

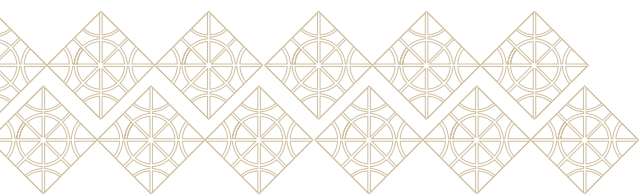
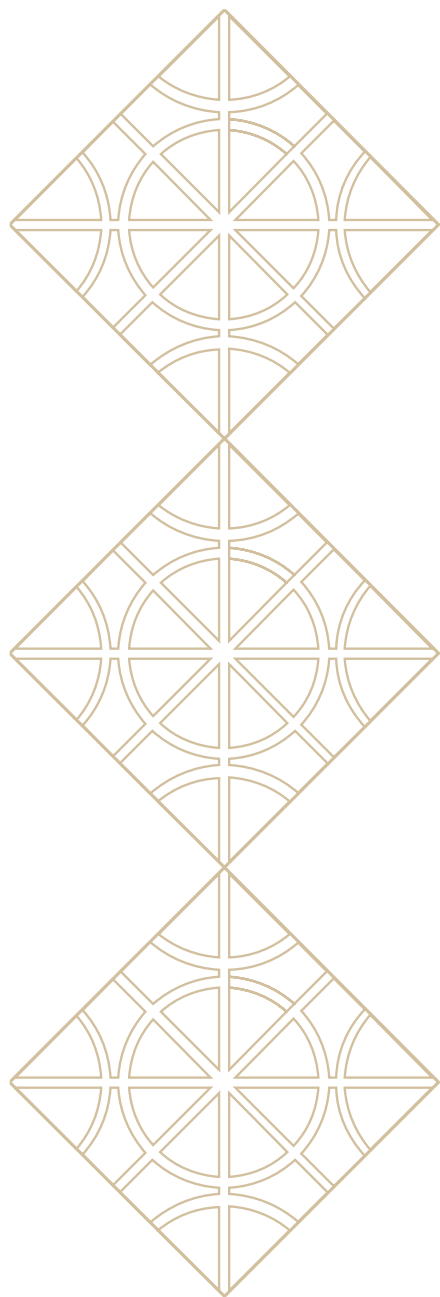
# إيجور الغروب





## About Al-Ghoroub Community

Al Ghoroub Community offers an attractive and secure residential environment, supported by fully integrated services and amenities that enable Saudi families to enjoy a fulfilling lifestyle in a community where life thrives. The community provides a vibrant setting for its residents through thoughtfully designed parks and interconnected pathways that make getting around easy and convenient. Service centers can be reached within a 5–10-minute walk from anywhere in the community.



Pedestrian Walkways

**53,883** m<sup>2</sup>

Residential Community Parks

**62,589** m<sup>2</sup>

Neighborhood Park

**145,101** m<sup>2</sup>

Central Park

**82,208** m<sup>2</sup>

Population

**45,000** People

Number of Units

**8,000+** m<sup>2</sup>

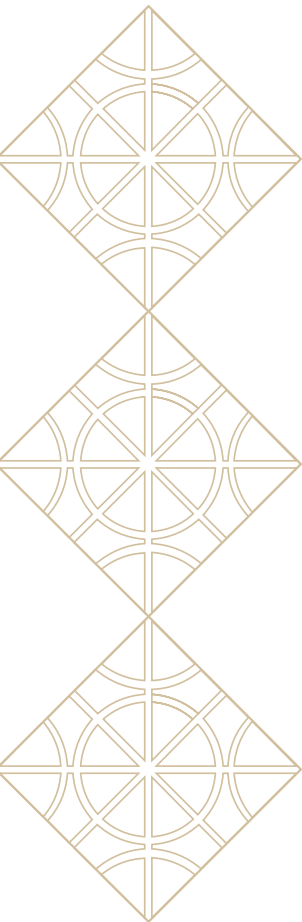
Community Area

**4,000,000** m<sup>2</sup>





# Community landmarks



Parks

+65



Post Office

1



Commercial  
Facilities

25



Community  
Center

1



Healthcare  
Center

1



Civil Defense  
Center

1



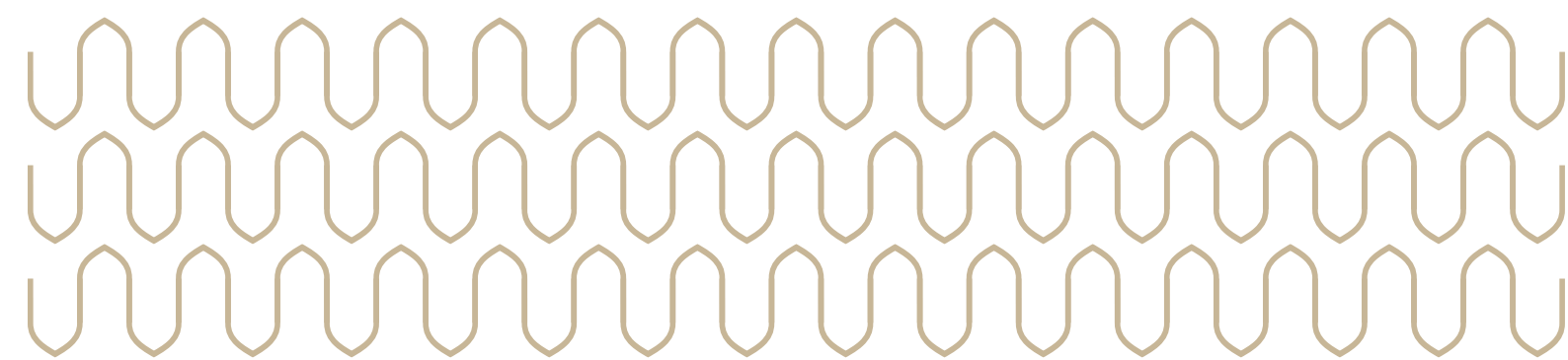
Educational  
Facilities

16



Mosques

17



## About the project

Designed to understand and meet your needs, this project carefully reflects your vision of a comfortable, sustainable life while providing you and your family with a safe, fully integrated living environment.

