

BUSINESS TOWER II

# Balance. Business. Beyond.

Rising in Muscat's New Downtown – the country's fastest-growing growth corridor – Business Tower II defines a new benchmark for commercial distinction. Positioned within a fully integrated hub of business, retail, and wellness, it brings clarity, connectivity, and capital together in one address.

# 100% Freehold A-Grade Commercial Space in Muscat's New Downtown

Building upon the proven success of Business Tower 1, Business Tower II seamlessly unites functionality and modern design with the confidence of an established commercial destination. **Spanning over 500,000 SQFT**, the tower offers spacious layouts, enhanced visibility, and refined access through well-planned ground-level spaces.

Business Tower II is more than a workplace: it is a continuation of growth and opportunity, elevated.



# Oman's Next-Gen Commercial Hub



*Business Tower I & II -  
Aerial Lane View*

Business Tower II is conceived as a high performance commercial asset. **Marrying A-Grade office environments with contemporary retail**, it is purpose-built to support capital growth, tenant demand, and sustained returns.



*Business Tower I & II -  
Aerial Lane View*



*Lobby & Reception Area*





With Business Tower II, we are redefining the standard for commercial excellence at Muscat Hills. Building upon the proven success of Business Tower I, this development reflects our long-term commitment to creating commercial environments that are relevant, resilient, and aligned with Oman's future.

Guided by the principles of Oman Vision 2040, our developments have been thoughtfully planned to support enterprise, investment, and community growth. Every aspect – from scale and layout to location and accessibility – has been carefully considered to meet the needs of a growing business ecosystem.

Muscat Hills continues to mature into a dynamic destination, and Business Tower II is a natural extension of this journey. It is our privilege to share this next chapter with our partners and stakeholders.

Thank you for being part of our continued growth.



**His Highness Sayyid Rawy Al Said**  
**Chairman – MHID**

# BUSINESS TOWER II IN NUMBERS

227 Units | 7 Levels | 367 Parking Spaces

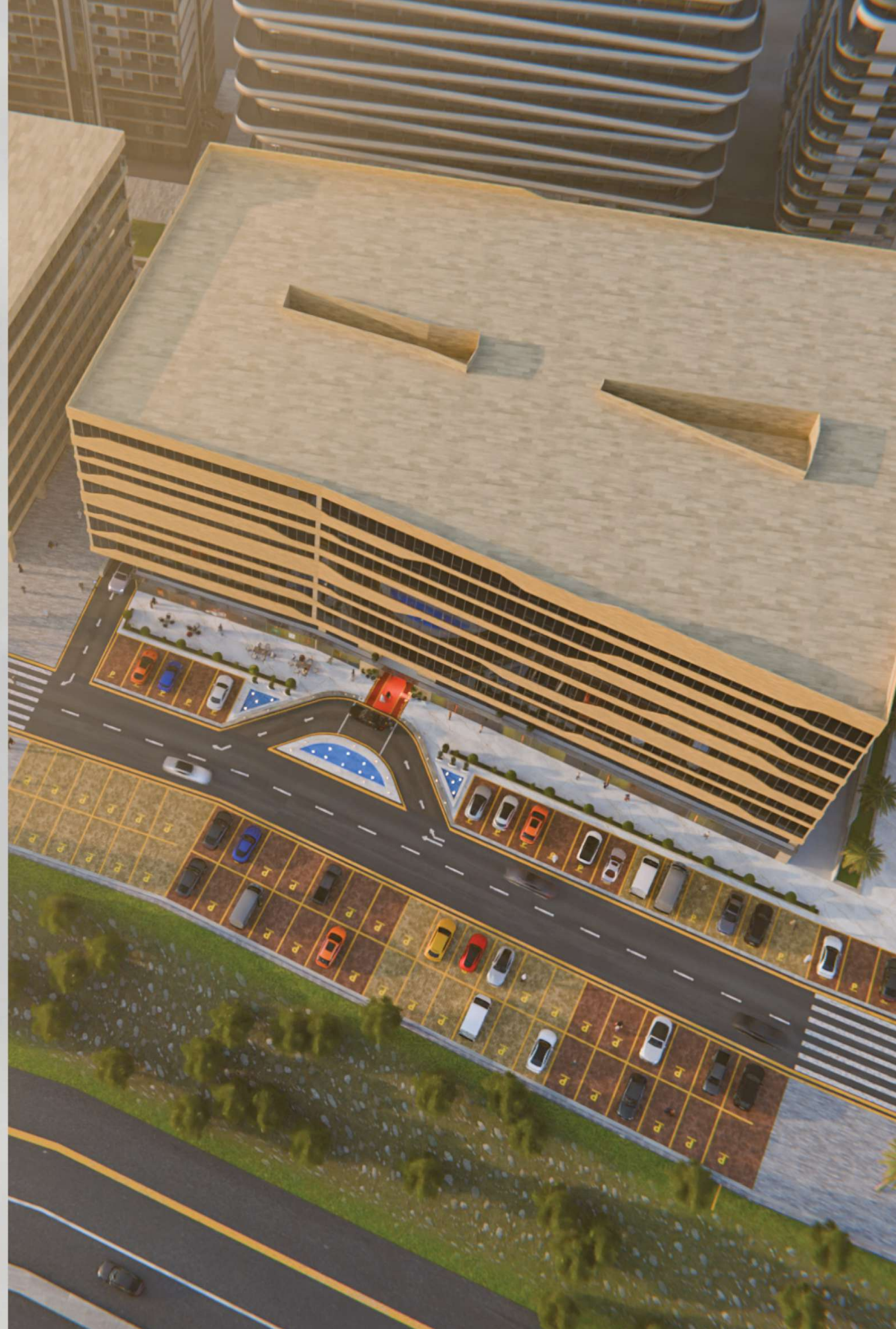
**Total Office Space:** Internal: 226,344 SQFT  
**Total Retail Space:** Internal: 60,106 SQFT

5 Pedestrian lifts from basement car parking to penthouse  
 2 Service lifts from basement car parking to penthouse

<b>Payment Stage : 1</b> 20% of Total Price Down payment upon signing the Sales Agreement	<b>Payment Stage : 2</b> 10% of Total Price 6 months after down payment	<b>Payment Stage : 3</b> 10% of Total Price 12 months after down payment
<b>Payment Stage : 4</b> 10% of Total Price 18 months after down payment	<b>Payment Stage : 5</b> 10% of Total Price 24 months after down payment	<b>Payment Stage : 6</b> 10% of Total Price 30 months after down payment
<b>Payment Stage : 7</b> 10% of Total Price 36 months after down payment	<b>Payment Stage : 8</b> 10% of Total Price 42 months after down payment <b>*Post Handover</b>	<b>Payment Stage : 9</b> 10% of Total Price 48 months after down payment <b>*Post Handover</b>

## The New Downtown In Numbers

- 80M SQFT Under Development (Madinat Al Irfan)
- 1 Upcoming International Financial Center (Oman IFC)
- 2000+ homes, offices, F&B and retail units
- 1 Financial Services Authority HQ
- 2 Operating financial HQs
- 4 International Hotels
- 1 PGA-Standard Golf Course
- 1 Convention Center
- 3 International Schools





Muscat Hills & The Boulevard



## IN THE VICINITY

- IFC Oman
- FSA, Oman
- OMINVEST
- Bank Muscat HQ
- OQ HQ
- Omantel HQ
- Convention Center
- Madinat Al-Irfan
- Muscat Hills
- The Boulevard
- Muscat Airport
- Radisson
- JW Marriot
- Crowne Plaza
- La Vie

## A DESTINATION OF DISTINCTION

Business Tower II rises at The Boulevard by Muscat Hills — the first completed masterplan community in Muscat's New Downtown and a proven benchmark for integrated urban development. Home to Oman's first PGA-standard golf course, three international hotels, and over 2,000 completed residences, offices, and restaurants, **it is a fully established district — not a future promise — offering investors immediate presence within a thriving destination.**

Bordering it is Madinat Al Irfan, a 624-hectare urban hub set to anchor Muscat's next commercial era, led by the **upcoming International Financial Center (Royal Decree No. 8/2026), an independent financial zone under Oman Vision 2040 offering a common law framework and long-term tax incentives.** Together, they define Muscat's most strategic growth corridor — where business, lifestyle, and capital converge.



Gulf of Oman



2 MINS  
SULTAN QABOOS  
STREET

**ominvest**

2 MINS  
OM INVEST HQ



4 MINS  
MUSCAT  
EXPRESSWAY



4 MINS  
BANK MUSCAT  
HQ



5 MINS  
MUSCAT HILLS



8 MIN  
OMAN  
CONVENTION  
CENTER



10 MIN  
MUSCAT  
INTERNATIONAL  
AIRPORT



15 MIN  
MUSCAT CITY  
CENTER



20 MIN  
ROYAL OPERA  
HOUSE



20 MIN  
MALL OF  
OMAN



# CONSIDERED FROM EVERY ANGLE

At Business Tower II, efficiency is embedded into every decision. Thoughtful layouts, clear movement, and purpose-led spatial planning come together to support focus, flow, and productivity throughout the day. Each element is calibrated to **minimise distraction and maximise operational ease.**

The tower responds to the pace of modern enterprise. A carefully curated mix of A-Grade offices and contemporary retail, supported by considered amenities, ensures daily business needs are met effortlessly — **creating an environment that supports performance, continuity, and long-term value.**

*Lift Lobby & Ground Floor Retail*



# PROJECT AMENITIES

Experience a workspace designed to support both productivity and well-being. Business Tower II offers thoughtfully planned communal areas, landscaped outdoor terraces, flexible meeting zones, and dedicated wellness spaces to foster engagement and balance. From pedestrian-friendly promenades to social lounges and collaborative hubs, every element encourages interaction, innovation, and a sense of community.



Swimming Pool



Indoor Gym



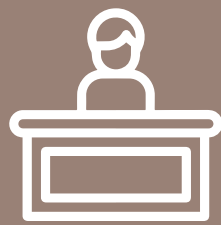
Sauna



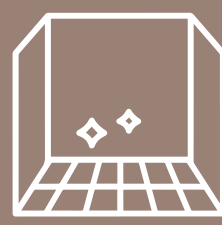
Steam



Members Only Club



Office Concierge



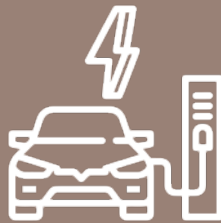
Multi-Purpose Rooms



Co-working Offices



24/7 On-site Security



Dedicated EV Parking



Multi-Faith Rooms



Day-Care Center



*Boulevard Facing Retail*



# THE PRIVATE MEMBERS' CLUB

All tenants and visitors at Business Tower II are invited to enjoy the exclusive private members' club – a sanctuary designed for work, wellness, and connection. Directly accessible from the tower's lower floors, the club features dedicated spaces to support both business and relaxation.

- ▶ Fully equipped fitness center
- ▶ Spa with pool, steam room, and sauna
- ▶ Retail podium offering fine-dining, cafés, and boutiques
- ▶ Coworking spaces for flexible workstyles
- ▶ Landscaped business lounge with meeting and conference facilities



*Members' Club Pool*



Members' Club Gym



# VISIONARY SPACES FOR VISIONARY MINDS

Business Tower II provides **expansive, flexible office spaces designed to accommodate diverse layouts, operational needs, and occupancies.** High ceilings and full-height windows create a sense of openness, while thoughtfully planned floor plans encourage collaboration and creativity.



*Typical Office Layout*





*Ground Floor Retail*



# TRANSCENDING BUSINESS

Business Tower II offers more than just a 9-to-5 workplace. Beyond the office, tenants can immerse themselves in a vibrant lifestyle of dining, retail, and social experiences. With over 100 cafes, restaurants, and boutiques in the vicinity, the environment encourages connection, creativity, and relaxation after hours.

This is a place where **business and entertainment intersect**, fostering productivity, engagement, and inspiration long after the workday ends.



*Retail Outlet - Lane Facing*





Business Tower II - Muscat's New Downtown

Basement - 1  
Gross Area: 5555 Sqm  
Car Spaces: 102

INTERNAL FUNCTIONS

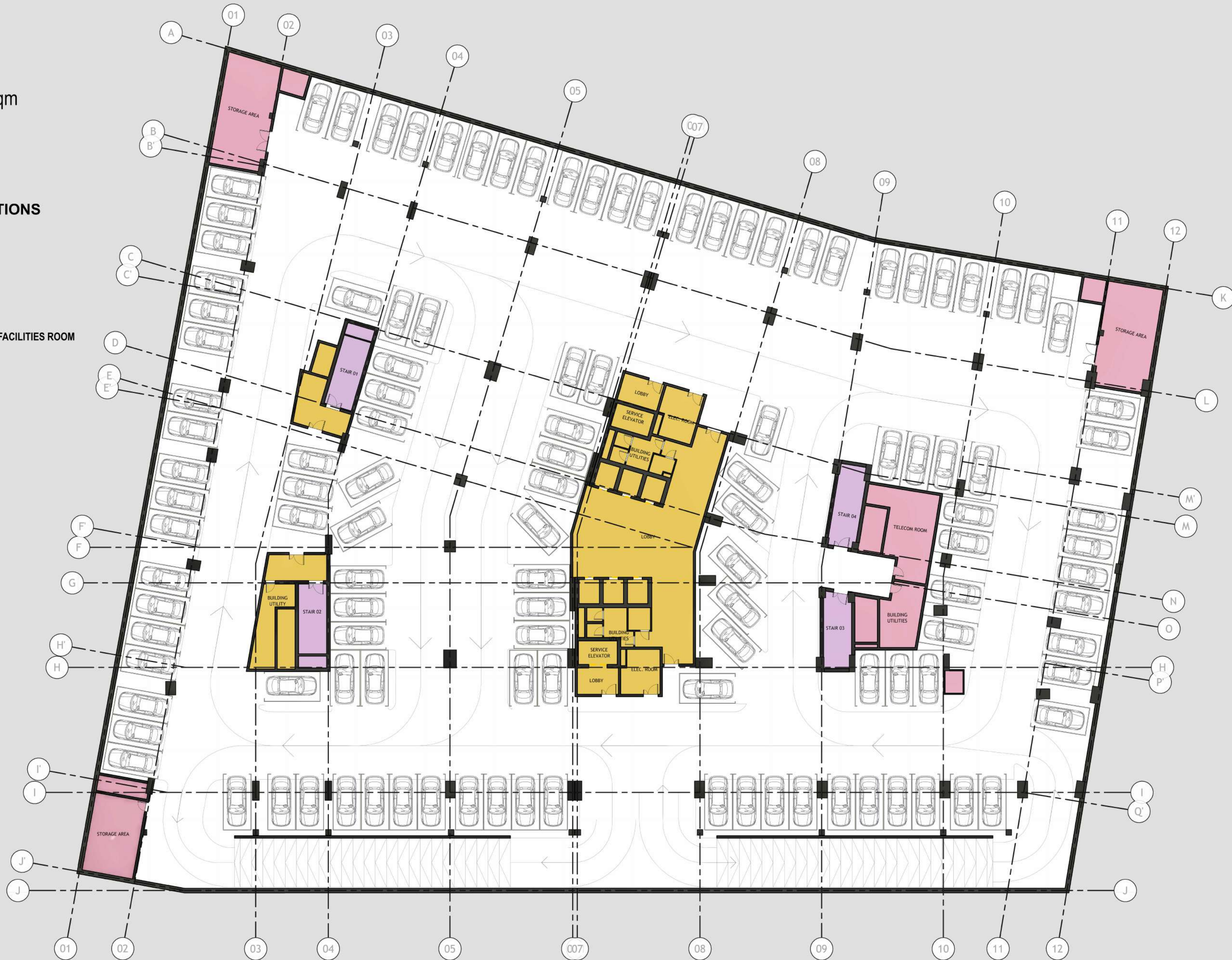
- LOBBY
- STAIRCASE
- TECHNICAL/FACILITIES ROOM



Basement - 2  
Gross Area: 5530 Sqm  
Car Spaces: 119

**INTERNAL FUNCTIONS**

-  LOBBY
-  STAIRCASE
-  TECHNICAL/FACILITIES ROOM



Business Tower II - Muscat's New Downtown

Basement - 3  
Gross Area: 5530 sqm  
Car Spaces: 120

INTERNAL FUNCTIONS

- LOBBY
- STAIRCASE
- TECHNICAL/FACILITIES ROOM



--- PLOT BOUNDARY  
 --- SETBACKS FROM PLOT BOUNDARY

**INTERNAL FUNCTIONS**

- CONNECTIVE SPACES
- EXTERNAL CAR PARK
- COMMERCIAL LOBBY
- COMMERCIAL WALKING AREA
- OUTDOORS
- RETAIL SPACES
- LIFT LOBBY
- TECHNICAL/FACILITY ROOMS
- STAIRCASE
- WELLNESS AREA
- SWIMMING POOL

Retail - Leveling Floor  
 Sellable Area: 2631 Sqm.  
 Car Spaces: 27



Shop No.	Built Up Area (sqm)
LV-01	168
LV-02	130
LV-03	132
LV-04	67
LV-05	110
LV-06	129
LV-07	127
LV-08	72
LV-09	53
LV-10	57
LV-11	105
LV-12	138
LV-13	142
LV-14	187
LV-15	176
LV-16	161
LV-17	65
LV-18	127
LV-19	118
LV-20	140
LV-21	227

# Business Tower II - Muscat's New Downtown

- - - - PLOT BOUNDARY
- - - - SETBACKS FROM PLOT BOUNDARY

## INTERNAL FUNCTIONS

- CONNECTIVE SPACES
- STAIRCASE
- COMMERCIAL LOBBY
- COMMERCIAL WALKING AREA
- OUTDOORS
- RETAIL SPACES
- LIFT LOBBY
- TECHNICAL/FACILITY ROOMS

Retail - Ground Floor  
Sellable Area: 2945 Sqm.

Shop No.	Built Up Area (sqm)
G-01	286
G-02	172
G-03	180
G-04	166
G-05	67
G-06	166
G-07	182
G-08	249
G-09	115
G-10	131
G-11	107
G-12	58
G-13	82
G-14	130
G-15	65
G-16	93
G-17	68
G-18	82
G-19	92
G-20	108
G-21	71
G-22	127
G-23	148



95 CM ARCHITECTURAL PROJECTION

--- PLOT BOUNDARY  
 --- SETBACKS FROM PLOT BOUNDARY

**INTERNAL FUNCTIONS**

- OFFICE SPACES
- LIFT LOBBY
- COMMERCIAL LOBBY/CORRIDOR
- STAIRCASE

Offices - Typical Floors (1st to 6th)  
 Sellable Area: 2986 Sqm.

