Golf Hills
جولف هيلز

BY AL OSOOL HILLS

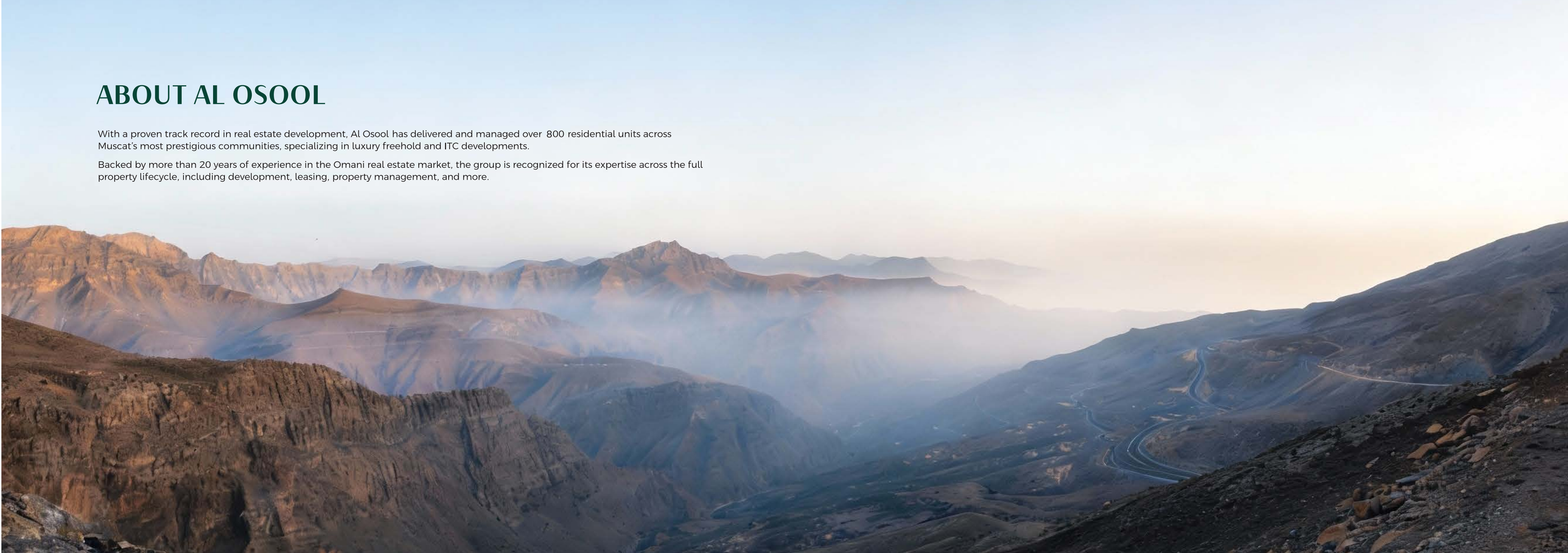
MUSCAT HILLS

OMAN

ABOUT AL OSOOL

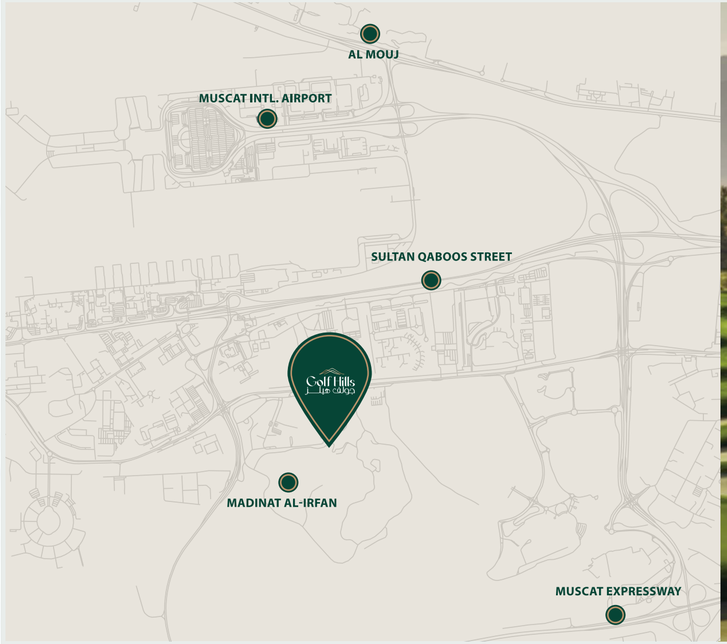
With a proven track record in real estate development, Al Osool has delivered and managed over 800 residential units across Muscat's most prestigious communities, specializing in luxury freehold and ITC developments.

