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JEDDAH

TRANSFORMATION UNDER WAY

Jeddah's construction sector is experiencing a significant resurgence, driven by ambitious projects such as the Jeddah Tower and Jeddah Central Development as well as a focus on urban development in a bid to position the Red Sea port city as a global economic and cultural hub.



Jeddah's iconic waterfront, recently revamped with a 16,000-sq-m artistic painting on its pavement.

A SURGE of optimism has swept through Jeddah's construction industry following the recent award of a SR7.2-billion (\$1.9 billion) contract to resume work on the iconic Jeddah Tower, which once completed to its full height of 1 km, will claim the title of the world's tallest building.

The revival of this ambitious project has ignited hopes for the broader \$20-billion Jeddah Economic City development, which has also been on hold for several years. As construction on the tower resumes, attention has turned to the potential revitalisation of this visionary project.

In another significant development ear-

lier this year, the \$20-billion Jeddah Central Development, a massive urban development project, awarded contracts worth a combined \$3.2 billion for the construction of three of its four key components – a stadium, opera house and oceanarium – and infrastructure works.

Jeddah, a vibrant coastal city, is undergoing a significant transformation driven by ambitious construction projects. Apart from Jeddah Central, a number of cultural destinations are being developed as Saudi Arabia pushes ahead with its grand ambition to modernise and revitalise the historic Red Sea port city in a bid to position it as leading global economic and cultural powerhouse. These include the Historic Jeddah project, which saw the opening in June of teamLab Borderless Jeddah, a collaborative initiative between art collective teamLab and the Saudi Ministry of Culture. Like the Jeddah Central Development, Historic Jeddah project is being spearheaded by a subsidiary of Saudi Arabia's sovereign

Jeddah Airport City ... masterplanned by Chapman Taylor.



CONSTRUCTION work on Jeddah Tower (previously known as Kingdom Tower) has resumed following the reappointment of Saudi Binladin Group (SBG) as the main contractor for the building which is set to soar 1,000 m into the sky, making it the world's tallest skyscraper – beating the current record holder, the 828-m-tall Burj Khalifa in Dubai.

The agreement with SBG was signed in October by the developer of the project Jeddah Economic Company, a subsidiary of Kingdom Holding Company (KHC) – a Saudi conglomerate with interests in key sectors such as hotel management, real estate and equity. As per the contract, the tower should be completed by April 2028.

According to KHC, the total value of the contract is SR7.2 billion (\$1.96 billion) but of this around SR1.1 billion has been already paid to SBG for works previously completed on the tower.

Jeddah Economic Company will finance remaining construction of the tower through internal funding and banking facilities, it added.

Construction work on the Jeddah Tower had initially begun in 2009 with SBG serving as the contractor for the superstructure and was paused in 2018 due to the crackdown in Saudi Arabia.

The initial phase saw approximately one-third of the superstructure complete.

The building was designed by architect Adrian Smith, who also designed the current



tallest building in the world, the Burj Khalifa, as well as the Trump Tower in Chicago.

Functionally, Jeddah Tower will serve as a mixed-use complex, incorporating residential, commercial, and office spaces, including a Four Seasons hotel, and a sprawling outdoor balcony originally designed as a helipad.

At the top, the tower will boast the highest observation deck in the world, reached by a system of 59 elevators.

Comprising a total built-up area of 530,000 sq m, Jeddah Tower will be the centerpiece and first construction phase of the \$20-billion Kingdom City development near the Red Sea.

According to Adrian Smith & Gordon Gill Architecture (ASGG), Jeddah Tower's de-

sign is both highly technological and distinctly organic. With its slender, subtly asymmetrical massing, the tower evokes a bundle of leaves shooting up from the ground – a burst of new life that heralds more growth all around it.

Currently, work on 63 floors out of the total 157 has been completed. The infrastructure development for the entire first phase, spanning 1.3 million sq m, has been executed, containing essential amenities such as electricity, water, sewage, flood drainage, and high-speed internet connectivity, it stated.

The project will feature a high-performance exterior wall system that will minimise energy consumption by reducing thermal loads.



About one-third of the superstructure works have been completed on the Jeddah Tower.

