



المسوّق الحصري



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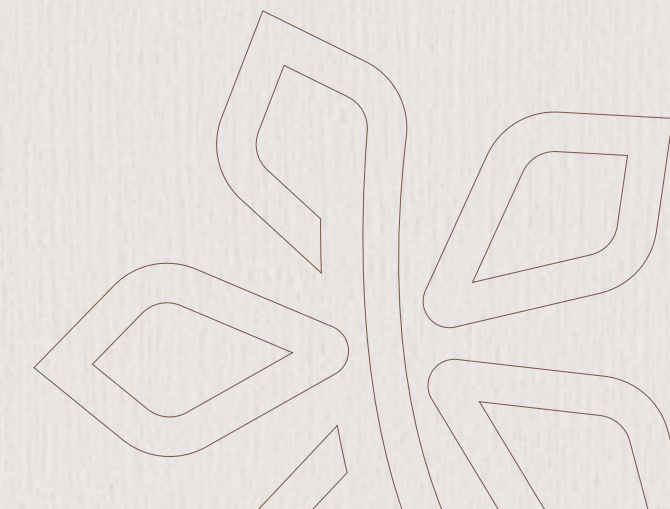


Scent of Riyadh

Luxury redefined. The renewal of comfort and relish is found within the astonishing details each way you turn. Right, left, down, and above. Wherever your gaze lands, the cozy and luxurious designs welcome you to experience a unique life. You are finally due to own your wonderful home.

Alatra

We begin it all from within our generous land. The place where Alatra, that evergreen plant, blooms, and beckons the hearts with its fragrance. Our Alatra takes inspiration from this plant's elegant green exterior and its lasting stability to create it and turn it into a masterpiece that reflects life and elegant design.



Life's Luxurious Aroma





Renew Life with Exceptional Details



In Alatra

We imagined a world and reflected it into an elegant reality. We took your wishes and ideas and turned them into an oasis to call your home and rest among its luxurious details. Your living space became a whole other world that welcomes comfort and relaxation.



