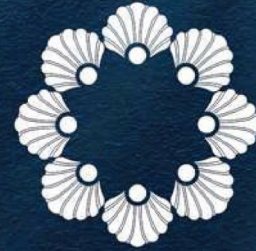


درة السدن



Al Sadan Destination offers a home that understands your needs and provides all the essentials of life for your family, along with a wide range of entertainment and leisure amenities located just minutes away from your home. Al Sadan Destination also enjoys a strategic location south of Jeddah, providing quick and convenient access to



Educational Facilities



Mosques



Healthcare Facility



Commercial Facilities



Parks





Durrat Al Sadan

Durrat Al Sadan offers tranquility and privacy within an elegant lifestyle. It has been creatively designed in a contemporary style that blends modern architecture with authenticity, with careful consideration given to the distribution of its architectural components, natural areas, residential units of various sizes, integrated infrastructure, and diverse recreational facilities.

Durrat Al Sadan comprises **609** villas, surrounded by schools, mosques, parks, recreational areas, and commercial outlets.



Durrat Al Sadan

With a clear, far-reaching vision, it brings together many elements of beauty, ambition, and refined taste. We have created a life for you filled with joyful moments and the prosperity of generations to come, all brought together in one place a place that embraces your future through every detail of its impressive buildings and attractive, interconnected road network.

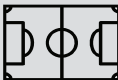
Durrat Al Sadan

In the heart of Jeddah and in an ideal location, just 20 minutes from King Abdulaziz University, Durrat Al Sadan was designed to provide you and your family with a harmonious environment, a safe atmosphere, and attractive amenities that meet your aspirations.



