



# The **R**esidence

**PROPOSED LUXURY DUPLEX RESIDENTIAL AND COMMERCIAL COMPLEX  
@ GHALA, MUSCAT**

**BY DHOFAR INVESTMENT AND DEVELOPMENT LLC**

Month –September  
**2020**

# OMAN



## THE PEARL OF MYSTIC ARABIA

One of the oldest civilizations on the Arabian Peninsula, Oman is a country consecrated with lots of unique beaches, feathery palms, mountainous heights and remarkable generosity. Oman overlooks the Arabian Sea, the Sea of Oman and the Arabian Gulf. Captivating scenery, pleasant weather and welcoming citizens make Oman an ideal destination for investing & living.

The Sultanate of Oman known as the 'Pearl of Mystic Arabia' – its extensive beaches, startling mountains, deserts, rainforests and gorgeous heritage make it one of the most mesmerizing and countless countries within the Arabian Peninsula.

# WHERE YOU WANT TO BE

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- Muscat is the capital of Oman and rich in history and culture. Muscat Governorate is considered the vital heart of Oman. It is interconnected to Port Sultan Qaboos by Muttrah Corniche where you can view the wonderful variety of nature: superb beaches, mountainous heights, and golden sand ridges .
- Perhaps what is striking about Muscat Governorate and its states is the spectacular combination of ancient cultural heritage and contemporary style. You will see houses, gates, old markets, small shops, and winding roads aromatic of genuine history, through modern markets, shops, buildings, and streets fascinated with modern architecture. This allows Oman to preserve its historic character, and at the same time enjoying its contemporary spirit. Muscat is renowned as one of the cleanest Arab capitals.
- Due to its distinctive location, Muscat as a city has played a prominent historical role. The Oriental city features many luxury hotels, shopping centres and, naturally, wonderful sandy beaches for relaxing getaways

# MARKET OVERVIEW

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- In the residential sector, prices continued to decrease as the demand remained subdued overall. A combination of factors, including readjustment of salaries and job losses in key sectors and new project handovers, are expected to impact the market's growth.
- Government initiatives, like The National Program for Enhancing Economic Diversification (Tanfeedh) and the establishment of new industrial estates offering tax exemptions to investors, along with competitive advantages on imports and customs duties, are expected to drive the growth of the sector. The government's target of attracting 21 million tourists by 2035, an increase from 8 million in 2015, as part of efforts to diversify the economy is expected to provide various growth opportunities to the sector. Furthermore, developers are breaking ground or nearing completion of several new projects.
- Rents and prices in Muscat's residential property market are declining, as the market continues to be oversupplied with apartment blocks. The demand-supply imbalance is expected to drive the increase in volume of new units, which is expected to surpass the demand, although the pace of growth of this gap is slowing down. Affordable units of housing are expected to witness high demand, causing a stronger rental decline in premium locations.
- The real estate market is witnessing sustainable demand, primarily due to the expanding young population structure.



# The **R**esidence

## A UNIQUE LIFE STYLE

- The **R**esidence Project is a distinguished residential oasis located in the heart of Muscat, a city that is lively and full of activities.
- The **R**esidence Project provides apartments in modern designs, while it takes care of the most delicate details. Its residents enjoy a luxurious living environment, full of comfort and convenience.
- The **R**esidence Project satisfies the various requirements of the optimal and perfect house. It offers a variety of inspiring designs for apartments in various areas. It includes Duplex two bed-room, two-bedroom and three-bedroom flats of various areas that allow a wide range of options that suit your modern lifestyle.
- To enjoy a unique modern lifestyle, there are various comforting and luxurious means that are offered for you inside your small kingship. It is not only a superior residence, but also provides a lifestyle full of luxury with all its distinguished facilities and services and a perfect location. This project adds a valuable long-term investment opportunity that is compatible with your future plans.
- Moreover, The **R**esidence apartments adhere to the highest design standards that include the best utilization of areas, satisfies all modern life requirements

# AWESOME Amenities

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- Renting an apartment is one of those things that can be much harder than it looks. While it may seem that it's just a matter of finding a place you like, signing a lease, and moving in, it turns out that there are a lot of factors to consider beyond the unit itself. That's because you'll find all kinds of buildings with many different amenities which can, at best, make your rental experience easy and pleasant. At worst, however, an ill-equipped building can create a lot of unnecessary hassles for you, or even be dangerous.
- So how do you know what will make your rental days easier and happier? A good start will be this list, where you can find **20 amenities** to watch for in a rental building. Let's take a look!

