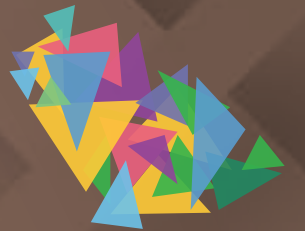


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شركة جودة الحياة العقارية
LIFE QUALITY REAL ESTATE

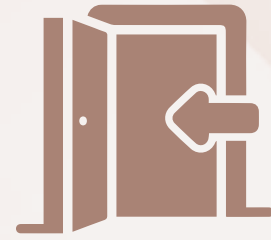


**SELECTIVE
BUSINESS**

SELECTIVE BUSINESS

- ▶ **Selective Business** is a unique office building that boasts a modern and stylish design. It provides a serene environment, perfect for those seeking privacy and independence.
- ▶ This setting is ideal for professionals and businesses that prioritize a quiet and undisturbed workspace, allowing for optimal concentration and productivity. The building's architecture and facilities are tailored to enhance the work experience, making it a distinctive choice for discerning tenants.





Ease of Entry and Exit

Thanks to its thoughtfully designed entrance and exit areas that allow for smooth traffic flow. This makes accessing and leaving the offices a comfortable and efficient experience, without any traffic congestion.



Luxurious Design

Reflects elegance and distinction, with complete privacy for each office, ensuring each tenant has their own private space to enjoy independence. For comfort and relaxation, the building includes a spacious outdoor courtyard adorned with an attractive green area, where tenants can eat their favorite meals or enjoy a cup of coffee in a calm and relaxing atmosphere.



A Limited Number of Offices

This makes it ideal for those who prefer a less crowded and more focused work environment. There are no retail stores inside or near the building, ensuring there is no disturbance or congestion, especially in the parking areas which are ample for all tenants.

Tenants are carefully selected to ensure their business operations are as smooth as possible, contributing to maintaining a quiet and professional atmosphere in the building. This place is not just an office building; it is a complete environment that supports creativity and productivity, making it the ideal place for those looking for a space that inspires them and supports their professional progress.

SITE SCOPE

- ▶ Enjoy a prime strategic location overlooking **Anas Ibn Malik Road** and the intersection of **Prince Faisal bin Bandar bin Abdulaziz Road** in the **Al Narjis neighborhood**. This site offers views of vital streets and facilitates access to major roads such as **King Salman Road** and **Al Thumama Road**, making travel to the eastern and northern parts of Riyadh smooth and swift. Additionally, the location is just **13 minutes away from King Khalid International Airport**, making it ideal for businesses that require frequent interactions with partners and clients from outside the city.

PROJECT LOCATION



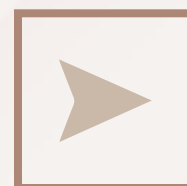
West

Uthman Ibn Affan Rd



North

Anas bin Malik Road



East

Prince Faisal Ibn Bandar Ibn Abdulaziz Rd



South

Thumama Road



The background features a complex geometric pattern of overlapping, semi-transparent shapes in various shades of brown and tan, creating a textured, layered effect. A thin, solid pink border frames the entire composition.

