



58 m<sup>2</sup>

Taqah, Omán

287 700 USD / 6 007 176 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                            |             |                             |
|------------------------------------|----------------------------|-------------|-----------------------------|
| Order number                       | TLBB-2                     | Price       | 287 700 USD / 6 007 176 CZK |
| Address                            | Taqah, Omán                | Type        | Apartments                  |
| Disposition                        | 2 + kitchenette            | Usable area | 58 m <sup>2</sup>           |
| Energy performance of the building | G - Extremely uneconomical | Floor       | 2nd floor                   |
| Device                             | Partly                     | Parking     | Yes                         |
| Balcony                            | Yes                        | Lift        | Yes                         |

## About real estate

### OMAN OPEN DAYS AT LUXENT

Prague: September 15-16, 2025, from 10 a.m. to 5 p.m. at the Luxent office, Pařížská 205/23, Prague 1

Bratislava: September 17, 2025, from 10 a.m. to 5 p.m. at the Elite Bath + Kitchen showroom, Block A, Zuckermandel, Dvořákovo nábrežie, Bratislava

A Czech-speaking business partner and representatives of the developer will answer all your questions about investing in real estate in Oman.

We offer for sale an exclusive 2+kt apartment with an area of 58 m<sup>2</sup>, located in the heart of the coastal Omani city of Taqah, in the Salalah area. This elegant apartment is part of a modern residence that combines the comfort of urban living with the tranquility and beauty of the Arabian Sea coast. The project is located just a few dozen meters from a fine sandy beach and close to important natural and cultural monuments.

The interior of the apartment has been designed with an emphasis on functionality, quality, and modern technology. The open living space connects the living area, dining room, and kitchenette equipped with top-of-the-line appliances. The main living area opens onto a private balcony with panoramic views of the sea and surrounding nature. The elegant bathroom is equipped with high-quality sanitary ware and well-designed storage space. Comfort is ensured by air conditioning and connection to the residence's central systems.

Owners of the apartment can enjoy the extensive facilities of the residential complex, which offers a rooftop pool with a relaxation area, a modern fitness center, a wellness center, an all-day restaurant, carefully landscaped gardens, and conference rooms. The entire complex is designed with an emphasis on aesthetics, safety, and comfort, creating a harmonious environment for living and recreation.

The location offers excellent accessibility: Taqah Castle is only 1.5 km away, the archaeological site of Samharam is 3 km away, the Wadi Darbat nature reserve is 15 km away, and Salalah International Airport is approximately a 35-minute drive away. There are many tourist attractions, beaches, and Omani cultural treasures in the surrounding area.

This apartment is the ideal choice for those looking for stylish and peaceful living in a seaside setting, an exceptional second home, or a promising investment in a dynamically developing area.

Completion of construction is planned for the third quarter of 2026. Prices and visualizations are indicative.

| The order | Layout          | Floor     | Usable area        | Terrace / Balcony / Loggia | Garden | Price         |
|-----------|-----------------|-----------|--------------------|----------------------------|--------|---------------|
| TLBB-1    | 1 + kitchenette | 1st floor | 61 m <sup>2</sup>  | No / Yes / No              | No     | 5 510 232 CZK |
| TLBB-2    | 2 + kitchenette | 2nd floor | 58 m <sup>2</sup>  | No / Yes / No              | No     | 6 007 176 CZK |
| TLBB-3    | 2 + kitchen     | 3rd floor | 108 m <sup>2</sup> | No / Yes / No              | No     | 7 067 880 CZK |