

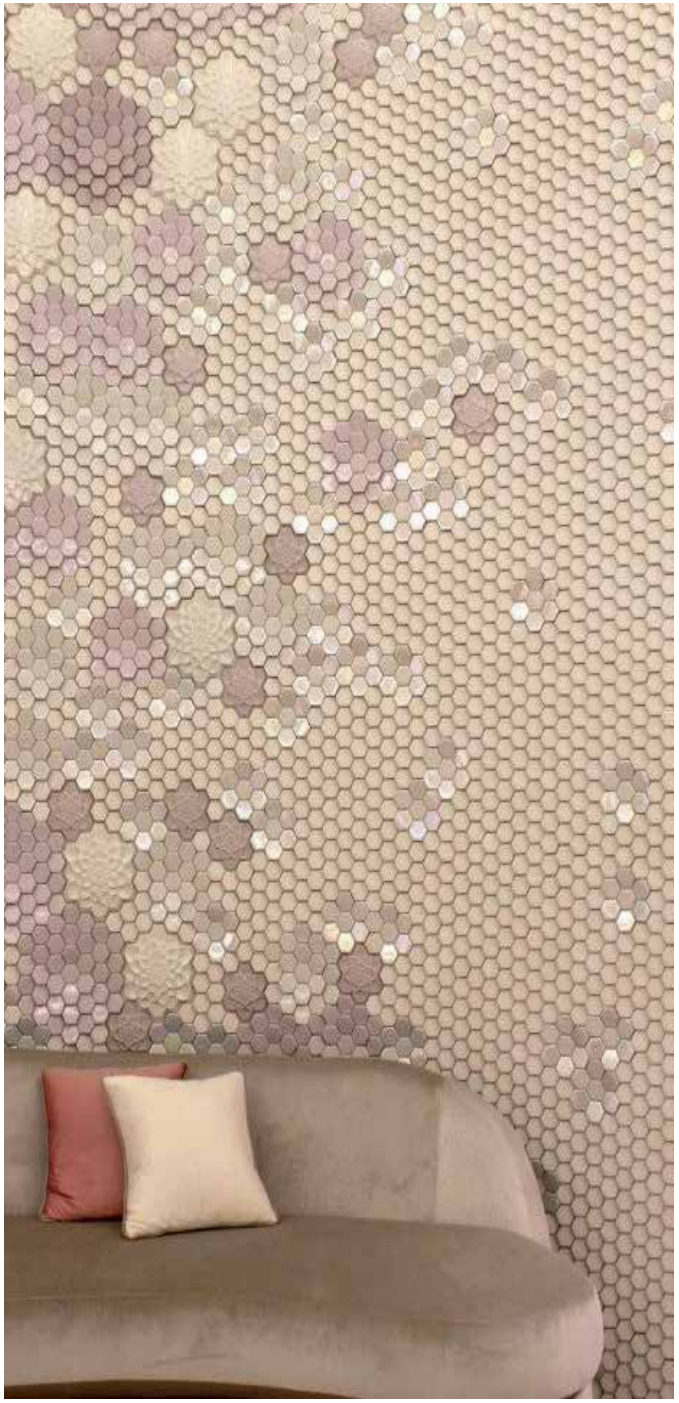
MUSCAT HILLS

INTERNATIONAL DEVELOPMENTS

BUSINESS TOWERS 2 - THE NEW DOWN TOWN











THE LOCATION

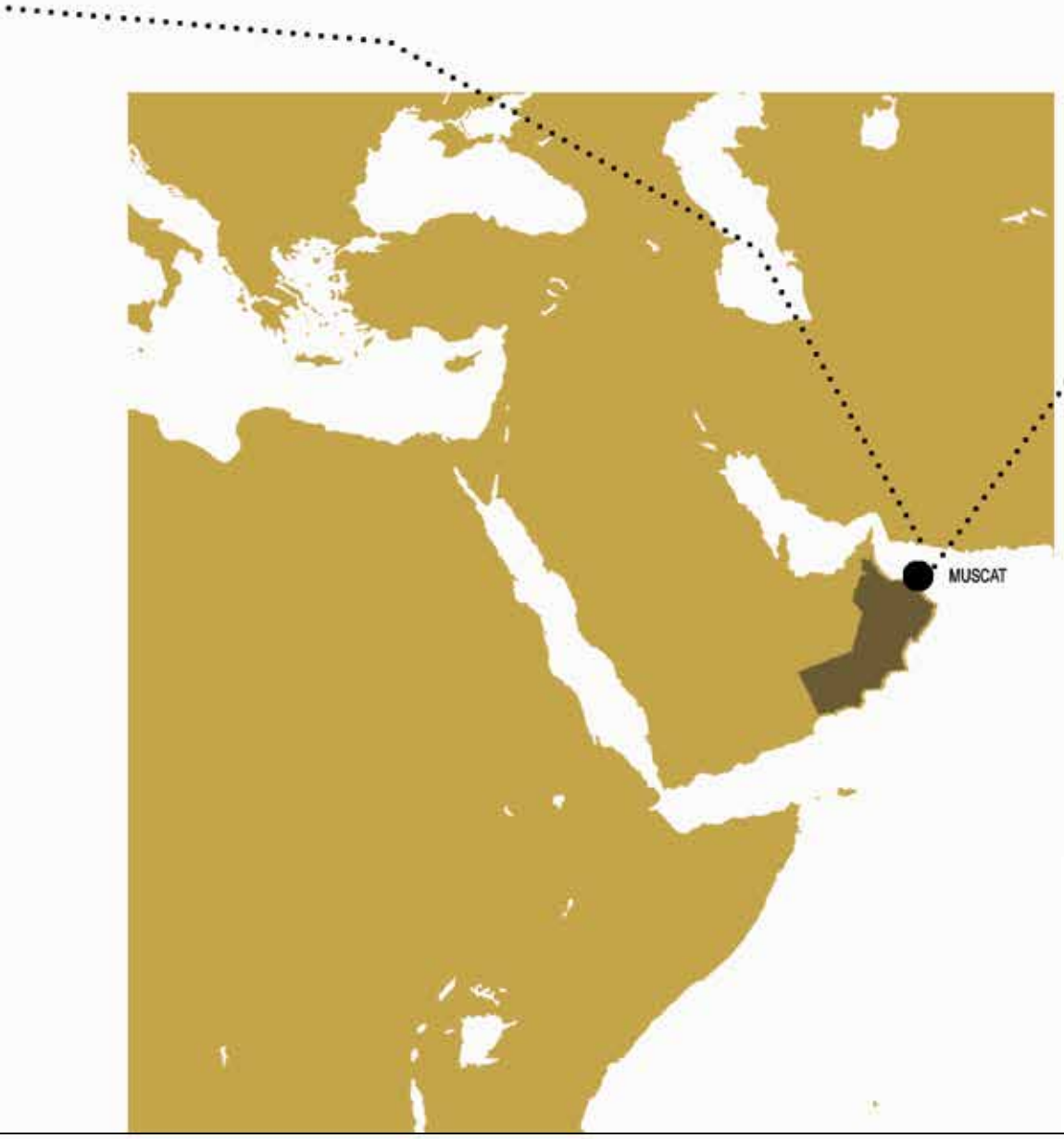






OMAN

Oman, a paradise for nature lovers with a unique blend of 3,165 kms of coastline, mountains and desert, offers a sublime combination of a rich culture, heritage and a modern, well-developed society. The oldest independent state in Arab world, Oman is the second largest country in GCC with 309,500 km² of area, and is located in the strategic south-east Arabian Peninsula. Oman is blessed with such a diverse geography, history and culture.
Ancient settlements nestle in the magnificent mountains and old souqs and fishing ports are still a hive of activity today.











MUSCAT

Muscat, even to this day, has a character quite different from neighbouring capitals.
There are few high-rise blocks, and even the most functional building is required to reflect tradition with a dome or an arabesque window.
The result of these strict building policies is an attractive, spotlessly clean and whimsically uniform city, “very elegant town with very fine houses” as the Portuguese admirals observed in the 16th century.
Muscat means ‘safe anchorage’, and the sea continues to constitute a major part of the city: it brings people on cruise ships and goods in containers to the historic ports of Old Muscat and Mutrah, latticed buildings and mosques look spectacular at sunset when the light casts shadows across a serrated crescent of mountains, while pavements, lights and fountains invite an evening stroll.

Muscat Hills

Set in a picturesque hillside location with spectacular panoramic mountain and sea view over the Gulf of Oman, Muscat Hills is a unique Integrated Tourism Complex development comprising of an 18-hole certified green golf course and high quality residential & commercial properties in the prime location, Airport Heights, of Muscat.










% ARABICA


AWSHAL
COSTA


SalamAir



Facade



Facade





Main Lobby

Lift Lobby





Floor Corridor



Floor Corridor



Basemnet Lobby

Floor Plan

Basement - 1

Gross Area: 5555 Sqm

Car Spaces: 123

Technical / Facility Rooms

Lobby / Lifts / Stairs



Basement - 2

Gross Area: 5530 Sqm

Car Spaces: 118

Technical / Facility Rooms

Lobby / Lifts / Stairs



Basement - 3

GROSS AREA: 5530 sqm

CAR SPACES: 118

Technical / Facility Rooms

Lobby / Lifts / Stairs



PLOT BOUNDARY

SETBACKS FROM PLOT BOUNDARY

INTERNAL FUNCTIONS

- CONNECTIVE SPACES
- EXTERNAL CAR PARK
- COMMERCIAL LOBBY
- COMMERCIAL WALKING AREA
- OUTDOORS
- RETAIL SPACES
- LOBBY



Retail Floor

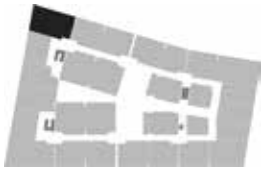
Sellable Area: 2957 Sqm

Car Spaces: 16

Ground Floor	
Shop No.	Built up Area sqm
R1	154
R2	121
R3	126
R4	74
R5	104
R6	123
R7	123
R8	110
R9	63
R10	84
R11	103
R12	137
R13	150
R14	147
R15	136
R16	101
R17	110
R18	73
R19	110
R20	119
R21	98
R22	100
R23	73
R24	124
R25	121
R26	173

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

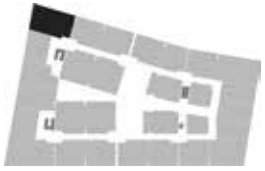
1st Floor



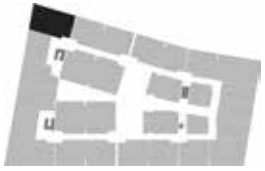
2nd Floor



3rd Floor



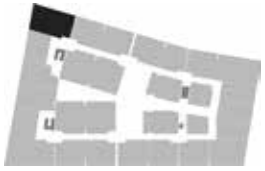
4th Floor



5th Floor



6th Floor





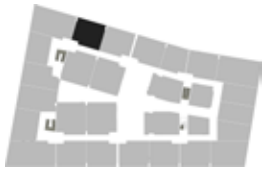
OFFICE NO. 001

AREA = 143 sqm

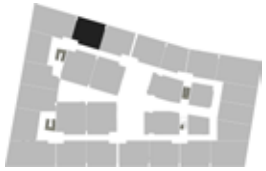
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



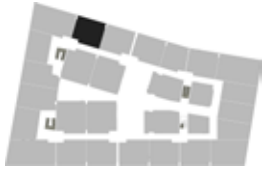
3rd Floor



4th Floor

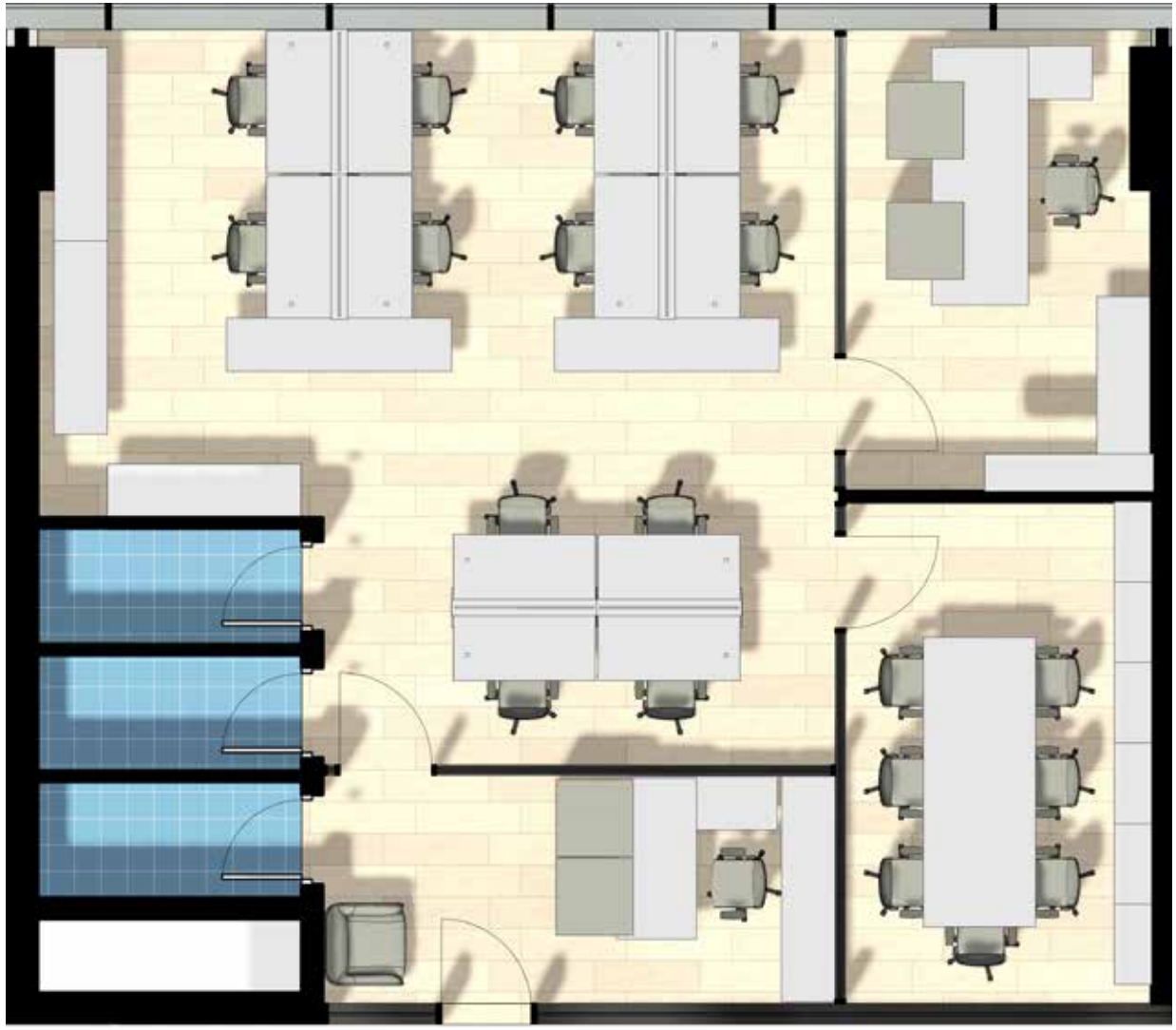


5th Floor



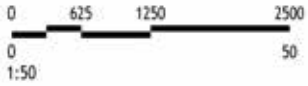
6th Floor





OFFICE NO. 002

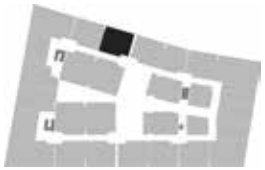
AREA = 99 sqm



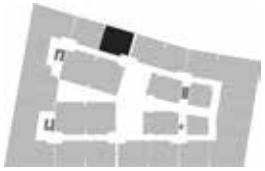
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
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020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

