

CENTRAL

KNOWLEDGE OASIS MUSCAT

Where business evolves.

KNOWLEDGE OASIS MUSCAT · SULTANATE OF OMAN



THE VISION

A Tier-1 address for *ambitious* business.

Central 7 is the commercial landmark of Knowledge Oasis Muscat: seven floors of high-specification offices above a curated retail podium, designed to LEED Gold standards. Single-tenant and multi-tenant floors, customisable and built for performance, set a new benchmark for sustainable business growth in Oman.



56,000+ SQM
TOTAL BUILT-UP AREA

7
OFFICE FLOORS

LEED
GOLD STANDARD DESIGN

Nov 2027
HANDOVER

Inside Oman's leading technology park.

Established in 2005 and aligned with Oman Vision 2040, Knowledge Oasis Muscat is a one-million-square-metre technology park adjacent to Sultan Qaboos University and the Rusayl Industrial Estate. The park hosts leading global technology companies, with two colleges located inside the park itself.



GLOBAL TENANTS IN THE PARK

- Microsoft
- Oracle
- HP
- IBM
- Cisco
- SAP
- Accenture
- TCS
- Infosys
- Huawei
- Amazon Web Services

UNIVERSITIES & COLLEGES

- Sultan Qaboos University · 5 min
- Middle East College · in the park
- Waljat College of Applied Sciences · in the park

