

# PRIME DEVELOPMENT OPPORTUNITY – PLOT NO. 118,

Al Khuwair, Phase 3,



## Key Highlights

- 1,093 sq m
- Residential / Commercial (Mixed-use)
- Mid-rise development opportunity
- High occupancy potential and rental returns
- Direct frontage on a 20m wide road

## Description

Plot 118 located in Al Khuwair, Wilayat Boushar, represents a well-positioned mixed use development opportunity within one of Muscat's established areas. Situated in Phase 3, the site benefits from strong accessibility and proximity to key business and lifestyle hubs.

Plot No. 118 has permission for a mixed-use development in an area which has high demand and is in a centrally located area of Muscat. With efficient parameters, and strong infrastructure, the property presents a compelling investment for developers seeking rental returns and long-term value.

## Viewings

For viewings and further information, please contact 99 897 101

## Location Advantage

Al Khuwair is a well-established urban centre known for its vibrant mix of commercial, residential, retail, hospitality developments and educational institutions. The property benefits from central connectivity to major arterial roads, proximity to educational institutions, corporate offices, ministries, hotels and retail destinations which creates a strong demand for residential apartments and a strong surrounding population driving demand for office and retail space. This is a corner plot, enjoys a frontage of 20 m wide road with additional access from a 12 m road adjoining the plot.

## Property Overview

Location: Al Khuwair, Bousher

Plot Number: 118 | Phase: 3 | Land Area: 1,093 sqm

Zoning: Residential / Commercial (Mixed-use)

## Development Parameters as per Krokier

Height Limit: 17 meters

Building Coverage: Up to 80%

Suitable for office buildings, retail showrooms, and mixed-use developments.

Accessibility & Infrastructure

Direct frontage on a 20m wide road

Secondary access via a 12m wide road

On-site parking provision required

Additional external area of approximately 199 sqm

## Business Rates

Upon Enquiry

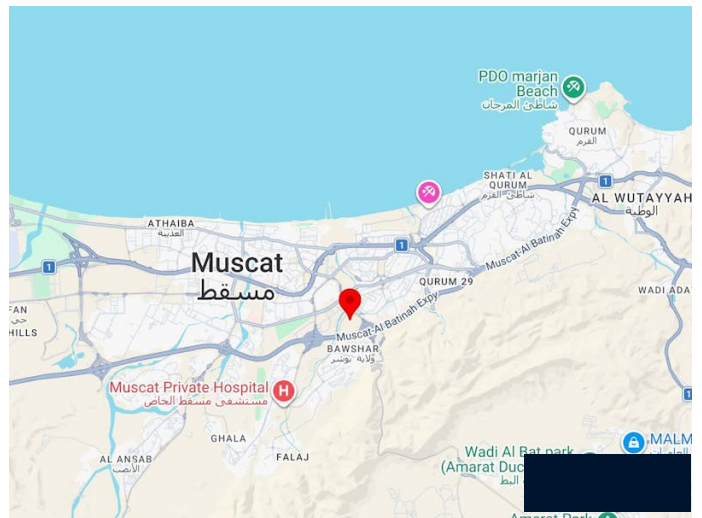
## Contact

### Savills Commercial Team

+968 7233 8000

+968 22057 800

Unni.Mon@savills.me



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