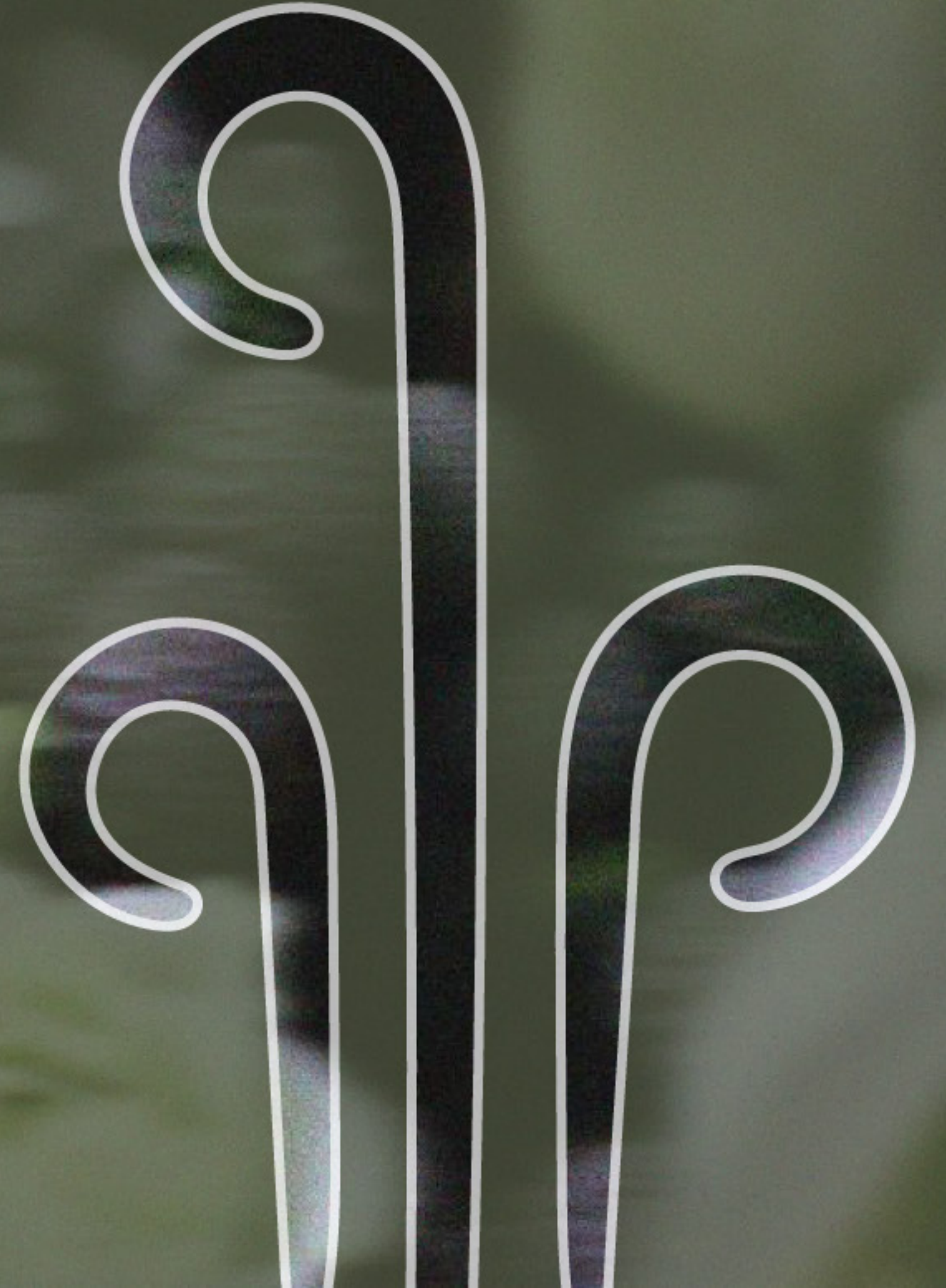


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BREATHES  
BUSINESS HUB



# BREATH BUSINESS HUB

 **Breath Business Hub** A Unique Experience in the World of Business and Innovation

 **Breath Business Hub** offers a smart and modern building that breathes freely, combining modern technologies with unique engineering design to enhance user experience and efficiency.

