
CENTRAL
KNOWLEDGE OASIS MUSCAT
dxboffplan.com


dxboffplan.com



THE FUTURE
OF BUSINESS

dxboffplan.com



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
CENTRAL
CENTRAL
dxboffplan.com



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.

dxboffplan.com

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.



dxboffplan.com





dxboffplan.com



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.





NEW STANDARDS, SETTING A UNIQUE LIFESTYLE CONCEPT AT WORK.

dxboffplan.com







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.







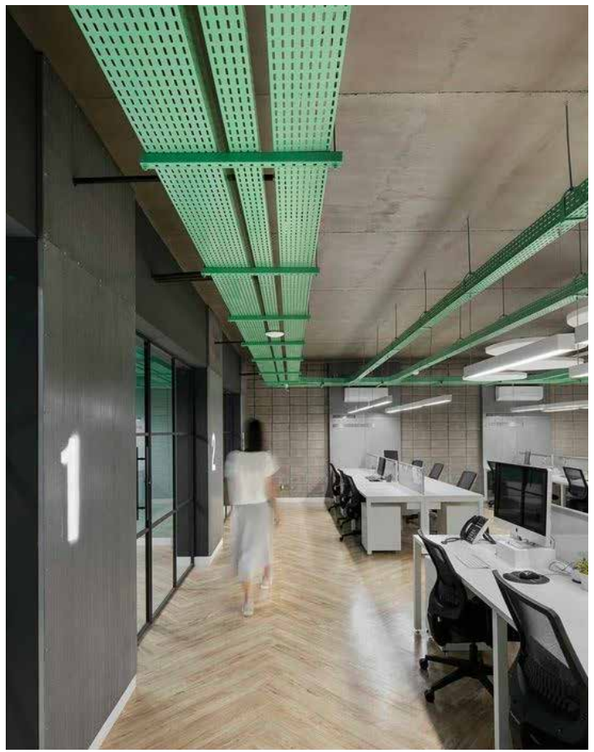

CENTRAL



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.





dxboffplan.com

- 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)

