

# Investor Opportunity Summary: Al Mouj Luxury Apartments — Muscat, Oman

This is a unique opportunity to invest in a landmark luxury apartment development in Al Mouj, Muscat—one of Oman’s most prestigious waterfront communities. The project is a collaboration between Waldron Solutions Pty Ltd and ProLink LLC, with ProLink LLC fully authorized by the Sultanate of Oman to act as the local partner under the Omani Foreign Capital Investment Law (Royal Decree No. 50/2019). ProLink LLC provides the essential platform to facilitate foreign investment, construction, and sales activities, ensuring compliance and seamless execution.

## Project Overview:

- **Prime Location:** 51,091 m<sup>2</sup> plot in Al Mouj, Muscat, offering direct access to the city’s top amenities and lifestyle destinations.
- **Scale and Design:** 97,244 m<sup>2</sup> gross floor area, 77,795 m<sup>2</sup> saleable space, and 903 luxury apartments (studios, 1 BHK, 2 BHK, 3 BHK) designed for high-net-worth individuals, both local and expatriate.
- **Financials:**
  - Land Cost: USD 104M
  - Construction Cost: USD 126.4M
  - Total Investment: USD 230.4M
  - Projected Revenue: USD 383.2M
  - Estimated ROI: USD 152.8M (approx. 66.3% return on capital)
  - Majority of units expected to be sold within 2.5 years
- **Sales Model:** Build-and-sell, not lease, maximizing capital returns and market responsiveness.

## Strategic Advantages:

- **Government-Backed Partnership:** ProLink LLC’s authorization ensures full legal compliance, streamlined approvals, and robust local support.
- **Market Demand:** Muscat’s luxury real estate sector is expanding rapidly, driven by economic growth, population influx, and a strong appetite for premium urban living.
- **Design Flexibility:** Investors have the opportunity to influence final design and amenities, optimizing returns and market appeal.

## Why Invest:

This project offers investors a rare chance to participate in a transformative urban development, backed by strong government support and a proven local partner. With a prime location, robust financials, and a clear path to market, the Al Mouj luxury apartment project is positioned for rapid sales, substantial returns, and long-term value creation.

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