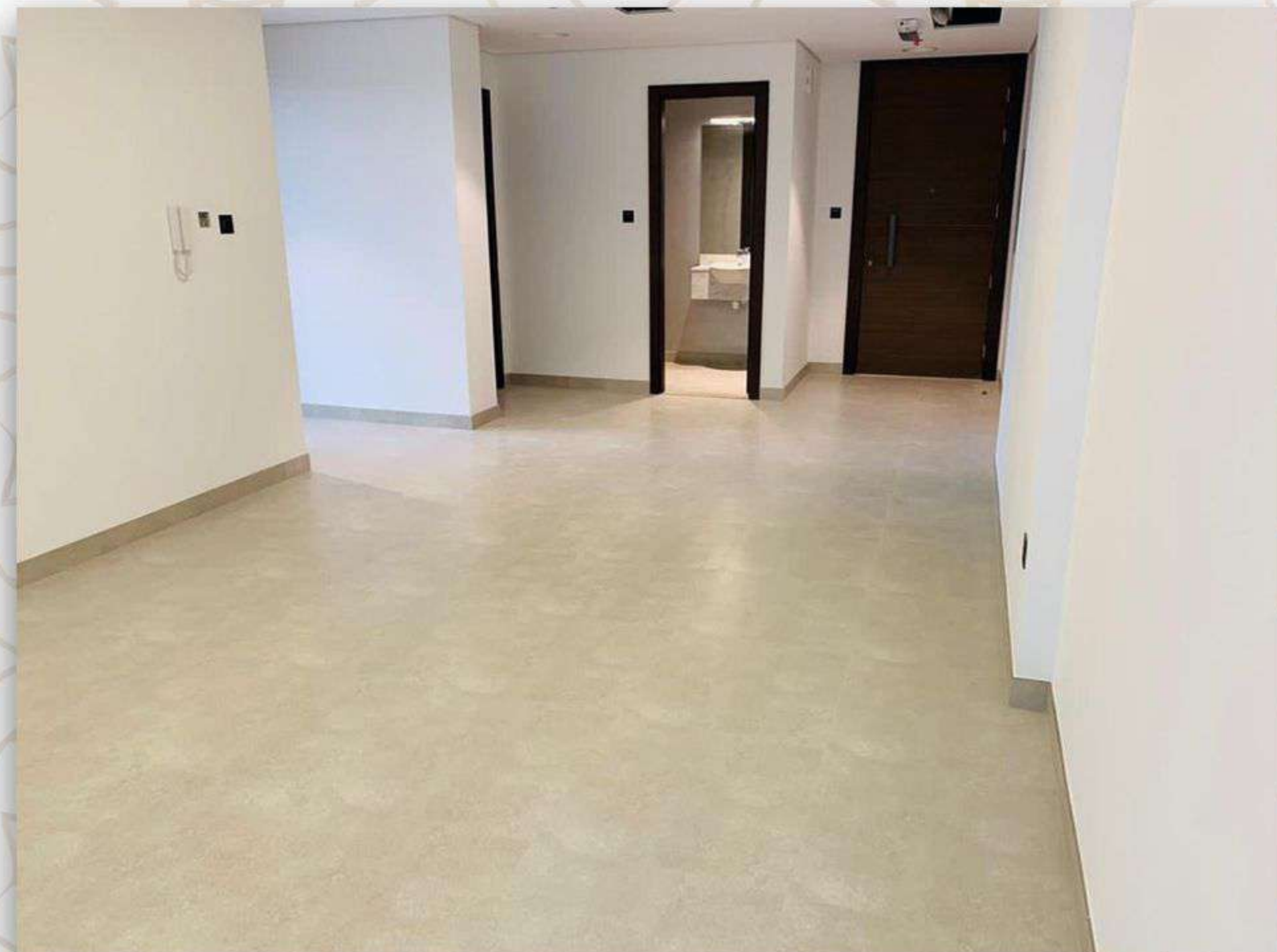
★ Amenities / Facility of Project

Emergency Exits
Kids Pool Area
24 Hour Security
Building Management System
High Speed Elevators
Retail Outlets

Fire Alarms & Firefighting System
Natural Landscaping
Backup Power System
CCTV Surveillance
Residents Private Parking
Swimming Pool



