

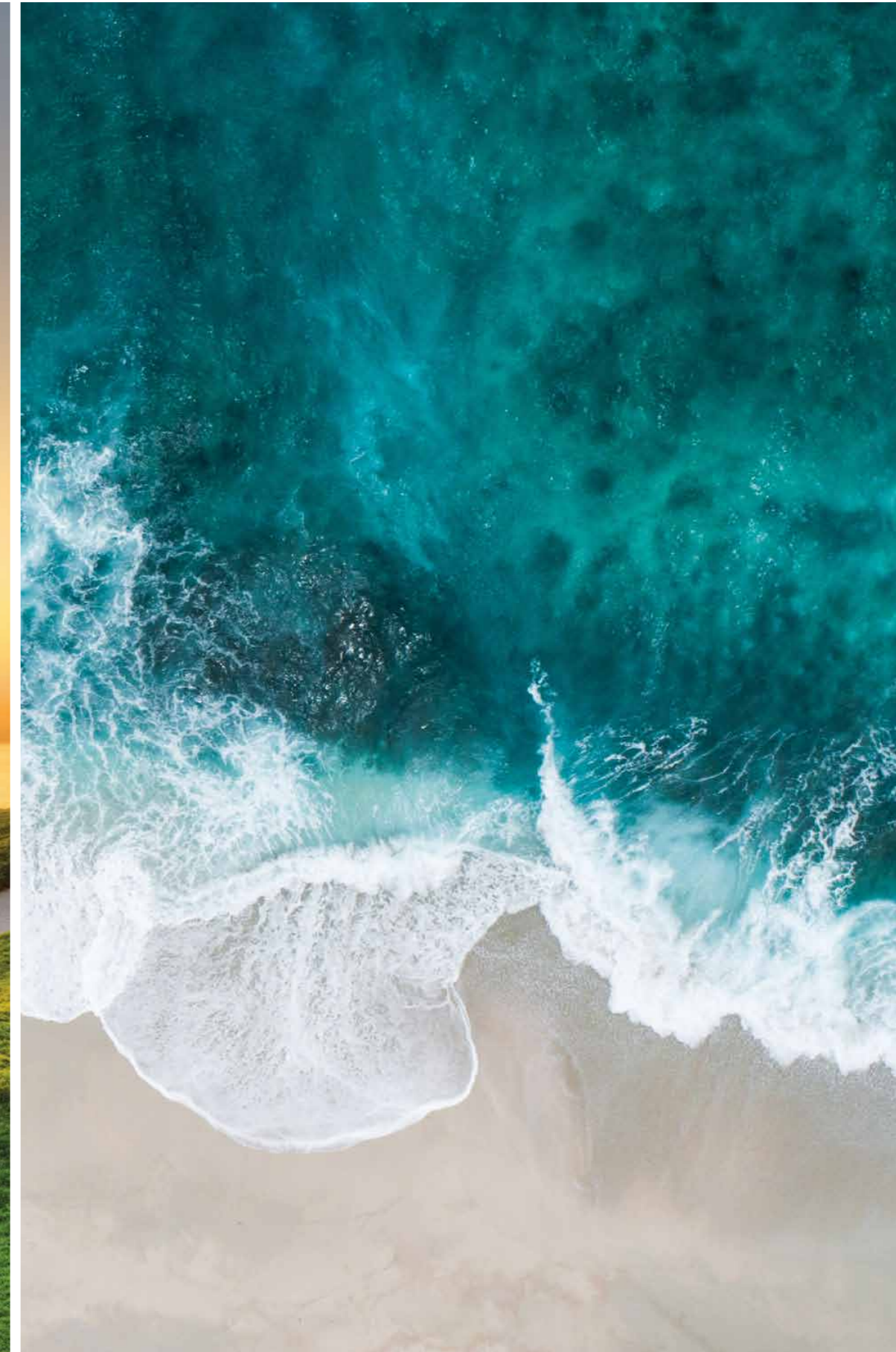
