

Not Temporary...
PERMANENT



BOULEVARD TOWER

MUSCAT HILLS



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@tibiaan



BOULEVARD TOWER

TAKING AFFORDABLE LUXURY
TO A WHOLE NEW LEVEL



ABOUT MUSCAT HILLS

Muscat Hills is at the heart of an area undergoing significant evolution within Muscat and strategically close to the new airport, the acclaimed new Muscat Exhibition and Convention centre and numerous commercial establishments.

Muscat Hills also has the advantage of being part of the 'New Downtown' designated zone. This area has been earmarked to become the most important growth zone of Muscat and take the city into a new era of commercial and residential importance.



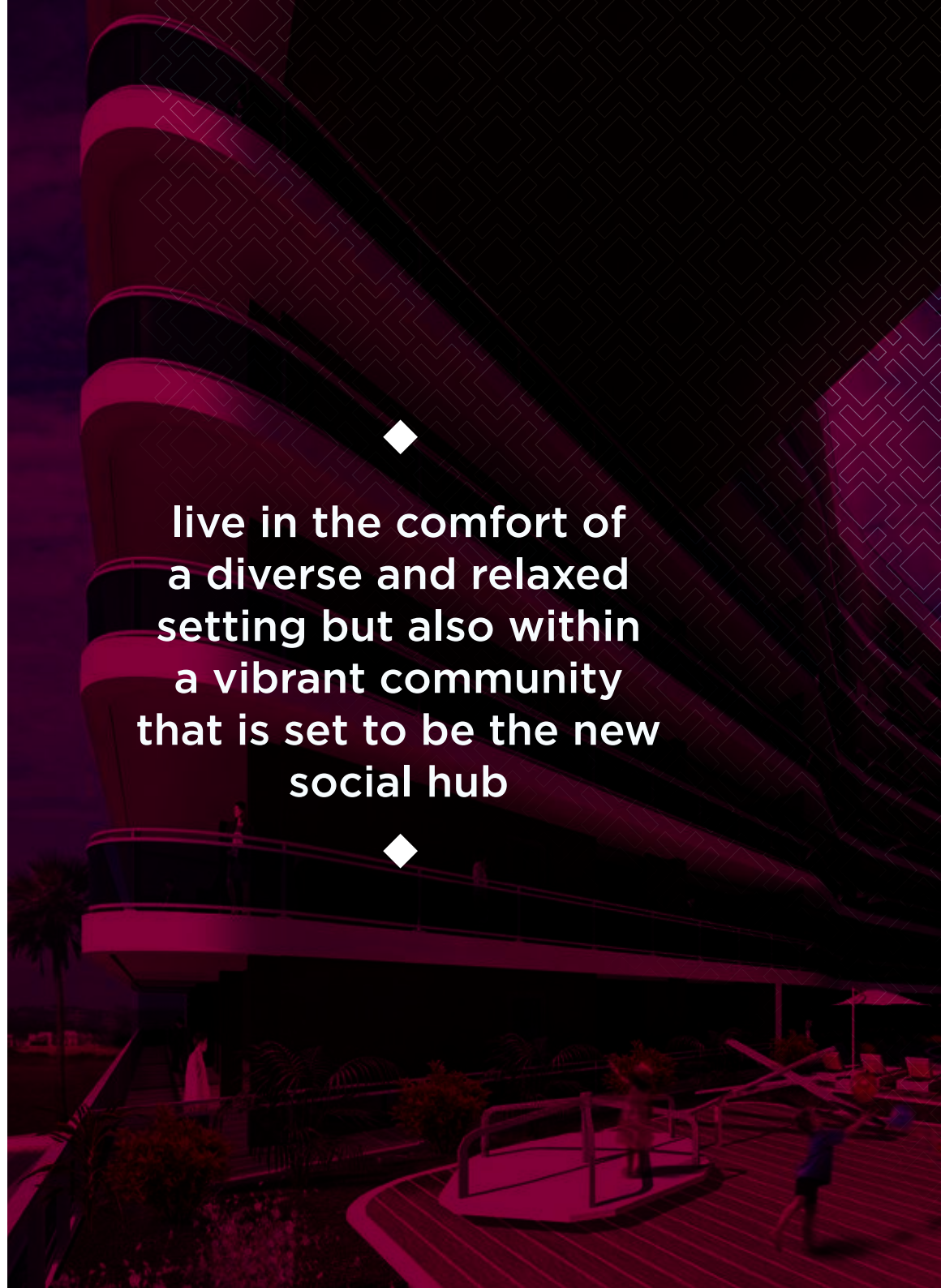
An integrated residential and commercial community located just minutes from Muscat International Airport, unique because of its close proximity to the golf course, dining and retail outlets.