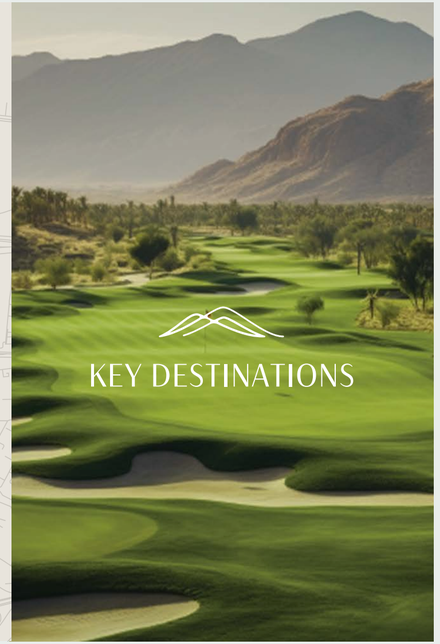
Backed by more than 20 years of experience in the Omani real estate market, the group is recognized for its expertise across the full property lifecycle, including development, leasing, property management, and more.



GOLF HILLS is an elegant residential community consisting of three refined towers, each rising 9 stories high. Inspired by the serene beauty of Muscat Hills and its lush green golf landscapes, Golf Hills offers a lifestyle of comfort, sophistication, and scenic living. It's your gateway to a new way of life where nature and luxury meet in perfect harmony.

جولف هيلز مجتمع سكني راق يتكون من ثلاثة أبراج أنيقة، كل منهما يتكون من ٩ طوابق مستوحى من جمال مسقط هيلز الخلاب والمساحات الخضراء المحيطة بملعب الجولف. يقدم جولف هيلز أسلوب حياة يجمع بين الراحة والفخامة والإطلالات الساحرة. هو بوابتك إلى أسلوب حياة جديد حيث تلتقي الطبيعة بالفخامة في تناغم مثالي.



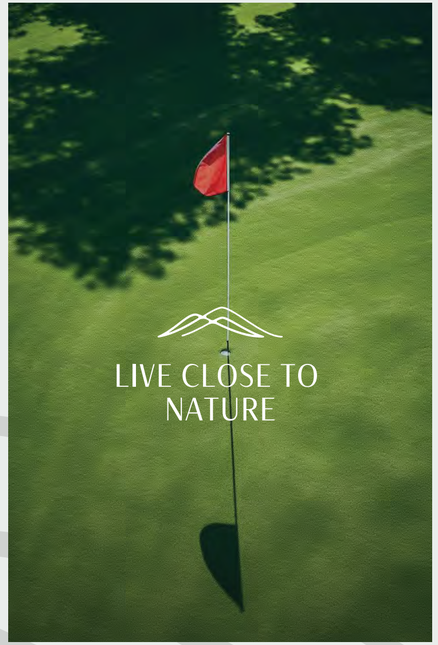


Muscat International Airport مطار مسقط الدولي	Al Mouj Walk ممشى الموج	Al Mouj Marina الموج مارينا	Mall of Oman مول عمان	City Centre Muscat سيتي سنتر مسقط مول	Sultan Qaboos Grand Mosque جامع السلطان قابوس الأكبر
15 MIN	15 MIN	15 MIN	17 MIN	11 MIN	17 MIN

ELEGANCE IN EVERY DETAIL

Experience a unique living retreat at Golf Hills, where lush green views blend seamlessly with elegant interiors bathed in natural light. Every detail, from the stylish entrances to the high-end finishes, is thoughtfully crafted to offer you comfort and luxury. Enjoy a full range of modern indoor and outdoor amenities, specially designed for your relaxation and to elevate your lifestyle.