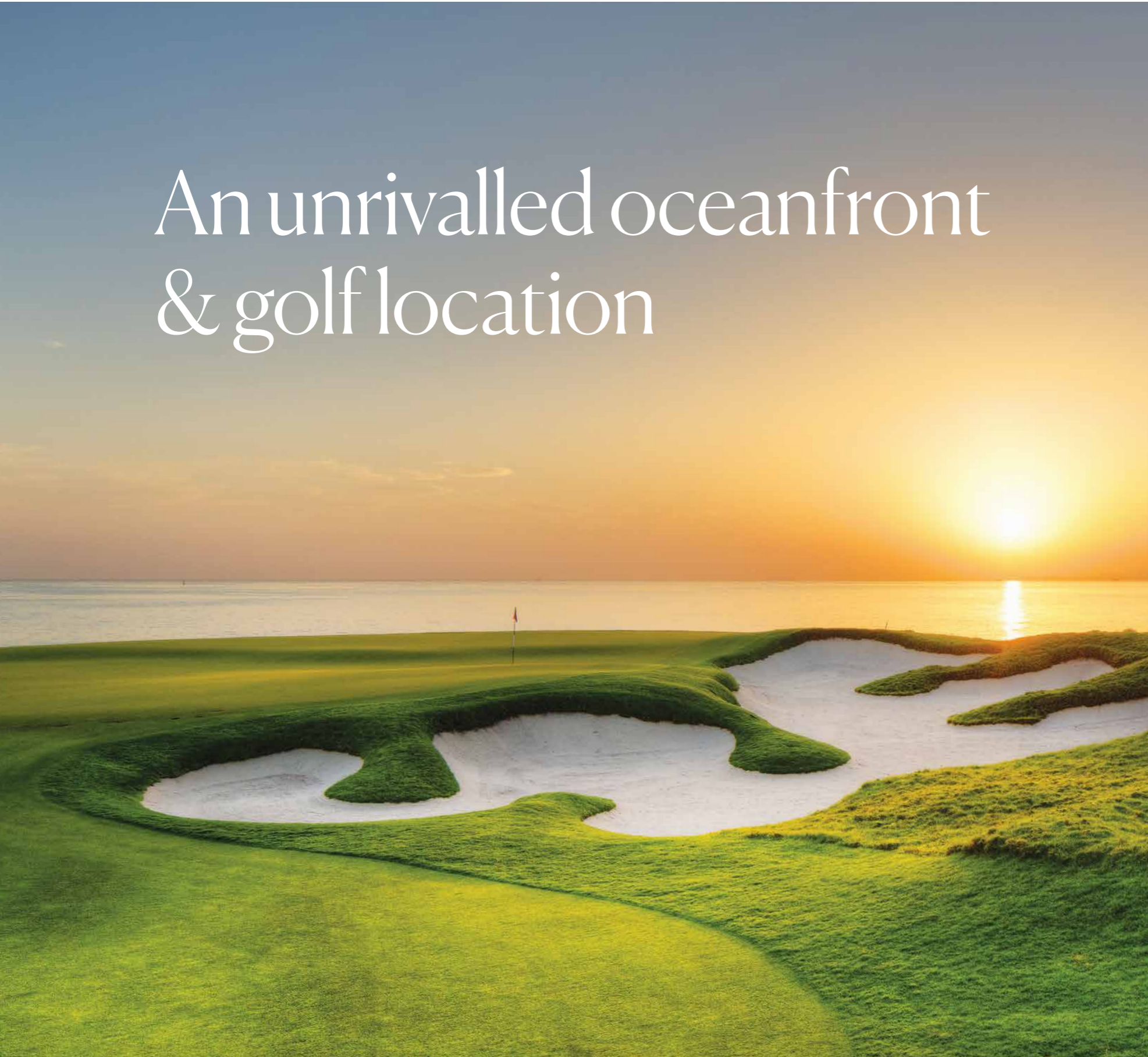
Business reimaged Investor guide