In addition, each of Jeddah Tower's three sides features a series of notches that create pockets of shadow that shield areas of the building from the sun and provide outdoor terraces with stunning views of Jeddah and the Red Sea, according to the designer.

United Arab Aluminum Company (UAAC) is responsible for the facade works with Aluminium Products Company (Alupco) supplying the aluminium for the project.

The great height of Jeddah Tower necessitates one of the world's most sophisticated elevator systems, which are expected to be supplied by Kone, a global leader in elevators and escalators. The Jeddah Tower complex will contain 59 elevators, including 54 single-deck and five double-deck elevators, along with 12 escalators. Elevators serving the observatory will travel at a rate of 10 m per second in both directions. ■

wealth fund, the Public Investment Fund (PIF) and involves redevelopment of the city's historic Al Balad district.

Another ambitious development is the

Jeddah Airport City at King Abdulaziz International Airport (KAIA), the masterplan for which was created by the UK-headquartered Chapman Taylor, a global

practice of architects and masterplanners.

Jeddah also witnessed the revamp of its iconic waterfront with the inauguration of

RECORD SETTER

THE FOUR Seasons Private Residences is nearing completion in Jeddah, transforming the port city's skyline with its architecturally striking towers that are linked by the largest suspended bridges in the Middle East.

Construction has been completed on these bridges, which are set to earn a spot in the Guinness World Records. Spanning a staggering 60 m in length and perched 130 m above sea level, each bridge boasts eight floors and weighs a hefty 2,500 tons. This innovative design is expected to secure a place in the Guinness World Records upon completion.

Beyond the record-breaking bridges, the Four Seasons Private Residences – which has been designed by renowned architecture firm SOM – offers a haven of luxury living. The development comprises 249 luxurious guest rooms and suites catering to discerning travellers. Additionally, 21 ser-

vised apartments cater to both short- and long-term stays, while 76 private residences, including exclusive penthouses, provide opulent homes.

The interiors of these residences are designed to impress, featuring a tasteful blend of luxurious finishes and expansive living spaces. Residents can expect spa-inspired bathrooms, marble-clad interiors, and expansive outdoor terraces showcasing breathtaking vistas of the Red Sea.

“This project marks a turning point in architectural excellence and luxury living for Jeddah,” says Rasha Al Othaim, Head of Marketing and PR at Riyadh-based Midad Real Estate Investment & Development Company, the developer of the project. “It embodies Saudi Arabia’s vision for the future to create high-end mega-developments that redefine living environments.”

Al Othaim further highlights the project’s significance for Jeddah’s burgeoning tourism industry. “As Jeddah



The 60-m-long bridges extend over eight floors.

strengthens its position as a leading tourist destination and a gateway to the Holy Mosques, this development not only complements its role as a dynamic commercial hub but also adds a unique cultural tapestry that will attract visitors from around the world,” she adds.

The Four Seasons Private Residences Jeddah project

represents a significant expansion for Four Seasons Hotels and Resorts in Saudi Arabia, according to Bart Carnahan, President, Global Business Development and Portfolio Management for the hospitality group. “This project will be a perfect addition to our existing and future hotels in this important destination,” he adds. ■

the Roshn Waterfront, which is adorned with an artistic painting on the pavement. The 16,000-sq-m attraction, which captures the vibrant spirit and culture of Jeddah, has set a new Guinness World Record for the longest painting on pavement. Another record holder is the Jeddah Food Cluster, a major project aimed at transforming the city into a global business hub with an investment target of \$5.3 billion. Officially launched late last month, Jeddah Food Cluster is now recognised by Guinness World Records as the largest food park in the world by area, spanning 11 million sq m.

In addition, a landmark complex nearing completion is also eyeing this coveted recognition is Four Seasons Private Residences, a new architectural marvel that

boasts the largest suspended bridges in the Middle East (*see separate article above*).

Meanwhile, as the initial phase of Riyadh Metro is flagged off in the Saudi capital, the construction sector awaits the revival of the Jeddah Metro project for the kingdom’s second largest city. The MRT network will consist of 81 stations and 197 trainsets serving a 161.1-km network that extends all the way from the Obhur Creek area in the north to beyond Al Balad in the south, and from King Abdulaziz Road in the west to Amir Majed Street to the east.