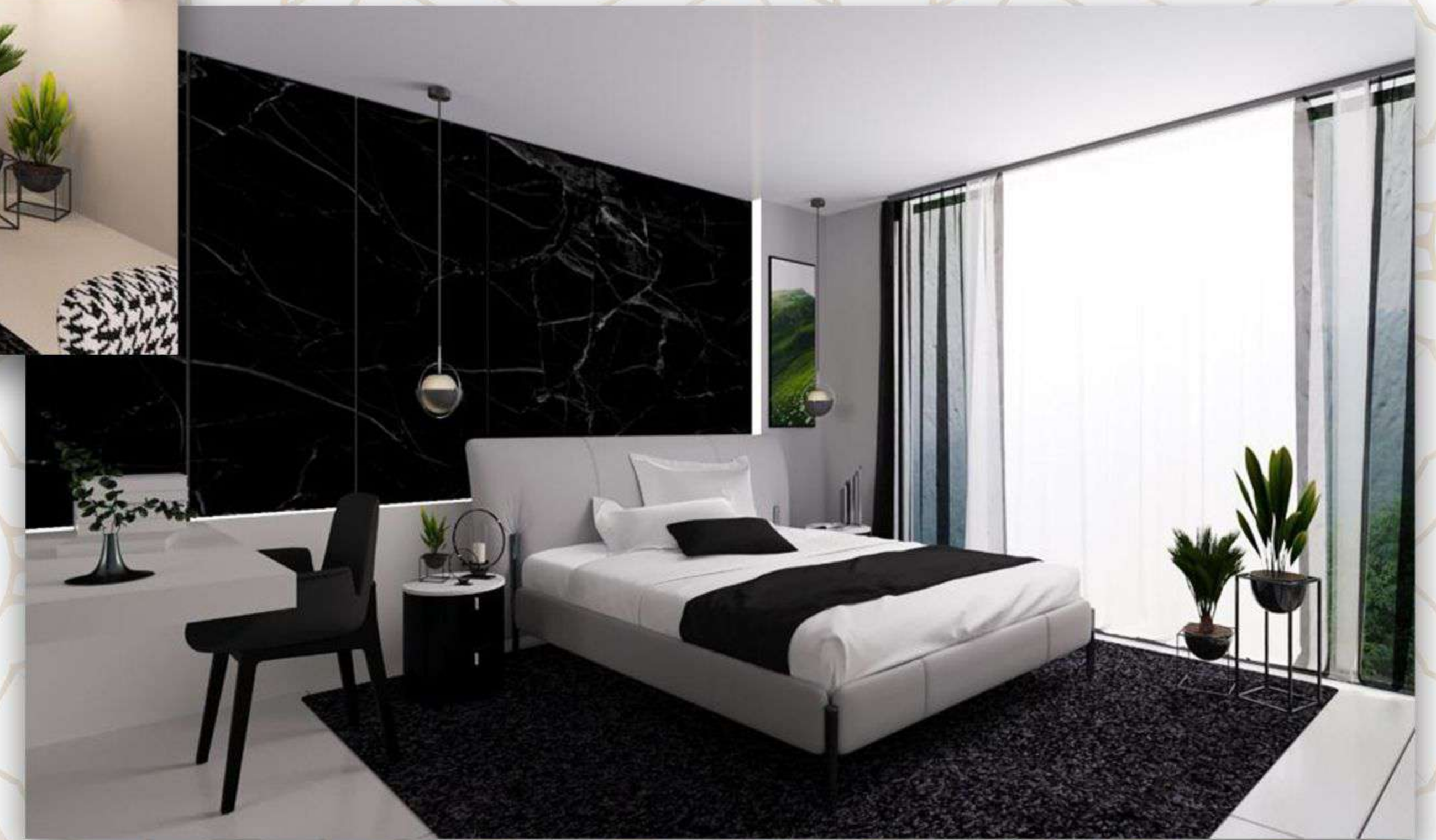
Unfurnished Units



Furnished Units



Furnished Units



Location Advantages



Muscat Hills

Excellent location close vicinity to Muscat International Airport, New International Exhibition center, Military technology college, Big Mall and Hypermarkets around.





2 Options

**I. Complete one go Sale for all 4 Towers fully furnished to buyer investor.
Expected Sale Price - OMR 28 Millions | USD 72 Millions
(Counter offer is always welcome)**

Entry and Exit straight - negotiate the deal make the complete project fully furnished and do retail sales to end buyers with good margin. Anticipated profits can be between OMR 5_10 Millions depends the deal negotiation.

**II. REIT Fund Assets Management
Invest only \$ 1,000,000 - each capital note.**

Only 72 Notes

Investors can buy as many they want with multiple to one note.

Entry and Exit strategy - Rent all units for few years and sale units at higher price or the whole project at good profit.

Contact Us



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



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Media Partners



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Sales Partners



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Builders & Developers



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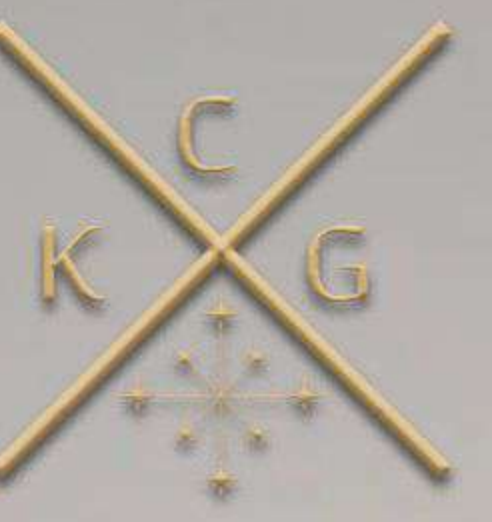
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Time is always very short,
Act fast be Smart Investor.