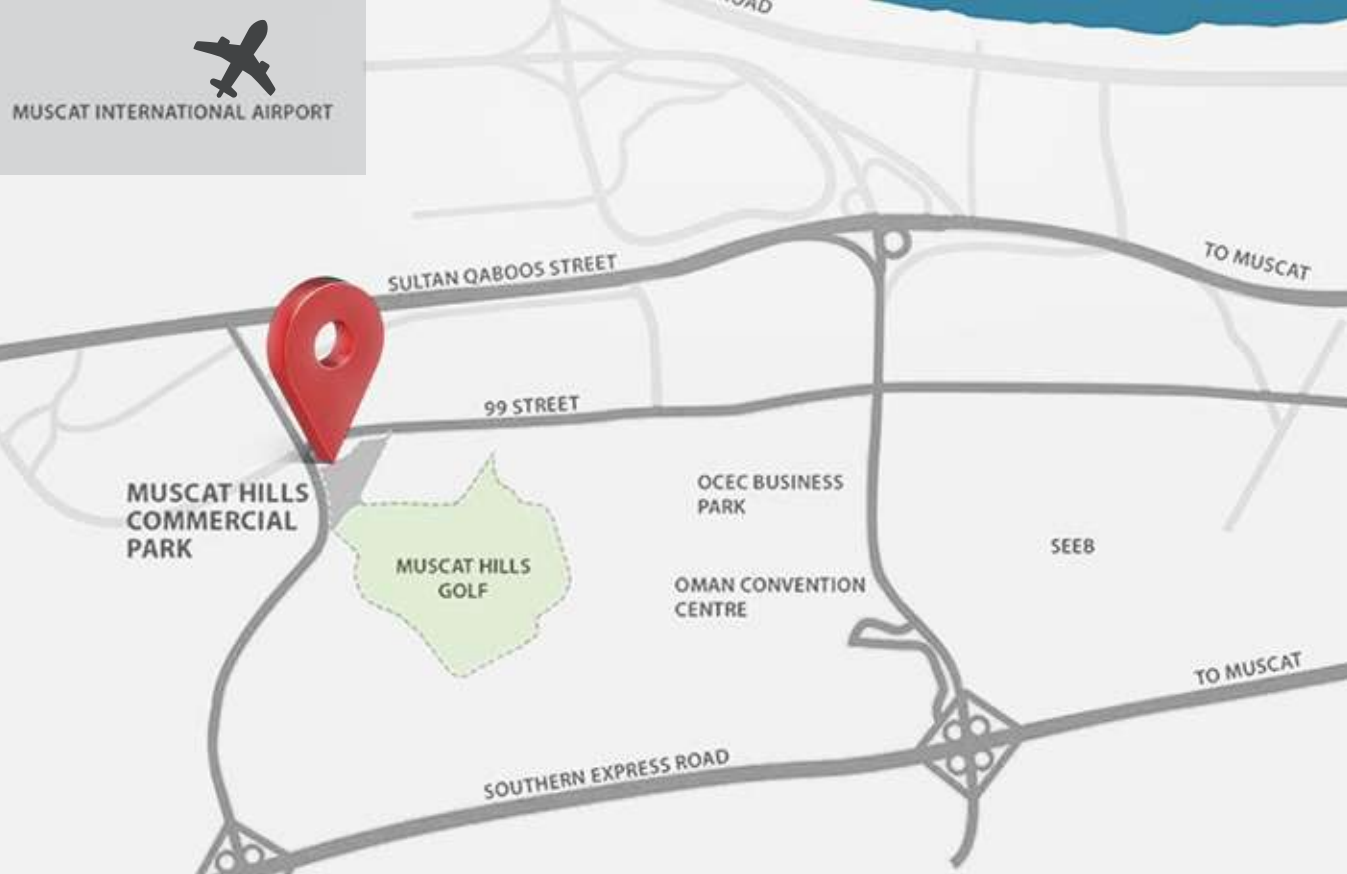
IT IS DIFFERENT

A state of the art, the high-end residential and commercial building in one of the most important locations in Oman is the latest initiative of the group

Boulevard Tower at Muscat Hills offers well-designed one, two and Duplex apartments designed for the discerning occupant.

live in the comfort of
a diverse and relaxed
setting but also within
a vibrant community
that is set to be the new
social hub



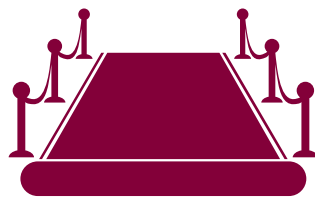


Muscat
International Airport



CLOSE TO

Muscat
Exhibition & Convention centre



Numerous Commercial
Establishments

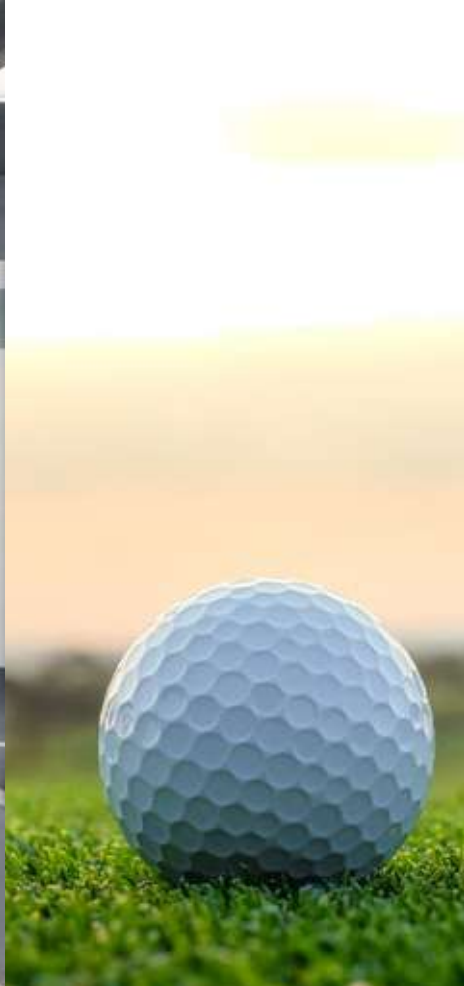


◆
All Nationalities

**Freehold
Ownership**

**For you and
your Family**
◆





FEATURES

Gymnasium

Swimming Pool

Multipurpose Hall

Children's Play Area

Concierge and Security Service

Communal Garden

The Developer



Asas Oman Group, the developer of Boulevard Tower, is an organization established in 1991.

The company is known for their diverse business interests and professional standing in the community. The group's activities include prominent money exchange businesses, real estate development, construction, crushers and mining.

Well known in the retail industry, the group runs a variety of food and beverage outlets as well as numerous petrol stations throughout the Sultanate. Each and every company belonging to the group is committed to upholding the highest of international standards.

One of the group's latest initiatives is to develop a high-end residential and commercial building at one of Oman's prime locations today, which is a commitment that we are very keen to fulfill.

