



**KNOWLEDGE
ECONOMIC CITY**
مدينة المعرفة الاقتصادية

العلياء
AL ALYAA

MADINAH
WHERE SPIRITUALITY MEETS THE CITY

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ABOUT MADINAH

WHERE SPIRITUALITY MEETS THE CITY

Madinah's allure lies in its serenity and tranquility, enveloping hearts with a sense of peace and comfort. Living in Madinah offers a unique and distinctive experience, seamlessly blending spirituality, history and tranquility within a modern, developed environment steeped in authentic heritage. Strategically positioned between key cities within the Kingdom north of Makkah and Jeddah, south of Al-Ula, and west of King Abdullah Economic City Madinah emerges as a vibrant hub for trade, tourism and culture.

Madinah embraces a wealth of prominent Islamic landmarks, foremost among them the Prophet's Mosque and the Noble Rawdah, described by the Prophet (peace and blessings be upon him) as a garden of Paradise. The city is further surrounded by significant historical sites, including the storied Mount Uhud and the Quba Mosque, renowned as the first mosque built in Islam. These landmarks evoke pivotal moments in history, fostering a profound sense of religious connection.

As part of its strategy, Vision 2030 recognizes Madinah's significance as a cultural, religious and spiritual destination. Support and development initiatives are focused on attracting approximately 30 million visitors each year.



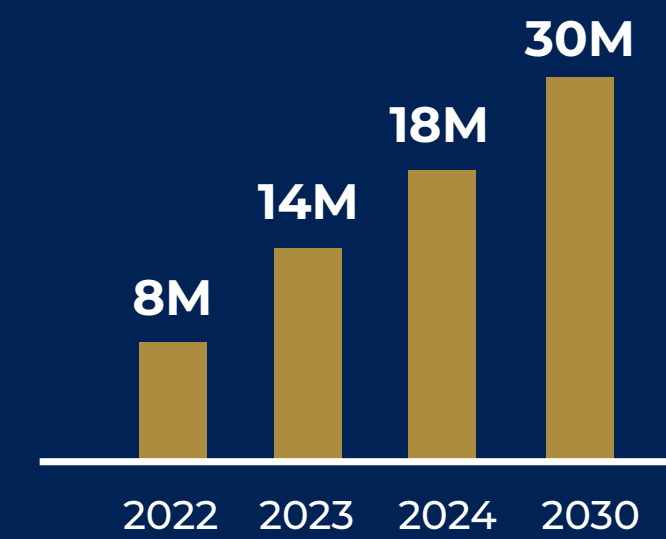
MADINAH'S
HIGHLIGHTS

BY 2030, MADINAH ALONE
IS EXPECTED TO WELCOME

30M

VISITORS AS PART OF SAUDI
ARABIA'S BROADER VISION

MADINAH'S HIGHLIGHTS



VISITOR GROWTH IN MADINAH

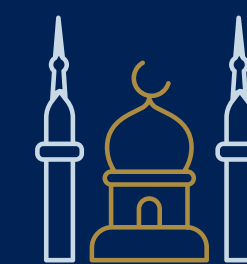


AVERAGE LENGTH OF STAY IN MADINAH

77.5B SAR

TOTAL SPENDING IN MADINAH IN 2004 +55% VS 2023

*Authority and Travel & Tour World Madinah



MADINAH'S RELIGIOUS SIGNIFICANCE

A leading Islamic destination drawing millions annually, fueling investments in hospitality and leisure.



GOVERNMENT INVESTMENTS

Enhanced tourism infrastructure boosts visitor numbers, unlocking lucrative opportunities.



RICH HISTORICAL HERITAGE

Madinah's historic sites draw global visitors, presenting opportunities in heritage tourism.

KNOWLEDGE ECONOMIC CITY

SHAPING THE FUTURE OF MADINAH

Knowledge Economic City (KEC), a visionary joint-stock company based in Madinah, is leading the city's transformation into an iconic, future-ready lifestyle destination strategically located within the sacred boundary of the Haram. This unique positioning offers residents, visitors and investors the rare privilege of living and investing in one of the most spiritually significant areas in the world.

In alignment with Saudi Vision 2030, KEC delivers a dynamic portfolio of high-impact, mixed-use developments designed to attract strategic investment, drive sustainable job creation and foster a vibrant, innovation-driven urban lifestyle within this sacred context.

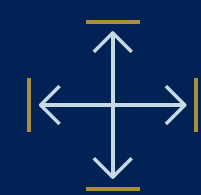
KEC is also home to Madinah Gate, the first Transit-Oriented Development (TOD) in Saudi Arabia, setting a national benchmark for sustainable urban mobility and connectivity. As part of this landmark project, KEC will introduce a Bus Rapid Transit (BRT) system to provide seamless access to Madinah's most iconic destinations, enhancing mobility for both residents and visitors inside the Haram boundary.

From innovative real estate projects to integrated lifestyle communities, KEC continues to support the Kingdom's national objectives, positioning itself as a strategic catalyst for growth, a destination of choice and a model for smart, sustainable urban development within the Haram.

With a strong foundation and a bold vision, KEC is reshaping urban living, elevating the visitor and spiritual experience and unlocking long-term value for investors, residents and the wider community.



THE CROSSROAD OF STRATEGY AND VISION



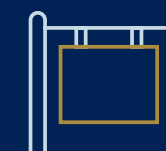
6.8M SQM
Total Area



5 KM
Distance to Prophet's Mosque



8 KM
Distance to Airport and Walking Distance from Haramain Train Station



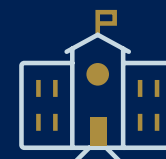
660K SQM
Retail



45K UNITS
Residential Units



42K HOTEL UNITS
Hospitality



10 COMPLEXES
Education



300K SQM
Leisure & Entertainment



5 HOSPITALS
Healthcare



200K PEOPLE
Resident Population



150K PEOPLE
Worker Population



100K PEOPLE
Transient Population



Within the Haram Boundary

With the completion of the Knowledge Economic City (KEC), Madinah enters a new era of innovation and opportunity



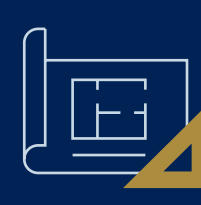
IN THE HEART OF MADINAH

A place rich in history and religious significance, attracts millions of Muslims.



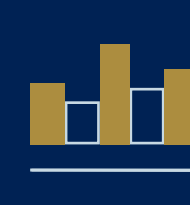
POPULATION GROWTH

Rapid increase, expected to double within 20 years.



SMART INFRASTRUCTURE DEVELOPMENT

Focused on improving quality of life, sustainability, and efficiency for residents.



ECONOMIC IMPACT

Major projects drive sustained demand for products and services.



MADINAH'S GATEWAY TO OPPORTUNITY

A strategic location offering investment opportunities.



CONVENIENT ACCESS AND TRANSPORTATION

Strategic location, providing easy access and mobility to major roads and transportation hubs.

LOCATION AND MASTER PLAN

STRATEGICALLY LOCATED, SEAMLESSLY CONNECTED

Knowledge Economic City (KEC) enjoys a prime location in the heart of Madinah, just 5 kilometers from the Prophet's Mosque and 8 kilometers from Prince Mohammed bin Abdulaziz International Airport. Its connectivity is further enhanced by direct access to the Haramain High-Speed Rail Station, positioning KEC as a central gateway within the Haram boundary to one of the most spiritually significant cities in the world.

At the core of KEC's master plan is a dynamic blend of residential, commercial, healthcare, cultural and mobility-driven assets, thoughtfully designed to deliver an integrated urban lifestyle.

The development features modern gated communities such as Dar Al Jewar and Al Alyaa, both offering premium residential living with breathtaking views of Mount Uhud and amenities tailored for family-centric, contemporary lifestyles.

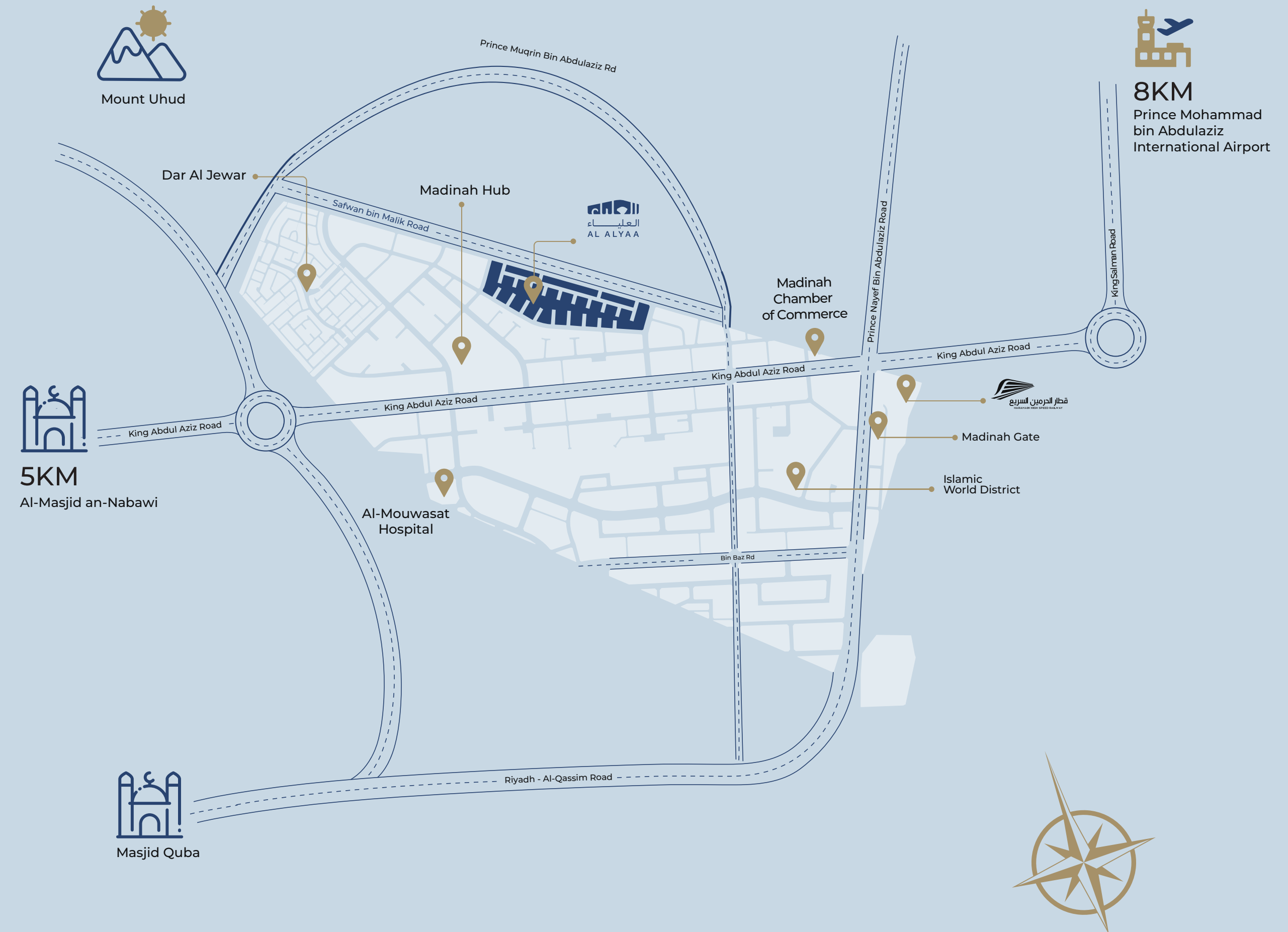
KEC also hosts a vibrant mix of retail, entertainment and business hubs, including:

- Multaqa Al Madinah – A social and commercial hub blending hospitality, retail and dining, featuring the largest mall in the Madinah region, a Hilton hotel and branded residences managed by Hilton
- Madinah Gate – The Kingdom's first Transit-Oriented Development (TOD), offering a smart mobility experience seamlessly integrated with retail, commercial and lifestyle offerings

In addition, KEC is home to key institutional and cultural landmarks, including:

- The headquarters of the Madinah Chamber of Commerce
- Al Mouwasat Hospital, a cornerstone of healthcare in the region
- Dar Al Madinah Museum, enriching the city's cultural and historical narrative

Strategically located within the Haram boundary, KEC is more than a development it is a destination of choice, shaping the future of Madinah with innovation, inclusivity and sustainability at its core.