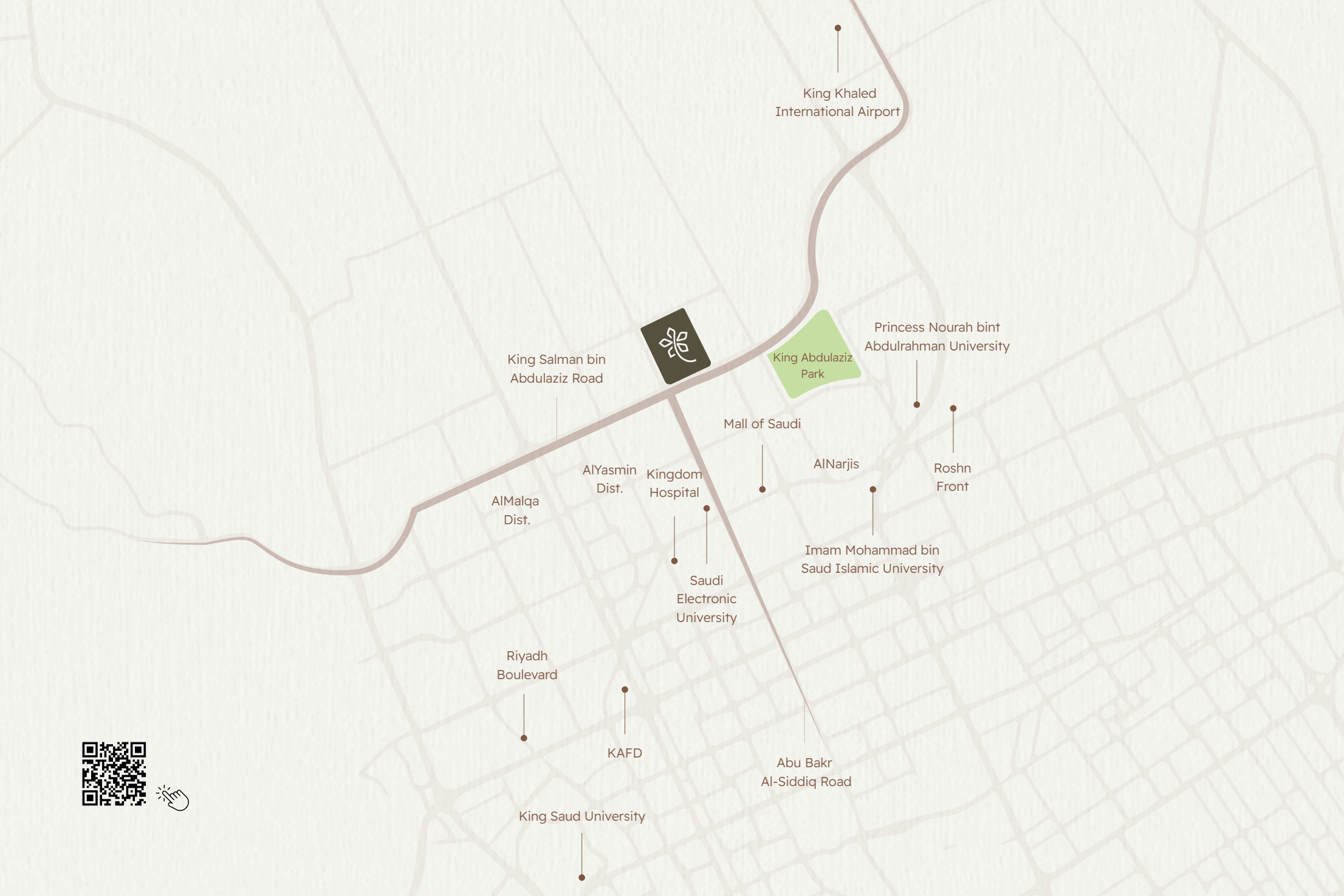
The light and water in thriving gardens

In Alatra

The place where spaces teeming with life are touched by light seeping from the glass fronts. The indoor garden offers you a smooth harmony with nature, and the private pool invites you to relax and enjoy your time with whom you love.

The rooms have a whole other attractiveness to them. The main room for instance is combined with an indoor garden on a separate floor while the other rooms are on another, enhanced with astonishing balconies overlooking the garden and swimming pool. All come together to create a masterpiece that is your own.





Neighboring Alatra

Alatra project is located within AlNarjis District which positions it in a rather exceptional location since it's located in one of the fanciest districts north of Riyadh. It's where dynamic essential roads and areas meet, making the area an example of the perfect life flow that is designed to offer a comprehensive modern living situation to ease your movement and overall life.

Vibrant Landmarks

Connecting you to the nearest landmarks:



Education

- 9 Minutes from Saudi Electronic University.
- 14 Minutes from Princess Nourah bint Abdulrahman University.
- 19 Minutes from Imam Mohammad bin Saud Islamic University.
- 24 Minutes from King Saud University.



Shopping and Entertainment

- 10 Minutes from Mall of Saudi.
- 18 Minutes from Roshn Front “Previously known as Riyadh Front”.
- 20 Minutes from Riyadh Boulevard.



Healthcare Services

- 12 Minutes from Dr. Sulaiman Al-Habib Hospital.
- 15 Minutes from Kingdom Hospital.



Airports

- 15 Minutes from King Khalid Airport



Finance

- 22 Minutes from King Abdullah Financial District.

Neighboring Districts

Close to your home in the aromatic Alatra, you can find modern and integrated districts:

- AlMalqa from the north.
- AlYasmin from the east.

Active paths and roads

- AlNarjis district is located at the intersection of Abu Bakr Al-Siddiq Road and King Salman bin Abdulaziz Road

A network of arterial roads smoothly taking you to your favorite destinations

- King Salman Road through the district.
- Eastern Ring Road from the east.
- Anas bin Malik Road from the south and King Fahd Road.
- The road leading to King Khalid International Airport.

Your comfort inside your home with
a private pool that turns your time
into a unique luxurious experience.



A New
Lifestyle
Is Due

Harmonize with Nature

Between the green spaces of Alatra, you can find exceptional nature complemented by the elegant designs of gardens to add a magical touch of beauty and relaxation with those you love. Allowing you to enjoy your hobbies in the harmonious blend of fresh air and greenery.



Living Dreams

In Alatra's designs, we included all the needed elements to consolidate your and your family's comfort by offering a distinct style of homes that improve the quality of life.



A Modern Life Experience

Your home is brighter and more
modernly artistic thanks to the harmony
of light and beauty in glass fronts.

A Life Flowing with Luxury



Spaciousness and Modernity

We've especially paid attention to the largest rooms and neighbored them with an indoor garden that breathes life into the corners of the home. Both of these blend with the light flowing through the glass fronts to reflect the spaciousness and smart utilization of each meter of the Alatra's land. All the more, the designs were consolidated with modern elegant details that bring comfort and love to your home.