 **Natural ventilation:** The engineering design, allowing effective ventilation, reduces the sense of congestion and promotes the flow of fresh air, creating a comfortable and refreshing environment inside the building.

 **Green elements:** Adds a touch of tropical charm, enhancing tranquility and harmony with the interior environment.



# BREATH

## BUSINESS HUB



**Water elements:** The building features intricate water elements, creating a serene and comfortable atmosphere, contributing to the improvement of psychological well-being for occupants and visitors.



**Sun rays:** The building takes full advantage of sunlight for natural lighting and stimulating positive energy within the spaces.



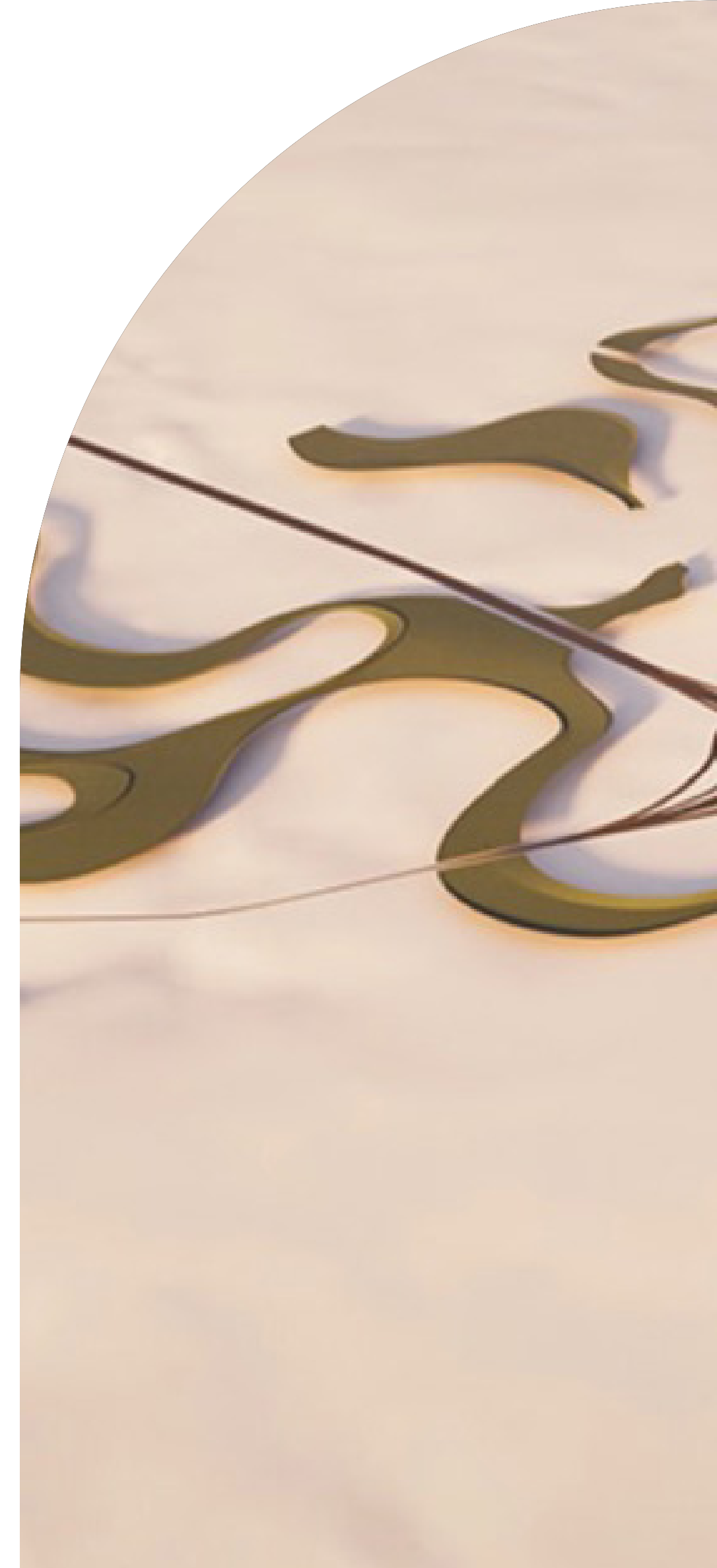
**Breath Business Hub provides a unique experience in an innovative and sustainable business environment.**



# SITE SCOPE

📍 Within the site scope, **Othman bin Affan Road** in the Nargis neighborhood occupies a strategic location in Riyadh, adding significant importance to it. This road stands out for its proximity to some of the city's key intersections, facilitating access to major points such as **the airport, the Northern Ring Road, and the eastern and northern parts of Riyadh.**

📍 The Nargis neighborhood is one of the vibrant areas in Riyadh, and **Othman bin Affan Road** is an integral part of this neighborhood, providing easy and efficient access to shopping centers, business hubs, and residential areas.





