



ديار الحرم
DYAR ALHARAM

— أحد مشاريع —

الديار العربية
ALDYAR ALARABIYA



Tower 2

حيث يطيب الجوار



{And (remember) when We showed Abraham the site of the (Sacred) House (the Ka'bah at Makkah) (saying): "Associate not anything (in worship) with Me, and sanctify My House for those who circumambulate it, and those who stand up (for prayer), and those who bow, and make prostration (in prayer)."} }

The Holy Qur'an (Chapter 22: Verse 26)

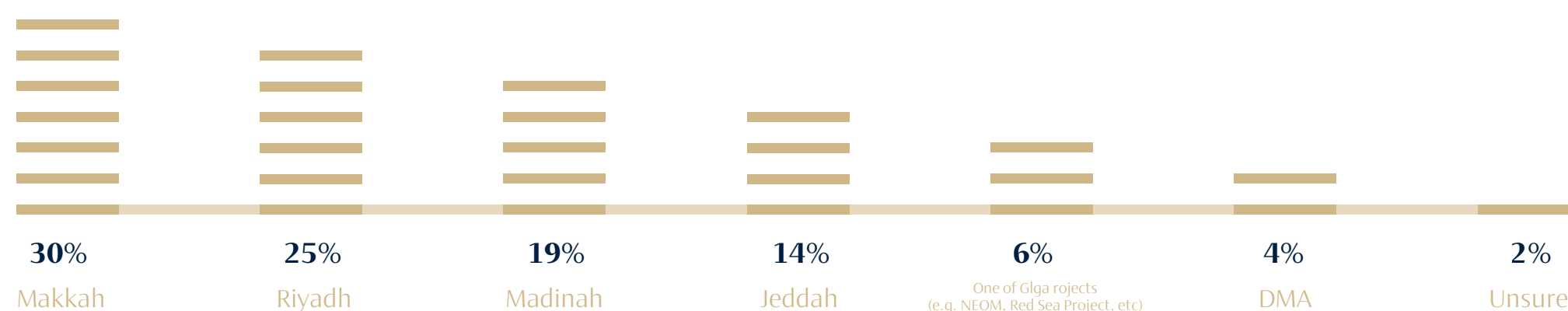
Introduction to Makkah Real Estate

Saudi Arabia's real estate market is set for an upswing as high-net-worth Muslim individuals plan to invest \$2 billion within the next two years in Makkah and Madinah properties.

A Survey was conducted by Knight Frank early 2024, a global property consultancy, and published in the firm's inaugural Destination Saudi report. It found that among the individuals interviewed for this survey, a whopping 92% HNWI are planning to acquire branded residential units in one of the two holy cities – Makkah and Madinah.

“ The holy cities of Makkah and Madinah represent some of the most sought-after Saudi locations for property ownership among global HNWI. The chance to live not only in the Kingdom but in one of the holy cities is itself a key demand driver. ”

TOP TARGET LOCATIONS



Source: Knight Frank, YouGov

Saudi Arabia has maintained stringent regulations regarding property ownership by foreigners, which in turn has impacted the real estate market dynamics. The introduction of this new visa scheme, however, signifies a strategic opening of the market to international investors and affluent expatriates seeking long-term residency options. By tying residency to property investment, the Saudi government is not only aiming to bolster the real estate sector but is also keen on attracting a diverse pool of global talents and investors that can contribute to the local economy.

“ While the new premium residency visa options still do not permit outright ownership of real estate in the Holy Cities, the prospect of a 99-year leasehold title will undoubtedly fuel a wave of new purchasing demand from Muslim majority nations. ”

Introduction to Masar

Masar is an exquisite urban destination offering unparalleled experiences that are seamlessly designed to the unique needs of each visitor to inspire every journey. Extending over 1.2 million SQM and with its strategic location at the center of Makkah, Masar will be a distinctive landmark, enhancing the quality of life of the people of Makkah and its guests through a diverse range of offerings that vary between hospitality, mobility, retail, culture, entertainment and more. All while preserving the spiritual nature and cultural heritage of the place and elevating its economic potential.

Umm Al Qura for development & Construction is the owner and developer of MASAR destination that works with a developmental vision to elevate the urban and investment landscape of Makkah through pioneering the development of Masar destination and exploring new avenues to help improve the quality of life for Makkah residents, pilgrims and visitors.

Invest in Masar

Masar destination will enrich the experience of the residence of Makkah and its guests, and facilitates their movement from and to the Holy Mosque, powered with a state of the art infrastructure and technology that is designed to meet the full needs of the destination and rapid technological developments in proportion to the next century, where each development plot in Masar will have access to multiple services and solutions.

82

TOWERS

13,000

RESIDENTIAL UNITS



Dyar Al Haram

The First Residential Development in Masar Makkah

Located in Masar Makkah and within the boundaries of the Haram, Dyar Al Haram is a modern residential towers complex that is architecturally stunning, embodying the beautiful geometric patterns that are characteristic of these Arab lands.

At Dyar Al Haram, you can have a place of your very own in proximity to the Grand Mosque; a place that meets the highest standards and has excellent accessibility, while being constructed by a developer renowned for its competence & professionalism.



Steps Away from the Grand Mosque

Dyar Al Haram is located on the western side of Masar Makkah, a visionary urban destination that stands out because of its developmental and investment potential. Masar Makkah will be a modern development with integrated infrastructure and many facilities & amenities. It is being built around King Abdul Aziz Road, which makes it a prime location in terms of accessibility, while also not being more than 550 meters from the Grand Mosque. It also has centers providing government services, medical centers, and many commercial, cultural, social and entertainment facilities.



Dyar Al Haram..

Your Enriched Neighborhood

Dyar Al Haram will encompass a community that is dedicated to providing an exceptional experience for visitors to Makkah. The development consists of several residential towers in distinct locations which are close to the most important attractions in Masar Makkah. These towers, with their luxurious and sophisticated style, provide a home that allows residents to enjoy every moment and create lasting memories.



Benefits of Dyar Al Haram Unit Ownership

- Freehold deed.
- Strategic location near the Grand Mosque.
- Steps away from Haramain High-Speed Train Station and the largest mall in Makkah.
- An integrated service environment that meets all the needs of residents.
- Units equipped with luxury furniture.
- Smart design with a modern and attractive vibe.
- Units with various layouts and different views.

At the forefront of Enriched Lifestyle Experiences,
At the forefront of Lucrative Investment Opportunities

Dyar Al Haram

Boulevard

Haramain
High-Speed
Train Station

Mall



Connected Destination

-  | 60m-wide Pedestrian Walkway
-  | 11 Shuttle Bus Stops
-  | Two 80-wide Main Roads
-  | 6 Underground Vehicle Pathways
-  | Haramain Train Station
-  | Makkah Metro

Minutes
From Masjid al-Haram

2m  Car

3m  Metro

4m  Shuttle Bus

Surrounded by an Enhanced Living Environment



Transportations



Marketplaces and Malls



Medical Centers



Government Services



Social Facilities



Cultural Facilities

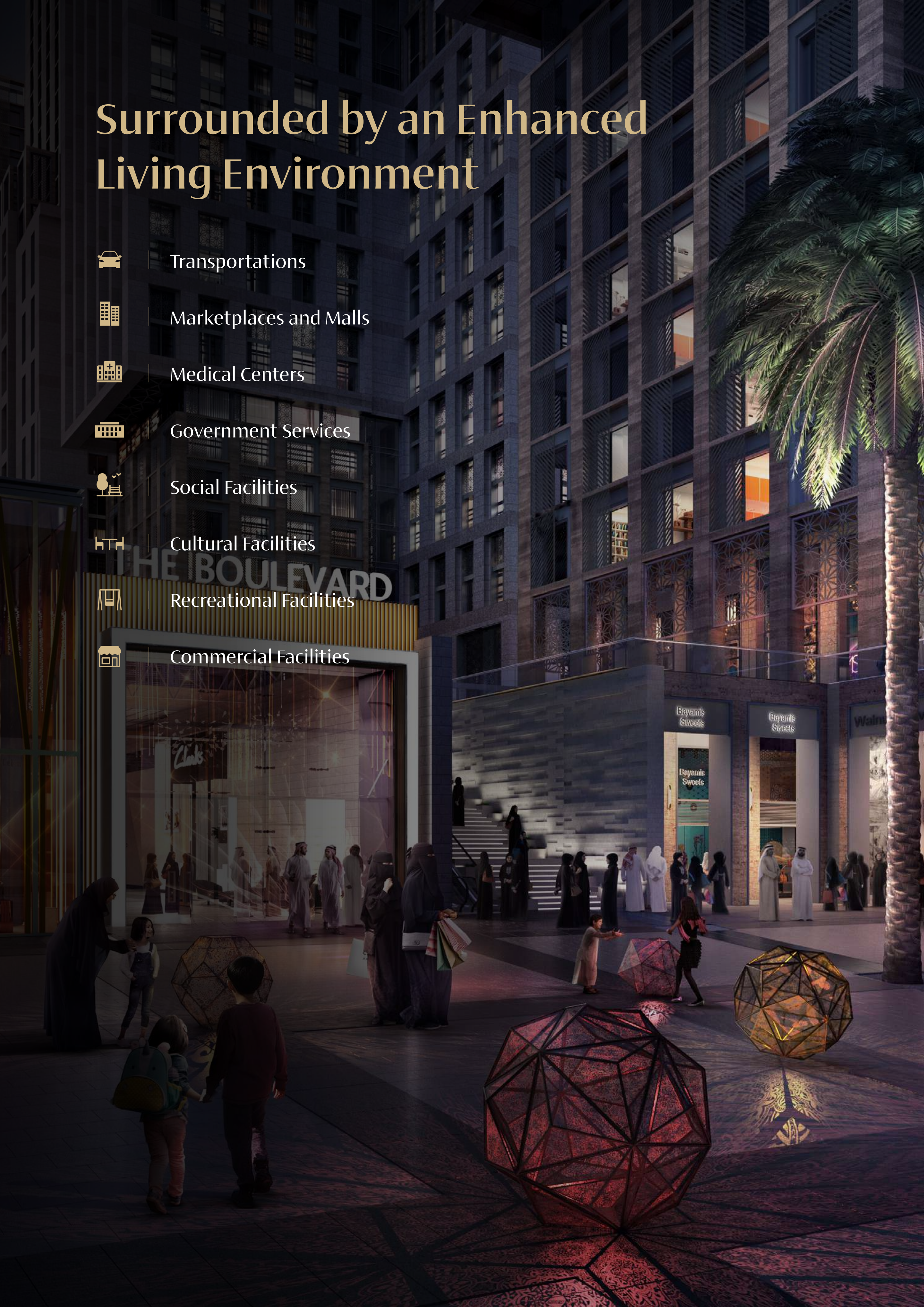


Recreational Facilities



Commercial Facilities

THE BOULEVARD





THE BOULEVARD EAST



ZAYTONI

AL-ZAHRA

LOUIS VUITON

Fashion Zone





Full-Service Residences



Private Parking



Reception Area



Sports Club



Health Club



Daycare Center



Swimming Pool & Children's Games



Outdoor Seating & Garden



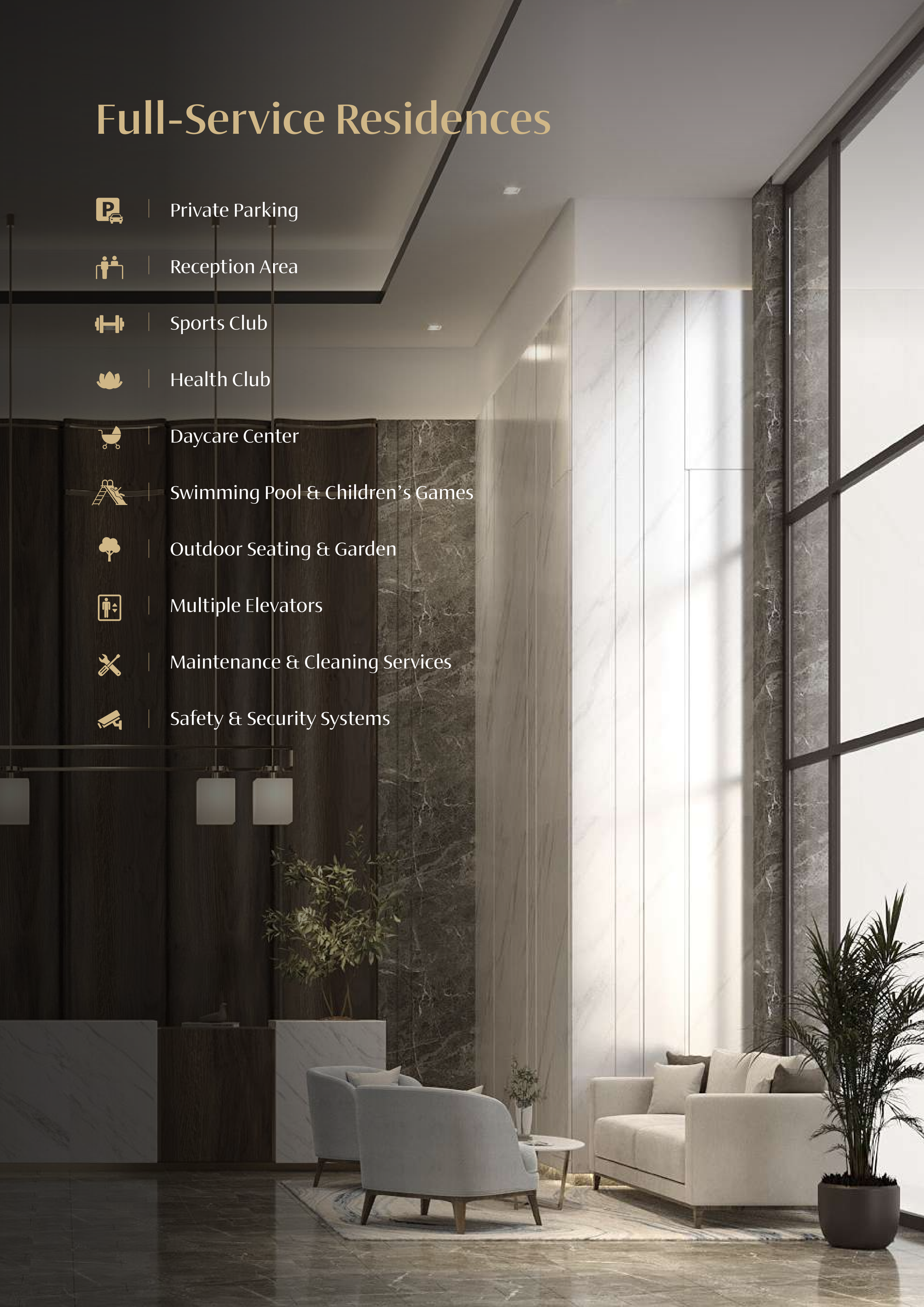
Multiple Elevators



Maintenance & Cleaning Services



Safety & Security Systems





Foyer



Sports Club

A minimalist, dimly lit spa room. The walls and ceiling are a warm, textured brown. A large, curved, recessed light fixture is mounted on the ceiling. In the foreground, a massage table is covered with a dark, smooth cloth. To the right of the table, a stack of folded towels and a stack of folded linens are neatly arranged. The overall atmosphere is calm and serene.