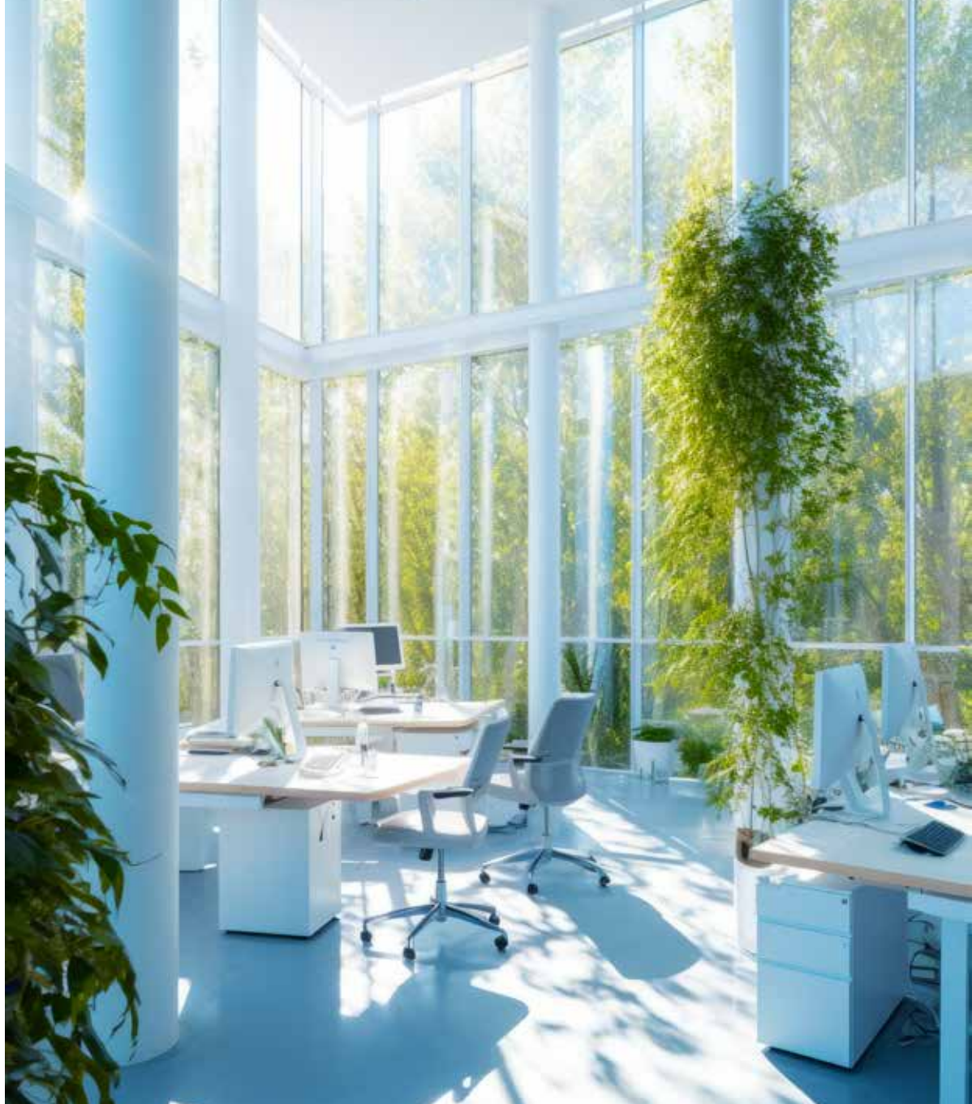
dxboffplan.com

- 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





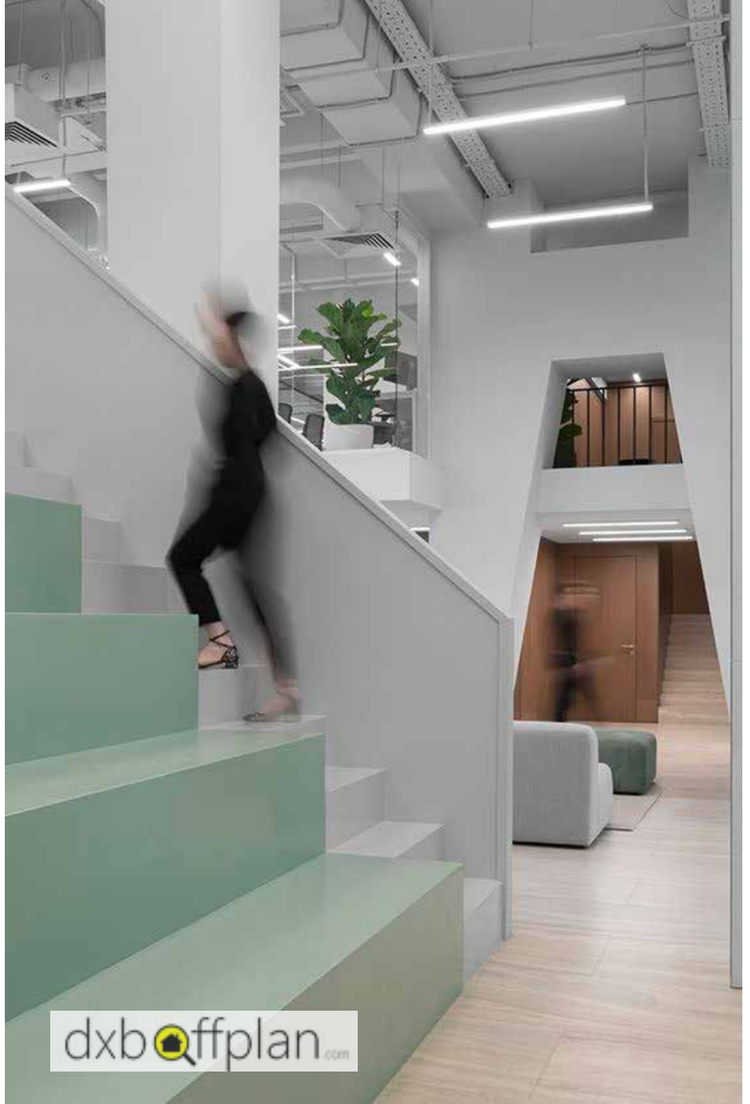


RENEWED MODERN LIFESTYLE

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



dxboffplan.com

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)





dxboffplan.com

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

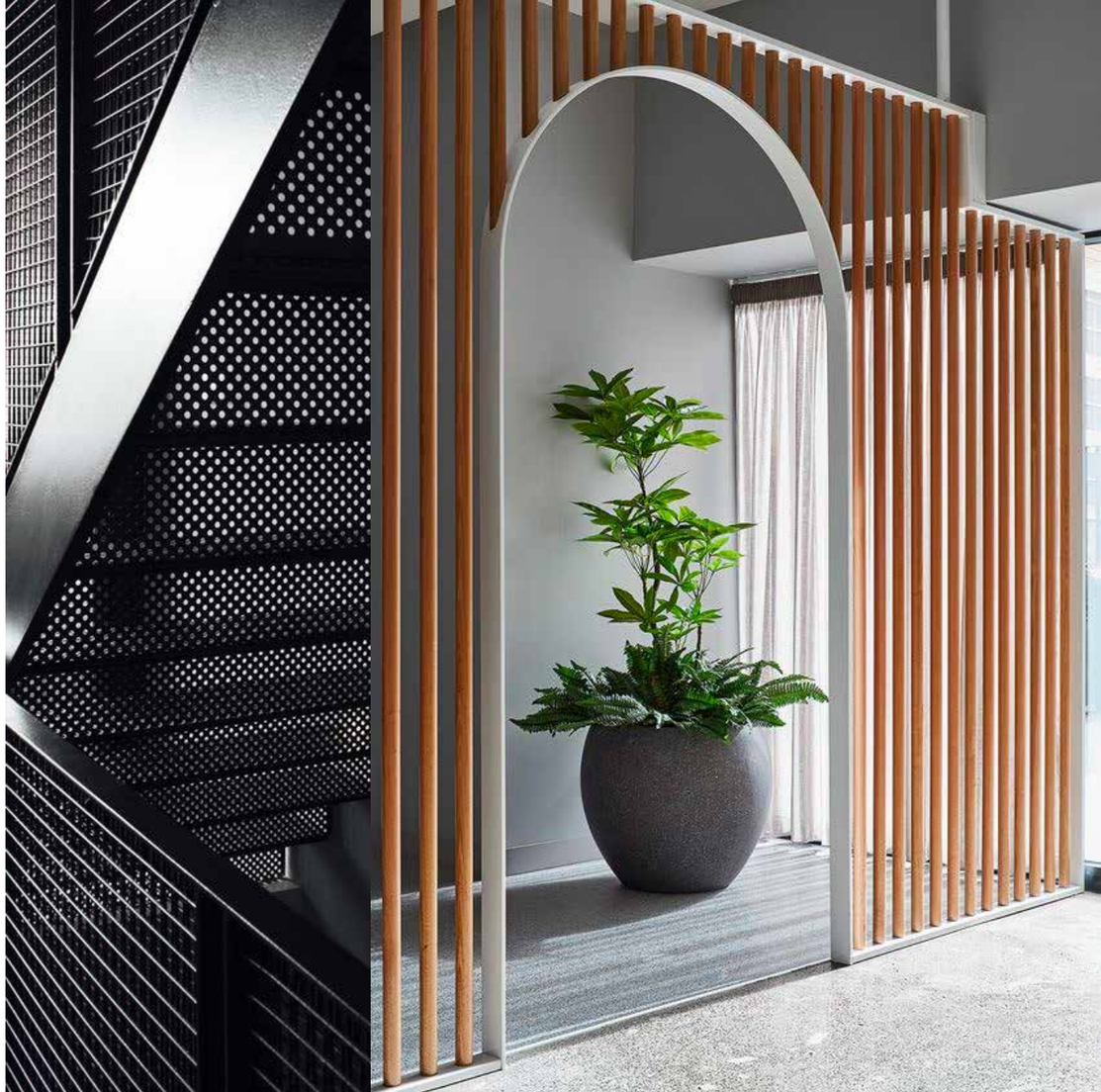
8 high speed elevators (8 persons occupants , 1.4 m/s)
Fiber connection all over the building Back-up generator to provide power resiliency
Advanced entry systems to the office area Talking panoramic elevators
High security doors
Smart offices with flexible designs Security cameras
Digital signage
24/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



dxboffplan.com

FREE OFFICE INTERIOR DESIGN

dxboffplan.com





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

dxboffplan.com

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-tentant 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.