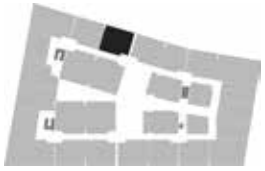
1st Floor



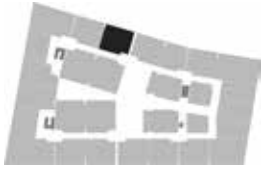
2nd Floor



3rd Floor



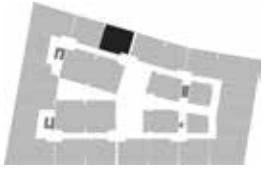
4th Floor



5th Floor



6th Floor





OFFICE NO. 003

AREA = 100 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



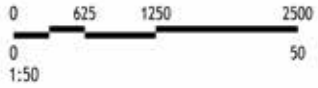
6th Floor





OFFICE NO. 004

AREA = 101 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor

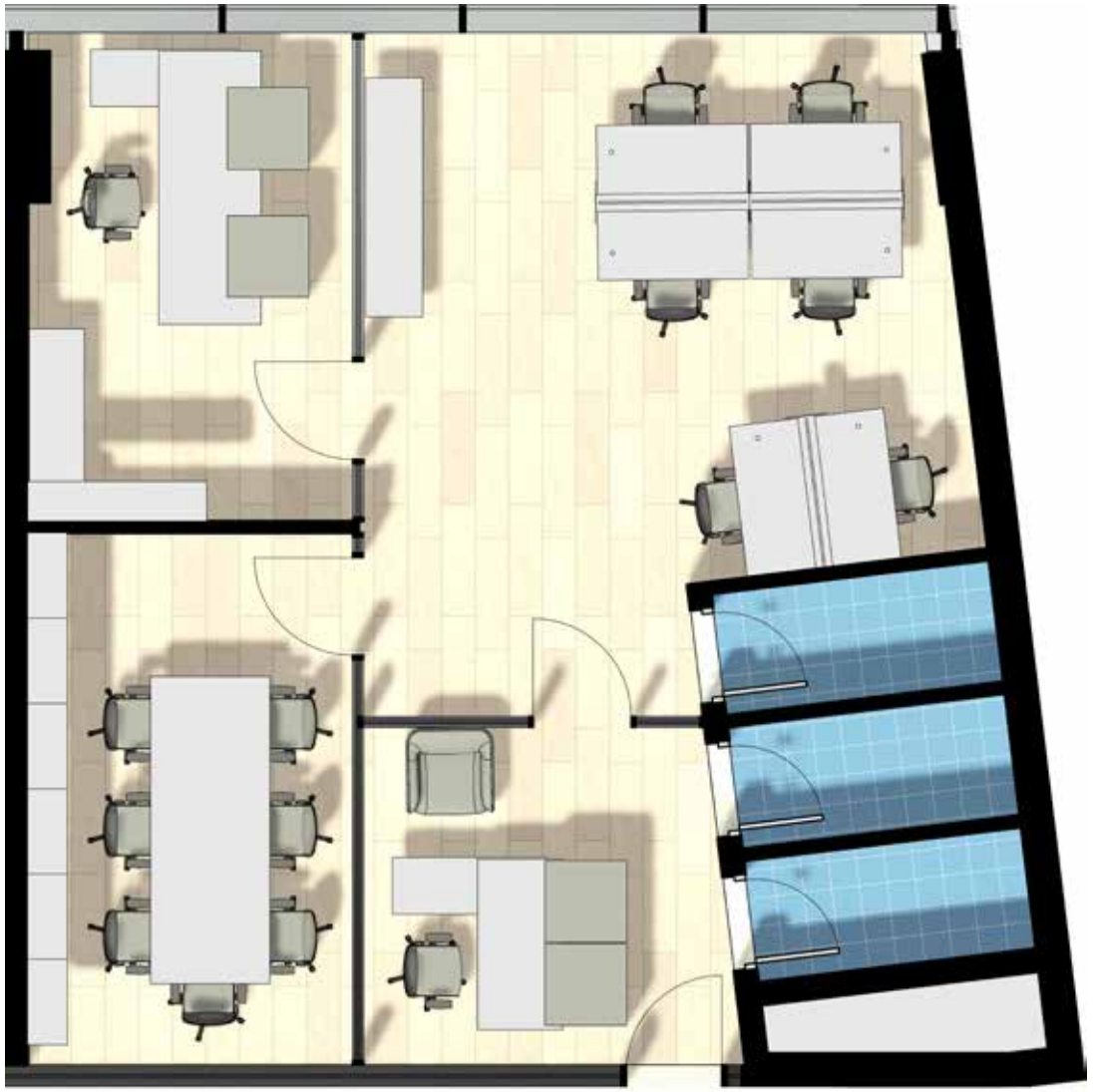


5th Floor



6th Floor





OFFICE NO. 005

AREA = 81 sqm

0 625 1250 2500

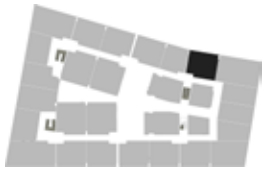
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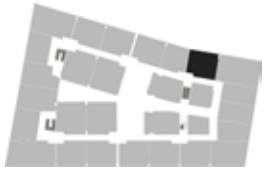
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

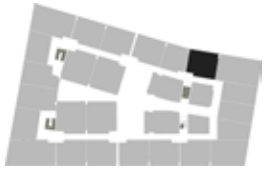
1st Floor



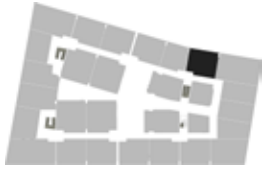
2nd Floor



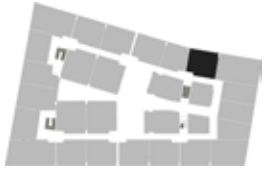
3rd Floor



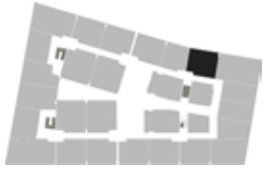
4th Floor

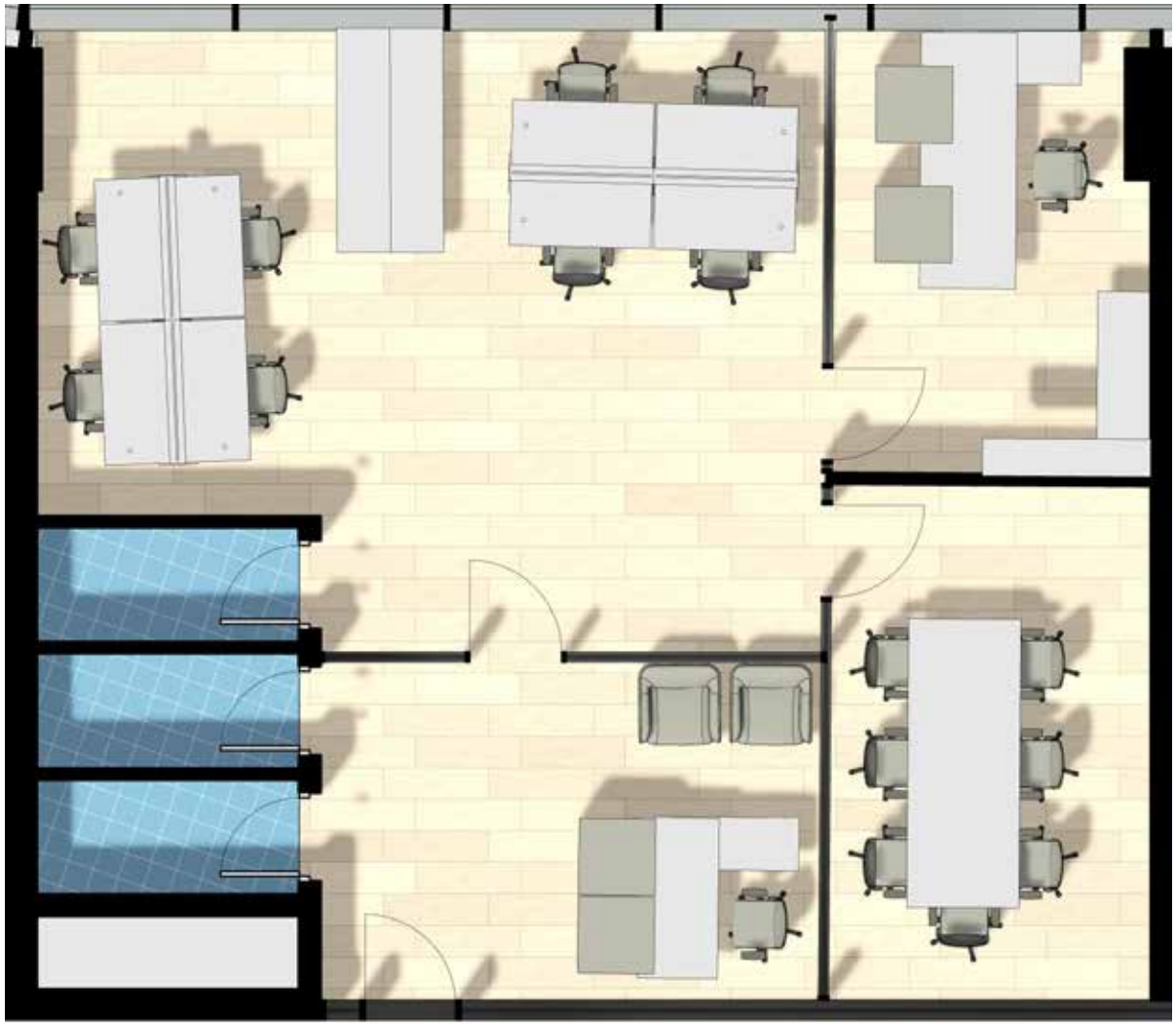


5th Floor



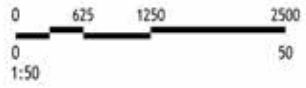
6th Floor





OFFICE NO. 006

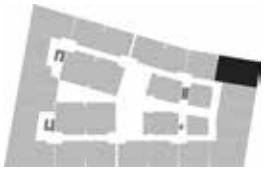
AREA = 100 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

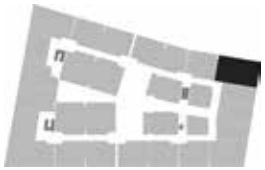
1st Floor



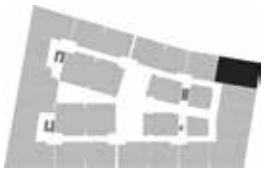
2nd Floor



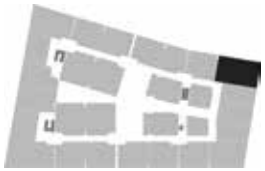
3rd Floor



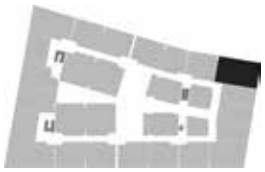
4th Floor



5th Floor



6th Floor





OFFICE NO. 007

AREA = 145 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor

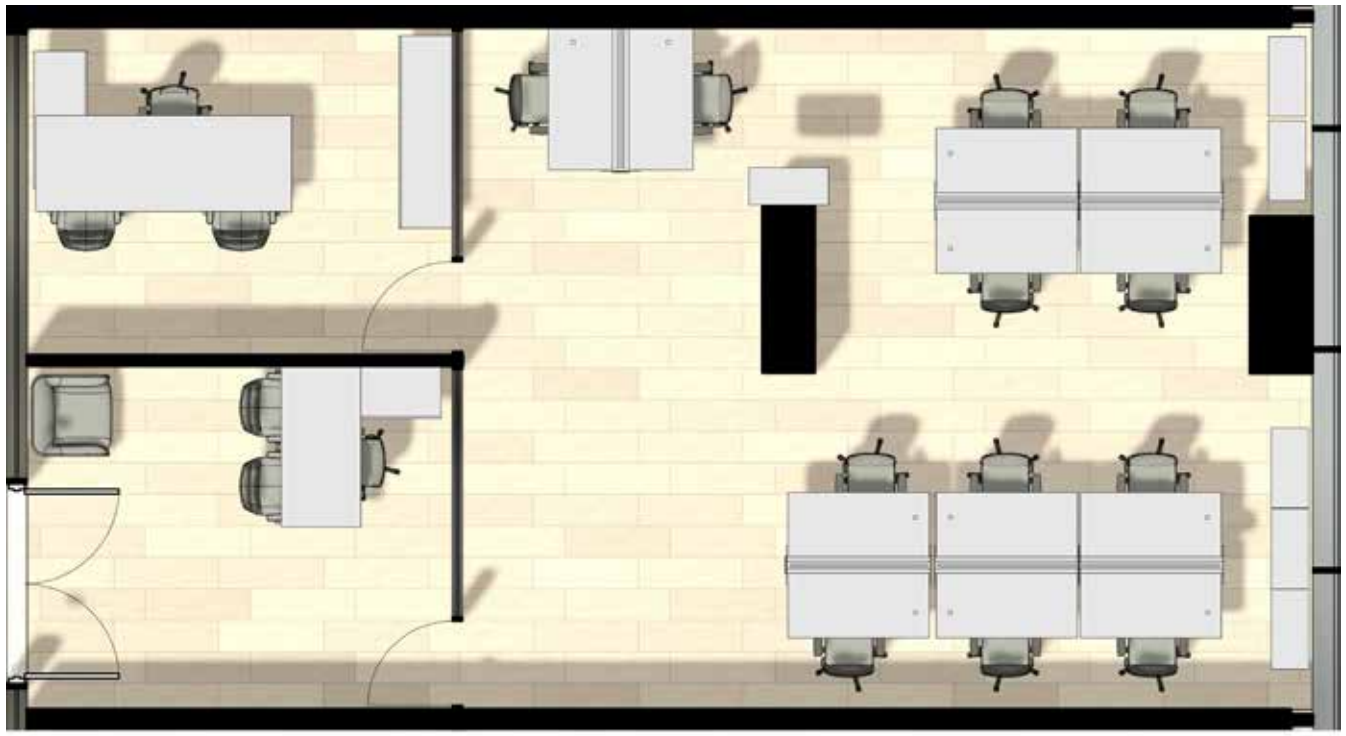


5th Floor



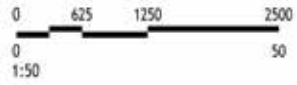
6th Floor





OFFICE NO. 008

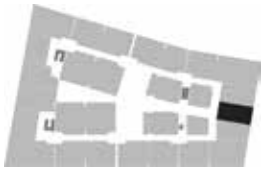
AREA = 84 sqm



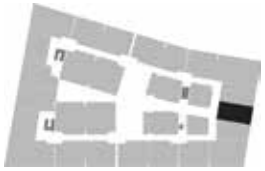
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

