



**Talal Yahya Ashgan**  
Multidisciplinary Architectural & Engineering Consulting  
Firm Since 1983

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TYA & Associates

## We are TYA & Associates

re-imagining the built-world through vision,  
creativity & innovation since 1983

# Brand Purpose

- TYA was founded with an entrepreneurial spirit and vision to provide innovative solutions to the most complex architectural and engineering problems. We have always believed in dreaming big to help improve life for individuals in the built environment around us.
- Since our humble beginnings in 1983, we have grown in magnitude, with a focus on bringing the next generation of future-proof design and project management solutions to our clients.
- Over three decades later, our original vision still remains at the core of everything we do, and we continue to utilise highly skilled methods that combine striking design aesthetics with exceptional function.
- Our services help enhance the standard of living, and quality of life for our wider society and inhabitants. We achieve this by combining science, technology, multidisciplinary expertise, and innovative thinking to create integrated architectural and engineering solutions and systems. The end result is designed to last the test of time and delight the end-users for generations.



Talal Yahya Ashgan

CEO of TYA & Associates

# Core Values

Beyond our inspired visionary, creative and considerate-caring beliefs that are embodied in our work, the TYA team also exemplify four key core values, which are reflected in each and every project we undertake:

## Integrity

our word is our bond, and we pride ourselves on conducting business with honesty and strong principles in every collaboration.

## Innovation

we believe knowledge is power, and continued learning means more significant growth and boundless potential. We will always seek to improve and develop our practices.

## Authenticity

our actions are congruent with our beliefs, and we will be true to ourselves and our partners in all that we do.

## Professionalism & Reliability

from start to finish, you can rely on us to honour our promises and deliver outstanding service consistently.

# Our Services

Think of us as your trusted architectural and engineering consulting firm for a wide range of multidisciplinary services. For many of our clients, we are a complete solution for various architectural and engineering projects.

Our diverse professional services include:

Master Planning	Architecture	Engineering	Program Management
<ul style="list-style-type: none"><li>• Urban Planning</li><li>• Urban Design</li><li>• Placemaking Planning</li><li>• Infrastructure Design</li><li>• Landscaping</li></ul>	<ul style="list-style-type: none"><li>• Value-Based Architecture</li><li>• Sustainability Designs</li><li>• Historic Site Preservation</li><li>• Interior Design</li><li>• Architect of Record (AOR)</li></ul>	<ul style="list-style-type: none"><li>• Engineering Consultations</li><li>• Civil Engineering</li><li>• Structural Engineering</li><li>• Electrical Engineering</li><li>• Mechanical Engineering</li><li>• Fire/Life Safety Engineering</li></ul>	<ul style="list-style-type: none"><li>• Project Management</li><li>• Construction /Site Supervision</li><li>• Cost Management / Value Engineering</li><li>• Time Management</li></ul>

# Industries/Sectors we Serve

TYA's experience spans a range of industries and projects of varying sizes, including:

Governmental

Residential

Hospitality

Industrial

Commercial

Healthcare

Entertainment

Corporate

Retail

Educational

# Why Choose TYA & Associates

At TYA, we pride ourselves on delivering a service that exceeds your expectations.

Our systematic yet intuitive approach draws upon our creative and technical expertise. By working collaboratively with our clients, we can ensure all of your requirements are accounted for and that you receive the best support and service.

It is not just our skilful, professional and talented team that makes us unique, but our rich heritage, underpinned by solid and long-lasting relationships with our clients. TYA's reputation sets us apart in the market, and the diversity of our bespoke, customised solutions is truly unique. We operate across a wide range of industries and always apply a future-forward perspective so each design lasts the test of time.



To elevate your next design and stand out from the crowd, your best choice is TYA & Associates



# Success Partners



# Authorities & International Affiliation



# International Affiliation

Our affiliation with global Architectural & Engineering entities empowers the quality of our work

JACOBS PARKER  
architecture | interior design

ARCADIS | Design & Consultancy  
for natural and built assets

BENOY

aci American  
Concrete  
Institute

Dewan  
Architects +  
Engineers

上海电气  
SHANGHAI ELECTRIC

Quality Management  
ISO 9001  
Certified  
System

AMERICAN INSTITUTE OF STEEL CONSTRUCTION  
AISC  
FOUNDED 1921

NFPA  
National Fire  
Protection Association

GHAFARI

Because Your Trust Matters To Us We Offer Our Licenses And Qualifications



## شهادة تسجيل مكتب هندسي

رقم التسجيل	٣٠٠٠٤٨٧١٣	تاريخ التسجيل	١٤٣٠/٠٥/٠٢
تاريخ الشهادة	١٤٤٩/٠٥/١٣	صالحة الى	١٤٤٩/٠٥/١٣
اسم صاحب المكتب	طلال يحي تركي عشقان		
المكتب الهندسي / الاستشاري	شركة طلال يحي تركي عشقان للاستشارات الهندسية، مكتب استشاري		
رقم ترخيص مزاوله المهنة	٥١١٠٠٠٩٣٣	تاريخ الترخيص	١٤٠٧/٠٣/٢٨
صالحه الى	١٤٤٥/١٢/١٢	صالحه الى	١٤٤٥/١٢/١٢
عنوان المكتب	شارع : شارع صاري تقاطع شارع الأمير سلطان الحي : البروضة		
البريد الإلكتروني	tyashgan@sps.net.sa	هاتف	٠١٢٦٩٠١٤٨٣
فاكس	٠١٢٦٩٠١٤٨٣	الرمز البريدي	٢٣٤٣٥
صندوق بريد	١٢٦٧٥		

**تشهد أمانة محافظة جدة بأن المكتب : شركة طلال يحي تركي عشقان للاستشارات الهندسية قد أتم متطلبات التسجيل لدى الأمانة ، في النشاطات التالية :**

م	النشاط	فئة التصنيف م	النشاط	فئة التصنيف م
1	هندسة معمارية	-	7	هندسة التخطيط الحضري والاقليمي
2	هندسة إنشائية	-	8	هندسة ادارة وتصميم مشاريع البنية التحتية
3	هندسة ميكانيكية	-	9	////////////////////
4	هندسة كهربائية	-	10	////////////////////
5	هندسة إدارة المشاريع	-	11	////////////////////
6	الهندسة المساحية	-	12	////////////////////

**الاعتماد**

الموظف المختص فيصل محمد فلمبان

مدير إدارة علاقات المكاتب الهندسية م / عبدالله احمد عبدالله الرقيب

تم طباعة شهادة التسجيل كاعتماد الكتروني وللتأكد من بيانات المكتب يمكنكم الرجوع إلى موقع أمانة محافظة جدة على الرابط التالي : <https://www.jeddah.gov.sa/Business/EngOffices/offices1/index.php>



