

BEACH ONE - UNIT 12

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



Key Highlights

- 605 sq m
- Prime location
- Central air-conditioning
- Reserved and automated car parking
- A Grade office & Retail space
- High speed 6 lifts
- Fully Fitted, Semi-furnished and furnished office suites
- Easily accessible and visible from Sultan Qaboos Highway.

Beach One – Office 104
Shatti Al Qurum, Oman
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Description

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.

Unit 12 at Beach One offers a thoughtfully designed and fully equipped workspace ideal for dynamic teams and collaborative environments. The existing layout includes:

- Three meeting rooms for formal discussions and presentations
- Two discussion rooms for informal collaboration and brainstorming
- Storage rooms with built-in racks for organized inventory and supplies
- Two phone booth areas for private calls and focused work
- Dedicated server room to support IT infrastructure
- Pantry for refreshments and casual breaks
- Separate restrooms for ladies and gents

The unit features ample open space, making it adaptable for various configurations. It is already fitted with:

Ceiling with lights and flooring finishes

Central air conditioning with ducting and Fan Coil Units (FCUs)

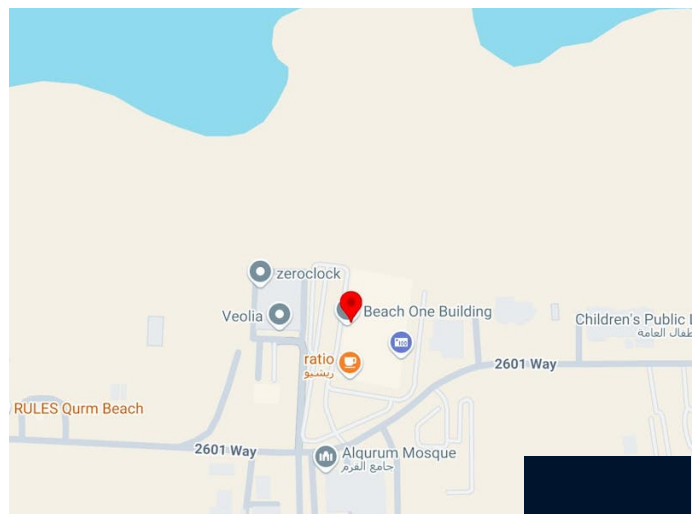
This setup provides a ready-to-use, professional environment with minimal need for additional fit-out, making it an ideal choice for businesses seeking a plug-and-play office solution.

Location

Shatti Al Qurum

For more information:

Call us on 7233 8000 or visit www.savills.me for further details.



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