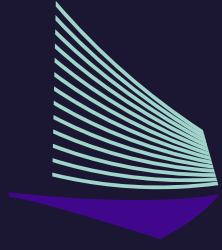


استثمر في عُمان  
**Invest OMAN**

# **Dibba Luxury Resort**





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**Welcome** to the Sultanate of Oman, the shining jewel of Arabia. Rich in tourism potential, this ancient land of frankincense is today an ambitious and forward-looking nation inspired by the possibilities of the future .





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# WHY OMAN



100% Ownership



Up to 10 Years Investor Residency



30 Years Tax Exemption



4th globally in quality of life index



No minimum capital



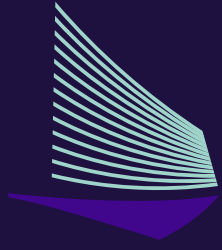
Market Access



Long Usufruct agreement



Free Trade Agreements with: USA, Singapore,  
South Korea & European Union



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**MOODY'S**

**Ba1**

Stable outlook

**STANDARD  
& POOR'S**

**BBB-**

Stable

**Fitch Ratings**

**BB+**

Stable outlook



With an impactful socio-economic development policy that prioritises sustainable growth, Oman is capitalising on its natural assets and competitive advantages- strategic location, spectacular beauty, authentic culture, unspoiled environment, tranquillity and stability - and complementing them with an eco-system of business-friendly legislation, world-class infrastructure and superlative assets to create an oasis of dynamic possibilities and an exceptional tourism investment environment.

# Overview Opportunity

## Description

This investment opportunity is located in Dibba city, part of the Musandam Peninsula in Oman. The Site lies along the coast inclusive of golden sand private beach. The site is located within close proximity of the City Centre. The area where the opportunity is located is quiet and away from commercial development, which makes it ideal as getaway destination.



