



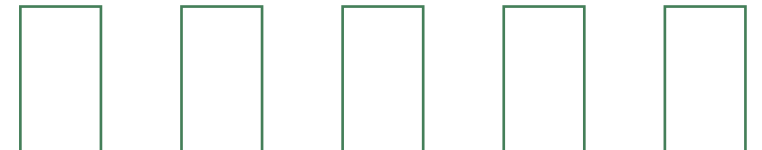
CENTRAL

KNOWLEDGE OASIS MUSCAT



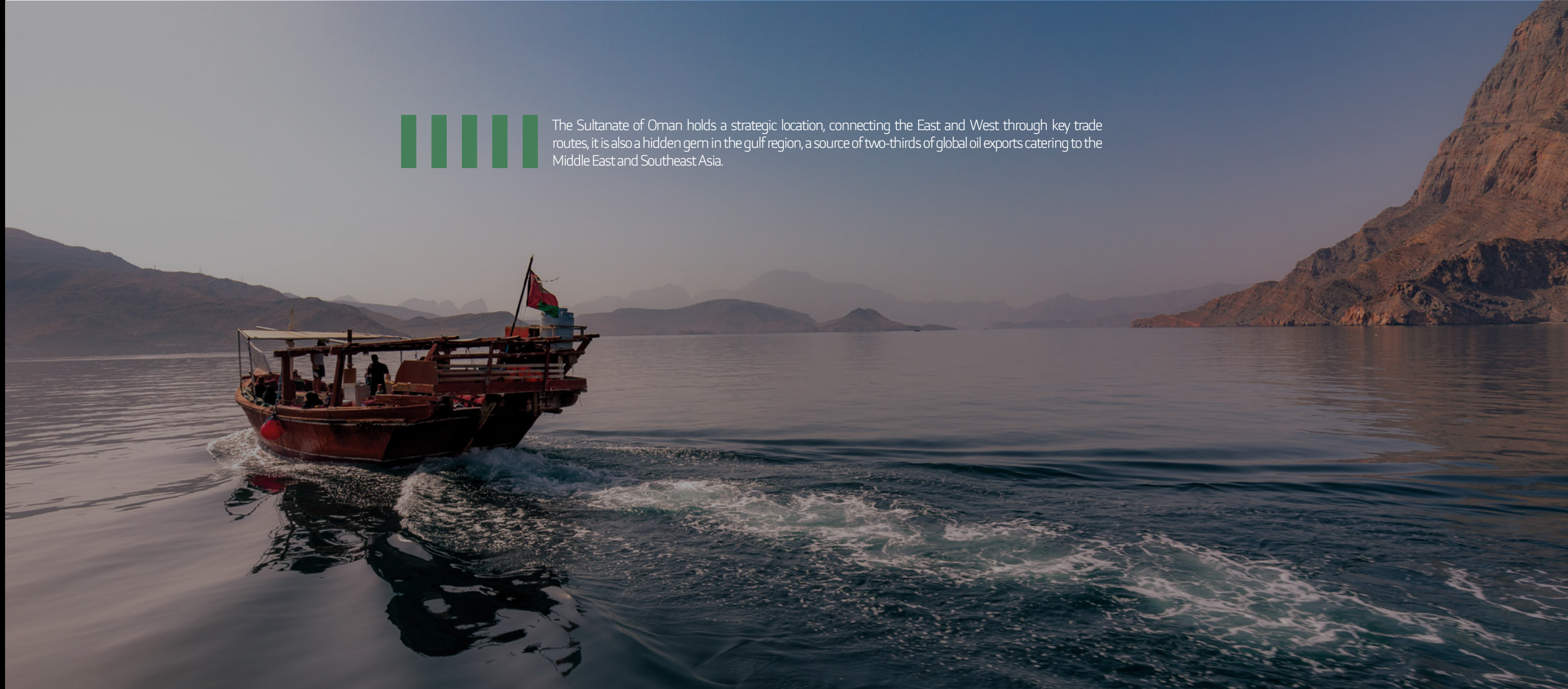


THE FUTURE OF BUSINESS





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
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CENTRAL



|||| 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 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**



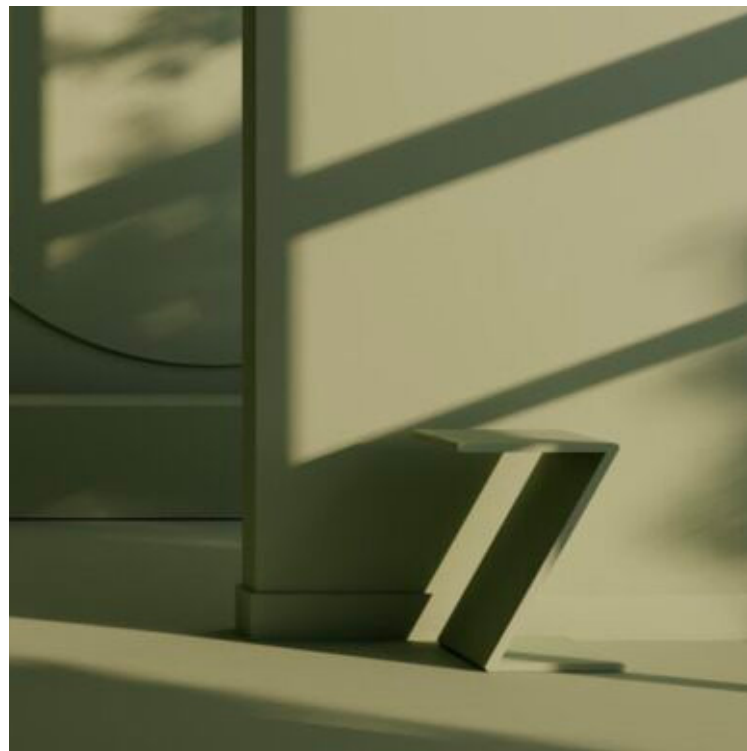
DESIGNED WITH THE OCCUPIER IN MIND

"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.



