



ZABEEL

HOTEL APARTMENTS

SALALAH
SULTANATE OF OMAN



EXCLUSIVE INVESTMENT OPPORTUNITY

PROJECT OVERVIEW

ZABEEL HOTEL APARTMENTS

A premium hospitality development in the heart of Salalah, designed to deliver exceptional returns through strong demand, strategic location, and world-class facilities.



24
HOTEL
APARTMENTS



PREMIUM
LOCATION



LUXURY
FACILITIES



STRONG ROI
POTENTIAL



MANAGED
ASSET

PROJECT HIGHLIGHTS



24 Luxury Hotel Apartments

Fully serviced hotel-style living



80% Completed

Construction is well advanced and on schedule



Handover Within 3 Months

Ready for operation and revenue generation



100% Ownership Opportunity

Full ownership opportunity for investors



Golden Residency Eligibility

Purchasing the entire hotel apartment complex may qualify the buyer for Oman Golden Residency, including eligible family members, subject to applicable laws and government approval.



Bank Account Opening

Facilitates corporate and personal banking in Oman



INVESTMENT HIGHLIGHTS



OMR 2.20M

AED 21M

SAR 21.44M

TOTAL INVESTMENT
VALUE

OMR 314K

AED 3M

SAR 3.06M

PROJECTED GROSS
ANNUAL INCOME

**7
YEARS**

ESTIMATED CAPITAL
PAYBACK PERIOD

80% COMPLETED | HANDOVER IN 3 MONTHS



STRONG TOURISM DEMAND

Salalah is a top tourism destination with growing visitor numbers



ATTRACTIVE ROI

High rental yields with long-term capital appreciation



STRATEGIC LOCATION

Prime location with easy access to key attractions, beaches, and airport



SECURE INVESTMENT

Backed by solid market fundamentals and legal protection

THE APARTMENTS

Each apartment is thoughtfully designed to offer elegance, comfort, and functionality, ensuring a memorable stay for guests.



