

بوابة مكة

MAKKAH GATE
BY NHC

جيرة

JEERAH

HOVGLOBAL.COM



HOV
GLOBAL



J E E R A H





MAKKAH GATE

OVERVIEW

Strategically located near the main Prince Mohammed bin Salman bin Abdulaziz Road leading to Makkah from Jeddah, the National Housing Corporation (NHC) is launching the first fully integrated residential suburb within the boundaries of the Holy Mosque. This prime location is a major attraction for those seeking housing in the Holy City, offering a range of integrated facilities and public services for a comfortable and enjoyable living experience in a complete residential community.

The suburb spans 5 million square meters and includes more than 8,000 diverse residential units, ranging from villas and townhouses to apartments, accommodating over 38,000 residents. It features ample green spaces that contribute to creating spacious areas and promote sustainability, offering a lifestyle where the home harmonizes perfectly with the surrounding environment, achieving a high quality of life.



FACILITIES:

Living in the Makkah Gate suburb translates aspirations into reality, with its numerous facilities and integrated services all in one place, allowing residents to enjoy all basic needs and recreational amenities.

Schools for children are steps away from homes, and health, cultural, and social centers are distributed throughout the suburb, in addition to easy access to the Grand Mosque within 30 minutes.



Security Centers
2



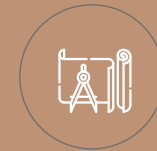
Mosques
10



Schools
10



Units
8300



Suburb Area
5 million m²



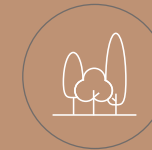
Health Centers:
2



Commercial
Facilities:
16



Parks and Open
Spaces
38

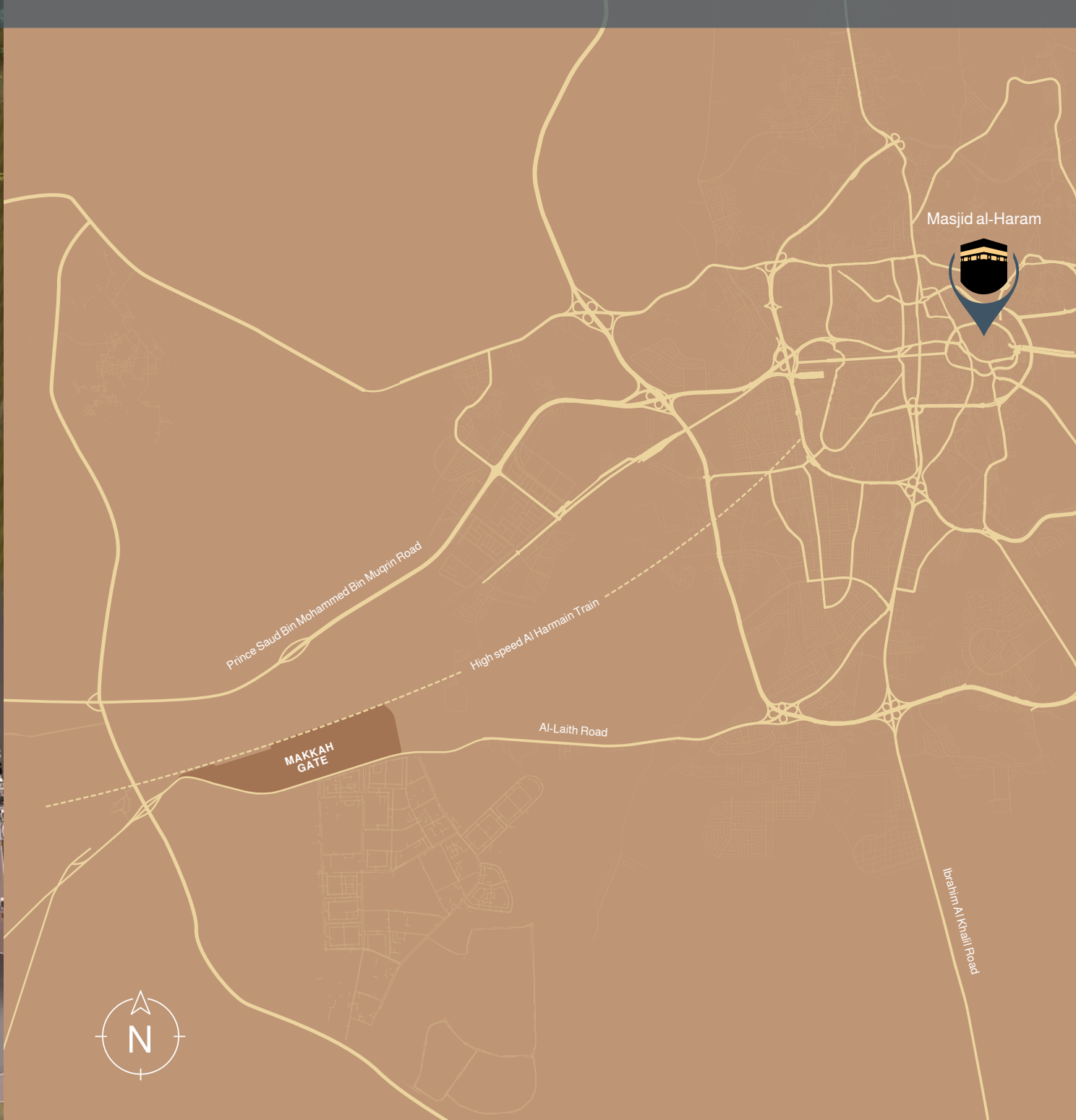


Area of Parks and
Open Spaces
2,738,328m²



Grand Mosques
2





JEERAH PROJECT OVERVIEW

The Jeerah project is one of the projects in the Makkah Gate suburb.

It consists of 400 residential units with varying models and sizes, with building areas ranging from 310 m² to 375 m² and land areas ranging from 200 m² to 450 m².



A new design that blends modernity
and comfort for the perfect home.



A DUPLEX OVERLOOKING THE GARDEN

Modern design featuring efficient use of space



FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





A DUPLEX OVERLOOKING THE GARDEN

Total area 372 m²

GROUND FLOOR

1	MAJLIS	5.80 X 4.22
2	BATHROOM	1.55 X 1.60
3	LIVING ROOM	4.90 X 5.42
4	BATHROOM	1.70 X 2.75
5	DINING ROOM	2.60 X 5.42
6	KITCHEN	5.70 X 2.90
7	PANTRY	1.00 X 2.80

FIRST FLOOR

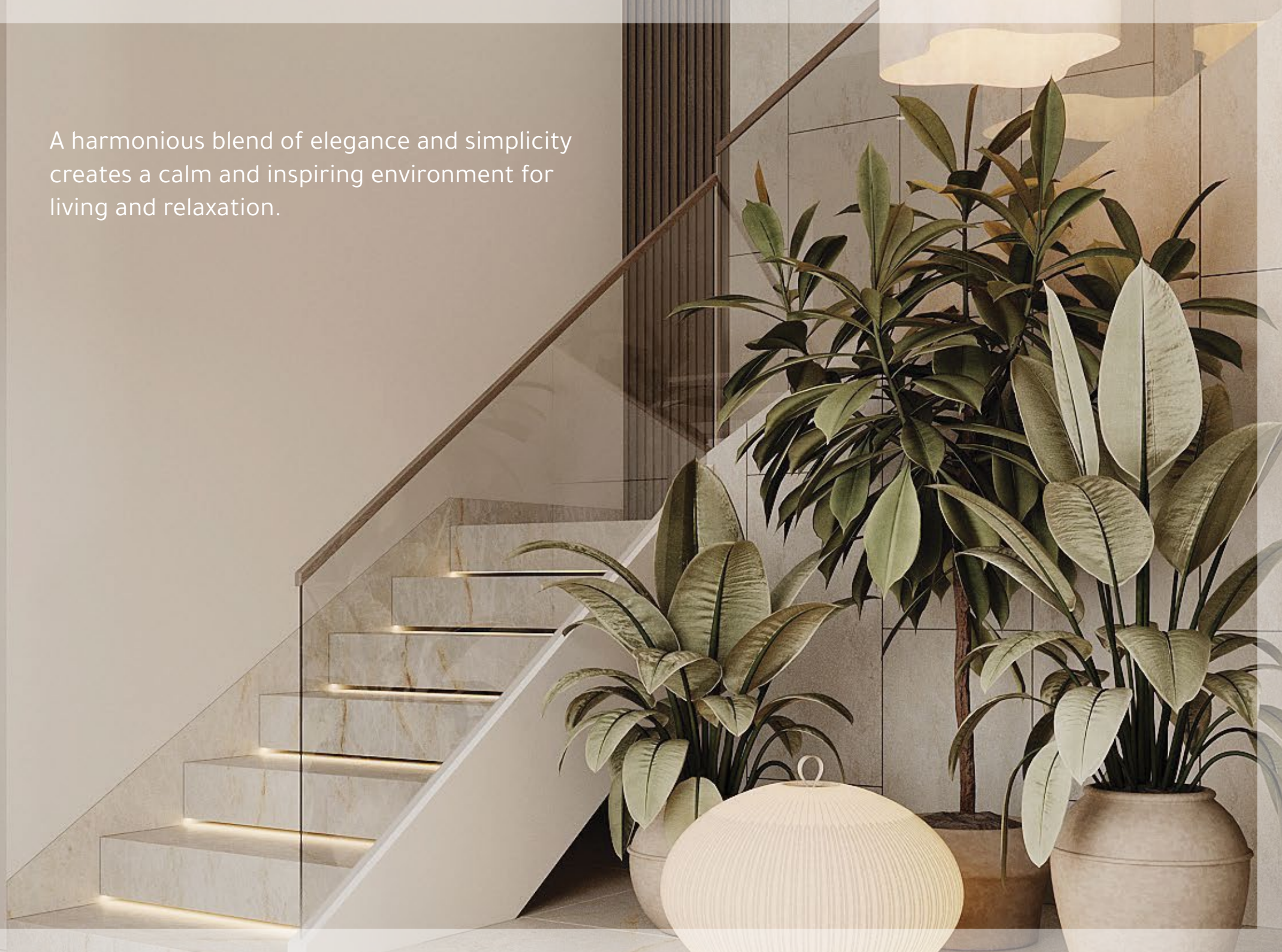
1	MASTER SUITE	4.15 X 5.32
2	MASTER SUITE BATHROOM	3.20 X 2.27
3	MASTER SUITE WALK-IN CLOSET	3.35 X 2.90
4	BEDROOM	5.45 X 4.22
5	BATHROOM	1.95 X 2.75
6	BEDROOM	5.10 X 3.70
7	BEDROOM	3.95 X 4.20
8	BATHROOM	1.70 X 2.75