مركز أعمال الموج
al mouj business park



الموج
al mouj
مسقط muscat

An unrivalled oceanfront & golf location





An exceptional investment opportunity

Set in a spectacular oceanfront and golf location, Al Mouj Business Park offers 39,000m² of flexible office space across two complementary precincts – Business Park South and Business Park North – all benefiting from superior infrastructure and top quality support services.

2

State-of-the art business park destinations

8

World-class mid-rise premium office buildings

A

Grade-A office design

39,000m² of flexible office space



A location unique in the region

Overlooking Al Mouj Golf's award winning Greg Norman 18-hole championship course and with panoramic water and green vistas, Al Mouj Business Park is a business address like no other.

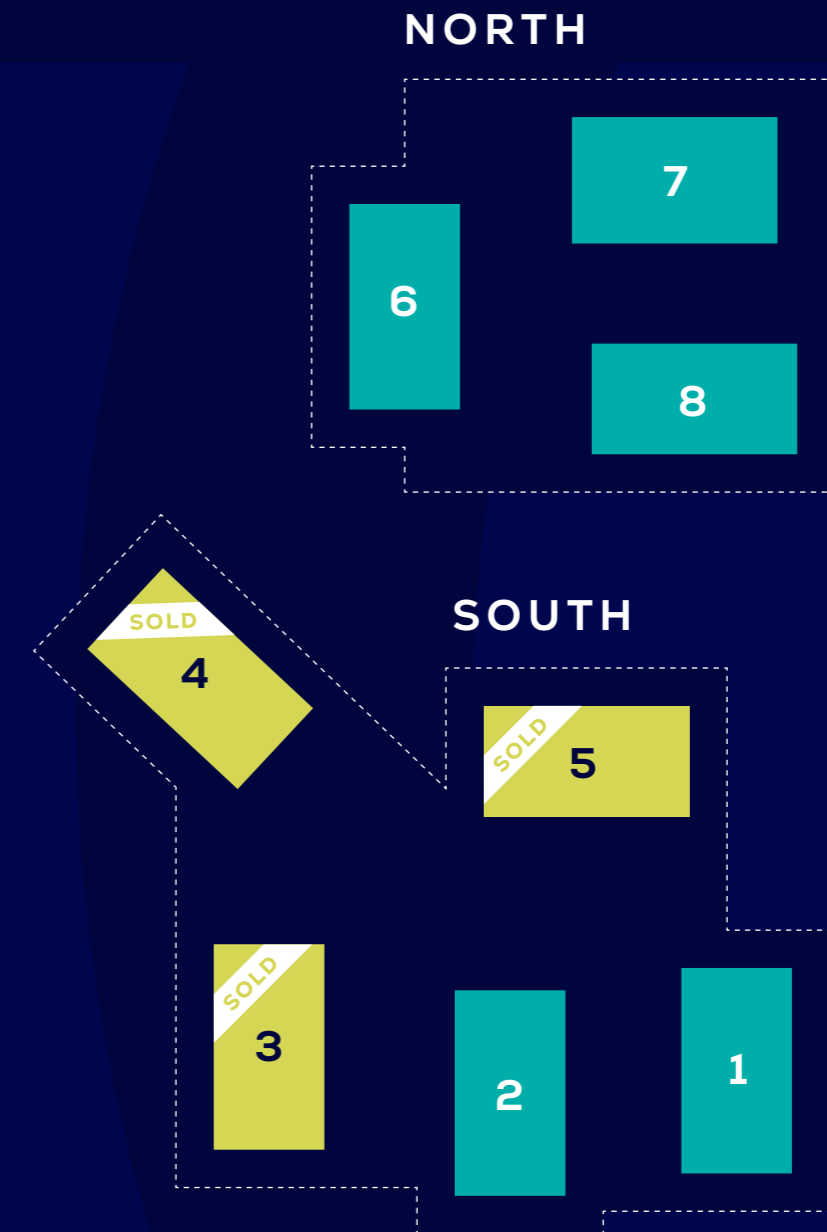
- Oceanfront location
- Golf views
- Adjacent to Hotel Okura Muscat
- Mountain backdrop
- Natural environment
- Al Mouj Creek
- Adjacent to Al Mouj Golf
- Direct access to 18th November Street
- Adjacent to St. Regis Al Mouj Muscat Resort





Business Park North and South

Business Park South offers a cutting-edge oceanfront business environment with space for all your ambitions. In an unrivalled location, Business Park North is the ultimate business destination.



