RASA
Radiant Sapphire

KHAZAEN
SME PARK



Banner visual: illustrative architectural concept.

SPACE FOR YOUR NEXT CHAPTER.

Industrial unit investment & development
Khazaen Economic City, Sultanate of Oman

APPROX. 1,000 m² UNITS | K-SPAN & ICF

www.investrasa.com / +968 7246 1076

01 / THE OPPORTUNITY

A practical base for business.

Industrial space designed around the needs of growing enterprises.



Project concept visual supplied in the RASA banner; final layout may differ.

RASA is developing SME industrial units within Plot KEC_F_0035_IND at Khazaen Economic City. The project brings warehouse and workshop space into an organised development, supported by coordinated design, construction management and a documented investor process.

27,000

m² project land

Project plot: 200 m x 135 m.

1,000

m² unit category

Approximate area; final unit documents govern.

OMR 1,000

booking amount

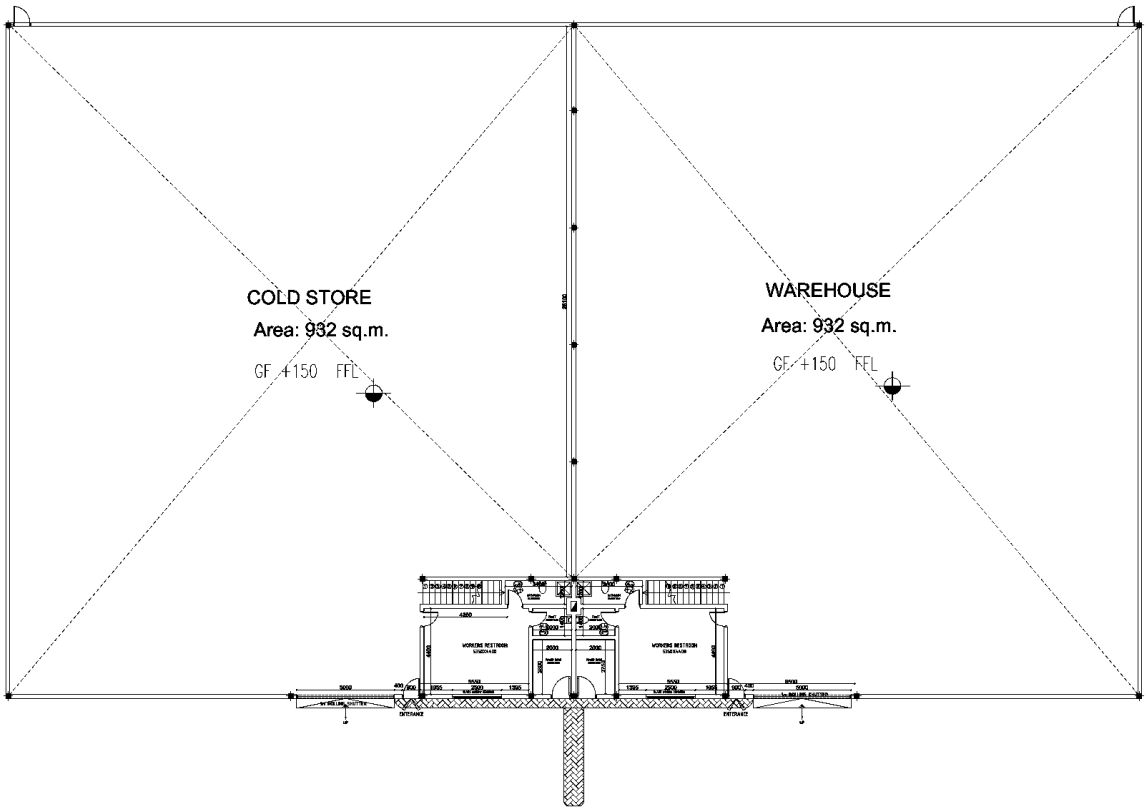
VAT and final allocation confirmed in writing.

Suitable for warehousing and selected workshop or light-industrial activities, subject to activity licensing, approved design and the requirements of the relevant authorities.

02 / UNIT PLANNING

Two units. One block.

Reference block drawing supplied for the project; dimensions below relate to this drawing.