Health Club



Daycare Center



Lounge



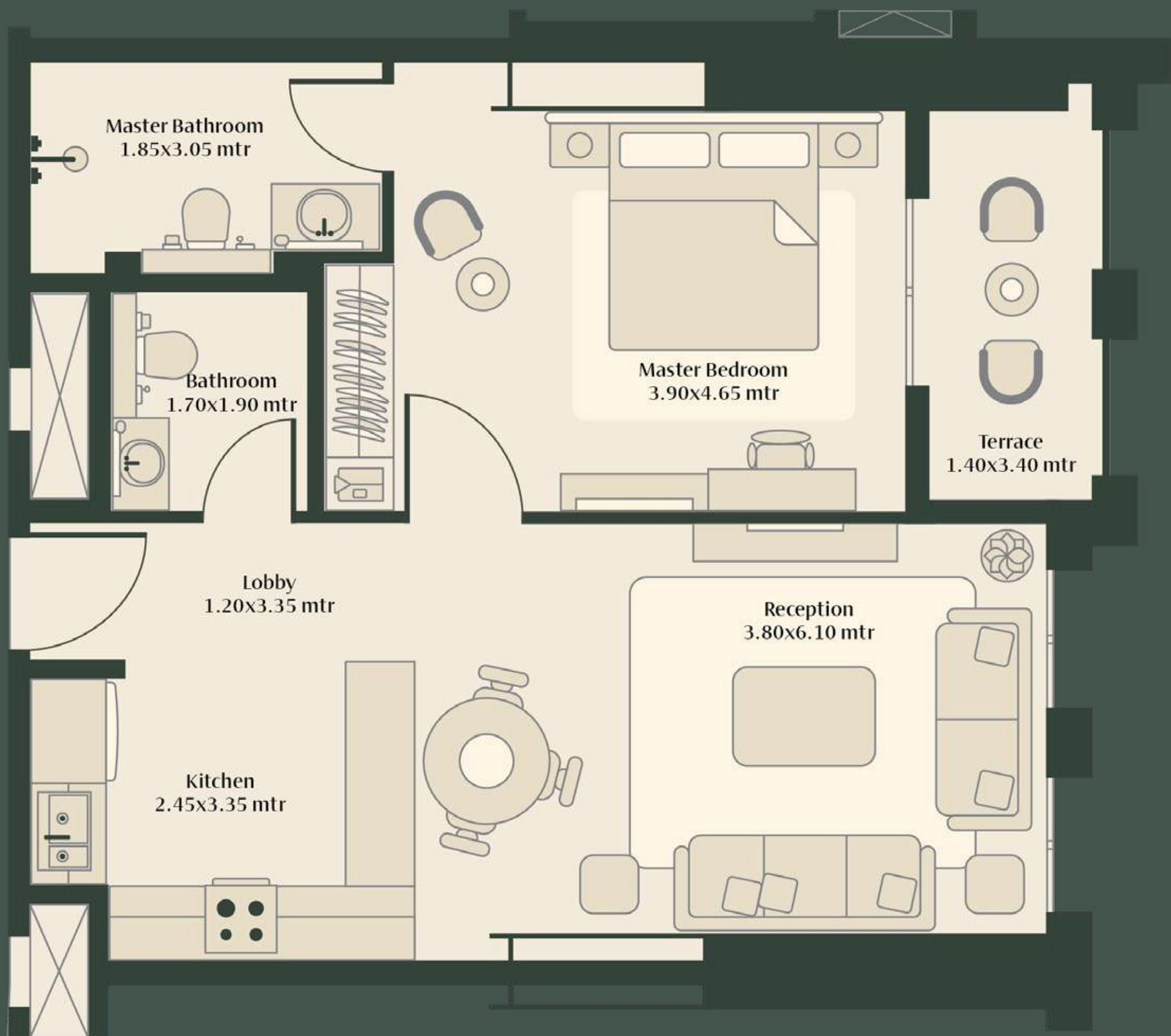
UNIT
MODELS



A1

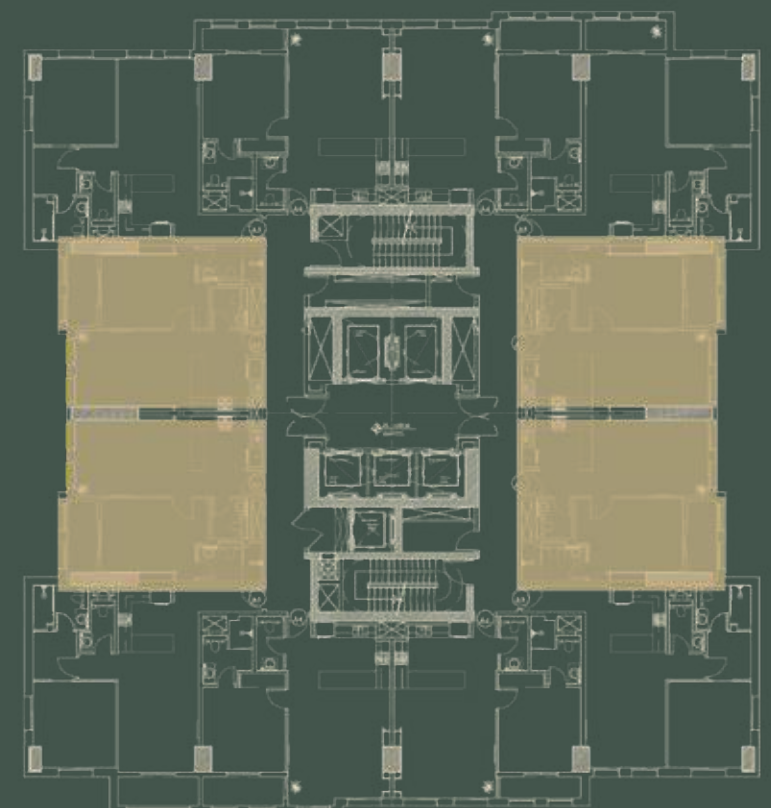
A1

1 Bedroom



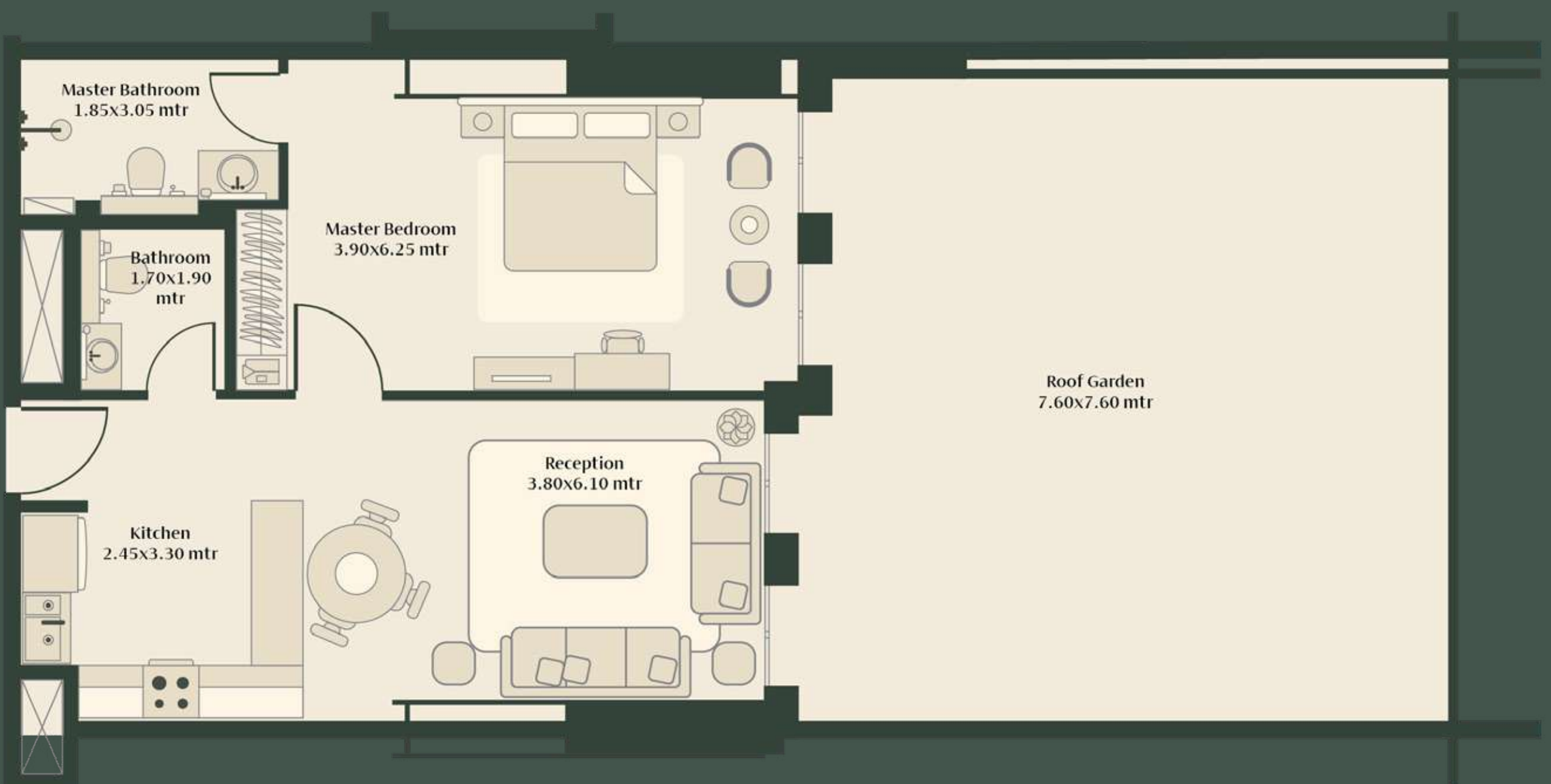
75.80 m²

4 Units/floor



A1

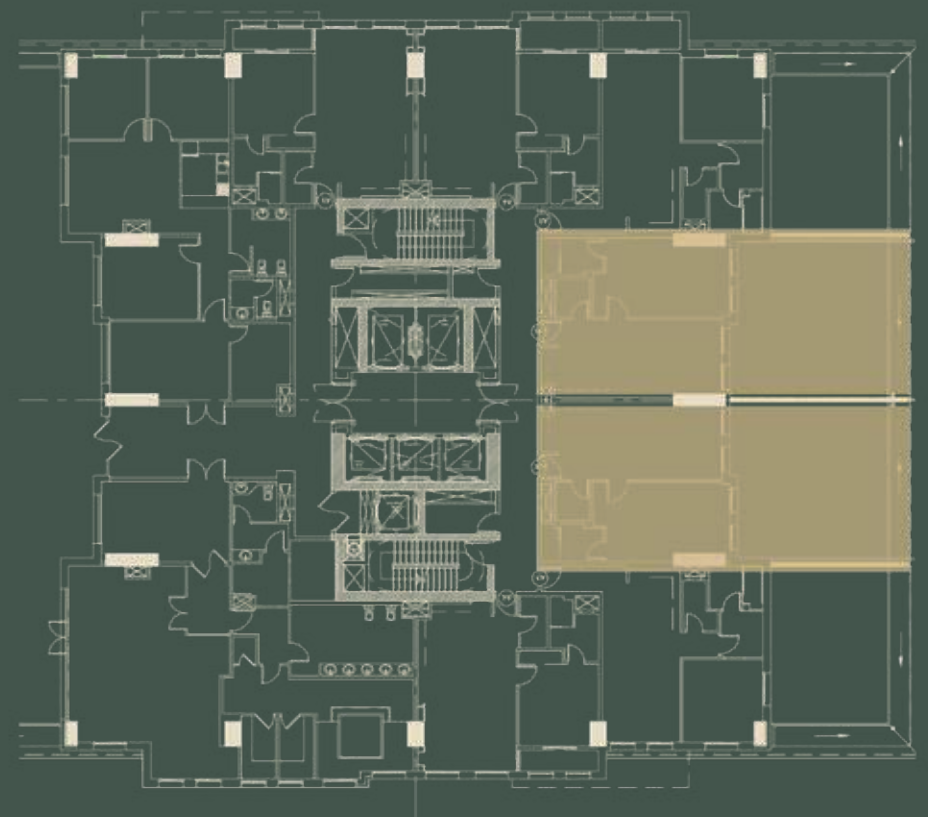
Terrace 1 Bedroom



75.80 m²

Terrace 69.40 m²

2 Units/floor



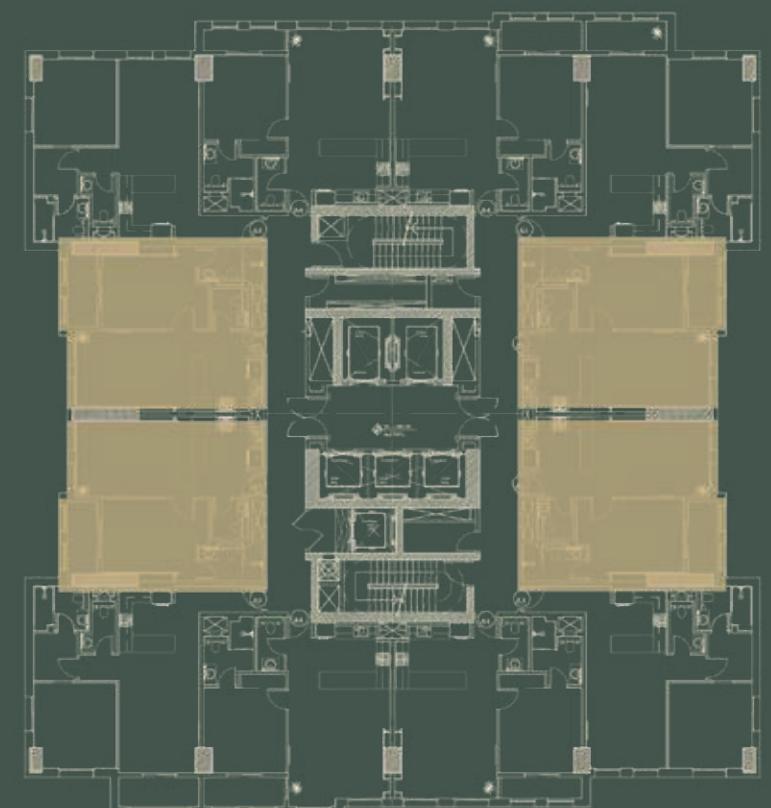
A1

1 Bedroom



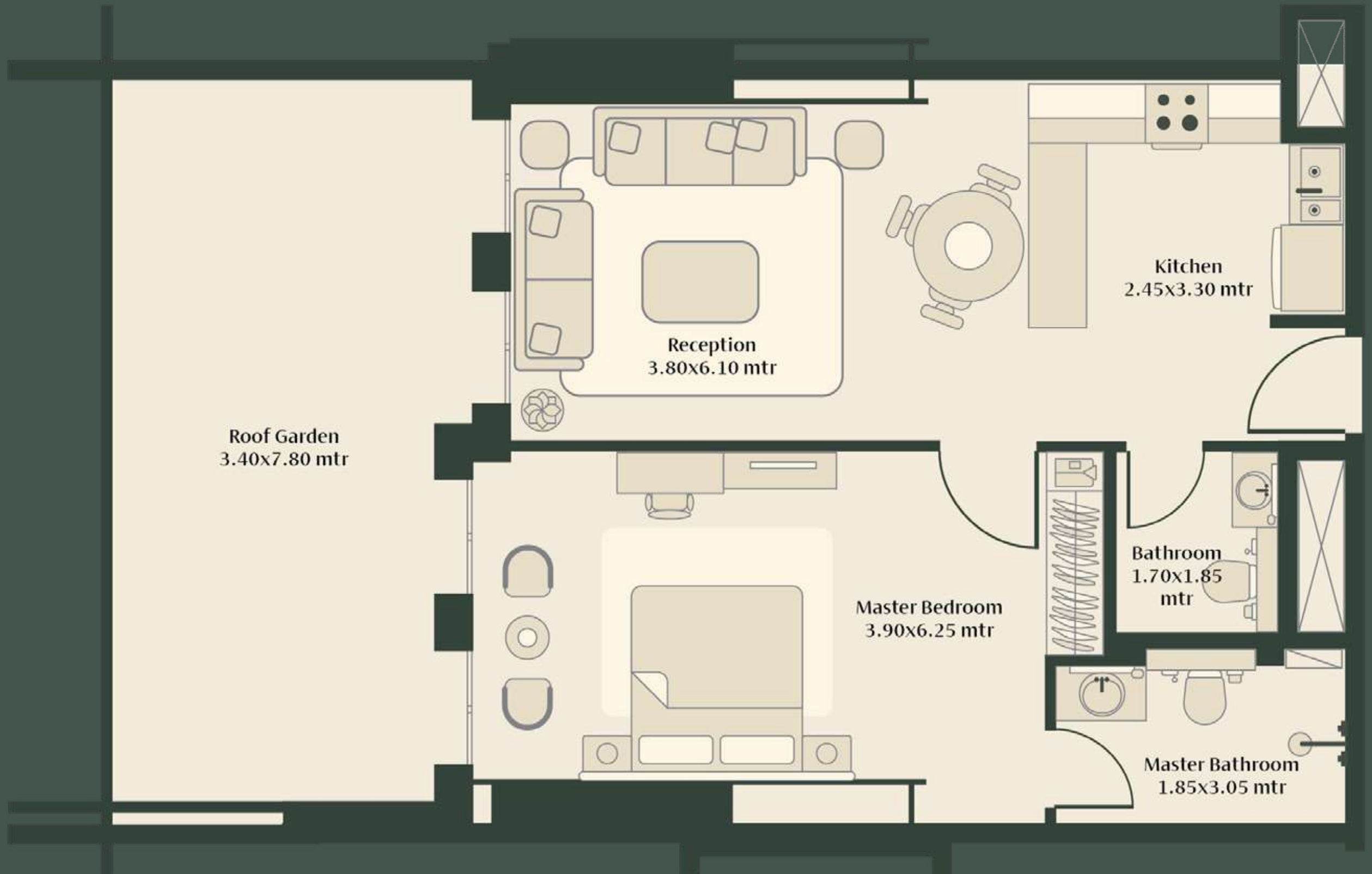