Business Park fact file

	SOUTH					NORTH		
Building Number	1	2	SOLD 3	SOLD 4	SOLD 5	6	7	8
Floors	G+2	G+2	G+3	G+3	G+3	G+3	G+3	G+3
Gross Floor Area (sqm)	3,990	3,990	5,320	5,320	4,370	5,320	5,320	5,320
Parking Spaces	115	115	144	144	122	148	148	148
Average Floorplate (sqm)	1,300	1,300	1,300	1,300	1,100	1,300	1,300	1,300

Disclaimer

The information contained in the above tables is preliminary and provisional which is subject to change without notice and will vary with actual construction. The information is based on proposed plans only and should not be relied upon as representations, express or implied, of the final detail in respect of the Buildings. Al Mouj Muscat SAOC shall not be liable in any manner whatsoever for any reliance placed on the information.

Strategic position

With a purpose-built access road opening directly onto the 18th November Street highway for travel in both directions, Al Mouj Business Park offers quick and easy access to the Sultanate's world-class network of roads, highways and key destinations.

 5 minutes to Muscat International Airport

 15 minutes to Sultan Qaboos Grand Mosque

 15 minutes to Oman Convention & Exhibition Centre

 15 minutes to The Sultan's School

 10 minutes to Muscat City Centre

 15 minutes to Sultan Qaboos University

 15 minutes to Mall of Oman

 20 minutes to the Royal Opera House Muscat



Premium parking

For the convenience of tenants and their guests, Al Mouj Business Park has controlled access basement tandem parking with an average ratio of 1:35/m² GFA – one of the most generous in Muscat.

1:35/m² GFA



Meetings and events ecosystem

Al Mouj Muscat's four and five-star hotels along with Al Mouj Golf Clubhouse and Headland offer a range of premium facilities for meetings, incentives, conferences and events of all kinds and sizes.