Through a diverse range of facilities and services, Ewan Al Ghoroub provides everything you need to make your home a place of comfort and wellbeing.

**Your Dream Home Within Reach**



Prince Mohammad bin Abdulaziz Airport



## project location



The project is situated in western Madinah on King Khalid Road (Third Ring Road)

The project is bordered by four main roads:

North: Imam Muslim Street



East: Imam AlNasa'i Street



South: Imam AlBukhari Street



West: King Khalid Road



# 252

## Residential Villas

Project Area

66,059m<sup>2</sup>

Built-up Area

59,320m<sup>2</sup>

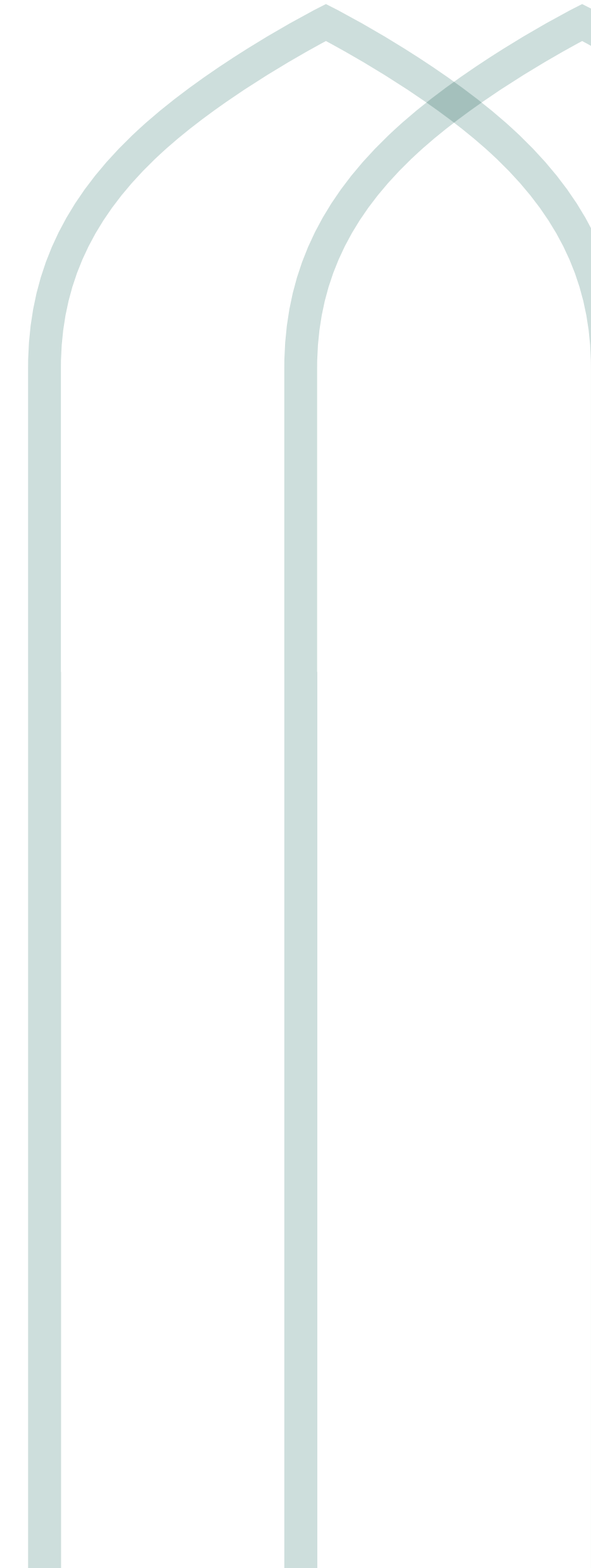




## Villas

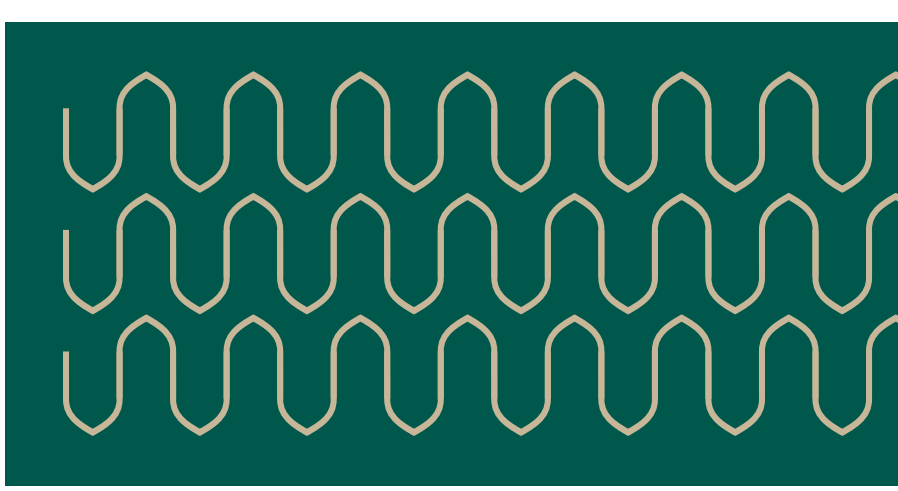
The villas embody the highest levels of luxury and sophistication. Their distinctive designs and generous spaces are created for families seeking more room and greater privacy

