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LIWAN

WE SPECIALIZE IN RETAIL LEASING AND SHOPPING MALL MANAGEMENT



**LIWAN LLC**

**RETAIL LEASING OPPORTUNITY**

DEVELOPMENT ADVISORY + RETAIL LEASING + MANAGEMENT ADVISORY

## POSITIONING





## DESTINATION OMAN

Oman has been ranked amongst the top 20 most attractive destinations for retail investment according to the AT Kearney's 2014 Global Retail Development Index. This is on account of its robust economy, growing population and increasing consumer confidence - all of which contribute to make the Sultanate of Oman a popular growth location for regional and global retail players. Further, there has been a considerable increase in the salaries of government sector employees in 2014, which has only given this market more momentum in terms of spending behavior. Overall, the retail sector in Oman is set to enjoy solid growth in 2015, with disposable income on the rise and economic expansion being fed by higher levels of state and private investment.

## MUSCAT RETAIL REAL ESTATE

Retailer demand for space in Muscat has intensified throughout 2014 and currently, more than 380,000 sqm of new generation mall space is set to become available over the next five years. High street retail units in Muscat's densely populated areas are operating at near 100 per cent occupancy. New retail space is expanding westwards and the North Seeb area.

Al Muzn Centre is located in the Al Mawalih district in the Seeb area, which is one of the fastest growing residential and retail districts in Muscat. Adjacent to the Muscat International Airport, this well planned and designed community shopping centre would serve the rapidly growing population in the districts of Al Mawalih, The Wave, Al Hail (North and South), Al Koudh as well as the expanding workforce from the new Muscat International Airport.



## PROJECT DETAILS

Al Muzn Centre will be an international standard community shopping centre of 11,760 sqm with strong emphasis on convenience for the customers and excellent selling environment for the retailers. Al Muzn Centre's unique architectural setting will create a pleasant environment appealing to the need of the community.

Al Muzn Centre has been designed to be a convenient alternative to the larger regional malls.

Special emphasis is on creating a comfortable and stylish contemporary retail environment. The tenant mix is designed to cater the day to day needs of the North Seeb Region.