نعمل لجدٍ أجمل

www.jeddah.gov.sa | @JeddahAmanah 940



## شهادة تأهيل استشاري هندسي

يسر برنامج البيع أو التآجير على الخارطة «وأفي» أن يمنح هذه الشهادة لشركة طلال يحي تركي عشقان للاستشارات الهندسية لتأهيله للإشراف على مشاريع البيع على الخارطة

أمين عام لجنة البيع أو التآجير على الخارطة  
**نايف بن نواف الشريف**

شهادة رقم ( ٤٣٥ ) صلاحه حتى الن ٠٥ / ٠٥ / ٢٠٢٥ م  
[مستشار رقم]

<https://man-services.housing.gov.sa/tes/office/1561593642369866.png>

### شهادة تأهيل استشاري

بيانات الشهادة	اسم المنشأة	شركة طلال يحي تركي عشقان للاستشارات الهندسية
رقم الشهادة	381402885	
تاريخ الاصدار هجري	12/05/1438	
تاريخ الاصدار ميلادي	08/02/2017	
معلومات المكتب الهندسي	رقم التواصل	٩66505611843
مقدم الطلب	الرمز البريدي	21483
البريد الإلكتروني	المدينة	جدة
	البريد الإلكتروني	tyashgan@sps.net.sa

بيانات المشاريع المعتمدة	عام	سكنية	X
تجارة ومراقب الحسابات	صناعية	X	
المرافق الصحية	المرافق التعليمية	X	
المرافق الصحية	المرافق الرياضية	X	

الخدمات المعتمدة	X	التخطيط والتصميم الحضري	X
هندسة الاتصالات	X	الهندسة الميكانيكية	X
الهندسة البحرية	X	الهندسة الكهربائية	X
الهندسة المدنية	X	الهندسة البيئية	X
الهندسة المعمارية	X	الهندسة الجيوتقنية	X
X	الهندسة المدنية	الهندسة عمارة البيئة	X

**الشروط و الأحكام**

أحكام عامة:  
أي تعديل على هذه الشهادة يقعها.  
يتم إصدار هذه الشهادة للمكتب الاستشاري لتقديم الخدمات المعتمدة في المدن الاقتصادية.  
يجب أن تكون هذه الشهادة صالحة إذا كان لدى المكتب الاستشاري أي أعمال جارية داخل المدن الاقتصادية.  
تتوجب على العميل مراجعة الخدمات الاستشارية المقدمة المعتمدة قبل التوقيع على العقود أو اتفاقات العمارة الخاصة.  
يخضع المكتب الاستشاري بعدم ممارسة الأنشطة الهندسية للمشاريع الغير مصرحة من الهيئة داخل المدن الاقتصادية.  
يخضع دليل المعالقات و الجازات وإجراءات التطبيق لدى هيئة المدن والمناطق الاقتصادية الخاصة.



## شهادة تأهيل مكتب هندسي

السادة شركة : طلال يحي عشقان للاستشارات الهندسية،

تحياتكم بأنه تم تأهيل مكتبكم الهندسي وفق الفئة والتصنيفات:

التصميم : الفئة ( + )  
الإشراف : الفئة ( + )

Design: Class ( A+ )  
Supervision: Class ( A+ )

وتنم منحكم هذه الشهادة لإستكمال جميع الشروط والمتطلبات مع ضرورة مراعاة اللوائح Royal Commission in Yanbu. You have been granted this certificate to complete all requirements.

تاريخ الإصدار: 2024/01/30  
تاريخ الإنتهاء: 2025/01/30  
حده:  
الفرع: بانع

مدير إدارة المشاريع ورئيس لجنة تقييم وإعادة تأهيل المكاتب الهندسية  
**Director of Projects-Management Dept.**

م. معز محمد عسيري  
**ENG. Mutaz Mohammed Asiri**

الهئية الملكية ببيع  
**Royal Commission in Yanbu**

الهئية الملكية لجبيل وبنبع  
**Royal Commission For Jubail & Yanbu**

الهئية الملكية للمدينة المنورة  
**ROYAL COMMISSION OF SAUDI ARABIA**

VISION 2030  
AIA

أي تعديل أو تصحيح على هذه الشهادة يُلغىها.

To See More Certifications

Scan QR Code



# TYA

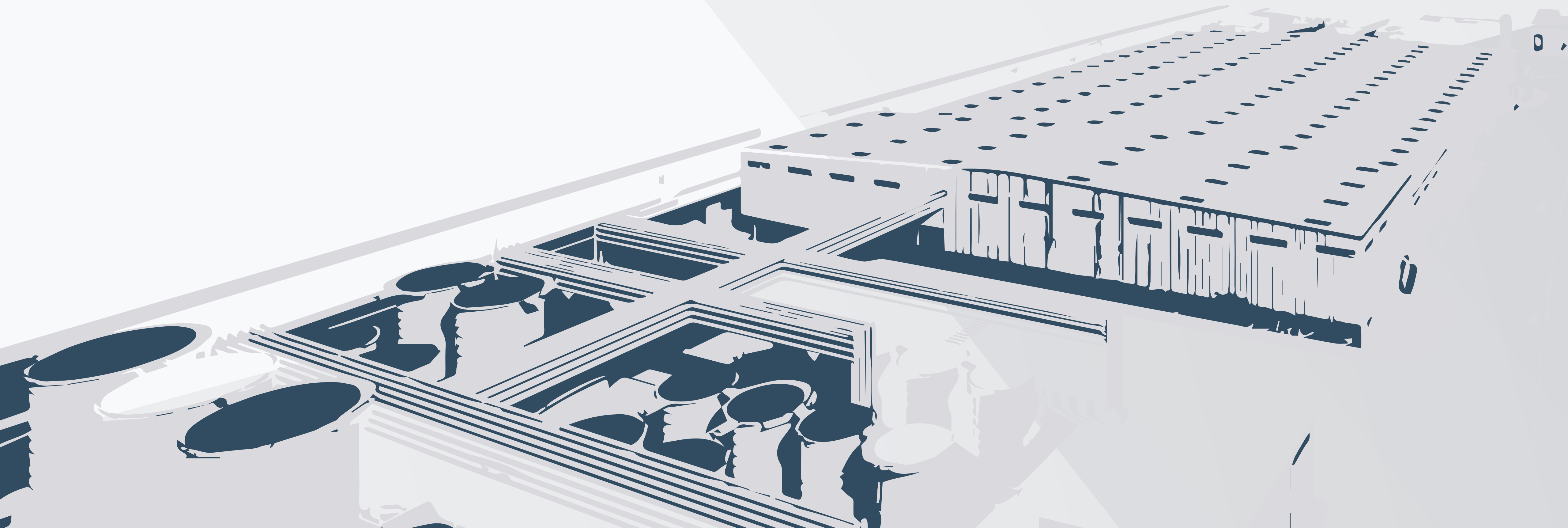
ASSOCIATES طلال يحيى عشقان  
للإستشارات الهندسية

Industrial

Residential and  
Hospitality

Commercial

# The Industrial Sector



## 2022 - In Progress

### MODON - JEDDAH

Premium Food Industry Co.

