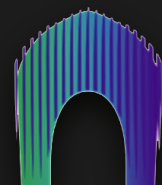


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جواثا للإستثمار العقاري  
Jawatha Real Estate Ventures

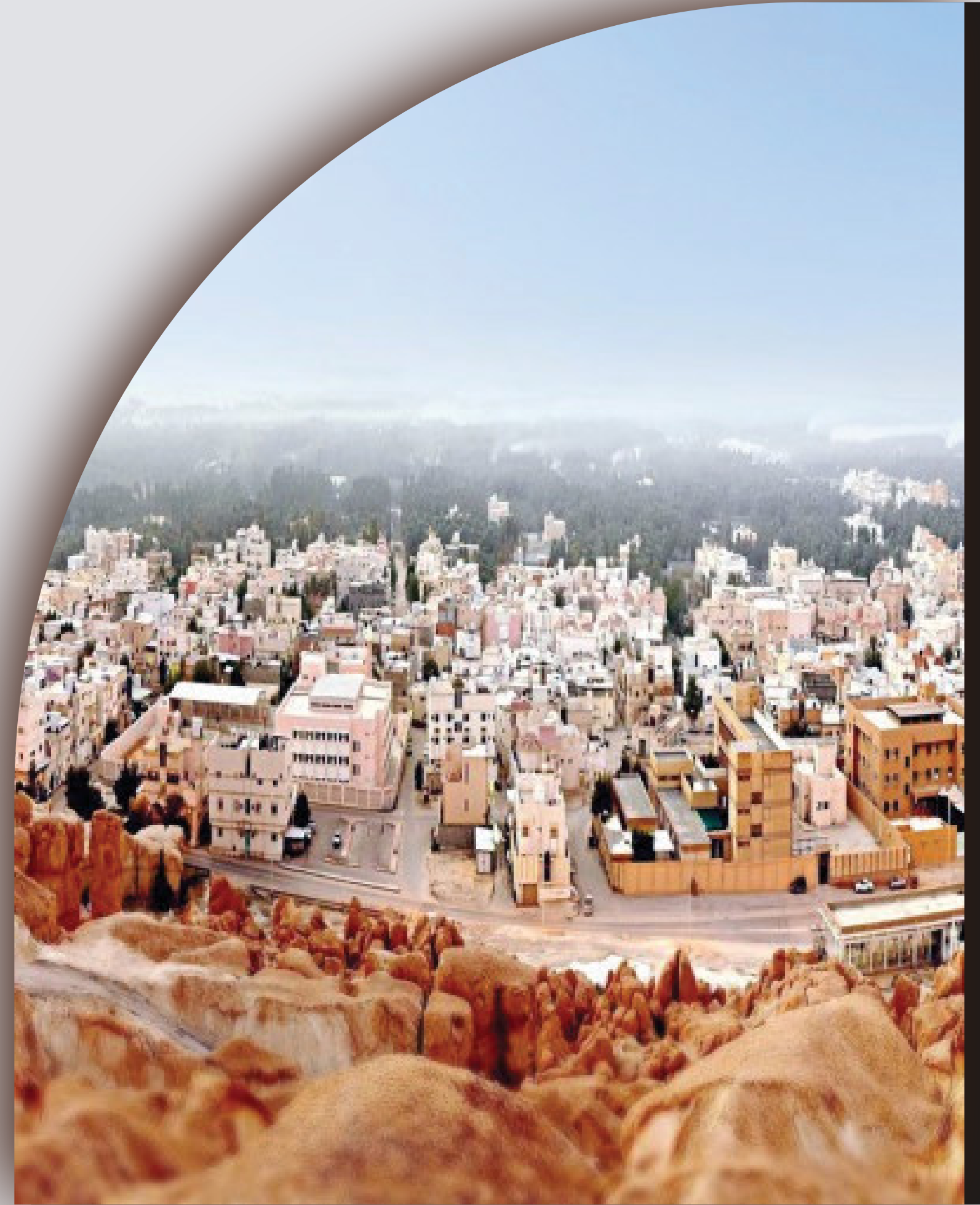


 Al Salam Avenue



# ABOUT AL-AHSA CITY

- ▮ **Al-Ahsa** is one of the major cities in the Kingdom of Saudi Arabia, located in the Eastern Province. It is considered one of the largest and most economically significant cities in the Eastern Province.
- ▮ The city holds great importance due to its strategic location on the Arabian Gulf and the Arabian Sea, making it a vital hub for business and trade within the kingdom.
- ▮ In addition to its industrial sector, **Al-Ahsa** is also known for its traditional and modern agricultural practices, attracting various investors. The city is a tourist destination known for its stunning natural landscapes and historical attractions.
- ▮ For potential tenants seeking business opportunities in Al-Ahsa, they can present it as a city with a thriving economy and substantial prospects for success. Al-Ahsa seamlessly combines tradition and modernity, providing a conducive environment for business and investment.



**Al-Ahsa** is **a major city** in the Kingdom of Saudi Arabia and is known as one of the largest cities in the Eastern Province.



These statistics and information reflect the importance of Al-Ahsa as a thriving and commercial urban destination.

## City Area



The area of **Al-Ahsa** is approximately **15.682** square kilometers.

