

Muscat Airport City



مطارات عُمان
Oman Airports

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العمانية لاستثمارات الطيران
Oman Aviation Investment



Why Muscat Airport City?

Muscat Airport City – Gateway to Growth

Strategically located at the crossroads of East and West, Muscat Airport City is one of Oman's most ambitious urban development projects. Spanning over 1.6 million m² directly adjacent to Muscat International Airport, this world-class destination integrates aviation, logistics, commerce, lifestyle, and innovation into one dynamic ecosystem.

More than a location, **Muscat Airport City** is an investment platform designed to:



Position Oman as a premier regional hub for trade, logistics, and aviation.



Attract international investment in real estate, healthcare, education, hospitality, retail, and technology.



Drive sustainable growth and diversification, fully aligned with Oman Vision 2040.

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Muscat Airport City is not just about building spaces it is about building opportunities, enabling businesses to connect, ideas to flourish, and partnerships to thrive.

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Why the Muscat International Airport Development?

- 1** Muscat International Airport is located in the heart of the growing metropolitan area of Muscat, the capital of Oman. Muscat is recognized as being the business hub of Oman. Its strategic location on the crossroads between Asia, Africa and Europe is a critical factor in its economy which is currently dominated by trade and petroleum.
- 2** Muscat Airport has the potential to be a facilitator of strategic investments to stimulate non-oil sectors and to diversify the economy.
- 3** The Airport has seen rapid growth in recent years. Between 2000 and 2015, annual passenger flows increased from 2.72 million to 10.31 million.

- 4 This is expected to triple to 34.2 million by 2035. Such a high level of traffic creates numerous business and development opportunities in and around the airport.
- 5 The New Muscat International Airport site covers an area of approximately 1,785 hectares.
- 6 The airport is connected through Sultan Qaboos Highway to the south, As-Seeb Street to the west and (18 November Street) to the north & access to Muscat Expressway.
- 7 Numerous large-scale developments are under construction or planned

Hence, Muscat International Airport benefits from a strategic location within Muscat and can achieve strategic economic development objectives by attracting value-added activities and generating additional income and employment that benefit the surrounding areas.



Master Plan of Muscat Airport City





Muscat Airport City Investment Gates

Muscat Airport City is strategically anchored by three key investment gates: **Logistics**, **Aviation**, and **Business**. Each sector is meticulously designed to attract both local and international businesses, providing unique opportunities for growth and collaboration.



Business Gate

1.2 m



Logistics Gate

190 k



Aviation Gate

550 k

Business Gate

Logistics Gate

Aviation Gate



min Offices



Business Gate





Business Gate

The new address for business and innovation in Oman. With 500,000 m², the Business Gate offers:

- ◆ Class A office towers & business parks.
- ◆ R&D and innovation hubs.
- ◆ Specialized healthcare facilities.
- ◆ International schools & universities.
- ◆ MICE, leisure, and entertainment attractions.







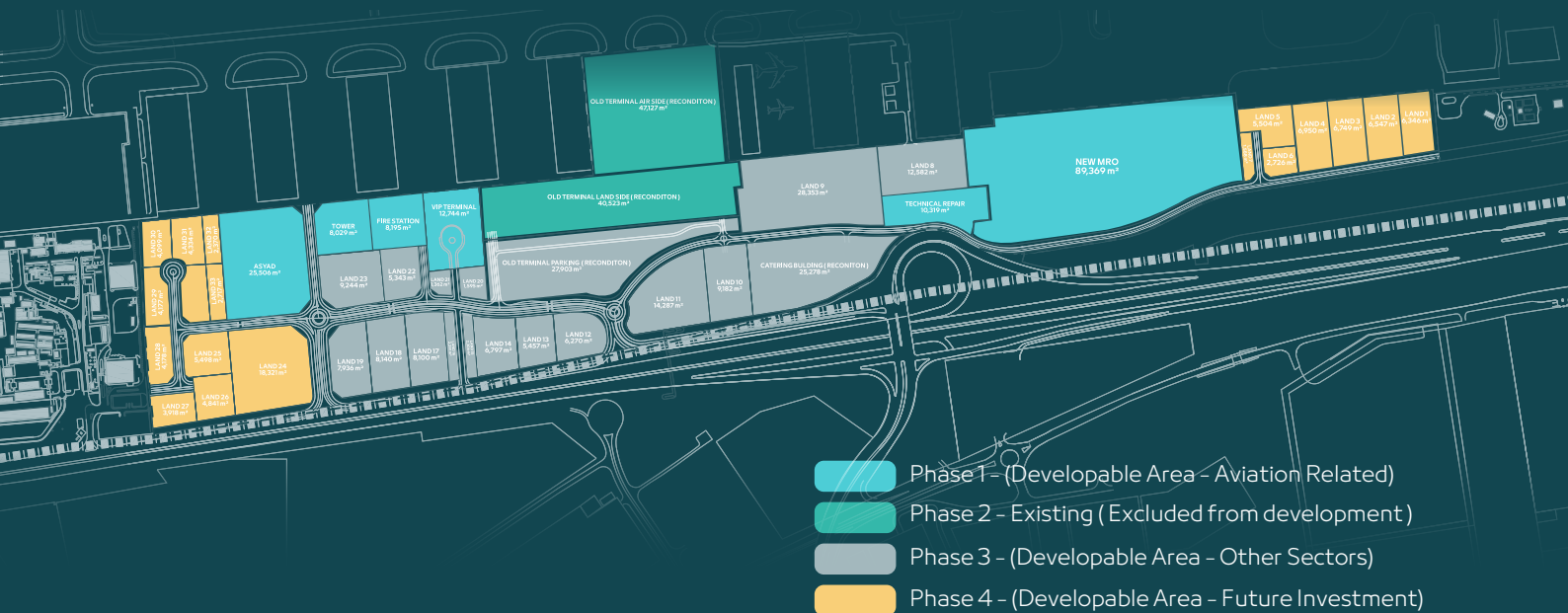
Logistic Gate

The backbone of trade and e-commerce. Covering 190,000+ m² with an additional 180,000 m² by 2027, it provides:

- ◆ Bonded & cold storage
- ◆ Pharma facilities
- ◆ E-commerce hubs
- ◆ Light industrial units,
- ◆ Logistics offices—with direct access to the airfield.



Aviation Gate





Aviation Gate

A reimagined aviation hub. Spanning 350,000 m², it transforms Muscat's former airport into a destination for:

- ◆ Aviation training centers
- ◆ Private aviation
- ◆ An aviation museum
- ◆ Planetarium
- ◆ Luxury hotels
- ◆ Wellness centers
- ◆ Premium retail.





Investment Incentives

- ◆ Competitive long-term leasing rates.
- ◆ Exemption from customs duties & VAT for bonded warehouse activities.
- ◆ World-class infrastructure: modern highways and globally ranked ports.
- ◆ Comprehensive investor support: from setup to licensing and full operations.
- ◆ Pro-growth business environment backed by government commitment.



Oman Airports

Your Gateway to Business.

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**Muscat
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