

KING ABDULLAH FINANCIAL DISTRICT PPA 30

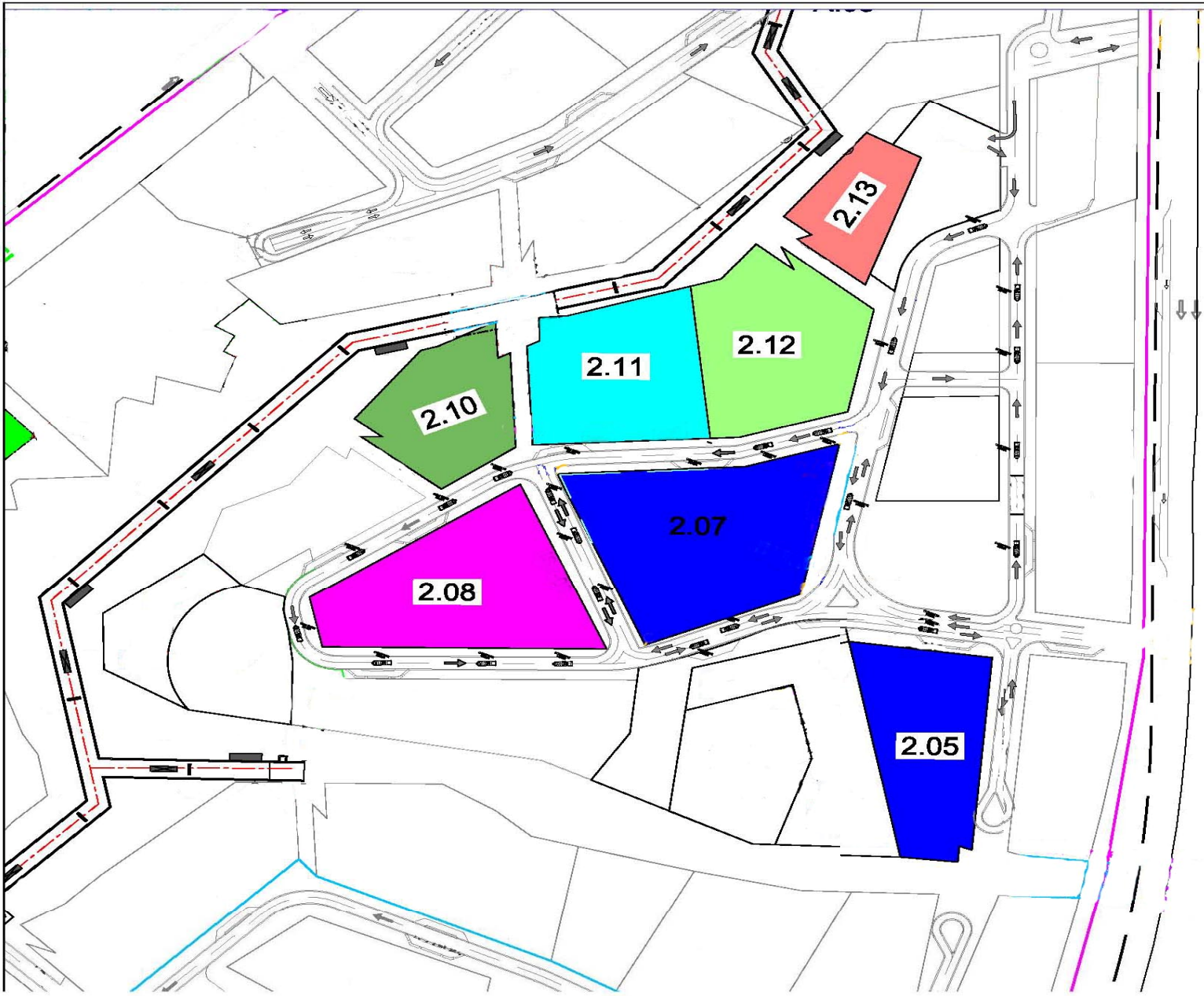
KIND ABDULLAH FINANCIAL DISTRICT, RIYADH, KSA;

