



94 m<sup>2</sup> Taqah, Omán 327 600 USD / 6 700 403 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                                    |
|------------------------------------|-----------------------------------|-------------|------------------------------------|
| Order number                       | <b>TLB-4</b>                      | Price       | <b>327 600 USD / 6 700 403 CZK</b> |
| Address                            | <b>Taqah, Omán</b>                | Type        | <b>Apartments</b>                  |
| Disposition                        | <b>4 + kitchenette</b>            | Usable area | <b>94 m<sup>2</sup></b>            |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor       | <b>1st floor</b>                   |
| Parking                            | <b>1</b>                          | Balcony     | <b>9 m<sup>2</sup></b>             |

## About real estate

We are offering for sale, on an exclusive basis, a unique 4+kk apartment in the prestigious Taqah Long Beach project, located on the seafront of the Arabian Sea in the historic town of Taqah. This modern apartment with a total usable area of 81 m<sup>2</sup> has a generous balcony of 94 m<sup>2</sup>, which will become your private place to relax with panoramic views of the beautiful sandy beach and majestic mountain scenery. The interior consists of a spacious living room with a modern kitchenette, one comfortable bedroom, and two bathrooms, ensuring maximum privacy and comfort. The entire unit is equipped to a high standard using the latest technology to meet the demands of even the most discerning clientele seeking a combination of luxury and authentic exoticism.

Unlike other destinations in the Persian Gulf, southern Oman offers two main tourist seasons thanks to the Khareef summer monsoon, making the apartment not only a fantastic second home, but also a highly profitable investment with the potential for year-round appreciation.

As the owner of this apartment, you will have access to the residential complex's premium services, which include several swimming pools, rooftop terraces, a state-of-the-art fitness center, luxury spa and wellness services, and renowned restaurants and cafes on site. For your maximum comfort, a 24-hour shuttle service to Salalah International Airport and a complete service including a supermarket and pharmacy within the resort are available. Investing in this apartment in southern Oman is not only a dream come true of living by the sea, but also a safe return on capital under the Freehold regime.

The shell construction will be completed in January 2026, and the finished, fully equipped apartment will be handed over to the new owner in July 2026. For more information or to arrange a viewing, please do not hesitate to contact us.

| The order | Layout          | Floor        | Usable area        | Terrace / Balcony / Loggia  | Garden | Price         |
|-----------|-----------------|--------------|--------------------|-----------------------------|--------|---------------|
| TLB-2     | 2 + kitchenette | ground floor | 81 m <sup>2</sup>  | No / 21 m <sup>2</sup> / No | No     | 4 898 494 CZK |
| TLB-3     | 3 + kitchenette | 5th floor    | 104 m <sup>2</sup> | No / 14 m <sup>2</sup> / No | No     | 8 307 375 CZK |
| TLB-4     | 4 + kitchenette | 1st floor    | 94 m <sup>2</sup>  | No / 9 m <sup>2</sup> / No  | No     | 6 700 403 CZK |