



UPTOWN

MUSCAT

KNOWLEDGE OASIS MUSCAT · SULTANATE OF OMAN



THE VISION

More than an address.
A legacy in the making.

- ◇ The **first residential community** within Knowledge Oasis Muscat
- ◇ A **100,000 sqm** integrated freehold masterplan
- ◇ Homes, offices, a hotel and **Oman's first air-conditioned boulevard**, in one self-sustaining district
- ◇ Conceived with **Mandressi GmbH** and shaped by Italian design
- ◇ Built around comfort, connection and elevated everyday living

100,000 sqm

INTEGRATED MASTERPLAN

7

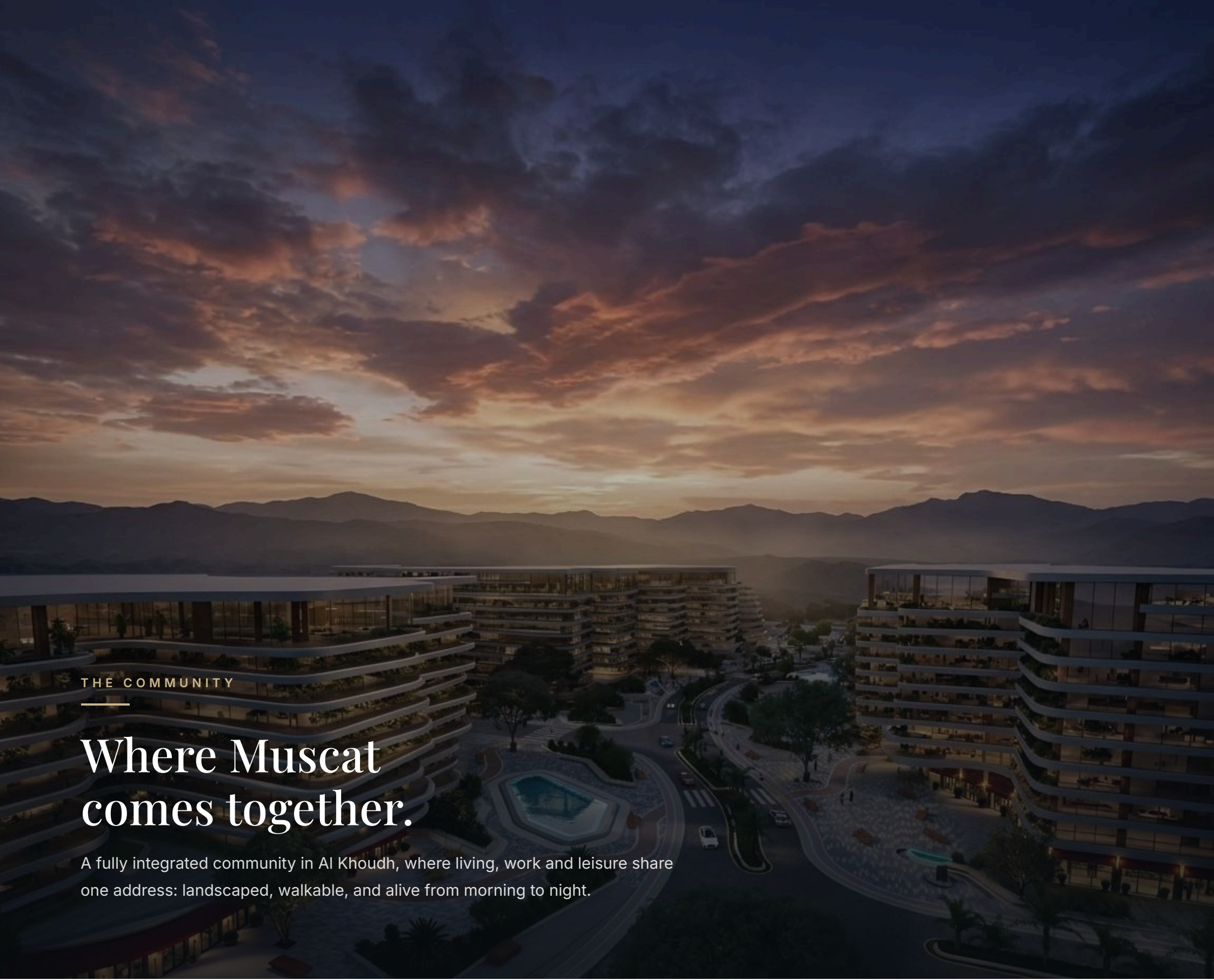
RESIDENTIAL PHASES

50-330 sqm

1-4 BEDROOM RESIDENCES

400

HOTEL & BRANDED KEYS

An aerial view of a modern residential complex at sunset. The complex features multiple high-rise buildings with curved balconies and glass facades. In the center, there is a landscaped area with a swimming pool, walkways, and trees. The background shows a range of mountains under a dramatic sky with orange and blue clouds.

THE COMMUNITY

Where Muscat comes together.

A fully integrated community in Al Khoudh, where living, work and leisure share one address: landscaped, walkable, and alive from morning to night.

FREEHOLD OWNERSHIP

Own, without compromise.

A premier free-zone community where ownership is open to all nationalities, held on freehold title, structured for the long term.

FREEHOLD TITLE	Open to international and Omani buyers under Royal Decree 38/2025, within Knowledge Oasis Muscat, Oman's flagship technology free zone.
THE RESIDENCES	From compact one-bedroom apartments to four-bedroom duplexes, 50 to 330 sqm across the residential phases.
