



SEVEN STAR
investment company LLC

ROYAL ADDRESS



SALALAH OIL AND GOLD CENTER

— MODERN COMPLEX WITH —

46 GOLD & JEWELRY SHOPPING CENTER

40 BUSINESS & PROFESSIONAL OFFICES

12 RESTAURANTS & COFFEE SHOPS
WITH GYM, POOL AND TENNIS COURT

The first and most luxurious trade center for gold and jewelry in Salalah is accomplished with luxe offices for the market of oil and gas and related products, taking advantage of 8 pools along with big terraces and famous international restaurants.

ROYAL ADDRESS





GOLD & JEWELLERY



CELEBRATE YOUR JOURNEY. EXPRESS YOUR IDENTITY. INDULGE IN LUXURY.

If You have a passion for jewelry, great product lines, and dozens of display cases loaded with sparkly gemstones and beautiful accessories, there would be no better place to invest in Salalah than the Royal Address.

The Royal Address with 46 shops on the ground floor and first floor with a variety of sizes can offer investors an opportunity to purchase a store according to their needs.



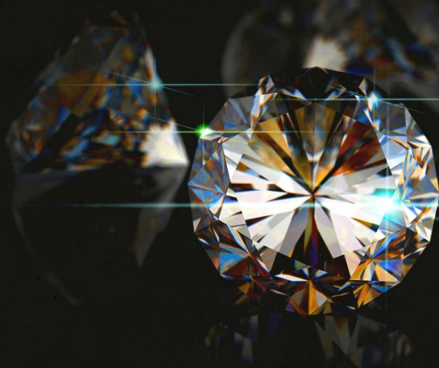


LUXURY GOLD BRANDS





We offer an expensive selection of jewelry, ranging from diamonds, gold and silver jewelry, watches and clocks to gifts and collectibles, as well as a magnificent collection of necklaces and wedding rings.





*The first and only luxurious
center for gold and jewelry is
now ready for investment.*

JEWELRY SHOP





The Royal Address will represent the next generation of integrated shopping malls, bringing the latest jewelry trends in international mall design and catering to future customizers. The Royal Address will provide a full range of jewelry products and services for all family members and tastes.





Visit our stores for a unique experience. Meet with our makers, explore the collections, or even join us at the workbench to create your own personal fine jewelry.







Oman is a member of the Arab League and the World Trade Organization and was one of six founding members of the Gulf Cooperation Council (GCC). Oman is a high-income country that generates 80 percent of its revenue from oil resources. The service sector, shipping, tourism, manufacturing, industries, and SMEs are vital components of the government's diversification strategy.

BUSINESS SETUP IN O M A N



EXPAND
YOUR
BUSINESS





OFFICES



The Royal Address mall brings you a great choice of ideal office spaces, with varying sizes and other features. You can choose the best option for your business while getting brilliant facilities like high-speed internet, a secure parking area, a side and rooftop terrace, and 24 hour security along with amazing fitness options like a swimming pool, jacuzzi, gym, sauna, and steam room on the roof garden, with all of them matching the highest international standards.







High ceilings enhance the feeling of space, while an abundance of high-end amenities include a meeting hall with full conference facilities and a stunning terrace. Flexible floor plans are designed to cater for a diversity of business needs, with layouts that can be customised and subdivided.



HIGH TECHNOLOGY



BUSINESS

Set up your business in a high-tech environment



Smart assistants, security systems, various devices, sensors, and applications can help you forget about routine tasks, ensure data safety, cut energy consumption and costs in your office, and establish a strong interconnection between all employees and devices used in your company.

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MODERN OFFICES



DOUBLE-HEIGHT OFFICES

The offices are designed to create workplaces that reinforce your company culture, improve employee wellbeing and boost productivity. We provide complete solutions that not only craft an initial office space design concept but also revitalize it with the interior design, and office furniture.



ROYAL ADDRESS



Food Court

If a quick snack or light meal is what you have in your mind, while you are shopping, the Royal Address Food Court offers several exceptional eateries to choose from, including delicious street tacos, nostalgic flavor burgers and Malts, and the thick, cheesy slices of pizza.



