

AURA: PREMIUM COMMERCIAL SPACE

18th November Street, Muscat



Key Highlights

- 1,440 sq m
- Split and overhead AC systems
- Lift and staircase access
- Reinforced concrete structure
- Prime, high-visibility setting
- Double-glazed façade for energy efficiency
- Fire alarm system and emergency lighting
- Adequate load capacity for diverse

Beach One – Office 104
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savills.om



Description

Positioned along Muscat's iconic 18th November Street, AURA redefines premium commercial real estate. More than just a space, it is a landmark of elegance, visibility, and business potential. Featuring sleek architecture, abundant natural light, and adaptable layouts, AURA creates an inspiring environment for retail and office concepts to thrive in one of the city's most prestigious commercial corridors..

Prime Location Advantage

- Just 2 minutes from Sultan Qaboos Street
- Surrounded by banks, clinics, cafés, schools, and shopping malls
- Strong visibility with high-traffic exposure
- Easy access from both directions

This strategic address ensures your business is positioned at the heart of Muscat's commercial pulse.

Flexible Floorplates & Leasing Options

AURA's boutique design caters to diverse ventures—from high-end retail to medical practices, boutique corporate offices, and exclusive headquarters. Whether you're seeking a flagship retail presence, a modern clinic, or an executive headquarters, AURA provides the flexibility to lease by floor or secure the entire building.

Parking & Accessibility

- 10 front parking bays for convenience
- Rear parking and service access
- Main entry directly on 18th November Street

Accommodation

The accommodation comprises the following areas:

Name	sq m	Rent	Availability
Ground - GF	515	OMR12 /sq m (/month)	Available
1st - FF	512	OMR10 /sq m (/month)	Available
2nd - SF	413	OMR8 /sq m (/month)	Available
Total	1,440		



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