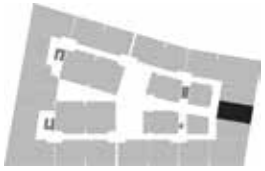
1st Floor



2nd Floor



3rd Floor



4th Floor

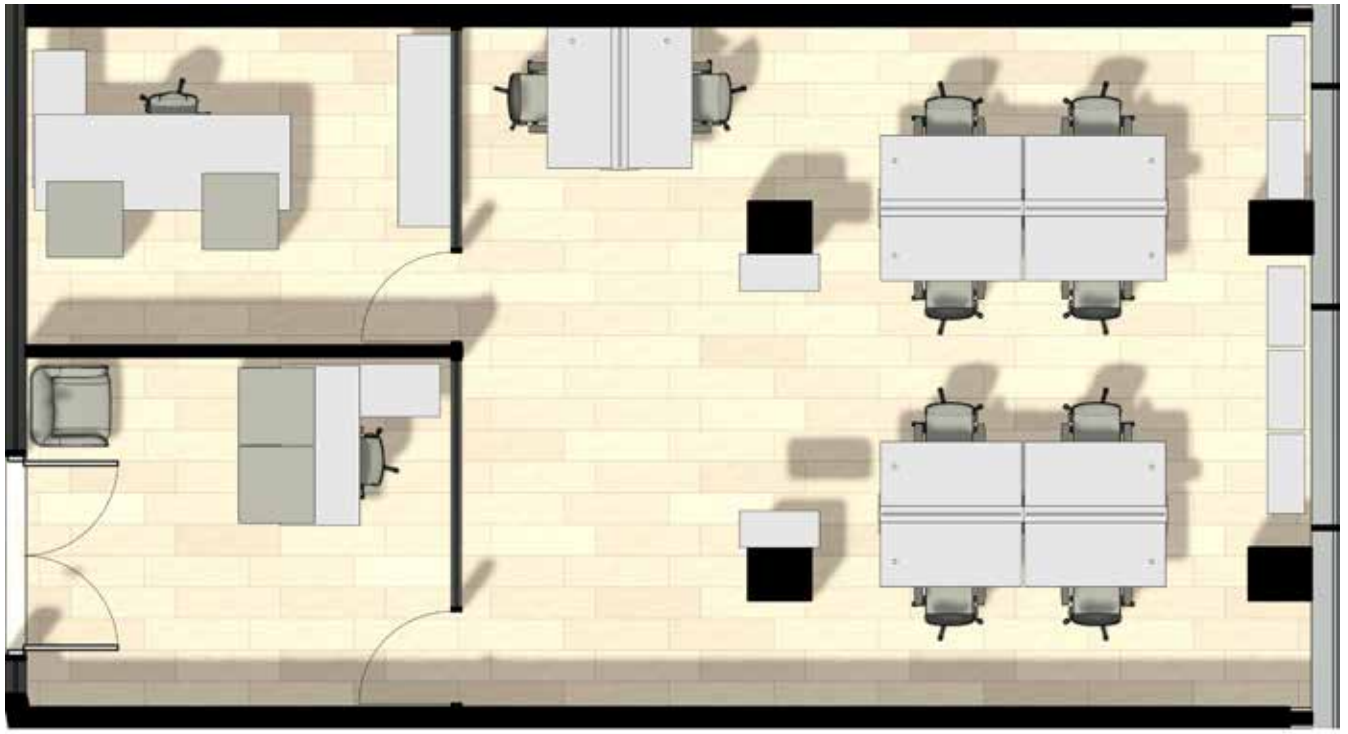


5th Floor



6th Floor





OFFICE NO. 009

AREA = 84 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor

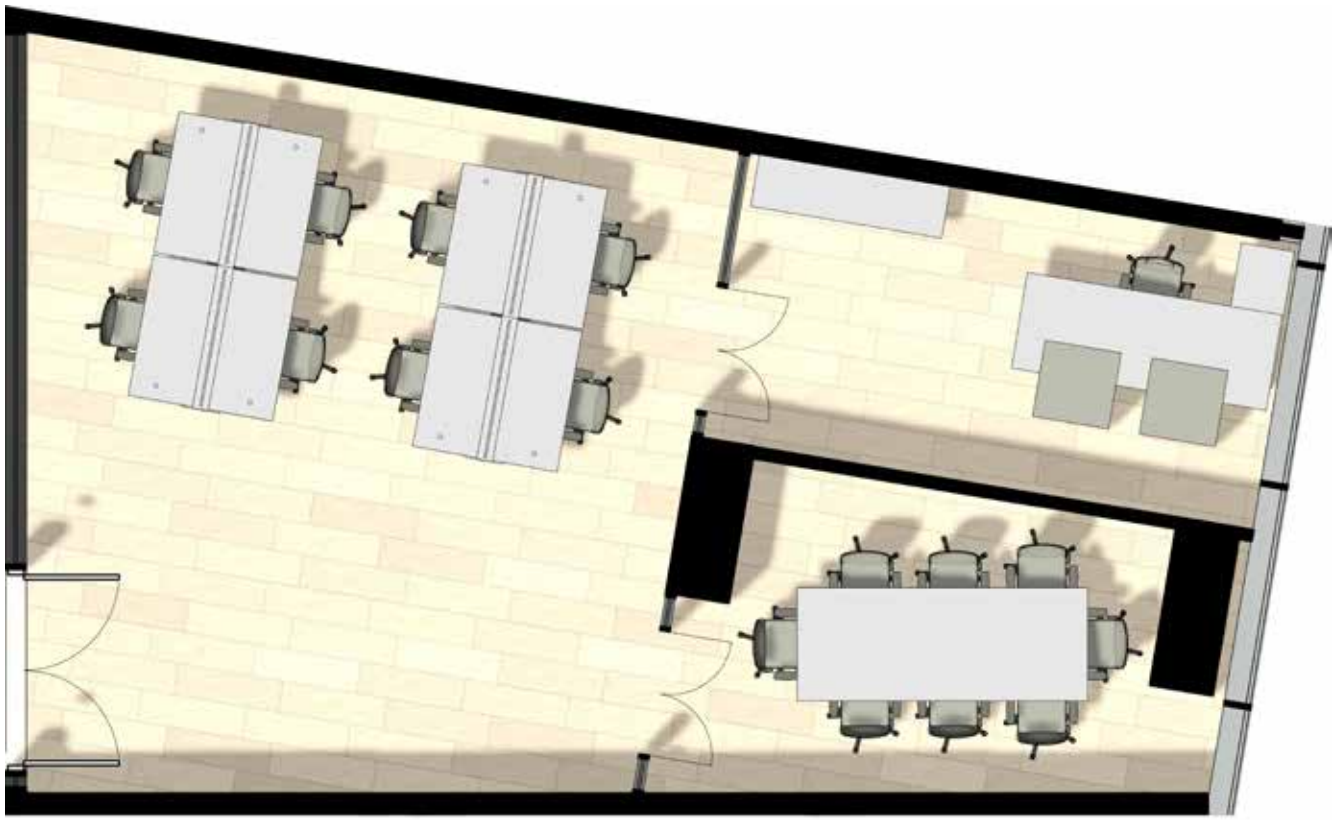


5th Floor



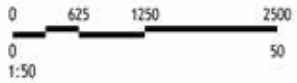
6th Floor





OFFICE NO. 010

AREA = 76 sqm



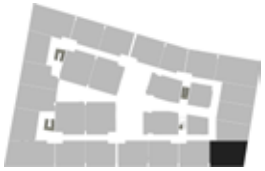
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



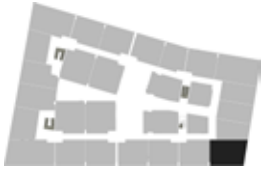
3rd Floor



4th Floor



5th Floor



6th Floor





OFFICE NO. 011

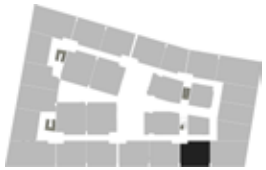
AREA = 123 sqm

0 625 1250 2500
0 50
1:50

Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor

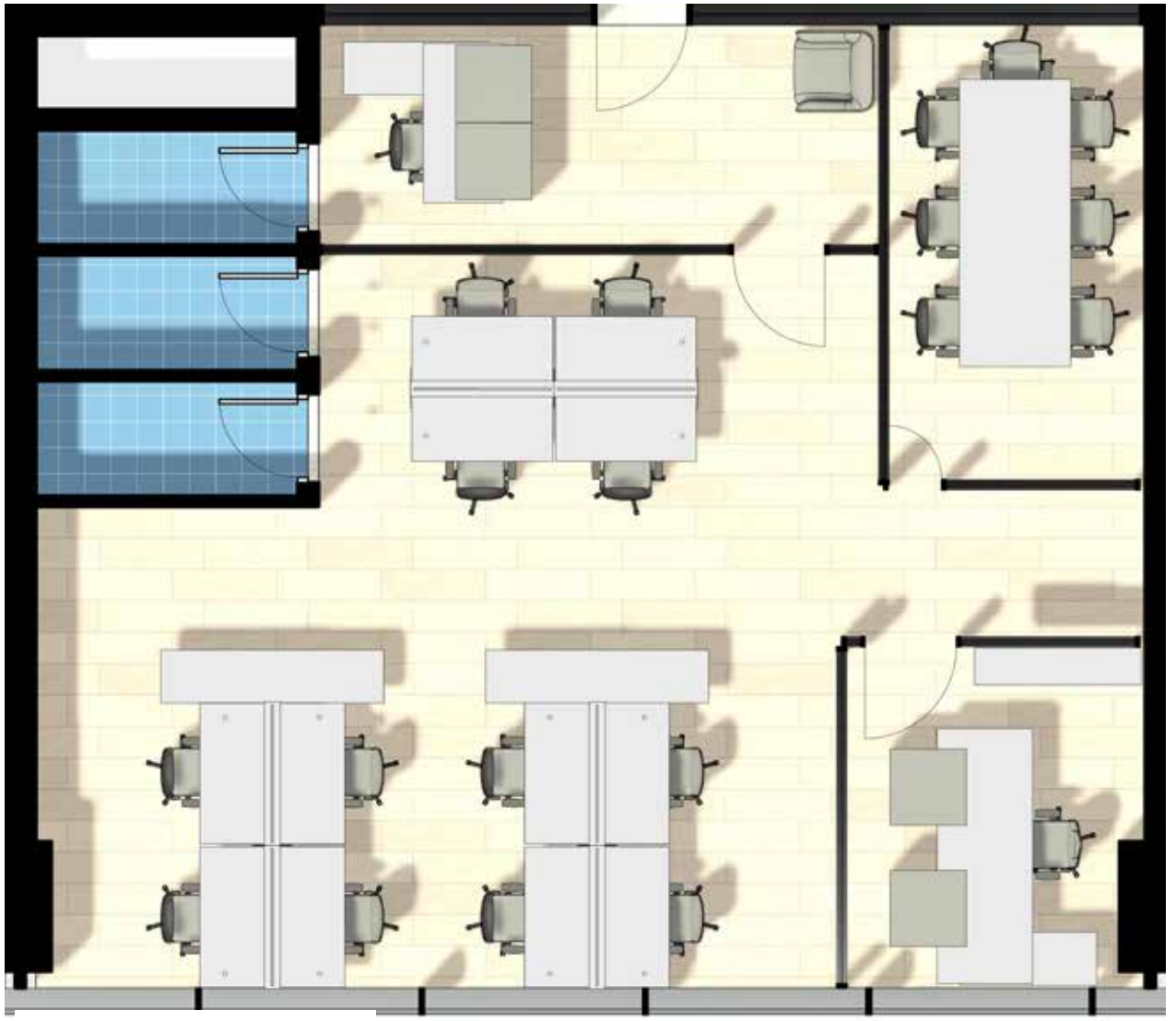


5th Floor



6th Floor





OFFICE NO. 012

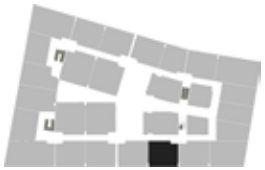
AREA = 100 sqm



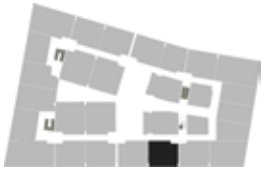
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

