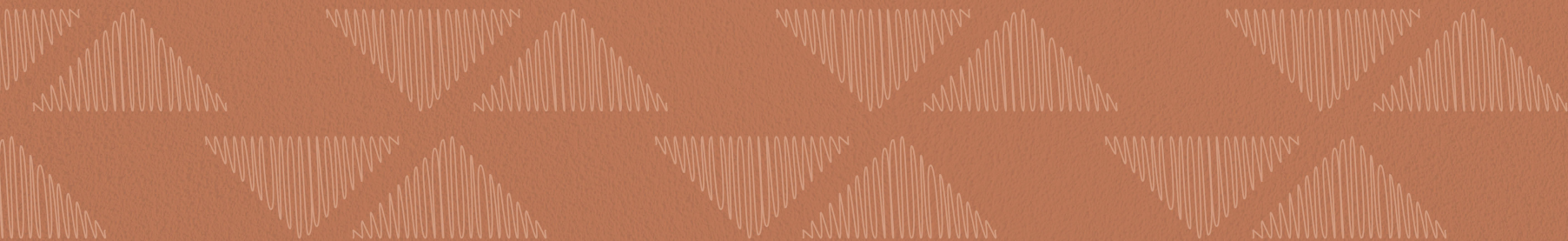


سدو المشرقية

SADU ALMASHRAQIA





A Life Woven from Beauty

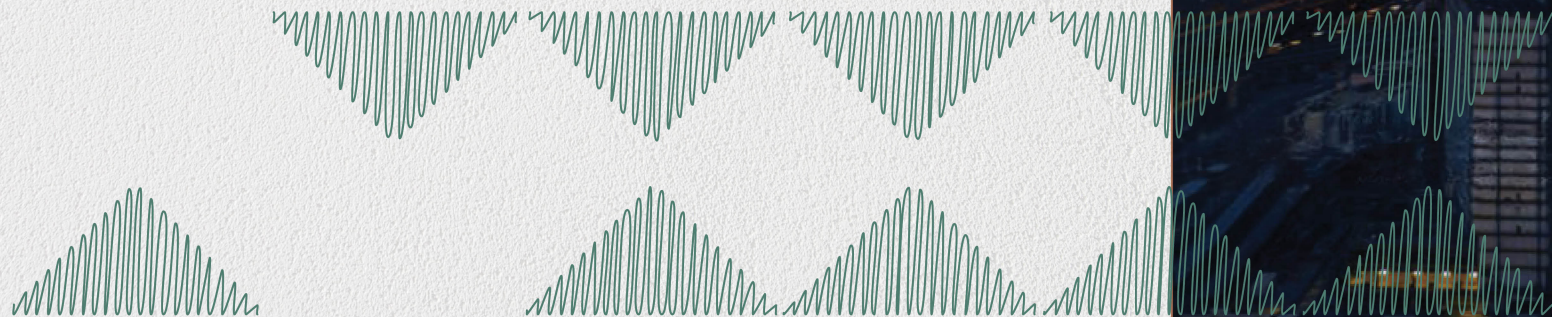


Welcome to Al Mashriqiyah Destination

Your Ideal Address for Modern Living

Located in East Riyadh, Sadu Al Mashriqya villas introduce a new concept of contemporary living within Al Mashriqiyah Destination – one of NHC’s largest destinations. It offers an integrated blend of recreational facilities and commercial, healthcare, and educational services, alongside green spaces and sports and community centers, making it the ideal destination for those seeking a life filled with beauty and modernity.

المشرقية
AL-MASHRIQYA
BY NHC



461
Residential

3
Models

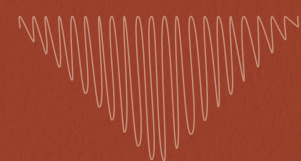
Where the Story

In the heart of the east, specifically within Al Mashriqya Destination, the latest details of modern living have been woven into Sadu Al Mashriqyah, creating an integrated residential community with a total built-up area of 109,739 m² and a total land area of 115,789 m². This paves the way for a new and distinctive residential experience inspired by Saudi Vision 2030.

Sadu Al Mashriqya comprises 461 residential units across three models that reflect diversity and beauty, combining exceptional quality with architectural craftsmanship and the highest standards to meet the aspirations of the moern family.