GENERAL INFORMATION



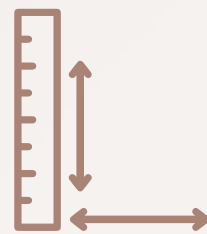
GENERAL INFORMATOIN

- ▶ Land Area: 1,111 sqm
- ▶ Leasable Area: 982.5 sqm



BUILDIND COMPONENTS

 Five offices

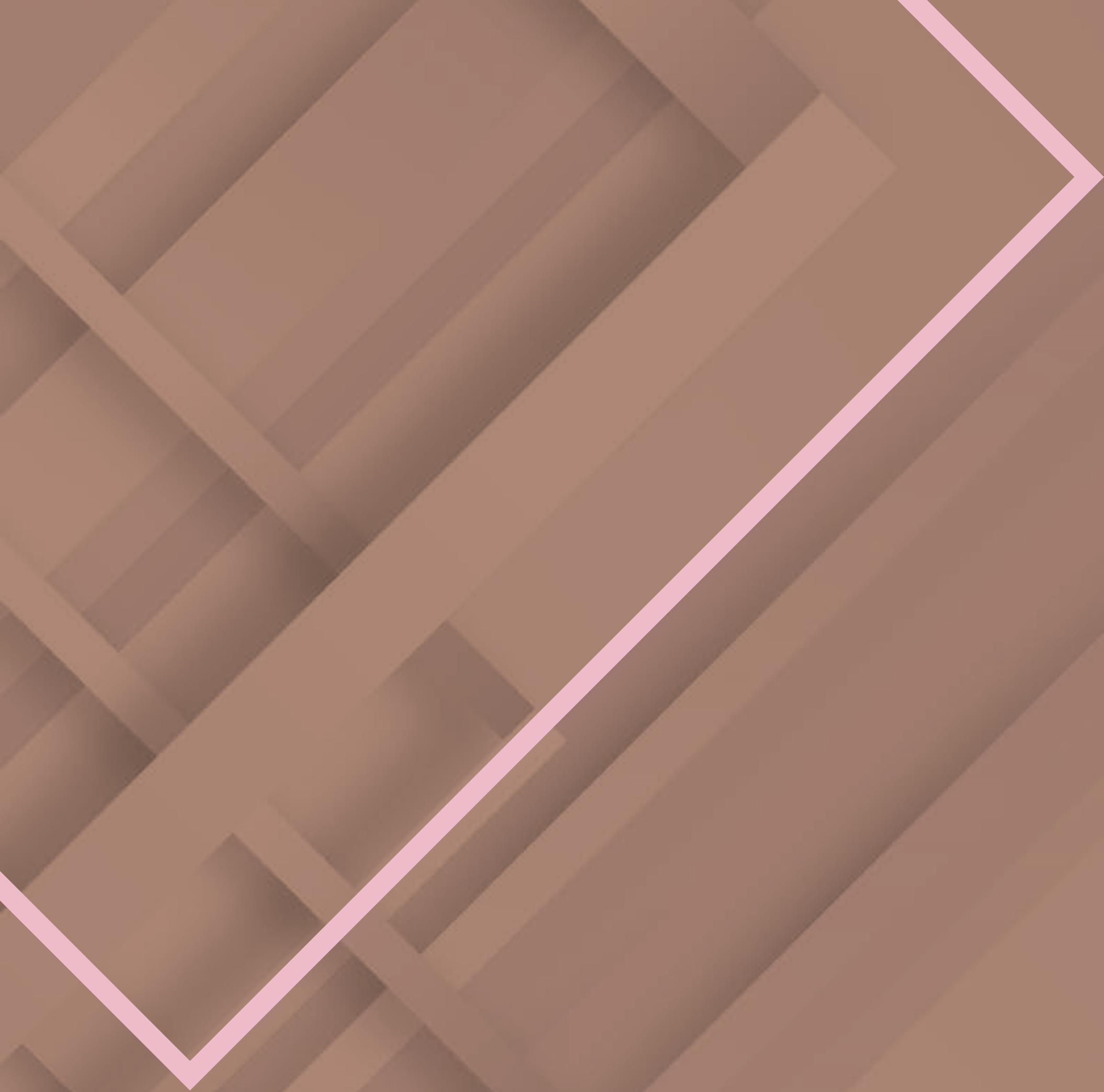


ADDITIONAL INFORMATION

