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The Sea View
of Corniche, Al Khobar

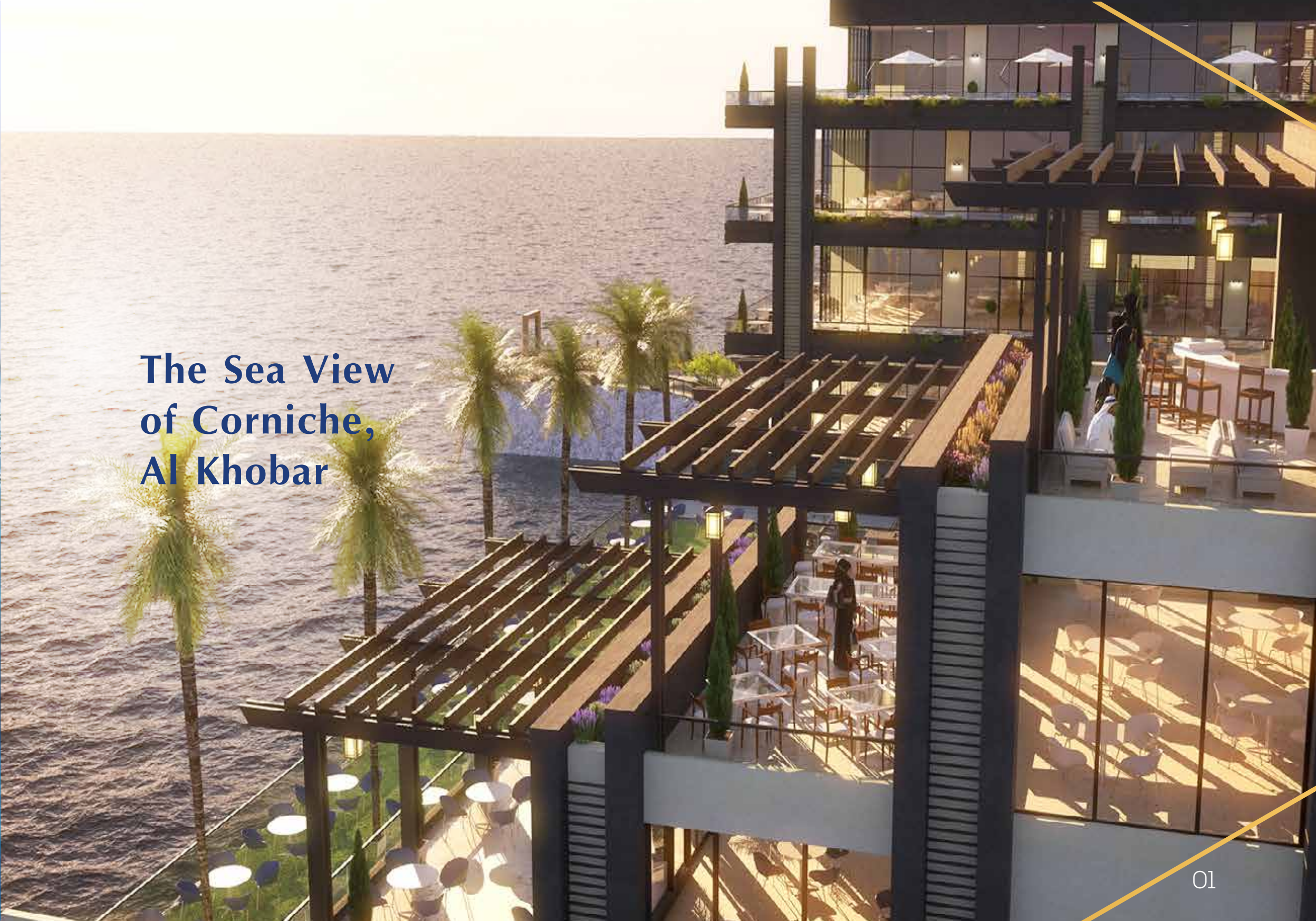
A Center
for High-end
Restaurants and Cafes





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The Sea View of Corniche, Al Khobar



Project Owners

Finding Strength in Unity

Through the formation of strategic alliances and partnerships, great strengths and capacities meet. We achieve goals through focusing our abilities on the sole purpose of supporting pioneering projects and initiatives. We especially support the initiatives of young aspiring Saudi professionals, as we believe in this demographic and its abilities. We are confident that with the right support, and the adoption of this segment's creative initiatives, we are positively contribution to the transformation of our market climate. We believe that we are catapulting our market into a new era where the purely competitive ideology is substituted by integrated participatory market trends. This transformation would raise levels of productivity and innovation.