Is to be a new World Class Financial District which will provide marvelous and multipurpose buildings and Plazas on regional and world requirements of the private sector, public agencies and regulators in the Kingdom. The plazas and centers will be comprising of the luxurious offices, hotel spaces, educational facilities and supporting structures also cope with the needs of the fact pace progress of KSA, and to fulfill the requirements of the region and the World Financial, Market and Monetary aspects. Over all covered area for the Project is 1.6 Million square meters. The Master Plan for the Kind Abdullah Financial District divides the Financial Centre into three areas;

THE LEAF : The Leaf will be the Heart of the KAFD. It will be a mixed-use area, consisting of 23% retail and the rest high quality Office Space. 2/3 of the area will be Public Realm, including major attractor's such as an Aquarium, a Museum, Hotels, an Exhibition Centre, a Conference Center and of course Mosque.

THE NORTH WEST AREA : Support activities, utilities and parking will be located in the North West Area.

THE SOUTH AREA : The South Area will be Residential and Office Accommodation.

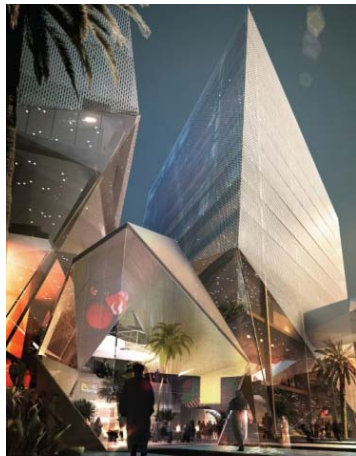


KING FAHD ROAD

KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2



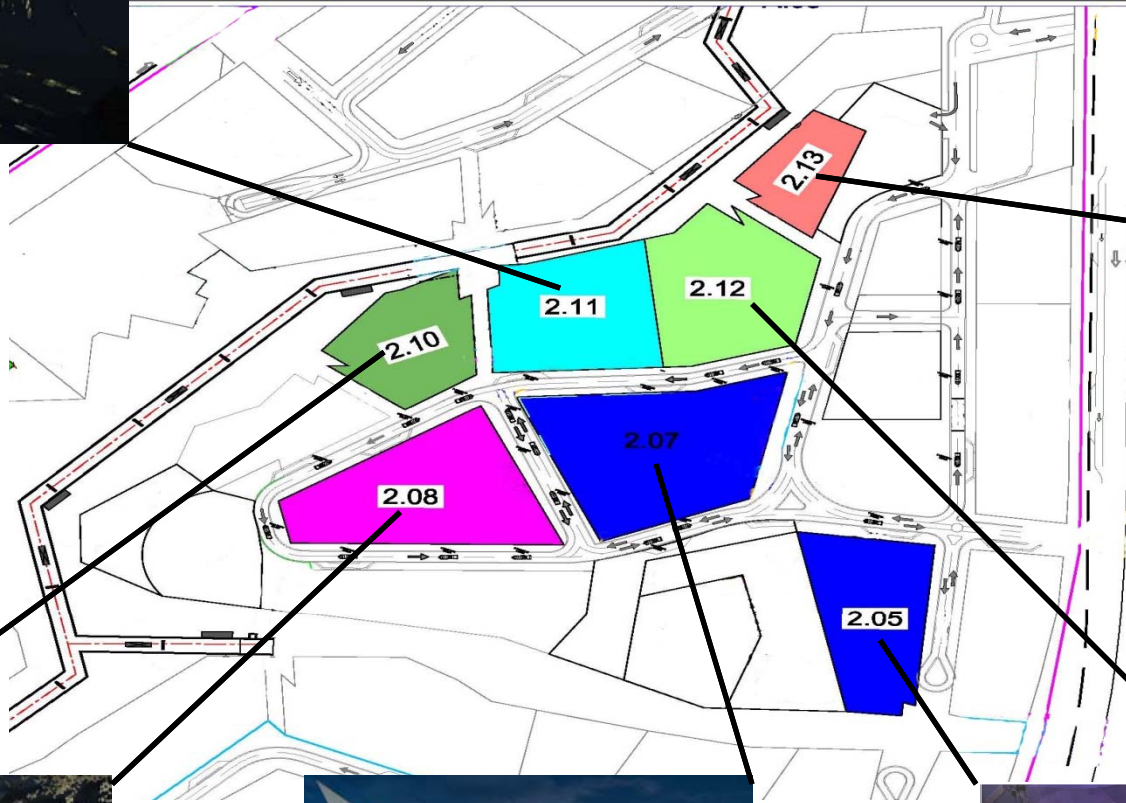
PARCEL 2.11



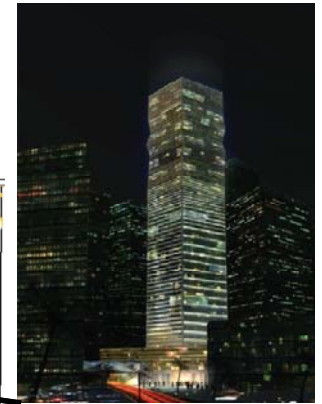
PARCEL 2.10



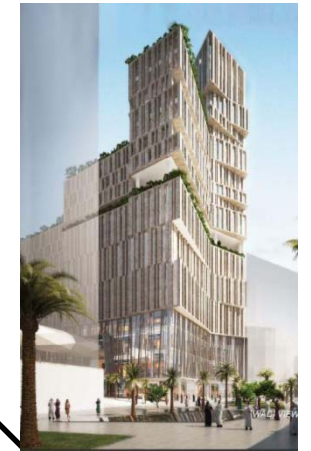
PARCEL 2.08



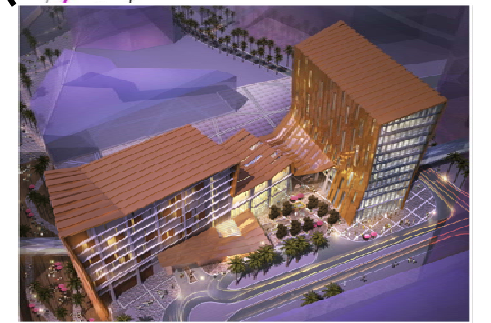
