



الخيول العربية  
ALKHOYOOOL ALARABIA

الخيول 70

[alkhoyool.com](http://alkhoyool.com)

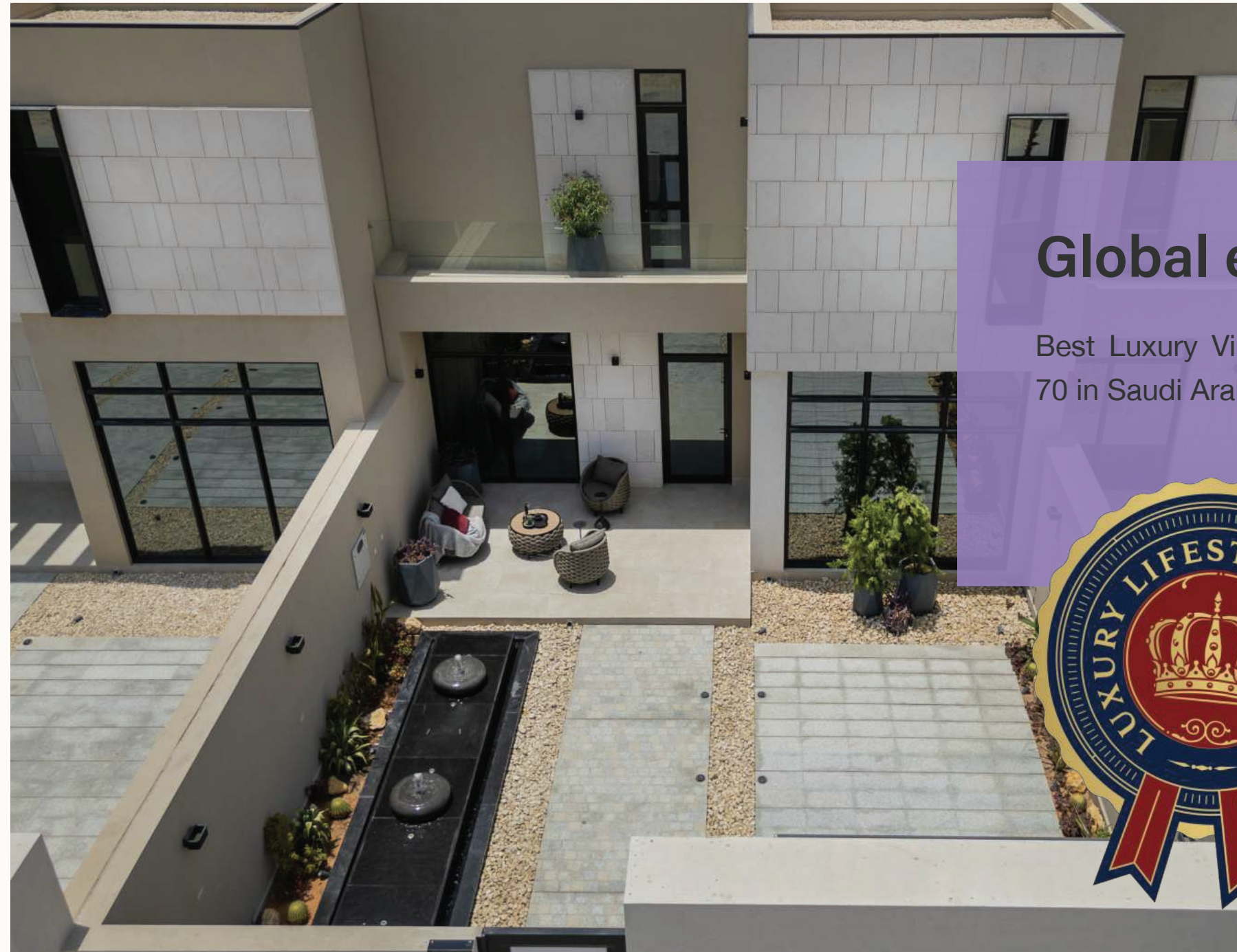




# Wide options

and diverse models

Alkhoyool Alarabia chose to develop the Alkhoyool 70 project in a strategic location, representing the modern choice for those wishing to move to the northern part of Riyadh. Alkhoyool 70 offers two models, and we are committed to designing and executing them according to the standards of Alkhoyool Alarabia. Here, you will always find the widest and most comprehensive options for you and your family to live in your own private space.