The Matal project embodies an innovative idea that is designed to position Al Khobar as a hub for increased touristic and entertainment value. Thus, it was our pleasure to come together with our partners in a joint quest to introduce this first of its kind project to be launched in the eastern part of the Kingdom of Saudi Arabia.



About the Developer



Jannat Real Estate Investment began its operations in the year 2010, Armed with a solid knowledge of both the scientific and real-estate fields, its team of young Saudi citizens worked with passion and dedication. From modest beginnings and only ten projects at hand, today Jannat Real Estate Investment evolved. Today, the organization works with a large network of clients, all of whom support its presence in the market and its service of the real-estate sector.

Jannat Real-estate makes both the ability to add value and impeccable service its top priorities. The young minds steering its operations add the attributes of passion, knowledge and progressive working environment to its success, so that today Jannat Real-estate continues to place its stamp on real-estate market standards,

Vision

We pride ourselves on our strategy; we adapt with the variables and act accordingly. Jannat Real-Estate has adopted the Kingdom's vision for 2030 to be the leading corporation in the real-estate investments and consultation sector in the region.

Goal

To provide an added vale to the Saudi real-estate market with a special emphasis on the Eastern part of the Kingdom

The Restaurant and Cafe Complex

The first of its kind in the Kingdom

Throughout the cities of Saudi Arabia, we can find many restaurants and cafes; however, most of these places offer their clients a traditional look and feel. They also offer a classical dining experience, menu items that lack adventure and archaic standards of service.

But “Matal” offers an experience that is the first of its kind in the Kingdom, combining modern dining experiences with a front sea view.

Situated close to the sea waters, the complex offers its visitors restaurants and cafes placed within a modern yet elegant setting. This makes the complex the perfect getaway as well as the landmark of hospitality within the Eastern parts of the Kingdom.

A Magical View

Boasting a calm sense of liveliness, the complex is open and yet very close to the water

Built on 4900 SQM of land, the complex offers spaces for rent. These places are designed to be transformed into dining outlets and spaces for entertainment. They come with the promise to offer future visitors a memorable experience. Outdoor spaces offer families the perfect outlet for relaxation, entertainment, and undivided sense of calm.



Al-Khobar

An attractive touristic destination

Khobar is the closest tourist attraction to the Saudi capital Riyadh. It is the coastal area that is more tranquil when compared with its peers. It is a hub in the Eastern part of the Kingdom. It attracts tourists as well as citizens of the eastern part of the kingdom, who in total reach 4000000. It also attracts over 3000000 tourists, most of whom come from the capital.

A Coast of Beauty and Business

Khobar is also a high-end business hub. It is home to regional offices for some of the world's largest corporations. It is also home to large investment projects, some of which are worth billions of Saudi Riyals. Within this commercial climate, preliminary studies have shown that the city is in need for more investments within the tourism and entertainment sector. Unique touristic attractions need to be established alongside un-conventional entertainment outlets.



Corniche Road

Highway of the Custodian of the 2 Holy Mosques, King Abdullah Bin Abdel-Aziz

HRH Prince Turki Road

In the Center of Corniche, Al Khobar

Points of Interes About the Comple

- It is in the area where the northern and southern parts of Khobar meet.
- It is the first complex that serves people coming from Al Dhahran, Al Jubail, Al Daqiq, Al Aziziyah, Al Dana District, King Fahd University of Petroleum and Minerals, Aramco, Wadi Al Dhahran, King Abdulaziz Air Base, Khobar Housing Complex.



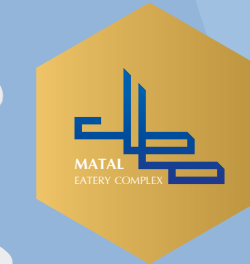
Northern Khobar

Highway of the Custodian of the 2 Holy Mosques, King Abdullah Bin Abdel-Aziz

Southern Al-Khobar

HRH Prince Turki Road

SEA FRONT



طريق الملك عبد العزيز آل سعود

Corniche Road

Major Attractions

A Vibrant Hub on the Corniche

- The complex is located in the liveliest part of the Corniche and is on the water front and in the area dedicated for official celebrations, parties, and the festivals of the Eastern part of the Kingdom.
- It is near the Ajdan Real Estate Development which is considered one of the most prestigious vertical developments, serving to demonstrate the capacity to house many people within a limited space.
- It will serve people making the Ajdan Towers their home and especially those looking for a unique dining experience.
- It is opposite Khobar Boulevard which makes this landmark within easy access for people wanting to know more about the city and its sites. The large number of visitors visiting the boulevard will be able to visit Matal as well.
- The complex is located near the low rise vials of the royal guards, thus offering a wide angles view of the sea.
- It serves high population densities living near it.



Design Elements

A Design that is both Modern and Elegant

- The complex is designed as an a “U” shape. The structure is surrounded by geometric shapes designed to give a feel of comfort for its visitors.
- It is predominantly made of glass, letting in a good amount of natural light while also offering panoramic views of the water. It offers many seating areas close to its glass areas, thus allowing a big number of its visitors to take in the tranquil scenery.
- It also offers a good distribution of water fountains and trees that add to the beauty of its sea views.



The Sea View

The View is for You to Own It

- The complex offers split-levels. These allow for multiple terraces to be formed and the largest number of sea-view windows to be available for visitors to enjoy.
- Each area available for rent comes with a unique design. This prevents the complex from looking uniform while also allowing each space to offer a unique experience for visitors.





Covered Terraces All Year Long

Shaded areas reduce the impact of the heat both in indoor and outdoor terraces. This makes seating areas pleasant even in hotter times of the day i.e. from noon until the sunset. The seating areas do not receive direct sunlight, thus remaining pleasant for visitors. Regardless of the season, be it Summer, Winter, or Spring, Matal is the place to be as it combines the glow of the sun with the whisper of the waves.





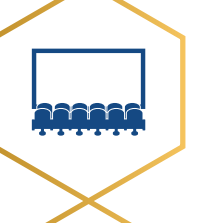






Services and Amenities

This where the attributes of the come together all inclusive, and distinguished

-  From 9-14 rental units
-  125 lower and external parking spaces
-  Giant Gate (entrance from the city)
-  Elevators available from the low-level parking up to the restaurants



-  Staircase from the parking lots leading to the sea terrace
-  Playground and child care area (for children aged between 3-9 years)
-  A theater, suitable for use as a cinema or for watching matches
-  Central open yard
-  Conference and Banquet Hall (birthday parties excluded)
-  Praying rooms for men and women
-  Bank ATM Machine
-  Security guards
-  Waiting rooms for family drivers

Your Next Branch at Matal

Guarantees for success to be enjoyed by all restaurants and cafes in Matal



01

Falling in the City and Corniche Center

This is a strategic location linking the northern and southern parts of the city. It is within close proximity for anyone who lives and works within these areas. The complex is also linked to a network of inner-city and central highways, making the city center and other external areas of the city all within easy reach



