

ALSALAM GARDENS

INJAZ REAL ESTATE DEVELOPMENT

CONCEPT BOOKLET

01/08/2021



Introduction

Al Salam Gardens is a new development that is meant to elevate the current commercial experience in Al Madinah Al Munawwarah. The project does so by giving way to a lush public garden with local vegetation in a major location in the city. It's also ideally located near Al Haram Al Nabawi, the new Wadi AlAqiq project, and connected to Al Salam Girls College Campus on As Salam Road for major commercial and exposure .

Being done in multiple phases, phase one is set to include the central garden, Cinema space, and medical center around the central commercial space. F&B offerings are meant to be in and around the garden with a mixed commercial program open to garden views.

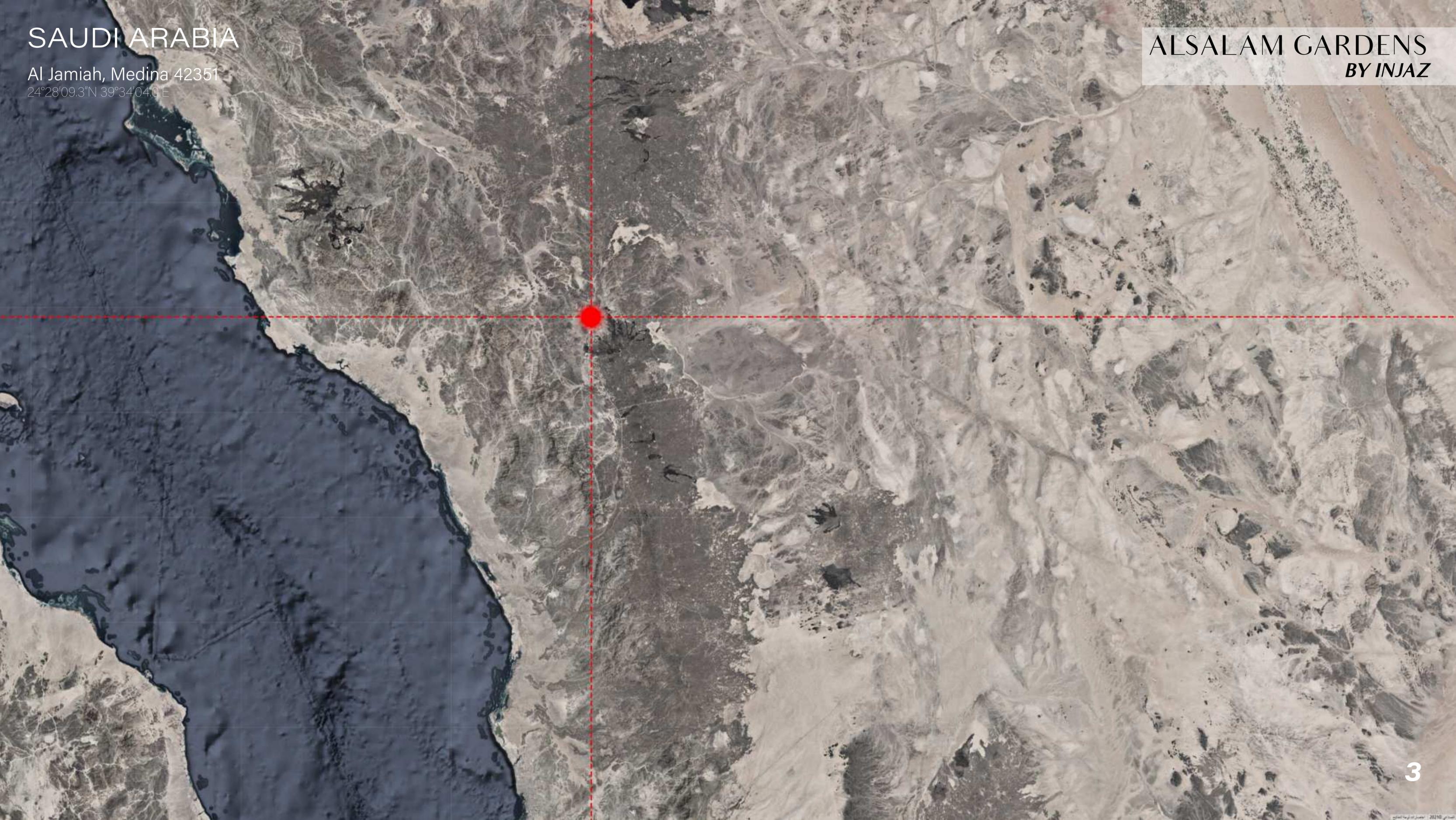
The project is fully designed and built by **INJAZ** Real Estate Development , currently 4 months into construction. The first phase is due to be completed by the second quarter of 2022.

SAUDI ARABIA

Al Jamiah, Medina 42351

24°28'09.3"N 39°34'04.0"E

ALSALAM GARDENS
BY INJAZ



AREA STUDY

LOCATED ADJACENT TO 'AL HARAM ALNABAWI', AND TAIBAH COLLEGE CAMPUS ON THE NEWLY REFURBISHED AL SALAM ROAD. THE PLOT HAS HEAVY VEHICULAR AND PEDESTRIAN TRAFFIC, IDEAL FOR COMMERCIAL EXPOSURE MAKING IT A POTENTIAL PUBLIC HUB.

ALSALAM GARDENS
BY INJAZ

ALSALAM GARDENS IS A 6 MINUTE
DRIVE TO AND FROM AL HARAM.
(A 30-45 MIN WALKING DISTANCE)

AL SALAM
Girls College Campus

25,000.00 M²
(250 M LONG) salam street
(100 M DEEP)