# AWESOME Amenities



- **1. Gym/ Play Area/ Jogging Track**

- Having a gym/ play area/ jogging track steps away from your door makes working out a lot easier. You don't have to waste time driving and parking, and don't have to deal with rain or snow. Also, there are no membership fees, and you can take your post-workout shower in your apartment, since it's no more than an elevator ride away.
- Another benefit is that, if you're inclined to talk to people at the gym/ play area/ jogging track, you can find like-minded neighbour's there and make friends. This can be one of the best ways to expand your social circle in a new city.

- **2. Pool**

- Some people never use pools, while others love them, whether they prefer to go in the pool around it (if it's outdoors). Ask yourself if you'll really take advantage of a pool, or whether it'll be something that you might use the week after you move in and then never again.

- **3. Park or Courtyard**

- A park or courtyard can be a great feature for those of us that like to relax and take in some fresh air every now and then, and an indispensable amenity for those with pets and kids. Stroll around, meditate, people-watch, have a picnic, walk the dog; the possibilities are endless.

- **4. Party Area/ Multi-purpose Hall**

- Some rental buildings will have communal party areas that you can book for your social events. I've seen them feature grills, refrigerators, and even hot tubs! So, look for a building with one of these where you can throw your next bash, and save yourself the grief of having your best friend spill his red wine on your new couch.

# AWESOME Amenities



- **5. Nearby Grocery Store**

- I used to live in an apartment complex that had a supermarket within a ground-floor commercial area. These are incredibly useful, especially if you don't have a car. If you can get your groceries downstairs in a matter of minutes, not only can you buy fresh food several times a week, but also skip the hassle of lugging around heavy bags.

- **6. Guest Parking**

- This one can be hugely important. If you throw a party, rest assured that any guests that are driving to your place will ask you where to park. A lot of people won't be too happy if that's going to be on the street or in an expensive nearby lot.
- This is why abundant guest parking (especially if it's free) will be something that your friends will greatly appreciate. Most people don't like to walk more than a block or so to their cars, especially at night.

- **7. Loading Dock or Space**

- Any residence will have folks moving in and out, and receiving furniture deliveries. Some buildings have special loading docks or areas that facilitate this, since it won't be necessary to do a lot of coordination beforehand; the trucks arrive and are unloaded with speed and ease.
- On the other hand, there are buildings that lack this, and delivery trucks must use street parking. That can be a real headache, since you might have to reserve parking spaces from the city several days before. I lived in a place where you had to do this, and go to the police station to pick up paper bags to place over the meters so that people would know not to park there. An expensive hassle, to say the least.



# AWESOME Amenities



- **8. Outside Storage Space**

- When you're touring your potential apartment, ask if there's outside storage space. Sometimes, the parking garage will have small, individual storage spaces that you can put a padlock on. This can help you avoid the inconvenience and expense of commercial storage, and make it easy to store things that you don't necessarily want inside your apartment, like bicycles.

- **9. On-Site Staff**

- Large all-rental buildings will usually have on-site staff, including administrators and repairmen. They will be a lifesaver whenever something breaks down in your apartment or you need a favour. Having someone that can come up and fix something right away will streamline your life, as compared to having to call and coordinate with an outside repairman.

- **10. Doorman**

- Doormen can be critical to a happy rental experience. They can not only hold packages for you, but also ensure the safety of your lobby. You'll especially appreciate them when you get home after a long night of fun, and don't have to face a desolate lobby at 3:00 AM!

- **11. Hard Floors**

- Yes, carpets are nice and soft. The problem is that they get dirty, particularly if you spill liquid on them. So, avoid carpet cleaning fees and look for a place with hard floors inside the apartments.

# AWESOME Amenities



- **12. Enough Working Elevators**

- In older buildings especially, you can run into issues with insufficient elevators or decrepit elevators that are always breaking down. I can tell you from personal experience that your quality of life is absolutely affected by living on a high floor in a building with inadequate elevator coverage. Picture yourself descending every morning in an elevator that stops on five or six floors, becoming more and more crowded (and smelly) each time. Ugh, not a great way to start your day!

- **13. Easily-Accessible Freight Elevator**

- Practically every building has a freight elevator, but not every building has one that's easy to access. This might not be a huge deal since you won't be using it every day, but it's certainly nice to not have to walk for hundreds of steps every time you need to carry heavy stuff.

- **14. Easy Trash Removal and Recycling**

- You need both. I used to live in a building that had a super-convenient trash chute, but recycling was a pain. You had to take two different elevators down to a big trash and recycling area full of smelly dumpsters teeming with flies. The result of all of this unpleasantness was that empty boxes kept piling up in my apartment, until I finally couldn't take it anymore and made the trek down to the recycling area. Far from ideal.