## Population



Nearly **1 million** People making it one of the largest cities in the kingdom in terms of population.

## Economy



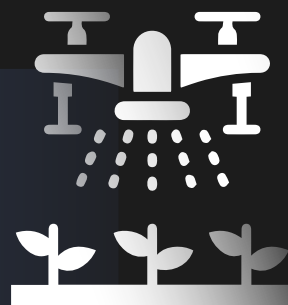
Al-Ahsa is an important economic center in the kingdom. Its economy relies heavily on the industrial and petrochemical sectors. It is home to many large factories and industrial facilities.

## Oil & Petrochemical Sector



Al-Ahsa is an important hub for the oil and petrochemical industry in the kingdom. It houses facilities of major companies in this sector.

## Agriculture



Alongside the industrial sector, agriculture is one of the main activities in Al-Ahsa. The region is known for embracing modern and traditional agricultural systems.

## Tourism



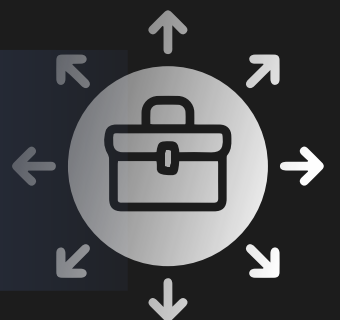
Al-Ahsa boasts stunning natural landscapes and tourist attractions such as historical sites and recreational activities.

## Strategic Location



Al-Ahsa is situated on the coast of the Arabian Gulf and the Arabian Sea, making it a strategic location for trade and business in the kingdom.


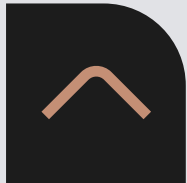


## Business Opportunities



Al-Ahsa is an important economic center in the kingdom. Its economy relies heavily on the industrial and petrochemical sectors. It is home to many large factories and industrial facilities.



# THE PROJECT LOCATION

-  **West**  
Aien Najm Rd
-  **North**  
King Saud Rd
-  **East**  
Dharan Rd
-  **South**  
Khalid Ibn Alwaleed St