# SITE SCOPE

- 🌿 Projects like MUKAAB, The Avenues, and many other important developments located just **8 minutes** away from this road contribute significantly to the area.
- 🌿 Due to its location, easy access to these facilities and key locations is facilitated, enhancing the region's attractiveness as an investment destination and a comprehensive residential community.”

# PROJET LOCATION



**West**  
Abu Bakr Al-Siddiq Road



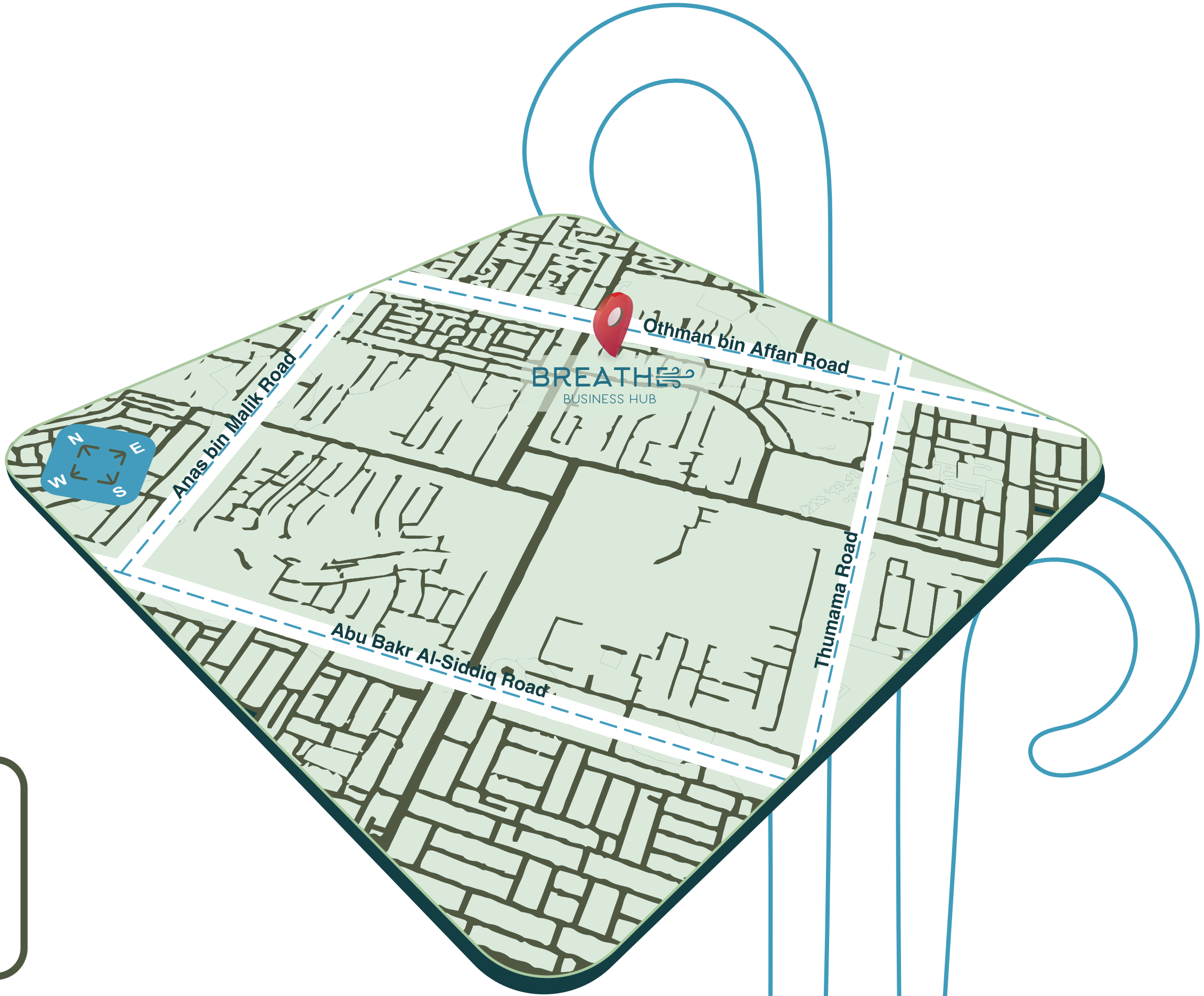
**North**  
Anas bin Malik Road



**East**  
Othman bin Affan Road

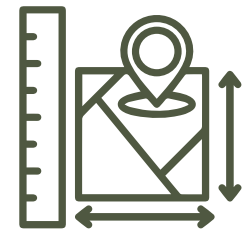


**South**  
Thumama Road





**GENERAL**  
**INFORMATION**

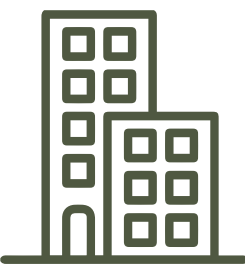