10 minutes

Beach



35 minutes

Al Jawhara Stadium



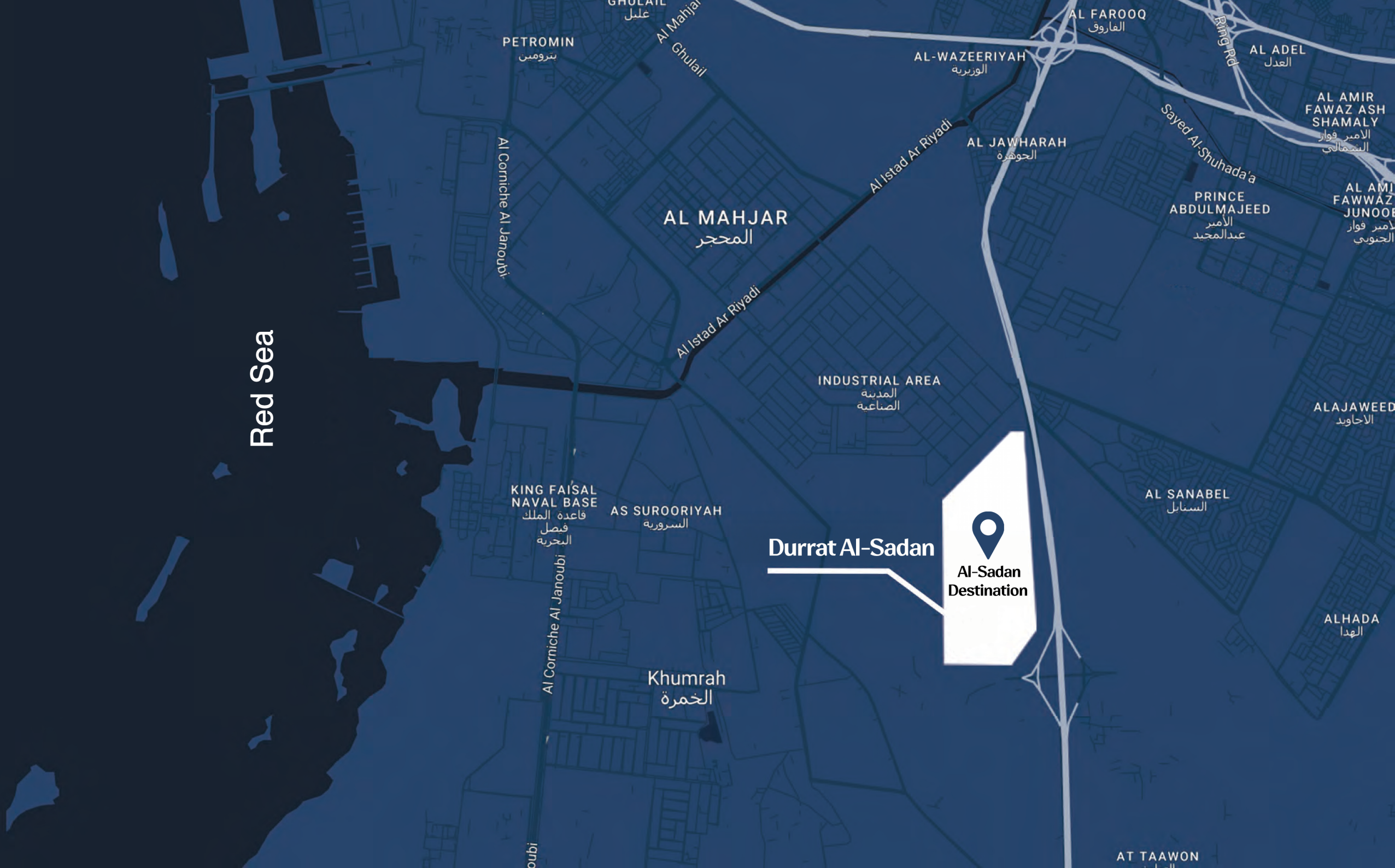
20 minutes

King Abdulaziz University



60 minutes

Mosque in Makkah





Durrat Al Sadan

Durrat Al Sadan features fully integrated infrastructure, including excavation and civil works for site preparation, road and pavement construction, a sewage network, stormwater and rainwater drainage systems, in addition to mechanical works and electrical services, including street-lighting poles.

Achieving the highest standards of quality of life through green spaces and recreational facilities.

262,200 m²

Project Area

153,858 m²

Total Built-up Area

609

Residential Units





Model 1 (Dana Villa)