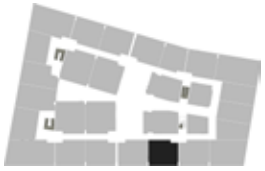
1st Floor



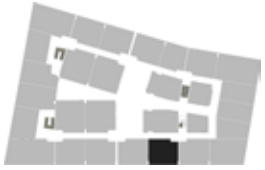
2nd Floor



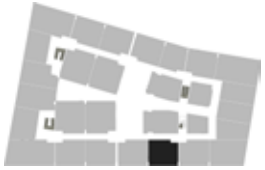
3rd Floor



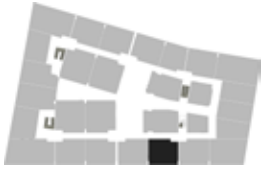
4th Floor

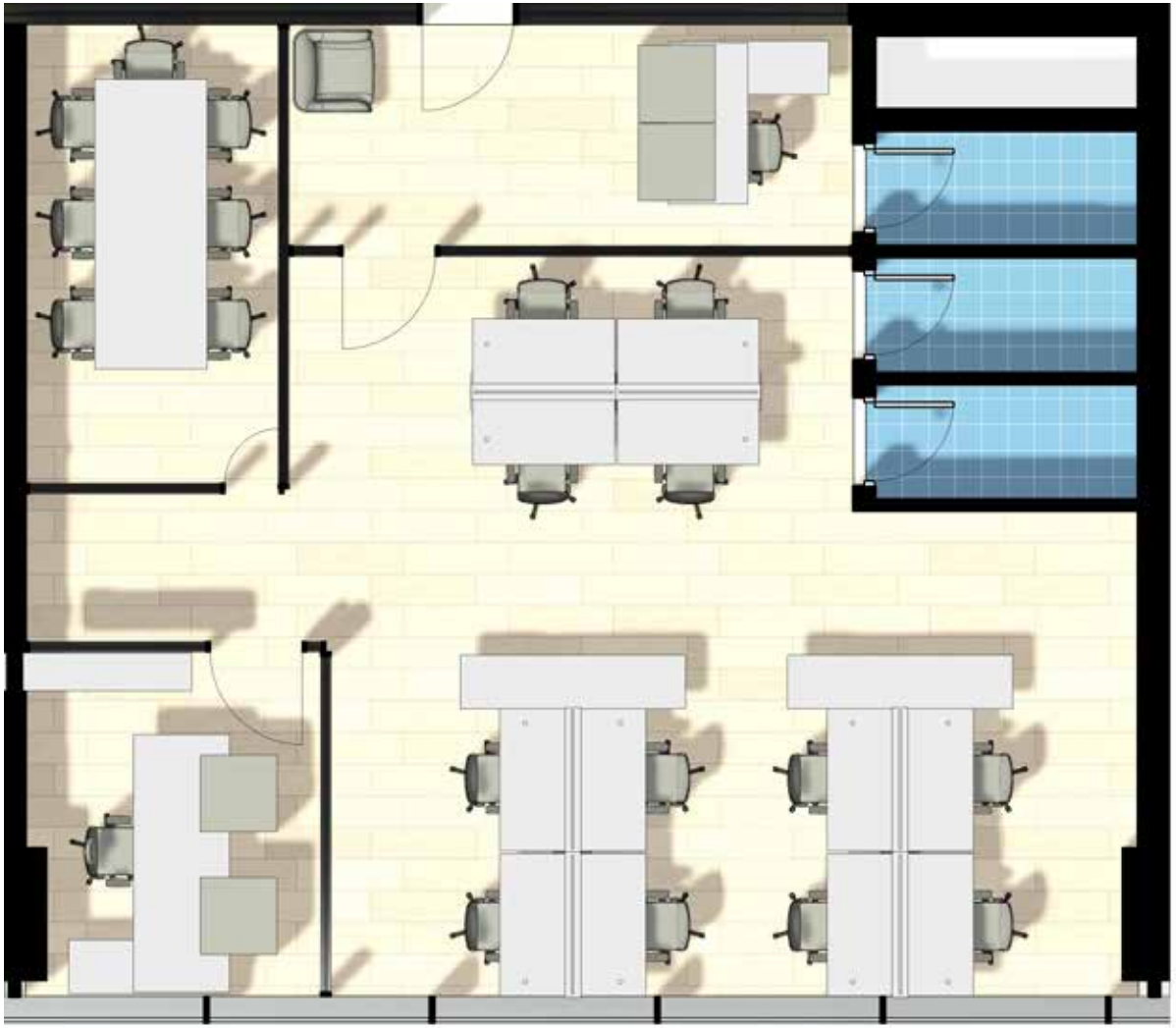


5th Floor



6th Floor





OFFICE NO. 013

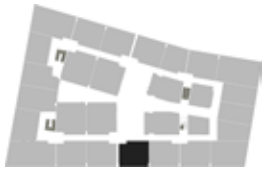
AREA = 99 sqm



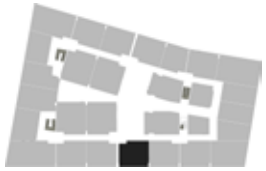
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



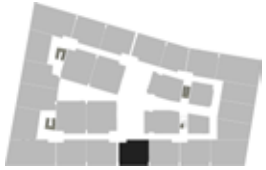
3rd Floor



4th Floor

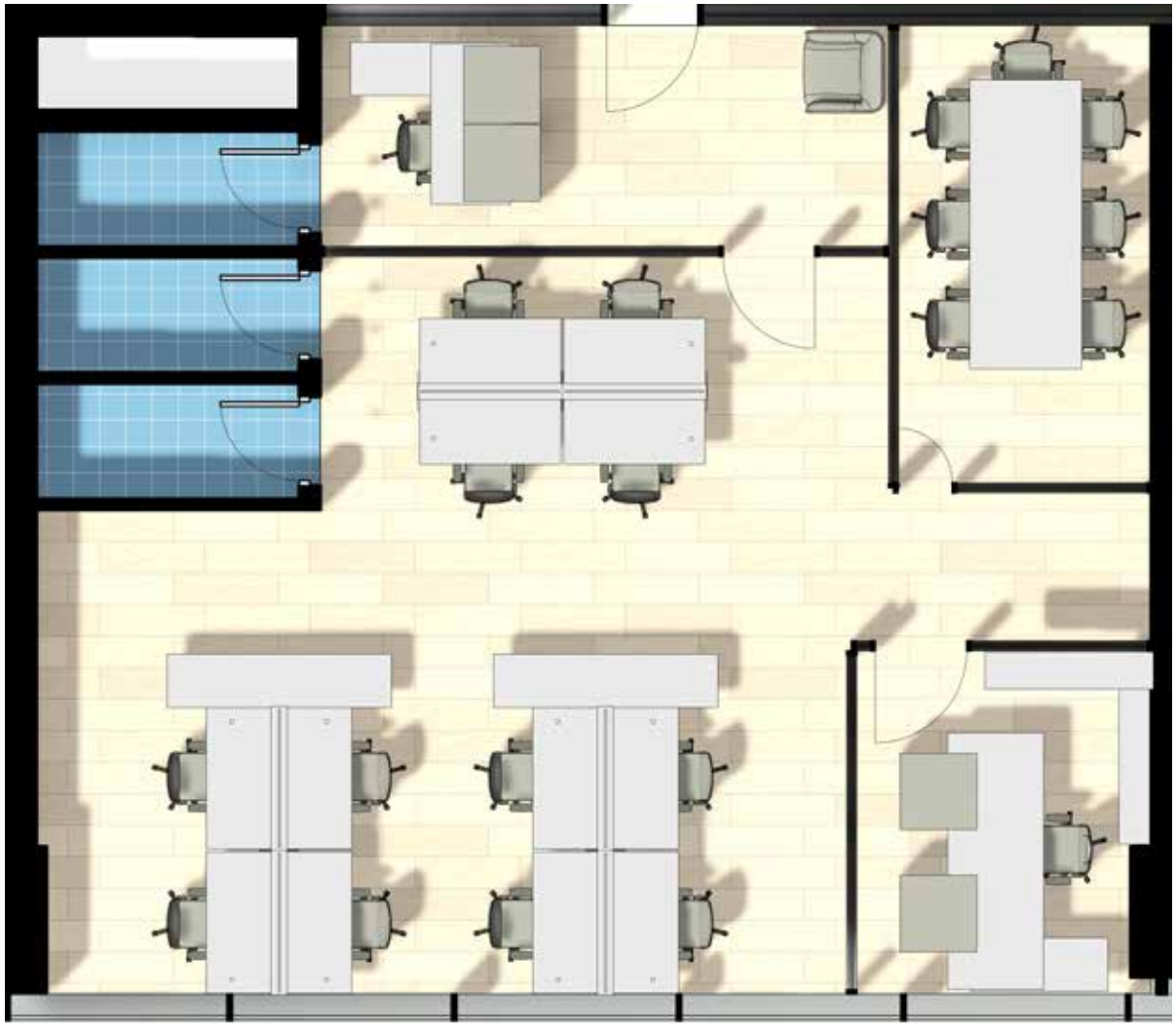


5th Floor



6th Floor





OFFICE NO. 014

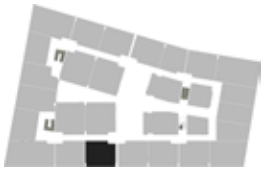
AREA = 100 sqm



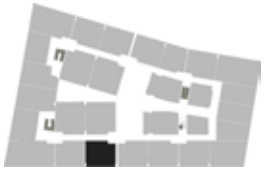
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
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013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

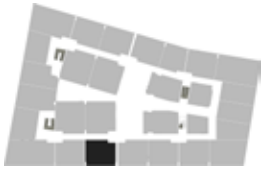
1st Floor



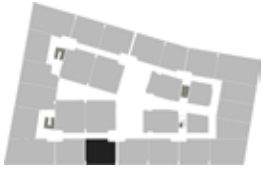
2nd Floor



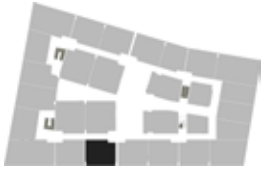
3rd Floor



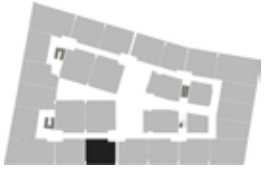
4th Floor

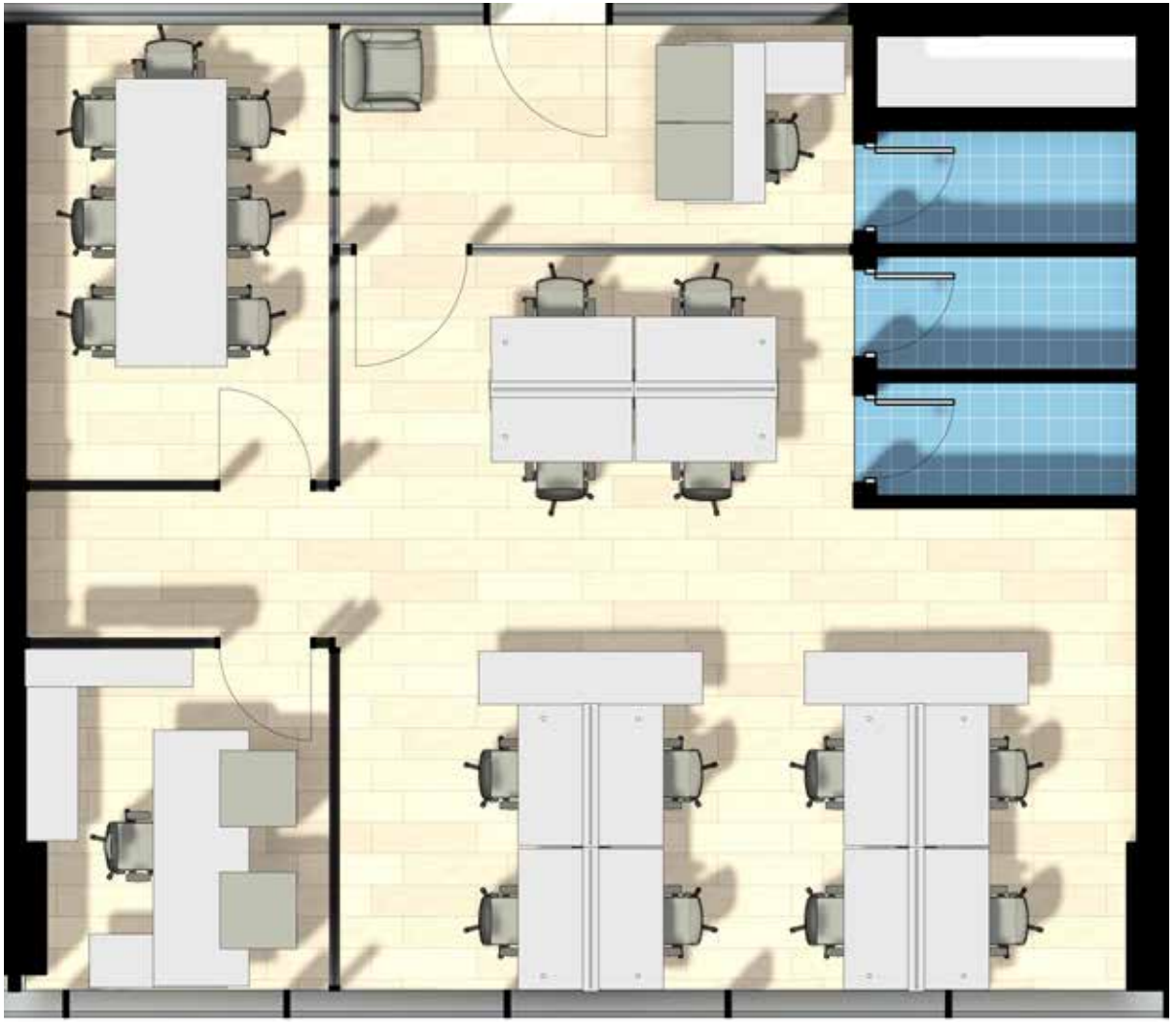


5th Floor



6th Floor





OFFICE NO. 015

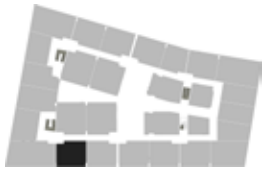
AREA = 100 sqm



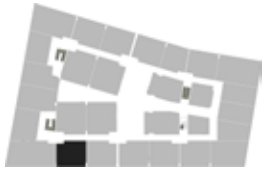
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
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012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