SECOND FLOOR

1	BEDROOM	4.00 X 6.77
2	BATHROOM	2.00 X 2.72
3	MAID'S ROOM	2.30 X 3.07
4	BATHROOM	1.20 X 2.27
5	REAR TERRACE	3.40 / 5.53 X 9.86
6	LAUNDY ROOM	2.40 X 1.05
7	FRONT TERRACE	5.36 X 3.8 & 2.44 X 4.40



A harmonious blend of elegance and simplicity
creates a calm and inspiring environment for
living and relaxation.



A DETACHED VILLA

Elegant and minimal design creating a tranquil atmosphere



FLOOR PLAN

GROUND FLOOR

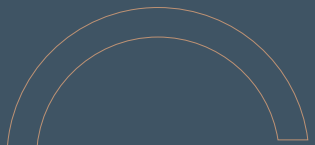


FIRST FLOOR



SECOND FLOOR





A DETACHED VILLA

Total area 373.76 m²

GROUND FLOOR

1	MAJLIS	5.80 X 4.22
2	BATHROOM	1.55 X 1.60
3	LIVING ROOM	4.90 X 5.32
4	BATHROOM	1.95 X 2.75
5	DINING ROOM	2.60 X 5.32
6	KITCHEN	5.45 X 2.90
7	PANTRY	1.00 X 2.80

FIRST FLOOR

1	MASTER SUITE	4.15 X 5.22
2	MASTER SUITE BATHROOM	3.20 X 2.17
3	MASTER SUITE WALK-IN CLOSET	3.35 X 2.90
4	BEDROOM	5.45 X 4.22
5	BATHROOM	1.95 X 2.75
6	BEDROOM	5.10 X 3.70
7	BEDROOM	3.95 X 4.20
8	BATHROOM	1.70 X 2.75

SECOND FLOOR

1	BEDROOM	4.22 X 5.45
2	BATHROOM	1.95 X 2.72
3	MAID'S ROOM	3.07 X 2.3
4	BATHROOM	1.20 X 2.27
5	REAR TERRACE	5.2 X 7.76
6	LAUNDY ROOM	2.40 X 1.05
7	FRONT TERRACE	5.36 X 3.70 & 2.44 X 4.46



A home that embodies luxury and artistry with a design that mimics nature, offering you a distinctive and innovative living experience.



B DUPLEX OVERLOOKING THE GARDEN

A reflection of magnificent design



FLOOR PLAN

GROUND FLOOR

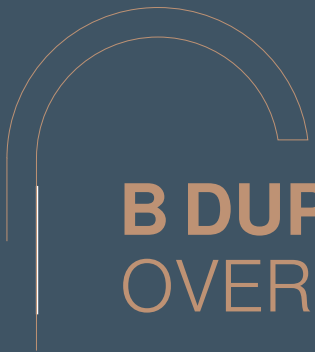


FIRST FLOOR



SECOND FLOOR





B DUPLEX OVERLOOKING THE GARDEN

Total area 343 m²

GROUND FLOOR

1	MAJLIS	5.05 X 3.62
2	BATHROOM	1.80 X 2.25
3	LIVING ROOM	5.75 X 5.74
4	BATHROOM	1.80 X 2.25
5	DINING ROOM	4.30 X 4.00
6	KITCHEN	5.75 X 3.92
7	PANTRY	1.00 X 2.91

FIRST FLOOR

1	MASTER SUITE	3.65 X 5.66
2	MASTER SUITE BATHROOM	1.70 X 3.60
3	MASTER SUITE WALK-IN CLOSET	1.80 X 2.60
4	BEDROOM	3.90 X 5.38
5	BATHROOM	1.70 X 2.73
6	BEDROOM	5.07 X 4.17
7	BEDROOM	3.90 X 4.17
8	BATHROOM	1.70 X 2.75

SECOND FLOOR

1	BEDROOM	4.27 X 3.73
2	BATHROOM	1.70 X 2.34
3	MAID'S ROOM	2.10 X 4.09
4	BATHROOM	1.56 X 1.50
5	FRONT TERRACE	5.15 X 8.08
6	LAUNDY ROOM	1.70 X 0.85
7	REAR TERRACE	1.71 / 6.00 X 9.70



A modern design built on innovation and individuality, allowing you to relax and enjoy a contemporary lifestyle.



B DETACHED VILLA

An independent villa designed to offer greater privacy



FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





B DETACHED VILLA

Total area 347 m²

GROUND FLOOR

1	MAJLIS	5.05 X 3.62
2	BATHROOM	1.80 X 2.25
3	LIVING ROOM	5.75 X 5.60
4	BATHROOM	1.80 X 2.25
5	DINING ROOM	4.30 X 4.00
6	KITCHEN	5.75 X 3.92
7	PANTRY	1.00 X 2.91

FIRST FLOOR

1	MASTER SUITE	5.66 X 3.65
2	MASTER SUITE BATHROOM	1.70 X 3.60
3	MASTER SUITE WALK-IN CLOSET	1.80 X 2.60
4	BEDROOM	3.90 X 5.27
5	BATHROOM	1.70 X 2.62
6	BEDROOM	5.07 X 4.15
7	BEDROOM	3.90 X 4.17
8	BATHROOM	1.70 X 2.75

SECOND FLOOR

1	BEDROOM	4.27 X 3.73
2	BATHROOM	1.70 X 2.71
3	MAID'S ROOM	2.45 X 4.09
4	BATHROOM	1.91 X 1.35
5	FRONT TERRACE	5.15 X 8.08
6	LAUNDY ROOM	1.35 X 0.85
7	REAR TERRACE	5.34 X 5.97



A design distinguished by elegance,
spaciousness, and meticulous attention to detail.



C DUPLEX OVERLOOKING THE GARDEN

A reflection of exceptional design



FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





C DUPLEX OVERLOOKING THE GARDEN

Total area 323 m²

GROUND FLOOR

1	MAJLIS	4.07 X 3.70
2	BATHROOM	1.40 X 2.27
3	LIVING ROOM	5.02 X 3.80
4	BATHROOM	1.40 X 2.27
5	DINING ROOM	3.80 X 5.18
6	KITCHEN	5.67 X 3.70
7	PANTRY	1.00 X 2.47

FIRST FLOOR

1	MASTER SUITE	3.67 X 3.70
2	MASTER SUITE BATHROOM	1.70 X 3.70
3	MASTER SUITE WALK-IN CLOSET	1.80 X 2.56
4	BEDROOM	4.42 X 3.72
5	BATHROOM	1.95 X 2.42
6	BEDROOM	3.80 X 3.73
7	LIVING ROOM	3.7 X 6.92
8	BATHROOM	1.70 X 2.42

SECOND FLOOR

1	BEDROOM	4.95 X 3.68
2	BATHROOM	1.70 X 2.37
3	MAID'S ROOM	2.12 X 3.74
4	BATHROOM	1.5 X 1.56
5	FRONT TERRACE	7.63 X 4.05 / 7.1
6	LAUNDY ROOM	1.71 X 0.85
7	REAR TERRACE	2.1 / 1.60 X 7.64



A thoughtfully designed townhouse overlooking the garden, offering modern comfort in a tranquil setting.

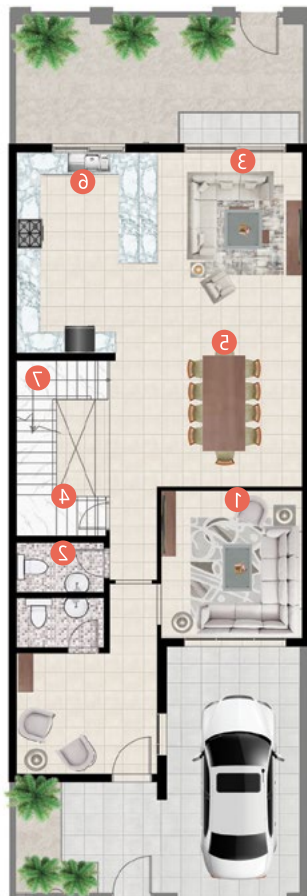
C TOWNHOUSE OVERLOOKING THE GARDEN

Modern design with a classic touch



FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





C TOWNHOUSE OVERLOOKING THE GARDEN

Total area 310 m²

GROUND FLOOR

1	MAJLIS	4.17 X 3.85
2	BATHROOM	1.40 X 2.40
3	LIVING ROOM	4.81 X 3.95
4	BATHROOM	1.40 X 2.40
5	DINING ROOM	4.63 X 3.95
6	KITCHEN	5.67 X 3.85
7	PANTRY	1.00 X 2.45

FIRST FLOOR

1	MASTER SUITE	5.32 X 3.85
2	MASTER SUITE BATHROOM	1.70 X 3.80
3	BEDROOM	4.42 X 3.8
4	BATHROOM	1.95 X 2.50
5	BEDROOM	3.82 X 3.85
6	LIVING ROOM	4.50 X 3.85
7	BATHROOM	1.70 X 2.55
8	BALCONY	1.90 X 3.70

SECOND FLOOR

1	BEDROOM	3.60 X 3.83
2	BATHROOM	1.70 X 2.50
3	MAID'S ROOM	2.48 X 2.67
4	BATHROOM	1.35 X 1.74
5	FRONT TERRACE	7.83 X 6.5 / 2.7
6	LAUNDY ROOM	1.40 X 0.75
7	REAR TERRACE	1.62 X 4.02 / 3.41 X 3.70



A home that embodies elegance and sophistication, with open spaces that bring charm and creativity to every corner.



C DETACHED VILLA OVERLOOKING THE GARDEN

Detached villa for greater privacy

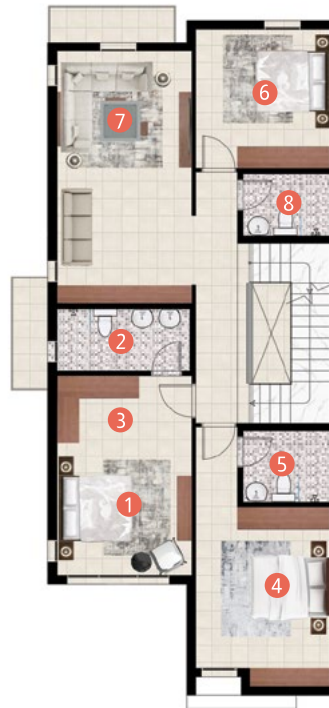


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





C DETACHED VILLA OVERLOOKING THE GARDEN

Total area 329 m²

GROUND FLOOR

1	MAJLIS	3.7 X 4.07
2	BATHROOM	1.40 X 2.27
3	LIVING ROOM	5.07 X 3.80
4	BATHROOM	1.40 X 2.27
5	DINING ROOM	5.18 X 3.80
6	KITCHEN	5.68 X 3.70
7	PANTRY	1.00 X 2.47

