



A Life Shaped by Madinah

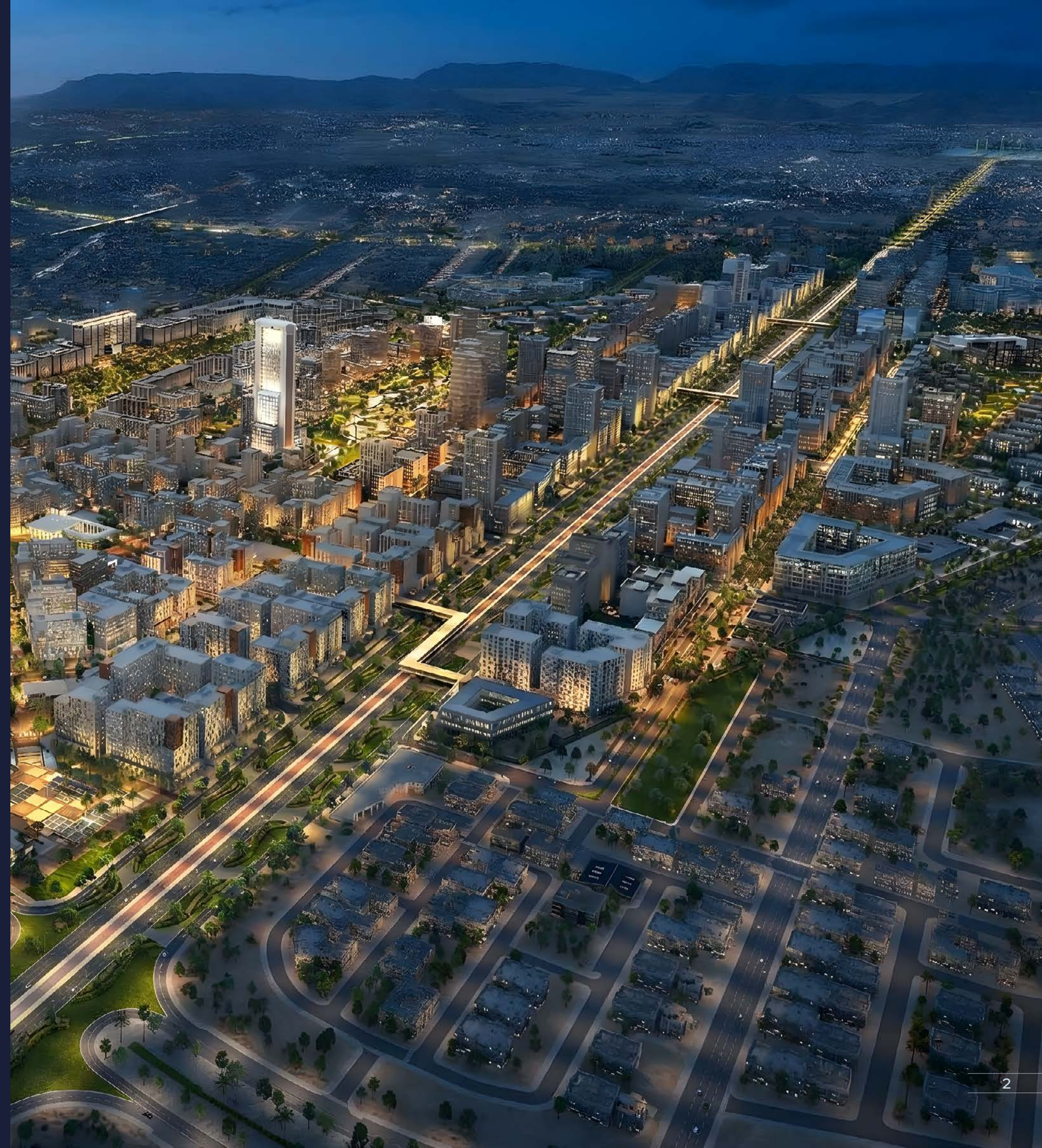
A LANDMARK DESTINATION BY



Madinah's Leading Master Developer

Knowledge Economic City (KEC) is shaping Madinah's transformation into a future-ready lifestyle destination within the Haram boundary. Aligned with Saudi Vision 2030, KEC delivers integrated, mixed-use communities that bring together connectivity, hospitality, retail, and residential living, creating long-term value for residents, visitors, and investors.