dxboffplan.com

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



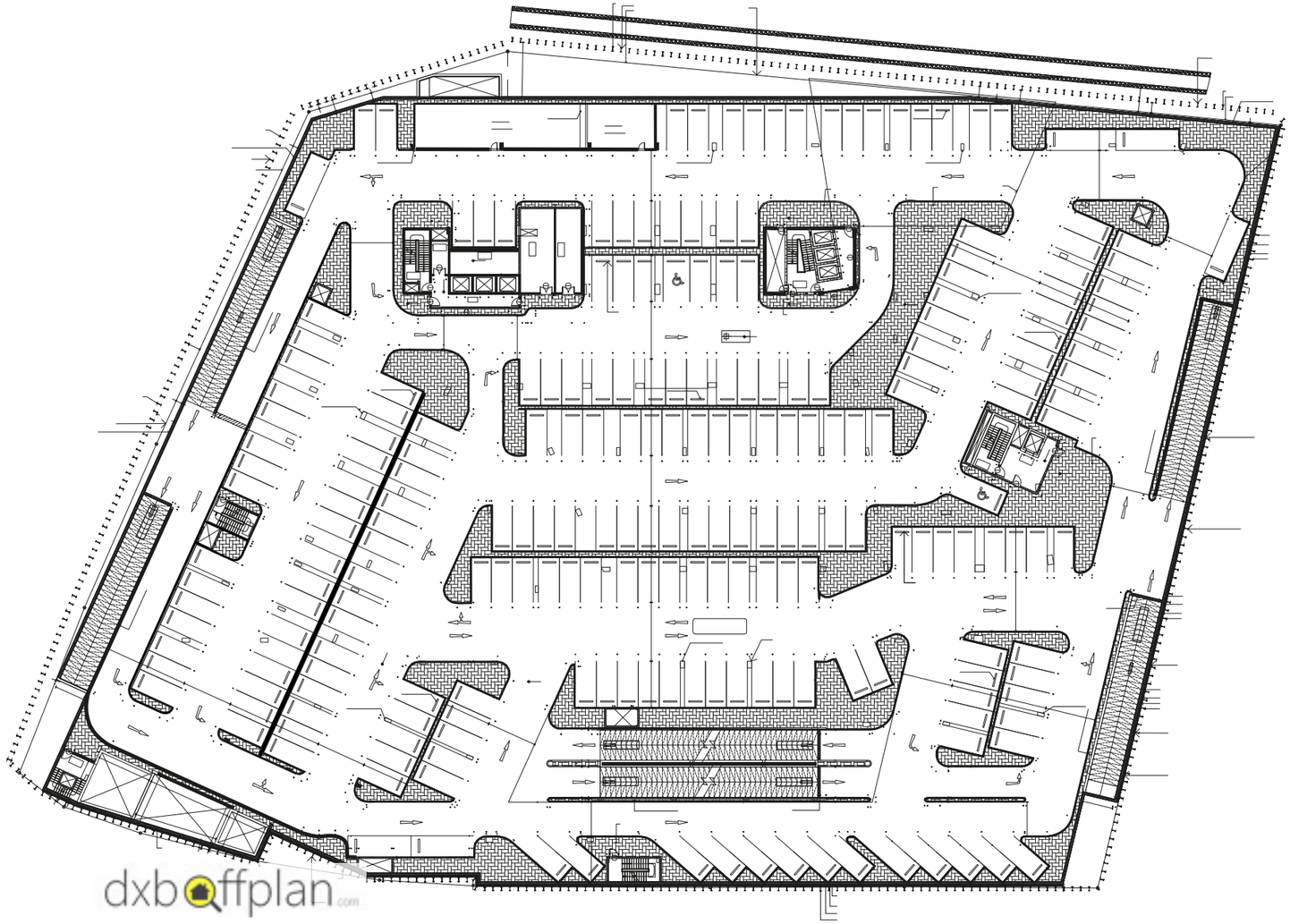


"Architecture is basically the art of designing and organizing interior spaces."

(Philip Johnson)

