

MAZHARI & PARTNERS TRADING LLC
Construction & Development

TA$H INVEST
Business & Investment

XLin
Creative Digital Agency

MEHRZAD
Architecture Studio

About Us

The company commenced its operations in the Sultanate of Oman in 2024, building on over 25 years of specialized experience in the design, development, and commissioning of production lines for medium- and large-scale industrial facilities.

Our core strength lies in our accumulated engineering expertise, extensive hands-on experience in complex industrial projects, and our ability to transform investment concepts into fully operational, revenue-generating industrial assets.

Over the past two and a half decades, our technical and management teams have successfully delivered projects across their full lifecycle—from feasibility studies, including market analysis and financial modeling, to detailed engineering design, industrial infrastructure development, equipment installation, commissioning, and the achievement of stable, sustainable production.

Our presence in Oman reflects the introduction of this structured, engineering-driven execution model to the country’s rapidly growing industrial sector. We are committed to reducing investment risk, optimizing capital expenditure, maintaining strict control over project timelines, and maximizing returns on industrial investments.

Developed and Executed Projects in Oman

Since commencing operations in the Sultanate of Oman, the company has successfully developed and executed a number of industrial projects across the country's key industrial estates.

These projects have either achieved full operational status or are currently in the final stages of commissioning.

Plot 513, **Sumail** Industrial City



Plot 608, **Sumail** Industrial City



Plot 650, **Sohar** Industrial City



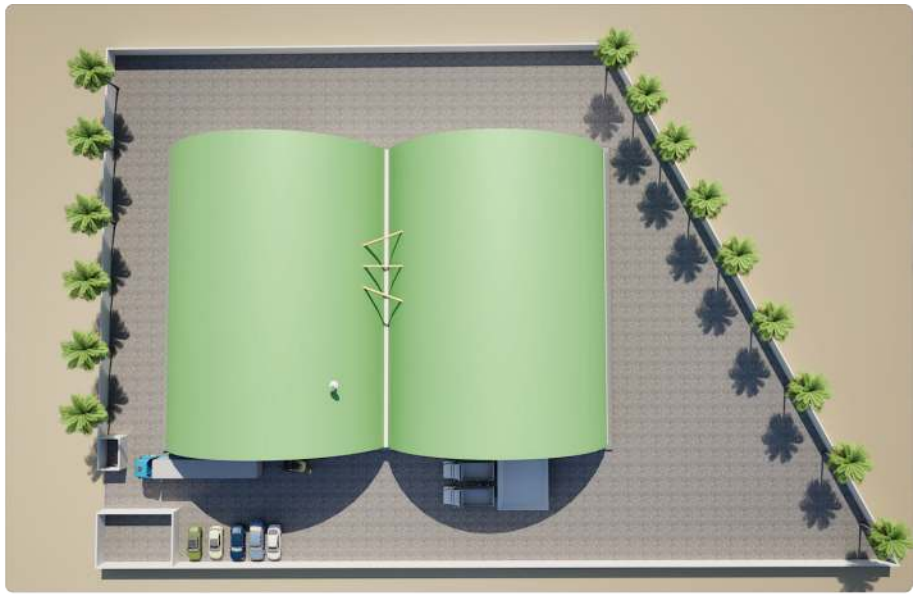
Plot 220, **Sohar** Industrial City



Plot 331, **Sumail** Industrial City





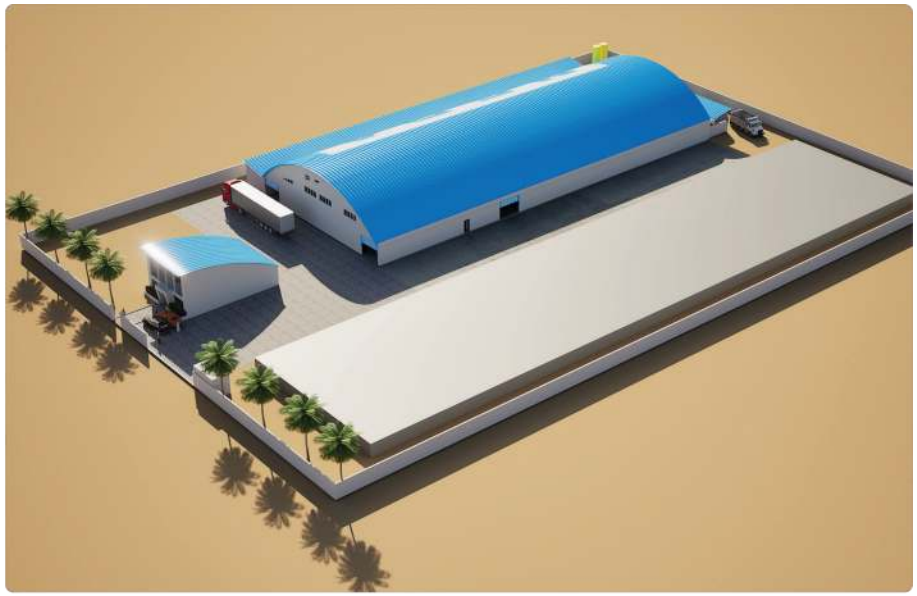




Plot 513, Sumail industrial City

In the **Sumail Industrial Estate**, a **livestock and poultry feed production plant** with a capacity of **10 tons per hour** has been designed and executed as an industrial infrastructure aligned with the **stable and growing demand of the market**.
Utilizing **large-span industrial structures** and infrastructure suitable for installing milling, mixing, material handling, and bulk storage systems, this project is now recognized as a **high-capacity operational production unit**.





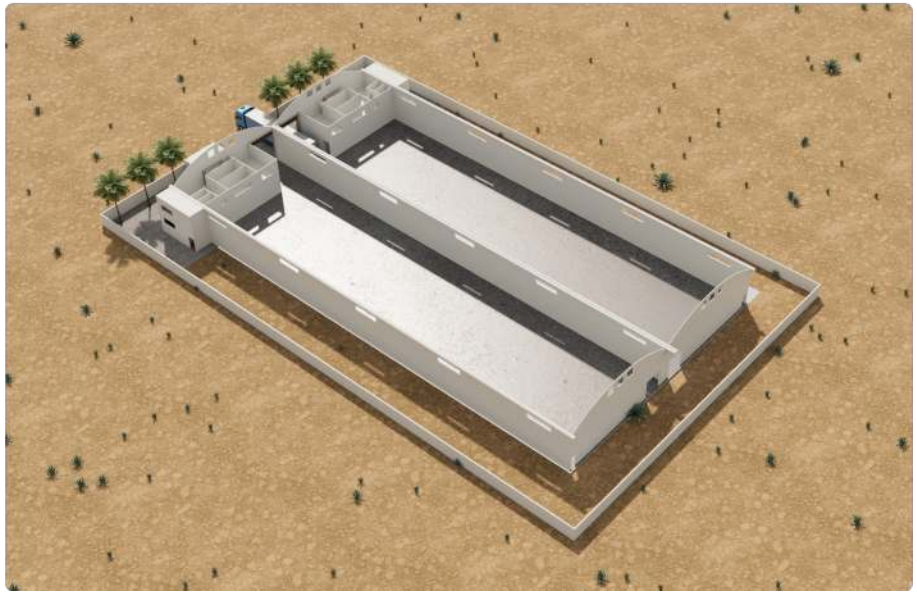


Plot 608, Sumail Industrial City

Also located in the **Sumail Industrial Estate, a precast concrete components and artificial stone production complex** with a **daily production capacity of 300 cubic meters** operates as a **production hub within the construction industry value chain**. The integrated design of the production area, quality control laboratory, administrative building, and open storage yard has significantly improved **operational efficiency** while reducing **logistical costs**.





