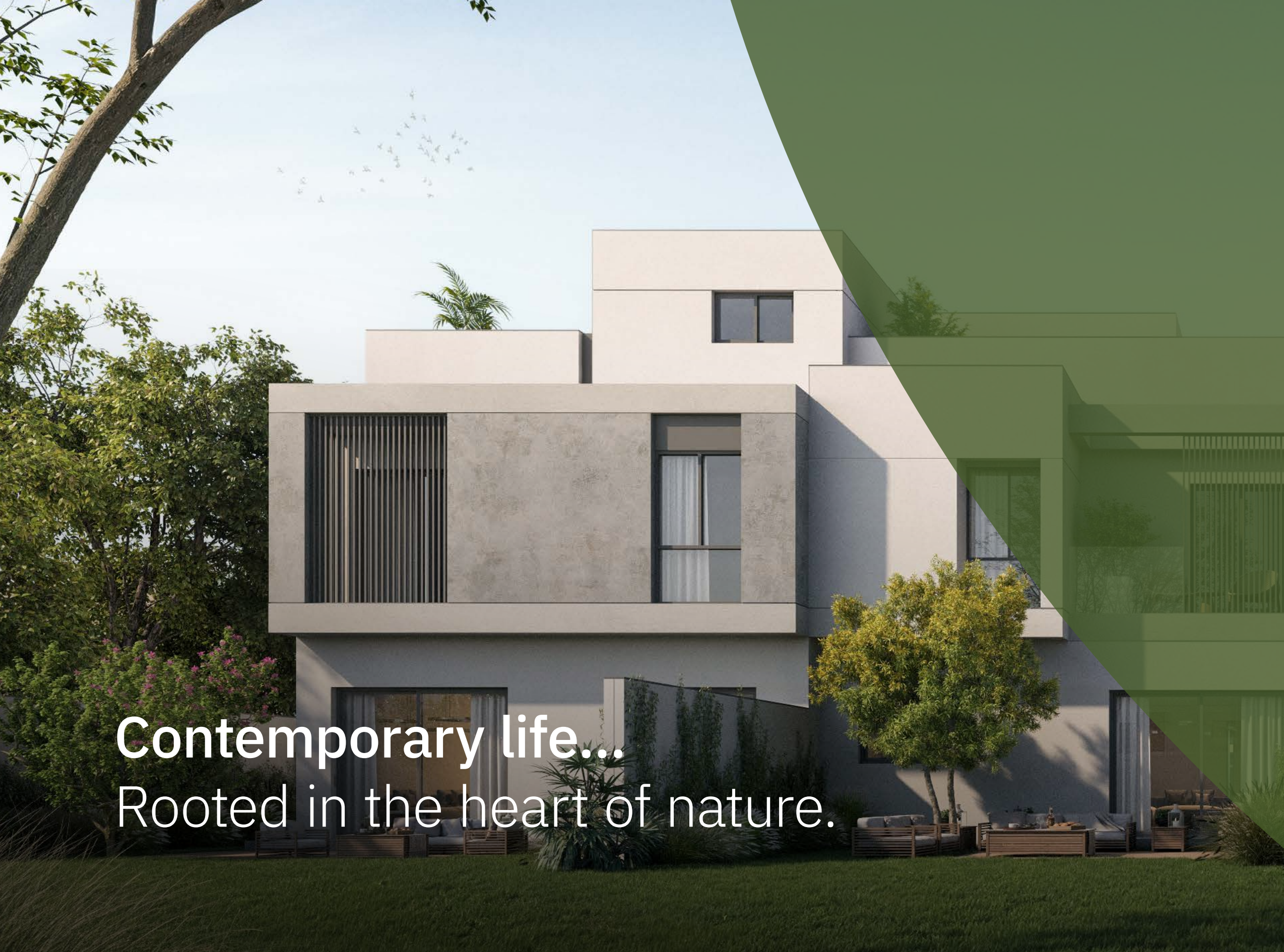




An extension of living...
Elevating you to new heights of comfort and beauty.

الوريف
AL-WAREEF
BY NHC





Contemporary life...
Rooted in the heart of nature.

