



Sama Al Fursan II

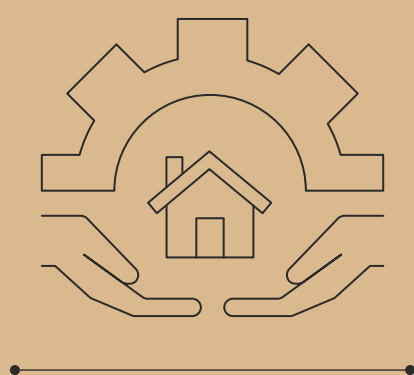
is strategically located northeast of Riyadh, offering easy access to major highways such as Al Janadriyah Road, Dammam Road, and Thumamah Road. It is conveniently close to King Khalid International Airport (13 minutes away) and Princess Nourah bint Abdulrahman University (17 minutes away), and just 10 minutes from King Abdulaziz Equestrian Field, making it an ideal residential choice.

Sama Al Fursan II has comprehensive amenities, including:

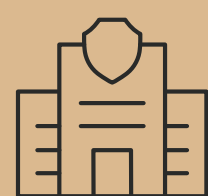
- Al Fursan Valley: A comfortable and luxurious residential community.
- Al Fursan Boulevard: A vibrant shopping and entertainment destination.
- Al Fursan Business District: An ideal environment for entrepreneurs.
- Al Fursan Gardens: 13 kilometers of green spaces perfect for enjoying nature.

**CHOOSING SAMA AL FURSAN II IS
AN INVESTMENT IN A LIFE THAT COMBINES
LUXURY AND COMFORT.**





SAMA AL FURSAN II FACILITIES



07

SECURITY CENTERS



03

POST OFFICES



04

GOVERNMENT OFFICES



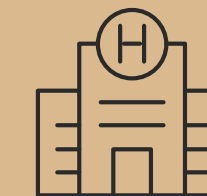
84

MOSQUES & MASJIDS



59

EDUCATIONAL FACILITIES



16

HEALTH CENTERS



13

COMMUNITY CENTERS



Sama Al Fursan II project, located in Al Fursan suburb, is presented to you by NHC, in partnership with HOV Global.

Designed with modern families in mind, the project combines contemporary architecture with an integrated community layout, ensuring comfort, safety, and convenience. Choose from a variety of thoughtfully planned residential units, each offering the flexibility to match your lifestyle and aspirations.

You will find everything you need within a distinguished residential community.

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

Project information:

The Sama Al Fursan II project comprises **299** residential units, featuring **6** different models, each with a unique design to meet residents' needs. Unit sizes range from **322** square meters to **375** square meters, offering a variety of options for families.

Located in northeast Riyadh, the project is close to many key landmarks, providing easy access to essential services and amenities. It also features green spaces and recreational facilities, offering a comprehensive residential experience that combines comfort and distinction.



DETACHED VILLA A

ENJOY MODERN LIVING WITH A MODEL
DESIGNED FOR YOUR COMFORT AND STYLE



DETACHED VILLA A

TOTAL AREA 373.4 m²

FIRST FLOOR

- 1 MAJLIS 5.80m x 4.22m
- 2 BATHROOM 1.55m x 1.60m
- 3 LIVING ROOM 4.90m x 5.32m
- 4 TOILET 1.95m x 2.75m
- 5 DINING ROOM 2.60m x 5.32m
- 6 KITCHEN 5.45m x 2.90m
- 7 STORAGE 1.00m x 2.80m