## Global entitlement

Best Luxury Villa Development for Alkhoyool 70 in Saudi Arabia

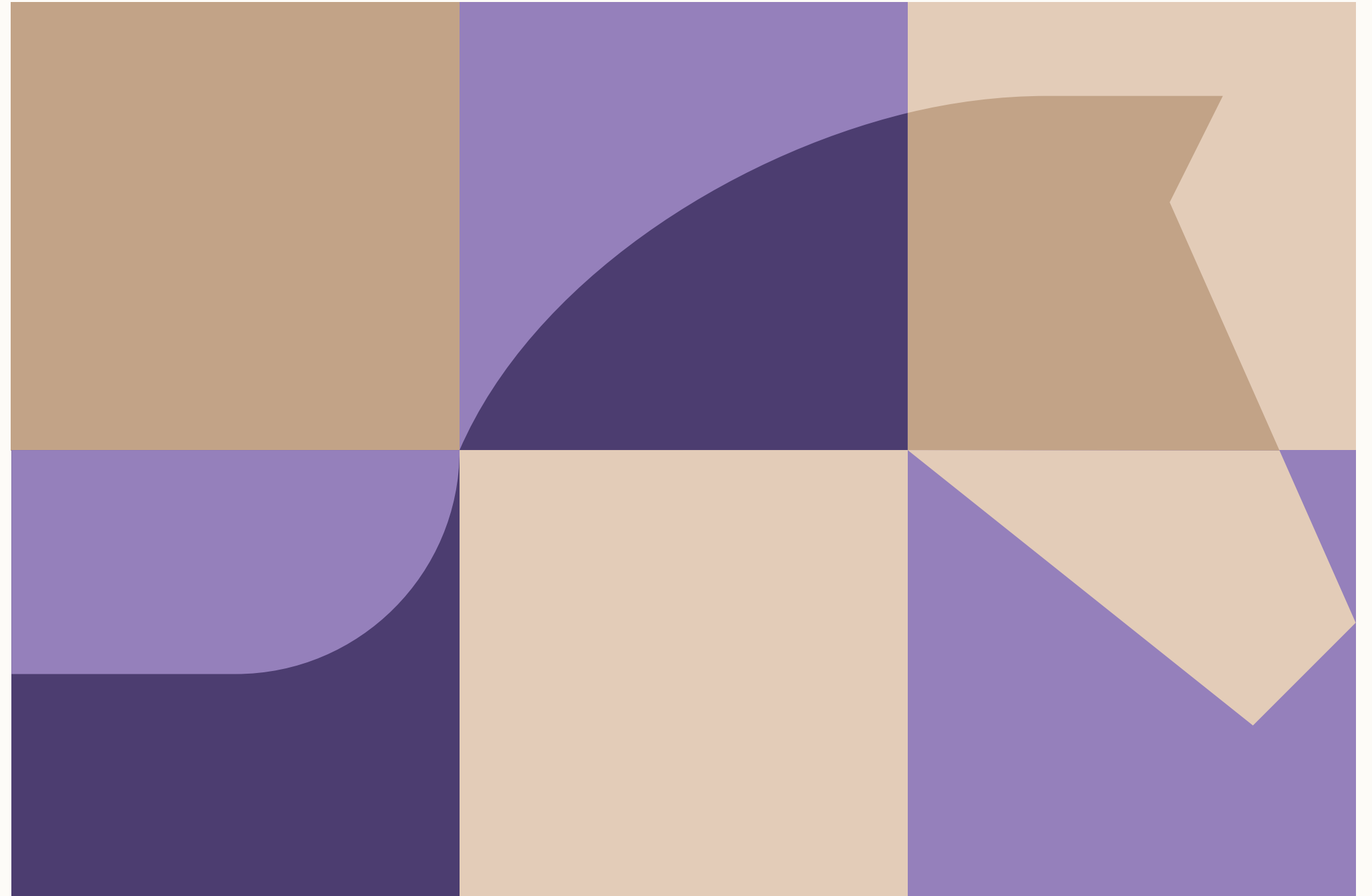




# Building spaces

and creating memories

Since its establishment, Alkhoyool Alarabia has chosen to be an inspiring real estate developer in the sector, with a deep and rich experience over the years. During this time, it has gained true insight into the desires of clients in both the residential and commercial sectors, enabling it to create inspiring spaces for living, working, and leisure. Alkhoyool Alarabia works every day to lead in innovation, believing in its principle of developing its products, services, and projects in line with people's lifestyles, thus contributing to creating beautiful memories for them and their loved ones.





