







## 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.

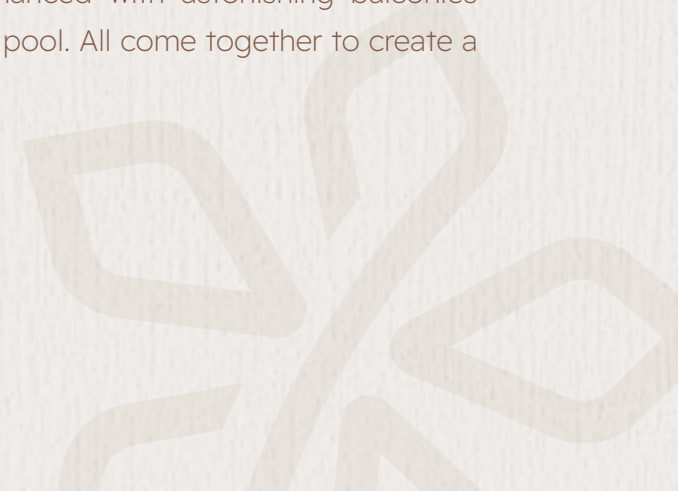


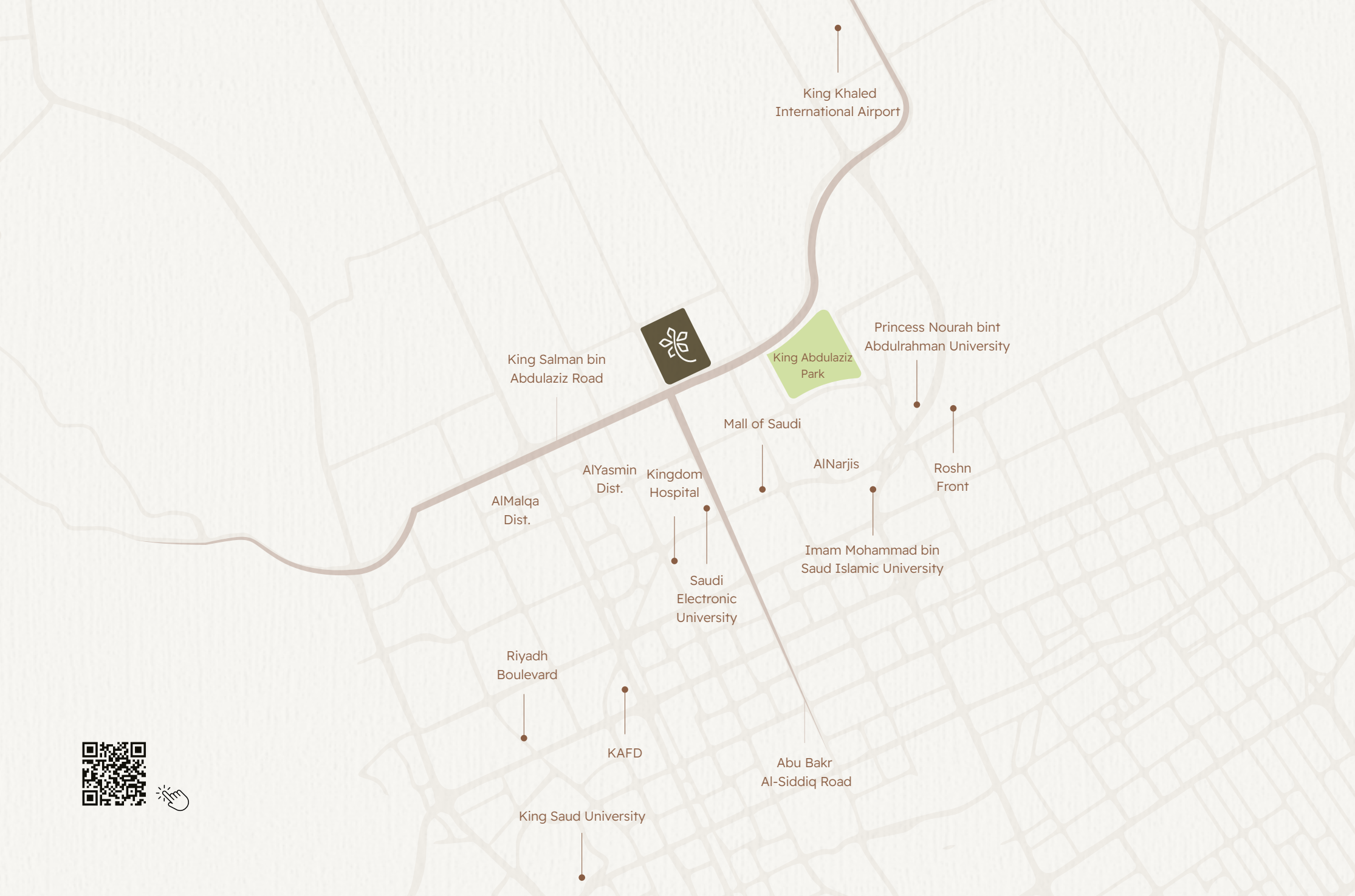
The light and water in thriving gardens

### **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



## Fronts with a Touch of Elegance

The exterior fronts are what first welcome you to your place with their innovation, elegance, and modernity. Complemented by lights that shine during the tranquil evenings and add a touch of magnificent modern aspect.