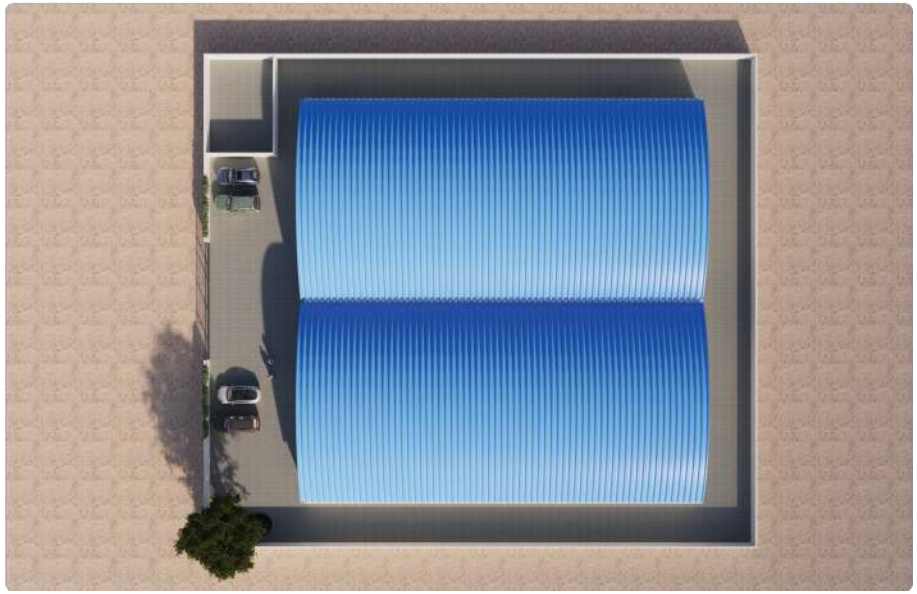


Plot 650, Sohar Industrial City

In the **Sohar Industrial Estate**, an **aluminum foil manufacturing plant** with a production capacity of **16 tons per day**, focused on producing **ultra-thin foil products**, has been established as a **strategic industrial investment** within the regional **food and packaging industries**. From both a **manufacturing technology** and **import substitution** perspective, this project holds a **regional competitive advantage**.





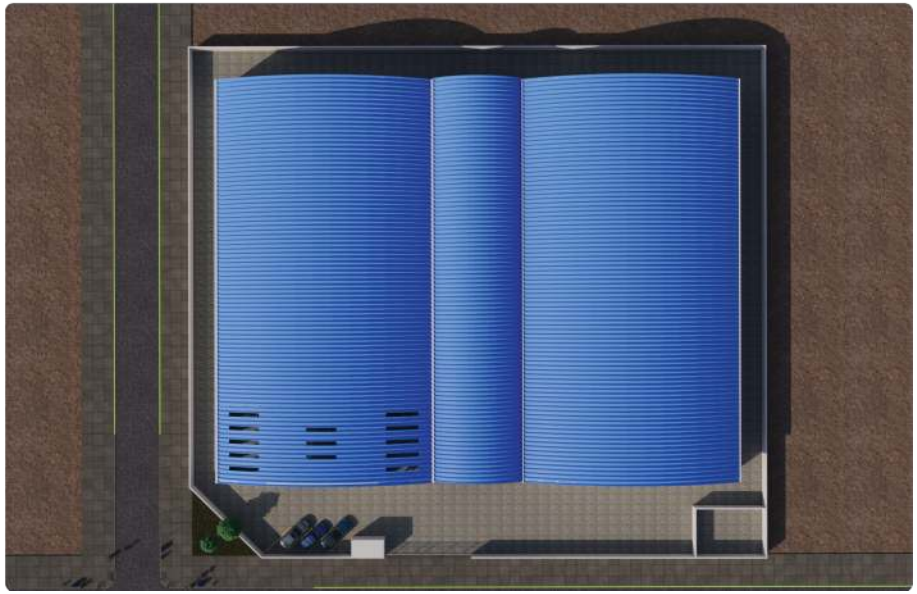


Plot 220, Sohar Industrial City

The jet fan and industrial fan manufacturing project in Sohar represents a high value-added, order-driven manufacturing operation. The facility has been designed and equipped to support the production of large-scale, specialized equipment tailored for industrial and infrastructure applications.
Its integrated structural and equipment infrastructure enables efficient manufacturing processes while maintaining high engineering standards, positioning the project as a key contributor to advanced industrial production in the region.







Plot 331, Sumail Industrial City

the advanced modular units and specialized steel structures production complex in Sumail has been developed with a multi-product and scalable approach. The facility is designed to accommodate a wide range of manufacturing requirements, providing a robust platform for the production of customized structural systems, oil and gas support units, and specialized industrial equipment.
Its flexible design and scalable capacity enable efficient adaptation to diverse project specifications, supporting both current demands and future expansion within the industrial sector.

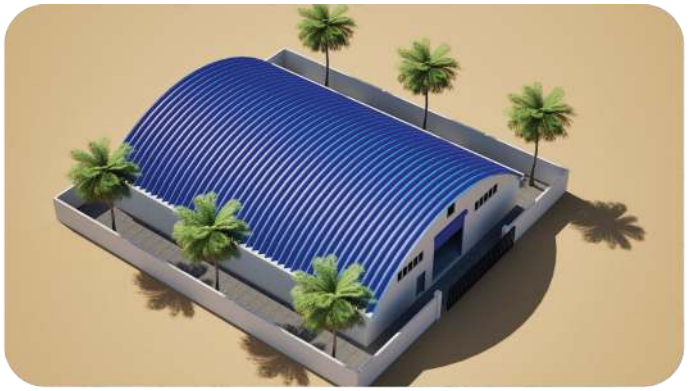
Ongoing Projects with Design, Engineering, and Construction Responsibilities

In addition to projects that have reached operational status, as well as those developed through feasibility and design phases, the company is currently undertaking several ongoing industrial initiatives. In these projects, the company assumes full responsibility for feasibility study development, engineering design, and construction execution.
Our role extends beyond the preparation of drawings or the provision of theoretical consultancy. We maintain a direct and active involvement from the initial development of the industrial concept through to the implementation of the project's physical infrastructure, ensuring a fully integrated execution process from concept to completion.