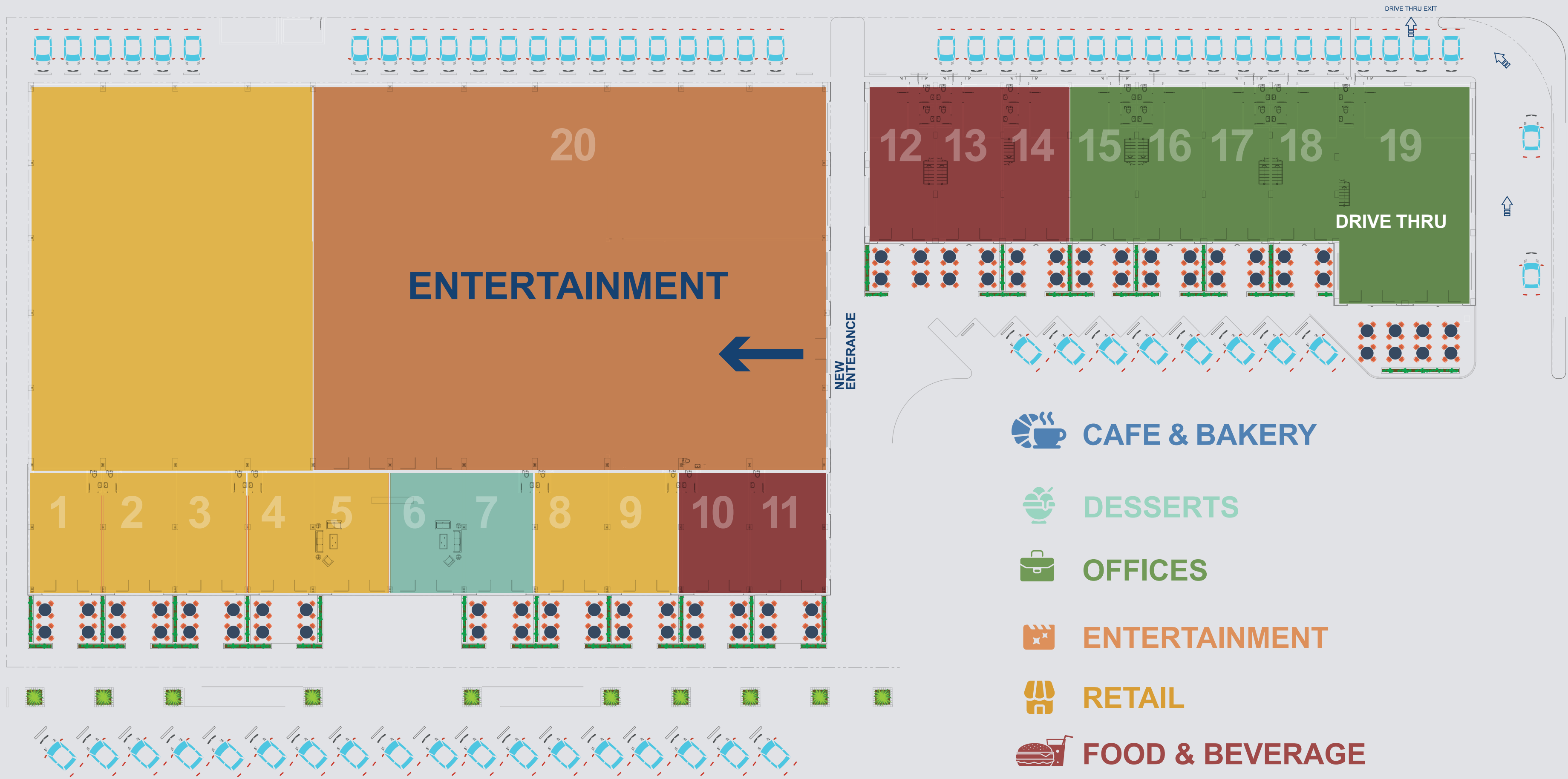




# OVERALL STRATEGY



# OVERALL STRATEGY



## Features of Al Salam Avenue

1. 

**Prime Location:** The shopping complex is strategically located on Ain Najm Street in Al-Ahsa, making it one of the most prominent main roads in the region. This street boasts heavy traffic flow and is considered the first choice for many residents in Al-Ahsa.

2. 

**Excellent Leasing Studies:** The complex has undergone meticulous leasing studies, with careful selection and direction of activities based on extensive research.

3. 

**Diverse Leasing Spaces:** A wide range of leasing spaces is available to accommodate the needs of potential tenants.

4. 

**World-Class Entertainment:** The project features world-renowned entertainment operators, including motion-based games that enhance children's skills and event halls for family gatherings.