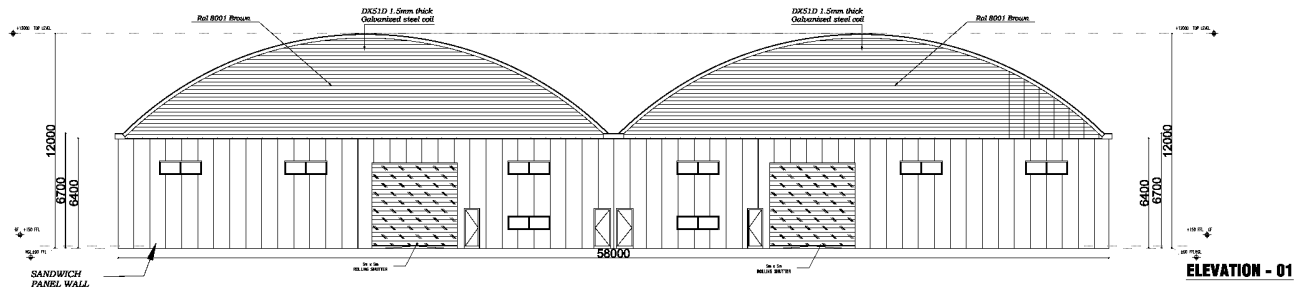
Reference block	Drawing information
Overall block width / depth	58.0 m / 34.5 m
Configuration	Two adjacent industrial units
Main hall labels	932 m² per hall; front ancillary rooms shown
Marketed unit category	Approx. 1,000 m²; confirm area in the final agreement

The drawing labels one hall as a cold store. Refrigeration, cold-room fit-out and specialist equipment are not implied as standard inclusions. Approved unit drawings and the agreed scope take precedence.

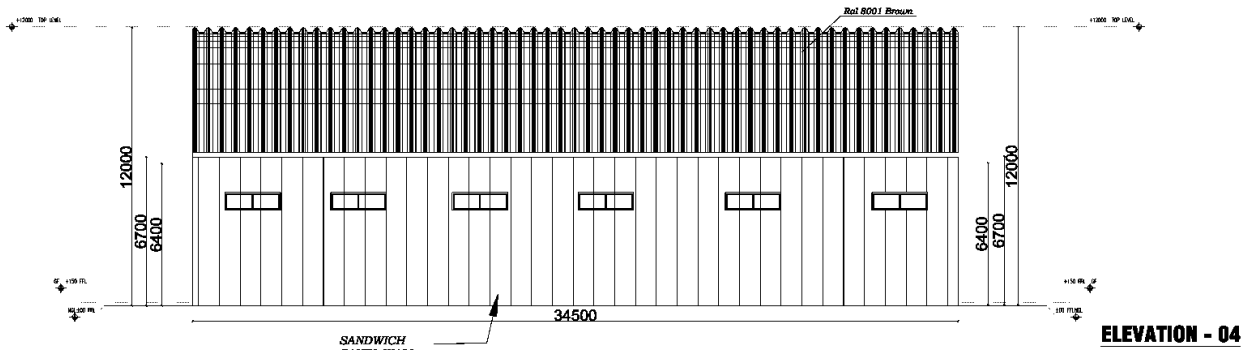
03 / ARCHITECTURE

Form follows function.

Arched roof architecture with a clear industrial identity.



FRONT ELEVATION / supplied block drawing



SIDE ELEVATION / supplied block drawing

K-Span roofing and ICF technology form part of the project proposition. The final structural system, wall build-up, insulation and service provision for each unit are defined by the approved design and technical documents.

Operational requirements - including power demand, ventilation, fire protection and specialist fit-out - should be discussed before finalising the unit scope.

04 / INVESTMENT FRAMEWORK

A clear commercial pathway.

Published project pricing framework in Omani Rials per approximately 1,000 m² unit.

Development milestone	Indicative unit value
Before project commencement	OMR 110,000
After project commencement	OMR 120,000
After the first structural frame	OMR 130,000
After completion of the front row	OMR 140,000
Ready unit	OMR 150,000

The applicable stage, availability and price are confirmed in a written quotation. This sequence is a project pricing policy; it is not a forecast of resale value or a guaranteed investment return.

BOOKING & LAND RENT

Booking amount: OMR 1,000, with VAT treatment confirmed in the booking documentation. The tracker records OMR 5,062.500 land rent per unit through 31 December 2027, separately from the unit price. Confirm charges and payment instructions in writing.

Unit prices exclude VAT. Payment schedules and any fixed installment premium are agreed in the individual contract. Existing customer-specific prices are not general offers.

05 / FROM ENQUIRY TO ALLOCATION

Your route to a unit.

A documented process from business requirements to handover.

01

DISCUSS YOUR REQUIREMENTS

Tell us your intended activity, space needs, power demand and operational requirements.