الوريف

AL-WAREEF
BY NHC

Located in the heart of Al Wareef, Southeast Jeddah, Sama Al Wareef offers a comprehensive lifestyle that harmonizes comfort, nature, and modern living. Spanning 10 million square meters, the project features over 1,400 residential units, thoughtfully designed to meet the aspirations of Saudi families.

The master plan seamlessly integrates schools, healthcare centers, commercial hubs, and mosques with over 1.3 million square meters of lush greenery—all curated to support a life of balance and ease. At Sama Al Wareef, life is always within reach; everything you need, every moment, and every connection is just steps away.



مخطط مستطلي
شماره ١٢٣٤٥٦٧٨٩

Seamlessly connected. Perfectly placed.

Situated in a prime Southeast Jeddah location, Sama Al Wareef provides effortless access to the Jeddah-Makkah Expressway. Life here puts you minutes away from the city's key landmarks, such as King Abdulaziz Hospital, King Abdulaziz University, and Al Salam Mall.

Key Features:

- Exceptional Connectivity: Seamless links to Jeddah's iconic landmarks, vibrant destinations, and major road networks.
- Nature-Inspired Living: A sustainable environment embraced by vast green spaces and shaded, tree-lined pathways.
- Family-Centric Comfort: Proximity to prestigious schools, healthcare facilities, and daily services tailored for modern family life.
- Contemporary Architecture: Modern designs that reflect evolving lifestyles and sophisticated aesthetic tastes.
- Elevated Quality of Life: A meticulously planned community designed to enhance well-being and foster a true sense of belonging.



City of Jeddah

Al Salam Mall

Historic Jeddah

King Abdulaziz University

Jeddah Islamic Port

King Abdulaziz Hospital

King Faisal Naval Base

Al-Sadam Destination



Sama Al Wareef

VILLA TYPE A

END

Build up area: 295.28 m² | Bedrooms: 4 | Bathrooms: 6

A contemporary home crafted for connection. With expansive living spaces spread over three balanced floors, offering a perfect blend of privacy and luxury at every turn.

Ground Level: Refined hospitality and everyday elegance.

First Level: A private sanctuary for cozy family moments.

Second Level: Elevated peace and ultimate relaxation.



VILLA TYPE A / END

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL AREA

295.28 m²

GROUND FLOOR

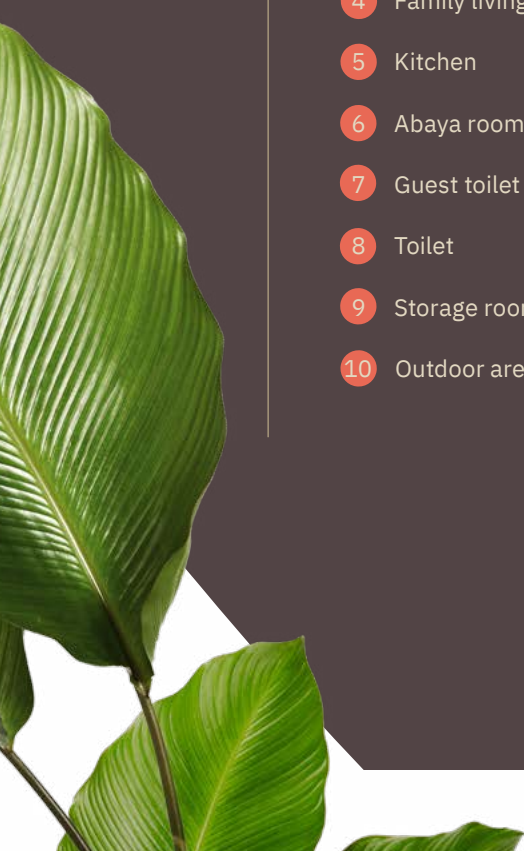
1	Entrance hall	3.2 m × 1.5 m
2	Formal majlis	3.8 m × 4.8 m
3	Dining room	5.0 m × 4.8 m
4	Family living room	5.0 m × 5.7 m
5	Kitchen	2.6 m × 4.1 m
6	Abaya room	1.7 m × 1.5 m
7	Guest toilet	2.5 m × 1.5 m
8	Toilet	2.4 m × 1.4 m
9	Storage room	1.0 m × 3.4 m
10	Outdoor area	9.7 m × 4.0 m

FIRST FLOOR

1	Master bedroom	3.7 m × 4.1 m
2	Ensuite	3.8 m × 4.9 m
3	Bedroom 1	3.7 m × 4.2 m
4	Bedroom 2	3.8 m × 4.4 m
5	Master toilet	2.8 m × 1.8 m
6	Master dressing room	2.6 m × 1.7 m
7	Ensuite bathroom	2.5 m × 1.7 m
8	Bathroom	2.5 m × 1.7 m
9	Storage Room	0.7 m × 1.8 m

SECOND FLOOR

1	Maid's room	2.6 m × 2.5 m
2	Maid's bathroom	2.6 m × 1.4 m
3	Laundry room	1.1 m × 1.3 m
4	Storage room	1.2 m × 1.1 m
5	Drying area	3.6 m × 3.9 m
6	Outdoor terrace	3.6 m × 7.2 m



VILLA TYPE A

MID

Build up area: 260 m² | Bedrooms: 4 | Bathrooms: 6

An elegant and functional home, where spacious interiors are intelligently distributed across three harmonious floors, ensuring privacy and comfort for every member of the family.

Ground Floor: A refined setting for daily living and sophisticated hosting.

First Floor: Dedicated to family privacy and cozy bedrooms.

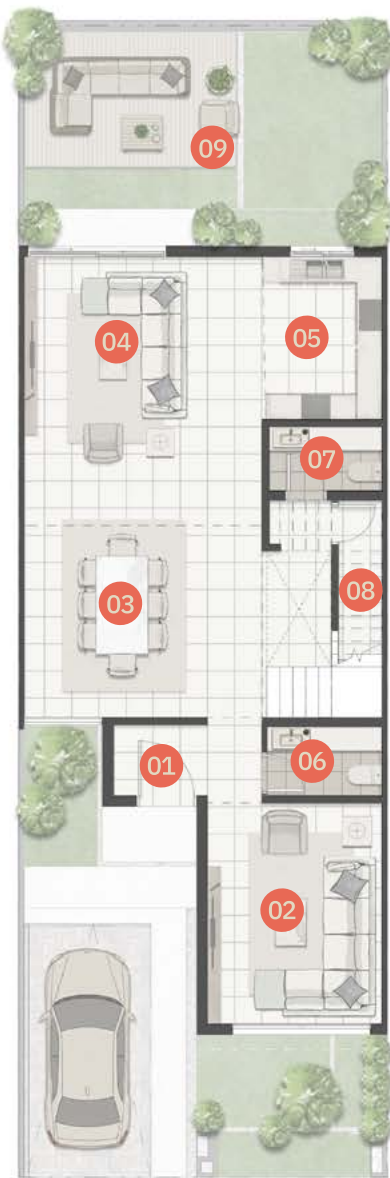
Second Floor: Offering broader horizons of peace and tranquility.





VILLA TYPE A / MID

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL AREA
260 m²

GROUND FLOOR

1	Entrance hall	3.2 m × 1.5 m
2	Formal Majlis	3.8 m × 4.8 m
3	Dining room	5.1 m × 4.2 m
4	Family living room	5.1 m × 5.8 m
5	Kitchen	2.6 m × 3.5 m
6	Guest toilet	2.5 m × 1.5 m
7	Toilet	2.4 m × 1.4 m
8	Storage room	1.0 m × 3.4 m
9	Outdoor area	7.7 m × 4.7 m

FIRST FLOOR

1	Master bedroom	3.8 m × 5.2 m
2	Ensuite	3.8 m × 3.6 m
3	Bedroom 1	3.8 m × 3.2 m
4	Bedroom 2	3.8 m × 3.8 m
5	Master toilet	3.0 m × 1.8 m
6	Ensuite bathroom	2.5 m × 1.7 m
7	Bathroom	2.5 m × 1.7 m
8	Laundry room	0.8 m × 1.8 m

SECOND FLOOR

1	Maid's room	2.5 m × 2.4 m
2	Maid's bathroom	1.4 m × 2.2 m

VILLA TYPE B

Build up area: 291.69 m² | Bedrooms: 4 | Bathrooms: 6

Designed for harmony and ease. These expansive spaces are thoughtfully spread over three seamless levels, ensuring that every member of the family enjoys a perfect balance of privacy and tranquility.

Ground Level: A refined setting for daily living and sophisticated hospitality.

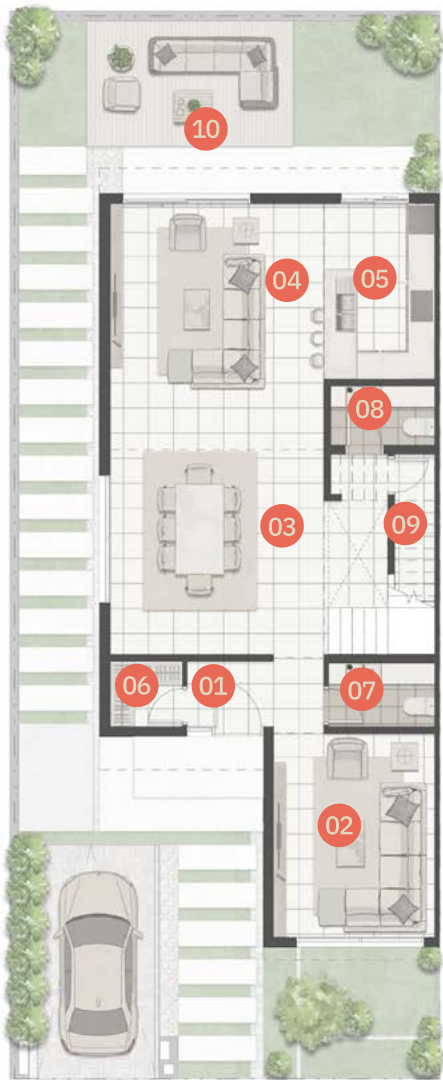
First Level: A private family sanctuary featuring warm, cozy bedrooms.

Second Level: Designed for contemplation and serenity, offering expansive views.



VILLA TYPE B

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL AREA

291.69 m²

GROUND FLOOR

1	Entrance hall	3.2 m × 1.5 m
2	Formal majlis	3.8 m × 4.9 m
3	Dining room	4.9 m × 4.7 m
4	Family living room	4.9 m × 5.7 m
5	Kitchen	2.6 m × 4.0 m
6	Abaya room	1.6 m × 1.5 m
7	Guest toilet	2.5 m × 1.5 m
8	Toilet	2.4 m × 1.4 m
9	Storage room	1.0 m × 3.4 m
10	Outdoor area	9.7 m × 4.2 m

FIRST FLOOR

1	Master bedroom	3.6 m × 4.2 m
2	Ensuite	3.8 m × 3.8 m
3	Bedroom 1	3.8 m × 4.2 m
4	Bedroom 2	3.5 m × 4.0 m
5	Master toilet	2.8 m × 1.8 m
6	Master dressing room	2.5 m × 1.7 m
7	Ensuite bathroom	2.5 m × 1.7 m
8	Bathroom	2.5 m × 1.7 m
9	Storage Room	0.8 m × 1.8 m

SECOND FLOOR

1	Maid's room	2.5 m × 2.6 m
2	Maid's bathroom	2.5 m × 1.4 m
3	Laundry room	1.2 m × 1.3 m
4	Outdoor terrace	3.5 m × 6.2 m
5	Drying area	3.8 m × 5.2 m
6	Storage room	1.2 m × 1.1 m

VILLA TYPE C

Build up area: 328.51 m² | Bedrooms: 4 | Bathrooms: 7

An elegant sanctuary that mirrors your lifestyle. Every corner of these three harmonious floors is thoughtfully designed to embrace the moments that matter most.

Ground Level: A welcoming space for daily life and the grace of family hospitality.

First Level: A private sanctuary dedicated to the warmth of shared moments.

Second Level: An elevated retreat for broader horizons of comfort.



