

PRIME COMMERCIAL SPACE FOR RENT / SALE IN GOLF TOWER

Madinat Al Irfan, Muscat Hills,



Key Highlights

- Located in fast-growing Muscat Hills business hub
- Flexible layout for retail, café, or office use
- Fully air-conditioned unit
- Spacious 140.6 sqm with balcony area
- Surrounded by residential & commercial developments

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Description

An excellent opportunity to lease or own a premium ground-floor commercial unit in the prestigious Gold Tower, Muscat Hills (Madinat Al Irfan / Airport Heights area)—a rapidly developing commercial and residential destination in Muscat.

Accommodation

The accommodation comprises the following areas:

Name	sq m	Price	Monthly Rent	Availability
Ground - Unit - 12	128.80	OMR171,000 Transfer fee payable by buyer	OMR900	Available
Total	128.80			

Property Overview

- Unit Number: 0012
- Floor level: Ground Level
- Location: Gold Tower, Phase 1, Muscat Hills
- Floor: Ground Floor (high visibility & easy access)
- Usage: Commercial (ideal for retail, office, café, or service business)
- Ownership: Registered with the Ministry of Housing, Sultanate of Oman
- Location: Plot no: 215, Madinat Al Irfan, Bawsher, Phase 1

Area Details

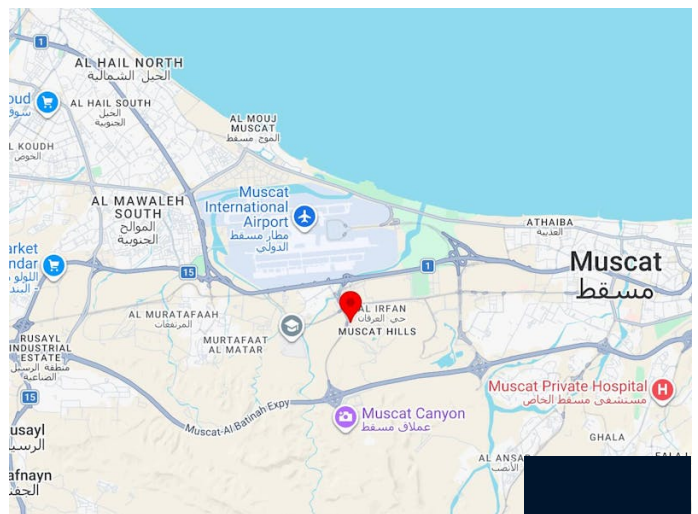
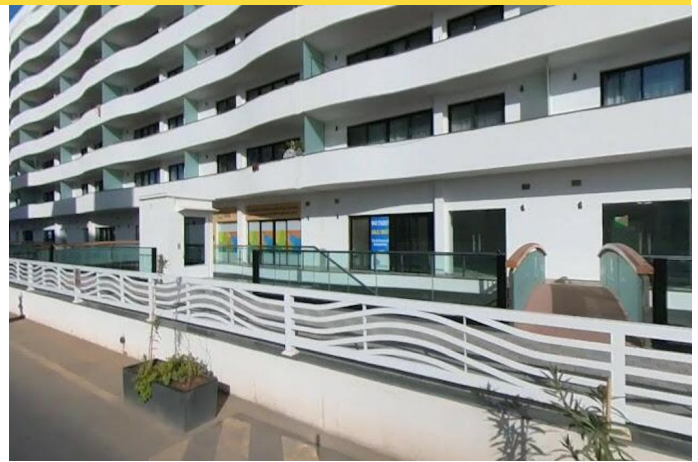
- Built-up Area: 128.8 sqm
- Balcony Area: 11.8 sqm
- Total Area: 140.6 sqm

The unit also includes a proportional share of common areas (roads, parking, service zones), ensuring full access to building amenities.

Layout & Features

- Open-plan commercial space allowing flexible interior design
- Private washroom and service area included
- Dedicated entrance with clear frontage visibility
- Balcony/extended external space enhancing customer appeal
- Modern building design with high-quality finishing

The attached unit plan confirms a well-structured layout suitable for various business concepts.



Contact

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