RESTAURANT

**A fabulous way to go through the day
by enjoying the beauty of Oman sky**

If you are looking for a fabulous way to enjoy your day, The Royal Address restaurants surrounded by panoramic views would be the answer. Our restaurants welcome you to sit back, unwind and appreciate the lovely sights and hints of Oman sky while our best gourmet expert sets you up a scrumptious dinner utilizing the best and freshest ingredients.



RESTAURANT



Cool shades and natural furnishings set the tone for relaxation, while refreshing touches including warm & cold drinks, along with your favorite snacks, are perfect for leisurely poolside days.



These Restaurants are where you can find meticulous preparation of food at a special high level, and enjoy the most luxurious cuisine. Whether meatatarian or vegetarian or anything in between, you'll find just the right option to leave you fulfilled and satisfied.



WHAT ABOUT **RELAXING AND HAVING EXERCISE** UNDER THE SALALAH SKY?

Whether it's nurturing your soul in our spa, jumping into our swimming pool, sweating it out in our steam and sauna rooms, or doing workouts in one of our many fitness classes, our mission at the rooftop of the Royal Address is to provide a full wellness experience for mind-body connection; a friendly boutique, wilderness gym, and spa haven, in the midst of a bustling day.



FULLY EQUIPPED GYM



The first pool, tennis court, and fully equipped VIP gym on the rooftop! With a spectacular and amazing view of Salalah.

TENNIS COURT

The roof garden of the Royal Address includes a fully equipped gym, a swimming pool with two jacuzzis, a tennis court, and a pleasant green space for sitting.





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Green Salalah

When we talk about vacationing in the Middle East, you most likely think of deserts, mountains, sand, and a dry and hot climate.

Would you believe there is somewhere on the Arabian Peninsula where you can experience green mountains, lush waterfalls and natural phenomena? This is exactly what you can expect and more in Salalah.





ROYAL ADDRESS



APPEARANCE AND
ATTRACTIVENESS
BESIDE
EFFICIENCY



Using glass as walls can turn an ordinary room into something spectacular. Curtain wall is used as a divider between inside and outside, allowing your living spaces to be filled with panoramic views and natural light.



REDUCE
HEAT
RADIATION
AND
CONTROL
THE AMOUNT
OF NATURAL
LIGHT





Louver systems can prevent glare and overheating during the summer months, which in turn, minimizes the need for internal blinds and air conditioning systems. This is especially important in commercial premises, where employees are expected to perform at a high level all year round. The modern system is all about customization, tweaking every element to provide the best possible solution for your intended specification.