PARCEL 2.07



PARCEL 2.13



PARCEL 2.12



PARCEL 2.05

KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2

1. PROJECT PROFILE :

King Abdullah Financial District Project is mix use development with a total area of 1.6 million square meters and 3.3 million square meters of built up area it is located at the intersection of Northern Ring Road and Fahad Road. The whole of development is divided in to Several Packages. DAR AL RIYADH has been awarded the Site Supervision Consultancy Contract on PPA 30 which contains 4 Zones.

1. Zone - 1
2. Zone - 2
3. Zone - 3
4. Zone - 4

2. Zone 02 Details :

Zone key data:

Sl.No	Description	
1	Contract Duration	30 Months
2	Contract Value (SAR)	14001918744.00
3	Project Start Date	27-Sep-09
4	Project Finish Date	26-Nov-12
5	Data date of this Report	27-Sep-10
6	Months Elapsed	12 Months
7	Months Remaining	18 Months
8	%age Time Elapsed	40%
9	%age Time Balance	60%

Project Configuration

Sl. No	Zone 02: Site	Gross Floor Area (Sqm)	Parcel Area (Sqm)	Basements (No.s)	Floors/Level (No.s)	Height (Meter)
1	Parcel No.2.05	43037.00	5718.00	5	15	41-50
2	Parcel No.2.07	71763.00	8929.00	5	18	54-66
3	Parcel No.2.08	59880.00	7597.00	5	21	54-66
4	Parcel No.2.10	33363.00	4272.00	5	16	45-55
5	Parcel No.2.11	48503.00	6034.00	5	16	45-55
6	Parcel No.2.12	70067.00	6543.00	5	27	86-105
7	Parcel No.2.13	40431.00	2765.00	5	35	131-160



PERSPECTIVE VIEW



PARCEL KEY PLAN

PARCEL 2.05

Architect: Callison

Net Utilization Area :

