




**CENTRAL**
KNOWLEDGE OASIS MUSCAT



The Sultanate of Oman holds a strategic location, connecting the East and West through key trade routes, it is also a hidden gem in the gulf region, a source of two-thirds of global oil exports catering to the Middle East and Southeast Asia.



The Sultanate has promoted economic growth while preserving its culture and heritage, by developing the national economy based on the principles of justice and the free market, and investing heavily in developing the business base and attracting new companies.

Oman has great potential in diverse industries such as tourism, fisheries, logistics and others. Therefore, the government is keen to encourage foreign investments in various sectors, due to the availability of infrastructure and a fertile business environment, in addition to ensuring easy access to both local and international markets.



CENTRAL
KNOWLEDGE OASIS MUSCAT



CENTRAL 7

The first of its kind business destination, with the highest level of sustainability in the Sultanate.



KNOWLEDGE OASIS MUSCAT WHERE THE FUTURE OF BUSINESS RELIES

THE NEW COMMERCIAL CENTER OF THE CAPITAL

Knowledge Oasis Muscat features a unique and modern design, providing the largest and latest technology center in the Sultanate. It is a joint initiative between the public and private sectors, committed to create an adequate environment for businessmen, small and medium-sized companies, in addition to multinational establishments, which aims to enhance and enrich Oman's position as a leading business center in the region.



CENTRAL
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Futuristic Residential City

Parking

4

5

3

2

1

Al Mawaleh

To Sultan Qaboos University
Al Khoud

To the Middle East College

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

Central 7 Business Park, the first destination for those who are looking for companies, regional headquarters, unicorn headquarters, business headquarters, banks and financial companies, entrepreneurial and technology companies, investment and holding companies.





CENTRAL
KNOWLEDGE OASIS MUSCAT

New standards, setting
a unique lifestyle
concept at work



Positive energy that embraces creativity

DESIGNED WITH THE OCCUPIER IN MIND

"Architecture is really about well-being. I think that people want to feel good in a space"

(Zaha Hadid)

- 4m clear heights
- 8m to 21m column planning grid, providing maximum occupational efficiency & layout flexibility.





CENTRAL

KNOWLEDGE OASIS-MUSCAT

THE ONLY TIER 1 OFFICE BUILDING IN OMAN

- The building is applied for LEED Gold certification

The sustainable modern building is designed to serve its visitors and preserve the environment at the same time, as it is equipped with the latest technologies that reduce energy consumption, and maintain a pleasant and cool atmosphere inside the building.



- High performance facade glazing (UV Glass) to control solar gain, heat loss and keep your office cooler
- Less energy consumption by implementing:
 - Solar cells.
 - Environmentally friendly air conditioning and refrigeration systems.
 - Motion sensor lighting.
- Recycling construction waste and recycled materials have been used in a number of elements of the building.

30% less energy consumptions than industry standards. The building management system optimized energy efficiency - saving your company money and reducing the building's ecological footprint.





DESIGNED AND BUILT TO IMPROVE THE HEALTH AND WELLBEING OF ITS OCCUPANTS

"Workplace design can have a profound
impact on people's health and wellbeing
beyond simple ergonomics"

(Barry Chignell, CIPHR)

- Eco AC system increases the fresh air in the building.
- HVAC UV light disinfection technology system preventing 100% of potential transmission of bacterial and viral infections
- 95% of the building's occupied space has views to the outdoors





Renewed modern lifestyle

DYNAMIC EVENT SPACES

"Providing a great workplace experience means optimizing the variety and character of spaces that people can choose from during the day and empowering them to make choices that optimize their individual performance."

(Gallup)





Male \ Female Spa



Premium Restaurant

321.6 SQM Full of nature and life, 360-degree panoramic view.



Sky Suites

316 SQM of exclusive conference, events & multipurpose space



A ground floor with commercial services:

- Prayer room and public toilets
- Double height open foyer
- Banks and exchange services
- Restaurants and cafes
- Pharmacy
- Baby daycare
- Stationery
- Transaction clearance office
- Daily services and supplies





Co-Working Space

190 SQM of professional and inspiring work environments with adjacent terrace



GYM & POOL

Gym area of 2,038.2 SQM equipped with sports equipment and a sports pool .



An abundance of parking spaces

- More than 2000 parking spaces are proposed to be created near the project
- 3 parking spaces per 100 m² of office space
- Valet services and dedicated parking for visitors



Meeting rooms

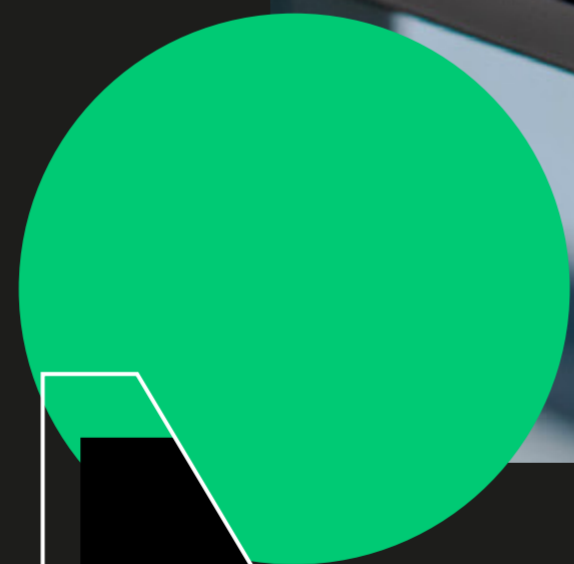


A SMART TECH ENABLED OFFICE BUILDING

"When connectivity issues occur, employees are mostly impacted by increased stress level (45%) and lower productivity (36%)."