4	259.62	296
Bedrooms	Area	Number of Units

Model 1 (Dana Villa)

First Floor 111m²



1	Master Bedroom Suite	3.60 × 4.36	5	Bathroom 1	1.70 × 2.40
2	Master Bathroom	2.55 × 1.70	6	Bedroom 2	3.60 × 4.00
3	Dressing Room	2.55 × 1.80	7	Bedroom 3	4.00 × 3.80
4	Bedroom 1	3.79 × 4.00	8	Shared Bathroom	1.70 × 2.45

Model 1 (Dana Villa)

Ground Floor 114m²



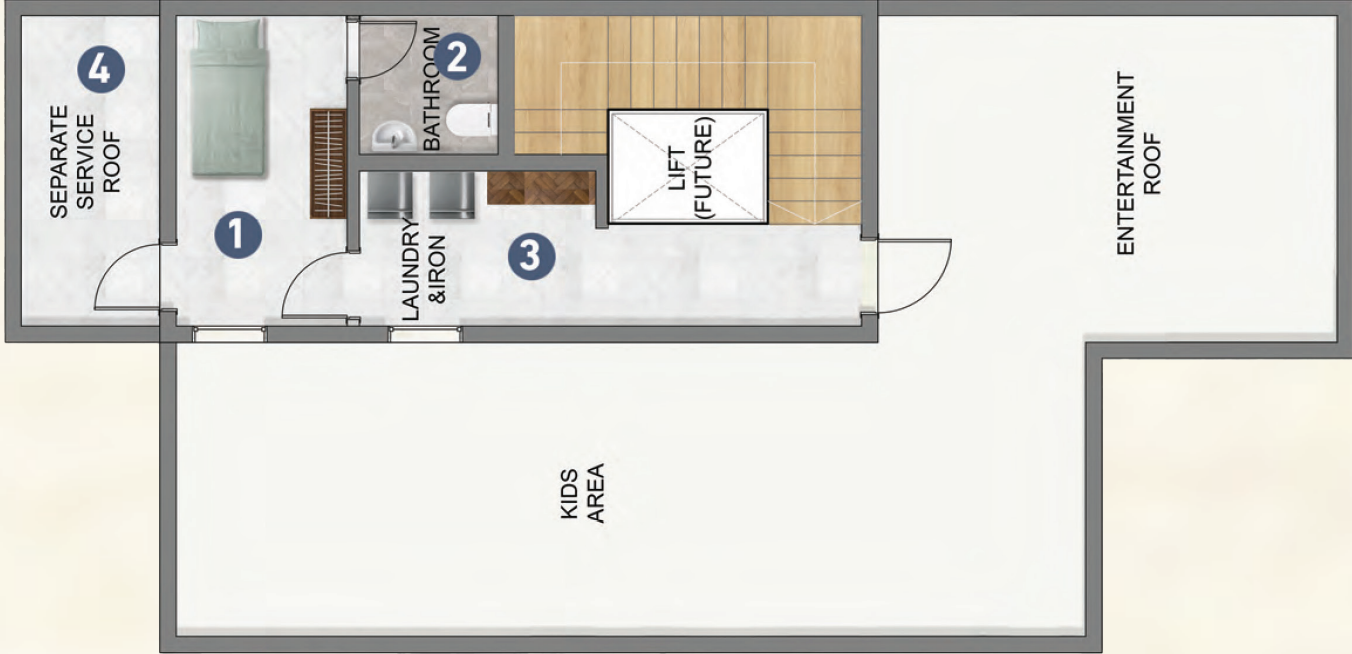
1	Dining Area	4.32 × 5.05	6	Bathroom 2	1.70 × 1.20
2	Bathroom 1	1.20 × 1.80	7	Wash sink Area 2	1.70 × 1.20
3	Wash sink 1	1.25 × 2.00	8	Kitchen	4.00 × 3.80
4	Men's Majlis	5.64 × 4.00	9	Car Parking	6.00 × 3.00
5	Women's Majlis	4.15 × 3.60	10	Front Garden	19.5 m²
			11	Rear Garden	43.3 m²