استمتع بتجربة سكنية فريدة في جولف هيلز، حيث تتناغم الإطلالات الخضراء مع التصاميم الداخلية الراقية المغمورة بضوء الطبيعة. كل تفصيلة من المداخل الأنيقة إلى التشطيبات الراقية صممت بعناية لتمنحك إحساساً بالفخامة والراحة. اكتشف مجموعة متكاملة من المرافق العصرية الداخلية والخارجية المصممة خصيصاً لتلبية احتياجاتك وتحقيق أسلوب حياة فاخر.

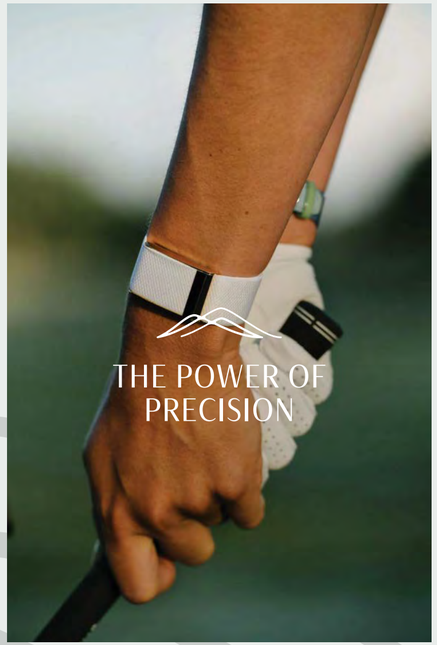




LIVING AMONG THE GREENS

GOLF HILLS presents a refined collection of contemporary residences designed for those who appreciate sophistication and serenity.Choose from beautifully appointed one, two, and three-bedroom homes, each thoughtfully crafted to offer spacious interiors, timeless elegance, and seamless connection to nature. Every residence is a statement of comfort and style set within a lush green environment that brings balance, privacy, and an elevated living experience.

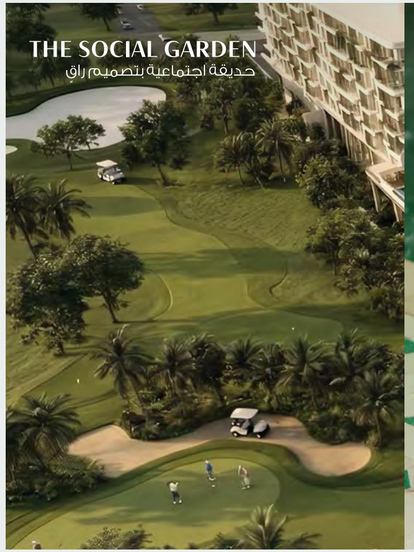
يقدّم جولف هيلز مجموعة مميزة من المساكن العصرية المصممة لمن يقدّرون الفخامة والهدوء في آن واحد. اختر من بين شقق بغرفة نوم واحدة، أو غرفتين، أو ثلاث غرف نوم، تتميز بمساحات رحبة، وتشطيبات راقية، وتصميم ينسجم بتناغم مع الطبيعة المحيطة. كل منزل يعكس أسلوب حياة متوازن يجمع بين الراحة، الأناقة، والخصوصية ضمن بيئة خضراء تمنحك تجربة سكنية استثنائية.