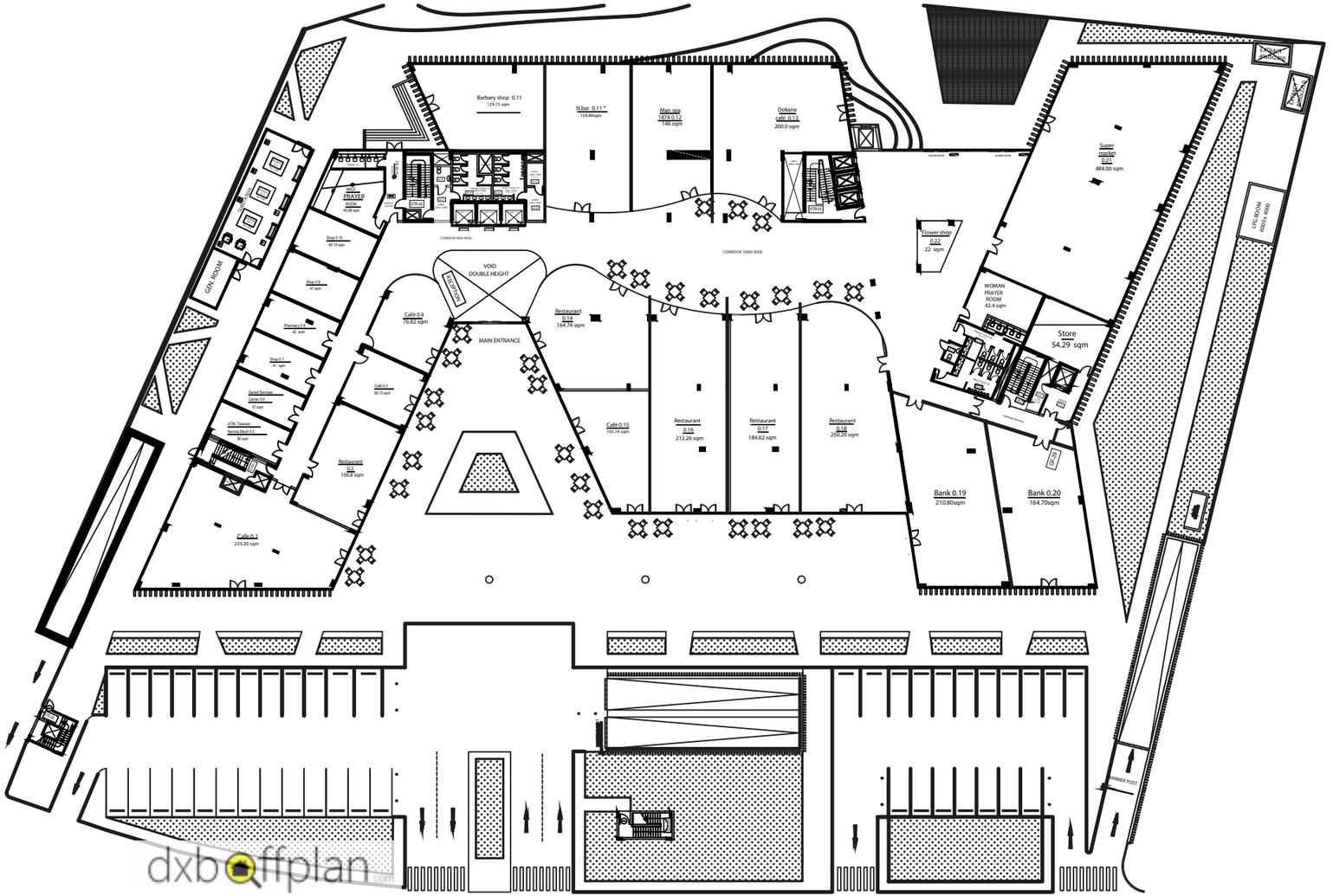
CENTRAL 7 FLOOR PLANS

BASEMENT (01, 02)



