

## Al Alyaa: a gated residential community within the Haram boundary

Al Alyaa by Knowledge Economic City is not just another residential development. It is a fully integrated, gated community at the heart of Madinah, designed to capture both lifestyle demand and long-term investment value. It is strategically located minutes from Al Masjid Al Nabawi and the Haramain High-Speed Rail, and 8 minutes from the airport. The project combines modern residences with hospitality, retail, and community infrastructure within a walkable, green-centered master plan. With strong year-round demand driven by religious tourism, Al Alyaa offers a compelling opportunity for both end-users and investors seeking sustainable returns and capital appreciation.

### Why Al Alyaa?

- Prime location within the Haram boundary: Minutes from Al Masjid Al Nabawi with panoramic views of the Mount Uhud.
- Strong rental demand driven by year-round visitors to Madinah
- Backed by Knowledge Economic City as a master developer
- Fully gated community enhancing livability and value for both short-term and long-term residency.
- High potential for capital appreciation aligned with Vision 2030
- Limited supply in a high-demand, spiritually significant location



### Key Project Components

- Landscaped gardens & walkways
- Sports facilities & active lifestyle zones
- Parks & family-friendly spaces
- Lagoons and water features
- Retail and F&B offerings
- Property management options and serviced living
- Mosque
- Nursery
- International School
- Commercial and Office space

### Payment Plan

Instalment	Payment Percentage	Date
Down Payment	10%	On Signing CSPA
2nd Instalment	15%	On Signing SPA
3rd Instalment	15%	SEP 2026
4th Instalment	15%	DEC 2026
5th Instalment	15%	MAR 2027
6th Instalment	15%	JUN 2027
Final Instalment	15%	OCT 2027
Additional Charges	1% ECZA FEE 5% VAT 5% Applicable Fees	On Handover

## Residential Units per Building

Bedroom	Units	Min. BUA (sqm)	Min. Price (SAR)
2-Bed	28	101.47	1,552,050.00
2-Bed+Maid	12	128.4	1,926,000.00
3-Bed+Maid	46	154.45	2,386,750.00
4-Bed+Maid	6	235.56	3,640,810.00

### Facts

- Total Units: 92

### Residential Units

- A collection of 2- to 3-bedroom apartments and 4-bedroom penthouses designed for modern family living.
- Spacious layouts, natural light, and a strong sense of privacy shape calm and comfortable homes.



### Amenities



- Segregated gyms
- Segregated swimming pools
- Guest majlis
- Indoor garden
- Basement parking
- Outdoor parking
- Allocated drivers' rooms
- Lift access

## The Developer

### KNOWLEDGE ECONOMIC CITY

Knowledge Economic City is a publicly listed Saudi joint-stock company shaping integrated destinations across 6.8 million sqm within the Haram Boundary, with a projected population of 200,000 and planned investment exceeding SAR 7 billion.