176

Residential
Apartments



High-end Design
and Construction



Fitted
Kitchens



FLOOR PLANS

GENERAL PLANS GROUND FLOOR



GENERAL PLANS FLOOR 1



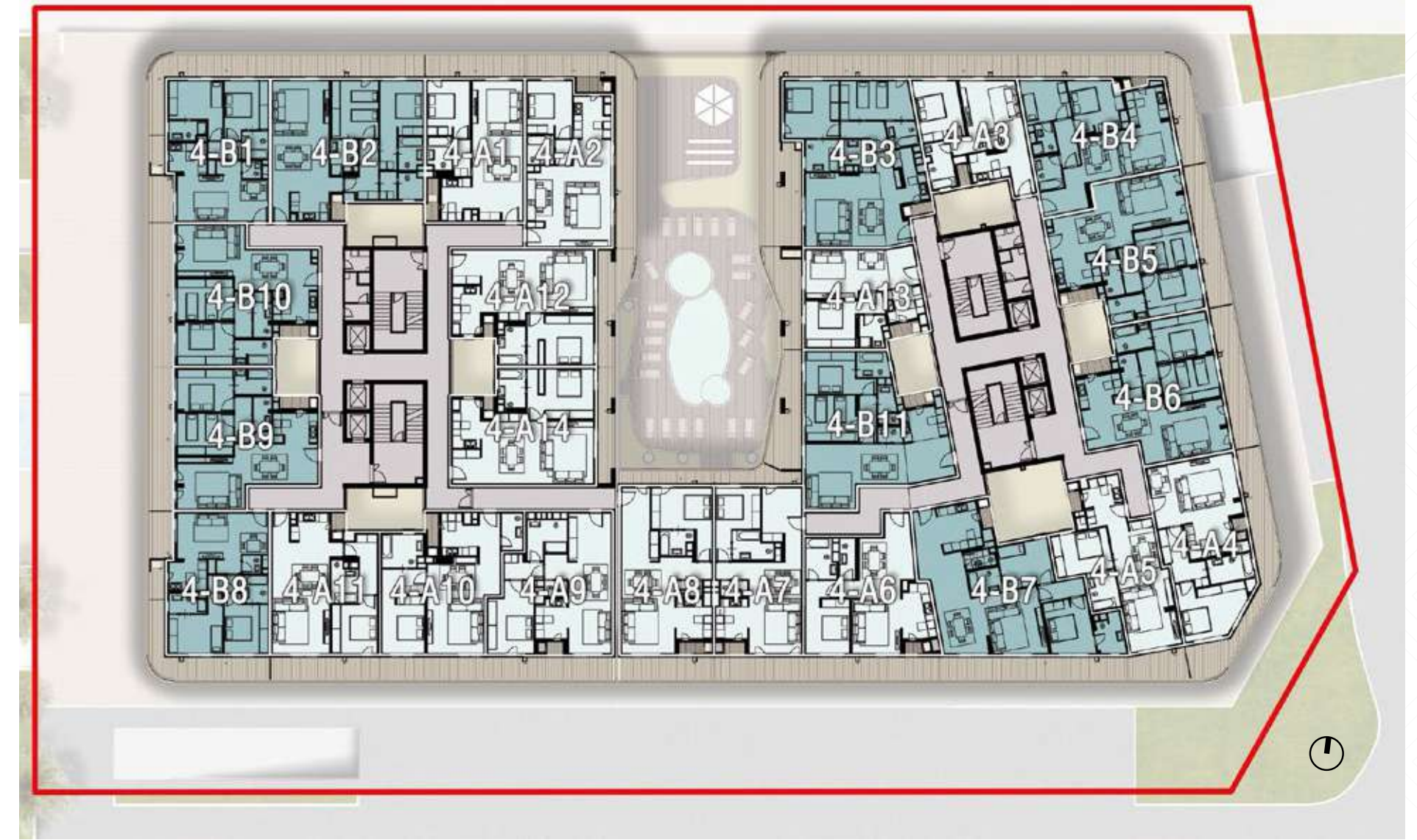
GENERAL PLANS FLOOR 2



GENERAL PLANS FLOOR 3



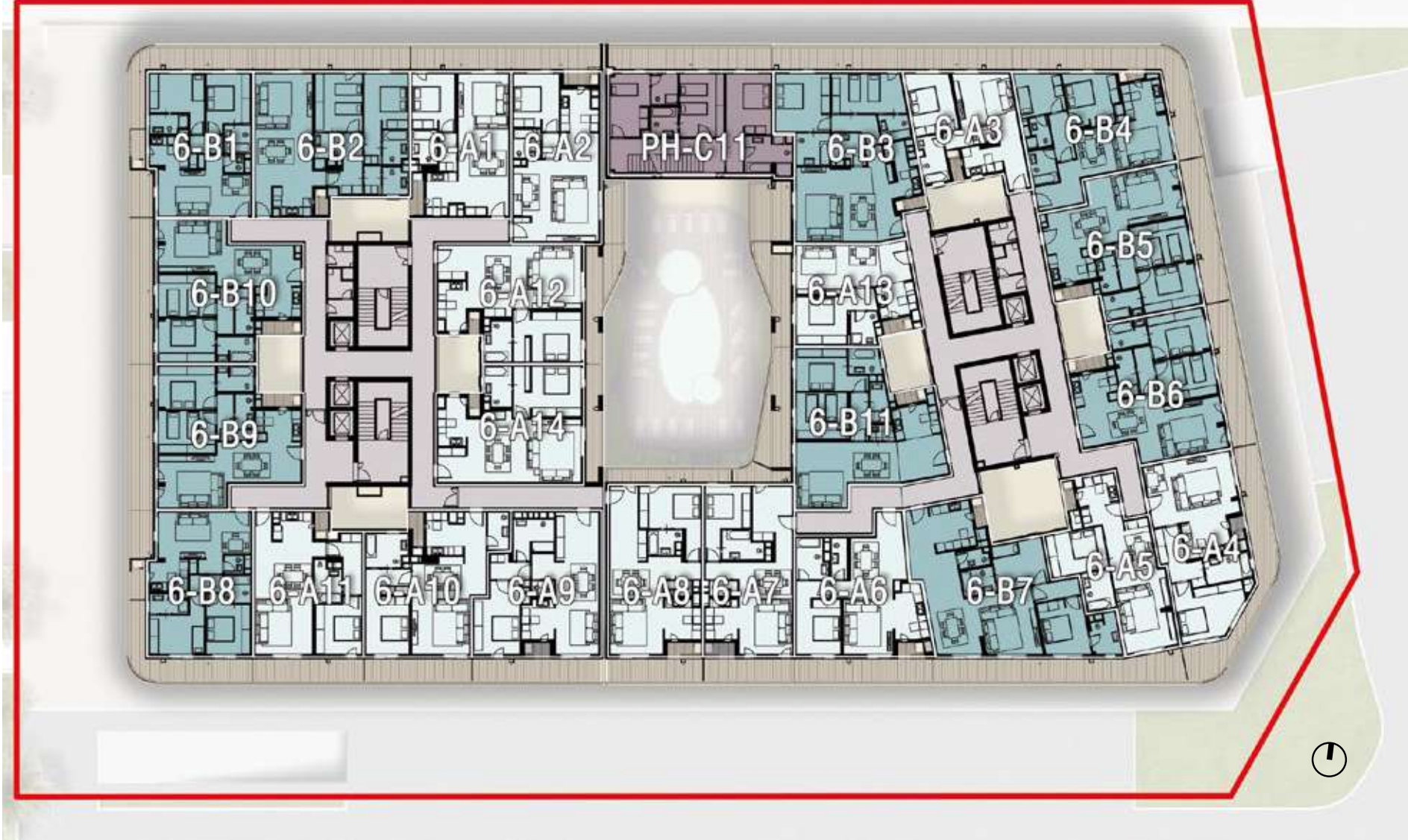
GENERAL PLANS FLOOR 4



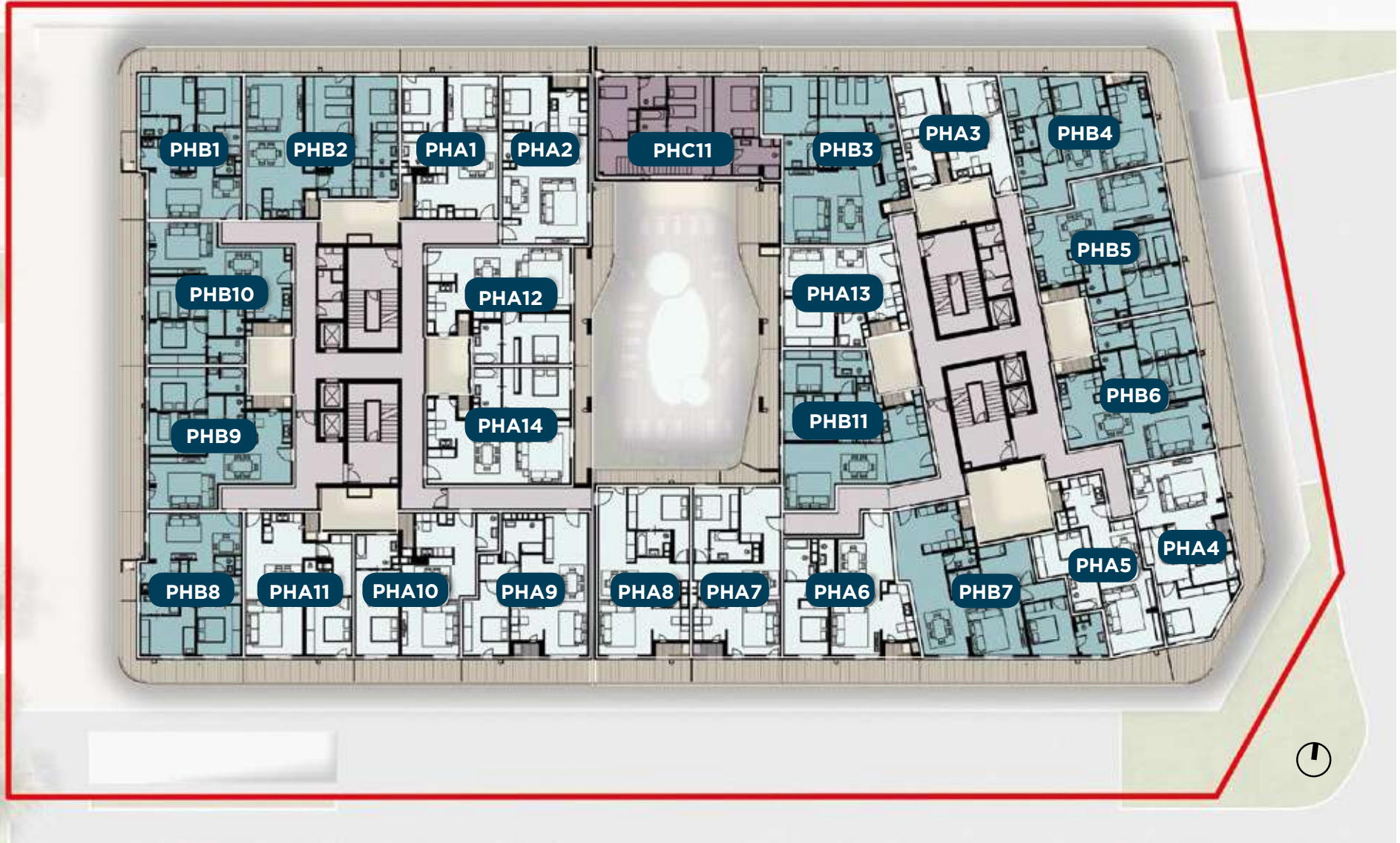
**GENERAL PLANS
FLOOR 5**



**GENERAL PLANS
FLOOR 6**



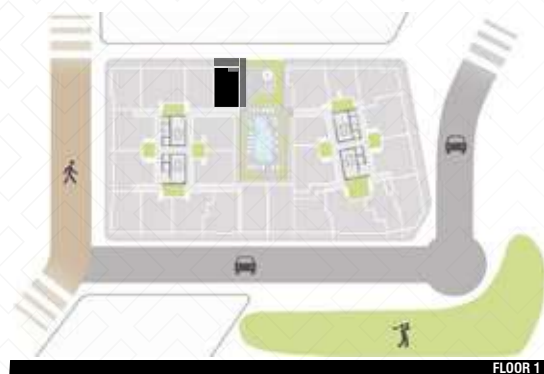
GENERAL PLANS PENTHOUSE FLOOR



LAYOUT APARTMENT TYPE

1A1 - 2A1 - 3A1
4A1 - 5A1 - 6A1 - PHA1



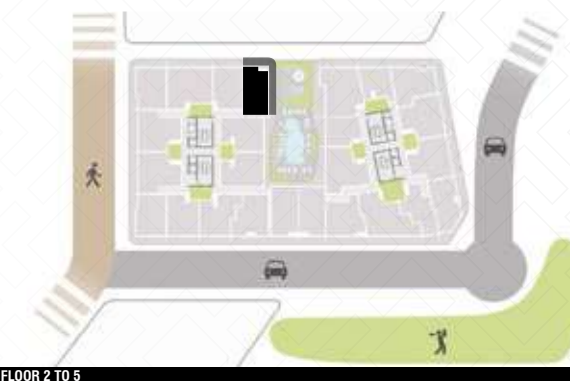


LAYOUT APARTMENT TYPE

1A2

SA: 68sqm+ 35sqm terrace

Room List:
 . living room and dining room 31.8sqm
 . kitchen 5sqm
 . bathroom 4.1sqm
 . bedroom 12.7sqm



LAYOUT APARTMENT TYPE

2A2 - 3A2 - 4A2
5A2 - PHA2

SA: 80sqm+ 34sqm terrace

Room List:
 . entrance, living room and dining room 39.5sqm
