



AL-ALYAA PROJECT

CLUSTER D • المجموعة د

Premium Residential Investment • استثمار سكني راقى

MADINAH AL-MUNAWWARAH • المدينة المنورة



KNOWLEDGE
ECONOMIC CITY
مدينة المعرفة الاقتصادية



العلياء
AL ALYAA

MADINAH
WHERE SPIRITUALITY MEETS THE CITY

Within the Haram boundary

5 MIN
MOUNT UHUD

8 MIN
HARAMAIN HIGH-SPEED RAIL

9 MIN
PROPHET'S MOSQUE

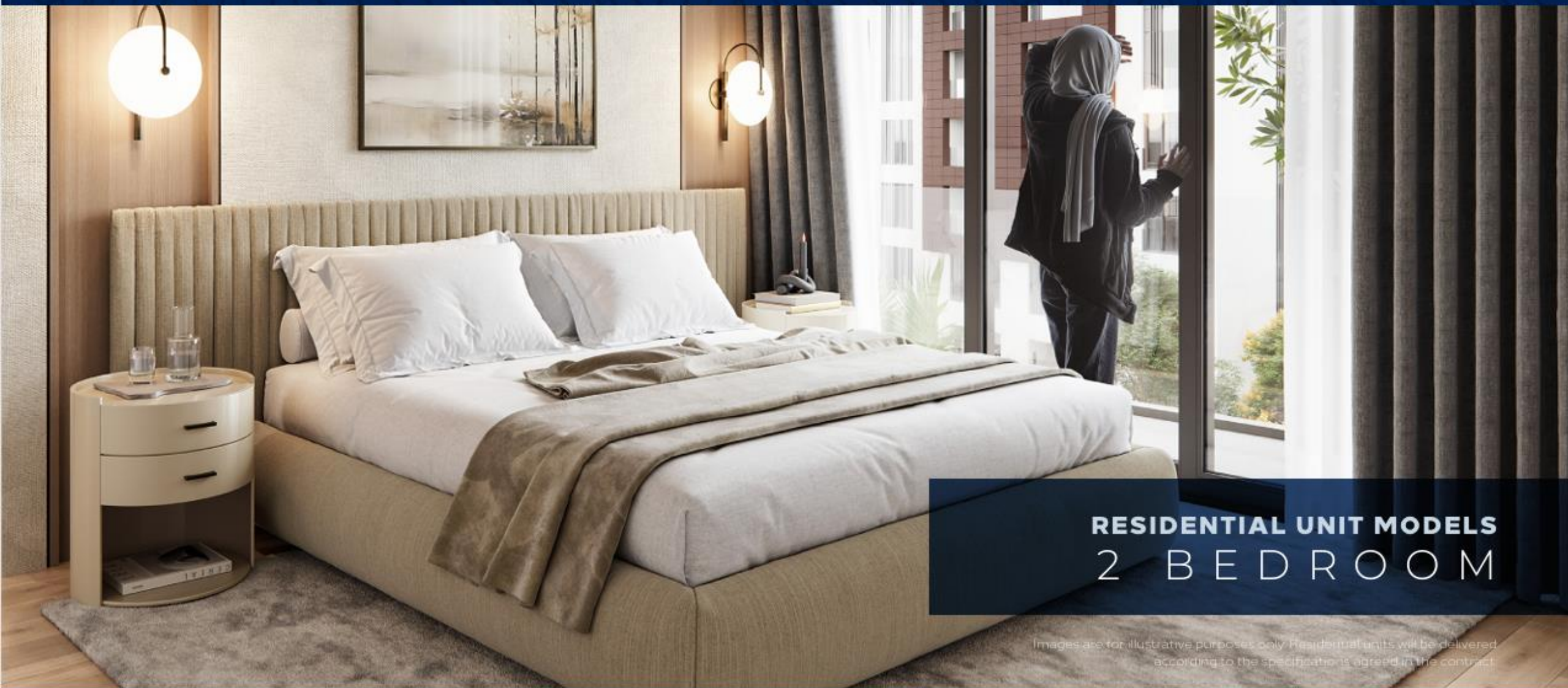
10 MIN
QUBA MOSQUE

13 MIN
PRINCE MOHAMAD BIN ABDULAZIZ
INTERNATIONAL AIRPORT



Unit Location | موقع الوحدة





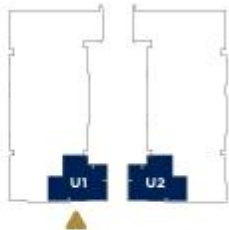
RESIDENTIAL UNIT MODELS 2 BEDROOM

Images are for illustrative purposes only. Residential units will be delivered according to the specifications agreed in the contract.