Wired Score Survey 2017

- 8 high speed elevators (8 persons occupants , 1.4 m/s)
- Fiber connection all over the building
- Back-up generator to provide power resiliency
- Advanced entry systems to the office area
- Talking panoramic elevators
- High security doors
- Smart offices with flexible designs
- Security cameras
- Digital signage
- 24/7 security and maintenance services





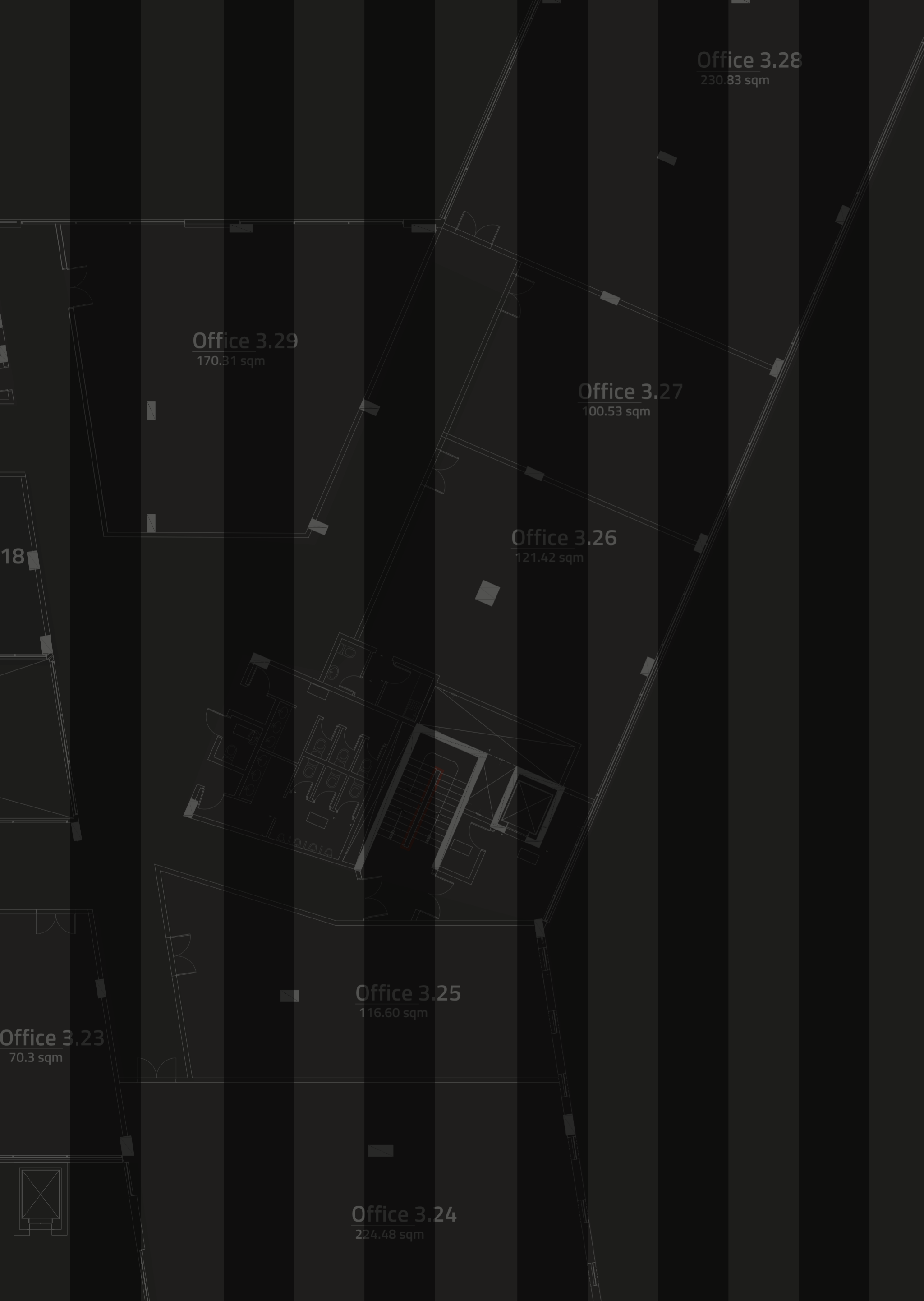
Free office interior design


CENTRAL
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More professional work environment

**FOR A PROFESSIONAL
COMMUNITY THAT KEEPS
PACE WITH THE LATEST
DEVELOPMENTS IN THE
BUSINESS WORLD**





OFFICES FLOOR PLANS

7 floors of offices and a commercial strip



CENTRAL 7 is the perfect choice for business, offering modern offices that occupies more than 24,000 square meters. It provides a mix of single-tenant floors and multi-tenant floors for business owners who want to customize and create distinctive workspaces to enhance the work of their companies and increase productivity.