## GENERAL INFORMATOIN

📏 **Land Area:** 3,360 sqm

📏 **Built-up Area:** 2,190 sqm

📏 **Leasable Area:** 2,590 sqm



## BUILDIND COMPONENTS

📏 **Basement**

📏 **Ground Floor (Offices)**

📏 **First Floor (Offices)**

📏 **Second Floor (Offices)**

📏 **Third Additional Floor (Office)**







**AREA**  
**INFORMATION**

# UNITS

## INFORMATION

UNIT AREA	sqm
Basement Floor	<b>3,145</b>
Ground Floor	<b>785</b>
1 <sup>st</sup> Floor Offices	<b>900</b>
2 <sup>nd</sup> Floor Offices	<b>525</b>
3 <sup>rd</sup> Additional Floor	<b>380</b>



# ADDITIONAL INFORMATION



Number of Outdoor Parking Spaces: 93 cars.



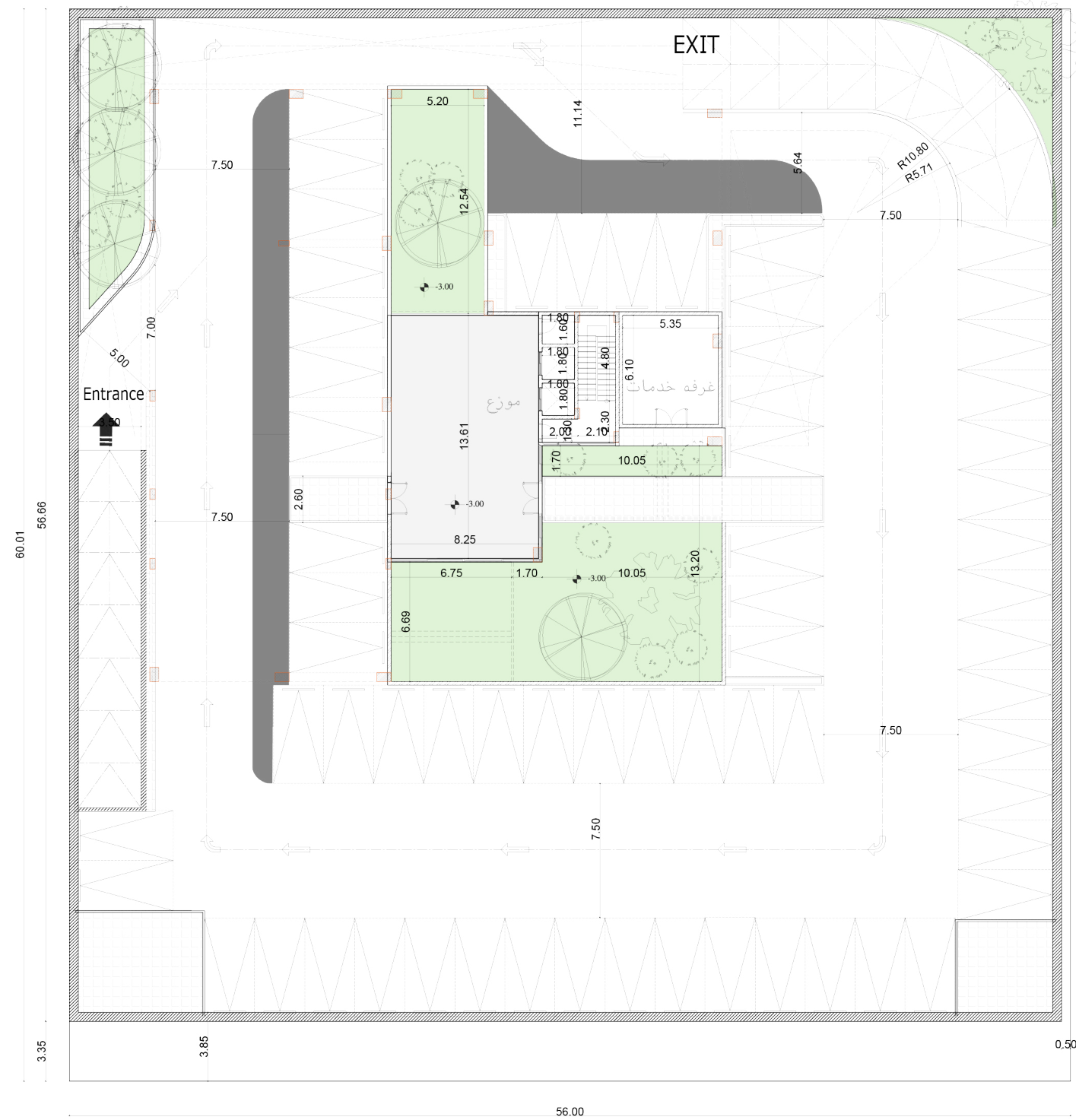
Number of Elevators: 2 elevators.