 . kitchen 7.6sqm
 . bathroom 4.1sqm
 . bedroom 12.7sqm



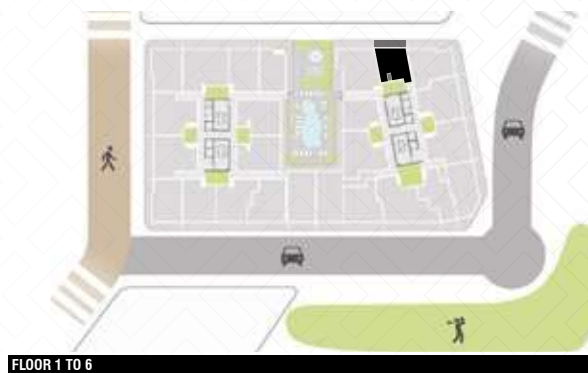


LAYOUT APARTMENT TYPE

6A2

SA: 81sqm+ 19sqm terrace

Room List:
 . living room and dining room 39.5sqm
 . kitchen 7.6sqm
 . bathroom 4.1sqm
 . bedroom 12.7sqm



LAYOUT APARTMENT TYPE

**1A3 - 2A3 - 3A3 - 4A3
5A3 - 6A3 - PHA3**

SA: 62sqm+ 16sqm terrace

Room List:
 . entrance, living room and dining room 26.8sqm
 . kitchen 5.1sqm
 . bathroom 5.8sqm
 . bedroom 13.1sqm





LAYOUT APARTMENT TYPE

**1A4 - 2A4 - 3A4 - 4A4
5A4 - 6A4 - PHA4**

SA: 81sqm+ 34sqm terrace

Room List:

- . living room and dining room 27.5sqm
- . kitchen 8.6sqm
- . bathroom 5.9sqm
- . bedroom 16.5sqm



LAYOUT APARTMENT TYPE

**1A5 - 2A5 - 3A5 - 4A5
5A5 - 6A5 - PHA5**

SA: 72sqm+ 11sqm terrace

Room List:

- . entrance, living room and dining room 36.2sqm
- . kitchen 5.7sqm
- . bathroom 5.5sqm
- . bedroom 12.2sqm