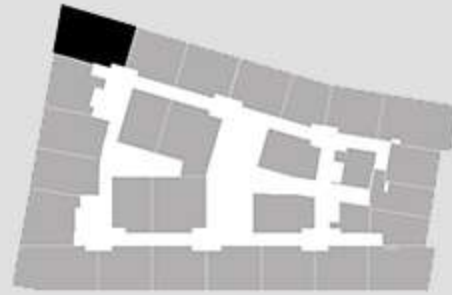


Office No.	Built Up Area (sqm)
OF-01	150
OF-02	103
OF-03	104
OF-04	105
OF-05	82
OF-06	102
OF-07	152
OF-08	83
OF-09	81
OF-10	73
OF-11	122
OF-12	99
OF-13	99
OF-14	101
OF-15	101
OF-16	99
OF-17	156
OF-18	119
OF-19	112
OF-20	114
OF-21	105
OF-22	94
OF-23	136
OF-24	93
OF-25	53
OF-26	39
OF-27	96
OF-28	123
OF-29	90

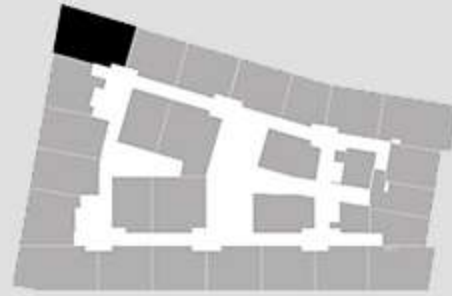
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

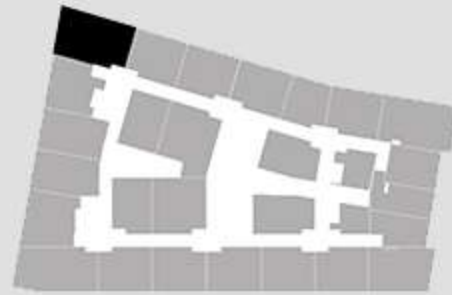
1st Floor



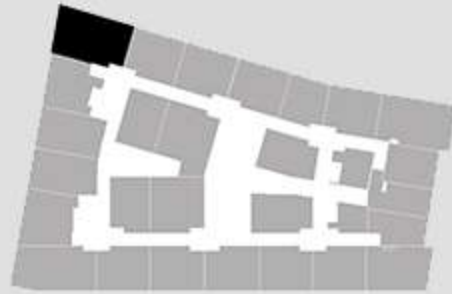
2nd Floor



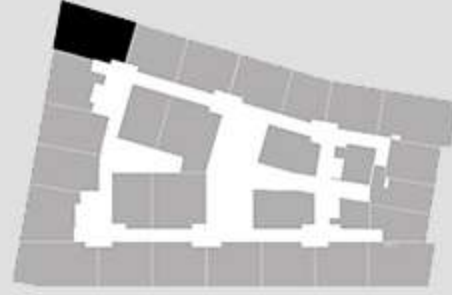
3rd Floor



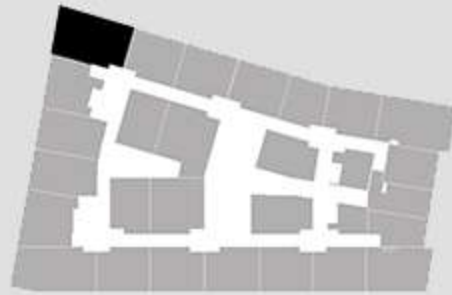
4th Floor



5th Floor



6th Floor

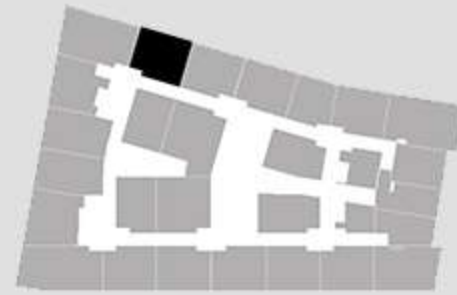


OFFICE NO.001  
AREA = 150 SQM

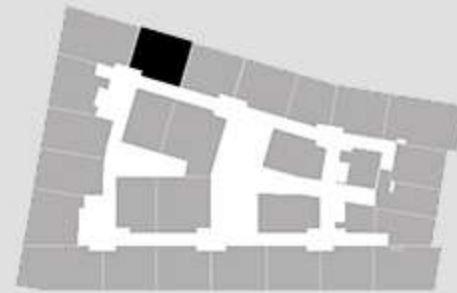
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

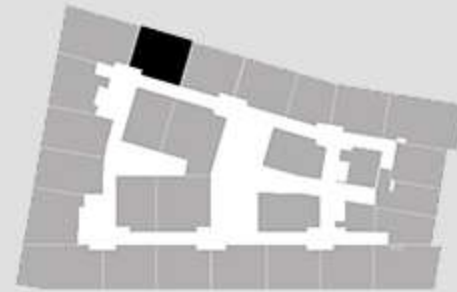
1st Floor



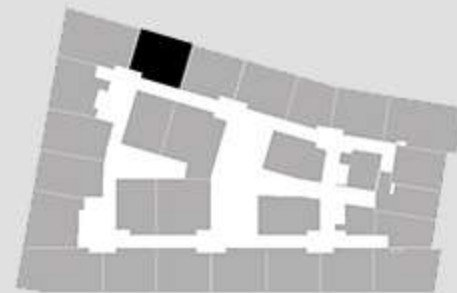
2nd Floor



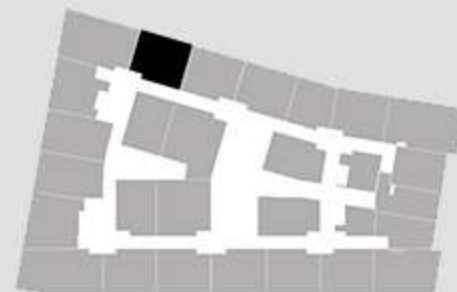
3rd Floor



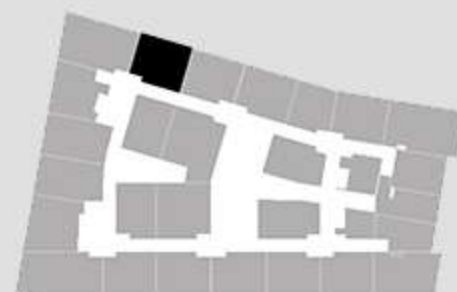
4th Floor



5th Floor



6th Floor



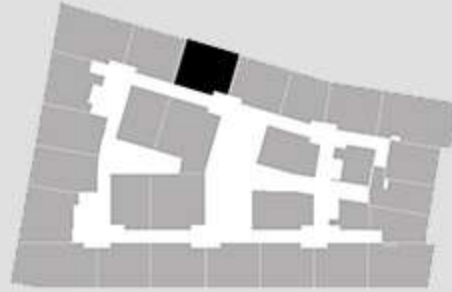
OFFICE NO.002  
AREA = 103 SQM

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

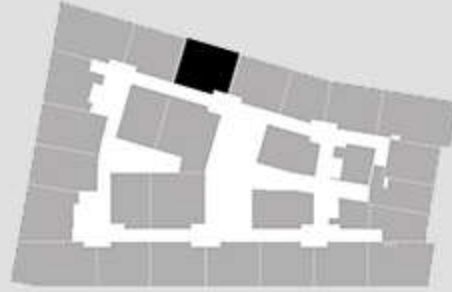
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

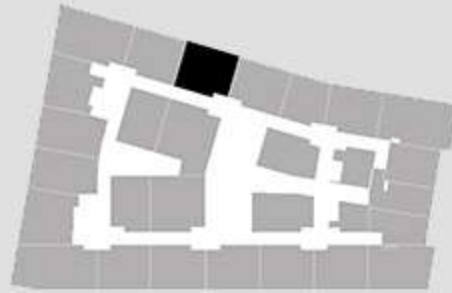
1st Floor



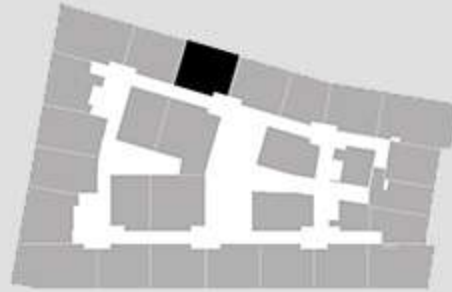
2nd Floor



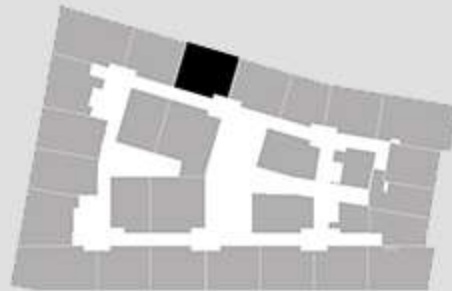
3rd Floor



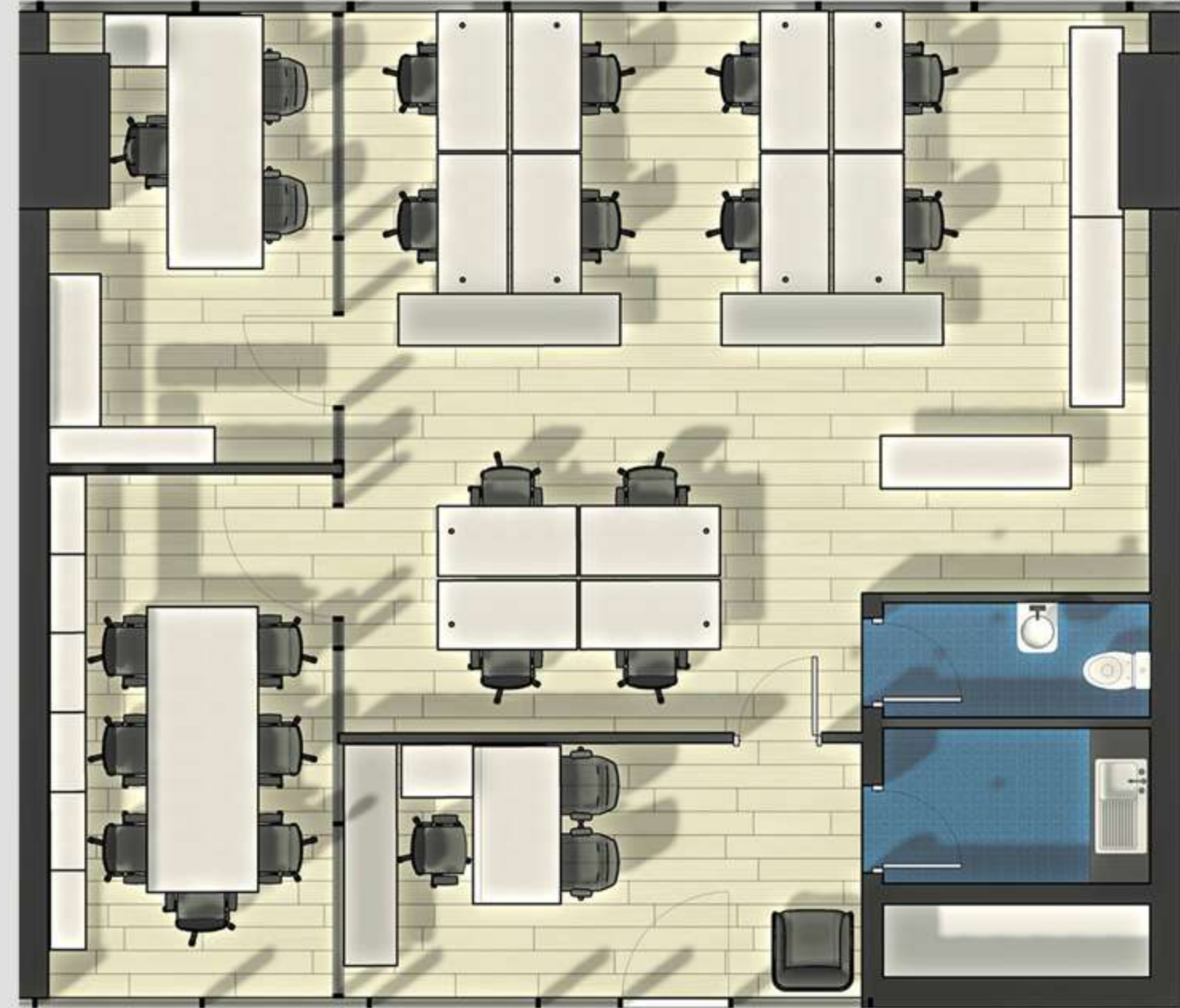
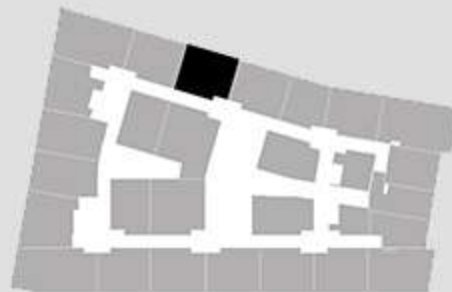
4th Floor



5th Floor



6th Floor

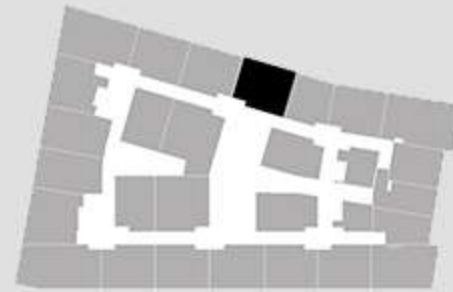


OFFICE NO.003  
AREA = 104 SQM

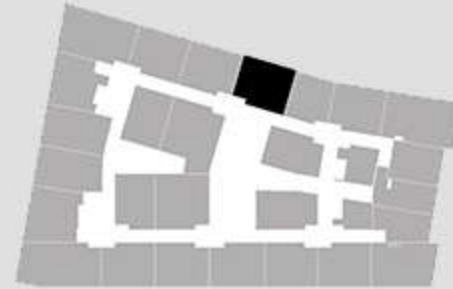
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

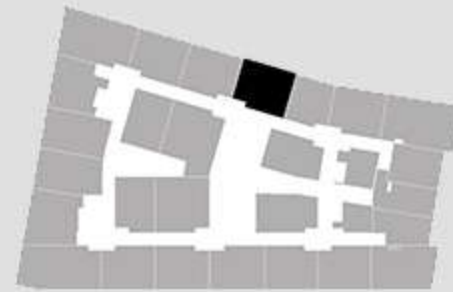
1st Floor



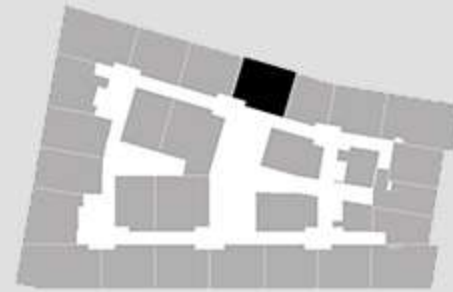
2nd Floor



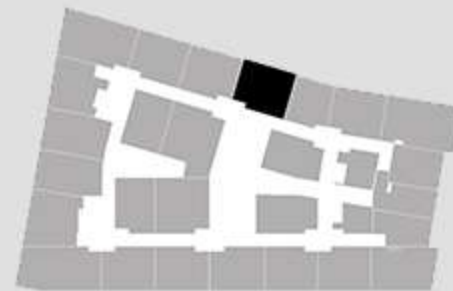
3rd Floor



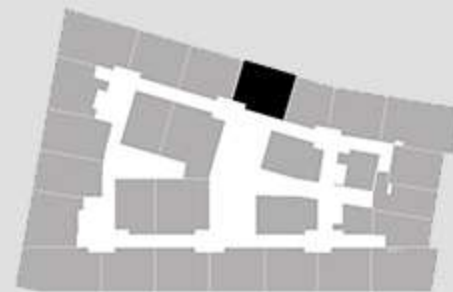
4th Floor



5th Floor



6th Floor



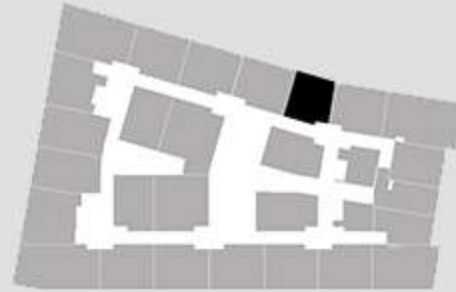
OFFICE NO.004  
AREA = 105 SQM

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

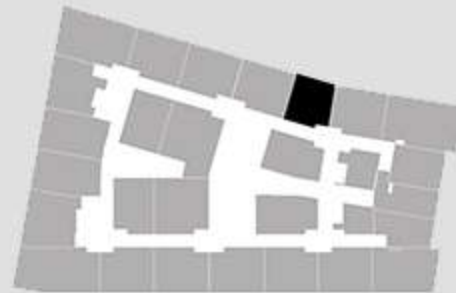
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

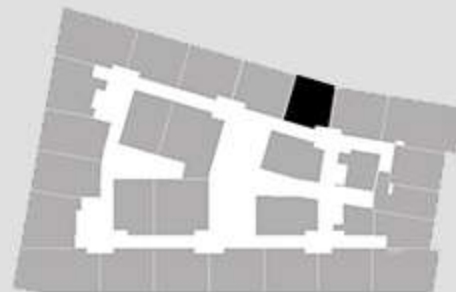
1st Floor



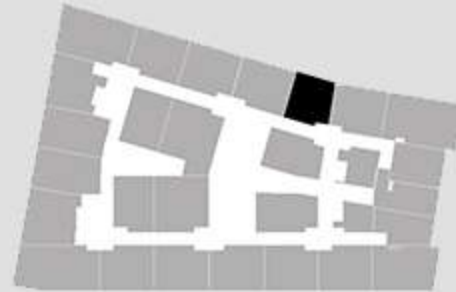
2nd Floor



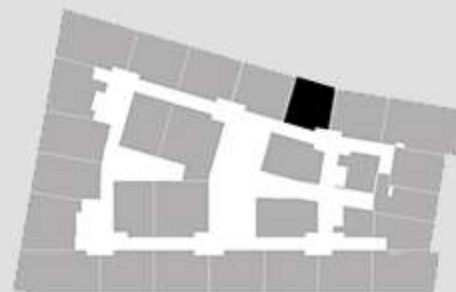
3rd Floor



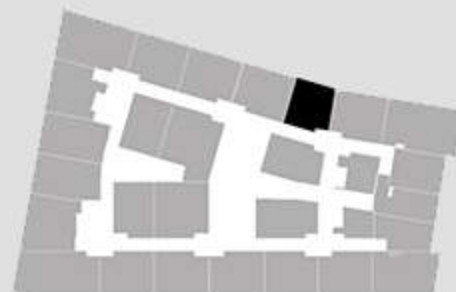
4th Floor



5th Floor



6th Floor

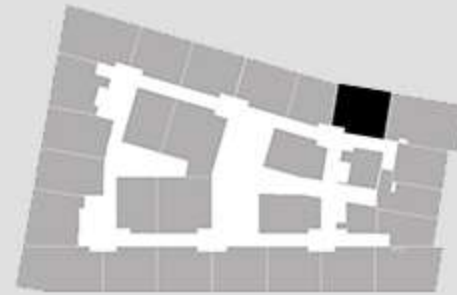


OFFICE NO.005  
AREA = 82 SQM

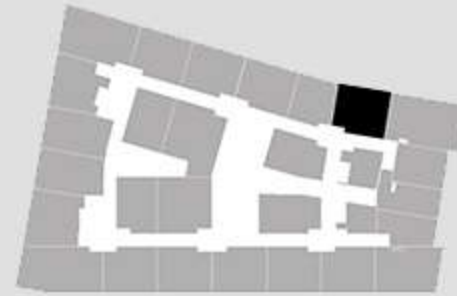
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

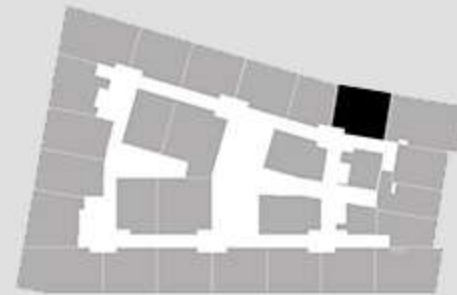
1st Floor



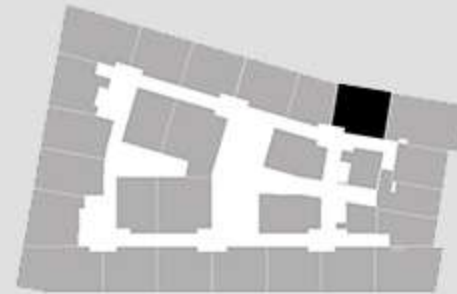
2nd Floor



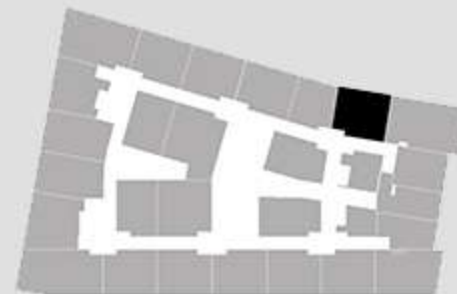
3rd Floor



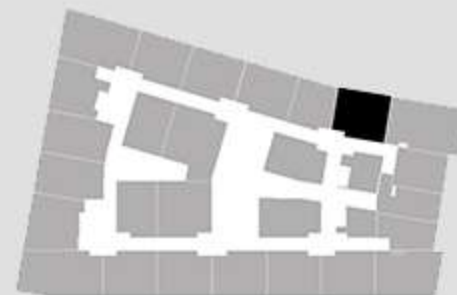
4th Floor



5th Floor



6th Floor



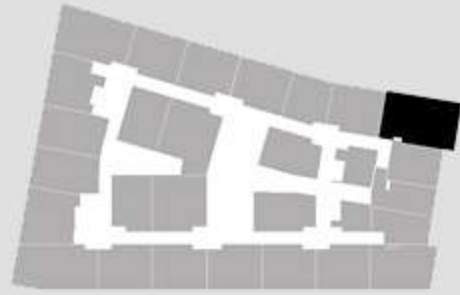
OFFICE NO.006  
AREA = 102 SQM

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

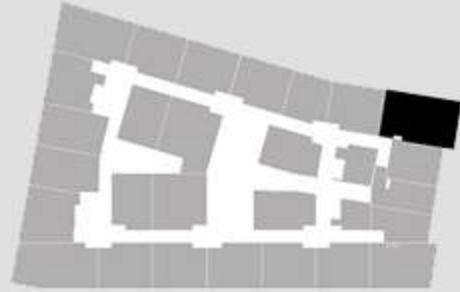
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