SPACIOUS
LAYOUTS



PREMIUM
FINISHES



FULLY
FURNISHED



MODERN
KITCHEN



BALCONIES WITH
SCENIC VIEWS



SUITE

1

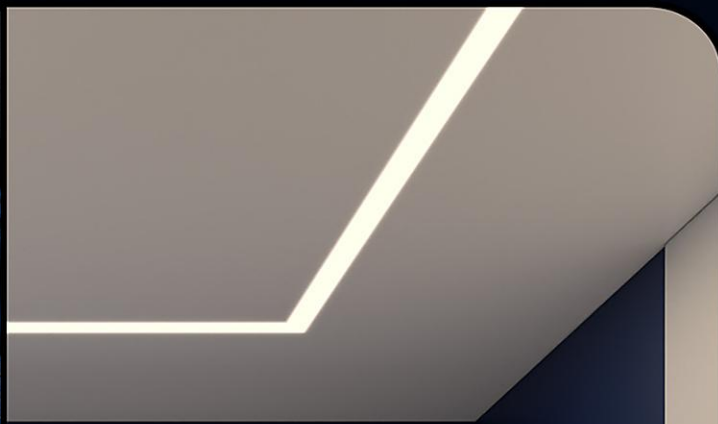


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SUITE 2





SUITE 3

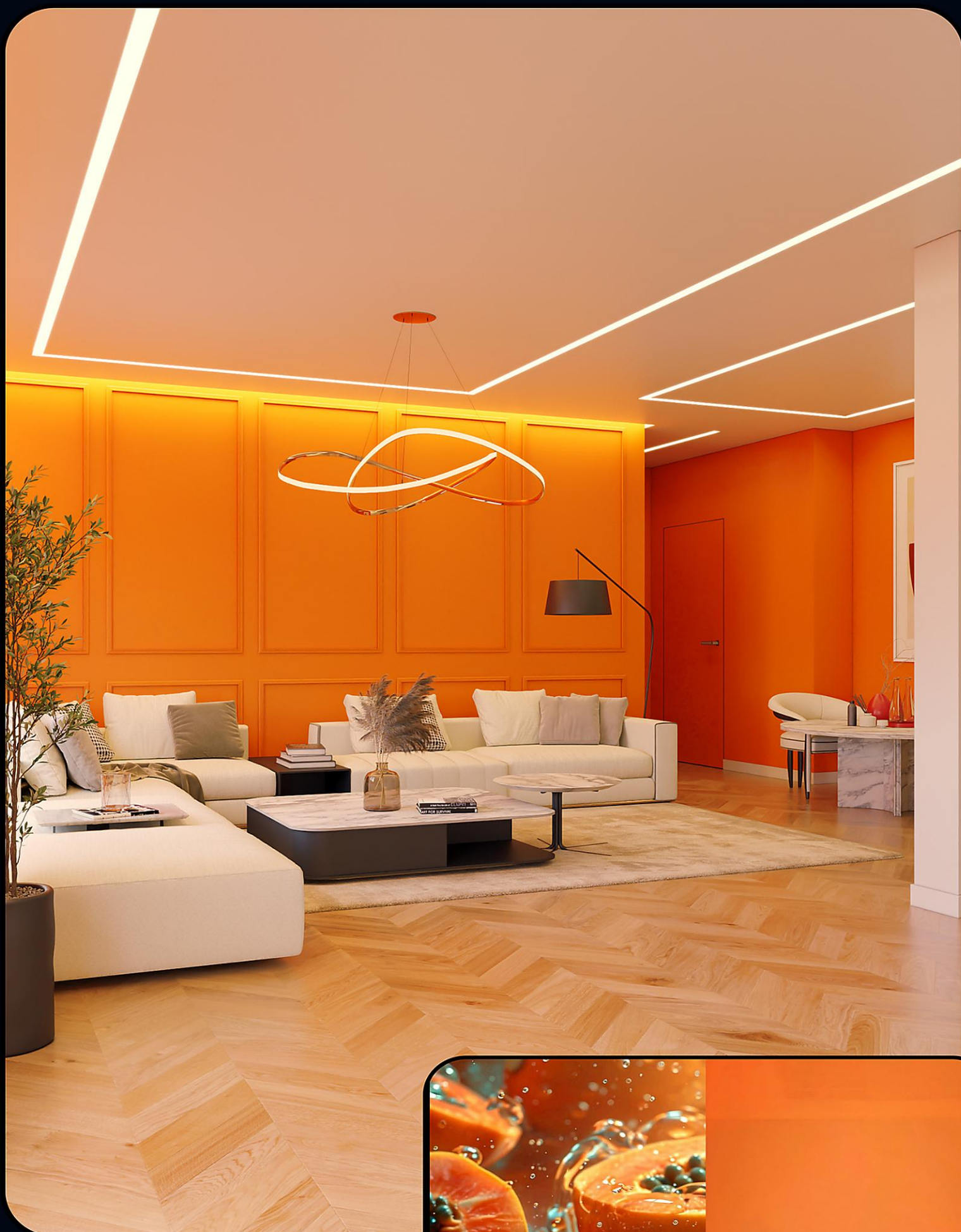




SUITE 4

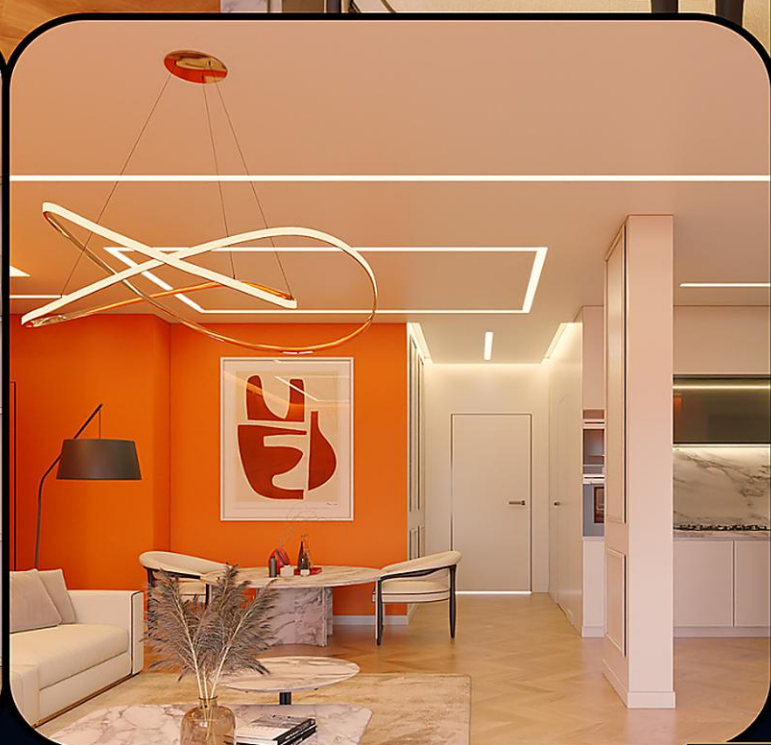






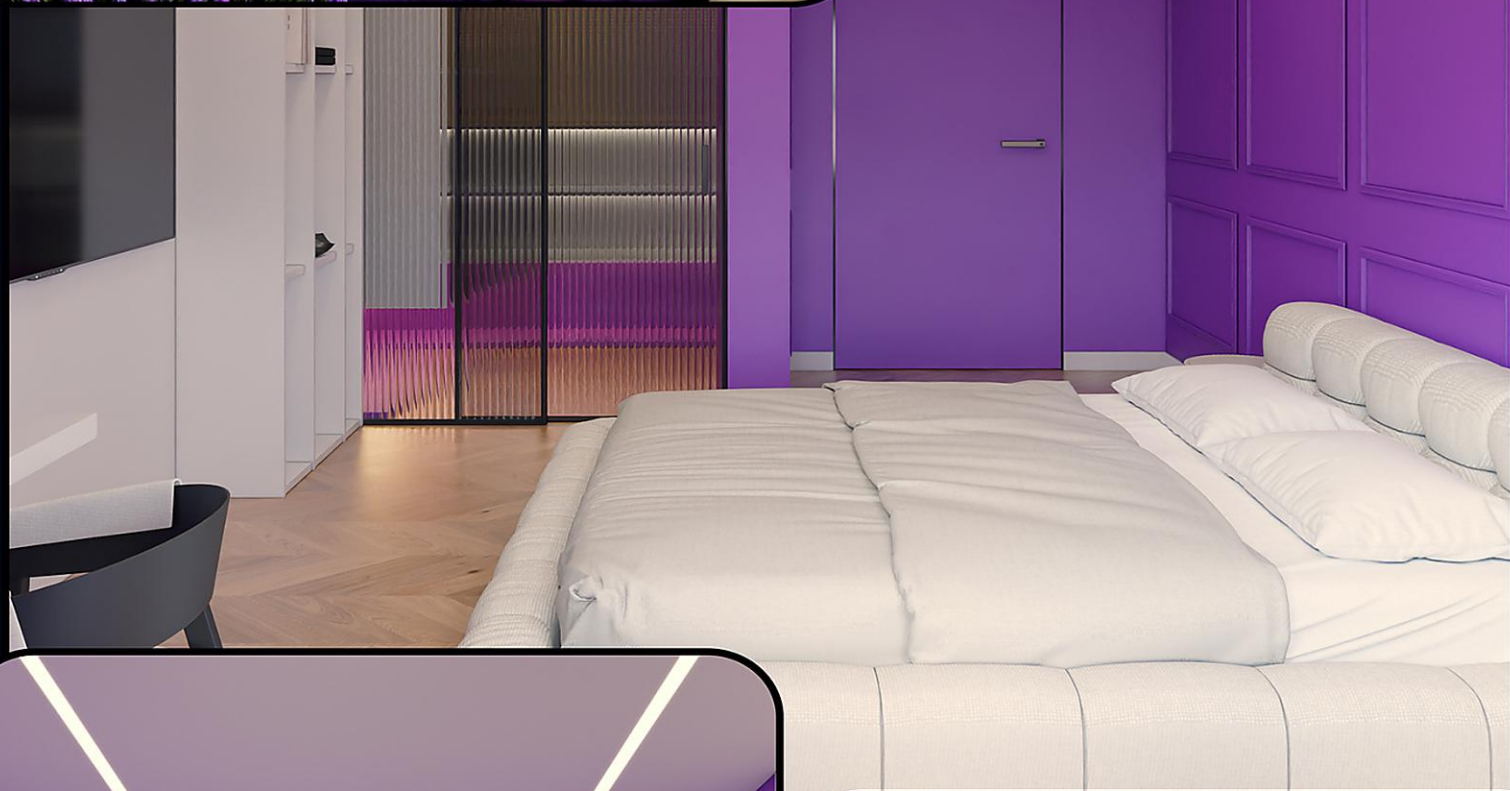
SUITE 5







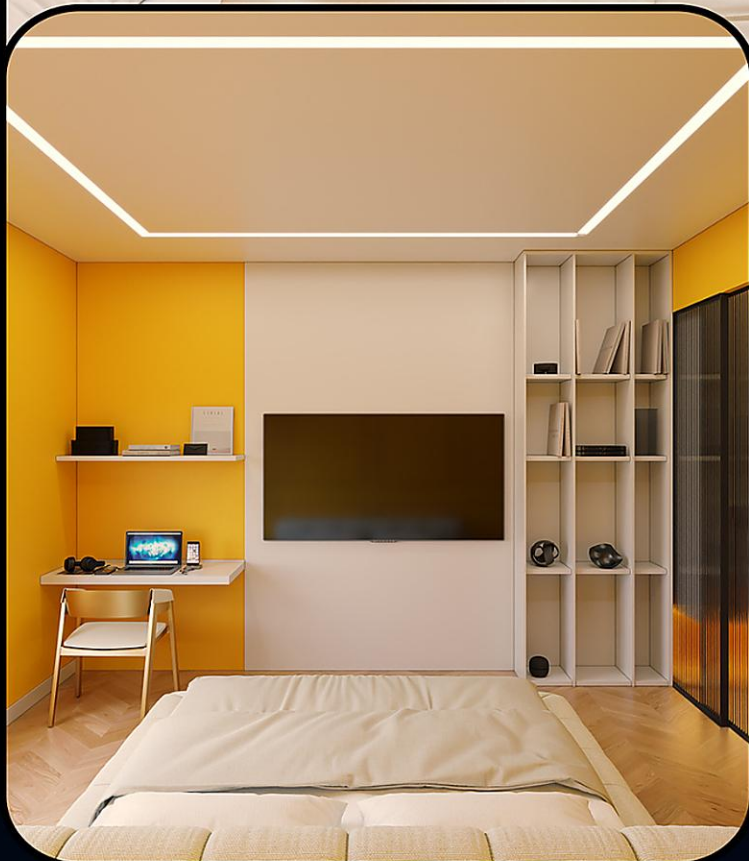
SUITE 6





SUITE 7







SUITE 8







LOBBY

Roof Garden