Kempinski
HOTELIERS SINCE 1897



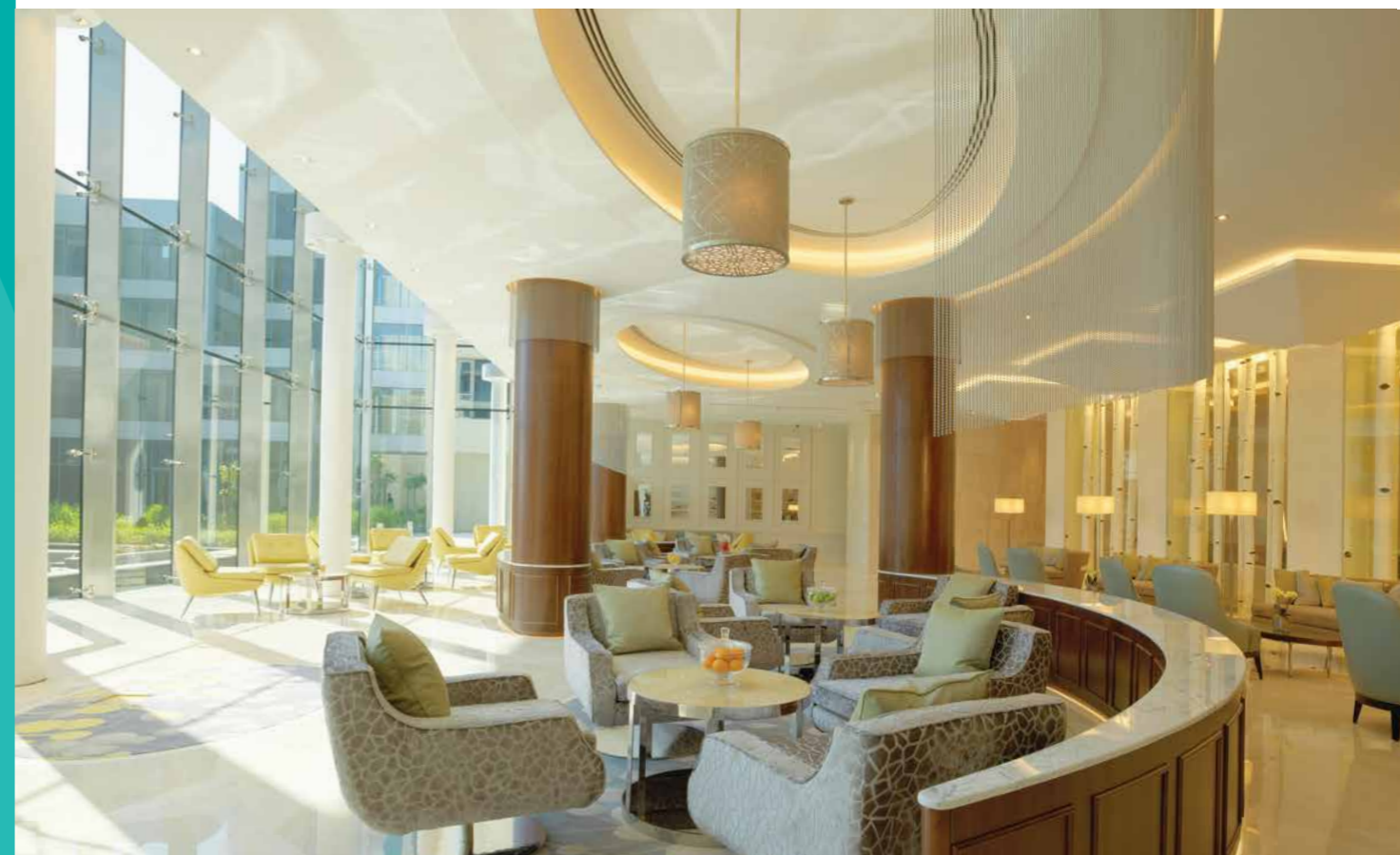
Hotel Okura

mysk
by SHAZA



ST REGIS

روتانا
Rotana



Be a part of Al Mouj Muscat

As members of the Al Mouj Muscat community, companies based in Al Mouj Business Park enjoy access to Al Mouj Muscat's wealth of leisure, commercial and tourism amenities.

Al Mouj Muscat is a dynamic and diverse community at the heart of Oman's capital. Set to double in size on completion of its masterplan, it is already home to over 8,000 residents from 85 countries.



