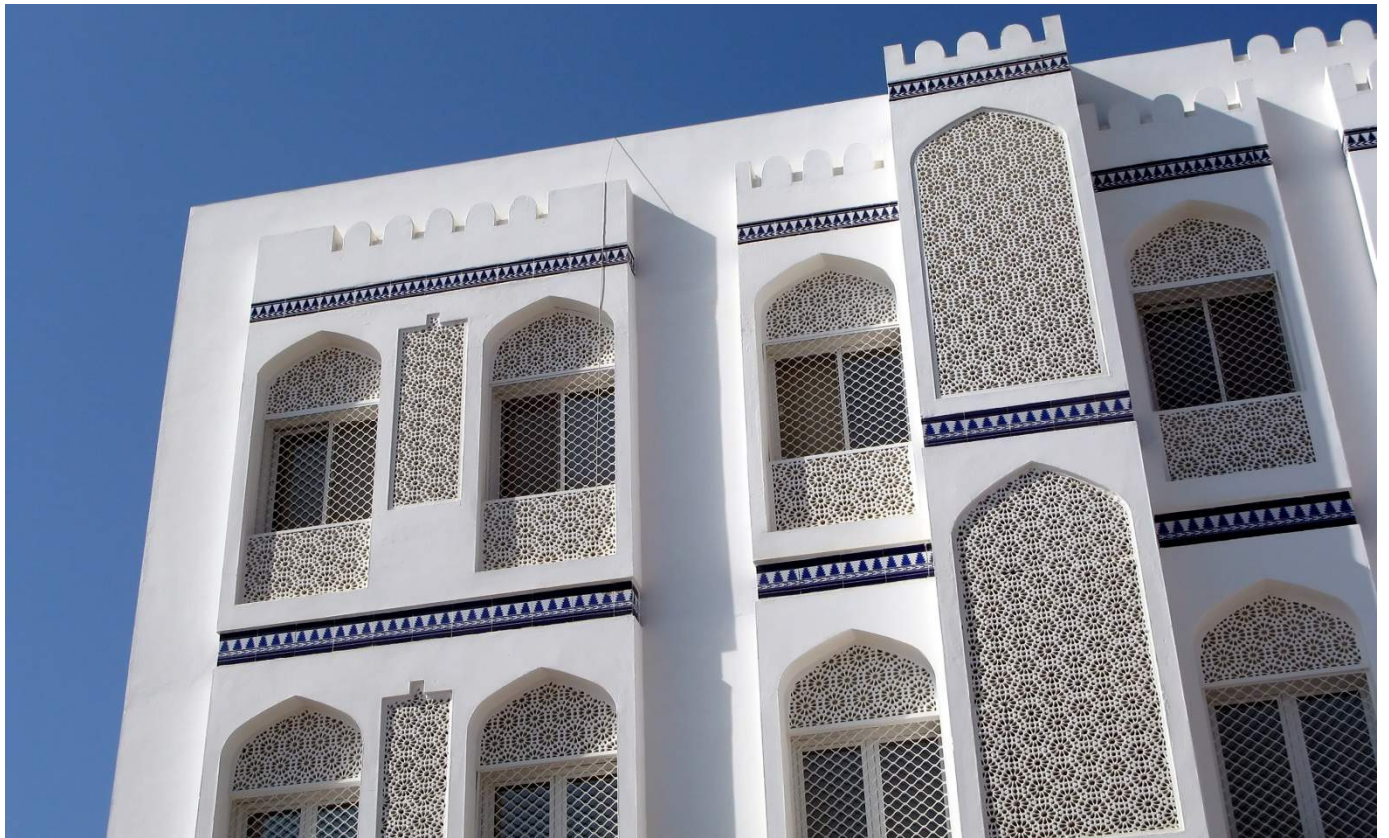

Residential Leasing Services

Muscat – area guide



Area Guide for Muscat

For those relocating to Muscat, the choice of where to live can be quite daunting and challenging. Although the city is relatively small, time travel distances can be long, especially in rush hour periods so many base their initial location decision on proximity to work or schooling. In reality, Muscat is an easy city to navigate and is served by a good road network. However, parts of the city strain under its ever evolving developments and what may be a quiet area today can often become a congested area in a relatively short space of time.