WADI ALAQIQ REHABILITATION
CURRENTLY UNDERWAY

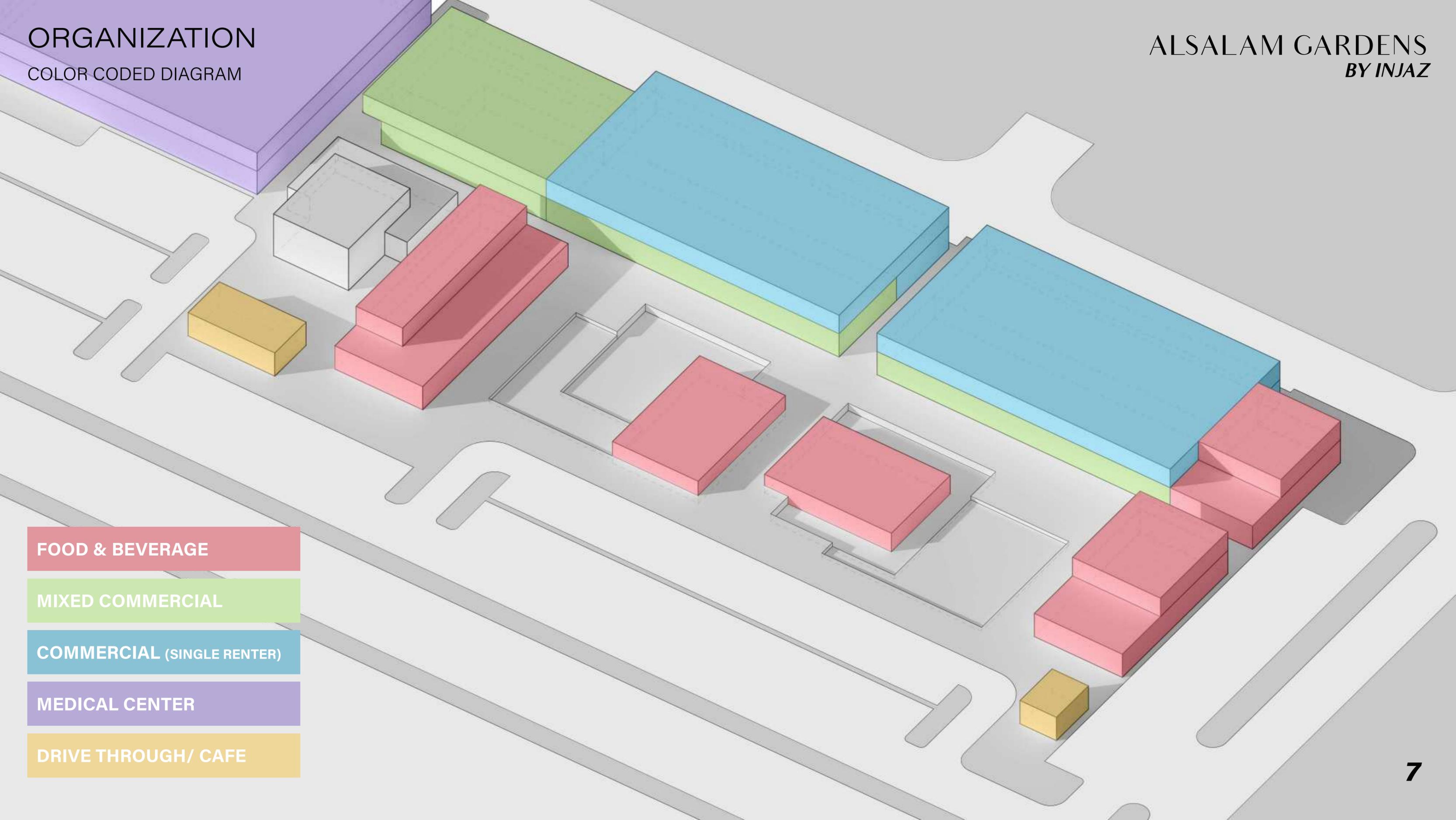
Program

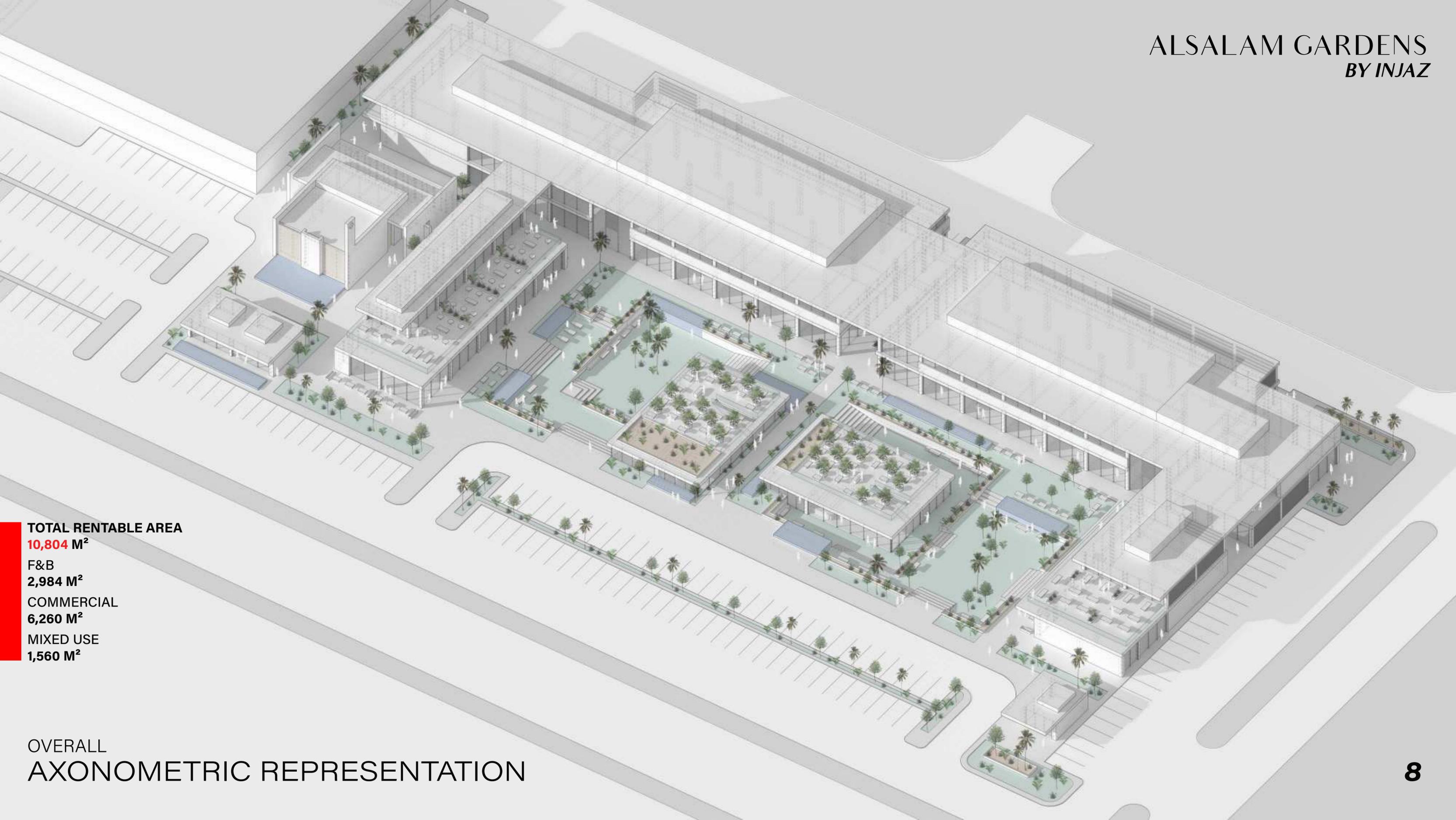
ORGANIZATION

COLOR CODED DIAGRAM

ALSALAM GARDENS
BY INJAZ

- FOOD & BEVERAGE
- MIXED COMMERCIAL
- COMMERCIAL (SINGLE RENTER)
- MEDICAL CENTER
- DRIVE THROUGH/ CAFE





TOTAL RENTABLE AREA

10,804 M²

F&B

2,984 M²

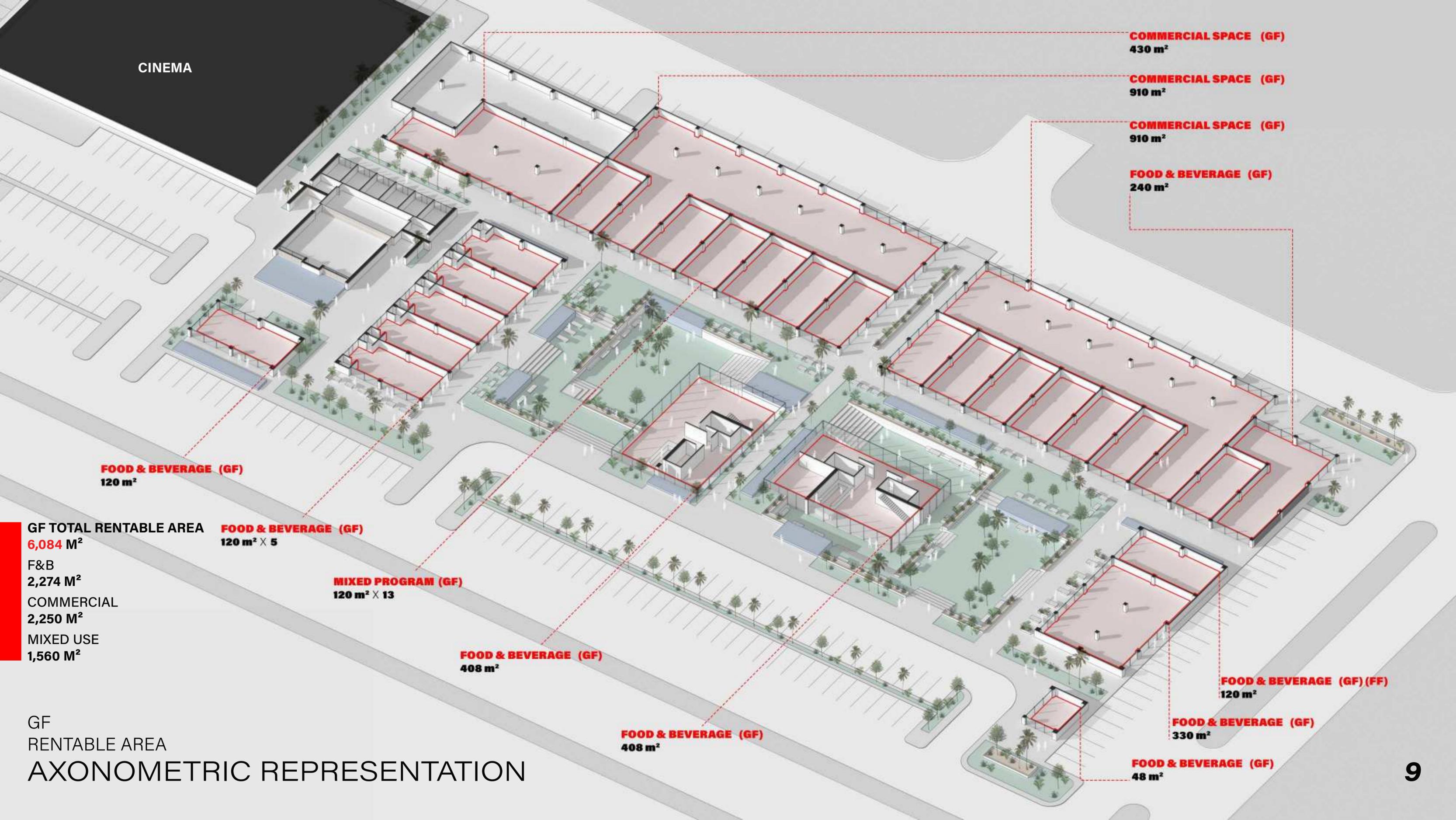
COMMERCIAL

6,260 M²

MIXED USE

1,560 M²

OVERALL
AXONOMETRIC REPRESENTATION



CINEMA

COMMERCIAL SPACE (GF)
430 m²

COMMERCIAL SPACE (GF)
910 m²

COMMERCIAL SPACE (GF)
910 m²

FOOD & BEVERAGE (GF)
240 m²

FOOD & BEVERAGE (GF)
120 m²

GF TOTAL RENTABLE AREA
6,084 M²

F&B
2,274 M²

COMMERCIAL
2,250 M²

MIXED USE
1,560 M²

FOOD & BEVERAGE (GF)
120 m² X 5

MIXED PROGRAM (GF)
120 m² X 13

FOOD & BEVERAGE (GF)
408 m²

FOOD & BEVERAGE (GF)
408 m²

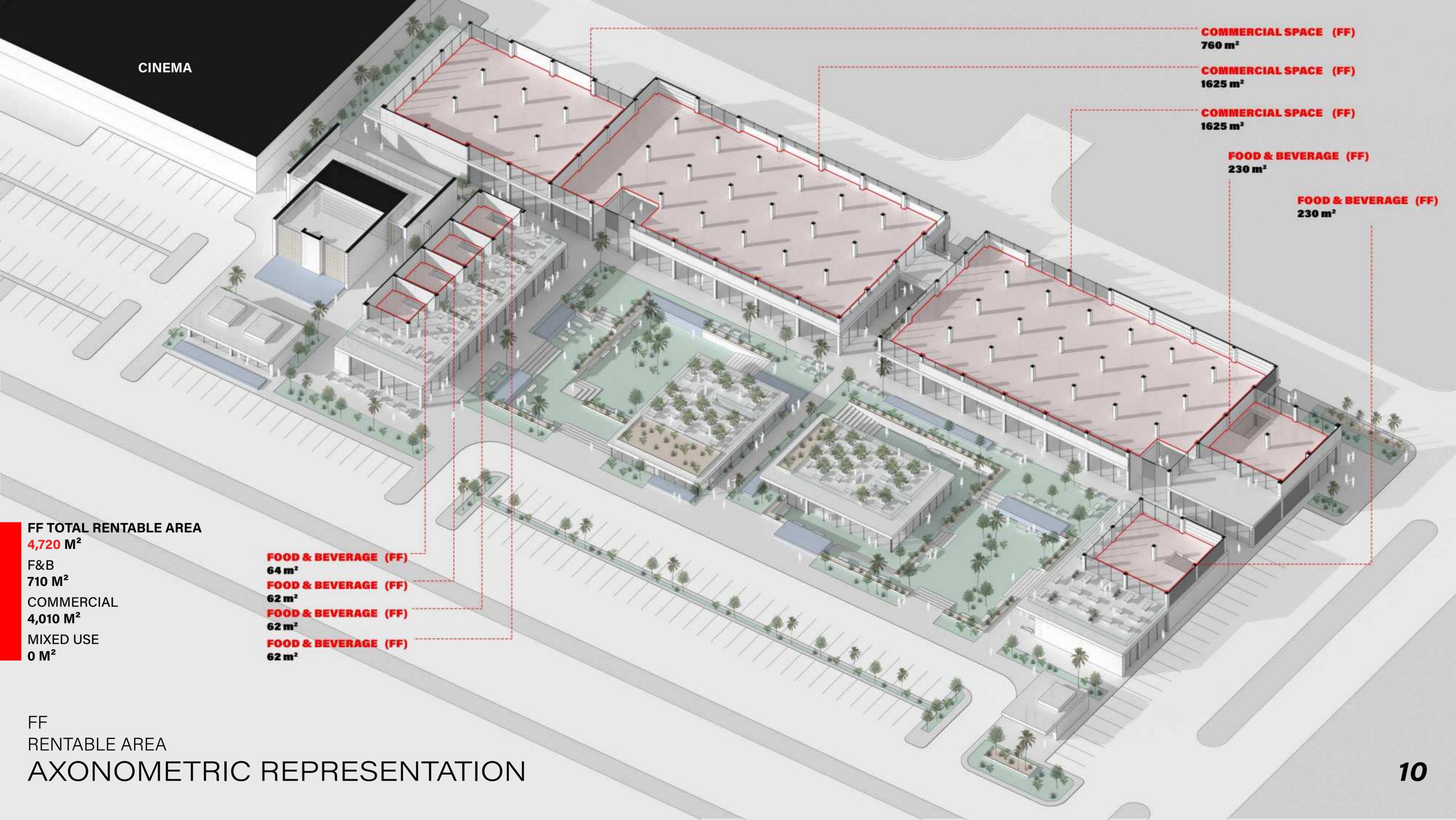
FOOD & BEVERAGE (GF) (FF)
120 m²

FOOD & BEVERAGE (GF)
330 m²