72.60 m²

4 Units/floor



A1

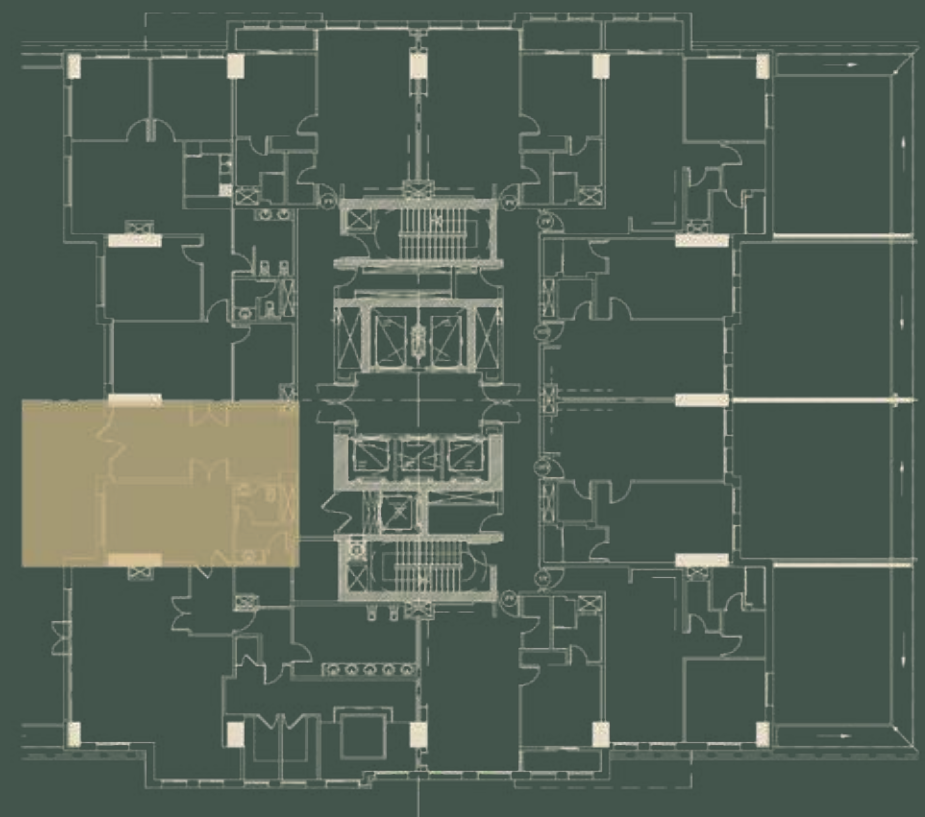
Terrace 1 Bedroom



75.80 m²

Terrace 27.70 m²

1 Unit/floor



A1

Terrace 1 Bedroom



71.40 m²

Terrace 28.10 m²

2 Units/floor

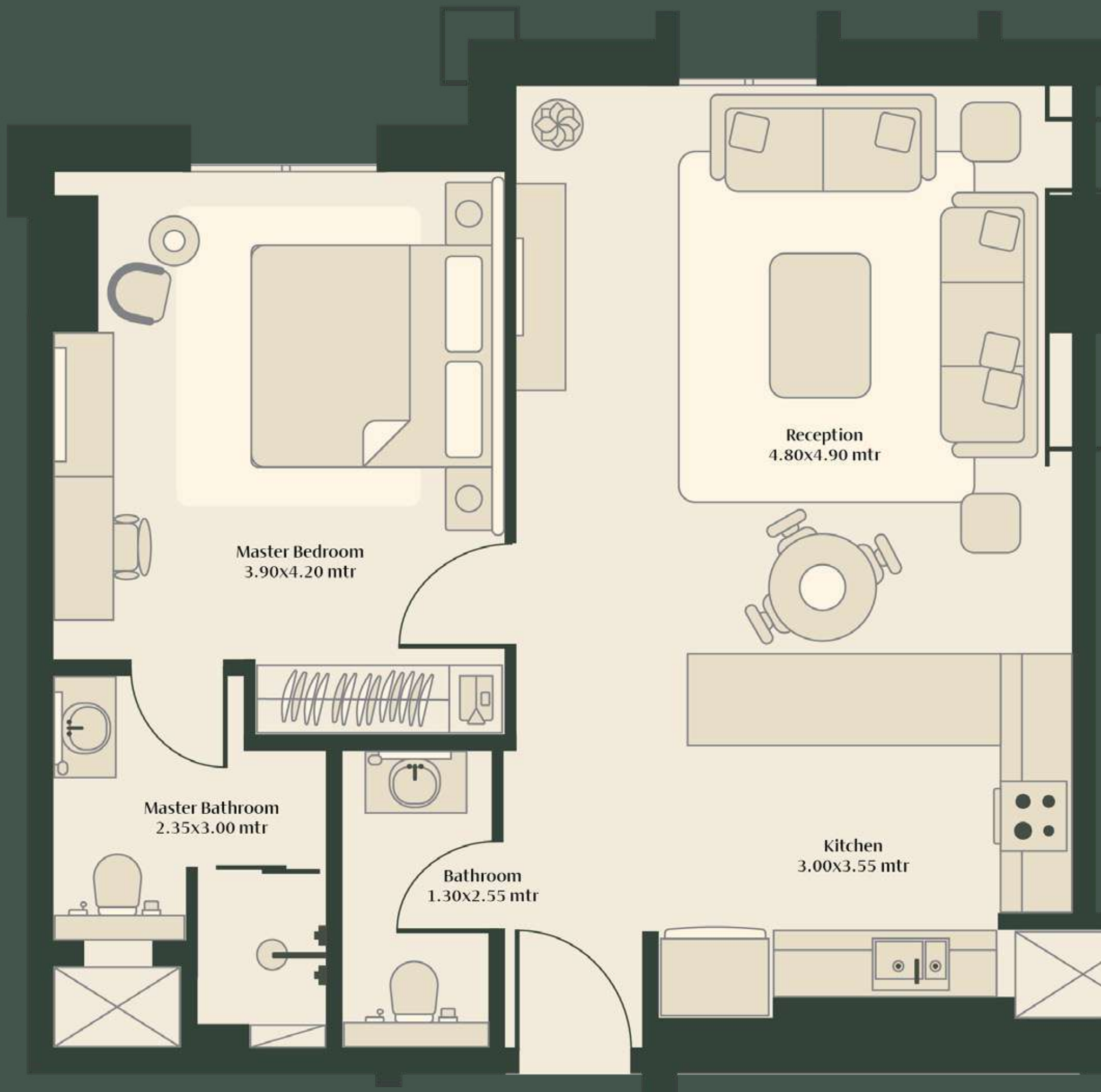




A2

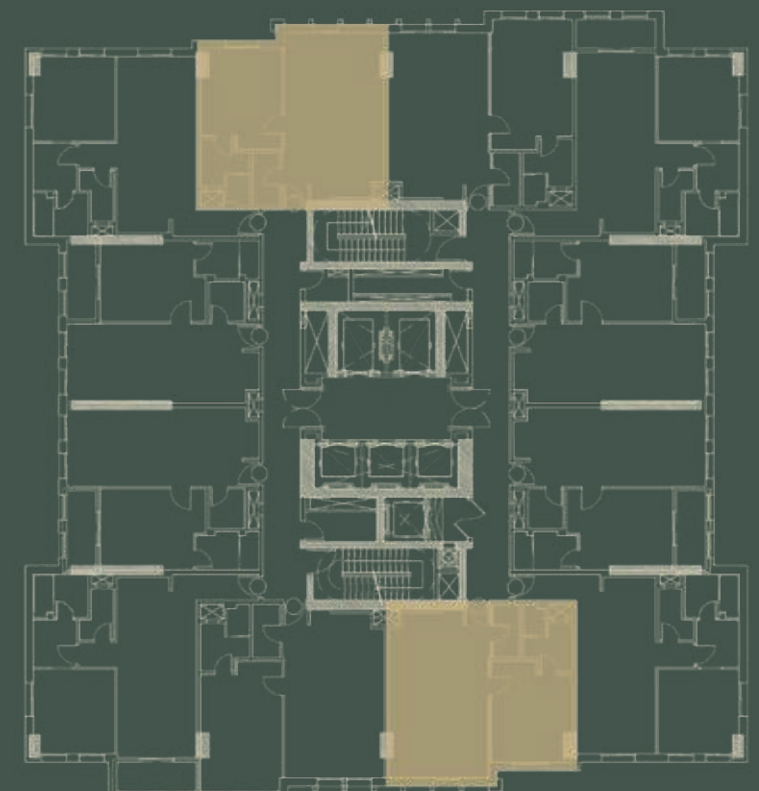
A2

1 Bedroom



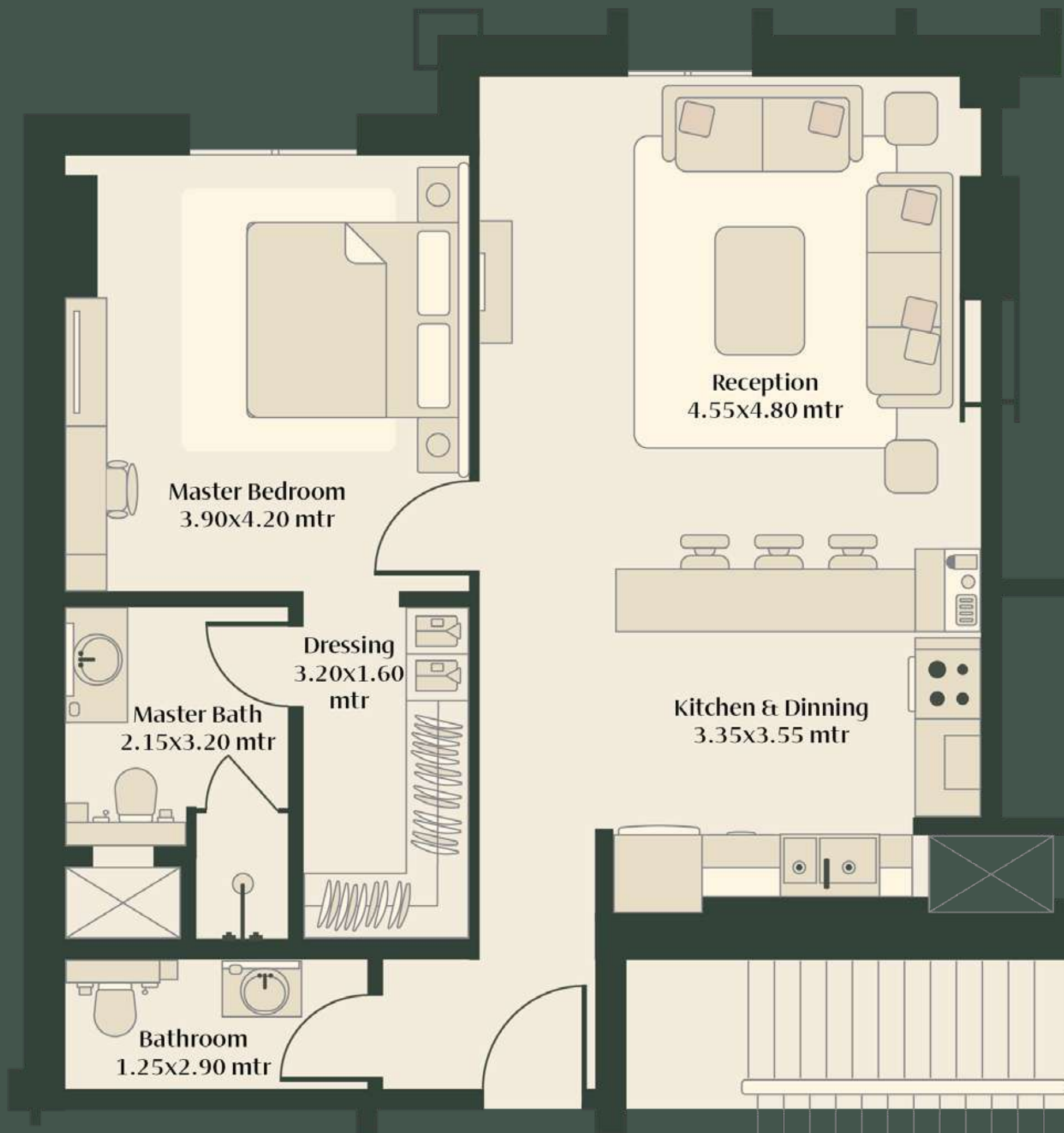
71.50 m²

2 Units/floor



A2

1 Bedroom



