

ندو آفاق جديدة  
The cornerstone of  
an inspired future



  
أبراج السبيعي  
AL-SUBEAI TOWERS

## A rich heritage... a brilliant future

### Welcome to the Kingdom's Eastern Province – Al-Khobar

Very few places in the Middle East or perhaps even the world, have witnessed as dramatic a transformation in as short a period of time as the Eastern Province of Saudi Arabia. Located on the golden shores of the Arabian Gulf, this vast area has been blessed with a wealth of natural resources and continues to nurture a rich heritage of fortune and friendship.

At the heart of this region is a jewel – Al-Khobar – a pearl of a municipal development that evolved in the wake of the discovery of oil in Saudi Arabia. Growing to support what is today the most robust oil industry in the world, Al-Khobar continues to thrive as a dynamic center of industrial, commercial and social activity.

With the seaport city of Dammam (located 20 km away) and the industrial based Dhahran (located 10 km away), Al-Khobar becomes the heart of a unique triangle in the Eastern Province and commands a modern infrastructure, which includes integrated transportation and communication grids and one of the Kingdom's three major international airports.

As home to Al-Subeaei Towers, Al-Khobar and its world-class facilities invite the world to participate in the region's prosperity from a truly unique viewpoint...with inspiration.

## تراثٌ عريقٌ... مستقبل مشرق

### مرحباً بكم إلى ربوع المنطقة الشرقية بالمملكة العربية السعودية - الخبر

في قلب المنطقة الشرقية المترامية على الرمال الذهبية الممتدة على الخليج العربي، تقع مدينة الخبر ذرة المنطقة التي تنامت وازدهرت إثر اكتشاف النفط في المملكة العربية السعودية كمركز حيوي للأنشطة التجارية والاجتماعية. وبموقعها الفريد الذي يشكل مثلاً مع مدينتي الدمام والظهران، وحيث أنها تستضيف بين ربوعها أبراج السبيعي فإن الخبر ومرافقها تدعوكم للإبحار نحو آفاق جديدة من النمو والإزدهار.





# A magnificent view

Looking out from centre-stage



## موقع مميز بإطلالة مذهلة

تتكون هذه التحفة المعمارية الفريدة من ثمانية عشر طابقاً لتعكس لوحة بانورامية أخاذة في المنطقة الشرقية بإطلالتها على مياه الخليج العربي. يحتضن هذا الصرح بين جناحيه برجين متصلين حيث أن البرج الجنوبي يحوي مكاتب تجارية، بينما يوفر البرج الشمالي وحدات سكنية فاخرة.

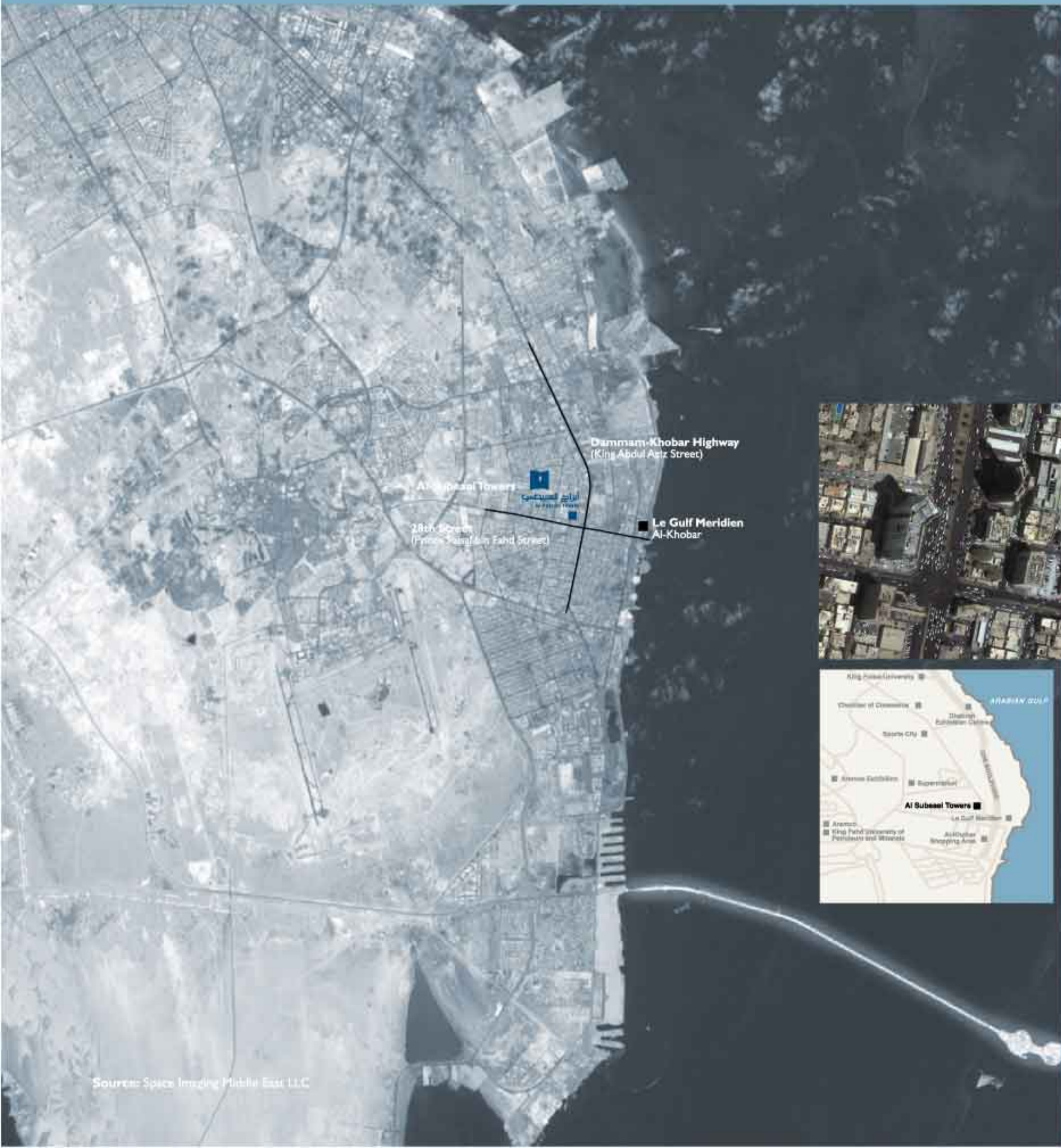
وتتمتع أبراج السبيعي بأحدث التصاميم المعمارية المتطورة والتقنيات الحديثة التي تتطلبها الحياة العصرية وبيئة فريدة تتسم بالبساطة والأناقة... مشكلة عنواناً جديداً بزین مدينة الخبر حاضرة المنطقة الشرقية.