FOOD & BEVERAGE (GF)
48 m²

GF
RENTABLE AREA

AXONOMETRIC REPRESENTATION



CINEMA

COMMERCIAL SPACE (FF)
760 m²

COMMERCIAL SPACE (FF)
1625 m²

COMMERCIAL SPACE (FF)
1625 m²

FOOD & BEVERAGE (FF)
230 m²

FOOD & BEVERAGE (FF)
230 m²

FF TOTAL RENTABLE AREA
4,720 M²

F&B
710 M²

COMMERCIAL
4,010 M²

MIXED USE
0 M²

FOOD & BEVERAGE (FF)
64 m²

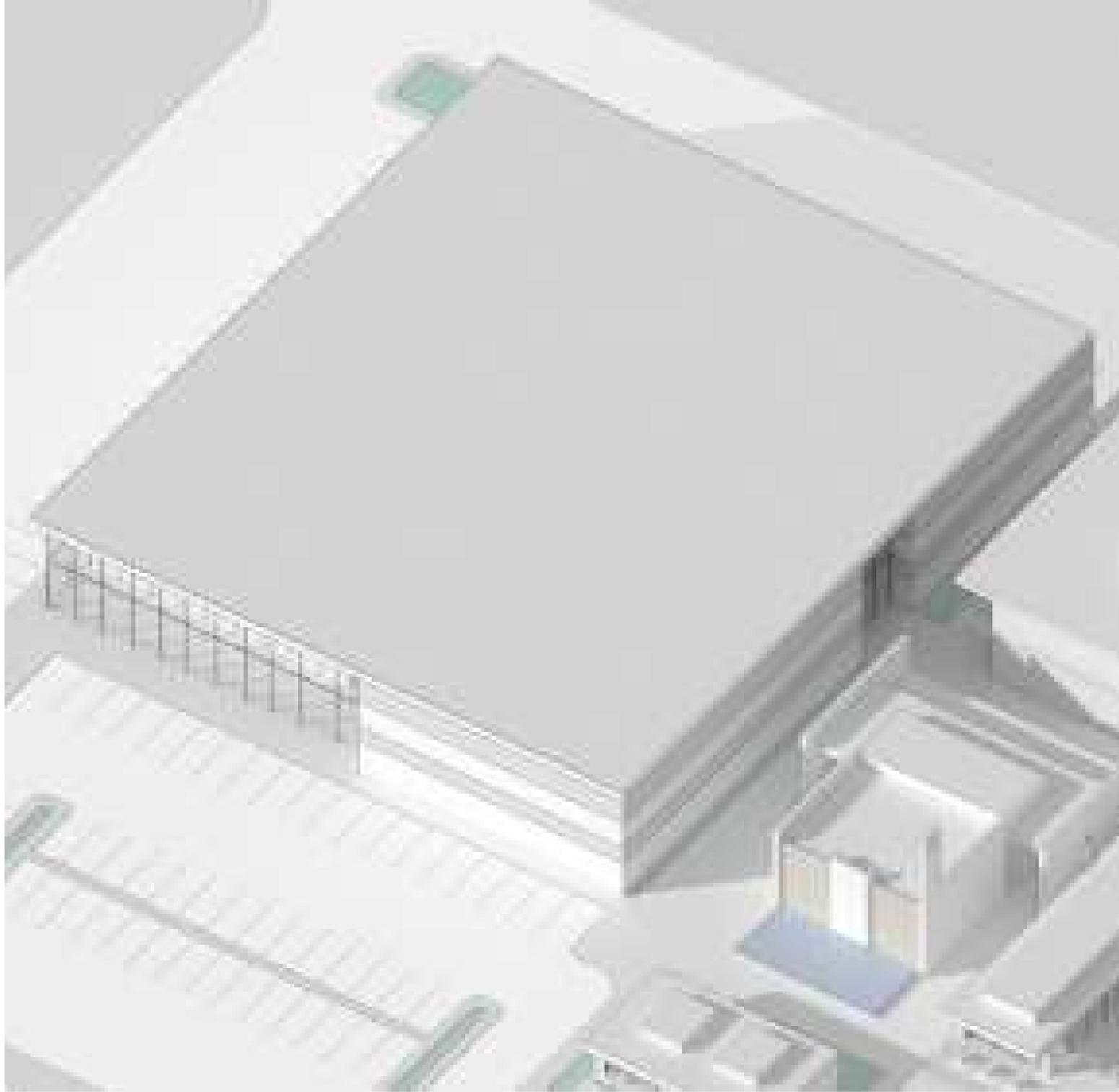
FOOD & BEVERAGE (FF)
62 m²

FOOD & BEVERAGE (FF)
62 m²

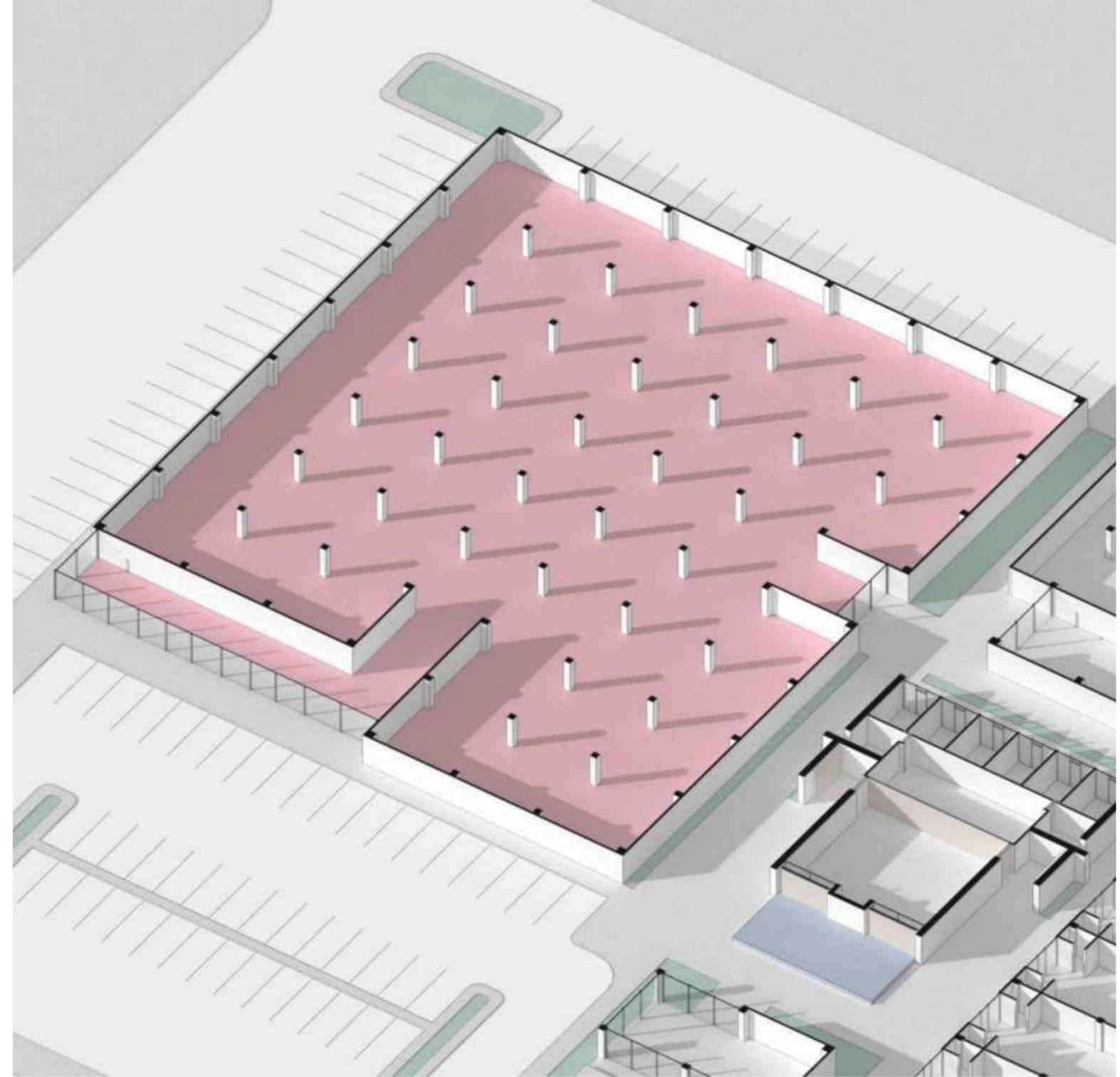
FOOD & BEVERAGE (FF)
62 m²

FF
RENTABLE AREA

AXONOMETRIC REPRESENTATION



GF
CINEMA SPACE
AXONOMETRIC REPRESENTATION

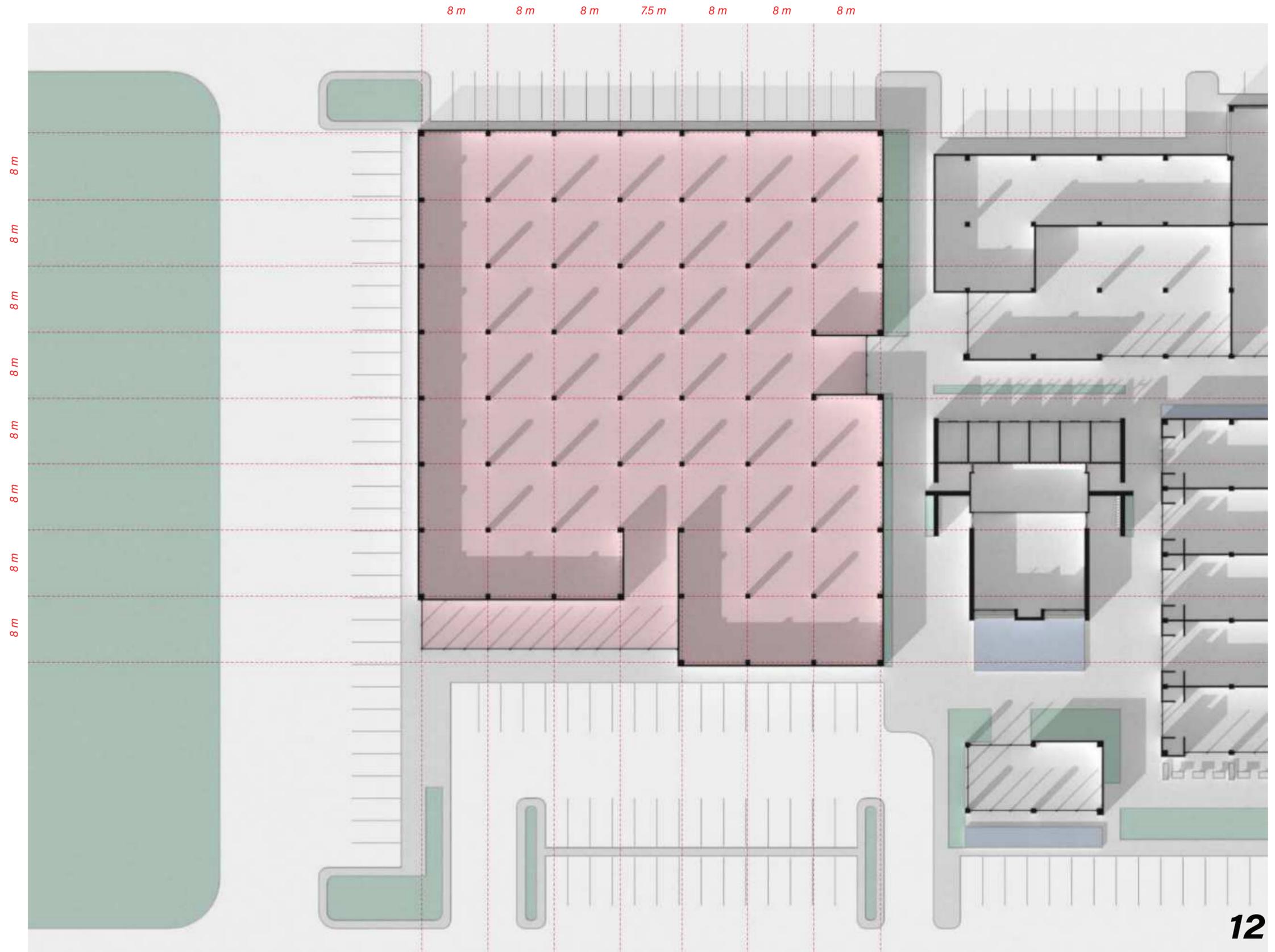


GF TOTAL RENTABLE AREA
3,500 M²

CORE AND SHELL

STRUCTURE TO BE ORGANIZED
ACCORDING TO TENANT

GF
CINEMA SPACE
LAYOUT

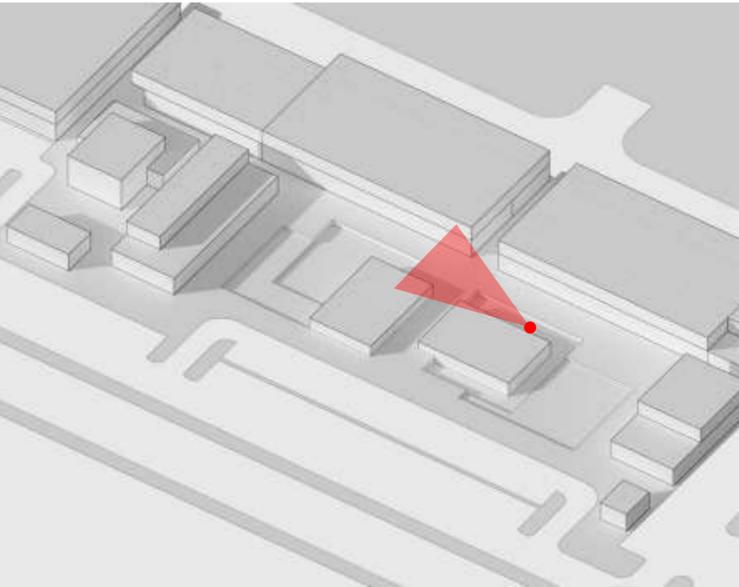


Visuals

PERSPECTIVE

1

FROM THE SUNKEN GROVE LOOKING OUT AT THE COMMERCIAL CENTER.

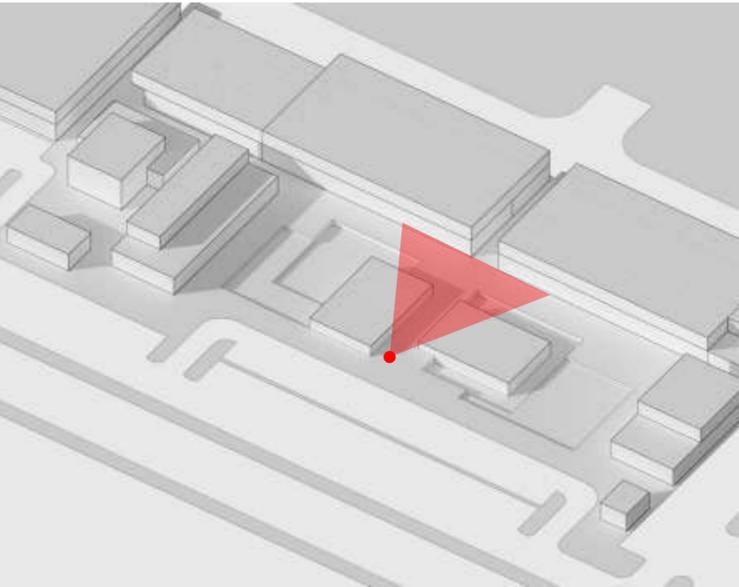


ALSALAM GARDENS