**WHERE NATURE MEETS LUXURY**





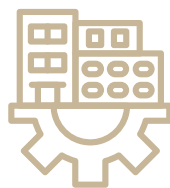
**Combining beauty and  
tranquility**



# Project Features



Private Parking



Integrated Infrastructure



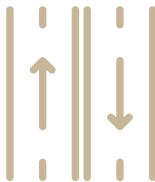
Children's Play Areas



Spacious Areas



Seating Areas



Wide Walkways and Streets



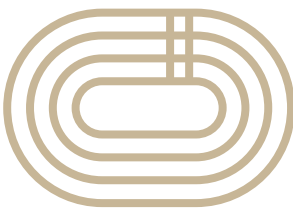
Eco-Friendly Homes



Green Spaces



Distinctive Designs



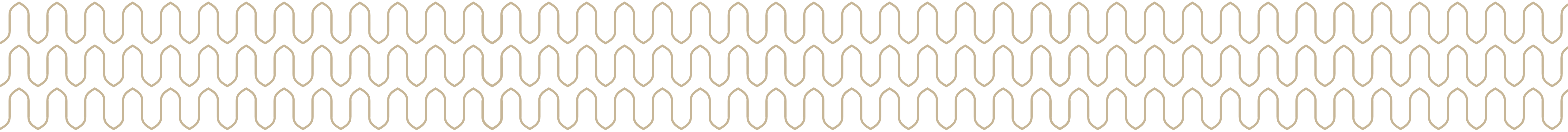
Fitness Trails



Diverse Unit Models

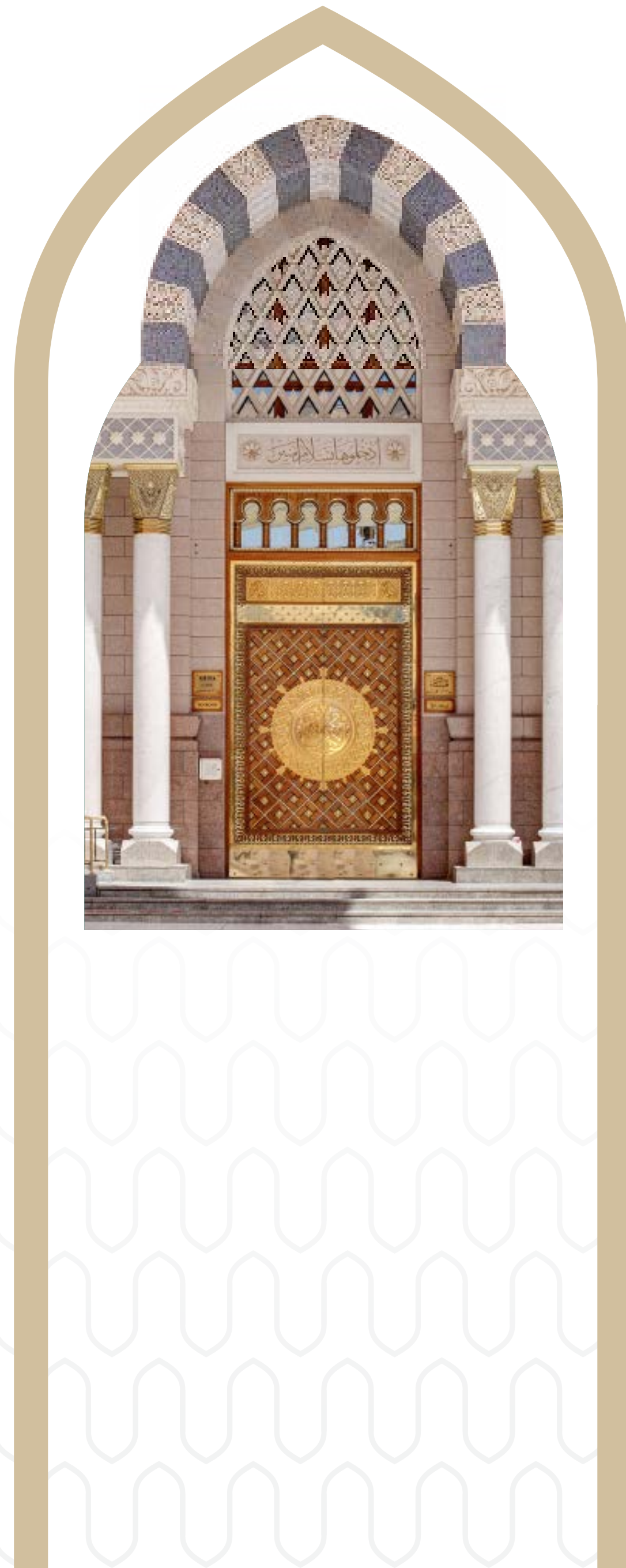


Security and Safety





Serenity That Inspires Peace







01

Cultural and Historical Dimension

02

Harmony and Coherence

03

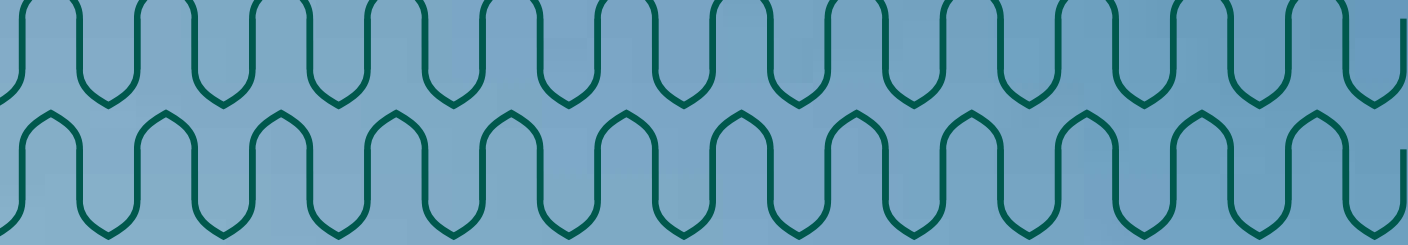
A Distinctive Design

04

Contemporary Style

INTERIOR DESIGN

Conceptual Image



Privacy and  
Independence





Where Luxury  
Meets Comfort

EXTERIOR DESIGN





# Master Plan



# Unit types and Floor Plans





Sold out

# Tela 1

|          |        |                 |
|----------|--------|-----------------|
| Bedrooms | Area   | Number of Units |
| 4        | 260.12 | 46              |



Sold out



# GROUND FLOOR

114.1m<sup>2</sup>

- |    |                |             |    |              |                     |
|----|----------------|-------------|----|--------------|---------------------|
| 01 | Dining Area    | 5.05 × 4.32 | 07 | Wash Sink 2  | 1.70 × 1.20         |
| 02 | Bathroom 1     | 1.80 × 1.20 | 08 | Kitchen      | 4.00 × 3.80         |
| 03 | Wash Sink 1    | 2.00 × 1.25 | 09 | Car Parking  | 6.00 × 3.00         |
| 04 | Women'e Majlis | 5.64 × 4.00 | 10 | Front Garden | 19.5 m <sup>2</sup> |
| 05 | Women's Majlis | 4.15 × 3.60 | 11 | Rear Garden  | 43.3m <sup>2</sup>  |
| 06 | Bathroom 2     | 1.70 × 1.20 |    |              |                     |