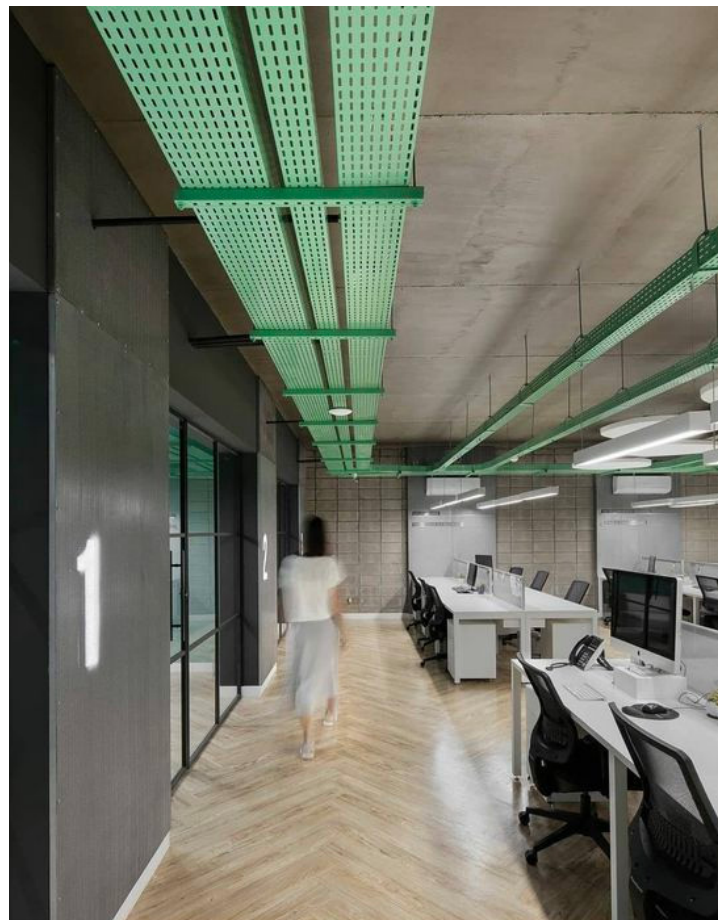




THE ONLY TIER 1 OFFICE BUILDING IN OMAN

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





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





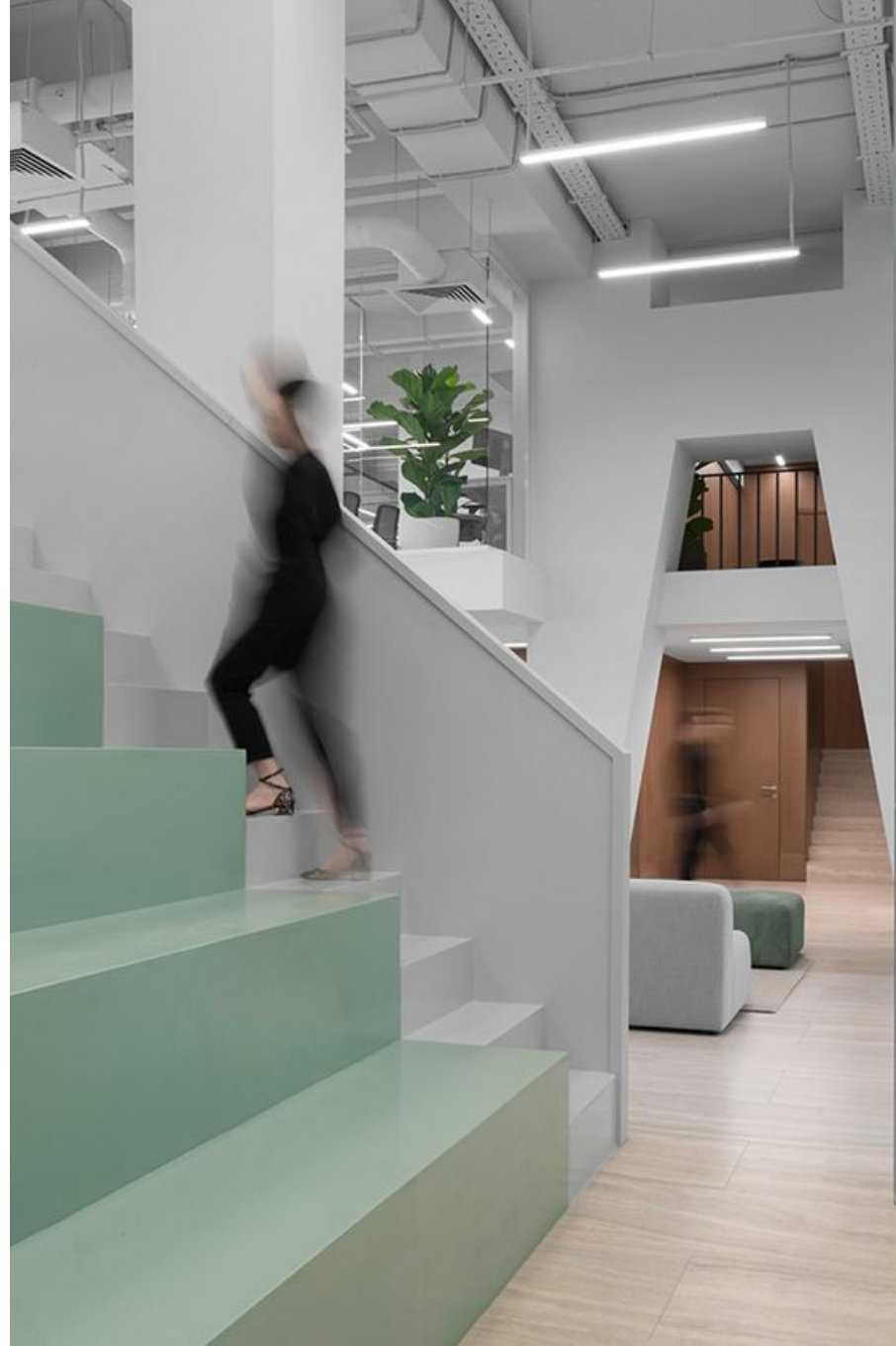
RENEWED MODERN LIFESTYLE



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 (154.22 M2)





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





**MORE PROFESSIONAL
WORK ENVIRONMENT**





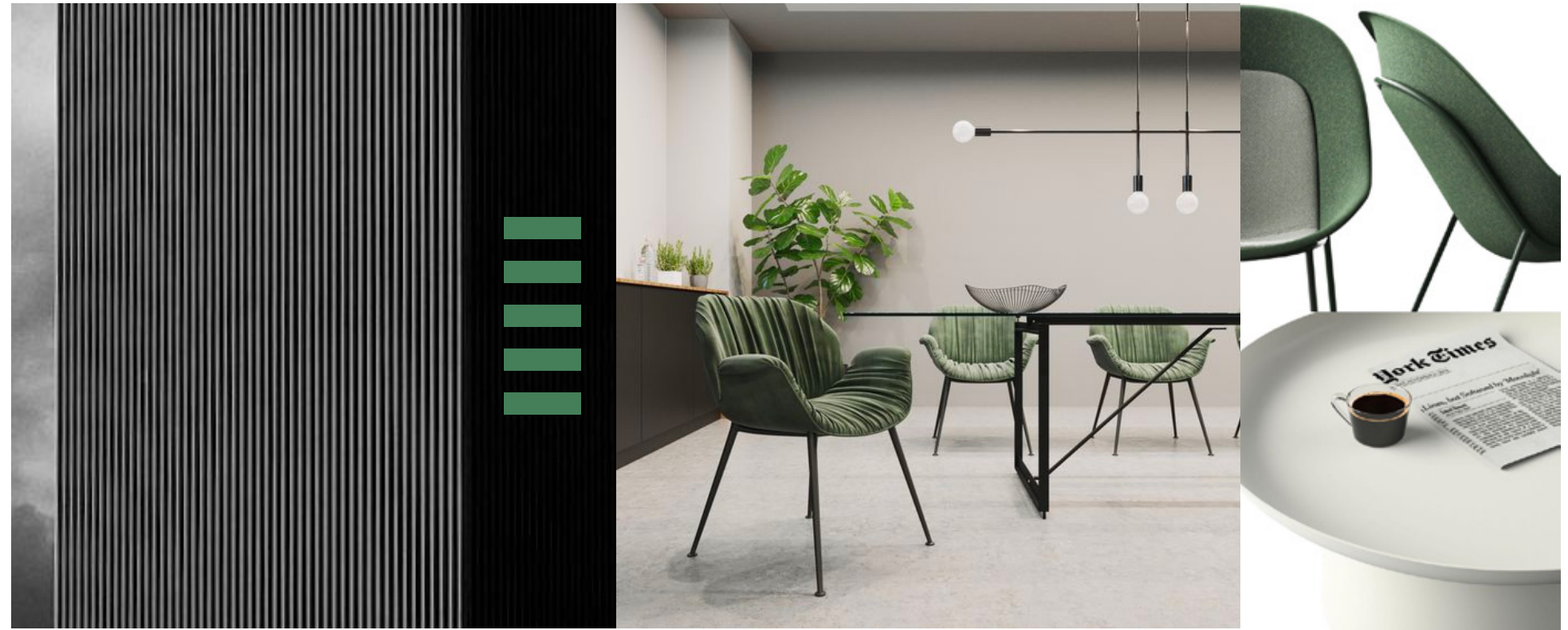
**FOR A PROFESSIONAL COMMUNITY
THAT KEEPS PACE WITH THE LATEST
DEVELOPMENTS IN THE BUSINESS WORLD**



≡ FLEXIBLE AND SMART ≡ OFFICE SPACES

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 to building a modern new paradigm for the sustainability of life, work and prosperity.



