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SALES, RENTALS & PROPERTY MANAGEMENT





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WAVE HOMES
Property Management Simplified

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MESSAGE FROM THE GM

I joined Wave Homes as I saw an opportunity to fill a void and tap into what is still a niche real estate market in Oman particularly when one looks at service standards, reliability, quality and most importantly value for money.

My vision is aligned with that of our Partners that is to offer professional Property Management Solutions built on the foundations of **COMMUNICATION, TRUST, INTEGRITY** and **TRANSPARENCY**.

We specialize in rental, sales, property maintenance and comprehensive property management services lead by our team of industry seasoned professionals.

My priority is to not simply to meet our customer expectations, yet to exceed service standards across all service deliverables.

Wave Homes is conveniently located opposite The Wave, Muscat and directly accessible from the Beach Road and within close proximity of the High Way. Our location and accessibility is crucial as we are able to service The Wave, Muscat effectively and within a timely manner whilst also being able service Muscat's prime residential, commercial and retails communities.

Wave Homes focus is to provide one stop shop property solutions to all owners and tenants and meet the demands of customers who understand and appreciate the value of service and quality.

I am confident that my team will deliver and I look forward to welcoming you to the Wave Homes family.

Fareed Hashemi
Wave Homes General Manager

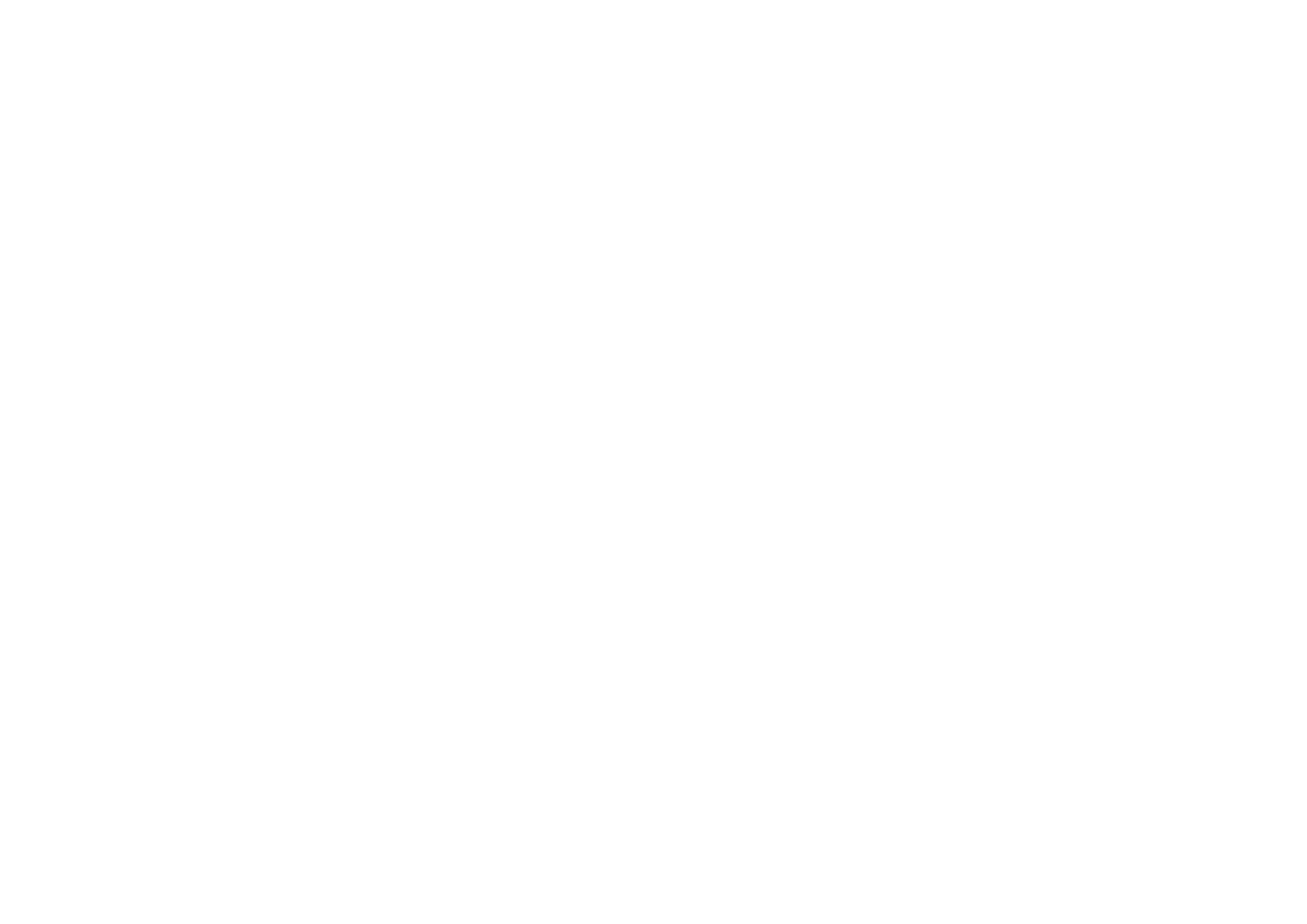
WAVE HOMES PILLARS OF SUCCESS

Wave Homes foundations are set on four pillar of our success story thus far namely 'Communication, Trust, Integrity and Transparency' and on these four pillars we stand and continue to build for the future.



Communication

Effective and constant communication can never be underestimated.
Relationships are under pinned by communicating regularly.



Trust

Customers can trust that we will deliver and service their needs in line with their expectations as nothing else will suffice.



Integrity

Our reputation will form the catalyst of our success and/or failure.
We will not compromise in delivering excellence.



Transparency

We are an open book and we manage our customers knowing that if we are open and honest we can forge and build long term relations and not simply look at short term gain.