- **15. Secured Parking Garage**

- It sometimes happens that trespassers enter residential parking garages, looking for easy victims. That's why an unsecured parking garage can be a big vulnerability, even if the lobby has bank-grade security. So, look for garages that are protected by large gates and conspicuous cameras, rather than small car barriers that people can easily bypass.

# AWESOME Amenities

- **16. Easy Package Delivery**

- Nowadays a lot of us order stuff online every week, especially after moving to a new place. So you'll definitely need an easy way to receive packages, even when you're not at home. Some buildings will let deliverymen into the halls so that they can leave boxes in front of apartment doors. Others will hold stuff for you in the lobby. Yet others (especially if they have no staff present during the day) might make it very difficult for you to receive packages.

- **17. Business Centre and/or Conference Room**

- Some people make use of a business centre or conference room, while others don't. It can be especially appealing if you work from home and want a free place to take occasional meetings or just to change up your work environment from time to time.

- **18. Free Common Area Wi-Fi**

- Like the business centre, this is important to some people, and unimportant to others. If it matters to you, make sure to check if the building you're considering has it.

- **19. Frequent Social Events**

- Some buildings, especially those that are all-rental, try to build a sense of community and the administrators schedule frequent social events. For instance, there might be a monthly meet-and-greet somewhere in the common areas. If you're new to the city or outgoing and want an easy source of friends, this might be a big benefit.

- **20. Shared Shopping Cart**

- In some building parking lots, you'll find large shopping carts like those provided at supermarkets and big-box stores. These can be a huge help since you can arrive with your packages or groceries in your car trunk and then borrow the cart to unload and transport your stuff to your apartment. It's not a perfect system because there will always be some people who delay in returning the cart to the storage location, but it's still a great convenience to have.

# AWESOME Amenities



- **Additional Facility:**
- 24 x7 Security Surveillance
- 24 X 7 Maintenance / Repair Team
- Built-in Wardrobe
- Free LPG
- Vanity Wash Basin closer to Dining Area
- SMATV System
- Aqua chiller – For Maintaining the water temperature
- Smart Home – Home Automation in Pent House Floor Flats
- Private swimming pool - Pent House Floor Flats
- **Summing It Up**
- It would be very rare indeed to find a building that has all 20 of these amenities, and some might not be crucial to you. However, it's good to have those that are important to you in mind, so that you can look for them before you sign a lease. Since you'll probably need to prioritize, one way to do so might be to make a list of needs and wants, making sure a place has all of your "needs" before you seriously consider it.
- **Here's to a great rental experience @ The Residence, Ghala, Muscat**

# The Residence

## GENERAL LAYOUT STATISTICS

### PLOT DETAILS

PLOT No: 264, Ghala, Muscat, OMAN  
 USAGE: COMMERCIAL & RESIDENTIAL  
 No: OF FLOORS: BF+GF+8F+PH  
 PLOT AREA : 5050.40M2  
 PLOT SIZE : 40M X 125.51M

### BASEMENT FLOOR

USAGE : PARKING AND UTILITY  
 TOTAL AREA: 4,800.00 M2  
 UTILITY AREA: 300.00 M2  
 PARKING AREA : 4,500.00 M2  
 No: OF PARKING: 150.00 Nos

### GROUND FLOOR

TOTAL AREA (30Mx 105.51M) 3,150.00 M2  
 COMMERCIAL SPACE: 1,146.00 M2  
 TOWER LOBBY: 330.00 M2  
 SECURITY/ STORE: 150.00 M2  
 OFFICE/ ADMIN/UTILITY: 150.00 M2  
 COMMON/ GUEST PARKING: 1,250.00 M2  
 No: OF PARKING: 40.00 Nos

### FIRST FLOOR

TOTAL AREA (30Mx 105.51M): 3,150.00 M2  
 TOWER A & C: 1,500.00 M2  
 No: OF 2 BED ROOM FLATS 10.00 Nos  
 GYM AND UTILITY: 243.75 M2  
 MULTI PURPOSE HALL & UTILITY: 243.75 M2  
 SWIMMING POOL + KIDS POOL: 1.00 Nos  
 OPEN PODIUM/ GARDEN AREA: 832.50 M2  
 LOBBY AREA: 261.25 M2