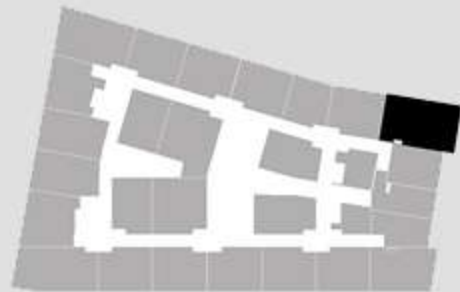
1st Floor



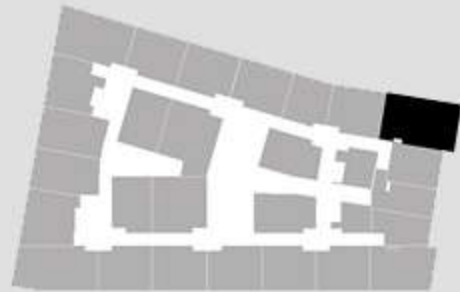
2nd Floor



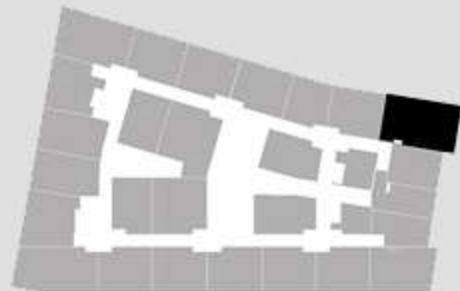
3rd Floor



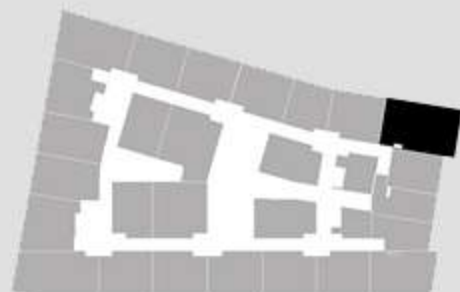
4th Floor



5th Floor



6th Floor

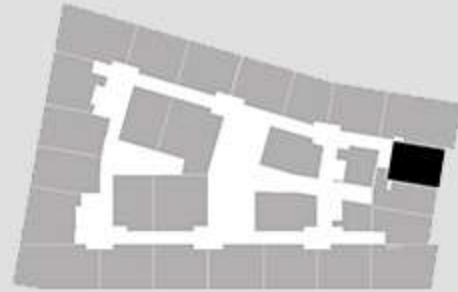


OFFICE NO.007  
AREA = 152 SQM

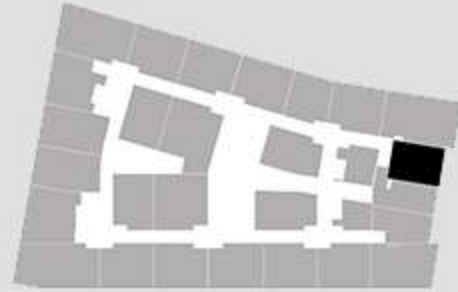
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

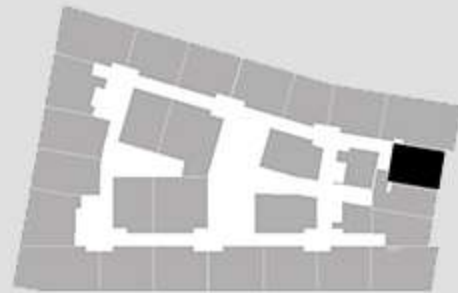
1st Floor



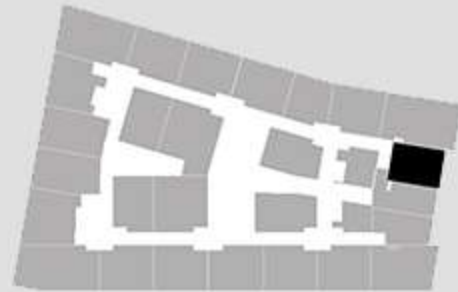
2nd Floor



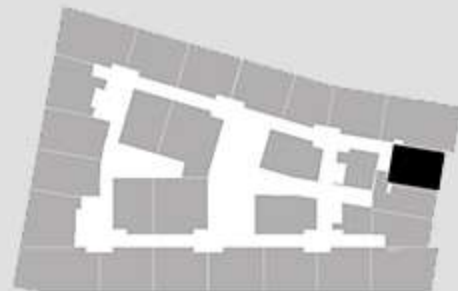
3rd Floor



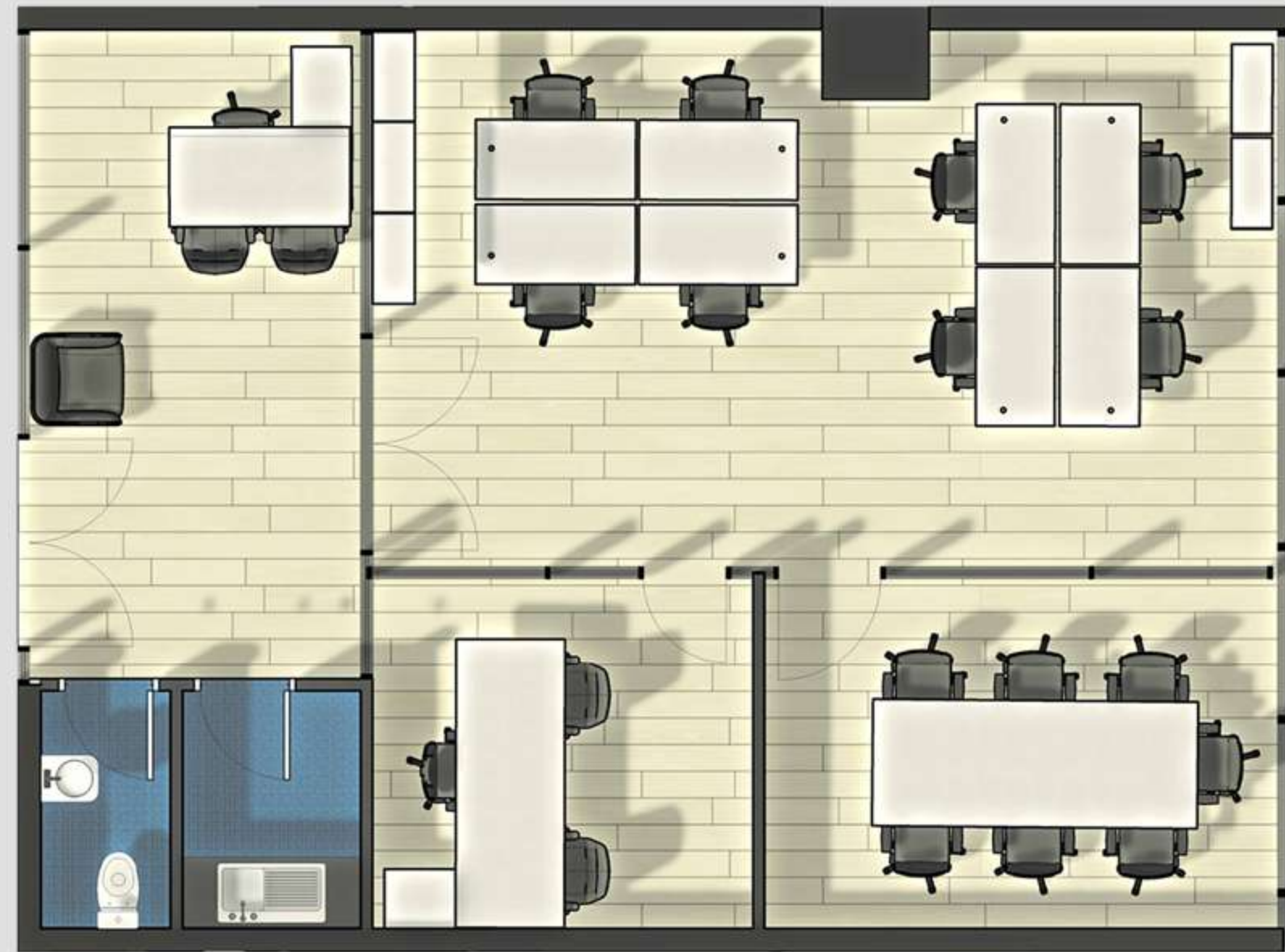
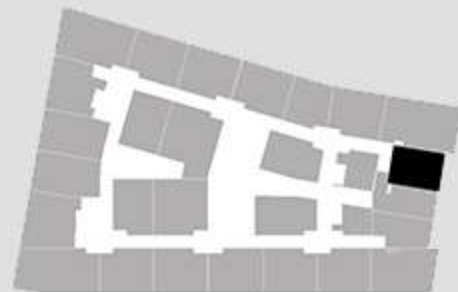
4th Floor



5th Floor



6th Floor



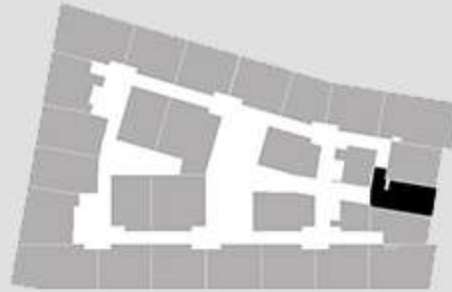
OFFICE NO.008  
AREA = 83 SQM

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

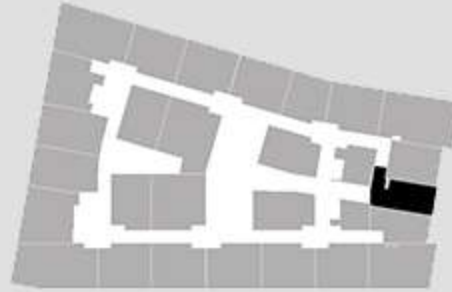
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

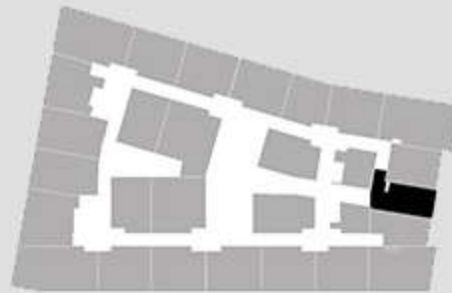
1st Floor



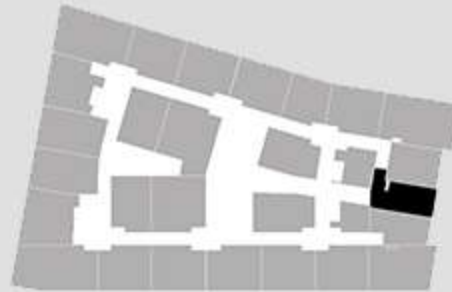
2nd Floor



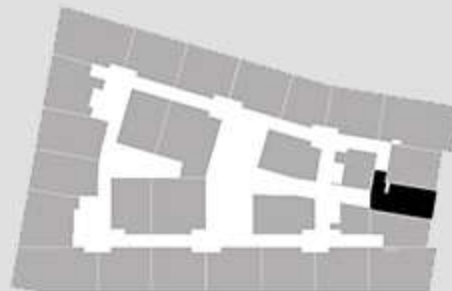
3rd Floor



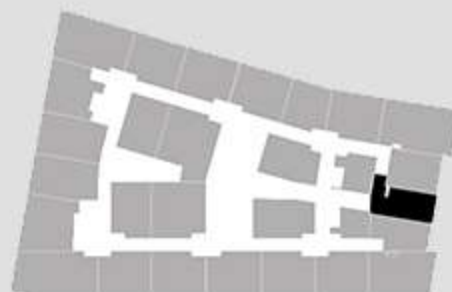
4th Floor



5th Floor



6th Floor

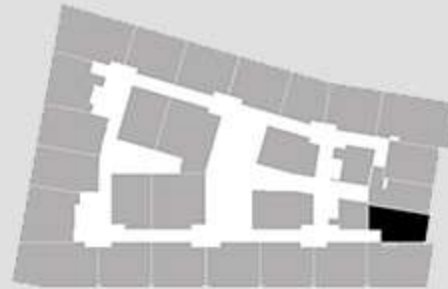


OFFICE NO.009  
AREA = 81 SQM

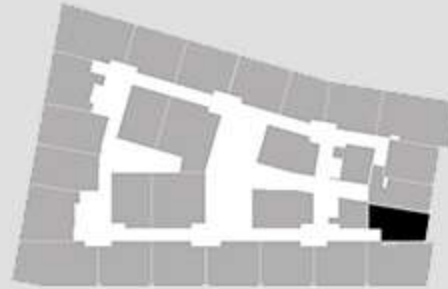
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

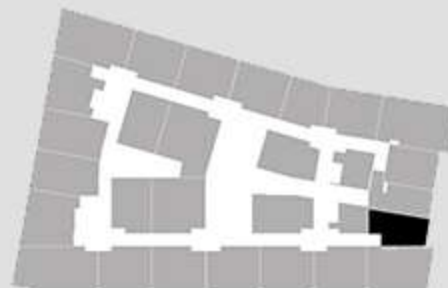
1st Floor



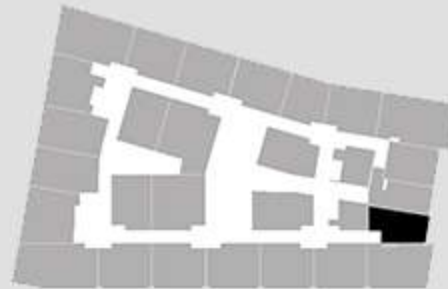
2nd Floor



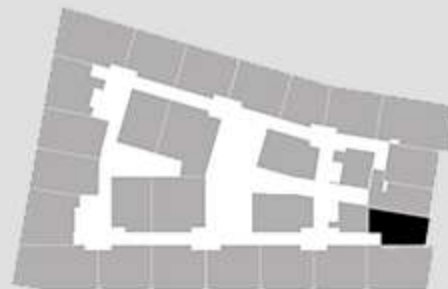
3rd Floor



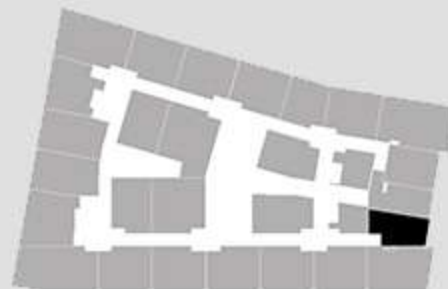
4th Floor



5th Floor



6th Floor



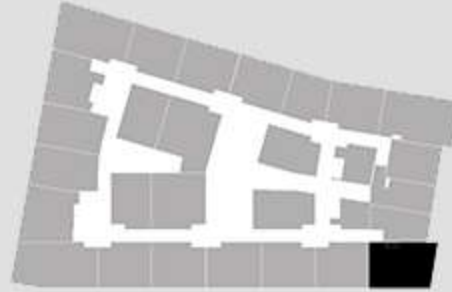
OFFICE NO.010  
AREA = 73 SQM

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

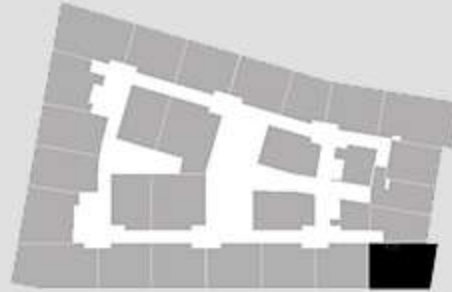
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

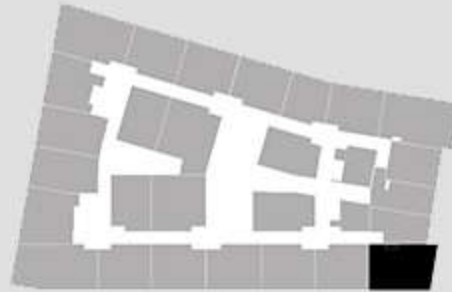
1st Floor



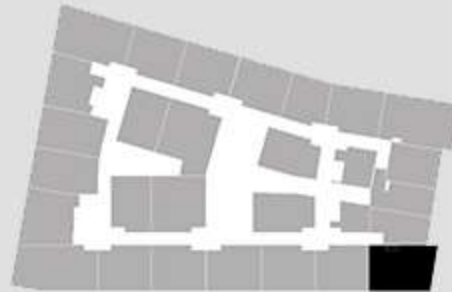
2nd Floor



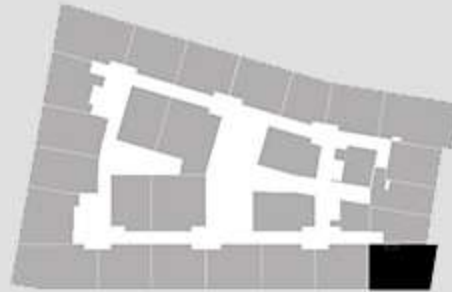
3rd Floor



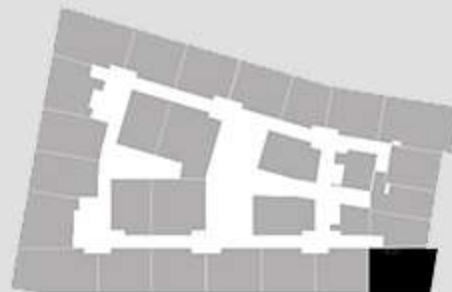
4th Floor



5th Floor



6th Floor

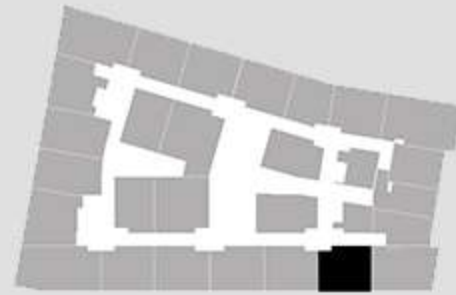


OFFICE NO.011  
AREA = 122 SQM

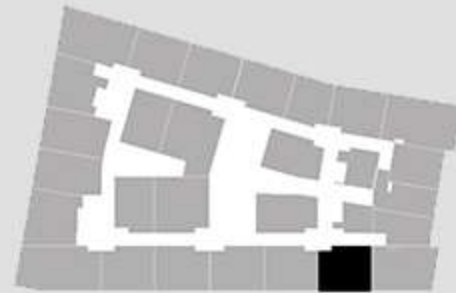
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