02

CONFIRM UNIT & QUOTATION

Review the available unit, approved scope, commercial offer and proposed payment schedule.

03

SUBMIT THE BOOKING FORM

Provide applicant identification and company documents, then obtain written booking confirmation.

04

SIGN THE DEVELOPMENT AGREEMENT

Review the bilingual agreement, unit identification and agreed payment annexes.

05

FOLLOW PROGRESS & HANDOVER

Complete payments and applicable formalities in line with the signed agreement.

The agreement allocates contractual development and utilization rights under the governing project documents. It does not sell the land itself. Duration, transfer, renewal and registration remain subject to the principal agreement and required approvals.

06 / CONTACT

Make your next move.

Request availability, a project visit or a tailored quotation.



Download the blank booking form and sample agreement alongside this catalogue. Our team will confirm the latest unit availability, scope, price and payment terms for your proposed activity.

LET'S PLAN YOUR NEXT SPACE.

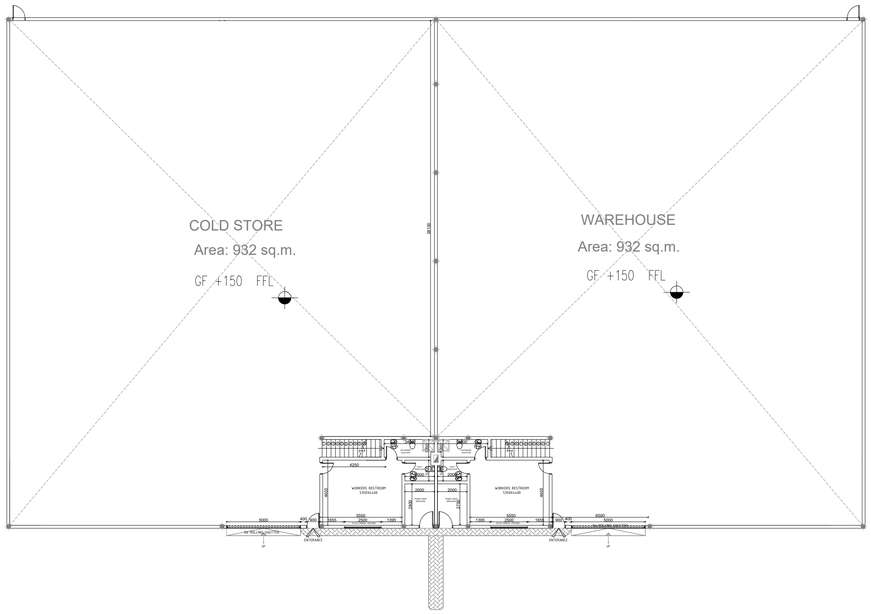
+968 7246 1076

info@investrasa.com

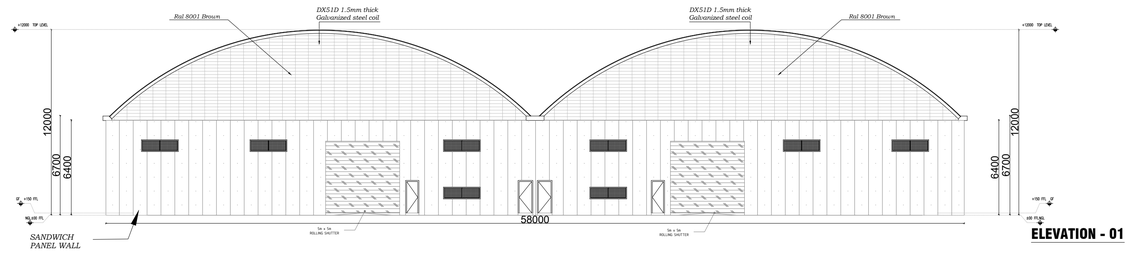
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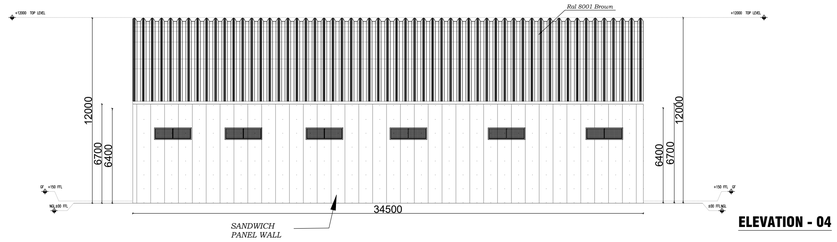
Edition: 30 October 2026. Marketing information is subject to the final agreement, approved drawings and project documents. Supplied visuals are illustrative and do not certify construction progress.