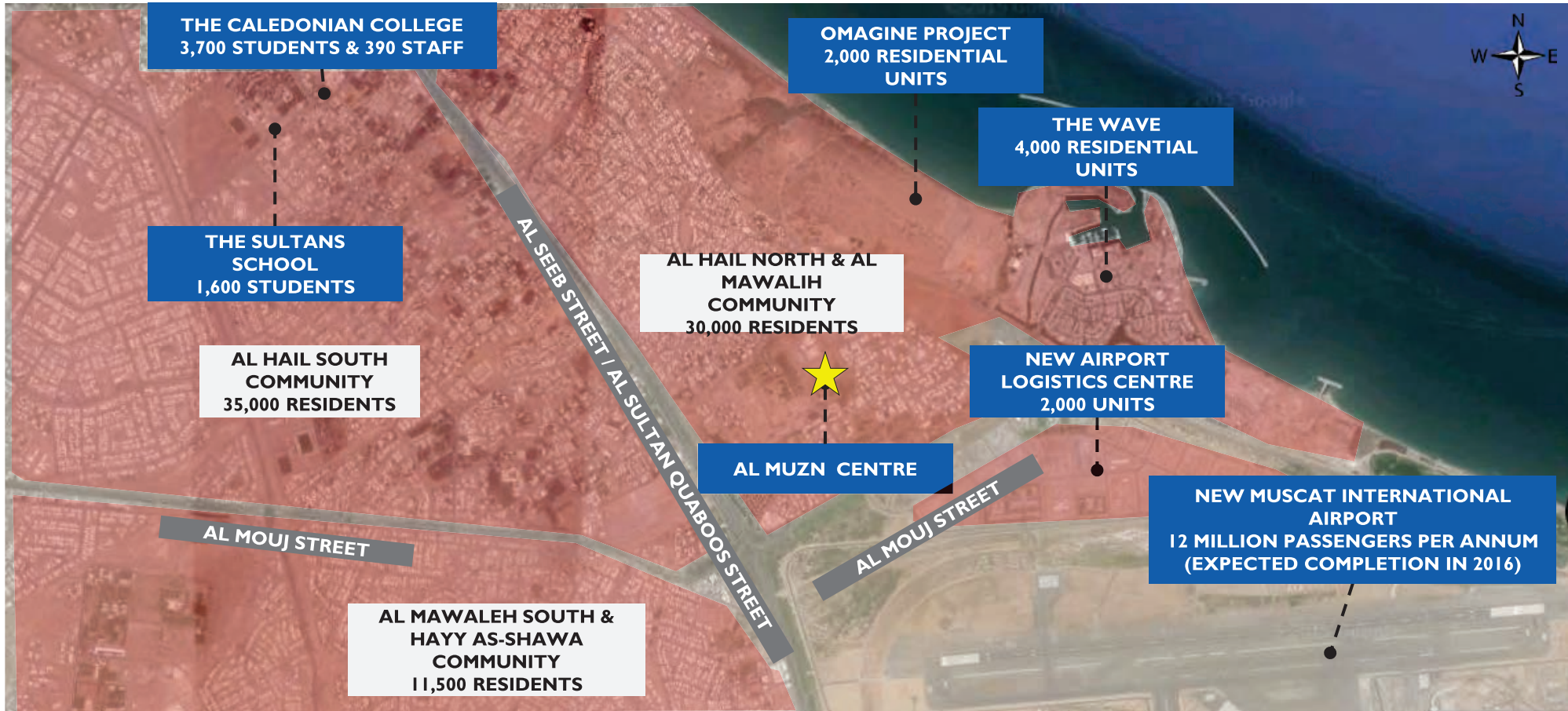
### PROJECT DETAILS

Project	Al Muzn Centre
Developer	Majan Development
Location	Al Mawalih, Seeb Area
Gross Leasable Area (m2)	11,760
Number of Units (#)	62
Number of Parking Spaces	353