Plot 245, **Rusayl** Industrial Area



Plot 362, **Jafneen** area



Plot 439, **Nizwa** Industrial City



Plot 461, **Nizwa** Industrial City









Plot 245, **Rusayl** Industrial Area

In the Rusayl Industrial Area, Project 245, owned by Adella Company, is currently under development to establish a specialized facility for fruit and vegetable sorting, packaging, and juice production.

The project is designed based on agricultural supply chain analysis and domestic market needs, enabling integrated operations including grading, washing, processing, packaging, and storage within a single workflow.

The site layout and industrial structure follow hygienic standards, with clear separation of clean and semi-clean zones and defined inbound and outbound logistics routes. Construction of the project is currently underway.





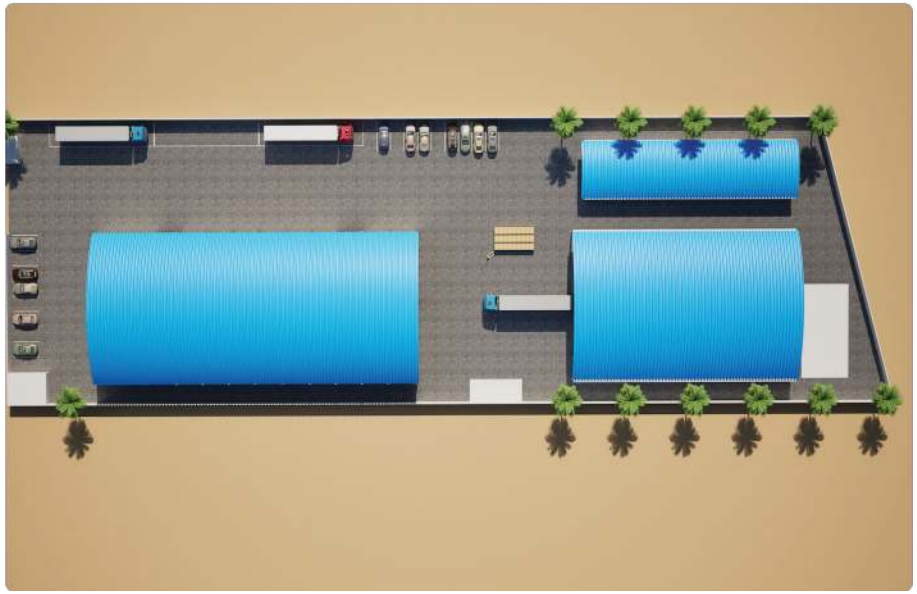


Plot 362, Jafneen area

In the Jifnain Industrial Area, Project 362, owned by Mr. Khalili, involves the development of an industrial carpentry workshop focused on custom and semi-mass production of wooden products.
The structural design and internal layout are planned around cutting machinery, wood CNC systems, finishing and painting lines, and assembly areas to ensure an efficient production flow.
The project aims to create a flexible production facility capable of manufacturing a wide range of wooden products while allowing future capacity expansion.







Plot 461, **Nizwa** Industrial City

In Nizwa, Project 461, owner NIMR wellhead manufacturing LLC, is being developed as a specialized facility for the production, assembly, and testing of oil wellhead valves.
The industrial structure is designed to support heavy equipment loads and includes dedicated areas for hydrostatic testing, heavy assembly, and technical quality control.
The project integrates oil and gas industry safety standards, heavy equipment access, and required mechanical and electrical infrastructure. Construction is currently in progress.







Plot 439, **Nizwa** Industrial City

Project 439 in Nizwa, a paper cup production and storage facility, has been successfully completed and delivered

In this project, the focus has been on the **optimal layout of forming, printing, cutting, and packaging lines**, while the **raw material and finished product storage areas** have been designed to accommodate **industrial-scale production and regional distribution**.

The **structural design and utility infrastructure** have been planned with considerations for **energy efficiency, industrial ventilation**, and the **ease of future expansion in Phase Two.**

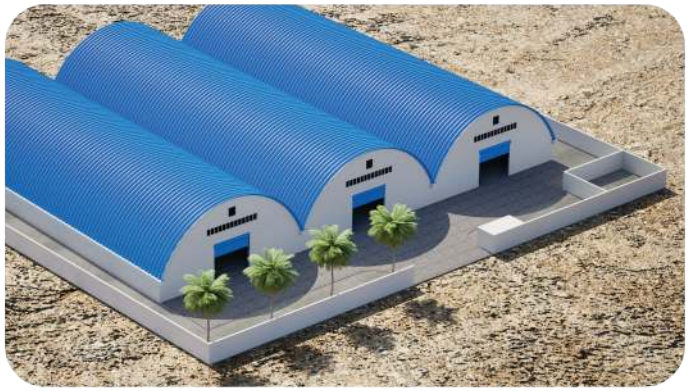
Designed Projects & Industrial Feasibility Studies

A key part of our work focuses on **conceptual and engineering development** of projects that, before construction, are fully **analyzed** from technical, economic, and market perspectives.

Our focus is on designing a "**sustainable industrial model**", integrating site, structure, production, cash flow, and market capacity into a single framework