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AMENITIES

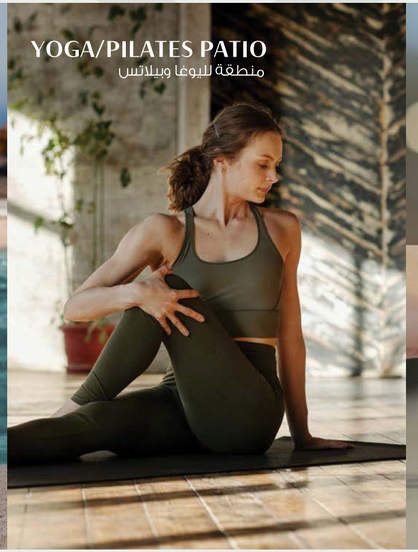
FACILITIES DESIGNED FOR EVERYDAY COMFORT,
LEISURE, AND BALANCE









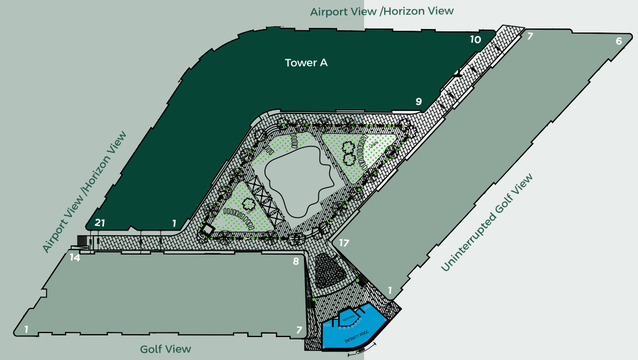






SPECIFICATIONS & FLOOR PLANS

TOWER A
(G + 4 + PH)



NUMBER OF UNITS

1 BED	76
2 BED	59
2.5 BED	0
3 BED	0
Total Units	135

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TOWER B
(2L + G + 4 + PH)

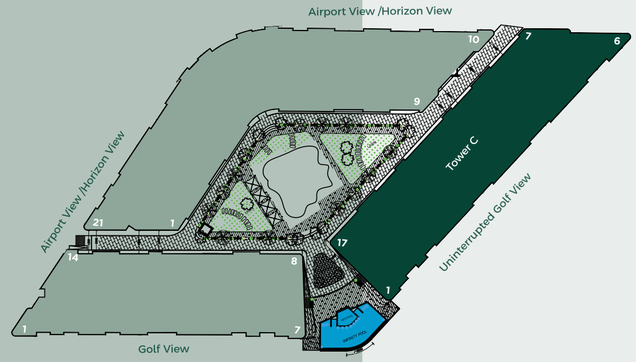


NUMBER OF UNITS

1 BED	64
2 BED	29
2.5 BED	2
3 BED	7
Total Units	129

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TOWER C
(2L + G + 4 + PH)



NUMBER OF UNITS

1 BED	72
2 BED	48
2.5 BED	2
3 BED	7
Total Units	129

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ONE BEDROOM

Experience refined living in our elegantly designed one-bedroom residences, where space, comfort, and style come together seamlessly. Each home offers expansive interiors and breathtaking, uninterrupted views of the golf course and the natural beauty of Muscat Hills, creating a tranquil retreat crafted for modern luxury living.

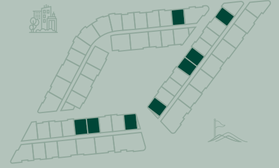
اكتشف أسلوب حياة راقٍ في شقق بغرفة نوم واحدة، صممت بعناية لتجمع بين المساحات الرحبة، الراحة، والأناقة العصريـــة. تتميّز كل وحدة بإطلالات بانورامية خلابة على ملعب الجولـــف والطبيعـة الساحرة لمسقط هيلز، لتمنحك تجربة سكنية هادئة ومفعمة بالفخامة.



1 BED/ TYPE A

FLOORS G-PH

RESIDENCE	SQM
Internal Area	54.01
Balcony Area	5.84
Total Built-up Area	**59.85**
Parking Space	1



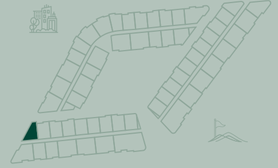
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1 BED/ TYPE B

FLOORS 1-PH

RESIDENCE	SQM
Internal Area	50.56
Balcony Area	3.94
Total Built-up Area	54.50
Parking Space	1



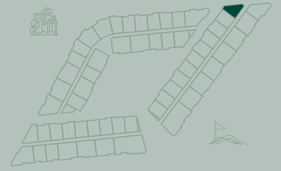
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1 BED/ TYPE C

FLOORS G-PH

RESIDENCE	SQM
Internal Area	62.43
Balcony Area	9.17
Total Built-up Area	71.6
Parking Space	1



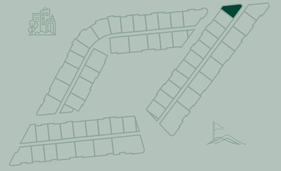
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1 BED/ TYPE C1

GROUND FLOOR

RESIDENCE	SQM
Internal Area	55.97
Balcony Area	18.03
Total Built-up Area	74
Parking Space	1