# An exceptional location

That shortens distances

In the north of Riyadh, where the appeal of residential living lies, we offer you a complete living experience with easy access to essential and recreational services.

## Nearby Landmarks



Near Masharef  
Hills garden and  
society



Roshn Front



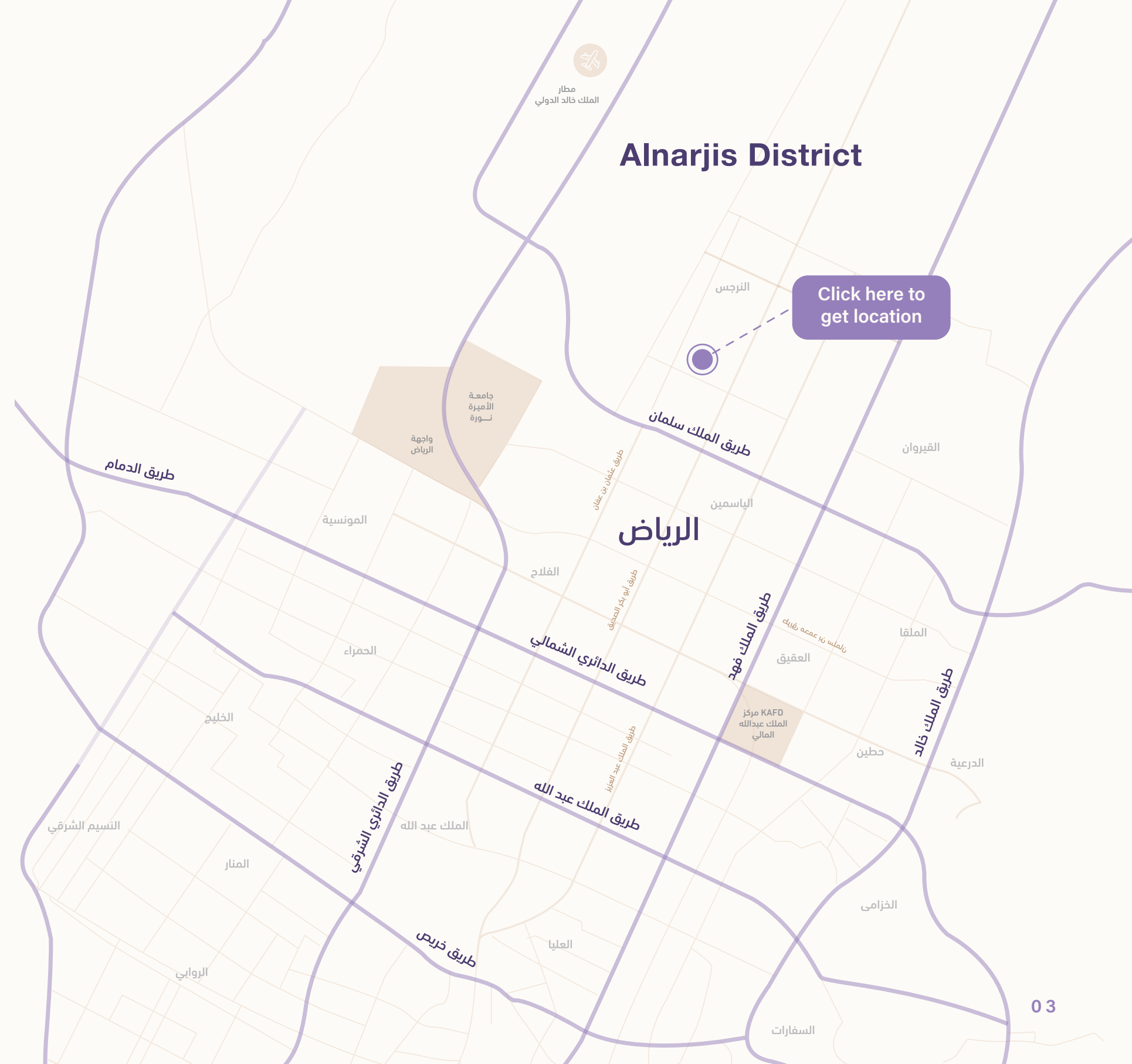
King Abdullah  
financial  
District



Princess  
Noura  
university



King Khalid  
International  
Airport

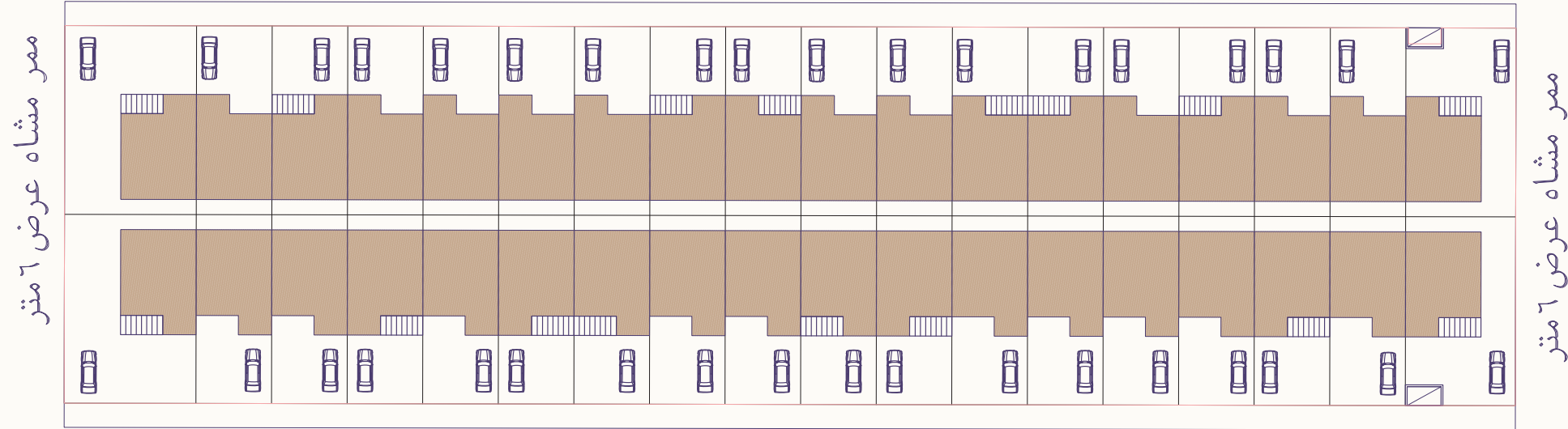






شارع عرض ٢٠ متر

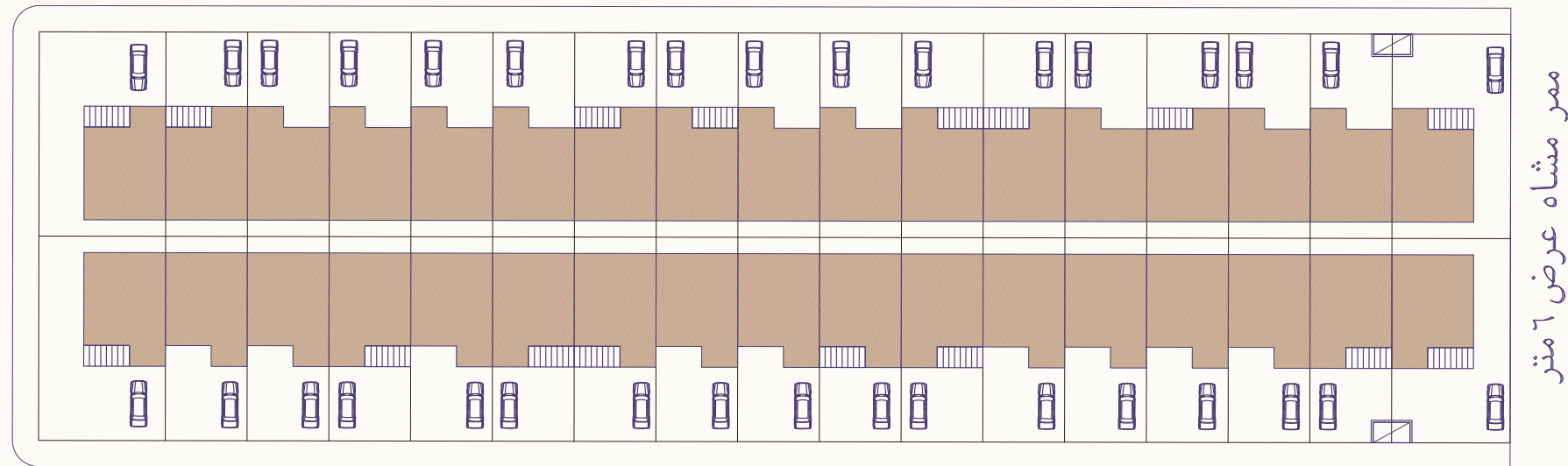
شارع عرض ٢٠ متر



شارع عرض ١٨ متر

شارع عرض ١٨ متر

شارع عرض ١٨ متر



شارع عرض ٢٠ متر

شارع عرض ٢٠ متر

# The Alkhoyool 70

project offers two different models with diverse details

The land areas start from 250 m<sup>2</sup> and reach up to 436 m<sup>2</sup>. The built-up areas start from 336 m<sup>2</sup> and reach up to 354 m<sup>2</sup>. The number of bedrooms and suites starts from 3 rooms to 4 rooms, with all units including an indoor car parking space.