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



FLEXIBLE AND SMART OFFICE SPACES

7 FLOORS OF OFFICES AND A COMMERCIAL STRIP



19707.4 m²

Total offices area



3165.8 m²

Total area of shops
on the ground floor



56073.6 m²

Total built up area



154.2 m²

Meeting rooms area



190.3 m²

Total area of shared
business space



316 m²

Total area of the
conference hall



321.6 m²

Total area of the
garden restaurant



2,038.2 m²

Total area of the swimming
pool ,gym and spa area



22,400 m²

Total parking area

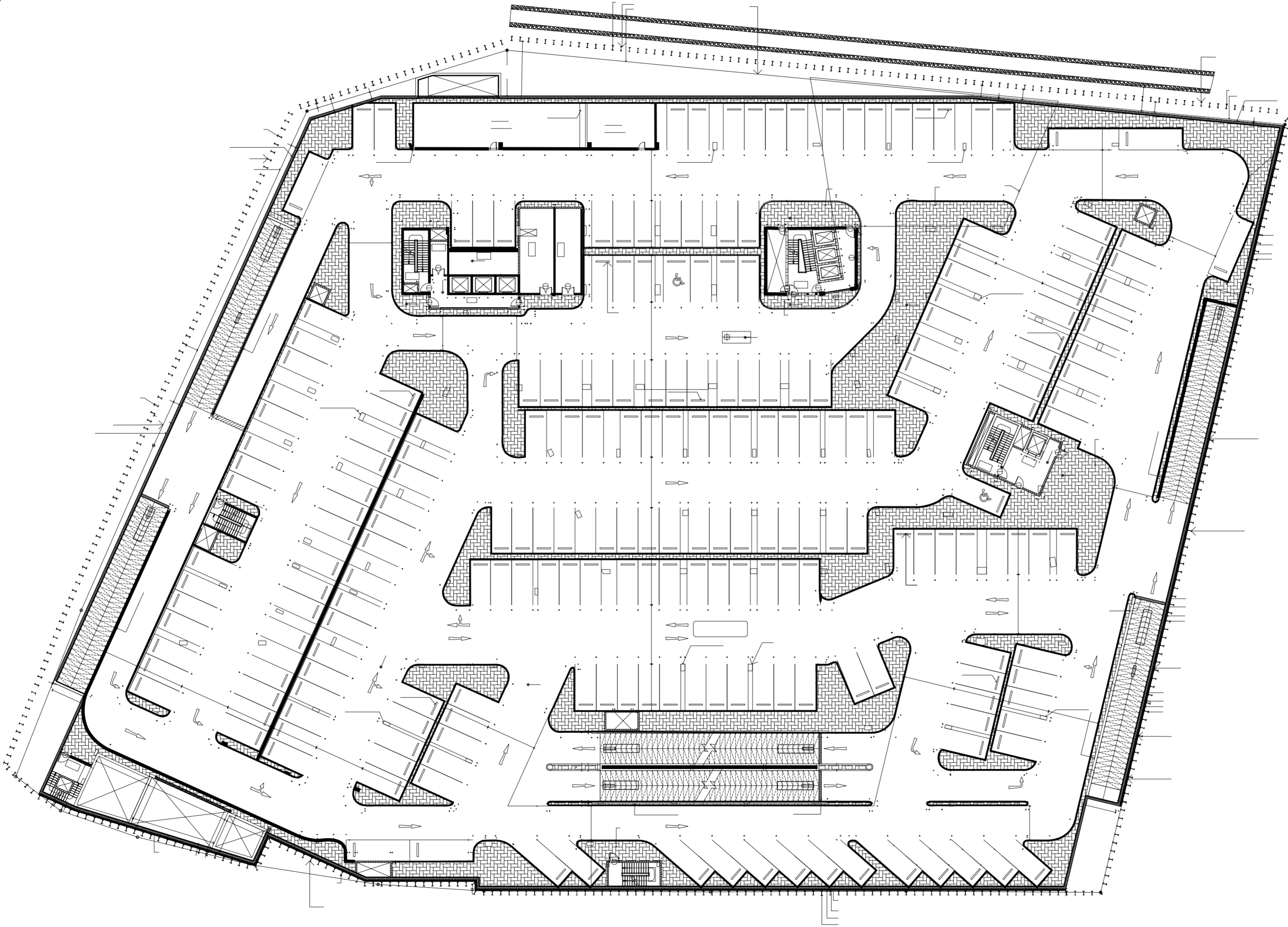




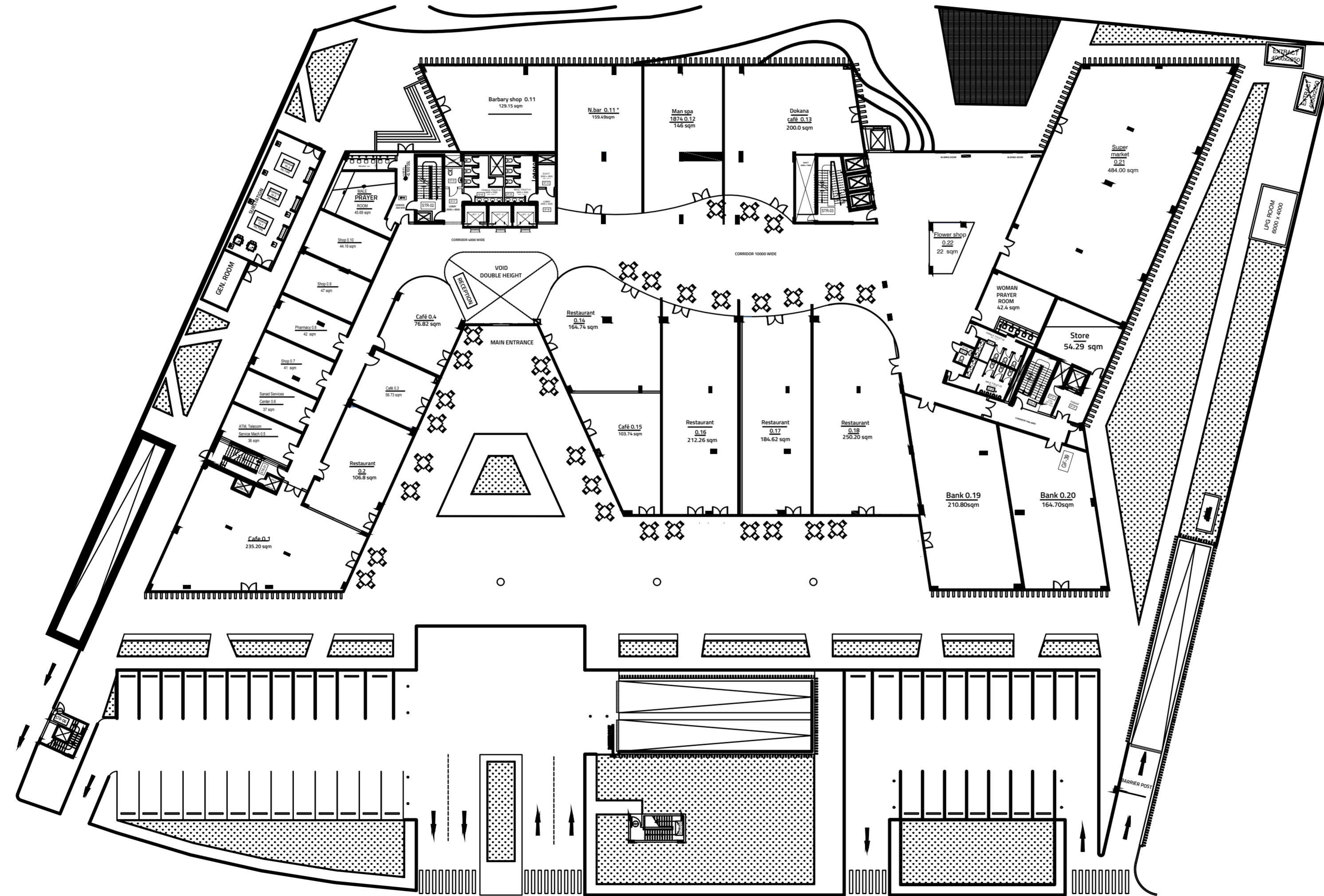
“Architecture is basically the art of
designing and organizing interior spaces.”

-philip johnson

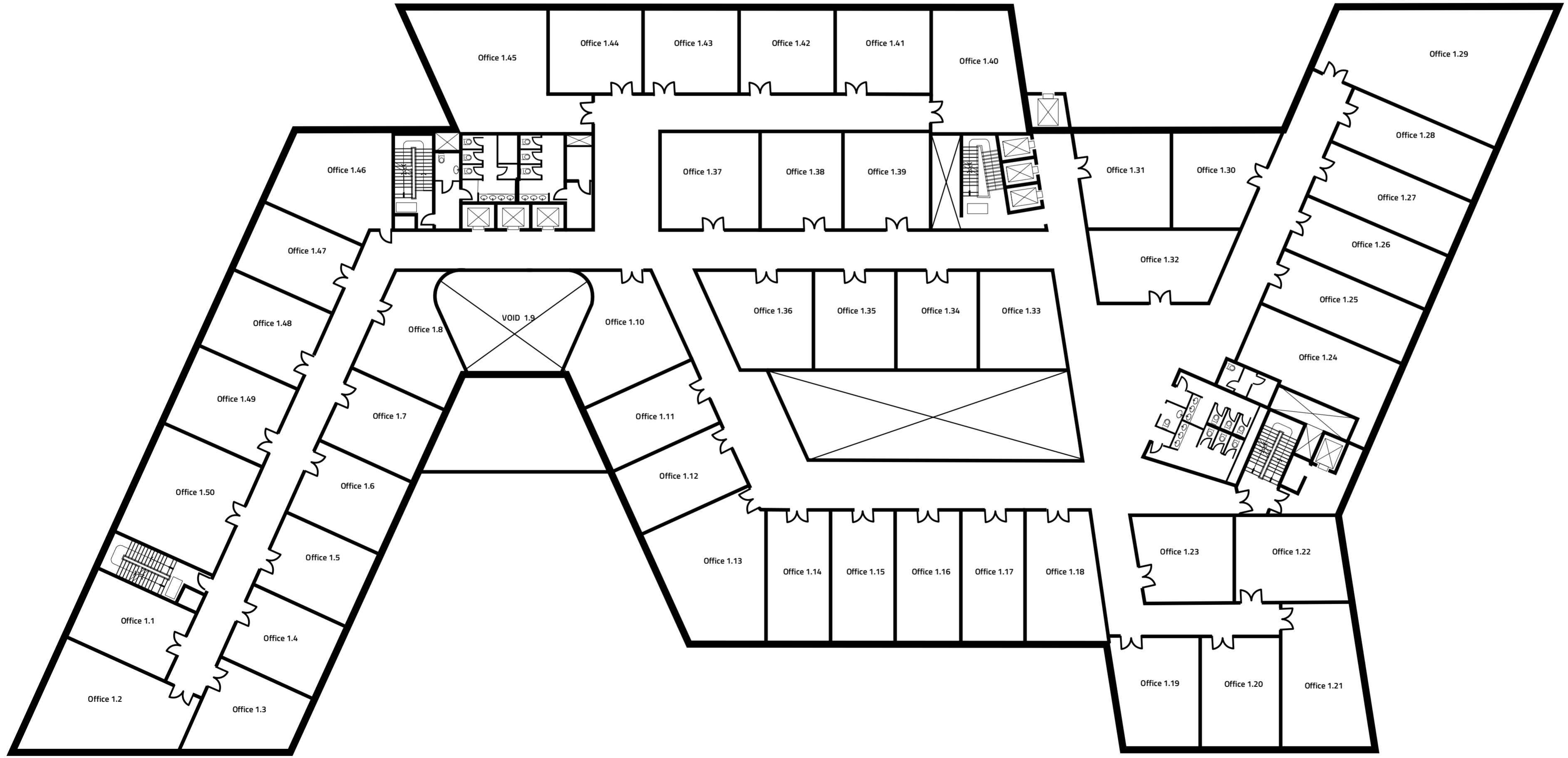
BASEMENT (01, 02)



