



SOLEYA

AT THE RED SEA

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LIVE THE RED SEA WAY

Set along Saudi Arabia's Red Sea coast in King Abdullah Economic City (KAEC), Soleya is a new benchmark for tranquil coastal living.

Developed by HOV Global, this first-of-its-kind residential enclave offers 340 resort-style villas inspired by nature, family, and balance, thoughtfully crafted for those who seek serenity without compromise.

Soleya offers a modern interpretation of Tropical Modernism with open spaces, natural textures, and homes designed to flow effortlessly with the rhythm of the sea.

Master-planned within KAEC, a visionary city developed by Emaar in partnership with Saudi Arabia's Public Investment Fund, Soleya combines the confidence of world-class infrastructure with the intimacy of a private retreat, all within a one-hour train ride of Jeddah, Makkah, and Medinah.

A LIFESTYLE SHAPED BY THE SEA

Life at Soleya flows effortlessly
between recreation and relaxation.



PERFECTLY PLACED ON THE RED SEA



1
MIN

FROM
RIXOS MURJANA

5
MIN

FROM ROYAL GREENS
GOLF & COUNTRY CLUB

10
MIN

FROM BAY LA SUN
MARINA & YACHT CLUB

18
MIN

TO
KAEC HHR STATION

35
MIN

TO JEDDAH INTERNATIONAL
AIRPORT BY TRAIN

1
HOUR

FLIGHT
FROM RIYADH



ROYAL GREENS GOLF & COUNTRY CLUB

At your doorstep lies the award-winning Royal Greens Golf & Country Club, offering championship golf, fine dining, wellness, and vibrant community experiences.



ROYAL GREENS GOLF & COUNTRY CLUB

Residents enjoy **complimentary membership** to the exclusive Country Club, with access to world-class facilities, a state-of-the-art gym and spa, exceptional restaurants, and private beach amenities.



LIFE BY THE RED SEA

Just moments from Soleya, the Red Sea's crystal shores offer a world of leisure and relaxation. From private stretches of golden sand to exhilarating water sports and sunset strolls by the sea, this is coastal living at its finest.

THE KINGDOM'S FASTEST CONNECTION

Perfectly placed between city life, faith, and the sea, Soleya offers effortless access to Saudi Arabia's most important destinations. Within an hour of Jeddah and the Holy Cities, its location in King Abdullah Economic City makes it ideal for both weekend escapes and permanent coastal living.

At the heart of this accessibility lies the Haramain High-Speed Rail, the Kingdom's flagship transport network, connecting Soleya to Jeddah, Makkah, and Medinah in record time. Whether arriving by air, road, or rail, every journey to Soleya is defined by comfort and ease.

TRAVEL TIMES

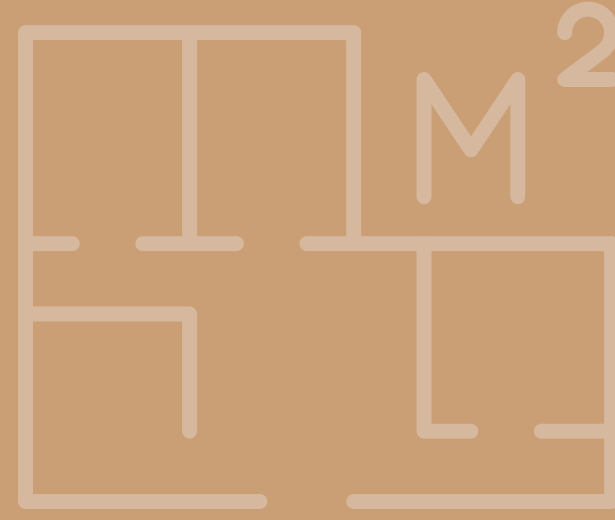


From your Red Sea home, **faith, family, and freedom of movement** are always within reach, allowing you to live connected to what matters most, while feeling a world away.

