

MODERN PRIME COMMERCIAL SPACE

Al Seeb Street, Muscat



Key Highlights

- 369.95 to 1,905.31 sq m
- Excellent Visibility & Accessibility
- High-Quality & Energy-Efficient Specifications
- Prime Strategic Location
- Modern G+4 Commercial Development
- Competitive Leasing with Premium Business Potential

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The Savills logo, featuring the word "savills" in a lowercase, sans-serif font, with the 's' in a darker shade than the rest of the letters. It is positioned on a yellow rectangular background.

Description

A modern G+4 commercial development ideally located in Al Mawaleh South, Seeb, one of Muscat's fastest-growing business districts. The project, is scheduled for completion by January 2027.

Designed to accommodate a mix of retail and office users, the building provides flexible unit configurations suited to a wide range of businesses.

This development represents a compelling commercial investment and leasing opportunity in Al Mawaleh South. With its strategic location, contemporary design, and competitive pricing, the property is well-positioned to attract quality tenants and sustained demand.

Location

Strategic Location Advantage

Located in Al Mawaleh South, the property benefits from exceptional connectivity and accessibility within Muscat

Key Location Benefits:

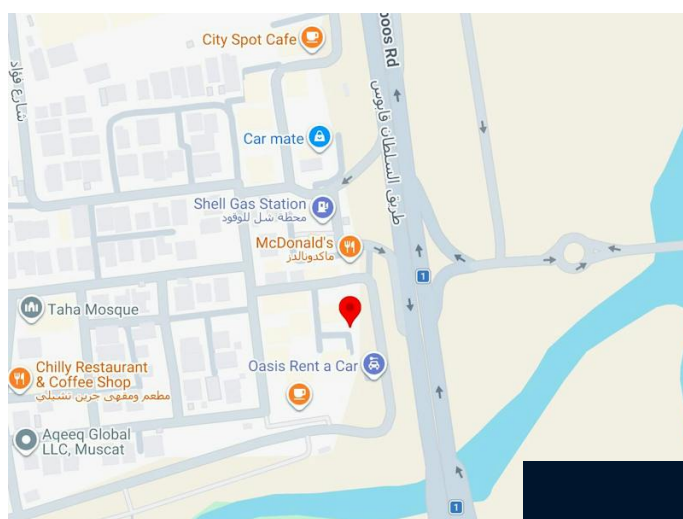
- Direct access to Muscat Expressway and Sultan Qaboos Highway
- Close proximity to Muscat International Airport
- Easy connectivity to Al Mouj and Muscat Hills

This strategic positioning ensures high visibility and convenience, making it an ideal choice for both retail operators and office occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq m	Monthly Rent	Availability
Ground - 1,23 & 4	369.95	OMR7,399	Coming Soon
1st - Office - 11,13,13 & 14	378.39	OMR3,027.12	Coming Soon
2nd - Office 21,22 & 23	377.54	OMR3,020.32	Coming Soon
3rd - Office 31,32 & 33	377.54	OMR3,020.32	Coming Soon
4th - Office 41,42 & 43	401.89	OMR4,018.90	Coming Soon
Total	1,905.31		



Contact

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IMPORTANT NOTICE

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