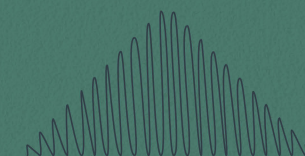
A Home Woven with Creativity

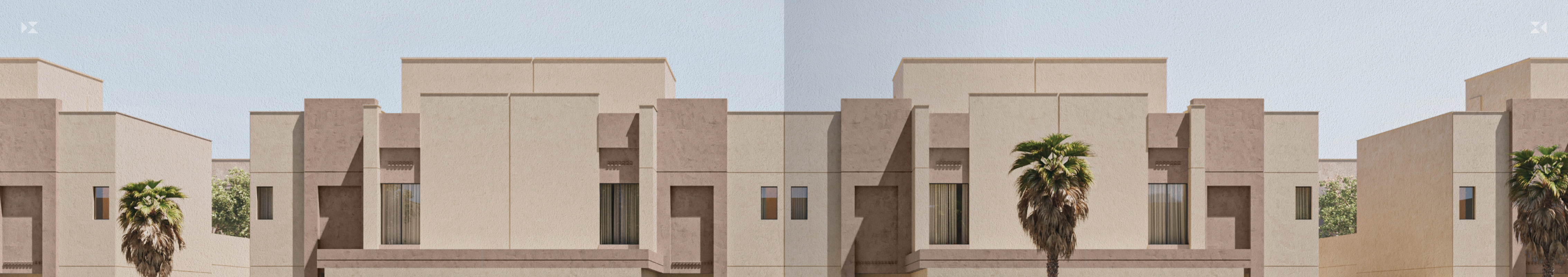




ALMASHRAQIA

Your Next Destination
for a Dream
Life of Luxury





RETAIL CENTERS

28 

Meeting all your needs

PARKS

20 

Creating happier moments

MORE THAN

562000 m² 

of green spaces
adding beauty to every day

CIVIL DEFENSE

1 

POLICE STATION

1 

MOSQUES

14

GRAND MOSQUES

2 

HEALTHCARE CENTER

1 

For your health and comfort

EDUCATIONAL FACILITIES

8 

Nurturing children and aspirations

Closer to the Heart of Life

Closer to Your Finest Memories

Here, everything is just steps away. Choosing Sadu Al Mashraqia within Al Mashriqiyah Destination makes every journey easier, every moment more beautiful, and every need closer giving you more time and a smoother, more comfortable lifestyle without having to travel far.