### 2nd TO 8th FLOOR

TOWER A (30 X 22.5): 675.00 M2  
 TOWER B (20M X 60.51M): 1,210.20 M2  
 TOWER C (30 X 22.5): 675.00 M2

No: OF 2 BED ROOM FLATS : 17Nos x 7 119.00 Nos

### PENT HOUSE FLOOR

TOWER A (25 X 20): 500.00 M2  
 TOWER B (20M X 45.51M): 910.20 M2  
 TOWER C (25 X 20): 500.00 M2

No: OF 3 BED ROOM FLATS : 11Nos x 1 11.00 Nos

### UPPER ROOF FLOOR IN TOWER B

HELIPAD: 1.00 Nos  
 SYNTHETIC TENNIS COURT: 1.00 Nos  
 SYNTHETIC JOGGING TRACK: 1.00 Nos



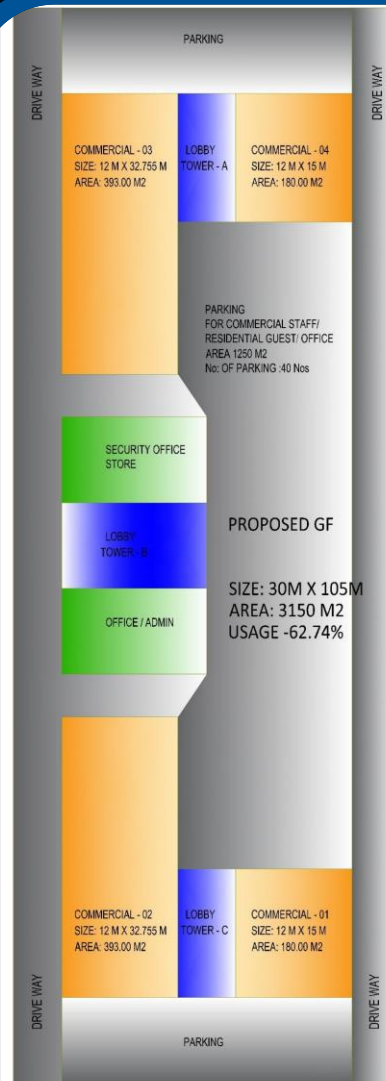
# The Residence

## CONCEPT DESIGN LAYOUT

### PROPOSED BF PARKING AREA

USAGE: PARKING & UTILITY  
 SIZE : 38.40M X 125.00M  
 TOTAL AREA : 4800.00 M2  
 UTILITY AREA: 300.00 M2  
 PARKING AREA: 4500 M2  
 No: OF PARKING : 150 Nos  
 (4500 M2/ 30M2 )