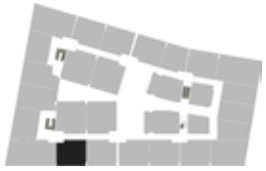
1st Floor



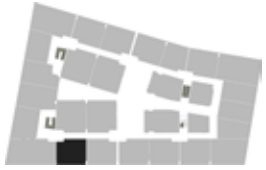
2nd Floor



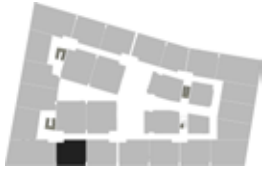
3rd Floor



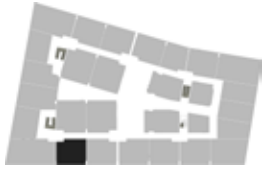
4th Floor

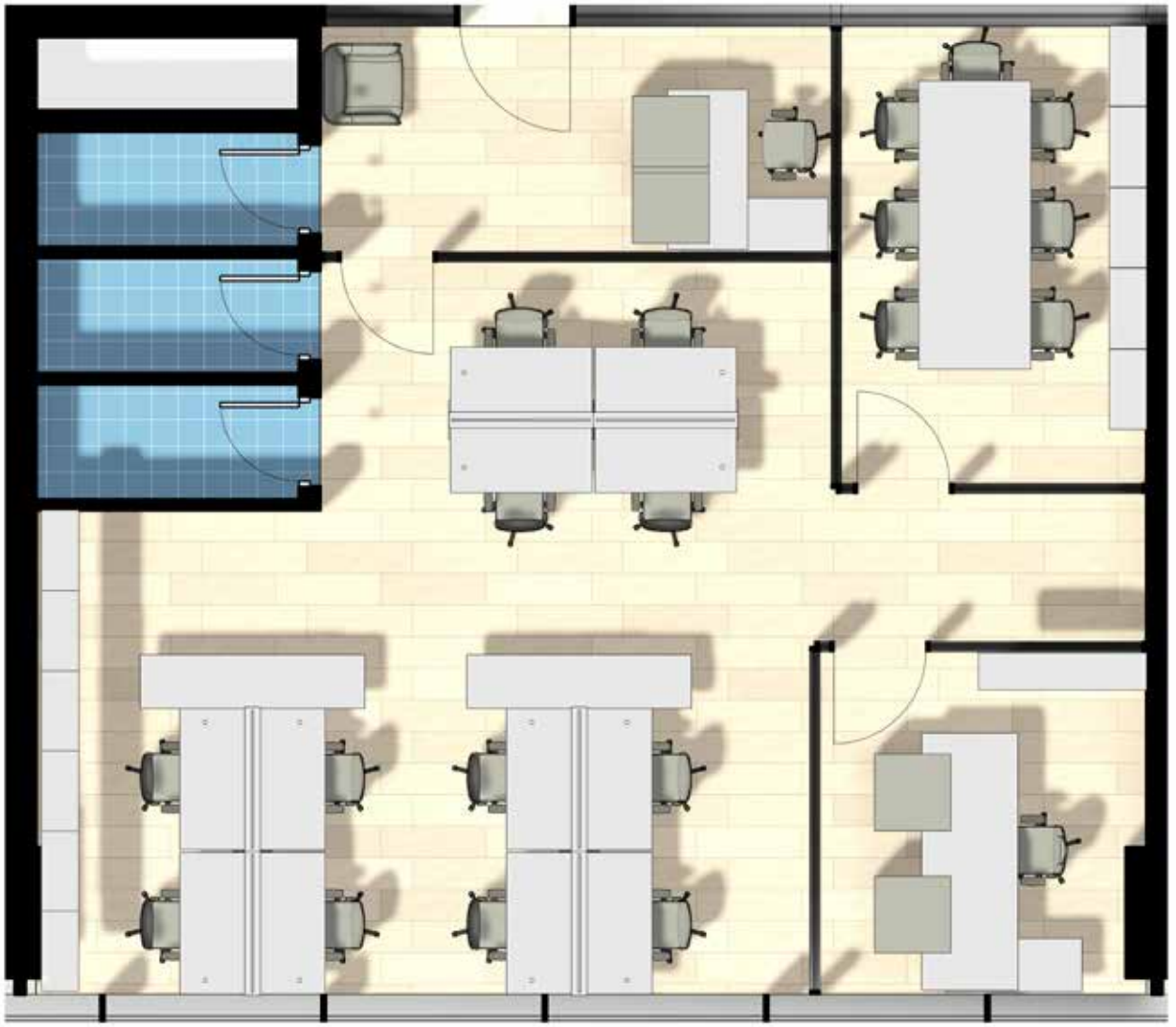


5th Floor



6th Floor





OFFICE NO. 016

AREA = 99 sqm

0 625 1250 2500

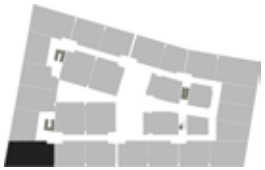
0 50

1:50

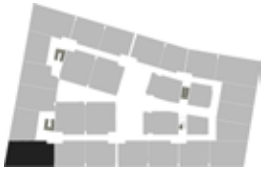
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
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012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



6th Floor





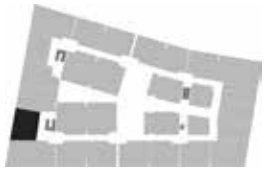
OFFICE NO. 017

AREA = 161 sqm

Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor

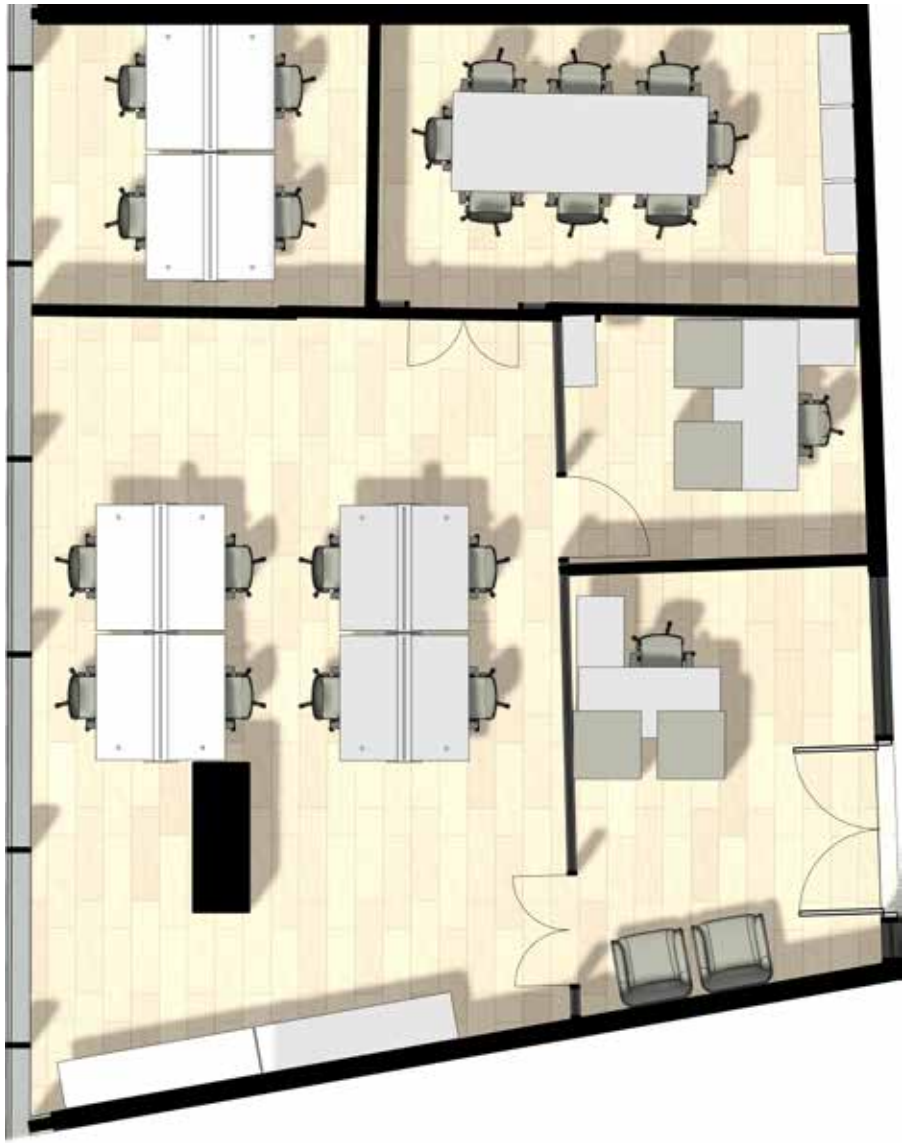


5th Floor



6th Floor





OFFICE NO. 018

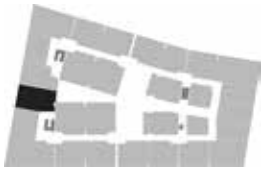
AREA = 103 sqm



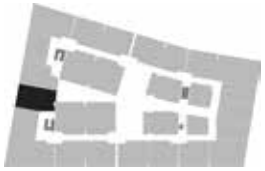
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
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013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

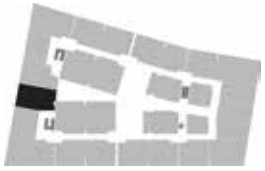
1st Floor



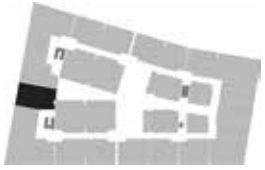
2nd Floor



3rd Floor



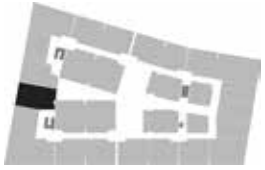
4th Floor

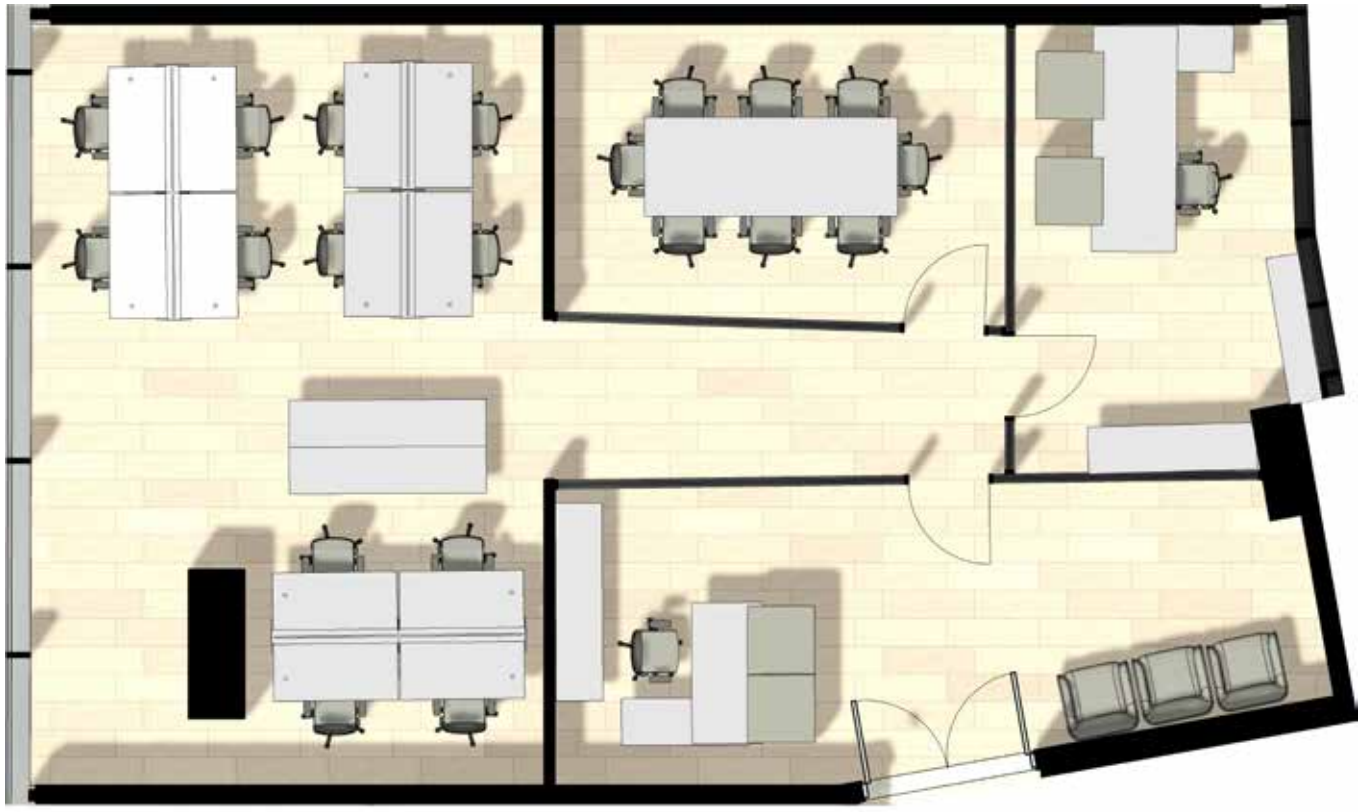


5th Floor



6th Floor





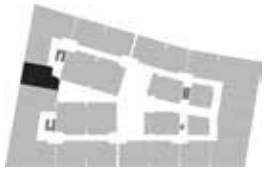
OFFICE NO. 019

AREA = 116 sqm

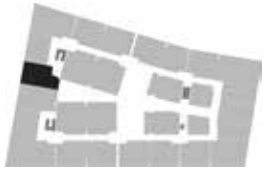
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
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014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

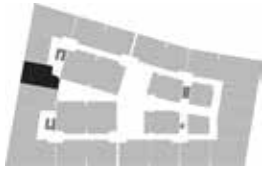
1st Floor



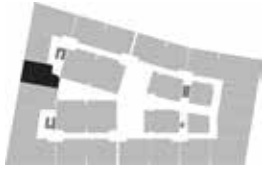
2nd Floor



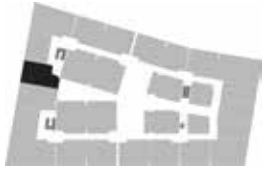
3rd Floor



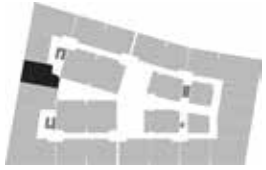
4th Floor

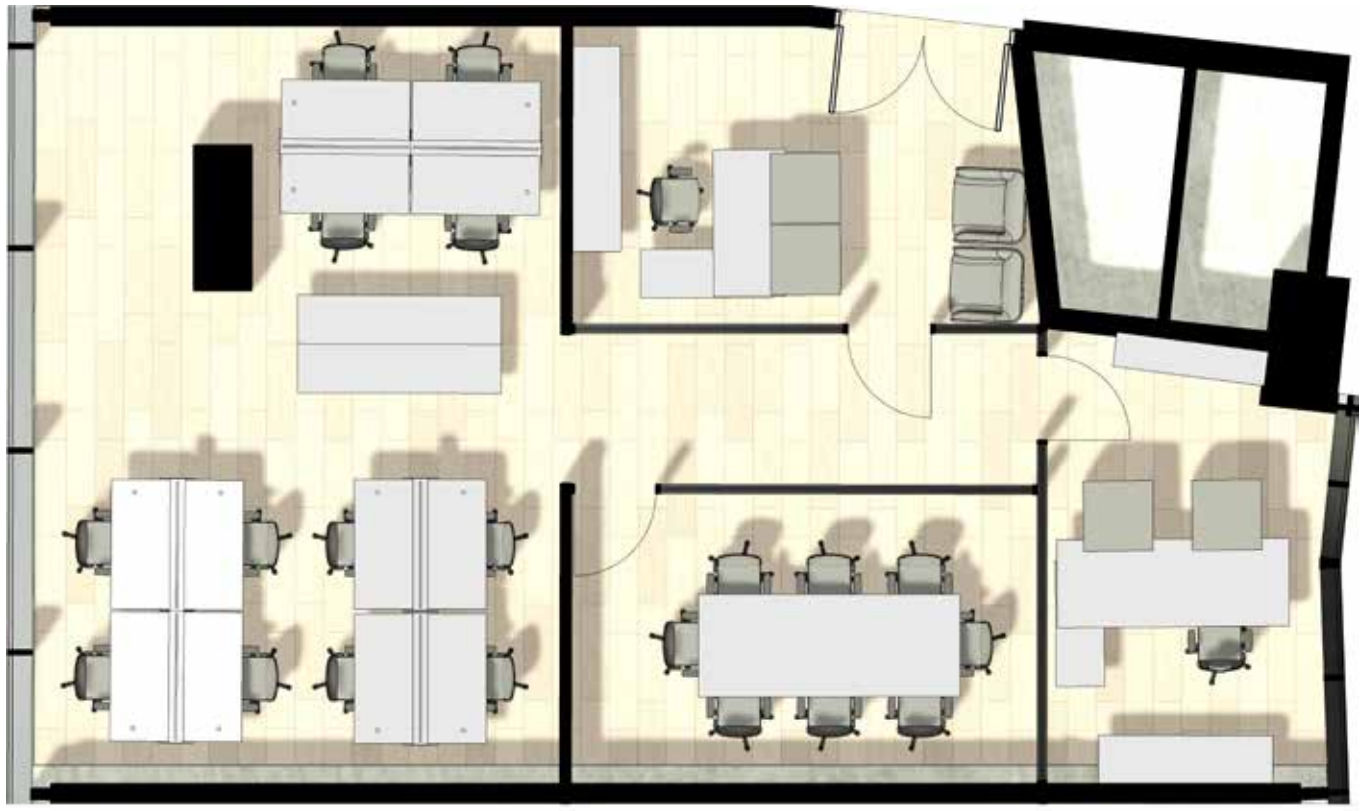


5th Floor



6th Floor





OFFICE NO. 020

AREA = 110 sqm



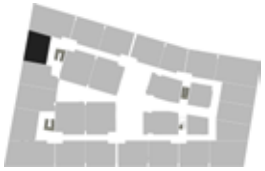
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



