

Al-Murooj Communities

Client

Emaar (Emaar Economic City "EEC")

Scope of Work

Master plan assessment
Detailed design
Design review
Value engineering
Tender documents
Cost estimation
Construction management
Construction supervision

Location

Rabigh, Close to Jeddah, KSA

Types of Activities

Architectural
Civil works
Communication & security systems
Electrical
Infrastructure
Landscape
Mechanical
Roads
Structural

Within King Abdullah Economic City (KAEC) lies the new communities of Al Murooj over an area of approximately 525 hectares.

The development comprises fifteen residential communities, a sports complex and a town center.

Among these communities:

- Beach Community 1 (BC1): an upscale beach residential community that includes 108 Villas, extending over an area of approximately 32 hectares.

BC1 is connected to other communities of AlMurooj through a 350-meter long pier stretching across the sea with recessed pools built along the pathway.

- Beach Community 2 (BC2): an upscale beach residential community that includes 392 Villa plots, extending over an area of approximately 68 hectares.
- Beach Community 3 (BC3): an upscale beach residential community that includes 220 Villa plots, extending over an area of approximately 280,381 m².
- Golf Community 1C (GC1c): a residential golf resort





community that includes 108 villas, extending over an area of 14 hectares.

- Pradera Golf Community (GC-1B/GC2): covers an area of 196,215 m² accommodating 147 villas.
- Golf Community 3 (GC3): covers an area of 262,694m² accommodating 238 villas.
- Golf Community 4 (GC4): covers an area of 244,570m² accommodating 226 single-family villas.
- Golf Communities (GC5): covers an area of 295,380m² accommodating 260 single-family villas.
- Golf Communities (GC6 & GC7): GC6 covers an area of 200,362 m² accommodating 168 single-family villas, while GC7 covers an area of 203,013 m² accommodating 175 single-family villas.
- Town Houses Community 1 & 4 (TH1 & TH4): two adjacent townhouse communities that include 523 units, extending over a total land area of approximately 34 hectares.
- Town Houses Community 2 (TH2): townhouse community including 148 units, extending over a total land area of approximately 70,000 m².
- Town Houses Community 3 (TH3): townhouse community including 234 units, extending over a total land area of approximately 176,000 m².

The project also encompasses the infrastructure works (irrigation, drainage, mechanical systems and overall lighting) as well as the construction management and supervision for an 18-hole golf course and lakes existing in between. The golf course is centralized amongst the golf communities GC1, GC2 (Pradera), GC3, GC4 and GC5 on a total area of approximately 677,000 m².

Furthermore, the scope covers evaluation of the existing utilities, a network of primary roads (over 9 km long) in addition to primary infrastructure with all related tanks and pump stations serving the town center and AlMurooj communities.