# Enjoy a fully

Integrated community

In a unique environment, where nature harmonizes with your daily life in perfect harmony. A complete community that offers you a luxurious life, meeting your needs and fulfilling your aspirations.

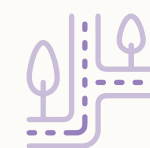
## Features of AlKhoyool 70



Availability of  
Balconies



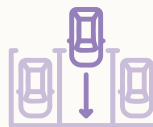
Availability of  
setbacks



The units are  
located within  
the range of  
prominent main  
streets.



Front and  
back gardens



Provides parking  
for one to two  
cars, depending  
on the unit



Free  
maintenance  
from Alkhoyool  
Alarabia for  
one year



Glass façades with  
a modern design  
and flexible  
distribution of  
interior units



Offers upper  
family seating  
areas, both  
enclosed and  
open



Alkhoyool 70 consists of 70 units with diverse options and spaces through two models.





## Model (A)



Average Land area  
265 m<sup>2</sup>



Average Built up  
area 310 m<sup>2</sup>



It consists of two  
and a half floors



**Components of the ground floor:**

Majlis – Open area consisting of Family sitting, Dining area and open Kitchen – two toilets

**Components of the first floor ( 4 bedrooms ):**

Master suite composed of Bedroom, Closet room, and private toilet – Master bedroom with private toilet – Two bedrooms with shared toilet – Kitchenette – Balcony.

**Components of the Roof floor:**

Outer winter sitting area – Toilet – Laundry room – Maid room

**Added Features:**

**All units have front and back areas to be used as gardens or sitting areas.**







## Model (B)



Average Land area  
265 m<sup>2</sup>



Average Built up  
area 296 m<sup>2</sup>



It consists of two  
and a half floors





**Components of the ground floor:**

Majlis – Open area consisting of Family sitting, Dining area and open Kitchen – two toilets.

**Components of the first floor ( 3 bedrooms ):**

Master suite composed of Bedroom, Closet room, Balcony, and private toilet – Two master bedrooms with private toilets.

**Components of the Roof floor:**

Outer winter sitting area – Toilet – Laundry room – Maid room

**Added Features:**

**All units have front and back areas to be used as gardens or sitting areas.**



# Attention to The finest details

At Alkhoyool Alarabia, we are committed to selecting suppliers who align with our high-quality standards and monitoring their performance to ensure the quality of the products.







# Construction Elements

In establishing Alkhoyool 70 We used the leading national **steel** companies (SABIC - Al Rajhi), along with thermally insulated **blocks** to create an ideal balance with weather changes, in accordance with the specifications required by the Saudi building Code. Additionally, we used standard-adherent **concrete** with sulfate-resistant cement for the buried concrete.





# Finishes

**The building facade** is fully integrated, starting with thermally insulating glass with a (double silver) feature, providing a successful balance between natural light transmission, sun protection, and thermal insulation. All of this is combined with stunning visual aesthetics to help make living environments more comfortable and inspiring. In addition to the stone and profile paint for a luxurious and durable appearance, with protrusions made of aluminum to prevent rust and other weathering factors, adding meticulously crafted aesthetic details.



**The flooring** is made of distinguished porcelain with an elegant and attractive design, and the staircase is made of porcelain, adding harmony, durability, and a luxurious, sophisticated touch to the space.



**The wooden doors** are made from WPC moisture and water-resistant material, assembled with attention to best practices, embodying elegance and strength in every detail.



**The gypsum decorations** feature interior gypsum designs at their finest, reflecting excellence and uniqueness with the highest levels of quality and craftsmanship.







# We are continuing with you

We are pleased to be in touch with you through the following means with the specialized team:

**To arrange your visit to the show unit or view the available models, please scan or click on the icon to reach the specialized team.**

Kingdom of Saudi Arabia  
P.O.Box 0368 Code 12474 Riyadh 11492

Unified contact number  
920006015

[Alkhoyool.com](http://Alkhoyool.com)