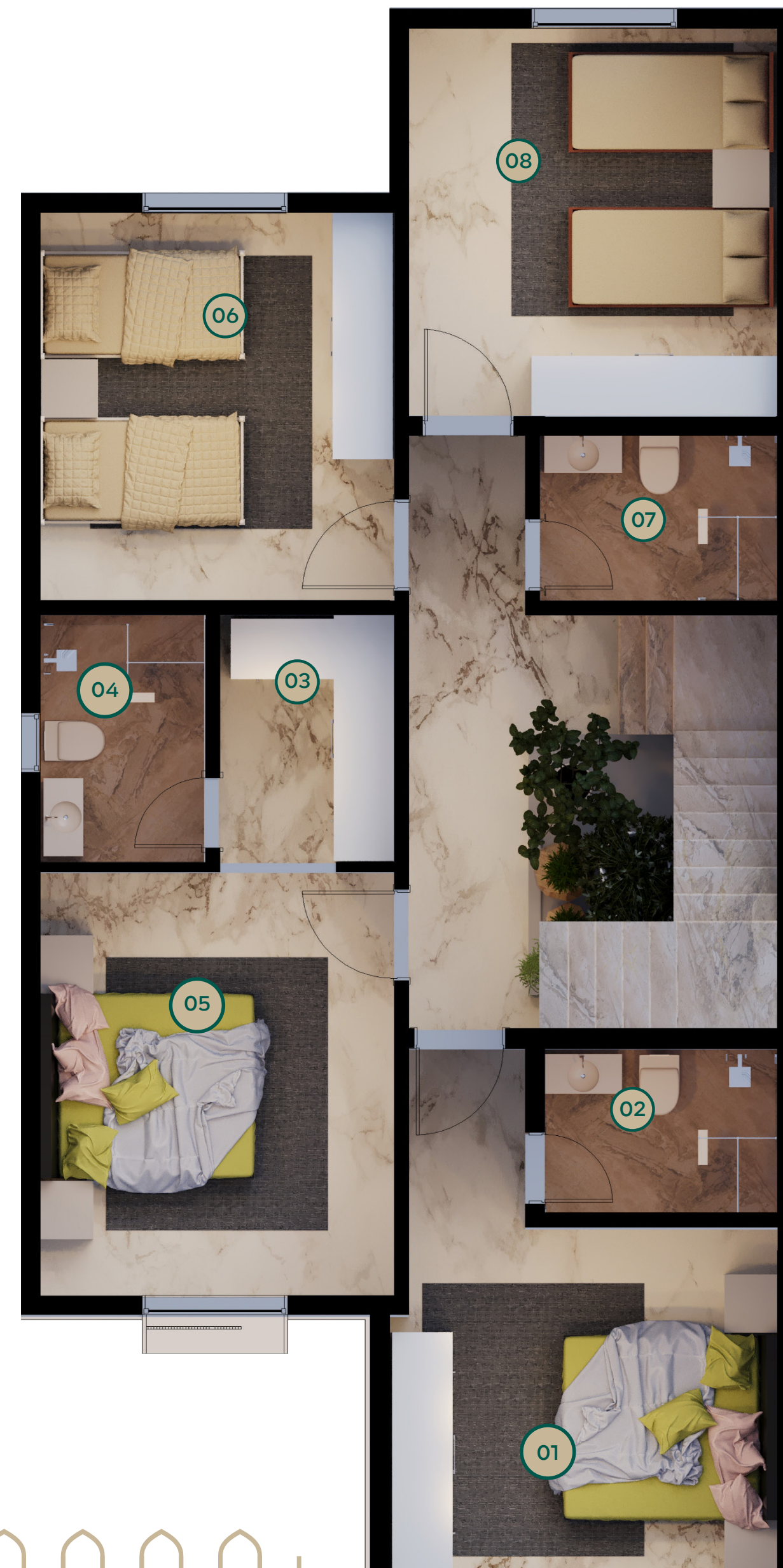
Sold out



## FIRST FLOOR

111.6m<sup>2</sup>

|    |                 |             |
|----|-----------------|-------------|
| 01 | Master Bedroom  | 3.79 × 3.80 |
| 02 | Master Bathroom | 2.40 × 1.70 |
| 03 | Dressing Room   | 1.80 × 2.55 |
| 04 | Bathroom 1      | 2.55 × 1.70 |
| 05 | Bedroom 2       | 4.36 × 3.60 |
| 06 | Bedroom 3       | 4.00 × 3.60 |
| 07 | Shared Bathroom | 1.70 × 2.45 |
| 08 | Bedroom 4       | 3.80 × 4.00 |