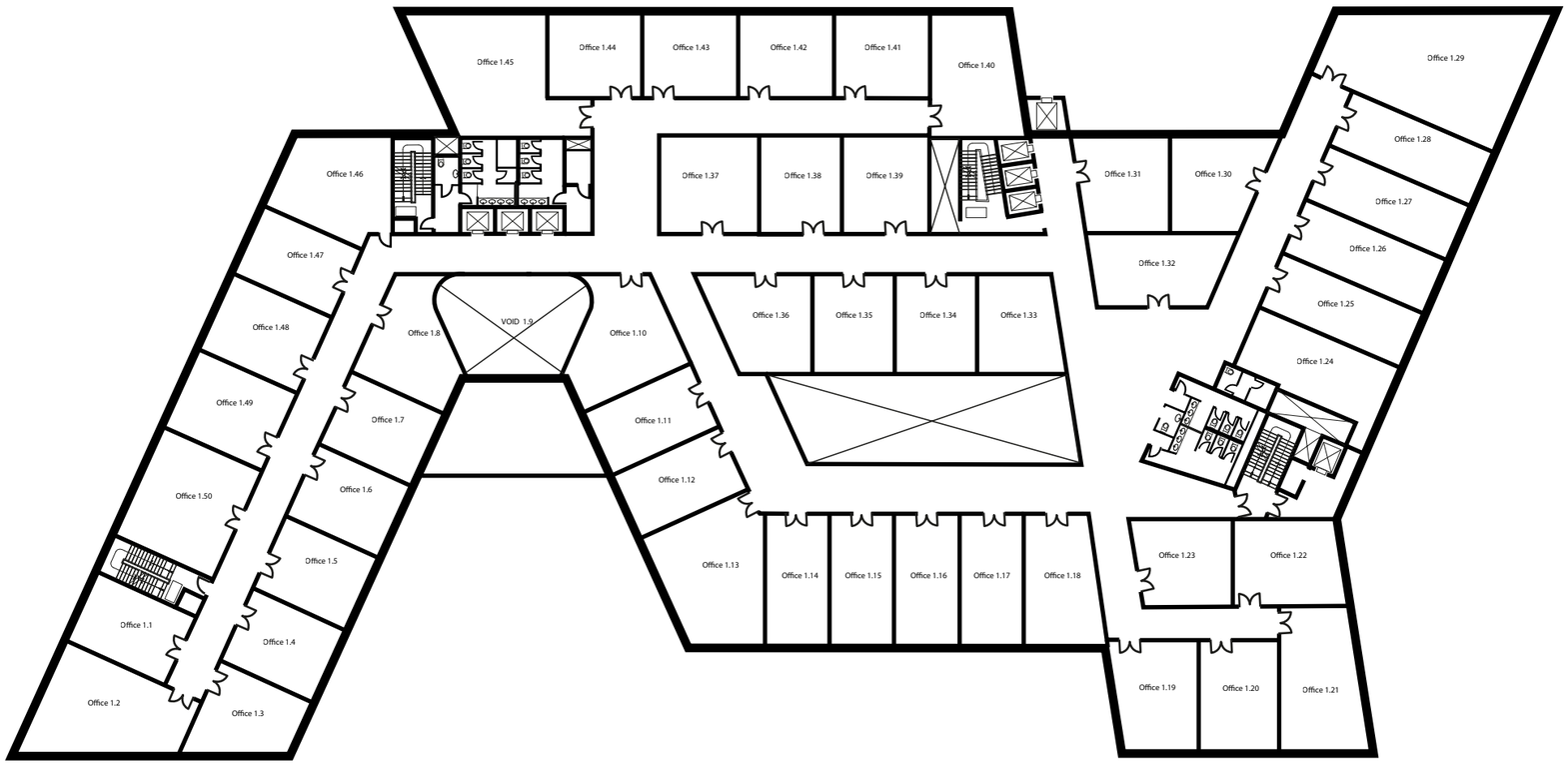
CENTRAL 7 FLOOR PLANS

GROUND FLOOR



CENTRAL 7 FLOOR PLANS

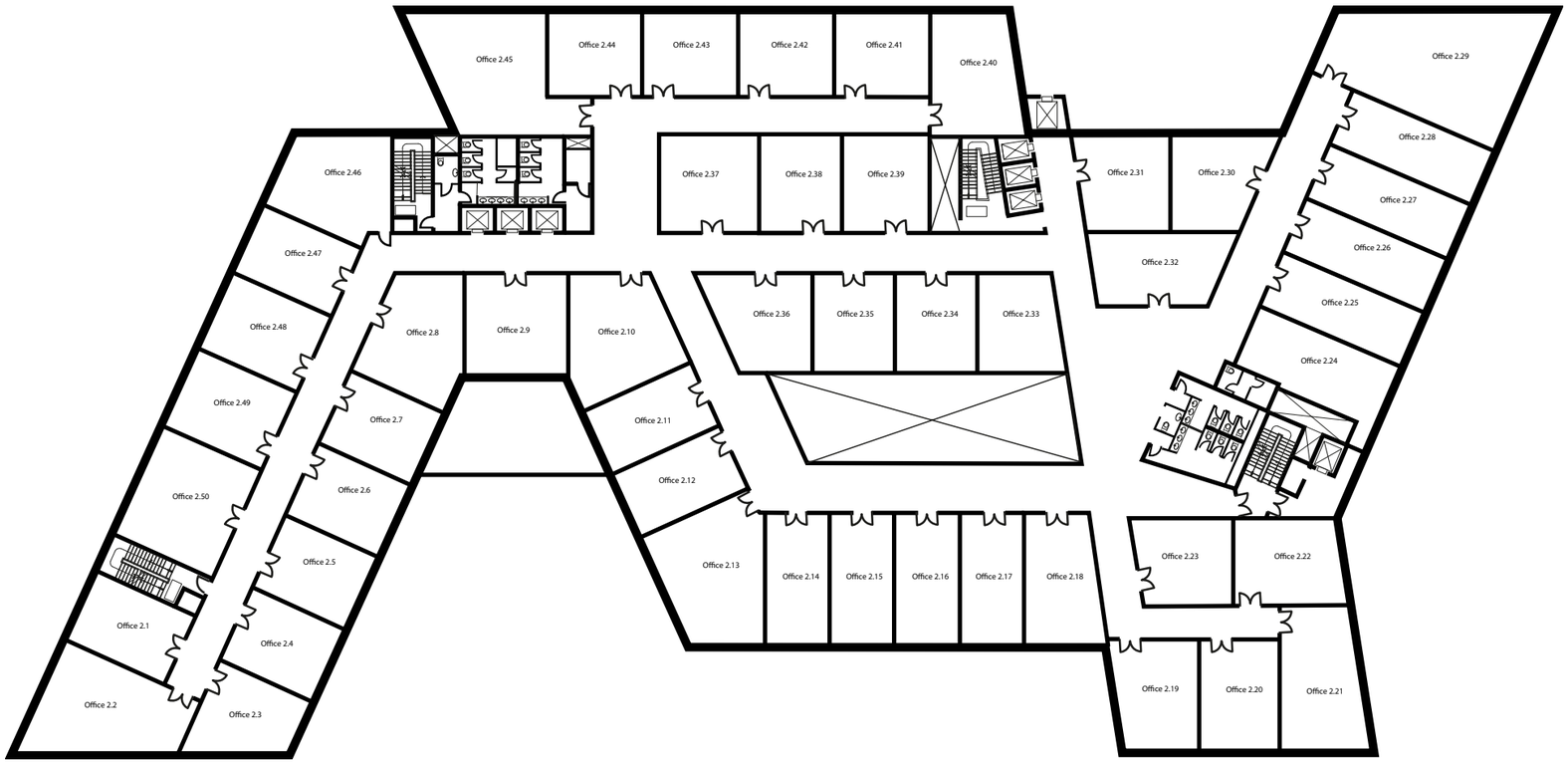
FIRST FLOOR



dxboffplan.com

CENTRAL 7 FLOOR PLANS

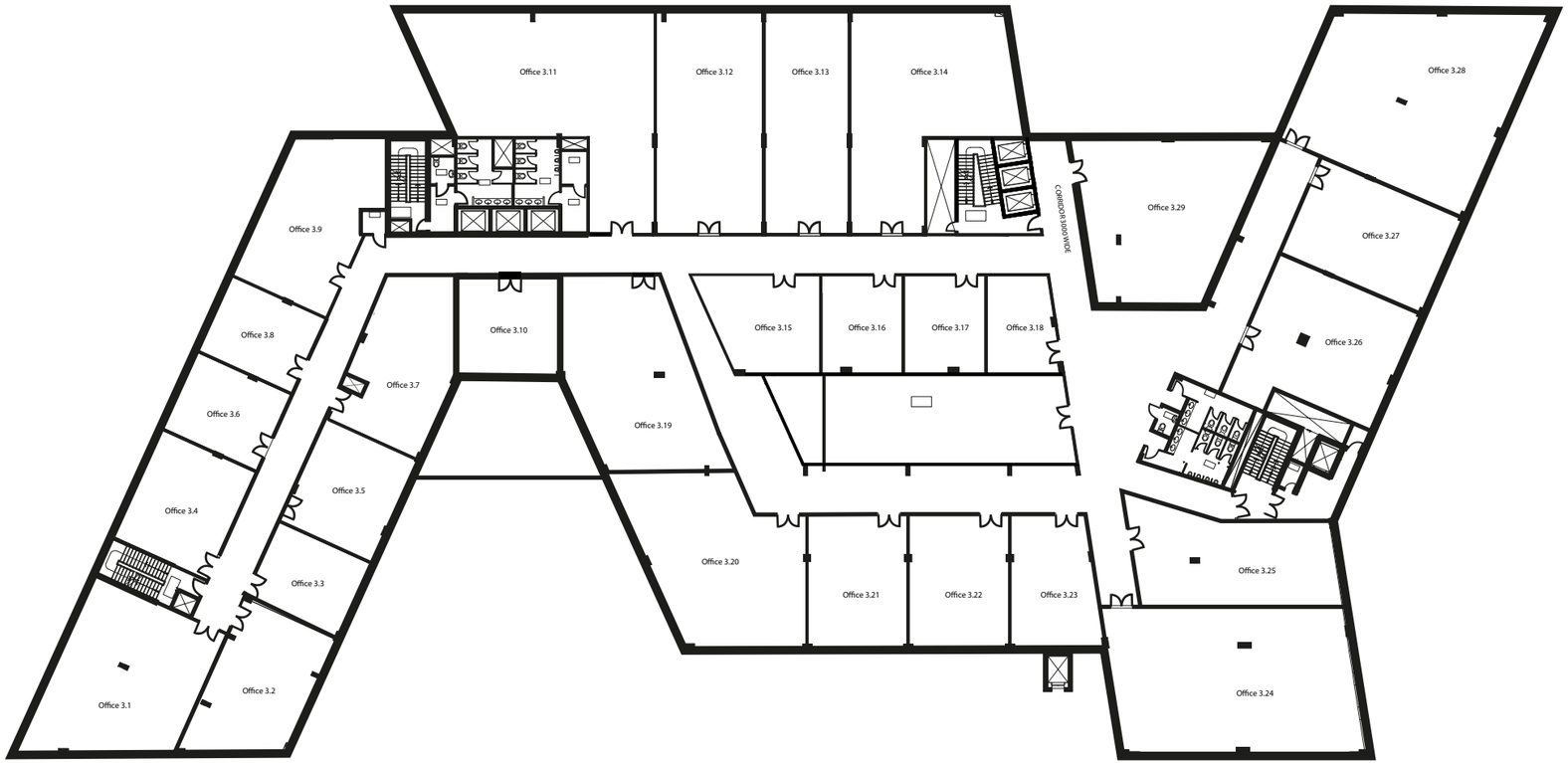
