

ASKING PRICE

OMR 1,150,000

ROI REAL ESTATE

See beyond the listing.

BULK SALE · QURUM, MUSCAT

Ready offices in Qurum

A rare chance to own a head office or business centre at the top of the Qurum hills: 14 ready offices and a 741 m² penthouse showroom with stunning sea views, offered together as one bulk investment.

15

titled units, sold as one

1,079 m²

whole first floor, 14
offices

741 m²

penthouse showroom

Rooftop

huge terrace with sea
views

The location

Qurum is one of Muscat's most established addresses: a green, coastal district in the heart of the capital, between Ruwi and Al Khuwair. Sultan Qaboos Street, Qurum Beach, Qurum Natural Park and the Royal Opera House are all minutes away.

The building sits at the very top of the Qurum hills, above the traffic, with stunning views across the city to the sea.

Why it stands out



Completed and registered

Completed offices, each with its own title deed.



One bulk investment

All 15 units sold together: the whole first floor plus the penthouse.



Penthouse with rooftop terrace

Unit 501 opens directly onto a huge rooftop terrace with sea views.



Amenities and parking

Gym, swimming pool, 3 lifts and basement parking.

Book a viewing

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Schedule of units

Offered only as one bulk investment: all 15 commercial units are sold together. Each unit has its own registered title deed; areas are from the Ministry of Housing unit plans.

Unit	Description	Built-up (m ²)	Plot share (m ²)
101	Office 1	87.45	20.80
102	Office 2	79.90	19.05
103	Office 3	44.26	10.65
104	Office 4	40.00	9.65
105	Office 5	67.68	16.15
106	Office 6	72.32	17.25
107	Office 7	72.50	17.35
108	Office 8	70.72	16.85
109	Office 9	72.80	17.45
110	Office 10	95.68	22.75
111	Office 11	96.32	22.92
112	Office 12	84.15	19.90
113	Office 13	97.70	23.25
114	Office 14	97.94	23.35
First floor, 14 offices		1,079.42	257.37
501	Penthouse showroom + store	741.40	174.52
Total bulk sale, 15 units		1,820.82	431.89

ASKING PRICE	PRICE PER M ²	EST. RENT	EST. GROSS ROI
OMR 1,150,000	OMR 632	OMR 5–6	9.5–11.4%
		per m ² per month	per year

Based on 1,820.82 m² built-up at a flat OMR 5–6 per m² per month (OMR 109,249–131,099 a year), below current Qurum office asking rents of about OMR 6–11. Gross ROI, before vacancy and running costs.

Location: Qurum, Muscat

Use: Commercial

Common area: 4,179.34 m²

Floors: B2 + G + 4 + PH

Access: 3 lifts

Parking: Basement

Areas are taken from the official unit plans and are for guidance only. Rent and ROI are estimates, not guaranteed. Details are subject to change and do not form part of any contract.



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