



MUSCAT HILLS
INTERNATIONAL DEVELOPMENT

An aerial view of a golf course with a large, semi-transparent portrait of a couple in the center. The man is wearing a white thobe and ghutra, and the woman is wearing a white dress. To the right, a man in a white polo shirt and sunglasses is captured mid-swing with a golf club. The background shows a lush green golf course with sand traps and a small building in the distance.

Progress

Designed for You

PART 1 Corporate Overview

A proven full-service development team.

PART 2 Why Invest in Oman ?

A stable gateway for long-term growth.

PART 3 MHID Mixed-Use & Residential

Integrated communities shaped by quality.

PART 4 MHID Commercial & Retail

Premium destinations for modern commerce.



Corporate Overview

A proven full-service
development team.



Building Places. Creating Legacies

As Oman's pioneer, royally backed freehold developer and the force behind Oman's first PGA-standard 18-hole golf course, Muscat Hills International Development (MHID) has shaped destinations defined by vision, longevity, and enduring value.

Our developments are conceived as integrated communities where architecture, landscape, commerce, hospitality, and lifestyle come together in harmony. Every masterplan is purposefully designed to elevate the way people live, work, and connect, while creating enduring value for generations to come.

Defining the Future of Living





Thoughtful master planning, timeless architecture, world-class amenities, and refined lifestyle experiences come together to create exceptional communities from the ground up.

Corporate Overview

MHID is Oman's pioneer, royally backed freehold developer, creating landmark mixed-use destinations defined by vision, scale, and enduring value.

With over **15 million SQFT** developed, MHID continues to shape the Sultanate's future through visionary master planning and strategic partnerships.

27 years
track
record

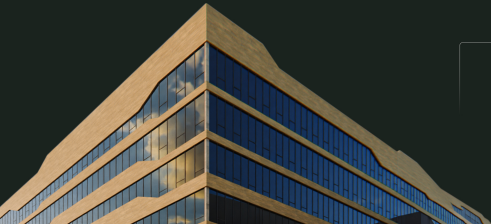
15M
square feet
developed

USD 1B+
in sales
transactions

10+
Landmark
projects

2
Continents

20+
Assets
globally



Why Choose Our Development Portfolio?



Design-Led Development

A boutique approach to development with a strong emphasis on architecture, proportion, detail, and long-term design value.



Customer-Centric Vision

Each development is planned around lifestyle quality, comfort, and a seamless residential experience for discerning buyers.



Strong Investment Appeal

Our communities are positioned to deliver lasting value through location quality, product differentiation, and market demand.



Trusted Delivery Standards

We maintain a disciplined development process with close attention to quality, finishes, and execution at every stage.



Transparent Product Promise

We are committed to delivering homes that align closely with the design vision, material language, and buyer expectations.



Flexible Ownership Solutions

Well-structured payment approaches provide flexibility and confidence for both end users and investors.



Benchmarking Excellence

Our projects are informed by international standards and best practices in planning, design, and residential positioning.



Smart Lifestyle Integration

Selected developments incorporate modern convenience, digital connectivity, and amenity-led everyday living.



Curated Community Experience

Shared spaces are designed to create a refined sense of arrival, comfort, and elevated community identity.



Depth of Market Expertise

A highly experienced team supports land strategy, product development, execution, and long-term value creation.

Where Oman's Future Takes Shape

A curated mix of residential and commercial destinations designed for life, work, and connection.

Rooted in Place



Architecture inspired by Oman, elevated through modern luxury.

Elevated Living



Refined residences designed for calm, comfort, and everyday luxury.

A Global Community



A place where international living and local culture meet naturally.

Business with Distinction



A prestigious commercial address for ambition, enterprise, and growth.

Wellbeing in Every Detail



Serene spaces designed for balance, privacy, and effortless comfort.

Our Milestones

A timeline of key achievements, landmark developments, and defining moments shaping our journey across Oman's residential and commercial landscape.







We create places that define how people live, work, and connect. Aligned with Oman's transformation, we are proud to contribute to a market defined by innovation, progressive leadership, and sustainable growth through disciplined execution and strategic partnerships.

His Highness Sayyid Rawy Al Said
Chairman



Our legacy isn't measured in square feet, it's measured in lives changed. We don't just build spaces; we build opportunity, progress, and a better way of living.