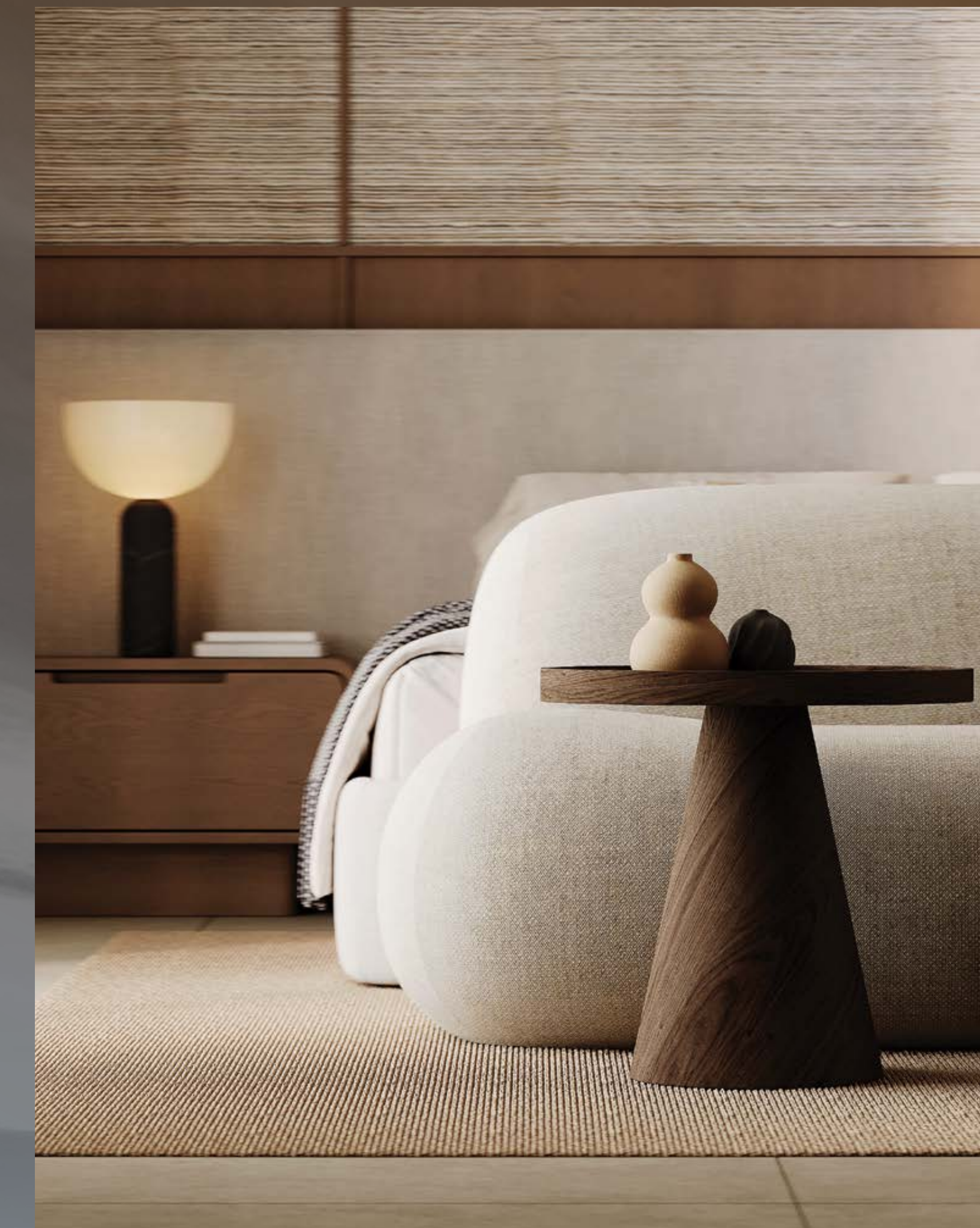
A COLLECTION OF COASTAL HOMES CRAFTED FOR LIGHT, SEA AND SHADE

Each Soleya villa is a reflection of life on the Red Sea - a sanctuary of light, shade, and sea breeze. Designed around the principles of Tropical Modernism, these homes blend natural materials, calm tones, and open spaces to create a seamless connection between indoors and out.

340 
RESIDENTIAL UNITS

LOT SIZES FROM
679 TO 
1,480 SQM

The development features **340 residential units**, thoughtfully designed with lot sizes ranging from **679 sqm to 1,480 sqm**, offering versatile layouts to suit every lifestyle and family size.



Every detail has been thoughtfully considered, from the flow of sunlight across the living areas to the balance of privacy and openness throughout. Rooted in warmth and simplicity, the villas celebrate family, craftsmanship, and coastal harmony, offering a choice of three distinct designs: **Luz**, **Mar** and **Sombra** - each inspired by a different facet of Red Sea living.

LUZ

Where sunlight
and space define
every moment.

Bathed in sunlight and surrounded by nature, the Luz Villa celebrates openness, warmth, and connection. Its expansive windows and flowing interiors create a constant dialogue between indoors and out - where natural light becomes part of the architecture itself.

Designed for effortless family living, Luz offers airy communal spaces that encourage gathering, dining, and unwinding together, framed by a private garden, shaded terrace, and pool.

Every detail reflects harmony and ease, from the refined materials to the calming, contemporary palette inspired by the Red Sea's coastal light.