Its growing portfolio includes Madinah Gate Mall, the first Transit-Oriented Development (TOD) retail destination in the Kingdom, directly connected to the Haramain High-Speed Railway and a DoubleTree by Hilton hotel; Al Alyaa, a gated lifestyle community offering modern living close to schools, parks, and key infrastructure; Multaqa Al Madinah, the city's flagship lifestyle destination featuring a premium mall, Hilton hotel, branded residences, and a connected boulevard; and the Islamic World District (IWD), a future cultural and lifestyle destination anchored by a Grand Mosque, Islamic Museum, Madinah Walk, and a contemporary Gold Souq.



The Scale of KEC

KEC is designed to create long-term economic value, expand livability, and support the city's future growth.

SAR 26 billion

Estimated annual GDP contribution

SAR 74 billion

expected incremental annual revenue upon completion



200,000
RESIDENTS



6.8 Million sqm
TOTAL LAND AREA



10
SCHOOLS



5
HOSPITALS



45,000
RESIDENTIAL UNITS



42,000
HOTEL UNITS



660,000 sqm
RETAIL AREA



300,000 sqm
RECREATIONAL
SPACE



A rare address in Madinah

Designed to offer more than just a home, Al Alyaa is a fully integrated residential community where spirituality, connectivity, and modern living come together.

Thoughtfully positioned within the Haram boundary of Madinah, it offers seamless access to the city's most important destinations while providing a calm, elevated lifestyle experience.

Some cities are lived in,
but Madinah lives within our souls.



Destination living
within the Haram
boundary is
inherently limited.

That is what makes Al Alyaa more than a residential offering. It is a rare place within a city where location holds deep spiritual meaning and enduring value.



Within the Haram boundary

Situated 200m from
a major BRT bus station with
direct access to main landmarks.

2 MIN
HARAMAIN HIGH-SPEED RAIL

5 MIN
MOUNT UHUD

5 MIN
PROPHET'S MOSQUE

10 MIN
QUBA MOSQUE

13 MIN
PRINCE MOHAMMAD BIN ABDULAZIZ
INTERNATIONAL AIRPORT





Al Alyaa is thoughtfully positioned within Madinah, offering a setting where tranquility and connectivity come together.

Located just minutes from the Prophet's Mosque, and in close proximity to Masjid Quba, Qiblatain Mosque, and the iconic views of Mount Uhud, it places residents within reach of the city's most meaningful landmarks.

With seamless access to Prince Mohammad bin Abdulaziz International Airport, the Haramain High-Speed Rail, and key transport networks including BRT, taxis, and mobility services, Al Alyaa ensures effortless movement across the city and beyond.

A location defined not only by spiritual significance, but by connectivity, convenience, and long-term value.



More than a place to live

A masterfully planned destination where residential living, private villas, world-class hospitality, and curated retail come together in one seamless lifestyle ecosystem.

Just moments away, Multaqa AlMadinah, a vibrant lifestyle destination, places retail, dining, entertainment, and hospitality within easy reach, bringing a complete lifestyle experience to residents' doorsteps. Anchored by the Hilton Hotel and Hilton branded residences, Al Alyaa offers a connected, elevated lifestyle designed around how people truly want to live.