SECOND FLOOR



dxboffplan.com

CENTRAL 7 FLOOR PLANS

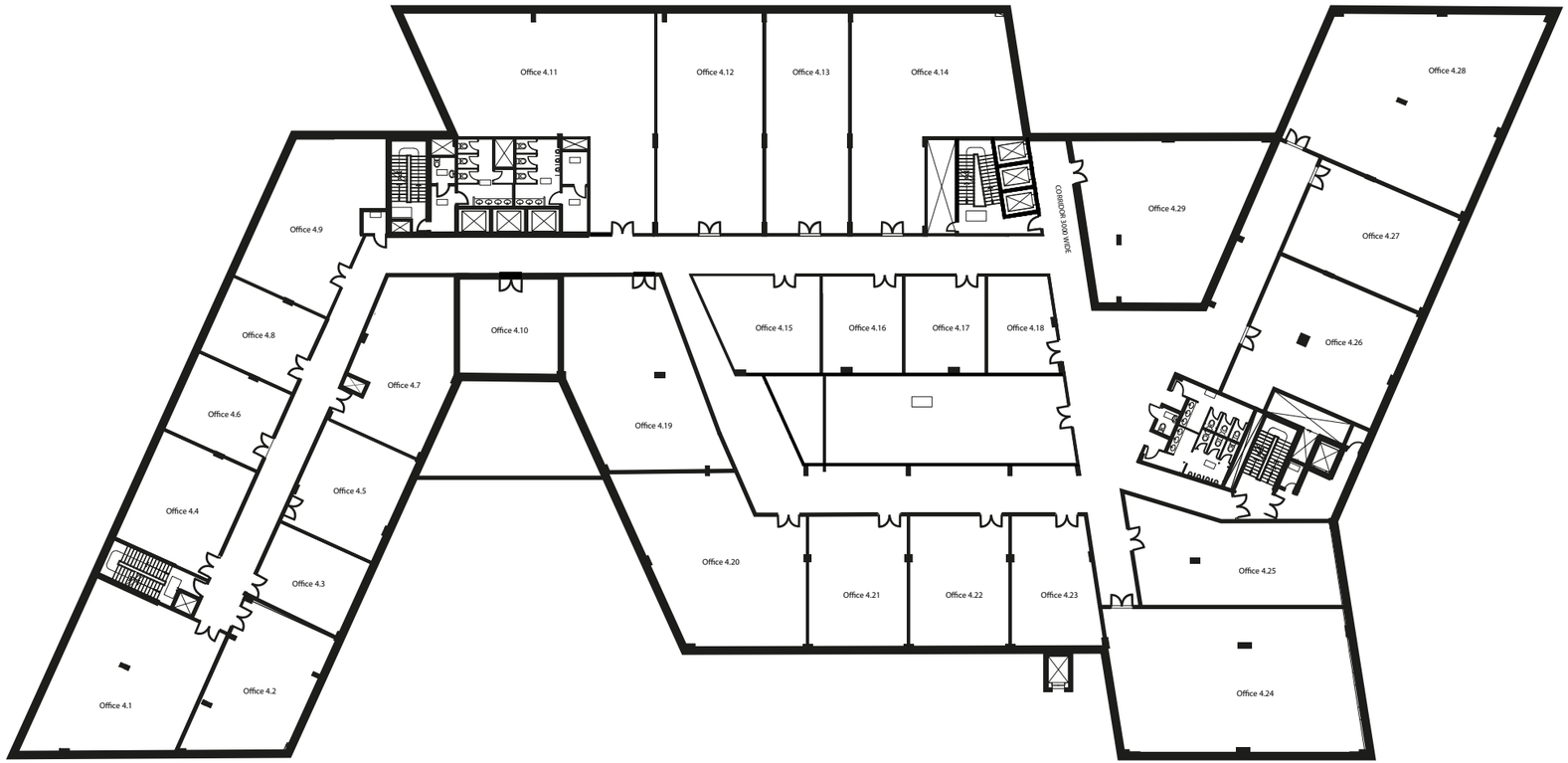
THIRD FLOOR



dxboffplan.com

CENTRAL 7 FLOOR PLANS

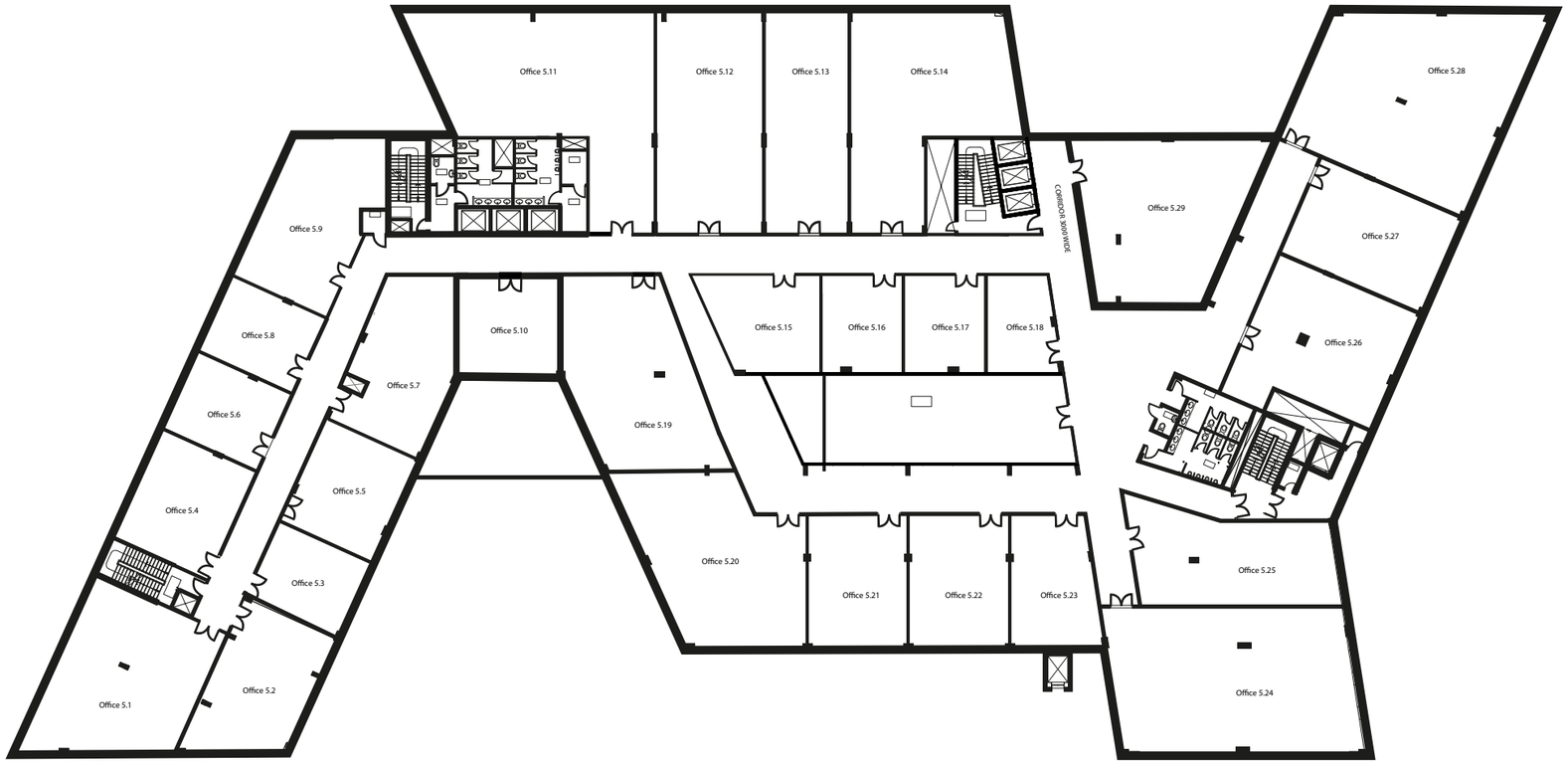
FOURTH FLOOR



dxboffplan.com