BY INJAZ

PERSPECTIVE

2

MAIN ENTRY WAY WALKING ALONG THE F&B TERRACES HEADING TOWARDS THE COMMERCIAL CENTER.

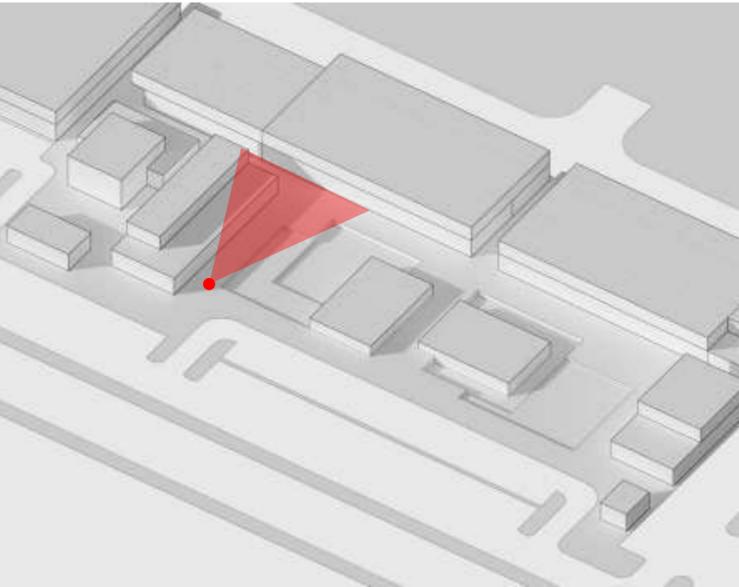


ALSALAM GARDENS
BY INJAZ

PERSPECTIVE

3

THE WESTERN SURFACE LEVEL GARDEN THAT EVERY GROUND LEVEL SPACE HAS ACCESS TO, HAS LUSH LOCAL VEGETATION AND COOLING WATER FEATURES, IDEAL FOR OUTSIDE DINING OUTDOORS.

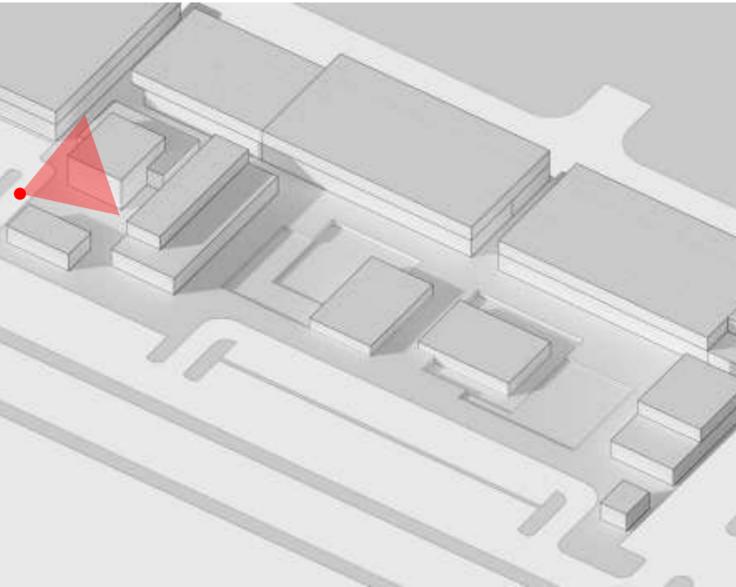


ALSALAM GARDENS
BY INJAZ

PERSPECTIVE

4

MASJID AL SALAM, A SPACE SEPARATED FROM THE DENSE FOOTFALL TO GIVE ITS USERS A SENSE OF PRIVACY AND SERENITY. OVERLOOKING ITS OWN LUSH VEGETATION AND REFLECTING POOL.

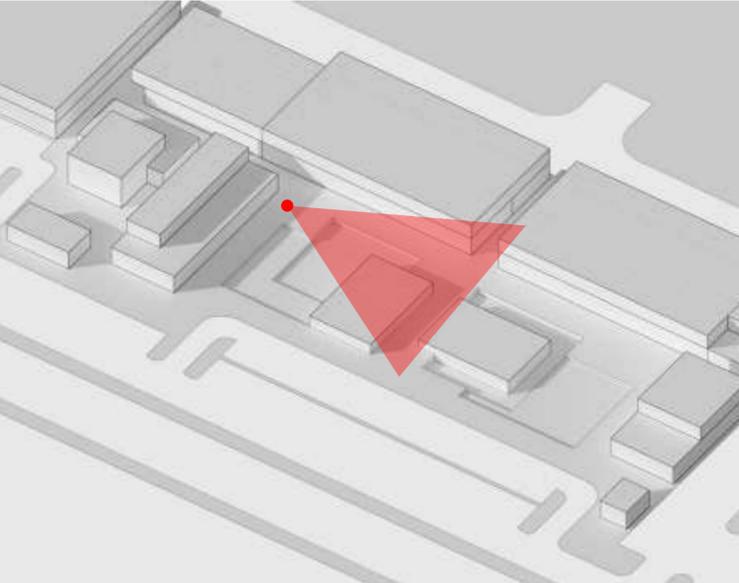


AL SALAM GARDENS
BY INJAZ

PERSPECTIVE

5

FROM THE WESTERN SECTION OF THE GARDEN
LOOKING THROUGH TO THE EAST FOR AN
OVERALL VIEW.

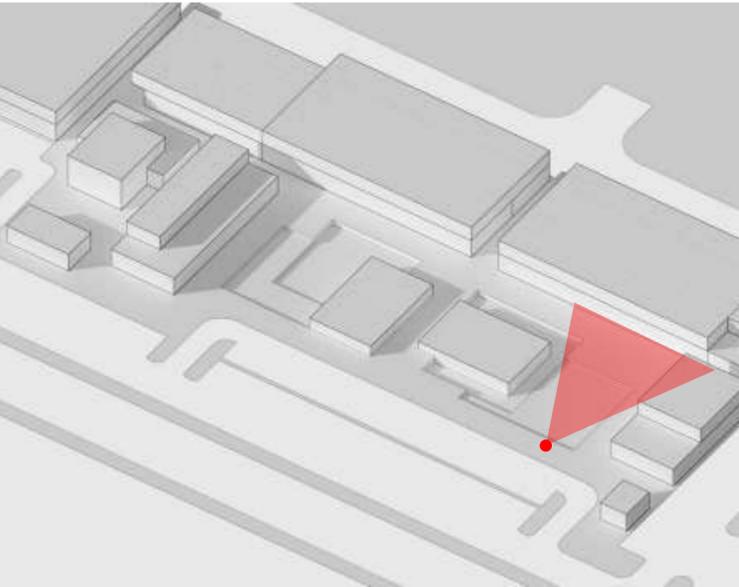


ALSALAM GARDENS
BY INJAZ

PERSPECTIVE

6

EASTERN GARDEN SPACE WITH ITS SHADED TERRACES AND SUNKEN LANDSCAPING.