Ideally situated in the most sought-after business district, adjacent to the intersection of the Dammam-Khobar highway (King Abdul Aziz Street) and 28th Street (Prince Faisal bin Fahd Street), Al-Subeaei Towers is built on the most highly valued commercial block in metropolitan Al-Khobar.

Al-Subeaei Towers' stature and magnitude make it the most prominent demarcation of where Al-Khobar's glorious past gives way to its rapidly approaching future. This architectural masterpiece rises to eighteen stories to provide the most breathtaking views in the Eastern Province, overlooking the blue waters of the Arabian Gulf.

Draped in a unique pearl white facade, the complex showcases two interconnected towers. Complementing one and other, the towers integrate seamlessly to form a flawless structure. The Southern Tower provides for commercial spaces, while the Northern Tower houses residential apartments.

The entire complex exhibits unique architectural and design advancements that allow for the highest attainments in technology and lifestyle to blend into a simplistic yet highly elegant environment. Establishing the new benchmark for high-potential real estate in the Eastern Province, this is the new prize address within the most prestigious neighborhood of Al-Khobar, known to attract the most selective residents and corporate tenants, including blue-chip multinationals, large foreign banks and leading airlines.



Source: Space Imaging Middle East LLC



# An Inspirational summit for enterprise

Ensuring business success at each and every step



## ملتقى رجال الأعمال تحقيق النجاح في كل خطوة

### المكاتب

صمم برج المكاتب بتصميم ذكي يعطي كافة المرونة للمساحات المطلوبة، كما روعي في التصميم توفير كافة سبل ووسائل الراحة والخصوصية. وقد زود برج المكاتب بأنظمة تقنية متطورة تتماشى مع معظم متطلبات العمل التجاري والتقني.

### بيئة تجارية ذكية

إنطلاقاً من إدراكها التام بأهمية تحقيق النجاح في البيئة التجارية في عالم اليوم، فإن مجموعة السبيعي قد قامت بإنشاء أفضل المرافق التجارية لتقديم مفاهيم وتصاميم ذكية لتوفير بيئة عمل تلبي كافة المتطلبات العصرية.

### The Commercial Tower

Understanding what it takes to succeed in today's business environment, is not an easy task. As a leading conglomerate, Al-Subeaei Group has developed a commercial facility that qualifies not only as the best, but ventures beyond to deliver an entirely new level of value to tenants...A place that enables businesses to instantly create a lasting impression.

The structure is fully equipped with amenities, including high-speed elevators for swift access to all areas and a multi-purpose conference room to facilitate formal engagements. The complex is uniquely geared to meet the demands of the future with its state-of-the-art high-speed telecommunication technology and innovative safety and security features.