CENTRAL 7 FLOOR PLANS

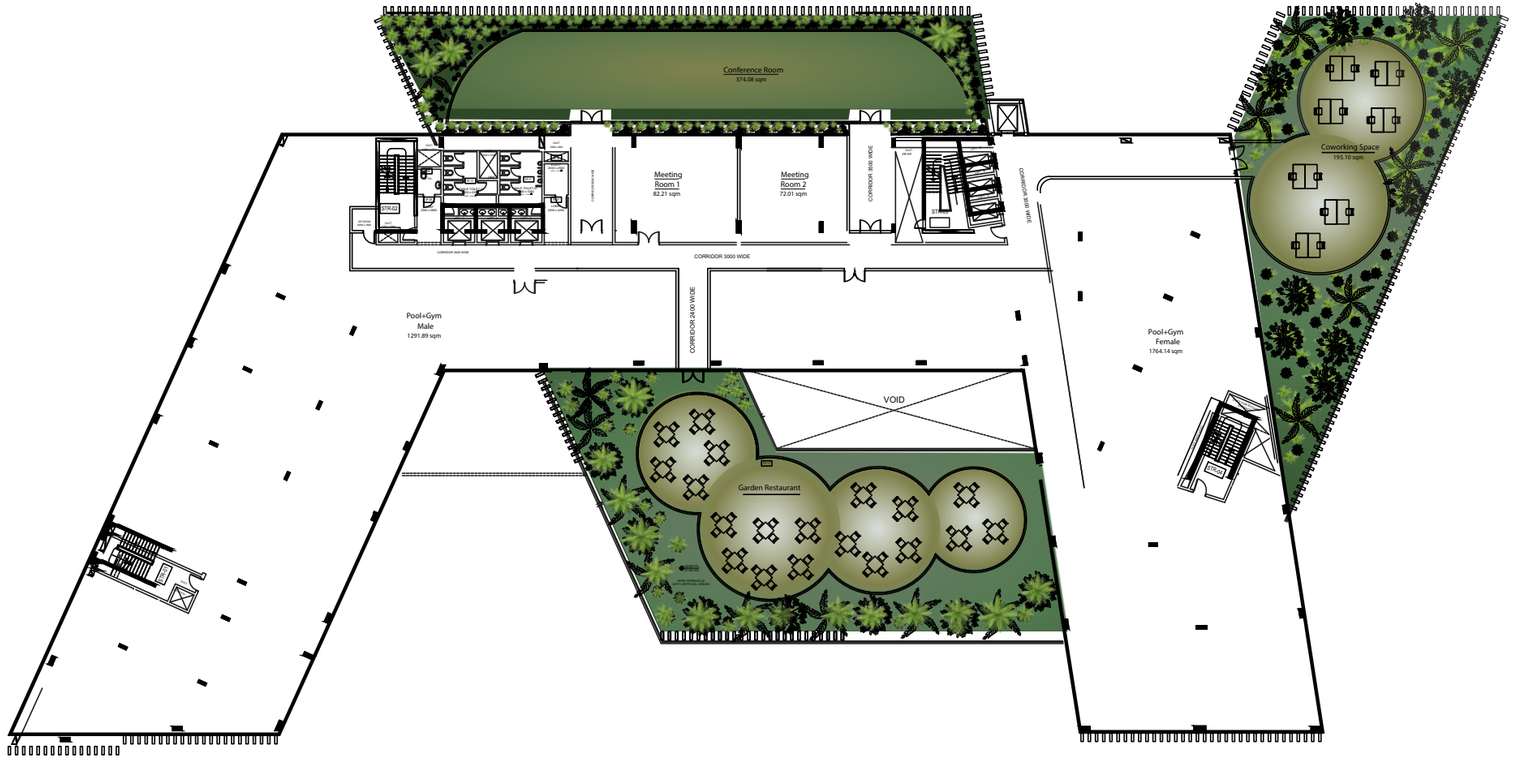
FIFTH FLOOR



dxboffplan.com

CENTRAL 7 FLOOR PLANS

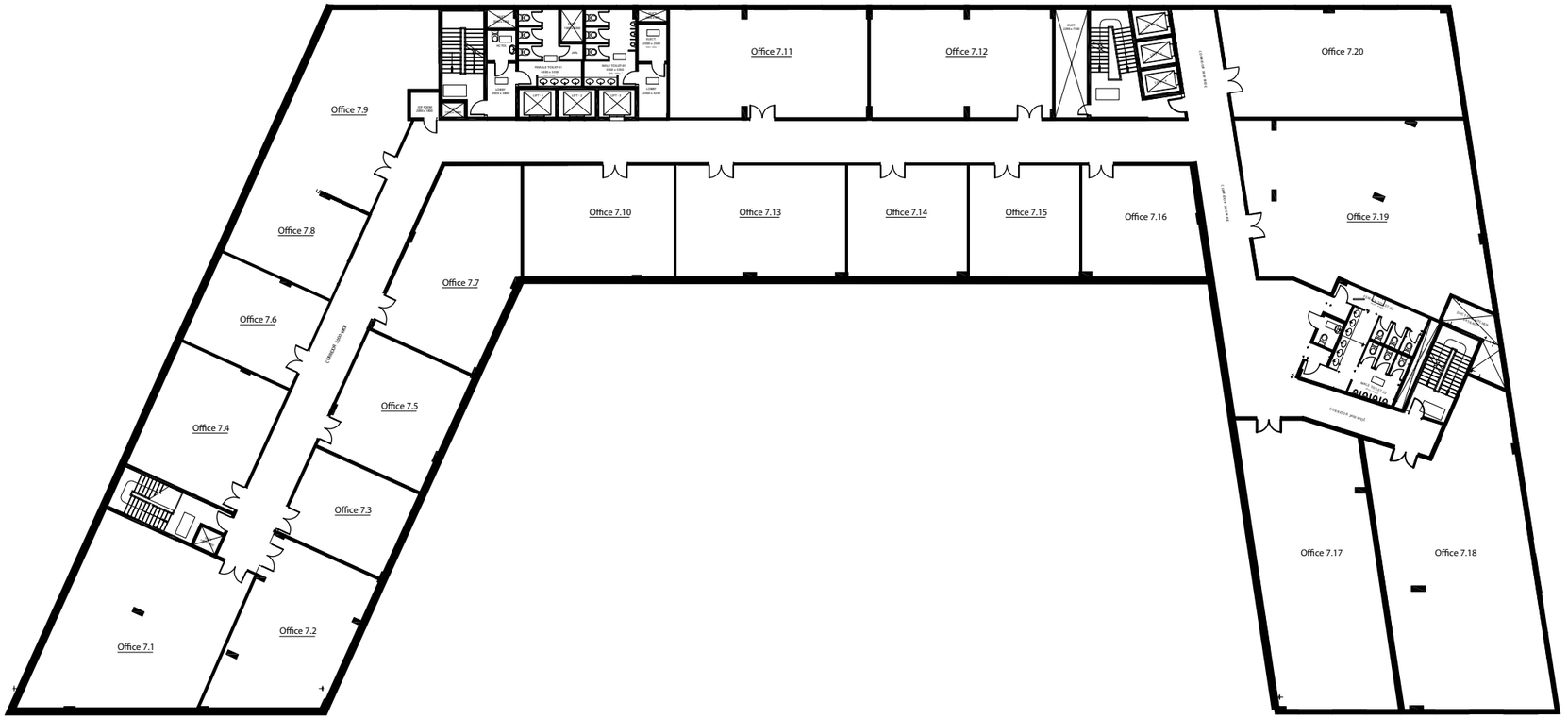
SIXTH FLOOR



dxboffplan.com

CENTRAL 7 FLOOR PLANS

PENTHOUSE



dxboffplan.com

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



dxboffplan.com

dxboffplan.com

CONTACT US

+971 48 186 700

www.dxboffplan.com

+971 50 795 8000

Dxboffplan@yahoo.com

7th Floor, Al Ameri Tower, Barsha Heights (TECOM), Dubai, UAE