



**Um Al Qura Developments Profile  
November 2017**

# Saudi Arabia Regional Map



# Um Al Qura Development Co. Overview

Founded in 1995 ,Um Al Qura Development Ltd. of Jeddah, Saudi Arabia, has been dynamic in real estate development in Jeddah, originally organized to serve as a legal entity for the management and development of assorted ventures for many prominent family companies and groups.

Um Al Qura projects are distinct in design and idea; accommodating new perceptions of occupying space in the smartest of manners. Um Al Qura Development Ltd.'s planning a series of synergistic real estate developments in Jeddah and Mecca, Saudi Arabia to take advantage of exceptional and continuing market conditions in these cities.

Focused on providing innovative and unique leisure and entertainment experiences that are structured to individual market preferences, Our single-minded purpose is to ensure that we deliver our projects to the highest standards and provide superior customer service across the customer journey and surpass in that category with a unique concept in design.

Um Al Qura Development Ltd.'s planning a series of synergistic real estate developments in Jeddah and Mecca, Saudi Arabia to take advantage of exceptional and continuing market conditions in these cities.

Under its leadership, Um Al Qura Development Ltd. took lead in the real estate development and ownership business, with the traditions passed from generation to generation. Experienced in building and developing projects in the Kingdom and Middle East, the company has extensive real estate holdings locally and internationally.

Um Al Qura Development Ltd. has engaged a highly experienced and respected group of executives to implement the business plan and insure that the highest standards are accomplished with on time, on-budget principal Um Al Qura Development Ltd. has inspired the vision of project concepts that will focus on the market trends that exist in Jeddah and Mecca today.

Having its Dedicated and Professional Team Members, Um Al Qura Development Ltd is considered to be one of the leading companies in the field of commercial centers industry in the Kingdom.



## **Um Al Qura Retail & Mixed Use Developments**

# Jeddah Map ■ Existing ■ Future Um Al Qura Developments Opening Dates.



# The WaterFront

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# The WaterFront

❖ Development Name	The WaterFront
❖ Location	<p>South of Corniche Road ,Jeddah, KSA</p> <p>The Development located in the Heart of Jeddah in a very densely populated part of Central Jeddah. The main catchment area is Al Hamra / Al Ruwais.</p> <p>The Waterfront key factor is that it is highly visible as well as being located on the busy Corniche Road (Direct to Jeddah Makkah High Way &amp; Jeddah Corniche).</p> <p>The Development is Mixed Use project (Retail, Entertainment, furnished apartments and 2 Hotels), The built-up area 154,806 m2, Reclaimed Area 182,180 m2 and the overall Plot area of 148,907 m2.</p> <p>The WaterFront will accommodate a large underground parking for more than 4,000 parking slots. In addition to many drop off parking areas on the ground level. Visitors to the project will enjoy a diverse type of activities that will be provided by the project elements such as the looping promenade and Brilliant Indoor/Outdoor Mall Concept . In addition to a wide variety of Waterfront Cafés, restaurants, two 4 Stars Hotel and Elegant Furnished Apartments complex .</p>
❖ Plot Area	148,907 sqm
❖ GLA ( Retail )	87,185 sqm
❖ Car Parking	4000 car/parking
❖ Opening Date	Estimated Sep. 2020
❖ Demographic of Population	<ul style="list-style-type: none"><li>- People amount within 1 km 210,000</li><li>- People amount within 5 km 610,000</li><li>- People amount within 10 km 1,100,000</li><li>- 32% Female, 24 % Kids from 0 – 14 age &amp; 44% Male,</li><li>- High &amp; Medium Income</li><li>- Median Age 15 – 60 .</li></ul>
❖ Target Customers	All KSA Residents & Visitors
❖ Mall Positioning	Regional & Destination Mall of KSA
❖ Local Public transport links	Public transport. Private cars and taxis are prevalent
❖ Expected Anchor Tenants:	Debenhams, Etre, & Paris Gallery

# King Avenue

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# King Avenue

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❖ **Name of Development**

**King Avenue**

❖ **Location**

**North of King Abdul Aziz Road ,Jeddah, KSA**

The Development is located in north of Jeddah in a very densely populated part . In the main catchment area of South Obhur. King Avenue key factor is that it is highly visible as well as being located on the busy King Abdul Aziz Road .

King Avenue encompasses an build up area of approximately 389,688 m2 comprising 6 towers ( Hotels , Ballroom , Business , Residential , Clinics ) each tower 10 stories , Indoor /Outdoor Mall with F&B concept to be the significant Dining destination in north of Jeddah and the unique entertainment components .

❖ **Plot Area**

**169,685 sqm**

❖ **GLA ( Retail )**

**117,728 sqm**

❖ **Car Parking**

**4000 car/parking**

❖ **Opening Date**

**Estimated Mar. 2020**

❖ **Demographic of Population**

- People amount within 1 km 175,000
- People amount within 5 km 510,000
- People amount within 10 km 900,000
- 32% Female, 24 % Kids from 0 – 14 age & 44% Male,
- High & Medium Income
- Median Age 15 – 60 .