AIRPORTS & PORT

King Abdulaziz International Airport (KAIA) has ambitious plans to develop Jeddah Airport City in partnership with the private sector. The Airport City is ex-

pected to play a key role in establishing KAIA as a global economic, transit, logistics, tourism, and business hub. Spearheading Phase One of the development is SARH Development Company (SARH), entrusted with the task of designing Jeddah Airport City into a 24/7 destination at the intersection of KAIA and Jeddah’s evolving urban expanse. According to Chapman Taylor, construction began in 2023 and is expected to be completed by 2028. The initial phase, set to conclude in 2026, includes the parking podium and lifestyle centre, a shopping district, a city terminal, creative offices, a university for culinary arts and hospitality, co-working space, co-retail space, restaurants, entertainment, and a 20,000-seat arena.

Meanwhile, expansion and upgrade



Jawharat Jeddah, a key lifestyle destination taking shape in Jeddah (see online version for details).

work is under way at King Abdulaziz International Airport, where a new aircraft fuel facility was inaugurated in October.

In May this year, Jedco, the operator of the airport, signed a series of agreements at the Future Aviation Forum to revamp facilities at the airport. These cover expansion and development of the cargo facilities, upgrade of the automated people mover (APM) system, installation of a new baggage handling system, development of a new inflight catering facility, enhancement of the oversized or overweight goods (OOG) system and transit baggage handling system (BHS) security system, development of a new inflight catering facility and recycling of waste and materials.

Alstom, a global leader in sustainable and green mobility solutions, has secured the contract to boost the capacity of the Innovia APM system at the airport.

Meanwhile, at Jeddah Islamic Port, EDECS, a key engineering and construction company, is working on a major infrastructure and road works contract from DP World for the development of the third stage of its Jeddah South Container Terminal. This project is aimed at increasing the port's container handling capacity and supporting the kingdom's maritime logistics and transportation strategy.

Dubai-headquartered DP World signed a 30-year build-operate-transfer (BOT) concession in late 2019 with the Saudi

The oceanarium ... a major component of Jeddah Central Development.



Ports Authority (Mawani) for the management and development of the port's South Container Terminal.

EDECS said its scope of work includes infrastructure work on a total of 100,000 sq m. On completion, the revamped terminal will see the container handling capacity increase from 2.4 million to 3 million TEUs.

REAL ESTATE

Early this year, Roshn Group, a leading real estate developer owned by PIF, broke ground on its most ambitious mixed-use development, Marafy, in Jeddah. The 11.8-million-sq-m, human-centric, mixed-use project marries the developer's signature 'new way of living' with an iconic urban canal – the first of its kind in Saudi

Arabia. The 11-km-long Red Sea-fed canal will add an exciting new dimension to Roshn's lifestyle, prioritisation of walkability, cyclability. On completion, Marafy will accommodate over 130,000 residents.

Roshn had last year awarded a contract worth SR690 million (\$188 million) to Saudi group PC Marine Services for the canal and bridge construction within the Marafy community (see Page 18).

PIF unit Al Balad Development Company (BDC) is currently engaged in revitalising the Jeddah's historic district in line with the plan to transform it into a heritage and tourism destination. The project, which covers an area of about 2.5 sq km, involves a total built-up area of 3.7 million sq m featuring 9,300 residences, 1,800 hotel rooms and about 1.3 million sq m of commercial space.