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

One Integrated Community

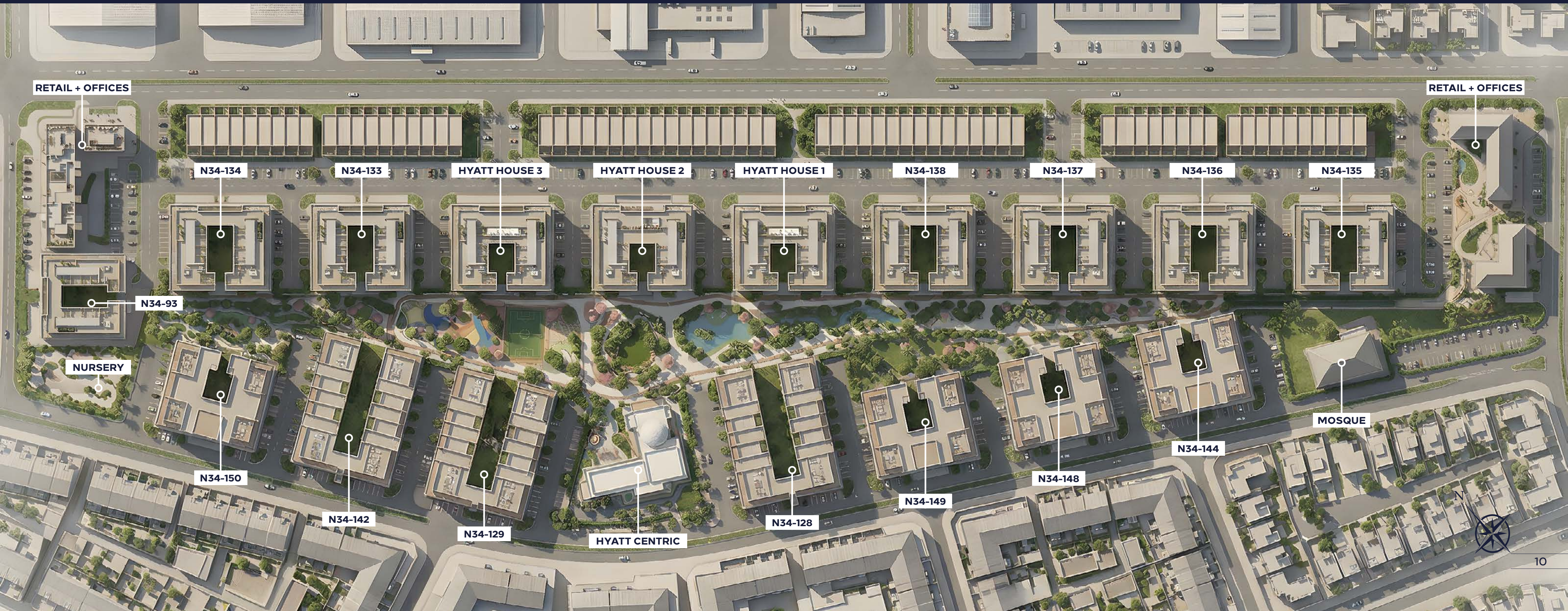
 **266,000 sqm**
Project Area

 **70,000 sqm**
Gardens & Walkways, sports fields, lagoons, and F&B outlets

 **1,490**
Residential Units

 **144**
Hyatt Centric Hotel Keys

 **480**
Hyatt House Serviced Apartments





Signature Features



APARTMENTS
& VILLAS



MOSQUE



HOTEL



PLAYGROUNDS, SEATING
AREAS & WALKING PATHS



COMMERCIAL &
ADMINISTRATIVE SPACES



MULTI-USE
PLAY AREAS



SECURE & INTEGRATED
GATED COMMUNITY



GRAND INDOOR
GARDEN



SMART
INFRASTRUCTURE



INTERNATIONAL SCHOOL &
CHILDREN'S NURSERY

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















*A home for every
lifestyle.*



2-Bedroom Apartments

The two-bedroom residences at Al Alyaa are thoughtfully designed for modern living, offering smart layouts that balance openness and privacy.

Bright living and dining areas form the heart of the home, ideal for everyday living, while well-defined private spaces create a sense of comfort and retreat. Designed with both functionality and lifestyle in mind, these residences offer a refined balance of space, style, and practicality.





3-Bedroom Apartments

The three-bedroom residences are spacious, light-filled homes designed to support family life.

Open-plan living, dining, and kitchen areas flow seamlessly together, creating a natural sense of openness and connection. Each bedroom is designed for privacy and comfort, while balconies extend the living space outdoors, offering a calm setting to relax and unwind. A home designed to bring people together, while still allowing space to retreat.