79.80 m²

2 Units/floor



A2

Terrace 1 Bedroom



72.10 m²

Terrace 35.70 m²

2 Units/floor

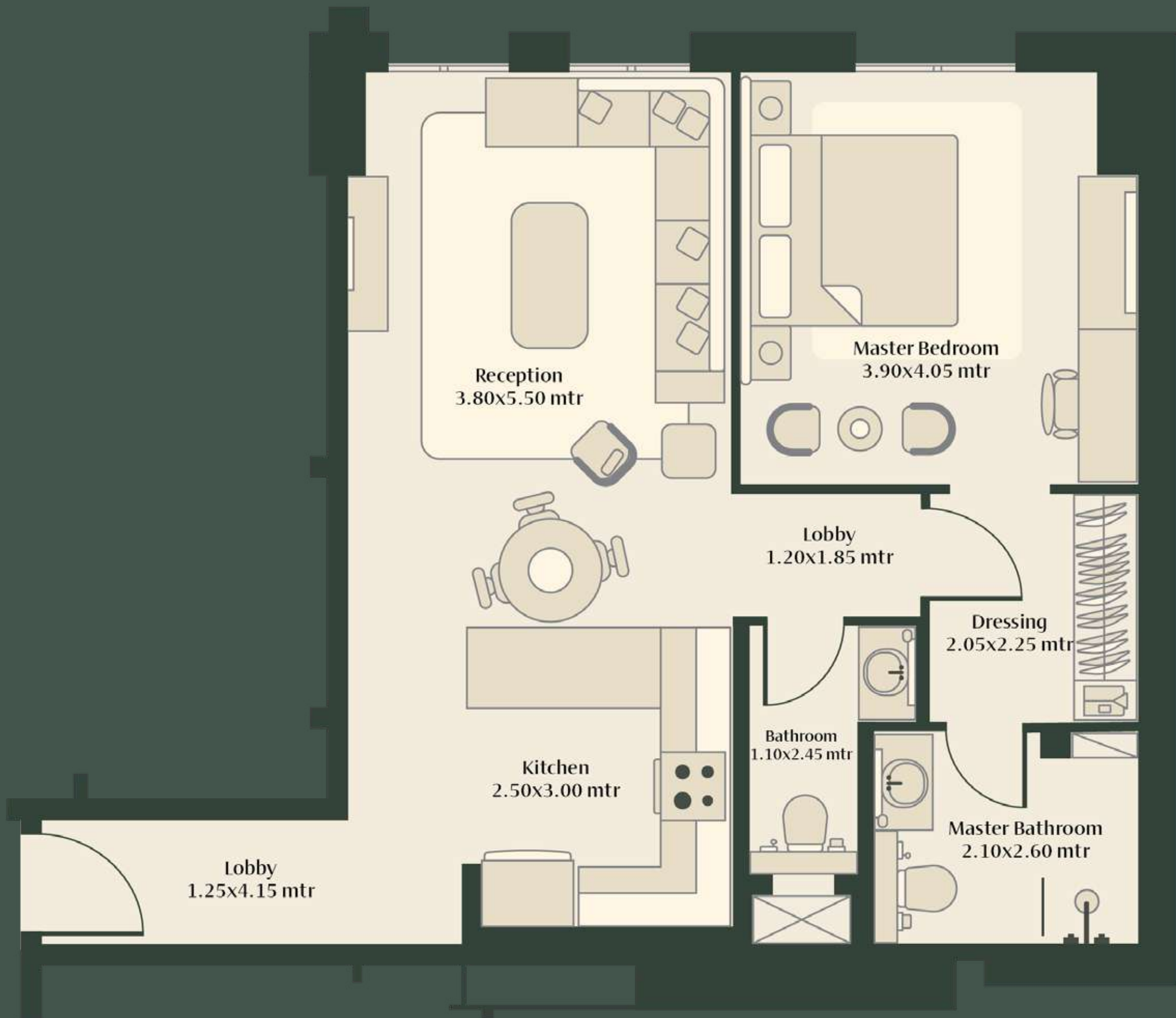




A3

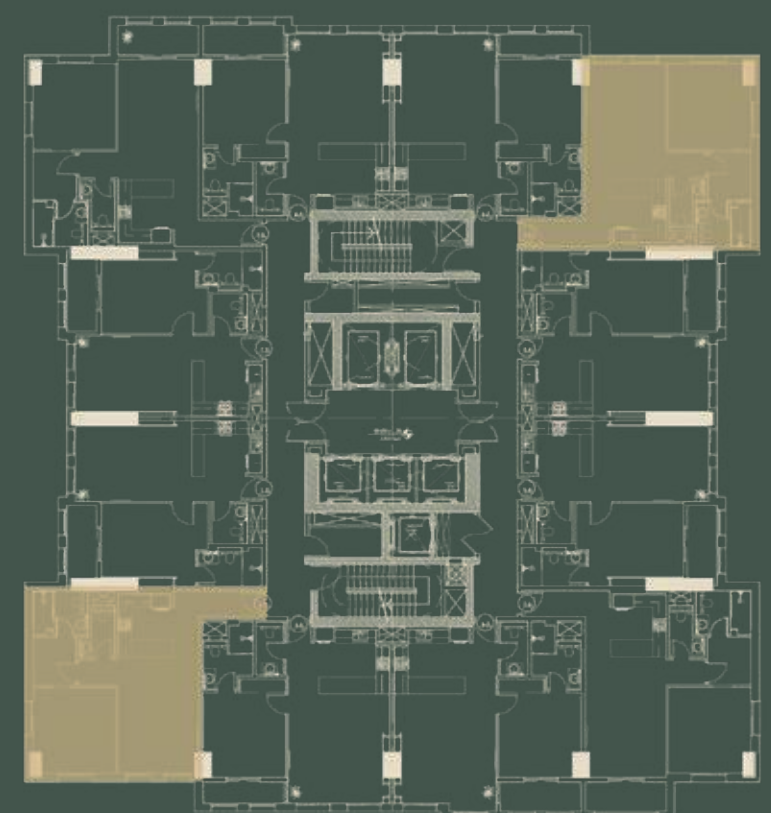
A3

1 Bedroom



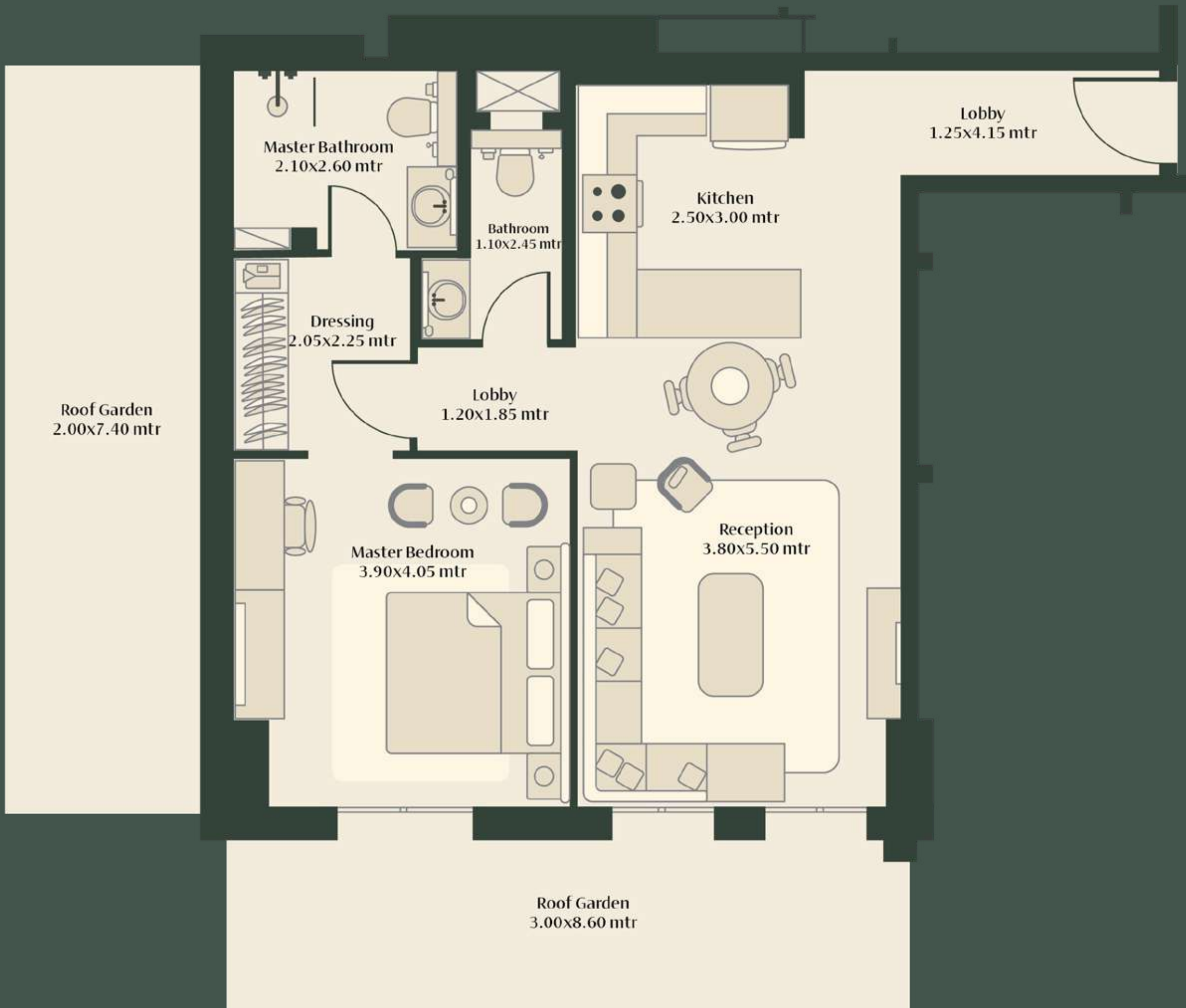
75.90 m²

2 Units/floor



A3

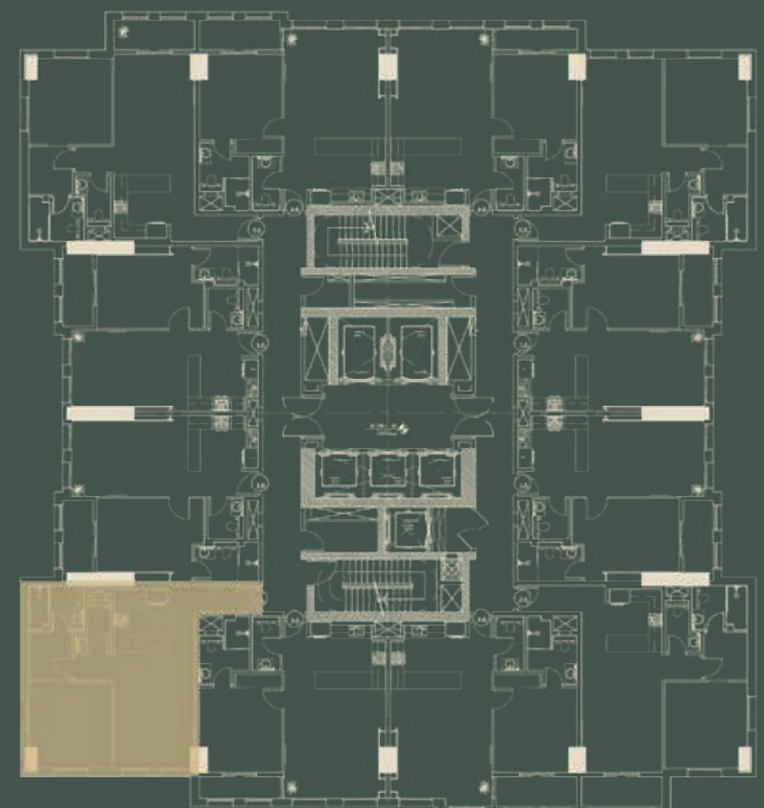
Terrace 1 Bedroom



75.90 m²

Terrace 41.90 m²

1 Unit/floor



A3

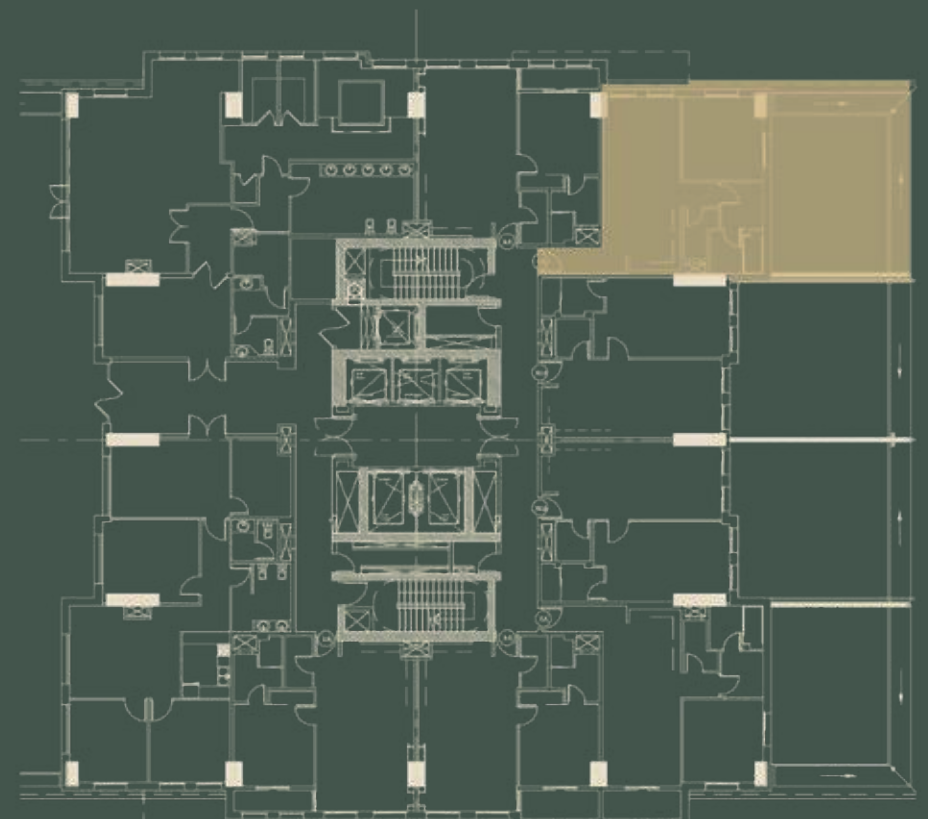
Terrace 1 Bedroom



75.90 m²

Terrace 68.30 m²

1 Unit/floor



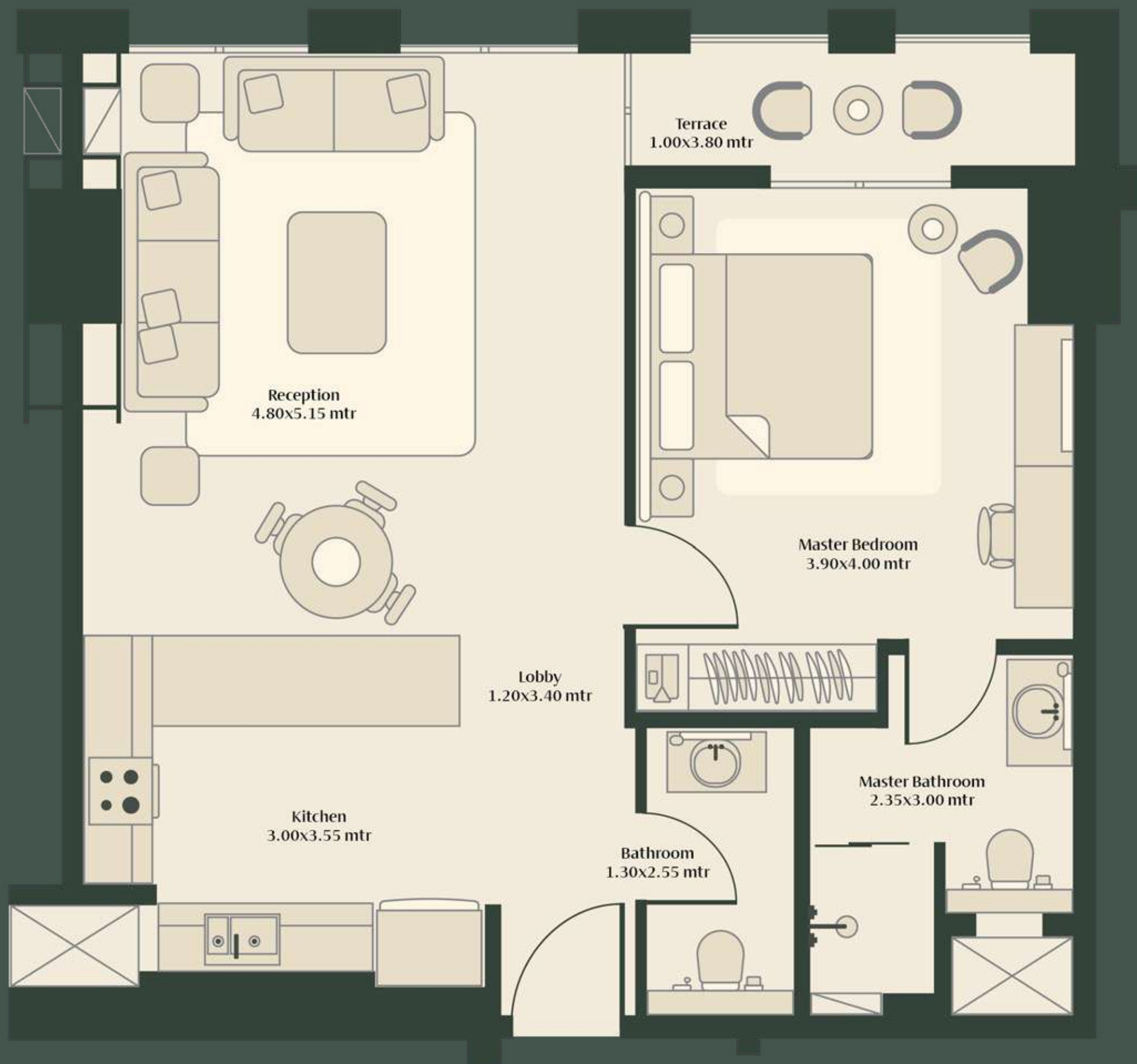


A4



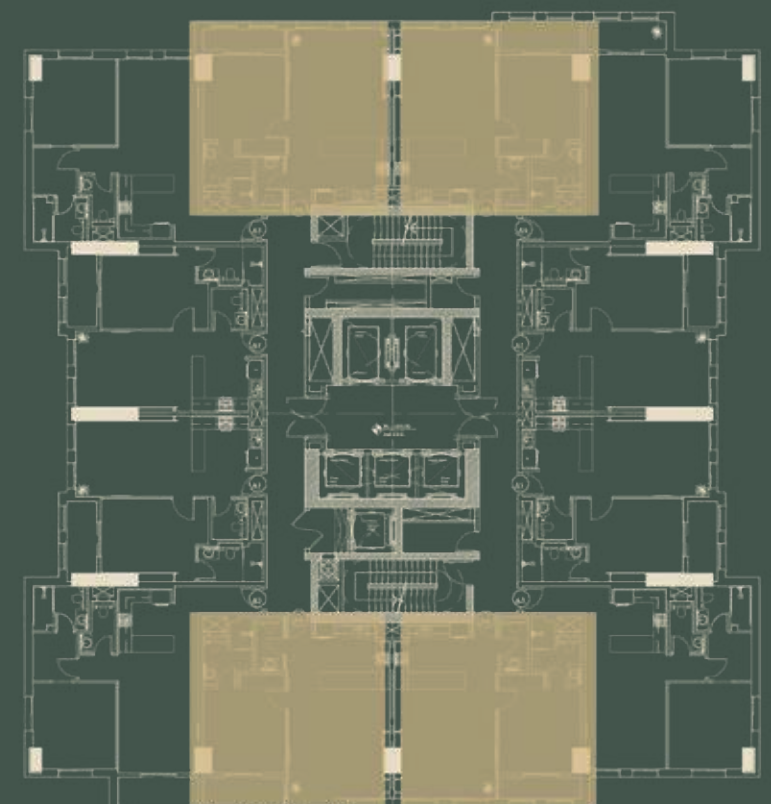
A4

1 Bedroom



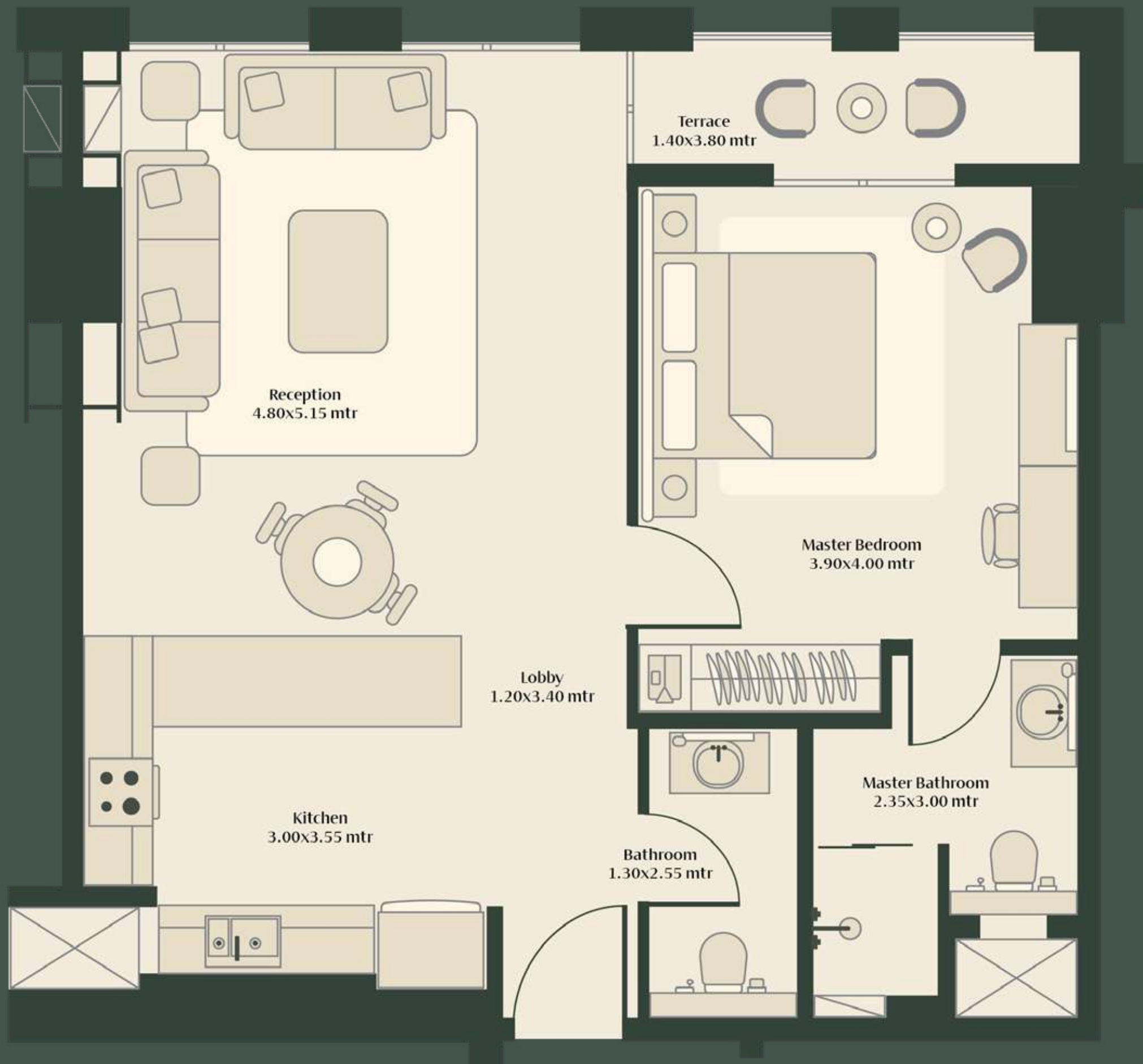
76.80 m²

4 Units/floor



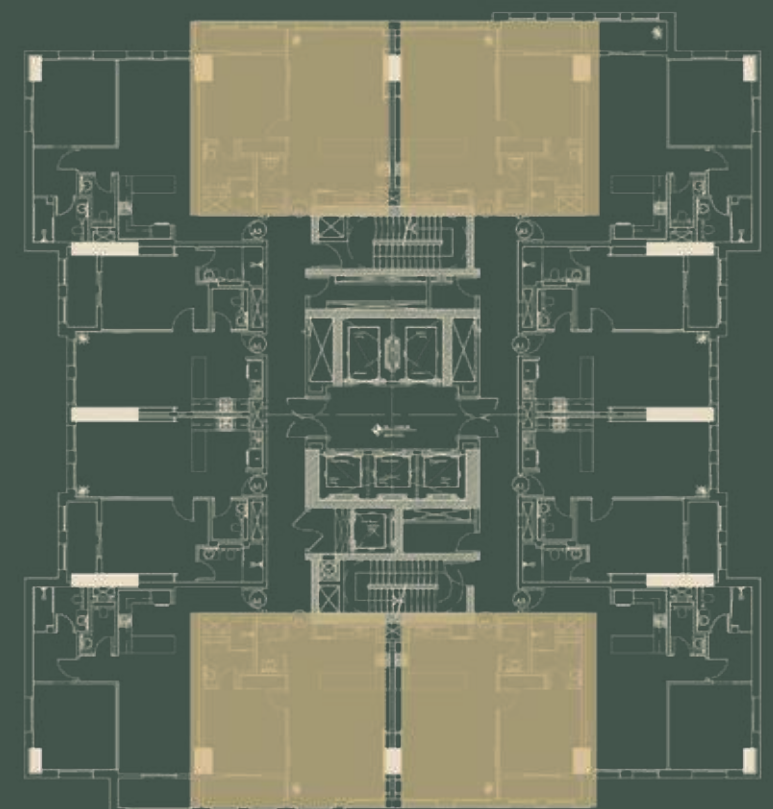
A4

1 Bedroom



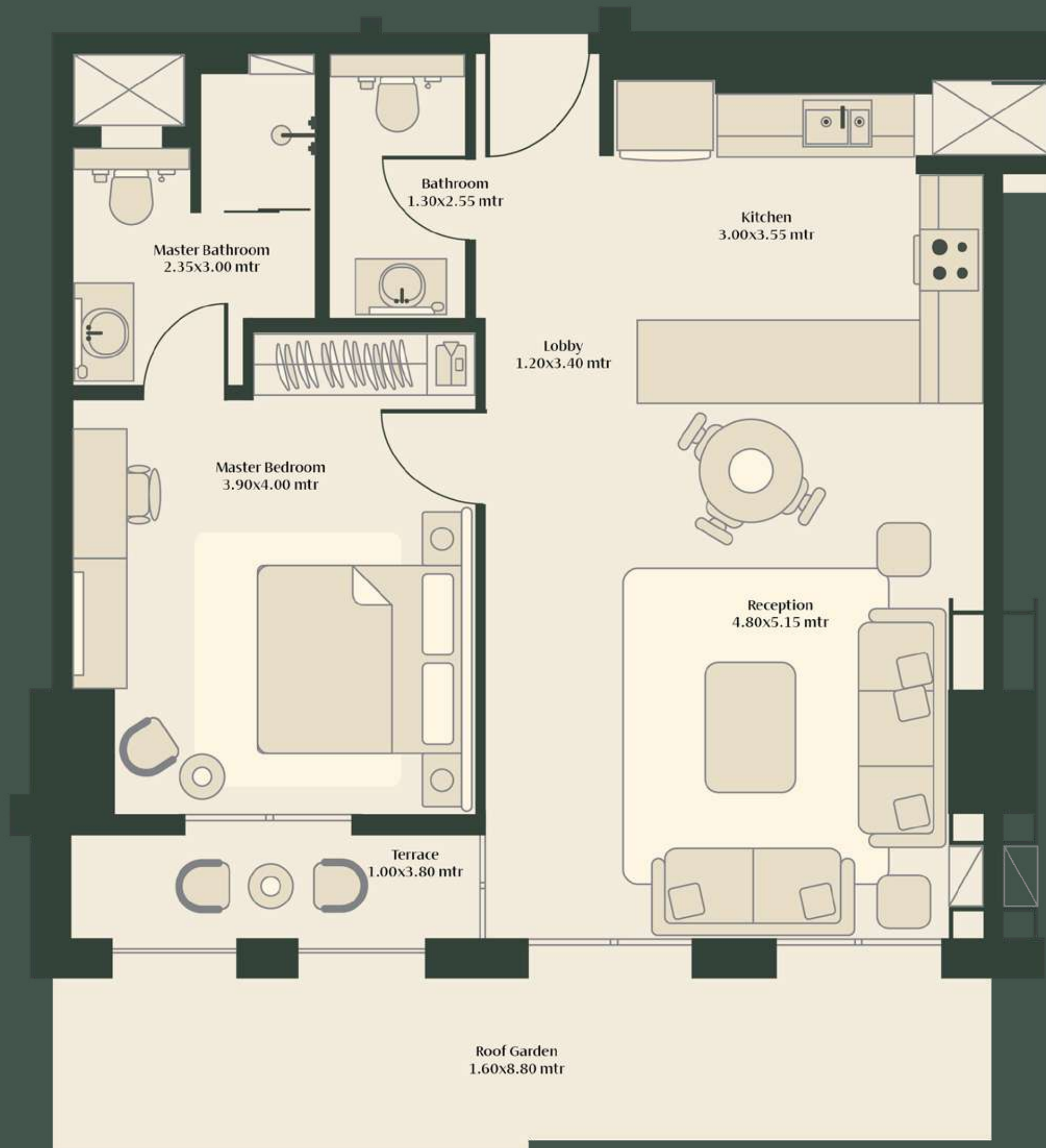
78.30 m²

4 Units/floor



A4

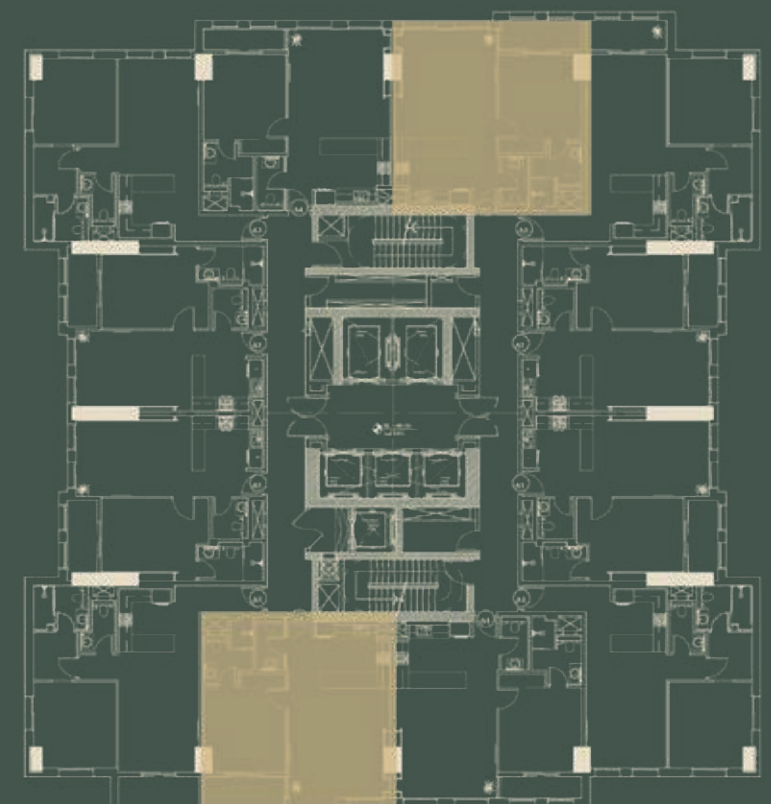
Terrace 1 Bedroom



76.80 m²

Terrace 16.20 m²

2 Units/floor





A5

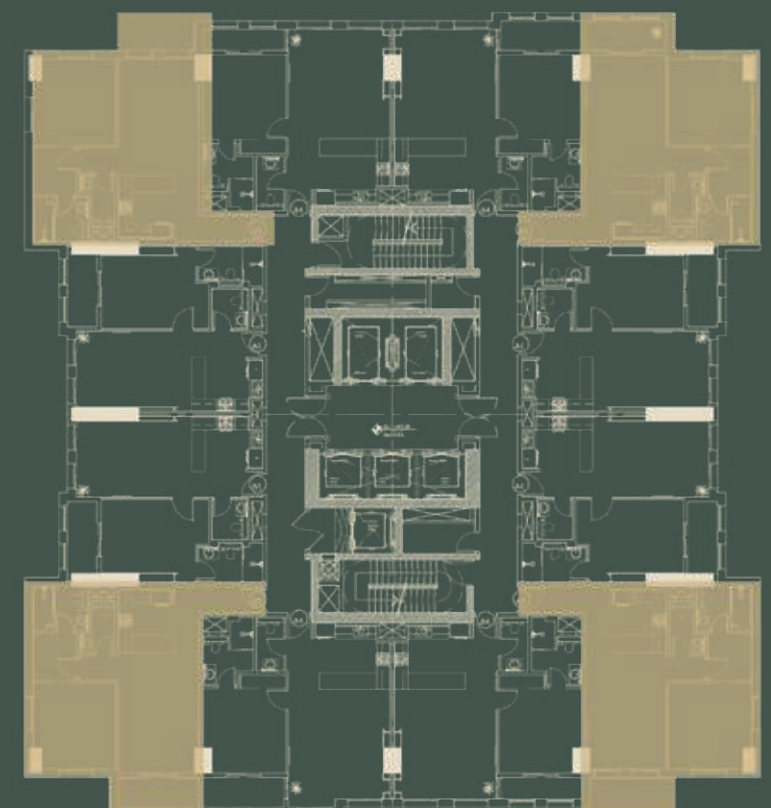
A5

1 Bedroom



83.20 m²

4 Units/floor



A5

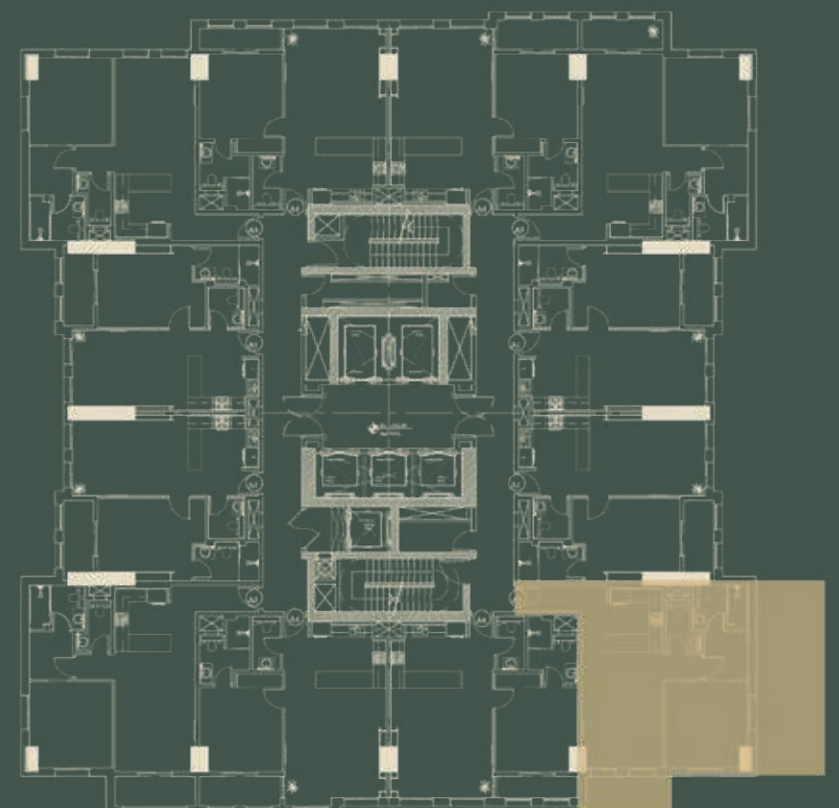
Terrace 1 Bedroom



80.30 m²

Terrace 103.10 m²

1 Unit/floor

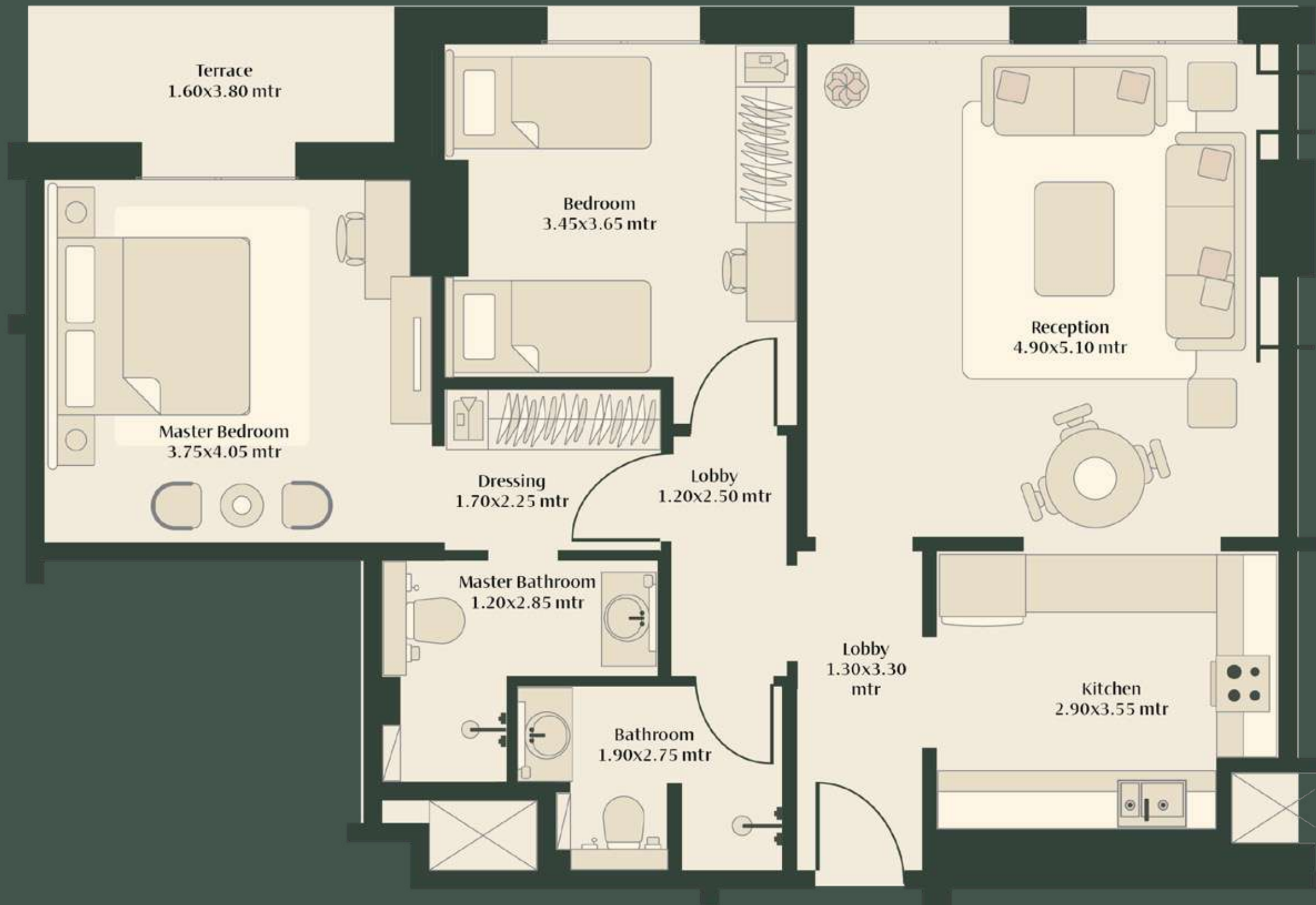




B1

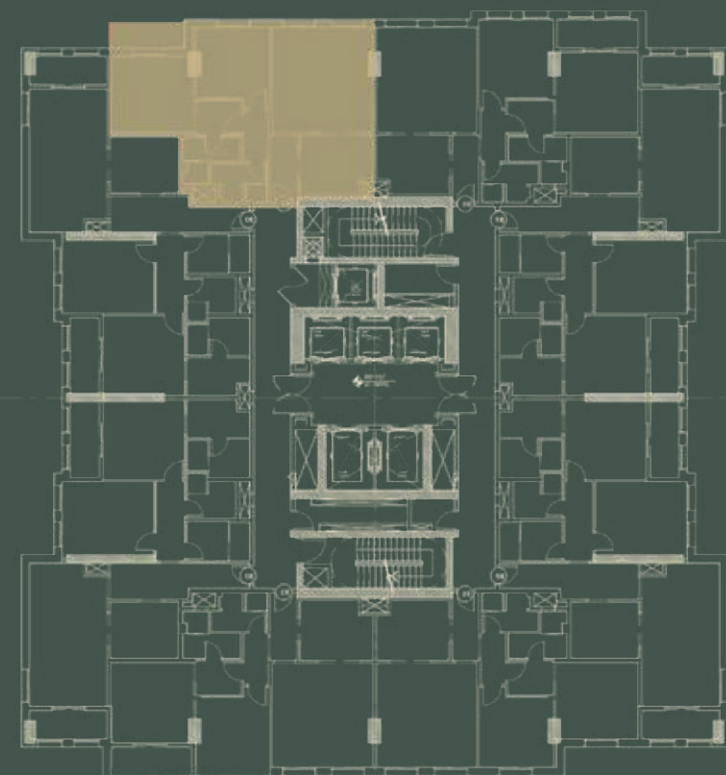
B1

2 Bedrooms



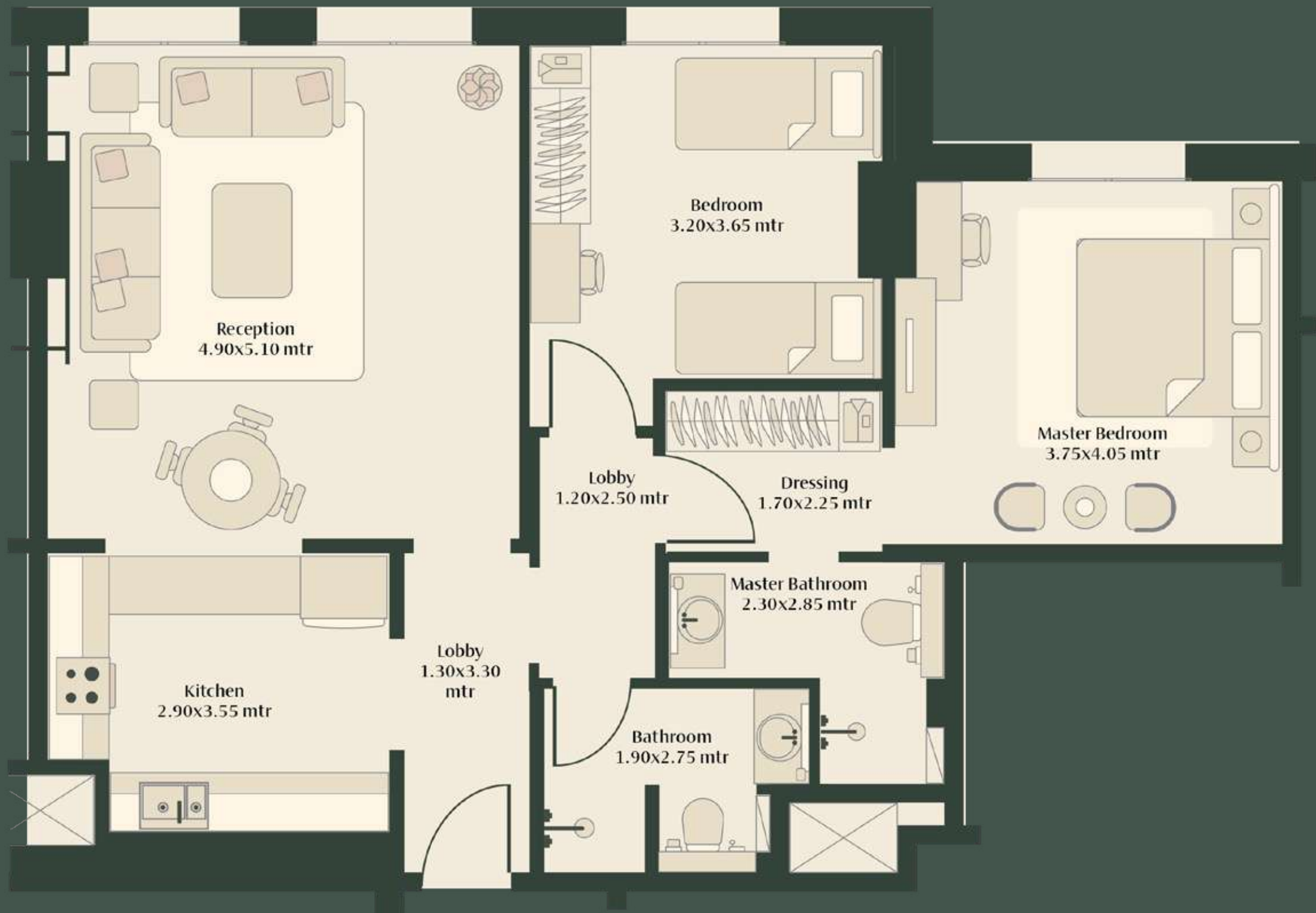
94.20 m²