LAYOUT APARTMENT TYPE

**1A6 - 2A6 - 3A6 - 4A6
5A6 - 6A6 - PHA6**

SA: 81sqm+ 21sqm terrace

Room List:

- . entrance, living room and dining room 34.4sqm
- . kitchen 8.5sqm
- . bathroom 6.2sqm
- . toilet 3.3sqm
- . bedroom 15.1sqm



LAYOUT APARTMENT TYPE

1A7

SA: 80sqm+ 21sqm terrace

Room List:

- . entrance, living room and dining room 24.7sqm
- . kitchen 6.8sqm
- . bathroom 5.2sqm
- . toilet 2.1sqm
- . bedroom 12.2sqm





LAYOUT APARTMENT TYPE

**2A7 - 3A7 - 4A7
5A7 - 6A7 - PHA7**

SA: 80sqm+ 21sqm terrace

Room List:

- . entrance, living room and dining room 24.7sqm
- . kitchen 6.8sqm
- . bathroom 5.2sqm
- . toilet 2.1sqm
- . bedroom 12.2sqm



LAYOUT APARTMENT TYPE

**1A8 - 2A8 - 3A8 - 4A8
5A8 - 6A8 - PHA8**

SA: 85sqm+ 23sqm terrace

Room List:

- . entrance, living room and dining room 37.2sqm
- . kitchen 7.6sqm
- . bathroom 3.6sqm
- . toilet 2sqm
- . bedroom 15.9sqm



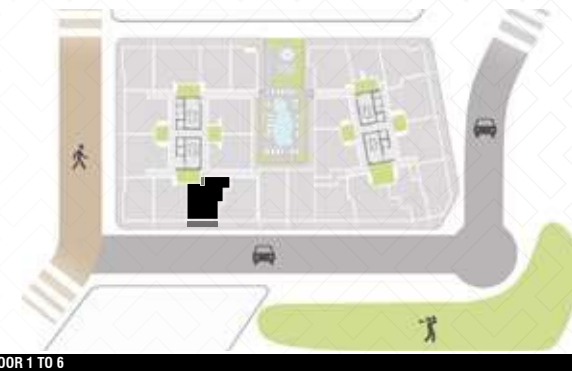


LAYOUT APARTMENT TYPE

1A9 - 2A9 - 3A9 - 4A9
5A9 - 6A9 - PHA9

SA: 86sqm+ 19sqm terrace

- Room List:
- . entrance, living room and dining room 30.9sqm
 - . kitchen 6.8sqm
 - . bathroom 7.5sqm
 - . toilet 1.7sqm
 - . bedroom 15.6sqm



LAYOUT APARTMENT TYPE

1A10 - 2A10 - 3A10 - 4A10
5A10 - 6A10 - PHA10

SA: 88sqm+ 16.5sqm terrace

- Room List:
- . entrance, living room and dining room 35.2sqm
 - . kitchen 7.9sqm
 - . toilet 4sqm
 - . bathroom 6.8sqm
 - . bedroom 18.3sqm





FLOOR 1 TO 6

LAYOUT APARTMENT TYPE

1A11 - 2A11 - 3A11 - 4A11
5A11 - 6A11 - PHA11

SA: 80sqm+ 16sqm terrace

- Room List:
- . entrance, living room and dining room 36.5sqm
 - . kitchen 5.5sqm
 - . bathroom 5.3sqm
 - . bedroom 12.3sqm



FLOOR 1

LAYOUT APARTMENT TYPE

1A12

SA: 88sqm+ 12 sqm terrace

- Room List:
- . entrance, living room and dining room 42.5sqm
 - . kitchen 7.1sqm
 - . bathroom 5.4sqm
 - . bedroom 17sqm





FLOOR 2 TO 7

LAYOUT APARTMENT TYPE

**2A12 - 3A12 - 4A12
5A12 - 6A12 - PHA12**

SA: 88sqm+ 17sqm terrace

Room List:

- . entrance, living room and dining room 42.5sqm
- . kitchen 7.1sqm
- . bathroom 5.4
- . bedroom 17sqm



FLOOR 1

LAYOUT APARTMENT TYPE

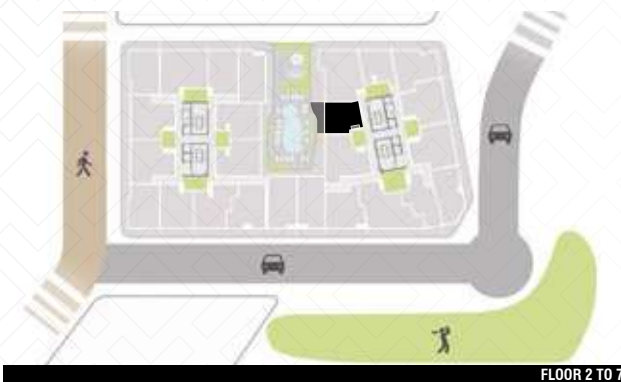
1A13

SA: 63sqm+ 13sqm terrace

Room List:

- . entrance, living room and dining room 25.2sqm
- . kitchen 6.1sqm
- . bathroom 4.1sqm
- . bedroom 15sqm





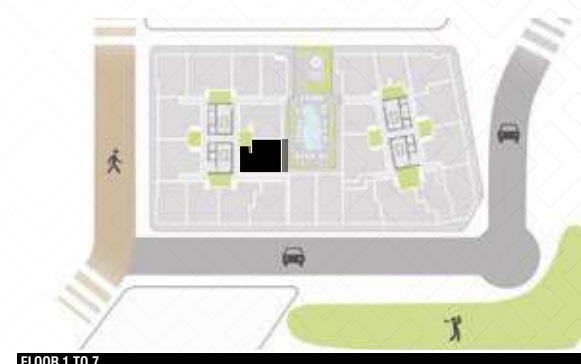
LAYOUT APARTMENT TYPE

**2A13 - 3A13 - 4A13
5A13 - 6A13 - PHA13**

SA: 63sqm+ 18sqm terrace

Room List:

- . entrance, living room and dining room 25.2sqm
- . kitchen 6.1sqm
- . bathroom 4.1sqm
- . bedroom 15sqm



LAYOUT APARTMENT TYPE

**1A14 - 2A14 - 3A14 - 4A14
5A14 - 6A14 - PHA14**

SA: 88sqm+ 12sqm terrace

Room List:

- . entrance, living room and dining room 42.5sqm
- . kitchen 7.1sqm
- . bathroom 5.4sqm
- . bedroom 17sqm