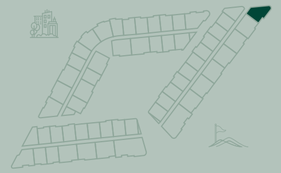
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1 BED/ TYPE D

FLOORS L2 -PH

RESIDENCE	SQM
Internal Area	83.37
Balcony Area	13.63
Total Built-up Area	97
Parking Space	1



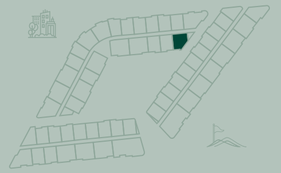
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1 BED/ TYPE E

FLOORS G-PH

RESIDENCE	SQM
Internal Area	74.88
Balcony Area	9.42
Total Built-up Area	84.3
Parking Space	1



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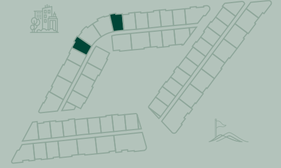


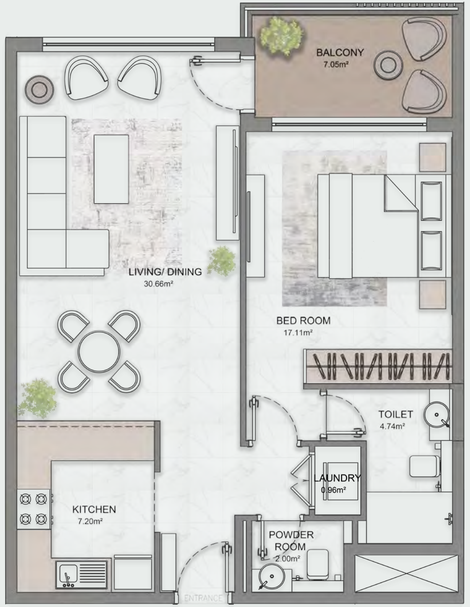
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1 BED/ TYPE F

FLOORS G-PH

RESIDENCE	SQM
Internal Area	70.87
Balcony Area	7.13
Total Built-up Area	78
Parking Space	1



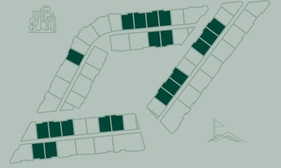


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1 BED/ TYPE G

FLOORS G-PH

RESIDENCE	SQM
Internal Area	70.92
Balcony Area	7.05
Total Built-up Area	77.97
Parking Space	1



TWO BEDROOMS

Experience elevated living in our elegantly crafted 2 and 2.5 bedrooms residences-where spacious design meets breathtaking vistas of the Golf Course and Muscat's boundless horizon. Each home is a sanctuary of light. luxury, and timeless sophistication.

عش أسلوب حياة راقٍ في شقّقنا الأنيقة المكونة من غرفتين نوم أو غرفتين ونصف، حيث التصميم الواسع يلتقي مع إطلالات خلابة على ملعب الجولف وأفق مسقط اللا محدود. كل وحدة سكنية هي ملاذ يفيض بالضوء، والفخامة والرقي.



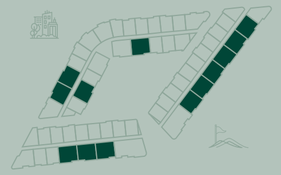
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2 BED/ TYPE A

FLOORS L2-PH

RESIDENCE	SQM
Internal Area	102.42
Balcony Area	14.68
Total Built-up Area	117.1
Parking Space	1



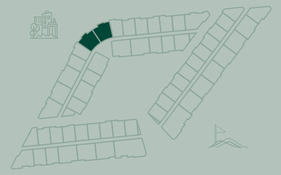
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2 BED/ TYPE B

FLOORS G-PH

RESIDENCE	SQM
Internal Area	95.68
Balcony Area	8.32
Total Built-up Area	104
Parking Space	1



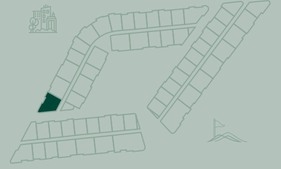
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2 BED/ TYPE C

FLOORS G-PH

RESIDENCE	SQM
Internal Area	91.98
Balcony Area	21.24
Total Built-up Area	113.22
Parking Space	1