 Parking spaces: 18 cars

 Elevators: 2





AREA

INFORMATION

UNITS INFORMATION

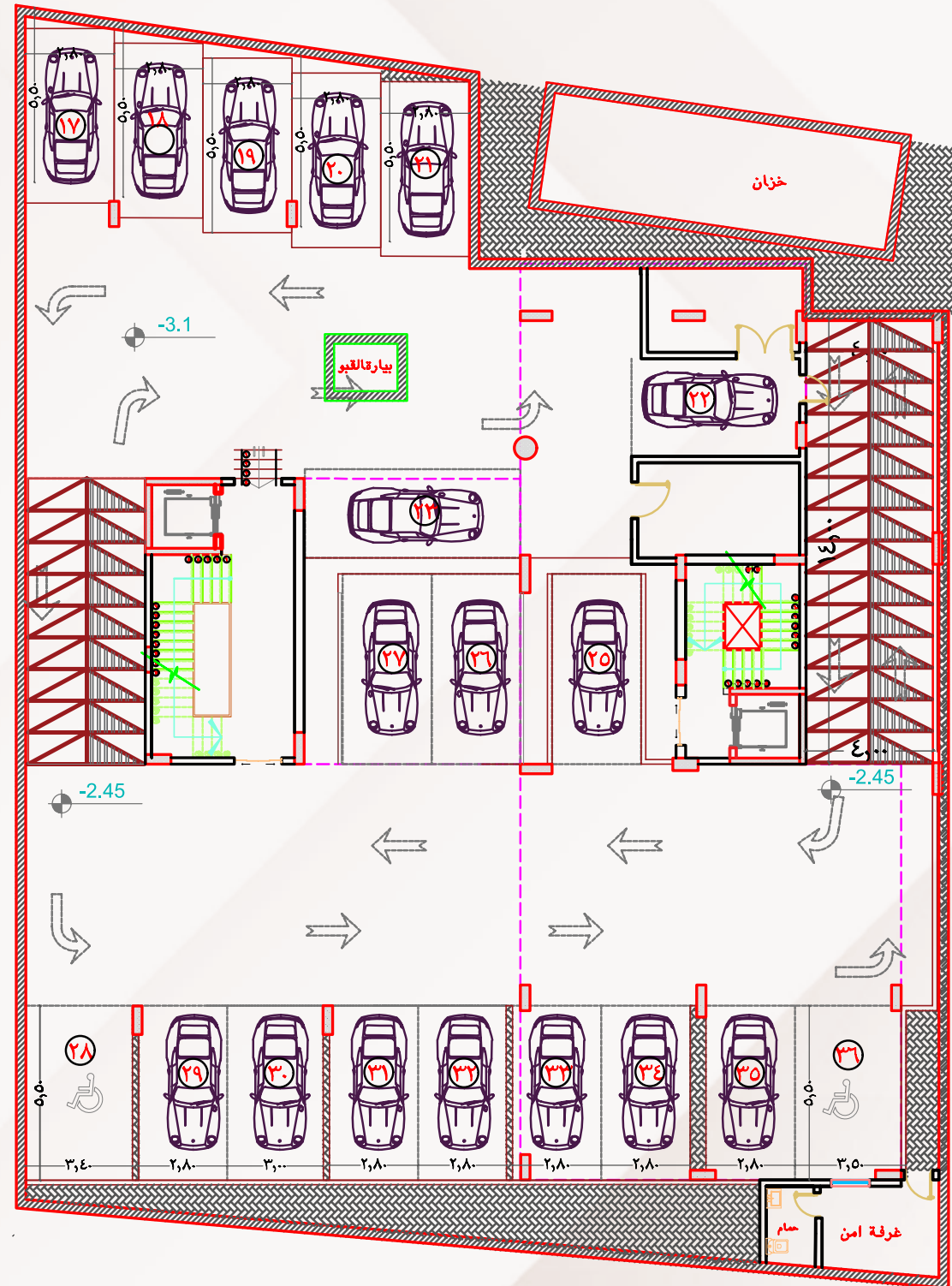
UNIT AREA	sqm
Ground Floor Office	91.57
Office No.2	157.07
Office No.3	178.87
Office No.4	148.75
Office No.5	151.00