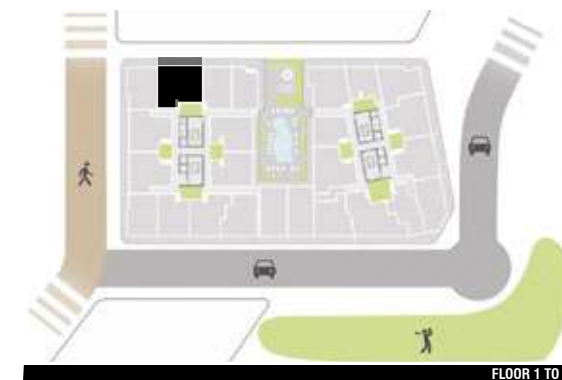


LAYOUT APARTMENT TYPE

**1B1 - 2B1 - 3B1
4B1 - 5B1 - 6B1 - PHB1**

SA: 80sqm+ 32sqm terrace

- Room List:
- . living room and dining room 22.7sqm
 - . kitchen 5.9sqm
 - . toilet 1.7sqm
 - . toilet 3.7sqm
 - . bathroom 3.6sqm
 - . bedroom 12sqm
 - . bedroom 12.4sqm



LAYOUT APARTMENT TYPE

**1B2 - 2B2 - 3B2
4B2 - 5B2 - 6B2 - PHB2**

SA: 110sqm+ 22sqm terrace

- Room List:
- . entrance, living room and dining room 35.4sqm
 - . kitchen 5.3sqm
 - . bathroom 4.2sqm
 - . bathroom 4.1sqm
 - . bathroom 3.4sqm
 - . bedroom 13.7sqm
 - . bedroom 15.1sqm





LAYOUT APARTMENT TYPE

1B3

SA: 99sqm+ 47sqm terrace

- Room List:
- . living room and dining room 25sqm
 - . kitchen 7sqm
 - . toilet 4.5sqm
 - . toilet 3.9sqm
 - . bathroom 5.4sqm
 - . bedroom 12.6sqm
 - . bedroom 15.9sqm
 - . bedroom 14.4sqm



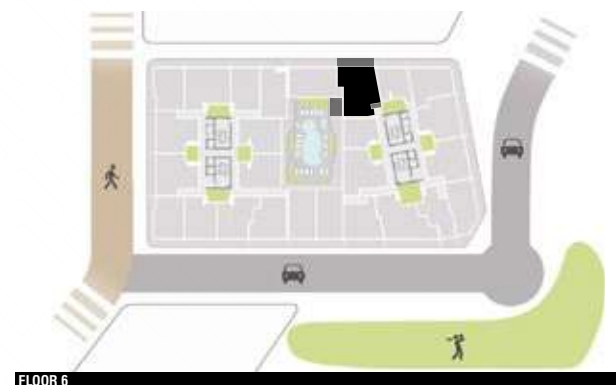
LAYOUT APARTMENT TYPE

**2B3 - 3B3 - 4B3
5B3 - PHB3**

SA: 113sqm+ 51sqm terrace

- Room List:
- . living room and dining room 38.6sqm
 - . kitchen 6.1sqm
 - . toilet 3.9sqm
 - . toilet 4.5sqm
 - . bathroom 5.4sqm
 - . bedroom 15.9sqm
 - . bedroom 14.4sqm



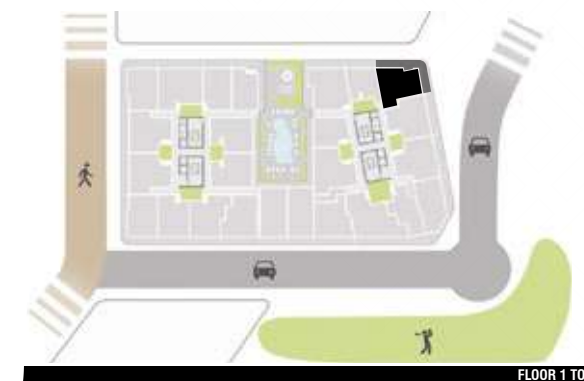


LAYOUT APARTMENT TYPE

6B3

SA: 111sqm+ 32sqm terrace

- Room List:
- . living room and dining room 38.6sqm
 - . kitchen 6.1sqm
 - . toilet 3.9sqm
 - . bathroom 4.5sqm
 - . bathroom 5.4sqm
 - . bedroom 15.9sqm
 - . bedroom 14.4sqm



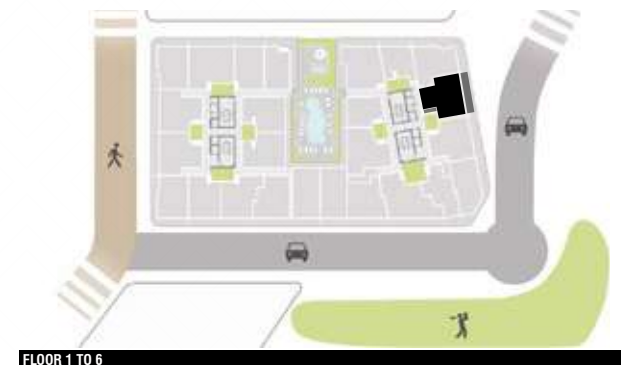
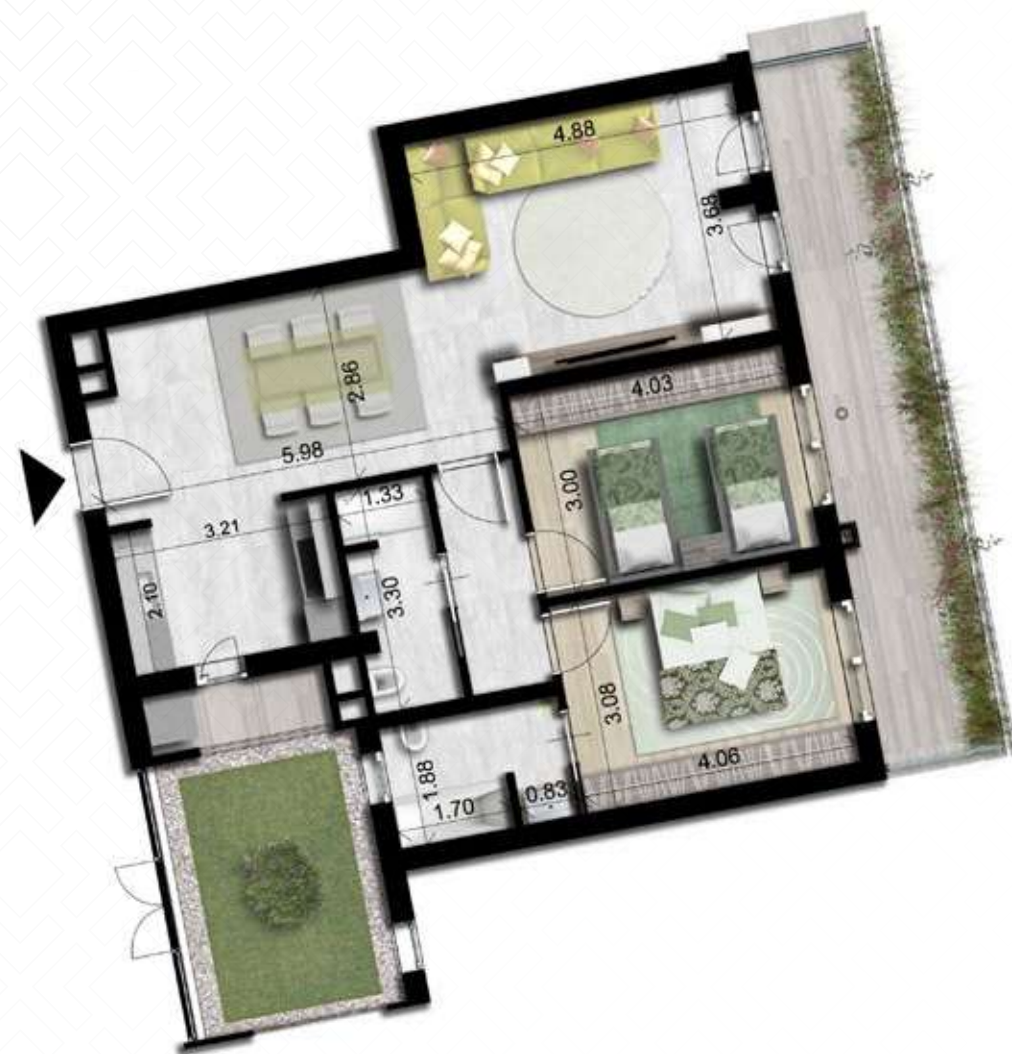
LAYOUT APARTMENT TYPE