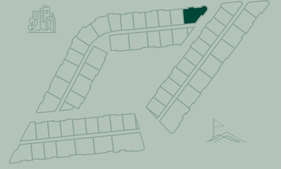
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2 BED/ TYPE D

FLOORS G-PH

RESIDENCE	SQM
Internal Area	105.75
Balcony Area	14.25
Total Built-up Area	120
Parking Space	1



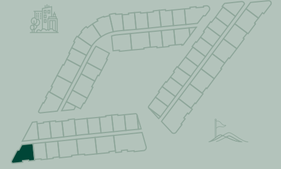
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2 BED/ TYPE E

FLOORS G-PH

RESIDENCE	SQM
Internal Area	96.54
Balcony Area	18.91
Total Built-up Area	115.45
Parking Space	1



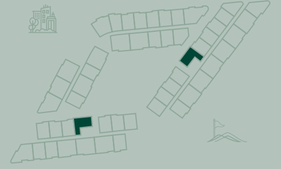
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2 BED/ TYPE F

GROUND FLOOR

RESIDENCE	SQM
Internal Area	77.65
Balcony Area	0
Total Built-up Area	77.65
Parking Space	1



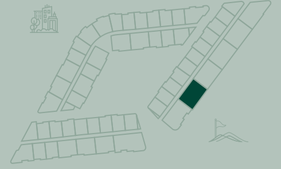
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2 BED/ TYPE G

PENTHOUSE

RESIDENCE	SQM
Internal Area	116.36
Balcony Area	59.28
Total Built-up Area	175.64
Parking Space	1



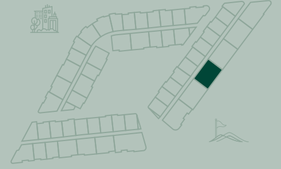
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2 BED/ TYPE H

PENTHOUSE

RESIDENCE	SQM
Internal Area	102.96
Balcony Area	57.00
Total Built-up Area	159.96
Parking Space	1



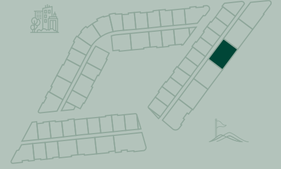
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2 BED/ TYPE J

PENTHOUSE

RESIDENCE	SQM
Internal Area	110.04
Balcony Area	59.28
Total Built-up Area	169.32
Parking Space	1



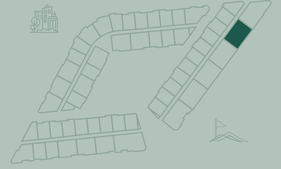
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2 BED/ TYPE K

PENTHOUSE

RESIDENCE	SQM
Internal Area	107.13
Balcony Area	59.52
Total Built-up Area	165.65
Parking Space	1



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THREE BEDROOMS

Indulge in expansive living with our 3 Bedrooms residences meticulously designed to balance grandeur with warmth. Embrace uninterrupted views of the Golf Course and Muscat skyline, while enjoying thoughtfully curated spaces that adapt to your evolving lifestyle.

استمتع بالمساحات الواسعة في شققنا المكونة من ٣ غرف نوم، والمصممة بعناية لتجمع بين الفخامة والراحة. توفر هذه الوحدات إطلالات بانورامية على ملعب الجولف وأفق مسقط، مع توزيع ذكي للمساحات يلائم احتياجاتك المتغيرة ونمط حياتك اليومي.



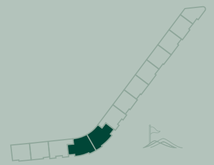
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3 BED/ TYPE A

FLOORS L1- L2

RESIDENCE	SQM
Internal Area	140.22
Balcony Area	14.28
Total Built-up Area	154.50
Parking Space	2

