

TO LET - OFFICE

MUSCAT PAVILION

Muscat Hills, Muscat

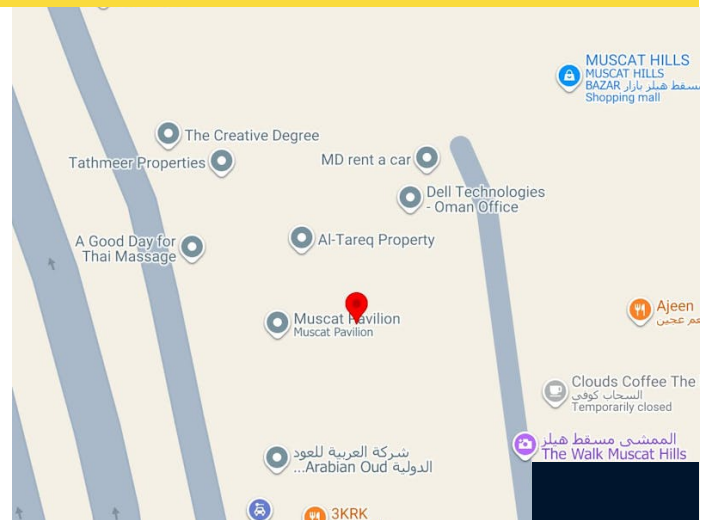


Key Highlights

- 52 to 104 sq m
- Fully Air-Conditioned
- Category A Office Specification
- Dedicated Parking Facilities
- Ready for Immediate Occupancy
- Strategically Located in a Prime Area
- Premium Quality Finishes

Beach One – Office 104
Shatti Al Qurum, Oman
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savills.om





Description

Premium Office Spaces for Lease at Muscat Pavilion
Strategically Located | Elegantly Finished | Ready for Business

Positioned in one of Muscat's most sought-after commercial districts, Muscat Pavilion offers two premium office units designed to meet the needs of modern businesses. Located near the ABA and French Schools, and in close proximity to Omanvest and Muscat International Airport, this location provides unparalleled connectivity and convenience.

Each office spans 52 square meters and is situated on the third floor, centrally placed within the building. The units can be leased individually or combined, offering flexibility for growing teams or businesses seeking a larger footprint.

The offices are delivered to a high CAT A standard, with completed gypsum partitions, integrated lighting, professional-grade painting, and fully installed air conditioning systems. Tenants are invited to personalize the final interior design to reflect their brand identity and operational needs.

Muscat Pavilion is distinguished by its open, unobstructed views, offering a refreshing alternative to congested urban settings. A distant sea view adds a subtle touch of tranquility, enhancing the overall ambiance of the workspace.

Parking is thoughtfully addressed with one dedicated slots per unit, complemented by a spacious open area adjacent to the building that accommodates additional vehicles.

These offices are ideally suited for startups, boutique consultancies, satellite branches, and firms seeking a smart, well-connected, and customizable business environment.

Key Features & Amenities

- 24/7 Building Security and Maintenance Services
- Multiple Meeting Room Options Available
- On-Site Gym Facility
- Premium Quality Interior Finishes
- Centralized Ducted Air Conditioning
- Reserved Parking Spaces
- Flexible Office Layouts to Suit Various Business Needs
- Six Elevators Ensuring Efficient Access to All Floors
- Complimentary High-Speed Wi-Fi Connection

Location

Situated near prominent landmarks including ABA School, French International School, Ominvest Business Center, Bank Muscat Headquarters, Salam Air, and OQ8 Muscat. In close proximity to Oman Oil Marketing Company and Al Ahlia Insurance Company Headquarters. Convenient access to major road networks and Muscat International Airport. Surrounded by premium developments and thriving commercial hubs

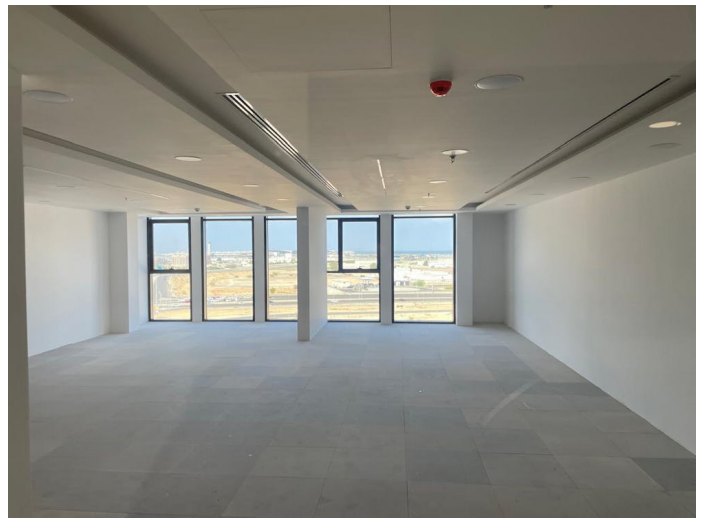
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