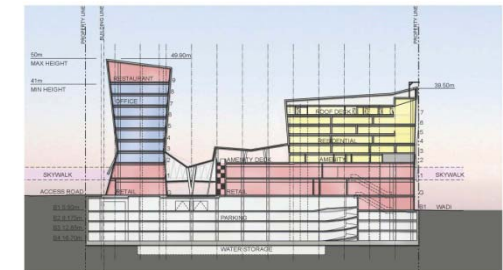
Office	= 5986
Residential	= 4491 sqm
Retail	= 2923 sqm
Services	= 4865 sqm
Balcony	= 81 sqm
Basement	= 22872 sqm
Total Area	= 43037 sqm



PLAN



ELEVATION



SECTION

KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2 PARCEL 2.05



PERSPECTIVE VIEW



PARCEL KEY PLAN
PARCEL 2.07

Architect: Foster + Partners

Boundary Area = 8929 sqm

Utilization Area = 4809 sqm (54%)

Tower Height Minimum 54 m

Maximum 66 m high

Gross Floor Area = 10705 sqm

Program = 32613sqm -36046 sqm

Open Space Easement : Between I

S2-03 and IS2-06 Permitted

Use: Office. Residential & Retail

Sky Walks: Connected with

Parcel 2.03 2.082.112.12and A.14



PLAN



ELEVATION



SECTION

KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2 PARCEL 2.07



PARCEL KEY PLAN
PARCEL 2.08

Architect: will bruder+ PARTNERS LTD

Boundary Area = 7573sqm

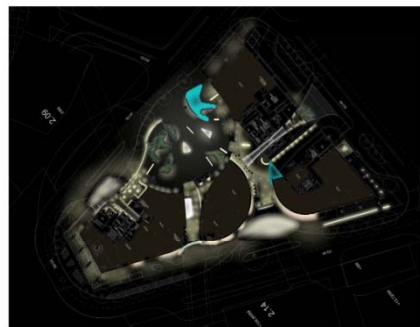
Utilization Area = 4363sqm

15 Story Structure (66 M high)

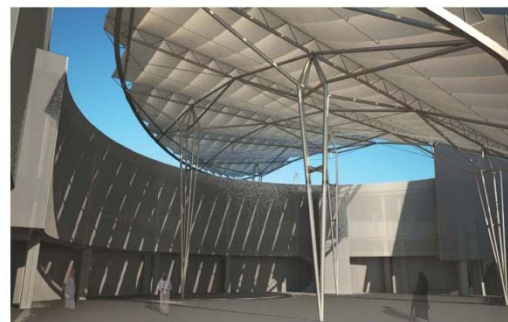
Consisting Of Residential Offices And
Retail Use Gross Residential

Development Area	= 10705 sqm
Program	= 10213 sqm
Gross Off. Development Area	= 14462 sqm
Program	= 13823 sqm
Over all Development Area	= 60757 sqm
Program	= 59880 sqm

