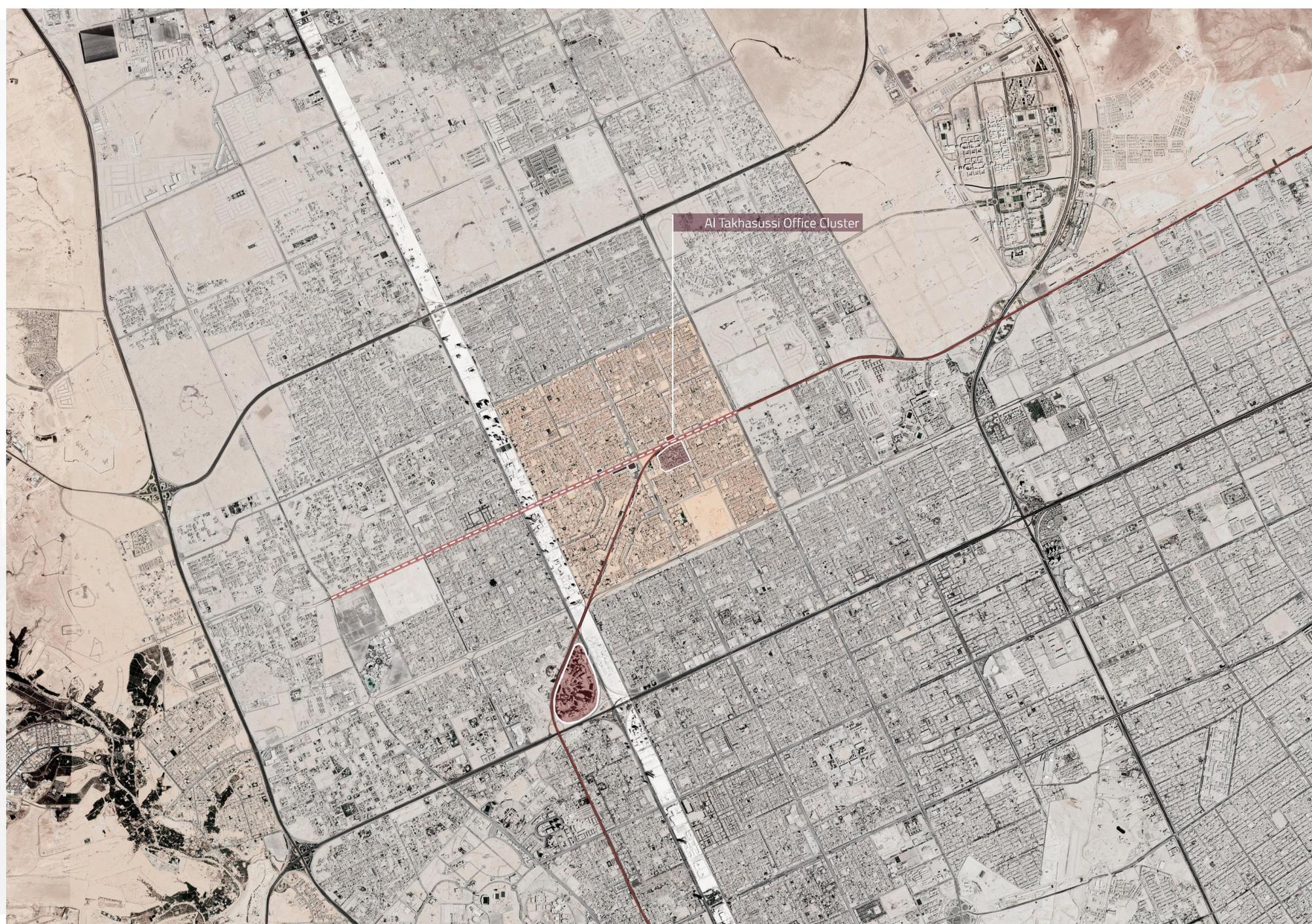


An architectural rendering of a modern office cluster project. The scene depicts a central courtyard with a paved walkway and some greenery. The buildings are multi-story with a mix of materials, including light-colored stone or concrete with perforated patterns and large glass windows. The sky is clear and blue. In the foreground, a person wearing a white thobe and a ghutra is walking away from the camera. The text "Office Cluster Project Al-Takhassusi Plans and Perspectives" is overlaid on the image in a blue and orange font.