7 FLOORS OF OFFICES & 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



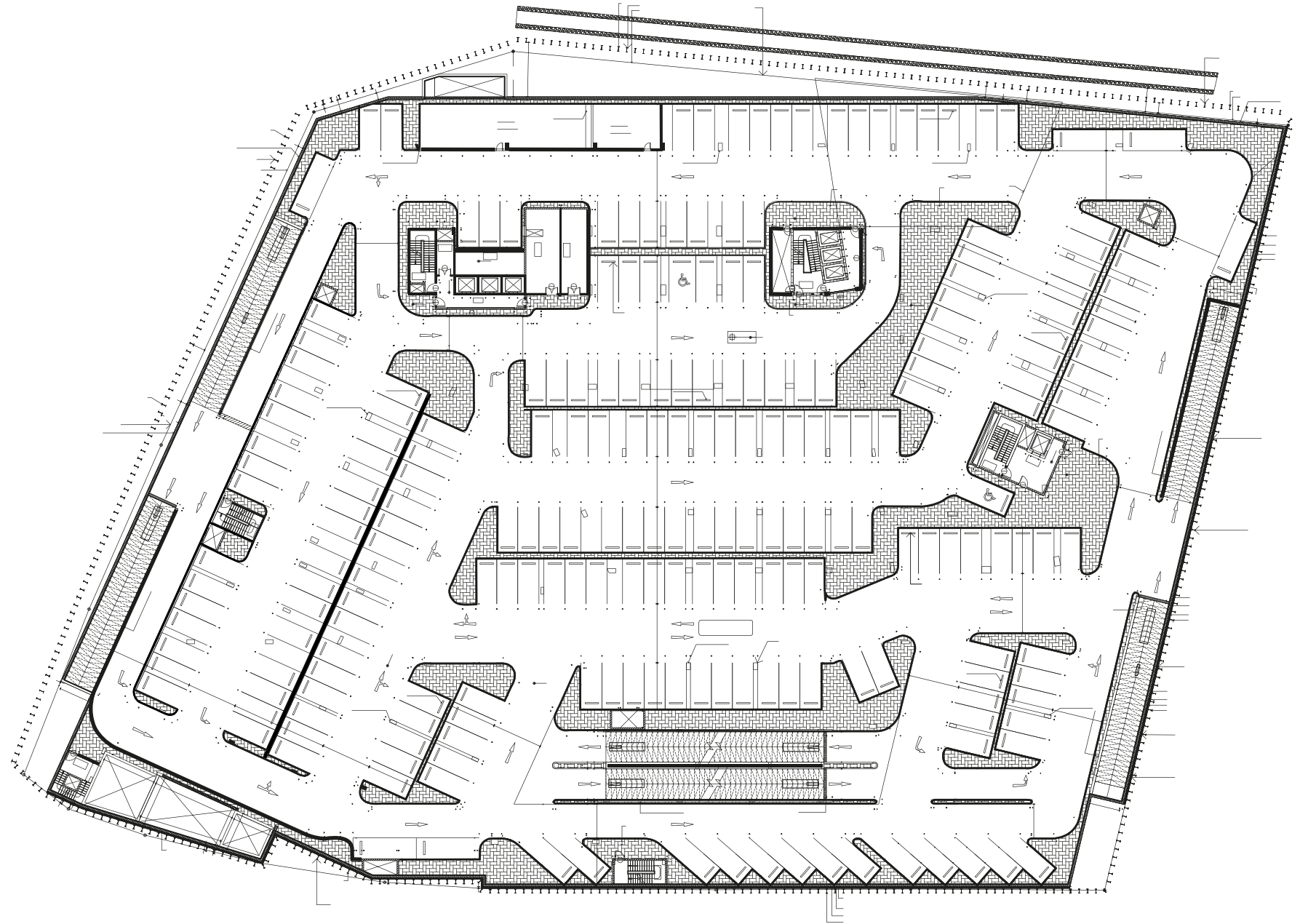
“Architecture is basically the art of designing and organizing interior spaces.”

(Philip Johnson)

