



NEPTUNE

INTERIORS BY MOUAWAD



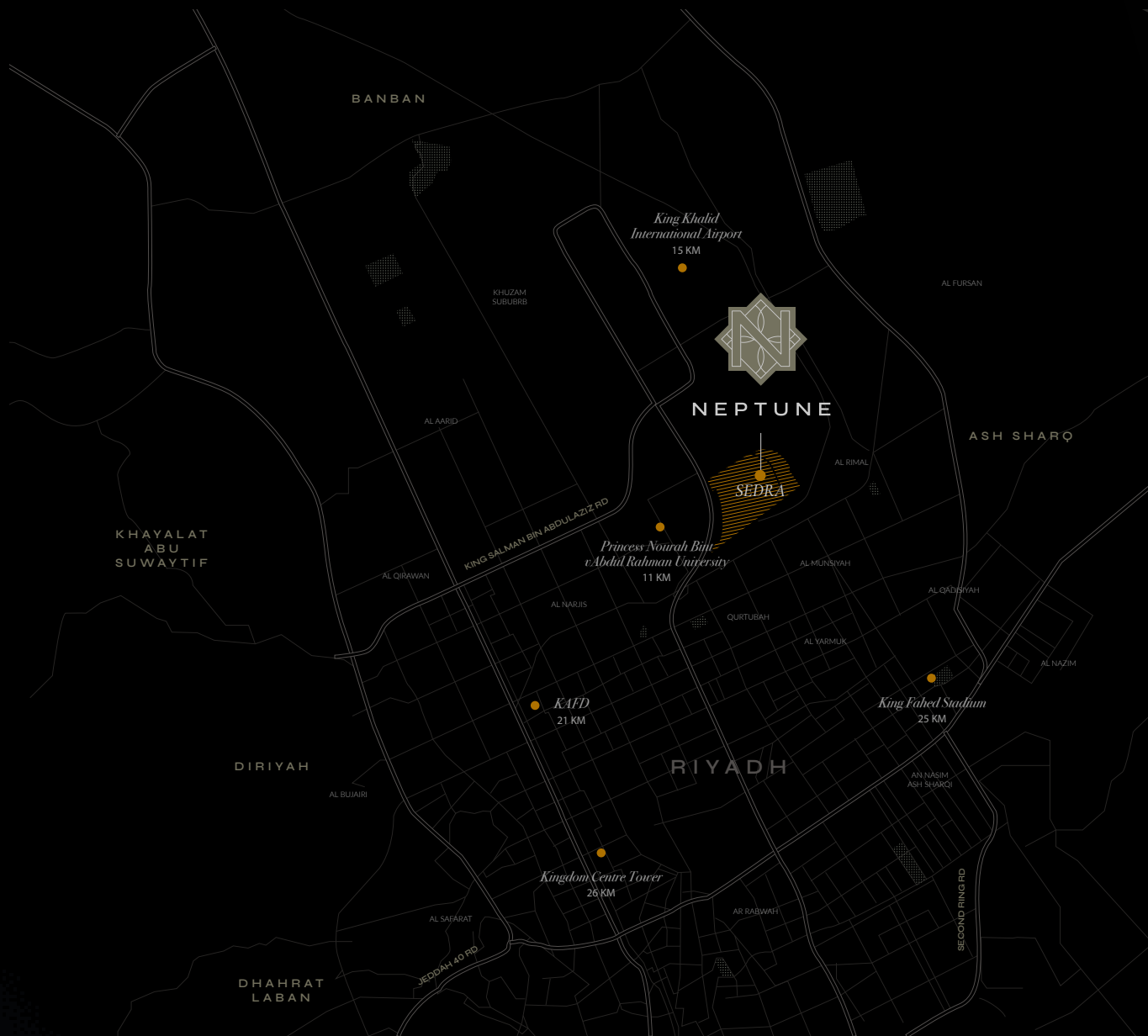
The FACTSHEET

Project

NEPTUNE INTERIORS BY MOUAWAD

Location

SEDRA BY ROSHN, RIYADH, KINGDOM OF SAUDI ARABIA



ACCESS TO *key destinations*

11 min PRINCESS NORA BINT ABDUL RAHMAN UNIVERSITY

19 min KAFD

17 min KING FAHD STADIUM

20 min KINGDOM CENTRE TOWER

18 min KING KHALID INTERNATIONAL AIRPORT

26 min RIYADH EXPO 2030

<i>Ownership</i>	100% FOREIGN OWNERSHIP	
<i>Customer Eligibility</i>	OPEN FOR ALL NATIONALITIES FOR INDIVIDUALS ONLY	
<i>Joint Buyers</i>	APPLICABLE BUT ONLY AT THE TIME OF ISSUANCE OF TITLE DEED UP TO A MAXIMUM OF 2 JOINT BUYERS	
<i>Property Type</i>	BRANDED VILLAS	
<i>Bedroom Type</i>	5 BEDROOMS	
<i>Size Range</i>	5 BEDROOMS ◦ VILLA AREA: 300 SQM - 420 SQM / 3229 SQFT – 4521 SQFT ◦ PLOT AREA: 250 SQM - 350 SQM / 2691 SQFT – 3767 SQFT	
<i>Starting Price</i>	SAR 3,943,000 USD 1,050,000	
<i>Anticipated Completion Date</i>	Q4 2027	
<i>Community Amenities</i>	<div> <div> ◦ SPORTS HUB ◦ COMMUNITY CENTRE ◦ SCHOOLS ◦ EARLY CHILDHOOD CENTRES ◦ RESTAURANTS & CAFES ◦ RETAIL & GROCERY </div> <div> ◦ PUBLIC PARKS ◦ ENTERTAINMENT CENTRES ◦ PLAYGROUNDS ◦ HEALTH CARE CLINICS ◦ MOSQUES </div> </div>	