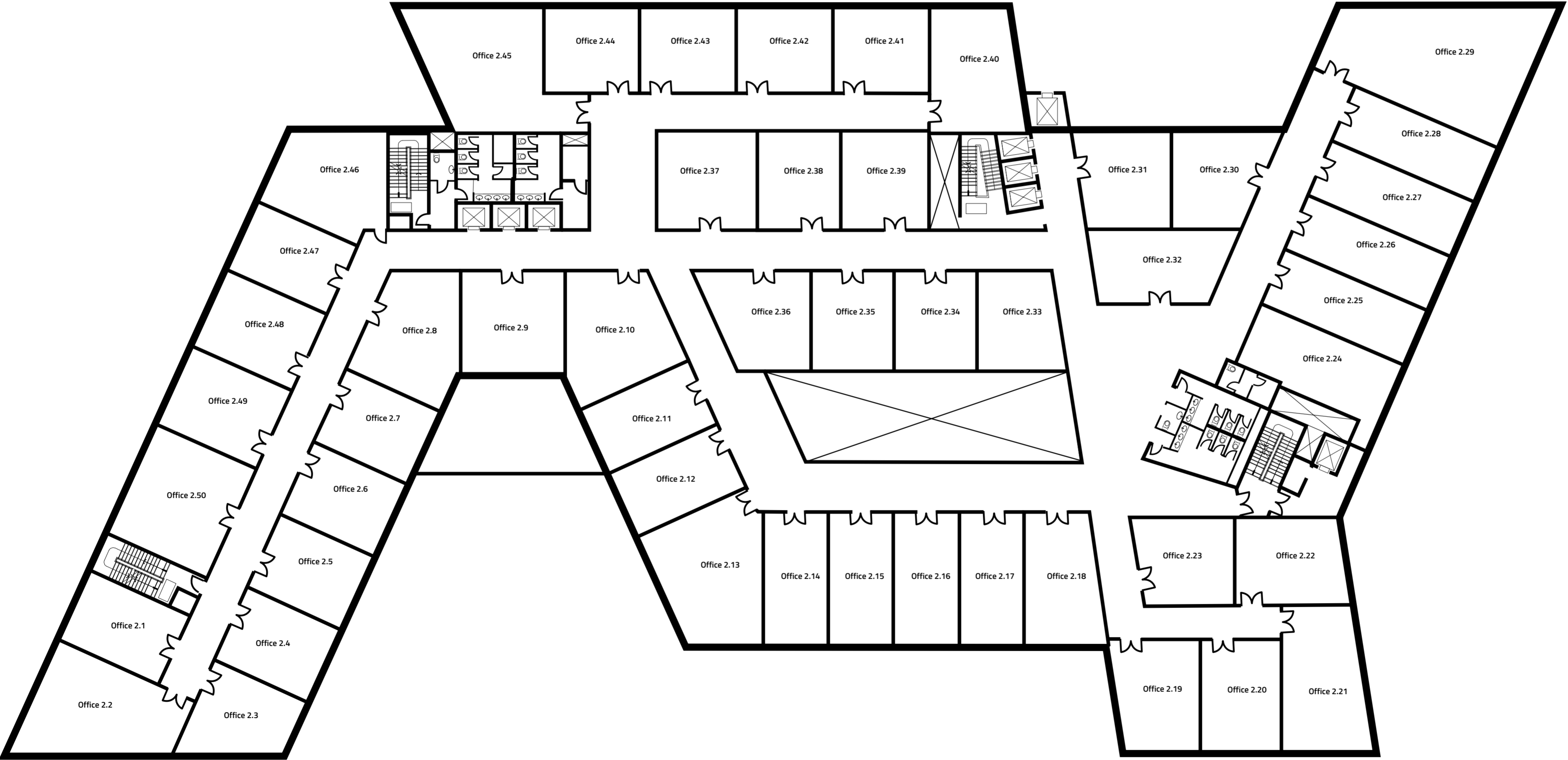
GROUND FLOOR



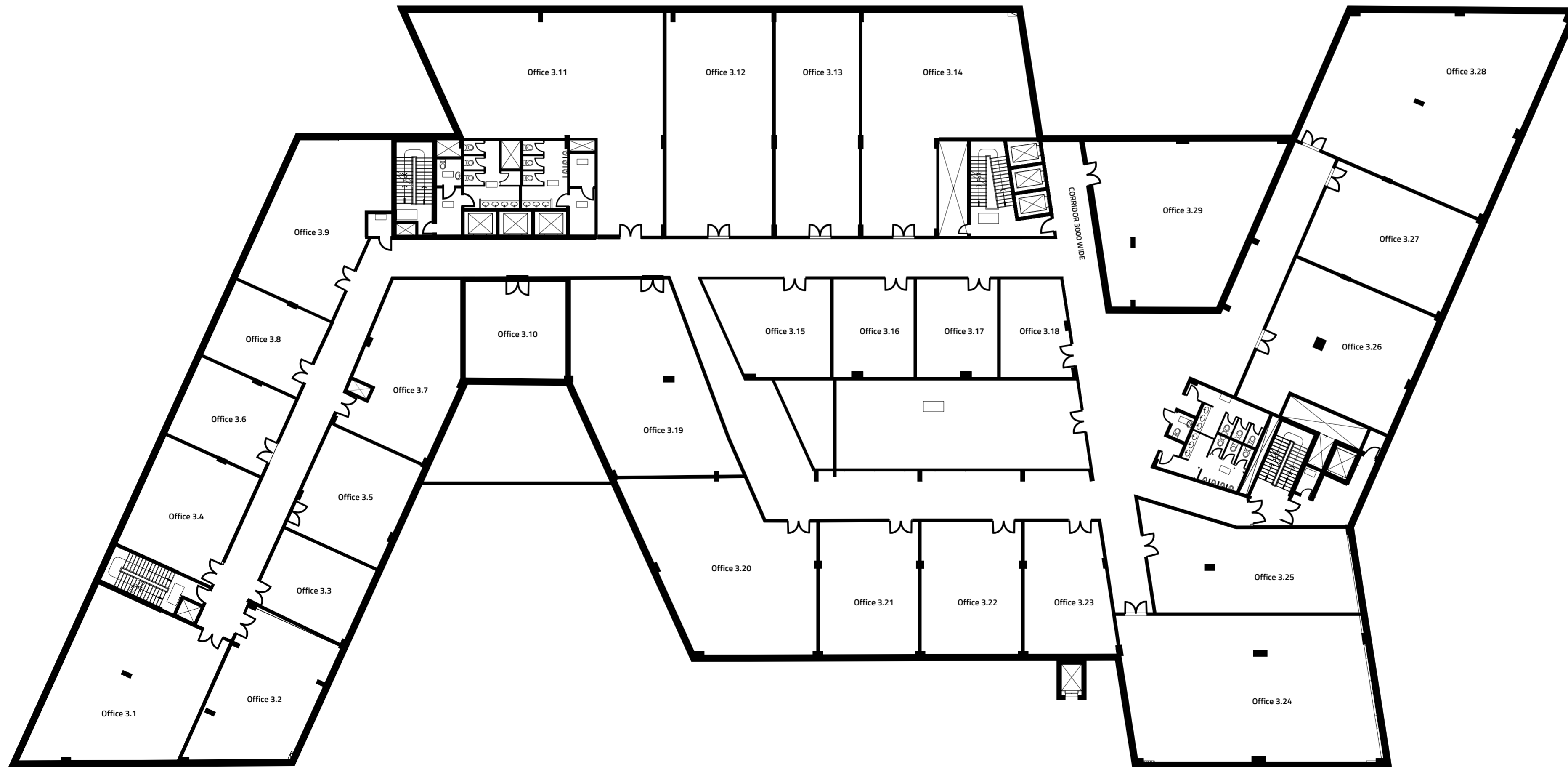
FIRST FLOOR



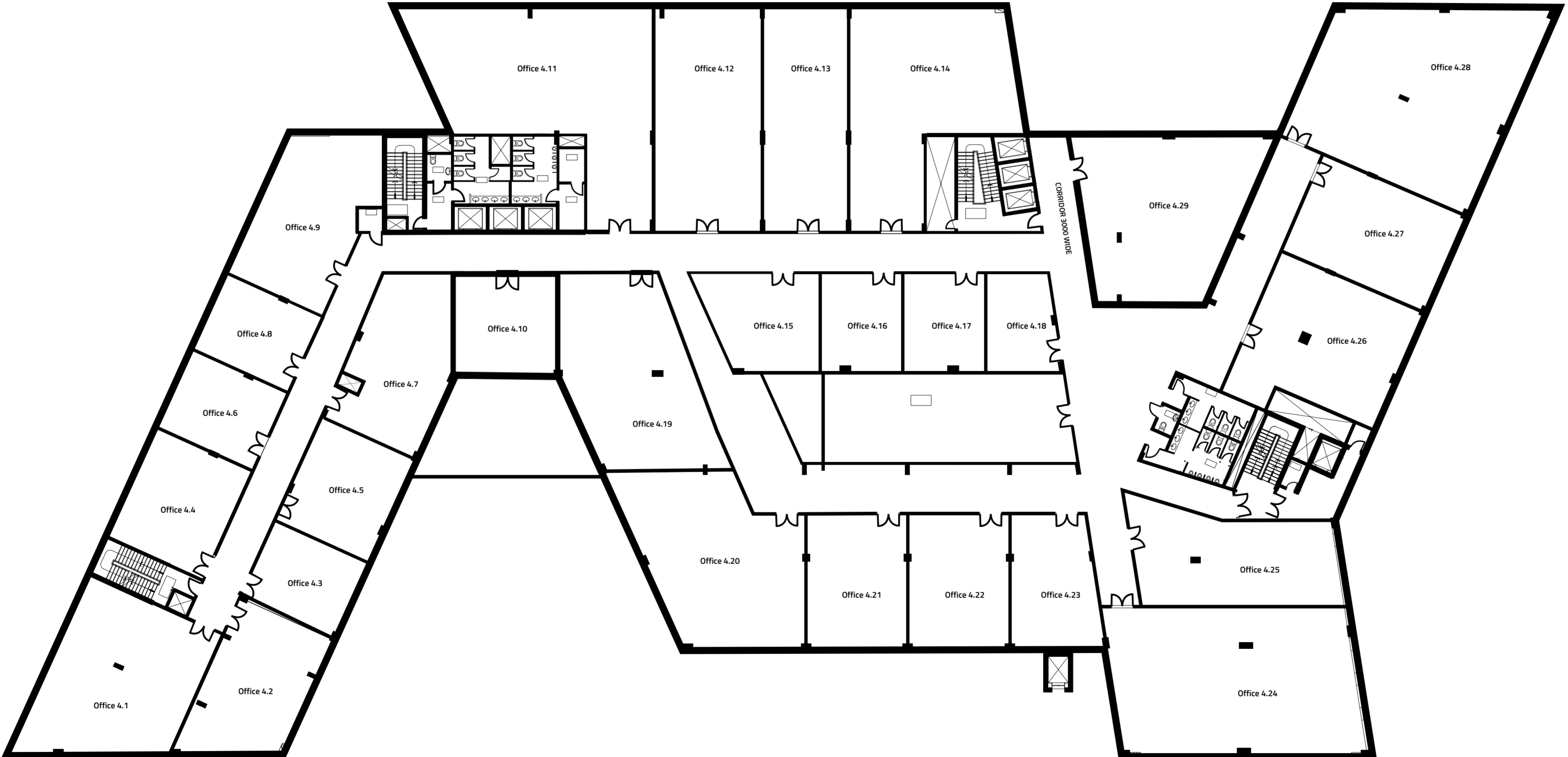
SECOND FLOOR



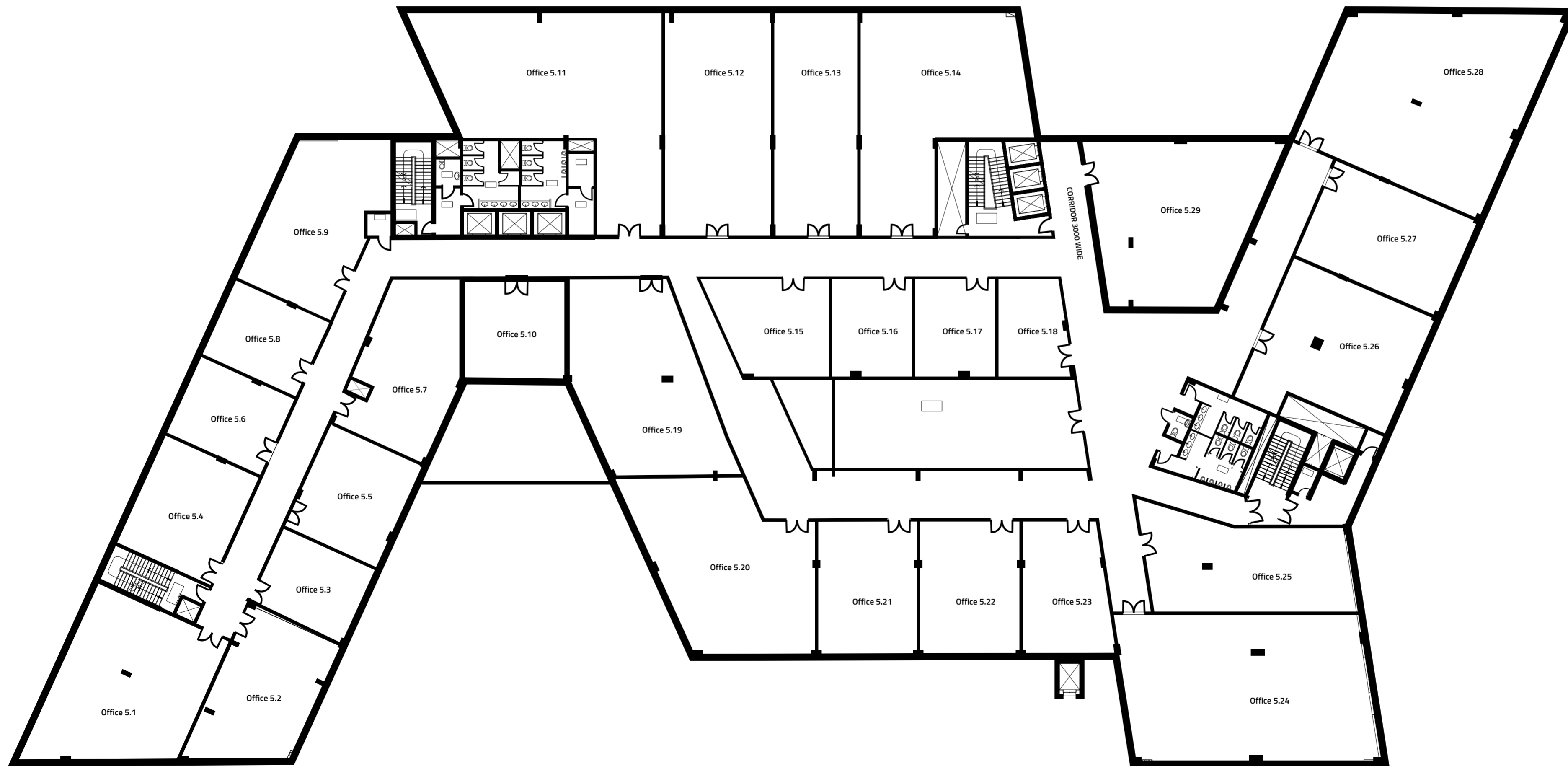
THIRD FLOOR



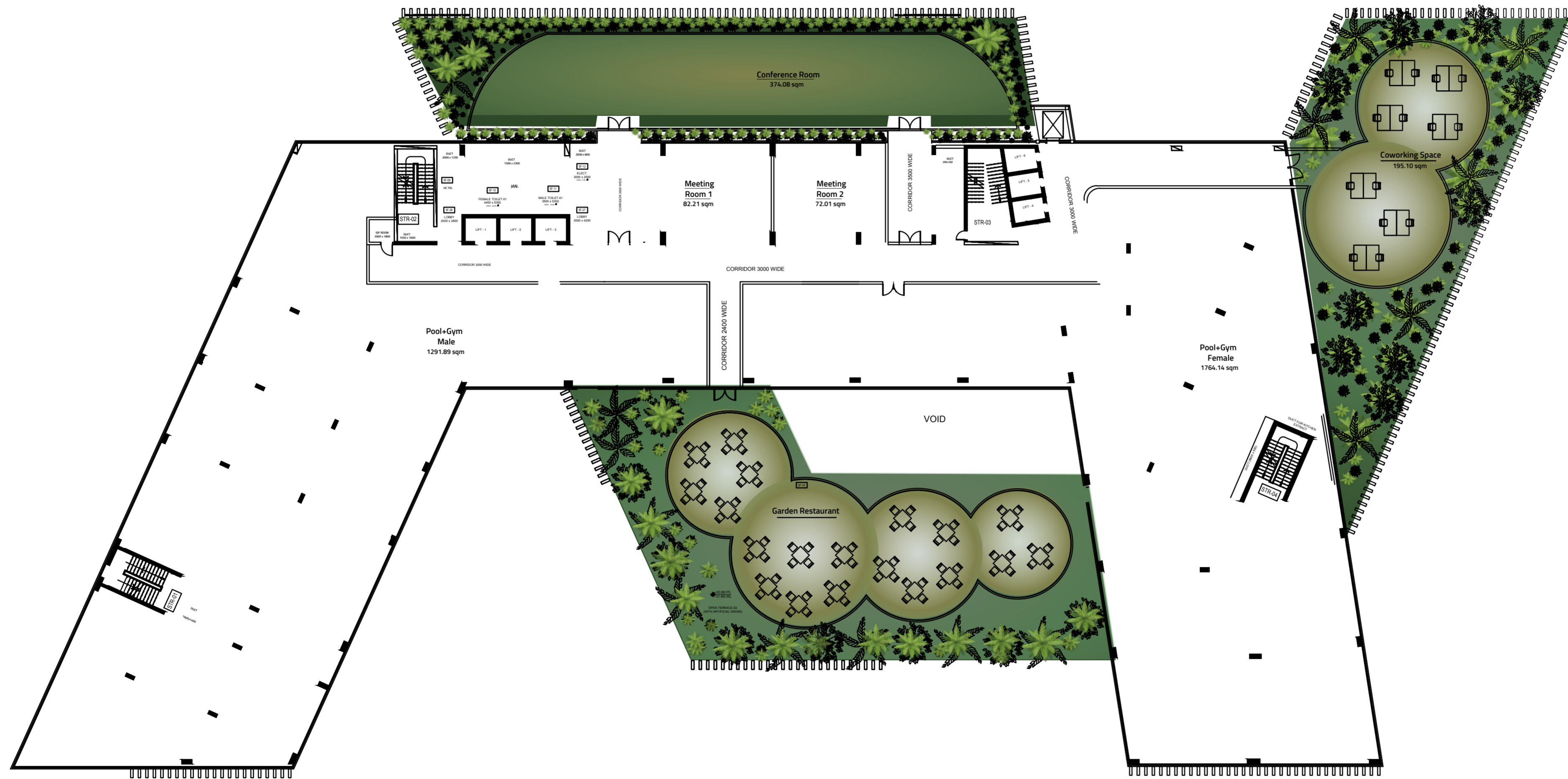
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



PENTHOUSE





Best returns, **Highest** Demand and **unmatched** quality in the **sultanate**

- The current five Buildings of **KOM** are fully operated
- Guaranteed rental return on investment within **three years**





