

TO LET - RETAIL

BEACH ONE - UNIT 06

2601 Way - Shatti Al Qurum - Ref:#295749, Muscat



Key Highlights

- 106 sq m
- Prime location
- Central air-conditioning
- On-site maintenance
- A Grade Retail space
- High speed 6 lifts
- Easily accessible and visible from Sultan Qaboos Highway.
- Managed by Savills

Beach One – Office 104
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savills.om



Description

Welcome to Beach One, a landmark Grade A commercial destination in the heart of Shatti Al Qurum, Muscat's most prestigious coastal district. Now available: a ground floor retail unit ideal for Food & Beverage (F&B) ventures looking to thrive in a high-traffic, high-profile setting.

Beach One is a Grade A commercial address in Shatti Al Qurum, with prominent visibility from Sultan Qaboos Highway and within close proximity to the Royal Opera House and International 5* hotels. Beach One comprises 7 floors of office suites starting at 250m² with a range of convenient facilities and amenities. The units includes separate W/C facilities along with pantry provisions and centrally chilled AC ducting. Facilities include 24/7 security with controlled surface level and basement parking. The building can be accessed via a grand reception lobby that provides access to 6 passenger elevators and to the quality finished common areas. designated prayer rooms, CCTV and a designated delivery area with access to 1 service elevator.

Property Highlights:

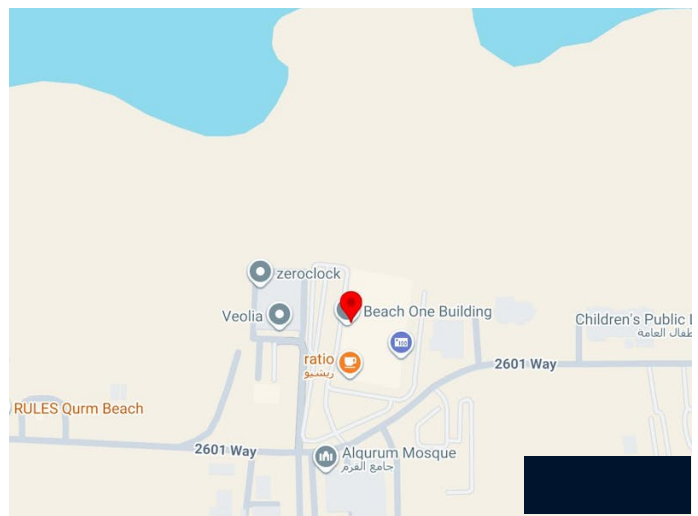
- Unit Type: Retail (Ground Floor)
- Size: 106 sqm
- Rent: OMR 11.320/sqm/month
- Service Charge: OMR 0.300/sqm/month
- Availability: Immediate
- Prime location
- Central air-conditioning
- 24/7 security
- Ample parking
- Easy access
- Grand reception lobby
- A vibrant mix of office tenants and visitors.

Perfect for F&B Concepts

Whether you're launching a boutique café, gourmet deli or dessert bar, this space offers:

- Prime location with high foot traffic
- Flexible leasing terms with a rent-free fit-out period
- Modern space that elevates your brand presence

Available for rent for 1,200 OMR



Contact

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IMPORTANT NOTICE

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