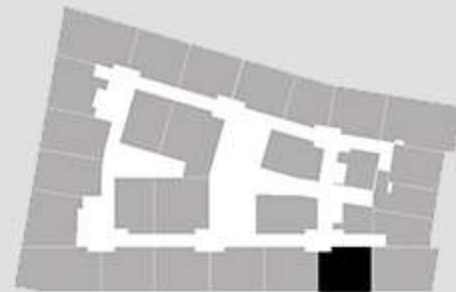
1st Floor



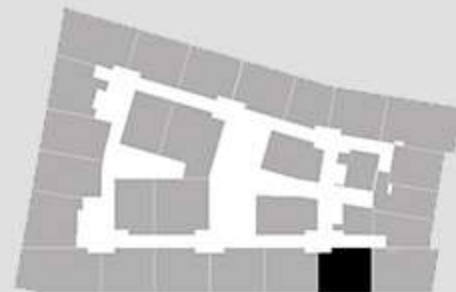
2nd Floor



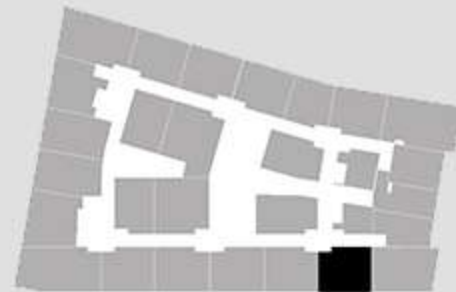
3rd Floor



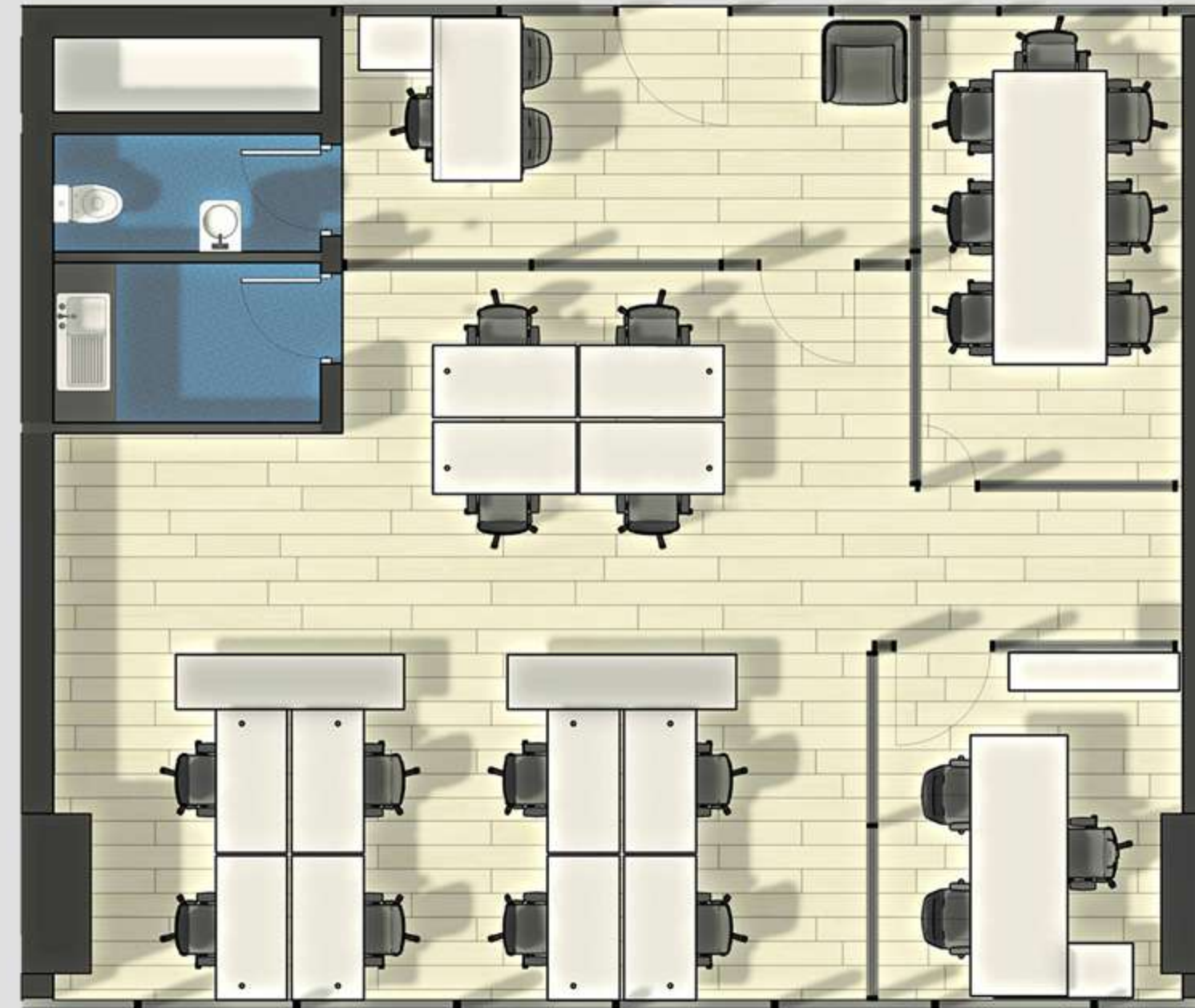
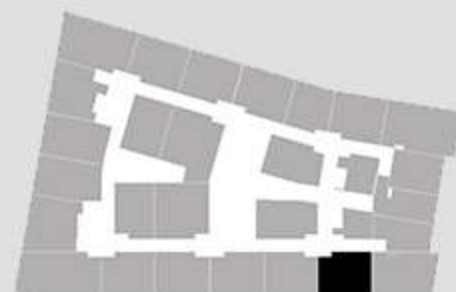
4th Floor



5th Floor



6th Floor



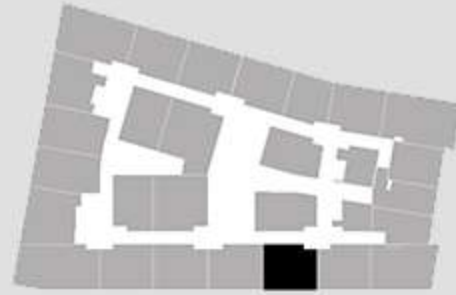
OFFICE NO.012  
AREA = 99 SQM

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

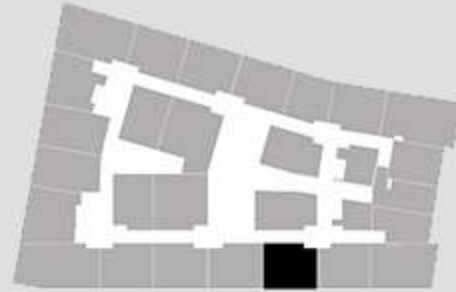
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

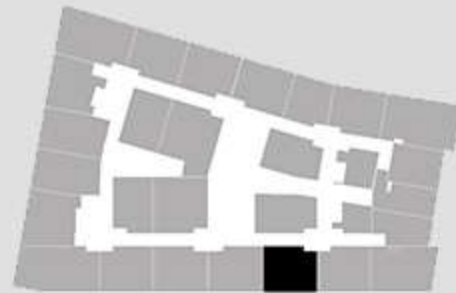
1st Floor



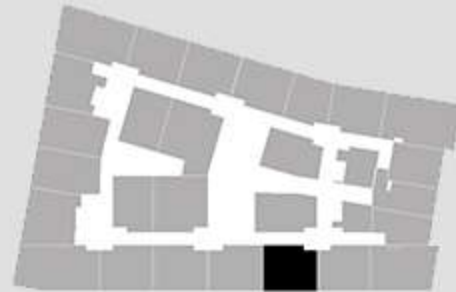
2nd Floor



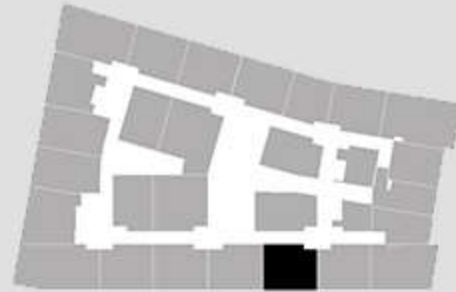
3rd Floor



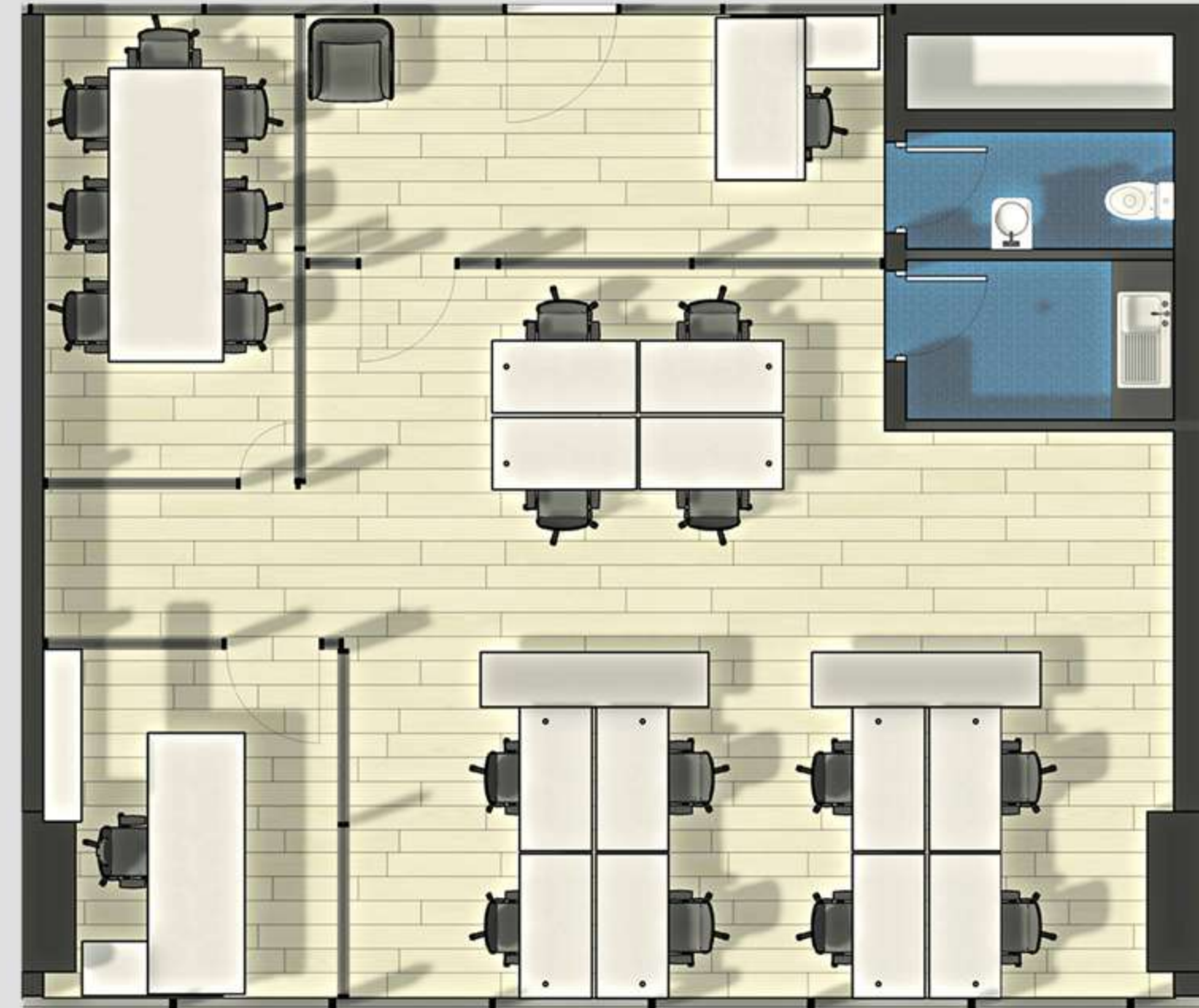
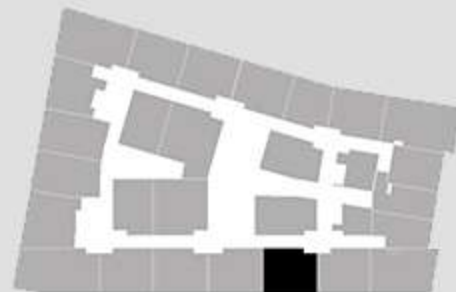
4th Floor



5th Floor



6th Floor

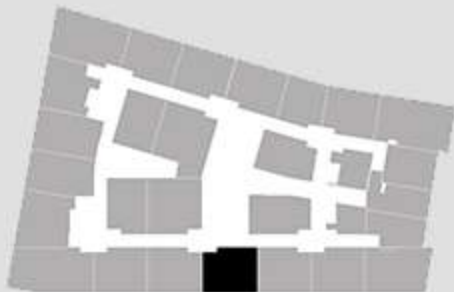


OFFICE NO.013  
AREA = 99 SQM

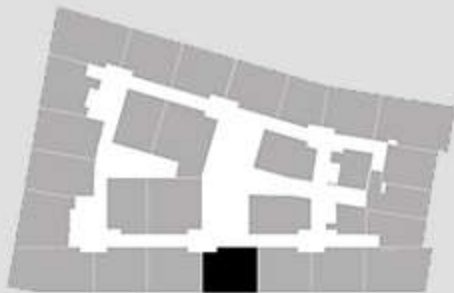
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

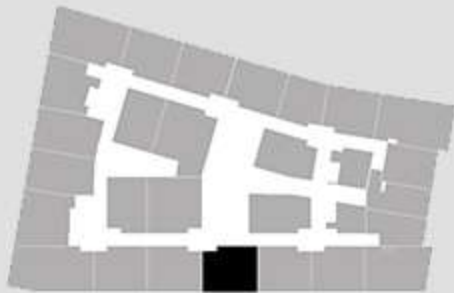
1st Floor



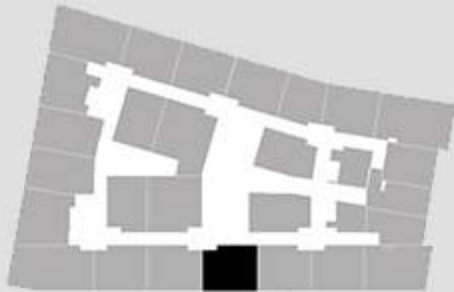
2nd Floor



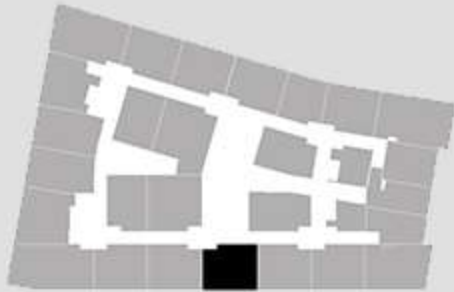
3rd Floor



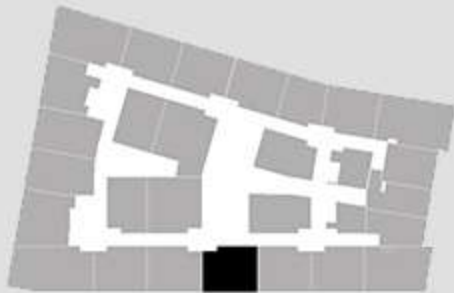
4th Floor



5th Floor



6th Floor



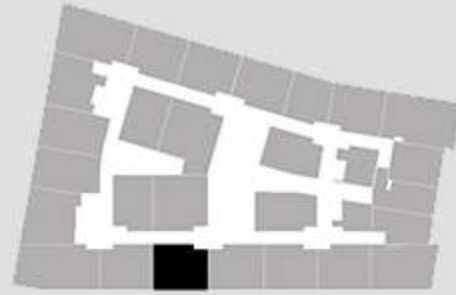
OFFICE NO.014  
AREA = 101 SQM

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

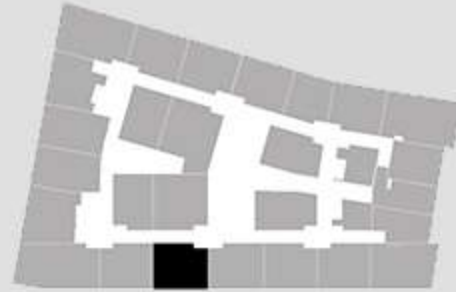
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

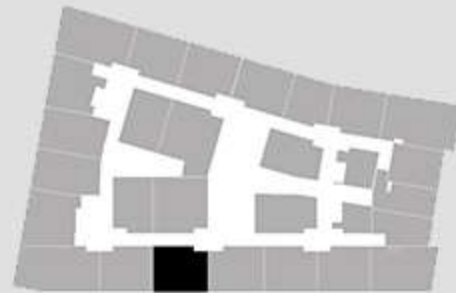
1st Floor



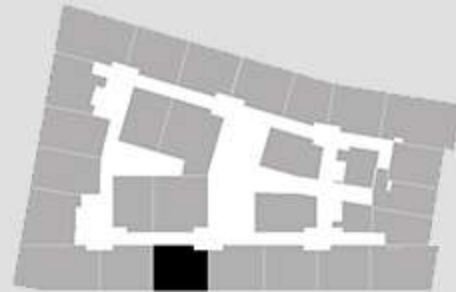
2nd Floor



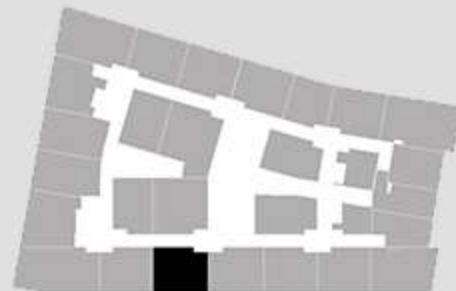
3rd Floor



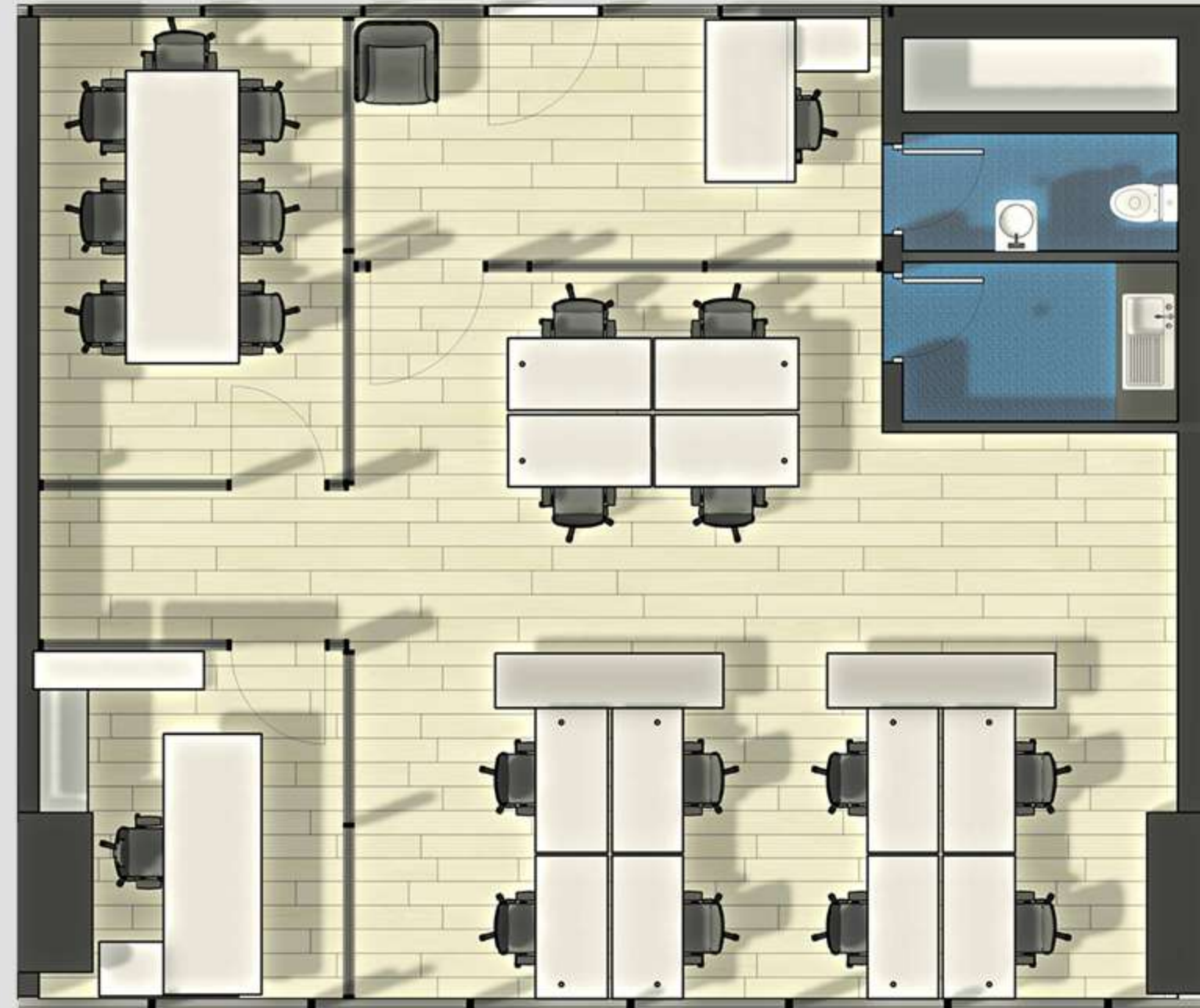
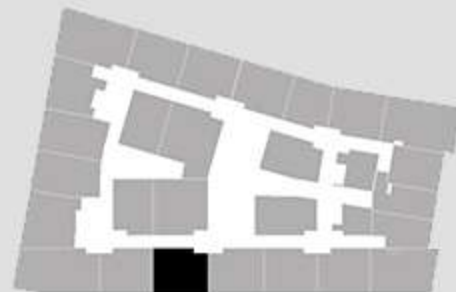
4th Floor



5th Floor



6th Floor

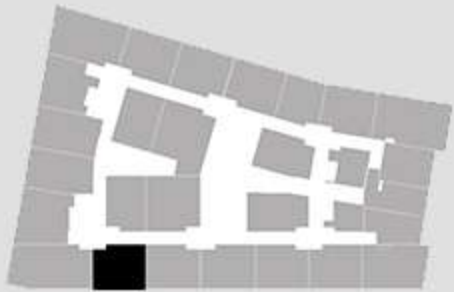


OFFICE NO.015  
AREA = 101 SQM

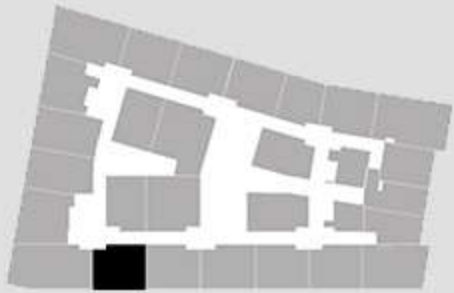
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