❖ **Target Customers**

**All KSA Residents & Visitors**

❖ **Mall Positioning**

**Regional & Destination Mall of KSA**

❖ **Local Public transport links**

public transport. Private cars and taxis are prevalent

❖ **Expected Anchor Tenants:**

Debenhams, Etre, Marks & Spencer& Galleries Lafayette.

# Lilian Towers

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# Lilian Towers

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❖	<b>Name of Development</b>	<b>Lilian Towers Phase 1 &amp; 2</b>
❖	<b>Location</b>	<b>Prince Sultan St, Jeddah, KSA</b>  Lilian Towers located in the north of Jeddah and among purchasing power neighborhoods with a magnificent traffic, distinguishing location in the north - middle of Jeddah, It is high street location located in Sultan St, It is one highest value oriented customer base areas with high traffic. Prince Sultan street gets a land mark, the projects is located on the prince Sultan street with a total land sizes of 23,188 m2 with build up area of 54,000m2 The project is commercial and administrative with 4 towers of twelve floors ( Hotels , Clinics ) & business.
❖	<b>Plot Area</b>	23,188 sqm
❖	<b>GLA ( Retail )</b>	10,604 sqm
❖	<b>Car Parking</b>	566 car/parking
•	<b>Estimated Opening Date(Phase 1)</b>	<b>Estimated Mar. 2018</b>
❖	<b>Estimated Opening Date(Phase 2)</b>	<b>Estimated Mar. 2019</b>
❖	<b>Demographic of Population</b>	- People amount within 1 km 90,000 - People amount within 5 km 310,000 - People amount within 10 km 600,000 - 32% Female, 24% Kids from 0 – 14 age & 44% Male, - High & Medium Income - Median Age 15 – 60 .
❖	<b>Target Customers</b>	<b>All KSA Residents &amp; Visitors</b>

# Aster 1 Tahlia

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# Aster 1 Tahlia

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❖ <b>Name of Development</b>	<b>Aster 1 Tahlia</b>
❖ <b>Location</b>	<b>Prince Muhammad Bin Abdulaziz St.,– Tahlia - ,Jeddah, KSA</b>  The Development is located in west of Tahlia Street of Jeddah in a very densely populated part of Heart of Jeddah .The main catchment area is Alrawadah area . Aster 1 key factor is that it is highly accessibility & highly visible as well as being located on the busy Area of Tahlia Street The Project is a commercial building comprised of 8 floors ( Basement , Ground Floor; (stores and shops), First floor- 7th floor (offices), and Penthouse; (restaurants) .  Aster 1 is commercial space in Tahlia Street Situated in a prime location in the most posh street of Jeddah. A new venture offering luxury retail spaces.
❖ <b>Plot Area</b>	<b>7,735 sqm</b>
❖ <b>GLA ( Retail )</b>	<b>3,700 sqm</b>
❖ <b>Car Parking</b>	<b>150 car/parking</b>
❖ <b>Demographic Of Population</b>	- People amount within 1 km 90,000 - People amount within 5 km 310,000 - People amount within 10 km 600,000 - 32% Female, 24% Kids from 0 – 14 age & 44% Male, - High & Medium Income - Median Age 15 – 65 .
❖ <b>Target Customers</b>	<b>All KSA Residents &amp; Visitors</b>

# Aster 3 Tahlia

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# Aster 3 Tahlia

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❖ Name of Development	<b>Aster 3 Tahlia</b>
❖ Location	<b>Prince Muhammad Bin Abdulaziz St.,– Tahlia - ,Jeddah, KSA</b>  The Development is located in west of Tahlia Street of Jeddah in a very densely populated part of Heart of Jeddah . The main catchment area is Alrawadah area . Aster 3 key factor is that it is highly accessibility & highly visible as well as being located on the busy Area of Tahlia Street The Project is a commercial building comprised of 3 floors (Ground Floor; (stores and shops), First floor; (offices), and Penthouse; (restaurants) . Aster 3 is new commercial space in Tahlia Street Situated in a prime location in the most posh street of Jeddah. A new venture offering luxury retail spaces.
❖ Plot Area	<b>6,664 sqm</b>
❖ GLA ( Retail )	<b>3,600 sqm</b>
❖ Car Parking	<b>150 car/parking</b>
❖ Opening Date	<b>Estimated Sep. 2017</b>
❖ Demographic Of Population	<ul style="list-style-type: none"><li>- People amount within 1 km 90,000</li><li>- People amount within 5 km 310,000</li><li>- People amount within 10 km 600,000</li><li>- 32% Female, 24% Kids from 0 – 14 age &amp; 44% Male,</li><li>- High &amp; Medium Income</li><li>- Median Age 15 – 65 .</li></ul>
❖ Target Customers	<b>All KSA Residents &amp; Visitors</b>

# Rawai - (Offices – Shops & Restaurants)

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# Aster 2 King Road

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Business leadership... North of Jeddah on King Abdul-Aziz road and soon to be the heart of new Jeddah, a prime new location of business. As Jeddah heads north, we excel to bring your business world to you, no matter how far, you shall not feel the distance.