**1B4 - 2B4 - 3B4 - 4B4
5B4 - 6B4 - PHB4**

SA: 87sqm+ 36sqm terrace

- Room List:
- . entrance, living room and dining room 29.6sqm
 - . kitchen 6.9sqm
 - . toilet 3.1sqm
 - . bathroom 4.6sqm
 - . bedroom 9.5sqm
 - . bedroom 13.1sqm





FLOOR 1 TO 6

LAYOUT APARTMENT TYPE

**1B5 - 2B5 - 3B5
4B5 - 5B5 - 6B5 - PHB5**

SA: 96sqm+ 22sqm terrace

- Room List:
- . entrance, living room and dining room 36.4sqm
 - . kitchen 6.2sqm
 - . toilet 4.3sqm
 - . bathroom 4.9sqm
 - . bedroom 12.1sqm
 - . bedroom 12.4sqm



FLOOR 1 TO 6

LAYOUT APARTMENT TYPE

**1B6 - 2B6 - 3B6
4B6 - 5B6 - 6B6 - PHB6**

SA: 96sqm+ 22sqm terrace

- Room List:
- . entrance, living room and dining room 36.4sqm
 - . kitchen 6.2sqm
 - . toilet 4.3sqm
 - . bathroom 4.9sqm
 - . bedroom 12.1sqm
 - . bedroom 12.4sqm





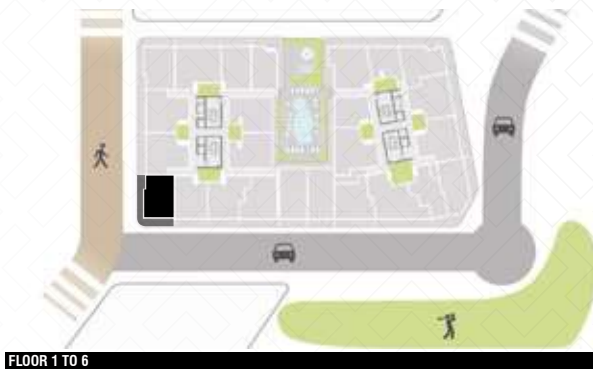
LAYOUT APARTMENT TYPE

**1B7 - 2B7 - 3B7
4B7 - 5B7 - 6B7 - PHB7**

SA: 116sqm+ 26sqm terrace

Room List:

- . entrance, living room and dining room 46sqm
- . kitchen 15.5sqm
- . toilet 2.7sqm
- . bathroom 4.2sqm
- . bathroom 5.2sqm
- . bedroom 12.3sqm
- . bedroom 11.7sqm



LAYOUT APARTMENT TYPE

**1B8 - 2B8 - 3B8
4B8 - 5B8 - 6B8 - PHB8**

SA: 80sqm+ 32sqm terrace

Room List:

- . living room and dining room 22.7sqm
- . kitchen 5.9sqm
- . toilet 1.7sqm
- . toilet 3.7sqm
- . bathroom 3.6sqm
- . bedroom 12sqm
- . bedroom 12.4sqm





LAYOUT APARTMENT TYPE

**1B9 - 2B9 - 3B9
4B9 - 5B9 - 6B9 - PHB9**

SA: 94sqm+ 23sqm terrace

Room List:

- . living room and dining room 36.4sqm
- . kitchen 6.2sqm
- . toilet 4.3sqm
- . bathroom 4.9sqm
- . bedroom 12.1sqm
- . bedroom 12.4sqm



LAYOUT APARTMENT TYPE

**1B10 - 2B10 - 3B10
4B10 - 5B10 - 6B10 - PHB10**

SA: 94sqm+ 23sqm terrace

Room List:

- . entrance, living room and dining room 36.4sqm
- . kitchen 6.2sqm
- . toilet 4.3sqm
- . bathroom 4.9sqm
- . bedroom 12.1sqm
- . bedroom 12.4sqm





FLOOR 1

LAYOUT APARTMENT TYPE

1B11

SA: 101sqm+ 15sqm terrace

- Room List:
- . entrance, living room and dining room 37sqm
 - . kitchen 7.1sqm
 - . toilet 1.9sqm
 - . toilet 3.7sqm
 - . bathroom 4.1sqm
 - . bedroom 12.2sqm
 - . bedroom 12.5sqm



FLOOR 2 TO 7

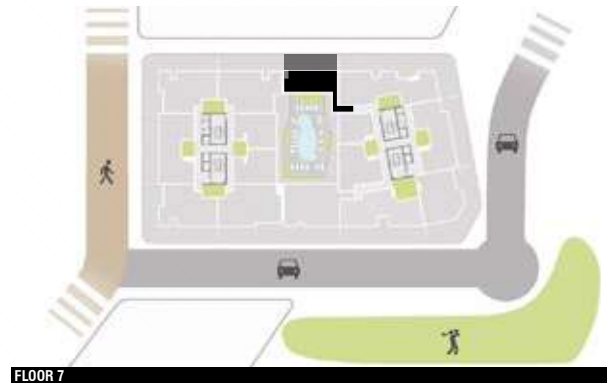
LAYOUT APARTMENT TYPE

2B11 - 3B11 - 4B11
5B11 - 6B11 - PHB11

SA: 101sqm+ 21sqm terrace

- Room List:
- . entrance, living room and dining room 37sqm
 - . kitchen 7.1sqm
 - . toilet 1.9sqm
 - . toilet 3.7sqm
 - . bathroom 4.1sqm
 - . bedroom 12.2sqm
 - . bedroom 12.5sqm



