

TO LET - OFFICE / RETAIL

# RETAIL/OFFICE LEASING OPPORTUNITY AT THE LINKS

Muscat Hills, Airport Heights, Seeb



## Key Highlights

- 32 to 1,005 sq m
- Modern Design
- High-Quality Amenities
- Central a/c
- Prime location
- Shell & Core and CAT A
- Professional Environment

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**savills.om**



## Description

Strategically positioned within the vibrant Muscat Hills community, The Links offers an exceptional opportunity for retailers seeking high visibility frontage, a growing customer base, and a modern retail environment designed for long term success. Located just minutes from Muscat International Airport and surrounded by thriving residential clusters and commercial developments, The Links stands at the center of one of Muscat's most rapidly maturing districts.

### A Modern Retail Destination Designed for a Curated Tenant Mix

The retail layout has been thoughtfully designed to accommodate a wide range of operators—from F&B and cafés to services, beauty, fashion, and healthcare. With clearly defined unit categories and prime exposure locations, the development supports an attractive mix that enhances customer experience and encourages repeat footfall.

The layout includes:

- Prime 1005 sqm Anchor Supermarket
- Multiple Café & F&B Units (from 85 to 170+ sqm) – Ideal for dine-in concepts, QSR brands, and specialty eateries.
- Beauty, Wellness & Personal Care Units – Positioned to serve the needs of nearby residents and office workers.
- Specialty Retail & Services – Flexible spaces for boutique stores, convenience services, or professional outlets.
- Outdoor seating and landscaped communal areas – Enhancing the atmosphere and supporting F&B operators.

### Why The Links – Muscat Hills?

- Prime location in an expanding residential and commercial zone
- Strong customer base from nearby communities and offices
- Balanced retail mix with anchor supermarket
- Attractive rental incentives
- Modern design with indoor–outdoor integration
- Long-term value in a maturing district

Unit size available from: 32 sqm, 44 sqm, 62 sqm, 77 sqm, 100 sqm, 170 sqm, 240 sqm, 1005 sqm

Competitive Rental Range: OMR 9–12 per sqm, ideal for attracting well-established and reputable brands.

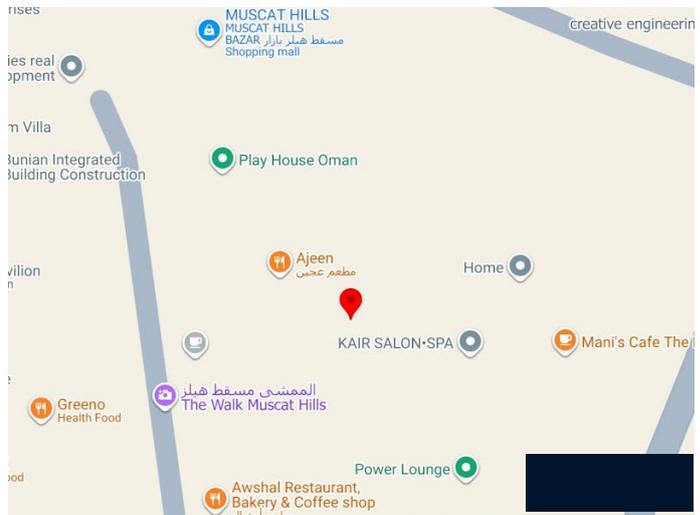
Fit-Out Incentive: Enjoy a 60-day rent-free fit-out period to customize your workspace.

VAT: A 5% VAT will be applicable.

## Accommodation

The accommodation comprises the following areas:

Name	Size	Service charge	Monthly Rent
Ground - 1	1,005 sq m	OMR703.50 /month	OMR3,149.67
Ground - 2	86.20 sq m	OMR86.20 /month	OMR633.57
Ground - 4	106.80 sq m	OMR106.80 /month	OMR897.12
Ground - 5	41.40 sq m	OMR41.40 /month	OMR367.63
Ground - 6	59.80 sq m	OMR59.80 /month	OMR525.04
Ground - 7	59.50 sq m	OMR59.50 /month	OMR524.79



Name	Size	Service charge	Monthly Rent
Ground - 8	115.30 sq m	OMR115.30 /month	OMR847.46
Ground - 9	173.70 sq m	OMR173.70 /month	OMR1,276.70
Ground - 10	169.20 sq m	OMR169.20 /month	OMR1,243.62
Ground - 11	116.40 sq m	OMR116.40 /month	OMR855.54
Ground - 12	126.70 sq m	OMR126.70 /month	OMR931.25
Ground - 16	147.30 sq m	OMR147.30 /month	OMR1,082.66
Ground - 17	77 sq m	OMR77 /month	OMR565.95
Ground - 18	77.60 sq m	OMR77.60 /month	OMR651.84
Ground - 19	44.80 sq m	OMR44.80 /month	OMR420.22
Ground - 20	45.60 sq m	OMR45.60 /month	OMR524.86
Ground - 22	44.50 sq m	OMR44.50 /month	OMR367.57
Ground - 23	32 sq m	OMR32 /month	OMR367.36

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## Contact

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