RESIDENTIAL, COMMERCIAL & RETAIL LETTINGS

Wave Homes commitment is divided between effectively managing and protecting the interests of both the Landlord and the Tenant. Our scope covers residential, retail and commercial properties throughout Muscat.

We focus on the minor detail that is often overlooked and our work ethic is geared to being completely transparent with our customers and serving the best interests of all parties concerned.

Wave Homes has a dedicated team of consultants who are experts in their fields and understand the demands of our customers.

Landlord Services

On behalf of Landlords we offer a comprehensive management service which includes key service provisions including:

- Advise on anticipated rental premiums for your property
- Assigned a dedicated consultant to manage and market your property
- We will list your property online and actively market with our network partners
- Inspect your property fortnightly while seeking a tenant
- Online Login Access to your account to pay invoices or to view activity
- Obtain security deposit from tenants on all rentals to protect your investment.
- Undertake pre-tenancy expiry inspection on behalf of Landlords
- Carry out all pre-tenancy maintenance and cleaning of your property.
- Manage the entire paperwork and admin process
- Manage utility handover process and meter readings

Tenant Services

On behalf of Tenants we manage the entire rental process from A to Z including the following scope:

- Dedicated consultant assigned to each customer throughout the duration of the tenancy.
- Advise on availability of stock and shortlist properties in line with specific requirements.
- Manage the entire admin process with the landlord and ministries.
- Online Login Access to your account to pay invoices and to view activity
- Pre-handover inspection of your property to ensure it is ready for occupation.
- On the day of moving in we undertake a full handover of your property ensuring that you are satisfied with its condition and meter readings are taken.
- Throughout the duration of your tenancy we will manage all your queries directly and/or liaise with the landlord to ensure satisfactory closure.
- Our team of in house maintenance professionals are on hand to attend to your all your service requirements.



SALES DEPARTMENT

Whether you are selling or wish to buy a commercial or residential property, plot of land or building, Wave Homes experienced sales team are on hand to ensure that you are managed professionally as we guide you through each stage of the sales process.

We understand and appreciate the challenges and obstacles faced when considering a new move and for this reason we specialize in relationship management wherein we do not simply sell properties we focus on delivering a seamless and transparent experience.

Wave Homes specializes in sales of residential properties across all ITC (Integrated Tourism Complexes) including The Wave, Muscat, Muscat Hills and Jebel Sifa amongst others.

We also manage land, plot and commercial/retail sales across Muscat in highly sought after and prime locations.

Wave Homes dedicated and committed sales team are on hand to guide and support you through the sales process and ensure that our sales process is completely transparent.

Wave Homes has also teamed up with several lenders and banks offering competitive loan and finance options making Wave Homes a true 'One Stop Shop' destination for property sales in Muscat.



PROPERTY MAINTENANCE

Wave Homes distinguishes itself from other real estate agents in Muscat as we are the first property management and maintenance service provider wherein we have set up an in-house team of industry seasoned professionals and technicians dedicated to understanding and serving the needs of our customers.

Professional Property Maintenance is an area that is often overlooked and neglected. Wave Homes fundamental ethos is that Property Maintenance has to complement our core business and not simply be sidelined and our customers left to fend for themselves.

We understand the key fundamentals in property maintenance, "Value for Money", "Service" and "Quality".

- **Value for Money:** Wave Homes service offering is highly competitive and priced in line with what is reasonable and not what we can get away with.
- **Service:** Wave Homes practices what we preach. Service is everything, we understand the impact of delivering beyond customers expectations.
- **Quality:** Wave Homes understands the significance of delivering quality. Ultimately quality will dictate service standards which distinguishes us from the rest.

Wave Homes has developed tailor made maintenance packages offering value for money as well as individual service offerings including the following:

- AC Preventative Maintenance
- Pool Maintenance and Servicing
- Garden Maintenance
- Window Cleaning
- Defect Management
- Security and Alarm Installations
- Satellite Installations
- Home Improvements
- Interior Design
- Landscape Architecture and Design

Whether you are a tenant, landlord, home owner, business proprietor or investor, Wave Homes Maintenance Team are ready to serve your needs.

Please contact us at maintenance@wavehomes.net and a member of our team will discuss your specific requirements.

PROPERTY MANAGEMENT

Wave Homes offers comprehensive one stop shop property management solutions with its senior management team made up of industry seasoned professionals.

Fareed Hashemi, The General Manager of Wave Homes has over 8 years of experience in senior roles working for the region's largest property developers including Damac Properties, Al Fara'a Group and The, Wave Muscat and his leadership and expertise in the field of maintenance and property management coupled with a focus on quality control and service standards gives Wave Homes unrivalled positioning to set a benchmark in Oman and in this regard we believe Wave Homes offers unrivalled property management solutions.

Wave Homes specializes in tailor made management solutions from individual units and homes to management of residential, commercial and retail towers managing all aspects of project management including the following:

- MEP (Mechanical, Electrical and Plumbing) maintenance services
- Cleaning
- Security
- Project Office Management
- Rentals/Leasing Management
- Bye Law Management
- Pool Maintenance
- Sports and Common Area Management
- Facilities Management
- AC Servicing and Maintenance
- Joinery and Carpentry
- Window and Façade Cleaning
- Road and Parking Management and Maintenance

Please contact us today at propertymanagement@wavehomes.net to discuss your specific requirements.



Villas



Villas



Retail Shops & Precint

Notices and Disclaimers:

Wave Homes LLC is not an agent of The Wave Muscat and has no formal relations with the Wave, Muscat. Wave Homes LLC is an independent Real Estate and Property Management organization and as such is not authorized in any manner to represent The Wave, Muscat formally or informally.

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