ALSALAM GARDENS
BY INJAZ

Plans

KEY PLAN

GF

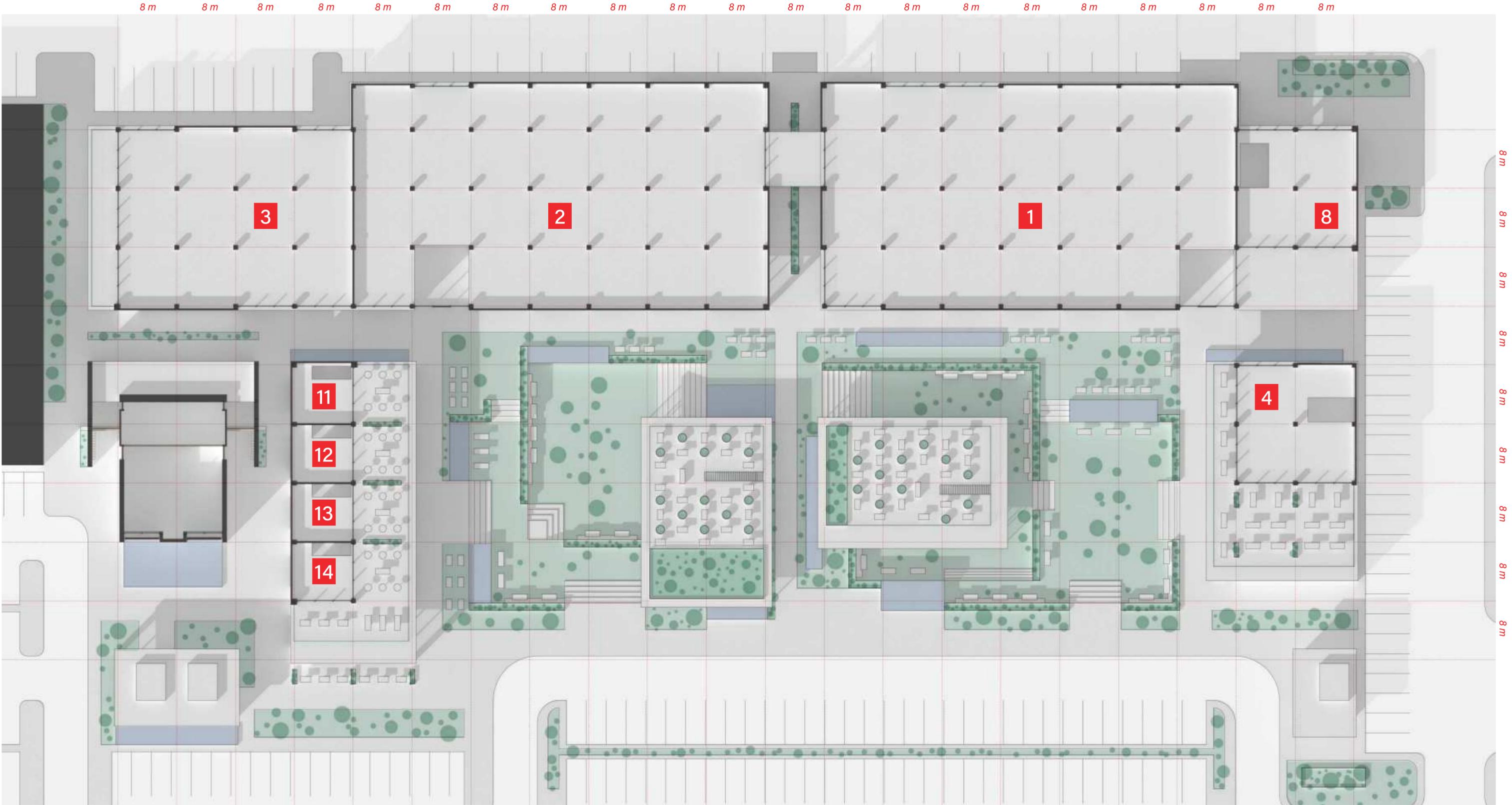
ALSALAM GARDENS BY INJAZ



KEY PLAN

FF

ALSALAM GARDENS BY INJAZ



KEY

INFORMATION

- 1** PROGRAM: *COMMERCIAL*
AREA: 2,535 M²
LEVELS: *GF + FF*
TERRACE: *NO*
- 2** PROGRAM: *COMMERCIAL*
AREA: 2,535 M²
LEVELS: *GF + FF*
TERRACE: *NO*
- 3** PROGRAM: *COMMERCIAL*
AREA: 1,190 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 4** PROGRAM: *FOOD & BEVERAGE*
AREA: 350 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 5** PROGRAM: *FOOD & BEVERAGE*
AREA: 330 M²
LEVELS: *GF*
TERRACE: *YES*
- 6** PROGRAM: *FOOD & BEVERAGE*
AREA: 408 M²
LEVELS: *GF + MF*
TERRACE: *YES*
- 7** PROGRAM: *FOOD & BEVERAGE*
AREA: 408 M²
LEVELS: *GF + MF*
TERRACE: *YES*
- 8** PROGRAM: *FOOD & BEVERAGE*
AREA: 470 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 9** PROGRAM: *DRIVE THROUGH (CAFE)*
AREA: 48 M²
LEVELS: *GF*
TERRACE: *NO*

- 10** PROGRAM: *FOOD & BEVERAGE*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 11** PROGRAM: *FOOD & BEVERAGE*
AREA: 184 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 12** PROGRAM: *FOOD & BEVERAGE*
AREA: 182 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 13** PROGRAM: *FOOD & BEVERAGE*
AREA: 182 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 14** PROGRAM: *FOOD & BEVERAGE*
AREA: 182 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 15** PROGRAM: *FOOD & BEVERAGE*
AREA: 182 M²
LEVELS: *GF + FF*
TERRACE: *YES*
- 16** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 17** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 18** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*

- 19** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 20** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 21** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 22** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 23** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 24** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 25** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 26** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*
- 27** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*

- 28** PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: *GF*
TERRACE: *NO*

UNIT CONDITION INFO

- All units are to be provided with the following:
- Perimeter external finishing
 - Internal partitioning and furnishing by tenants.
 - Only connection to water supply/drainage and main breaker to be provided
 - HVAC by tenants
 - Wet areas by tenants

PROVIDED SERVICES

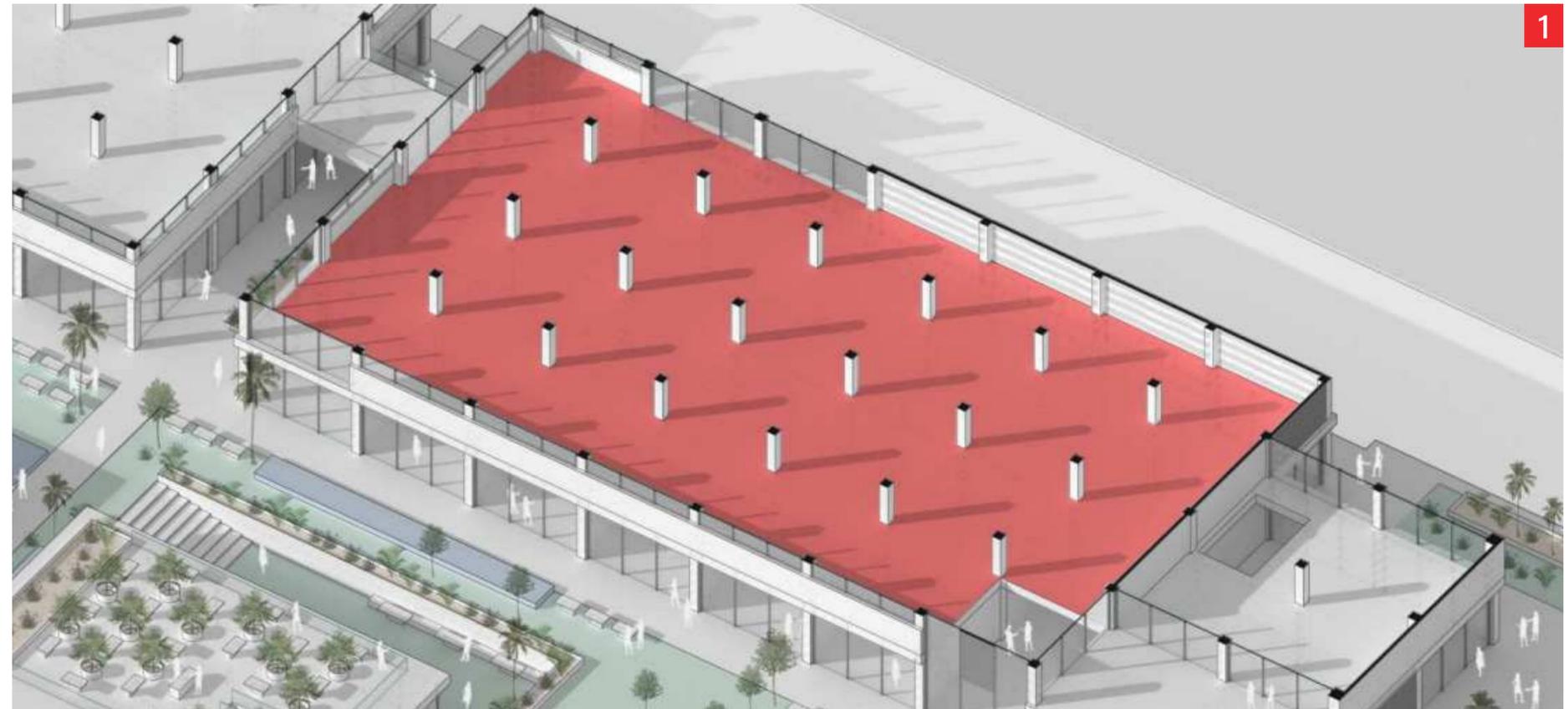
- All units are to be provided with the following:
- Security
 - Regular Facility maintenance
 - Landscaping
 - Exterior Lighting

(On a fixed rate per sqm)