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.

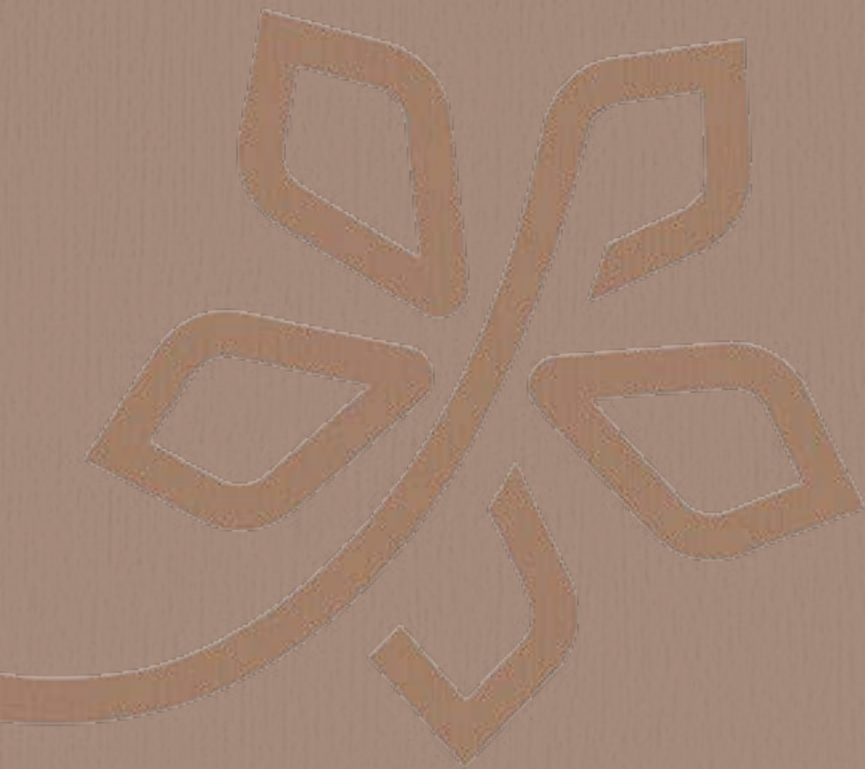


## A Balcony Overlooking Life

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

## A Grander 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



# Master Plan



Lands Sizes	Number of Units
A=364	A=1
B=308	B=20
C=362	C=1
D=308	D=2

# A

## Corner Villa Model

**364m<sup>2</sup>**  
Land Size

**429m<sup>2</sup>**  
Total Building Area

**24.5m<sup>2</sup>**  
Pool Size

**2.5m<sup>2</sup>**  
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

**210m<sup>2</sup>**

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

**152.60m<sup>2</sup>**

Total Building Area for the First Floor

**4**

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

**66,4m<sup>2</sup>**

Total Building Area for the Second Floor

**1**

Master Bedroom



# B

## Villa Model

308m<sup>2</sup>

Land Size

446,20m<sup>2</sup>

Total Building Area

24.5m<sup>2</sup>

Pool Size

2.5m<sup>2</sup>

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

**210m<sup>2</sup>**

Total Building Size for the 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

**152.60m<sup>2</sup>**

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

**83,6m<sup>2</sup>**

Total Building Area for the Second Floor

**1**

Master Bedroom

# C

## Corner Villa Model

362m<sup>2</sup>

Land Size

429m<sup>2</sup>

Total Building Area

24.5m<sup>2</sup>

Pool Size

2.5m<sup>2</sup>

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

**210m<sup>2</sup>**

Total Building Size for the 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

**152.60m<sup>2</sup>**

Total Building Area for the First Floor

**4**

Rooms



## Second Floor Sizes

Master bedroom	4.5 x 4.3
Master's toilet	5.31 x 2.0
Dressing room	2.1 x 4.31

**66,4m<sup>2</sup>**

Total Building Area for the Second Floor

**1**

Master Bedroom



# D

## Villa Model

308m<sup>2</sup>

Land Size

445m<sup>2</sup>

Total Building Area

24.5m<sup>2</sup>

Pool Size

2.5m<sup>2</sup>

Number of Floors



### Ground 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

**210m<sup>2</sup>**

Total Building Size for the 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