A Garden Centering the Home

The well-planned details blend the relaxation of the soul with the beauty of nature in the indoor garden, adding captivating green spaces that put you at ease.

Gateways to Joy

Your home in Alatra is designed with private entrances and separate Majlises that maintain the privacy and traditions of the Saudi home in an experience that revitalizes the soul and preserves the authenticity of the Saudi identity.

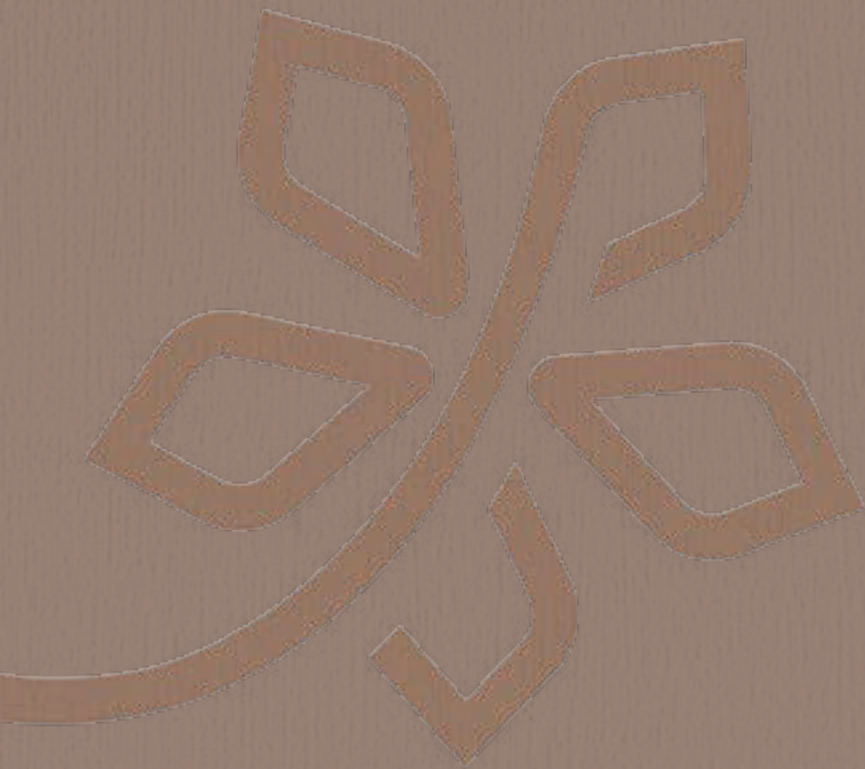


A Balcony Overlooking Life

Each room includes a balcony that opens into the beautiful horizon, creating a relaxing experience that blends with this special space.

A Grandeur Interior View

The interior design's uniqueness is brought out by its combination of luxury and comfort. This can be seen along the artistic lines taking you on a journey inside the exceptional living room above the swimming pool and overlooking the purist natural colors where your interior garden is designed with passion.



Exceptional Deluxe Options

Indulge in a life detailed with
utmost care to give your home an
exceptional luxury.



24
Units

4
Deluxe
Models

4
Main
Rooms

1
Main Room on a
private floor



Kitchen



Maid Room



Laundry Room



Swimming Pool



Private Garden



Front Garden



Side Garden



Elevator

A

Corner Villa Model

364m²

Land Size

429m²

Total Building Area

24.5m²

Pool Size

2.5m²

Number of Floors



Ground Floor Sizes

Majles	5.8 x 6.4
Dinning	3.8 x 6.5
Guest toilet	2.9 x 2.1
Living area	5.7 x 5.0
Kitchen	3.0 x 6.5
Laundry room	2.55 x 2.0
Maid room	3.4 x 2.0
Maid room toilet	2.5 x 2.0

210m²

Total Building Area for Ground Floor

First Floor Sizes

Bedroom 1	3.68 x 4.75
Toilet 1	2.6 x 1.9
Bedroom 2	5.1 x 3.0
Toilet 2	2.7 x 1.7
Bedroom 3	4.9 x 3.7
Toilet 3	2.6 x 2.0
Bedroom 4	4.3 x 3.0
Toilet 4	2.9 x 1.6