# Al Rawdah

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Mindful, moving, modern... Situated in a prime location in the most posh streets of Jeddah, AlRawdah street. A plethora of options and opportunities for shopping in the international outlets and cluster of national stores. Business done right...



# Al-Taliya 3 (Sports - Shops & Restaurants)



# Obhur (Sports – Shops & Restaurants)

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**Um Al Qura Residential , Resorts & Hospitality Developments**

# Makkah Hotel

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# Al Murjan Compound

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# Beach Resort

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Beach resort of ultimate comfort Situated in Obhur area of Jeddah, the highlight of this beach resort villas is its modern contemporary architecture.

The project consist of 42 villas, 16 studios and 4 commercial units.

The resort has a wide stretch of the beach front, swimming pools, landscaped garden and kids play ground.



# Al Khateeb Beach

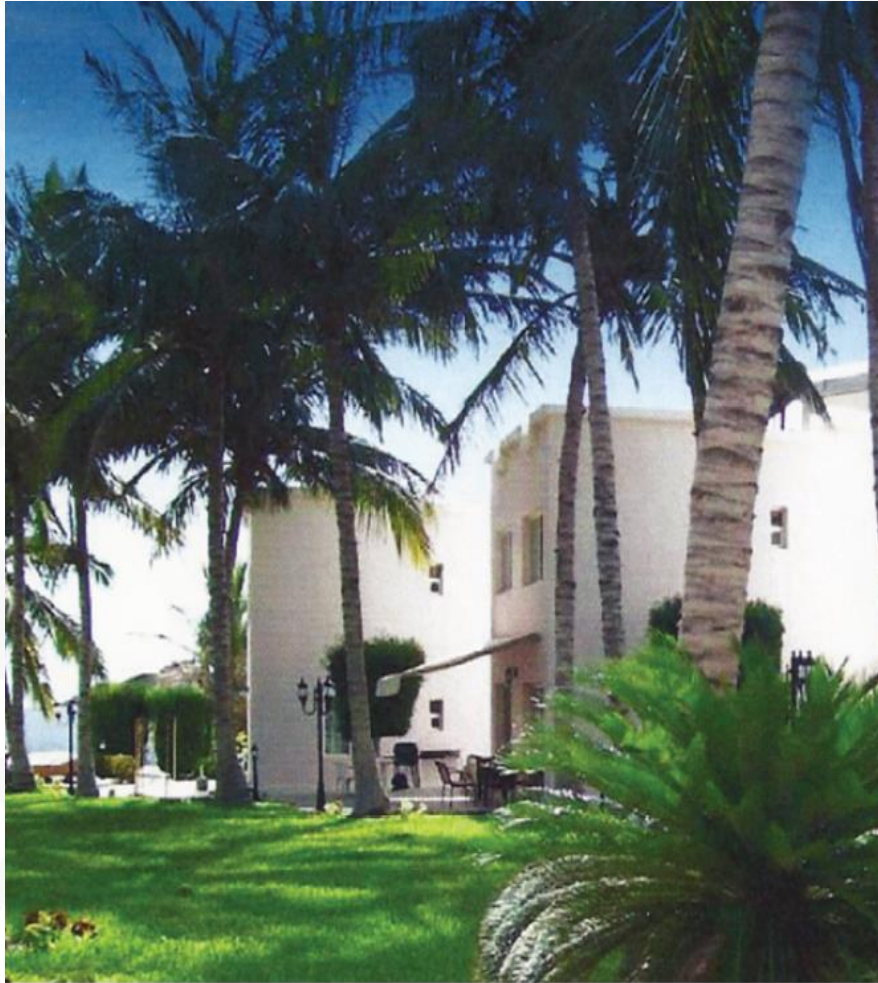
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Beach resort of ultimate comfort Situated in Obhur area of Jeddah, the highlight of this beach resort villas is its modern contemporary architecture.



# Al Salem Beach

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**Um Al Qura Fitness Centers Developments**

# Z Club 1

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The landmark of VIP's... The leading gentleman and ladies club in Jeddah. Includes all the physical and mental fitness requirements. Pamper yourself to the top... The number 1 Health center in Jeddah.



# Z Club 2

The landmark of VIP's... The leading gentleman and ladies club in Jeddah. Includes all the physical and mental fitness requirements. Pamper yourself to the top... The number 1 Health center in Jeddah.





**Thank You**