Sold out



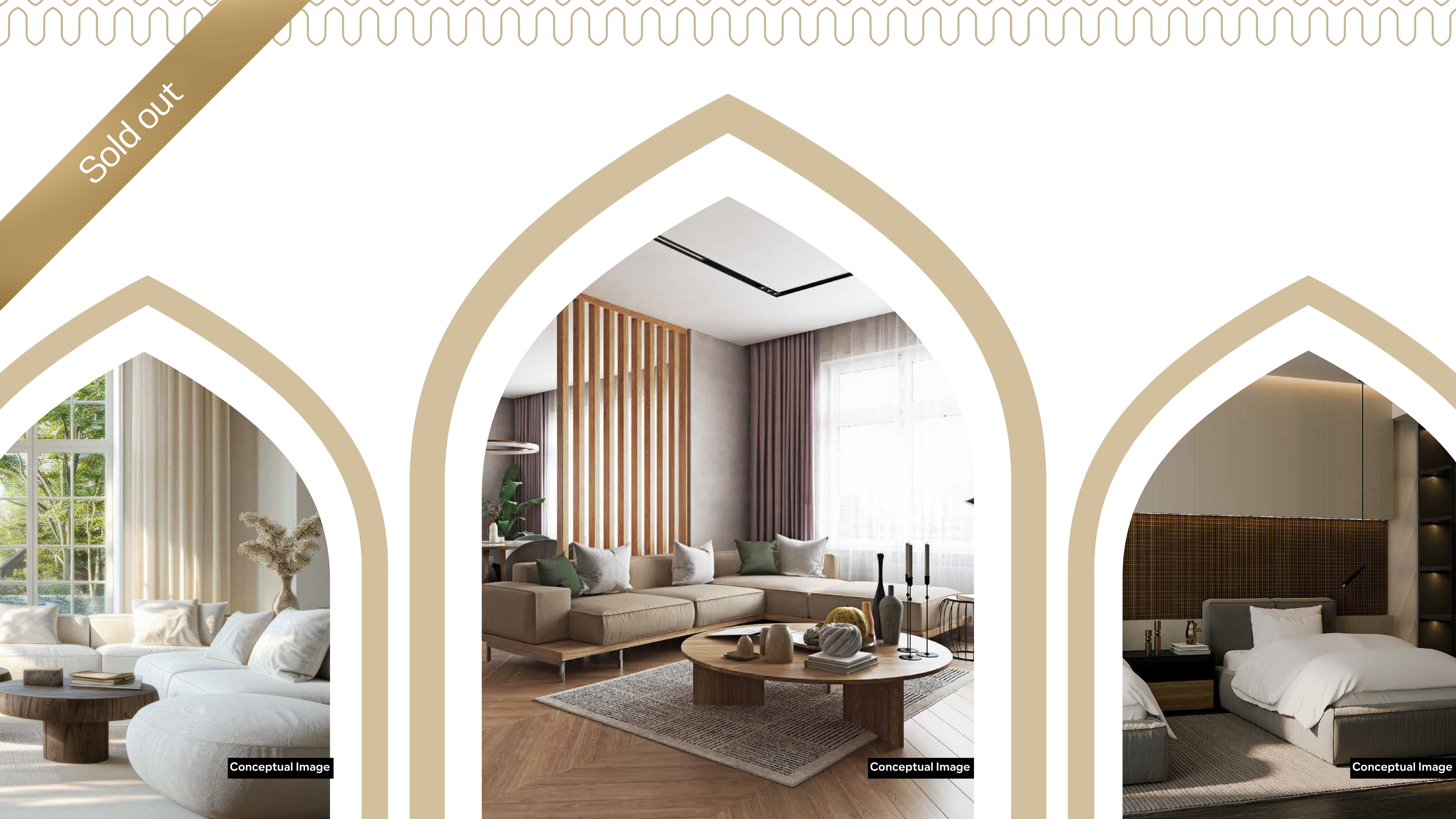
## Upper Anex

34.5 m<sup>2</sup>

- |    |              |             |
|----|--------------|-------------|
| 01 | Maid's Room  | 3.80 × 2.10 |
| 02 | Bathroom     | 1.70 × 1.70 |
| 03 | Wash Sink    | 2.95 x 1.90 |
| 04 | Service Area | 1.70 x 3.80 |