152.60m²	4
Total Building Area for the First Floor	Rooms



Second Floor Sizes

Master bedroom	4.5 x 4.3
Master's toilet	5.3 x 2.0
Dressing room	2.1 x 4.31

66,4m²	1
Total Building Area for the Second Floor	Master Bedroom



B
Villa Model

308m²

Land Size

446,20m²

Total Building Area

24.5m²

Pool Size

2.5m²

Number of Floors



Ground Floor Sizes

Majles	5.85 x 6.4
Dinning	3.8 x 6.5
Guest toilet	2.95 x 2.1
Living area	5.75 x 5.0
Kitchen	3.0 x 6.5
Laundry room	2.55 x 2.0
Maid room	3.4 x 2.0
Maid room toilet	2.5 x 2.0

210m²

Total Building Size for the Ground Floor

First Floor Sizes

Bedroom 1	3.68 x 4.75
Toilet 1	2.6 x 1.9
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Bedroom 3	4.9 x 3.7
Toilet 3	2.6 x 2.0
Bedroom 4	4.3 x 3.0
Toilet 4	2.9 x 1.6

152.60m²

Total Building Area for the First Floor

4

Rooms



Second Floor Sizes

Master bedroom	6.79 x 4.3
Master's toilet	4.33 x 1.9
Dressing room	5.2 x 2.1

83,6m²

Total Building Area for the Second Floor

1

Master Bedroom



C

Corner Villa Model

362m²

Land Size

429m²

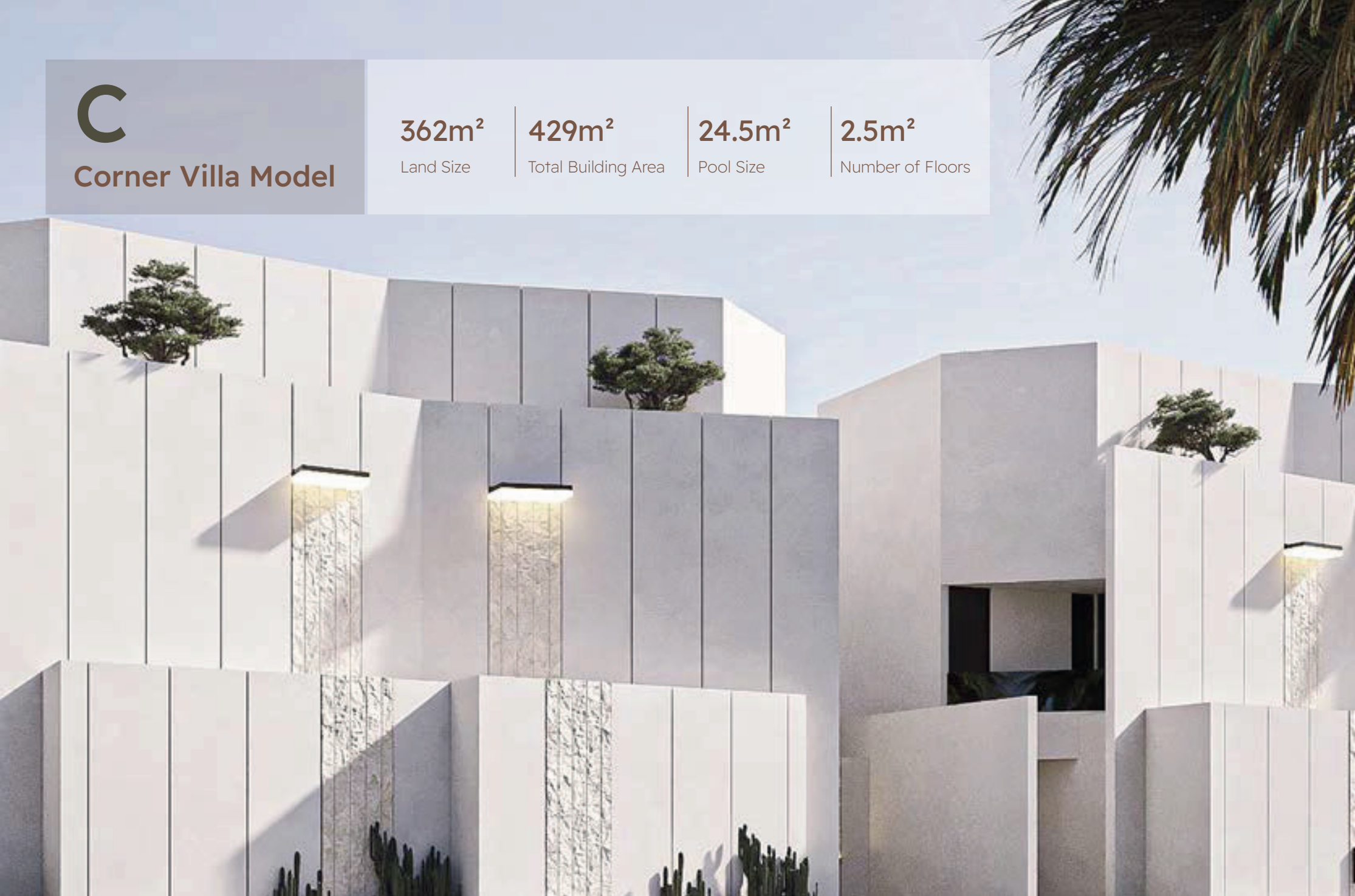
Total Building Area

24.5m²

Pool Size

2.5m²

Number of Floors



Ground Floor Sizes

Majles	5.8 x 6.4
Dinning	3.8 x 6.5
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Maid room	3.4 x 2.0
Maid room Toilet	2.5 x 2.0

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Total Building Size for the Ground Floor



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Master bedroom	4.5 x 4.3
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Total Building Area for the Second Floor	Master Bedroom