### Offices

The tower offers the absolute best in contemporary services, corporate offices and related business facilities. From the grand lobby reception to the sub-lobbies designed for individual office units, each and every facility has been primed to reflect the highest and most distinguished corporate standards. Each floor consists of a maximum of four offices. These have been designed with greater flexibility in mind to facilitate diverse distribution requirements. All offices are designed to retain maximum exposure to the exterior side of the building.





## Showrooms

The ground level enters into an open wide space; with glass-front showrooms facing both the major intersections of King Abdul Aziz Street & Prince Faisal bin Fahd Street. Through an advanced and intelligent glass-fixture system (SPIDER), the lengthiest and most prominent glazing of clear glass-front outlets in the vicinity sure to attract admirers and a greater number of customers, has been created. Each showroom comes with its own mezzanine area and is designed to facilitate customized space requirements, made possible by the merging or division of adjacent spaces. Moreover, with integrated landscaping and strategic provisions for signage, these are showrooms designed to be more inviting, enabling businesses to welcome and attain a greater clientele.

## المعارض التجارية

تحتل المعارض التجارية معظم مساحات الدور الأرضي والميزانين وتطل على شارعى الملك عبد العزيز وشارع الأمير فيصل بن فهد. وقد روعي عند التصميم توفير أكبر مساحة عرض من خلال تثبيت واجهات زجاجية كبيرة، أنيقة، متينة، مثبتة بنظام تثبيت متطور وذكي (SPIDER)، وذلك لتحقيق أكبر رؤية ممكنة لاستقطاب الزبائن. كما تم توفير ساحات كبيرة وجميلة مكسوة بأرقي وأفضل أنواع الجرانيت لرسم مفهوم جديد للتسويق.



# An inspired way of life

Ultramodern residential luxury and lifestyle



## The Residential Tower

Recognizing that good living is a natural instinct does not make it easily attainable. Al-Subeaei Towers stands as an example of advanced architecture and design that presents a new equation for residential tenants, bringing the most luxurious living standards within reach. Inviting families to become part of a distinguished lifestyle, it is an environment that inspires a better way of life.

Integrated within eighteen floors of technical and lifestyle offerings, designated living spaces stand out to meet a variety of residential and lifestyle requirements. The residential tower provides homes built to exceed the expectations of their residents. Each unit has been chosen and treated as exclusive. Every floor offers tenants the flexibility of choosing from a diversity of space allotments according to their tastes – an innovative measure which enables completely independent and exclusive living spaces that come complete with stunning panoramic views.

## الإرتقاء بمهايير جديدة لمفهوم الحياة المصرية

### شقق سكنية فاخرة

شقق سكنية فاخرة تضيء شعوراً فريداً بالفخامة وتوفر كافة سبل الراحة والأمان وهي مبتكرة خصيصاً لضمان توفير أساليب حياة عصرية تراعي مقومات الخصوصية وتتمتع بإطلالة بانورامية خلابة.

### البساطة... الأناقة

تعتبر أبراج السبعمي مثلاً للتصميم المعماري المتطور الذي يوفر لقاطنيه أرقى معايير المعيشة الفاخرة. إن معالجة التصميم للأدوار السكنية تتبع عدداً من الخيارات التصميمية العصرية المتنوعة ذات طابع مميز وفريد.

## Apartments & Penthouses

From the moment of encounter, a unique sense of luxury and exclusivity can be experienced in these luxury Apartments and Penthouses. Going beyond making every modern amenity available, these have been designed to ensure the most rewarding lifestyle imaginable.

In conjunction with a series of accentual features; be they rare marble floors or magnificent glass facades; exquisite home fixtures and exotic building materials or technology that enables superior climate control and earthquake protection, no effort or expense has been spared to ensure lasting luxury, comfort, safety and value.



# The ultimate in lifestyle and recreation

State-of-the-art Spa & Health Club



## نادي صحي - التجدد

تضم أبراج السبيعي نادي صحي مجهز بأحدث أجهزة اللياقة البدنية ويحوي معظم التسهيلات والخدمات الصحية بما في ذلك الساونا والبخار والجاكوزي والمساج وكاهتيريا وذلك لخدمة قاطني الأبراج كافة.

In today's challenging environment, healthy living, relaxation and rejuvenation can no longer be looked upon as luxuries. In response to this reality, a superb Spa and Health Club facility has been developed to facilitate and inspire tenants and exclusive visitors to enhance their life and adopt a stress-free lifestyle.

Installed with the latest and most advanced fitness equipment, the Health Club is the pride of the complex's recreational offerings, which also include sauna facilities, steam Jacuzzis, dressing rooms and coffee shops.

# A world of facilities and features

Meeting the needs of tomorrow's world

## عالم من المرافق والمزايا

### يلبي كافة احتياجات المستقبل

سعيًا وراء توفير أساليب حياة تتسم بالرفاهية والفخامة، فإن أبراج السبيعي تقدم للسكان والزوار العديد من المرافق الحيوية تشمل مواقف سيارات تحتل ثلاثة طوابق تتسع لثلاثمائة سيارة. بالإضافة إلى توفير أجهزة أمنية حديثة ومتطورة ونظام إنذار ومكافحة للحرائق.

