

PRIME REDEVELOPMENT OPPORTUNITY

Madinat Al Ilam, Muscat



Key Highlights

- 6,142 sq m
- 342.7m perimeter
- Includes 4 standalone villas + a traditional majlis
- 6142 sqm land area
- Suitable for luxury redevelopment
- Perfect for immediate rental yield
- Ultra rare opportunity

Beach One – Office 104
Shatti Al Qurum, Oman
+968 7233 8000
savills.om



Description

A Rare 6,142 sqm Freehold Plot in the Heart of Muscat

Looking for Muscat's next elite development?

This 6,142 sqm freehold plot in prestigious Madinat Al Ilam is the opportunity serious developers and investors have been waiting for — a site with scale, location, and unmatched future potential.

Redevelopment Potential: 15-20 Villa Luxury Compound

A professional site capacity study confirms the land can support a 20 villa gated community (at 75% planning efficiency), complete with:

- Elegant clubhouse or community majlis
- Swimming pool & landscaped courts
- Pedestrian friendly internal roads
- Private parking for each villa
- Secure gated access

At 75% efficiency:

20 villas | 220–230 sqm net plot per villa | Approx. 307 sqm gross per villa

A perfect formula for G+1 or G+2 contemporary villas designed for Muscat's upscale family market.

Why This Plot Is Truly Special

Ultra rare: Large central Muscat land parcels over 5,000 sqm are nearly impossible to find today.

High demand: Madinat Al Ilam remains one of the capital's most prestigious residential pockets.

Flexible development options: 15–20 villa luxury compound | Boutique gated community | Mixed villa + apartment concept (subject to approval) | Private multi villa family estate

Premium tenant profile: Ideal for executives, diplomats & high end renters.

This is not just another plot — it's a flagship development opportunity in one of Muscat's most valuable neighbourhoods. Whether you build a luxury compound or a bespoke private estate, the potential for capital appreciation and long term value is exceptional.

Rare. Strategic. Prestigious.

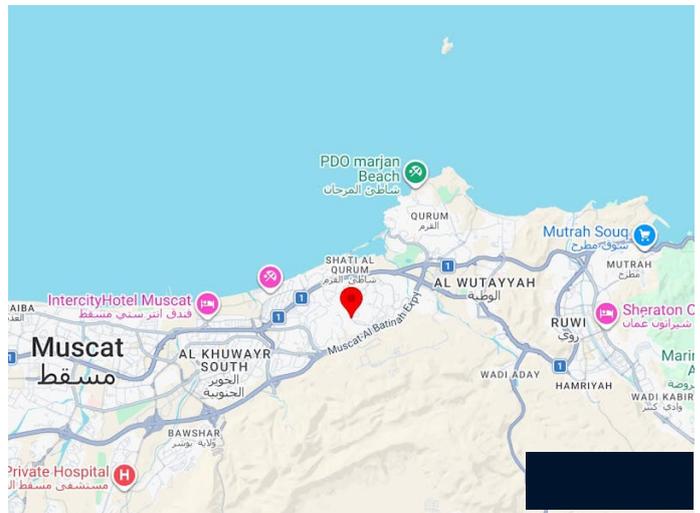
Contact

Savills Commercial Team

+968 7233 8000

+968 22057 800

Unni.Mon@savills.me



IMPORTANT NOTICE

Savills plc is a global real estate services provider listed on the London Stock Exchange. With a presence in the Middle East for over 40 years, Savills offers an extensive range of specialist advisory, management and transactional services across the United Arab Emirates, Oman, Bahrain, Egypt, and Saudi Arabia. Expertise includes property management, residential and commercial agency services, property and business assets valuation, and investment and development advisory. Originally founded in the UK in 1855, Savills has an international network of over 700 offices and associates employing over 40,000 people across the Americas, UK, Europe, Asia Pacific, Africa, and the Middle East. Generated on 21/02/2026

savills