PROPOSED BASEMENT FLOOR PARKING AREA



PROPOSED GROUND FLOOR

### BASEMENT FLOOR

USAGE : PARKING AND UTILITY

**TOTAL AREA: 4,800.00 M2**

**UTILITY AREA: 300.00 M2**

**PARKING AREA : 4,500.00 M2**

**No: OF PARKING: 150.00 Nos**

### GROUND FLOOR

**TOTAL AREA (30Mx 105.51M) 3,150.00 M2**

**COMMERCIAL SPACE: 1,146.00 M2**

**TOWER LOBBY: 330.00 M2**

**SECURITY/ STORE: 150.00 M2**

**OFFICE/ ADMIN/UTILITY: 150.00 M2**

**COMMON/ GUEST PARKING: 1,250.00 M2**

**No: OF PARKING: 40.00 Nos**

# The Residence

## CONCEPT DESIGN LAYOUT



PROPOSED FIRST FLOOR



PROPOSED 2ND - 8TH FLOOR

### FIRST FLOOR

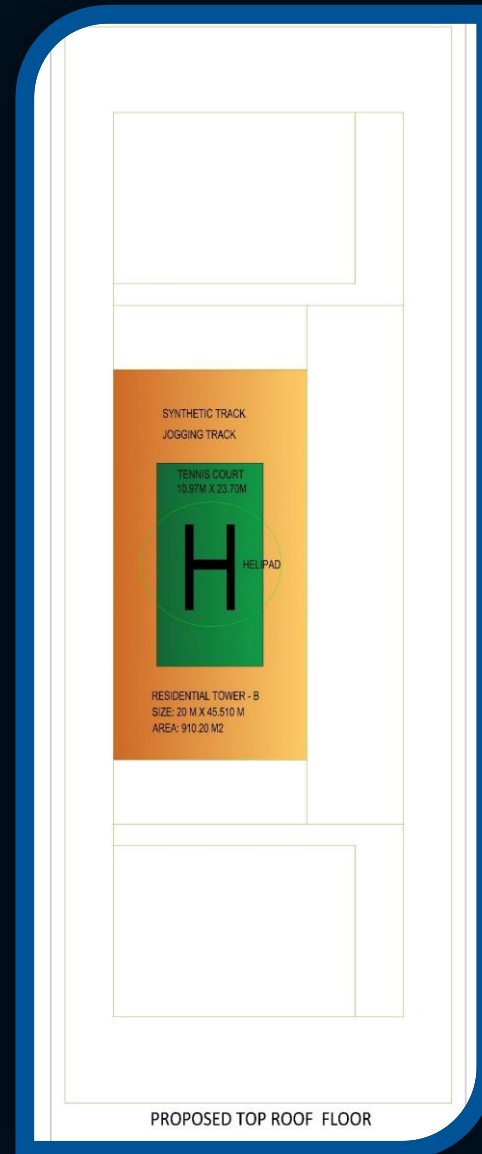
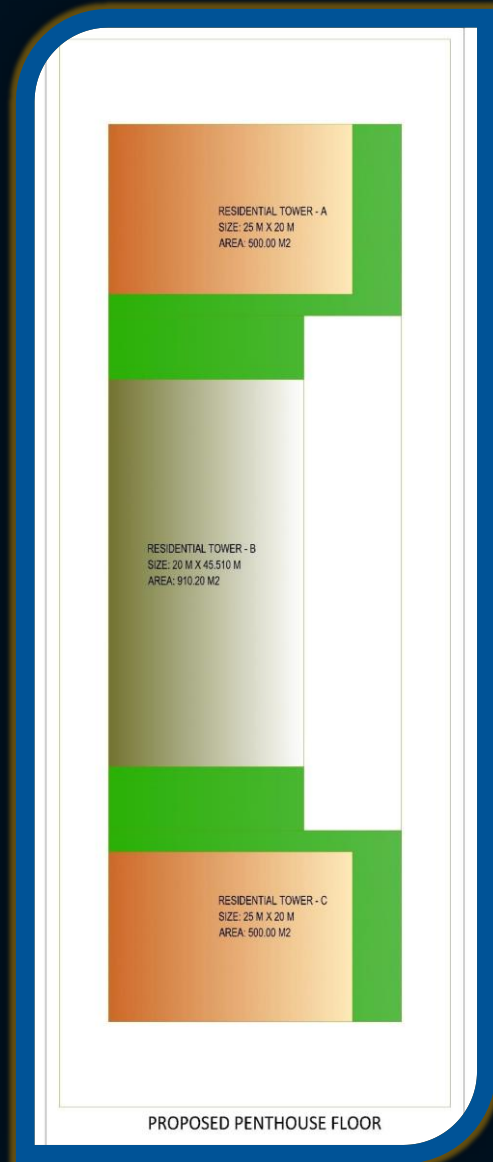
|  |                 |            |
|--|-----------------|------------|
| <b>TOTAL AREA (30Mx 105.51M):</b>        | <b>3,150.00</b> | <b>M2</b>  |
| <b>TOWER A &amp; C:</b>                  | <b>1,500.00</b> | <b>M2</b>  |
| <b>No: OF 2 BED ROOM FLATS</b>           | <b>10.00</b>    | <b>Nos</b> |
| <b>GYM AND UTILITY:</b>                  | <b>243.75</b>   | <b>M2</b>  |
| <b>MULTI PURPOSE HALL &amp; UTILITY:</b> | <b>243.75</b>   | <b>M2</b>  |
| <b>SWIMMING POOL + KIDS POOL:</b>        | <b>1.00</b>     | <b>Nos</b> |
| <b>OPEN PODIUM/ GARDEN AREA:</b>         | <b>832.50</b>   | <b>M2</b>  |
| <b>LOBBY AREA:</b>                       | <b>261.25</b>   | <b>M2</b>  |

### 2nd TO 8th FLOOR

|  |                 |            |
|--|-----------------|------------|
| <b>TOWER A (30 X 22.5):</b>                | <b>675.00</b>   | <b>M2</b>  |
| <b>TOWER B (20M X 60.51M):</b>             | <b>1,210.20</b> | <b>M2</b>  |
| <b>TOWER C (30 X 22.5):</b>                | <b>675.00</b>   | <b>M2</b>  |
| <b>No: OF 2 BED ROOM FLATS : 17Nos x 7</b> | <b>119.00</b>   | <b>Nos</b> |

# The Residence

## CONCEPT DESIGN LAYOUT



### PENT HOUSE FLOOR

|                         |           |
|-------------------------|-----------|
| TOWER A (25 X 20):      | 500.00 M2 |
| TOWER B (20M X 45.51M): | 910.20 M2 |
| TOWER C (25 X 20):      | 500.00 M2 |

No: OF 3 BED ROOM FLATS : 11Nos x 1 11.00 Nos

### UPPER ROOF FLOOR IN TOWER B

|                          |          |
|--------------------------|----------|
| HELIPAD:                 | 1.00 Nos |
| SYNTHETIC TENNIS COURT:  | 1.00 Nos |
| SYNTHETIC JOGGING TRACK: | 1.00 Nos |