Total Land Area : 11,871 M<sup>2</sup>

Built Up Area : 8,722.0 M<sup>2</sup>

**Services:** architecture planning, engineering design pm & supervision

### Project Summary:

The project is renovation and refurbishment of an existing building to include food cold storages and new production lines .



## Premium Food Factory





## Etihad Pharmaceutical Factory

**2022 - In Progress**

**KING ABDULLAH ECONOMIC CITY.RABIGH, KSA,**  
ETIHAD PHARMA Co

Total Land Area : 37,583.41 M<sup>2</sup>

Built Up Area : 16869.37 M<sup>2</sup>

**Services:** architectural & engineering design

### **Project Summary:**

The facility will be used for the manufacture of General Products: Oral Solids (Tablets & Capsules), Semi Solids (Creams & Ointments), Sterile Liquids (pre-filled syringes - cartridges) and High Contained Products: Oral Solids (Tablets, Capsules), Sterile liquids. The site will consist of following functional buildings:

Generics Building:

- Administration, social areas (including gym, canteen & prayer room)
- 3 dedicated manufacturing tablets & capsules
- 1 dedicated manufacturing suite: topical products
- 1 dedicated manufacturing suite: Aseptic Liquids
- Warehouse

- QC Laboratory

Oncology Building:

- 1 dedicated manufacturing suites: tablets & capsules
- Secondary packaging administration area, administration





## Tamimi Warehouse

2021 -2022

### King Abdullah Economic City-KAEC

Tamimi Markets Company Limited

Total Land Area : 20,134.04 M<sup>2</sup>

Built Up Area : 10,068.00 M<sup>2</sup>

**Services:** supervision consultant

### Project Summary:

Construction of Warehouse and other Buildings (Admin, Guard, Distribution) including Civil, Architectural & MEP scope of works. - This warehouse is general for storage of goods for store market distribution. - The Warehouse is categorized in 2 section areas as per storage 1) Dry Storage Area (6600 m<sup>2</sup>) 2) Cold storage Area (2900 m<sup>2</sup>) - This Warehouse is equipped with rack system of total coverage 13340 pallets for storage of goods items as sectional area.





2021

## MODON, JEDDAH

AYAN GROUP

Total Land Area : 70728 M<sup>2</sup>

Built Up Area : 31881.16 M<sup>2</sup>

**Services:** design and supervision

### Project Summary:

industry/factory that will be producing Modular units as end product for the precast construction industry.



# Modulines

(A Collaboration Between Tya & Jacobs Parker Architects)



## Al Yamamah Factory

2021

### MODON

Al Yamamah Steel Industries Co

Total Land Area : 27,367 M<sup>2</sup>

Built Up Area : 12,512.84 M<sup>2</sup>

**Services:** design and supervision

### Project Summary:

Steel production plant



**2021****MODON, JEDDAH**

Alesayi Holding

Total Land Area : 126,420 M<sup>2</sup>Built Up Area : 89306.67 M<sup>2</sup>**Services:** design and supervision**Project Summary:**

The project is a soft drinks factory consisting of several buildings. The main factory, made of PEB iron, includes a service building for workers, a production hall with production facilities, and material stores. There is also a building for services such as boilers, generators, and water treatment units. An administration building, four guard rooms, an electricity room, a pump room, and water tanks with drainage cesspools are also part of the factory.

**Abc Plant**



3D Modular

2020

## MODON INDUSTRIAL CITY, JEDDAH, KSA

AYAN INDUSTRY CO.

Total Land Area : 70,728 M<sup>2</sup>

Built Up Area : 31,881.16 M<sup>2</sup>

**Services:** master planning, concept design of buildings and civil & utility infrastructure.

### Project Summary:

A mass production of factory of modular housing units/pods with industrial utilities, admin, storage, warehouse etc. facilities





**FCB – Fiber Cement Board**

**2020**

## **MODON INDUSTRIAL CITY, JEDDAH, KSA**

EMAAR AYAN COMPANY

Total Land Area : 66,712 M<sup>2</sup>

Built Up Area : 30,038 M<sup>2</sup>

### **Services:**

architecture, urban planning, engineering design,  
construction supervision

### **Project Summary:**

a fcb factory production factory with admin building, warehouse, site development, worker facilities, industrial utility systems, and safety, security systems





2019

## ROYAL COMMISSION YANBU (RCY) CITY - KSA

DELMON PRODUCTS LTD

Total Land Area : 82,014.80 M<sup>2</sup>

Built Up Area : 28,046.97 M<sup>2</sup>

**Services:** project management, architecture, urban planning, construction supervision

### Project Summary:

Include ship unloader ( guay side rails, conveying system, storage silos, flat warehouse, cleaning tower.