Plot 168, **Sumail** Industrial City





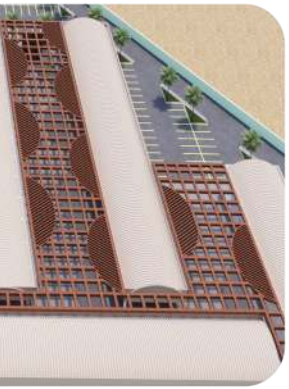
Plot 166, **Sumail** Industrial City



Plot 650, **Sohar** Industrial City



Jabal Akhdar , **three-star hotel**

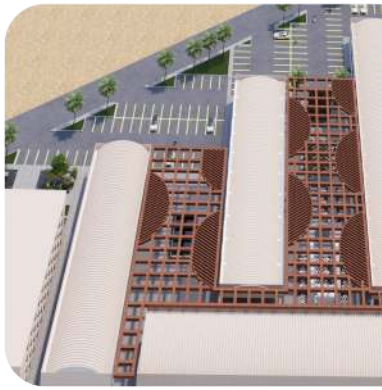


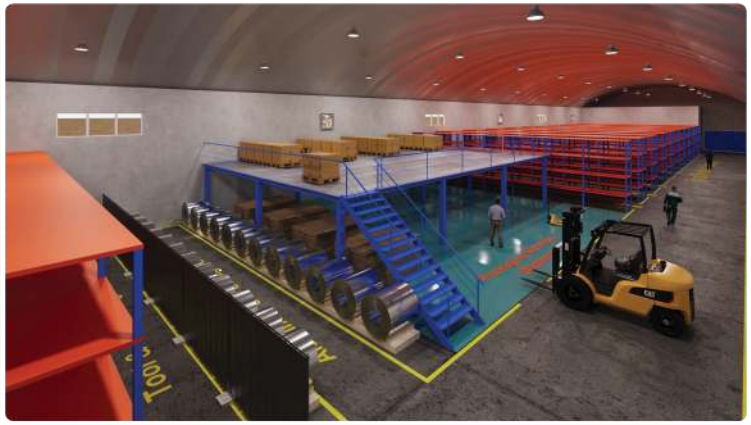


Nizwa Industrial City



Amerat Commercial Complex







Plot 652, Sohar Industrial City

This project involves the development of an aluminum disposable container manufacturing plant on a 5,000 sqm plot, with approximately 3,000 sqm of built-up area. The facility includes a production hall, raw material and finished goods warehouses, administrative offices, workforce accommodation, and integrated operational spaces designed with an optimized industrial layout. The project is engineered with a defined production capacity, including equipment sourcing, full production line installation, workforce recruitment and training, and market strategy planning. All phases—from feasibility and design to construction and operation—are managed by the RASA Invest team.

This investment-ready opportunity is presented with a clear capital structure, execution timeline, and a structured roadmap for turnkey delivery to potential investors.

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Plot 166, Sumail Industrial City

In another project in Sumail, a **multi-unit food production and packaging complex** was designed on a **10,000 m²** site with **6,000 m²** of production halls across **11 independent units**.

The main concept of this design was to create a **shared industrial ecosystem** to accommodate multiple brands or independent production lines within a single infrastructure platform. The site design, utility networks, logistics routes, and unit ownership or leasing structure were planned so that, beyond its industrial function, the project would also provide long-term investment value



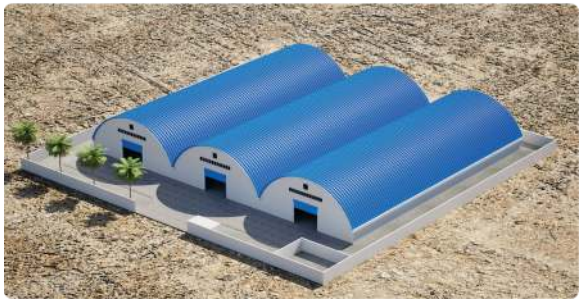


Plot 168, Sumail Industrial City

In the Sumail Industrial Estate, a **tea and coffee production and packaging project** was established on a 5,000 m² site, including 3,000 m² of industrial halls organized into three independent units. This project was designed with a **phased development approach** to allow future capacity expansion and product diversification.

In the studies conducted, the raw material supply chain, domestic and export market capacity, layout of roasting, grinding, and packaging lines, and production cost structure were modeled integrally, ensuring the project was built on a solid economic logic from the outset












Jabal Akhdar Hotel

In the tourism sector, a **three-star hotel** project was designed in the Jabal Akhdar area, taking into account the region's climatic and topographic features.

This project includes **13 main rooms, 12 independent cottages**, a play area, a swimming pool, and supporting service infrastructure. The economic studies were based on regional occupancy rates, domestic and international tourist behavior, and ROI scenarios in Oman's hospitality industry, ensuring the project is not just an architectural design, but a structured investment in the tourism sector.





Amerat Commercial Complex

Additionally, the **Amerat Commercial Complex** project has been designed as a mixed-use development, aiming to maximize land efficiency and provide flexibility for future uses.
In this plan, different **operational scenarios, building density, and revenue models** were evaluated to ensure the project can adapt to market changes in the coming years



Beyond Design: Full Project Readiness

In all of the above projects, our approach has gone beyond preparing architectural or structural **drawings**.

We have simultaneously modeled market capacity, cost structure, revenue scenarios, optimal production scale, future scalability, and operational **risks**.

This process ensures that the project, before entering the execution phase, possesses technical and economic maturity, allowing the investor to make decisions with a clearer perspective.

From Concept to Operation

We don’t just design projects—we structure them, ensure economic viability, and, if needed, guide them through execution to operation.

Our experience shows that combining engineering expertise, financial analysis, and executive management is key to creating sustainable industrial assets in Oman.



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Opening a New Chapter in Industrial Investment

Leveraging this experience from projects nationwide, we are now ready to introduce a strategic **new project**—one that opens a new chapter in targeted, profitable industrial development.

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Ready-to-Operate Industrial Workshops – Phase 7, Sohar Industrial City

A reliable investment, a ready industrial infrastructure, and a **low-risk opportunity** for growth.

Radiant Sapphire Trade and Investment LLC (RASA) proudly introduces the development of a modern and integrated industrial complex in **Phase 7 of the Sohar Industrial** City a project designed to meet the real needs of the Oman and regional markets, serving small and medium-sized industrial businesses (SMEs) as well as investors interested in ready industrial assets.

This project is not merely a construction development; it is a **"ready-to-operate" industrial platform** designed according to professional standards to make entry into the industrial sector faster, more efficient, and less risky.



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Why Was This Project Developed?

In the real market, many businesses and investors face a **constant challenge**:
Land is available, but construction is long and risky.

-Permits are **time-consuming**.
-Unexpected costs are high.
-Coordination of **infrastructure, fire safety, electricity, and utilities** is complex.
-Business startup is delayed, and capital remains **tied up**.

This project is designed specifically to **address this issue**: instead of navigating the complex construction process, you receive a **standard, fully completed industrial unit** and can quickly enter the **operational phase.**