Construction Start Date	Q4 2014
Estimated Completion Date	Q1 2016





## TRADE AREA



### POPULATION SUMMARY:

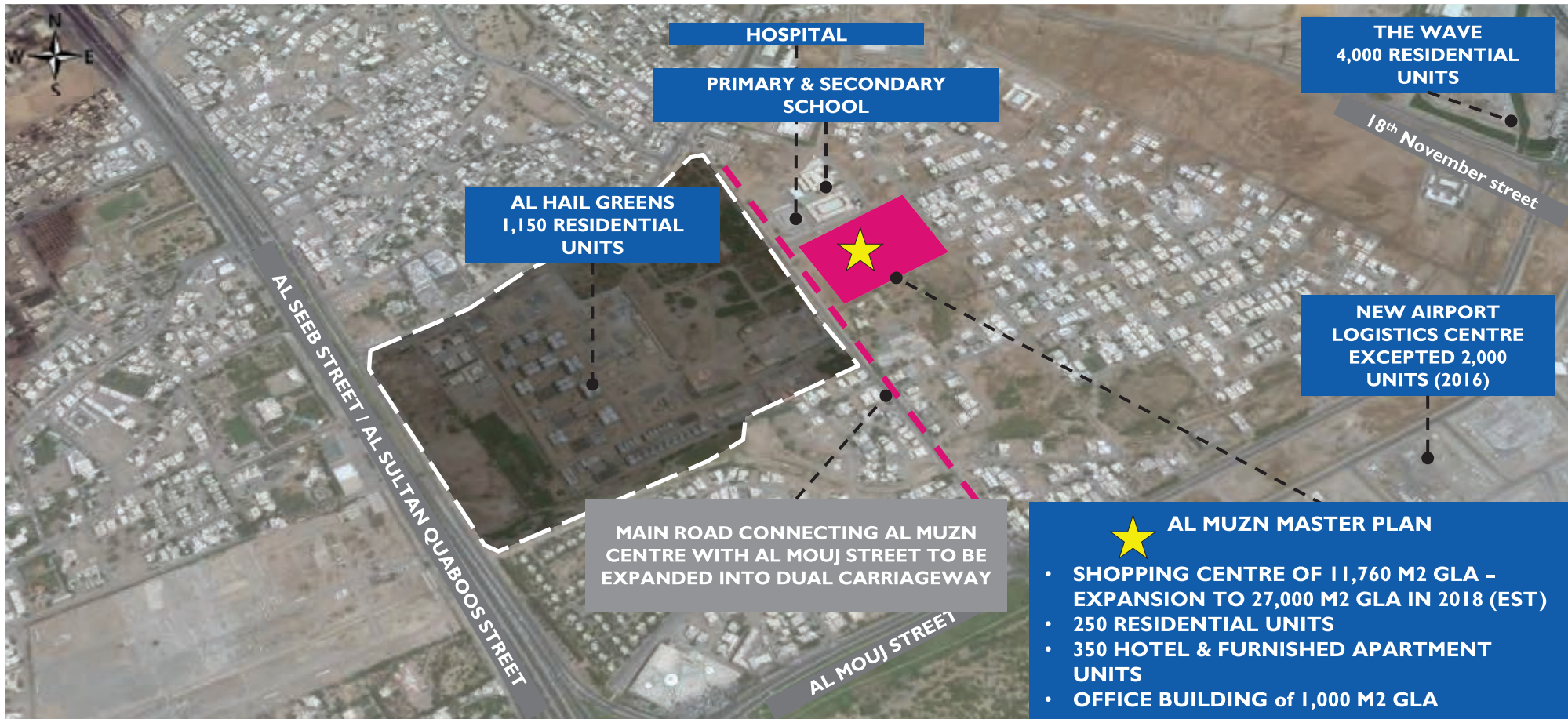
Al Hail North & Al Mawalih  
Al Hail South  
Al Mawaleh South & Hayy As-Shawa