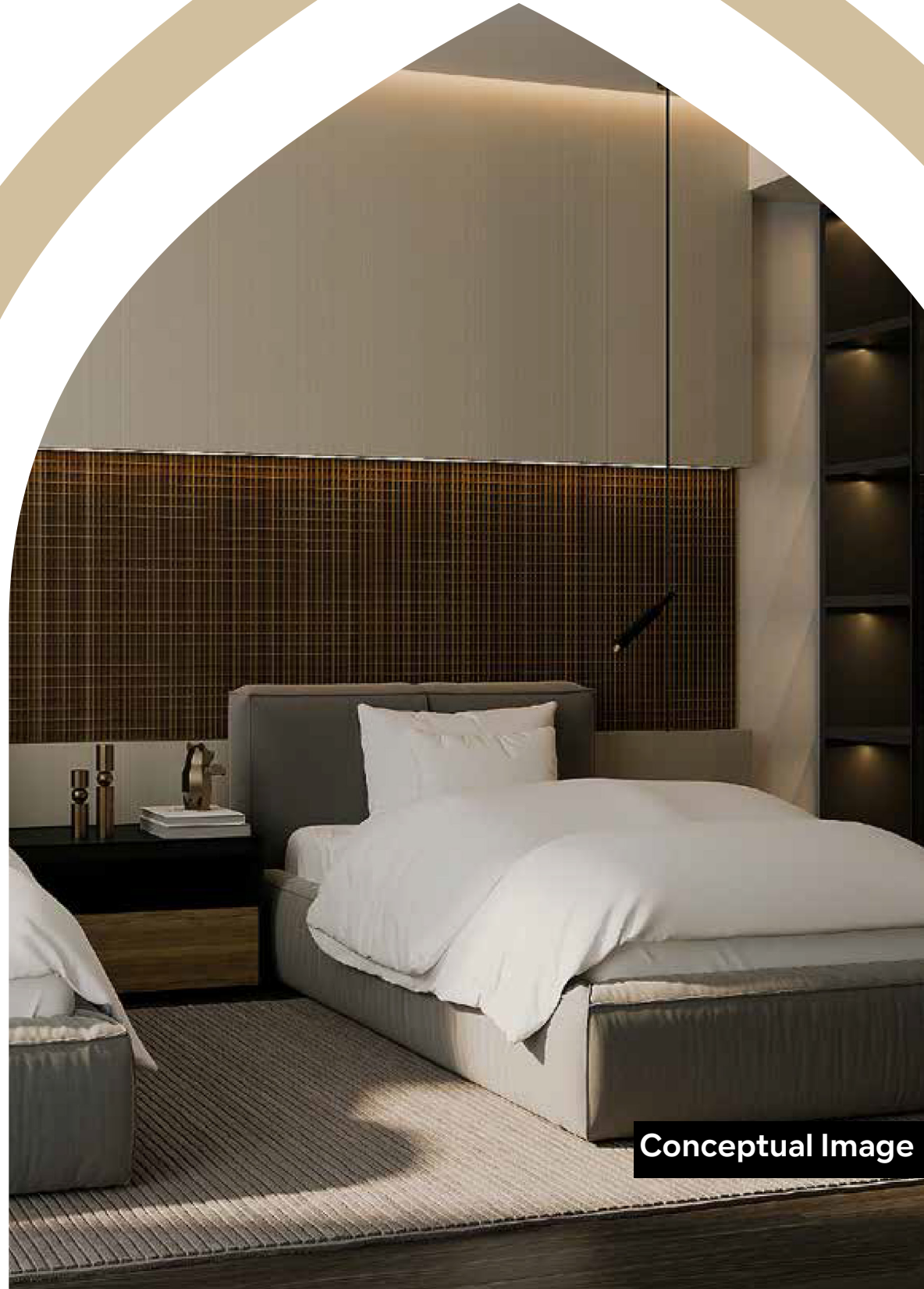
Sold out



Conceptual Image



Conceptual Image



Conceptual Image



Sold out







# Tela 2

Bedrooms

3

Area

226.59

Number of  
Units

162





## GROUND FLOOR

105.5 m<sup>2</sup>

|    |                |             |    |              |                     |
|----|----------------|-------------|----|--------------|---------------------|
| 01 | Dining Area    | 3.75 × 6.61 | 07 | Bathroom     | 1.40 × 1.80         |
| 02 | Bathroom 1     | 1.20 × 1.50 | 08 | Kitchen      | 4.06 × 3.75         |
| 03 | Wash Sink 1    | 1.20 × 0.99 | 09 | Car Parking  | 6.00 × 3.00         |
| 04 | Men's Majlis   | 3.70 × 4.59 | 10 | Front Garden | 18 m <sup>2</sup>   |
| 05 | Women's Majlis | 3.60 × 3.35 | 11 | Rear Garden  | 48.2 m <sup>2</sup> |
| 06 | Wash Sink 2    | 1.30 × 1.80 |    |              |                     |







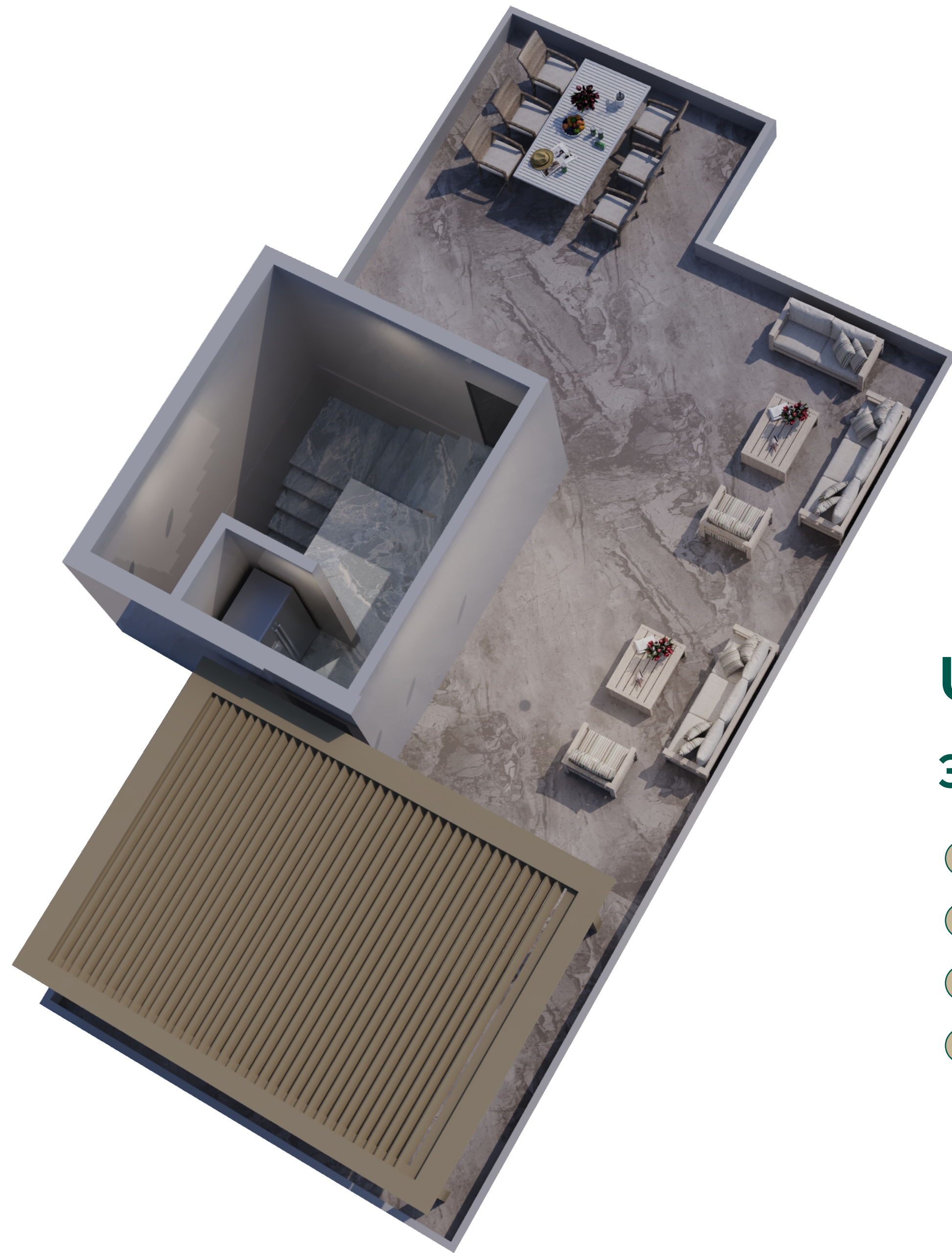
# FIRST FLOOR

103 m<sup>2</sup>

|    |                      |             |
|----|----------------------|-------------|
| 01 | Master Bedroom Suite | 4.59 × 5.65 |
| 02 | Master Bathroom      | 1.70 × 2.40 |
| 03 | Dressing Room        | 1.70 × 2.50 |
| 04 | Bathroom 1           | 2.40 × 1.70 |
| 05 | Bedroom 1            | 3.60 × 3.75 |
| 06 | Bedroom 2            | 3.60 × 3.60 |
| 07 | Bathroom 2           | 2.40 × 1.70 |