Conceptual Renderings

Model 1 (Dana Villa)

Upper Floor 34m²



1	Maid's Room	2.10 × 3.80
2	Maid's Bathroom	1.70 × 1.70
3	Clothing Storage Room	2.95 × 1.90
4	Service Yard	1.70 × 3.80



Conceptual Renderings



Model 2 (Pearl Villa)

3	225.68	242
Bedrooms	Area	Number of Units

Model 2 (Pearl Villa)

First Floor 102m²



1	Master Bedroom Suite	4.59 × 5.65	5	Bathroom 1	1.70 × 2.40
2	Master Bathroom	2.40 × 1.70	6	Bedroom 2	3.60 × 3.60
3	Dressing Room	1.70 × 3.60	7	Bedroom 2	2.40 × 1.70
4	Bedroom 1	3.60 × 3.75			

Model 2 (Pearl Villa)

Ground Floor 105m²



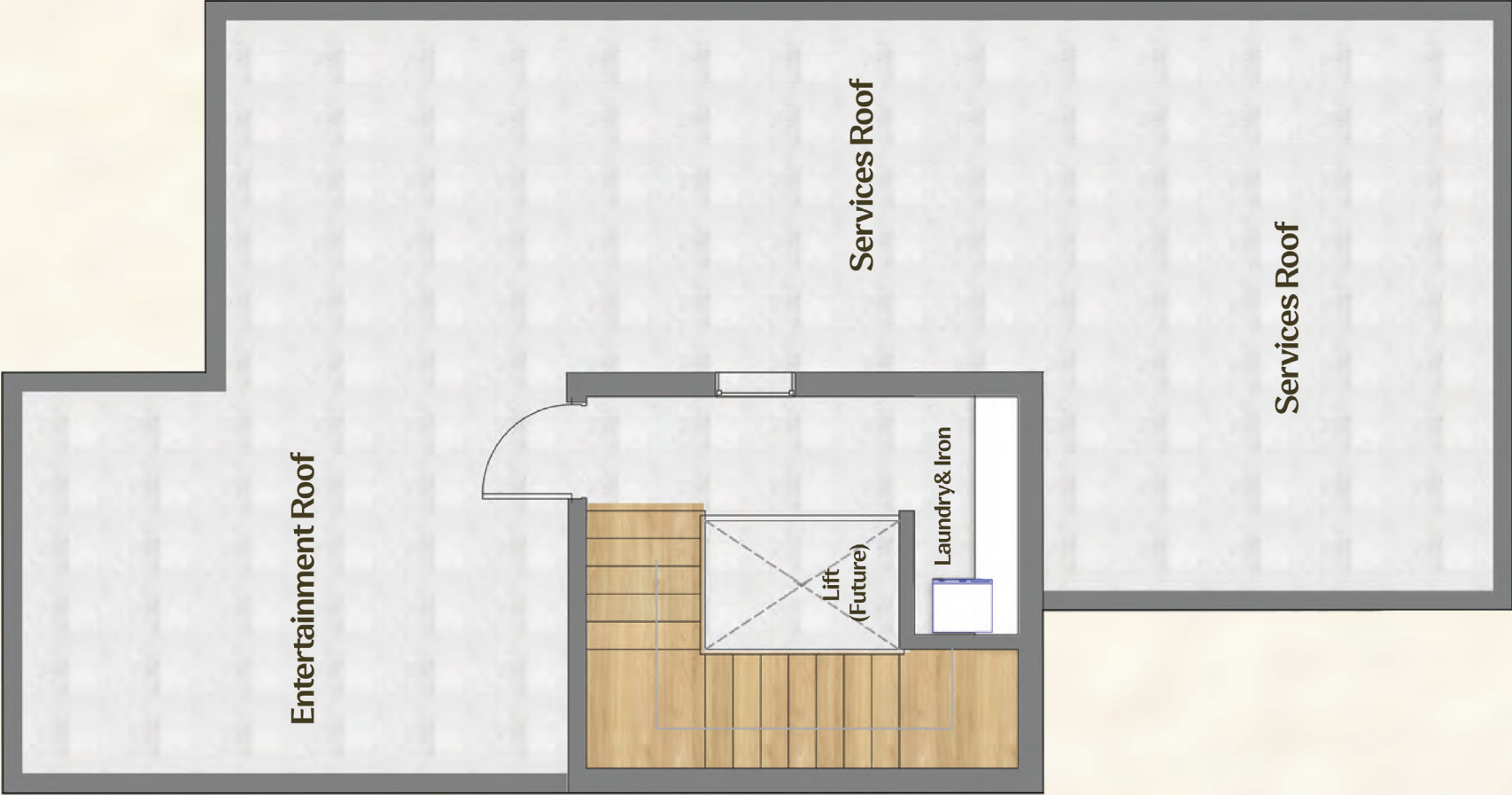
1	Men's Majlis	4.59 × 3.70	6	Bathroom 2	1.20 × 1.50
2	Bathroom 1	1.40 × 1.80	7	Wash sink Area 2	1.20 × 0.99
3	Wash sink 1	1.30 × 1.80	8	Kitchen	4.06 × 3.75
4	Dining Area	4.61 × 3.75	9	Car Parking	5.97 × 3.30
5	Women's Majlis	3.35 × 3.60	10	Front Garden	18 m²
			11	Back Garden	48.3 m²