PERSPECTIVE VIEW



PLAN

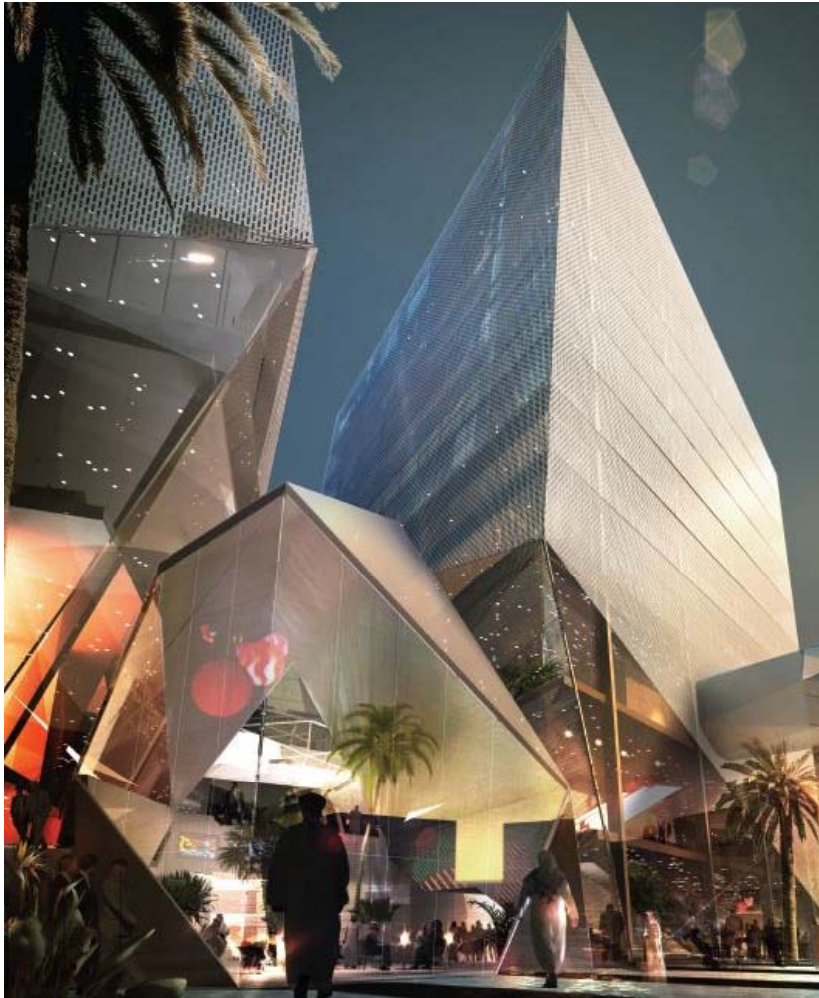


ELEVATION



SECTION

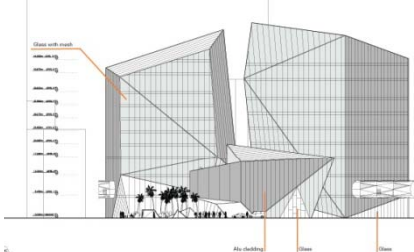
KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2 PARCEL 2.08