02

A Unique Experience in Khobar

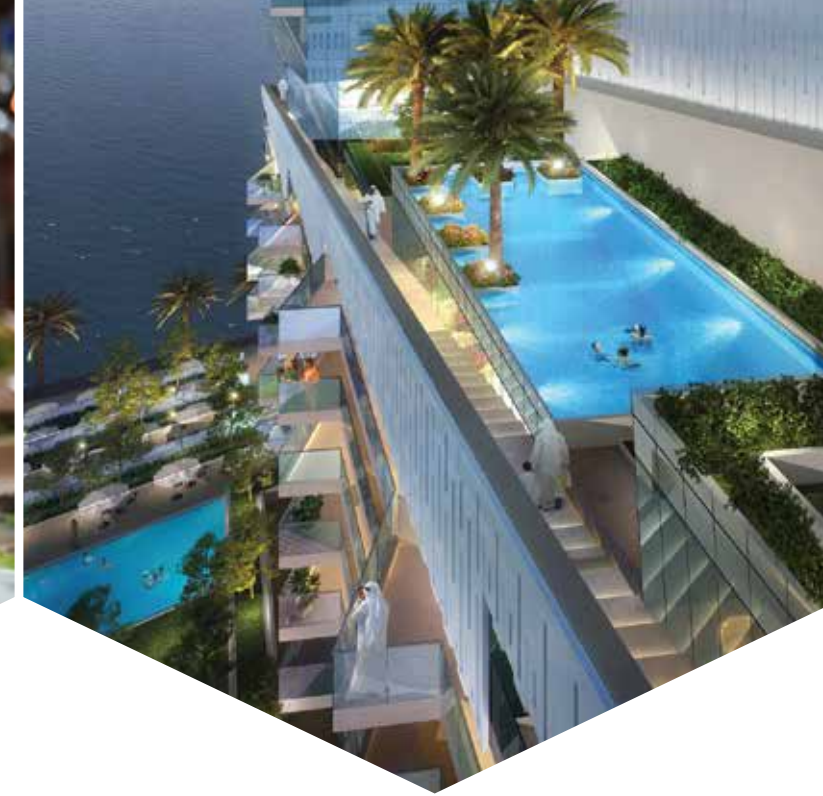
This restaurant and cafe complex is located on the water. It boasts a European design meshed with a cosmopolitan flavor. Responding to the human need for entertainment, Matal serves the people of Khobar, Riyadh, and KSA at large. Being the first of its kind in Khobar, the complex offers its visitors a space to enjoy an ambiance of tranquility while having a memorable meal



03

Services, Offering Something for Everyone

The complex offers a daycare center for kids aged 3 to 9. It also offers a multi-purpose and meeting hall, a parking lot that accommodates for up to 125 cars, and a theater that can be used either as a cinema or for viewing sports.



04

Close Proximity to the Ajdan Real Estate Development

The Ajdan Real Estate Development is the newest landmark in the city. It contains hotel-like villas and apartment buildings with sea views. Its close proximity to the complex from the northern side makes the latter's outlets a leading choice for residents of the development and their visitors.



05

A Frame for the City

The complex offers spaces to its sides that are ideal for taking photos either with friends or with families. With the sea in the background, the Matal complex will remain framed in the visitors' memories.



A Landmark

Members of the Saudi community are always searching for all that is new and unique. It will always pioneer in its zest for living new experiences whether indoors or in the wide outdoors. The complex is therefore adapted to respond to the needs of people seeking fine dining, shopping, or entertainment. With the sea to one side and greenery to the other, it is a landmark for visitors and residents of the city and its surroundings. It is unique in its ability to provide something for everybody.

Its Different Area

A

Stunning views offered through large glass walls, home to six rental spaces spreading over four floors