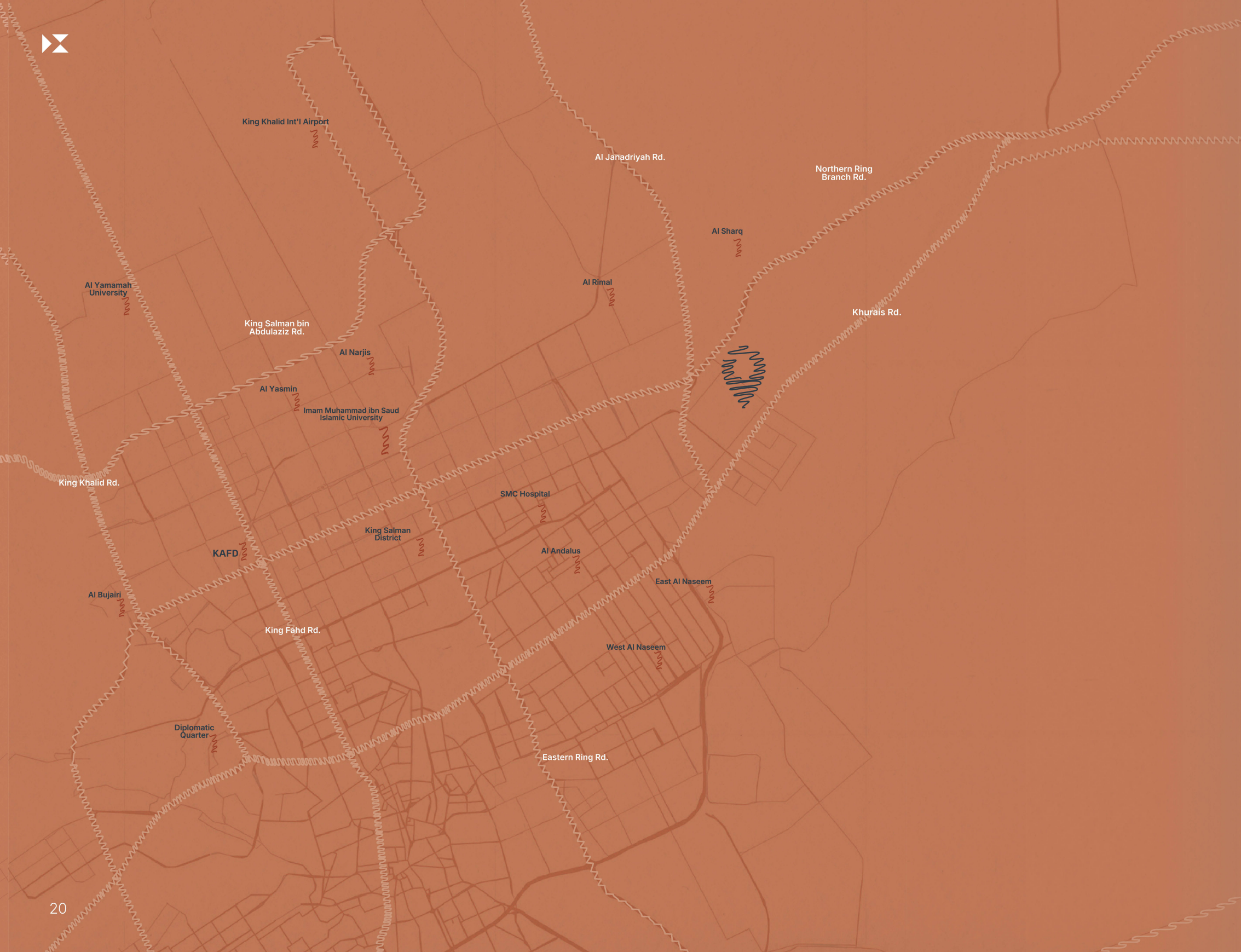


Amid Green Spaces Beneath Natures Shade

Your home lies in the heart of nature, surrounded by more than 562,000 m² of green spaces. Every moment becomes an experience of serenity and comfort, among walking trails, children's play areas, and gardens designed for relaxation – leaving you surrounded by beauty and inspiration, every day and from every angle.



Everything You Need
Right by Your Side



Your Ideal Location Close to Key Landmarks

Here, you are closer to the heart of life and everything you seek in terms of benefits and services. Sadu Al Mashriqiyah enjoys an exceptional location in Al Janadriyah district in East Riyadh, within NHC's Al Mashraqia Destination. It is centrally positioned within a network of key roads that provide easy access to major landmarks and destinations, including Khurais Road, which connects the east and west of the capital, and Dammam Road, which connects the north and east.

The location is also close to key services and landmarks, making travel to and from all parts of the city easy and establishing Sadu Al Mashraqia as your ideal destination for a smoother, more modern lifestyle.

المشرقية
AL-MASHRIQYA
BY NHC



Here, Distances Become Shorter Within Minutes and Steps

Nearby Landmarks

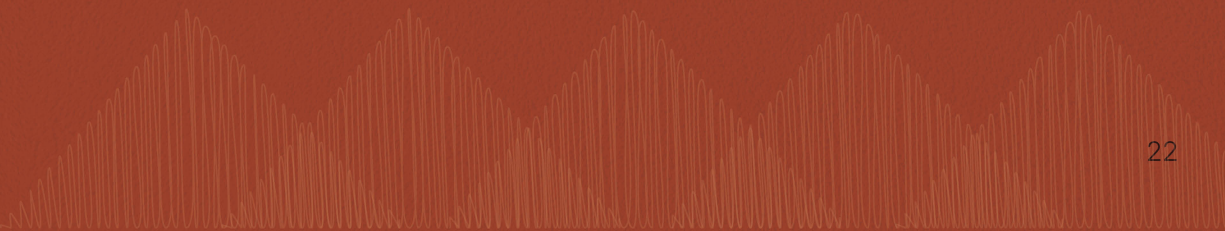
Naif Arab University for Security Sciences	10 min
King Fahd International Stadium	16 min
Princess Nourah University	35 min
King Khalid International Airport	37 min
Central Riyadh	40 min