BELONG

**to the most luxurious and
beautiful free economic
zone in Oman.**

There are a number of well-known local and international companies and institutions in the Oasis, in addition to more than 150 small, medium and start-up companies.

Knowledge Oasis Muscat occupies an area of 582,469 square meters in a site surrounded by natural landscapes, located 32 kilometers northwest of the city of Muscat. The offices occupy an 4,1484.36 square meters from the total area.



PROSPECTIVE TENANTS



Willowbrook
Nursery



BLOSSOMS



الضيفة اللبنانية
LEBANESE VILLAGE



1847
Executive Grooming
for Men

AL FIKIR
CENTER



FLEX
Fitness

مركز سند للخدمات
Sanad Services Center



البيت
التركي
Turkish House

EPHONE

Health4All

tips
& toes
nail spa & beauty lounge

KWIK-KLEEN L.L.C



CAPITAL
CAR CARE



كارفور
Carrefour









WUJHA FOR REAL ESTATE DEVELOPMENT

Wujha offers a range of integrated real estate services, through which it seeks to develop modern residential complexes.

By adopting modern and distinctive methods using the best available technology, Wujha team is in an active working state, with the aim of providing the best real estate and architectural services.

Wujha operates and manages all of its real estate investment strategies. It ensures that these investments are managed to maximize revenue, growth and sustainability, with a focus on integrating new real estate technologies that put us at the forefront of innovation.



Latest three projects:

Lavilla 1
Lavilla 2
Eleven