Interior Specifications

FOYER / LIVING AREA / DINING AREA/ MAJLIS / POWDER ROOM:

- Floor: Porcelain tile 60 X 60 cm
- Walls: Paint / Wallpaper / Decorative wall panel
- Ceiling: Painted Gypsum Board
- Decorative partition between some spaces
- Entrance door: Painted Metal Door
- All other doors: Wooden and aluminum glass doors
- Powder room: Washbasin, vanity with wall mirror
- LED Lighting, cove, spotlight and power sockets / switches as per the design

MASTER BEDROOM:

- Floor: Porcelain tile
- Walls: Paint Finish (Wallpaper in some areas in addition to Decorative wooden wall panel as per approved design)
- Ceiling: Painted Gypsum Board
- LED Lighting, cove, spotlight, and power sockets / switches as per the design
- Walk-in closet as per designs

SECONDARY BEDROOMS:

- Floor: Porcelain tile
- Walls: Paint finish / (Wall paper in some areas, as per design)
- Ceiling: Painted Gypsum Board
- LED Lighting, cove, spotlight, and power sockets / switches as per the design
- Modern closet as per designs

KITCHEN:

- Floors: Porcelain tile
- Walls: Paint
- Ceiling: Painted Gypsum Board
- Kitchen cabinets: Veneer chip-board wood, with corian countertop as per designs

BATHROOMS:

- Floor: Porcelain Tiles
- Walls: Paint finish / Porcelain Tiles
- Ceiling: Painted Gypsum Board
- Bathroom Fixtures: available
- Washbasin with vanity (except the driver / maid room)
- Surface Mounted Wash basin mixer (except the driver / maid room)
- Wall Mounted Shower
- Wallhung WC (except the driver / maid room)
- Central solar water heater (except the driver room)

Interior Specifications

1ST FLOOR FAMILY ROOM (ONLY FOR TYPES A3N-A3W):

- Floor: Ceramic or Porcelain tile 60 X 60 cm
- Walls: Paint finish / Wall paper
- Ceiling: Painted Gypsum Board
- LED Lighting , cove, spotlight, and power sockets / switches as per the design

BED ROOM - ROOF LEVEL:

- Floor: Ceramic or Porcelain tile
- Walls: Paint Finish
- Ceiling: Painted Gypsum Board
- LED Lighting , cove, spotlight, and power sockets / switches as per the design

MAID ROOM:

- Floor: Porcelain tile
- Walls: Paint Finish.
- Ceiling: Gypsum Boards finished
- Toilet:
- Bathroom Accessories: available

DRIVER ROOMS (AVAILABLE ONLY FOR TYPES : A2N-A2W-A3N-A3W-B3N-B3W AND NOT AVAILABLE FOR TYPES : B2N - B2W - B2S):

- Floor: Porcelain tile 60 X 60 cm
- Walls: Paint finish
- Ceiling: Gypsum Boards finished
- Toilet:
- Bathroom Accessories: available
- Water heater: dedicated ceiling mounted

AC SYSTEMS:

- DX, concealed AC system for all rooms except Drivers and Maids Room
- Ceiling Exhaust fans in Toilets and Kitchen zones
- Wall Split units for Maid and driver rooms

BALCONY / TERRACE:

- Floor: Porcelain Tiles
- Walls: Paint Finish

WINDOWS:

- All windows to be double glass with insulation.

Specifications

CCTV AND CONNECTIVITY:

- Satellite provision, telephone, and data provided along with fiber optic cables
- CCTV provisions available for outside the building
- Provision for internal connectivity (Intercom)

SMART HOME:

- Smart Home provision for Lighting , AC controls & Curtains

ELEVATORS:

- Space and Electrical provision for Panoramic Elevator only available for B3N & B3W typology.
- Space and Electrical provision for Normal Elevator only available for A2N-ANW-A3N-A3W-B2N-BNS-B2W typology

EXTERIOR SHADE PARKING

CENTRAL SEWAGE SYSTEM

EXTERIOR PAVING PROVIDED, SPACE PROVISION FOR LANDSCAPE

PROVISION FOR EXTERNAL SWIMMING POOL

Estimated Service Charges

SAR 31.26/SQM ON THE BUILT-UP AREA

Fees Borne by Customers

REGISTRATION FEE: 5% (DUE ON COMPLETION)

Resale

30%

Payment Method

BANK TRANSFER OR MANAGERS CHEQUE OR CREDIT CARD ON TOKEN

Escrow Account

BANK NAME: EMIRATES NBD - KSA

ACCOUNT NAME: DAR AL ARKAN GLOBAL HOLDINGS REAL ESTATE CO

ACCOUNT NUMBER: 0406056956604

IBAN NUMBER: SA2195000000406056956604

SWIFT CODE: EBILSARI

CURRENCY: SAR

MARKETING ASSETS

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