Main Roads

Khurais Road
Dammam Road
Sheikh Jaber Road

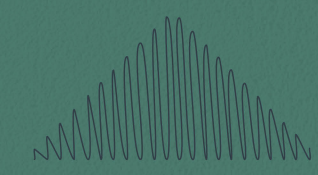
Secondary Roads

Eastern Ring Road
New Southern Ring Road
King Abdullah Road
Metro Lines





Models Woven with

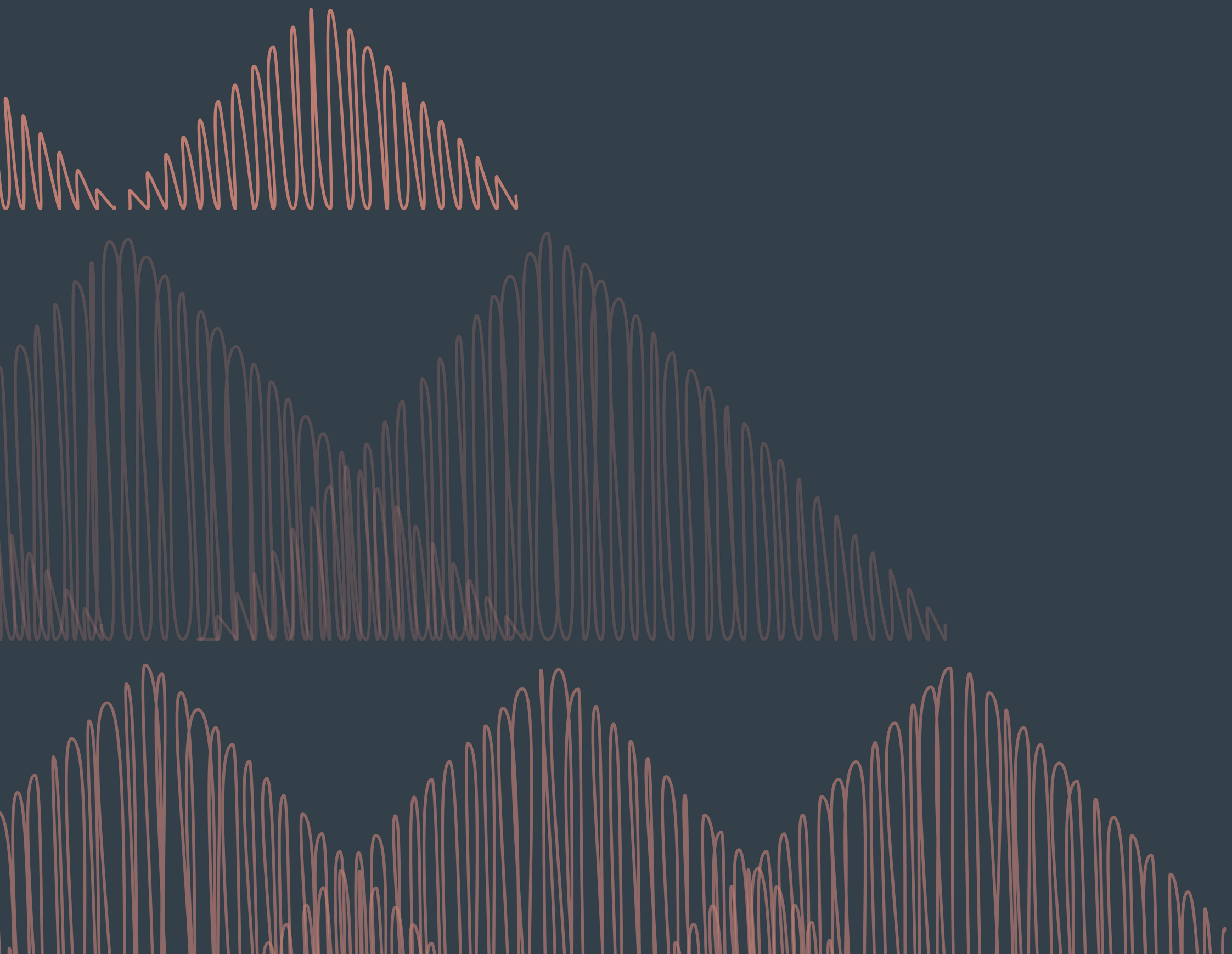


Aesthetic Details and Architectural Elegance in Every Corner of Your Home

Drawing on extensive experience and a creative vision, we present three residential models where quality of life and elegant spaces take shape. Each model has its own character and distinctive details, meeting your everyday needs and adding a new dimension of luxury to your life.