# Delmon Expansion Project



## Shumou Warehouse

2019

### ECONOMIC CLITIES AUTHORITIES (ECA)

Shumou Investment Company

Total Land Area : 100,927 M<sup>2</sup>

Built Up Area : 24,828.02 M<sup>2</sup>

**Services:** design project

### Project Summary:

Warehouse Logical Complex to be designed and constructed on Plot







**New Image - Company  
Warehouse**

**2018**

## **ECONOMIC CLITIES AUTHORITIES (ECA)**

New Image Building Company Ltd

Total Land Area : 100,927 M<sup>2</sup>

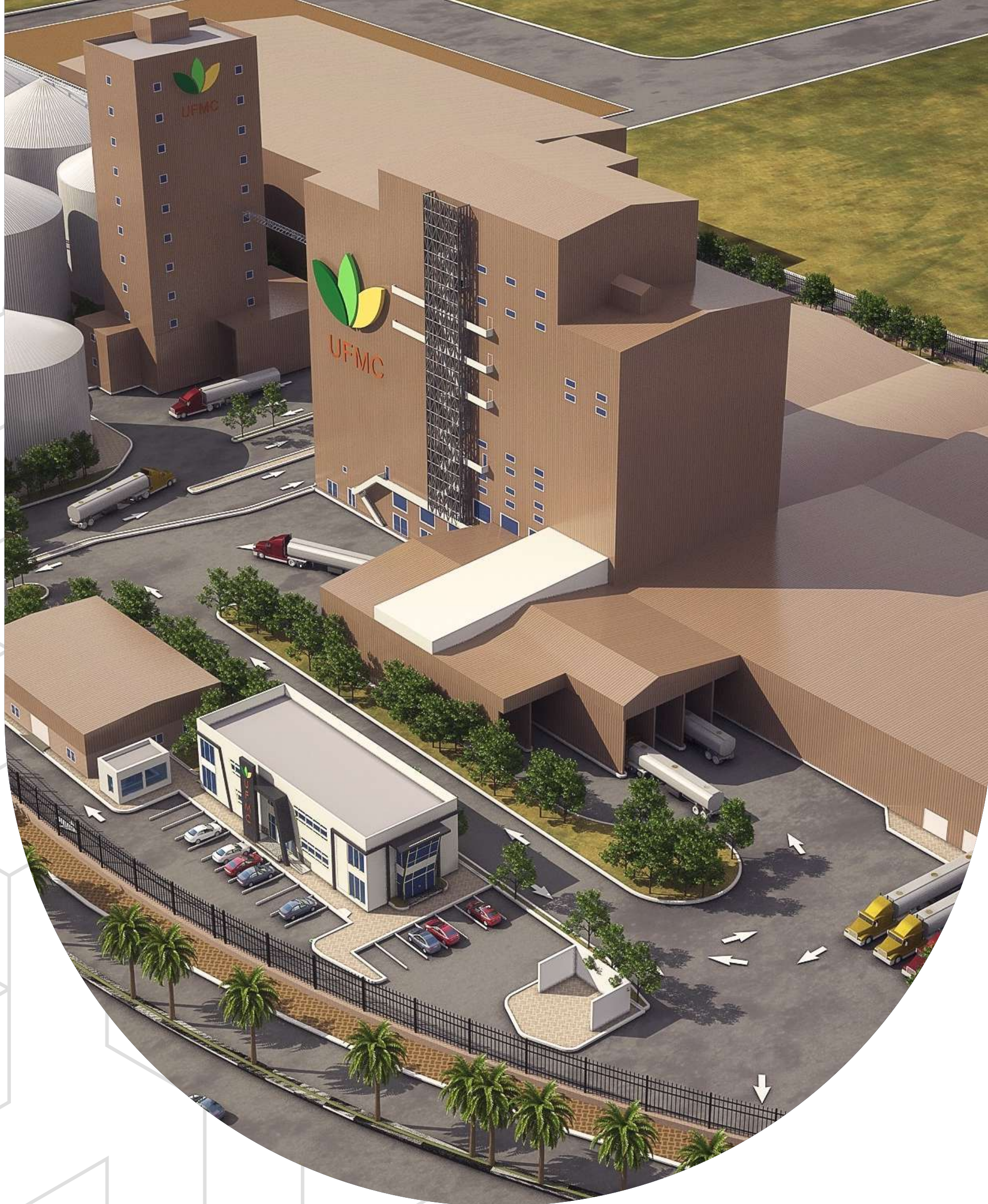
Built Up Area : 50475.52 M<sup>2</sup>

**Services:** design project

### **Project Summary:**

The construction of a warehouse buildings with individual units tailored to his product type and operation requirement. The project is to be comprised of approximately 12 warehouse units





Ufmc Feed Mill

2017

## ROYAL COMMISSION YANBU (RCY) CITY - KSA

UNITED FEED MANUFACTURING CO.

Total Land Area : 67,594.93 M<sup>2</sup>

Built Up Area : 34799.64 M<sup>2</sup>

**Services:** project management, architecture ,urban planning, construction supervision

### Project Summary:

Include ship unloader ( guay side rails, conveying system, storage silos, flat warehouse, cleaning tower and feed mill.





2015

## ECONOMIC CLITIES AUTHORITIES (ECA)

ALJOC

Total Land Area : 57,554 M<sup>2</sup>

Built Up Area : 29586.514 M<sup>2</sup>

**Services:** design project

### Project Summary:

An industrial complex for the production of transformative oils

Oil Lubricant Aljoc





2015

## KAEC - KSA

ALMARAI

Total Land Area : 465,000 M<sup>2</sup>

Built Up Area : 219,340 M<sup>2</sup>

**Services:** design review & inspection

### Project Summary:

A food processing plant with production halls, cold stores, warehouses and on-plot accommodation.



## Almarai Juice & Bakery Plants



## Dar Al Zaytoon Factory

2015

### KING ABDULLAH ECONOMIC CITY – KSA

DAR AL ZAYTOON AL ARABIA

Total Land Area : 13,200 M<sup>2</sup>

Built Up Area : 6,000 M<sup>2</sup>

**Services:** architecture, construction supervision

#### Project Summary:

Olive oil refining, filling packaging and labelling production facility with the necessary auxiliary spaces for warehousing, shipping/receiving, utilities, etc.





Abni Steel

2014 – 2015

## ROYAL COMMISSION YANBU – KSA

ALI MASSAD CO (ABNI STEEL)

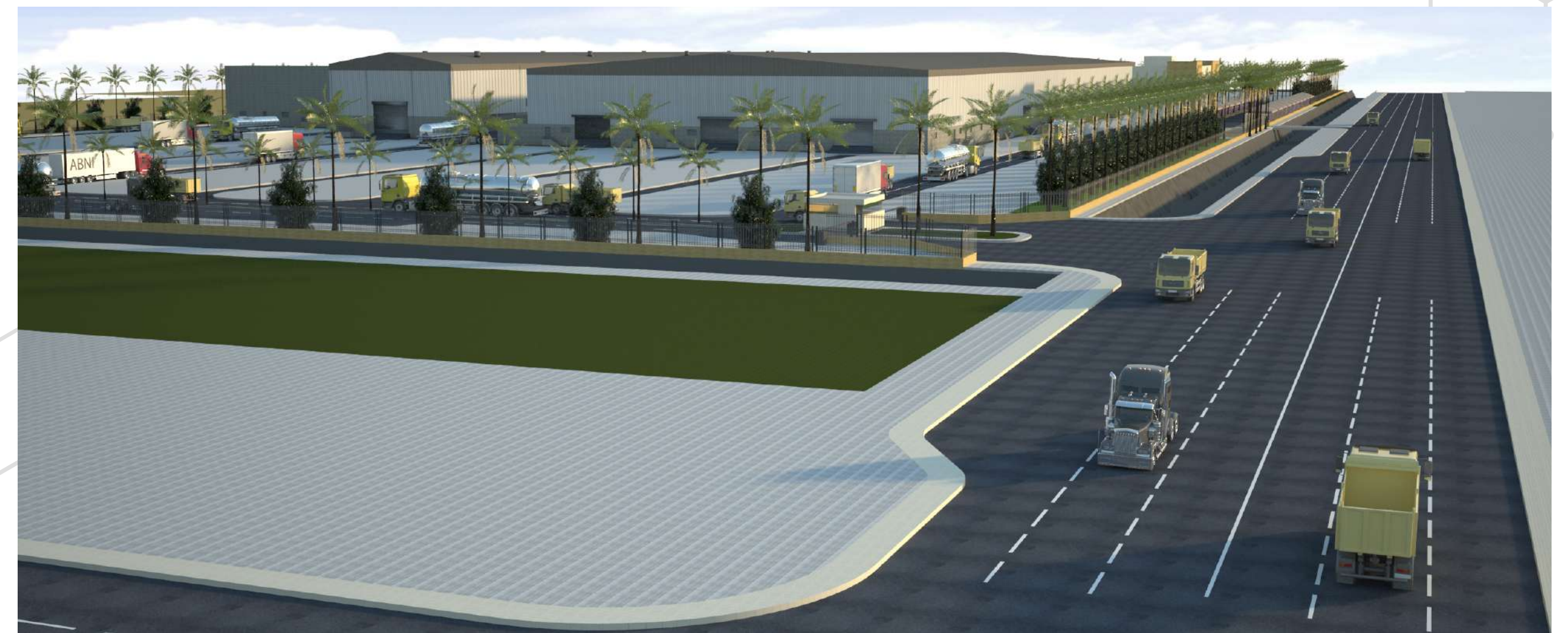
Total Land Area : 140,000 M<sup>2</sup>

Built Up Area : 23,000 M<sup>2</sup>

**Services:** architecture, urban planning and construction supervision

### Project Summary:

Prefab steel manufacturing facility with storage areas, shipping, receiving and administration.



2014

## MODON

ALMUTAHID

Total Land Area : 50238 M<sup>2</sup>

Built Up Area : 81080 M<sup>2</sup>

**Services:** design project



Al Subaie Factory





2014

## ROYAL COMMISSION YANBU (RCY) CITY - KSA

AIR LIQUIDE - AL KHAFAH IND GASES

Total Land Area : 27,281 M<sup>2</sup>

Built Up Area : 8,500 M<sup>2</sup>

**Services:** architecture, urban planning and construction supervision

### Project Summary:

An industrial gases plant with gas generation & filling stations equipped with special safety features as per ICC standards, industrial utilities like compressed air, administration building, and site facilities.



Industrial Gases Plant



2013 – 2014

## ROYAL COMMISSION YANBU – KSA

SAUDI FIRST COMPANY FOR MIM&SB-LLC

Total Land Area : 65,000 M<sup>2</sup>

Built Up Area : 25,000 M<sup>2</sup>

**Services:** architecture, urban planning, engineering design, construction supervision

### Project Summary:

A Rockwool/ Stonewool factory with process plant areas, warehouses, special extraction/ air handling systems, other industries utility systems (chilled water, thermal oil, steam, compressed air etc.) administration building, silos and site facilities.



Stonewool Plant



2013 – 2014

## JAZAN ECONOMIC CITY – KSA

CRISTAL CO.

Total Land Area : 630,000 M<sup>2</sup>

Built Up Area : 10,077 M<sup>2</sup>

**Services:** architecture, engineering design

### Project Summary:

(Auxiliary Building Only)

A project of CRISTAL (National Titanium Dioxide Company). TYA did partial masterplaning and the complete design for the auxiliary buildings such as Laboratories, Workshops, Warehouses, Fire Stations, Worker Facilities and Admin etc.



**Ilmenite Smilting Plant**



2012 – 2013

RIYADH – KSA

MEIBACH

Total Land Area : 35,195 M<sup>2</sup>

Built Up Area : 25,000 M<sup>2</sup>

**Services:** architecture, engineering design

### Project Summary:

A cold stores warehousing facility with auxiliary large industrial grade buildings such as dormitory, a mosque and an office block.



Shahini Cold Stores



2011 - 2012

## ROYAL COMMISSION YANBU - KSA

ALJAZEERA GYPSUM CO.

Total Land Area : 65,000 M<sup>2</sup>

Built Up Area : 38,000 M<sup>2</sup>

**Services:** architecture, urban planning, engineering design, construction supervision

### Project Summary:

A gypsum factory with process plant areas, warehouses, special extraction/ air handling systems, other industrial utility systems (chilled water, thermal oil, steam, compressed air etc.) administration building, silos and site facilities.



Aljazeera Gypsum Factory



## Clay Pipe Factory

2011 - 2012

### ROYAL COMMISSION YANBU - KSA

#### CLAY PIPE FACTORY

Total Land Area : 80,000 M<sup>2</sup>

Built Up Area : 20,000 M<sup>2</sup>

**Services:** architecture, urban planning, engineering design, construction supervision

#### Project Summary:

A CLAY PIPE factory with process plant areas, warehouses, other industrial utility systems (furnace fuel, compressed air etc.) administration building and facilities.



# The Commercial Sector





## Commercial Center

**2022 - In Progress**

### JEDDAH, AL MADINA ALMUNAWWARAH ROAD

Olayan Real Estate Limited.

Total Land Area : 19832,82 M<sup>2</sup>

Built Up Area : 12,622,79 M<sup>2</sup>

**Services:** architectural & engineering design

### Project Summary:

A commercial center consisting of 66 shops





## Tamimi Markets & Strip Mall (I)

2022 - In Progress

JEDDAH, AL MADINA ALMUNAWWARAH ROAD

TAMIMI MARKETS

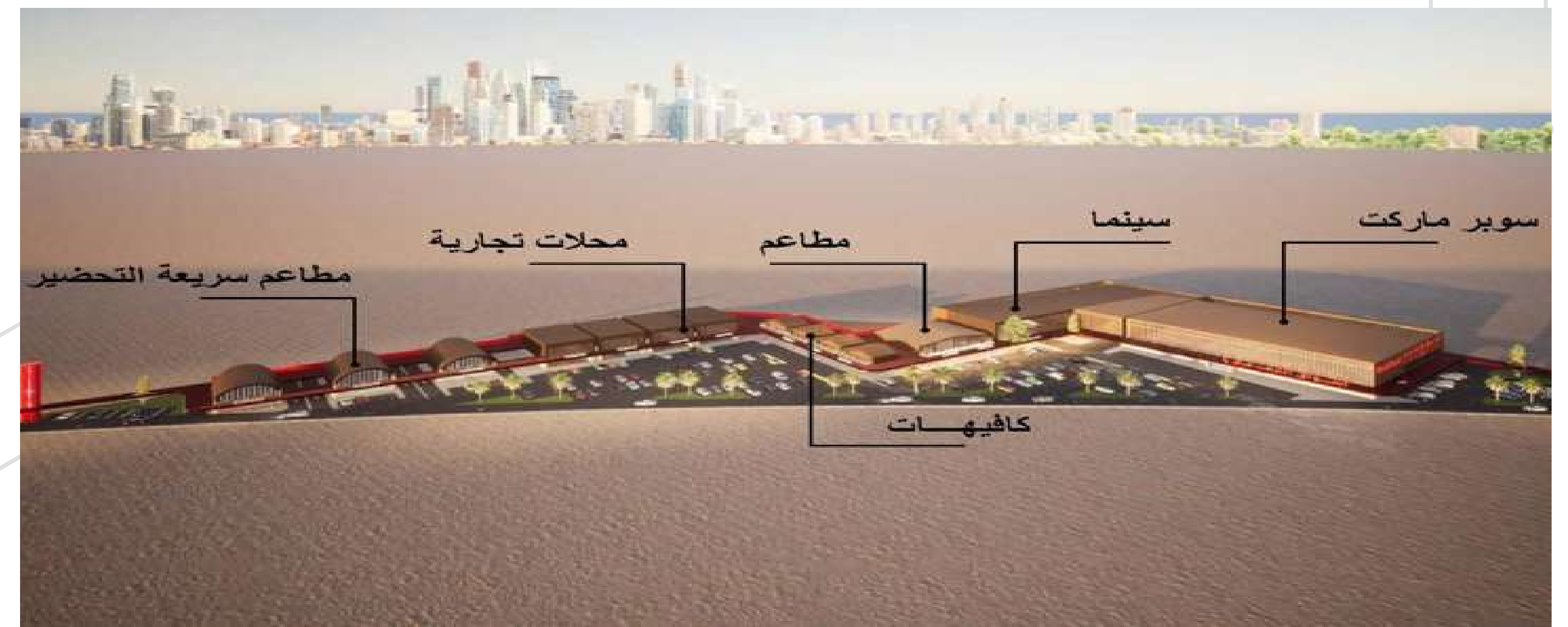
Total Land Area : 26,180,41 M<sup>2</sup>

Built Up Area : 9,147.74 M<sup>2</sup>

**Services:** AOR & SUPERVISION

### Project Summary:

A commercial development with Tamimi markets to design the supermarket as the main anchor with a retail strip mall that consists of restaurant, cafes, shops and a cinema .





## 2022 - In Progress

### JEDDAH, PRINCE SULTAN STREET

#### TAMIMI MARKETS

Total Land Area : 17070.18 M<sup>2</sup>

Built Up Area : 10,917.61 M<sup>2</sup>

**Services:** AOR & SUPERVISION

#### Project Summary:

A commercial development with Tamimi markets to design the supermarket as the main anchor with a retail strip mall that consists of restaurant, cafes, shops .



## Tamimi Markets & Strip Mall (II)





**Dr. Edrees Hospital**

**2021**

## JEDDAH, MADINAH AL MUNAWWARAH ROAD

Dr. Khalid Edrees

Total Land Area : 5700 M<sup>2</sup>

Built Up Area : 14000 M<sup>2</sup>

**Services:** architectural & engineering design and hospital, medical planning

### **Project Summary:**

A multi specialty 30 -beds





2020

## RAWDAH, JEDDAH - KSA

Panda Retail Company

Total Land Area : 9960 M<sup>2</sup>

Total Land Area : 3374 M<sup>2</sup>

**Services:** architecture planning, engineering design pm & supervision

### Project Summary:

Complete design services for upgrading and improving of the existing building and site facilities, including new facades, new signage/branding, interior and MEP system



Panda Supermarket - 202



2020

## KING ROAD JEDDAH - KSA

Panda Retail Company

Total Land Area : 13617.35 M<sup>2</sup>

Built Up Area : 7021.69 M<sup>2</sup>

**Services:** architecture planning, engineering design pm & supervision

### Project Summary:

Complete design services for upgrading and improving of the existing building and site facilities, including new facades, new signage/branding, interior and MEP system



Panda Hypermarket - 251



# Lulu Hypermarket

2020

## MAYAS - YANBU, KSA

M/S Lulu Properties, LLC

Total Land Area : 27,222.74 M<sup>2</sup>

Built Up Area : 12,711.70 M<sup>2</sup>

**Services:** architecture planning, engineering design pm & supervision

### Project Summary:

A commercial development with LULU Hypermarket as the main anchor and as retail trip mall in the adjacent plot in Madina at Yanbu Al-Sinaiyah (Royal Commission Yanbu)





## King Road (I) Development Project

2020

### KING ROAD, JEDDAH, KSA

SIGMAC For Real Estate (Al Ghazzawi Group Of Companies)

Total Land Area : 5250 M<sup>2</sup>

Built Up Area : 5420 M<sup>2</sup>

**Services:** design & supervision

### Project Summary:

Mixed use building (Commercial - Administrative - Residential)





## Prince Sultan (II) Development Project

2020

### PRINCE SULTAN ROAD, JEDDAH, KSA

SIGMAC For Real Estate (Al Ghazzawi Group Of Companies)

Total Land Area : 3930 M<sup>2</sup>

Built Up Area : 5420 M<sup>2</sup>

**Services:** design & supervision (a collaboration between tya & jacobs parker architects)

### Project Summary:

Mixed use building (Commercial - Administrative - Residential)





## Al-Basher Women's Hospital

2020

### JEDDAH, KSA

(Private)

Total Land Area : 20,650 M<sup>2</sup>

Built Up Area : 8,600 M<sup>2</sup>

**Services:** architectural & engineering design

### Project Summary:

Hospital planning and design services for a Women's Hospital with full in-patient department and auxiliary amenities/ facilities and out patient clinics.







## Abd Ul-Khaliq Saeed — Mixed Use Development

2017

### JEDDAH - KSA

(Private)

Total Land Area : 42,809 M<sup>2</sup>

Built Up Area : 128,427 M<sup>2</sup>

**Services:** master planning and design of infrastructure and buildings

### Project Summary:

A Mixed use development project with Hotel, Commercial Center, Offices and Restaurants at Ruwais Dist.



2014 - 2015

## JEDDAH - KSA

NASEEL HOLDING COMPANY

Total Land Area : 89,000 M<sup>2</sup>

Built Up Area : 540,000 M<sup>2</sup>

**Services:** architecture, engineering design

### Project Summary:

A prestigious large multi-use development with hotels, residences, offices, shops and social amenities at intersection of Tahlia-Prince Majid Streets, Jeddah



Amir Majed Street





## Al Ahilla Commercial Center

2009 – 2015

### MAKKAH - KSA

Muttawiffy Hujjaj South Asia Est.

Total Land Area : 9,760 M<sup>2</sup>

Built Up Area : 60,000 M<sup>2</sup>

**Services:** project managment

### Project Summary:

A multi-storey commercial center in Makkah, with enclosed retail mall shopping at podium levels, including a supermarket and other anchor department stores.



2009 – 2011

## JEDDAH – KSA

### PRINCE TALAL BIN AL MANSOUR

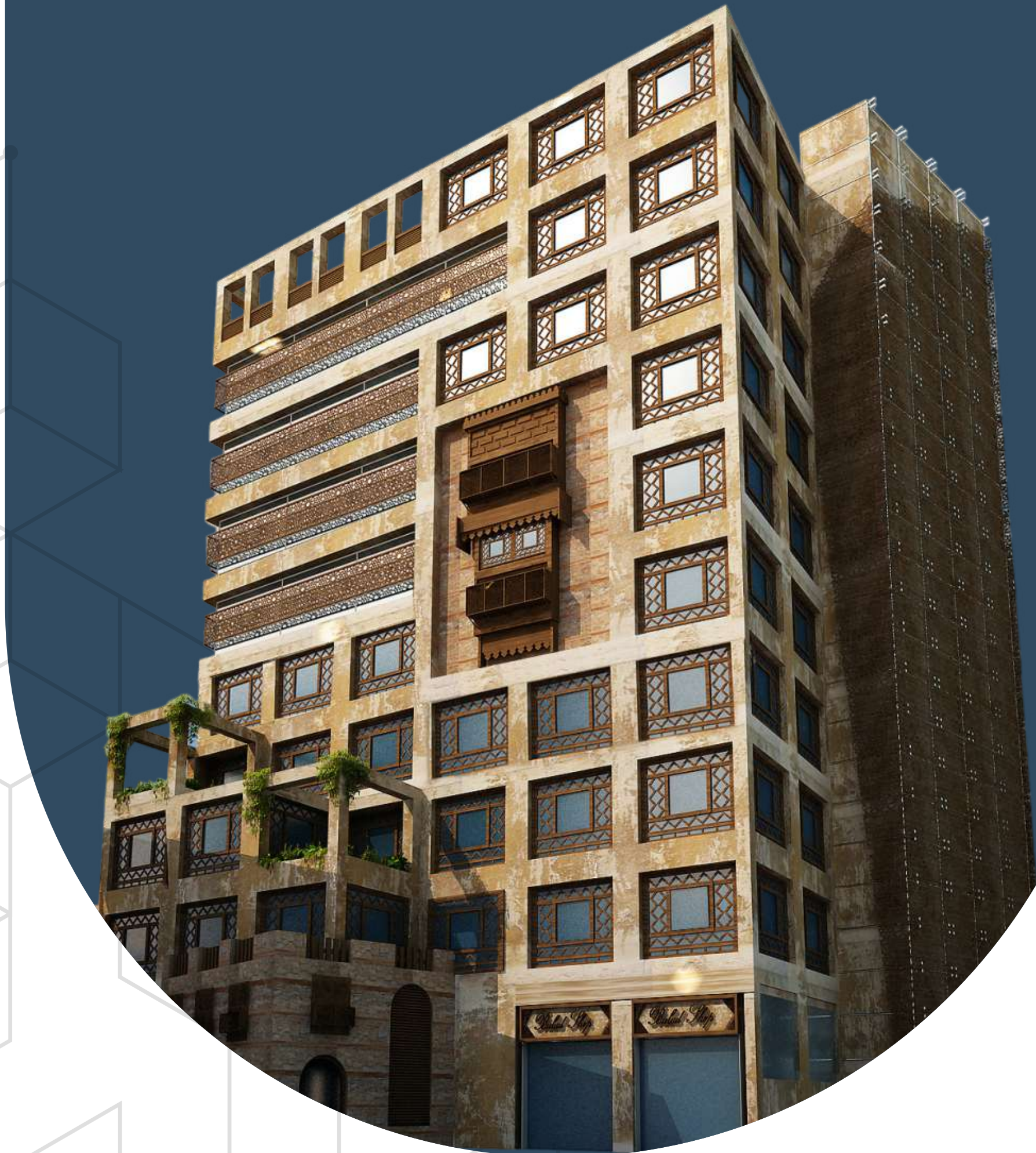
Total Land Area : 4693,98 M<sup>2</sup>

Built Up Area : 3722,27 M<sup>2</sup>

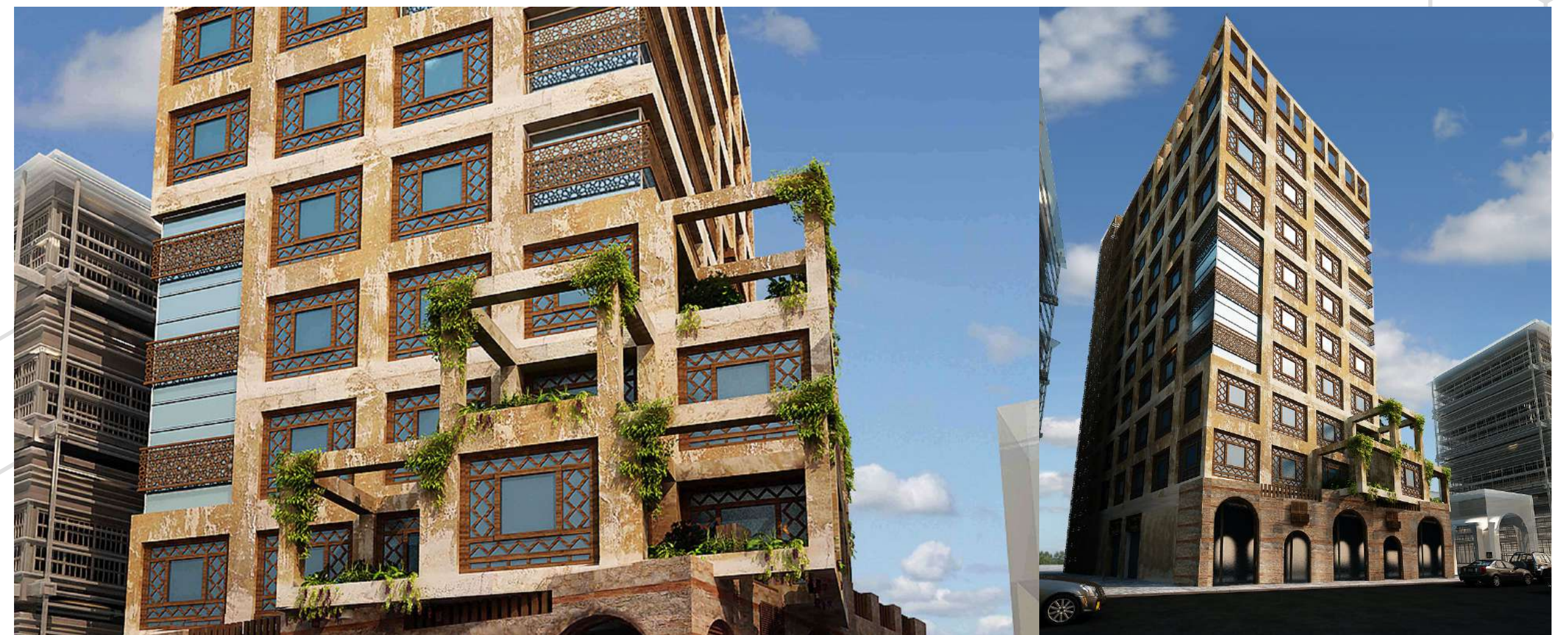
**Services:** architecture, engineering design and construction supervision

### Project Summary:

A upscale commercial building at Jeddah old town commercial area, with retail stores at ground and mezzanine levels.



