



# SOHAR FUTURE CITY



# The Scale of the Opportunity

Total city area



6.5 km<sup>2</sup>

Location



Sohar, Al Batinah North  
Governorate, Oman

Location Advantage

Strategic proximity to Sohar Port and Sohar Free Zone, Hafeet Rail (Oman-UAE rail), Sultan Qaboos Grand Mosque and Bahjat Al Anthar Royal Palace.

Population



70,000

Urban Typology

Mixed-use city integrating commercial, office, residential, civic and cultural functions.

Urban Structure

Gridded-city with three district parks that form view corridors to the Sultan Qaboos Grand Mosque.

Destination Focus

Office, higher education, innovation, hospitality, culture, sports, living and civic life.

Delivery Approach

Phased, government-led master planned development

Total ~Project Value

1.15 billion OMR  
3.0 billion USD

Sohar Future City is envisioned as a next-generation urban development designed to support Oman's long-term urban expansion and economic diversification, positioned at the heart of Sohar's growth corridor. The project establishes a new metropolitan downtown for the city, combining residential, commercial and civic uses within a high-quality, mixed-use urban centre that is structured to attract investment, talent and long-term occupation.

The development is planned around a five-minute neighbourhood model, ensuring that homes, workplaces, daily services and community amenities are within a short walking distance of high-quality public space. This compact, walkable structure supports higher land-use efficiency, strong place activation and reduced infrastructure burden, while creating an environment that is attractive to residents, employers and investors alike.

Landscape is positioned as both a defining place-making feature and a performance asset. Under the theme "City of a Thousand Gardens," a network of district parks, green corridors and communal courtyards is integrated into the urban fabric, enhancing environmental resilience, improving thermal comfort and supporting long-term liveability. Cultural and sports anchors are embedded within these park systems, strengthening destination appeal and footfall and establishing a distinctive identity for the city.

Sohar Future City is strategically aligned with the objectives of the North Al Batinah Governorate, reinforcing Sohar's role as Oman's northern trade, manufacturing and logistics gateway. Planned regional road and rail connections further enhance the city's accessibility, positioning the development as a competitive platform for logistics-led growth, business services and employment-driven investment at both national and regional scale.

## Investment positioning

A new urban downtown designed to support economic diversification, logistics-led growth and long-term value creation in Northern Oman.

## Place & performance

Compact, walkable neighbourhoods and integrated green infrastructure reduce delivery risk while enhancing land value and long-term asset performance.

## Connectivity

Direct alignment with Sohar's road, rail and industrial corridors positions the Future City at the centre of Oman's northern trade economy.



# What Sets This City Apart



## A City of a Thousand Gardens

Sohar Future City is structured around an integrated network of parks and open spaces that function as both lifestyle assets and environmental infrastructure. District parks, green micromobility corridors, neighbourhood plazas and private courtyards are woven into the urban fabric, enhancing thermal comfort, walkability and long-term liveability while supporting land value and market appeal.

## Sohar's New Downtown

The master plan establishes a new metropolitan downtown for Sohar, creating an active, mixed-use centre that supports existing and future growth. Commercial, residential, cultural and civic uses are deliberately co-located to drive footfall, support all-day activity and create a clear focal point for investment, employment and city life.

## Smart, Future-Ready Infrastructure

The city is underpinned by modern, scalable infrastructure designed for long-term performance. Renewable energy integration, efficient utilities and data-enabled management systems are complemented by future mobility solutions and a planned rail connection, ensuring resilience, connectivity and sustained competitiveness as the city grows.

## Civic and Cultural Foundations

A comprehensive range of civic, educational, health, religious, sports and cultural facilities is embedded within the master plan. These assets serve both the Future City's neighbourhoods and the wider North Al Batinah region, reinforcing Sohar's role as a regional centre while supporting stable occupancy, workforce attraction and long-term social value.

# Delivery Status

Sohar Future City is progressing through the master planning and detailed design phase, led by the Ministry of Housing and Urban Planning as master developer, providing clear governance, strategic oversight and delivery confidence.

The project is structured for phased delivery through to 2045, allowing infrastructure investment, land release and development to be aligned with market demand and funding availability. Initial enabling works are scheduled to commence from 2027, followed by the roll-out of primary infrastructure and the phased development of neighbourhoods, civic assets and mixed-use districts.

This staged approach supports controlled growth, reduces delivery risk and creates multiple entry points for private-sector participation over the life of the project.

# Investment Proposition

Sohar Future City presents a strategic investment platform anchored by long-term population growth and direct proximity to one of Oman’s principal deep-water ports, connected to global shipping routes and regional trade corridors. Its location positions investors at the intersection of logistics, manufacturing and residential demand, supporting a diversified and resilient investment profile.

The project is structured around a phased delivery model, enabling flexible capital deployment and creating multiple entry points across the development lifecycle. Government leadership in master planning and primary infrastructure provision underpins delivery certainty, while reducing development and market risk for private-sector partners.

Strong alignment with national economic diversification and spatial development objectives further reinforces long-term investment confidence, positioning Sohar Future City as a scalable, institutionally credible opportunity within Oman’s northern growth corridor.



## Investor call-out

A flexible, government-enabled investment framework supporting development, partnership and long-term operational models across a mixed-use city.

# Investment Model

Sohar Future City is structured to support flexible investment participation across multiple asset classes, delivered through differentiated development models aligned to market demand. Each neighbourhood is planned as a self-contained, mixed-use

district, anchored by its own local centre incorporating education, healthcare, sports, civic and commercial facilities, supporting stable occupancy and long-term asset performance.

The investment framework allows for a range of participation models, including land development partnerships, joint ventures, long-term leases and concession-based arrangements. The public sector leads on master planning, zoning and primary infrastructure delivery, establishing a clear development framework, while public and private partners collaborate on the delivery of secondary infrastructure and vertical development.

Revenue streams are diversified across residential and commercial sales and leasing, service provision, and long-term operational income from mixed-use and civic-anchored assets, creating opportunities for both development-led returns and stable, income-generating investment strategies.

## Project Team

**The Sohar Future City Detailed Designs TO BE AWARDED  
MARCH 2026**

The Sohar Future City Concept master plan was produced in collaboration with a multidisciplinary, international project team, combining global urban design expertise with local delivery capability.





Master Plan Designed by: AS+P: Albert Speer + Partner GmbH