WHERE VISION TAKES FORM

Dar Al Jewar is a premium gated residential community in Madinah that blends stylish homes with spiritual serenity. Just minutes from the Prophet's Mosque and located within the Prophet's Mosque boundaries, it offers a lifestyle defined by peace, quality and purpose.

Part of Knowledge Economic City (KEC), Dar Al Jewar is setting new standards in the region known for its lush greenery, high-end villas and townhouses and family-first design.

WHY DAR AL JEWAR?

- Lush Landscaping with tree-lined walkways and tranquil green spaces
- On-site Mosque for daily spiritual convenience
- Family-centric Living with playgrounds and safe walking areas
- 24/7 Security and gated entry
- Premium Homes that are spacious villas and townhouses built to last
- Segregated Wellness Facilities including gyms and pools
- Sports and Recreation for football, basketball and table tennis
- Community center lounge, library and event space
- Views of Mount Uhud and proximity to city landmarks

A LIFESTYLE DESTINATION

With comprehensive property management, strong infrastructure, and a vibrant community spirit, Dar Al Jewar is more than a place to live; it's the future of stylish, spiritual living in Madinah.



DAR ALJEWAR

www.daraljewar.com.sa



Images are for illustrative purposes only. Residential units will be delivered according to specifications agreed in the contract.

AL ALYAA

GATED COMMUNITY

- Within the Haram Boundary
- 10 Minutes to the Prophet's Mosque by car
- Overlooking Mount Uhud

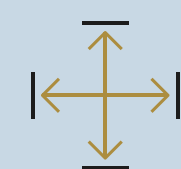
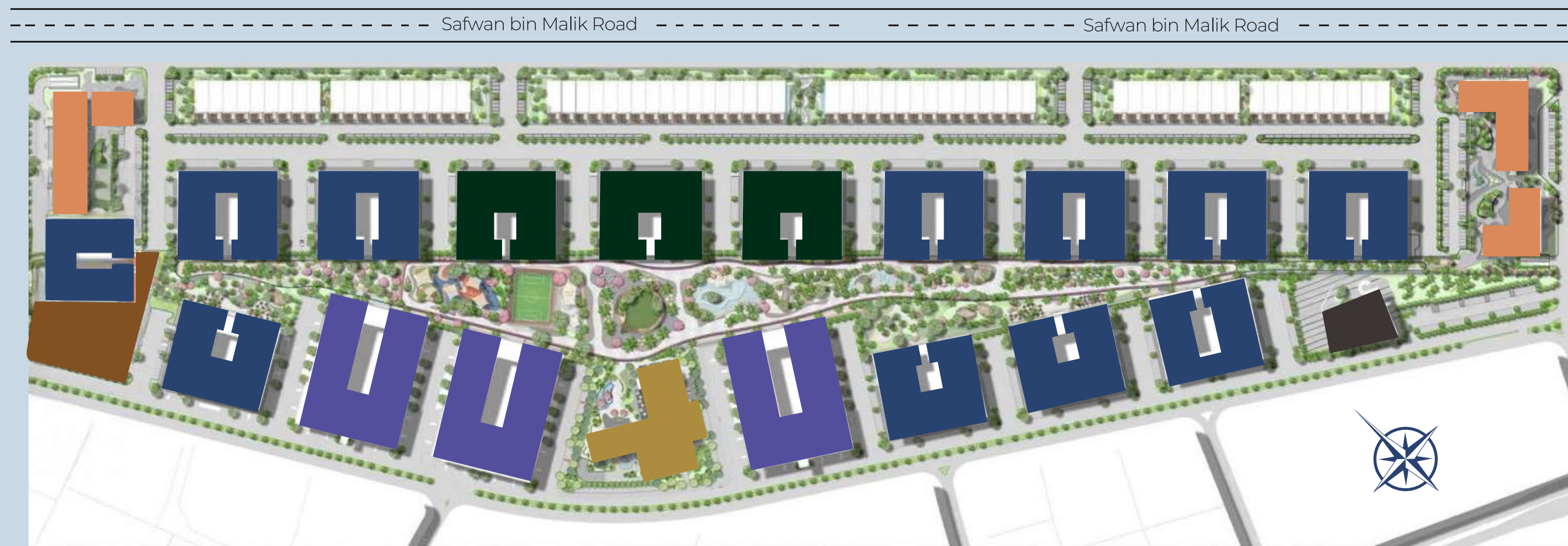


WHERE HOME FINDS SERENITY

AL ALYAA... RISE ABOVE THE ORDINARY

Welcome to Al Alyaa, a master-planned community where residences, services and amenities come together in perfect harmony. Discover your ideal living space with diverse home options and distinctive designs crafted to offer a modern, connected lifestyle within the Haram boundary of Madinah. Al Alyaa is a fully gated community that sets a new standard for urban living, embracing lush green spaces, tranquil water features and a pedestrian-friendly layout designed for comfort and well-being.

With elegant, contemporary architecture, Al Alyaa is more than a place to live, it is a residential oasis where modern luxury meets thoughtful design. Simply put, Al Alyaa offers an exceptional quality of life in one of the world's most spiritually significant locations.



266K_{M²}
Project area



70K_{M²}
Gardens & walkways

- Residential Units A (offered for sale)
- Residential Units D
- Hyatt Centric Hotel
- Hyatt House
- Mansion Villas
- Retail & Commercial Offices Building
- Mosque
- Nursery

This master plan is subject to the approval of the relevant authorities.

WHY AL ALYAA

STRATEGIC LOCATION



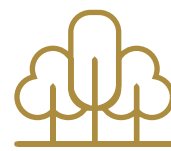
Ideally located within Knowledge Economic City (KEC) on Safwan Bin Malik Road, Al Alyaa enjoys a privileged setting inside the Haram boundary of Madinah. The community offers breathtaking views of Mount Uhud and seamless access to the city's most important landmarks, including the Prophet's Mosque, Prince Mohammad Bin Abdulaziz International Airport, Madinah Gate, the Haramain High-Speed Railway Station, and key government and business centers.

INTEGRATED COMMUNITY LIVING



Al Alyaa is a fully integrated community designed for modern living, where residential, leisure, hospitality, and wellness services come together in one location. The development also prioritizes accessibility for people with disabilities.

URBAN LIVING IN HARMONY WITH NATURE



Designed around expansive green spaces and walkable layouts, Al Alyaa offers a pedestrian-friendly environment that promotes a healthy lifestyle and provides a peaceful escape from city life.

CONTEMPORARY LIVING SPACES



Offering a wide range of stylish, modern residential units in various sizes, Al Alyaa is tailored to suit different lifestyles combining comfort, function and exceptional quality of life.



MOUNT UHUD: A VIEW THAT INSPIRES

The iconic Mount Uhud provides a stunning backdrop to Al Alyaa, offering more than just natural beauty, it is a site of deep Islamic significance. As the location of the historic Battle of Mount Uhud, it stands as a lasting symbol of faith, sacrifice and the legacy of the Prophet and his companions.

PROXIMITY TO MULTAQQA AL MADINAH



Located just 200 meters from Multaqa Al Madinah, a vibrant urban destination blending commerce, entertainment, and residential life, Al Alyaa benefits from direct access to world-class facilities in a dynamic, integrated setting.

THOUGHTFUL, DISTINCTIVE DESIGN



Al Alyaa goes beyond aesthetics; it's a purposefully planned community built around your lifestyle. From tranquil gardens and a dedicated childcare center to separate fitness centers for men and women, every detail is designed for comfort, convenience, and wellness. With a people-centric approach and modern infrastructure, Al Alyaa delivers a smart, sustainable environment where progress meets peace of mind.

CHILD SAFETY & FAMILY PEACE OF MIND



Al Alyaa is a fully gated community, offering a safe and serene environment where children can play freely and families can enjoy true peace of mind. The community's design ensures comfort, security and a welcoming atmosphere for all residents.

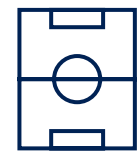
AL ALYAA FEATURES



A SECURE AND INTEGRATED
COMMUNITY WITH SMART
VEHICLE ACCESS



SMART
INFRASTRUCTURE



MULTI-FUNCTIONAL
PLAYGROUNDS



PLAYGROUNDS,
SEATING AREAS AND
WALKING PATHS



RESIDENTIAL APARTMENTS
AND VILLAS



WITHIN THE HARAM
BOUNDARY



HOTEL



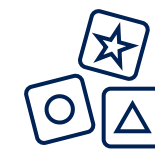
PEDWAYS



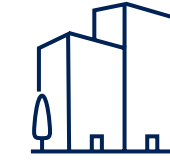
MOSQUE



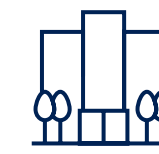
A GRAND
INDOOR
GARDEN



CHILDREN'S
NURSERY



INTERNATIONAL
SCHOOL



COMMERCIAL
AND ADMINISTRATIVE
AREAS

The implementation of facilities and services is subject to the project construction phases



FROM MOUNT UHUD TO YOUR DOORSTEP

**BREATHTAKING VIEWS.
THOUGHTFUL DESIGN.
UNMATCHED SERENITY.**

Framed by the timeless majesty of Mount Uhud, Al Alyaa offers a rare visual and emotional connection to one of Madinah's most iconic landmarks. Within the Haram Boundary a unique privilege of living inside one of the world's most spiritually significant areas.



INVEST IN AL ALYAA

WHERE HOME FINDS SERENITY

Al Alyaa offers a rare blend of lifestyle appeal and long-term investment potential in a city of global spiritual significance and growing economic momentum. Each residence is thoughtfully designed to combine timeless elegance with modern comfort, set within a smart, family-oriented community in the heart of Madinah.

INVESTMENT HIGHLIGHTS

- Rental Yields up to 10% with **Maison Privee Madinah**, your strategic short-term leasing partner.
- Capital Appreciation up to 30% since August 2024, reflecting the city's growing investment value.
- Flexible Ownership Options across 2, 3 and 4 bedroom apartments and mansion villas.
- Attractive Payment Plans and Mortgage Financing tailored in line with applicable Terms and Conditions.
- Rental-Ready Residences suitable for both long- and short-term leasing with **Maison Privee Madinah**.
- Smart Infrastructure and Family-Oriented Masterplan designed for modern and sustainable living.
- Low Annual Service Charge of SAR 60 per sqm based on unit area.
- Gated, Green and Gracefully Designed Community where lifestyle meets long-term value.