D

Villa Model

308m²

Land Size

445m²

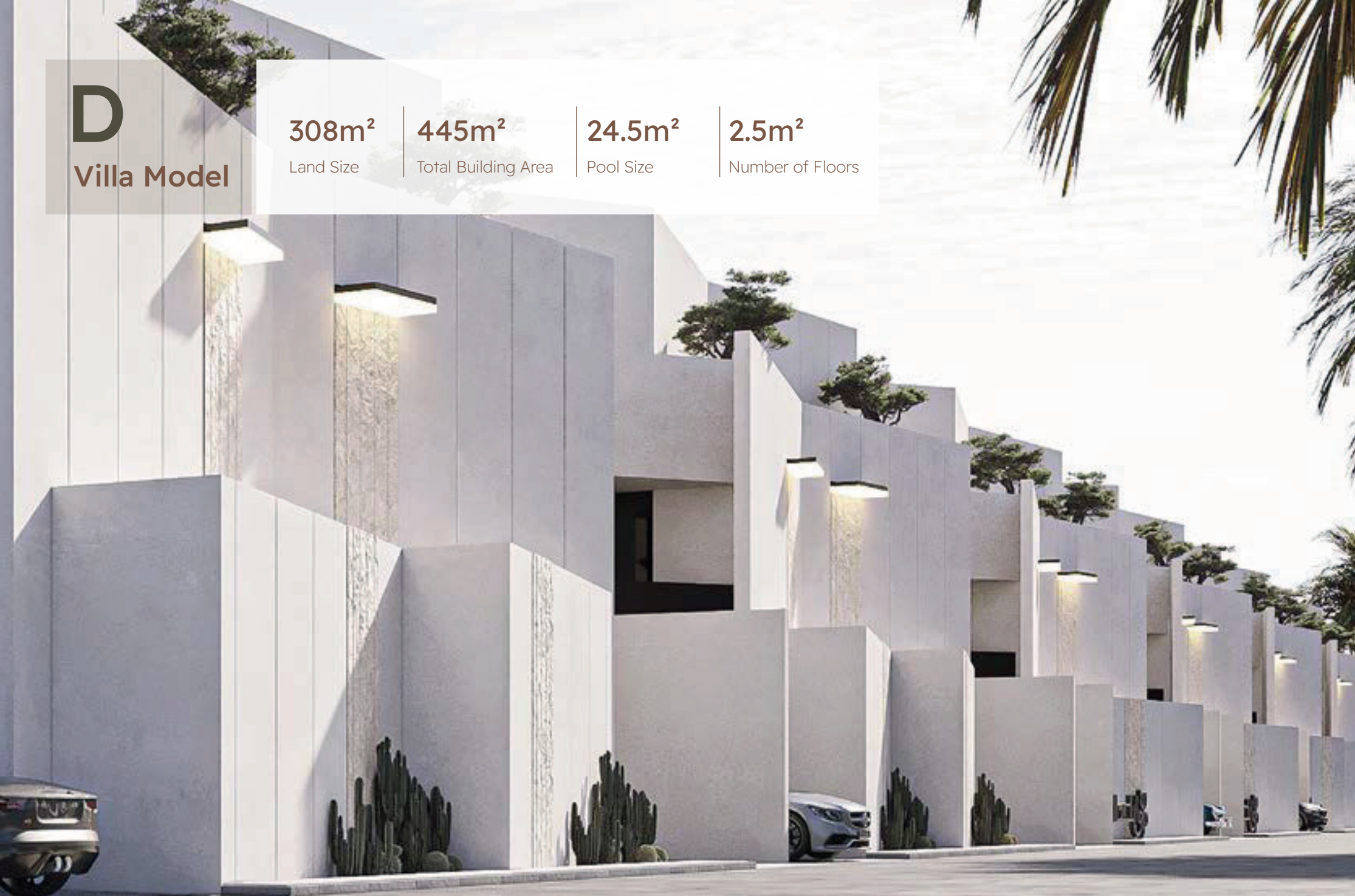
Total Building Area

24.5m²

Pool Size

2.5m²

Number of Floors



Ground Floor Sizes

Bedroom 1	3.68 x 4.75
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Toilet 2	2.7 x 1.7
Bedroom 3	4.9 x 3.7
Toilet 3	2.6 x 2.0
Bedroom 4	4.3 x 3.0
Toilet 4	2.9 x 1.6

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83.6m²	1
Total Building Area for the Second Floor	Master Bedroom



Guarantees and Specifications

Specifications		Guarantees
Exterior Paint	Exterior pain with the possibility of adding porcelain wallpaper (Jotun – Jazeera Paints)	1 year
Exterior Paint	Aluminum doors	2 year
Interior Doors	Wooden hinged and accordion doors	2 year
Windows	Aluminum windows with double-pane glass. Thickness of 24mm	2 year
Bathroom fixtures	Complete bathroom sets (GROHE)	2 year
Interior Flooring and tiles	Polished marble size 60x60cm and a thickness of 20mm for the ground floor	1 year
	Porcelain wallpapers size 60x60cm and a thickness of 10mm for the top majlises and CPS flooring with a wooden look	
Interior ceilings	All interior ceilings are from painted plaster / Ceilings resistant to the bathrooms’ humidity	1 year
Exterior Flooring	A coherent collection of granite, stone, and porcelain flooring	1 year
Bathrooms Flooring/Walls	Anti-slip ceramic 40x40c and a thickness of 9mm / the ceramic walls are sleek and non-shining 80x40cm	1 year

Specifications		Guarantees
Kitchens	Cabinets and kitchen sinks are optional	N/A
Plumbing	Exterior and interior pipes are UPVC and PPR	10 years
Heaters	Centralized electric heater	5 years
Thermal Insulation	Ceilings and exterior walls insulation with insulated bricks	10 years
Waterproofing	Waterproofing for all foundations, bathrooms, balconies, fences, and outdoor planters	10 years
Stairs	Marble stairs with decorative glass railing	1 year
Intercom	Complete system setup and installation	1 year