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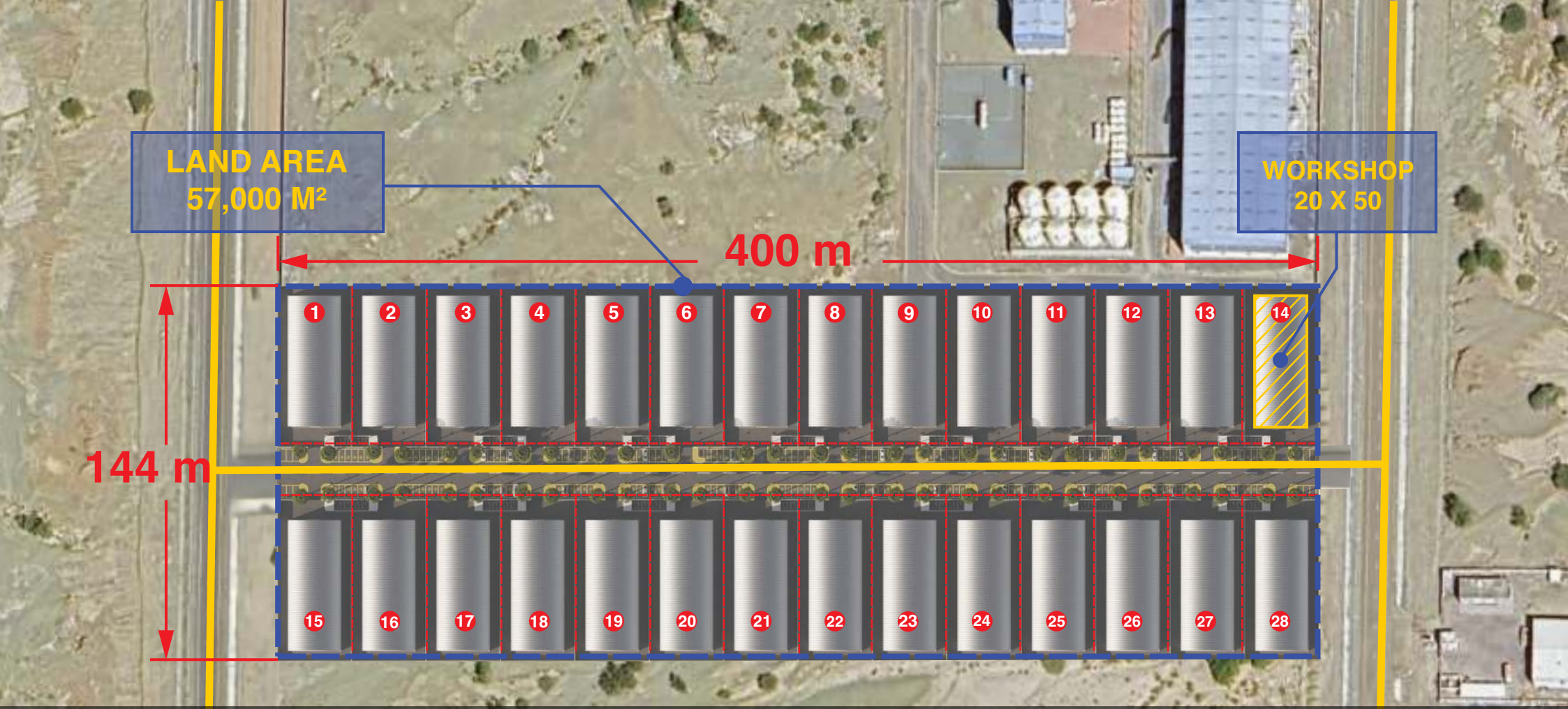

Project Overview at a Glance

The complex includes **28 independent industrial workshops**, each with an approximate area of **1,760 m²** and standard industrial design, suitable for a wide range of manufacturing, assembly, warehousing, and logistics activities.

Key Site Specifications:

-Land area: approximately **57,000 m²**
-Land dimensions: approximately **400 × 144 meters**
-Number of units: **28 independent units**
-Traffic and access: designed for **industrial vehicles and trucks**
Shared infrastructure: **engineered layout** for fast, safe, and expandable operations

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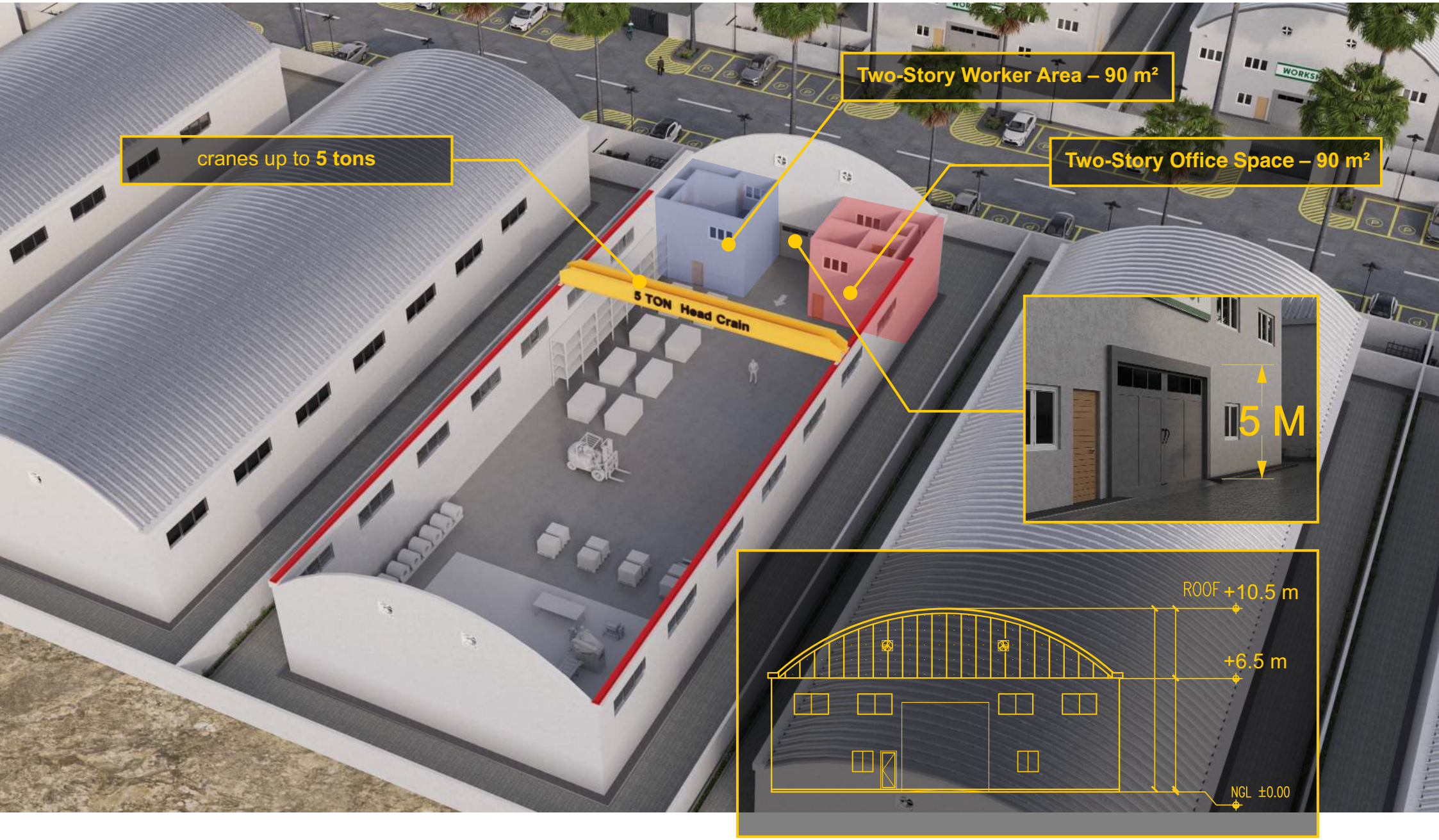