OPEN TO NON-SAUDIS & PREMIUM RESIDENCY HOLDERS

A SEAMLESS OWNERSHIP EXPERIENCE FOR GLOBAL INVESTORS

ELIGIBLE FOR PROPERTY OWNER RESIDENCY (MIN. SAR 4M)

- 99-Year Usufruct
- One-stop service which includes booking, legal transfer and registration
- Easy Property Purchase registration under Economic Cities and Special Zones Authority (ECZA) Regulations

SIMPLE LEGAL PURCHASE PROCESS

1. Choose & reserve property
2. For Non-Saudi Muslims can easily apply for digital ID at the Saudi Embassy from their home countries
3. Verify via Najiz platform
4. Prepare contract with notary
5. Pay & register
6. Receive keys & full property access upon completion
7. Hassle free, No hidden costs

LIVE OR INVEST WITH PEACE OF MIND

PREMIUM RESIDENCY BENEFITS:

- Family residency
- Conduct business
- Enjoy living in Madinah
- Exemption from expat fees

STRONG LIFESTYLE APPEAL AND LONG-TERM RENTAL POTENTIAL

Own your place in Madinah a city of spiritual depth and growing global demand

RESIDENTIAL BUILDING

AMENITIES AND COMMON FACILITIES



PARKING SPACES



SEGREGATED GYMS



MULTI-USE INDOOR GARDEN



OUTDOOR PARKING FOR GUESTS & VISITORS



GUESTS MAJLIS



SEGREGATED SWIMMING POOLS



BASEMENT LEVEL FOR PARKING & DRIVER'S ROOMS

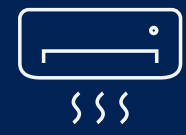


ELEVATORS

The preparation and operation of facilities is subject to the Public Facilities Department in Knowledge Economic City (KEC).



RESIDENTIAL UNIT FEATURES



**ENERGY-EFFICIENT
VRF AIR CONDITIONING**



MODERN FITTED KITCHEN



**FIRE ALARM AND
SUPPRESSION SYSTEM**



**SMART HOME-READY
INFRASTRUCTURE**



**PREMIUM FINISHES
AND MATERIALS**



**NATURAL LIGHTING
WITH SPACIOUS LAYOUTS**

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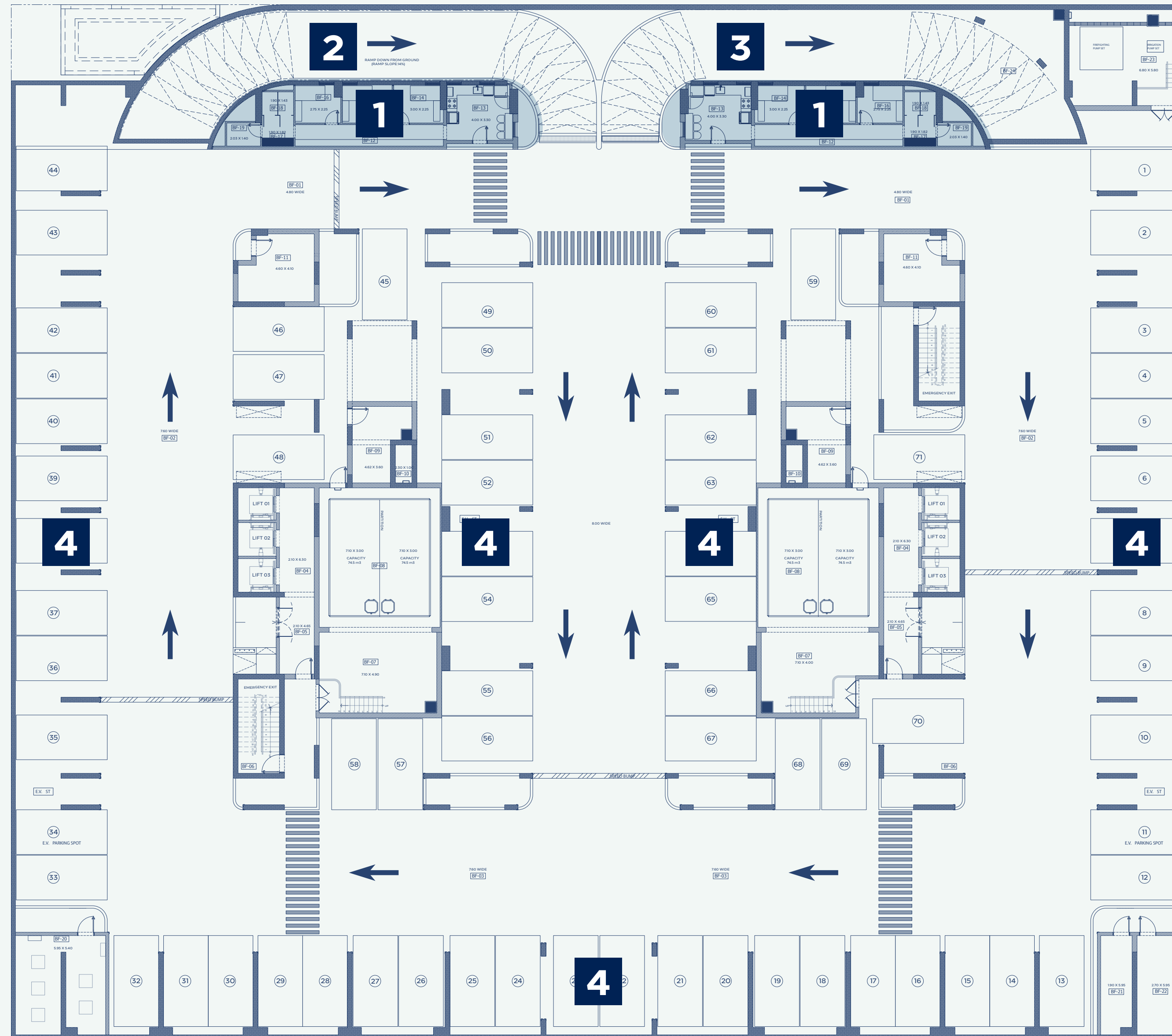
**RESIDENTIAL
BUILDING**
AMENITIES &
FLOOR PLANS



BASEMENT

FACILITY FLOOR PLAN

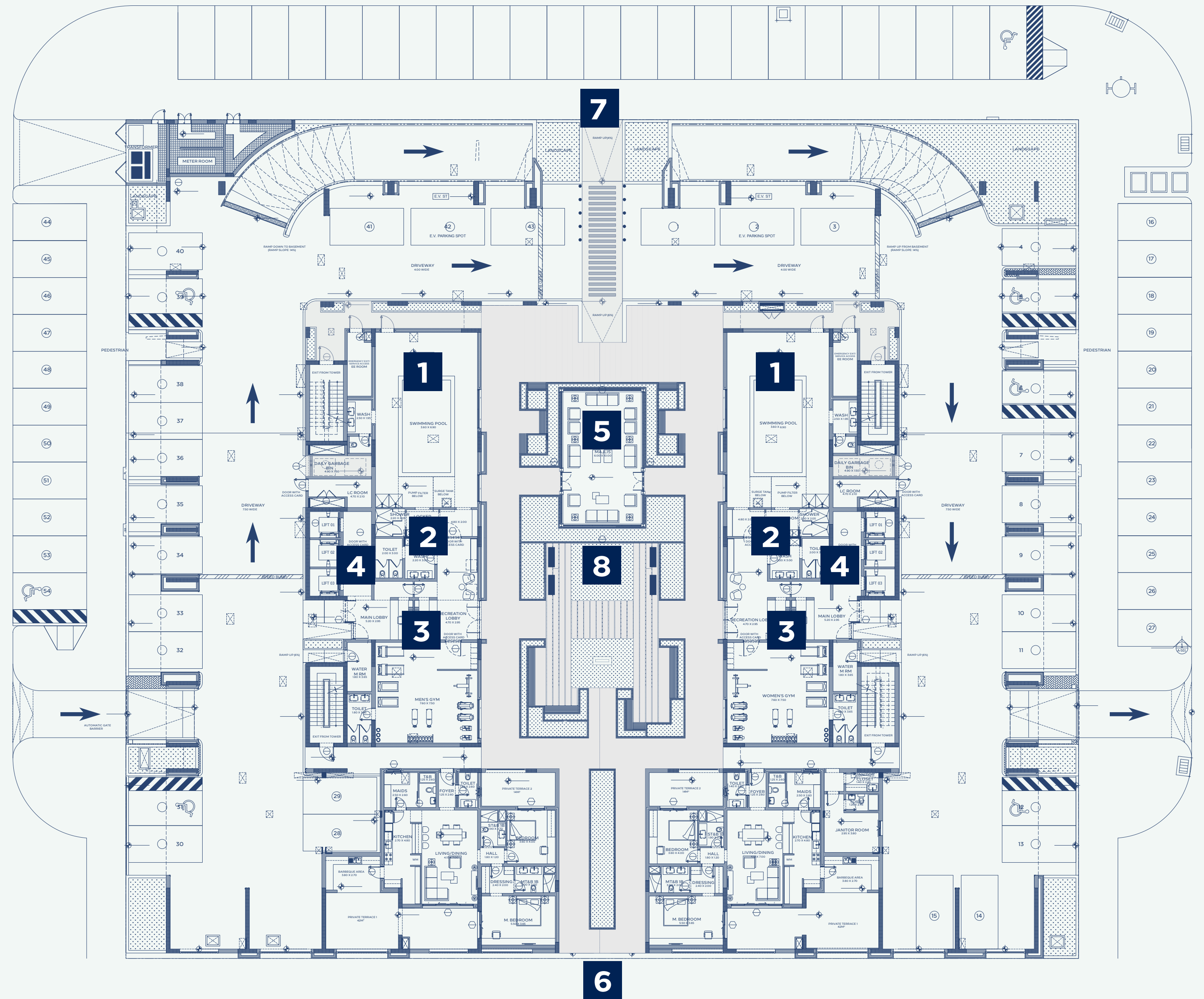
- 1** DRIVER'S ROOMS
- 2** BASEMENT PARKING EXIT
- 3** BASEMENT PARKING ENTRANCE
- 4** PARKING LOT