The project's beautiful and spacious roof garden, with pergolas and a ventilation system, offers a wonderful space for outdoor relaxation and enjoyment. This uniquely designed space creates a pleasant and serene environment for the residents.



PREMIUM FACILITIES

- Swimming Pool
- Fitness Center
- Jacuzzi & Sauna
- Coffee Shop
- 24/7 Security
- Covered Parking
- Housekeeping Service
- Front Desk & Concierge
- High-Speed Internet
- Laundry Service





STRATEGIC LOCATION



SALALAH

Salalah is Oman's most popular tourism destination, renowned for its natural beauty, pleasant climate, and fast-growing hospitality sector.



5 Min

To Salalah Beach



10 Min

To Salalah Airport



Close to Major

Shopping Malls



Surrounded by

Hotels & Resorts

INVESTMENT RATIONALE



High Occupancy Potential

Consistent demand from tourists, business travelers, and families.



Stable Rental Income

Attractive returns with strong seasonal performance.



Capital Appreciation

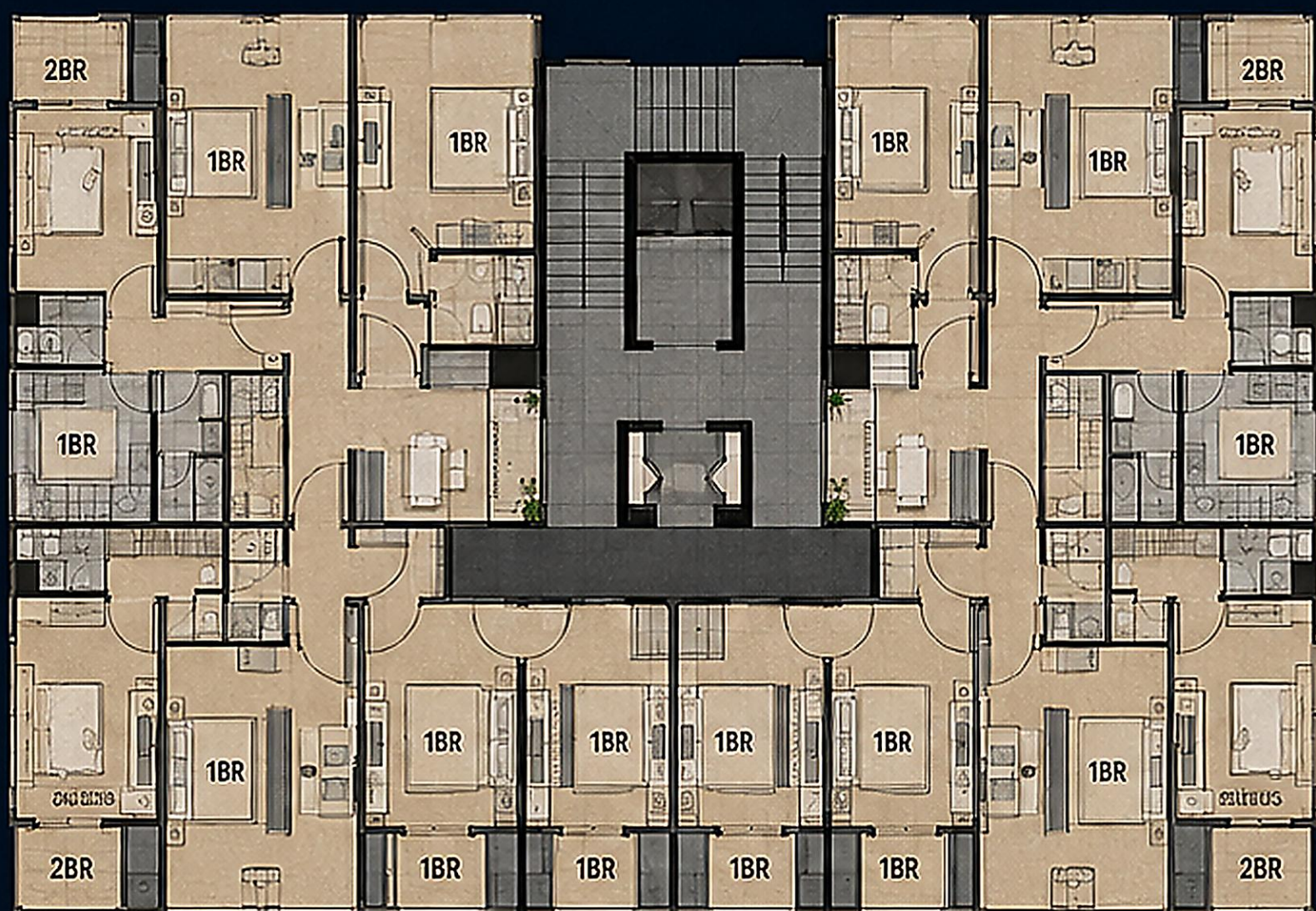
Salalah's real estate market is growing with strong fundamentals.