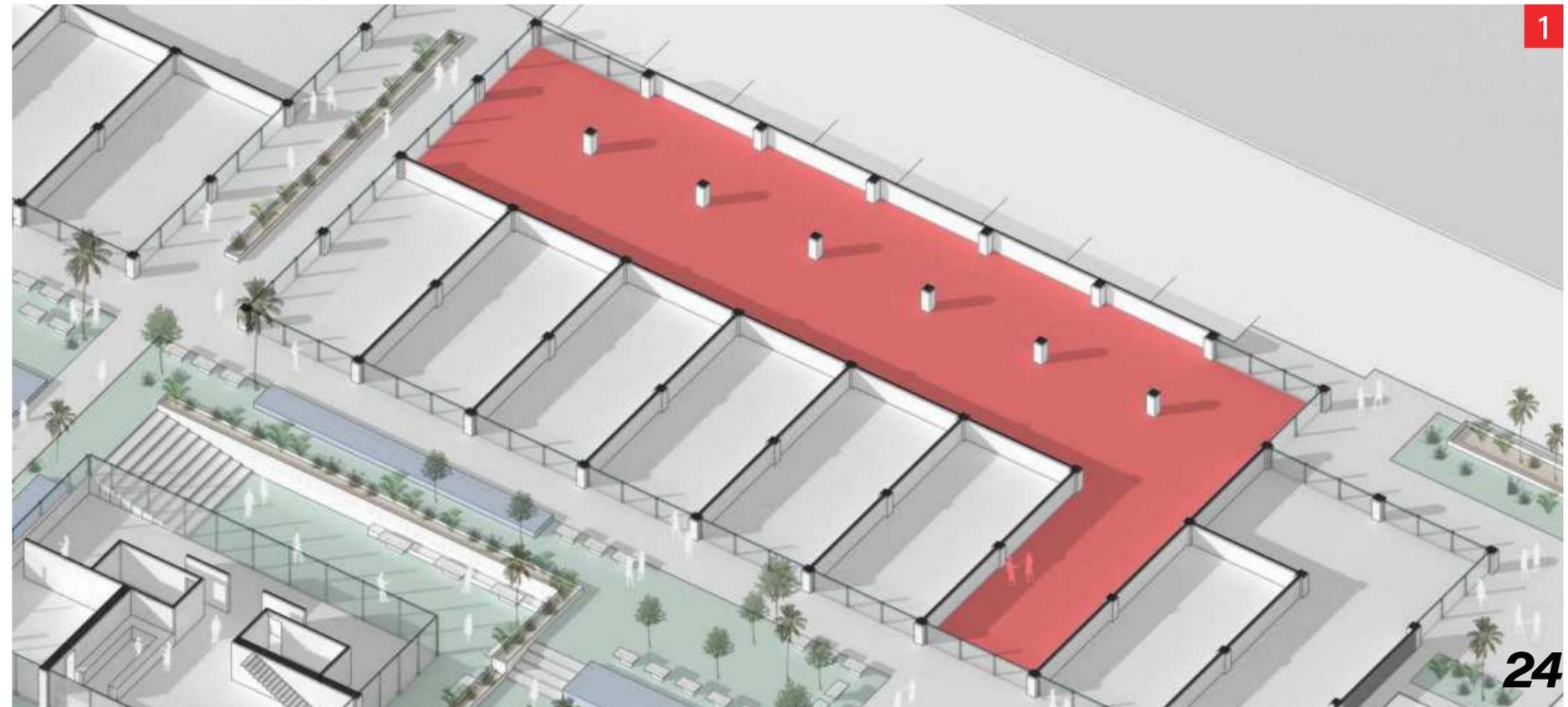
KEY SPACE

COMMERCIAL

- 1** PROGRAM: *COMMERCIAL*
- AREA: *2,535 M²*
- LEVELS: *GF + FF*
- TERRACE: *NO*



FF
1625 M²



GF
910 M²

KEY SPACE

COMMERCIAL

2 PROGRAM: *COMMERCIAL*
AREA: *2,535 M²*
LEVELS: *GF + FF*
TERRACE: *NO*

FF
1625 M²



GF
910 M²

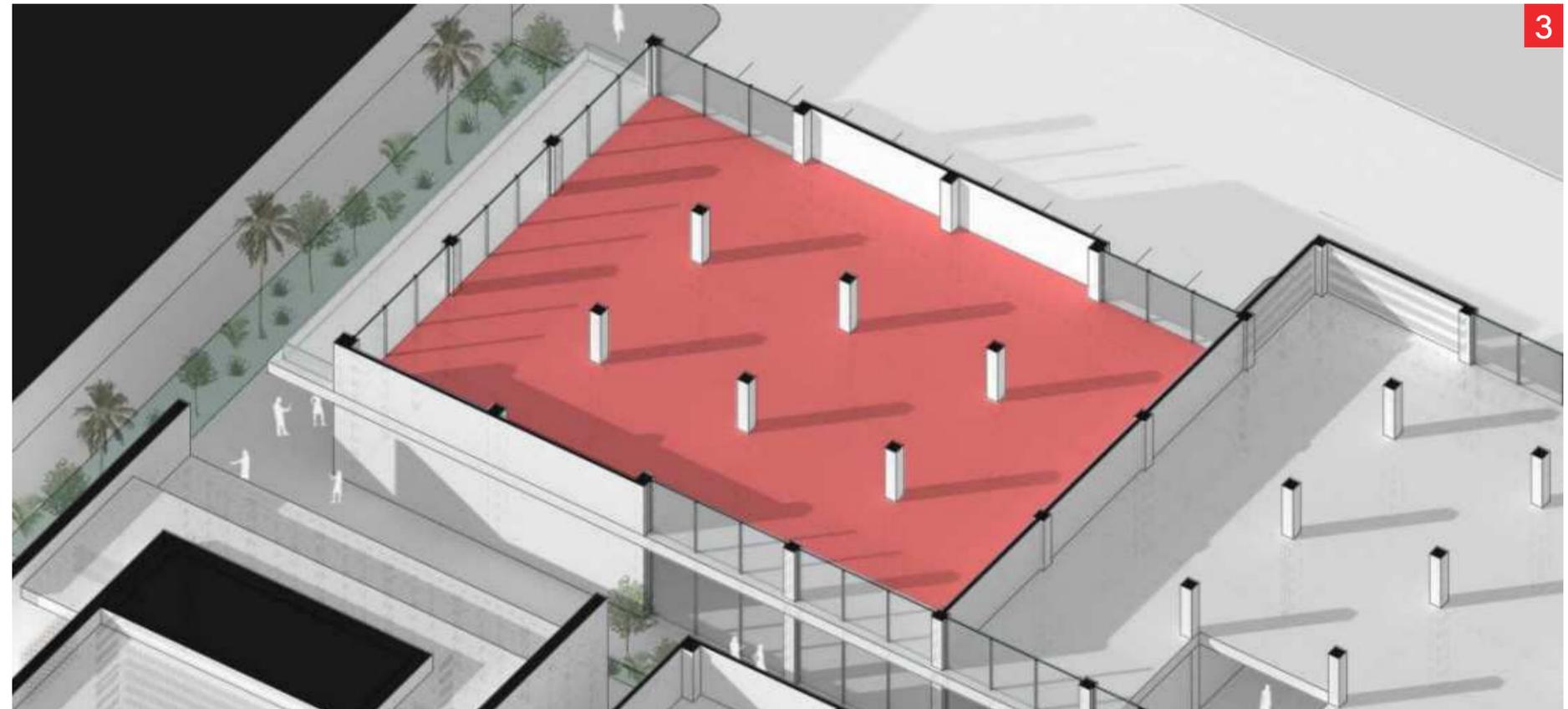


KEY SPACE

COMMERCIAL

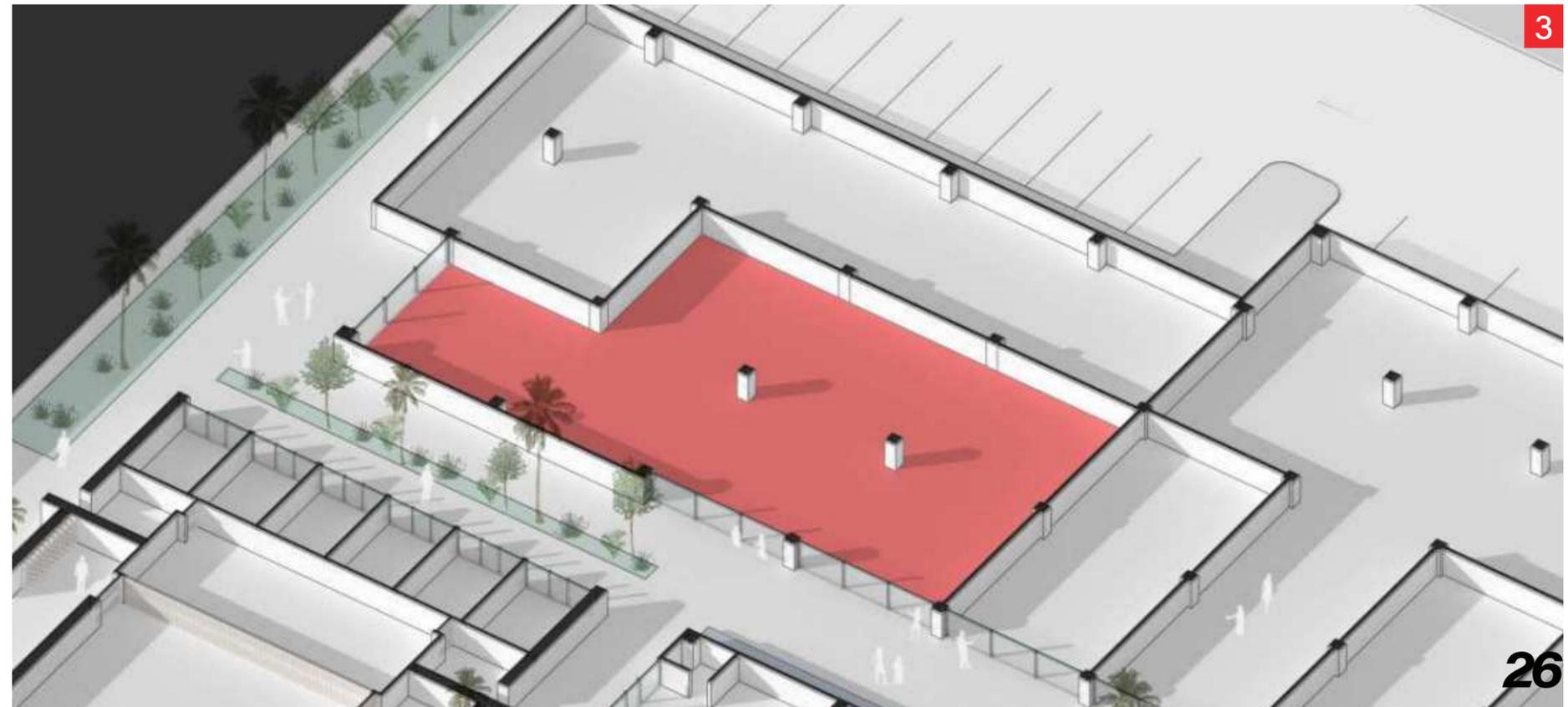
3 PROGRAM: *COMMERCIAL*
AREA: *1,190 M²*
LEVELS: *GF + FF*
TERRACE: *YES*

FF
760 M²



3

GF
430 M²



3

26

KEY SPACE

FOOD & BEVERAGE

4 PROGRAM: *FOOD & BEVERAGE*
AREA: *350 M²*
LEVELS: *GF + FF*
TERRACE: *YES*

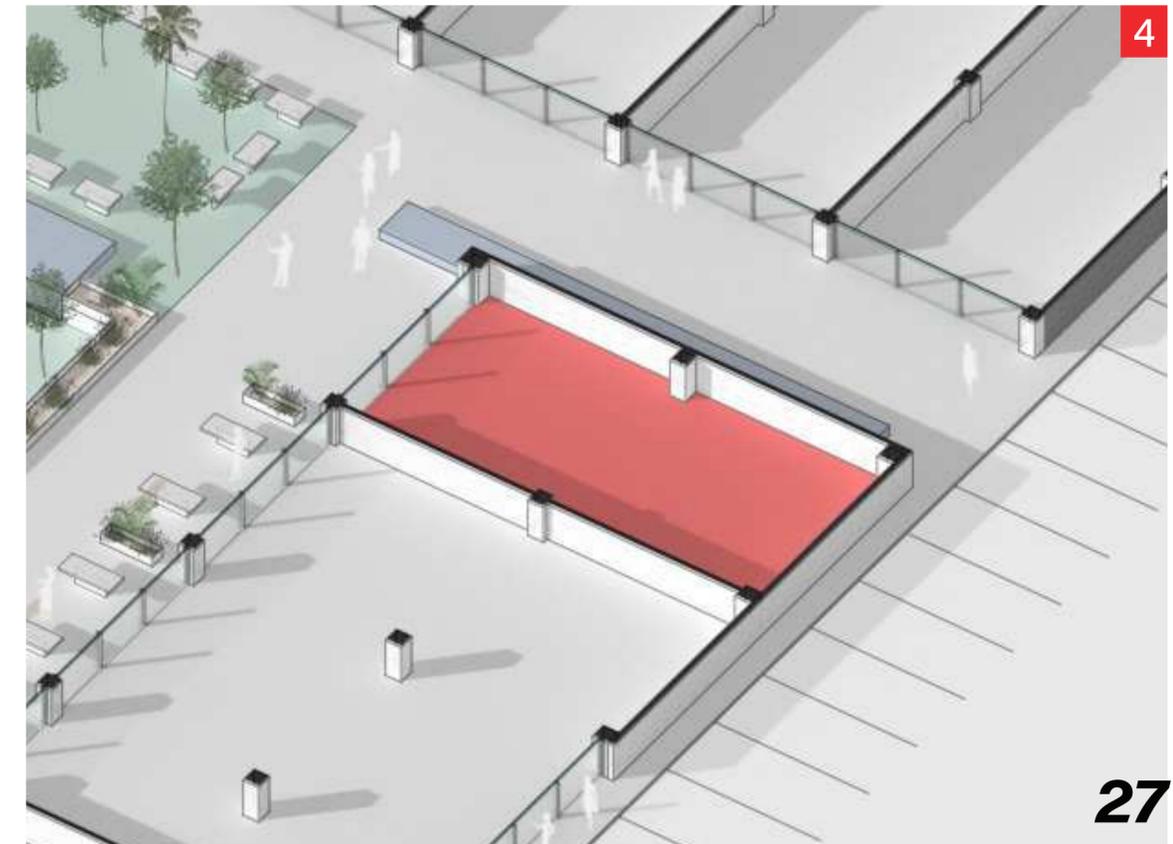
5 PROGRAM: *FOOD & BEVERAGE*
AREA: *330 M²*
LEVELS: *GF*
TERRACE: *YES*



FF
230 M²



GF
330 M²



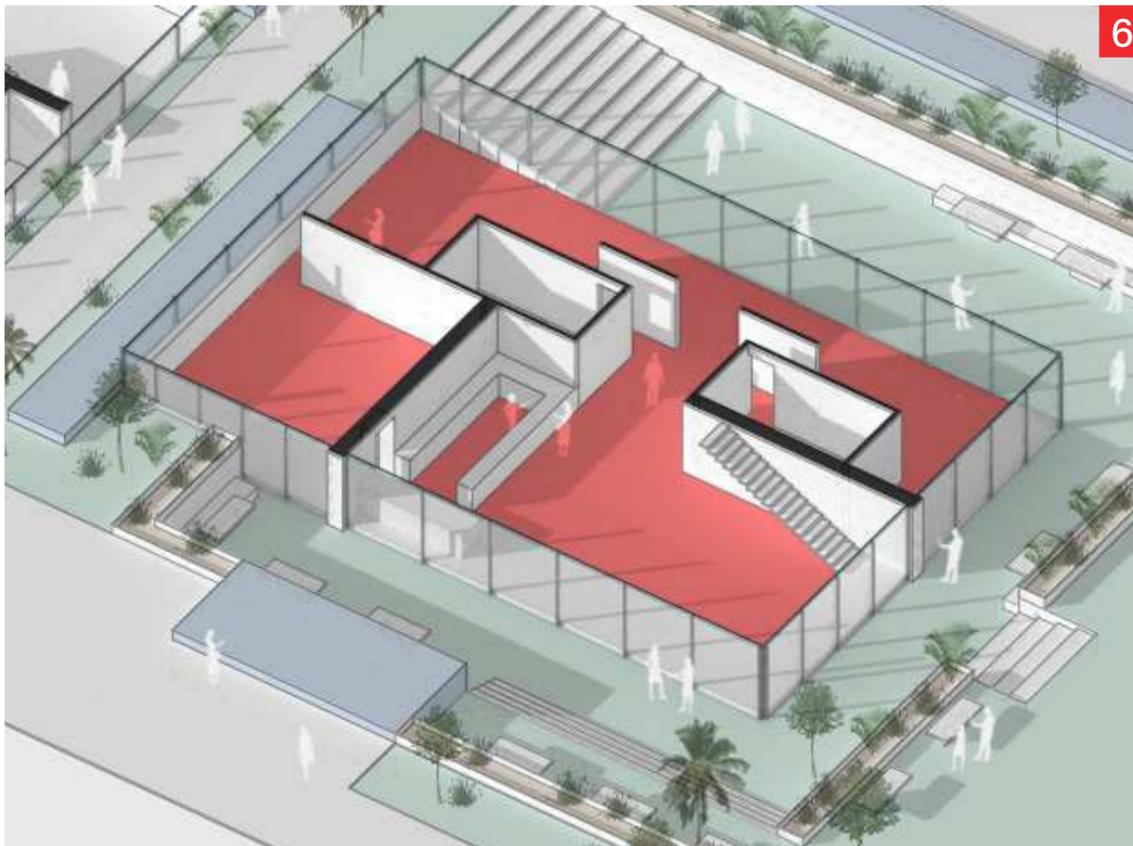
GF
120 M²

KEY SPACE

FOOD & BEVERAGE

6 PROGRAM: *FOOD & BEVERAGE*
AREA: *408 M²*
LEVELS: *GF*
TERRACE: *YES*