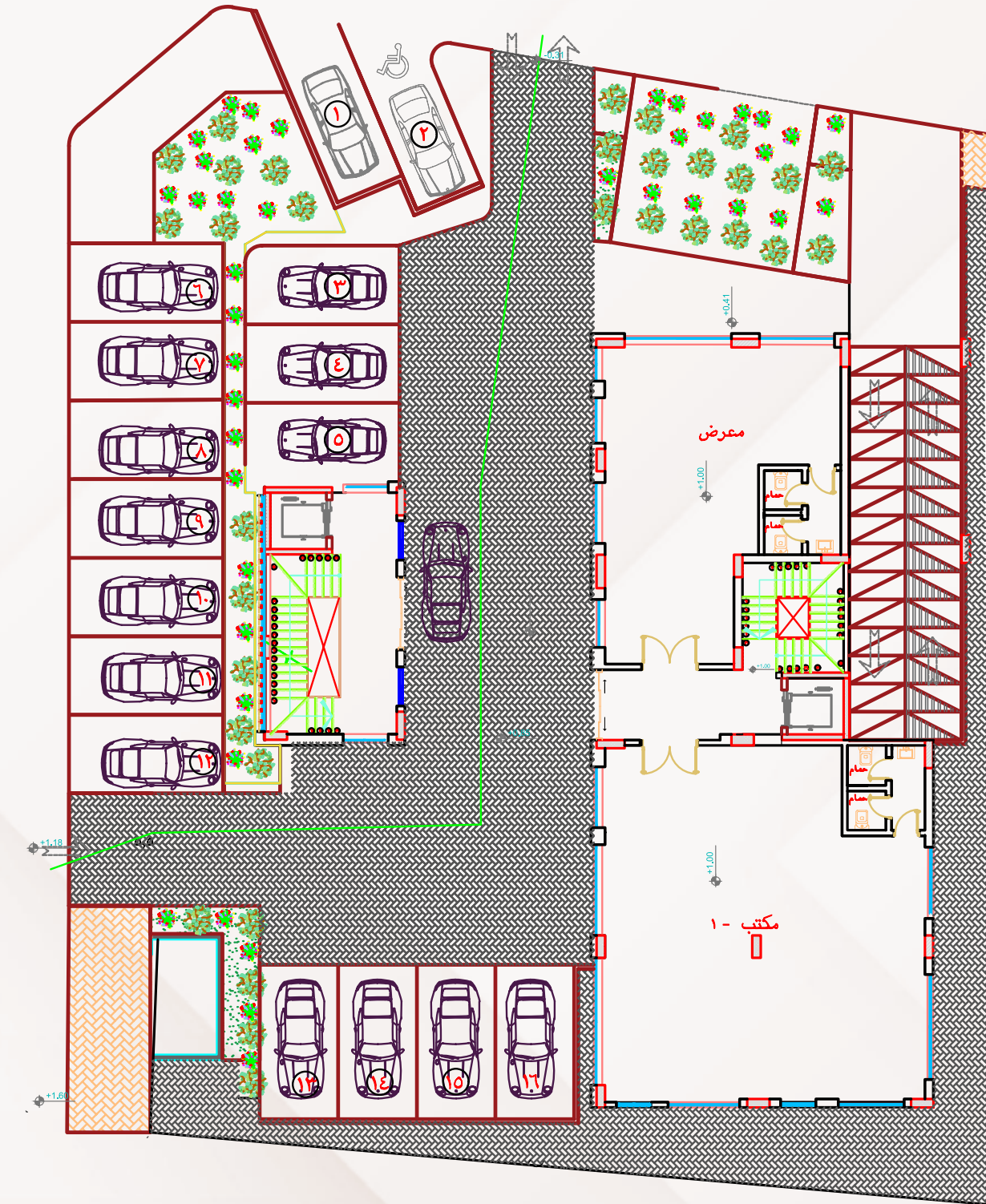
UNIT

LAYOUTS

BASEMENT & GROUND FLOORS

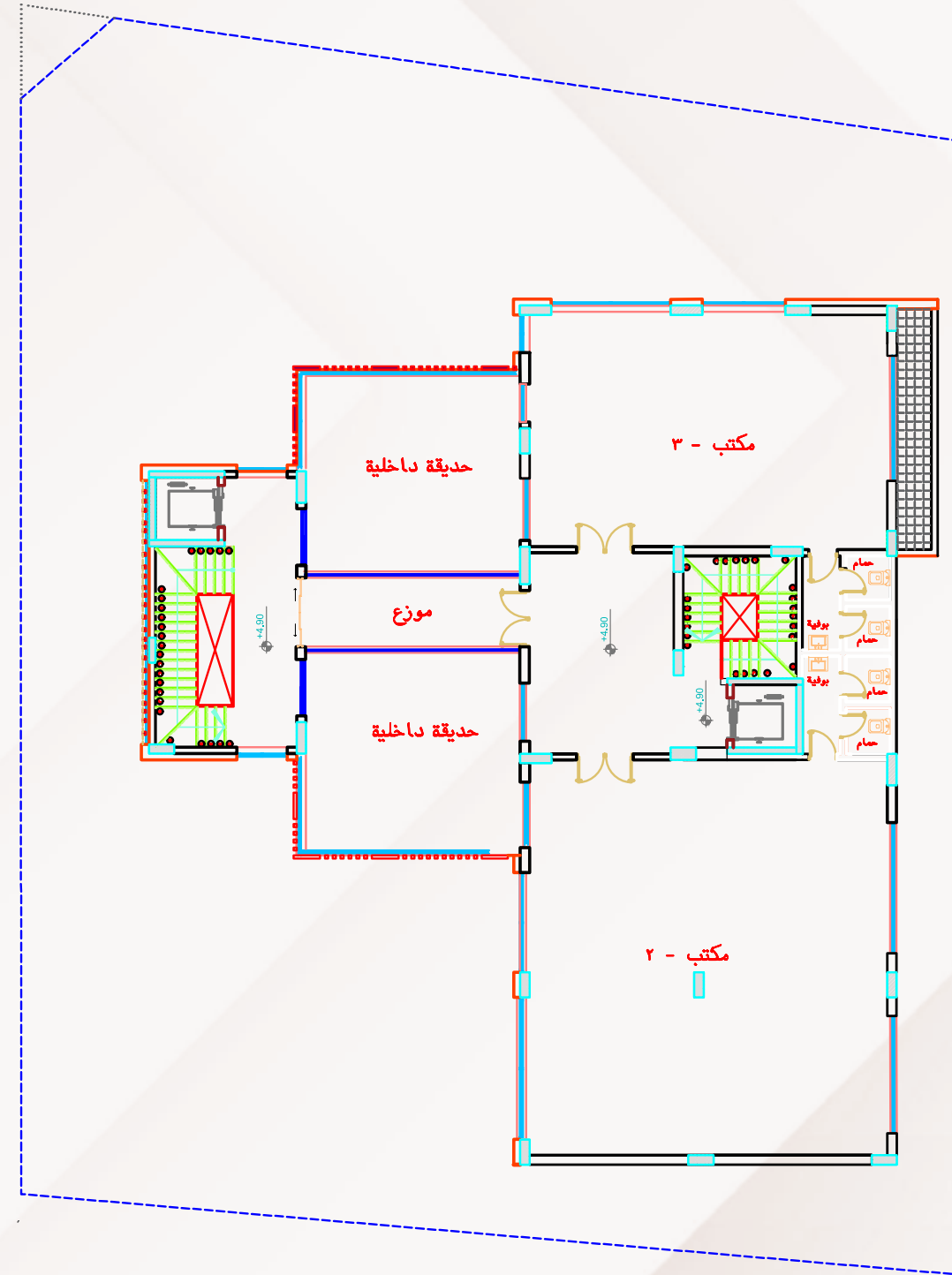


BASEMENT FLOOR