## BUDGETED COST FOR CONSTRUCTION

|                                    |          |     | COST/<br>M2/Nos | AMOUNT              |
|------------------------------------|----------|-----|-----------------|---------------------|
| <b>CONSULTANCY FEE</b>             |          |     |                 |                     |
| CONSULTANCY FEE:                   | 1.00     | LS  | 100,000.00      | 100,000.00          |
| <b>UG -SHORING PILING WORKS</b>    |          |     |                 |                     |
| SHORING PILING WORKS:              | 1.00     | LS  | 200,000.00      | 200,000.00          |
| <b>BASEMENT FLOOR</b>              |          |     |                 |                     |
| TOTAL AREA:                        | 4,800.00 | M2  |                 |                     |
| LOBBY & UTILITY AREA:              | 300.00   | M2  | 250.00          | 75,000.00           |
| PARKING AREA :                     | 4,500.00 | M2  | 100.00          | 450,000.00          |
| No: OF PARKING:                    | 150.00   | Nos |                 |                     |
| <b>GROUND FLOOR</b>                |          |     |                 |                     |
| TOTAL AREA (30Mx 105.51M)          | 3,150.00 | M2  |                 |                     |
| COMMERCIAL SPACE:                  | 1,146.00 | M2  | 150.00          | 171,900.00          |
| TOWER LOBBY:                       | 330.00   | M2  | 300.00          | 99,000.00           |
| SECURITY/ STORE:                   | 150.00   | M2  | 200.00          | 30,000.00           |
| OFFICE/ ADMIN/UTILITY:             | 150.00   | M2  | 200.00          | 30,000.00           |
| COMMON/ GUEST PARKING:             | 1,250.00 | M2  | 125.00          | 156,250.00          |
| No: OF PARKING:                    | 40.00    | Nos |                 |                     |
| <b>FIRST FLOOR</b>                 |          |     |                 |                     |
| TOTAL AREA (30Mx 105.51M):         | 3,150.00 | M2  |                 |                     |
| TOWER A & C:                       | 1,500.00 | M2  | 250.00          | 375,000.00          |
| No: OF 2 BED ROOM FLAT             | 10.00    | Nos |                 |                     |
| GYM AND UTILITY:                   | 243.75   | M2  | 300.00          | 73,125.00           |
| MULTI PURPOSE HALL & UTILITY:      | 243.75   | M2  | 300.00          | 73,125.00           |
| SWIMMING POOL + KIDS POOL:         | 1.00     | Nos | 40,000.00       | 40,000.00           |
| OPEN PODIUM/ GARDEN AREA:          | 832.50   | M2  | 75.00           | 62,437.50           |
| LOBBY AREA:                        | 261.25   | M2  | 250.00          | 65,312.50           |
| <b>2nd TO 8th FLOOR</b>            |          |     |                 |                     |
| TOWER A (30 X 22.5)X7:             | 4,725.00 | M2  | 250.00          | 1,181,250.00        |
| TOWER B (20M X 60.51M)X7:          | 8,471.40 | M2  | 250.00          | 2,117,850.00        |
| TOWER C (30 X 22.5)X7:             | 4,725.00 | M2  | 250.00          | 1,181,250.00        |
| No: OF 2 BED ROOM FLAT : 17Nos x 7 | 119.00   | Nos |                 |                     |
| <b>PENT HOUSE FLOOR</b>            |          |     |                 |                     |
| TOWER A (25 X 20):                 | 500.00   | M2  | 250.00          | 125,000.00          |
| TOWER B (20M X 45.51M):            | 910.20   | M2  | 250.00          | 227,550.00          |
| TOWER C (25 X 20):                 | 500.00   | M2  | 250.00          | 125,000.00          |
| No: OF 3 BED ROOM FLAT : 11Nos x 1 | 11.00    | Nos |                 |                     |
| <b>UPPER ROOF FLOOR IN TOWER B</b> |          |     |                 |                     |
| HELIPAD:                           |          |     |                 |                     |
| SYNTHETIC TENNIS COURT:            | 1.00     | LS  | 250,000.00      | 250,000.00          |
| SYNTHETIC JOGGING TRACK:           |          |     |                 |                     |
| <b>TOTAL IN OMR</b>                |          |     |                 | <b>7,209,050.00</b> |
| ADD 5% CONTINGENCY:                |          |     |                 | 360,452.50          |
| <b>TOTAL BUDGETED COST IN OMR</b>  |          |     |                 | <b>7,569,502.50</b> |

# The Residence

## BUDGETED CONSTRUCTION COST

### SUMMARY

|                             |                         |
|-----------------------------|-------------------------|
| <b>BUDGETED COST IN OMR</b> | <b>7,569,502.50 OMR</b> |
| <b>BUILD UP AREA</b>        | <b>30,931.60 M2</b>     |
| <b>COST PER UNIT AREA</b>   | <b>244.72 OMR/M2</b>    |