FIRST FLOOR

1	MASTER SUITE	3.67 X 3.70
2	MASTER SUITE BATHROOM	1.70 X 3.70
3	BEDROOM	1.80 X 2.56
4	BEDROOM	4.42 X 3.72
5	BATHROOM	1.95 X 2.42
6	BEDROOM	3.80 X 3.73
7	LIVING ROOM	6.92 X 3.70
8	BATHROOM	1.70 X 2.42

SECOND FLOOR

1	BEDROOM	4.95 X 3.68
2	BATHROOM	1.70 X 2.37
3	MAID'S ROOM	2.12 X 3.74
4	BATHROOM	1.5 X 1.56
5	FRONT TERRACE	7.76 X 4.05 / 6.6
6	LAUNDY ROOM	1.60 X 0.85
7	REAR TERRACE	1.60 / 2.00 X 7.76



EXTERIOR FINISHES

1. Flooring:

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

2 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.

3. Garage Door

- The garage door shall be constructed of steel sheet panels and equipped with an electric motor, allowing operation either manually or remotely through a remote-control system.

4. Water Heating System

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

5. Water Storage Tanks

- Underground water tank with a capacity of 10,000 liters complete with external water pump.
- Fiberglass tank access cover.
- Rooftop water tank with a capacity of 2,000 liters.

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.

Warranties:

- 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.



TECHNICAL SPECIFICATIONS

INTERNAL FINISHES

1. Flooring and Wall Finishes:

- 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.

2. Ceilings:

- High ceilings at the Ground Floor level with a clear height of up to 3.0 meters.
- Gypsum board ceilings should be installed in Ground floor Only in accordance with the approved drawings and designs.
- Moisture-resistant gypsum board ceilings shall be installed in all kitchens and bathrooms.

3. Plumbing/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.
- Stainless steel and epoxy-coated floor drains and cleanout covers shall be provided.

4. 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.

5. Electrical Works:

- Electrical wires and cables shall be locally manufactured and compliant with Saudi Standards, Metrology and Quality Organization (SASO) requirements.

High-quality, energy-efficient LED spotlights shall be installed within gypsum ceiling areas on the Ground Floor and in all bathrooms.

- High-quality, energy-efficient LED lighting fixtures shall be provided for external gardens and boundary walls.
- Electrical switches and power outlets shall be of European style, compliant with Saudi standards, and locally manufactured or imported high-quality products.
- Electrical distribution boards shall be locally assembled and manufactured in accordance with Saudi standards and equipped with Japanese circuit breakers or equivalent.
- A dedicated grounding (earthing) system shall be provided for each villa in compliance with Saudi standards and regulations.
- Electrical provisions and wiring shall be installed for lighting fixtures, including the capability to accommodate 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 cabling shall be provided for television, telephone, and data network systems.
- Electrical conduit provisions only shall be provided for the intercom system.

6. 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.

7. 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.

8. Internal Stair Railing:

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

9. 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.



ABOUT THE NATIONAL HOUSING COMPANY **(NHC)**

The National Housing Company (NHC) was established in late 2016 (1437 AH) by Royal Decree (No. 7262 dated 8 AH) to serve as the investment arm for the initiatives and programs of the Ministry of Municipal and Rural Affairs and Housing (2/2/2016) in the residential and commercial real estate sector.

The company aims to be the national enabler of the housing sector and the real estate supply system, encompassing both the public and private sectors, through the development of strategic partnerships with them.

The company is committed to delivering high-quality projects within urban communities featuring modern designs and diverse housing solutions at affordable prices that meet the aspirations of future generations and ensure a high quality of life. This is achieved through partnerships with experienced and qualified real estate developers.







KHovnanian
Homes



ABOUT HOV GLOBAL

HOV Global is one of the largest home construction companies in the Kingdom of Saudi Arabia.

The company is proud of its multinational heritage and the combined expertise of its founders: the Hamad Bin Mohammed Bin Saeedan Real Estate Investment Group, established over 80 years ago, which has developed, operated, and owned numerous real estate projects in Saudi Arabia; and the American company K. Hovnanian Homes, founded in 1959 by Kevork Hovnanian, one of the largest residential development companies in the United States, and listed on the US stock market.

At HOV Global, we understand that your home defines your family's lifestyle, and we value this sentiment by ensuring your new home meets your aspirations. All our homes and residential communities are designed to reflect a modern lifestyle for families and individuals at all stages of life.



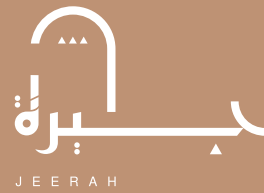
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جيرة
JEERAH

سكني | وافي

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