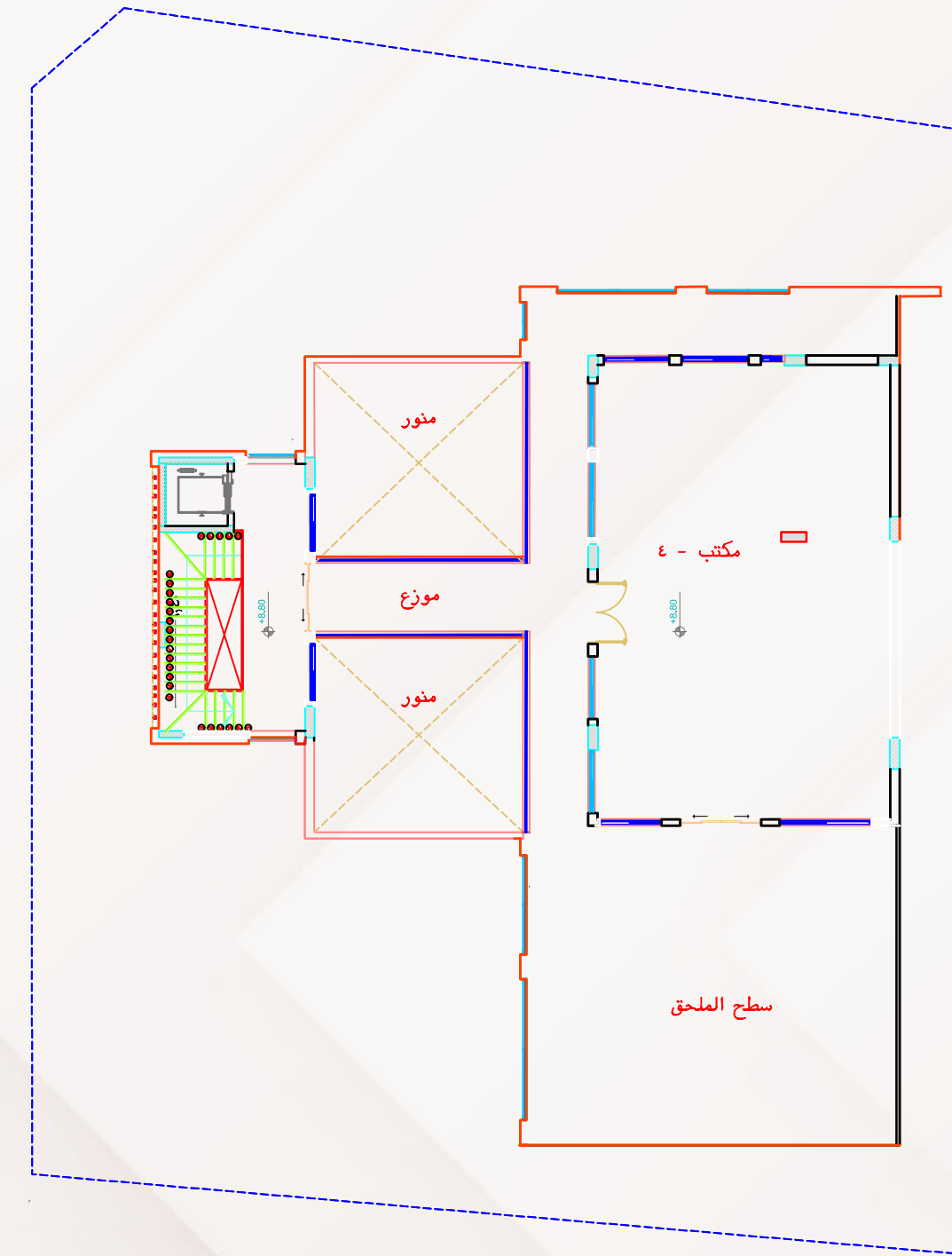


GROUND FLOOR

FIRST & TYPICAL FLOORS

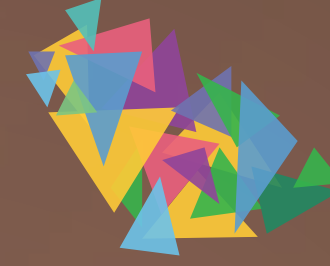


FISRT FLOOR



TYPICAL FLOORS

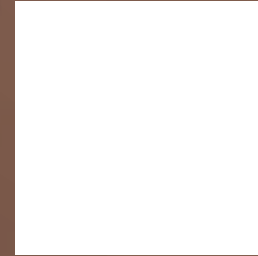
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SELECTIVE BUSINESS



Contact info:

Contact@nama-re.com

www.nama-re.com