



CENTRAL

KNOWLEDGE OASIS MUSCAT

THE FUTURE OF BUSINESS

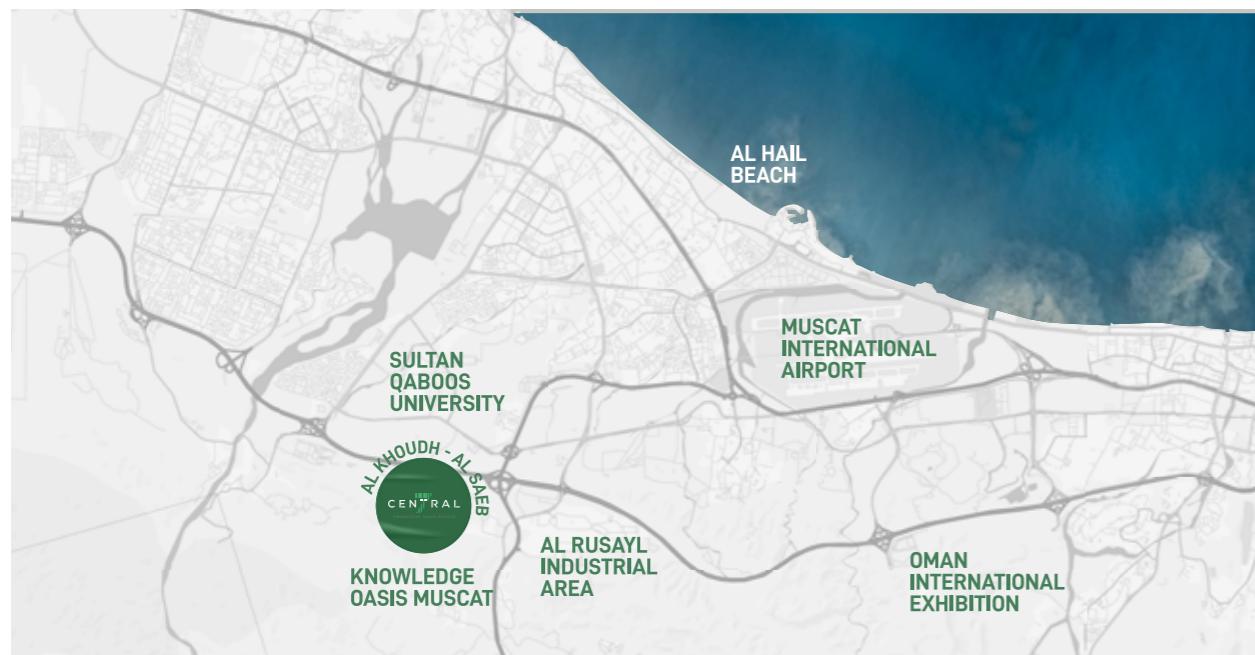
Central 7 is the ideal choice for business with its modern environment and offices occupying more than 24,000 sqm.

It also provides a mix of single-occupied floors and multi-tenant floors for business owners who want to customize and create distinctive workspaces, to enhance the work of companies and increase productivity.

It is unique with new standards that draw a new and a different concept of lifestyle at work, and permanent energy with sustainable designs.

The project is also characterized by integrated facilities, parking and commercial spaces on the ground floor suitable for all businesses, in addition to restaurants, advanced and comfortable facilities on the site.

Central 7 will be the business destination for anyone looking to contribute to building a modern and new model for the sustainability of life, work and prosperity.



5 Min
Al Rusayl Industrial Area
Sultan Qaboos University
Al Mawaleh Commercial Market

15 Min
Oman International Exhibition
Al Hail Beach
German University

10 Min
Al Mawaleh - City Center
Maabla Industrial area
Al-Khoudh Commercial Market

20 Min
Muscat International Airport
Mall of Oman
Avenue Mall

CENTRAL 7 In the heart of KOM

Statistics within KOM:

Number of students
At the Middle East College : **5,000**
At Sultan Qaboos University: **18,366**

Number of visitors per day
10,000

Number of Employees
• In the Oasis of Knowledge **5,184**
• In Al Rusayl **21,725**
• At Sultan Qaboos University **5,870**

The Oasis is located on Muscat's Expressway, which is

Only a **4** minute drive from Rusayl Industrial City

Only **15** minutes drive from Muscat International Airport and **10** minutes from the Oman Convention and Exhibition Centre.

It is also located at a crossroads leading to the port of Sohar on one side and the Salalah landing line on the other.

A BUSINESS PARK DESIGNED TO HOST THE FINEST OMANI AND REGIONAL COMPANIES

Security and Maintenance service (24/7)

TIER 1 OFFICE BUILDING

Smart Entry System

2 Basement Parking Floors

Flexible Offices and Co-working Spaces

Smart Offices and Fiber Optical Connections

Valet Parking & Parking Spaces for Visitors

Multipurpose Hall

Backup Power System

High Performance Façade Glazing

Swimming Pool and GYM

Digital Signage Boards

BEST RETURNS, HIGHEST DEMAND AND UNMATCHED QUALITY IN THE SULTANATE

The current five Buildings of KOM are fully operated

Up to 9% return on investment

LIFETIME RESIDENCY IN OMAN

7 FLOORS OF OFFICES & A COMMERCIAL STRIP



19707.4 m²

Total area of offices



3165.8 m²

Total area of shops on the ground floor



56073.6 m²

Total built up area



321.6 m²

Total area of the garden restaurant



22,400 m²

Total parking area



154.2 m²

Meeting rooms area



190.3 m²

Total area of the shared business space



316 m²

Total area of the conference hall



2,038.2 m²

Total area of the swimming pool, gym and spa area



850

Total parking spots

Belong to the most luxurious and beautiful free economic zone in Oman

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