



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

The company aims to become the national enabler of the housing sector and the real estate supply chain, 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.



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 top ten residential developers 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 that 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.





As Sama Al Fursan continues to take shape within Al Fursan Suburb - NHC, in partnership with HOV Global, the project introduces an exceptional residential community in the northeast of Riyadh.

The development comprises 534 thoughtfully designed residential units, with spacious layouts ranging from 322 to 373 square meters, offering comfort, functionality, and modern living standards.

We present a variety of design models, giving you the freedom to choose a home that perfectly matches your lifestyle, accommodates your family’s needs, and brings your aspirations to life.

Everything you need... is just steps away:

- | | |
|-------------------------------------|------------|
| • King Abdulaziz Equestrian Field | 10 minutes |
| • King Khalid International Airport | 17 minutes |
| • Princess Nourah University | 18 minutes |
| • Roshan Waterfront | 15 minutes |



VILLA A1

A REFLECTION OF EXQUISITE DESIGN



VILLA A1

TOTAL AREA 366.61 m²

GROUND FLOOR

1	MAJLIS	5.8m x 4.22m
2	BATHROOM	1.55m x 1.6m
3	LIVING ROOM	4.9m x 5.3m
4	BATHROOM	1.95m x 2.75m
5	DINING ROOM	5.3m x 2.6m
6	KITCHEN	5.45m x 2.9m
7	STORAGE	2.8m x 1m

FIRST FLOOR

1	MASTER SUITE	4.15m x 5.22m
2	MASTER SUITE BATHROOM	2.17m x 3.2m
3	MASTER SUITE WALK-IN CLOSET	3.35m x 2.9m
4	MASTER BEDROOM	4.22 x 5.45m
5	BATHROOM	2.75m x 1.95m
6	BEDROOM	3.7m x 5.1m
7	BEDROOM	4.2m x 3.95m
8	BATHROOM	2.75m x 1.7m

SECOND FLOOR

1	BEDROOM	4.22m x 5.45m
2	BATHROOM	2.7m x 1.95m
3	MAID'S ROOM	3m x 2.2m
4	TOILET	2.27m x 1.2m
5	SITTING ROOM	2.5m x 4.7m
6	FRONT TERRACE	5.36m x 3.7m
7	LAUNDRY ROOM	2.4m x 1m
8	REAR TERRACE	7.76m x 5.2m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



366.61^{sqm}
BUILT-UP AREA

300^{sqm}
LAND AREA

WHAT DISTINGUISHES MODEL **A1**
IS ITS MODERN DESIGN COMBINED
WITH EFFICIENT SPACE UTILIZATION
AND COMPLETE PRIVACY. IT MEETS
YOUR EXPECTATIONS AND SUITS
YOUR FAMILY.





VILLA A2

A DETACHED VILLA FOR GREATER PRIVACY



VILLA A2

TOTAL AREA 373 m²

GROUND FLOOR

1	MAJLIS	5.8m x 4.22m
2	BATHROOM	1.55m x 1.6m
3	LIVING ROOM	4.9m x 5.3m
4	BATHROOM	1.95m x 2.75m
5	DINING ROOM	5.3m x 2.6m
6	KITCHEN	5.45m x 2.9m
7	STORAGE	2.8m x 1m

FIRST FLOOR

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6	BEDROOM	3.7m x 5.1m
7	BEDROOM	4.2m x 3.95m
8	BATHROOM	2.75m x 1.7m

SECOND FLOOR

1	BEDROOM	4.22m x 5.45m
2	BATHROOM	2.7m x 1.95m
3	MAID'S ROOM	3m x 2.2m
4	TOILET	2.27m x 1.2m
5	SITTING ROOM	2.5m x 4.7m
6	FRONT TERRACE	5.36m x 3.7m
7	LAUNDRY ROOM	2.4m x 1m
8	REAR TERRACE	7.76m x 5.2m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



373^{sqm}
BUILT-UP AREA

300^{sqm}
LAND AREA



ONE OF THE MOST IMPORTANT FEATURES OF MODEL **A2** IS THE SELECTION OF COLORS, WHERE ELEGANCE MEETS COMFORT WHILE ENSURING COMPLETE PRIVACY.



VILLA C1

MODERN DESIGN WITH EFFICIENT USE OF SPACE



VILLA C1

TOTAL AREA 322 m²

GROUND FLOOR

1	MAJLIS	3.7m x 4.07m
2	BATHROOM	1.4m x 2.25m
3	LIVING ROOM	5.07m x 3.8m
4	BATHROOM	1.4m x 2.25m
5	DINING ROOM	4.95m x 3.8m
6	KITCHEN	5.67m x 3.7m
7	STORAGE	2.45m x 1m

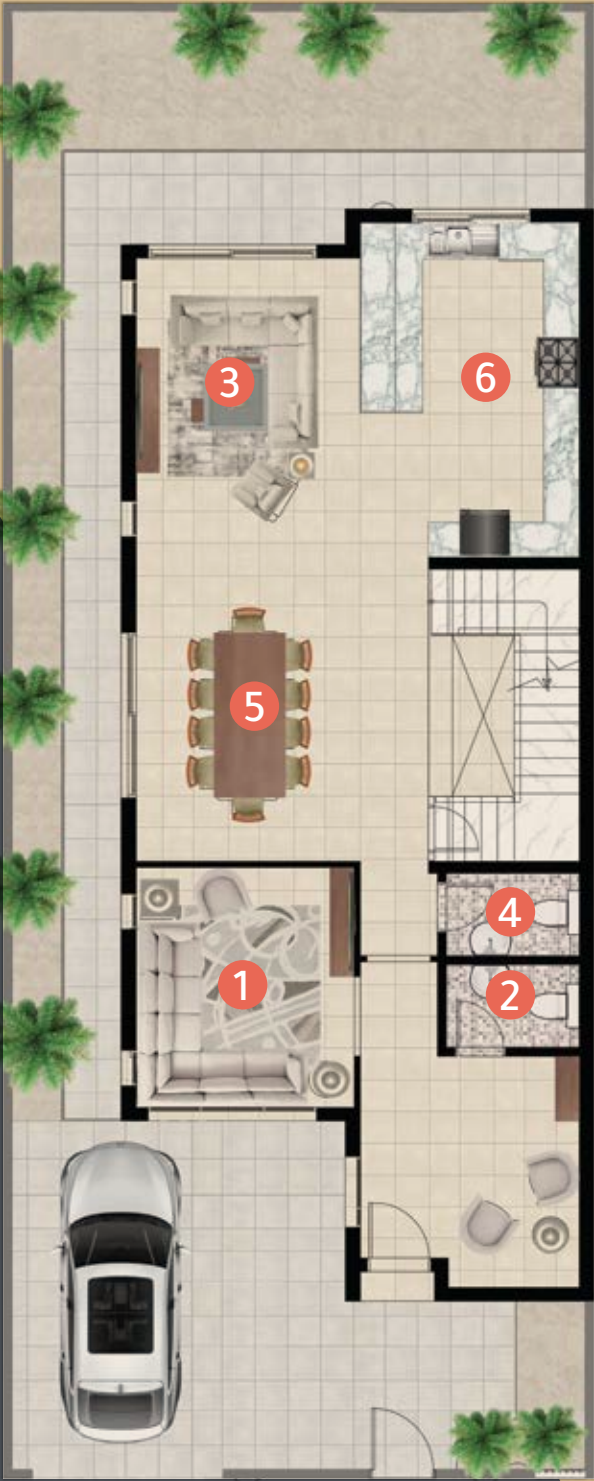
FIRST FLOOR

1	MASTER SUITE	3.67m x 3.7m
2	MASTER SUITE BATHROOM	1.7m x 3.7m
3	MASTER SUITE WALK-IN CLOSET	1.8m x 2.57m
4	MASTER BEDROOM	3.82m x 3.7m
5	BATHROOM	2.4m x 1.7m
6	BEDROOM	5.07x 3.7m
7	BATHROOM	2.4m x 1.7m
8	BEDROOM	4.42m x 3.7m
9	BATHROOM	2.4m x 1.95m

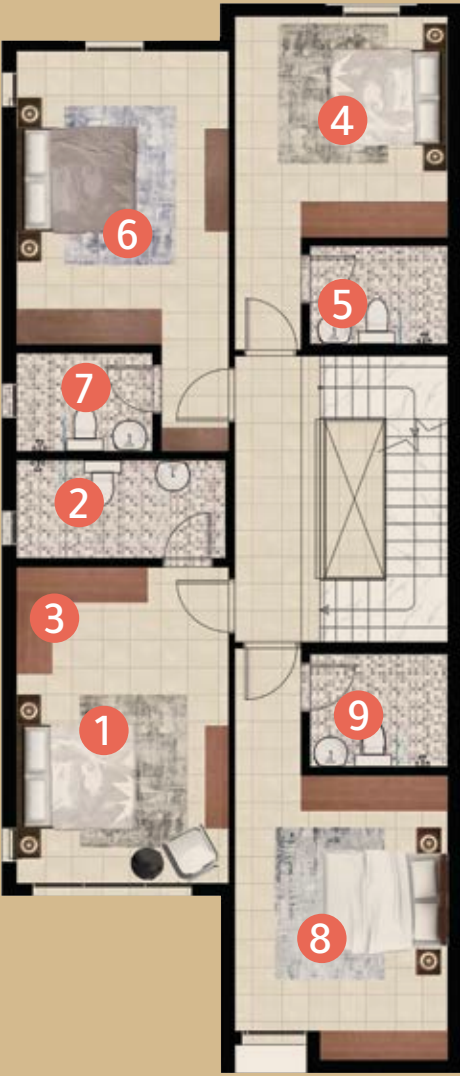
SECOND FLOOR

1	BEDROOM	3.7m x 5m
2	BATHROOM	1.7m x 2.35m
3	MAID'S ROOM	3.7m x 2.12
4	BATHROOM	1.59 x 1.55m
5	FRONT TERRACE	6.6m x 3.85m / 4.05m x 3.8m
6	LAUNDRY ROOM	1.6m x 0.75m
7	REAR TERRACE	5.13m x 3.68m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



322^{sqm}
BUILT-UP AREA

250^{sqm}
LAND AREA

MODEL **C1** WAS DESIGNED TO BE A
PERFECT BLEND OF ELEGANCE AND
LUXURY IN DESIGN AND EXQUISITE,
HIGH-END FINISHES.





VILLA C2

A DETACHED VILLA FOR EXCEPTIONAL PRIVACY



VILLA C2

TOTAL AREA 329 m²

GROUND FLOOR

1	MAJLIS	3.7m x 4.07m
2	BATHROOM	1.4m x 2.25m
3	LIVING ROOM	5.07m x 3.8m
4	BATHROOM	1.4m x 2.25m
5	DINING ROOM	4.95m x 3.8m
6	KITCHEN	5.67m x 3.7m
7	STORAGE	2.45m x 1m