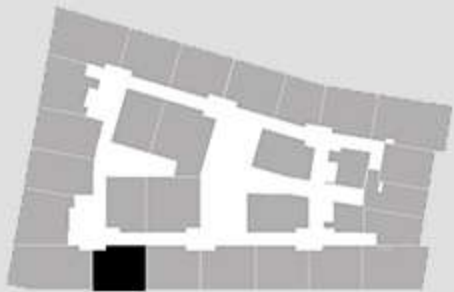
1st Floor



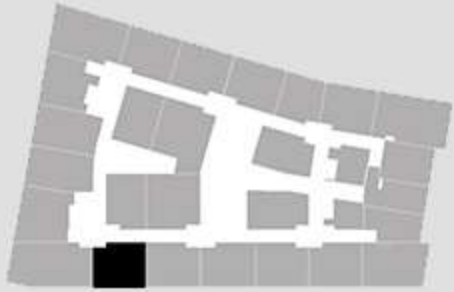
2nd Floor



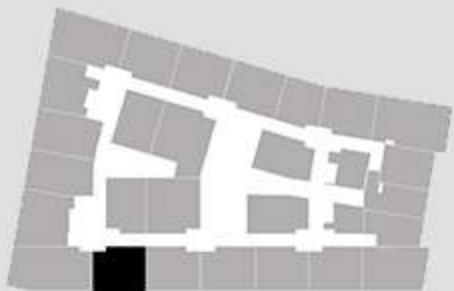
3rd Floor



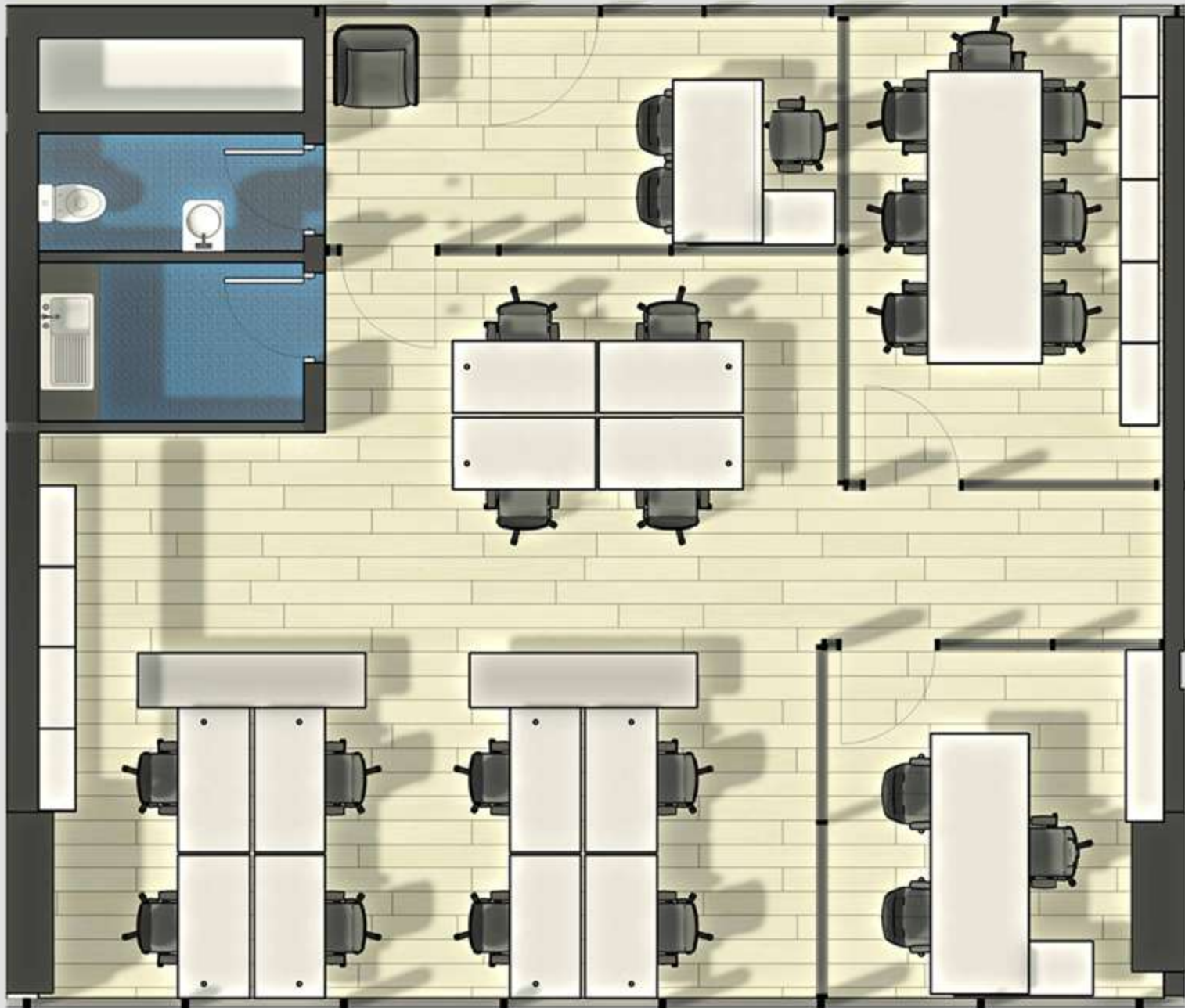
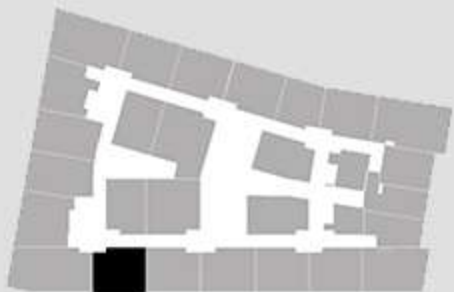
4th Floor



5th Floor



6th Floor



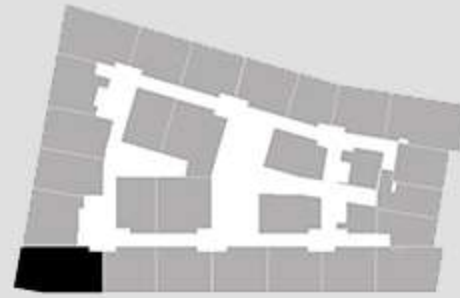
OFFICE NO.016  
AREA = 99 SQM

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

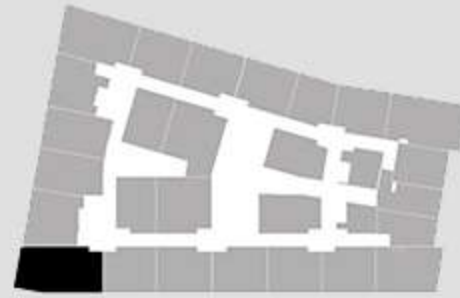
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

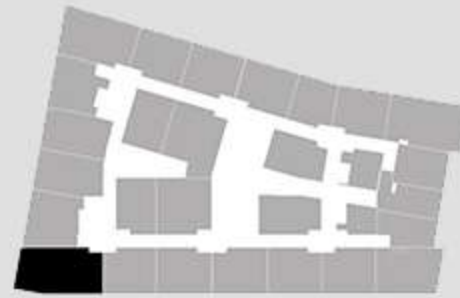
1st Floor



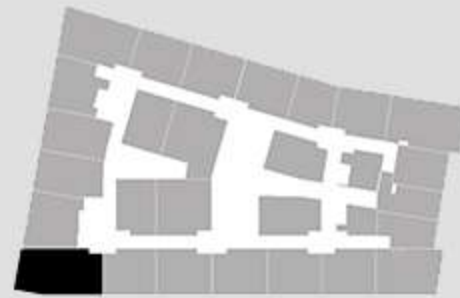
2nd Floor



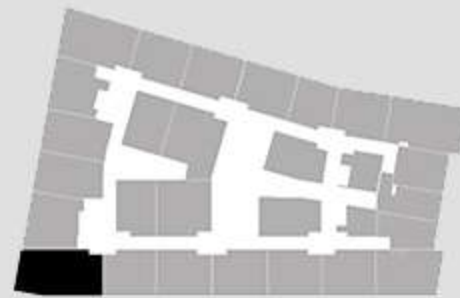
3rd Floor



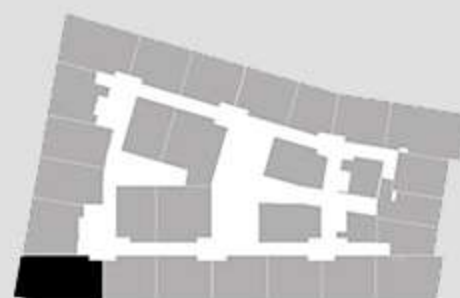
4th Floor



5th Floor



6th Floor

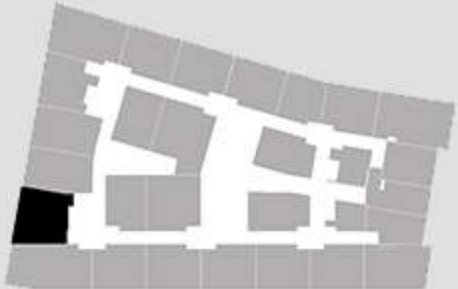


OFFICE NO.017  
AREA = 156 SQM

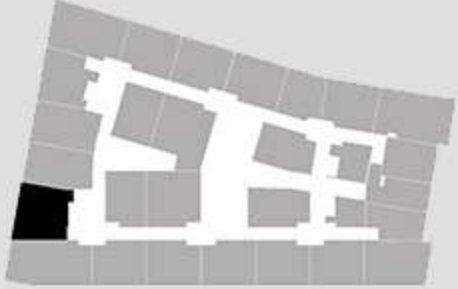
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

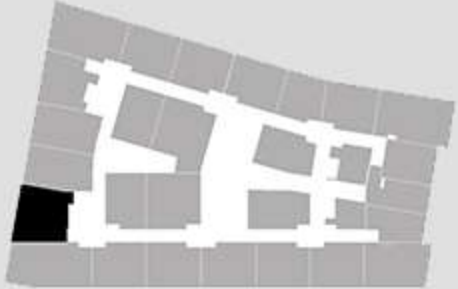
1st Floor



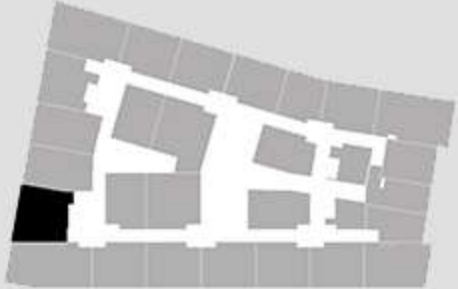
2nd Floor



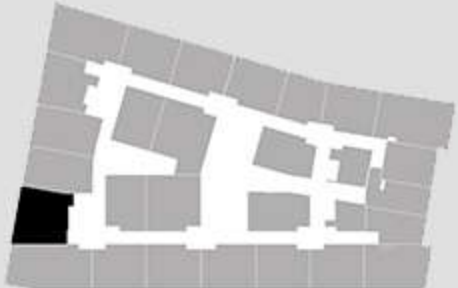
3rd Floor



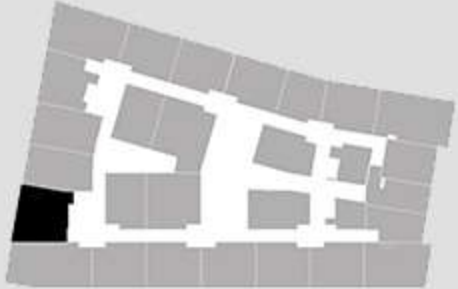
4th Floor



5th Floor



6th Floor



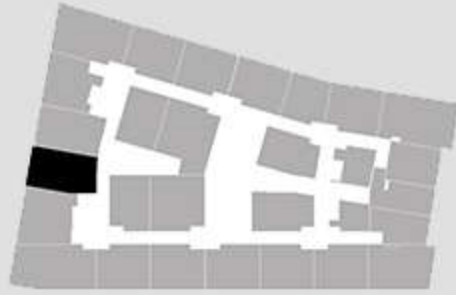
OFFICE NO.011  
AREA = 119 SQ8

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

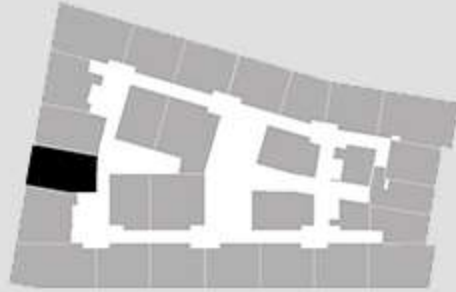
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

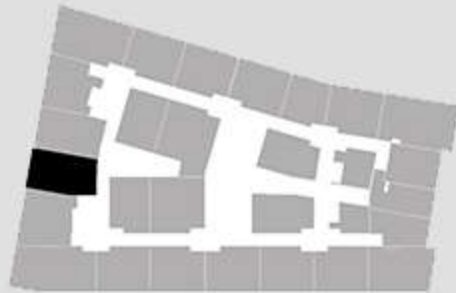
1st Floor



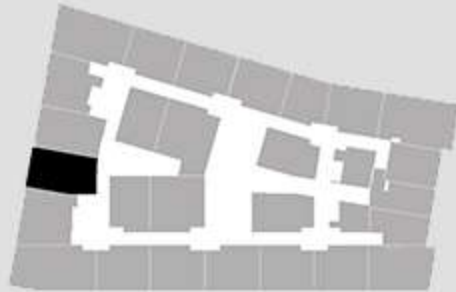
2nd Floor



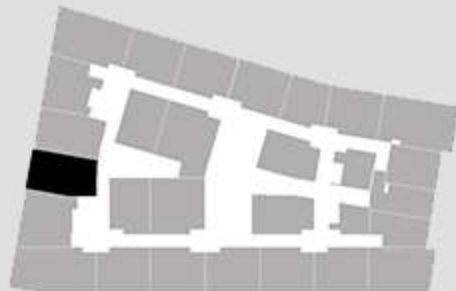
3rd Floor



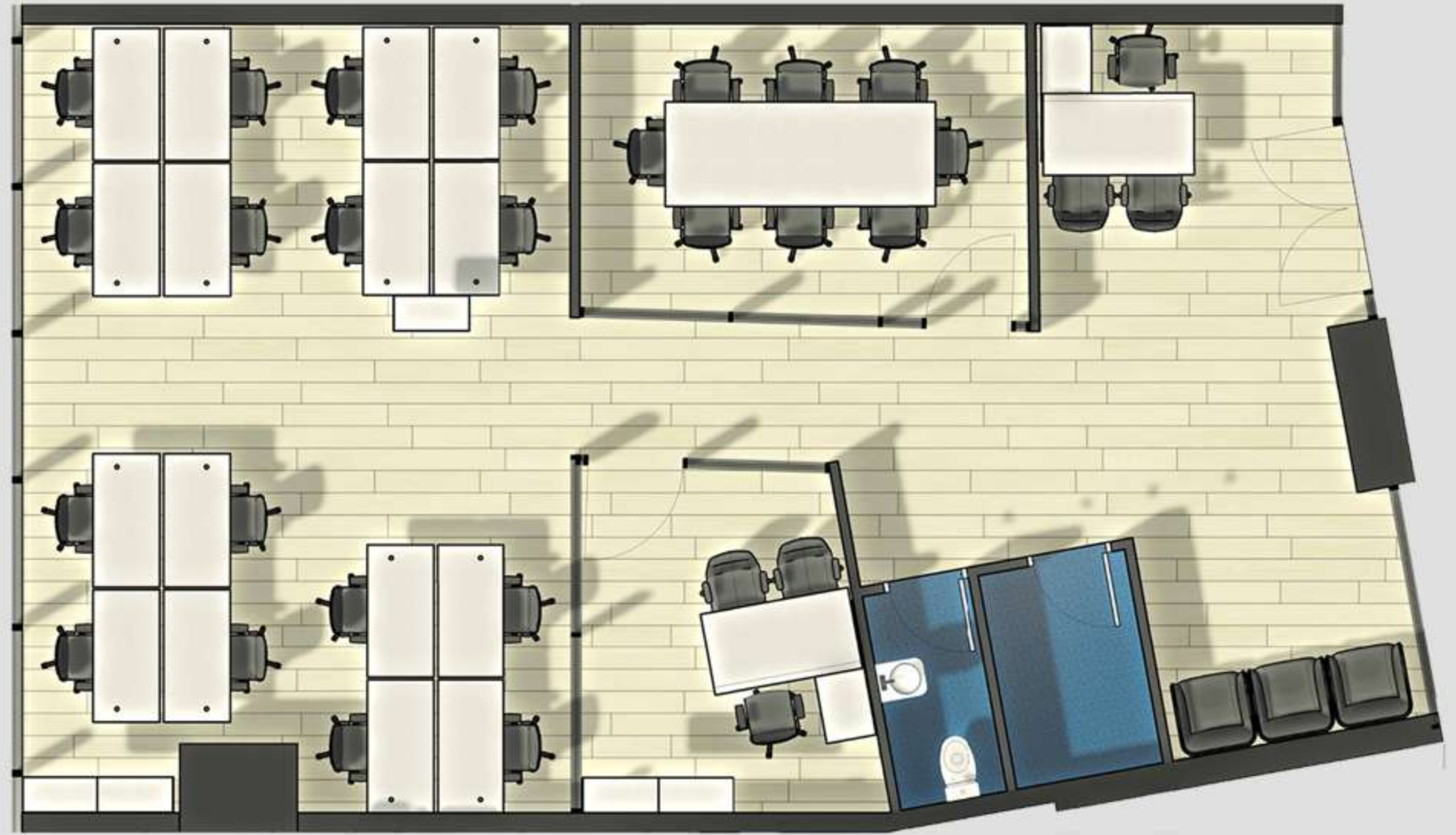
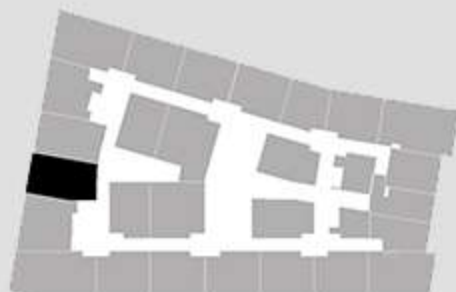
4th Floor



5th Floor



6th Floor

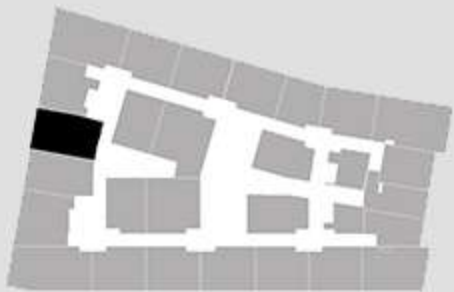


OFFICE NO.019  
AREA = 112 SQM

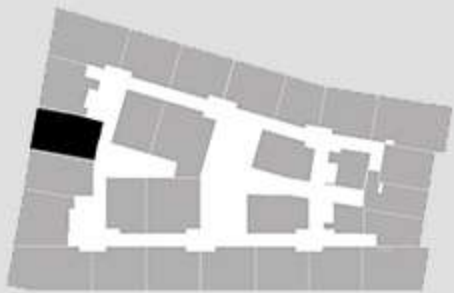
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

