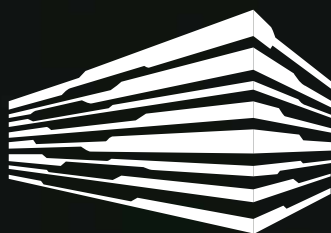




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BUSINESS TOWER II

*Facts Sheet*



## BUSINESS TOWER II

Business Tower II is a landmark destination in Muscat’s New Downtown, offering over 500,000 SQFT of A-Grade commercial space with modern offices and high-visibility retail. Strategically located within Muscat Hills, the district’s first completed masterplan community, it sits minutes from the upcoming International Financial Center, the CBD, key government hubs, and Muscat International Airport, with direct access to Sultan Qaboos Street.

Designed for growth and connectivity, Business Tower II features flexible office layouts, activated street-level retail, and a private members’ club for wellness and collaboration. This integrated ecosystem brings together work, lifestyle, and investment opportunity in a fully realized, high-performing district.

### KEY FEATURES:

- Expansive & versatile floor plans
- High Return on Investment
- Pathway to Long-term Residency
- Convenient Location
- Premium Amenities
- Private Members’ Club
- Ample F&B & Retail Outlets
- Pedestrian-Friendly Design

### LOCATION BENEFITS:

2 MINS to SULTAN QABOOS STREET

4 MINS to MUSCAT EXPRESSWAY

4 MINS to OM INVEST HQ

5 MINS to MUSCAT HILLS

8 MINS to MADINAT AL IRFAN

8 MIN to OMAN CONVENTION CENTER

10 MIN to MUSCAT INTERNATIONAL AIRPORT

20 MIN to MALL OF OMAN





# Amenity Floor:

- Private Members’ Club Lounge
- Fully Equipped Fitness Centre
- Spa with Sauna and Steam Room
- Indoor Pool
- Child Care Center
- Coworking & Collaborative Spaces
- Retail, F&B & Cafe Access at Ground Level
- Landscaped Plazas & Walkways
- Business Lounge with Meeting Facilities
- Breakout & Networking Areas
- Dedicated Support & Service Spaces
- Pedestrian-Friendly Access to The Boulevard





## Payment Plan:

|                                                                                                         |                                                                                        |                                                                                        |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <p>Payment Stage : 1</p> <p>20% of Total Price</p> <p>Down payment upon signing the Sales Agreement</p> | <p>Payment Stage : 2</p> <p>10% of Total Price</p> <p>6 months after down payment</p>  | <p>Payment Stage : 3</p> <p>10% of Total Price</p> <p>12 months after down payment</p> |
| <p>Payment Stage : 4</p> <p>10% of Total Price</p> <p>18 months after down payment</p>                  | <p>Payment Stage : 5</p> <p>10% of Total Price</p> <p>24 months after down payment</p> | <p>Payment Stage : 6</p> <p>10% of Total Price</p> <p>30 months after down payment</p> |
| <p>Payment Stage : 7</p> <p>10% of Total Price</p> <p>36 months after down payment</p>                  | <p>Payment Stage : 8</p> <p>10% of Total Price</p> <p>42 months after down payment</p> | <p>Payment Stage : 9</p> <p>10% of Total Price</p> <p>48 months after down payment</p> |

**\*Payment 8 & 9 to be paid post handover.**



# Business Tower II

## Investment Comparison

Business Tower II is not a concept — **it is the continuation of a proven commercial formula established at Business Tower I.** Below outlines the occupancy strength (followed tenants list) realized rental performance, and capital appreciation achieved at Business Tower I, providing a transparent benchmark for projected returns at Business Tower II.

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| Capital Appreciation – Business Tower I (100 SQM UNIT) |             |                |                            |                             |                                |                            |
|--------------------------------------------------------|-------------|----------------|----------------------------|-----------------------------|--------------------------------|----------------------------|
| Asset                                                  | Launch Year | Completed Year | Launch Price per SQM (OMR) | Current Price per SQM (OMR) | Total Capital Appreication (%) | Annualized Growth (CAGR) % |
| Offices                                                | 2018        | 2023           | 1050                       | 1300                        | 23.8%                          | 4.35%                      |
| Retail                                                 | 2018        | 2023           | 1400                       | 1800                        | 28.6%                          | 5.16%                      |
| Penthouse                                              | 2018        | 2023           | 1200                       | 1450                        | 20.8%                          | 3.85%                      |

| Rental Yields – Business Tower I (100 SQM UNIT) |             |                |                                        |                                       |                                  |                                   |
|-------------------------------------------------|-------------|----------------|----------------------------------------|---------------------------------------|----------------------------------|-----------------------------------|
| Asset                                           | Launch Year | Completed Year | Net Monthly Rental Price per SQM (OMR) | Net Yearly Rental Price per SQM (OMR) | Rental Yield at Launch Price (%) | Rental Yield at Current Price (%) |
| Offices                                         | 2018        | 2023           | 8                                      | 9600                                  | 9.14%                            | 7.38%                             |
| Retail                                          | 2018        | 2023           | 12                                     | 14,400                                | 10.29%                           | 8.00%                             |
| Penthouse                                       | 2018        | 2023           | 10                                     | 12,200                                | 10.17%                           | 8.41%                             |



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