Among other real estate developments, Darco Real Estate Company has launched a SR485-million project in the Al Shati district of Jeddah in collaboration with Sedco Capital, a closed joint-stock company fully owned by Sedco Holding Group and Sahem Financial Platform, a Saudi group operating in the financial technology sector. Spanning a 20,000-sq-m area, the Jeddah waterfront development features 28 buildings with more than 500 residential units as well as recreational and sports facilities in addition to 600 parking lots. ■

Read more at www.gulfconstructiononline.com

PROJECTS AT A GLANCE

Package name	Owner	Status*	\$ Million **
Al Salama Hospital Development	Al Murjan Investment	Construction	266
Cardboard Production Plant (Fifth Paper Line)	Middle East Paper Company (Mepco)	E&P	474.5
Entertainment Complexes – Jeddah Obhur Entertainment Complex	Saudi Entertainment Ventures (Seven)	Construction	250
Four Seasons Jeddah	Midad Real Estate Investment and Development Company	Construction	480
Heart of Jeddah	Heart of Jeddah Development Company (HOJDC), KDC Limited (Kaizen)	Design	11000
Hidden Marina Wastewater Recycling Plant	Enowa, Neom	Project Announced	347
Jeddah 1st Industrial City Warehouses	Saudi Authority for Industrial Cities and Technology Zones (Modon)	Project Announced	
Jeddah Airport City	General Aviation Civil Authority (GACA), SARH Airport Development and Real Estate Investment	Construction	4500
Jeddah Central Project – Jeddah Central Stadium	Jeddah Central Development Company	Construction	1800
Jeddah Central Project – Oceanarium and Coral Farm	Jeddah Central Development Company	E&P	470
Jeddah Central Project – Opera House	Jeddah Central Development Company	E&P	500
Jeddah Central Project – Overview	Jeddah Central Development Company	Construction	20000
Jeddah Economic City – Overview	Jeddah Economic Company	E&P	20000
Jeddah Economic City – Phase 1 – Jeddah Tower	Jeddah Economic Company	E&P	2240
Jeddah Islamic Port Integrated Logistics Facility	CMA CGM SA, Saudi Ports Authority (SPA)	Project Announced	130
Jeddah Public Transport Program – (Scheme/Program)	Jeddah Development & Urban Regeneration Company (JDURC), Metro Jeddah Company	Design	12000
King Abdul Aziz International Airport (KAIA) Expansion – Overview	Matarat Holding, Presidency of Civil Aviation (PCA), Saudia Cargo	Construction	7200
King Abdul Aziz International Airport (KAIA) Expansion – Phase 2 – New Terminal	Matarat Holding	Feasibility Study	2000
Logistics Park	Agility Group, State Properties General Authority (SPGA)	Project Announced	116
Makkah Region Independent Strategic Water Reservoir (ISWR) – Makkah 3 (Jeddah)	Saudi Water Partnership Company (SWPC)	Design	400
Manufacturing Facility (Project Salam) – Overview	Nestle	EPC ITB	300
Manufacturing Facility (Project Salam) – Phase 1 – Infant Nutrition Food Manufacturing Facility	Nestle	EPC ITB	100
Marafy Mixed-Use Development – Al Arous Housing Development – Overview	Roshn	Construction	5300
Marafy Mixed-Use Development – Al Arous Housing Development – Phase 1 – Residential Development	Roshn	Construction	250
Marafy Mixed-Use Development – Overview	Roshn	Design	5000
Mogan Village	Ministry of Housing	Project Announced	600
Neuroscience, Rehabilitation, and Post Acute Care Hospital (HEAL)	Dr Soliman Fakeeh Hospital (DSFH)	Design	122.6
North Jeddah 1 Independent Sewage Treatment Plant (ISTP)	Saudi Water Partnership Company (SWPC)	Design	75
North Jeddah Hospital	Dr Sulaiman Al Habib Medical Group (HMG)	Construction	451
Obhur Park	Ministry of Housing	Project Announced	1000
Obhur Residential Scheme – (Scheme/Program)	Rayadah Investment Company	Construction	2500
Obhur Suspension Bridge	National Center for Privatization & PPP (NCP)	Feasibility Study	1200
Obhur Waterfront Mixed-Use Development	Cayan Group	EPC ITB	320
Qiddiya Coast	Qiddiya Investment Company (QIC), Saudi Public Investment Fund (PIF)	PMC	300
Qiddiya Entertainment City – Southwest Transport Hub	QIC	Project Announced	
Sadayem Suburb	Ministry of Housing	Project Announced	1000
Security Forces King Abdullah bin Abdulaziz Jeddah Medical City	Ministry of Interior	Construction	6700
Sumou Towers	Sumou Holding Company	Construction	533
Surgical Tower Expansion	DSFH	Design	106.6