GROUND FLOOR

FACILITY FLOOR PLAN

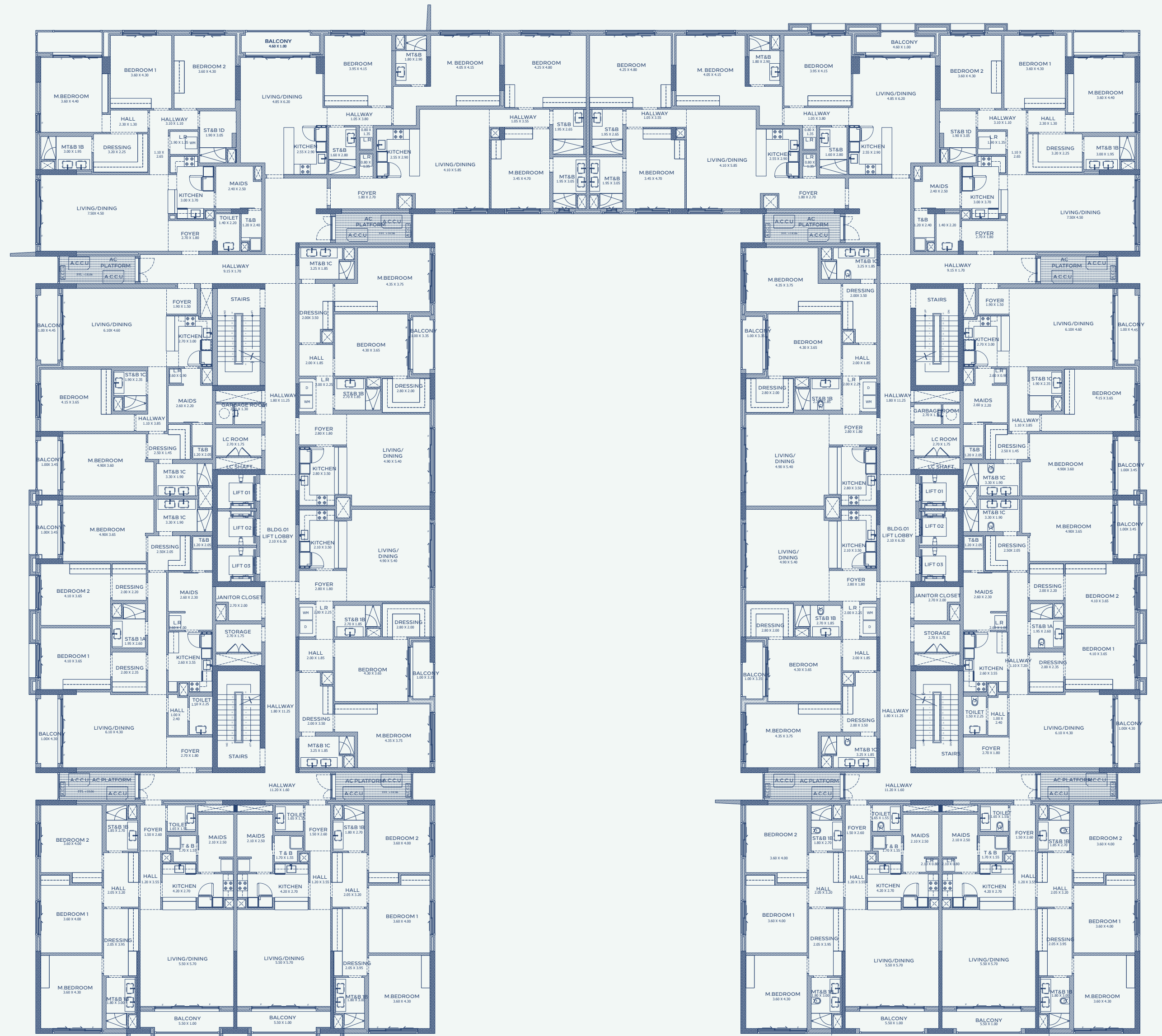
- 1** SWIMMING POOL
- 2** GYM RECEPTION
- 3** GYM
- 4** MAIN RECEPTION
- 5** HOSPITALITY LOUNGE
- 6** MAIN ENTRANCE
- 7** VISITOR ENTRANCE
- 8** COURTYARD GARDEN