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

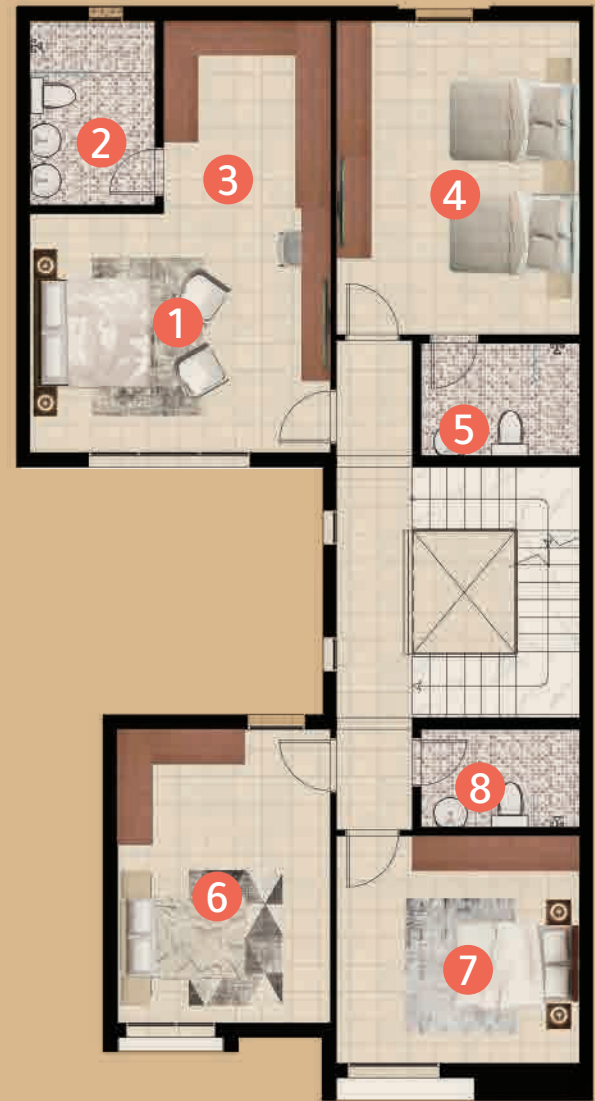
SECOND FLOOR

- 1 BEDROOM 5.45m x 4.22m
- 2 BATHROOM 1.95m x 2.72m
- 3 MAID'S ROOM 2.20m x 3.07m
- 4 BATHROOM 1.20m x 2.27m
- 5 FRONT TERRACE 5.36m x 3.70m / 2.5m x 4.7m
- 6 LANUNDRY ROOM 2.35m x 1.05m
- 7 REAR TERRACE 7.76m x 5.20m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



373.4 m²
BUILT-UP AREA

300 m²
LAND AREA

MODEL **A** OFFERS SPACIOUS
LAYOUTS AND A LUXURIOUS DESIGN,
CREATING THE PERFECT SETTING
FOR A COMFORTABLE AND
HARMONIOUS FAMILY LIFE.





VILLA A WITH GARDEN VIEW

ELEVATE YOUR LIFESTYLE WITH MODEL A,
WHERE LUXURY MEETS COMFORT.



VILLA A WITH GARDEN VIEW

TOTAL AREA 375.1 m²

GROUND FLOOR

1	MAJLIS	5.80m x 4.22m
2	BATHROOM	1.55m x 1.60m
3	LIVING ROOM	4.90m x 5.32m
4	TOILET	1.95m x 2.75m
5	DINING ROOM	2.60m x 5.32m
6	KITCHEN	5.45m x 2.90m
7	STORAGE	1.00m x 2.8m

