



## Obhur Mixed Use Development

Jeddah, KSA

### Scale:

6.3 Hectares

80,665 m<sup>2</sup> of development

Average FAR: 1.29

### Client:

Mohammed Bin Ladin Co.

Along with the adjacent new College, the CP-2 mixed use project will be the primary community services node in the newly established North Obhur residential expansion north of Jeddah. The Site is about 5 kilometers from the coast, and only 10 kilometers north of the KAIA International airport.

At the south end of this essentially flat Site, a 15,000 square meter shopping center engages the community with street-front retail, and clusters round a vibrant elevated plaza that allows efficient parking below. Two 12-story apartment towers embrace the retail galleries, and resident's amenities are located around an oasis garden at the base of the adjacent 7-story buildings. From there, an elongated garden leads to townhouses and villas located in the middle of the Site. At the north end is an International School that will share its facilities with the resident community, and an independent Medical Clinic to serve the surrounding area. The master plan allows easy phasing, and the architectural scale allows easy integration into the surrounding community.

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