6th Floor





OFFICE NO. 021

AREA = 90 sqm

0 625 1250 2500

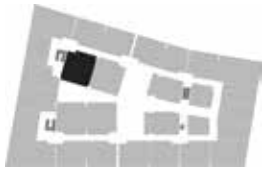
0 50

1:50

Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

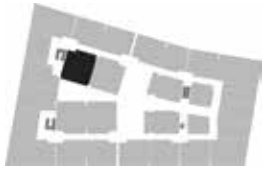
1st Floor



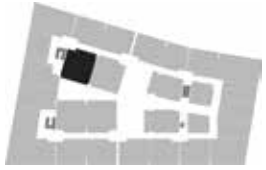
2nd Floor



3rd Floor



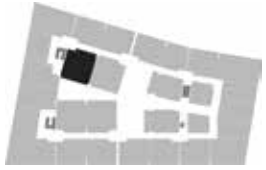
4th Floor



5th Floor



6th Floor





OFFICE NO. 022

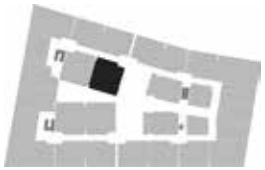
AREA = 123 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

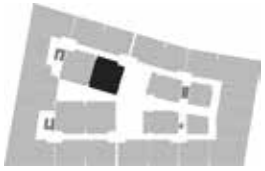
1st Floor



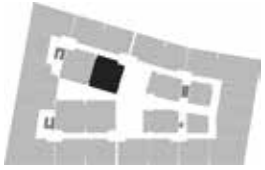
2nd Floor



3rd Floor



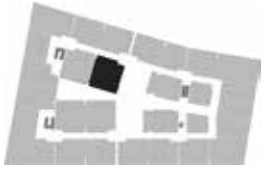
4th Floor

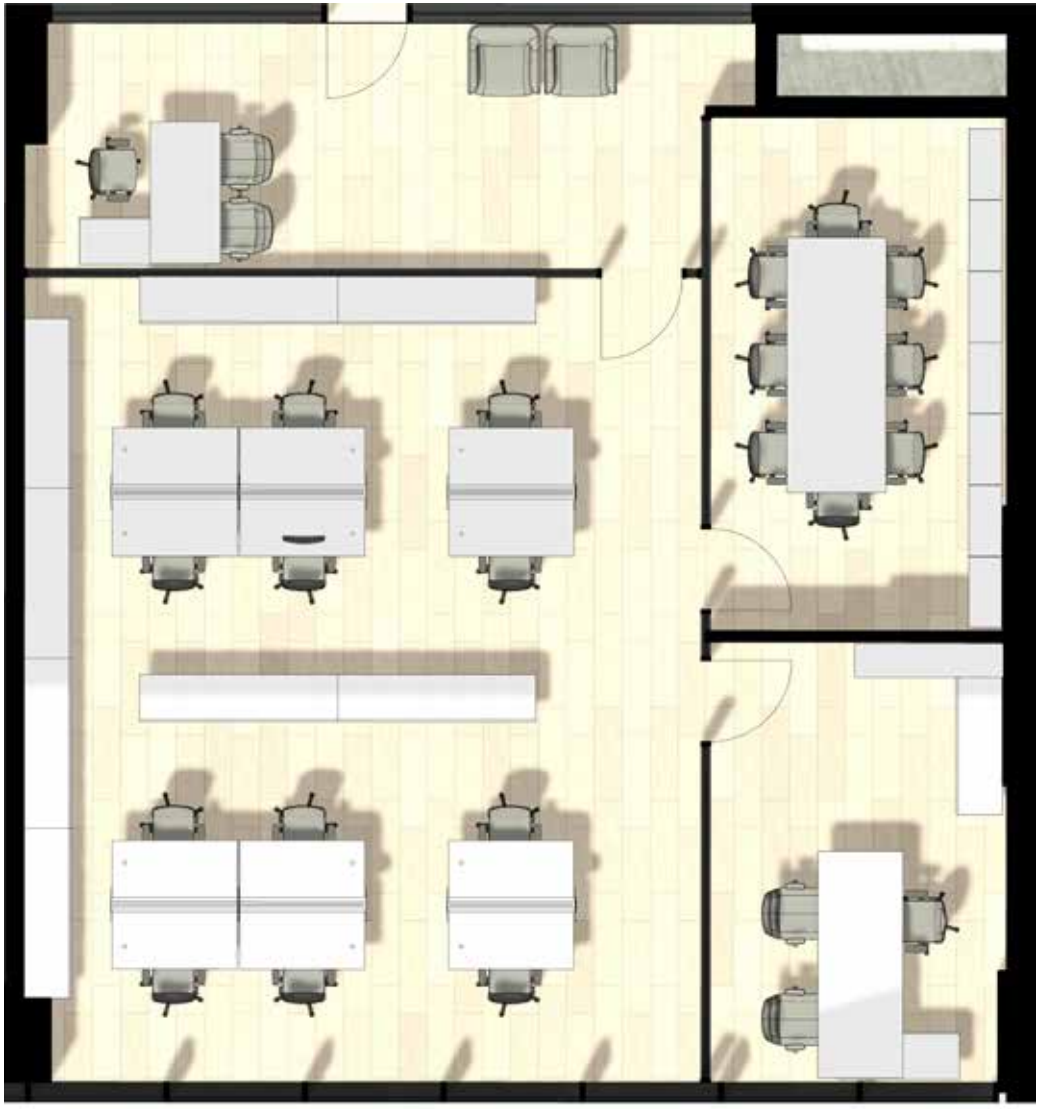


5th Floor



6th Floor





OFFICE NO. 023

AREA = 123 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



6th Floor





OFFICE NO. 024

AREA = 102 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



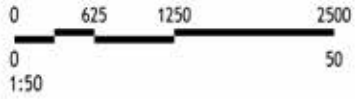
6th Floor





OFFICE NO. 025

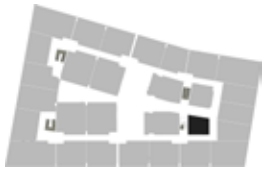
AREA = 69 sqm



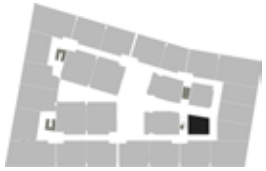
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



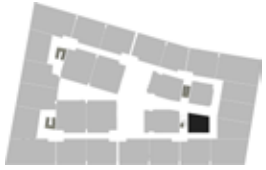
2nd Floor



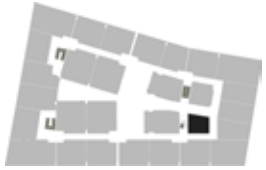
3rd Floor



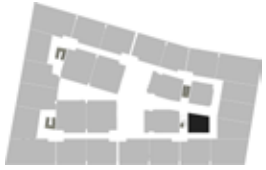
4th Floor



5th Floor



6th Floor





OFFICE NO. 026

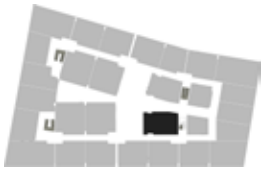
AREA = 53 sqm



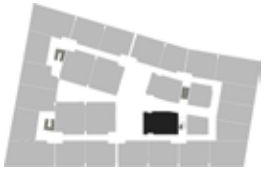
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

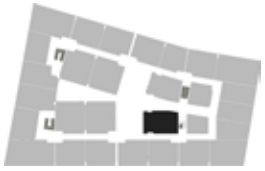
1st Floor



2nd Floor



3rd Floor



4th Floor



5th Floor



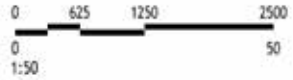
6th Floor





OFFICE NO. 027

AREA = 106 sqm



Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



3rd Floor



4th Floor

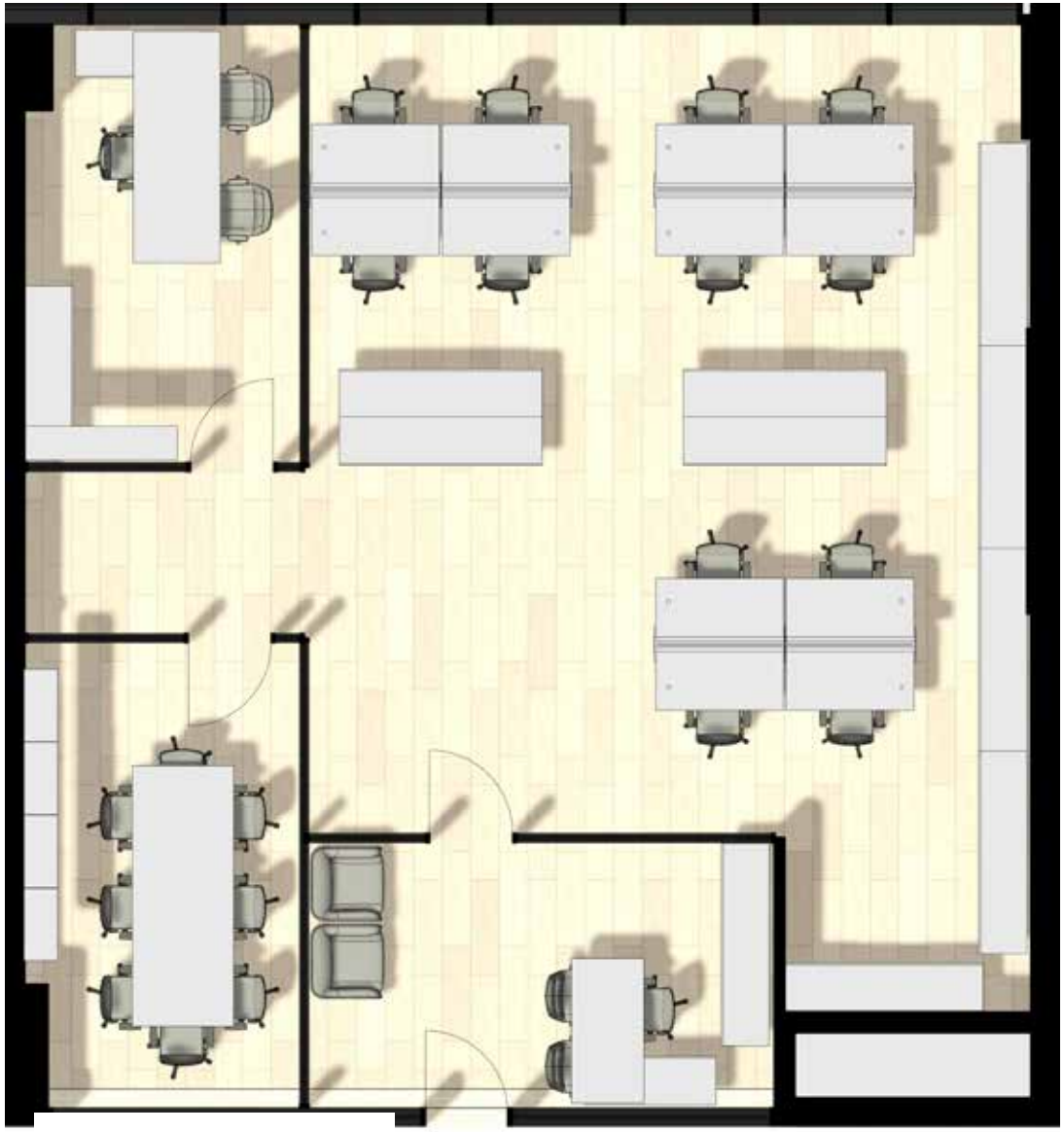


5th Floor



6th Floor





OFFICE NO. 028

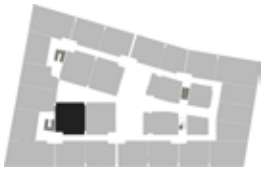
AREA = 123 sqm



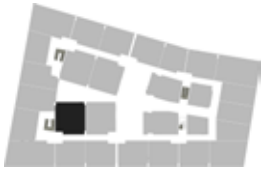
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	143
002	99
003	100
004	101
005	81
006	100
007	145
008	84
009	84
010	76
011	123
012	100
013	99
014	100
015	100
016	99
017	161
018	103
019	116
020	110
021	90
022	123
023	123
024	102
025	69
026	53
027	106
028	123
029	122