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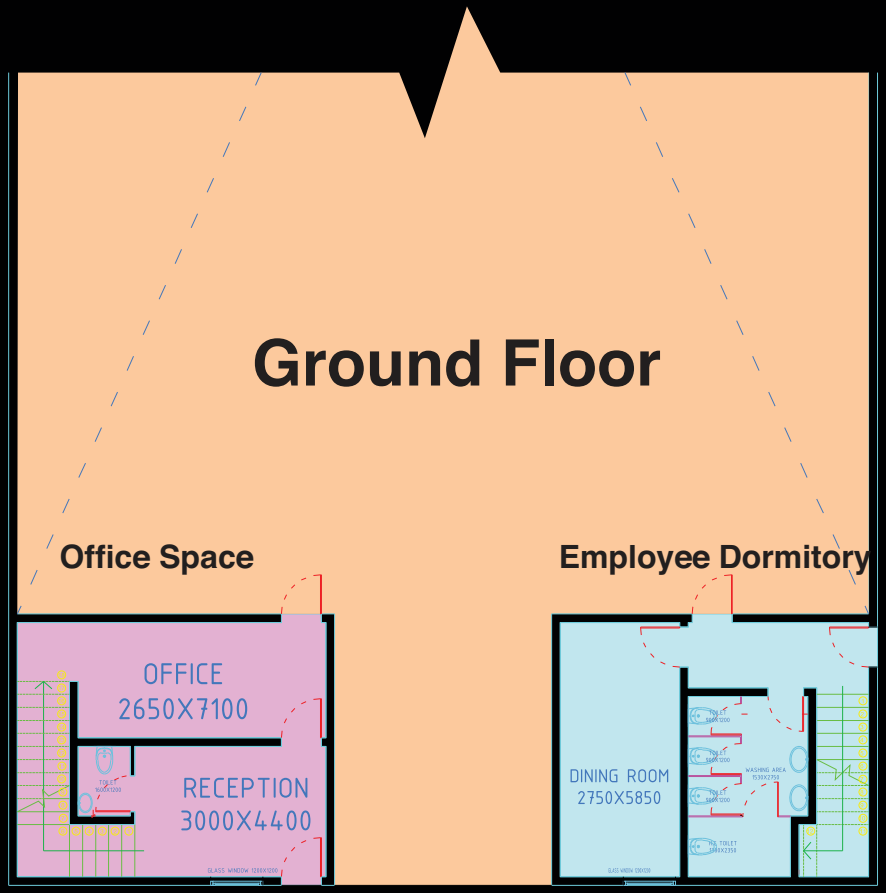

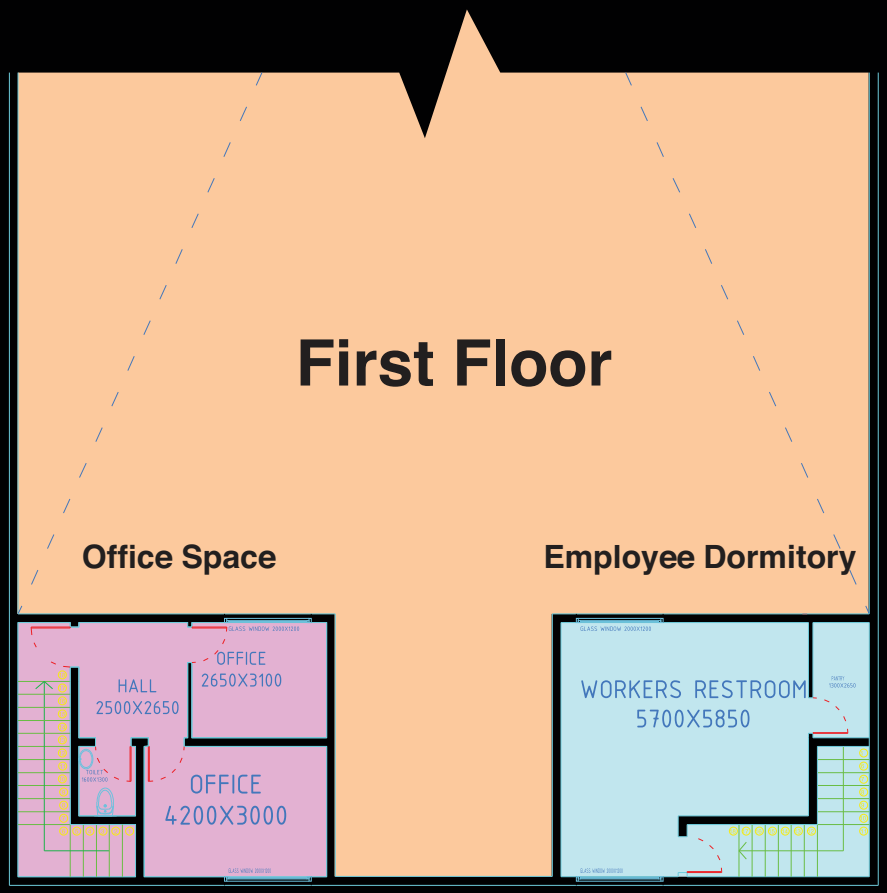

- **Two-Story Office Space – 90 m²**

Space for **management, finance, operations control, meetings, support, and archiving**

Suitable for a **corporate structure**, not just a small workshop office

Two-Story Worker Area – 90 m²

- **Two-Story Worker Area – 90 m²**

Designed for **employee comfort** and **industrial operational standards**

Space for **restrooms, break areas, changing rooms, and necessary facilities**

- **Dedicated Security Room – 12 m²**

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- For **entry/exit control, security, and site management** at the unit level
- **Independent Electrical Room + Pump Room**
- Proper **technical separation**, standardized
- **Safety and Firefighting Systems**
- Complete **fire alarm system** in accordance with industrial estate safety requirements
- Provisions for **faster operational coordination**

- **Complete Electricity and Lighting**
- **Industrial hall and office lighting**
- Full **main electrical installations** according to industrial usage needs
- **Dedicated Parking and Yard**
- **reserved parking spaces per unit** within common areas
- **Traffic layout** designed for operational order and quick access

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Infrastructure and Access – Designed for “Performance,” Not Just Aesthetics

In industrial projects, the real value of a complex becomes evident when **businesses start operating**—when trucks arrive, raw materials are unloaded, loading is done, and daily traffic is established.