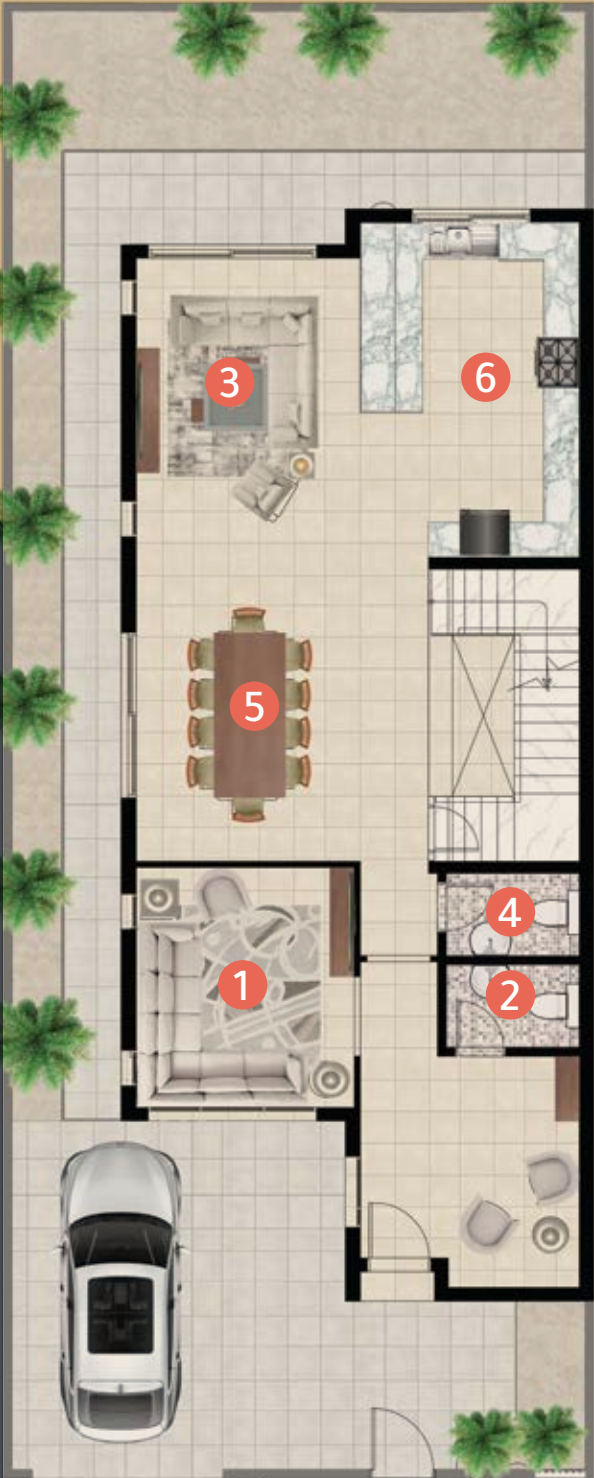
FIRST FLOOR

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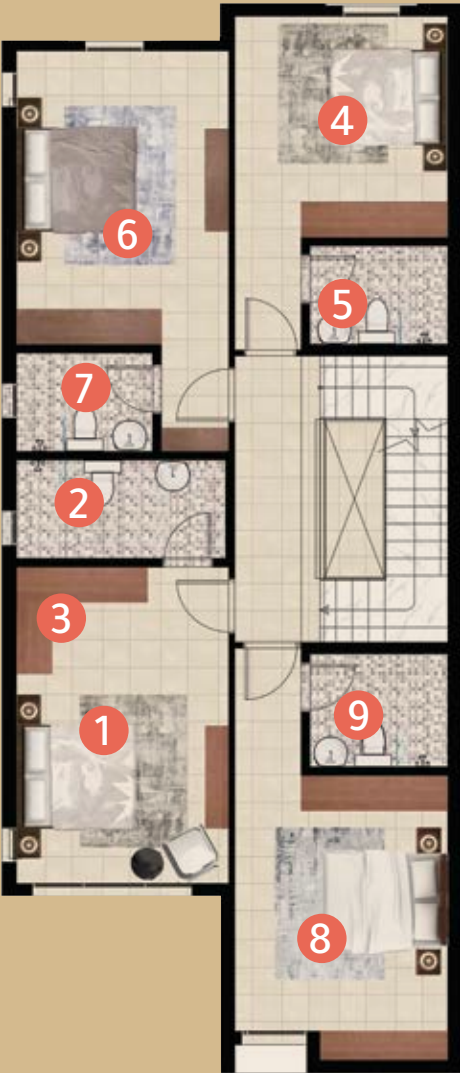
SECOND FLOOR

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5	FRONT TERRACE	6.6m x 3.85m / 4.05m x 3.8m
6	LAUNDRY ROOM	1.6m x 0.75m
7	REAR TERRACE	5.13m x 3.68m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



329^{sqm}
BUILT-UP AREA

250^{sqm}
LAND AREA

MODEL **C2** WAS DESIGNED TO
BE A PERFECT BLEND OF
ELEGANCE AND LUXURY IN
DESIGN AND EXQUISITE,
HIGH-END FINISHES.



PROJECT SPECIFICATIONS

INTERIOR FINISHES

1. Flooring and Walls:

- 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.

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.





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الفرسان
AL FURSAN
BY NHC