Basic price

3,010,285 SR

2 BEDROOM UNIT LAYOUT PLAN MODEL 2.1



192.27^{sq} 15.05^{sq}
Unit Area Private Pool
This model is limited to the ground floor only



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|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. BALCONY | 9. BEDROOM 2 | 13. WASHROOM |
| 2. FOYER | 6. DINING | 10. SHARED WASHROOM | 14. BALCONY |
| 3. LIVING AREA | 7. POWDER ROOM | 11. MASTER BEDROOM | 15. TERRACES |
| 4. KITCHEN | 8. MAID'S SUITE | 12. DRESSING ROOM | 16. BARBEQUE AREA |

Basic price

1,912,855 SR

2 BEDROOM
UNIT LAYOUT PLAN
MODEL 2.3

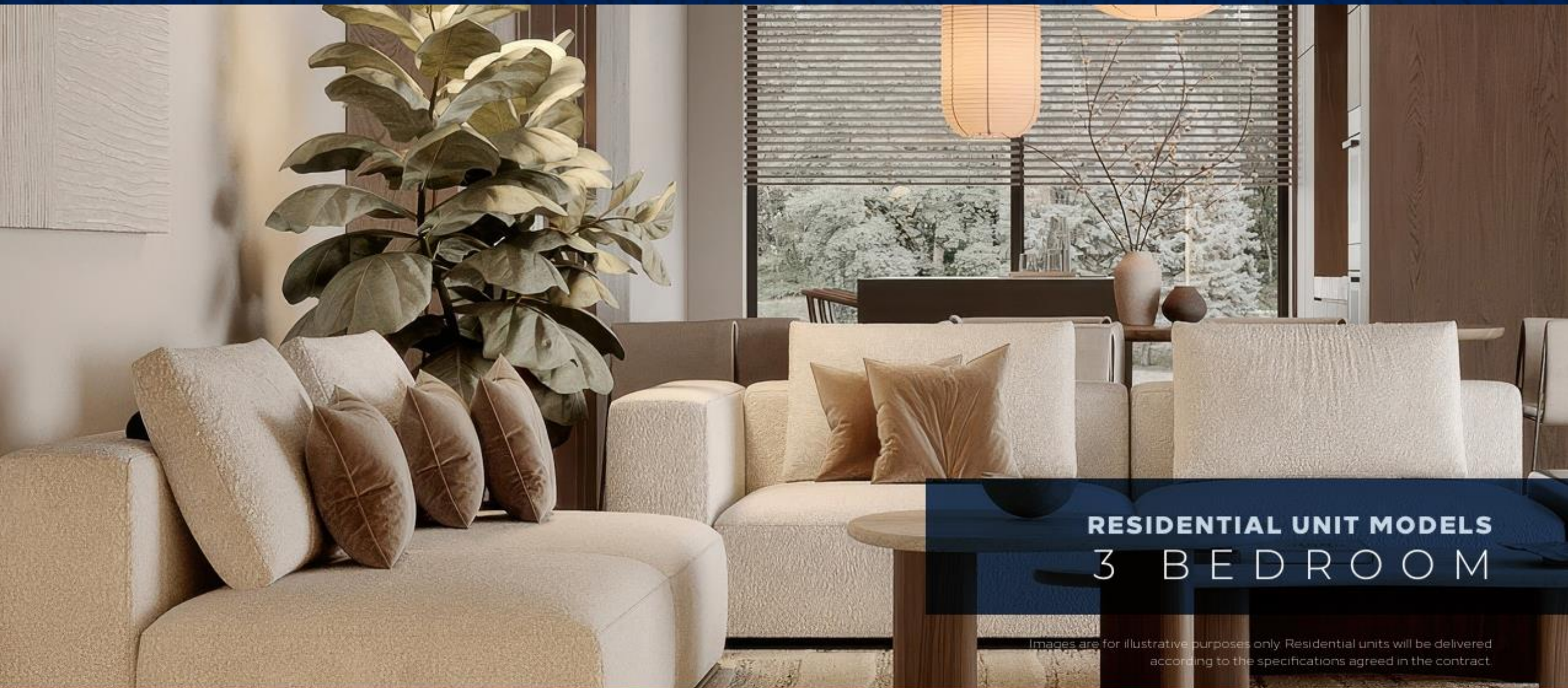


123.41_{M²}
Unit Area

This model is available on floors 1-2-3-4-5



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|----------------|--------------|--------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 8. SHARED WASHROOM | 11. DRESSING ROOM |
| 2. FOYER | 6. STORAGE | 9. DRESSING ROOM | 12. WASHROOM |
| 3. LIVING AREA | 7. BEDROOM 2 | 10. MASTER BEDROOM | 13. BALCONY |
| 4. KITCHEN | | | |



RESIDENTIAL UNIT MODELS 3 BEDROOM

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Basic price

2,489,610 SR

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.1



160.82 ^{MP}
Unit Area

This model is available on floors 1-2-3-4-5



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|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. POWDER ROOM | 10. SHARED WASHROOM | 14. WASHROOM |
| 3. LIVING AREA | 7. MAID'S SUITE | 11. BEDROOM 3 | 15. BALCONY |
| 4. KITCHEN | 8. STORAGE | 12. MASTER BEDROOM | |