## Key indicators

**Total Investment Value**

20.336 million OMR

**IRR**

9.4%

**Payback period**

12 Years

**Land Availability**

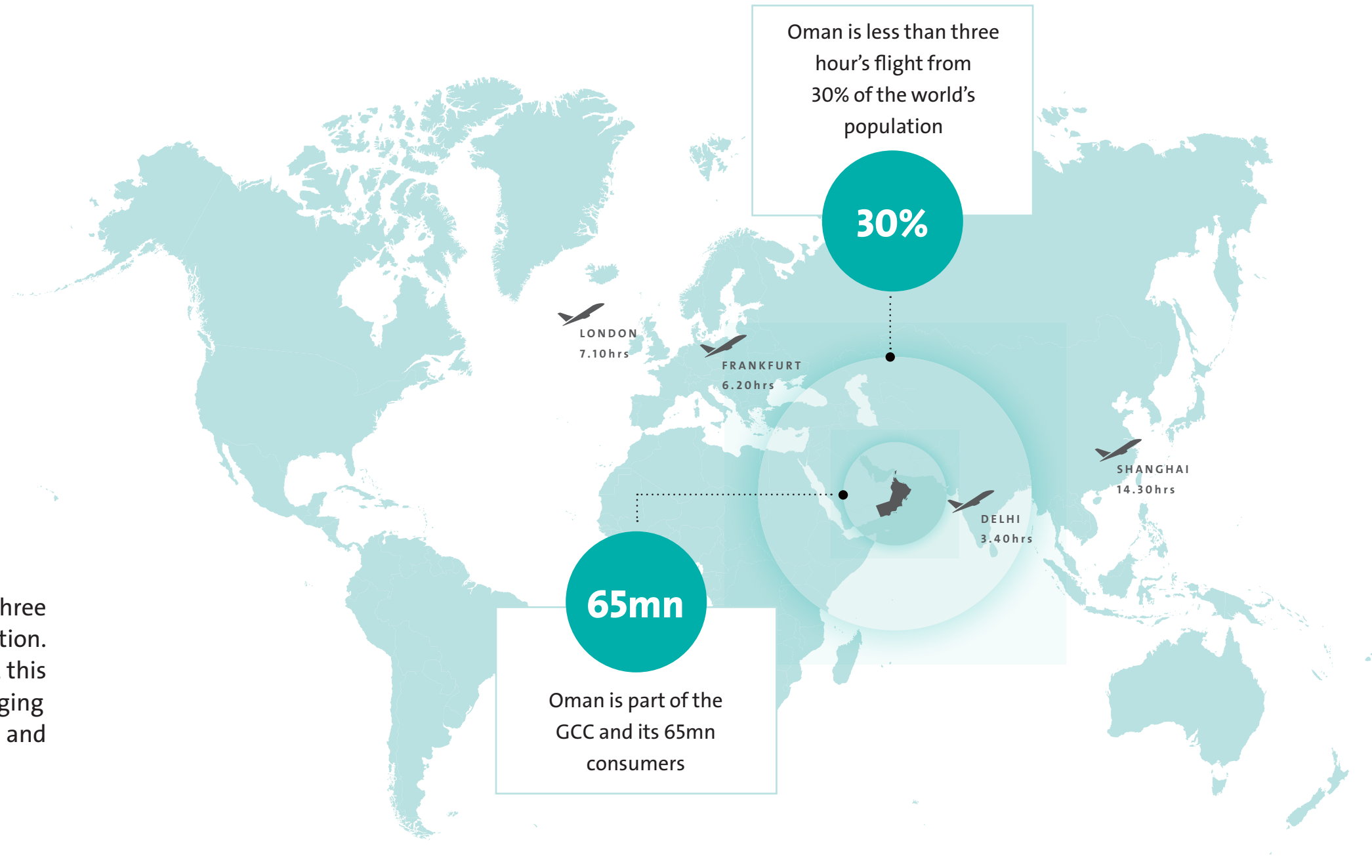
105,628 SQM

**Phase 1 – Keys**

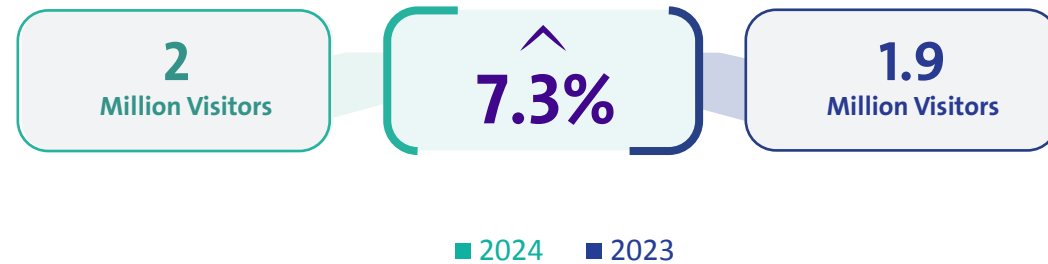
110

## At the Crossroads of Continents

An Indian Ocean country, Oman is less than three hour's flight from 30% of the world's population. Part of the GCC and its 65 million consumers, this land of opportunity sits adjacent to the emerging and increasingly affluent markets of Asia and Africa.








### Inbound visitors



Total Number of Visitors Arriving Until the end of June (2024-2023)

302,222	339,126	
Visitors		
10.9%		
2024	2023	
141,188	G.C.C	147,816
41,281	Other Arabs	32,262
91,038	Asians	129,887
16,520	Europeans	16,182
5,582	Americans	5,931
5,523	Africans	5,936
1,090	Oceanian	1,082

Total Number of Visitors Arriving during the month of June (2024-2023)

	578,351
	571,419
	316,890
	314,594
	107,705
	51,882
	83,054
	90,838
	49,069
	51,389

Total Top Five Nationalities VISITED The Sultanate Of Oman Until The End Of June (2024-2023)



## Stakeholder's interaction and incentives

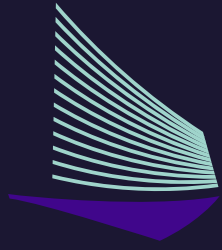


Sultanate of Oman سلطنة عُمان  
وزارة التراث والسياحة  
Ministry of Heritage and Tourism



جهاز الاستثمار العماني  
Oman Investment Authority





استثمر في عُمان  
**Invest OMAN**



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