Penthouse Residences

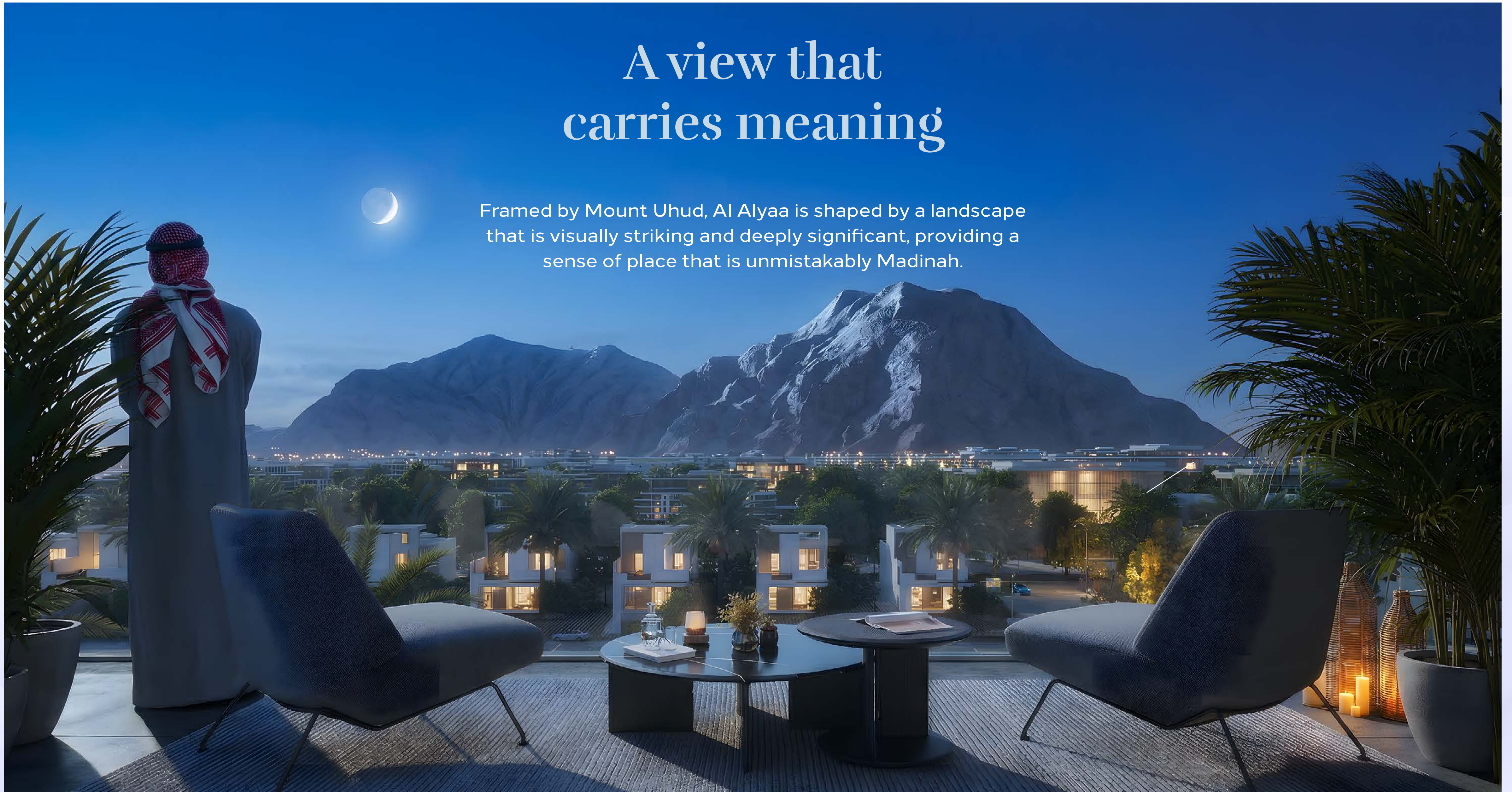
The penthouse residences represent the pinnacle of living at Al Alyaa, where space, privacy, and refined design are elevated to their highest expression.

Grand living areas, generous en-suite bedrooms, and expansive terraces come together to create a residence defined by openness and light. With elevated views and a strong sense of exclusivity, these homes offer a lifestyle that is both sophisticated and effortlessly comfortable.



A view that carries meaning

Framed by Mount Uhud, Al Alyaa is shaped by a landscape that is visually striking and deeply significant, providing a sense of place that is unmistakably Madinah.





Elevated living, every day

A collection of well-considered amenities designed to elevate daily routines with greater privacy, comfort, and convenience.



