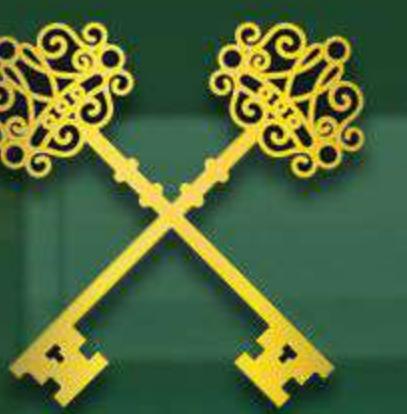




# Great Investment



**HNWI | Family Offices | Fund houses | Institutional Investors**



# Инвести + Оман Реал Эстейт Опортиности

MENA REIT FUND

Media Partners



[www.adamblu.com](http://www.adamblu.com)

Sales Partners



[www.alstarestate.com](http://www.alstarestate.com)

# Project Summary



## Muscat Hills

Muscat Hill is strategically located in close proximity to the Muscat International Airport, New Oman Exhibition Center, Branded hyper markets 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 m<sup>2</sup> to 93.90 m<sup>2</sup> (10 Types)**  
**2 BHK Residential Units from 98.82 m<sup>2</sup> to 126.54 m<sup>2</sup> (7 Types)**

# Project Details

## ★ Construction

**Total area of Land - 7,587 m<sup>2</sup>**

**Total construction area - 52,362 m<sup>2</sup>**

**Total sellable area - 41,442 m<sup>2</sup>**

**Residential area - 29,928 m<sup>2</sup>**

**Commercial area - 11,514 m<sup>2</sup>**



# Project Details

## ★ Amenities / Facility of Project

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

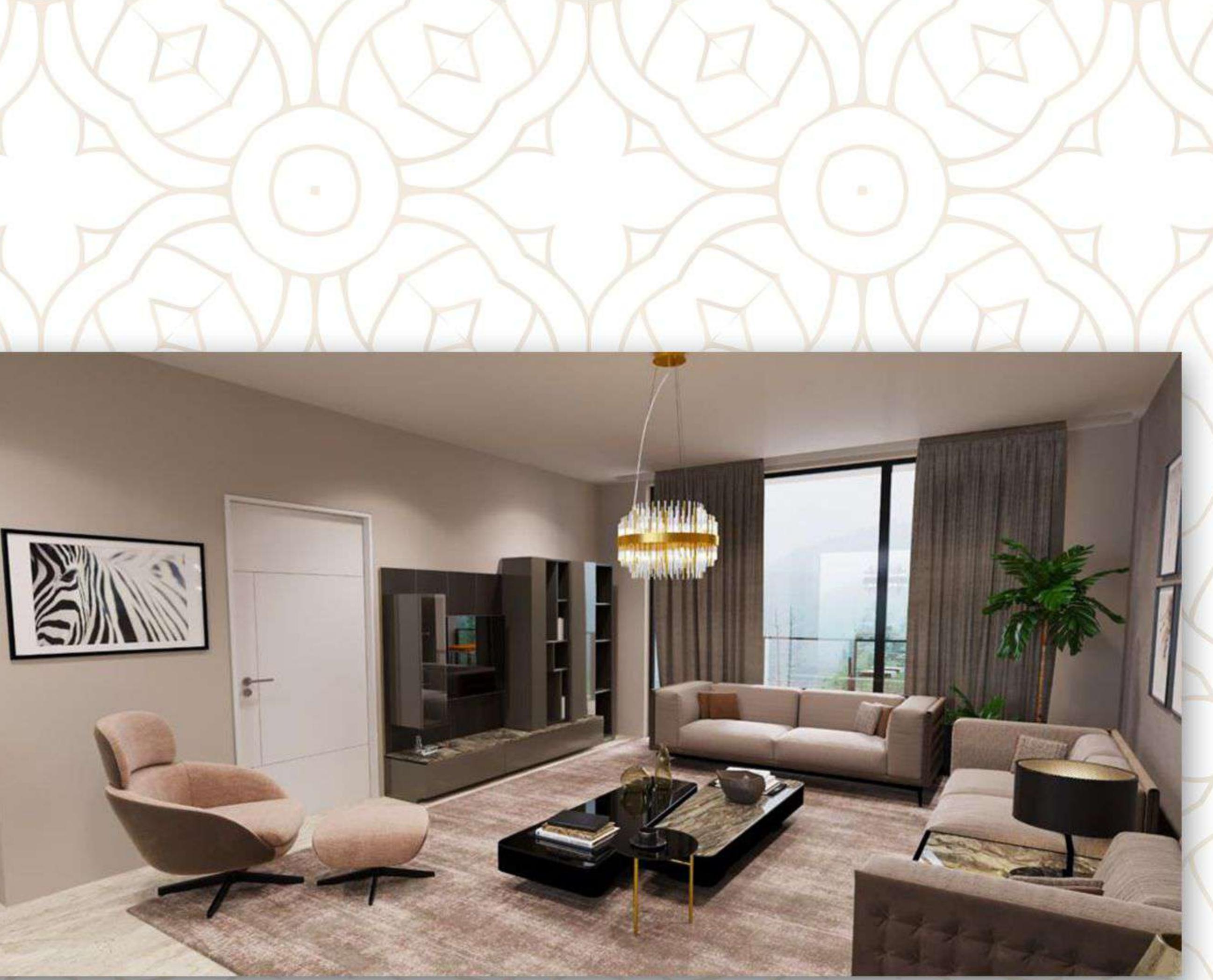
**Fire Alarms & Firefighting System  
Natural Landscaping  
Backup Power System  
CCTV Surveillance  
Residents Private Parking  
Swimming Pool**



# 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.**





# Deal Offer

## 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



+91 8766 805 714

+91 9769 976 536

valuecircle@outlook.com www.kochavcg.com

Media Partners



[www.adamblu.com](http://www.adamblu.com)

Sales Partners



[www.alstarestate.com](http://www.alstarestate.com)

Builders & Developers



[www.starlandrealty.in](http://www.starlandrealty.in)

The Registrar of Companies for England and Wales  
Company number 12230986  
71-75 Shelton Street, Covent Garden, London. UK



[www.kcorporation.in](http://www.kcorporation.in)

Global Back Office Operations  
BF 7, First Floor, Swadeshi Heights, Vijay Nagar,  
Sangli-Miraj Road, Sangli - 416416 MH. India

+91 233 2601333, +91 233 2950127



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