## Upper Anex

34.5 m<sup>2</sup>

- 01 Wash Sink 1.05 × 2.40
- 02 Roof Terrace
- 03 Stairwell
- 04 Service Area















# Tela 3

Bedrooms

2

Area

212.94

Number of  
Units

44





# GROUND FLOOR

105.5 m<sup>2</sup>

|    |                |             |    |              |                     |
|----|----------------|-------------|----|--------------|---------------------|
| 01 | Dining Area    | 3.75 × 4.61 | 07 | Bathroom     | 1.80 × 1.40         |
| 02 | Bathroom 1     | 1.20 × 1.50 | 08 | Kitchen      | 4.00 × 3.80         |
| 03 | Wash Sink 1    | 1.20 × 0.99 | 09 | Car Parking  | 6.00 × 3.00         |
| 04 | Men's Majlis   | 3.70 × 4.59 | 10 | Front Garden | 18 m <sup>2</sup>   |
| 05 | Women's Majlis | 3.60 × 3.35 | 11 | Rear Garden  | 48.2 m <sup>2</sup> |
| 06 | Wash Sink 2    | 1.80 × 1.30 |    |              |                     |







# FIRST FLOOR

89.3 m<sup>2</sup>

|    |                      |                            |
|----|----------------------|----------------------------|
| 01 | Master Bedroom Suite | 4.59 × 5.65                |
| 02 | Master Bathroom      | 1.70 × 2.40                |
| 03 | Dressing Room        | 1.70 × 2.50                |
| 04 | Bathroom 1           | 2.40 × 1.70                |
| 05 | Bedroom 1            | 3.60 × 3.75                |
| 06 | Open Terrace         | 3.50 × 3.60<br>1.60 × 2.50 |







# Upper Anex

18.1 m<sup>2</sup>

- 01 Wash Sink 1.05 × 2.40
- 02 Stairwell
- 03 Roof Terrace







Conceptual Image

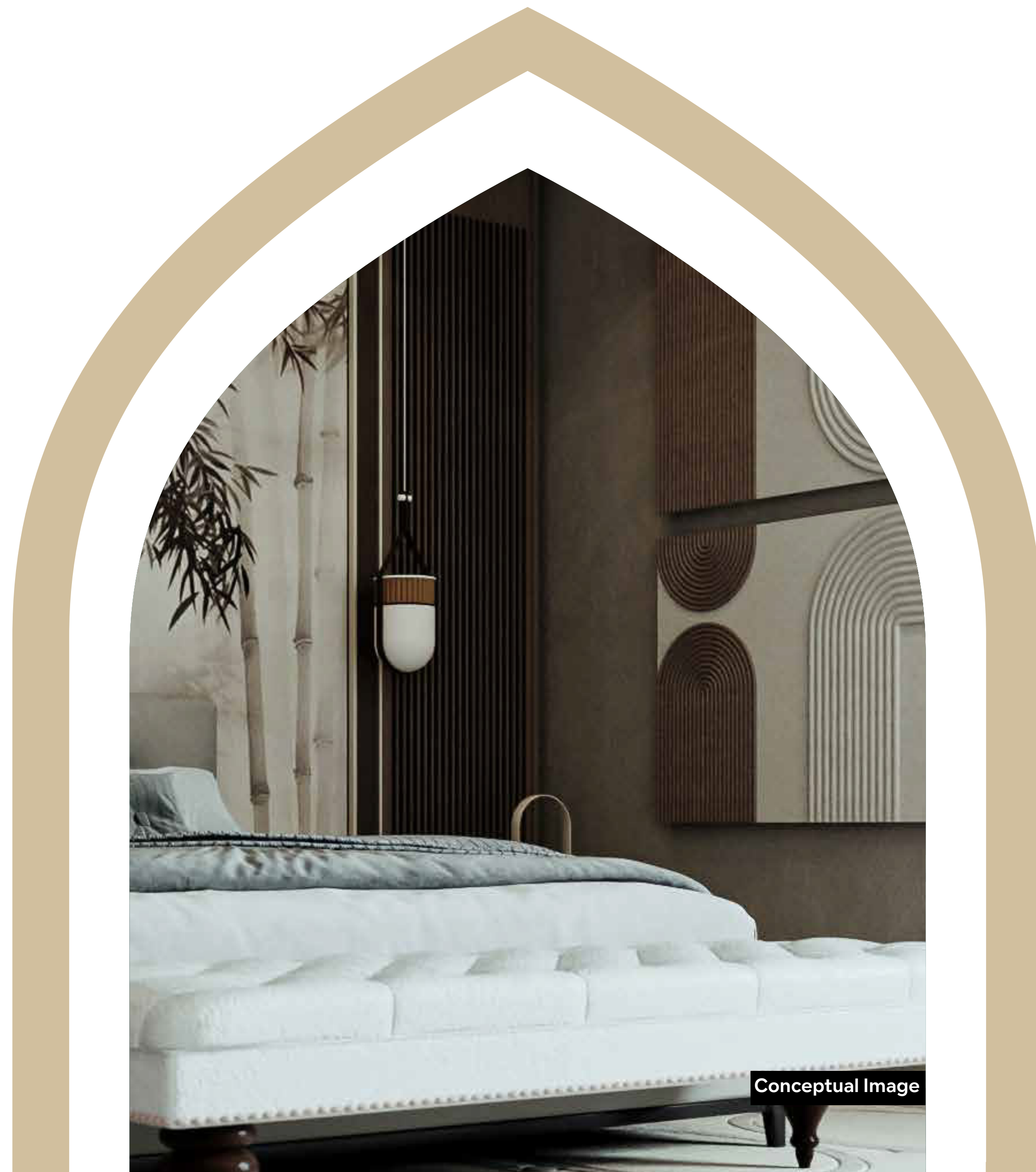


Conceptual Image



Conceptual Image







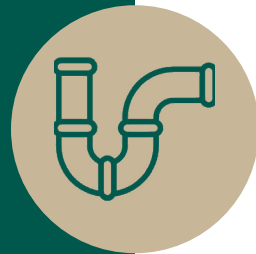
STRUCTURAL FRAME  
**10** YEARS



WATERPROOFING  
**10** YEARS



PLUMBING  
**1** YEAR

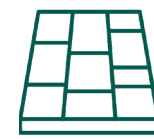


ELECTRICAL  
INSTALLATIONS  
**1** YEAR



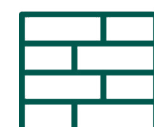
# WARRANTIES

## Architectural Specifications (Finishes)



### FLOORING

60 x 60 cm antislip ceramic or porcelain tiles (locally made, imported, UAE made RAK.)



