



A PREMIER FREE-ZONE COMMUNITY IN KOM WITH 6 PHASES OF LUXURY LIVING

- Consists of 6 Phases
- Located in KOM (Knowledge Oasis Muscat)
- Area: 100,000 sqm
- Units Types: Loft to 4 bedrooms duplexes, from 50 sqm to 330 sqm
- Clubhouse, Shopping Boulevard, Library, Music Theatre, Cinema & Pools
- Community Parks
- Children Play Area Indoors & Outdoors
- Jogging Tracks, Cycling Tracks & Walking Parks



PRIME LOCATION

بالقرب من كل شيء

منطقة الرسل الصناعية جامعة السلطان قابوس سوق الموالج التجاري	5 دقيقة Min	Al Rusayl Industrial Area Sultan Qaboos University Al Mawaleh Commercial Market
سيني سنتر - الموالج صناعية المعجبة سوق الخوض التجاري	10 دقيقة Min	Al Mawaleh - City Center Maabila industrial area Al-Khoud Commercial Market
مركز عمان الدولي للمعارض شاطئ الحبل التجارية الألمانية	15 دقيقة Min	Oman International Exhibition Al Hail Beach German University
مطار مسقط الدولي مول عمان الافنيو مول	20 دقيقة Min	Muscat International Airport Mall of Oman Avenue Mall



FACILITIES

- PUBLIC PARKS
- COMMUNITY CENTER / CLUBHOUSE
- SWIMMING POOLS
- PADEL & TENNIS COURTS
- CHILDREN'S PLAY AREA
- 4 STARS HOTEL
- FOOTBALL COURT
- SAUNA - JACUZZI - STEAMROOM
- MUSIC ROOM
- MULTIPURPOSE ROOM
- F&B OUTLETS
- SHOPPING BOULEVARD

TYPES

- LOFT & STUDIOS
- APARTMENTS (1.2.3) BEDROOMS
- DUPLEXES - 4 BEDROOMS

SPACES

- LOFT (50 SQM) STARTING FROM 45K OMR = 117.000 \$
- 1 BED (93 SQM) STARTING FROM 55K OMR = 143.000 \$
- 2 BED (121 SQM) STARTING FROM 75K OMR = 190.000 \$
- 3 BED (192 SQM) STARTING FROM 115K OMR = 299.000 \$
- (2,3,& 4) BED DUPLEX (PER REQUEST)
STARTING FROM 125K OMR = 325.000 \$

FINISHING

- FULLY FURNISHED
- SEMI FURNISHED



INVESTMENT HIGHLIGHTS:

- EXPECTED ROI UP TO 9%
- FREEHOLD DESTINATION
- LONGEST BOULEVARD IN MUSCAT
- LIFETIME RESIDENCY IN OMAN

AREA:

- 100,000 SQM
- 15 BUILDINGS - 6 PHASES
- GARDEN & COMMUNITY SPACES
- RETAIL SPACES
- 800 ALLOCATED PARKING SPACES
- G+9