7 PROGRAM: *FOOD & BEVERAGE*
AREA: *408 M²*
LEVELS: *GF*
TERRACE: *YES*



GF
408 M²



GF
408 M²

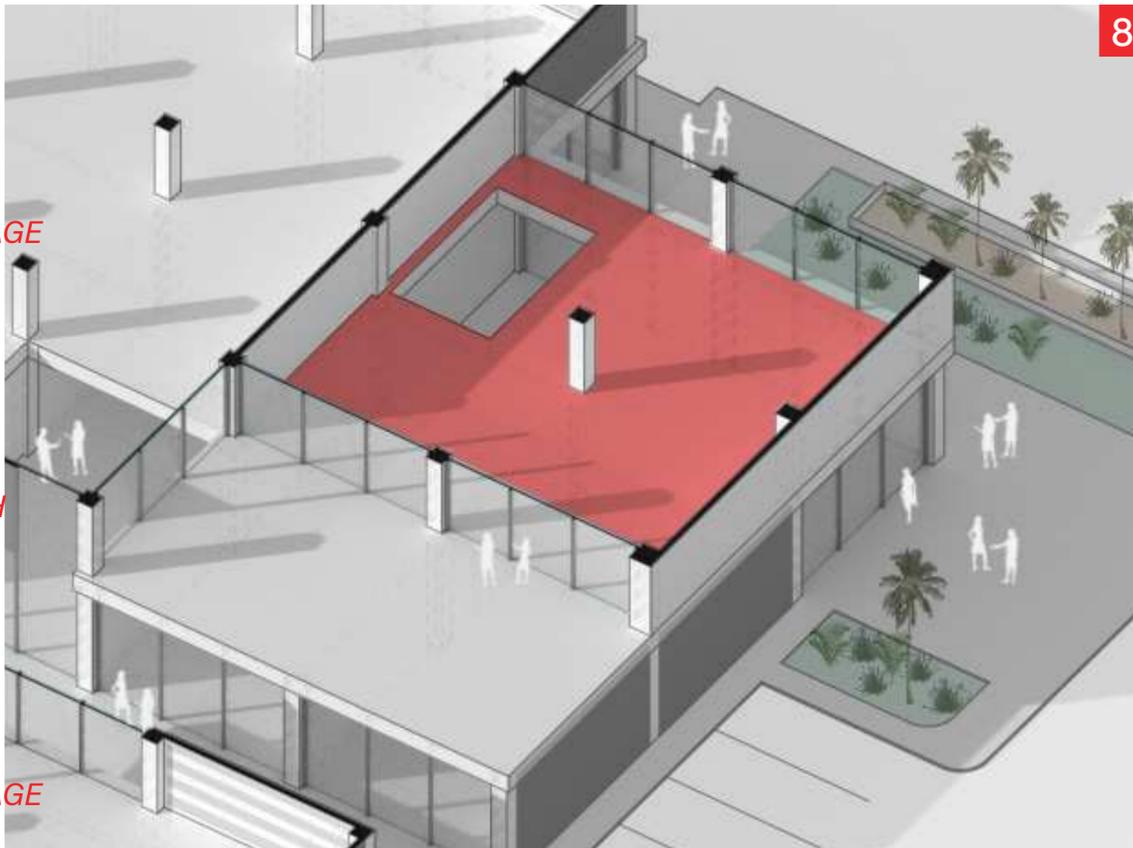
KEY SPACE

FOOD & BEVERAGE /
DRIVE THROUGH

8 PROGRAM: *FOOD & BEVERAGE*
AREA: *470 M²*
LEVELS: *GF + FF*
TERRACE: *YES*

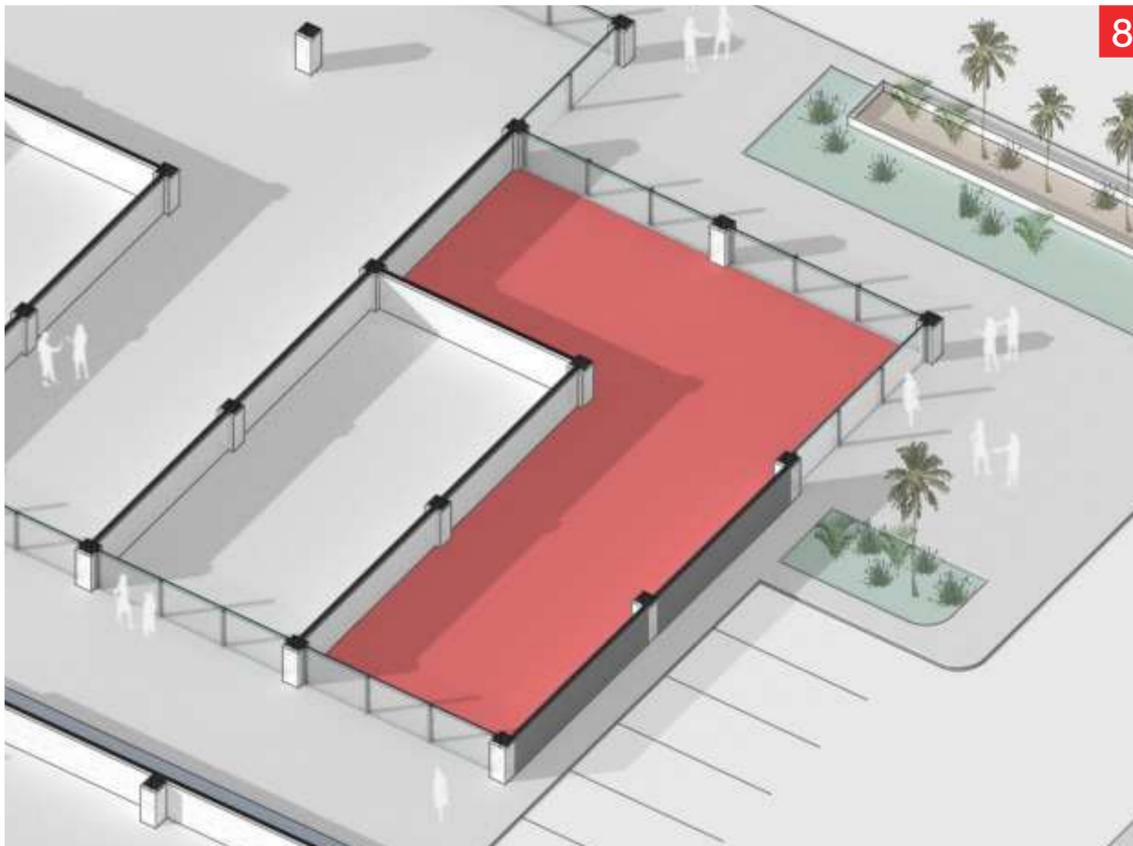
9 PROGRAM: *DRIVE THROUGH*
AREA: *48 M²*
LEVELS: *GF*
TERRACE: *NO*

10 PROGRAM: *FOOD & BEVERAGE*
AREA: *120 M²*
LEVELS: *GF*
TERRACE: *YES*



FF
230 M²

GF
48 M²



GF
240 M²

GF
120 M²



KEY SPACE

MIXED COMMERCIAL

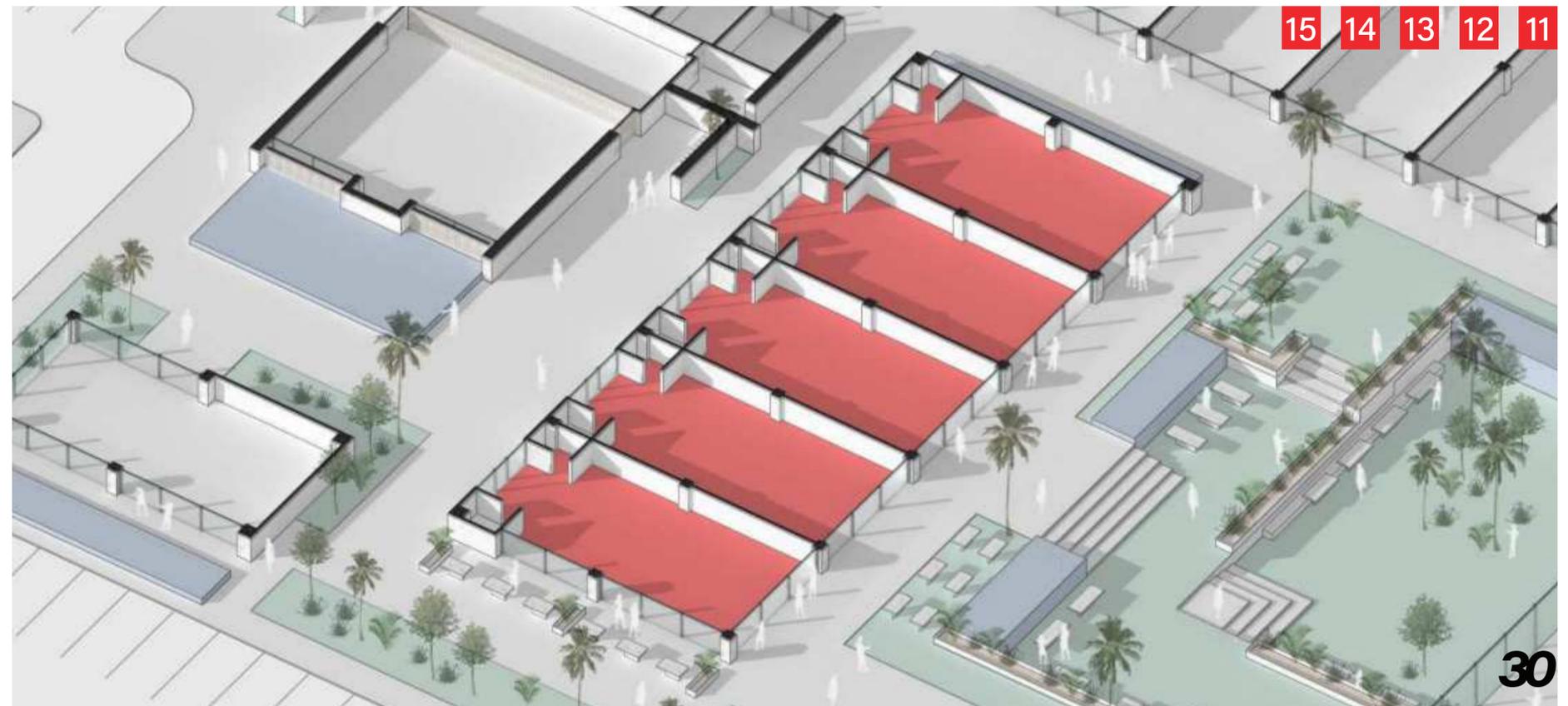
11 PROGRAM: *FOOD & BEVERAGE*
AREA: *184 M²*
LEVELS: *GF + FF*
TERRACE: *YES*

12 PROGRAM: *FOOD & BEVERAGE*
AREA: *182 M²*
LEVELS: *GF + FF*
TERRACE: *YES*

13 PROGRAM: *FOOD & BEVERAGE*
AREA: *182 M²*
LEVELS: *GF + FF*
TERRACE: *YES*

14 PROGRAM: *FOOD & BEVERAGE*
AREA: *182 M²*
LEVELS: *GF + FF*
TERRACE: *YES*

15 PROGRAM: *FOOD & BEVERAGE*