30,000 Residents  
35,000 Residents  
11,500 Residents

### TOTAL POPULATION

76,500 RESIDENTS (EST)

## PROPERTY MAP



### AL MUZN MASTER PLAN

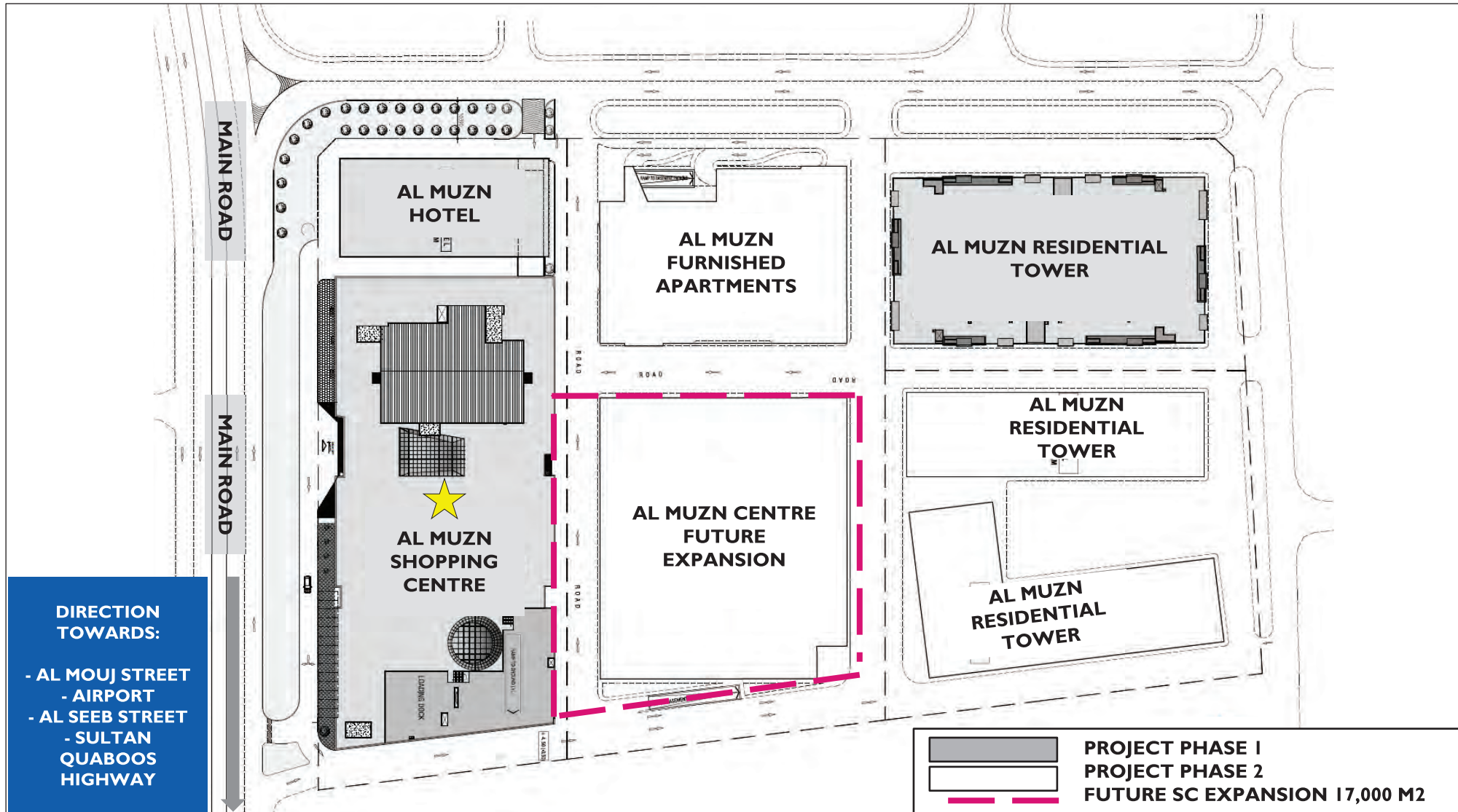
- SHOPPING CENTRE OF 11,760 M2 GLA – EXPANSION TO 27,000 M2 GLA IN 2018 (EST)
- 250 RESIDENTIAL UNITS
- 350 HOTEL & FURNISHED APARTMENT UNITS
- OFFICE BUILDING of 1,000 M2 GLA



