

COMPOUND - SOHAR ONE

UBICATION	8Q39+4WP, Unnamed Road, Sohar, Oman	
N° VILLAS	54	
WEBSITE	soon online	
EMAIL	internationalprojects@nova-dynamics.it	
SOHAR	International port, Free Zone, growing economic area, Abu Dhabi-Sohar railway line set to open in 2026. Sohar is a vacation destination for Omanis and Arabs in general	
TARGET CLIENT	Arab people (UAE, Iranian) (Mortgage up to 80%) for a second home (nature, greenery, trees, mountains, 5°C cooler during the hotter season)	
	Omani nationals and residents (Mortgage up to 90%) [Approximately 2.7 million people live in Oman, with the majority residing between Muscat, Seeb, and Sohar]. This area is popular for second homes and investment opportunities, in addition to the city of Sohar itself, which has a population of approximately 240,000.	
	Indian resident doctor working in a nearby hospital (Mortgage 90%)	
	International's manager working at Sohar Port (Mortgage 80%)	
	International's manager working at Sohar Free Zone (Mortgage 80%)	
	Chinese resident community eligible for (90% mortgage)	
	European, Chinese, Indian, or other international expats (including young investors paying with a mortgage or retirees). Expats are eligible for a mortgage provided they are under 50 years of age.	
Mortgage available	Up to 80% Expat non residents (Under 50 Years age)	
	90% Residents	
Payment plan	10% upon signing the contract	
	10% after 30 days	
	Then 5% every 2 months	
	Delivery within 12 months from the first payment	
Starting price	\$ 185.000,00 (72.000,00 Rial OMR)	
Villas	G + 1 +RT 200sqm Interior space + 100 sqm rooftop pool + garden + parking spaces	
Villas Description	4 bedroom	Kitchen
	1 master bedroom + walkin wardrobe	Living room
	1 maid's room	Dining room
	Majlis	Rooftop swimming pool
	4 bathroom	Rooftop relax area
		2 parking spaces
Compound Amenities	Shared swimming pool	
	Children's playground	
	Common green area	
	Fitness Club	
	Gated community	

Strenghts	Nature, greenery, mountains, and trees – a natural environment that is rare and not commonly found in the UAE. Adding to its appeal, the sea is just 5 minutes away. The location is highly accessible, being only 2 hours from Dubai, 2 hours from Muscat, and just 1 hour from the UAE border. Situated in a rapidly growing country, this area presents an outstanding opportunity for investment.
Why Oman	5% annual growth in purchasing power
	Residential real estate market growing at a 9,2% CAGR (2023-2030)
	Lifetime residency visa
	100% Freehold ownership for all nationalities
	One of the safest countries in the world
	0% personal income tax
	0% capital gains tax
	0% inheritance tax (inheritance laws of the owner's country apply)
	25 year exemption from corporate income tax in special economic/free zones
	Tourism hub with projected revenues of 22,5 billion in 2024
Agency Commission	5%
	10% within the first 90 days