RESIDENCY	A renewable two-year investor visa with no minimum investment, and a 10-year Golden Visa from OMR 200,000, activated at title deed issuance.



Oman's first air-conditioned boulevard.

365
DAYS A YEAR, IN COMFORT

A shaded, climate-controlled promenade of cafes, restaurants and retail: the year-round service spine of the community. Because it stays cool through Oman's summer, the boulevard keeps footfall and occupancy high across every season, turning shopping, dining and everyday errands into a comfortable daily habit rather than a weather-dependent outing.

Retail & boutiques

Cafes & fine dining

Everyday services

Full-season footfall

Climate-controlled



DESIGN PHILOSOPHY

Italian by design. Omani at *heart*.

- ◇ Envisioned with **Mandressi GmbH**, shaped by Italian design
- ◇ Spacious living balanced with tranquillity
- ◇ Proportion, natural materials and light treated as **essentials, not finishes**
- ◇ A refined setting shaped around well-being and elegance
- ◇ Composed for modern everyday life

AMENITIES & FACILITIES

Everything, within the community.

- 01 Outdoor air-conditioned boulevard
- 02 Residents' clubhouse
- 03 Swimming pools
- 04 Dedicated sports zone & multipurpose court
- 05 Parks & landscaped green spaces
- 06 Private cinema
- 07 Childcare facility
- 08 Meeting rooms & business spaces
- 09 Concierge service
- 10 Ground-floor cafe & lobby



THE RESIDENCES

Light, volume, calm.

Interiors composed for everyday life: generous terraces, floor-to-ceiling light and a palette of quiet, natural tones.





A HOME FOR GENERATIONS

We create more than
a place to live.
We create a legacy.



HOSPITALITY

Hotel & Branded Residences.