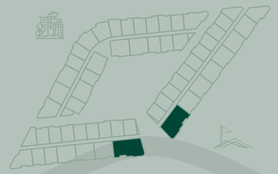


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3 BED/ TYPE B

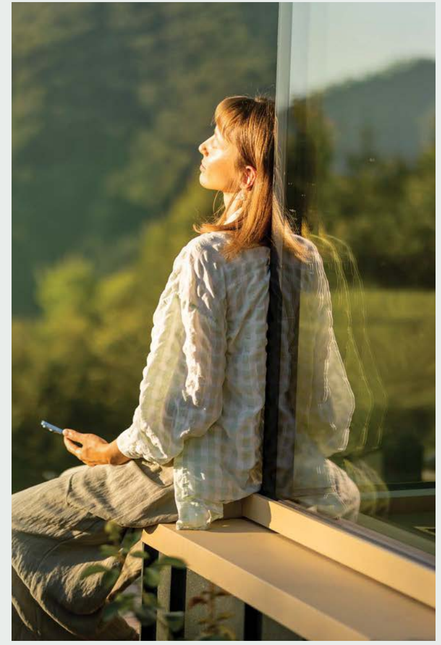
FLOORS 1-PH



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INTERIOR SPECIFICATIONS





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- HIGH-QUALITY PORCELAIN FLOOR TILES OR SIMILAR FINISHES
- MATCHING PORCELAIN SKIRTING OR EQUIVALENT
- SMOOTH INTERNAL WALLS FINISHED WITH DURABLE EMULSION PAINT
- SUSPENDED CEILING SYSTEM WITH EMULSION PAINT



- MARBLE-EFFECT PORCELAIN FLOOR TILES OR SIMILAR
- PORCELAIN WALL CLADDING WITH MARBLE FINISH OR EQUIVALENT
- MOISTURE-RESISTANT GYPSUM CEILINGS PAINTED FOR DURABILITY
- SOLID SURFACE VANITY TOPS OR EQUIVALENT
- BUILT-IN CABINETRY WITH A LAMINATED OR LACQUERED LOOK
- PREMIUM SANITARY FIXTURES AND ACCESSORIES
- WALL-MOUNTED MIRROR INCLUDED



- PORCELAIN FLOOR TILES OR EQUIVALENT FINISHES
- PORCELAIN SKIRTING OR SIMILAR MATERIAL
- PLASTERED WALLS WITH HIGH-QUALITY PAINT
- PAINTED CEILING FINISH
- BUILT-IN WARDROBES WITH LAMINATE OR LACQUER FINISH



- DURABLE PORCELAIN TILE FLOORING OR EQUIVALENT
- MATCHING SKIRTING TILES
- PAINTED WALLS WITH PORCELAIN TILE FINISHES WHERE APPLICABLE
- SUSPENDED CEILING
- SOLID SURFACE WORKTOPS OR COMPARABLE MATERIAL
- BUILT-IN CABINETRY WITH LACQUERED OR LAMINATED FINISHES
- INTEGRATED APPLIANCES: REFRIGERATOR, STOVE, EXHAUST HOOD, STAINLESS STEEL SINK



PAYMENT PLAN

20%	15%	15%	15%	15%	20%
DOWN PAYMENT	6 MONTHS FROM BOOKING DATE	12 MONTHS FROM BOOKING DATE	18 MONTHS FROM BOOKING DATE	24 MONTHS FROM BOOKING DATE	HANDOVER

WHY INVEST IN GOLF HILLS – MUSCAT HILLS, OMAN

*FOR SPECIAL ECONOMIC ZONE/FREE ZONE

1. 100% FREEHOLD OWNERSHIP FOR ALL NATIONALITIES*
2. 0% PERSONAL INCOME TAX
3. 0% CAPITAL GAINS TAX
4. 0% INHERITANCE TAX
5. STABLE AND GROWING ECONOMY, THE CURRENT INFLATION RATE IS ONE OF THE LOWEST GLOBALLY
6. ONE OF THE SAFEST COUNTRIES IN THE WORLD
7. LIFETIME RESIDENCY VISA FOR INVESTORS ON PROJECTS IN THE ITC*
8. IDEAL LOCATION, EASY ACCESS TO THE GULF, THE INDIAN SUBCONTINENT, AND AFRICA
9. A TOURISM HUB WITH MASSIVE POTENTIAL OF GROWTH AIMS TO EARN OVER U.S. $22.5BN A YEAR FROM TOURISM BY 2040
10. COSMOPOLITAN HOME TO A VIBRANT EXPAT AND FOREIGN INVESTOR COMMUNITY WITH OVER 100 NATIONALITIES

MANAGED AND MARKETED BY

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Project Partners: