



NEPTUNE

INTERIORS BY MOUAWAD



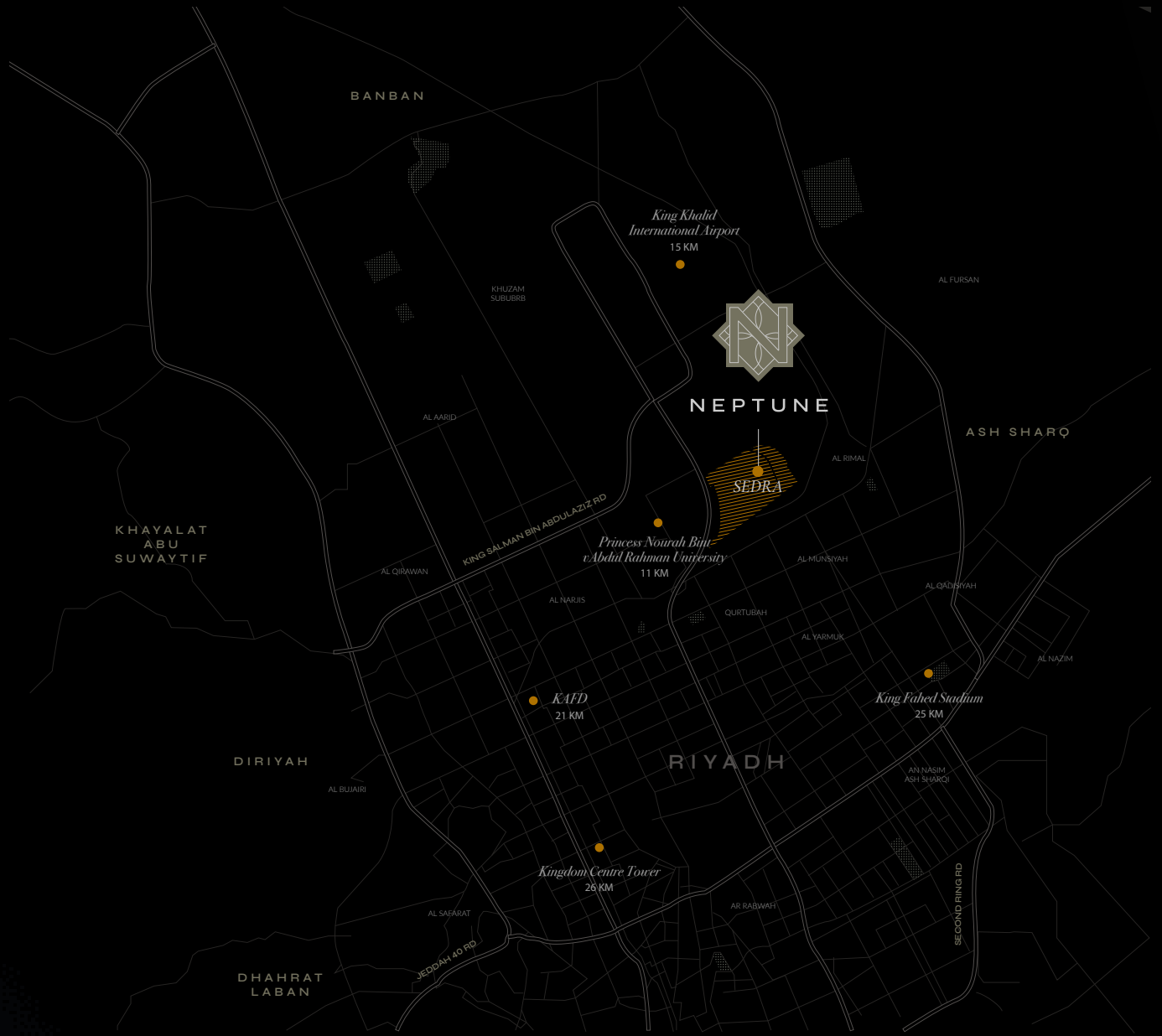
The FACTSHEET

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>	<p>5 BEDROOMS</p> <ul style="list-style-type: none"> ◦ 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 2,900,000 USD 773,000
<i>Anticipated Completion Date</i>	Q2 2027
<i>Community Amenities</i>	<ul style="list-style-type: none"> ◦ SPORTS HUB ◦ COMMUNITY CENTRE ◦ SCHOOLS ◦ EARLY CHILDHOOD CENTRES ◦ RESTAURANTS & CAFES ◦ RETAIL & GROCERY ◦ PUBLIC PARKS ◦ ENTERTAINMENT CENTRES ◦ PLAYGROUNDS ◦ HEALTH CARE CLINICS ◦ MOSQUES

Interior Specifications

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

- 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 (wall paper 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

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
- Closet as per designs

KITCHEN:

- Floors: porcelain tile
- Walls - paint
- Ceiling - painted gypsum board
- Kitchen cabinets - veneer chip-board wood, with corian counter top 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)

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 PJSC

ACCOUNT NAME: DAR AL ARKAN GLOBAL HOLDINGS REAL ESTATE CO

ACCOUNT NUMBER: 0406056956604

IBAN NUMBER: SA2195000000406056956604

CURRENCY: SAR

MARKETING ASSETS

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