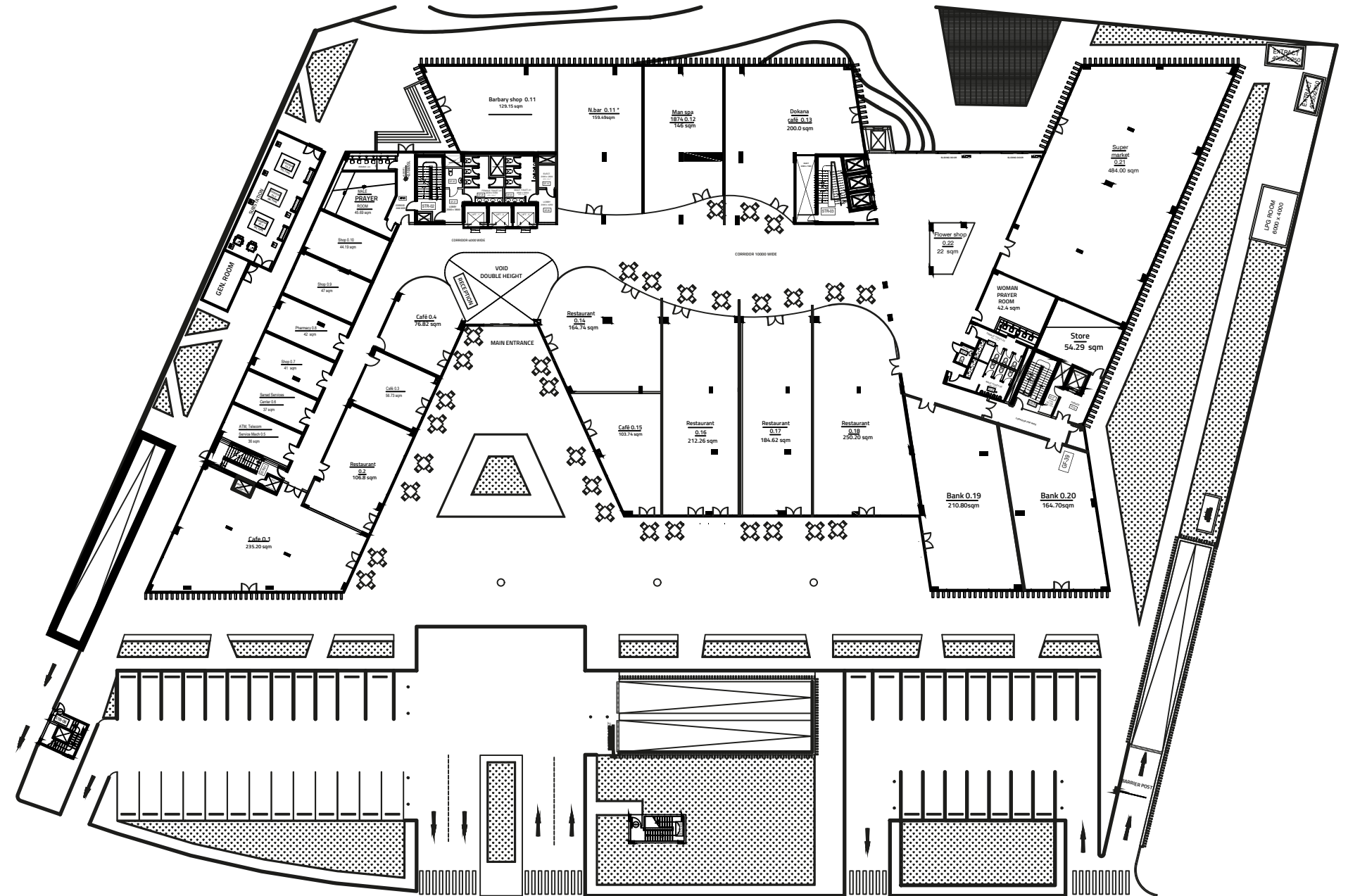
THE PARKING



CENTRAL 7 FLOOR PLANS BASEMENT (01, 02)



CENTRAL 7 FLOOR PLANS



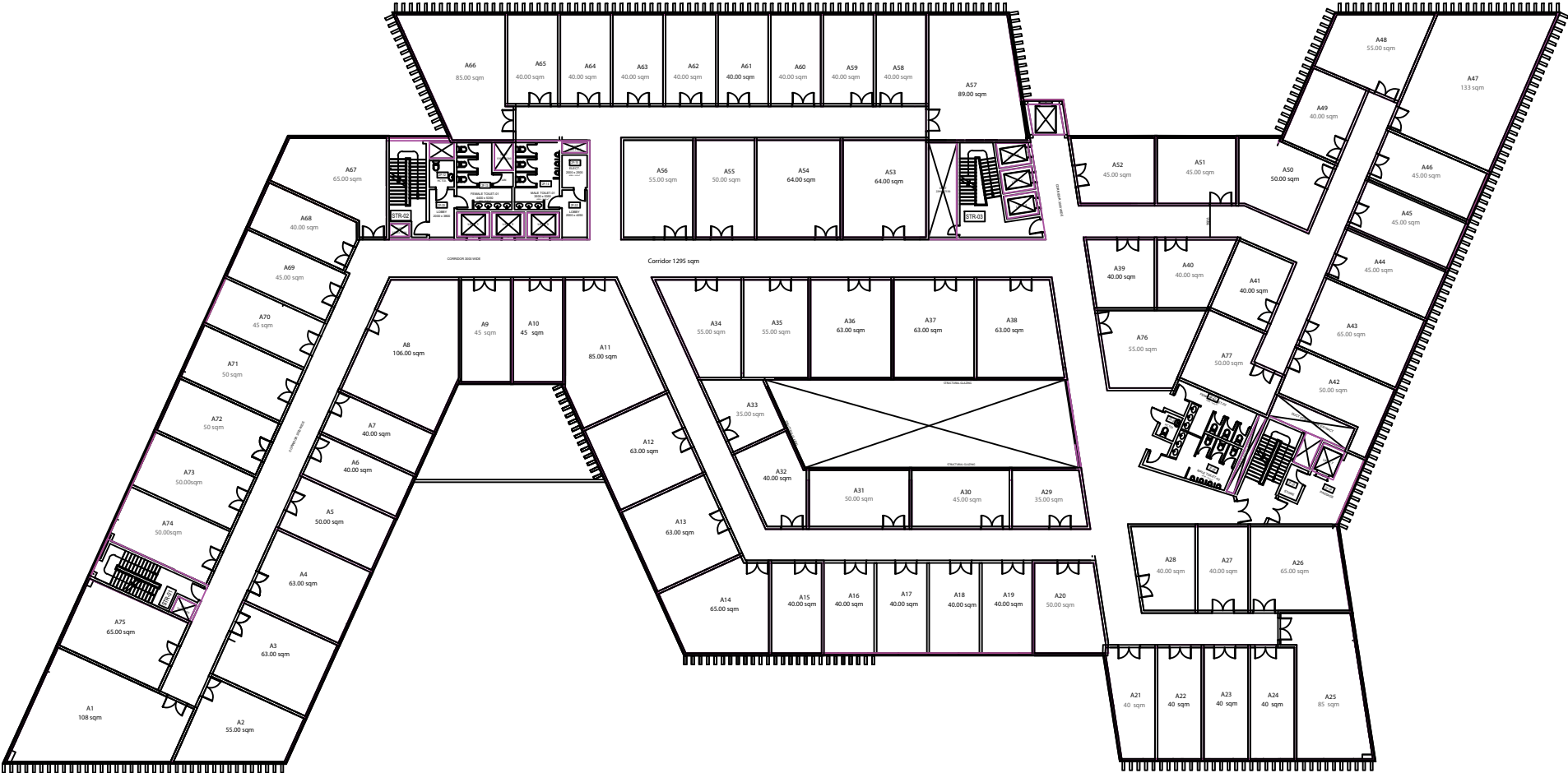


CENTRAL 7 FLOOR PLANS
FIRST FLOOR



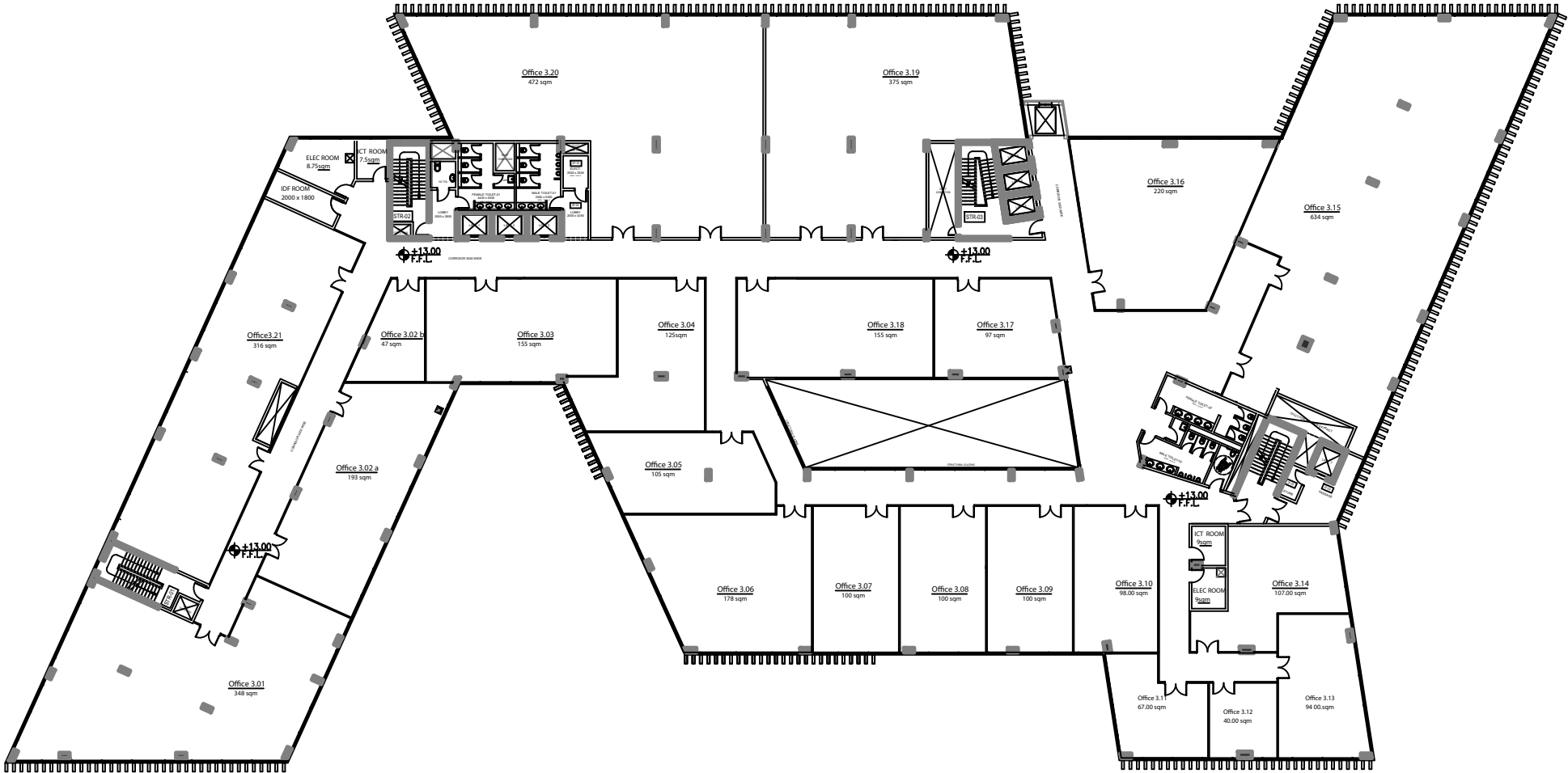


CENTRAL 7 FLOOR PLANS
SECOND FLOOR



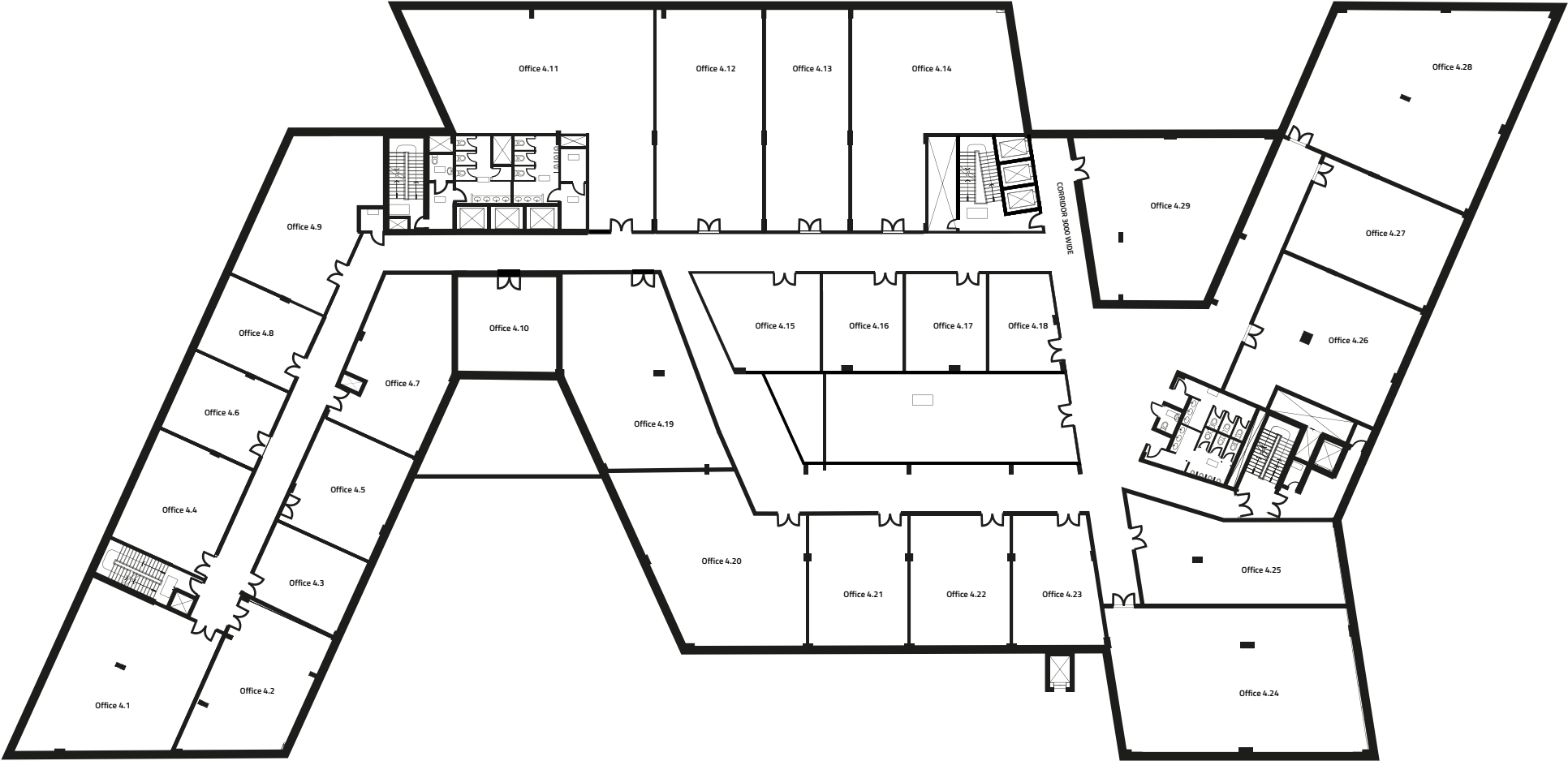


CENTRAL 7 FLOOR PLANS
THIRD FLOOR



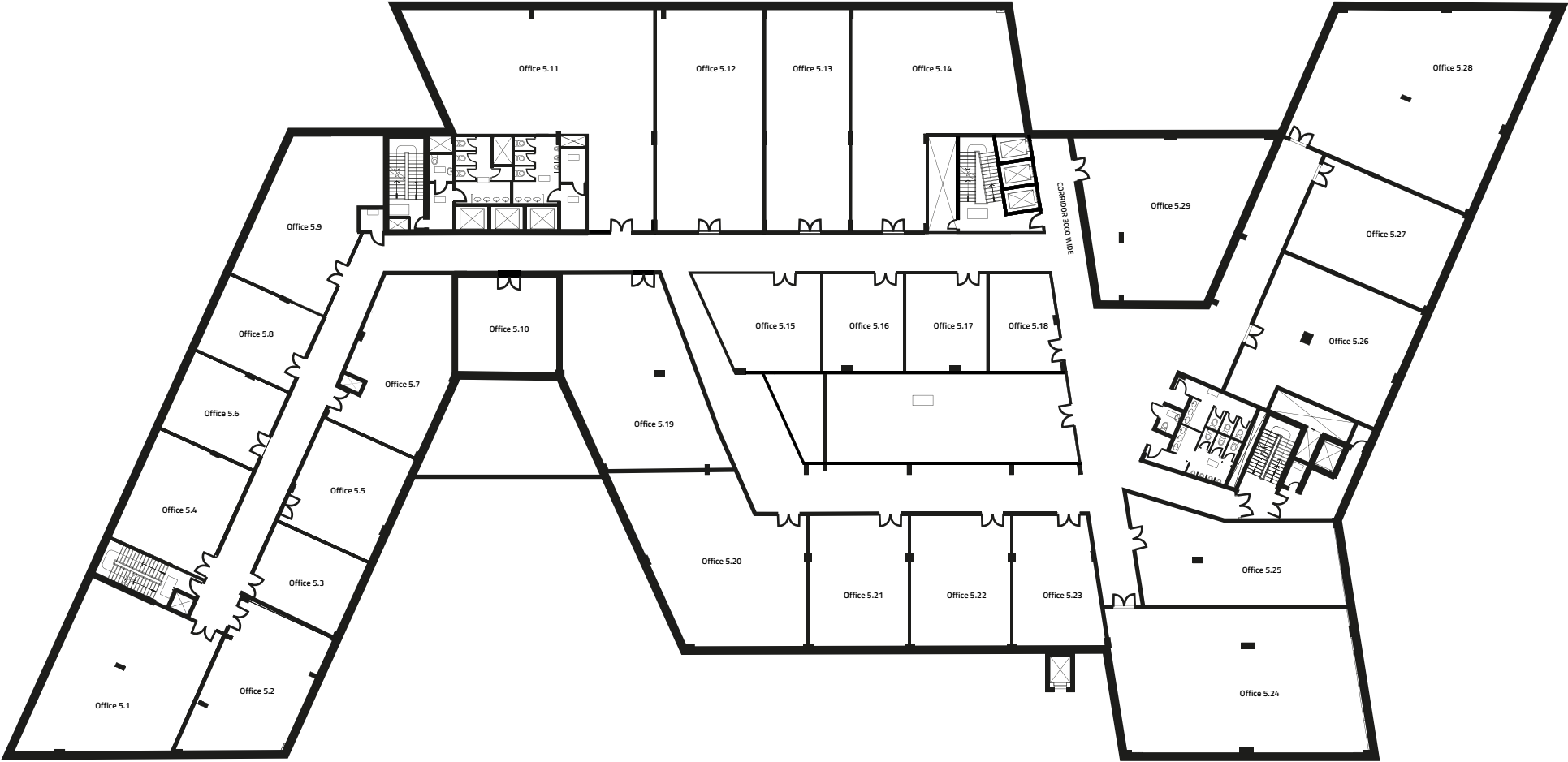


CENTRAL 7 FLOOR PLANS
FOURTH FLOOR





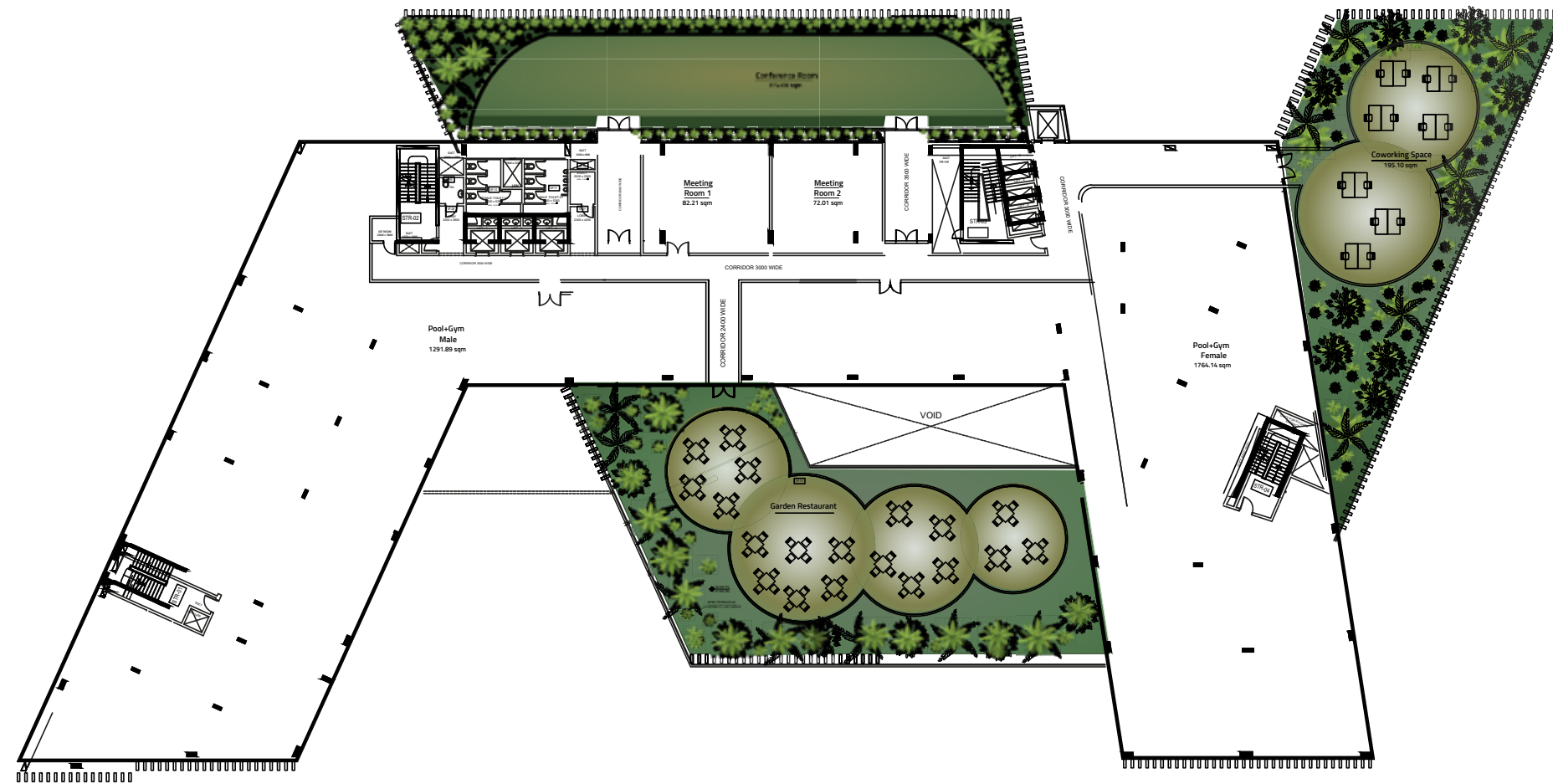
CENTRAL 7 FLOOR PLANS
FIFTH FLOOR





