

# PREMIUM OFFICE SPACE FOR SALE 145 SQM

Muscat Hills, Airport Heights,



## Key Highlights

- 145 sq m
- Elegantly furnished office space
- Three dedicated and allocated parking spaces
- Fully air-conditioned throughout
- Private, in-suite toilet and shower facilities
- High-quality interior finishes
- Prime business location

Beach One – Office 104  
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**savills.om**



## Description

Located in the thriving commercial district of Muscat Hills, Business Tower 1 continues to stand out as one of the most strategically positioned and professionally managed office towers in the area. With its modern architecture, premium finishes, and close proximity to key business hubs and transport routes, it offers an excellent opportunity for companies seeking a prestigious address in Muscat.

### Property Overview

This well-maintained combined office space presents a total area of 145 sqm, thoughtfully designed for maximum efficiency and workflow comfort. With one common entrance, the layout is ideal for businesses looking for a cohesive, unified workspace that supports open-plan arrangements or modular partitioning.

### Why Muscat Hills?

Muscat Hills has evolved into a vibrant business and lifestyle destination, known for its accessibility and high-quality infrastructure. Its central location offers:

- Easy connectivity to the Muscat International Airport
- Proximity to major highways and business districts
- A mix of commercial, retail, hospitality, and residential developments
- A professional community ideal for growing companies

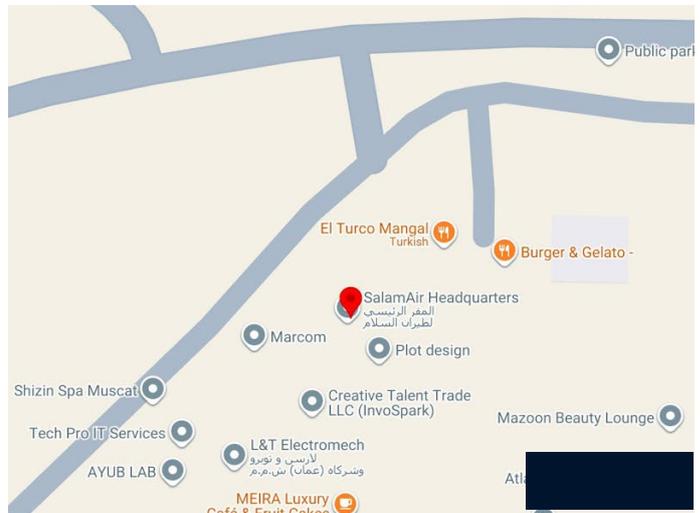
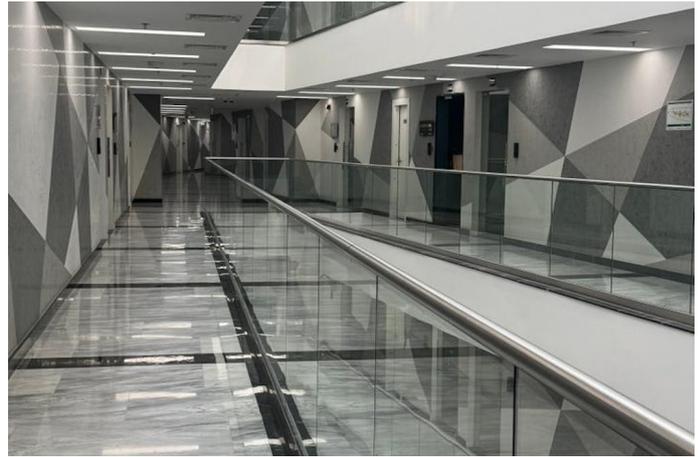
### Investment Highlights

- Prime location in one of Muscat's most desirable business zones
- Ready office space suitable for immediate occupation
- Excellent for corporate offices, consultancies, or investment buyers
- Competitive operational cost with dedicated parking

## Accommodation

The accommodation comprises the following areas:

Name	sq m	Price	Availability
Unit - Office space	145	OMR195,965Non negotiable	Available



## Contact

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