# The Residence

## ESTIMATED REVENUE – ON LEASE

### ESTIMATED REVENUE

|                            |  |                 |            | COST/ M2/Nos  | AMOUNT            |
|----------------------------|--|-----------------|------------|---------------|-------------------|
| <b>GROUND FLOOR</b>        |  |                 |            |               |                   |
|                            | <b>COMMERCIAL SPACE:</b>                   | <b>1,146.00</b> | <b>M2</b>  | <b>10.00</b>  | <b>11,460.00</b>  |
| <b>FIRST FLOOR</b>         |  |                 |            |               |                   |
|                            | <b>No: OF 2 BED ROOM FLATS</b>             | <b>10.00</b>    | <b>Nos</b> | <b>450.00</b> | <b>4,500.00</b>   |
| <b>2nd TO 8th FLOOR</b>    |  |                 |            |               |                   |
|                            | <b>No: OF 2 BED ROOM FLATS : 17Nos x 7</b> | <b>119.00</b>   | <b>Nos</b> | <b>450.00</b> | <b>53,550.00</b>  |
| <b>PENT HOUSE FLOOR</b>    |  |                 |            |               |                   |
|                            | <b>No: OF 3 BED ROOM FLATS : 11Nos x 1</b> | <b>11.00</b>    | <b>Nos</b> | <b>600.00</b> | <b>6,600.00</b>   |
| <b>TOTAL IN OMR/ MONTH</b> |  |                 |            |               | <b>76,110.00</b>  |
| <b>TOTAL IN OMR/ YEAR</b>  |  |                 |            |               | <b>913,320.00</b> |

# The Residence

## ESTIMATED REVENUE – ON SALE

|                                   |                               |  |  |                      |
|-----------------------------------|-------------------------------|--|--|----------------------|
| <b>ESTIMATED REVENUE -SELLING</b> |                               |  |  |                      |
|                                   | CONSTRUCTION COST             |  |  | 7,500,000.00         |
|                                   | LAND VALUE                    |  |  | 2,500,000.00         |
|                                   | <b>TOTAL VALUE OF PROJECT</b> |  |  | <b>10,000,000.00</b> |

|  |   |       |     | COST/ FLAT | AMOUNT               |
|--|---|-------|-----|------------|----------------------|
| <b>FIRST FLOOR</b>                     |   |       |     |            |                      |
|  | 2 BED ROOM FLATS : @ 130SQM @ OMR<br>610/M2   | 10.00 | Nos | 79,300.00  | 793,000.00           |
| <b>2nd TO 4th FLOOR</b>                |   |       |     |            |                      |
|  | 2 BED ROOM FLATS : @ 125 SQM @ OMR<br>600/M2  | 41.00 | Nos | 75,000.00  | 3,075,000.00         |
| <b>4nd TO 8th FLOOR - DUPLEX FLATS</b> |   |       |     |            |                      |
|  | 2 BED ROOM FLATS : @ 125 SQM @ OMR<br>610/M2  | 68.00 | Nos | 76,250.00  | 5,185,000.00         |
| <b>PENT HOUSE FLOOR</b>                |   |       |     |            |                      |
|  | 3 BED ROOM FLATS : @ 150 SQM @ OMR<br>600/SQM | 11.00 | Nos | 90,000.00  | 990,000.00           |
| <b>EXCEPTED TOTAL REVENUE</b>          |   |       |     |            | <b>10,043,000.00</b> |

### ADDITIONAL INCOME/MONTH

|                         |                           |          |     |        |                   |
|-------------------------|---------------------------|----------|-----|--------|-------------------|
| <b>GROUND FLOOR</b>     |                           |          |     |        |                   |
|                         | COMMERCIAL SPACE:         | 1,146.00 | M2  | 10.00  | 11,460.00         |
| <b>2nd TO 4th FLOOR</b> |                           |          |     |        |                   |
|                         | No: OF 2 BED ROOM FLATS : | 10.00    | Nos | 450.00 | 4,500.00          |
| <b>TOTAL/ MONTH</b>     |                           |          |     |        | <b>15,960.00</b>  |
| <b>TOTAL/ YEAR</b>      |                           |          |     |        | <b>191,520.00</b> |