**152.60m<sup>2</sup>**

Total Building Area for the First Floor

**4**

Rooms



## Second Floor Sizes

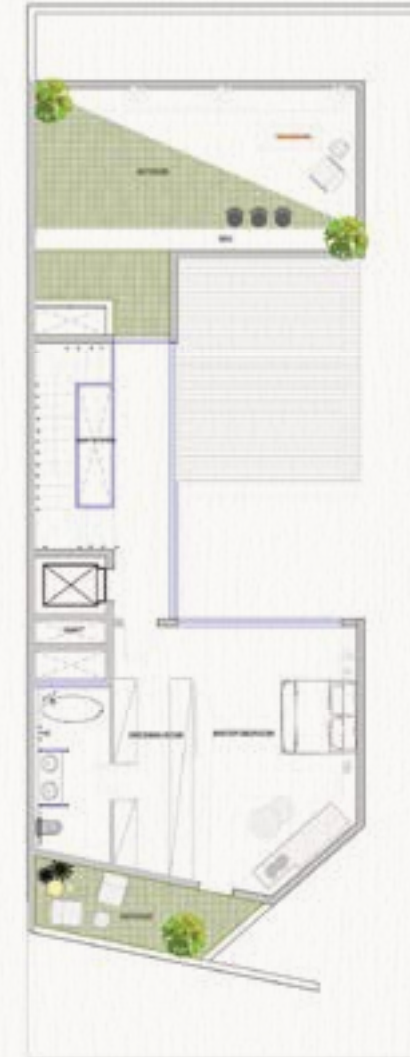
Master bedroom	6.79 x 4.3
Master's toilet	4.33 x 1.9
Dressing room	5.2 x 2.1

**83.6m<sup>2</sup>**

Total Building Area for the Second Floor

**1**

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  Porcelain wallpapers size 60x60cm and a thickness of 10mm for the top majlises and CPS flooring with a wooden look	1 year
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.



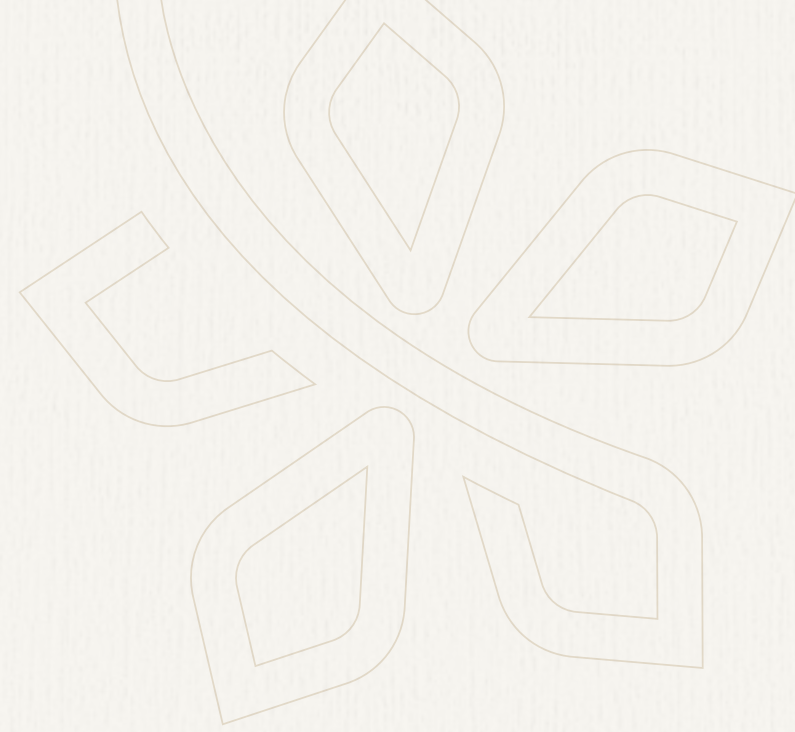


## Thabat Construction

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.

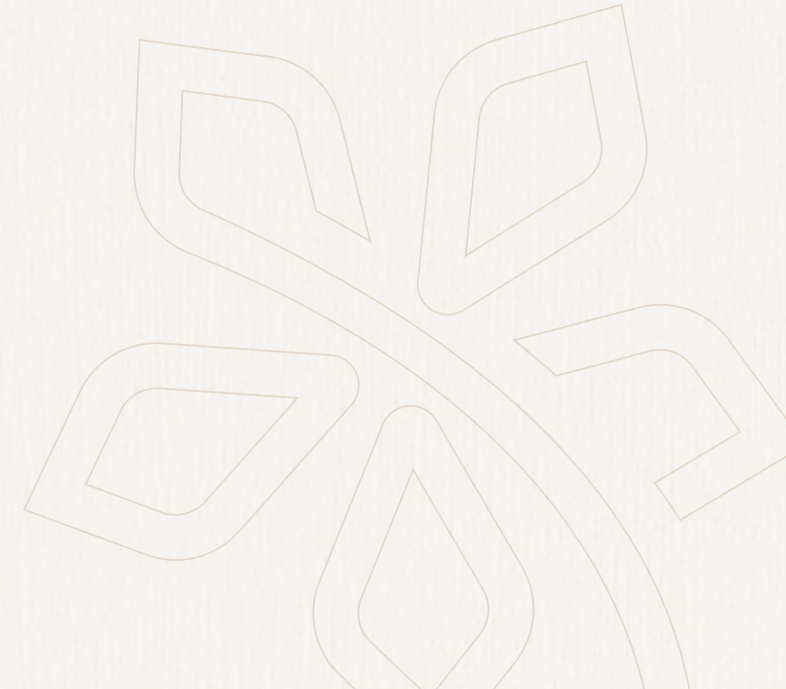




## Al Muhaidib Group

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.