5. 

**Varied Brand Selection:** The complex offers a diverse range of both global and local brands, enriching the shopping and entertainment experience.

6. 

**Outdoor Seating:** Visitors can enjoy a comfortable and distinctive outdoor seating area to relax and savor the pleasant atmosphere.



# 3D IMAGES





# 3D IMAGES

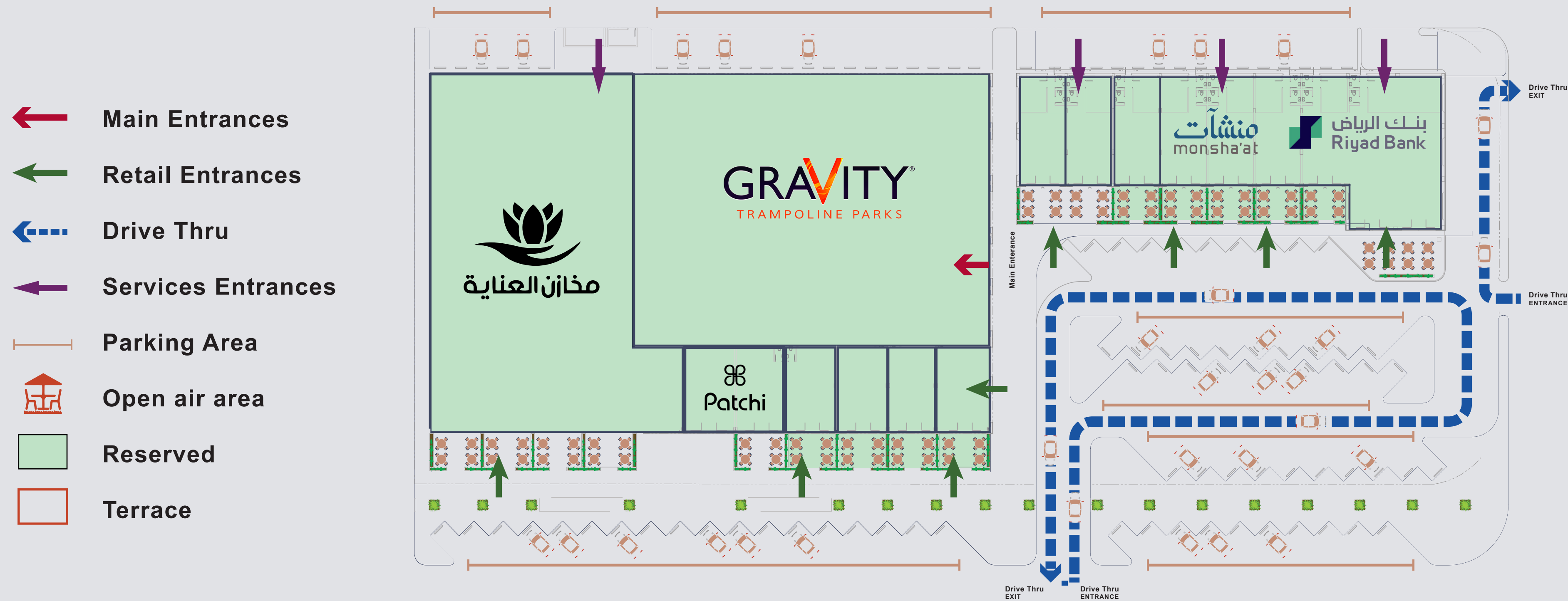