**Office Cluster Project**  
**Al-Takhassusi**  
Plans and Perspectives

**Location**

Al\_Yasmine district,  
Riyadh, KSA



## Context

Olian Hotel

Solitaire Mall

Kingdom Compound

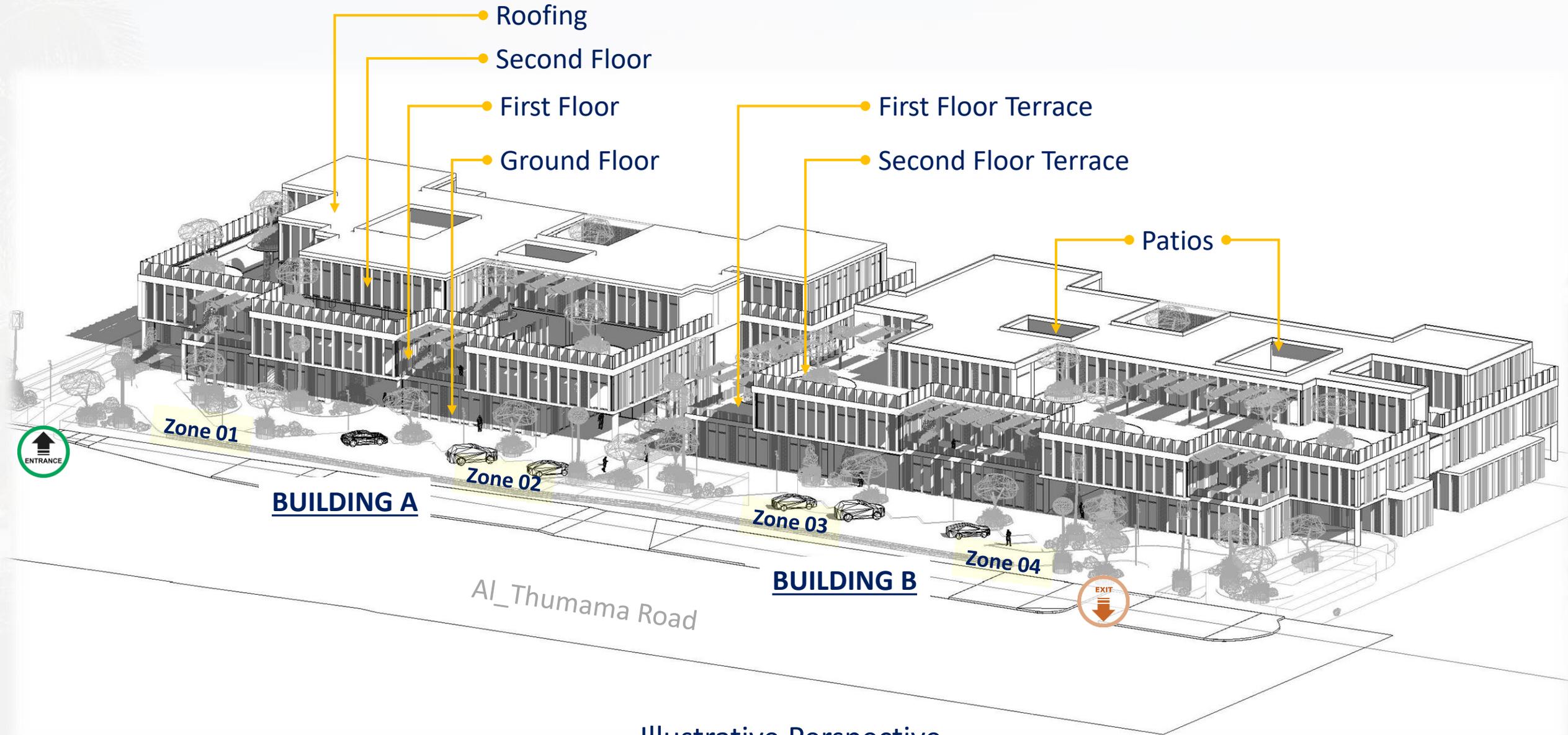
Kingdom Hospital



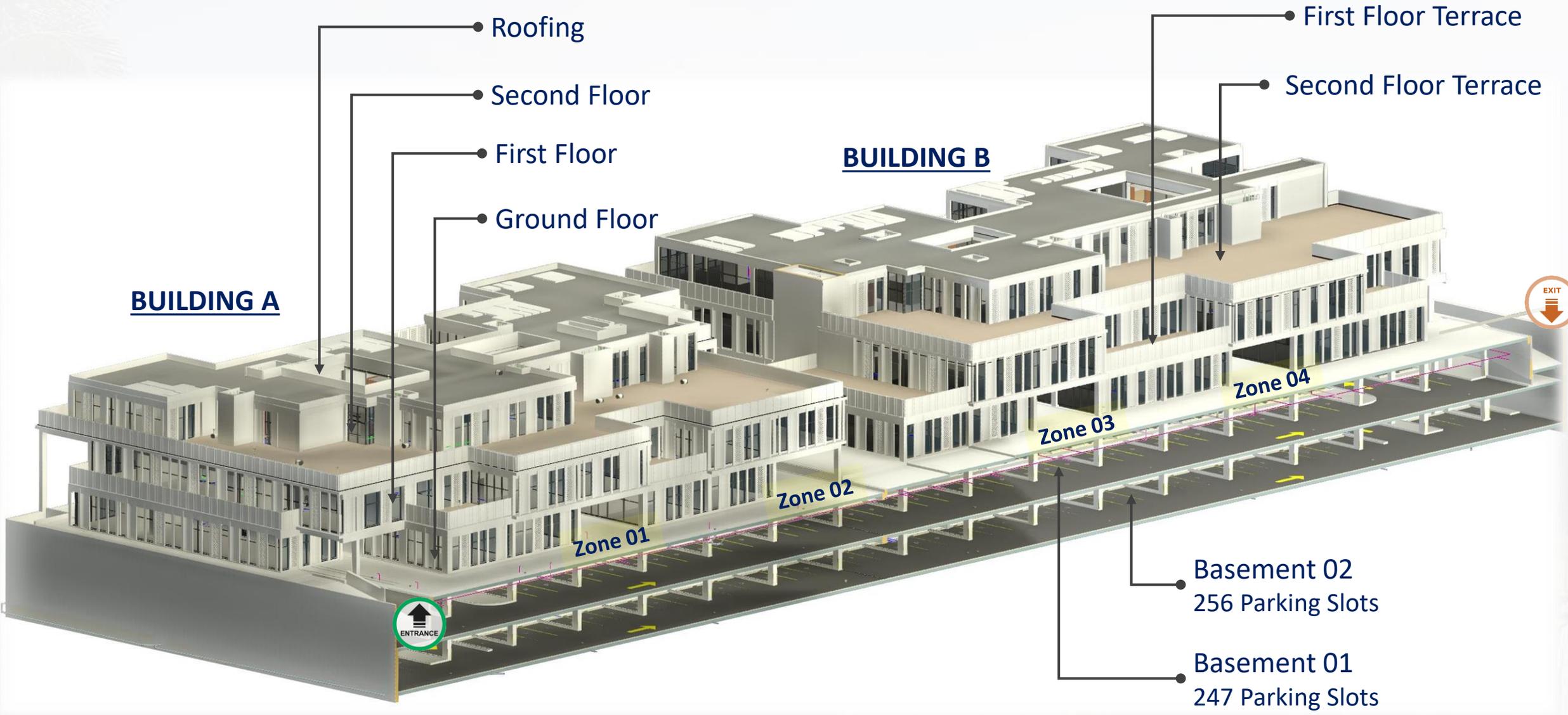








Illustrative Perspective



Illustrative Sectional Perspective

# Ground Floor

Gross Area	Ground Floor	5,043.52
	Building - A	2,333.00
	Building - B	2,710.52
Parking Slots		141

Net Area	Ground Floor	3,899.33
	Building - A	1,816.63
	Zone 01	907.78
	Zone 02	908.85
Zone 03	Zone 04	935.20
	Zone 05	1,147.50
	Zone 06	2,082.70
	Zone 07	2,822.70

Variance Area	Ground Floor	1,144.19	23%
	Building - A	516.37	22%
	Building - B	627.82	23%

Total Leased Units	24
Main Street View Units	11
Double Street Views Units	3
Landscape Views Units	10



Unit	GA01	GA02	GA03	GA04	GA05	GA06	GA07	GA08	GA09	GA10	GA11
Area	270.65	184.00	156.25	173.75	158.60	158.70	118.90	149.45	149.45	147.68	149.20
Parking Slots	10	7	6	6	6	6	4	5	5	5	5

Unit	GB01	GB02	GB03	GB04	GB05	GB06	GB07	GB08	GB09	GB10	GB11	GB12	GB13
Area	156.00	158.15	158.75	102.40	103.15	317.55	179.60	149.05	148.00	147.75	148.75	148.70	164.85
Parking Slots	6	6	6	4	4	12	7	5	5	5	5	5	6