1st Floor



2nd Floor



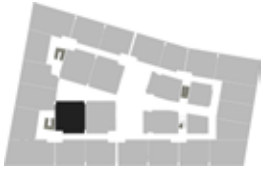
3rd Floor



4th Floor

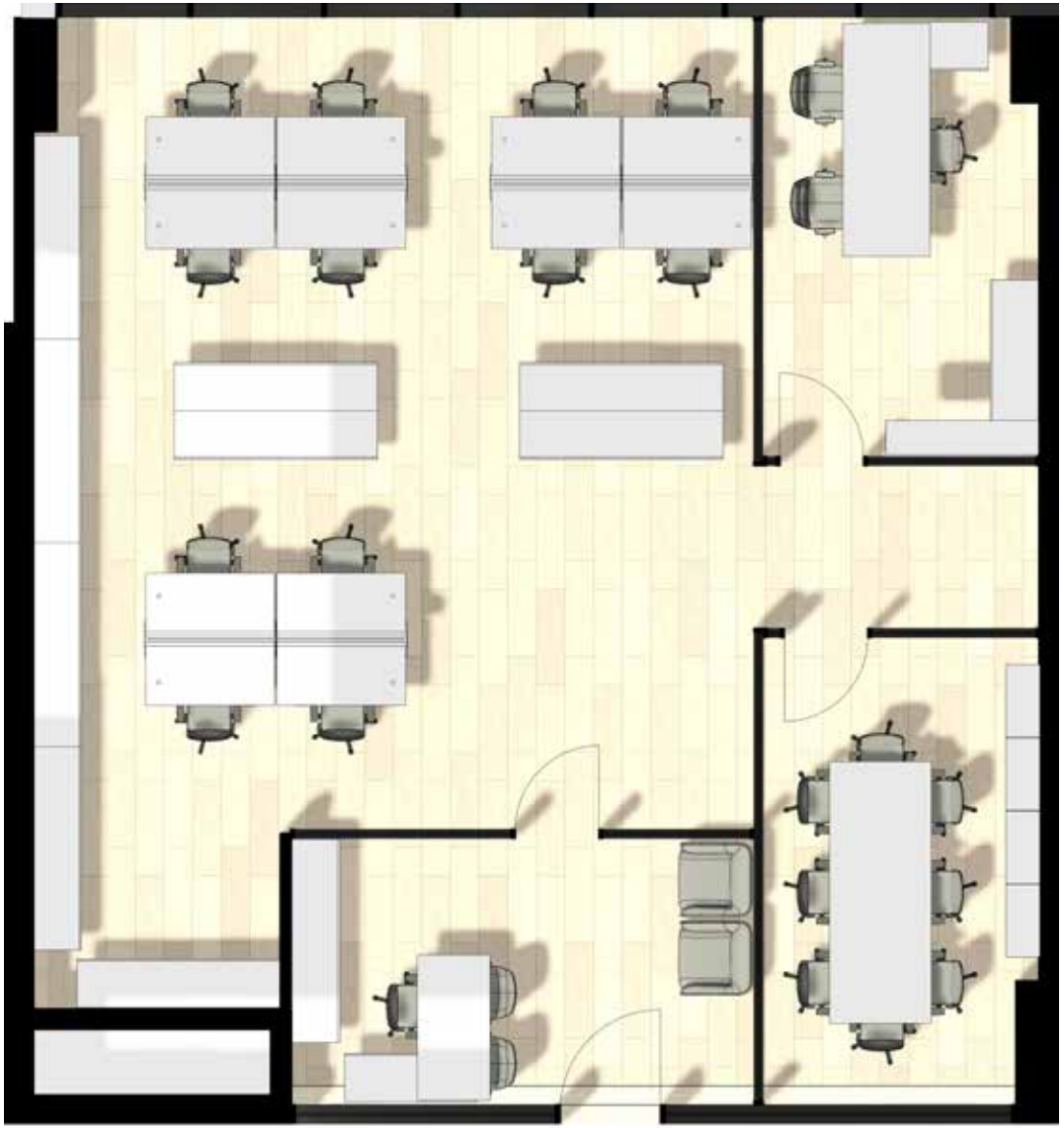


5th Floor



6th Floor





OFFICE NO. 029

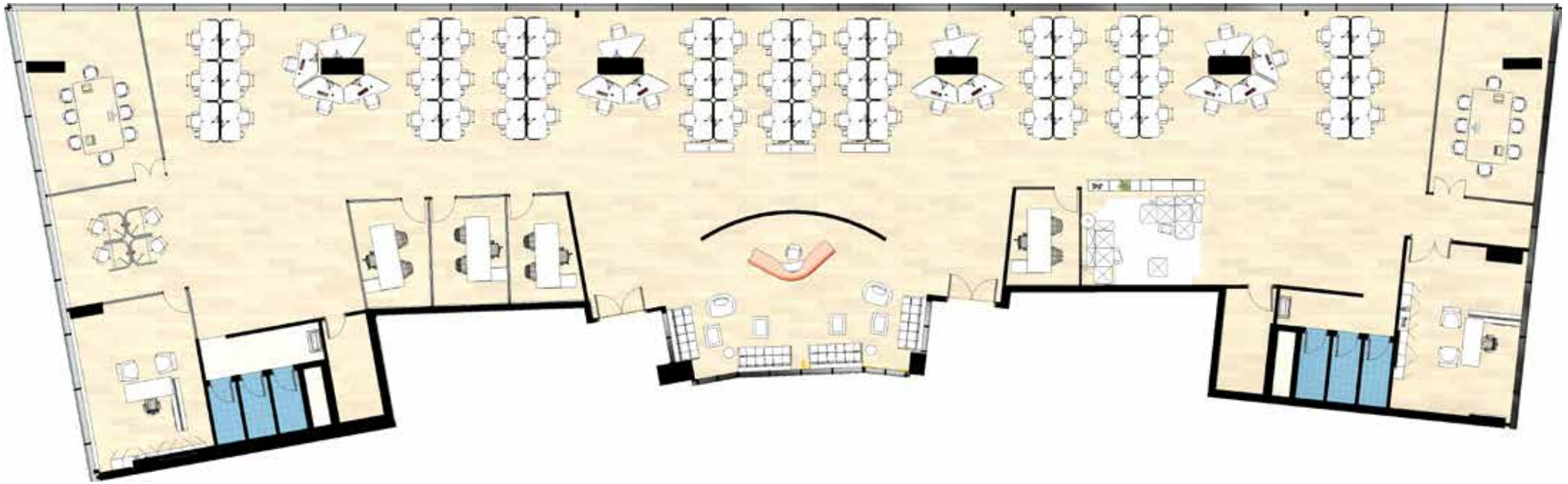
AREA = 122 sqm

Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Penthouse


OFFICE
702
421 m²
OFFICE
703
451 m²
OFFICE
701
775 m²
Recreation
Reception
706
95 m²
OFFICE
704
625 m²
OFFICE
705
418 m²
Recreational
707
252 m²
0 1250 2500 5000
0 50
1:100
N