PERSPECTIVE VIEW



PERSPECTIVE VIEW



ELEVATION



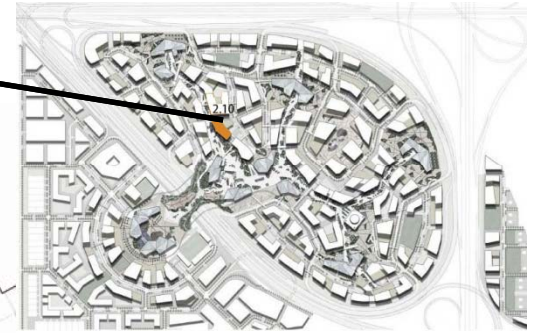
PLAN



ELEVATION



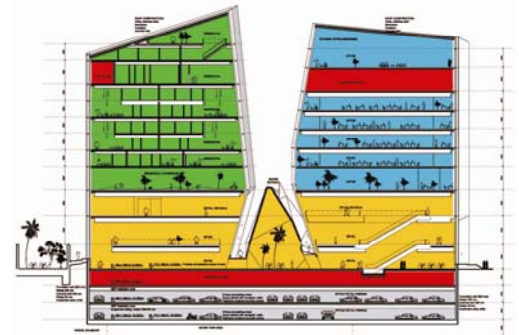
SECTION



PARCEL KEY PLAN

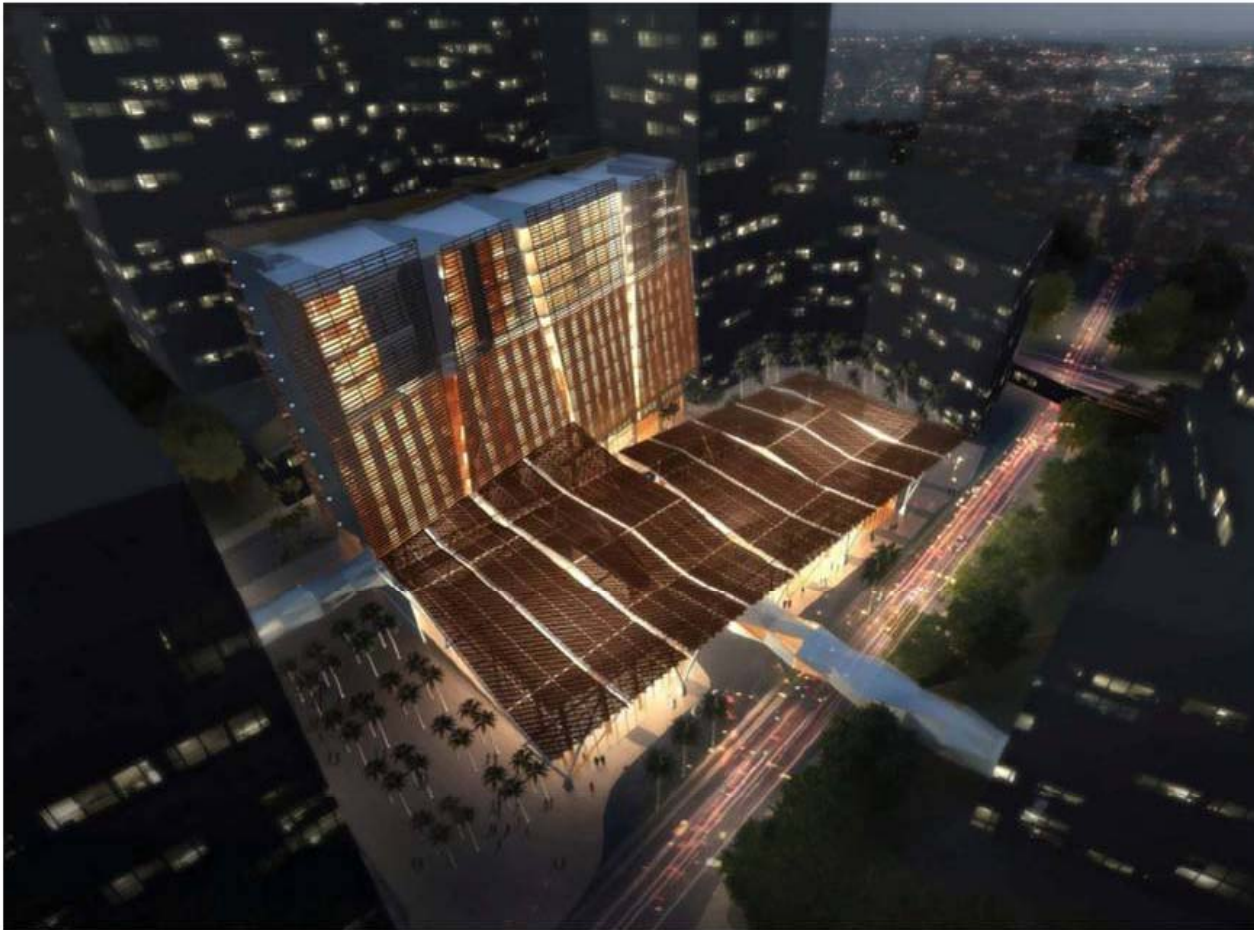
PARCEL 2.10

Architect: Henning Larsen
 Boundary Area = 4272 sqm
 Utilization Area = 2786 sqm (65%)
 Tower Height Minimum 45m
 Maximum 55m high
 Gross Floor Area = 14724 sqm
 Program = 16274sqm
 Open Space Easement : on the Corner Of IS2-03 and IP2-03
 Permitted Use: Office. Residential & Retail
 Sky Walks: Connected with Parcel 2.03 22.09 & 2.11 according to skywalk