2 Units/floor



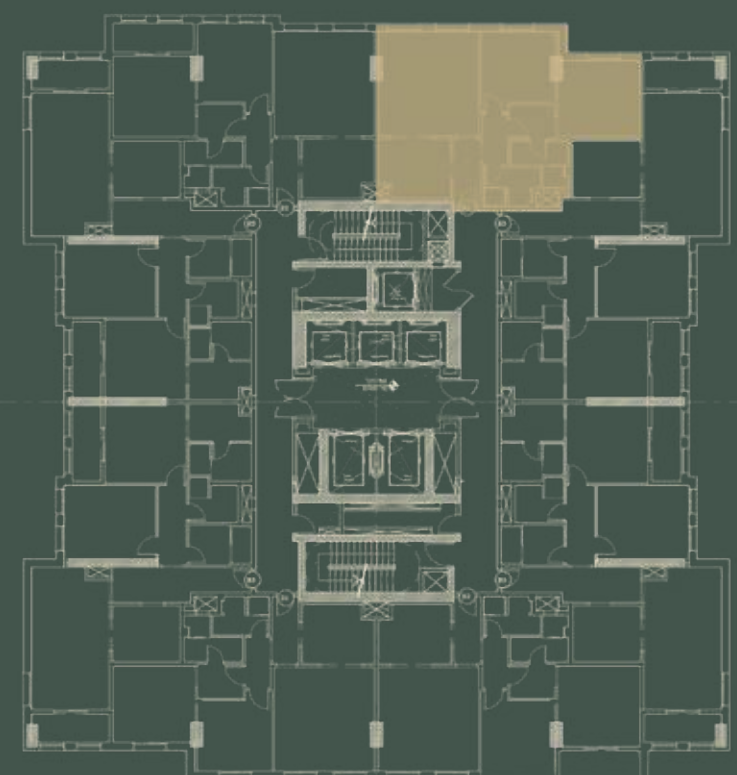
B1

2 Bedrooms



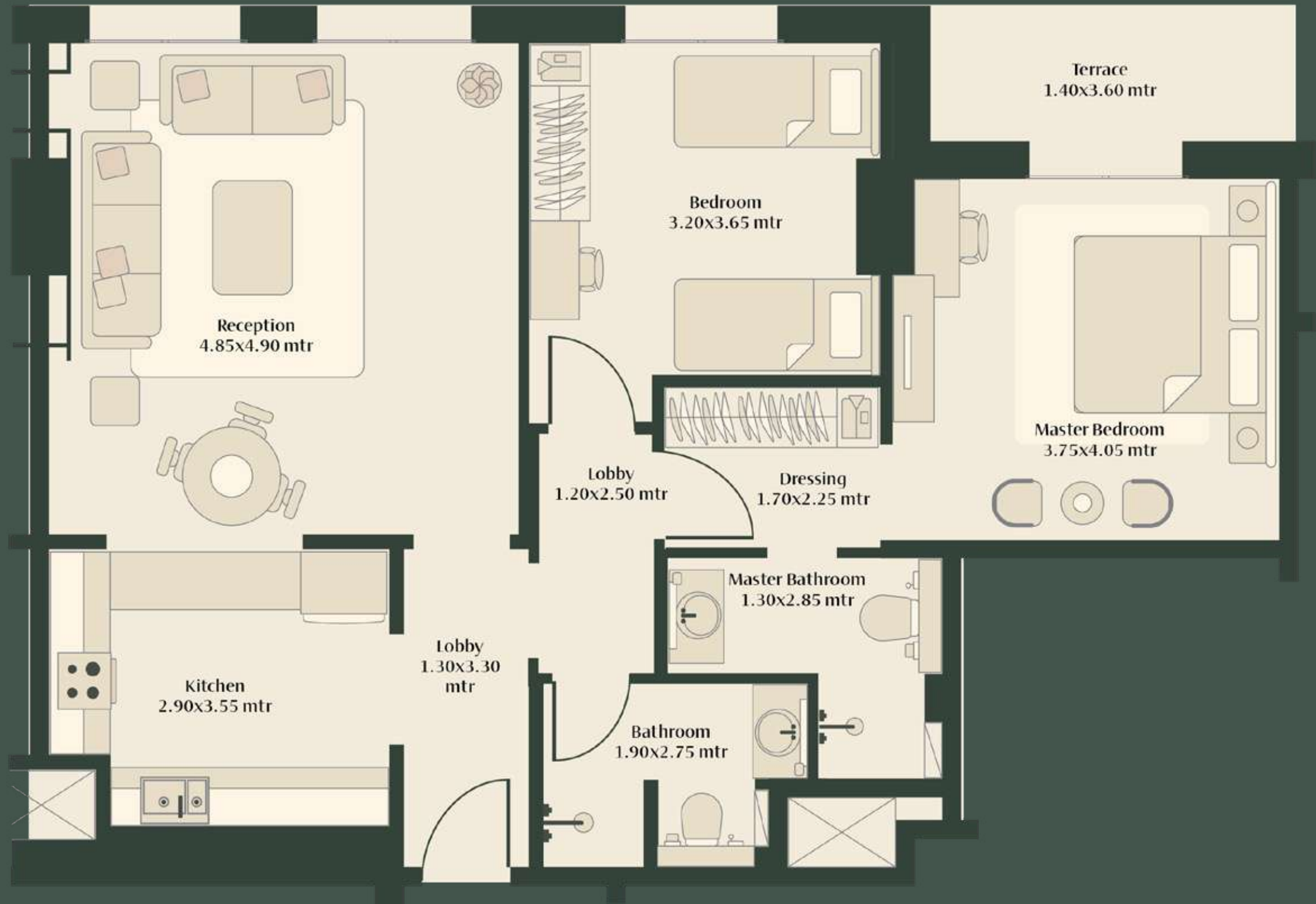
91.90 m²

2 Units/floor



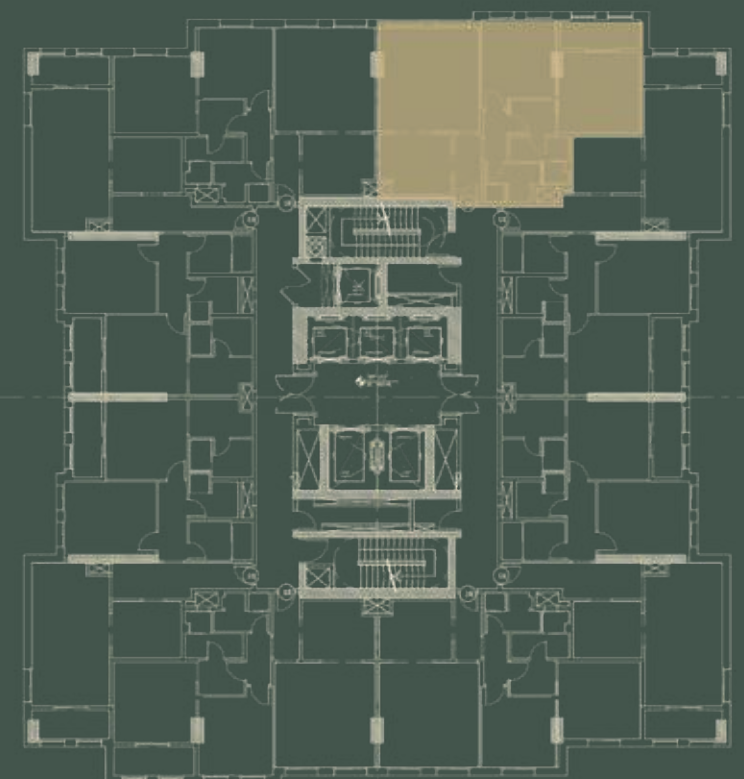
B1

2 Bedrooms



101.80 m²

2 Units/floor

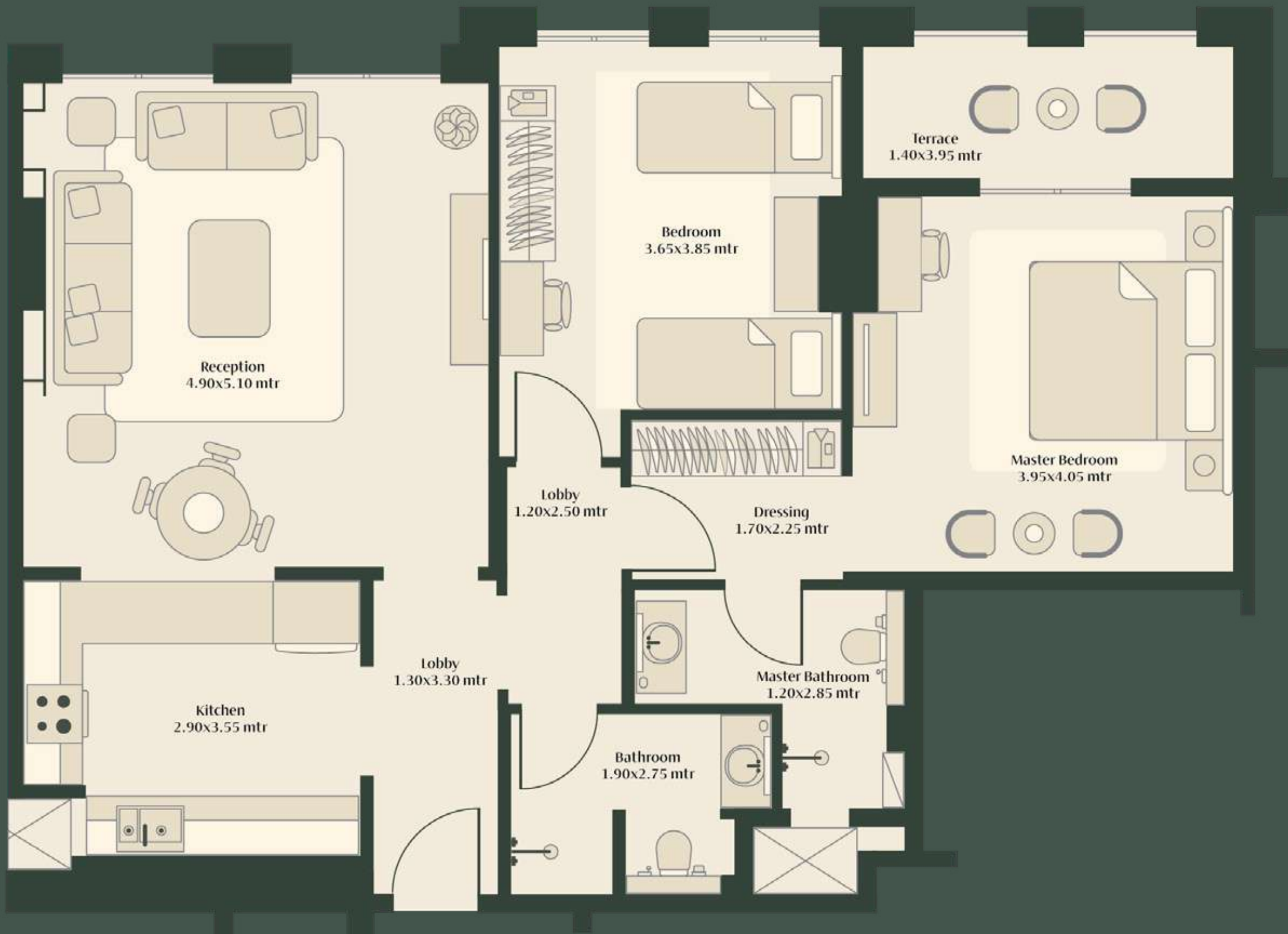




B2

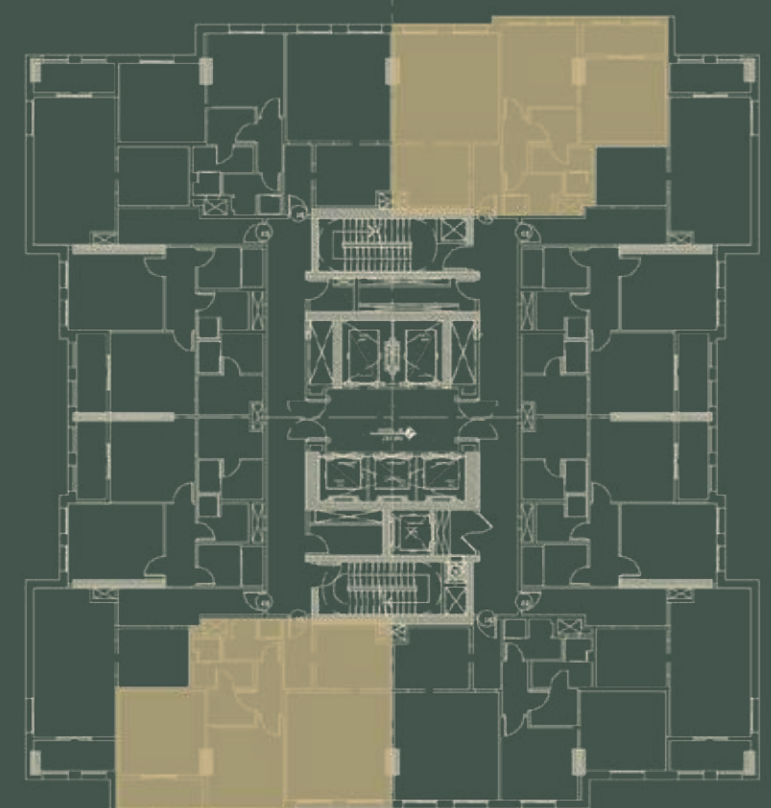
B2

2 Bedrooms



103.10 m²

2 Units/floor



B3



B3

2 Bedrooms



129.50 m²

2 Units/floor