FIRST FLOOR

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

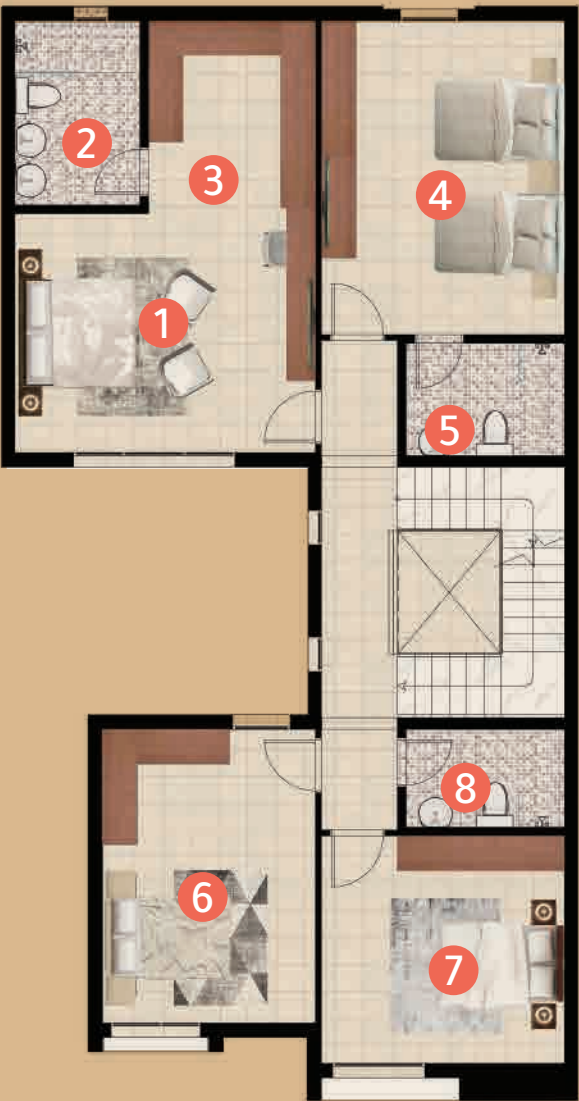
SECOND FLOOR

1	BEDROOM	4.00m x 6.67m
2	BATHROOM	2.00m x 2.72m
3	MAID'S ROOM	2.29m x 3.07m
4	BATHROOM	1.20m x 2.27m
5	FRONT TERRACE	5.36m x 3.70m / 4.7m x 2.45m
6	LANUNDRY ROOM	2.35m x 1.05m
7	REAR TERRACE	9.76m x 3.38m / 5.53m

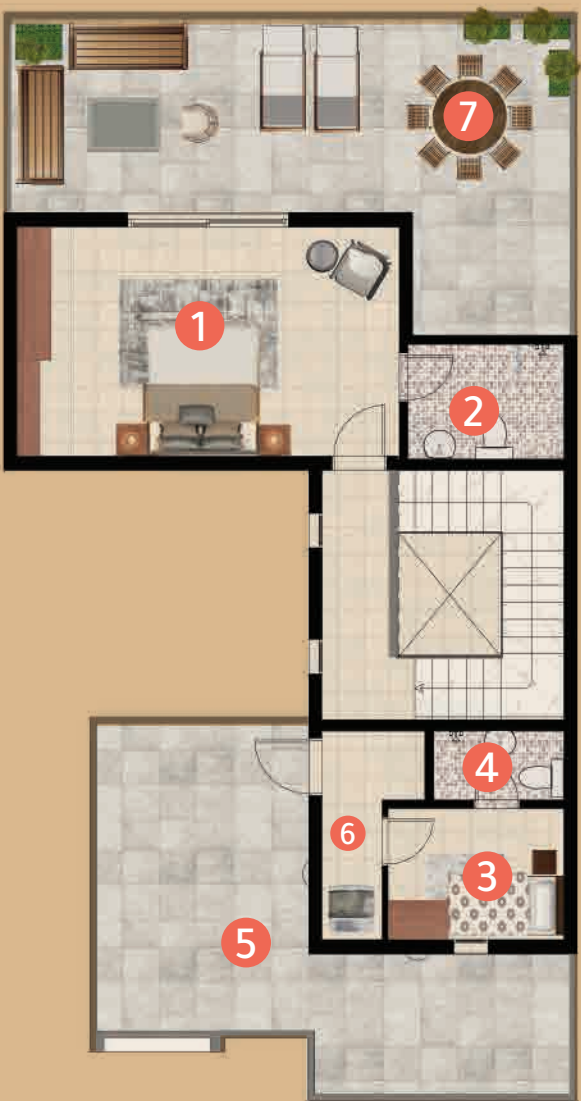
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



375.09 m²
BUILT-UP AREA

300 m²
LAND AREA



MODEL **A** OFFERS A BEAUTIFUL
GARDEN VIEW, CREATING AN
ATMOSPHERE OF TRANQUILITY
AND COMFORT.



DETACHED VILLA C

ENJOY A COMPLETE LIFESTYLE IN A DETACHED VILLA WITHIN
A SOPHISTICATED AND DISTINGUISHED COMMUNITY.



DETACHED VILLA C

TOTAL AREA 329.3 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

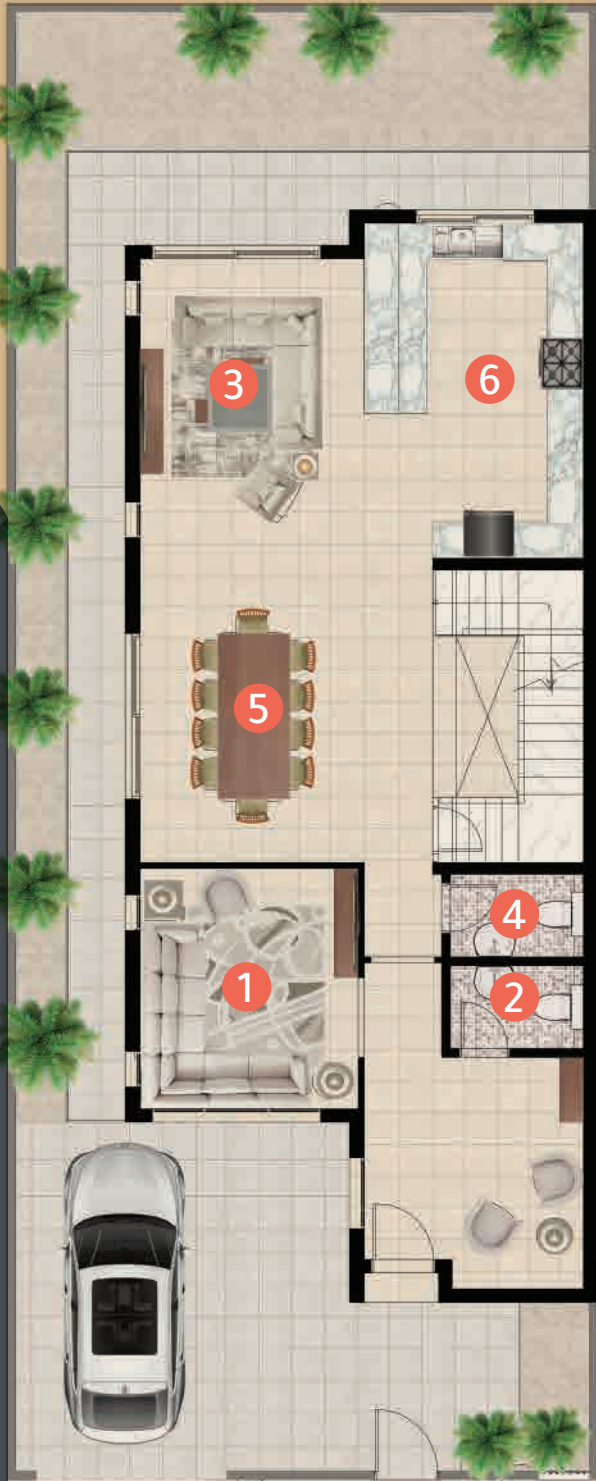
FIRST FLOOR

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	5.07m x 3.7m
5	BATHROOM	2.4m x 1.7m
6	BEDROOM	3.82x 3.7m
7	BATHROOM	2.4m x 1.7m
8	BEDROOM	4.42m x 3.7m
9	BATHROOM	2.4m x 1.95m

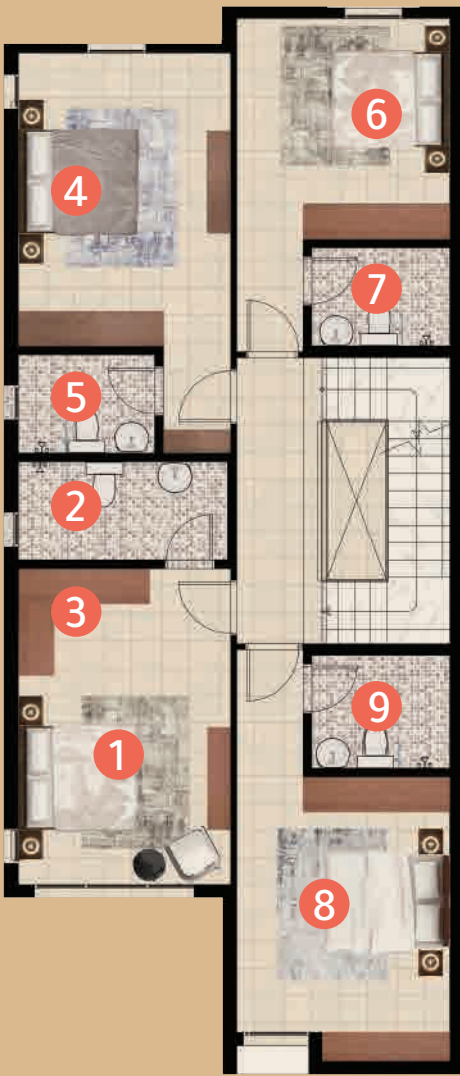
SECOND FLOOR

1	BEDROOM	4.95m x 3.68m
2	BATHROOM	1.7m x 2.35m
3	MAID'S ROOM	3.72m x 2.12
4	BATHROOM	1.55 x 1.60m
5	FRONT TERRACE	4.05m x 6.6m / 3.80m x 3.96m
6	LAUNDRY ROOM	1.6m x 0.75m
7	REAR TERRACE	5.15m x 3.68m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



329 m²
BUILT-UP AREA

250 m²
LAND AREA

MODEL **C** IS DESIGNED WITH SPACIOUS
LIVING AREAS AND A LAYOUT THAT
ENSURES SMOOTH FLOW AND
HARMONY THROUGHOUT THE ROOMS.





VILLA C WITH GARDEN VIEW

ELEVATE YOUR LIFESTYLE WITH MODEL C,
A DETACHED VILLA WITH A SERENE GARDEN VIEW.



VILLA C WITH GARDEN VIEW

TOTAL AREA 324 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

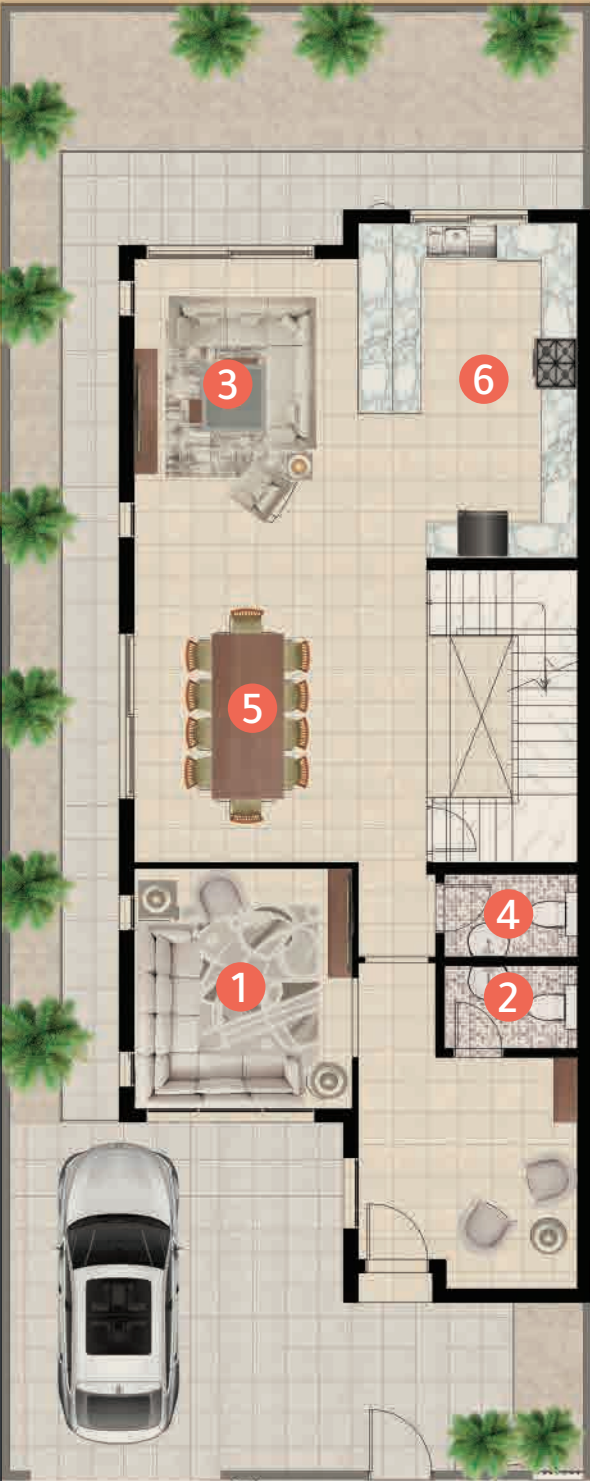
FIRST FLOOR

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 2.50m
4	MASTER BEDROOM	5.07m x 3.7m
5	BATHROOM	2.4m x 1.7m
6	BEDROOM	3.82m x 3.7m
7	BATHROOM	2.4m x 1.7m
8	BEDROOM	4.42m x 3.7m
9	BATHROOM	2.4m x 1.95m

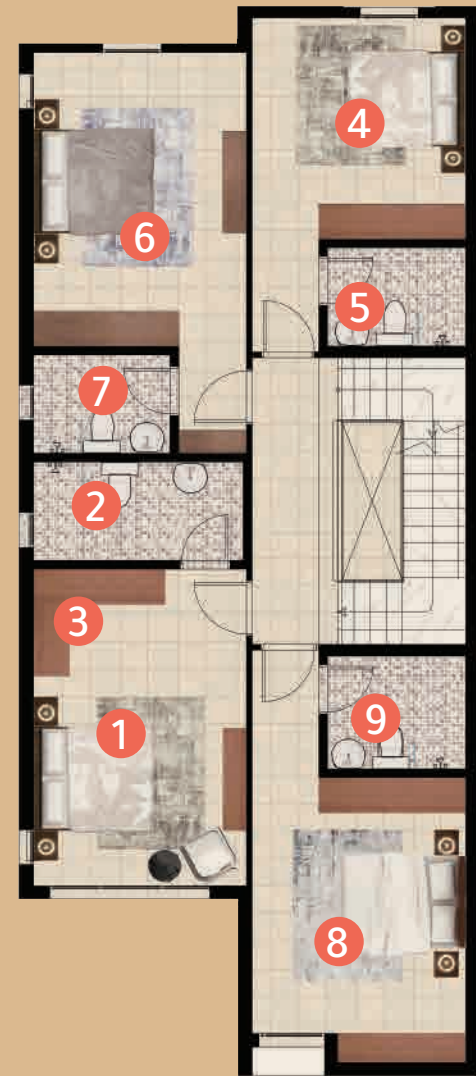
SECOND FLOOR

1	BEDROOM	4.95m x 3.7m
2	BATHROOM	1.70m x 2.35m
3	MAID'S ROOM	2.10m x 3.65m
4	BATHROOM	1.55m x 1.59m
5	FRONT TERRACE	4.05m x 3.8m / 6.6m x 4m
6	LAUNDRY ROOM	1.70m x 0.84m
7	REAR TERRACE	1.61m x 3.95m / 2.03m x 3.53m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



324 m²
BUILT-UP AREA

250 m²
LAND AREA

MODEL C FEATURES A STUNNING
GARDEN VIEW, CREATING AN
ATMOSPHERE OF FRESHNESS
AND TRANQUILITY.





DUPLEX C

ENJOY A BREATHTAKING GARDEN VIEW WITH MODEL C,
CREATING A CALM AND RELAXING LIFESTYLE.



DUPLEX C

TOTAL AREA 322.07 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 2.50m
4	MASTER BEDROOM	5.07m x 3.7m
5	BATHROOM	2.4m x 1.7m
6	BEDROOM	3.82m x 3.7m
7	BATHROOM	2.4m x 1.7m
8	BEDROOM	4.42m x 3.7m
9	BATHROOM	2.4m x 1.95m

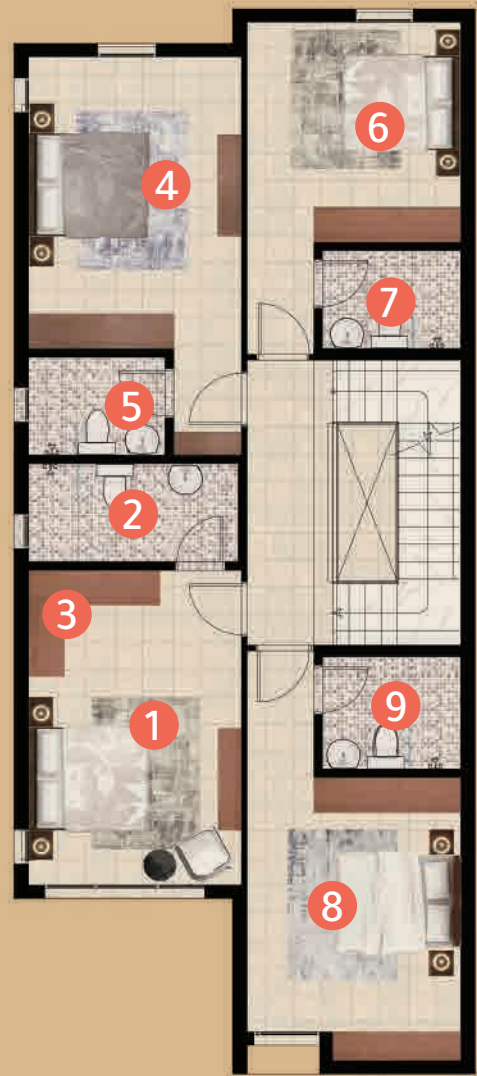
SECOND FLOOR

1	BEDROOM	4.95m x 3.68m
2	BATHROOM	1.70m x 2.35m
3	MAID'S ROOM	2.12m x 3.72m
4	BATHROOM	1.55m x 1.60m
5	FRONT TERRACE	4.05m x 3.8m / 6.6m x 3.86m
6	LAUNDRY ROOM	1.60m x 0.75m
7	REAR TERRACE	5.15m x 3.68m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



322.07 m²
BUILT-UP AREA

250 m²
LAND AREA

THE INTERIOR OF MODEL C
COMBINES LUXURY AND
SIMPLICITY, WITH MODERN
DETAILS THAT MAKE EVERY
CORNER SHINE.





DUPLEX C WITH GARDEN VIEW

MODEL C FEATURES A PRACTICAL DESIGN AND THOUGHTFULLY
PLANNED SPACES TO MEET YOUR FAMILY'S NEEDS.



DUPLEX C WITH GARDEN VIEW

TOTAL AREA 322.48 m²

GROUND FLOOR

1	MAJLIS	3.75m x 4.07m
2	BATHROOM	1.4m x 2.25m
3	LIVING ROOM	5.07m x 3.85m
4	BATHROOM	1.4m x 2.25m
5	DINING ROOM	4.95m x 3.85m
6	KITCHEN	5.67m x 3.63m
7	STORAGE	2.45m x 1m

FIRST FLOOR

1	MASTER SUITE	3.67m x 3.75m
2	MASTER SUITE BATHROOM	1.7m x 3.75m
3	MASTER SUITE WALK-IN CLOSET	1.8m x 2.62m
4	MASTER BEDROOM	5.07m x 3.75m
5	BATHROOM	2.45m x 1.7m
6	BEDROOM	3.82m x 3.65m
7	BATHROOM	2.4m x 1.7m
8	BEDROOM	4.42m x 3.63m
9	BATHROOM	2.38m x 1.95m

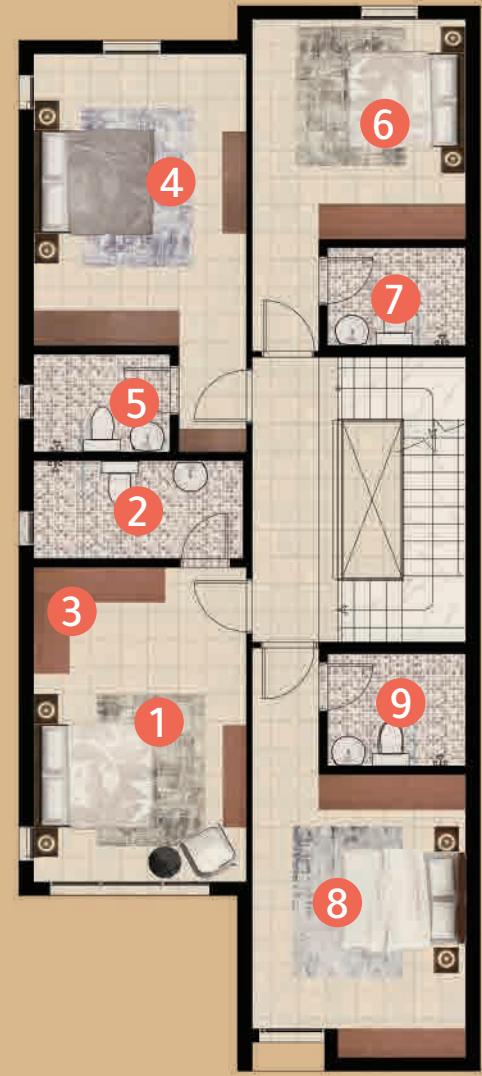
SECOND FLOOR

1	BEDROOM	4.95m x 3.73m
2	BATHROOM	1.70m x 2.37m
3	MAID'S ROOM	2.10m x 3.65m
4	BATHROOM	1.56m x 1.50m
5	FRONT TERRACE	4.05m x 6.6m / 3.86m x 3.88m
6	LAUNDRY ROOM	1.70m x 0.84m
7	REAR TERRACE	1.61m x 3.85m / 2.03m x 3.73m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



322.48 m²
BUILT-UP AREA

250 m²
LAND AREA

MODEL C FEATURES A STUNNING
GARDEN VIEW, OFFERING A CALM AND
COMFORTABLE LIVING EXPERIENCE.





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.



About NHC

NHC was established in late 2016 (1437/2 Hijri) under Royal Decree No. 7262, to serve as the investment arm for the Ministry of Municipalities and Housing's initiatives and programs in the residential and commercial real estate sectors.

The company aims to become the national enabler of the housing sector and the broader real estate supply system, covering both public and private sectors through the development of strategic partnerships.

The company is committed to delivering high-quality projects within modern communities, offering contemporary designs and diverse housing solutions at competitive prices. These projects are designed to meet the aspirations of future generations and enhance quality of life, in partnership with experienced and skilled 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.





HOVGLOBAL



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AL FURSAN
BY NHC