# AL MUZN MASTERPLAN

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## AL MUZN SITE MASTERPLAN PHASES





## MASTER PLAN ELEMENTS

### SHOPPING CENTRE



### SHOPPING CENTRE



### HOTEL



### RESIDENTIAL TOWERS



# FLOOR PLANS

## AL MUZN CENTRE – GROUND FLOOR





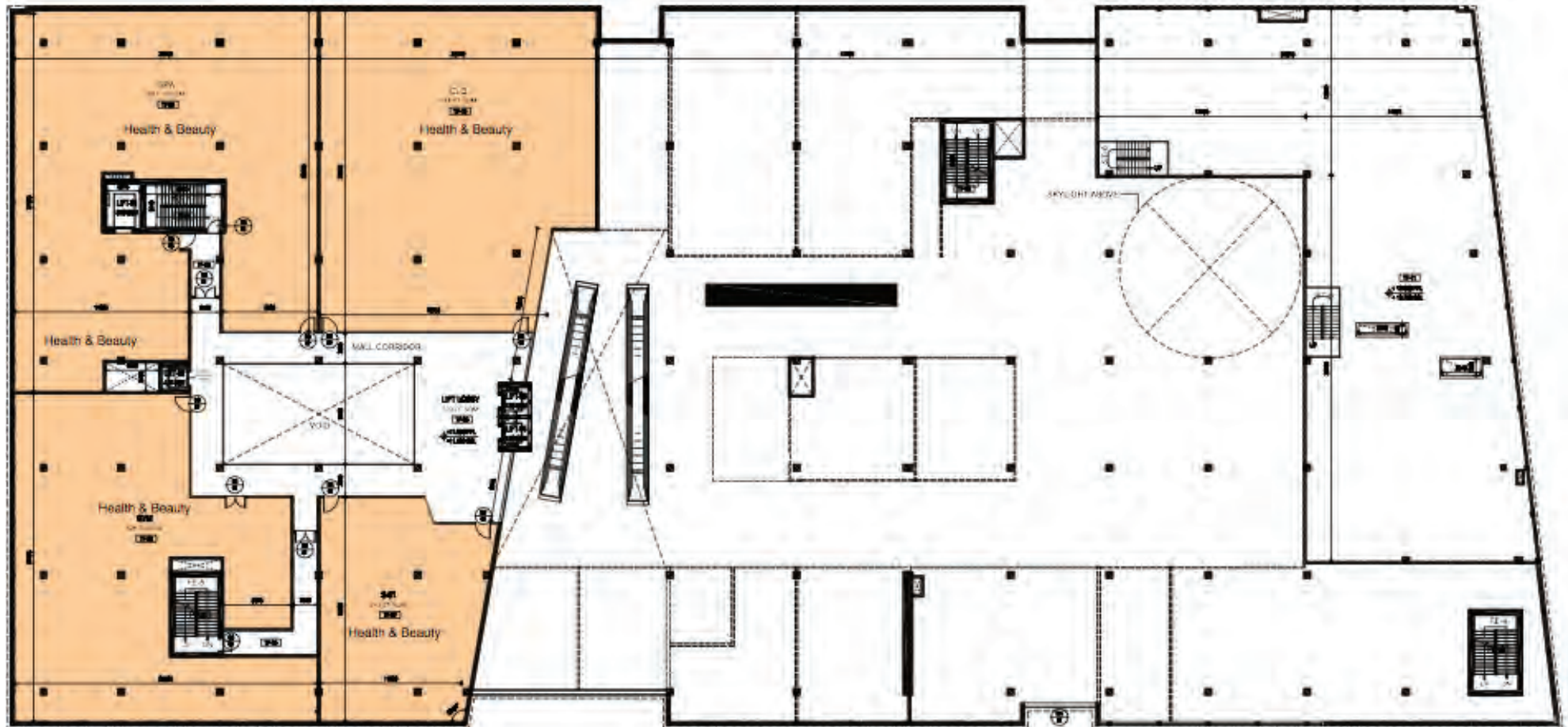
# FLOOR PLANS

## AL MUZN CENTRE – FIRST FLOOR



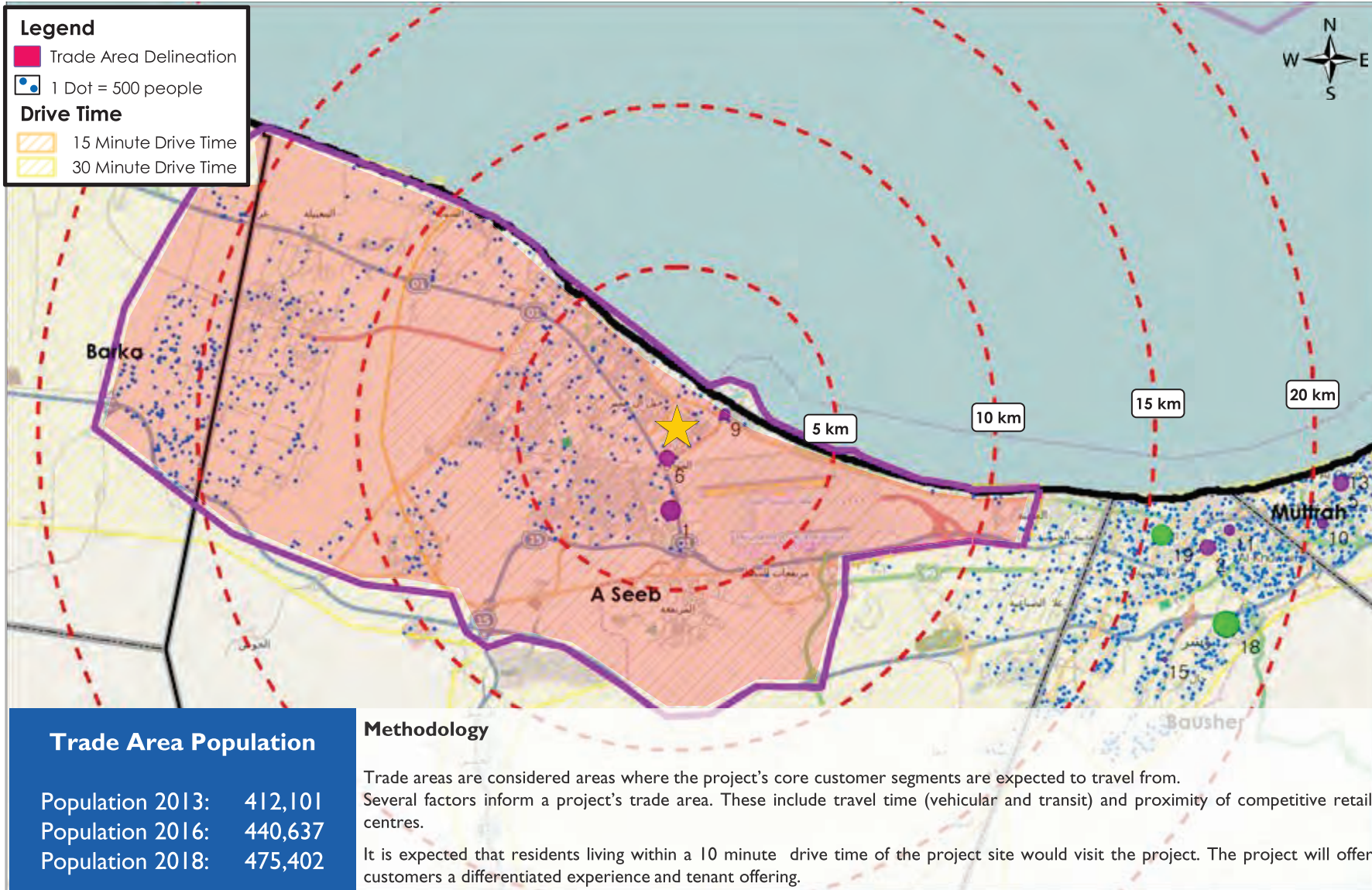


## AL MUZN CENTRE – SECOND FLOOR



Merchandising Categories  
Health & Beauty

## TRADE AREA DELINEATION – POPULATION DISTRIBUTION





## HOW WILL MUZN CENTRE WORK?

Al Muzn Centre is positioned to serve the needs of the trade area growing population, increased number of tourists and the rapidly growing airport workforce. Muzn's convenient location will become a hub for the community to enjoy. A large number of new residential units as well as the hotel rooms in the immediate trade area will provide a distinct advantage to Muscat's latest retail destination. Major road improvements will create easy access to Al Muzn Centre for consumers within a 10-15 minute drive time.

Al Muzn Centre's modern and functional architectural design is well integrated within the site master-planned community. With a strategic blend of customer convenience amenities, a strong retailer and services mix, restaurants, women's spa will undoubtedly position Al Muzn Centre as the number one choice for everyday shopping and relaxing in the north Seeb district of Muscat. Al Muzn Centre will be a family shopping and dining destination and a meeting place for the community for many years to come.