Managed Asset

Professional management ensures optimal operations and returns.

FLOOR PLAN OVERVIEW



24
APARTMENTS



MULTIPLE
UNIT TYPES



EFFICIENT
LAYOUTS



MAXIMIZED
REVENUE



DEVELOPMENT PROGRESS



80% COMPLETED

Construction is well underway with high quality standards, ensuring timely completion.



- ✓ Structural Works – Completed
- ✓ Finishing Works – In Progress
- ✓ MEP Works – In Progress
- ✓ External Works – In Progress



FINANCIAL SUMMARY



Total Investment Value	AED 21,000,000
Projected Gross Annual Income	AED 3,000,000
Estimated Payback Period	7 Years
Project Completion	80%
Handover	Within 3 Months
Ownership	100% Freehold



100% Full Ownership

An exceptional opportunity to acquire a fully developed hospitality asset in one of Oman's most attractive tourism markets.





INVESTMENT SUMMARY

NIGHTLY RENTAL INCOME & 7-YEAR ROI

Zabeel Hotel Apartments presents a premium hospitality investment opportunity built around 24 income-generating units in Salalah. Based on projected gross annual rental income of AED 3 million from nightly operations, the project offers a 7-year capital recovery horizon with an estimated average annual ROI of approximately 14.3%. This investment model is suited for buyers seeking recurring hospitality income, long-term asset value, and strong operational yield in one of Oman's fastest-growing tourism markets.

INVESTMENT OVERVIEW

 TOTAL UNITS 24 HOTEL APARTMENTS	 TOTAL INVESTMENT VALUE AED 21,000,000	 PROJECTED GROSS ANNUAL INCOME AED 3,000,000
 PROJECTED MONTHLY GROSS INCOME AED 250,000	 AVERAGE ANNUAL INCOME PER UNIT AED 125,000	 AVERAGE MONTHLY INCOME PER UNIT AED 10,417
 APPROX. DAILY REVENUE PER UNIT AED 342	 ROI / CAPITAL RECOVERY 7 YEARS	 AVERAGE ANNUAL ROI 14.3%



STRATEGIC BENEFIT

Full acquisition of the complex may support eligibility for Oman Golden Residency for the investor and eligible family members, subject to applicable laws and government approval.



**INVEST IN HOSPITALITY.
EARN FOR TOMORROW.
OWN FOR GENERATIONS.**

KEY INVESTMENT HIGHLIGHTS

 ATTRACTIVE ROI ~14.3% average annual return	 PRIME LOCATION In the heart of Salalah – high demand all year	 NIGHTLY RENTAL MODEL Optimized for consistent income through short-term stays	 STRONG CASH FLOW AED 3M projected annual gross income	 LOW RISK PROFILE Hospitality asset in a growing tourism market	 GOLDEN RESIDENCY ELIGIBILITY Potential path to Oman Golden Residency*
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SEVEN STAR

INVESTMENT COMPANY LLC

Your trusted partner in premium real estate investments in Oman.

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