Ilyas Malik
CEO

A stylized, handwritten signature of the name "Ilyas" in white ink, featuring a long horizontal stroke extending to the right.



WELCOME TO THE SWITZERLAND OF THE MIDDLE EAST

A nation defined by diplomacy and
balanced relations with all.



1. FIRST ARAB STATE TO
RECOGNIZE THE USA (1790)



2. TREATY OF AMITY &
COMMERCE (1833)



3. BALANCED DIPLOMATIC
RELATIONS WITH ALL

Why Invest in Oman ?

A stable gateway for
long-term growth.



A strategic destination for stable, connected growth.



INFRASTRUCTURE

43rd

Globally

Logistics Performance Index (LPI)

World Bank 2023



FOREIGN DIRECT INVESTMENT

78.78 Billion

USD

NCSI 2025



QUALITY OF LIFE

1st

in Asia

4th Globally

NUMBEO 2025



ECONOMIC STABILITY

Investment Grade Ratings

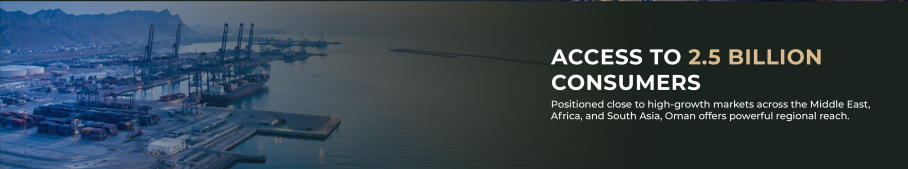
- **Fitch:** BBB- Stable
- **Moody's:** Baa1 Stable
- **S&P:** BBB- Stable





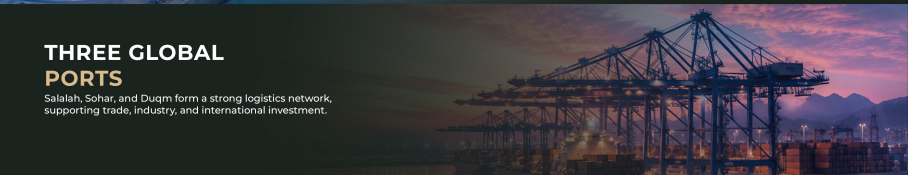
CONNECTING ASIA, AFRICA & EUROPE

Oman's strategic location places it directly along major global trade routes, creating a natural gateway between East and West.



ACCESS TO 2.5 BILLION CONSUMERS

Positioned close to high-growth markets across the Middle East, Africa, and South Asia, Oman offers powerful regional reach.



THREE GLOBAL PORTS

Salalah, Sohar, and Duqm form a strong logistics network, supporting trade, industry, and international investment.

An aerial photograph of a modern city, likely Dubai, featuring a mix of green spaces, water bodies, and residential buildings. The city is built on a desert landscape, with green areas and water bodies interspersed among the buildings. The overall scene is a mix of urban development and natural elements.

A LOW-RISK ENVIRONMENT

BALANCED NEUTRAL APPROACH

Trusted diplomacy.
Calm investor climate.

LONG-TERM POLITICAL STABILITY

Consistent vision.
Reliable governance.

STRATEGIC ACCESS BEYOND HORMUZ

Direct routes to the
Arabian Sea.



Full Ownership and Long-Term Incentives

100%

Foreign
Ownership

30 Years

Tax
Exemptions

Long-Term

Usufruct
Contracts

10-Year

Renewable
Golden Residency



Modern Legal Framework

Escrow Protection

Mandatory, investor
safeguarded.

Transparent Land Registry

Secure property
records.

Structured Urban Planning

Planned future
growth.

Investment & Commerce Court

Focused dispute
resolution.

POWERING
Oman's new Downtown





1 Upcoming IFC



1 Upcoming Design District



5 Financial / Industrial HQs



10 Hotels & Wellness Centers



18-Hole Golf Course



2 International Schools

Total GFA

95 million SQFT
combined GFA

Total Residential Units

11,000+

Total Retail Space

2M+ SQFT

Muscat Hills + Madinat Al Irfan: Muscat's New Downtown



*Total constitutes Muscat Hills + Madinat Al Irfan Masterplans

MHID Mixed-Use & Residential

Integrated communities
shaped by quality.



An aerial photograph of the Muscat Hills Golf & Country Club. The image shows a large, well-maintained green golf course with several sand traps. In the foreground, there is a large, dark blue pond with a central fountain spraying water upwards. To the left of the pond, a winding river or canal flows through the landscape. The golf course is bordered by modern, multi-story residential buildings with light-colored facades and balconies. Palm trees are planted in rows along the roads and around the buildings. In the background, a city skyline is visible under a clear sky.

Muscat Hills Golf & Country Club

A landmark of leisure, community,
and long-term value

A woman with short, wavy grey hair is standing on a rooftop, looking over her shoulder towards the camera. She is wearing a long, white, high-necked dress and a light blue patterned scarf that is blowing in the wind. The background shows a cityscape at sunset, with hills and buildings visible under a warm, orange and yellow sky.

2,500+

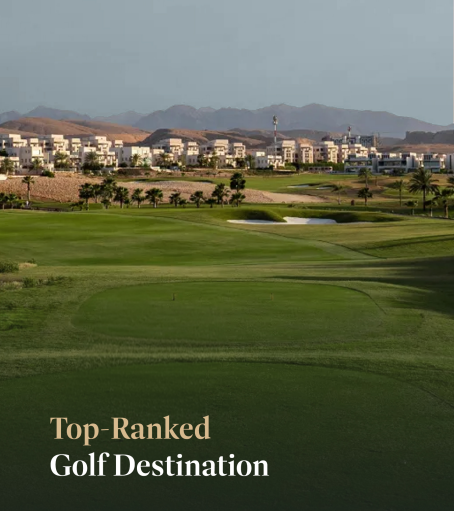
Homes Across
Downtown Muscat

MANSIONS | VILLAS | TOWNHOUSES | APARTMENTS



18-Hole Golf Course

The Sultanate's **first PGA-standard**
Leisure destination shaped for premium living.



Top-Ranked Golf Destination



A signature 18-hole course
positioned among the region's
premium leisure experiences.

A man and a woman are jogging on a paved path during the golden hour of sunset. The woman, on the left, is wearing a white zip-up athletic top and dark leggings, smiling as she looks towards the man. The man, on the right, is wearing a grey long-sleeved athletic shirt and dark shorts, also smiling and looking at the woman. They are surrounded by lush greenery, including tall grasses and palm trees. In the background, a residential area with modern houses and a golf course is visible, with mountains in the distance under a soft, orange-hued sky.

**Move Freely,
Live Fully**

Purpose-built trails bring fitness, nature, and daily wellbeing into the heart of the community.

8 km
Jogging & Cycling
Network



173

Bird Species

A thriving natural setting shaped around greenery, water, and biodiversity.



5-Star Golf Course Hospitality

The Essence of Refined Hospitality

Home to Tivoli La Vie, a 5-star golf course address featuring approximately 100 suites and serviced apartments, defined by understated elegance.



The Spa

Anantara Spa
A globally recognized
luxury wellness brand.

Restaurants and Bars

Benihana
Interactive Japanese
teppanyaki dining.

SOLÉ

Mediterranean and
Lebanese coastal
cuisine.

SOLÉ Lounge

Daytime bites,
refreshments,
and afternoon tea.

The Coffee Club

Casual café
dining.

Lobby Lounge

Light bites, coffee,
and relaxed
meetings.

An aerial view of a modern urban development. The scene is dominated by several tall, white, multi-story buildings with balconies and large windows. In the center, there is a paved courtyard area with palm trees, small white pavilions, and outdoor seating areas with red umbrellas. A few people are visible walking in the courtyard. The lighting suggests late afternoon or early evening, with long shadows and warm tones. The text "The Boulevard" is overlaid in the bottom left corner, with "Muscat Hills' Business District." below it.

The Boulevard

Muscat Hills' Business District.



850,000 SQFT

Destination

A large-scale district for business,
leisure, and community life.



Pedestrian-Only Experience

A car-free environment designed for walking,
dining, shopping, and everyday connection.



Inauguration of The Boulevard

under the patronage of
HM Sultan Haitham Bin Tariq



*Photographed March, 2016



2,000+ Apartments & Offices

A fully activated urban address for residents,
businesses, and professionals.