# The Residence

## ESTIMATED FACILITY SERVICES COST

### ESTIMATED ANNUAL MAINTENANCE COST

|   | COST/ M2/Nos     | AMOUNT/YEAR       |
|---|------------------|-------------------|
| <b>PROPERTY TAX/ MUNICIPALITY FEES</b>                    |                  |                   |
| 5% OF RENT INCOME/ YEAR                                   | 5% OF 931,320.00 | 45,666.00         |
| <b>BUILDING INSURANCE</b>                                 |                  |                   |
| BUILDING INSURANCE  | Approx           | 1,000.00          |
| <b>UTILITIES</b>  |                  |                   |
| ELECTRICTY -COMMON SPACE                                  | 1000/Month X 12  | 12,000.00         |
| WATER - COMMON/ LANDSCAPE                                 | 200/Month X 12   | 2,400.00          |
| SEWAGE DISPOSAL   | 1350/Month X 12  | 16,200.00         |
| LPG SUPPLY  | 250/Month X 12   | 3,000.00          |
| <b>MAINTENANCE AND REPAIR</b>                             |                  |                   |
| LIFT AMC  | 2000/Year        | 2,000.00          |
| A/C SERVICE, OTHER MISS REAPIR                            | 75/FLAT/Year     | 10,500.00         |
| <b>PROPERTY MANAGEMENT</b>                                |                  |                   |
| PROPERTY MANAGEMENT                                       | 750/Month X 12   | 9,000.00          |
| <b>SECURITY</b>   |                  |                   |
| SECURITY MANAGEMENT                                       | 1000/Month X 12  | 12,000.00         |
| <b>LAND SCAPE AND POOL</b>                                |                  |                   |
| LAND SCAPE AND POOL MAINTENANCE                           | 150/Month X 12   | 1,800.00          |
| <b>TOTAL ESTIMATED COST FOR FACILITY SERVICE PER YEAR</b> |                  | <b>115,566.00</b> |

### SUMMARY

|                                   |                   |                  |
|-----------------------------------|-------------------|------------------|
| <b>BUDGETED REVENUE</b>           | <b>913,320.00</b> | <b>OMR /YEAR</b> |
| <b>ESTIMATED FACILITY EXPENSE</b> | <b>115,566.00</b> | <b>OMR /YEAR</b> |
| <b>NET REVENUE</b>                | <b>797,754.00</b> | <b>OMR /YEAR</b> |

**ESTIMATED % OF ANNUAL MAINTENANCE 12.65%**

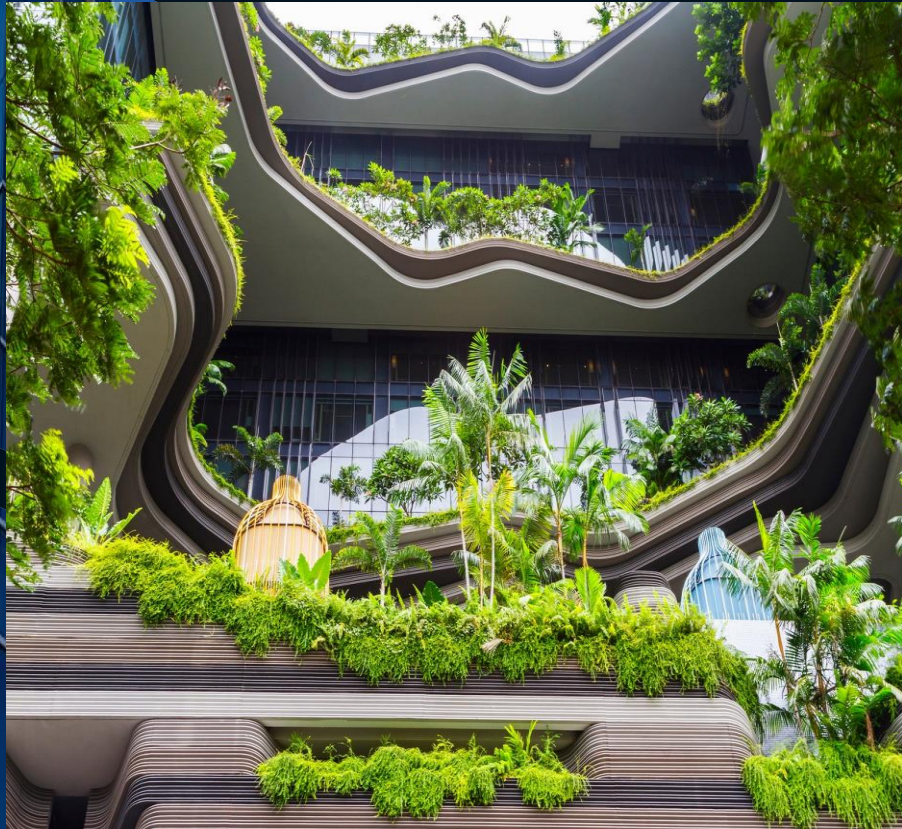
# The **R**esidence

CONCEPT DESIGN VIEW



# The Residence

CONCEPT DESIGN VIEW





# THANK YOU!

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