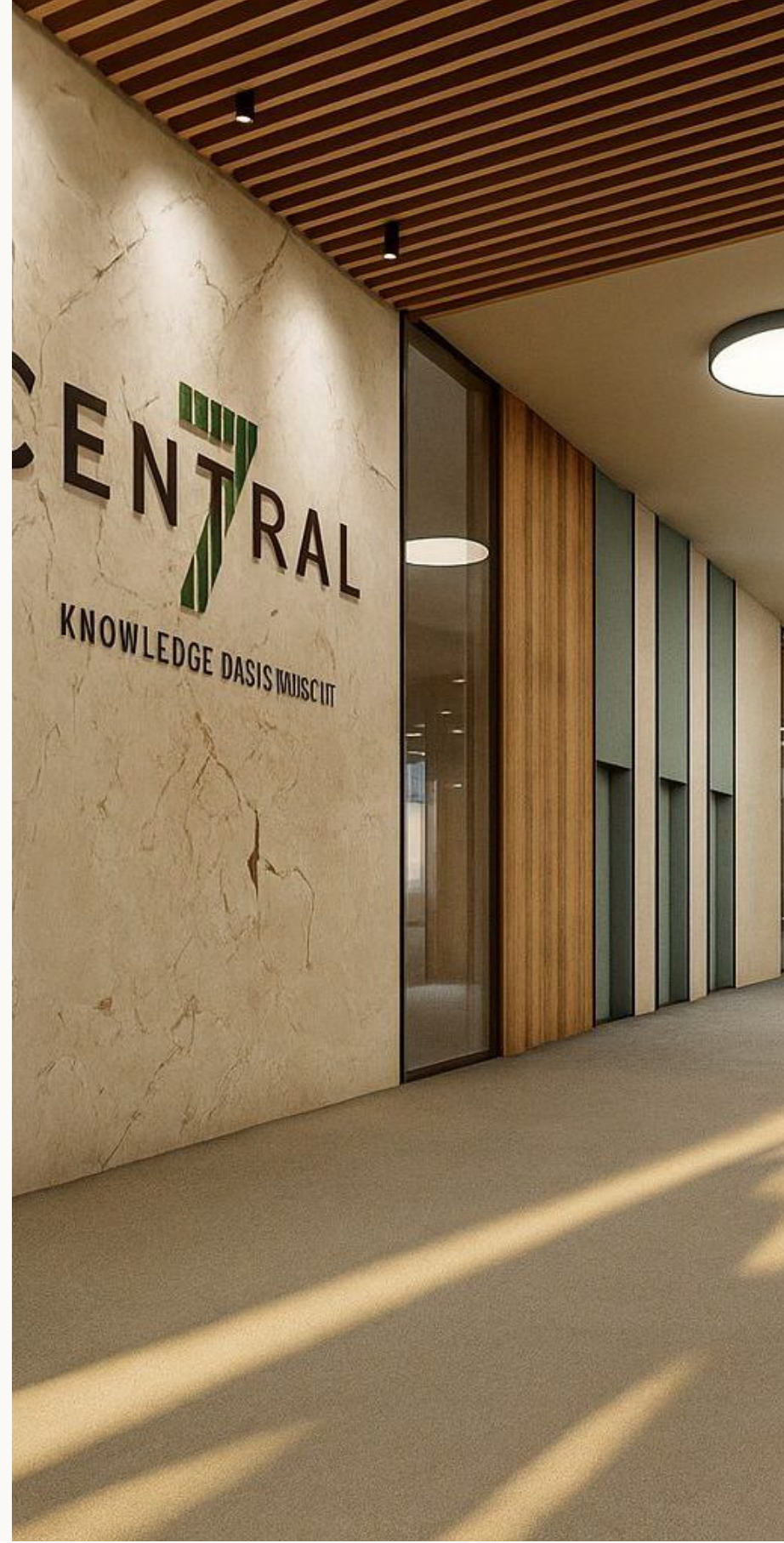
1,000,000 SQM TECHNOLOGY PARK EST. 2005 MADAYN FREE ZONE VISION 2040 ALIGNED

THE BUILDING

Composed for performance.

Seven office floors above a curated retail podium: flexible, serviced and specified to institutional standards.

OFFICES	19,700 sqm of single- and multi-tenant floors with customisable, high-performance work environments.
RETAIL PODIUM	3,160 sqm of curated ground-floor retail, cafés and everyday services.
PARKING	22,400 sqm across two basement levels with capacity for 1,000+ vehicles, plus valet and visitor parking.
HANDOVER	November 2027.



SUSTAINABILITY

Designed to LEED Gold.

Among Oman's most environmentally advanced office developments, engineered to reduce energy, operating cost and footprint.

- 01 Rooftop solar canopy
- 02 High-performance glazed façade
- 03 Motion-sensor lighting throughout
- 04 Recycled & low-impact materials
- 05 Eco-friendly air-conditioning systems



AMENITIES & SERVICES

A full-service business address.