Central to a world-class lifestyle



400-berth
Marina



7 Hotels
2 Completed, 3 In
Progress, 2 Planned



18-Hole Signature
Championship
Golf Course



80+ Retail &
Oceanfront Culinary
Experiences



6 Km Water
Frontage &
Community Beach



9 Parks
with 8 Kids
Play Areas



Community Hub
& Masjid



International School
& Nursery



Premium Leisure
& Entertainment
Amenities



Integrated Wellness
& Sports Facilities



1.5 Km
Cycling Trail



30 Km
Pedestrian Path



19,000+
Residents



8,000+
Residential
Properties



85
Nationalities



3.9 million
Annual Footfall



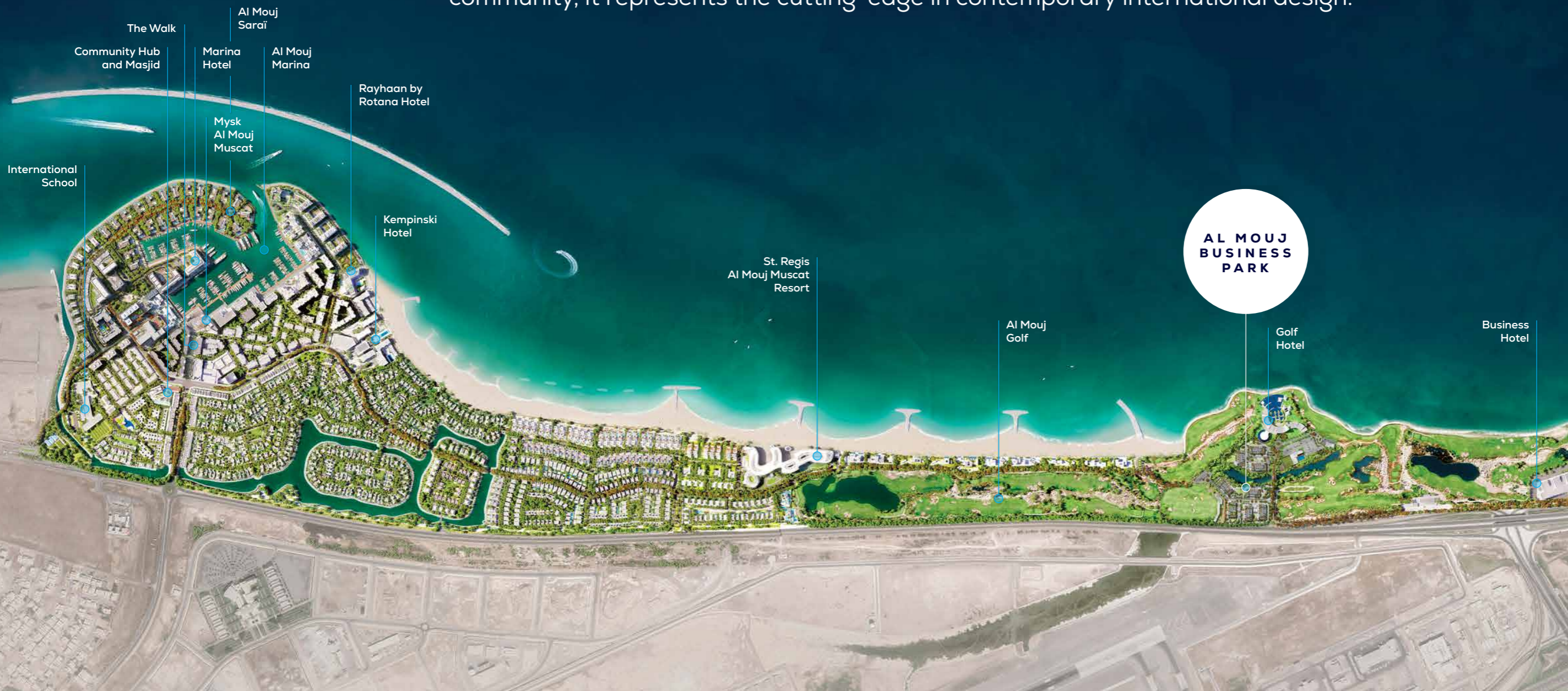
Residency for You
and Your Relatives of
the First Degree



20+ International
Awards

A masterplan for a masterpiece

The vision for Al Mouj Muscat comes to life in its stunning masterplan. Seamlessly integrating residential, commercial, leisure and hospitality in an iconic, mixed-use community, it represents the cutting-edge in contemporary international design.



Invest in Oman

An unmatched strategic location, pro-business government, legal transparency and stable environment make Oman an inspired investment destination and ideal base for business.



Investment

- Diversified investment opportunities
- Economic and political stability
- 100% foreign ownership
- Investor-friendly legal system
- Resident visa



Business

- 15% flat rate corporate tax
- No restrictions on capital & profit repatriation
- Global trade agreements



Infrastructure

- Strategically located
- World-class roads, airports and ports
- State-of-the-art free zones and industrial cities



Opportunity rich

The Sultanate of Oman is an opportunity-rich investment destination with a strong success focused spirit, a country of ambitious entrepreneurs, innovators and doers.

Proud of its identity and culture, Oman embraces the possibilities of the future and guided by the economic goals of Vision 2040, it pursues a well-established diversification strategy. Leveraging its natural competitive advantages, the Sultanate capitalises on its strengths as a nation.





GDP*
US\$76.1bn



Export (goods & services)
US\$48.21bn



Government Revenue
US\$28.7bn



Import (goods & services)
US\$33.6bn



GDP* Growth Forecast
2019 - 2024
4.3% Year-on-year

Inflation Forecast
2019 - 2024
2.3% Year-on-year



Al Mouj Muscat is a unique public-private venture between three of the most trusted names in the region.

MAJID AL FUTTAIM

Majid Al Futtaim Properties prides itself on a highly skilled and experienced managerial team, stringent attention to detail and best practices of global standards. Designs and specifications utilise high-end materials combined with the latest developments in modern technology.

OMRAN

The executive arm of the Government of Oman for the development of major tourism, heritage & urban developments.

TANMIA

Tanmia, Oman National Investments Development Company SAOC, represents the interests of strategic government stakeholders in Oman's heritage and urban developments.

Brought to you by



Contact us

For more information about Al Mouj Muscat call 80077776 or +968 24 53 44 44

almouj.com

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al mouj
مسقط muscat