Basic price

2,463,105 SR

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.2



158.91_{sq}

This model is available on floors: 1-2-3



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|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. BALCONY | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. WASHROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. SHARED WASHROOM | 15. BALCONY |
| 4. KITCHEN | 8. MAID'S SUITE | 12. MASTER BEDROOM | 16. TERRACES |

Basic price

2,616,090 SR

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.3



168.78 ^{sq}m

This model is available on floors: 1-2-3-4-5



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|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. POWDER ROOM | 10. SHARED WASHROOM | 14. WASHROOM |
| 3. LIVING AREA | 7. MAID'S SUITE | 11. BEDROOM 3 | 15. BALCONY |
| 4. KITCHEN | 8. STORAGE | 12. MASTER BEDROOM | |

Basic price

2,393,975 SR

3 BEDROOM UNIT LAYOUT PLAN MODEL 3.4



154.45 m²
Unit Area

This model is available on floors 1-2-3-4-5



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|----------------|-----------------|---------------------|-------------------|
| 1. ENTRANCE | 5. DINING | 9. BEDROOM 2 | 13. DRESSING ROOM |
| 2. FOYER | 6. POWDER ROOM | 10. SHARED WASHROOM | 14. WASHROOM |
| 3. LIVING AREA | 7. MAID'S SUITE | 11. BEDROOM 3 | 15. BALCONY |
| 4. KITCHEN | 8. STORAGE | 12. MASTER BEDROOM | |



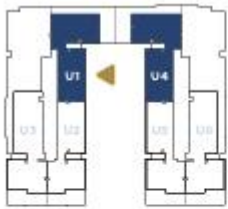
RESIDENTIAL UNIT MODELS 4 BEDROOM

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Basic price

4,084,590 SR

4 BEDROOM UNIT LAYOUT PLAN MODEL 4.1



253.06_m 81.08_m

Unit Area Private Pool

This model is limited to top floor only.



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|------------------|------------------|---------------------|--------------------|
| 1. ENTRANCE | 5. DIRTY KITCHEN | 9. BEDROOM 2 | 13. MASTER BEDROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. DRESSING ROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. BEDROOM 4 | 15. WASHROOM |
| 4. CLEAN KITCHEN | 8. MAID'S SUITE | 12. SHARED WASHROOM | 16. TERRACES |

Basic price

3,744,580 SR

4 BEDROOM
UNIT LAYOUT PLAN
MODEL 4.2



235.56_{M²} 46.70_{M²}
Unit Area Private Area

This model is limited to top floor only

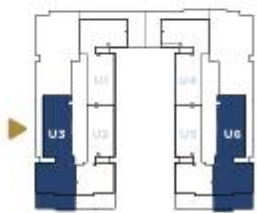


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|------------------|------------------|---------------------|--------------------|
| 1. ENTRANCE | 5. DIRTY KITCHEN | 9. BEDROOM 2 | 13. MASTER BEDROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. DRESSING ROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. BEDROOM 4 | 15. WASHROOM |
| 4. CLEAN KITCHEN | 8. MAID'S SUITE | 12. SHARED WASHROOM | 16. TERRACES |

Basic price

4,400,105 SR

4 BEDROOM
UNIT LAYOUT PLAN
MODEL 4.3



273.59 sqm
79.73 sqm
This model is limited to top floor only



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|------------------|------------------|---------------------|--------------------|
| 1. ENTRANCE | 5. DIRTY KITCHEN | 9. BEDROOM 2 | 13. MASTER BEDROOM |
| 2. FOYER | 6. DINING | 10. BEDROOM 3 | 14. DRESSING ROOM |
| 3. LIVING AREA | 7. POWDER ROOM | 11. BEDROOM 4 | 15. WASHROOM |
| 4. CLEAN KITCHEN | 8. MAID'S SUITE | 12. SHARED WASHROOM | 16. TERRACES |

Payment plan

UNIT PRICE CALCULATION			
Component	Area (m²)		Amount (SAR)
Internal Area	0.00		0.00
External Area	0.00		0.00
NET UNIT PRICE (SAR)			0.00
PAYMENT SCHEDULE			
Payment	%	Amount (SAR)	Due Date
Down Payment	5%	0.00	As specified below in #1 of the Reservation Terms & Conditions
1st Installment	15%	0.00	
2nd Installment	15%	0.00	Upon signing the SPA
3rd Installment	15%	0.00	01 Sep 2026
4th Installment	20%	0.00	01 Dec 2026
5th Installment	15%	0.00	01 Mar 2027
6th Installment	15%	0.00	01 Jun 2027
6th Installment (Handover)	15%	0.00	01 Sep 2027
Installments Subtotal	100%	0.00	—
Real Estate Disposal Tax (5%)	5%	0.00	Paid with unit price
General Real Estate Authority Fee (2%)	2%	0.00	Paid to the General Real Estate Authority
ECZA Fee (1%)	1%	0.00	Paid to the Economic Cities & Special Zones Authority
GRAND TOTAL PAYABLE (SAR)		0.00	