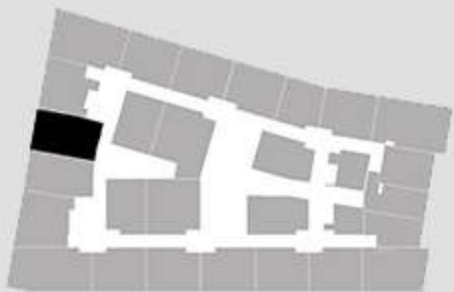
1st Floor



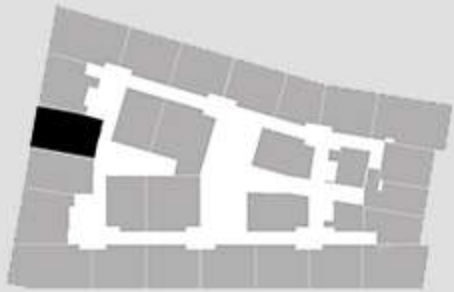
2nd Floor



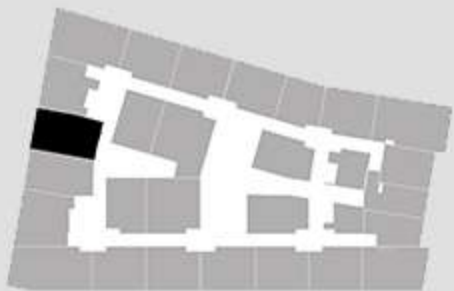
3rd Floor



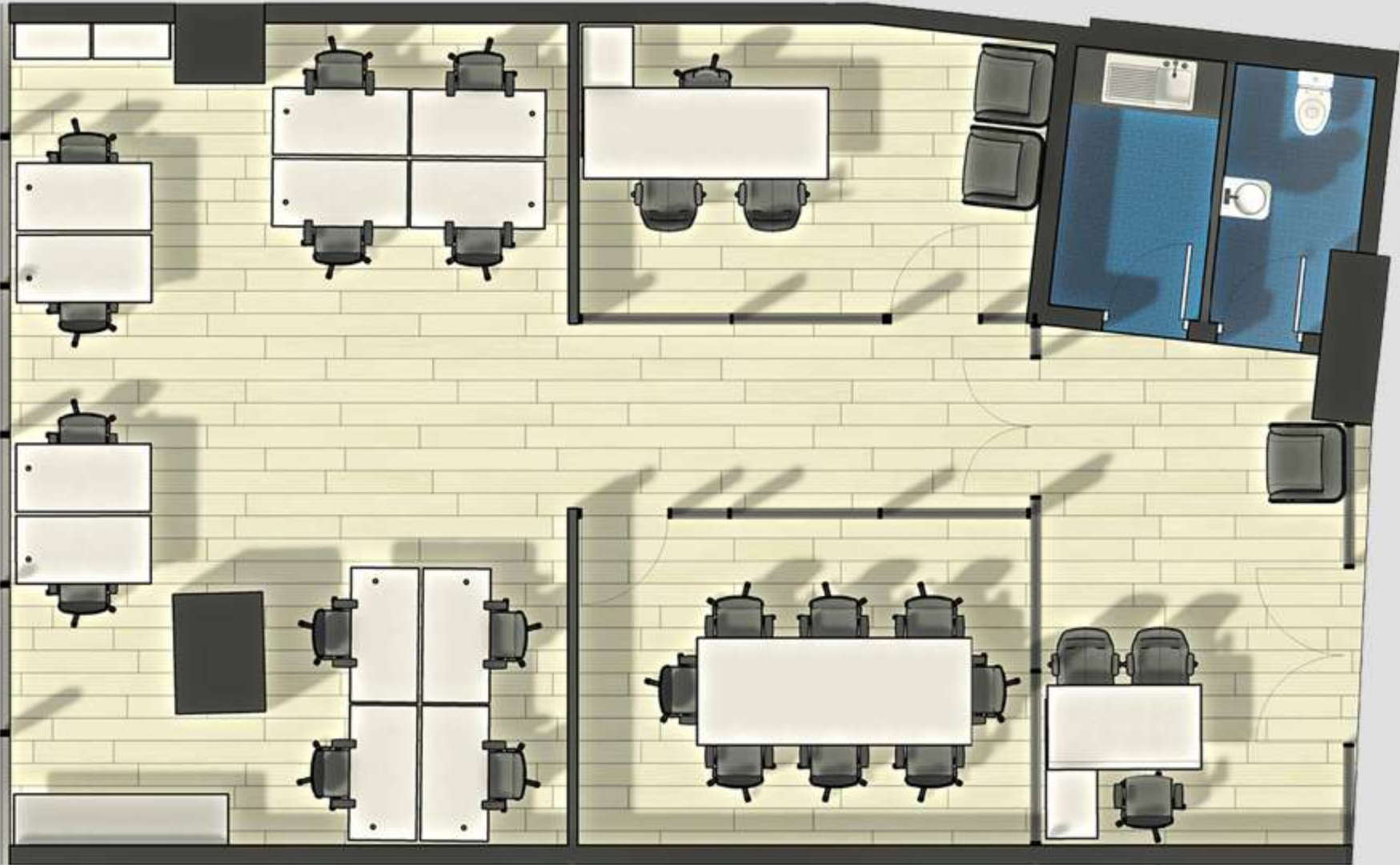
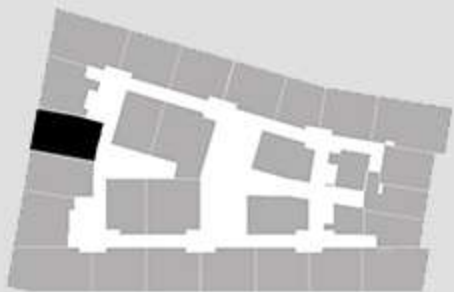
4th Floor



5th Floor



6th Floor



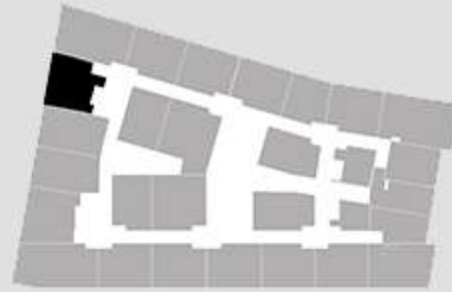
OFFICE NO.020  
AREA = 114 SQM

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

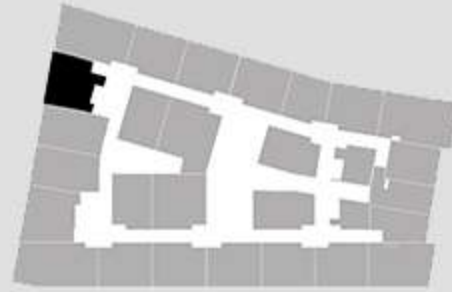
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

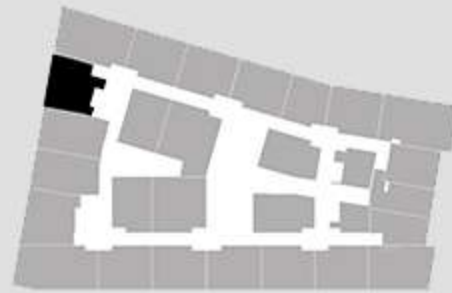
1st Floor



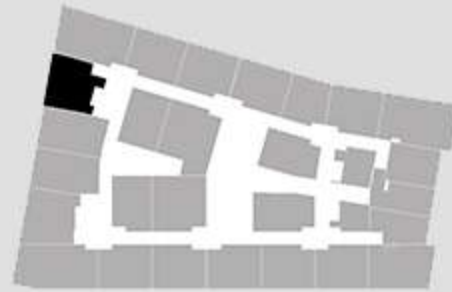
2nd Floor



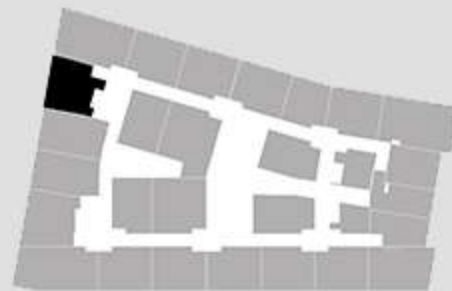
3rd Floor



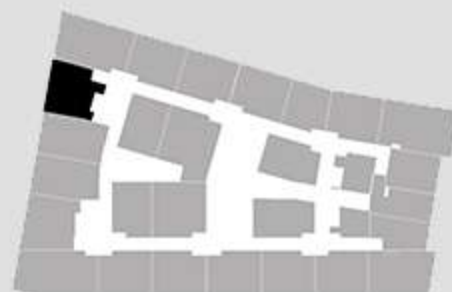
4th Floor



5th Floor



6th Floor

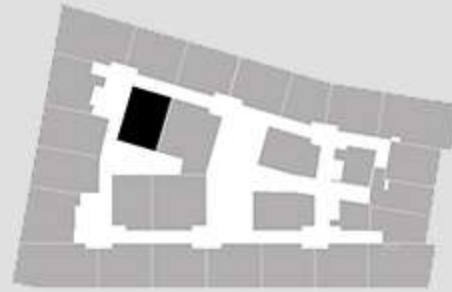


OFFICE NO.021  
AREA = 105 SQM

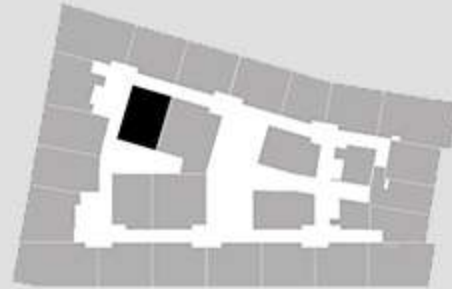
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

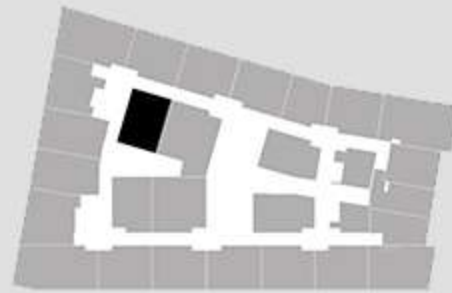
1st Floor



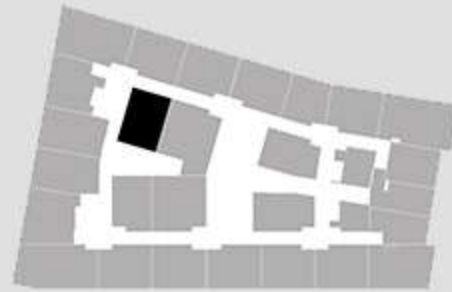
2nd Floor



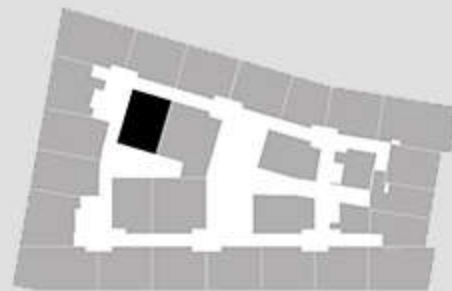
3rd Floor



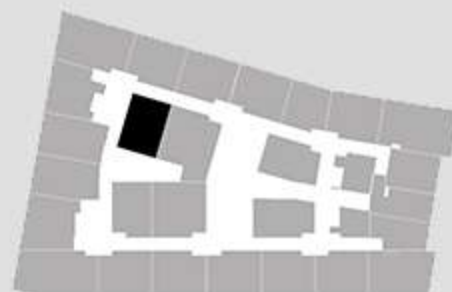
4th Floor



5th Floor



6th Floor



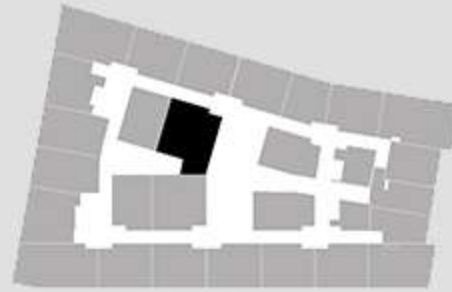
OFFICE NO.022  
AREA = 94 SQM

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

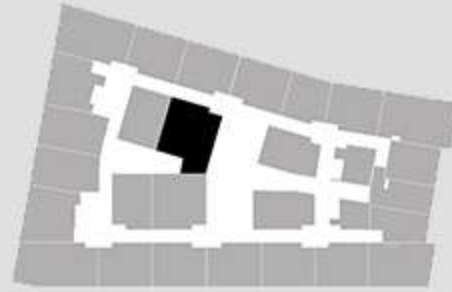
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

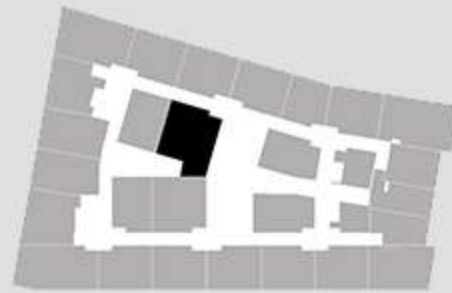
1st Floor



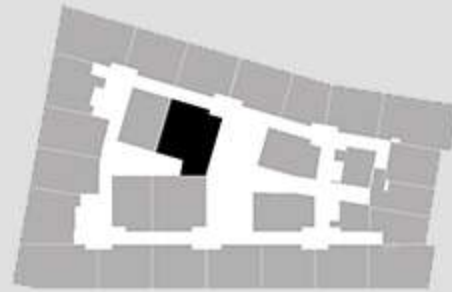
2nd Floor



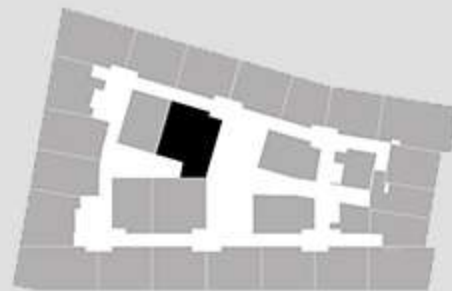
3rd Floor



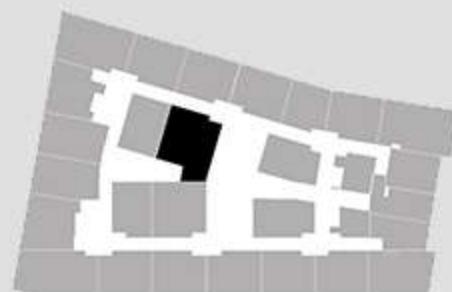
4th Floor



5th Floor



6th Floor

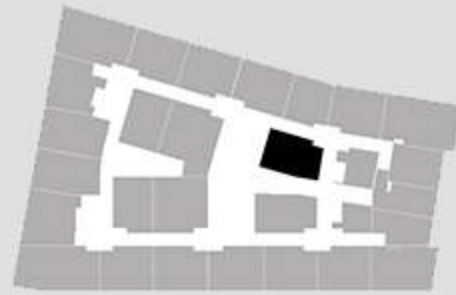


OFFICE NO.023  
AREA = 136 SQM

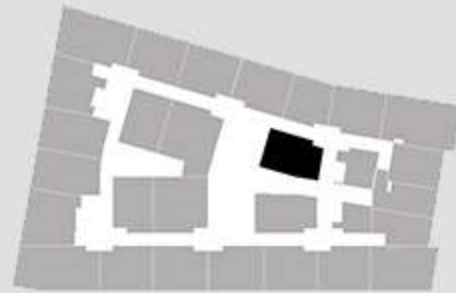
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

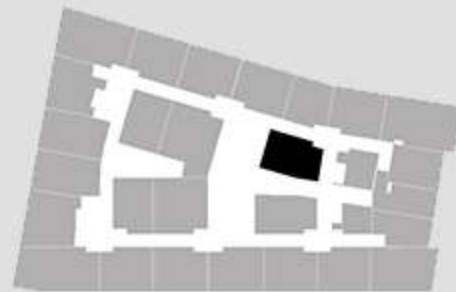
1st Floor



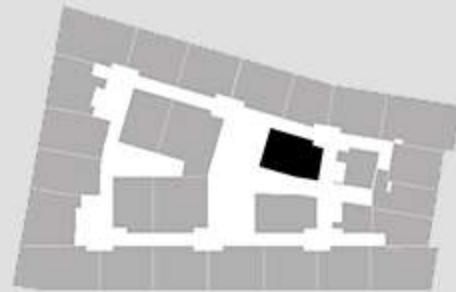
2nd Floor



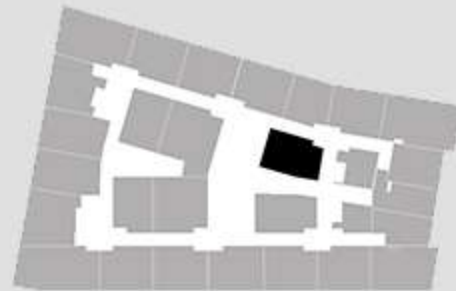
3rd Floor



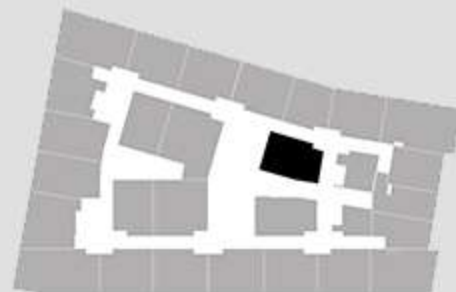
4th Floor



5th Floor



6th Floor



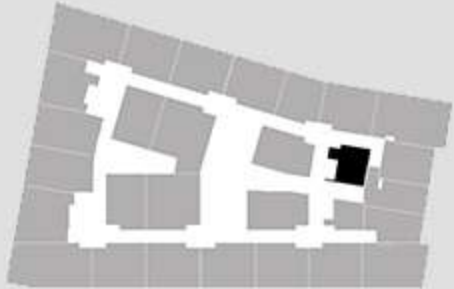
OFFICE NO.024  
AREA = 93 SQM

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

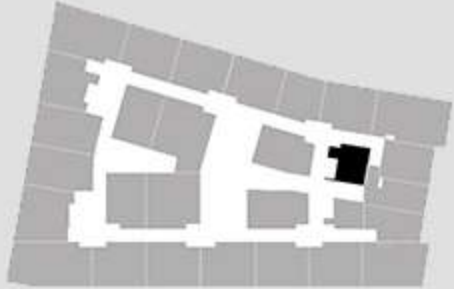
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

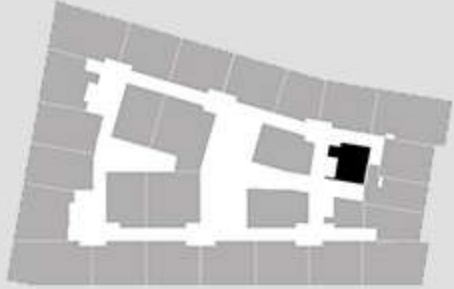
1st Floor



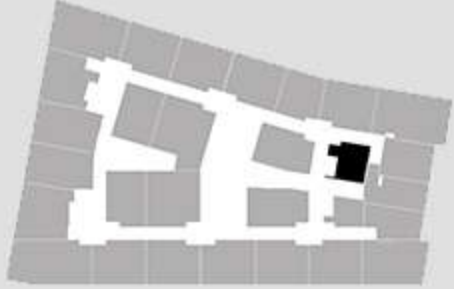
2nd Floor



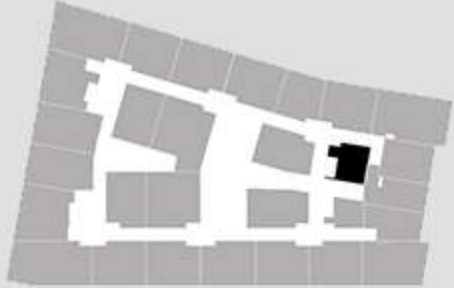
3rd Floor



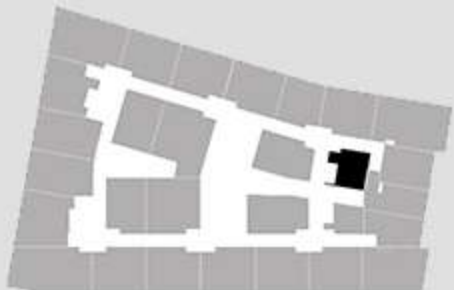
4th Floor



5th Floor



6th Floor

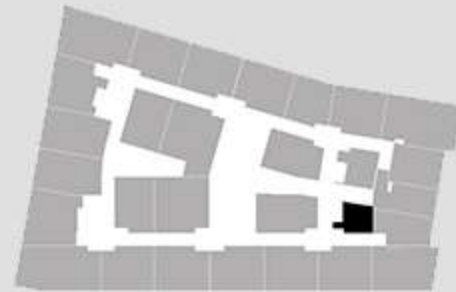


OFFICE NO.025  
AREA = 53 SQM

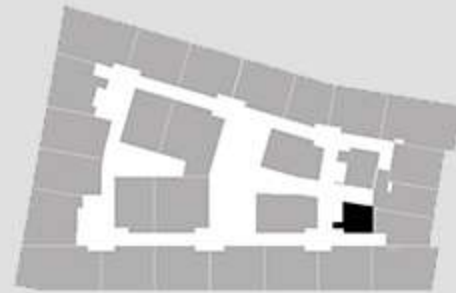
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