All areas as per Square meter as per Permit drawings

# First Floor

Gross Area (excluding Terraces)	First Floor
	5,060.73

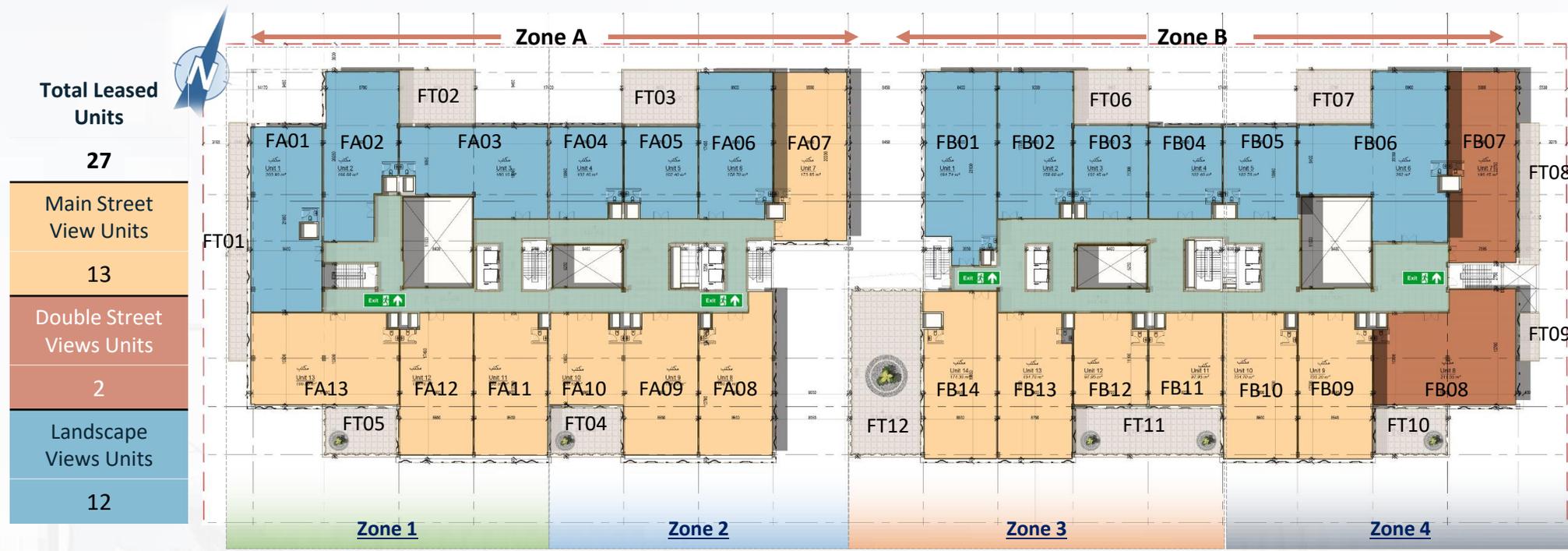
Building - A	2,423.50
	Building - B
	2,637.23

Terraces	696.00
Parking Slots	156

Net Area	First Floor
	4,170.12
Building - A	2,010.43
	Building - B
	2,159.69

Zone 01	Zone 02
	1,057.58
	952.85
Building - B	2,159.69
	Zone 03
	882.74
	Zone 04
	1,276.95

Variance Area (Gross - Net)	First Floor	
	890.61	18%
Building - A	413.07	17%
	Building - B	
	477.54	18%



Unit	FA01	FA02	FA03	FA04	FA05	FA06	FA07	FA08	FA09	FA10	FA11	FA12	FA13
Area	203.90	166.88	180.10	102.40	102.40	158.70	173.85	160.65	154.70	100.15	152.50	154.70	199.50
Terrace	✓	✓	✓		✓	✓			✓	✓	✓	✓	✓
Parking Slots	8	6	7	4	4	6	6	6	6	4	6	6	7

Unit	FB01	FB02	FB03	FB04	FB05	FB06	FB07	FB08	FB09	FB10	FB11	FB12	FB13	FB14
Area	194.74	158.60	102.45	102.40	102.70	262.00	190.45	211.55	155.20	154.70	97.95	97.95	154.70	174.30
Terrace	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Parking Slots	7	6	4	4	4	10	7	8	6	6	3	3	6	6

Terrace	FT01	FT02	FT03	FT04	FT05	FT06	FT07	FT08	FT09	FT10	FT11	FT12
Area	59.50	53.80	54.10	43.00	43.00	53.80	54.10	36.50	10.70	43.40	89.80	154.30

All areas as per Square meter as per Permit drawings

# Second Floor



Gross Area (excluding Terraces)	Second Floor	2,507.36
	Building - A	1,230.00

Building - B	1,277.36
Terraces	2,562.80
Parking Slots	61

Net Area	Second Floor	1,641.98
	Building - A	831.08

Zone 01	Zone 02
513.48	317.60

Building - B	810.90
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Zone 03	Zone 04
486.70	324.20