The City can be split roughly into five defined housing zones for expatriates seeking homes, stretching in a westerly fashion from the old port area.

- **Muscat East** – The established CBD area and its surrounds
- **Muscat Central** – The traditionally favored mid to upper level housing locations
- **Muscat West** – The newer evolving areas approaching the airport
- **The ITC Projects** – The new, purpose built community areas where foreigners can own property
- **West of airport** – The favored local housing areas / university zone



Within each zone, there are specific areas, each with their own characteristics and corresponding cost of housing. Whilst there are many sub areas, the main zones are examined in detail below:

Muscat East

This area includes the areas of Ruwi, Darsait, Hamriya and other sub zones. The area is characterized by relatively high density, older style apartment buildings, with few villa options available. In the main, the area is well serviced with local style shops, coffee shops and restaurants and is home to the Ruwi Souq Street – a bustling and congested area favored greatly by the local South Asian community where almost anything can be bought. The area offers relatively affordable housing options compared to more central areas. The main Indian School and Pakistani schools are located in this area.



Indicative Rentals per month Omani Rials

Area	Residential 2 Bed	Residential 3 Bed	Residential 4 Bed +
Wadi Al Kabir	325-425	425-525	550-650
Ruwi	325-425	425-550	550-750
Darsait	325-425	425-525	600-700
Al Wattaya	300-400	450-550	600-700

Muscat Central

This area contains the areas of Al Qurum, Shati al Qurum, Medinant Sultan Qaboos, Medinat al Ilam. These zones are perhaps the most highly sought after for medium to higher budget families.

Al Qurum is a much favored location with a comprehensive commercial area with shops, restaurants and entertainment facilities. Qurum City Centre Mall with its Carrefour and associated shops is a major pull, as is the Qurum commercial centre which offers a good selection of smaller type malls and shops. Qurum has the benefit of having its own beach and offers a broad range of housing options. Large scale older style villas are available with good garden areas in the sought after areas of Qurum Heights but a recent trend in the area has been the development of quality apartment complexes which offer a variety of home options, most with communal facilities such as pool or gym.



Shati al Qurum is the diplomatic area where the Ministries and Embassies are located. It is home to some of the most prestigious villas in town and has some luxurious and highly demanded gated communities. 'Shati' as it is affectionately known has one of the best beaches in downtown Muscat which is a hive of activity at weekends. The area houses the Grand Hyatt and Intercontinental Hotels and is also home to the acclaimed Royal Opera House Muscat.



Medinant al Ilam is the mountain side of Qurum and has traditionally been the favored housing zone of Royalty and the wealthy. It is a quiet area, easily accessible from the highway and new expressway and housing here is primarily in the form of more expensive villas and a scattering of quality gated townhouse and villa complexes. Whilst Medinat al Ilam does not have its own retail area, it is very close to Qurum and neighboring Medinat Sultan Qaboos.

Medinat Sultan Qaboos, home to the British School Muscat, was the first area purposely developed for expatriates back in the 1970's. At that time, it was developed with smaller style bungalows and townhouse compounds with large gardens, all within close proximity to a central commercial area. Nowadays, many of the older style properties have been redeveloped into modern townhomes, villas and apartments. The area also offers some luxurious developments, built purely for the expatriate leasing sector with pools, gyms and recreational facilities. The area is well served with a comprehensive neighborhood shopping area with supermarket, restaurants and cafes.



Indicative Rentals per month Omani Rials

Area	Residential 2 Bed	Residential 3 Bed	Residential 4 Bed +
Qurum	500-600	600-800	1,000-1,800
Qurum Heights	500-650	700-750	1,000-1,800
Medinat Al Ilam	500-700	700-850	1,200-2,000
Medinat Sultan Qaboos	500-700	700-900	1,200-2,000
Al Khuwair	400-500	500-600	750-950
Shati Al Qurum	750-800	800-1,000	1,600-2,500

Muscat West is a fast evolving area and has distinct zones including Ghubrah, Bausher, al Khuwair, Ghala and Azaiba. These are fast growing areas and offer a broad range of housing options.