Air-conditioning	Set up and installation of hidden ACs for the ground floor and master bedroom. Wall ACs for the rest of the floors (GREE)	N/A
CCTV - Set up		N/A
The provision of elevator space		
The provision of swimming pool connections		



Alatra's Deep Roots

The strong infrastructure built with high-quality standards, integrated systems, and detailed designs all come together to rise toward complete creativity to allow Alatra's community to become sustainable and modern. It offers you luxury and comfort throughout your day so that you can live happily in luxury.



Thabat

Confident Perspective and Inherited Fundamentals

Thabat Real Estate Development was founded to become an extension of Thabat Holding's legacy. It continues its experience in presenting the Kingdom's most promising projects and ideas as well as providing people with a new experience of urbanization and inspirational communities according to the highest quality standards. We select the most distinctive locations in neighborhoods that reflect contemporary authenticity with integrated facilities, vibrant environments, greenery, and modern technologies. Stability (Thabat) is a feature of each structure and modernity is the focus of every destination.

Thabat Real Estate Development Team is comprised of highly acclaimed development partners, engineers, designers, and contractors, who embody the nation's vision and citizens' dreams, in each upscale urban environment they embark on. Our team strives to transform ordinary peoples' dreams of owning a family home into realities, while also accommodating the needs of investors to expand their businesses. All our work is done through unwavering commitment, to the highest quality standards, utilizing a very deep understanding and a versatile set of expertise, accumulated over many years of developing residential and commercial neighborhoods, providing state-of-the-art housing facilities and features.