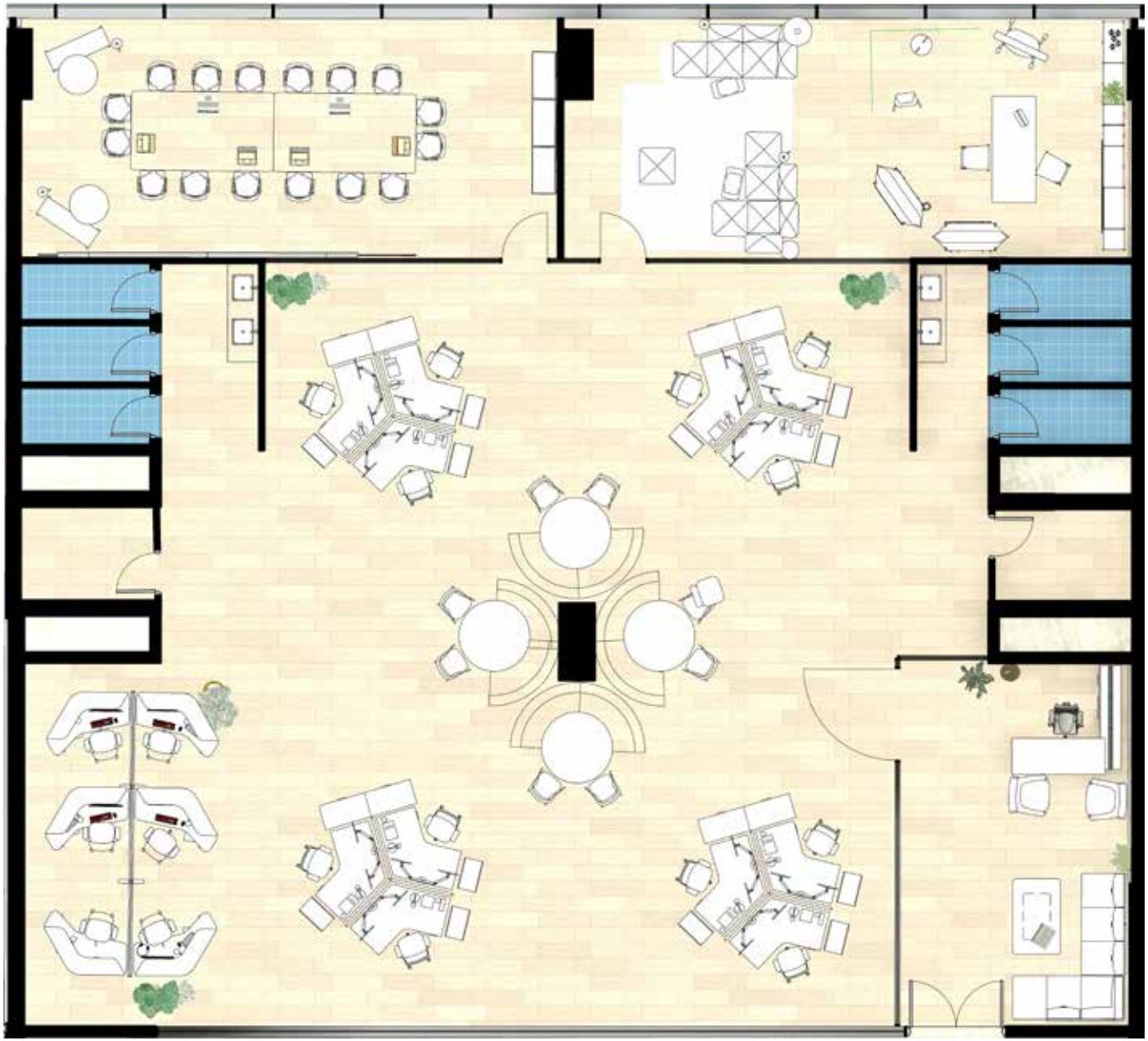

VOID
VOID
OFFICE
Reception / Recreational
Recreational
OFFICE





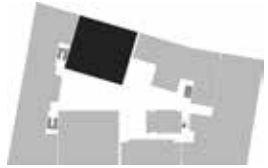
Office No. 701

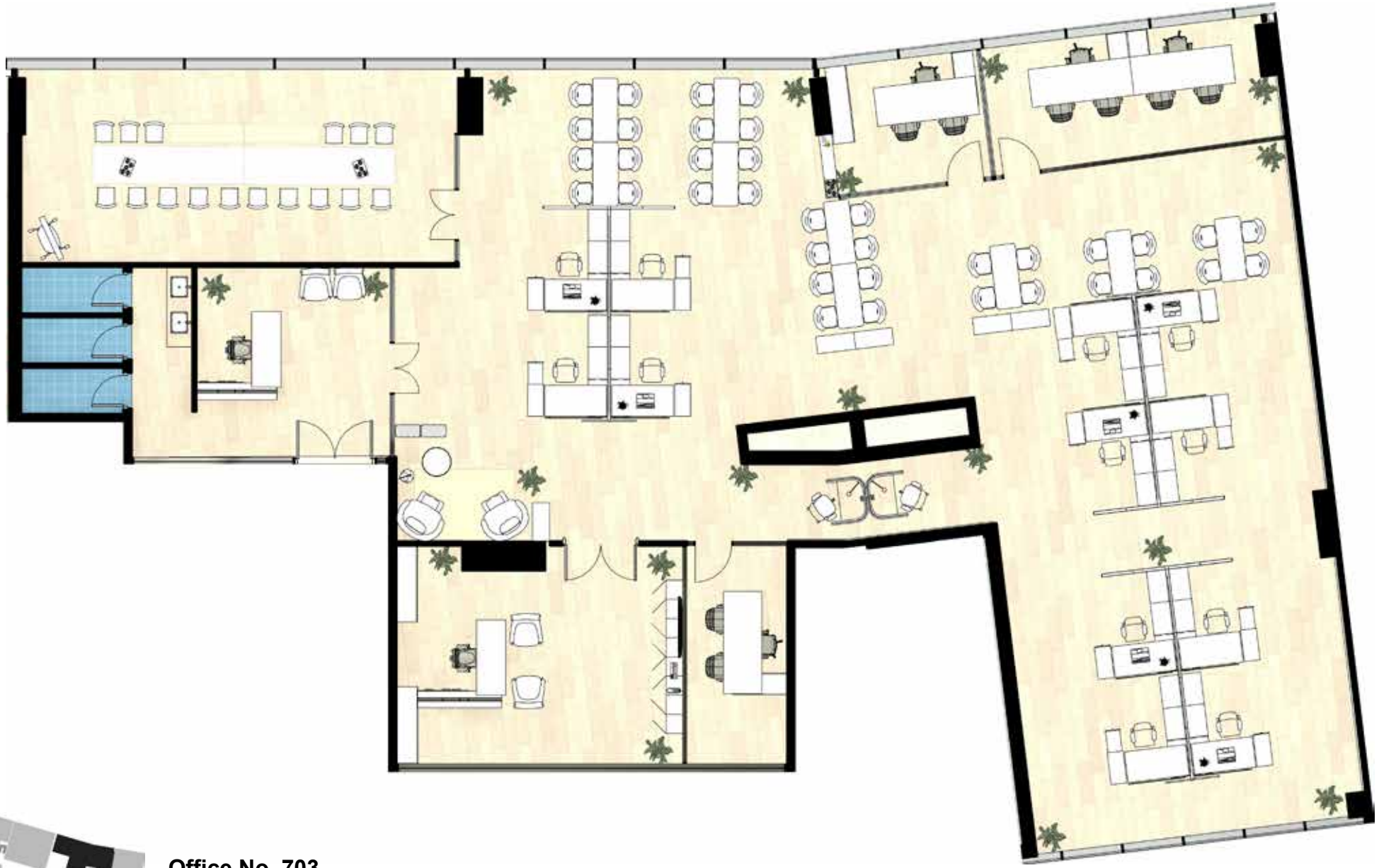
Area Sqm 775



Office No. 702

Area Sqm 421







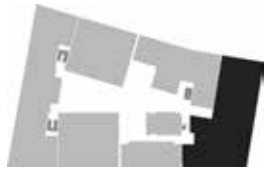
Office No. 703

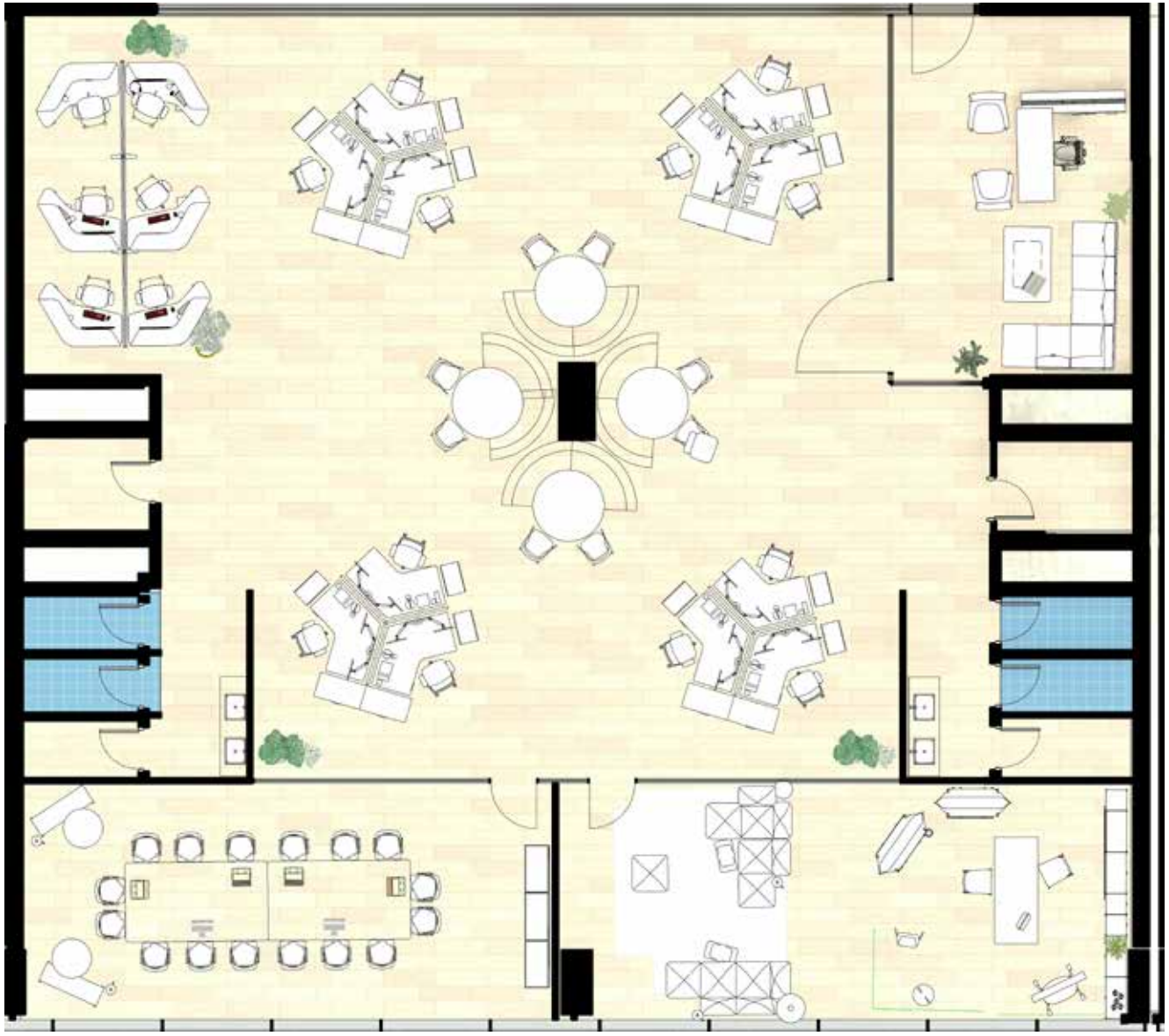
Area Sqm 451



Office No. 704

Area Sqm 625







Office No. 705

Area Sqm 418





Reception





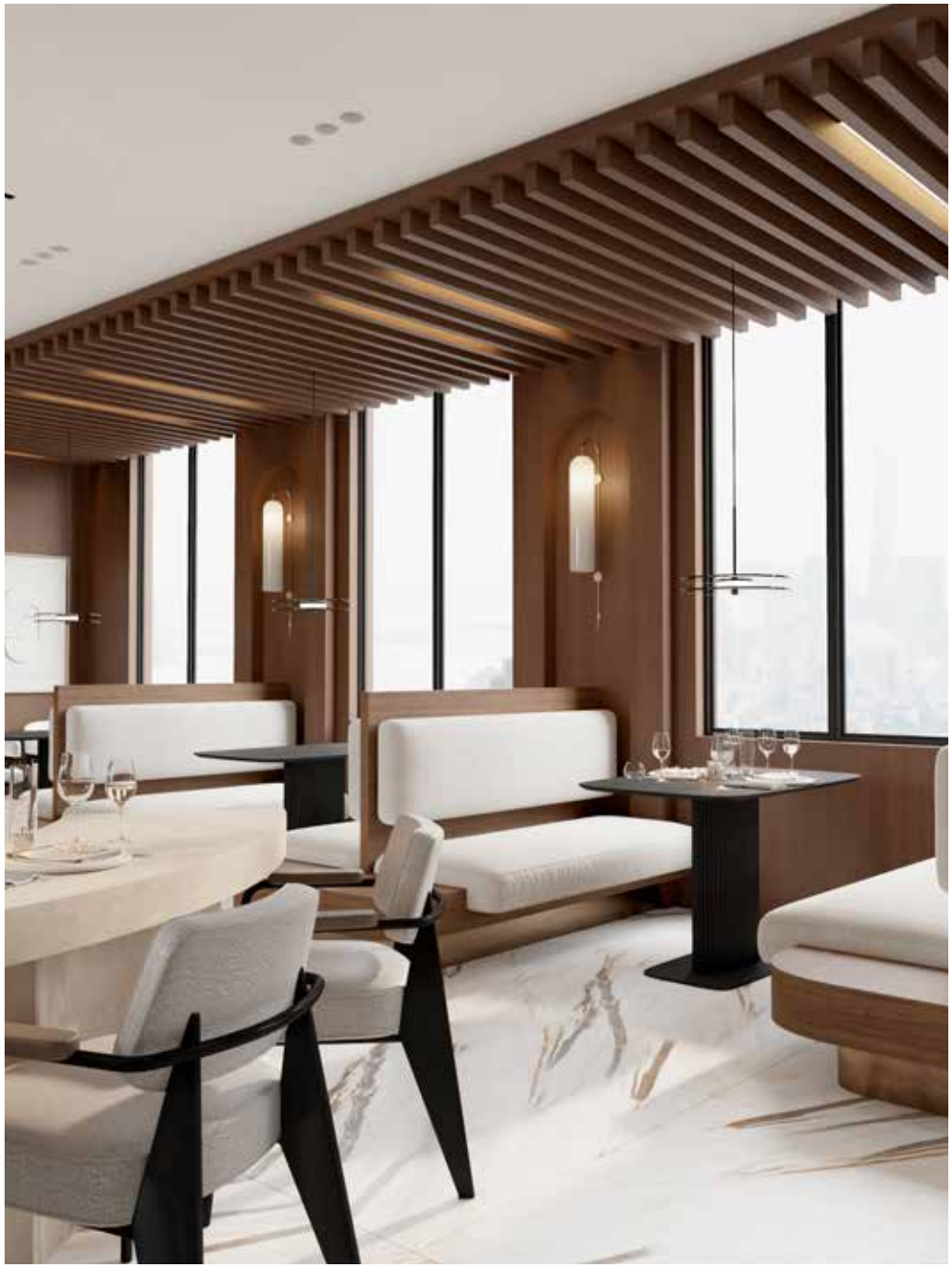
Recreation













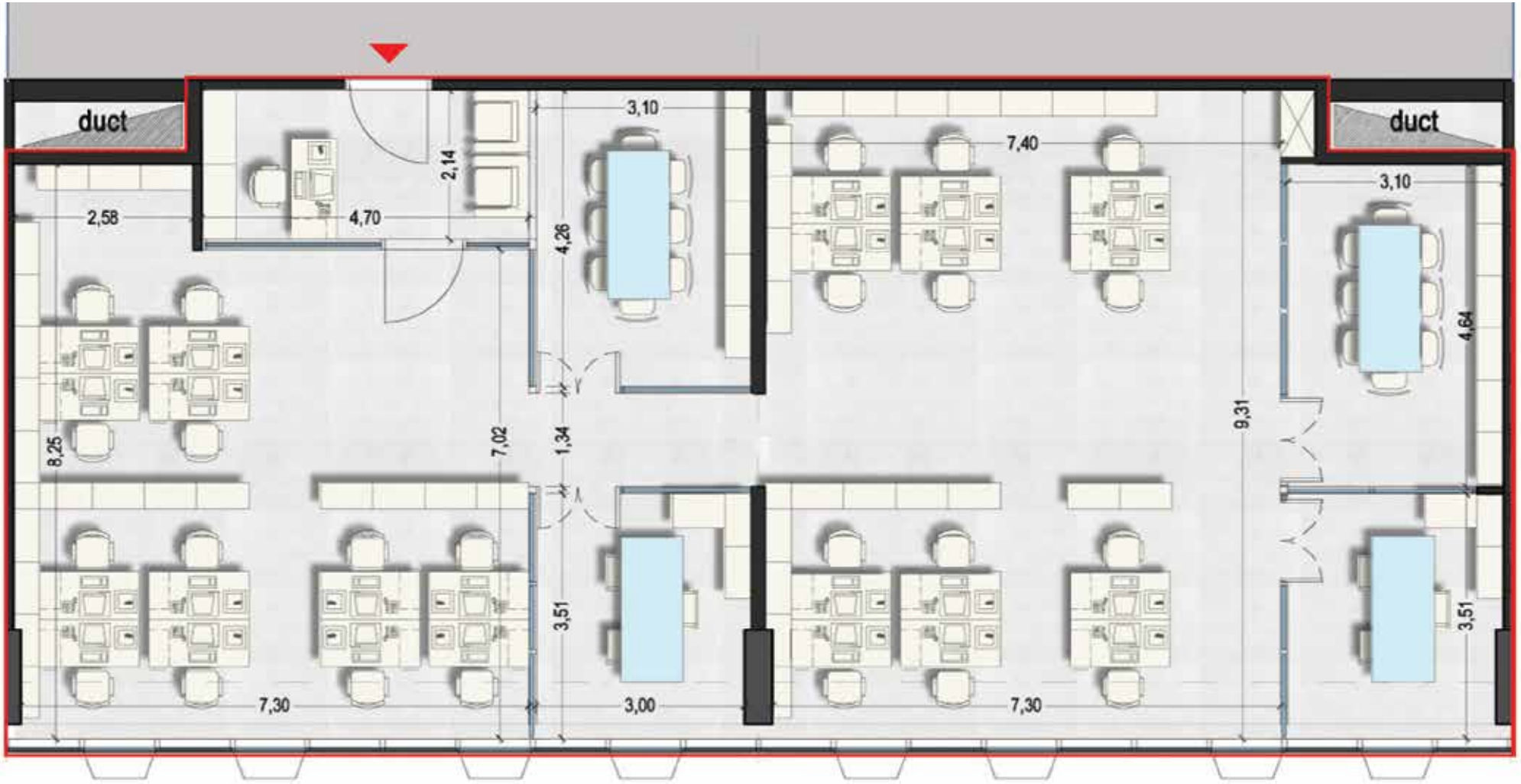


Modularity and Flexibility

Minimum Size



Medium Size


duct
duct
3,10
2,14
2,58
4,70
4,26
7,40
3,10
4,64
8,25
7,02
1,34
9,31
3,51
3,51
7,30
3,00
7,30

Large Size


duct
duct
duct
10,69
3,10
4,55
9,31
4,41
4,70
1,20
1,94
2,50
5,62
7,89
3,60
3,00
7,30
10,40
3,70
10,40

Extra Large Size



Creative Visualization




Conference Room


minutes
calls





LIGHT - RECESSED



RAISED FLOOR



GLASS BALUSTRADES

Profile anodized Aluminium coating



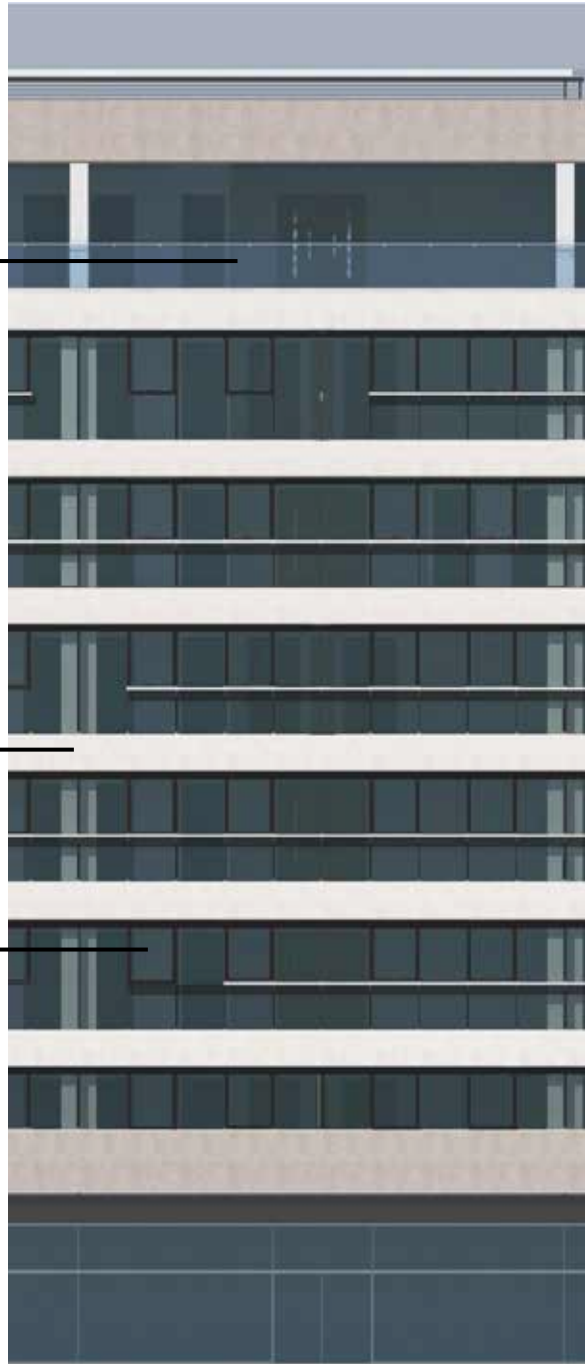


STONE CLADDING

ALUMINIUM WINDOW SYSTEM









STONE CLADDING

ALUMINIUM SYSTEM FOR FACADES