Ghubrah (comprising Ghubrah North and South, areas delineated by the highway separating them) offers good quality villa accommodation, with the North area being more expensive with proximity to the beach and its acclaimed Chedi Hotel. Ghubrah South which borders the general area of Bausher has easy access to some of the best shopping options in town.

Al Khuwair is a densely developed area and borders into Ghubrah and Bausher. It offers a variety of mid level apartment options but has limited villa rental options available. Al Khuwair has a comprehensive older style commercial area with shops, restaurants and cafes and is home to several four star hotels.



Bausher is a newly developing area with great access now the Expressway has opened the area up. It offers all sorts of housing options from purpose built housing complexes with excellent recreational facilities, luxurious newly built villas, quality apartment developments and more. Of significant attraction to the area is the close proximity to two of the largest malls in the area, being Muscat Grand



Mall and Oman Avenues Mall. These shopping centers offer everything imaginable and continue to expand and grow almost yearly.

Ghala is a newly developing area that was historically an industrial zone. Rapidly developing with apartments, high rise properties dominate here. As yet, there are limited shopping or recreational facilities to support this housing and as such the area is still competitively priced.



Azaiba is a sprawling zone that runs along the coast leading to the airport. It offers a broad mix of housing options with predominantly villa style accommodation. Azaiba beach is unspoiled and a major attraction to the area and although Azaiba has only limited shopping and dining options, it is highly sought after being close to both the airport and central areas.



Indicative rentals – Omani Rials per month

Area	Residential 2 Bed	Residential 3 Bed	Residential 4 Bed +
Al Khuwair	400-500	500-600	750-950
Shati Al Qurum	750-800	800-1,000	1,600-2,500
Ghubrah North	350-450	450-550	750-1,000
Ghubrah South	350-400	400-500	750-950
Azaiba	400- 450	450-550	800-1,000
Bausher	350-450	450-550	700-900
Ghala	350-450	400-500	600-700



The ITC Projects , comprising of The Wave Muscat and Muscat Hills, are purpose built communities that allow freehold ownership by all nationalities. They have become a firm favorite with expatriate tenants as offer a lifestyle option more “westernized” than available in most other areas.

The Wave offers all property options from one bedroom apartments to 7 bedroom villas. Newly built, all homes are within a short distance from the impressive on site marina, comprehensive shopping area known as The Walk, Al Mouj golf course and beach. The project offers an unmatched vacation style lifestyle for those prepared to take a bit longer to get into the traditional centre of town.



Indicative rentals – Omani Rials per month

Area	Residential 1 Bed	Residential 2 Bed	Residential 3 Bed	Residential 4 Bed +
The Wave	650-700	800-850	900-1,200	1,800-2,200

Muscat Hills was the first green golf course to be built in Oman and surrounding, and interspersed through are villas, apartments and townhouses. The majority of villas here have private pools and larger gardens and there is a small club house which has a bar and restaurant open for all residents. Muscat Hills offers tranquility and greenery, in a very central location close to the airport and it is an ideal option for those who can’t keep of the golf course or those seeking a quieter pace of life.





Indicative rentals – Omani Rials per month

Area	Residential 2 Bed	Residential 3 Bed	Residential 4 Bed +
Muscat Hills	650-750	800-1,000	1,800-2,200

West of Airport

The area west of the airport is home to a number of conurbations including Al Hail, Al Khoud and Seeb. These areas are favored by the local population and really only demanded by ex patriot renters when place of work is this side of town. The variety of property options is varied and significantly better value for money than the central areas of Muscat. The area is home to some large scale retail options including Muscat City Centre shopping mall and Markaz al Bhaja.

Indicative rentals – Omani Rials per month

Area	Residential 2 Bed	Residential 3 Bed	Residential 4 Bed +
Seeb	275-350	400-500	600-700
Al Khoud	275-375	400-550	550-750

Note: Rentals reflect average prices for quality well maintained property as at August 2015.