B

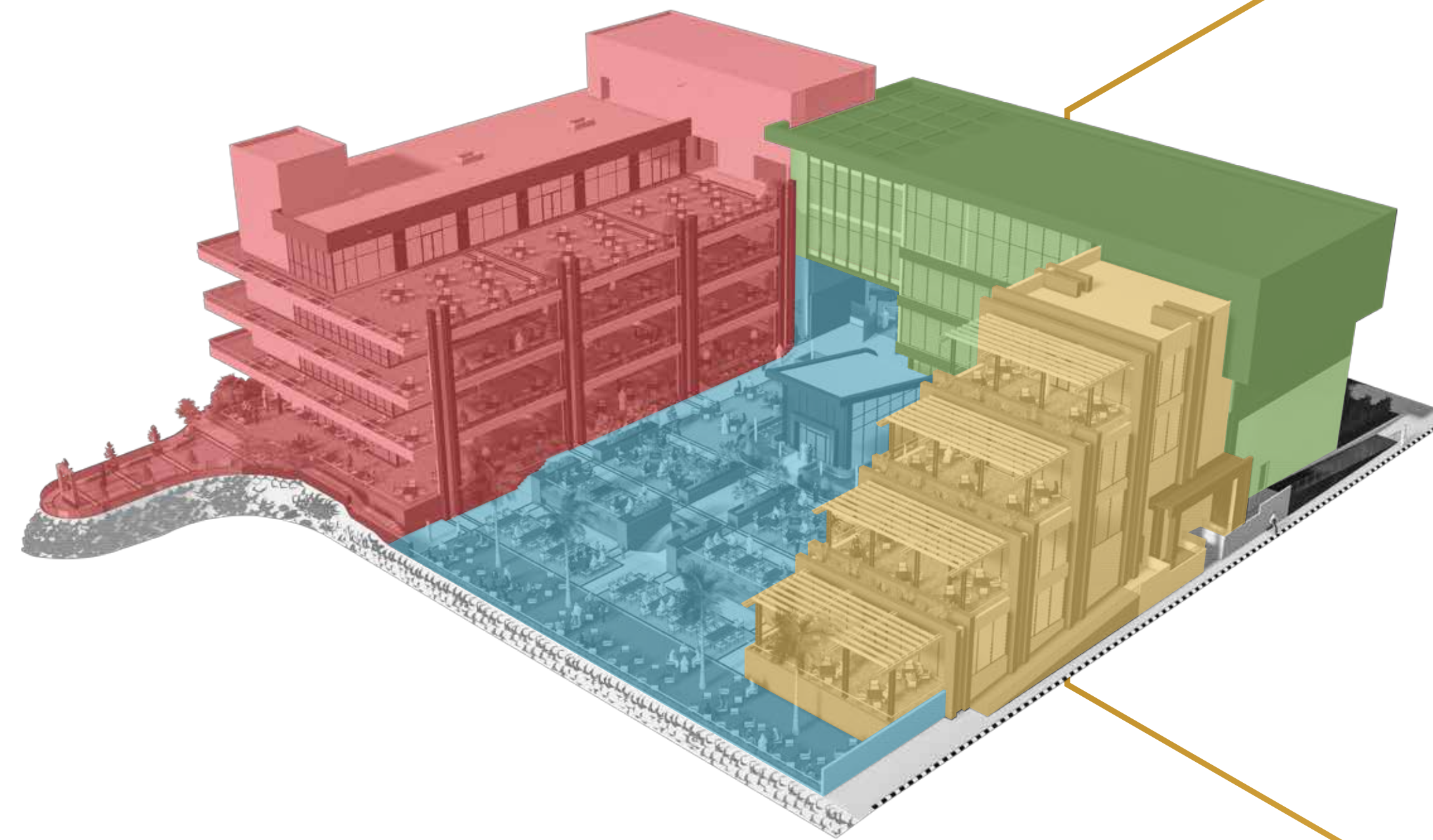
offers split level spaces, open areas, and wide terraces spread over four floors, all of which open up onto one another

C

links Areas A and B, described above. It is designed to serve the needs of the Saudi family seeking their privacy. It also contains a hall **the suited** for either watching sports or for being used as a cinema.

D

This is the smallest area and is located in front of Area A. It is suited to be a place for **prater** and is within easy reach for anyone in the