PENTHOUSE

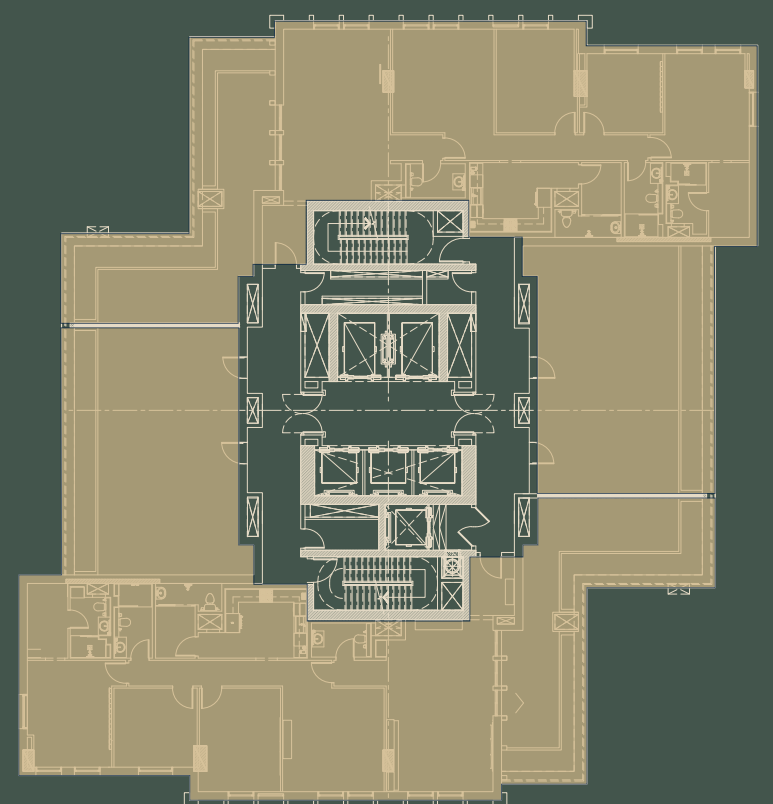
Penthouse

3 Bedrooms



241.59 m²

2 Units/floor



Warranties

10 years

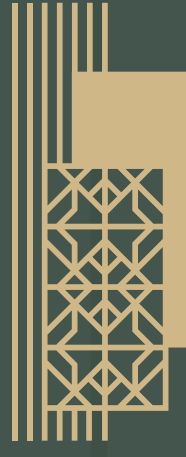
Warranty on the construction work related to the unit foundation, concrete and insulation.

1 year

Warranty on mechanical and electrical installations.

1 year

Warranty on common components.



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