FIRST - THIRD FLOOR PLAN

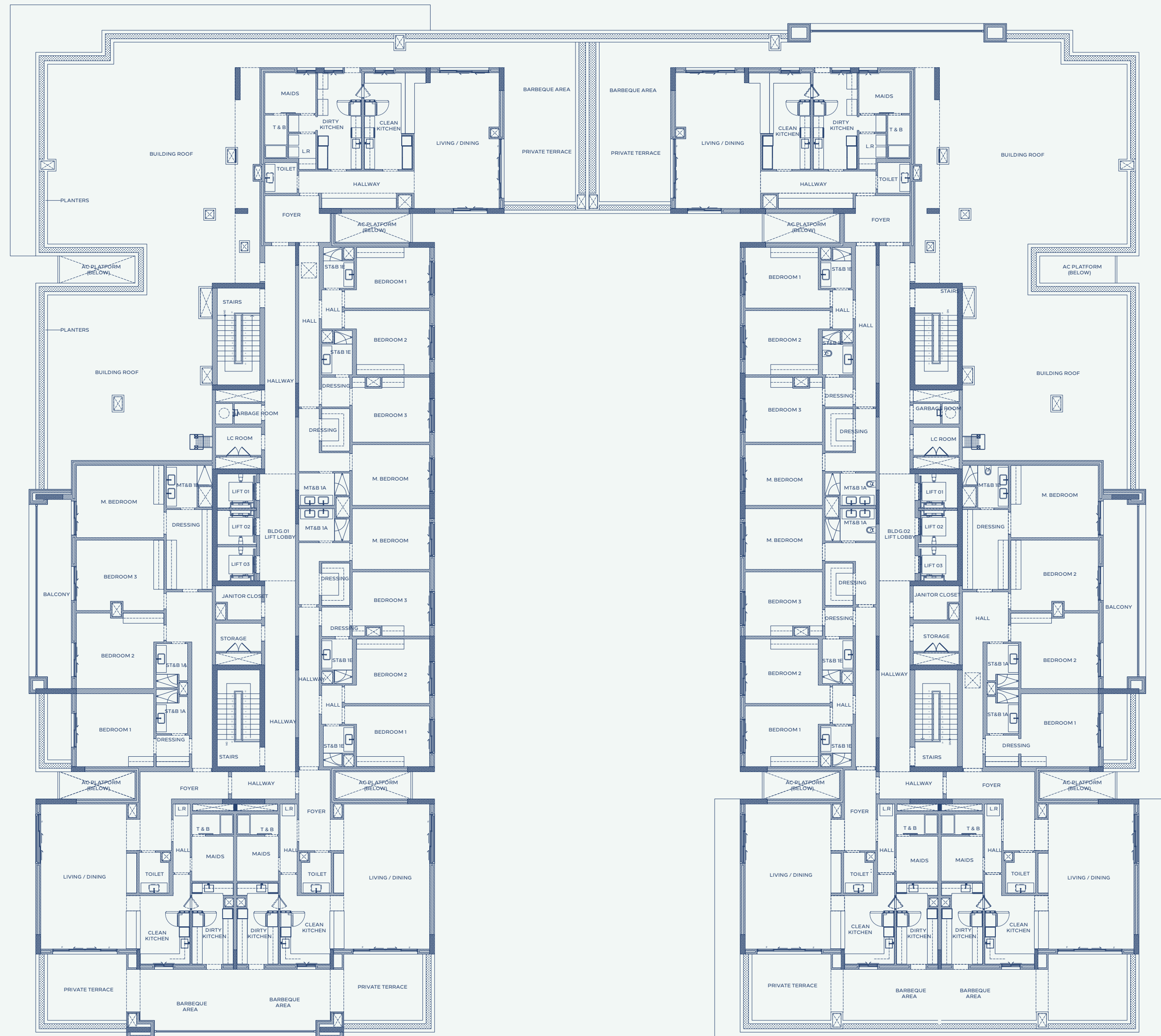


FOURTH - FIFTH FLOOR PLAN



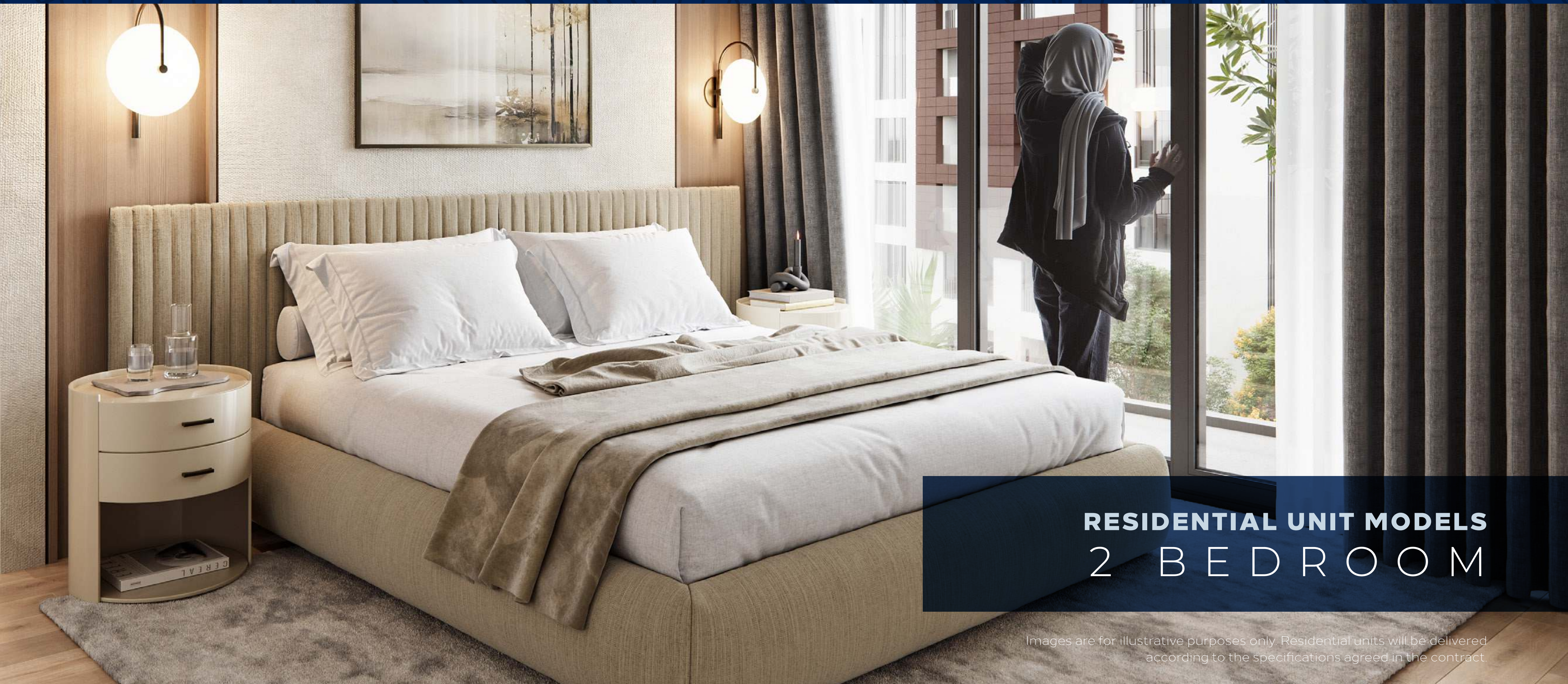
PENTHOUSE

FLOOR PLAN



RESIDENTIAL
UNIT TYPOLOGIES

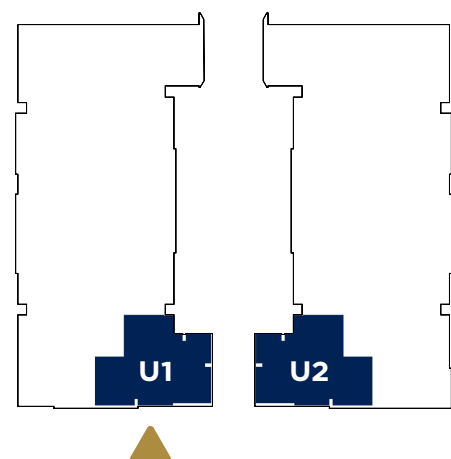


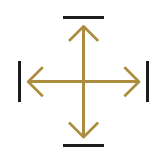


RESIDENTIAL UNIT MODELS
2 BEDROOM

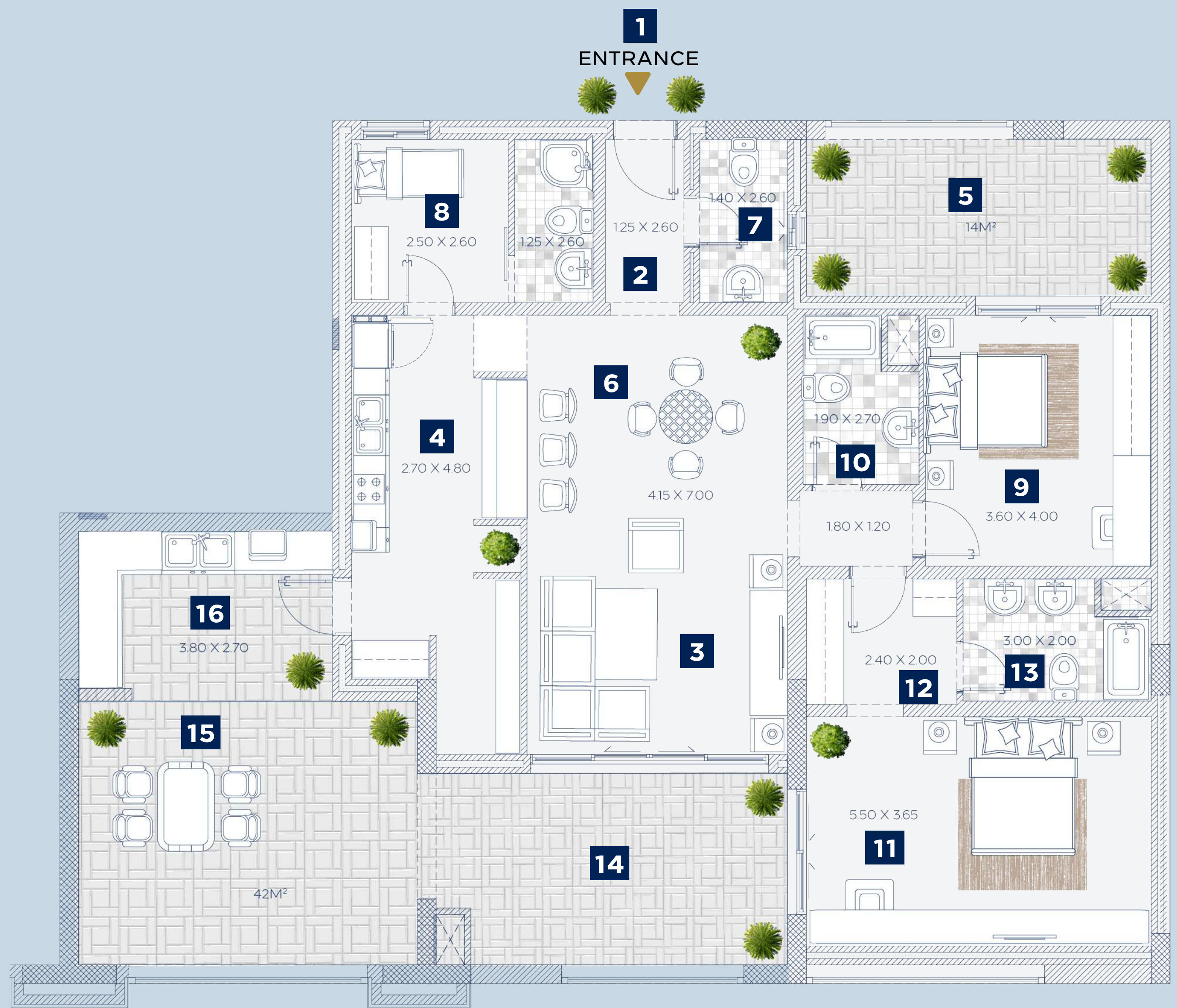
Images are for illustrative purposes only. Residential units will be delivered according to the specifications agreed in the contract.

2 BEDROOM UNIT LAYOUT PLAN MODEL 2.1



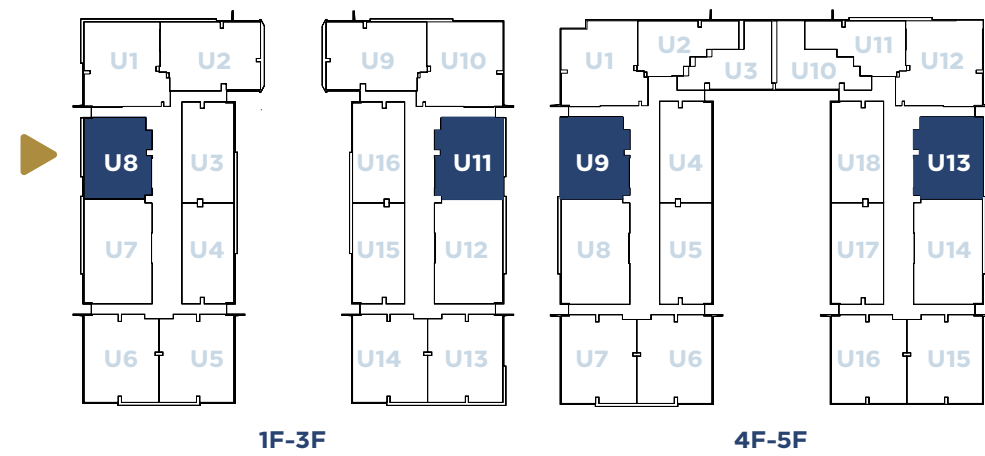

192.27 M² Unit Area
15.05 M² Private Roof

This model is limited to the ground floor only.



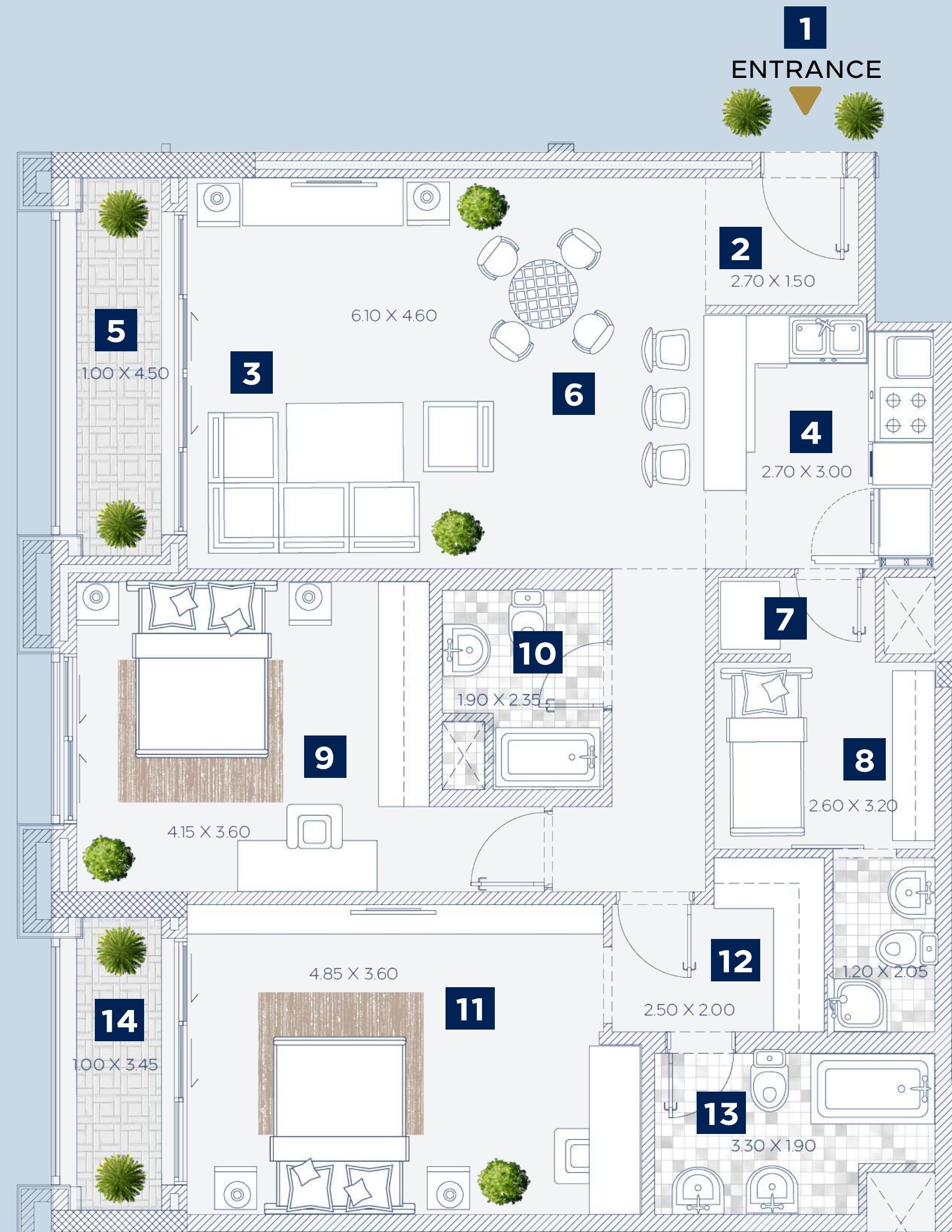
- | | | | |
|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. BALCONY | 9. BEDROOM 2 | 13. WASHROOM |
| 2. FOYER | 6. DINING | 10. SHARED WASHROOM | 14. BALCONY |
| 3. LIVING AREA | 7. POWDER ROOM | 11. MASTER BEDROOM | 15. TERRACES |
| 4. KITCHEN | 8. MAID'S SUITE | 12. DRESSING ROOM | 16. BARBEQUE AREA |

2 BEDROOM UNIT LAYOUT PLAN MODEL 2.2



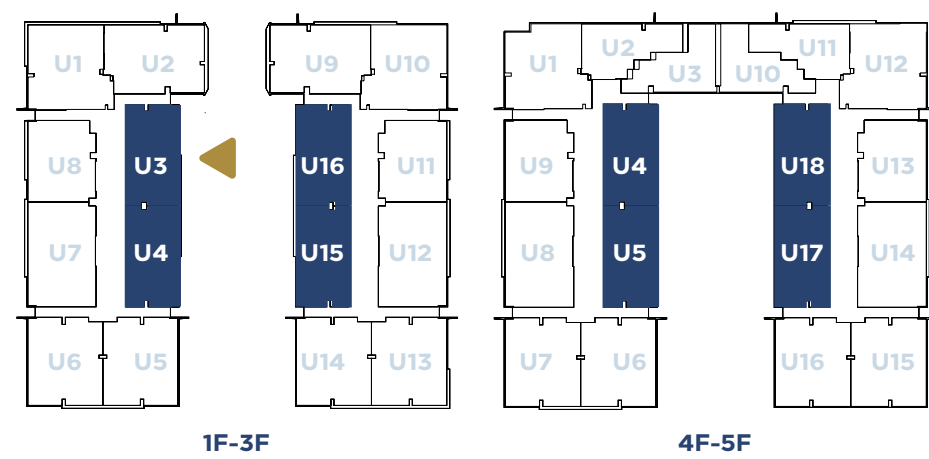
128.40 M²
Unit Area

This model is available on floors: 1-2-3-4-5



- | | | | |
|----------------|-----------------|---------------------|--------------|
| 1. ENTRANCE | 5. BALCONY | 9. BEDROOM 2 | 13. WASHROOM |
| 2. FOYER | 6. DINING | 10. SHARED WASHROOM | 14. BALCONY |
| 3. LIVING AREA | 7. STORAGE | 11. MASTER BEDROOM | |
| 4. KITCHEN | 8. MAID'S SUITE | 12. DRESSING ROOM | |