AREA: *182 M²*
LEVELS: *GF + FF*
TERRACE: *YES*



KEY SPACE

MIXED COMMERCIAL

16 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

17 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

18 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

19 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

20 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

21 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

22 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

23 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

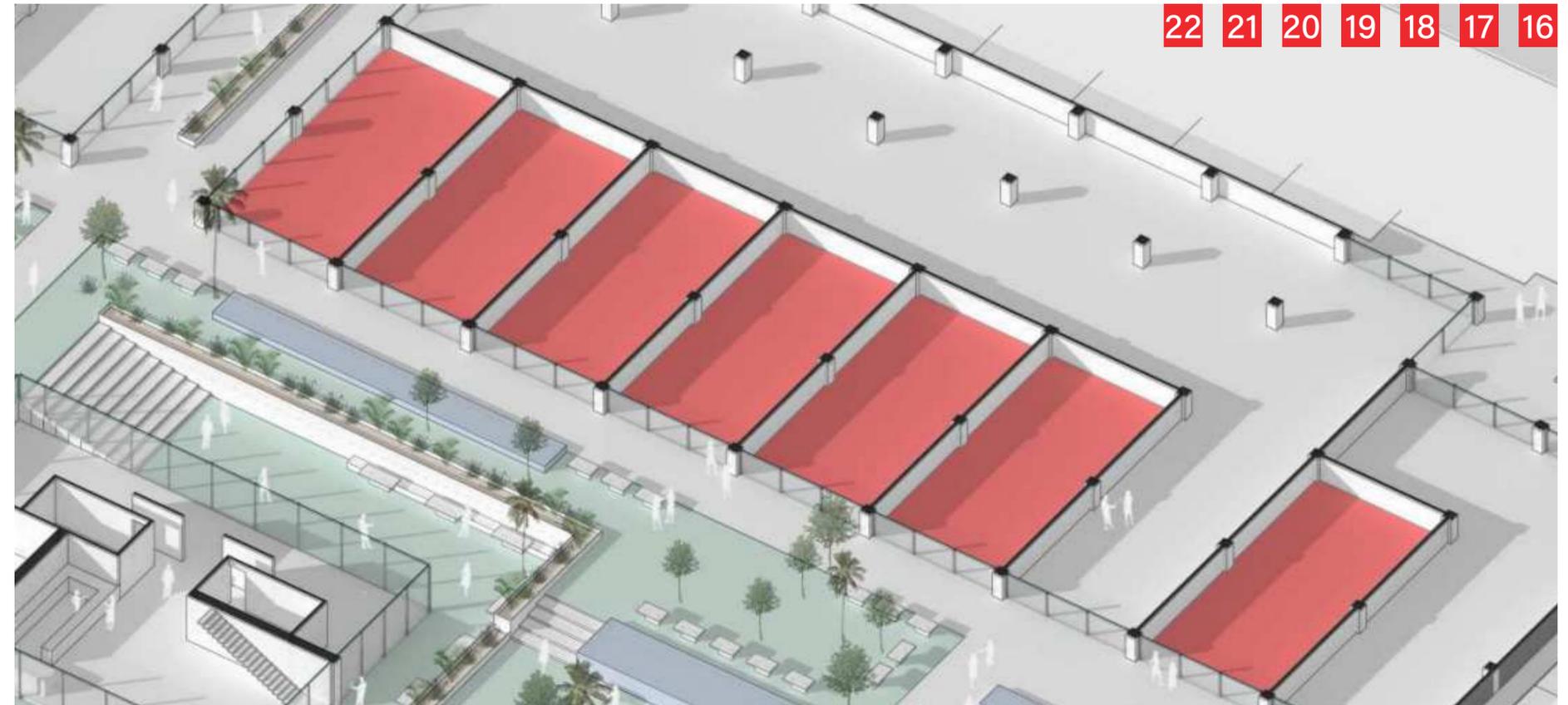
24 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

25 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

26 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

27 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO

28 PROGRAM: *MIXED COMMERCIAL*
AREA: 120 M²
LEVELS: GF
TERRACE: NO





ALSALAM GARDENS