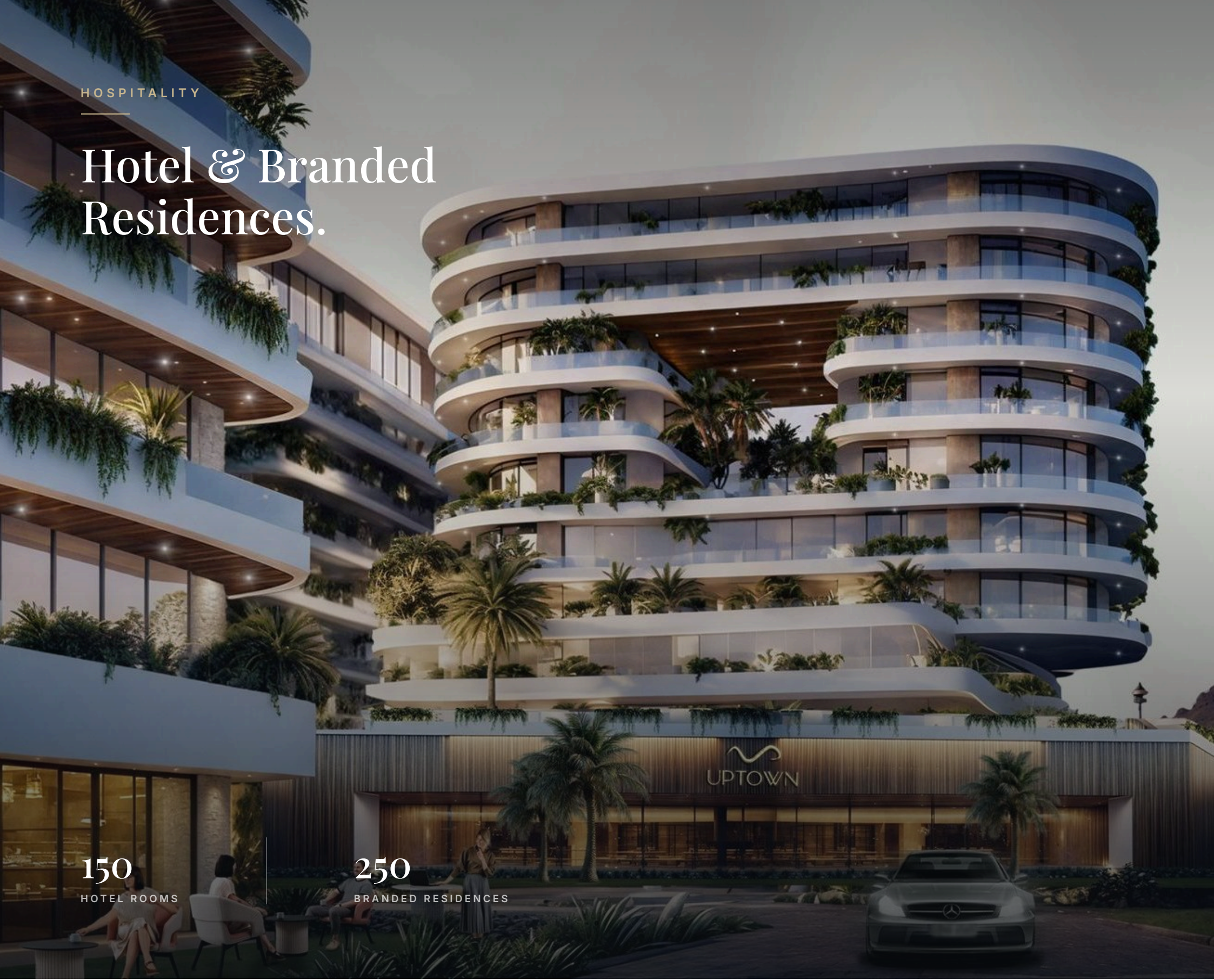
150

HOTEL ROOMS

250

BRANDED RESIDENCES

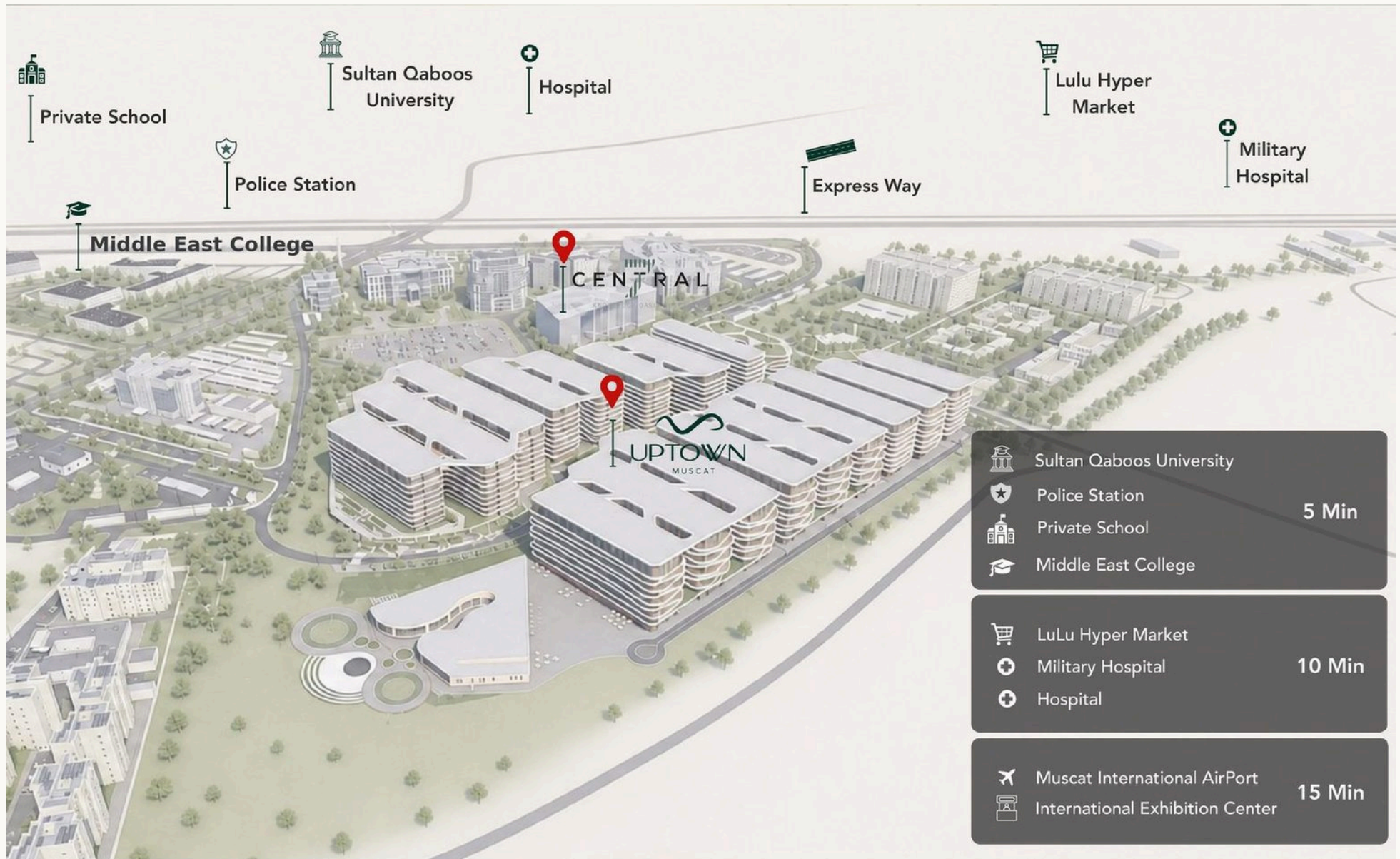
UPTOWN



THE LOCATION

Minutes from everything
that matters.

KNOWLEDGE OASIS MUSCAT
23.5672° N, 58.1688° E





OMAN
800 3666

EGYPT
17667

GLOBAL
+968 2108 1400

FACILITIES

Air-conditioned boulevard · Clubhouse · Pools · Sports zone · Parks · Cinema · Childcare · Concierge

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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