Golf Hills
جولف هيلز

YOUR ADDRESS ON THE GREEN
عنوانك بين الطبيعة والجولف

A WORLD OF ELEVATED LIVING

Golf Hills is a refined residential destination set within the prestigious Muscat Hills,offering an exclusive collection of contemporary apartments designed for modern luxury living.Surrounded by sweeping golf course and mountain views, Golf Hills blends elegant architecture, lush landscapes, and thoughtfully curated amenities to create a tranquil lifestyle for both investors and end users.

WHY GOLF HILLS?

Golf Living:
Residences enjoy uninterrupted views of the golf course and surrounding mountains.

Freehold Ownership for All Nationalities:
100% ownership with full title deed and residency benefits in Oman for you and your family.

Elegant Contemporary Architecture:
Modern design paired with refined interiors and expansive layouts.

Premium Lifestyle Amenities:
Thoughtfully curated spaces that support wellness, leisure, and social connection within an elegant residential setting.



LOCATION

- **Seamless Connectivity:** 15 minutes to Muscat International Airport, Al Mouj Walk and Al Mouj Marina, 11 minutes to City Centre Muscat, and 17 minutes to Mall of Oman and Sultan Qaboos Grand Mosque.
- **Integrated Tourism Complex (ITC):** Located within Muscat Hills' master-planned community, offering a fully integrated environment with F&B outlets, supermarkets, hotels, offices, and comprehensive lifestyle services.

ABOUT DEVELOPER

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.

NUMBER OF UNITS

	TOWER A (G + 4 + PH)	TOWER B (2L + G + 4 + PH)	TOWER C (2L + G + 4 + PH)	AREA (AVERAGE)
1 BED	76	64	72	75 SQM
2 BED	59	29	48	130 SQM
2.5 BED	0	2	2	133 SQM
3 BED	0	7	7	160 SQM
TOTAL UNITS	135	102	129	

Total Units: 366 residences across three elegant towers.

Experience a refined selection of one, two, and three bedroom apartments featuring open-plan layouts and expansive golf course and mountain views that create a sense of calm and privacy.

Where contemporary architecture meets lush green fairways,each residence is thoughtfully designed to frame the surrounding landscape and maximize natural light.

Interiors reflect a modern luxury aesthetic with clean lines,warm textures, and a harmonious palette inspired by nature,delivering a sophisticated and tranquil living environment.





PAYMENT PLAN (ON BOOKING)

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

BY
الأصول
Al Osool