

TO LET - OFFICE / RETAIL

SANDAN PROPERTY

Bausher, Muscat,



Key Highlights

- 17 to 115 sq m
- Efficient Air-Conditioning Units for year-round comfort
- Strategic Location in a high-visibility, business-friendly zone
- Spacious Reception Area for welcoming
- Customizable Layouts to suit office, retail, or service need
- Dual Access Points for convenient entry from both sides - Unit 2
- Seamless Connectivity to major roads and public transport

Beach One – Office 104
Shatti Al Qurum, Oman
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savills.om



Description

Looking to elevate your business presence in Muscat? Two exceptional commercial units are now available for immediate occupation at the prestigious Sandan Development on 23rd July Street—a location known for its connectivity, visibility, and vibrant business ecosystem.

Spacious Office – 98 sqm

Ideal for startups, consultancies, or established firms seeking a professional environment, this 98 sqm office space offers:

- Versatile layout for workstations or executive use
- Modern setup with fast connectivity and bright interiors
- Convenient access to parking and transport
- Prime address that boosts business image

Whether you're expanding or relocating, this space provides the scale and sophistication to support your growth.

Compact Retail/Office Unit – 17 sqm

Perfect for boutique services, specialty retail, or satellite operations, this 17 sqm unit features:

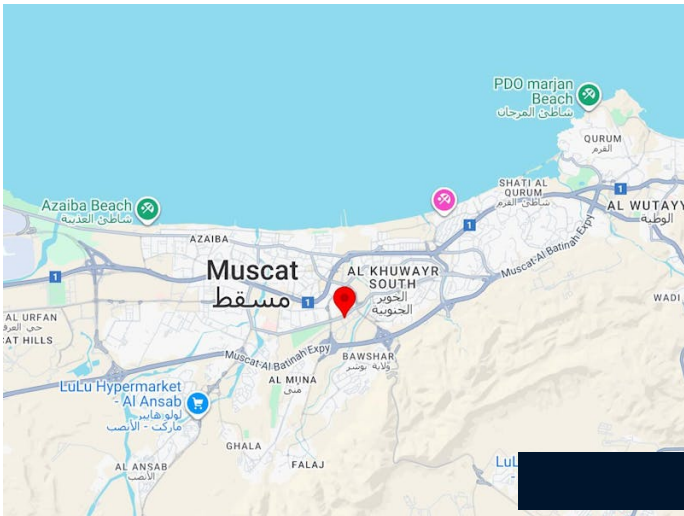
- Street-facing visibility for walk-in traffic and brand exposure
- Efficient design for quick setup and low overhead
- Ideal for entrepreneurs in tech, fashion

This unit is a smart choice for agile businesses that value location and affordability

Accommodation

The accommodation comprises the following areas:

Name	sq m	Rent	Availability
Lower Ground - Unit6	17	OMR150 /month	Available
Ground - Office 2	98	OMR600 /month	Available



Contact

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IMPORTANT NOTICE

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