From standalone villas and duplexes to townhouses, the homes feature innovative facades, contemporary designs, and spacious architecture aligned with the concept of practical luxury. Here, you have the freedom to choose and the joy of settling in, with every home offering warmth, privacy, and relaxation from indoor amenities to green spaces.





Limited quantity available

MODEL





Limited quantity available

MODEL

C

Limited quantity available

BEDROOMS

5

BUILT-UP AREA

305m²

MODEL

C



Limited quantity available



Ground Floor
Area: 150.05 m²



First Floor
Area: 127.34 m²



Second Floor
Area: 28.04 m²



Limited quantity available

Ground Floor

1	Rear Garden	3	X	11.6	7	Bathroom	1.9	X	2.4
2	Kitchen	3.6	X	4.7	8	Guest Entrance	1.8	X	2.2
3	Bedroom	3.6	X	3.7	9	Majlis + Dining Room	9.3	X	3.6
4	Bathroom	1.9	X	2.35	10	Front Yard + Parking	11.15	X	7.85
5	Family Entrance	1.9	X	5.1	11	Side Garden	10.45	X	1
6	Living Room	4.2	X	4.9					

First Floor

1	Bedroom	3.6	X	4.7	6	Bathroom	2.45	X	1.9
2	Bathroom	1.8	X	2.35	7	Dressing Room	1.8	X	2.2
3	Rear Terrace	3.6	X	3.7	8	Master Bedroom Suite	4.35	X	3.8
4	Bathroom	1.9	X	2.45	9	Terrace	4.95	X	4
5	Bedroom	4.2	X	4.7					

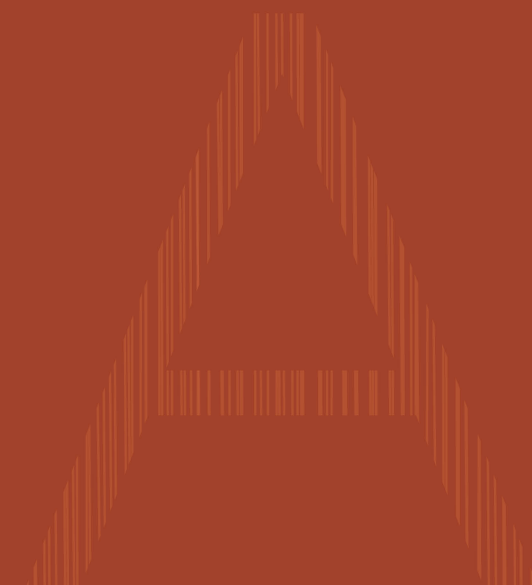
Second Floor

1	Housemaids Room	2.9	X	2.2	3	Rear + Side Terrace	10.75	X	9
2	Bathroom	1.4	X	2.4	4	Front Terrace	6.5	X	3.8
3	Laundry Area	1.1	X	3.1					



Sold out

MODEL





Sold out

MODEL

A



Sold out

BEDROOMS

3

BUILT-UP AREA

211m²

MODEL

A





Sold out



Ground Floor
Area: 107.28 m²



First Floor
Area: 87.19 m²



Second Floor
Area: 16.53 m²



Sold out

Ground Floor

1	Rear Garden	7.6	X	2.8	7	Bathroom	2.75	X	1.7
2	Outdoor Seating	3.6	X	5.85	8	Guest Majlis	4.2	X	3.8
3	Kitchen	3.6	X	3.8	9	Entrance	1.7	X	2.3
4	Bathroom	1.9	X	2.45	10	Front Yard + Parking	8	X	3.6
5	Living Room	4.2	X	3.8	11	Front Garden	3.3	X	2.2
6	Dining Room	3.8	X	3.45					

First Floor

1	Bedroom	3.6	X	3.8	5	Dressing Room	2.75	X	1.8
2	Bathroom	2.45	X	1.9	6	Bathroom	2.75	X	1.7
3	Bedroom	4.2	X	3.65	7	Terrace	2.9	X	4.2
4	Master Bedroom Suite	3.95	X	3.8					