Partners Exceling for You

Alatra is the result of cooperation between the best leading companies that excelled in finalizing numerous large projects and established communities and real estate development projects that earned their fame in a short period. Providing, thanks to that, its best local and international experts in Alatra, and offers the most beautiful style of residential communities fitted with exceptionality, smart tech, and modern design.





Thabat Construction

Building And Construction Pioneers in The Kingdom

We work with Thabat Construction, a major contractor with over 45 years of expertise. It offers a diverse variety of construction and infrastructure projects that have become a benchmark in Saudi Arabia for being completed in record time and with the utmost regard for quality and safety.

Thabat Construction has also formed long-term strategic partnerships with prestigious local, regional, and global institutions, and applied international best practices in terms of quality, safety, and professionalism. As a result, it became a leader in Saudi Arabia's construction industry and consistently delivered complex construction projects that surpassed all expectations.





Al Muhaidib Group

Building And Construction Pioneers in The Kingdom

Al Muhaidib Group “AMG” is one of the largest conglomerates in the Kingdom of Saudi Arabia. Headquartered in Dammam, with offices in Riyadh and Jeddah, AMG is an investment powerhouse with a diversified portfolio of businesses and an extensive international presence. Since its establishment, Al Muhaidib Group has strived to support the sustainable development of Saudi Arabia and continues to be dedicated to adding real value to the communities and markets where it operates in the Kingdom and throughout the region.



Recognized Leadership

Thabat Real Estate Development’s recent recognition with the Luxury Lifestyle Award for the best luxury residential project, acknowledging its AlAtra project in the Kingdom of Saudi Arabia, serves as a testament to the company’s promising capabilities and successful policies. This achievement is in alignment with the Kingdom’s vision, which prioritizes development, excellence, and leadership.



المسوّق الحصري



المسوق الحصري



منذ انطلاقتنا في المملكة العربية السعودية والإمارات العربية المتحدة، قدّمنا أفضل الخدمات والحلول العقارية المبنية على أفكار استراتيجية مبتكرة أدّت إلى نجاحات متعددة أكسبتنا الثقة الكافية لنوجد أساليباً خلاّقة خاصة بنا في عالم الاستثمار العقاري، فكانت النتيجة الحتمية لكل هذا العمل الجاد والمبدع هي ريادتنا على نطاق كل من سوقَي العقار السعودي والإماراتي، تلاها انطلاقتنا إلى عدّة وجهات دولية أخرى. ذلك التوسع كان حجر الأساس في جعل مدى العقارية في مكانة الصدارة التي تحتلها الآن كالمرجعية الرئيسية الأكثر شمولاً وانتشاراً في سوق العقارات والاستثمارات، والقيمة الثابتة في الرؤية العقارية المستقبلية.

Since our inception in KSA and UAE, we have offered the best real estate services and solutions, based on our creative strategies. This has affirmatively led to our consecutive successes that gained us sufficient confidence to procreate our own innovative methods in the real estate market. The sole target we focused on throughout this whole development process was to ensure our position as pioneers in the Saudi and Emirati real estate market, furthering, as such, our aim toward the global real estate market. This expansion has been the corner stone that put Mada Properties on the throne as being the most holistic and prevalent reference for the real estate investment domain, and the most valuable guide toward its futuristic vision.



الرياض - الصحافة

RIYADH - As Sahafa

Al Imam Saud Ibn Faysal Road,
As Sahafa District, Riyadh, KSA

+ 966 55 008 8601

الرياض - العارض

RIYADH - AL AARID

3176, Prince Saud bin Abdullah bin Jalawi,
Al-Aarid District, Riyadh, KSA

الرياض - الرمال

RIYADH - Al Rimal

6487 Al Sheikh Jaber Al Ahmad Al Sabah
Street, Ar Rimal, Riyadh 13256, KSA

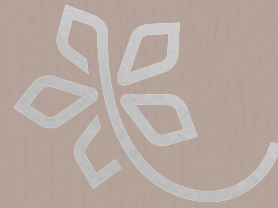


دبي - الخليج التجاري

DUBAI - Business Bay

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المسوّق الحصري

MADA
PROPERTIES



مدي
العقارية



رقم التصنيف: 1975 | رقم المعلن: 046314

