

TO LET - RESIDENTIAL

# AL ILAM VILLA – LUXURY ESTATE

Madinat Al Ilam, Madinat Al Sultan Qaboos



## Key Highlights

- 2,300 sq m

Beach One – Office 104  
Shatti Al Qurum, Oman  
**+968 7233 8000**  
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## Description

Villa Madinat al ilam

Al Ilam Villa – Luxury Estate in Madinat Al Ilam

A Rare Masterpiece | 2,300 sqm Plot | Unmatched Prestige

Al Ilam Villa is a luxurious estate in Madinat Al Ilam, combining elegance, comfort, and functionality. The villa offers 1,845 sqm of built-up area and is ideal for families or corporate retreats.

Architectural Grandeur & Lavish Spaces

Key Interior Features

- 6 Majestic Sitting Halls for entertaining.
- 7 Spacious Bedrooms with natural light.
- Stainless Steel Industrial Kitchen for events.
- Rooftop Garden for relaxation and dining.
- Two Outdoor Waterfalls for serene ambiance.

Exceptional Outdoor & Service Facilities

Exterior Features

- Grand Outside Majlis for gatherings.
- Underground Parking for 18 Vehicles.
- Guard Room for security.
- Full External Service Area for staff.

Lifestyle Enhancements

Private Swimming Pool for year-round enjoyment and landscaped areas for events and relaxation.

📍 Prime Location – Madinat Al Ilam

Nearby Amenities

- Premium retail centers and supermarkets.
- Cafés, fine dining, and international restaurants.
- Access to luxury hotels and business accommodations.
- Quick access to Sultan Qaboos Street and key districts.

🏡 Why Al Ilam Villa Stands Out

- Rare large plot and built-up area.
- Exceptional parking (18 cars).
- Ideal for families, VIP residency, and corporate needs.

## Business Rates

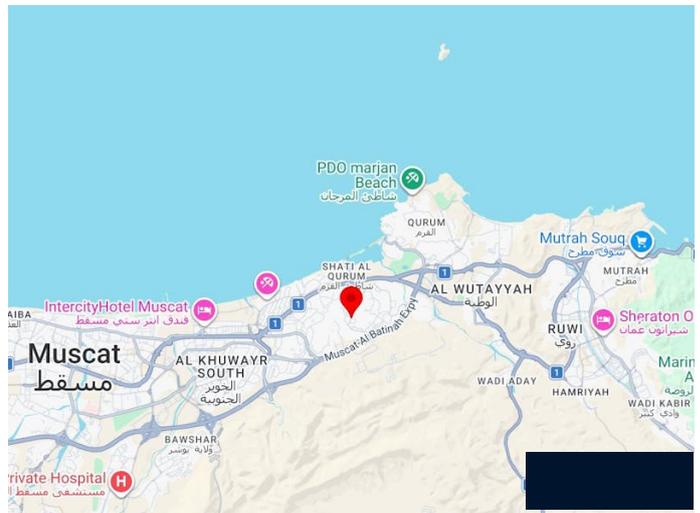
## Contact

Savills Commercial Team

+968 7233 8000

+968 22057 800

Unni.Mon@savills.me



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