For this reason, the infrastructure in this project is fully **engineered and operational:**

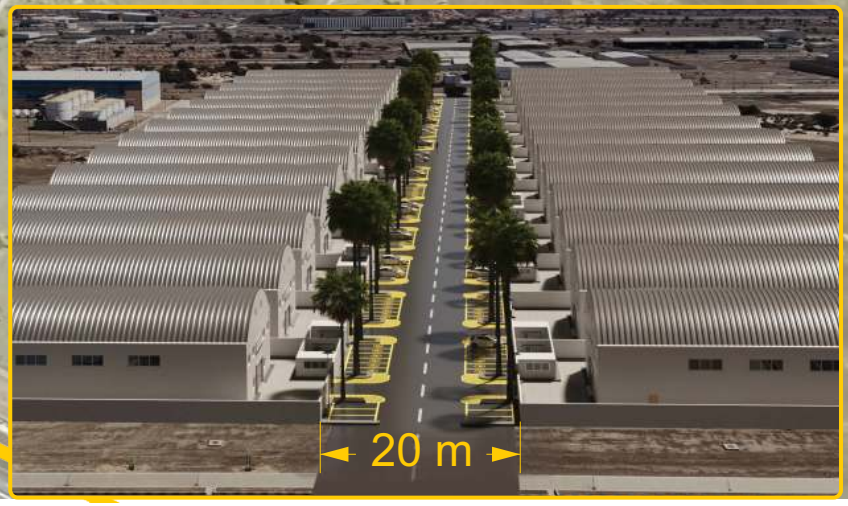
8-meter service road in front of the units for smooth and safe traffic.

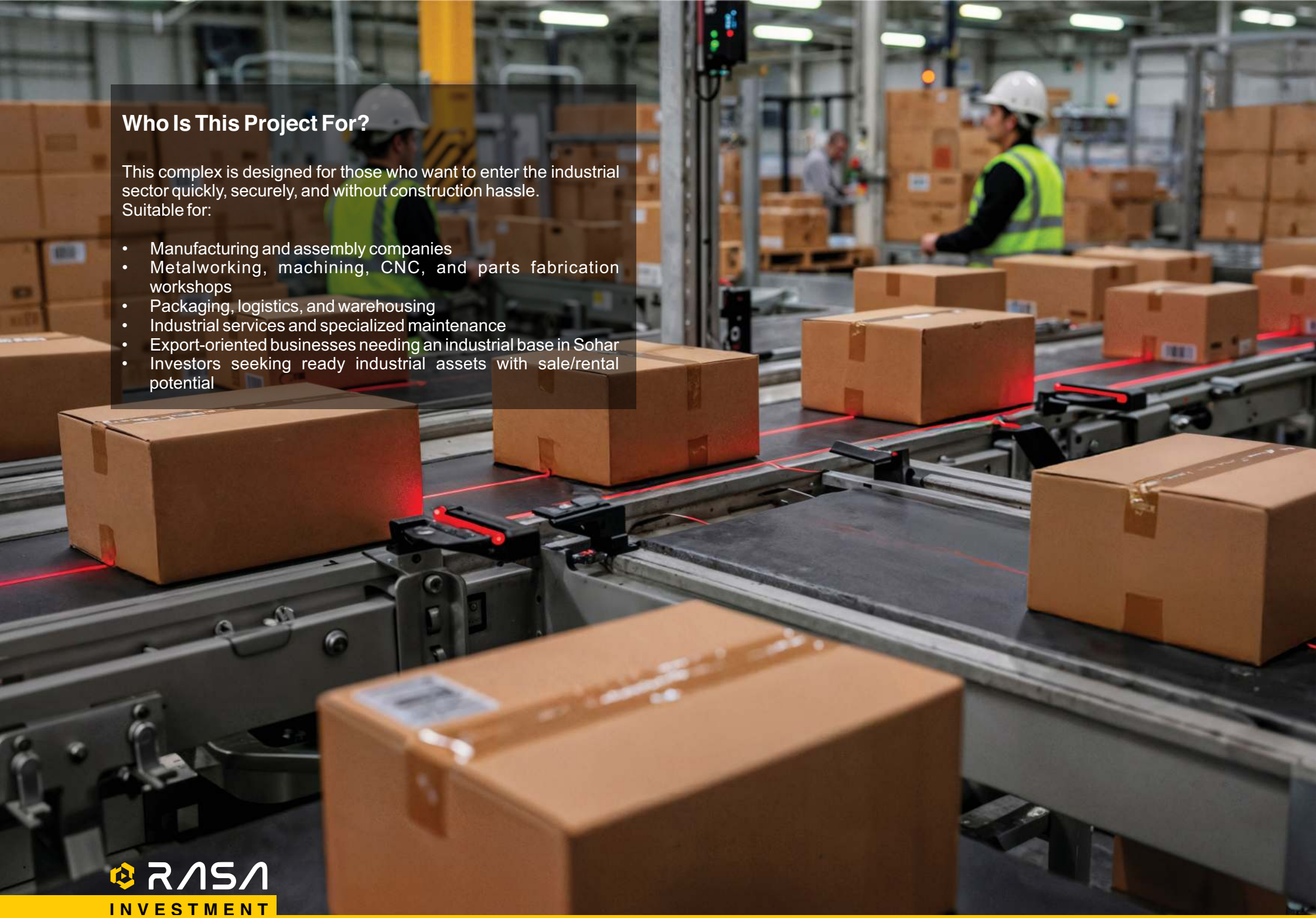
Two entry and exit routes to prevent traffic bottlenecks.

Appropriate access routes for heavy vehicles.

Professional landscaping with an industrial focus, not just decorative.

Compliance with **emergency access and safety requirements.**





Who Is This Project For?

This complex is designed for those who want to enter the industrial sector quickly, securely, and without construction hassle.
Suitable for:

- Manufacturing and assembly companies
- Metalworking, machining, CNC, and parts fabrication workshops
- Packaging, logistics, and warehousing
- Industrial services and specialized maintenance
- Export-oriented businesses needing an industrial base in Sohar
- Investors seeking ready industrial assets with sale/rental potential