Luz | Floor plan

Land area:

679 - 1,480 sqm

Bedrooms:

4 + maids

Built-up area:

346 sqm

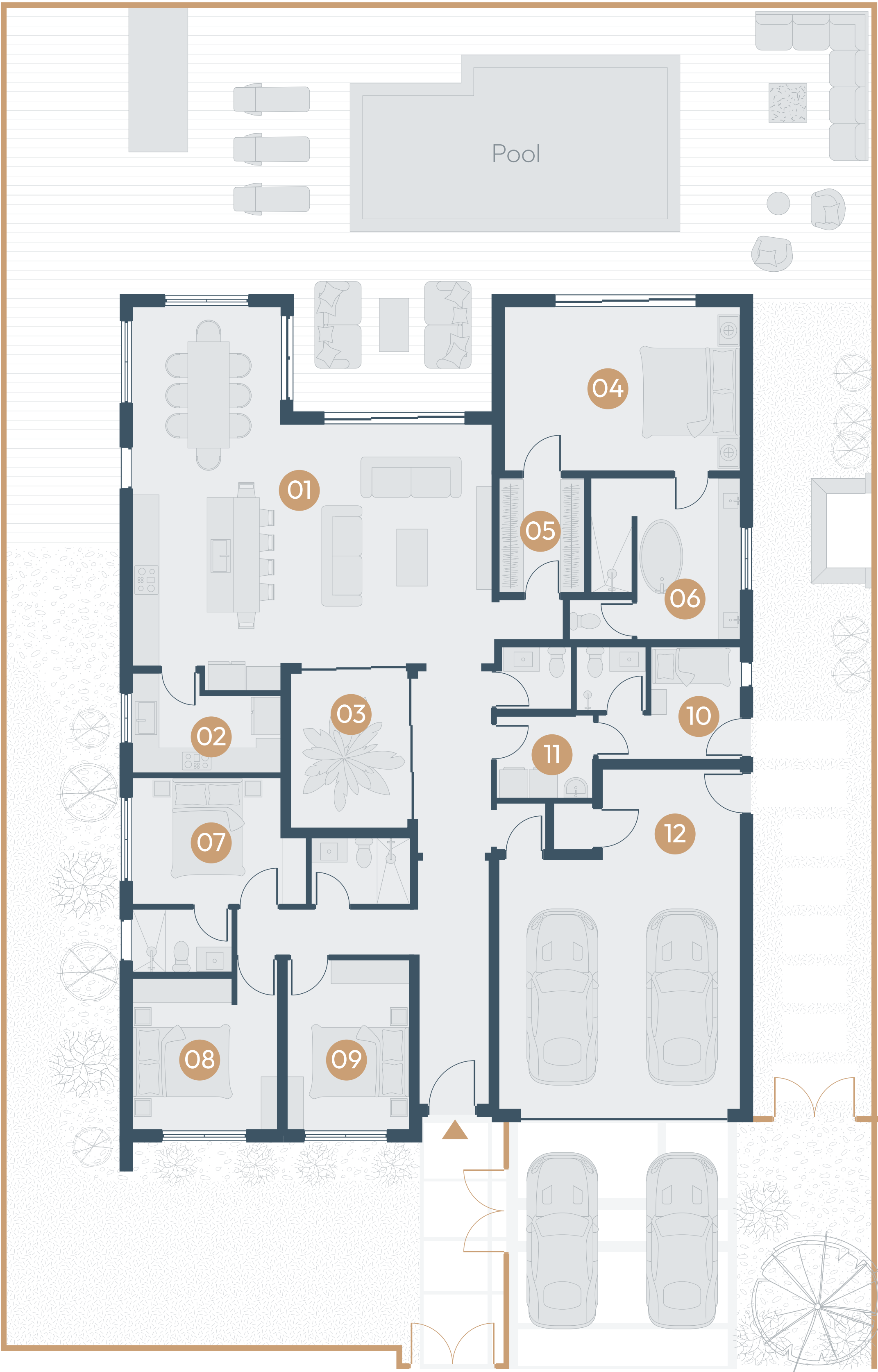
Bathrooms:

5

GROUND FLOOR

- 01 Living area with dining room and open kitchen
- 02 Private kitchen
- 03 Courtyard
- 04 Master bedroom
- 05 Walk-in closet
- 06 Master bathroom spa
- 07 Bedroom 2
- 08 Bedroom 3
- 09 Bedroom 4
- 10 Maid room
- 11 Laundry room
- 12 2-car + golf buggy garage

GROUND FLOOR

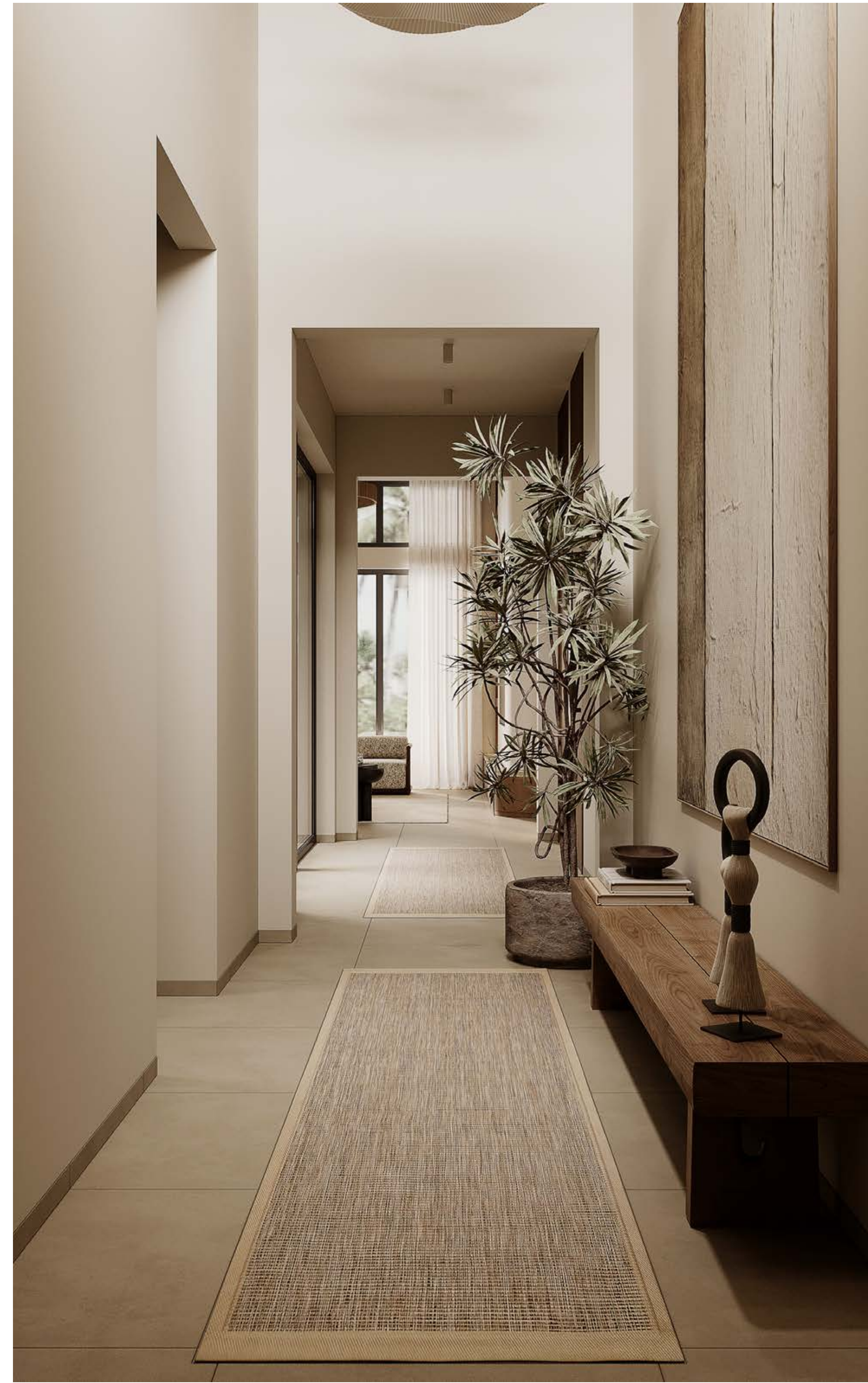


4.1 | LUZ



Expansive interiors with 3-meter ceilings and full-height glazing that welcome natural light.

4.1 | LUZ



Refined finishes and sleek detailing bring understated elegance to daily living.

4.1 | LUZ



Private spaces designed as serene retreats,
where calm and comfort meet.



High-performance insulation ensures comfort in every season.

MAR

Where architecture meets the horizon.

The Mar Villa embodies calm sophistication with open, balanced design where every line feels intentional. Its spacious, open-plan layout creates a sense of freedom and lightness, with living areas that flow effortlessly into one another.

Minimalist architecture, refined finishes, and carefully curated textures define the home's understated elegance, while soft, natural tones and thoughtful detailing invite a sense of quiet luxury.

From the welcoming entryway to the serene bedrooms and inviting entertaining spaces, Mar offers a modern retreat designed for clarity, comfort, and connection.



Mar | Floor plan

Land area:

679 - 1,480 sqm

Bedrooms:

5 + maids

Built-up area:

434 sqm

Bathrooms:

6

GROUND FLOOR

- 01 Living area with dining room and open kitchen
- 02 Private kitchen
- 03 Sitting room
- 04 Master bedroom
- 05 Walk-in closet
- 06 Master bathroom spa
- 07 Bedroom 2
- 08 Maid room
- 09 Laundry room
- 10 2-car + golf buggy garage

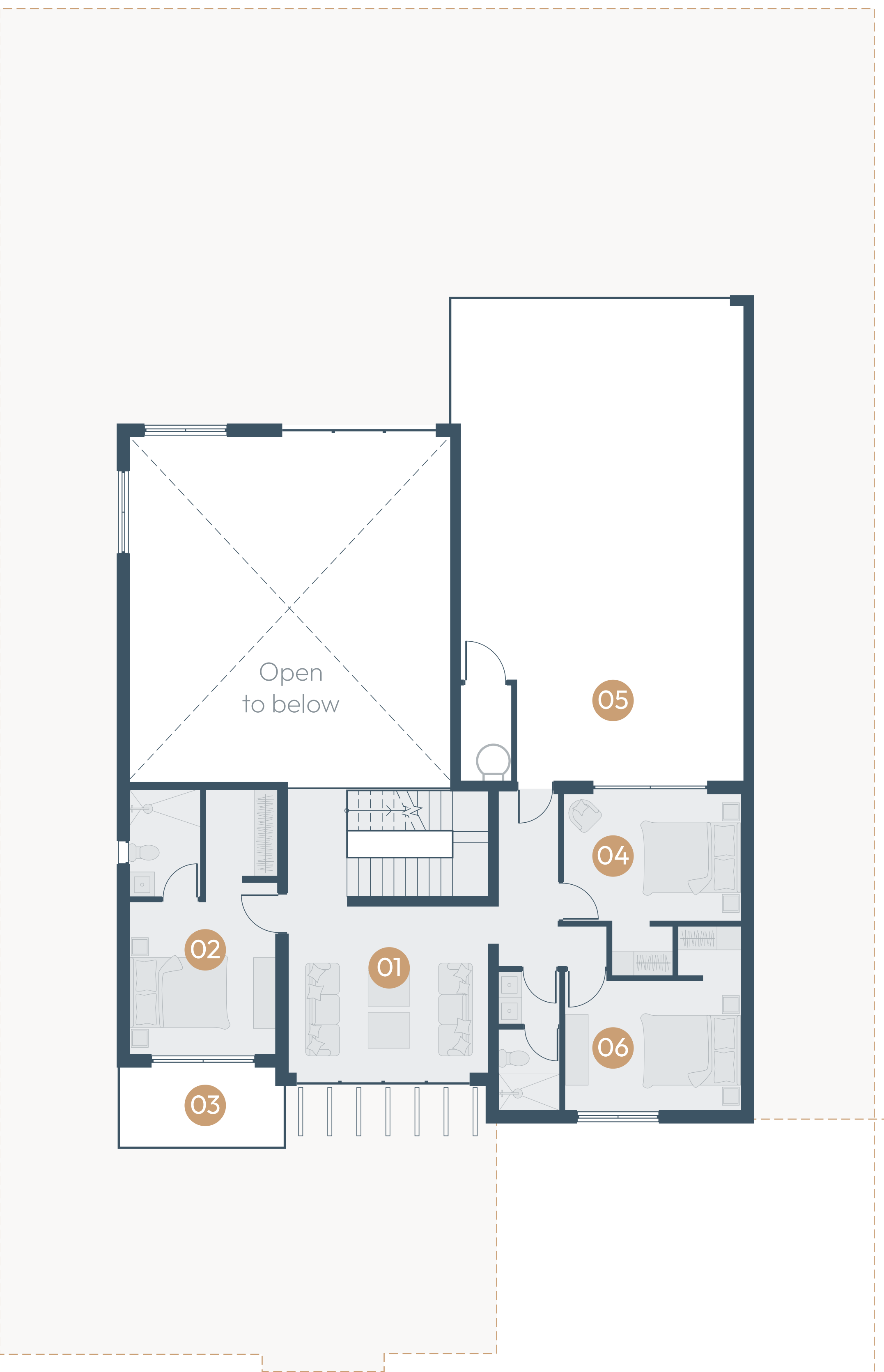
FIRST FLOOR

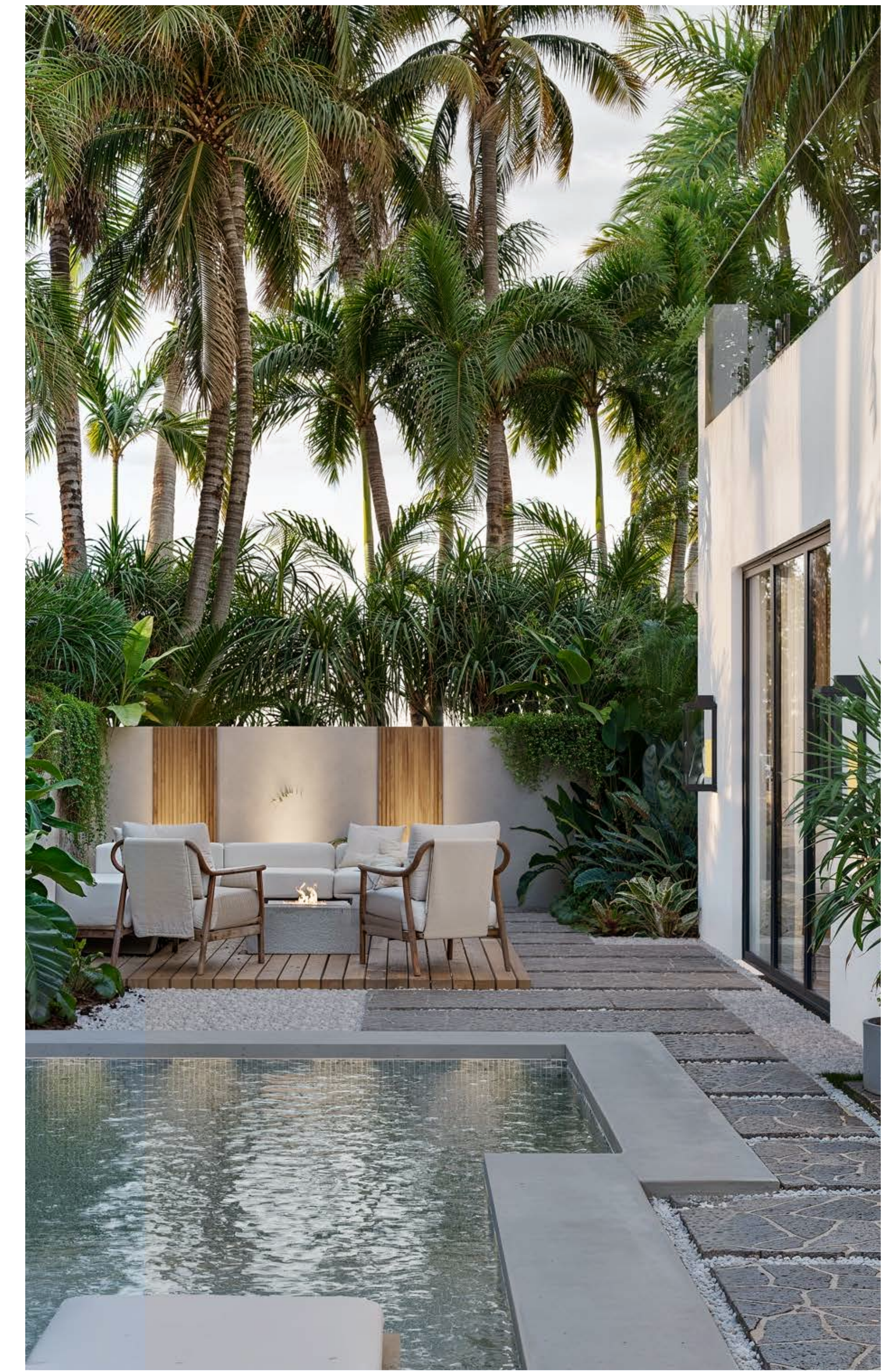
- 01 Living room
- 02 Bedroom 3
- 03 Terrace
- 04 Bedroom 4
- 05 Terrace
- 06 Bedroom 5