# PROJECT LAYOUT OVERVIEW







## PROJECT TENANTS

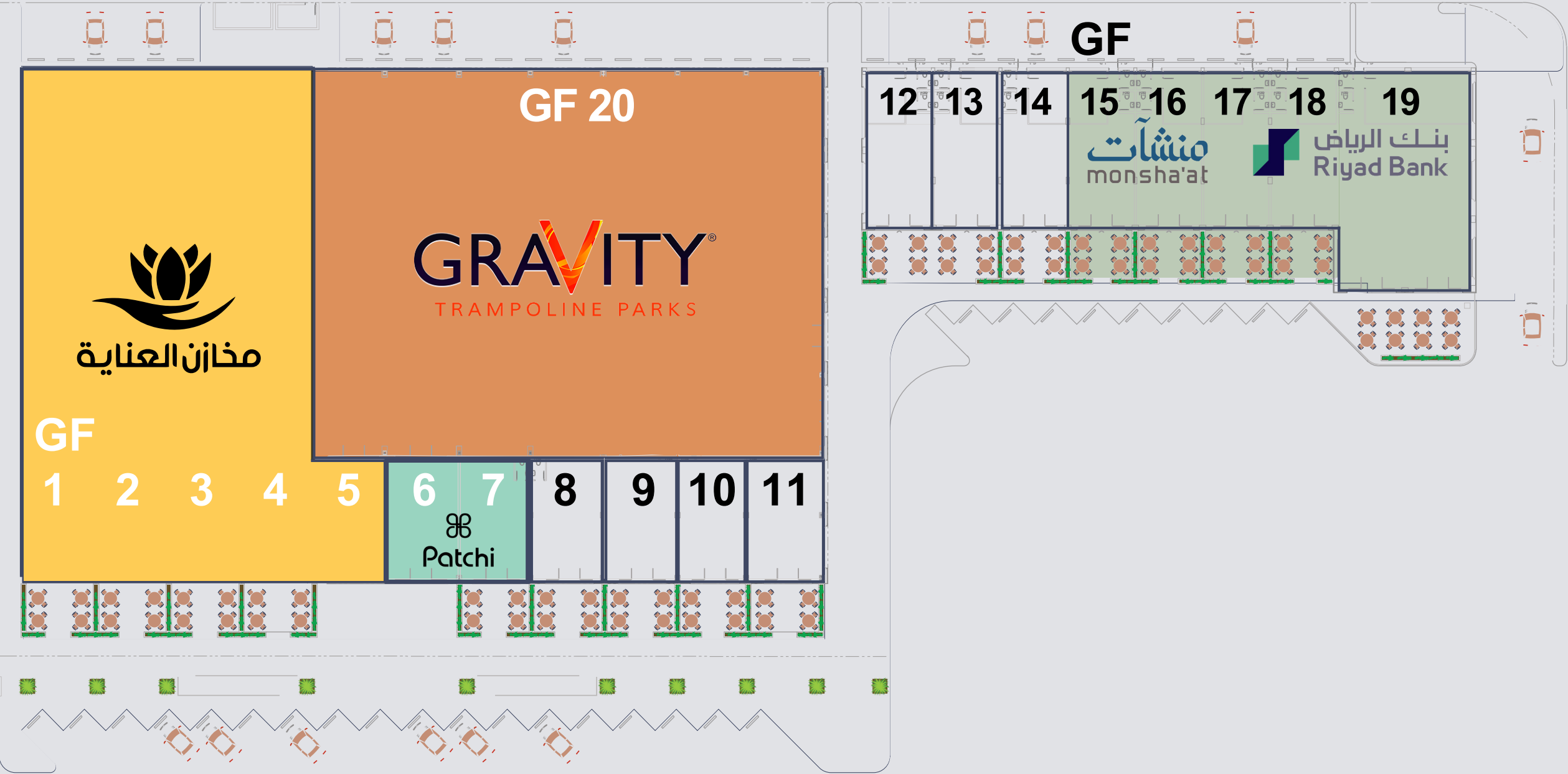


# AREA SCHEDULE





SPACE TABLE



Store No.	Total Space (sqm)
GF 1-5	1494.01
GF 6-7	148.27
GF 8	73.28
GF 9	75.79
GF 10	72.59
GF 11	75.57
GF 12	115
GF 13	115
GF 14	115
GF15-19	809.61
GF 20	1226



# Al Salam Avenue



**Contact info:**  
[Contact@nama-re.com](mailto:Contact@nama-re.com)  
[www.nama-re.com](http://www.nama-re.com)