In providing for an all-encompassing and superior lifestyle of luxury, convenience and comfort, Al-Subeaei Towers delivers on its promise by enabling tenants and visitors with a greater number of facilities. This is an environment that is truly equipped to meet the challenges of tomorrow's world.

### Parking Garages

Giving priority to issues which are often compromised, Al-Subeaei Towers presents a well thought-out and truly integrated environment which ensures greater convenience and comfort. In a bustling neighborhood, the complex optimizes the use of its three parking levels, providing spaces for up to 300 vehicles. This ensures swift entry and exit for tenants and their visitors. Parking is distributed with appropriate allocations for both apartment and office tenants. The parking garage even provides quarters for chauffeurs and other domestic helpers.



### Automated Building Management System (BMS)

The entire building and its facilities are managed through a state-of-the-art centralized automated control system, which maintains, adjusts and monitors vital functions and activities such as lifts, lighting, security access controls and backup power supplies.

### Advanced Communications and Internet Technology

Advancing the latest in technological breakthroughs, the complex extends the highest capabilities for personal and business communications. Residents will enjoy numerous other innovations including access to personalized environment and climate controls via the Internet.

### Advanced Safety and Security Features

In meeting the highest safety and security standards, the entire complex is outfitted with fire detectors, alarms and extinguishers at key strategic locations. Furthermore, an advanced close-circuit television (CCTV) network ensures that the entire complex is monitored at all times.

### نظام تقني الجيد لتنظيم وإدارة المبنى ومرافقه

تم تجهيز الأبراج بكافة وسائل الراحة بما في ذلك نظام تقني آلي لتشغيل وإدارة المبنى ومرافقه (BMS). وقد هيأت الأبراج لتلبية كافة الاحتياجات المستقبلية تماشياً مع التقنية المتطورة المتبعة في نظم الإتصالات ومزايا الأمن والسلامة المبتكرة وأنظمة آلية تتيح للسكان التحكم بالتكييف عن طريق الانترنت، كما تتوفر في الأبراج شبكة تلفزيونية حديثة ذات مرونة عالية.



# A hallmark of pride

The flagship project of Mohamed & Abdullah I. Al-Subeaei Group



## تحفة معمارية فاخرة

المشروع الرائد لمجموعة  
محمد وعبدالله  
إبراهيم السبيعي

قام الأخوان محمد وعبد الله السبيعي بتأسيس مجموعة السبيعي في عام ١٩٣٢، والتي تعد الآن من البيوتات التجارية الرائدة والبارزة في المملكة العربية السعودية وقد ساهمت المجموعة في مسيرة النمو والإزدهار للمملكة.

واليوم، فإن مجموعة السبيعي تعد من أكبر المجموعات في المملكة العربية السعودية وقد تصدرت الطليعة في مجال التطوير العقاري لخبرتها الطويلة وإنجازاتها المشرقة في مجال التطوير والإنشاء وإدارة المشاريع العقارية، وقد أصبح اسم السبيعي مرادفاً للنجاح العقاري على نطاق المملكة العربية السعودية.

Formed by the brothers Mohamed and Abdullah Al-Subeaei in 1933, Al-Subeaei Group initially gained prominence as one of the most dynamic trading houses in the Kingdom of Saudi Arabia. Growing to engage in a diversified range of industrial, agricultural and service sector interests, the Group has remained committed to diversification to support the growth of the Saudi Arabian economy, while providing the best services and products to its growing list of customers.

Today, Al-Subeaei Group is listed amongst the most prominent in the Kingdom and is recognized as a pioneering leader in the field of real estate development. Credited with vast experience and achievements in the development, construction and subsequent management of high-potential real estate ventures including residential buildings, villas, compounds and large-scale commercial centers, the Mohamed & Abdullah Al-Subeaei name has become synonymous with real estate success throughout Saudi Arabia.

With Al-Subeaei Towers, the Group has succeeded in raising the bar for innovative and modern design standards, and has created one of the most distinguished and state-of-the-art multi-purpose (residential and commercial) building complexes in the Eastern Province.

Look out for more to come from Al-Subeaei Group.

Standing tall as an iconic landmark, Al-Subeaei Towers signals much more to come, in the way of innovative real estate projects and opportunities from Al-Subeaei Group.



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A distinguished landmark – Al-Subeaei Towers emerges to redefine contemporary life in the Eastern Province of Saudi Arabia...

صرحٌ شامخٌ يضيفُ أبماً  
جديدةً للمنطقة الشرقية  
بالمملكة العربية السعودية...