Floor Plans



Floor Plans

Lower parking spaces

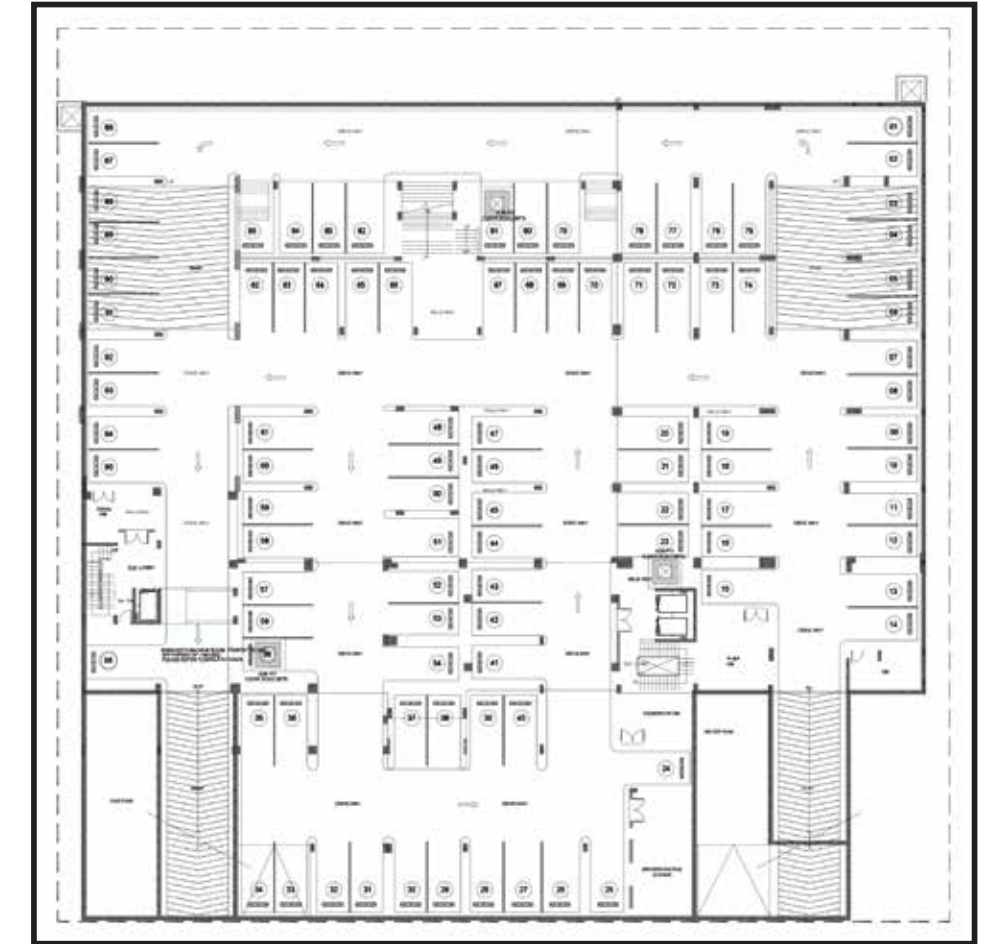
- Lower parking spaces

3970.00 m²

- Total Parking Area

3252.00 m²

Space Parking = 125



Floor Plans

Ground floor

- Total Area:

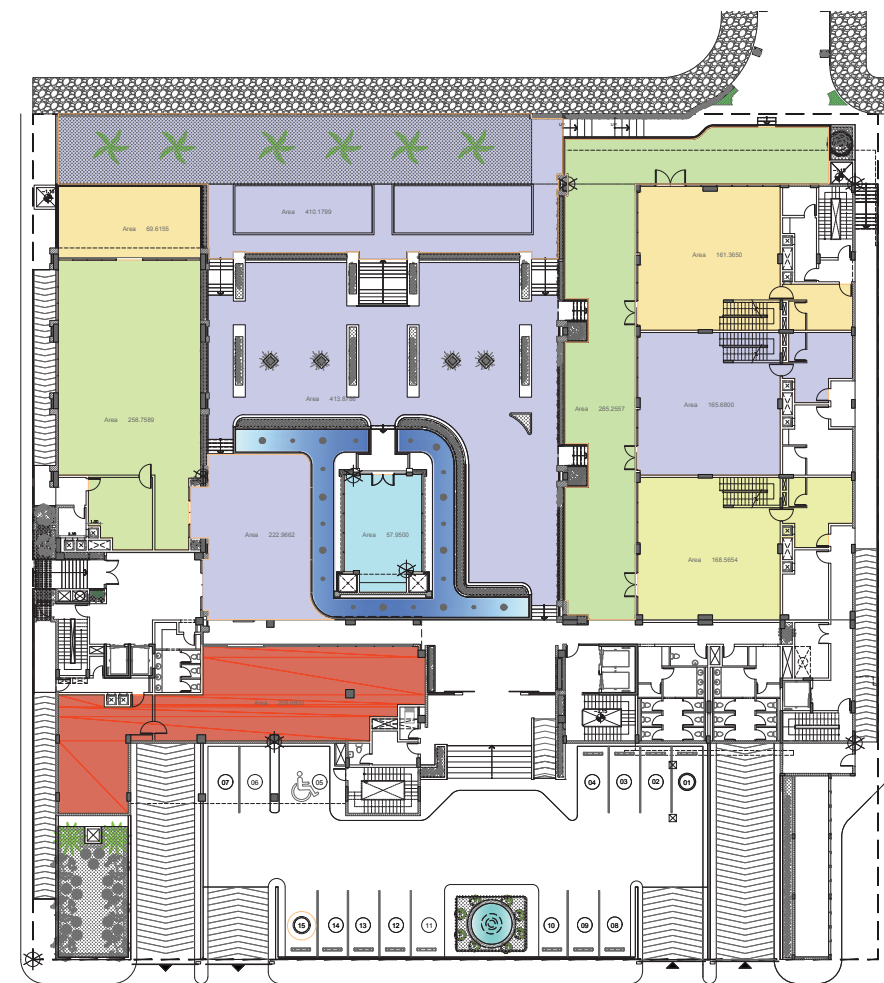
4150.00 m²

- Total Area of space available for rent:

2270.00 m²

- The total available rental space stretches:

The total available rental space stretches at the height of the first and second floors, with a separate open terrace for each floor.



Floor Plans

First Floor

- Total Area:

2170.00 m²

- Total Area of space available for rent:

1530.00 m²

- The total available rental space stretches:

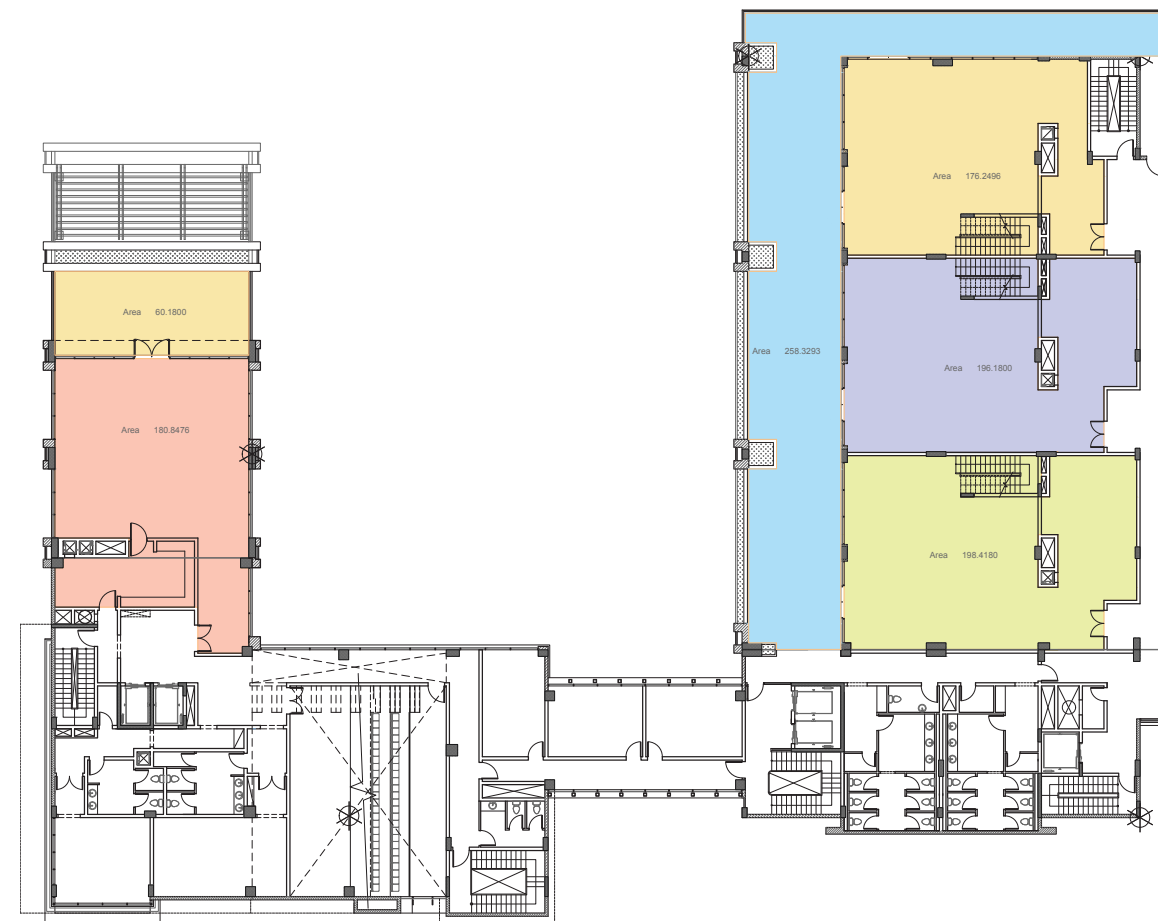
The total available rental space stretches at the height of the first and second floors, with a separate open terrace for each floor.