Reception



Segregated Fitness Facilities



Segregated Swimming Pools



Indoor Multi-Purpose Garden



Guest Majlis



Drivers' Rooms: Basement Level

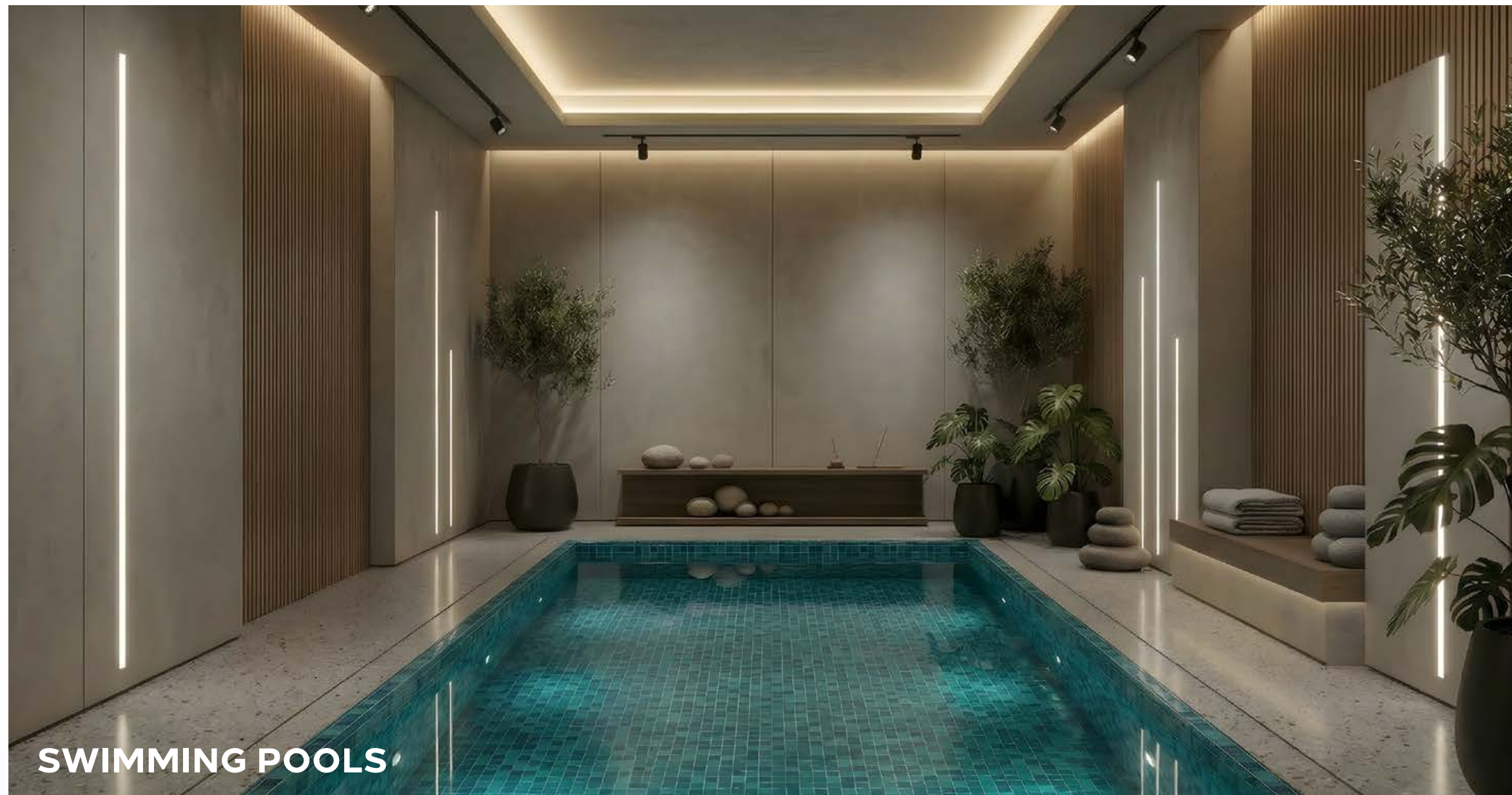


Lift Access

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



FITNESS FACILITIES



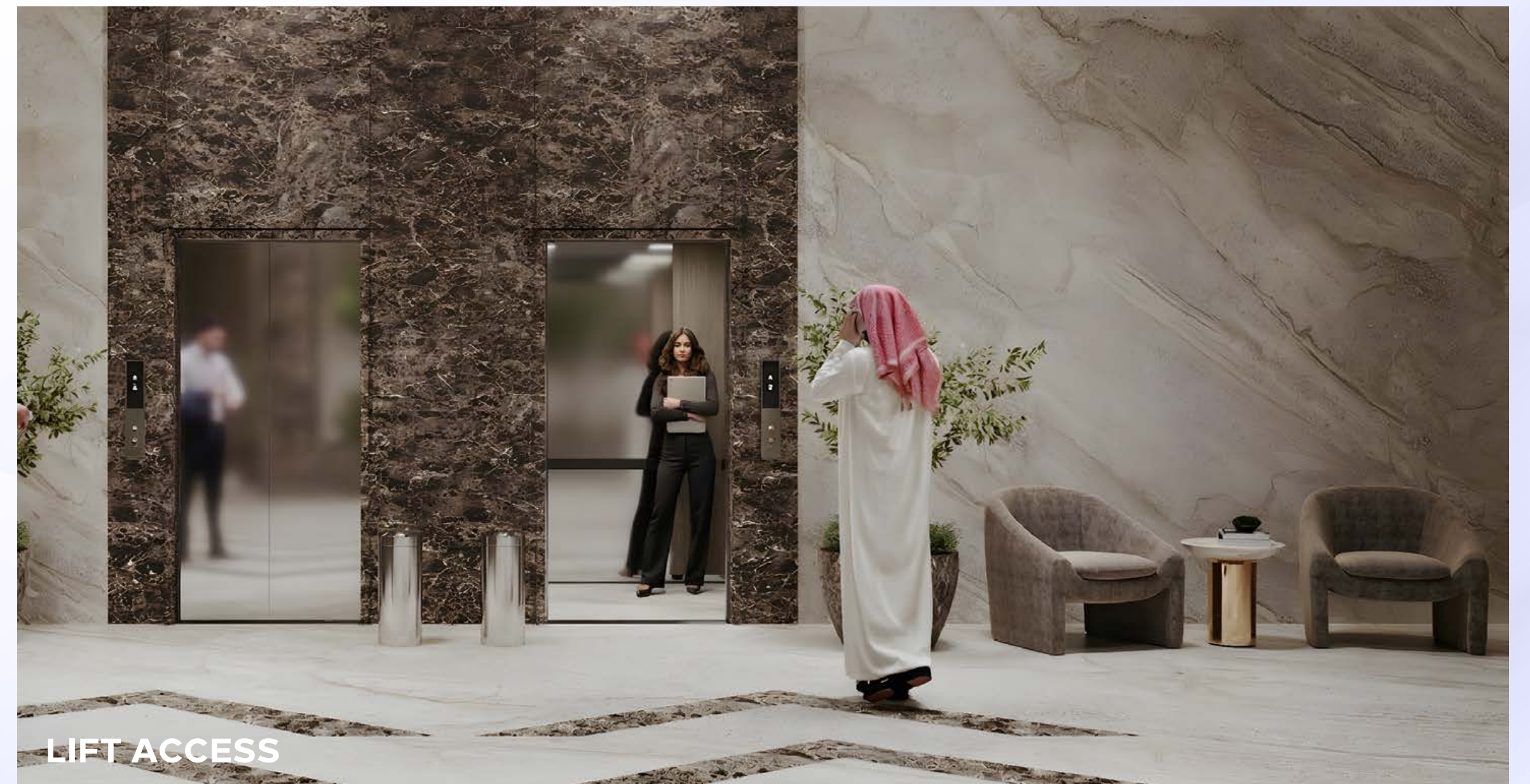
SWIMMING POOLS



INDOOR GARDENS



GUEST MAJLIS

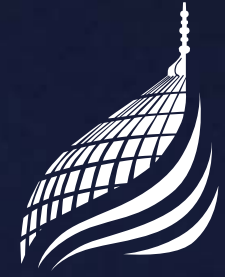


LIFT ACCESS





A LANDMARK
DESTINATION BY



**KNOWLEDGE
ECONOMIC CITY**
مدينة المعرفة الاقتصادية

Own a home in The Prophet's City.

For more information, please contact us



+966 92 000 8484
sales@madinahkec.com
madinahkec.com

    / ALALYAAKEC

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 project is expected to be completed in 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.