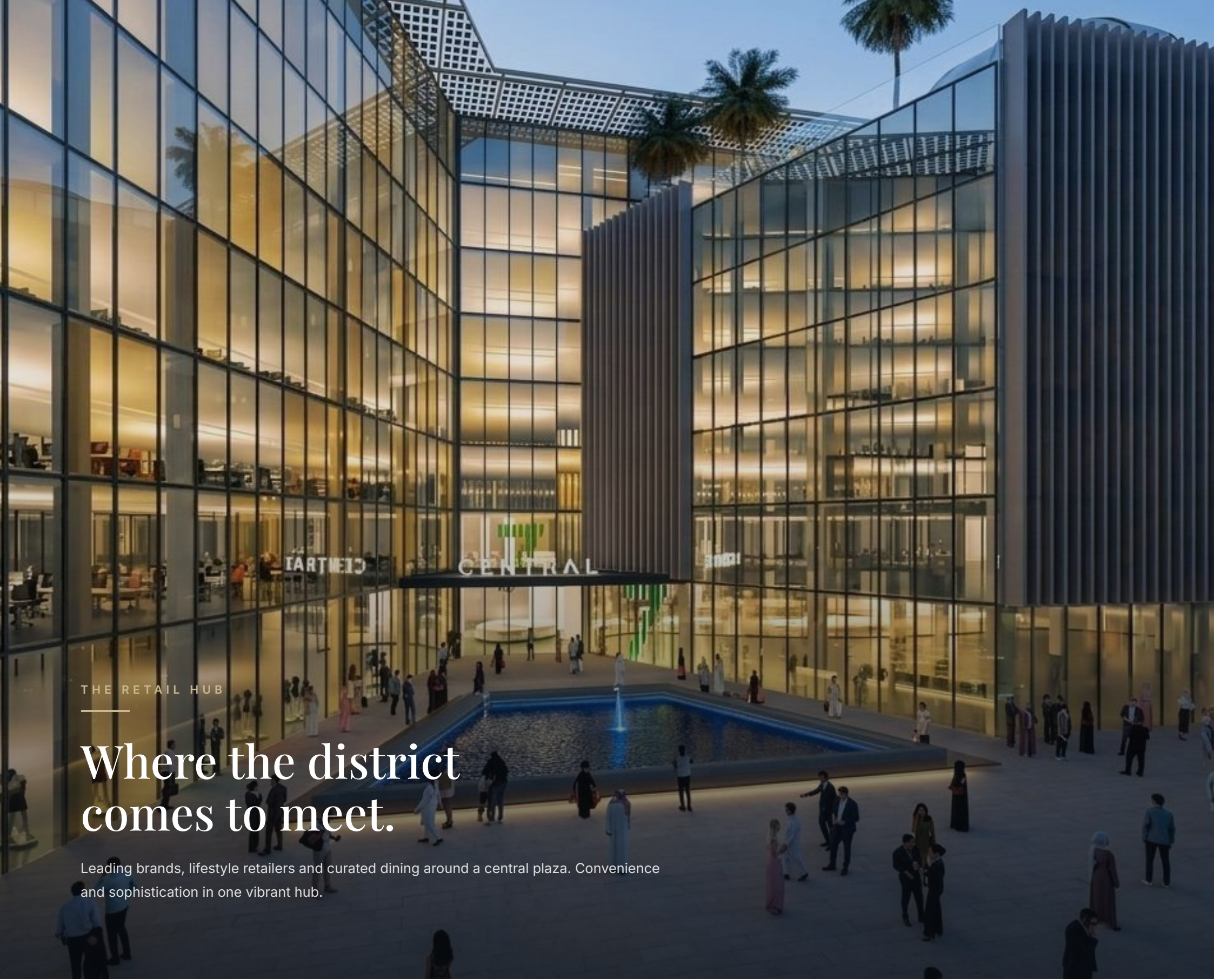
- 01 24/7 security & integrated facility management
- 02 Intelligent access control systems
- 03 Flexible office configurations & co-working
- 04 Smart offices with high-speed fiber
- 05 Multipurpose corporate hall
- 06 Multi-layered power infrastructure
- 07 Executive fitness facility & pool
- 08 Curated ground-floor retail
- 09 Dedicated childcare center
- 10 Valet & visitor parking
- 11 Prayer room, pharmacy & banking services
- 12 Restaurants & cafés



Offices that work harder.

Daylight, height and mountain views, with floorplates configured around how modern teams actually work.





THE RETAIL HUB

Where the district comes to meet.

Leading brands, lifestyle retailers and curated dining around a central plaza. Convenience and sophistication in one vibrant hub.

A market at the doorstep.

Central 7 sits at the centre of a thriving commercial catchment: a district population of more than 23,000 and an employment base of over 32,000, home to leading regional and international companies.