Variance Area (Gross - Net)	Second Floor	865.38	35%
	Building - A	398.92	32%

Building - B	466.46	37%
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**Total Leased Units**  
**10**

Main Street View Units	3
Double Street Views Units	2
Landscape Views Units	5

Unit	SA01	SA02	SA03	SA04	SA05
Area	231.60	141.00	116.60	201.00	140.88
Terrace	✓	✓	✓	✓	✓
Parking Slots	9	5	4	8	5

Unit	SB01	SB02	SB03	SB04	SB05
Area	240.00	109.95	104.55	219.65	136.75
Terrace	✓	✓	✓	✓	✓
Parking Slots	9	4	4	8	5

Terrace	ST01	ST02
Area	1,232.73	1,330.07

All areas as per Square meter as per Permit drawings

# Basement 01



- Room Legend**
- BF1 LOBBY - 01
  - BF1 LOBBY - 02
  - BF1 LOBBY - 03
  - BF1 LOBBY - 04
  - DRIVEWAY BF1
  - CURBS, SIDE WALKS & FLOOR MARKINGS
  - ELEVATOR 01
  - ELEVATOR 02
  - ELEVATOR 03
  - ELEVATOR 04
  - MEP SERVICES-BF1
  - SERVICE ROOM
  - STAIR 01
  - STAIR 02
  - STAIR 03
  - STAIR 04
  - STORAGE - 01
  - STORAGE - 02
  - STORAGE - 03
  - STORAGE - 04
  - WATER TANK ACCESS

Basement 01	247
Occupied Slots	190
Ground Floor	76
First Floor	81
Second Floor	33
Free Slots	57

Ground Floor Units	GA01	GA02	GA03	GA04	GA05	GA06	GA07	GA08	GA09	GA10	GA11	GB01	GB02	GB03	GB04	GB05	GB06	GB07	GB08	GB09	GB10	GB11	GB12	GB13
Parking Slots	5	4	3	3	3	3	3	3	3	3	3	3	3	3	2	2	6	4	3	3	3	3	3	3

First Floor Units	FA01	FA02	FA03	FA04	FA05	FA06	FA07	FA08	FA09	FA10	FA11	FA12	FA13	
Parking Slots	4	3	4	2	2	3	3	3	3	2	3	3	4	
First Floor Units	FB01	FB02	FB03	FB04	FB05	FB06	FB07	FB08	FB09	FB10	FB11	FB12	FB13	FB14
Parking Slots	4	3	2	2	2	5	4	4	3	3	2	2	3	3

Second Floor Unit	SA01	SA02	SA03	SA04	SA05
Parking Slots	5	3	2	4	3
Second Floor Unit	SB01	SB02	SB03	SB04	SB05
Parking Slots	5	3	2	4	3

# Basement 02



Basement 02	256
Occupied Slots	168
Ground Floor	65
First Floor	75
Second Floor	28
Free Slots	88

- BF2 LOBBY - 01
- BF2 LOBBY - 02
- BF2 LOBBY - 03
- BF2 LOBBY - 04
- CURBS, SIDE WALKS & FLOOR MARKINGS
- DRIVEWAY BF2
- ELEVATOR 01
- ELEVATOR 02
- ELEVATOR 03
- ELEVATOR 04
- SERVICE ROOM
- STAIR 01
- STAIR 02
- STAIR 03
- STAIR 04
- MEP SERVICES-BF2
- WATER TANK

Ground Floor Units	GA01	GA02	GA03	GA04	GA05	GA06	GA07	GA08	GA09	GA10	GA11	GB01	GB02	GB03	GB04	GB05	GB06	GB07	GB08	GB09	GB10	GB11	GB12	GB13
Parking Slots	5	4	3	3	3	3	3	3	3	3	3	3	3	3	2	2	6	4	3	3	3	3	3	3

First Floor Units	FA01	FA02	FA03	FA04	FA05	FA06	FA07	FA08	FA09	FA10	FA11	FA12	FA13	
Parking Slots	4	3	4	2	2	3	3	3	3	2	3	3	4	
First Floor Units	FB01	FB02	FB03	FB04	FB05	FB06	FB07	FB08	FB09	FB10	FB11	FB12	FB13	FB14
Parking Slots	4	3	2	2	2	5	4	4	3	3	2	2	3	3

Second Floor Unit	SA01	SA02	SA03	SA04	SA05
Parking Slots	5	3	2	4	3
Second Floor Unit	SB01	SB02	SB03	SB04	SB05
Parking Slots	5	3	2	4	3