GROUND FLOOR



FIRST FLOOR



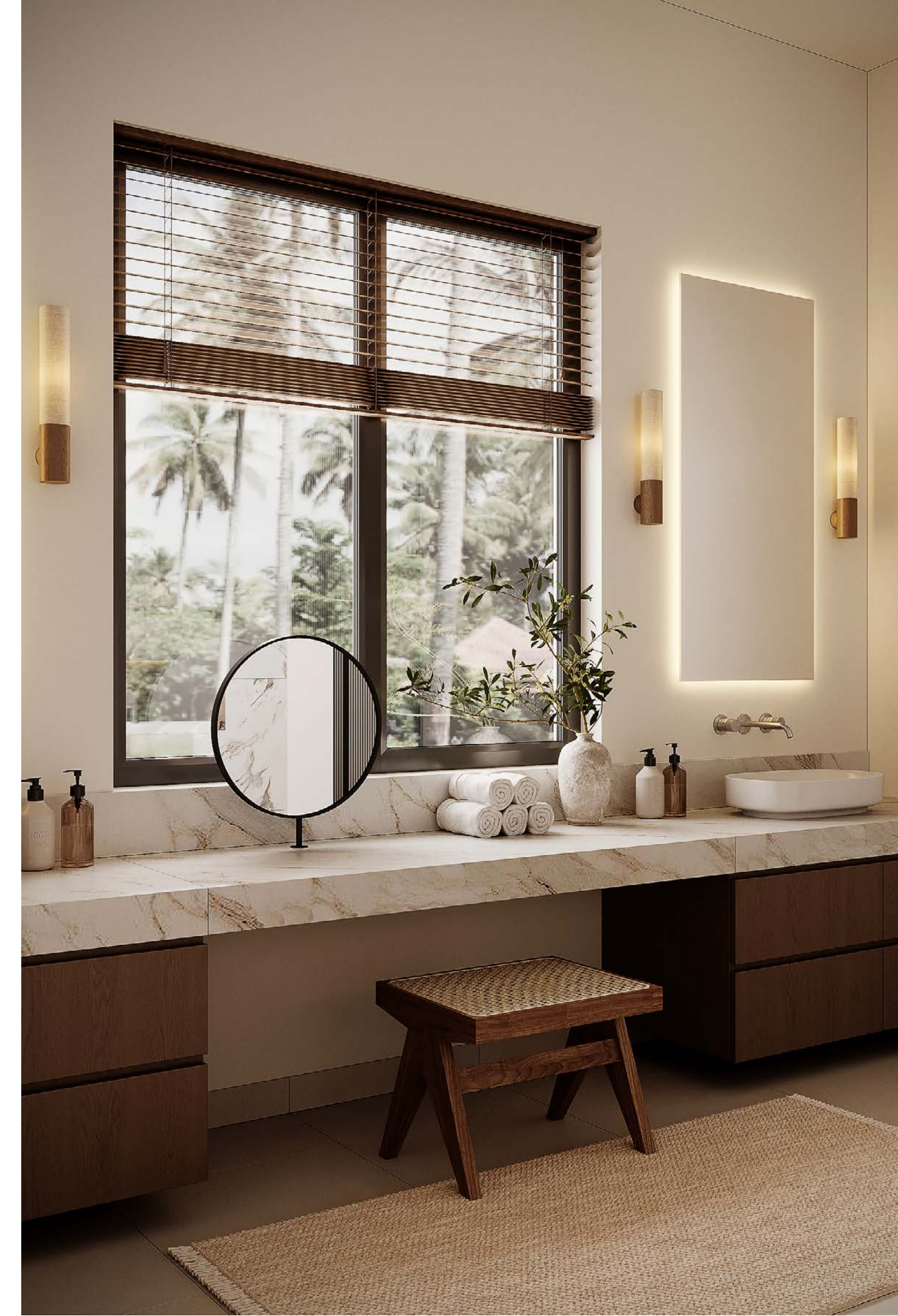
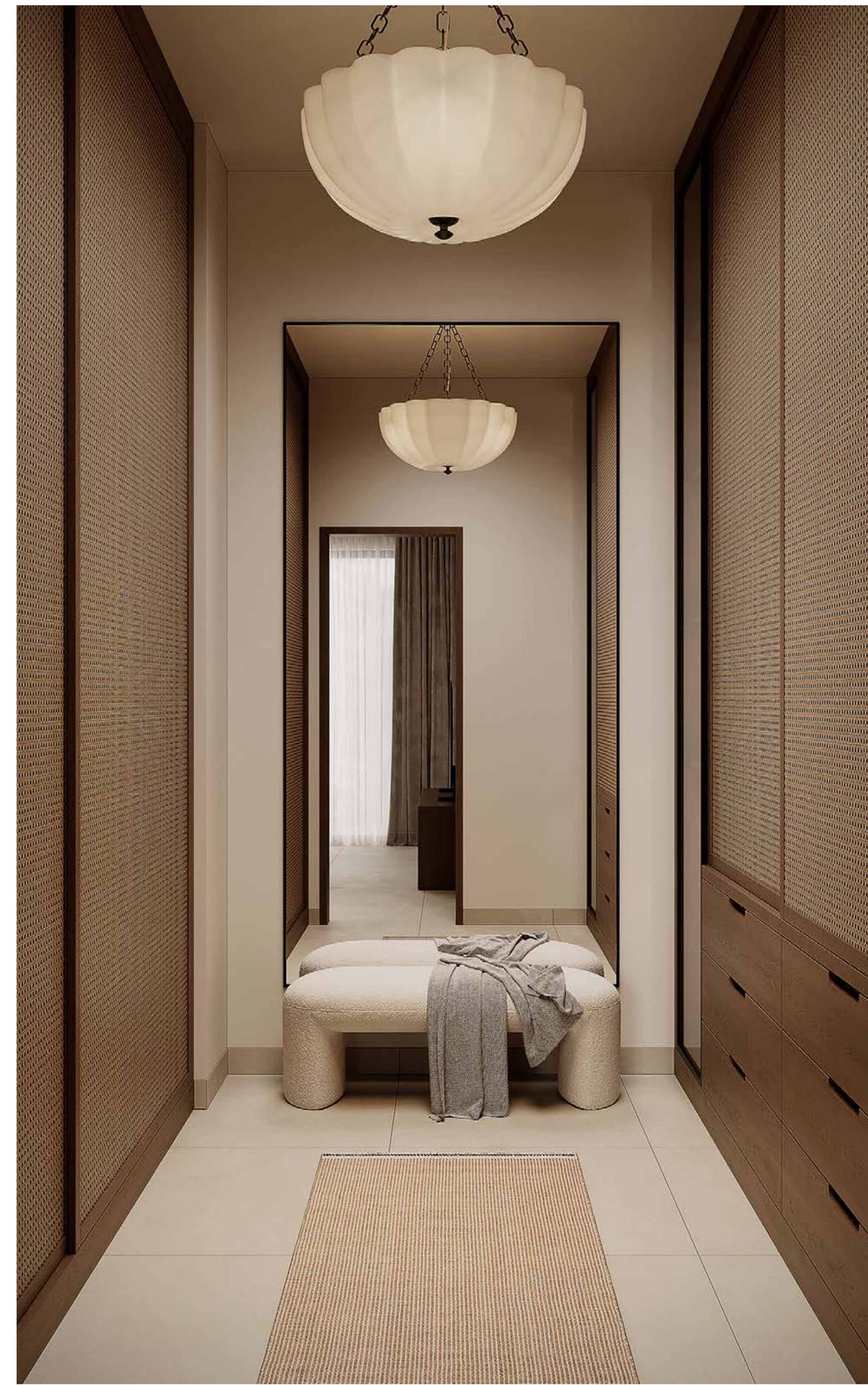