Prince Talal Bin Al Mansour





## Al-Kawthar Int. School

2009

### JEDDAH, KING ROAD

Al-Naghi Group

Total Land Area : 21867.65 M<sup>2</sup>

Built Up Area : 16575.00 M<sup>2</sup>

**Services:** architectural & engineering design

### Project Summary:

A prestigious international school based on the French curriculum situated on the King Road, Jeddah, KSA



# The Residential And Hospitality Sector





## Haramain Tower 3

2020

### MAKKAH, AL-MUKARRAMAH, KSA

S.A. Al-Rajhi Real Estate Investment Company

Total Land Area : 800 M<sup>2</sup>

Built Up Area : 15,481 M<sup>2</sup>

**Services:** master planning, concept design of buildings and civil & utility infrastructure.

### Project Summary:

A high-rise pilgrim's accommodation (Hotel) building with all the amenities and 3 star level facilities, such as dining hall and praying hall etc.





## Al Khaskia & Al Nehal Commercial Center

2018

### ALBALAD, JEDDAH - KSA

Al-Sharif Ghalib Endowment

#### AL KHASKIA TOWER

Total Land Area : 2,540 M<sup>2</sup>

Built Up Area : 19,000 M<sup>2</sup>

#### AL NEHAAL TOWER

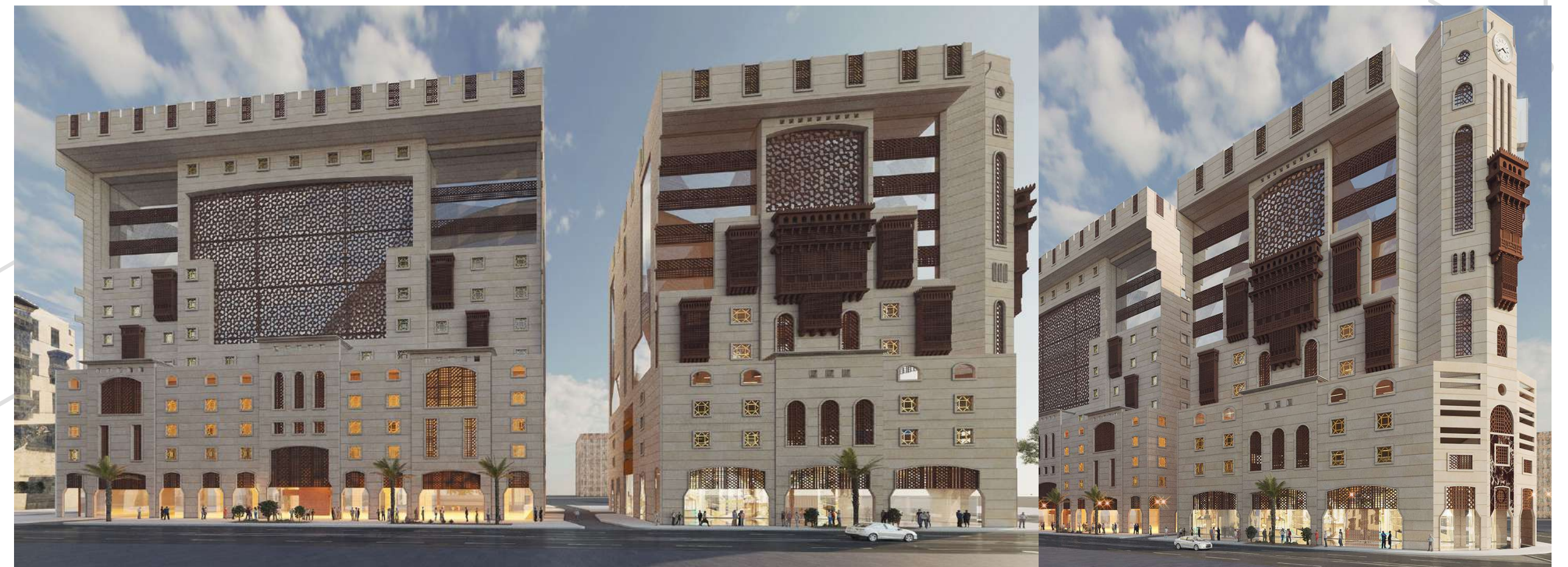
Total Land Area : 1,600 M<sup>2</sup>

Built Up Area : 11,840 M<sup>2</sup>

**Services:** architecture, planning and engineering design

#### Project Summary:

Two multi-storey commercial buildings are located on two joint lots in Albalad District, Jeddah, with retail mall shopping at ground levels, including a supermarket and other anchor department stores.







## Jazan Compound For Rc Staff

2018

### JAZAN - KSA

ROYCAL COMMISSION (RCJY)

Total Land Area : 77,000 M<sup>2</sup>

Built Up Area : 13,834 M<sup>2</sup>

Green Area : 14,174 M<sup>2</sup>

**Services:** master planning, design of infrastructure and buildings

### Project Summary:

Housing compound for the staff of Royal Commission in Jazan Economic City. Various types of residential units plus common recreational religious, community and office buildings, outdoor facilities with ample landscapin





## Labor Accommodation Compound

2016 - 2017

### ROYAL COMMISSION YANBU (RCY) CITY

NAMARIQ ARABIAN SERVICES CO. LTD

Total Land Area : 145,230 M<sup>2</sup>

GFA : 50,257 M<sup>2</sup>

**Services:** master planning, design engineering of buildings, infra and site development

#### Project Summary:

Residential project at RCY city with community center facilities, indoor / outdoor recreational and other facilities. Concept and detailed Engineering Design scope includes all the buildings, site development, infrastructure, utilities, landscaping, interiors, etc.





2014 - 2015

## JEDDAH - KSA

MAJID IBRAHIM ABDUL AZIZ IBRAHIM

Total Land Area : 31000 M<sup>2</sup>

Built Up Area : 85000 M<sup>2</sup>

**Services:** architecture, planning, landscape, graphics

### Project Summary:

An upscale condominium type apartment complex, with retail and civic uses in podium floors, at Al-Haramain highway, Jeddah.



Haramain Comm & Res  
Bldgs



## Hilton Garden In Hotel

2014

### YANBU WATERFRONT, RCY - KSA

AL MOZAINI Co.

Total Land Area : 7,852 M<sup>2</sup>

Built Up Area : 22,766 M<sup>2</sup>

**Services:** architecture, urban planning, engineering design, construction supervision

#### Project Summary:

A Hotel at Water front, RCY, Design & supervision of a four star unique contemporary hotel complex within the context of local architectural style with retail shops fronting the corniche at ground level.



2008 - 2009

## JEDDAH - KSA

AAYAN REAL ESTATE

Total Land Area : 14650 M<sup>2</sup>

Built Up Area : 16600 M<sup>2</sup>

**Services:** architecture, planning, graphics

### Project Summary:

Villa and duplex type housing development designed to cater for upper middle class clientele.



Aayan Housing



## Yanbu Branch


Radwa Dist., Yanbu  
Industrial City, Yanbu,  
Saudi Arabia

## Head Quarters

Sabban Building, Sari  
St., Al Rawdah Dist.,  
Jeddah, Saudi Arabia

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