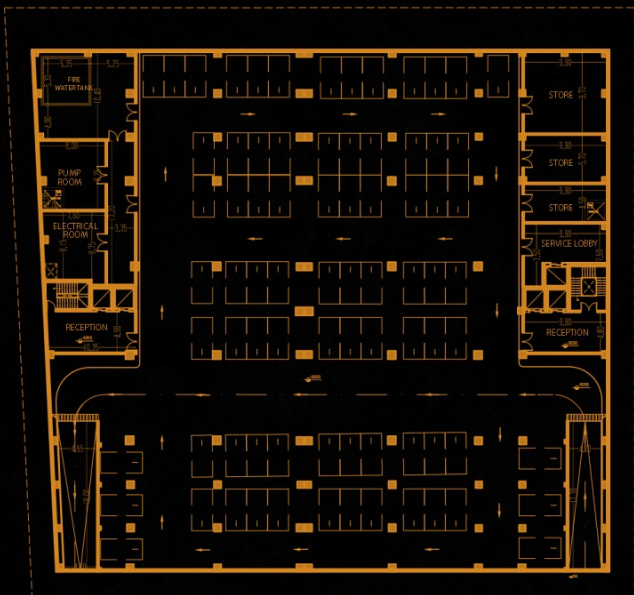




INTERIOR

P L A N S

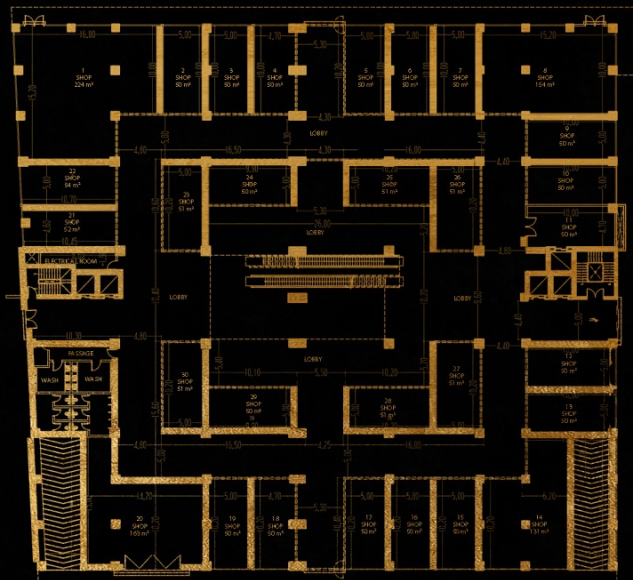
BASEMENT PARKING





In addition to enough large space for a prayer room, car wash, and restroom, on the basement floor of the Royal Address, separate parking entrance and exit provide easier and faster commuting for both customers and business owners while enjoying parking their vehicles in adequate space.

GROUND FLOOR

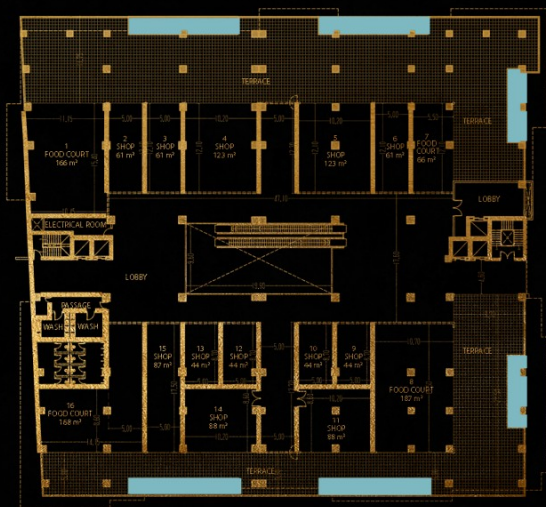


GROUND FLOOR PLAN
AREA: 400A



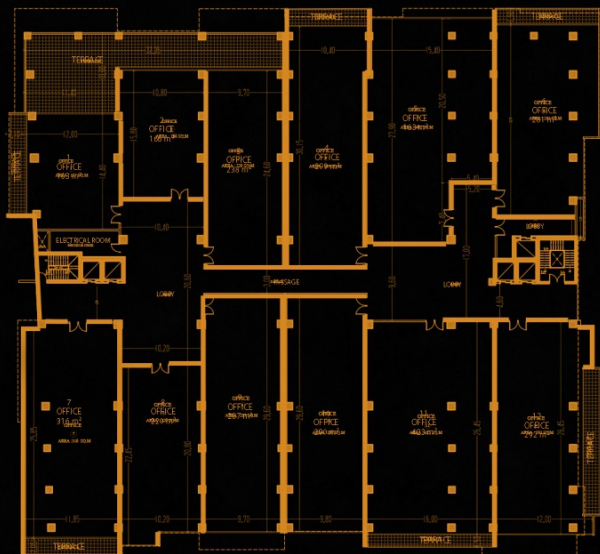
Thirty shops from 50 to 224 square meters are provided on the ground floor of the Royal Address for jewelers and sellers of luxurious gold products and handicrafts.

FIRST FLOOR



On the first floor, in addition to 12 Shops from 44 to 187 square meters for gold and jewelry stores, the Royal Address presents 4 food courts at the four corners of the Royal Address in a total of 600 square meters.





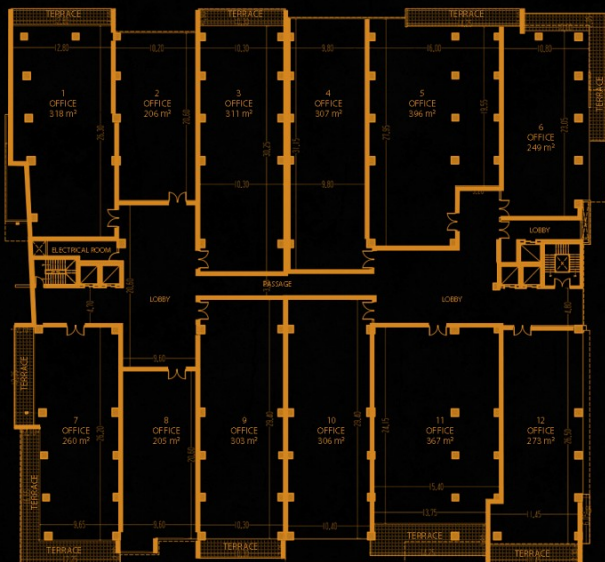
FIRST FLOOR PLAN
AREA - 4644 S. PLOT # 32

SECOND FLOOR



On the second floor, the Royal Address Offers 12 units with an approximate area of 423 square meters for those who need spacious offices to establish their large businesses to 163 square meters for smaller ones.