## MAJAN DEVELOPMENT

Majan Development is a real estate company actively engaged in development and investment throughout Omani society, and committed to making an effective contribution to the growth and prosperity of the urban sector in the Sultanate of Oman. The company is dedicated to the provision of high quality and value-added projects and products, based on its inherited values and belief in maintaining the architectural identity of Oman. Key areas of operation include residential, office and tourism development projects and the management of real estate investment funds.

Majan development is founded as a Closed Omani Joint Stock Company, with a licensed capital of RO 49 million and a paid up capital of RO 25 million. It derives a great deal of its real estate expertise and authority from the activities of its founders in many vital investment and commercial sectors, such as Sharjah Islamic Bank, Commercial Real Estate Company, Ministry of Defense Pension Fund, Gulf Investment House, Public Authority for Social Insurance, Oman Cement Company, Royal Guard of Oman Pension Fund, and Oman-UAE Holding Company.



## LIWAN INVESTMENT LLC

The creation of shopping centres that generate strong returns for the investor and profitable sales for the retailers is at the heart of LIWAN INVESTMENT LLC approach to shopping centre and mixed-use development, leasing and operations advisory.

2014 marked the launch of LIWAN INVESTMENT LLC with the opening of office in Muscat, Oman. Since that time the firm has provided valuable strategic advice and leasing and management services to projects in Oman.

Today LIWAN INVESTMENT LLC boasts a talented team of over 30 industry professionals with decades of shopping centre development experience in North America, Europe, South Africa, Asia and the Middle East.

Our strategy is to add real financial value to each retail development project. Our team is well experienced in shopping centre investment, finance, development planning, retail leasing and management and marketing.



FOR LEASING ENQUIRIES PLEASE CONTACT:



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