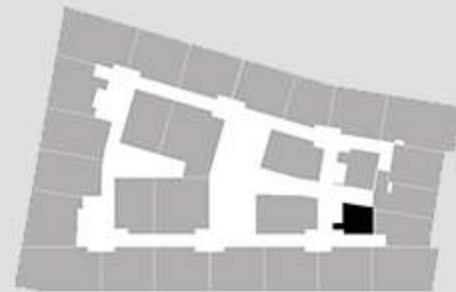
1st Floor



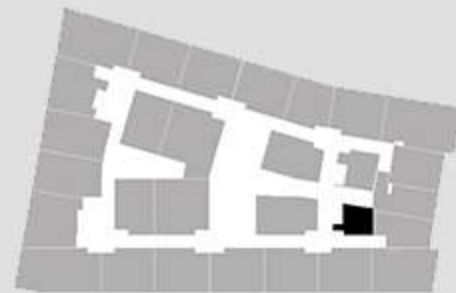
2nd Floor



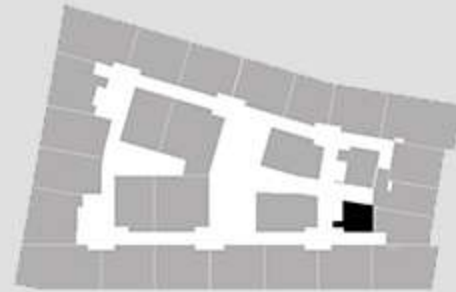
3rd Floor



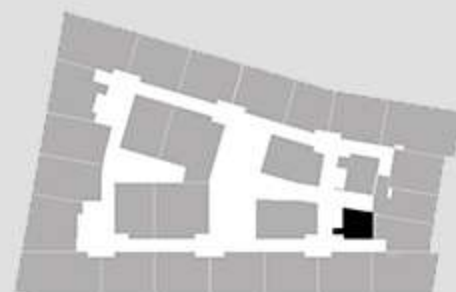
4th Floor



5th Floor



6th Floor



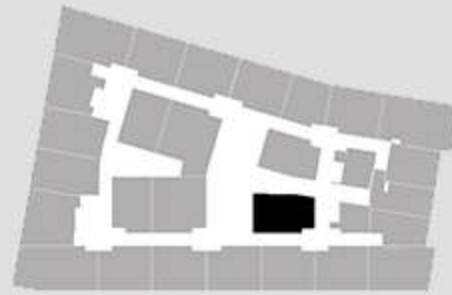
OFFICE NO.026  
AREA = 39 SQM

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

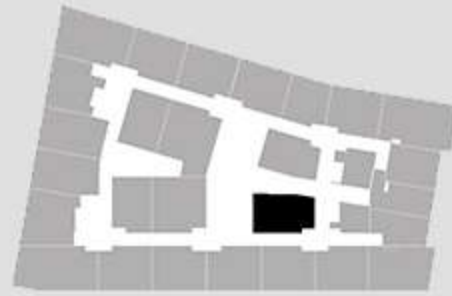
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

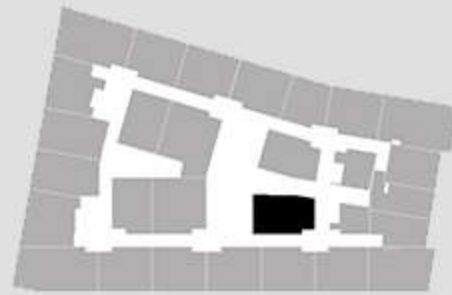
1st Floor



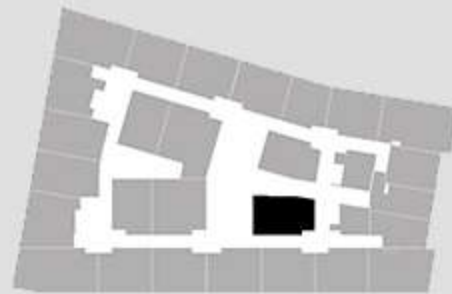
2nd Floor



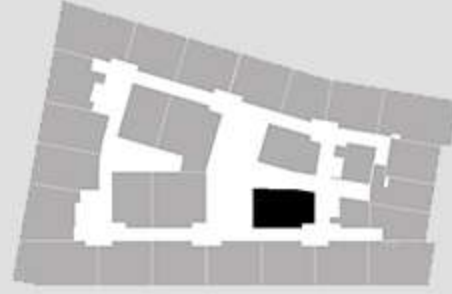
3rd Floor



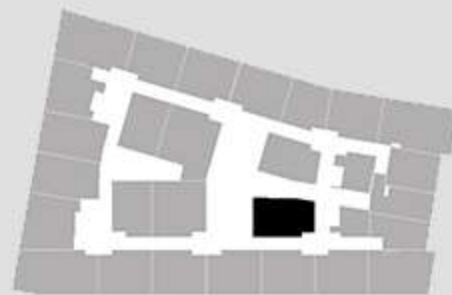
4th Floor



5th Floor



6th Floor

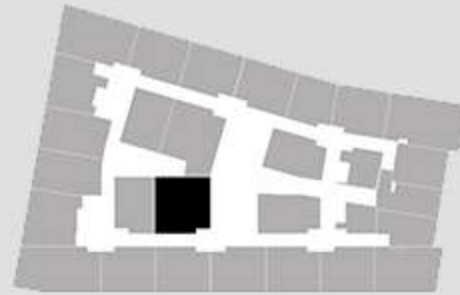


OFFICE NO.027  
AREA = 96 SQM

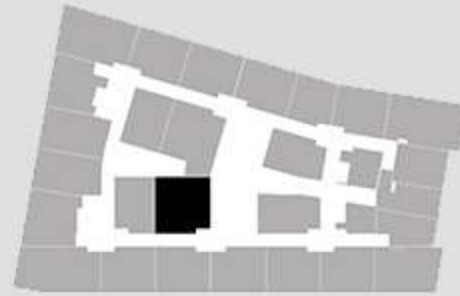
Each office is identical on first to sixth floor and accordingly highlighted in floor plan

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

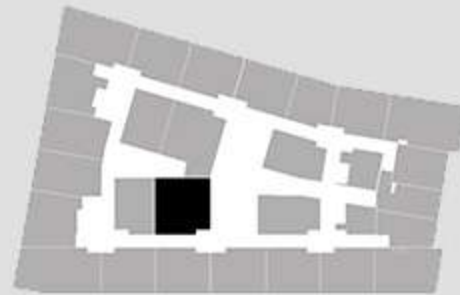
1st Floor



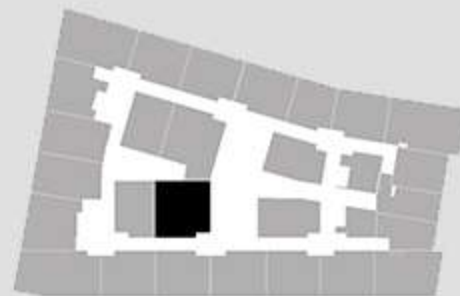
2nd Floor



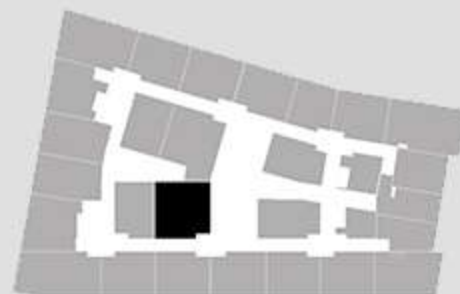
3rd Floor



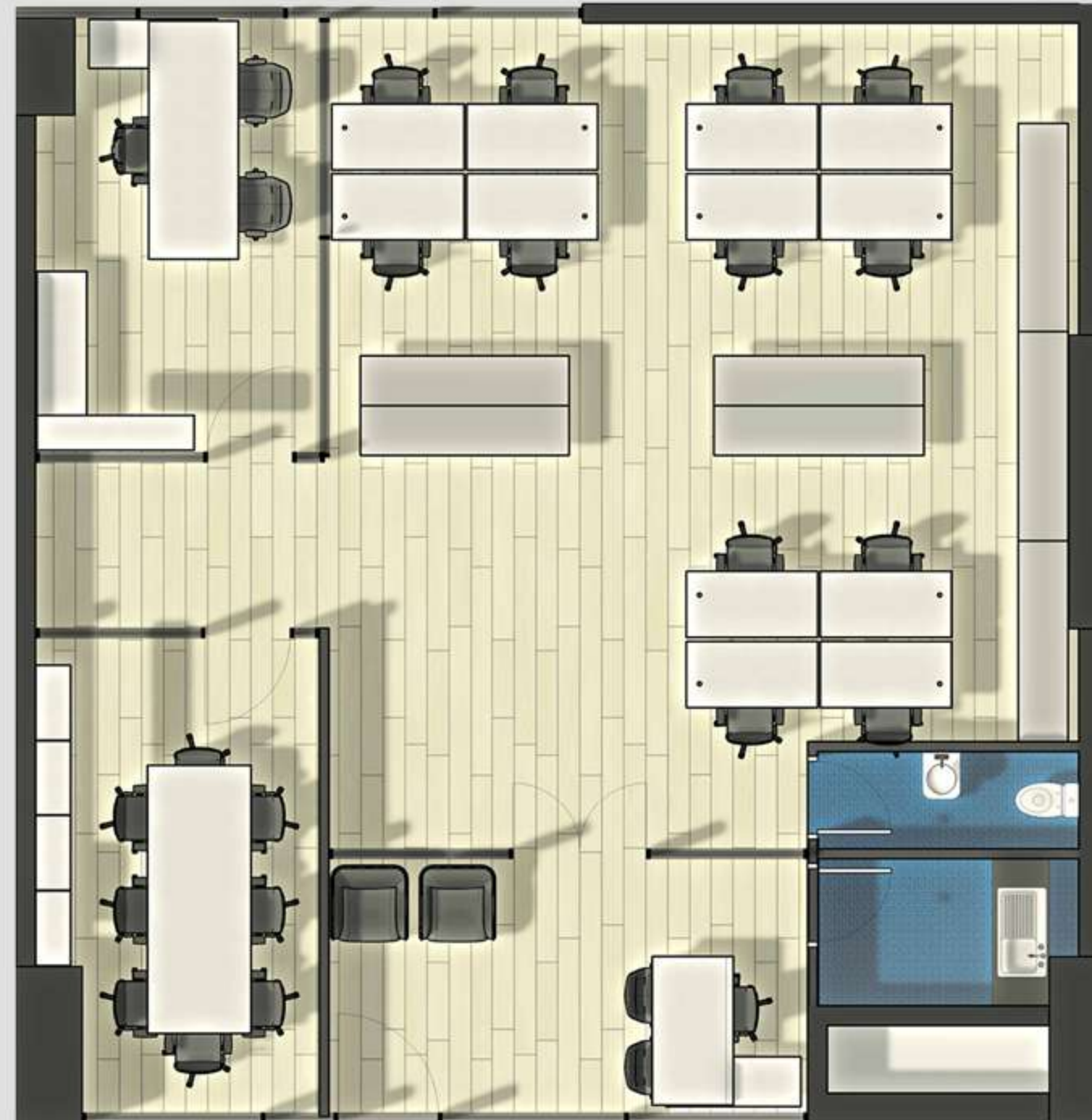
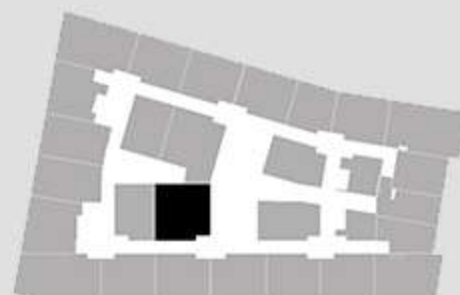
4th Floor



5th Floor



6th Floor



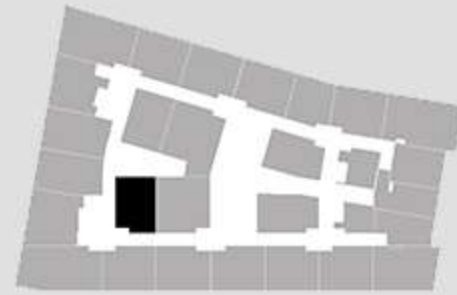
OFFICE NO.028  
AREA = 123 SQM

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

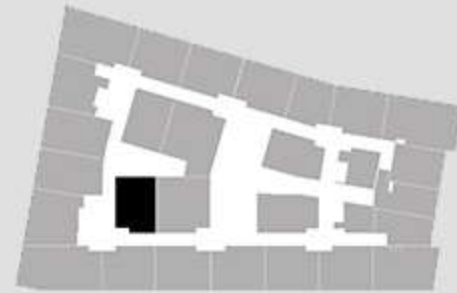
# Business Tower II - Muscat's New Downtown

Office No	Area
001	150
002	103
003	104
004	105
005	82
006	102
007	152
008	83
009	81
010	73
011	122
012	99
013	99
014	101
015	101
016	99
017	156
018	119
019	112
020	114
021	105
022	94
023	136
024	93
025	53
026	39
027	96
028	123
029	90

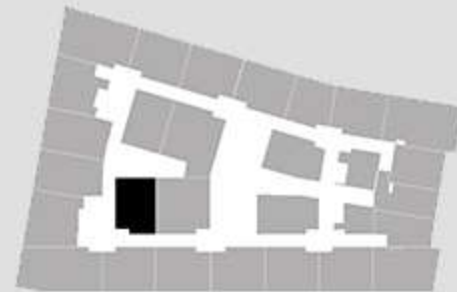
1st Floor



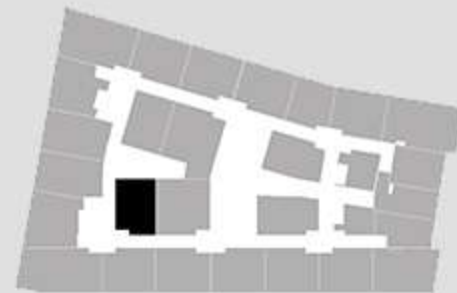
2nd Floor



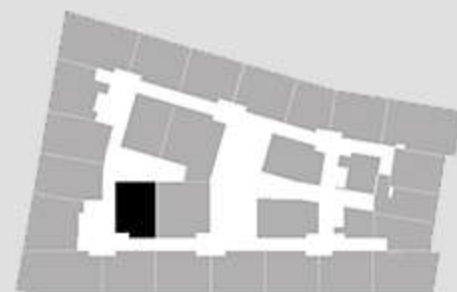
3rd Floor



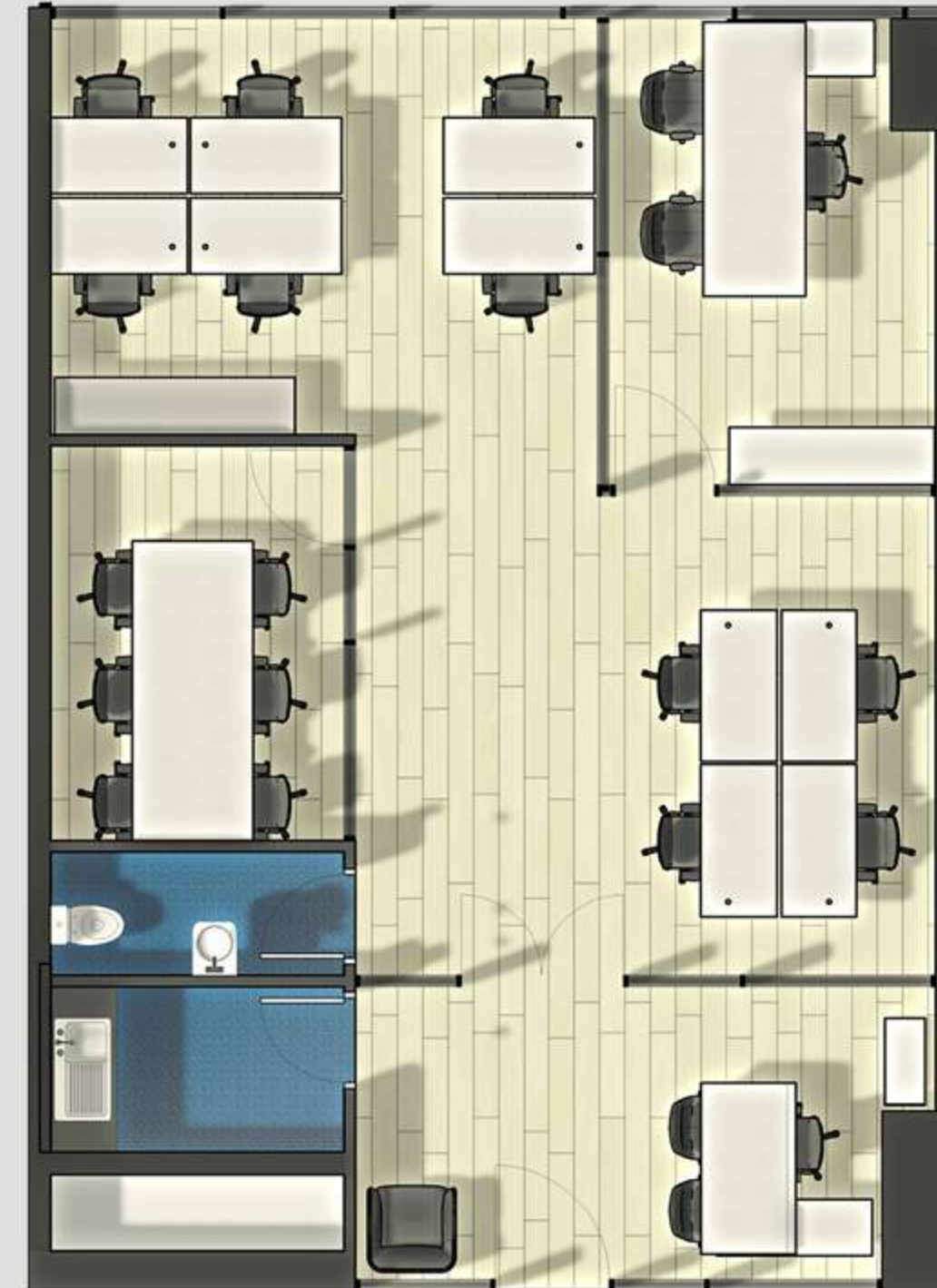
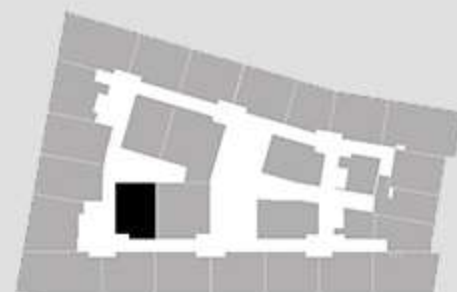
4th Floor



5th Floor



6th Floor



OFFICE NO.029  
AREA = 90 SQM

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

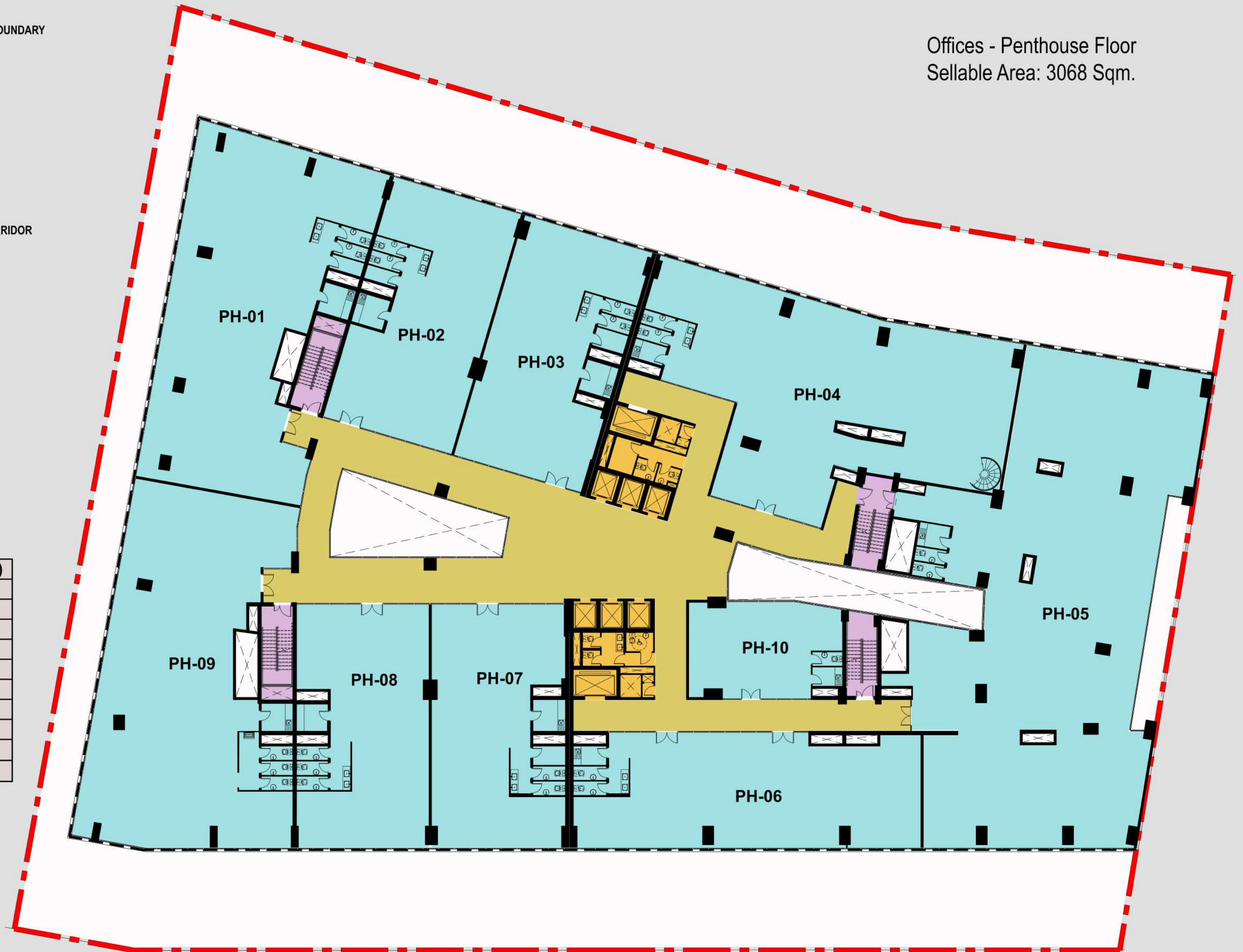
# Business Tower II - Muscat's New Downtown