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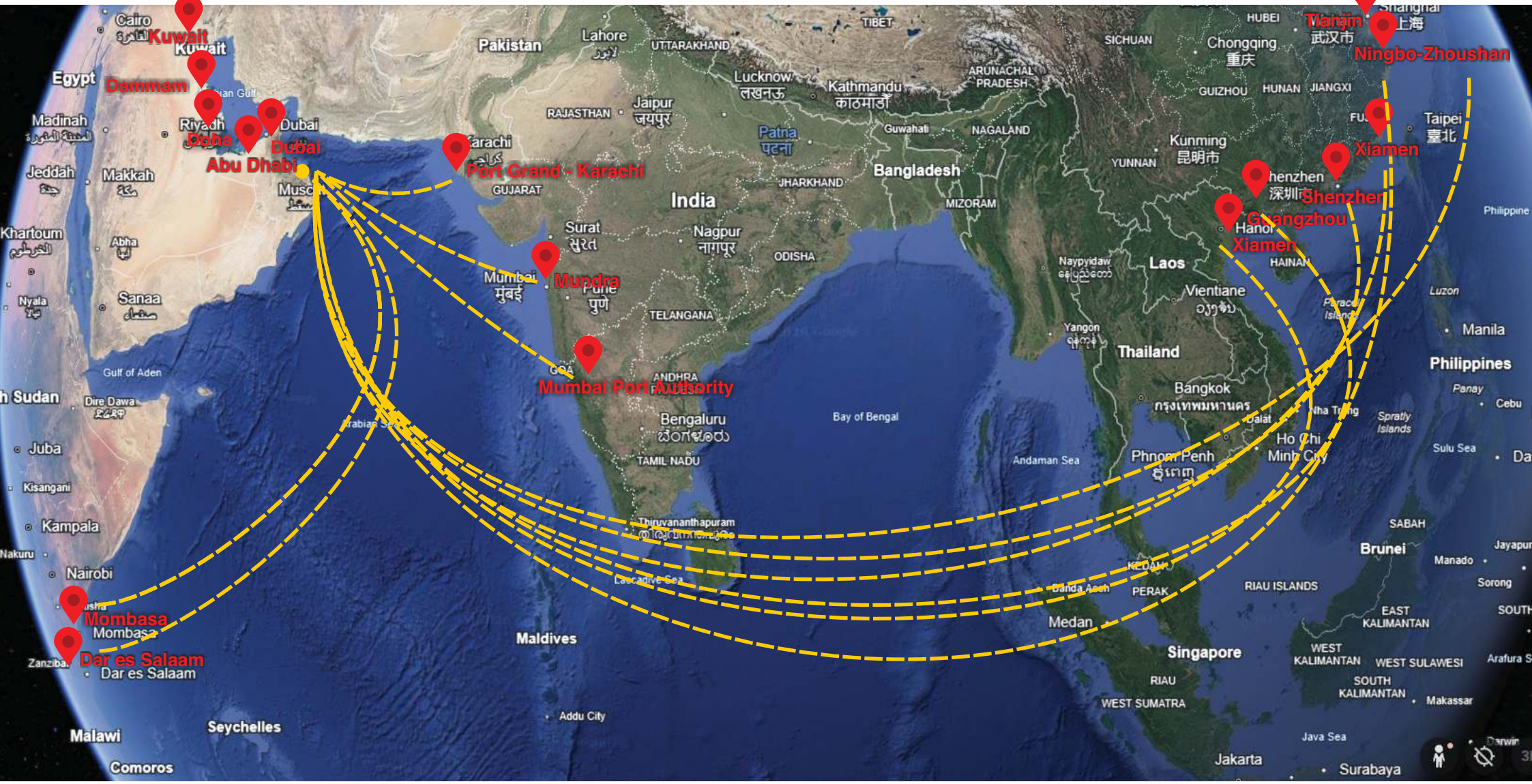

Why Sohar? Why Phase 7?

Sohar Industrial Estate is a leading industrial hub in Oman, offering excellent connectivity, strong investment potential, and ready industrial infrastructure.

Phase 7 Advantage:

Located within the Madayn-designed Phase 7, the project provides a strategic edge for attracting investors and industrial operators.

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Fast Business Start

Skip months of design, construction, permits, and delays—receive a ready-to-use unit and start operations immediately.

Reduced Investment Risk

Unexpected costs, delays, rework, and contractor disputes are largely managed.

Standardization & Consistent Quality

With 28 units built to the same standard:

- Easier maintenance
- Higher resale value
- Better marketability
- Professional image for the complex

Ideal for Investors & Operators

Perfect for those who want to operate, buy, hold, lease, or sell at the right time.

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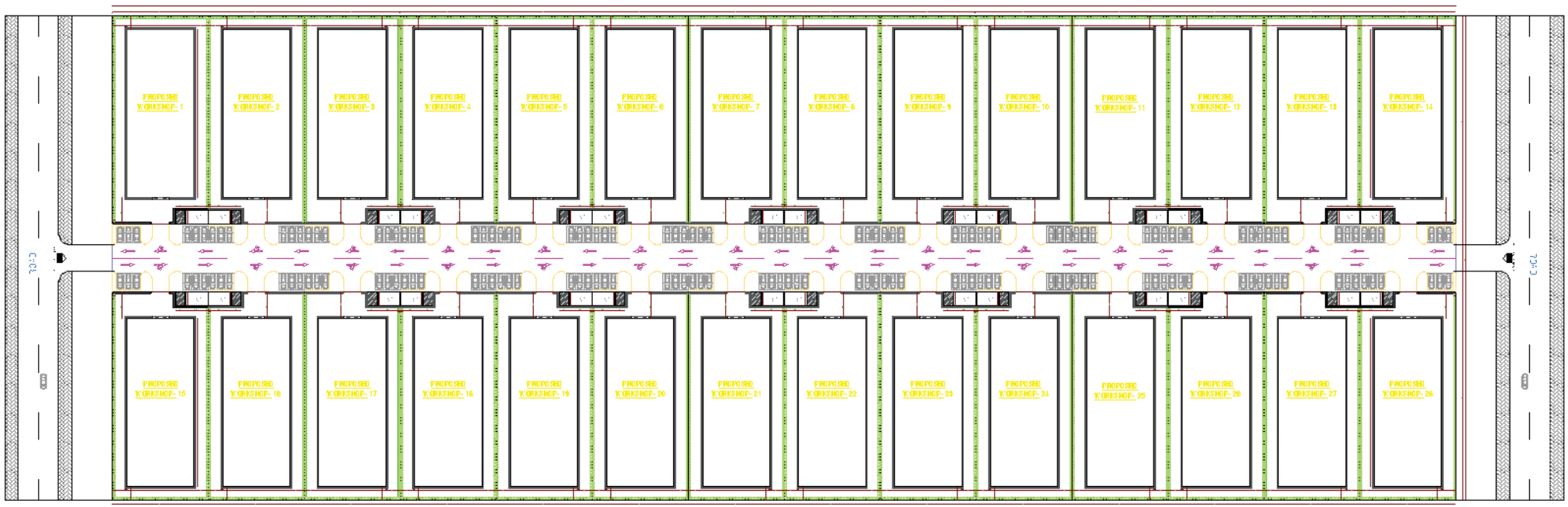

PROPOSED AREA STATEMENT	
TOTAL PLOT AREA : 57600 M²	
GROUND FLOOR WORK SHOP AREA	28000 M^2
FIRST FLOOR WORKSHOP AREA	1148 M^2
GUARD ROOM	313.6 M^2
TOTAL BUILT-UP AREA	29461.6 M^2

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Project Team (Consortium)

The project is executed through a corporate structure with clear professional roles:

RASA – Project owner & investment management

MAZ Engineering – Design, engineering & execution

Tashinvest – Capital structuring & investor relations

Ghorbani Trade – Marketing, sales & commercial activities

Mehrzad Company – Architectural design & specialized sketches

This collaborative model transforms the project from standard construction into a well-organized, reliable industrial complex.

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investment management

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