Conceptual Renderings

Model 2 (Pearl Villa)

Upper Floor 17.63 m²





Conceptual Renderings



Sold out

Model 3 (Emerald Villa)

2	212.06	71
Bedrooms	Area	Number of Units

Sold out

Model 3 (Emerald Villa)

Ground Floor 89 m²



1	Master Bedroom Suite	4.59 × 5.65	5	Bathroom 1	1.70 × 2.40
2	Master Bathroom	2.40 × 1.70	6	Terrace	3.50 × 3.60
3	Dressing Room	1.70 × 3.60			2.50 × 1.60
4	Bedroom 1	3.60 × 3.75			

Model 3 (Emerald Villa)

Ground Floor 105 m²



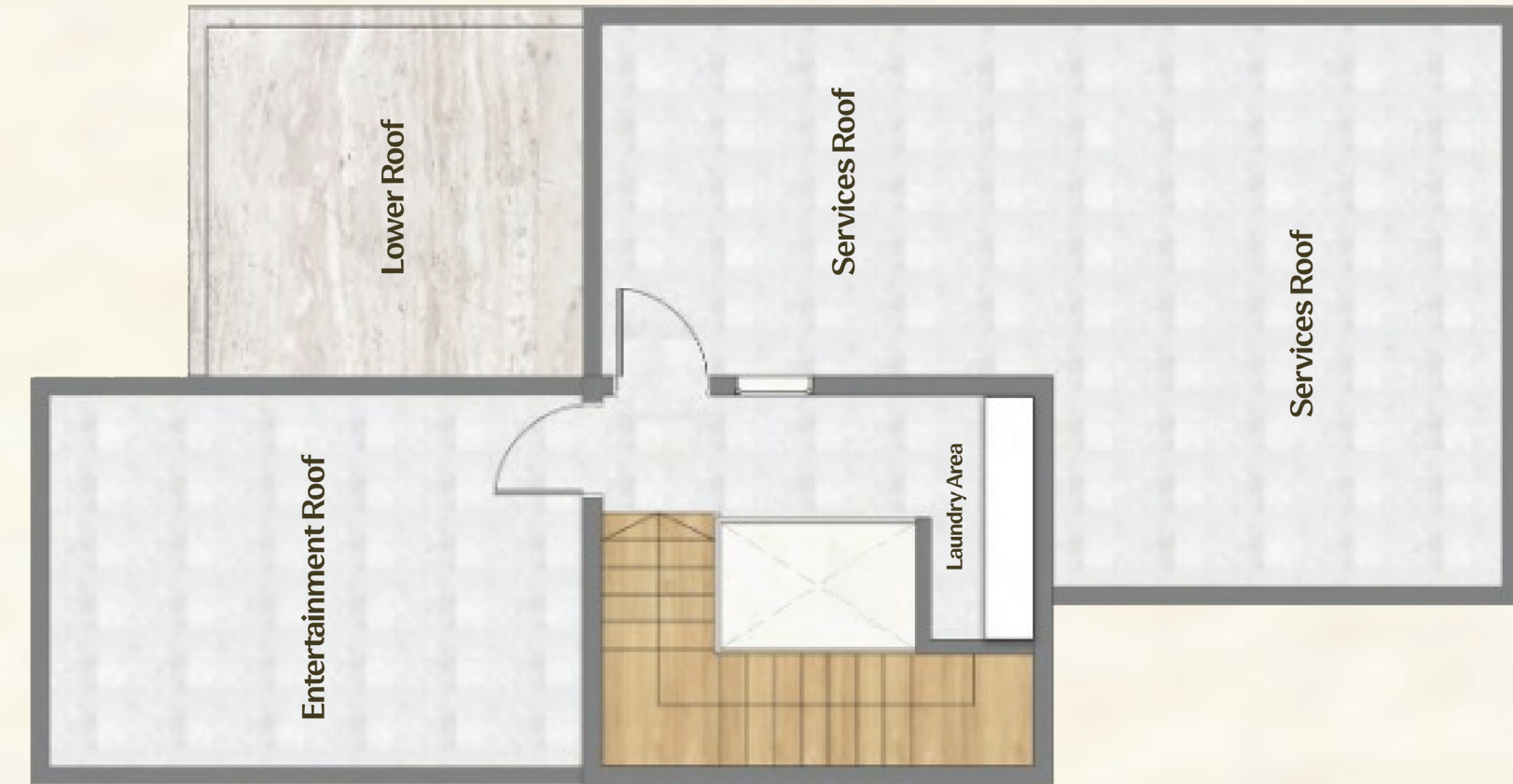
1	Men's Majlis	4.59 × 3.70	6	Bathroom 2	1.20 × 1.50
2	Bathroom 1	1.40 × 1.80	7	Wash sink 2	1.20 × 0.99
3	Wash sink 1	1.30 × 1.80	8	Kitchen	4.06 × 3.75
4	Dining Area	4.61 × 3.75	9	Car Parking	5.97 × 3.30
5	Women's Majlis	3.35 × 3.60	10	Front Garden	18 m ²
			11	Back Garden	48.3 m ²



Sold out

Model 3 (Emerald Villa)

Upper Floor 17.5 m²



Conceptual Renderings



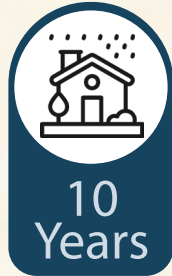
Conceptual Renderings



Warranties:



Structural Frame



Waterproofing



Electromechanical
Works (MEP)



Electrical Installations

Architectural Specifications [Finishes]:



Flooring: Anti-slip ceramic / porcelain tiles, 60 × 30 cm, locally manufactured, imported, or UAE-made (RAK).



Walls: Water- and slip-resistant ceramic / porcelain tiles, with moisture-resistant plastic paint, locally manufactured, imported, or UAE-made (RAK).



Ceilings: Washable plastic paint / moisture-resistant gypsum boards with plastic paint finish, locally manufactured or imported.

Doors: **Garage Door:** High-quality BI-FOLD garage door system.
Internal Doors: WPC wooden doors or UPVC doors with high-quality accessories.
Entrance Door: Reinforced steel or aluminum door in a color suitable for the beneficiary.
External Doors: Metal, aluminum, or UPVC, locally manufactured or imported, in a color suitable for the beneficiary.



We take pride in developing destinations that enable everyone to enjoy a better life today and tomorrow. That is why we do not merely meet conventional quality standards; we go beyond them to achieve a higher level of excellence. Since **2016**, we have embarked on a journey to build sustainable infrastructure, vibrant environments, and urban spaces that redefine the art of living.

We design our destinations to provide residents and visitors with every aspect of seamless living through thoughtful planning that places essential public amenities within easy reach from shopping centers to green spaces enriching everyday life and its diverse experiences.

In everything we build, we strive to create thriving urban communities where individuals and families can prosper, delivering transformative experiences that enhance their quality of life and lead them confidently into the future through investments that grow in value over the years.



A Project by TELAD

About the Developer

Telad Real Estate brings more than two decades of experience in construction and real estate development. Building on the extensive expertise gained over these years, the company officially embarked on its new journey in 2020.

Telad focuses on reimagining the concept of modern living by developing vibrant real estate communities that feature a diverse range of residential, commercial, and entertainment facilities, designed in a contemporary style that ensures quality.



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