### WALLS

Washable emulsion paint and moisture resistant gypsum boards finished with emulsion paint locally made or imported.



### CEILINGS

Water and slip resistant ceramic or porcelain tiles with moisture resistant emulsion paint (locally made, imported, UAE made RAK.)



### DOORS

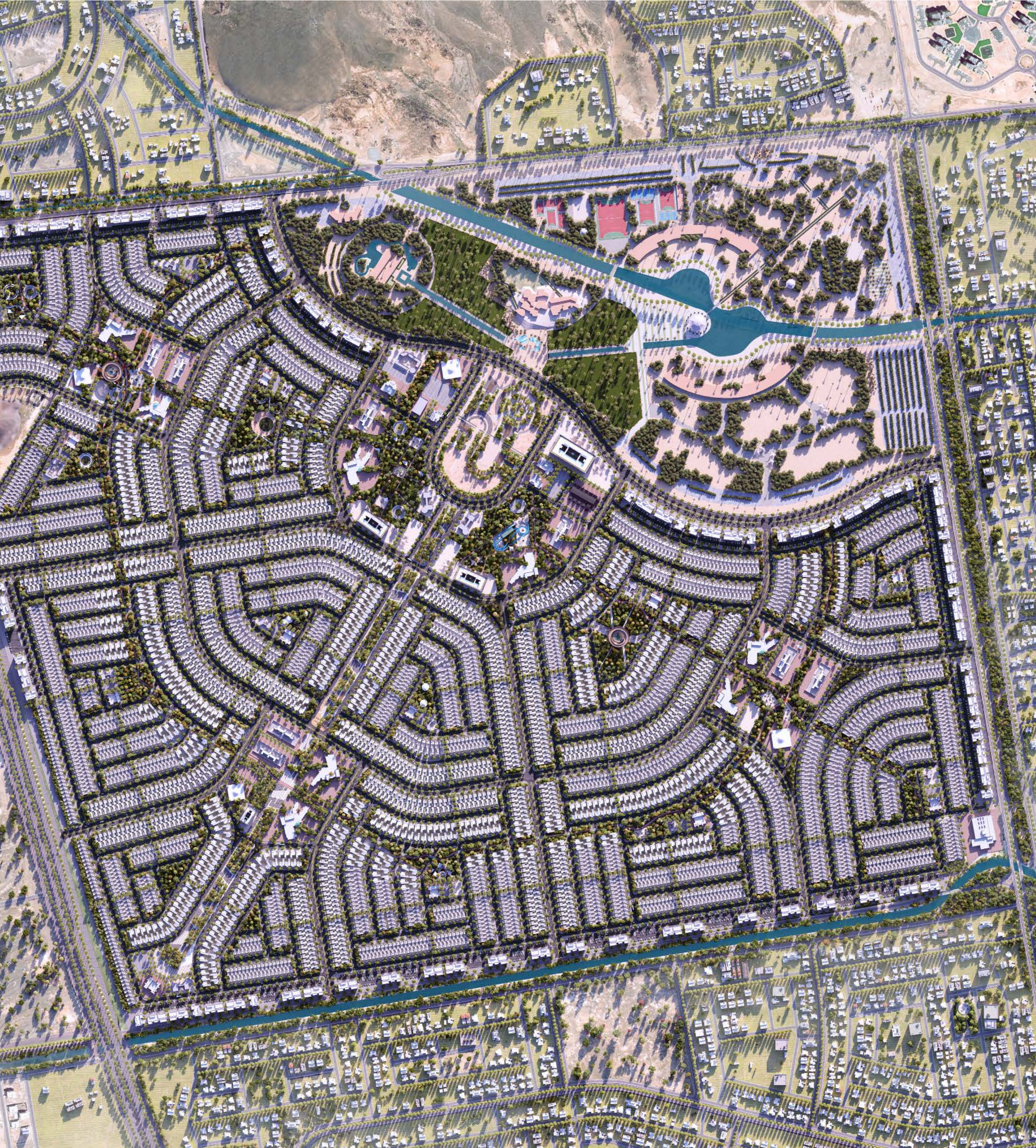
External doors: Metal, aluminum, or locally made or imported, in a color selected by the beneficiary client.

Garage door: Highquality roller or bifold garage door.

Internal doors: Wood, WPC, or UPVC with highquality accessories.

Entrance door: Steel or reinforced aluminum, in a color selected by the client.





**NHC** is proud to develop destinations that offer every one a bet ter life today and tomorrow. We do not mere ly meet conven- tion al quality standards; we exceed them Since 2016, we have been on a journey to build sustainable infra structure for vibrant suburbs and urban spaces that redefine the art of living. Our destinations surround residents and visitors with every dimensionof seamless living through thoughtfulplanning thatplaces essentialamenities just minutes away, including shopping centers and green spaces, enriching the many facets of every day life

In everything it builds, NHC is committed to fostering urban prosperity where individuals and families thrive, cre- ating a transformative experience that carries them toward tomorrow throughaninvestmentwhosevaluegrowsovertheyears







## ABOUT THE DEVELOPER

Telad Real Estate is distinguished by its extensive expertise and professional team, working to realize the company's vision of delivering integrated and sustainable living environments. Through its diverse projects, Telad seeks to enhance quality of life for residents and investors alike, with a focus on environmental sustainability and modern construction technologies.

Telad Real Estate is one of the Kingdom of Saudi Arabia's leading real estate development companies. Founded on strong principles of quality and innovation, the company aims to deliver outstanding residential and commercial projects that meet local market needs and keep pace with the latest global trends in design and construction.

Telad Real Estate is committed to the highest standards of quality and excellence, making it a trusted partner in real estate development. It contributes to Saudi Vision 2030 by developing innovative, integrated residential communities that meet the aspirations of current and future generations.





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