60+ Retail Outlets

A curated mix of cafés, casual eateries, retail, and lifestyle services.



Connected to Muscat Hills

At the foothills of Muscat Hills
Golf & Country Club



A Lifestyle Ecosystem

A destination combining residences, offices,
retail, dining, wellness, golf, and community living.

**Anchored by
Leading Institutions**

Home to major corporate anchors,
including Ominvest headquarters.

MHID Commercial & Retail

Premium destinations for
modern commerce.





Commerce, Connected

A modern destination where
business, retail, dining, and lifestyle
come together.

A woman wearing a light-colored hijab and a matching long-sleeved dress with gold embroidery is walking and smiling at a young boy. The boy is wearing a white thobe and a decorative white headband with a tassel. They are walking on a paved path at night, with warm string lights hanging above them and buildings in the background. Other people in traditional dress are visible in the distance.

Heritage in Motion

A community destination where heritage, family, and contemporary living converge through shared spaces and meaningful moments.

Business Tower I

Home to World Leaders

*Completed 2023



Larsen & Toubro



SalamAir



Nabors Industries
NYSE: NBR

%
ARABICA

COSTA
COFFEE


EL TURCO

French
— BAKERY —


MEIRA
CAFE


EL PESCADOR
TURKISH FISH RESTAURANT

PAPA JOHN'S

FAWAZ
— AND CO —
LEBANESE

MAMA
MARIA
♥

أوشال
AWSHAL


SHIRIN
BANO
— —

B&G
— STREET —


NAMASKAR

MITCHI
FRENCH BAKERY
— . —

MANNYS
— CAFE —


KOKOHUDU

PORTA
— CAFE —


HILLS
SALON & SPA

COIFFURE
— BY MAAZ —


PARAMOUNT
POWER LOUNGE


VI FIT

العربية العود
ARABIAN OUD


PLATINUM
CAR RENTALS

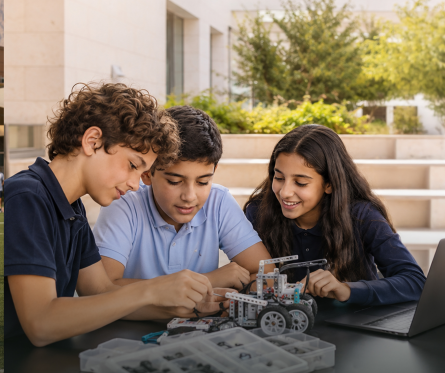
THE
AROMA
— STORY —


ARGENTO
— GENTS —



Education Within The Masterplan

600,000+ SQFT of internationally accredited schools



French School of Muscat American British Academy (ABA)



Aerial View of the American
British Academy (ABA)
Campus at **Muscat Hills**

Oman's Next-Gen

Business Commerical Hub



Business Tower II
Currently In Construction



500,000 SQFT
of Elevated Workspace in Muscat's New Downtown

Project Amenities

Designed for modern working life, with wellness, convenience, security, and collaboration in one balanced workplace.



Swimming
Pool



Indoor
Gym



Sauna



Steam
Room



Members'
Club



Office
Concierge



Co-Working
Offices



24/7
Security



EV
Parking



Multi-Faith
Room



Day-Care
Center



Multi-Purpose
Rooms



High-Visibility Retail

Prime storefronts positioned for footfall, visibility, and everyday customer engagement.



Flexible Office Spaces

Adaptable workspaces designed for productivity, collaboration, and business growth.



The image shows a modern building facade with a large digital billboard and a sign for Muscat Hills Bazar. The billboard features a futuristic design with blue and purple swirling patterns and the text 'WE SHAPE THE FUTURE' and 'Contact Us Now'. The building has a dark, textured facade with vertical slats. The sign for Muscat Hills Bazar is illuminated in white. The building is surrounded by palm trees and other vegetation. The sky is blue with some clouds.

MUSCAT HILLS
BAZAR

**Al-Irfan City's
First Mall**

Currently in Construction



Muscat Hills Bazaar,
Your Ideal Investment Destination!

360
Commercial Stores

1,560
Parking Spots



A destination where business, lifestyle, and community converge.

From commercial and retail to hospitality, residences, and leisure, MHID creates integrated destinations for modern living.



Disclaimer

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MUSCAT HILLS
INTERNATIONAL DEVELOPMENT