2 BEDROOM UNIT LAYOUT PLAN MODEL 2.3



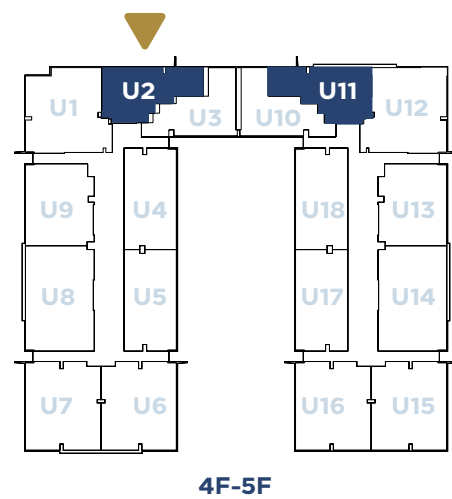

123.41 M²
 Unit Area

This model is available on floors: 1-2-3-4-5



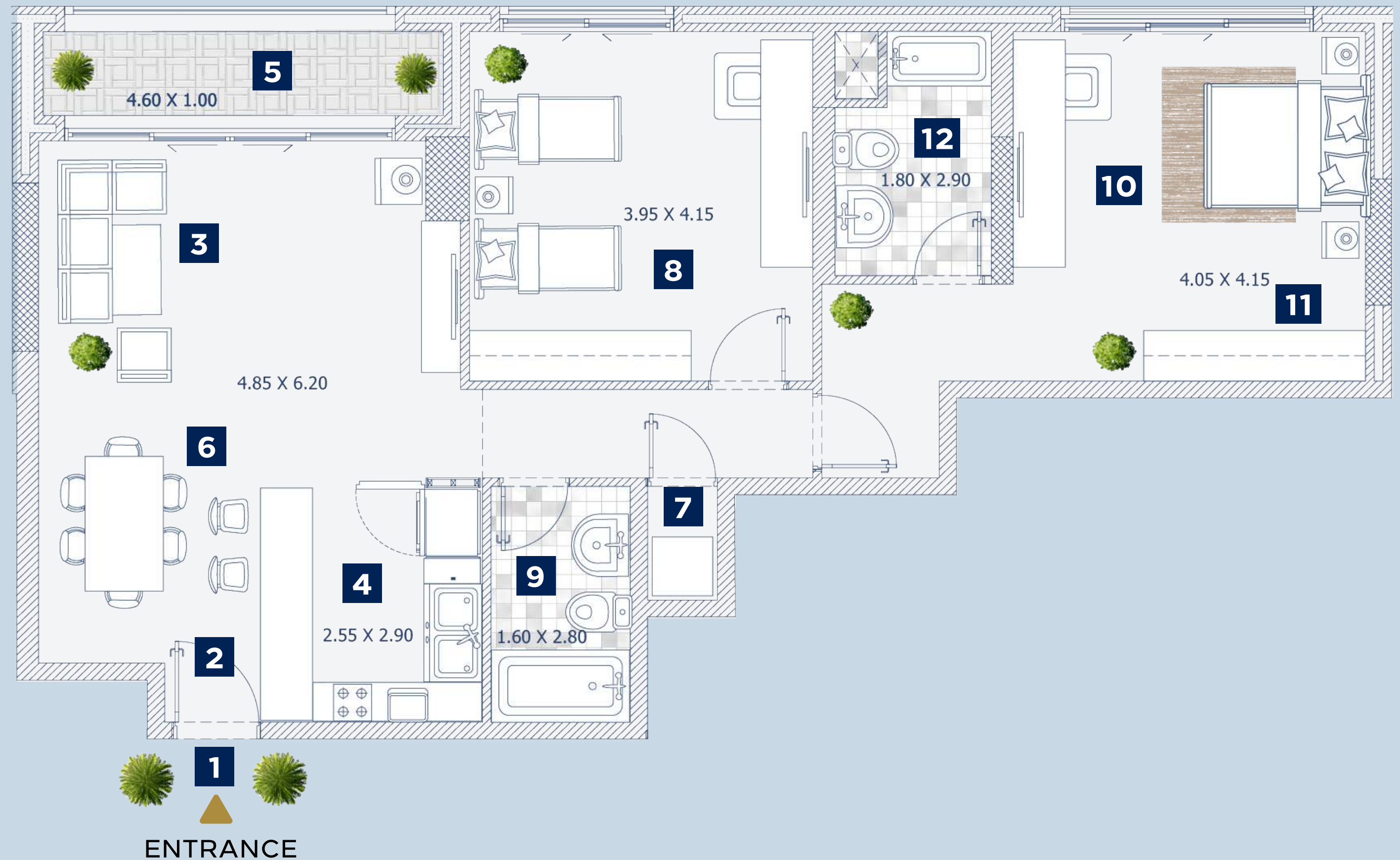
- | | | | |
|----------------|--------------|--------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 8. SHARED WASHROOM | 11. DRESSING ROOM |
| 2. FOYER | 6. STORAGE | 9. DRESSING ROOM | 12. WASHROOM |
| 3. LIVING AREA | 7. BEDROOM 2 | 10. MASTER BEDROOM | 13. BALCONY |
| 4. KITCHEN | | | |

2 BEDROOM UNIT LAYOUT PLAN MODEL 2.4



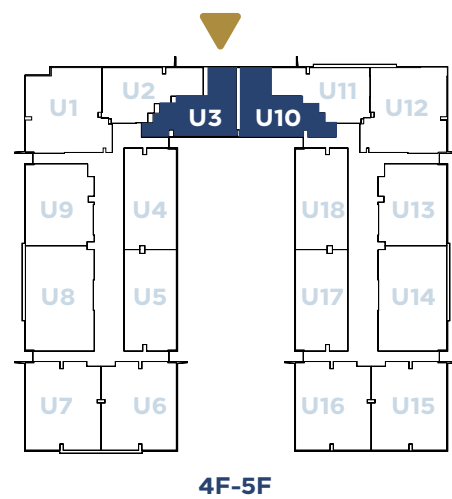
101.47 M²
Unit Area

This model is available on floors: 4-5



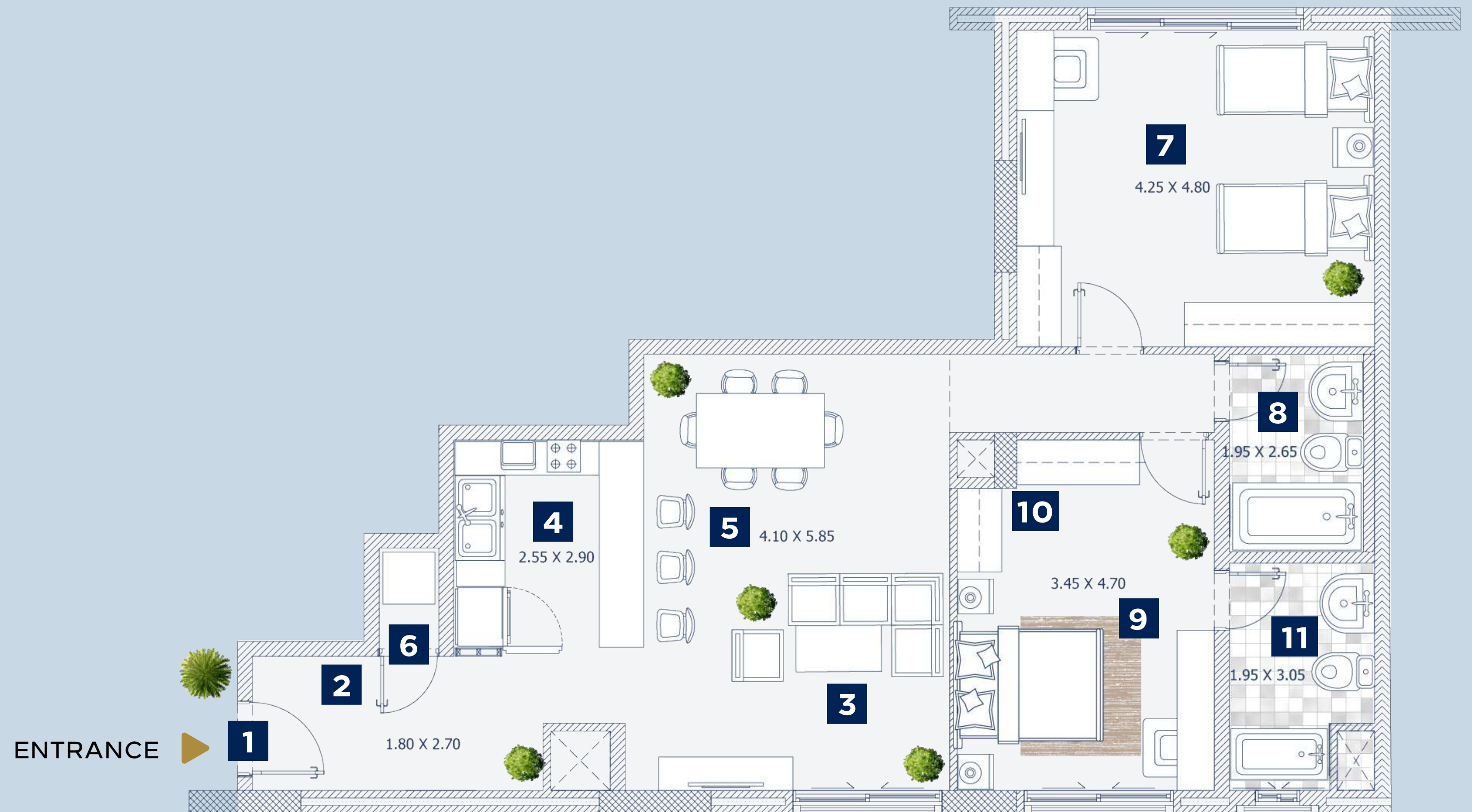
- | | | | |
|----------------|------------|--------------------|--------------------|
| 1. ENTRANCE | 4. KITCHEN | 7. STORAGE | 10. MASTER BEDROOM |
| 2. FOYER | 5. BALCONY | 8. BEDROOM 2 | 11. DRESSING ROOM |
| 3. LIVING AREA | 6. DINING | 9. SHARED WASHROOM | 12. WASHROOM |