23,000+
DISTRICT POPULATION

32,000+
EMPLOYMENT BASE

19,700 SQM
OFFICES

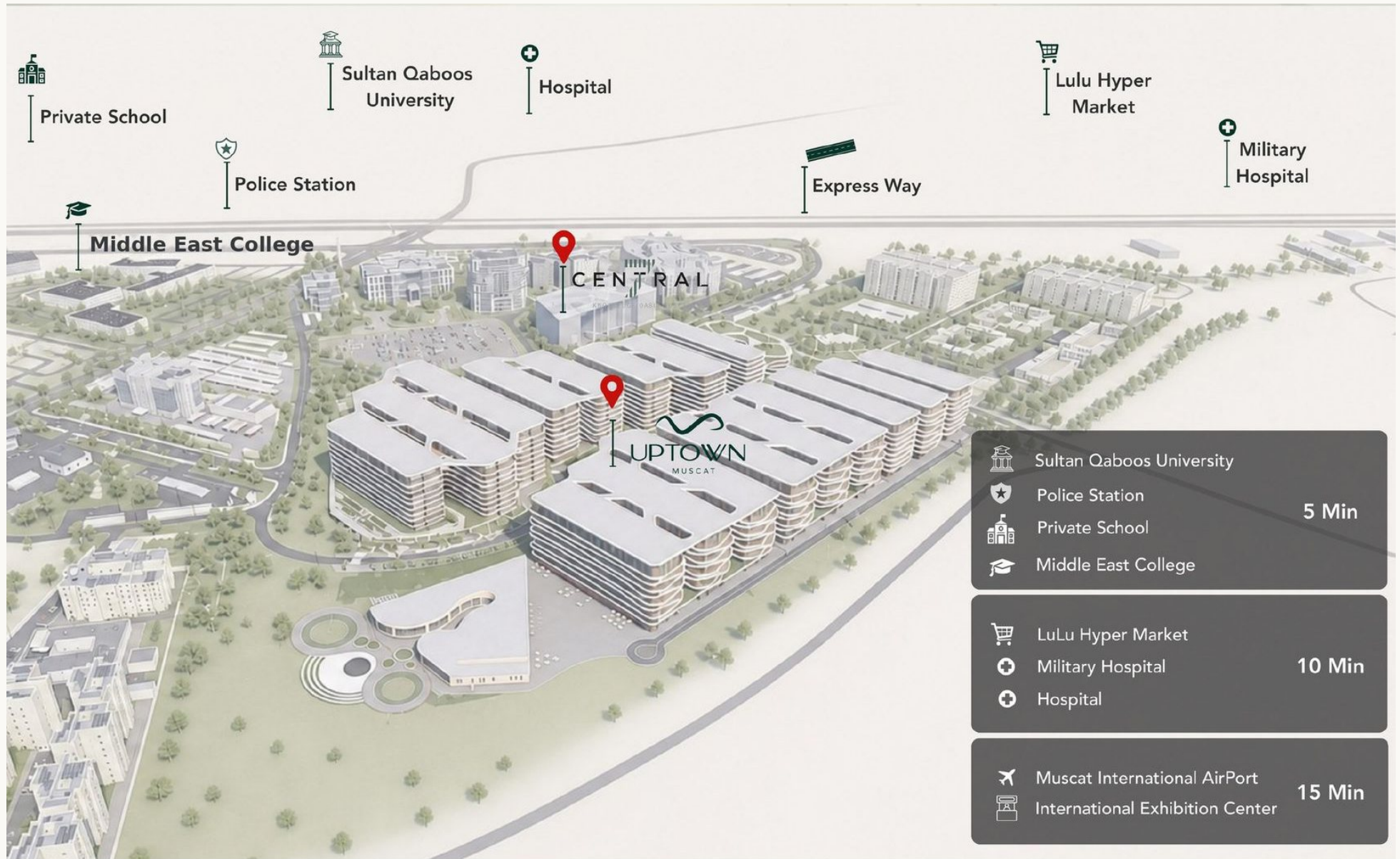
3,160 SQM
GROUND-FLOOR
RETAIL

2,038 SQM
GYM & SPA

1,000+
PARKING SPACES

Minutes from everything that matters.

KNOWLEDGE OASIS MUSCAT
23.5672° N, 58.1688° E



CENTRAL

KNOWLEDGE OASIS MUSCAT

OMAN
800 3666

EGYPT
17667

GLOBAL
+968 2108 1400

FACILITIES

Smart offices · Co-working · Corporate hall · Fitness & pool · Retail podium · Childcare · Valet parking

LOCATION

Knowledge Oasis Muscat, Al Khoudh

5 min Sultan Qaboos University · 10 min LuLu Hyper Market · 15 min Muscat International Airport

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