VILLA TYPE C

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL AREA
328.51 m²

GROUND FLOOR

- 1 Entrance hall
- 2 Formal majlis
- 3 Dining room
- 4 Family living room
- 5 Kitchen
- 6 Preparation Kitchen
- 7 Abaya room
- 8 Guest toilet
- 9 Toilet
- 10 Storage room
- 11 Outdoor area

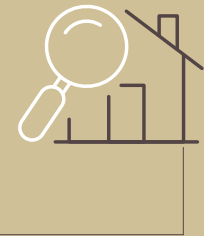
FIRST FLOOR

- 1 Master bedroom 3.6 m × 4.2 m
- 2 Ensuite 3.8 m × 3.8 m
- 3 Bedroom 1 3.8 m × 4.2 m
- 4 Bedroom 2 3.5 m × 4.0 m
- 5 Master bathroom 2.8 m × 1.8 m
- 6 Master dressing room 2.5 m × 1.7 m
- 7 Ensuite bathroom 2.5 m × 1.7 m
- 8 Bathroom 2.5 m × 1.7 m
- 9 Storage Room 0.8 m × 1.8 m

SECOND FLOOR

- 1 Maid's room 2.5 m × 2.6 m
- 2 Maid's bathroom 2.5 m × 1.4 m
- 3 Toilet 1.2 m × 1.3 m
- 4 Multipupose room 3.5 m × 6.2 m
- 5 Outdoor terrace 3.8 m × 5.2 m

Project specifications (Sama Al-Wareef, Jeddah)



Interior Finishes

> Floors and Walls

- All villa floors are porcelain.
- All villa floor finishes with porcelain tiles.
- Kitchen and bathroom floors shall be finished with porcelain tiles.
- Front and rear roof terrace floors shall be finished with porcelain tiles.
- Bathroom walls shall be finished with decorative ceramic tiles as per the approved designs.
- All villa walls and kitchen walls shall be painted with high-quality plastic paint (Jotun, Al Jazeera, or equivalent).
- Internal and external staircases shall be finished with porcelain tiles.
- All sizes, colors, and designs shall be as per the approved drawings and specifications.

> Ceilings

- Gypsum board ceilings should be installed throughout the villa in accordance with the approved drawings and designs.
- Moisture-resistant gypsum board ceilings shall be installed in all kitchens and bathrooms.

> Plumbing and Sanitary Works

- Water supply pipes and fittings shall be high-quality PPR (green thermal) pipes.
- Drainage pipes and fittings shall be high-quality local products.
- Wash basin mixers, shower mixers, and bidet sprays shall be high-quality European brands or equivalent.
- Wall-mounted ceramic toilets and wash basins shall be provided in the Ground Floor Guest Bathroom, Ground Floor Family Bathroom, and the First Floor Master Bedroom Bathroom.
- Floor-mounted ceramic toilets and wash basins should be provided in all remaining bathrooms.
- Glass shower partitions shall be installed in bedroom bathrooms.
- Wall-mounted mirrors should be provided for all bedroom bathrooms and ground-floor bathrooms.
- Vanity cabinets shall be provided for the Guest Bathroom, Family Bathroom, and Master Bedroom Bathroom.
- Stainless steel and epoxy-coated floor drains and cleanout covers shall be provided.

> Air Conditioning Works

- Split AC system provisions shall be provided throughout the villa, including drainage and electrical connections, excluding copper piping and AC units.
- High-efficiency exhaust fans should be installed in all bathrooms.

> Electrical Works

- Fixed lighting fixtures in bathrooms, kitchens, internal corridors, bedrooms, and all gypsum ceiling areas shall be energy-efficient imported LED spotlights, as per approved designs and drawings.
- Living rooms and bedrooms shall be provided with lighting outlets and temporary test lamps only.
- Outdoor terraces and yard areas shall be provided with high-quality imported LED wall-mounted lighting fixtures.
- Switches and sockets shall be European style, compliant with Saudi standards, locally manufactured or imported high-quality products.
- Electrical distribution boards shall be locally assembled and manufactured in accordance with Saudi standards, complete with Japanese circuit breakers or equivalent.
- A dedicated grounding system shall be installed for each villa.
- Electrical provisions shall be provided to allow future installation of a chandelier in the stairwell area with a maximum load capacity of 200 kg. The chandelier shall be supplied and installed by the homeowner.
- Internal electrical conduits and cables shall be provided for TV, telephone, and data systems.
- Conduit provisions only shall be provided for the intercom system.

> Windows

- Large windows shall be provided to maximize natural daylight within the villa.
- Windows shall be UPVC or aluminum frames with thermally insulated double glazing (6 mm clear glass + 12 mm air gap + 6 mm clear glass) compliant with building thermal insulation requirements.

> Doors

- Internal doors shall be WPC, water-resistant, and finished as per approved designs.
- External villa doors shall be insulated with double-sheet steel doors as per approved designs.

> Interior Stair Railing

- Tempered glass, 10 mm thick, fixed on stainless steel supports in accordance with the approved design.

> Waterproofing and thermal insulation:

- All bathroom floors shall be waterproofed with two coats of acrylic polyurethane waterproofing membrane in accordance with approved drawings. Roof slabs shall be insulated using Spray Polyurethane Foam insulation, providing both waterproofing and thermal insulation in a single system. This high-performance insulation helps protect the roof from water leakage and excessive heat gain, improving indoor comfort and energy efficiency while reducing cooling demand and electricity consumption during the summer months.



Project specifications (Sama Al-Wareef, Jeddah)

Exterior Finishes

> External Flooring

- Anti-slip porcelain tiles shall be provided for the front yard and parking area, or as per the approved design.

> Exterior Walls

- Decorative exterior coatings and paints shall be applied to the villa facades and boundary walls, providing a modern architectural appearance and excellent resistance to weather conditions, in accordance with the approved colors and design specifications.

> Garage Door

- Not included.

> Water Heating System

- Central rooftop water heater complete with hot water recirculation pump.

> Water Storage Tanks

- Underground water tank with a capacity of 10,000 liters complete with external water pump.
- Fiberglass tank access cover.

> Exclusions

The following items are not included within the Developer's scope of work:

- External pergolas, canopies, and shading structures in yards or roof areas.
- Irrigation systems, landscaping works, planting, turf, and trees.
- Reinforced concrete planting beds and associated waterproofing works.
- Kitchen cabinets, storage cabinets, wardrobes, and all built-in wooden joinery.



Warranty

- Structural Warranty: 10 Years as Inherent Defects Insurance (IDI) policy.
- Waterproofing Warranty: 10 Years as Inherent Defects Insurance (IDI) policy.
- Electrical Works Warranty: 1 Year.
- Plumbing & Sanitary Works Warranty: 1 Year.
- PPR Water Supply Pipes Warranty: 15 Years.
- Electrical Distribution Board Warranty: 25 Years.





NHC leads the way in community development

NHC takes pride in developing destinations that offer a better life for everyone — today and tomorrow. We do not simply meet standard quality benchmarks; we transcend them. Since 2016, we have embarked on a journey to build sustainable infrastructure for vibrant neighborhoods and urban spaces that redefine the art of living. Our destinations surround residents and visitors with every dimension of a seamless lifestyle. Through thoughtful master planning, essential amenities — from shopping centers to lush green landscapes — are just minutes away, enriching the daily rhythms of life.

In every project, NHC is committed to fostering urban prosperity where individuals and families thrive. We are creating a paradigm shift that elevates the human experience, welcoming the future with investments that grow in value through the years.







HOV Global

At HOV Global, we combine decades of experience, operational efficiency, and creative vision to deliver integrated real estate solutions. With over 150 years of combined history in residential housing and land development, HOV Global was born from the merger of the expertise and legacy of Hamad Bin Saedan & Co. and K. Hovnanian Homes (USA). The company became the first international residential developer registered with the Saudi Arabian General Investment Authority (SAGIA) in the Kingdom. Globally, we have built more than 300,000 distinctive homes and developed over 120 million square meters of real estate across various regions of Saudi Arabia.

Established in 2011 and headquartered in Riyadh, the company is home to a team of over 80 employees with an innate passion for building inspiring homes that enrich people's lives. With their exceptional industry expertise, the team possesses the capability to handle design, development, cost management, project coordination, and procurement, as well as managing sales and marketing for all our projects in-house.

With more than 5,000 homes built or under construction in the Kingdom, it is no surprise that we are the first choice when it comes to developing world-class communities.



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