2 BEDROOM UNIT LAYOUT PLAN MODEL 2.5

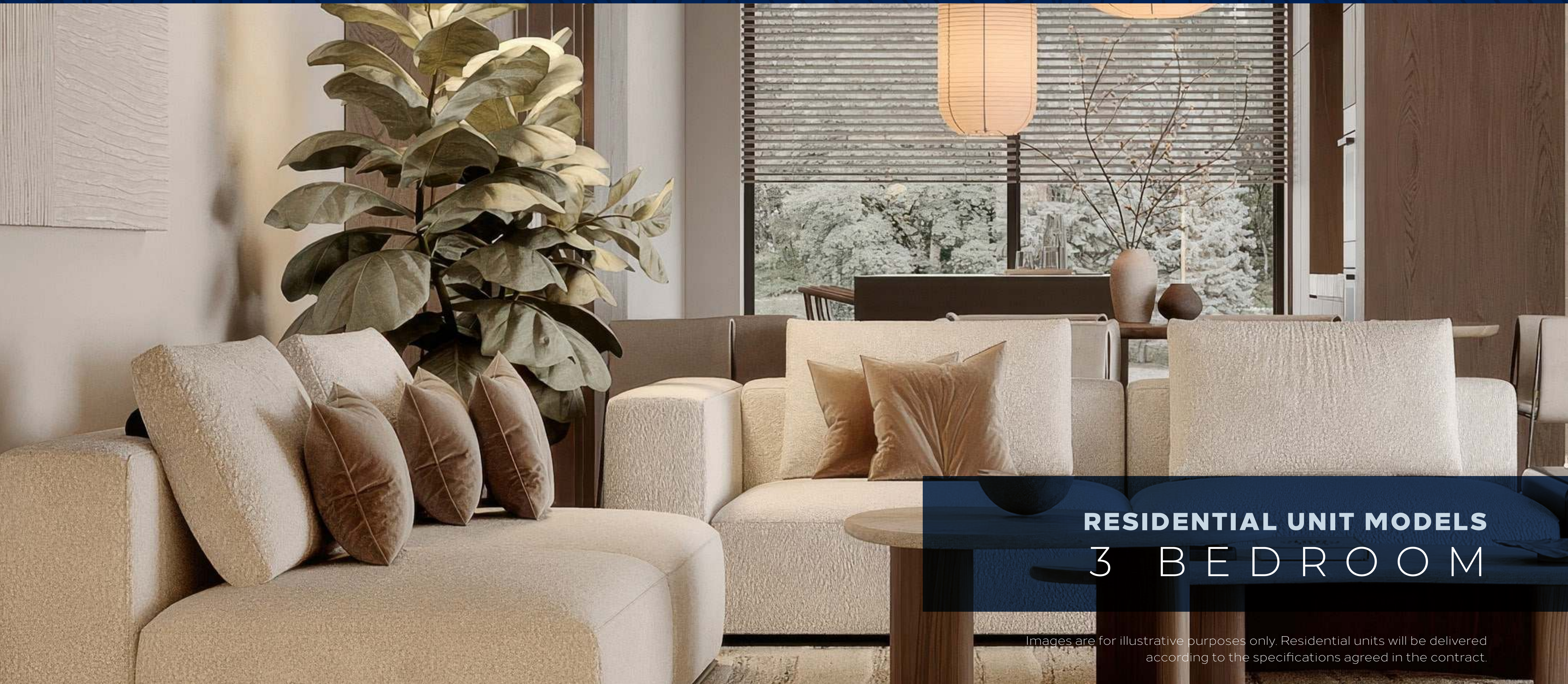


102.08_{M²}
Unit Area

This model is available on floors: 4-5



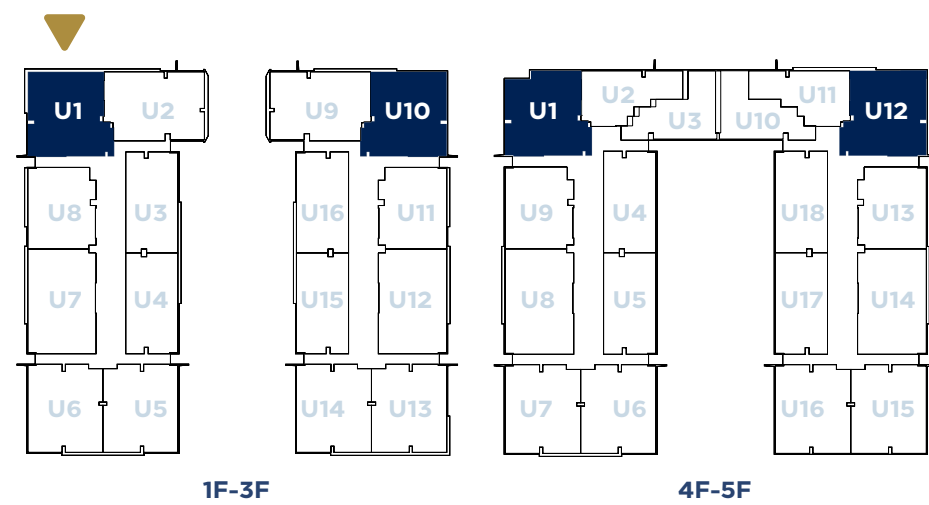
- | | | | |
|----------------|------------|--------------------|-------------------|
| 1. ENTRANCE | 4. KITCHEN | 7. BEDROOM 2 | 10. DRESSING ROOM |
| 2. FOYER | 5. DINING | 8. SHARED WASHROOM | 11. WASHROOM |
| 3. LIVING AREA | 6. STORAGE | 9. MASTER BEDROOM | |



RESIDENTIAL UNIT MODELS
3 BEDROOM

Images are for illustrative purposes only. Residential units will be delivered according to the specifications agreed in the contract.

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.1



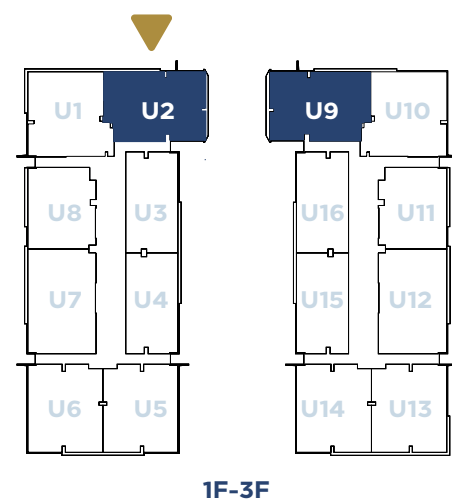
Unit Area
160.82 M²

This model is available on floors: 1-2-3-4-5



- | | | | |
|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. POWDER ROOM | 10. SHARED WASHROOM | 14. WASHROOM |
| 3. LIVING AREA | 7. MAID'S SUITE | 11. BEDROOM 3 | 15. BALCONY |
| 4. KITCHEN | 8. STORAGE | 12. MASTER BEDROOM | |

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.2



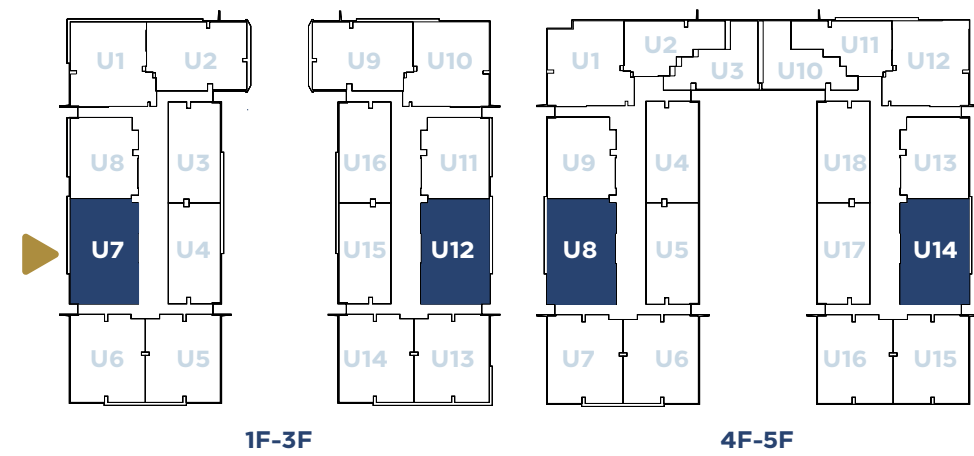
158.91_{M²}
Unit Area

This model is available on floors: 1-2-3



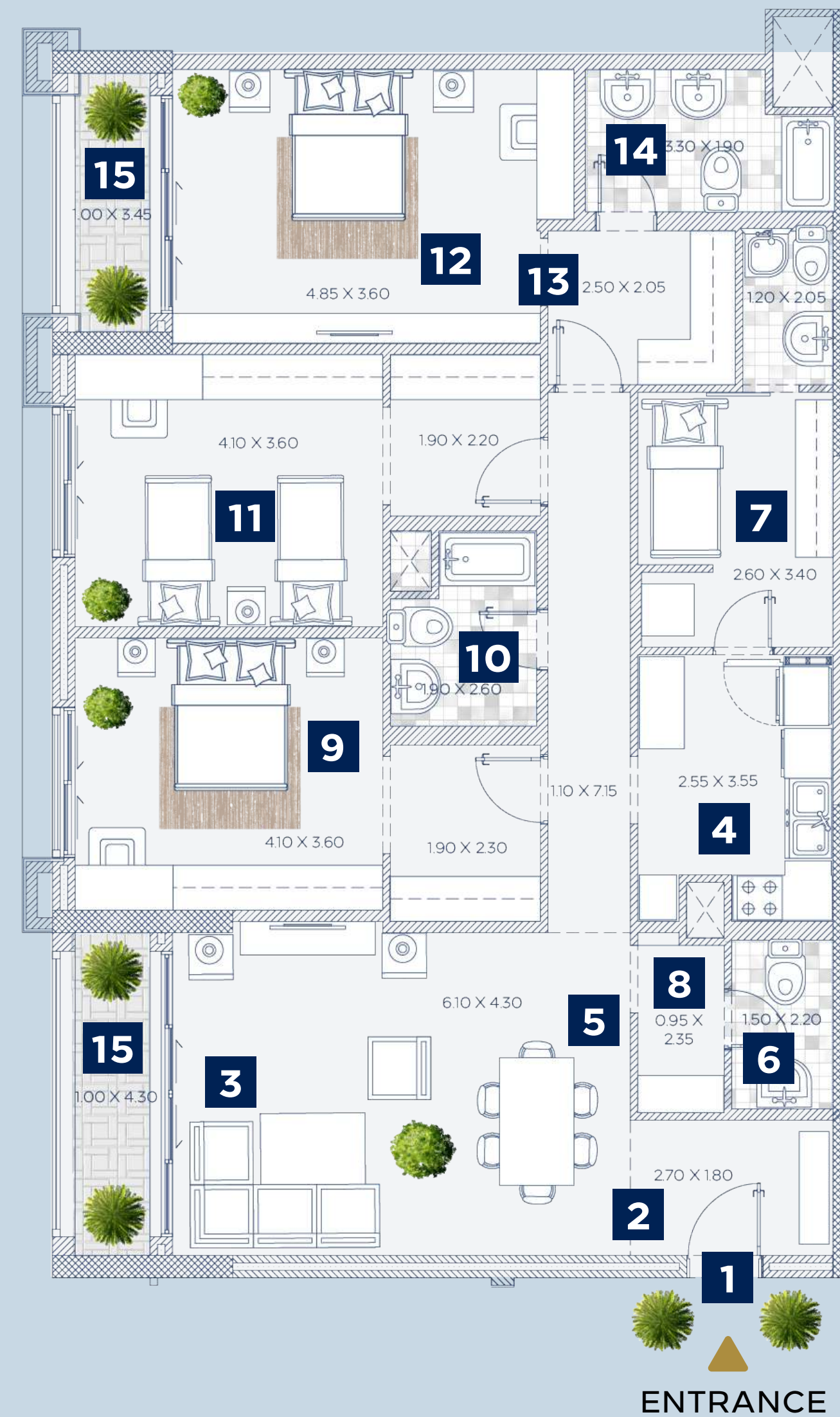
- | | | | |
|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. BALCONY | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. WASHROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. SHARED WASHROOM | 15. BALCONY |
| 4. KITCHEN | 8. MAID'S SUITE | 12. MASTER BEDROOM | 16. TERRACES |