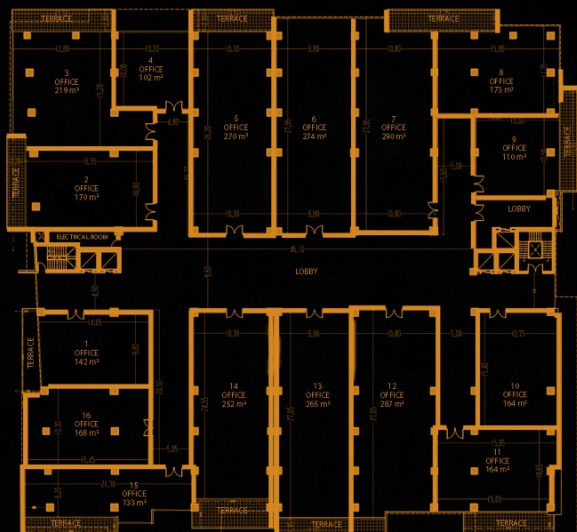
THIRD FLOOR



On the third floor, the Royal Address Offers 12 units with an approximate area of 396 square meters for those looking for a wide office environment to start their investment, to 205 square meters for smaller ones.



FOURTH FLOOR





On the fourth floor, the Royal Address offers 16 units with an approximate area of 290 square meters for those who need spacious offices to establish their businesses to 102 square meters for smaller ones.





FIFTH FLOOR

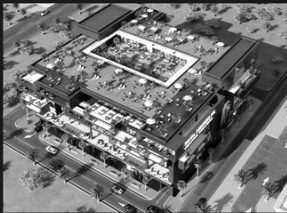


On the fifth floor of the Royal Address there exist 2 double-height and 2 regular restaurants besides 5 coffee Shops with panoramic views, a poolside sitting area, and a waterside terrace. The area of each one ranges from 127 square meters to 423 square meters.

Architectural floor plan of the 1st floor of a building. The plan shows a central corridor connecting various rooms. On the left side, there is a RESTAURANT (11.85m wide), an ELECTRICAL ROOM, and a LOBBY (10.70m wide). On the right side, there is a RESTAURANT (11.85m wide), a SERVICE LOBBY, and a LOBBY (10.20m wide). The central area contains a large GYM (27.10m wide) and a TENNIS COURT (22.70m wide by 24.10m deep). There are several ROOF GARDEN areas, including a large one at the top (31.00m wide) and smaller ones on the left and right sides. The plan also shows various stairwells, elevators, and structural columns.

Indeed, there's nothing quite like the feeling of taking a dip in a glamorous rooftop pool with breathtaking views all around you. Take a moment to kick back, relax, and enjoy your time; forgetting all your worries for the duration of your stay.







SEVEN STAR GROUP

Our establishment has a considerable amount of expertise in various fields, activities including design, construction, development and corporation, and also trades consisting of buying and selling real estate assets.

Pricing

Apartments



Starting From

160000

OMR



Unfurnished Price :
1600 OMR / m2



Furnished Price :
1800 OMR / m2

Payment Terms

 Down Payment	 2 Months After Contract	 2-Year Post-Payment	 Upon Handover	 Discount
20%	10%	60%	10%	-----
30%	10%	50%	10%	5%
50%	10%	30%	10%	10%

Pricing

Commercial Units (Shops)



Starting From

150000 OMR

3000 OMR / m2

Payment Terms

 Down Payment	 2 Months After Contract	 2-Year Post-Payment	 Upon Handover	 Discount
20%	10%	60%	10%	-----
30%	10%	50%	10%	5%
50%	10%	30%	10%	10%



SEVEN STAR

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