SECTION

KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2 PARCEL 2.10



PARCEL 2.11

*Architect: Dar Al Handasha
Parkins+ Will*

Total Built Area = 48503 sqm

Gross Building Area

Above Ground Level = 24795 sqm

Net Floor Area

Above Ground Level = 16383 sqm

Built Area

On Basement-1 To 5 = 23708 sqm

Tower Height

Minimum = 45m

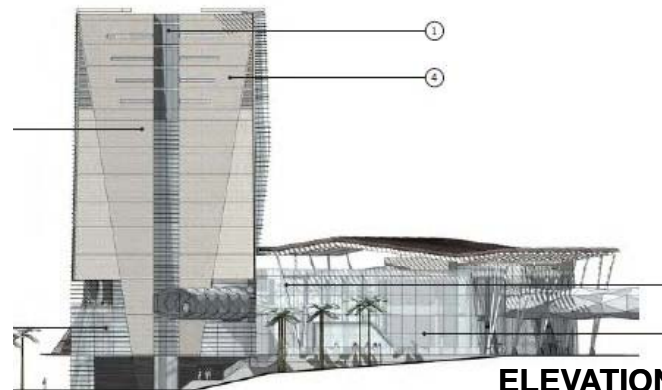
Maximum = 55m high

No Of Floor = 12

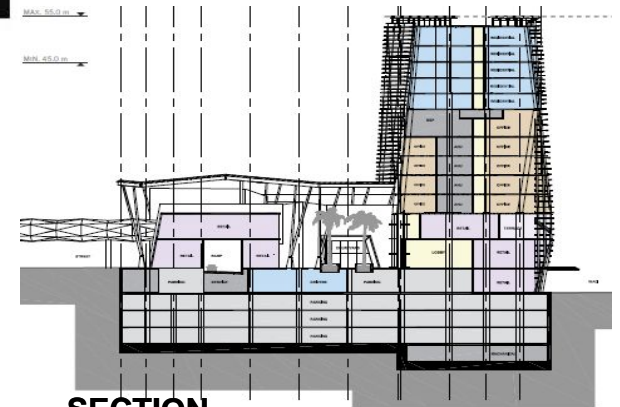
PERSPECTIVE VIEW



PLAN



ELEVATION

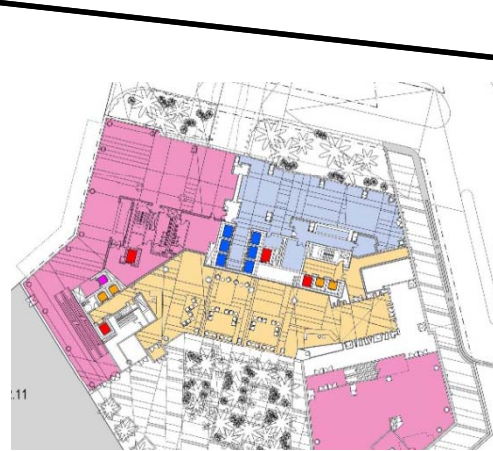


SECTION

KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2 PARCEL 2.11



PERSPECTIVE VIEW



PLAN



PARCEL KEY PLAN

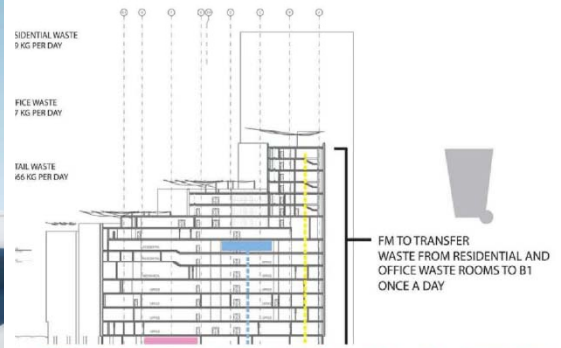
PARCEL 2.12

Architect: RMJM



ELEVATION

Total Area = 70457 sqm
 Proposed Residential Area = 15918 sqm
 Proposed Retail Area = 9800 sqm
 Proposed Office Area = 19848 sqm
 Tower Height Minimum 86m
 Maximum 105m high
 No Of Floor = 23



SECTION

KING ABDULLAH FINANCIAL DISTRICT PPA 30 ZONE 2 PARCEL 2.12