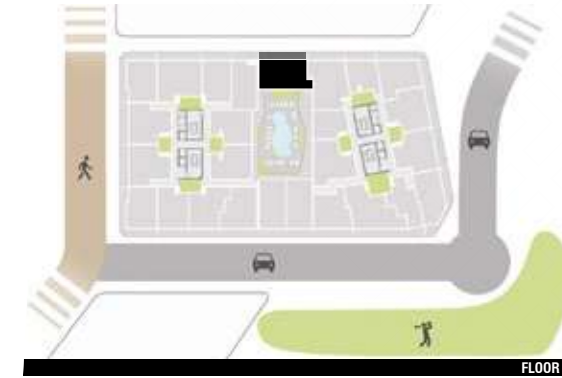


LAYOUT APARTMENT TYPE

PH-C11 (Duplex)

SA: 191sqm + 79sqm terrace

Room List:
 . entrance, living room and dining room 52sqm
 . kitchen 5.6sqm
 . toilet 2.1sqm



LAYOUT APARTMENT TYPE

PH-C11 (Duplex)

SA: 191sqm + 79sqm terrace

Room List:
 . bathroom 8.5sqm
 . bathroom 4.1sqm
 . bathroom 4.2sqm
 . bedroom 12.3sqm
 . bedroom 14.4sqm
 . bedroom 17sqm





تشطيبات
وتصاميم
راقية



176
شقة
سكنية



مطابخ
جاهزة



المطور

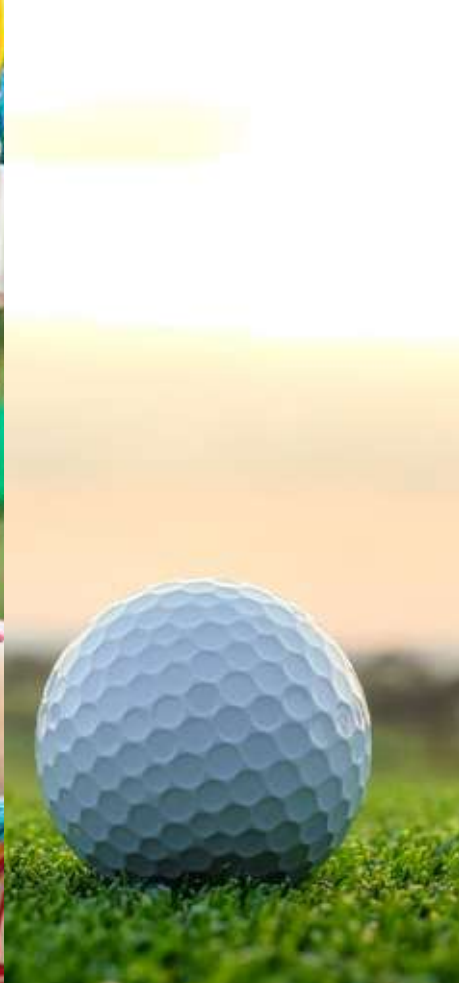


مجموعة أساس عمان هي الشركة العقارية المطورة لمشروع بوليفارد تاور، وهي من الشركات التي أنشأت في عام ١٩٩١ م.

مجموعة أساس عمان معروفة بإدارة المصالح التجارية والمهنية والأنشطة المختلفة، منها شركات صرف الأموال، والتنمية العقارية، ومقاولات البناء والتعدين، والكسارات، وهي من الشركات العريقة في مجال البيع بالتجزئة، كما تقوم المجموعة بإدارة عدد من المطاعم و المقاهي فضلاً عن سلسلة من محطات الوقود في ربوع السلطنة بأرقى المعايير الدولية.

من أحدث مبادرات المجموعة تطوير أحد المباني السكنية و التجارية الراقية الواقعة

في أحد المواقع المتميزة بسلطنة عمان اليوم وهي من الالتزامات التي نحرص تماماً على الوفاء بها.



المميزات

حديقة مشتركة

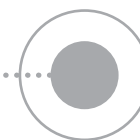
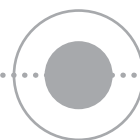
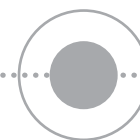
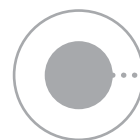
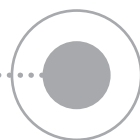
خدمة الأمن

منطقة لعب الاطفال

قاعة متعددة الاستخدام

بركة سباحة

صالة رياضية



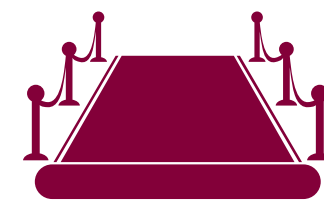


◆ جميع الجنسيات
تملك حر
لك ولعائلتك

مطار
مسقط الدولي



قريب من
مركز مسقط
للمعارض والمؤتمرات



العديد من
المنشآت التجارية





تمتع بالرفاهية في أجواء متنوعة
ومريحة ، حيث المجتمع النابض
بالحياة ليكون المحور الاجتماعي
الجديد



مجمع سكني وتجاري متكامل يقع على بعد دقائق من
مطار مسقط الدولي، هو فريد من نوعه بسبب قربهِ من
ملعب الجولف و المطاعم و المحلات التجارية.

انه مختلف

أحدث المباني السكنية والتجارية المتطورة في
واحدة من أهم المواقع في سلطنة عمان هي أحدث
مبادرة لمجموعة برج بوليغارد في تلال مسقط ، حيث
توفر شققاً مصممة بشكل مثالي وشقق مزدوجة أو
دوبلكس مصممة لتناسب الساكن.



مسقط هلز

تتميز مسقط هلز بكونها جزءاً من منطقة "وسط المدينة الجديدة" المعنية. وقد تم تخصيص هذه المنطقة لتصبح أهم منطقة للنمو في مسقط و تأخذ المدينة إلى عهد جديد من الأهمية التجارية والسكنية كما تتميز بقربها من المطار الجديد و مركز مسقط للمعارض و المؤتمرات الجديد و العديد من المؤسسات التجارية. وسيضم "بوليفارد"، الذي يعد جزءاً من مشروع تطوير مسقط هلز والمساحات السكنية التي لم يسبق لها مثيل و مواقف مجانية للسيارات و محلات تسوق فاخرة و مطاعم و مرافق ترفيهية، و الأهم من كل ذلك هو أن العقارات الواقعة في مشروع تلal مسقط تضم مجمعاً سياحياً متكاملأ يقدم ملكيات خالصة إلى العمانيين وكافة الوافدين بوليفارد تاور على موقع ممتاز و سيكون من نصيب هؤلاء المحوظين القاطنين في هذا الموقع المتمتع بمناظر خلابة، و مرافق عصرية، و حياة نوعية تجمع ما بين اصالة و حداثة عمان . خصصت هذه المنطقة لتصبح أهم منطقة نامية في مسقط، و ستجعل المدينة تكتسب أهمية تجارية و سكنية.



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