



CENTRAL

THE FUTURE OF BUSINESS

KNOWLEDGE OASIS MUSCAT

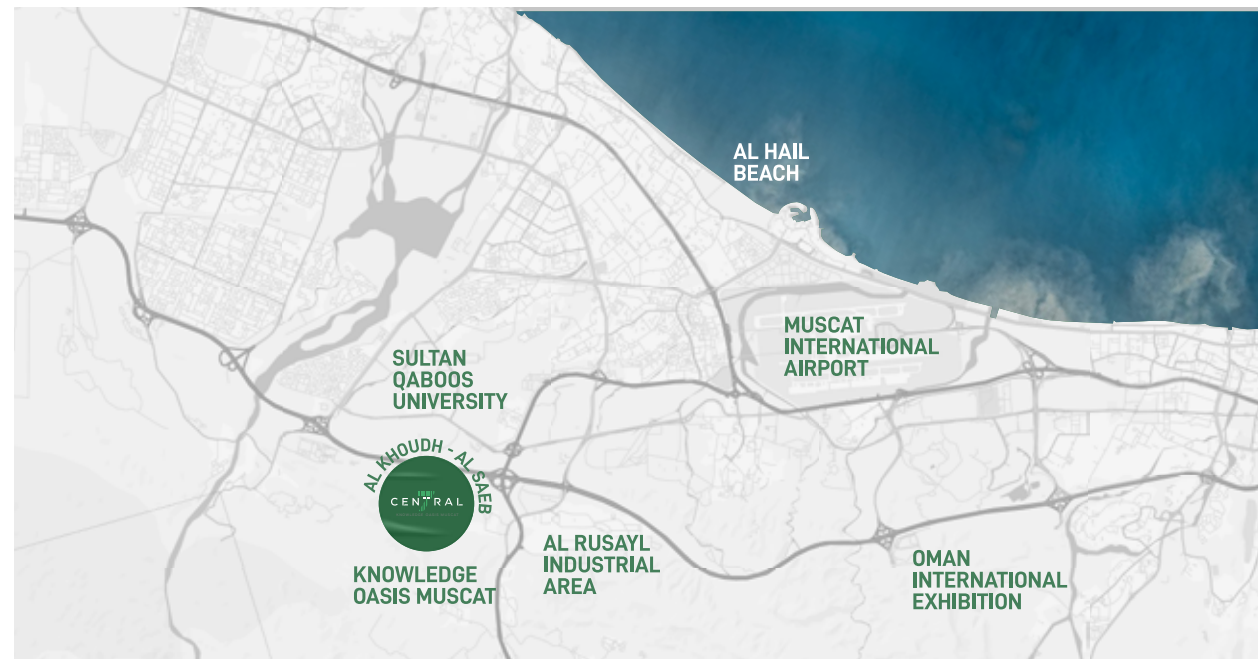
Central 7 is the ideal choice for business with its modern environment and offices occupying more than 24,000 sqm.

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
Maabila industrial area
Al-Khoud 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 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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