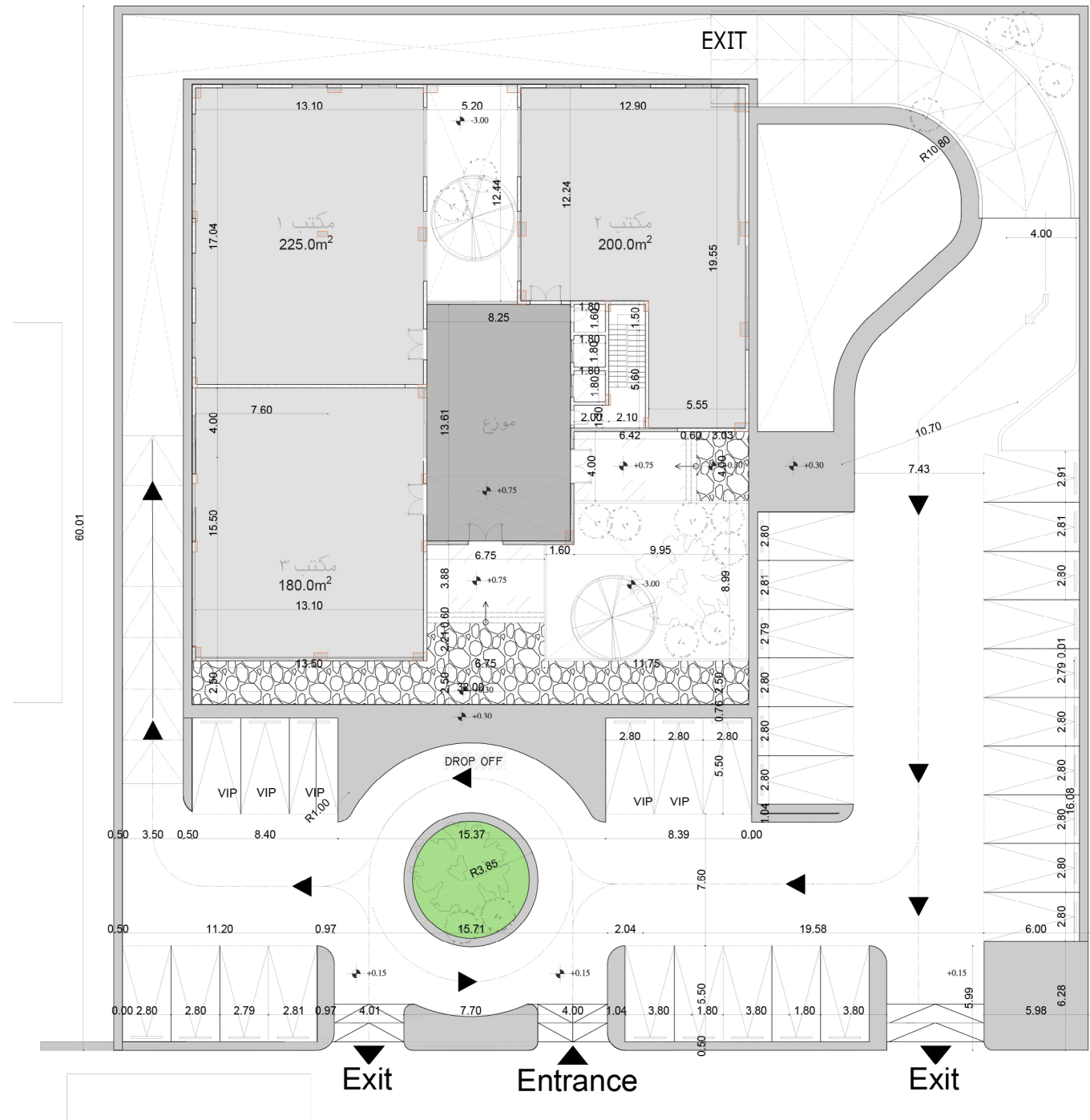


# UNIT LAYOUTS

# BASEMENT AND GROUND FLOORS