- - - - - PLOT BOUNDARY
- - - - - SETBACKS FROM PLOT BOUNDARY

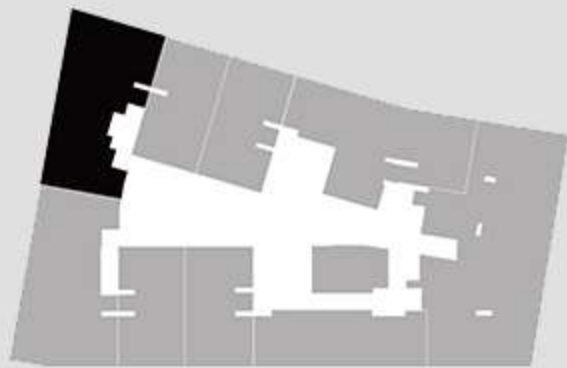
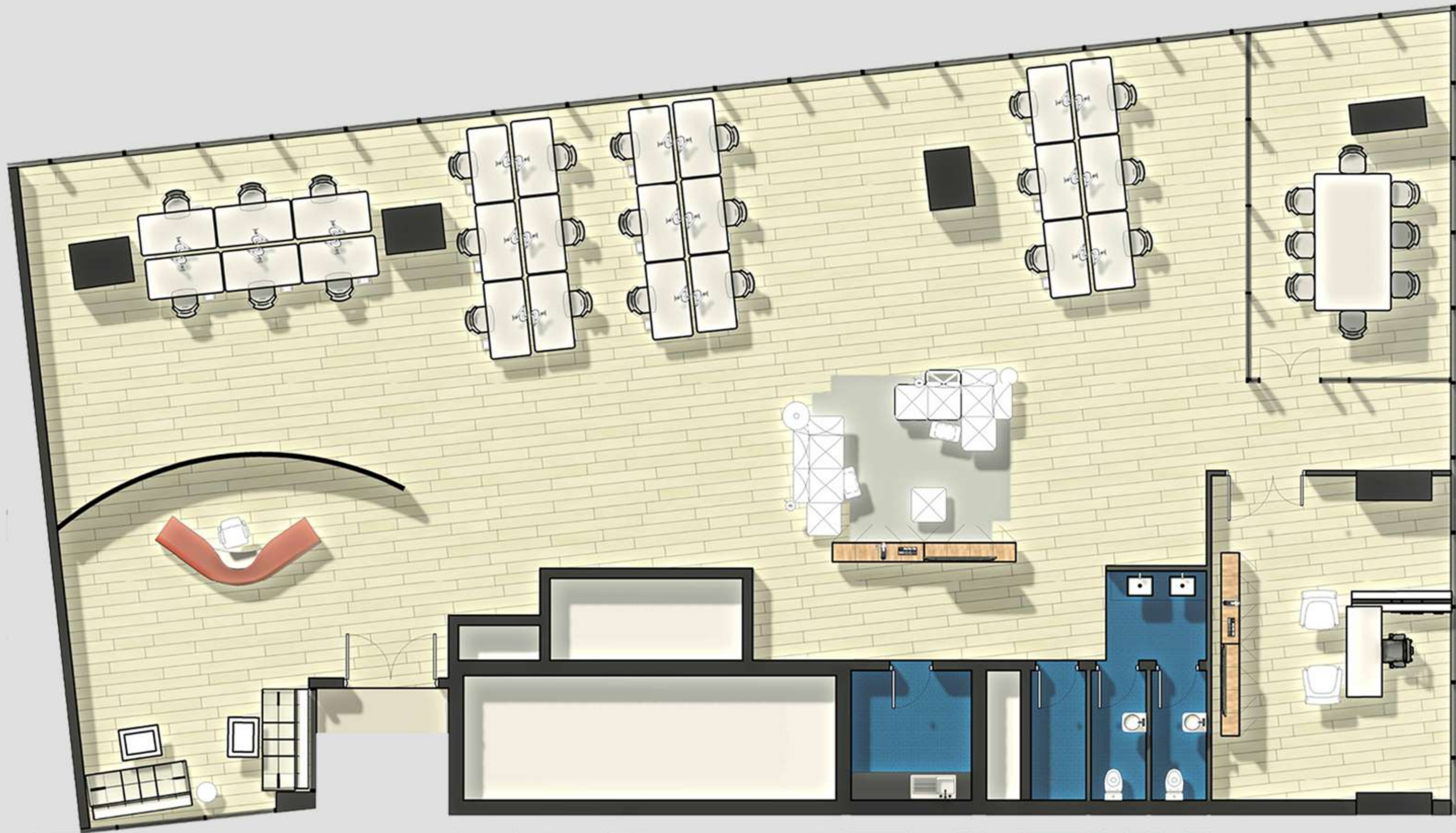
## INTERNAL FUNCTIONS

- OFFICE SPACES
- LIFT LOBBY
- COMMERCIAL LOBBY/CORRIDOR
- STAIRCASE

Offices - Penthouse Floor  
Sellable Area: 3068 Sqm.

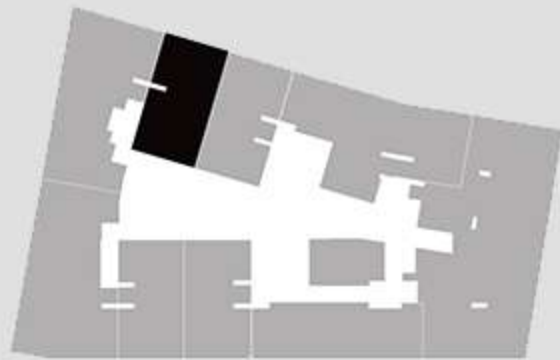
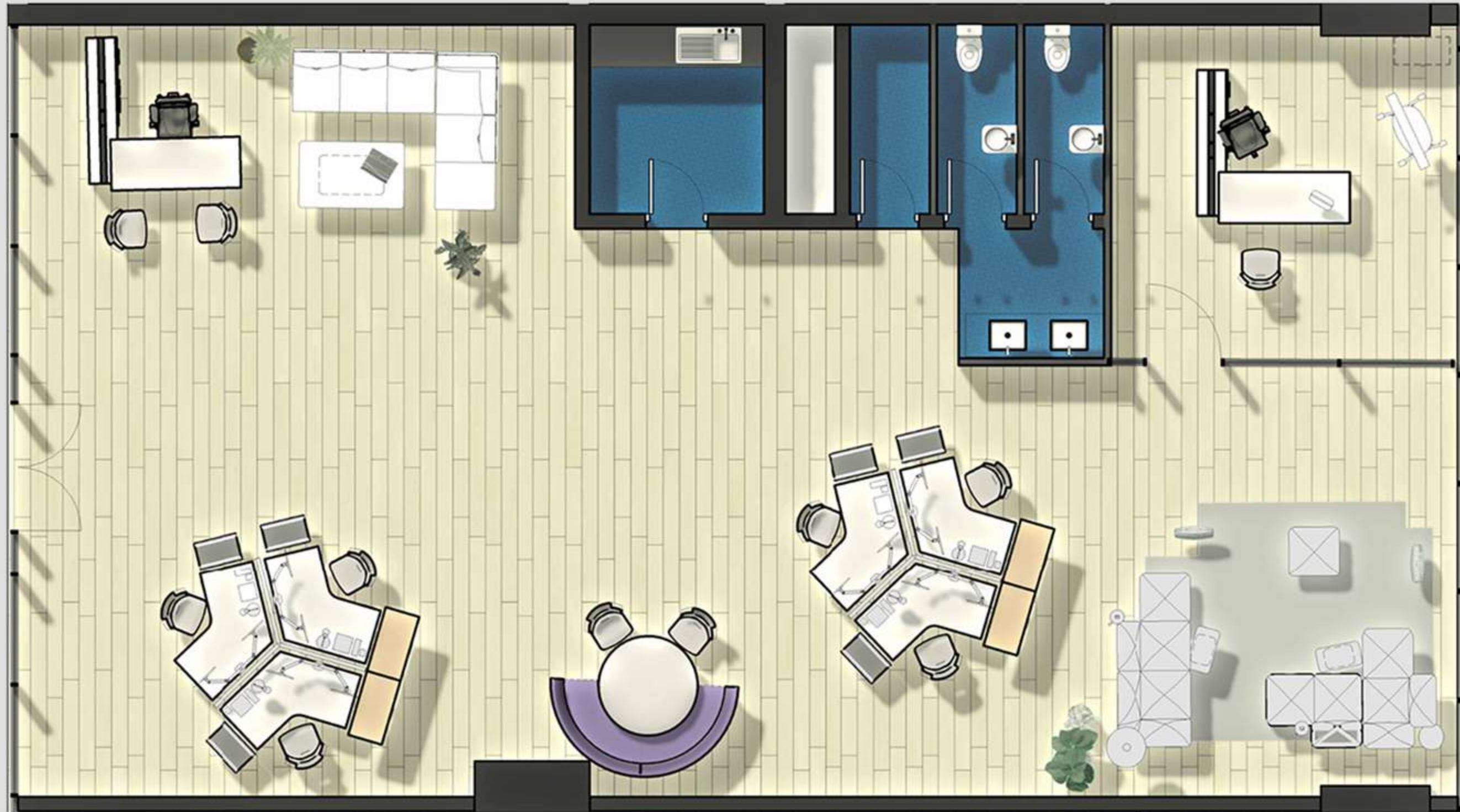


Penthouse No.	Built Up Area (sqm)
PH-01	372
PH-02	217
PH-03	219
PH-04	398
PH-05	682
PH-06	255
PH-07	213
PH-08	208
PH-09	410
PH-10	94

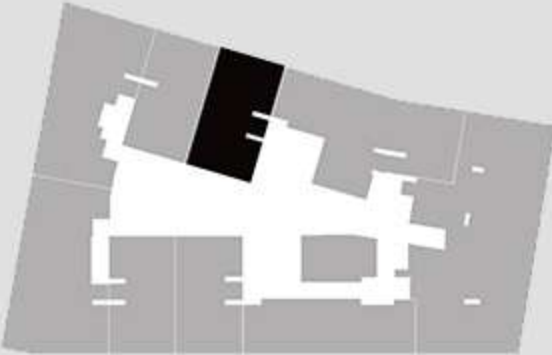
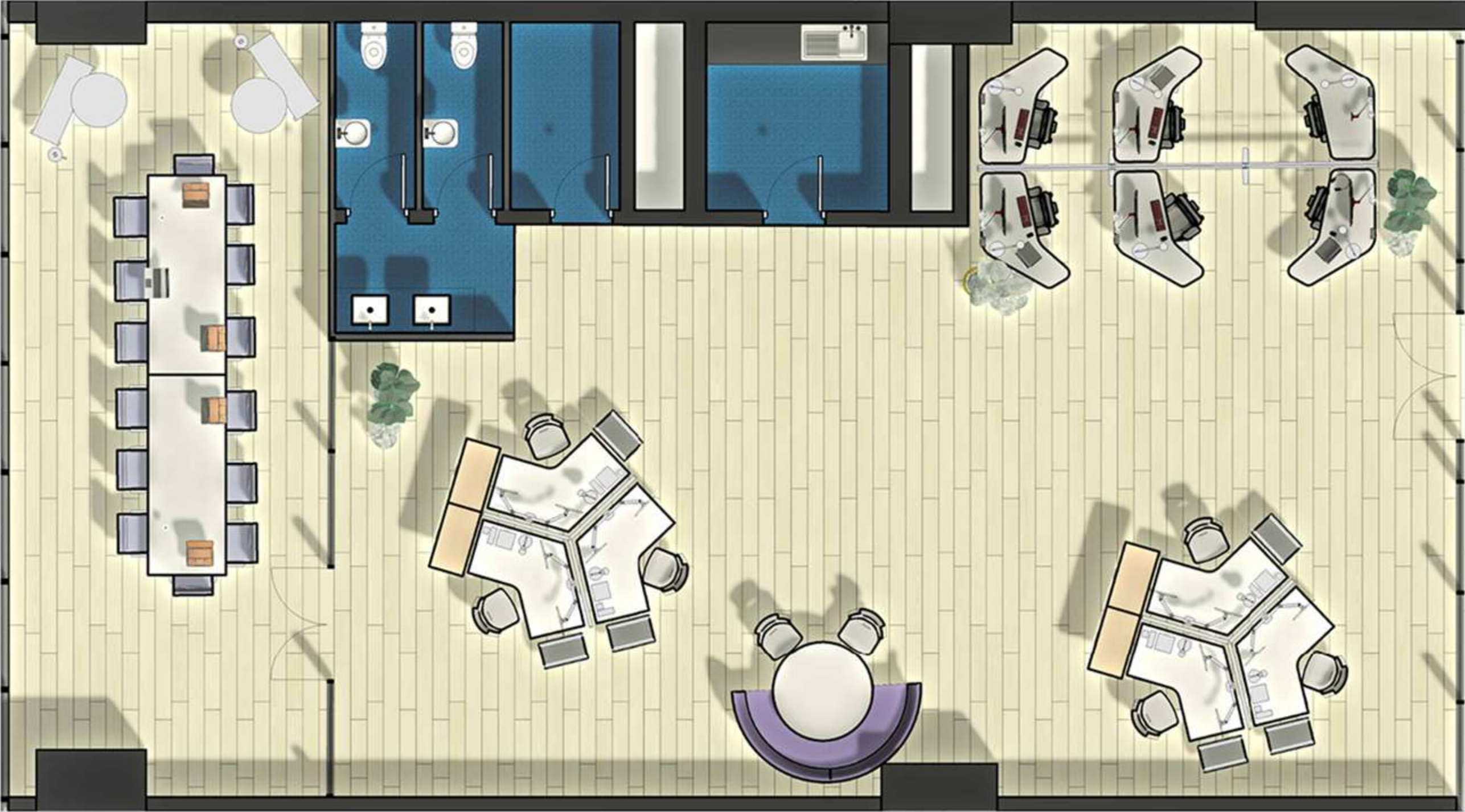


OFFICE NO.701  
AREA = 372 sqm

# Business Tower II - Muscat's New Downtown

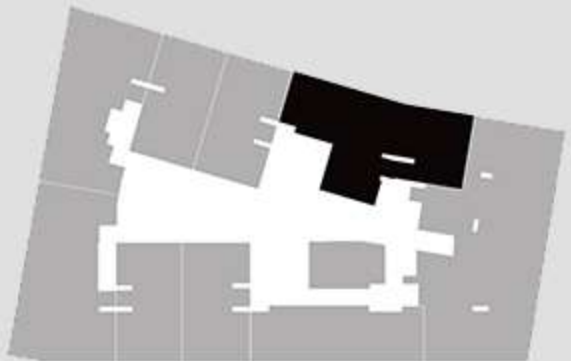


OFFICE NO.702  
AREA = 217 sqm

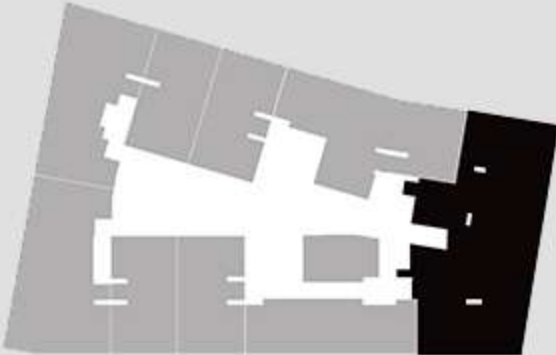


OFFICE NO.703  
AREA = 219 sqm

Business Tower II - Muscat's New Downtown

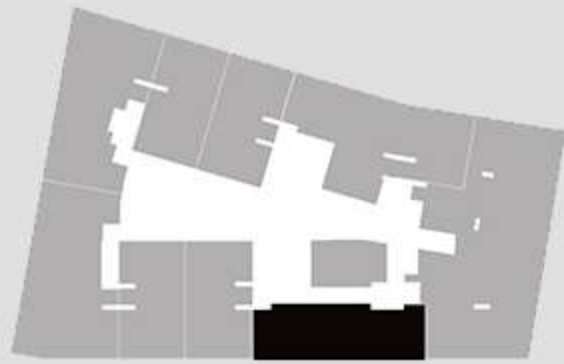


OFFICE NO.704  
AREA = 398 sqm

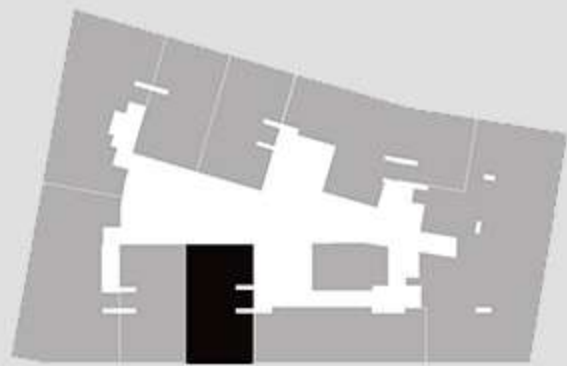


OFFICE NO.705  
AREA = 682 sqm

# Business Tower II - Muscat's New Downtown

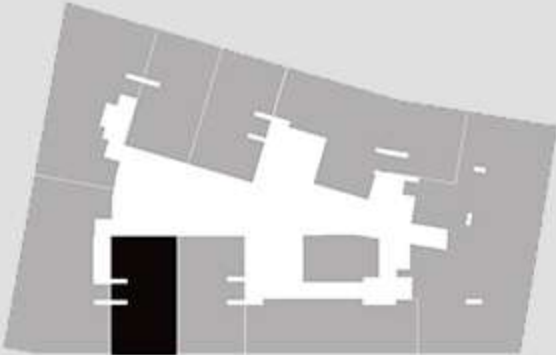


OFFICE NO.706  
AREA = 255 sqm

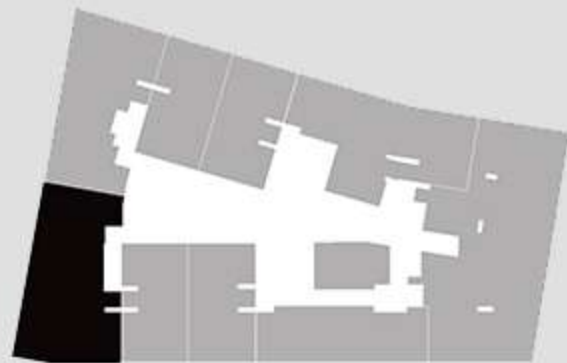


OFFICE NO.707  
AREA = 213 sqm

Business Tower II - Muscat's New Downtown

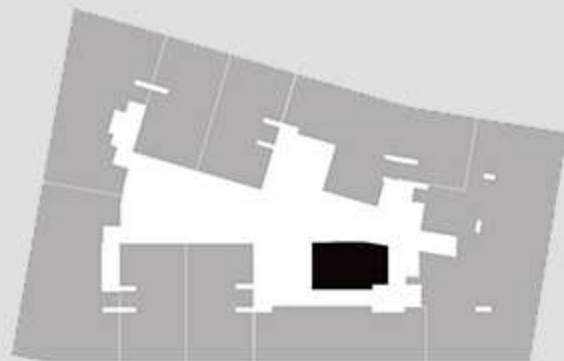


OFFICE NO.708  
AREA = 208 sqm



OFFICE NO.709  
AREA = 410 sqm

Business Tower II - Muscat's New Downtown



OFFICE NO.710  
AREA = 94 sqm

## DISCLAIMER

*This publication is for illustrative purposes only. Some of the images shown in this document have been created using computer-generated graphics (photorealistic renderings) with reference to façades, elevations, common areas, private office spaces, retail units, and interiors, for the sole purpose of presenting a plan for future realization and/or potential solutions following user customization. All furniture, fixtures, and fittings are represented for marketing and rendering purposes only. For this reason, all information, descriptions, and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information contained herein. Reproduction or partial use of texts or images is prohibited without prior authorization.*



**+968 9663 0640**

**sales@mhidevelopment.com**

**WWW.MHIDEVELOPMENT.COM**

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.