Second Floor

1	Laundry Area	11	X	3.1	3	Rear Terrace	4.2	X	5.85
2	Front Terrace	8	X	7.55					

Sold out

MODEL





Sold out

BEDROOMS

4

BUILT-UP AREA

225 m²

MODEL

B

Sold out

MODEL

B



Sold out



Ground Floor
Area: 121.72 m²



First Floor
Area: 87.19 m²



Second Floor
Area: 16.52 m²



Sold out

Ground Floor

1	Rear Garden	3	X	9.6	7	Bathroom	2.75	X	1.7
2	Kitchen	3.6	X	3.8	8	Guest Majlis	4.2	X	3.8
3	Ground-floor Bedroom	3.6	X	3.6	9	Entrance	1.7	X	2.3
4	Bathroom	1.9	X	2.45	10	Front Yard + Parking	8.4	X	5.6
5	Living Room	4.2	X	3.8	11	Front Garden	3.3	X	3.8
6	Dining Room	3.45	X	3.8					

First Floor

1	Bedroom	3.6	X	3.8	5	Master Bedroom	3.95	X	3.8
2	Bathroom	1.9	X	2.45	6	Dressing Room	2.75	X	1.8
3	Rear Terrace	3.8	X	3.8	7	Bathroom	2.75	X	1.7
4	Bedroom	4.2	X	3.65	8	Terrace	3.9	X	4.2

Second Floor

1	Laundry Area	11	X	3.1	3	Rear Terrace	5.85	X	4.2
2	Front Terrace	8	X	7.1					



Quality and Trust Built for You, Made to Last

In Sadu Al Mashriqiyah, our journey with you does not end when your home is handed over. We continue what we began through a clear and comprehensive warranty system giving you lasting confidence and peace of mind down to the smallest detail.

Warranties

Structural Framework	10 years
Waterproofing + Thermal Insulation	10 years
Sanitary Accessories	1 year
Paintwork	1 year
Doors + Aluminum Works	1 year
Electrical + Plumbing installations	1 year
Flooring	1 year
Water Tanks	1 year



Telad Real Estate is a subsidiary of Sakaf Holding Group, headquartered in Riyadh.

Since our establishment in 2020, we have specialized in developing integrated real estate destinations centered on responsible development, supporting urban growth and aligning with Saudi Vision 2030 and Quality of Life programs.

At Telad, we believe a home is more than a building – it is a destination alive with belonging, comfort, and growth. Based on this belief, we are committed to developing innovative residential projects that combine modernity, functionality, and local identity to meet the evolving needs of Saudi society.

Today, Telad is a trusted partner in shaping the future of housing in the Kingdom through excellence in planning, infrastructure, and customer experience. We pursue one clear goal: to develop distinctive residential communities where stories of home and life begin.



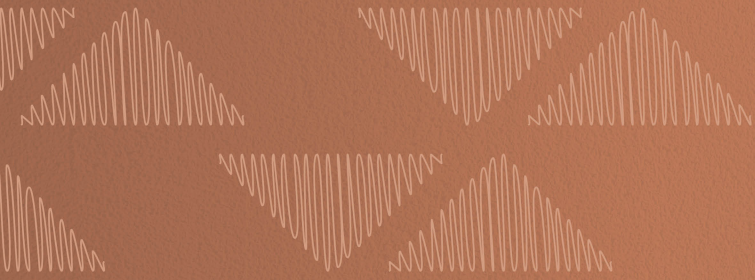
A Life We Build

At NHC, we take pride in developing destinations that provide a better life for everyone today and tomorrow. We do not merely meet established quality standards – we exceed them.

Since 2016, we have embarked on a journey to build sustainable infrastructure for vibrant destinations and urban spaces that redefine the art of living.

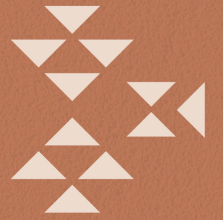
Our destinations surround residents and visitors with every dimension of seamless living through thoughtful planning that places key locations and amenities just minutes away, including shopping centers and green spaces, enriching the character and diversity of everyday life.

In everything we build, we are committed to fostering urban prosperity where individuals and families thrive. We create transformative experiences that lead them toward a future investment whose value grows over the years.



سدو المشرقية

SADU ALMASHRAQIA



Click here 

92 000 6044 

info@teladco.sa @

www.teladco.sa 

@telad_co 