Seamless indoor-outdoor connection
through shaded terraces and private pools.



Open dining spaces and cozy sitting areas
crafted for connection.

4.2 | MAR



Tranquil bedrooms and spa-inspired bathrooms with European-quality finishes and luxurious touches.

4.2 | MAR



Crafted with enduring quality,
backed by structural and
waterproofing warranties for
lasting peace of mind.

SOMBRA

A retreat designed
for privacy and
calm reflection.

Commanding yet serene, the Sombra Villa redefines coastal grandeur with its expansive layout and soaring ceilings that flood the interiors with natural light.

Designed for those who appreciate space and balance, its generous proportions create an atmosphere that feels both impressive and inviting. Layered façades and open volumes frame a series of flowing rooms where every detail, from the soft play of light to the refined natural finishes, enhances a sense of calm sophistication.

Inside, spa-inspired bathrooms, tranquil bedrooms, and airy living areas come together in perfect harmony, offering a home that is both majestic in scale and restorative in spirit.



Sombra | Floor plan

Land area:

679 - 1,480 sqm

Bedrooms:

5 + maids

Built-up area:

506 sqm

Bathrooms:

7

GROUND FLOOR

- 01 Living area with dining room and open kitchen
- 02 Private kitchen
- 03 Dining room
- 04 Sitting room
- 05 Bedroom 2
- 06 Maid room
- 07 2-car + golf buggy garage

FIRST FLOOR

- 01 Living room
- 02 Master bedroom
- 03 Master bathroom spa
- 04 Walk-in closet
- 05 Terrace
- 06 Bedroom 3
- 07 Terrace
- 08 Bedroom 4
- 09 Bedroom 5
- 10 Laundry room

GROUND FLOOR



FIRST FLOOR





Modern kitchens designed for everyday functionality,
complete with integrated ventilation.



Grand yet tranquil interiors framed
by light and natural texture.

4.3 | SOMBRA



European-quality fittings and premium finishes create a sense of quiet luxury.

4.3 | SOMBRA



Where nature frames
moments of pause.

4.3 | SOMBRA



Premium porcelain flooring,
indoors and out, crafted for
beauty and endurance.



DEVELOPED BY HOV GLOBAL

At **HOV Global**, we bring the perfect blend of expertise, experience, and creative imagination to every project. With over **150 years of combined history** in residential housing and land development, HOV Global was established through the fusion of two industry pioneers, **Hamad Bin Saedan Company and K. Hovnanian Homes (USA)**.

Recognized as the first SAGIA-registered international residential developer in the Kingdom, HOV Global has built more than 300,000 homes globally and developed over 120 million sqm of real estate across Saudi Arabia.

Founded in 2011 and headquartered in Riyadh, our team of more than 80 associates share an innate passion for building inspirational homes that enrich lives. With expertise spanning design, development, project management, procurement, and marketing, we manage every stage of the process in-house, ensuring precision, quality, and consistency.

With over **5,000 homes built or under construction** in Saudi Arabia, HOV Global continues to lead the way in creating world-class communities that blend innovation with heritage.



CONTACT US

Register your interest today and be among the first to experience life at Soleya - where light, family, and the Red Sea meet.

For enquiries, please contact:

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