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.3



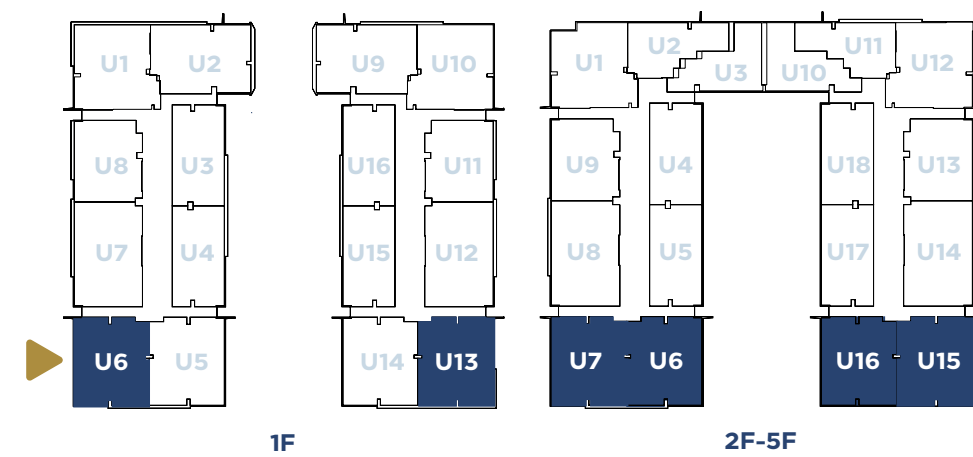
Unit Area
168.78 M²

This model is available on floors: 1-2-3-4-5



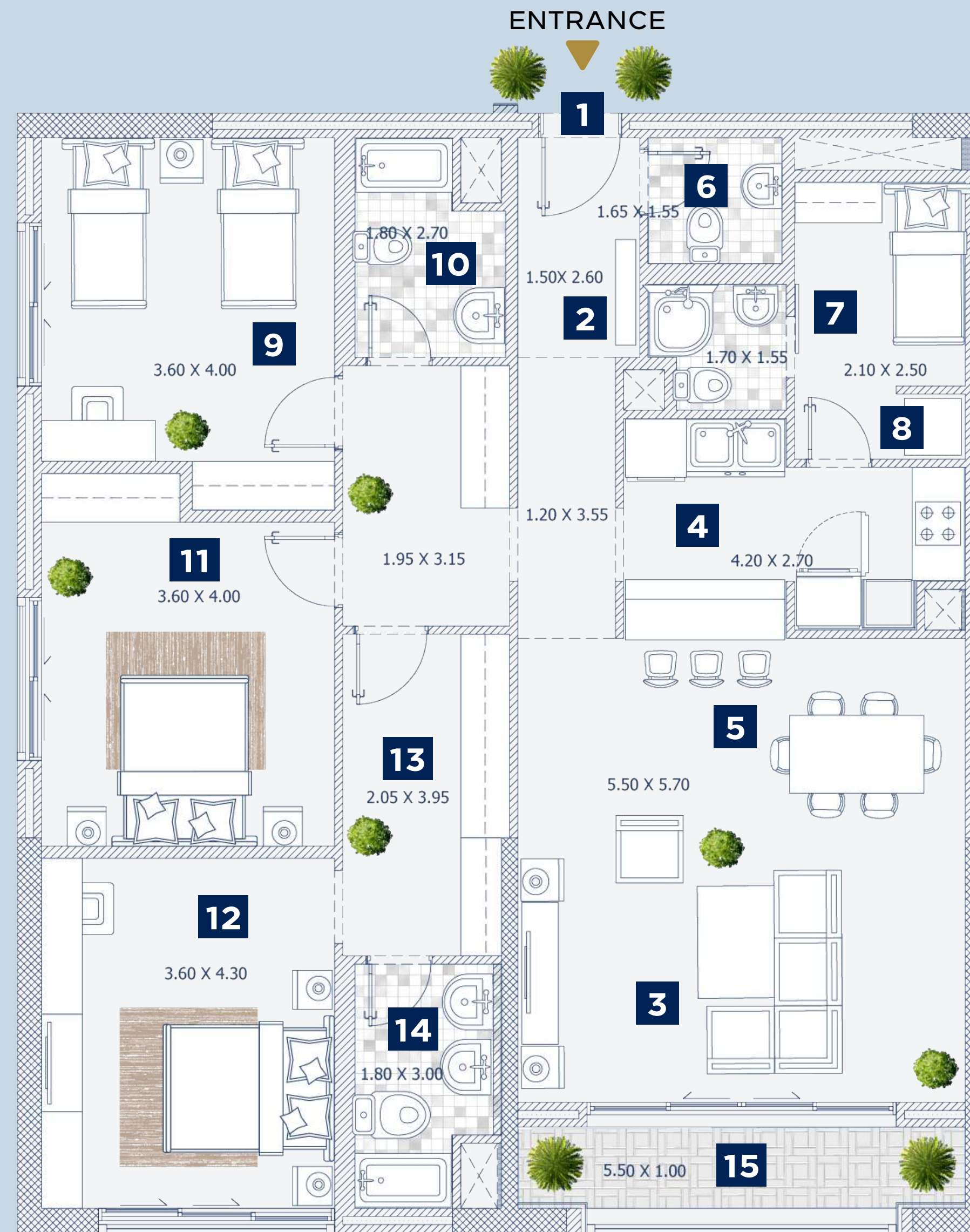
- | | | | |
|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. POWDER ROOM | 10. SHARED WASHROOM | 14. WASHROOM |
| 3. LIVING AREA | 7. MAID'S SUITE | 11. BEDROOM 3 | 15. BALCONY |
| 4. KITCHEN | 8. STORAGE | 12. MASTER BEDROOM | |

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.4



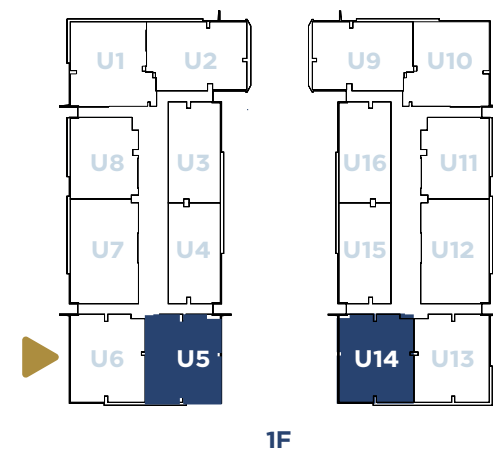
Unit Area
154.45 M²

This model is available on floors: 1-2-3-4-5



- | | | | |
|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. POWDER ROOM | 10. SHARED WASHROOM | 14. WASHROOM |
| 3. LIVING AREA | 7. MAID'S SUITE | 11. BEDROOM 3 | 15. BALCONY |
| 4. KITCHEN | 8. STORAGE | 12. MASTER BEDROOM | |

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.5




154.45 M² Unit Area
33.53 M² Private Area

This model is available on floors: 1



- | | | | |
|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. POWDER ROOM | 10. SHARED WASHROOM | 14. WASHROOM |
| 3. LIVING AREA | 7. MAID'S SUITE | 11. BEDROOM 3 | 15. BALCONY |
| 4. KITCHEN | 8. STORAGE | 12. MASTER BEDROOM | |

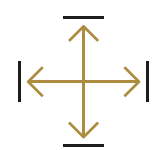
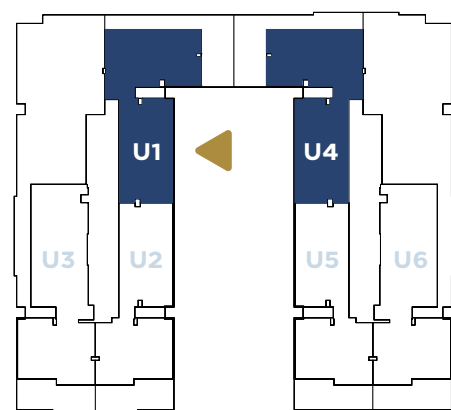


RESIDENTIAL UNIT MODELS
4 BEDROOM

Images are for illustrative purposes only. Residential units will be delivered according to the specifications agreed in the contract.



4 BEDROOM UNIT LAYOUT PLAN MODEL 4.1



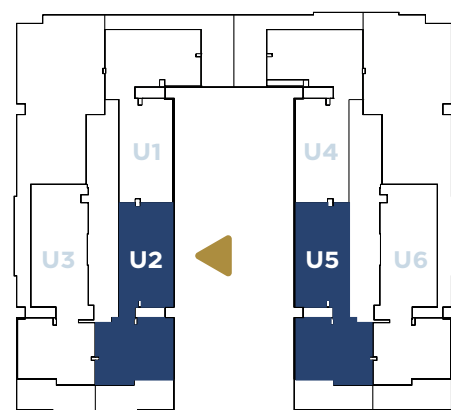
253.06 M² 81.08 M²
Unit Area Private Roof

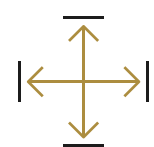
This model is limited to top floor only.



- | | | | |
|------------------|------------------|---------------------|--------------------|
| 1. ENTRANCE | 5. DIRTY KITCHEN | 9. BEDROOM 2 | 13. MASTER BEDROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. DRESSING ROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. BEDROOM 4 | 15. WASHROOM |
| 4. CLEAN KITCHEN | 8. MAID'S SUITE | 12. SHARED WASHROOM | 16. TERRACES |

4 BEDROOM UNIT LAYOUT PLAN MODEL 4.2





235.56 M² **46.70** M²

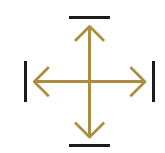
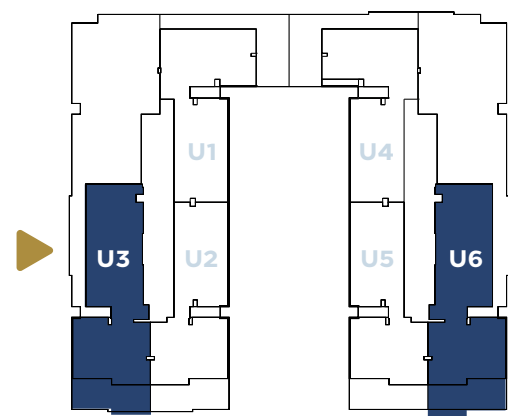
Unit Area Private Roof

This model is limited to top floor only.



- | | | | |
|------------------|------------------|---------------------|--------------------|
| 1. ENTRANCE | 5. DIRTY KITCHEN | 9. BEDROOM 2 | 13. MASTER BEDROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. DRESSING ROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. BEDROOM 4 | 15. WASHROOM |
| 4. CLEAN KITCHEN | 8. MAID'S SUITE | 12. SHARED WASHROOM | 16. TERRACES |

4 BEDROOM UNIT LAYOUT PLAN MODEL 4.3



273.59 ^{M²} Unit Area 79.73 ^{M²} Private Roof

This model is limited to top floor only.



- | | | | |
|------------------|------------------|---------------------|--------------------|
| 1. ENTRANCE | 5. DIRTY KITCHEN | 9. BEDROOM 2 | 13. MASTER BEDROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. DRESSING ROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. BEDROOM 4 | 15. WASHROOM |
| 4. CLEAN KITCHEN | 8. MAID'S SUITE | 12. SHARED WASHROOM | 16. TERRACES |



هيئة المدن والمناطق الاقتصادية الخاصة
Economic Cities and Special Zones Authority



**KNOWLEDGE
ECONOMIC CITY**
مدينة المعرفة الاقتصادية

All images, accessories, plans, data, and details included in this brochure are for illustrative purposes only. The actual unit and the signed contract shall prevail. An increase or decrease in area within a margin of 5% is acceptable to both parties. The estimated completion date of the project is expected during the fourth quarter of 2026. Al Alyaa compound is subject to the regulations of public services and facilities and all rules and conditions of the Economic Cities and Special Zones Authority.



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