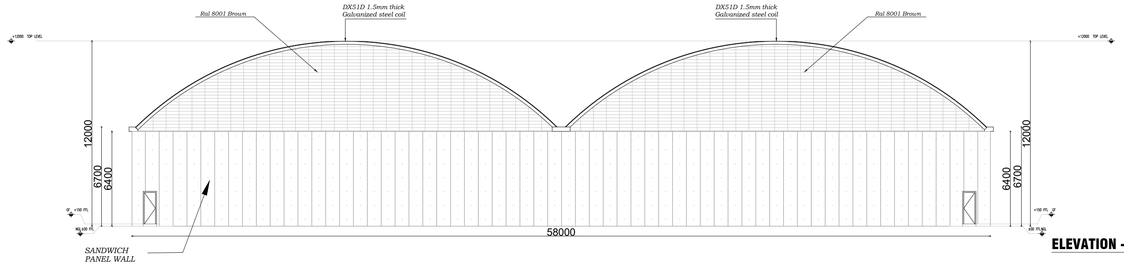
WAREHOUSE
GROUND FLOOR PLAN



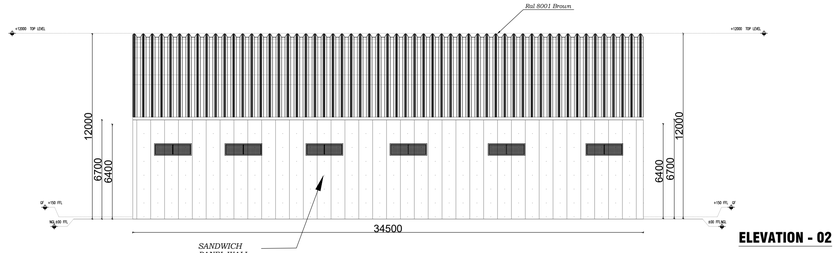
ELEVATION - 01



ELEVATION - 04



ELEVATION - 03



ELEVATION - 02

NOTE:

1. ALL DIMENSIONS ARE IN 'MM' UNLESS OTHERWISE NOTED
2. DO NOT SCALE FROM THE DRAWINGS
3. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES WHICH MAY BE CONTAINED IN THESE DRAWINGS PRIOR TO WORK COMMENCEMENT.
4. ALL LEVELS ARE FINISHING FLOOR LEVEL UNLESS OTHERWISE NOTED.
5. LEVELS.
   FFL - FINISHED FLOOR LEVEL
   STL - SLAB TOP LEVEL

LEGEND:

- POTABLE WATER LINE
- TSE WATER LINE
- SEWERAGE LINE
- TELECOM LINE
- HV POWER
- LV POWER
- STREET LIGHTING
- STORM DRAIN CHANNEL

PEL = PLOT ENTRY LEVEL
FRL = FINISHED ROAD LEVEL
A = 5.50m ONE WAY ACCESS
= 8.00m TWO WAY ACCESS

B = 1.00m	M = 1.20m	L TYPICAL
C = 3.00m	N = 0.80m	80ROW = 26.50m
D = 4.00m	O = 5.00m	50ROW = 18.85m
E = 5.00m	P = 3.00m	30ROW = 10.00m
F = 1.50m	Q = 1.50m	20ROW = 5.25m
G = 1.00m	R = 2.00m	
H = 2.00m	S = 1.00m	NOTE:- MINIMUM DISTANCES ARE
	T = 2.00m	INDICATED FROM A TO H

- INTERLOCK
- SHEETING
- INTERLOCK ROAD
- ROOF
- GRASS
- LAND

REV	DATE	DESCRIPTION	DRAWN	CHECKED

KHAZAEN APPROVAL:

CONSULTANT

OWNER
FLAMINGO TRADING MARKETING AND INVESTMENT LLC

PROJECT
SME PARK

DRAWING TITLE

DESIGNED	DRAWN	CHECKED	APPROVED
ENG.SABA	M.ILYAS	ENG.SABA	ENG.SABA
USE	**NO.OF FLOORS**	**LOCATION**	**PLOT NO**
INDUSTRIAL	GROUND	KHAZAEN INDUSTRIAL CITY	F0035
DATE	31-12-2025	**SCALE**	1:100
DISCIPLINE			
STATUS			
PROJECT CODE	**DRAWING NO**		**REV.NO.**
101-2025	AR-01		REV-01