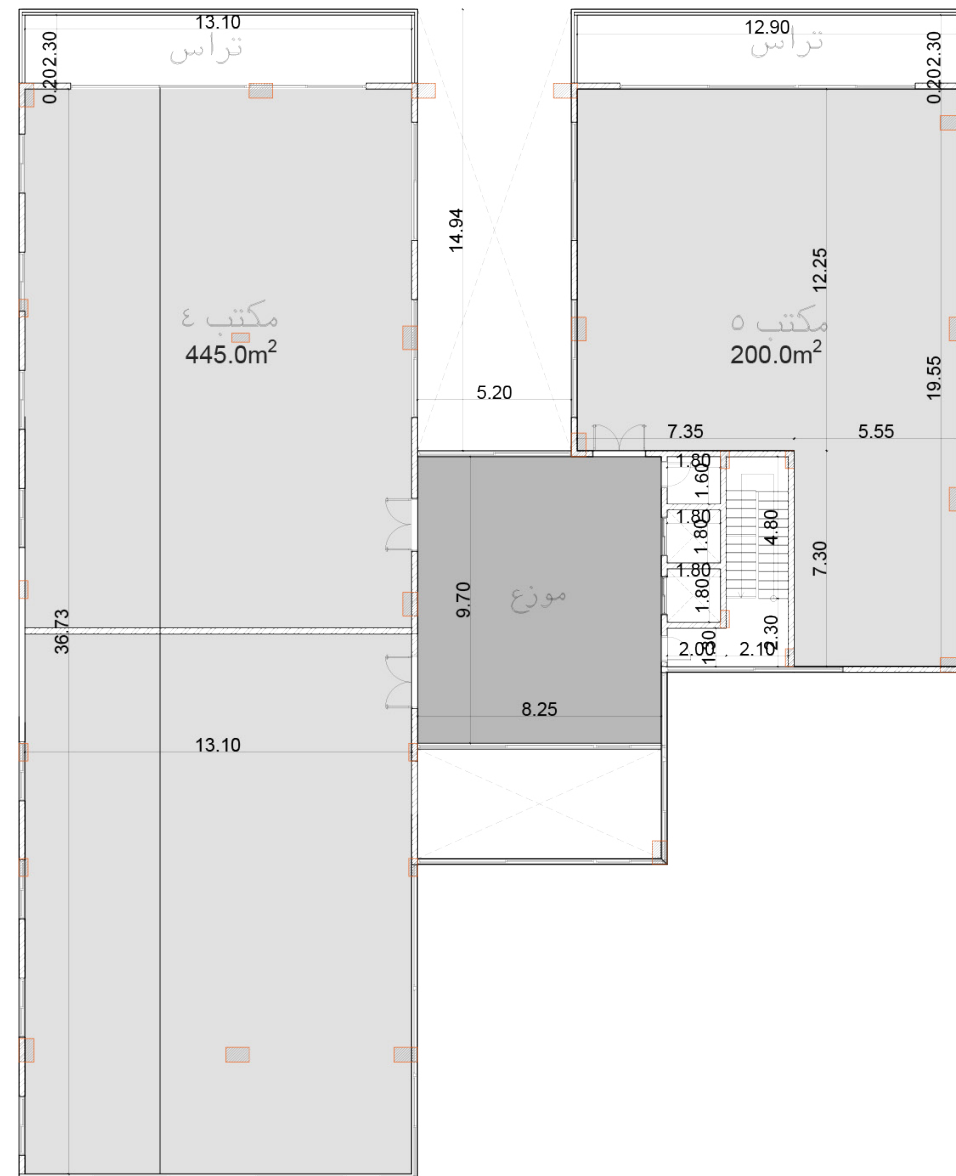


BASEMENT

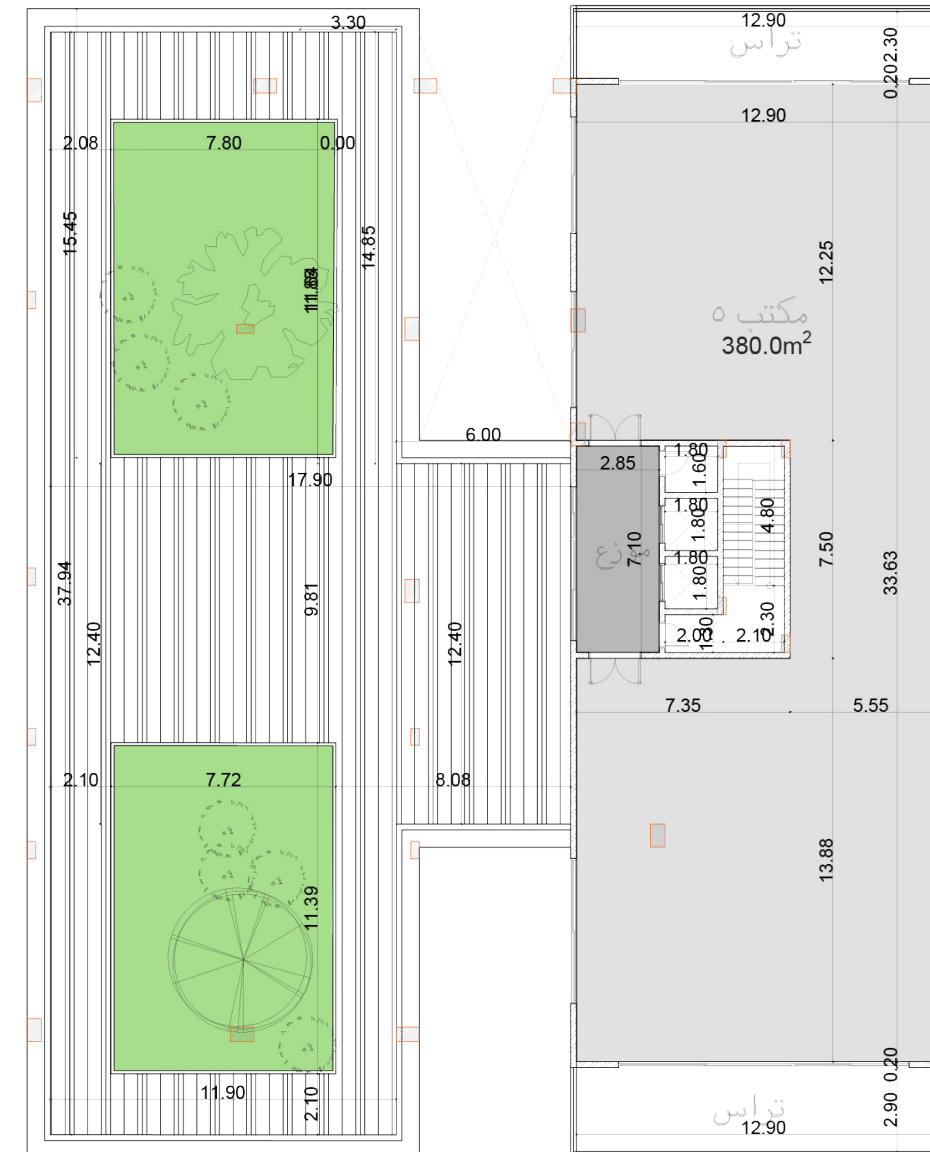


GROUND