Floor Plans

Second floor

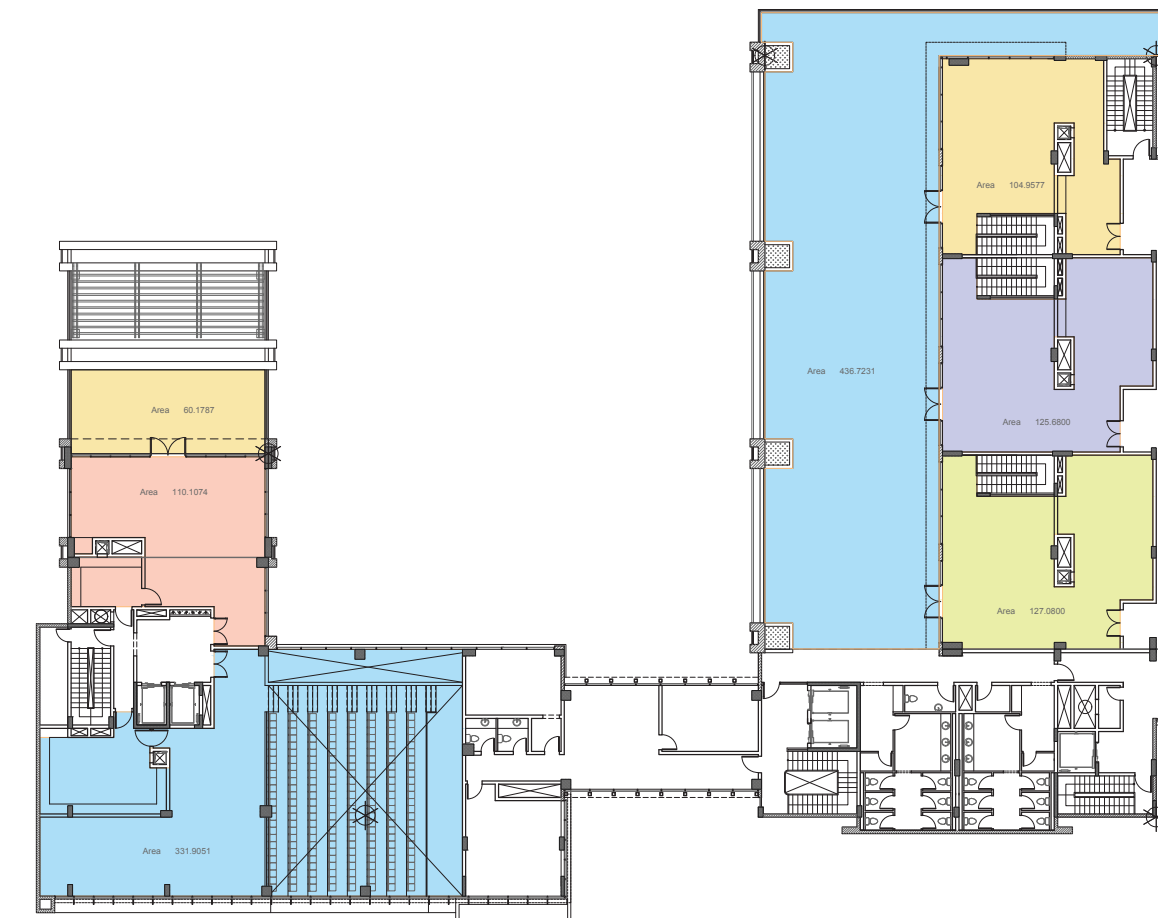
- Total Area:
2095.00 m²
- Total Area of space available for rent:
960.00 m²
- The total available rental space stretches:
at the height of the first and second floors,
or the second and third floors, with a separate
open terrace for each floor.



Floor Plans

Third floor

- Total Area:
2050.00 m²
- Total Area of space available for rent:
920.00 m²
- The total available rental space stretches:
at the height of the second and third floors,
with a separate open terrace for each floor.



Opening: 1 / 1 / 2019

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