CENTRAL 7 FLOOR PLANS

SIXTH FLOOR





CENTRAL 7 FLOOR PLANS
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.



DEVELOPED BY
WUJHA
DEVELOPMENT



ABOUT WUJHA

Wujha for Development and Investment is one of the most prominent real estate development companies in the Omani market. The company has succeeded in consolidating its leadership in the real estate development sector in the Sultanate of Oman over more than ten years, thanks to the strategic approach adopted by the company, whose main axes are crystallized to introduce a new concept of modern lifestyle that benefits customers directly and contributes to maximizing positive returns for investors alike.

The company is distinguished by its diverse land portfolio in terms of its geographical distribution, as well as a portfolio of real estate assets located in the company's various projects, in addition to the strength of its financial position, cash flows and other factors that support the company's ability to maximize the positive returns for all relevant parties.

WE DEVELOPED
MORE THAN
PROJECTS

19

LAUNCHED MORE THAN
RESIDENTIAL &
COMMERCIAL UNITS

3,000

DELIVERED MORE THAN
RESIDENTIAL &
COMMERCIAL UNITS

1,900

WE
DEVELOPED
MORE THAN

300,000 m²

CENTRAL

KNOWLEDGE OASIS MUSCAT

www.wujha.com | 800 33 666



WUJHA
DEVELOPMENT