# FIRST & SECOND FLOORS

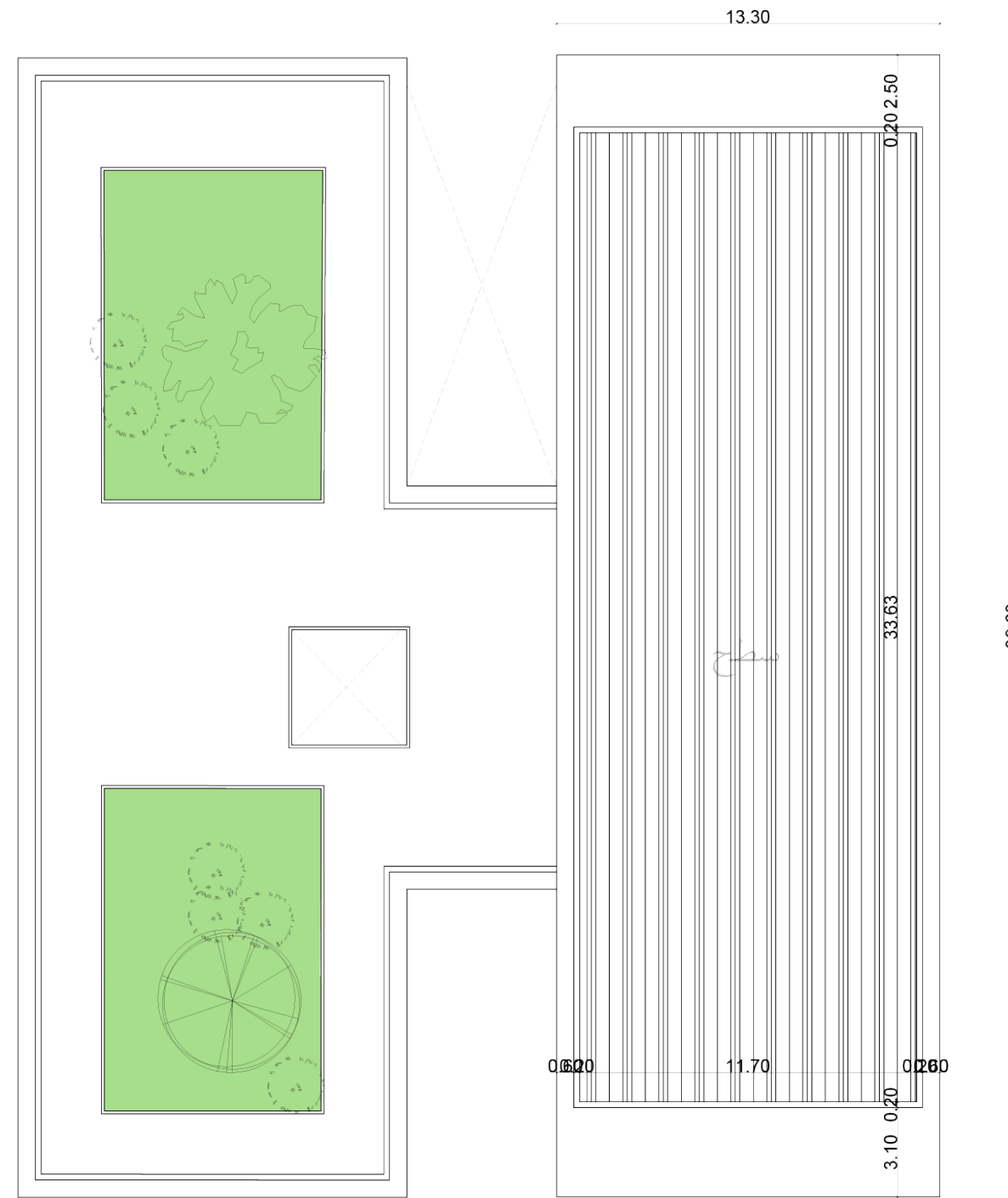


1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

# ROOF FLOOR



ROOF



# 3D IMAGES



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