* E&P = Engineering and procurement; EPC ITB = Engineering, procurement and construction invitation to bid; FEED = Front-end engineering and design; PMC = Project management consultancy



Consultant	Contractor	Start date	End date
Al Murjan Development	Arabian Murjan Contracting Company (AMCC)	2014-Q1	2024-Q4
AFRY	JM Voith SE & Company KG	2024-Q2	2026-Q4
Parsons	Shapoorji Pallonji & Company	2020-Q1	2025-Q4
Engineering Consultants Group (ECG)	Al Hashimiah Establishment for Trading & Contracting (Hatco)	2015-Q1	2025-Q1
-	-	2012-Q1	2034-Q4
-	-	2024-Q1	2027-Q1
-	-	2023-Q1	2026-Q4
-	-	2015-Q1	2028-Q4
-	China Railway Construction Corporation (CRCC)	2017-Q3	2027-Q1
-	Modern Building Leaders (MBL)	2017-Q3	2030-Q1
-	MBL	2017-Q3	2027-Q3
-	CRCC, MBL	2017-Q3	2030-Q4
Bechtel, Al Handasah, EC Harris, Mace, Omnium	Saudi Binladin Group (SBG)	2007-Q3	2025-Q4
Bechtel, Al Handasah, EC Harris, Mace, Omnium	SBG	2007-Q3	2028-Q2
-	-	2022-Q1	2025-Q1
Aecom	-	2010-Q2	2033-Q4
Dar Al Handasah, Naco Al Mabani, Murray & Roberts	Samwhan Corporation, Saudi Airlines Catering Company, SBG	2005-Q1	2030-Q4
-	-	2023-Q2	2031-Q4
-	-	2022-Q4	2025-Q1
-	-	2019-Q1	2026-Q4
-	-	2024-Q1	2030-Q1
-	-	2024-Q1	2025-Q4
-	ABR Contracting	2020-Q4	2030-Q4
-	ABR Contracting	2020-Q4	2025-Q4
-	-	2023-Q3	2026-Q4
-	-	2020-Q1	2025-Q4
-	-	2024-Q3	2026-Q4
-	-	2019-Q1	2027-Q4
-	HMG	2018-Q1	2024-Q4
-	-	2020-Q1	2025-Q4
KEO International Consultants	Mapa Construction & Trading Company	2009-Q1	2030-Q4
Figg	-	2014-Q2	2025-Q4
-	-	2017-Q1	2027-Q4
Jacobs	-	2021-Q3	2025-Q4
-	-	2024-Q4	2027-Q1
-	-	2023-Q3	2026-Q4
Dar Al Handasah	ABV Rock Group	2011-Q1	2025-Q4
CIMS Project Management Consultancy	Buna	2007-Q1	2025-Q4
-	-	2024-Q3	2027-Q3

** List includes projects worth over \$75 million only.

Source: DMS Projects



The oceanarium will offer visitors a close look at the Red Sea's marine life and highlight biodiversity conservation efforts.

WITH the award of contracts worth a total of SR12 billion (\$3.2 billion) early this year, Jeddah Central Development Company (JCDC) has flagged off the main construction work on three of the four key components of its massive Jeddah Central project.

The ambitious development, which is backed by Saudi Arabia's Public Investment Fund (PIF), is a key initiative to position the Red Sea coastal city of Jeddah as a global tourism and cultural hub.

The four contracts awarded in February this year cover the construction of the project's three main attractions – a stadium, an opera house, and an oceanarium – as well as Phase One infrastructure and utilities.

The project's infrastructure and utilities contract was awarded to China Harbour Engineering Arabia, JCDC said. The works will support Jeddah Central's vision to revitalise Jeddah's heritage while showcasing its contemporary culture, with aims to attract global tourists to the Saudi city.

Modern Building Leaders Company secured the contracts to build both the oceanarium and the opera house. The

Jeddah Central's key modules taking shape



Officials sign the deal for the construction of the stadium.

oceanarium is intended to offer visitors a close look at the Red Sea's marine life and highlight biodiversity conservation efforts, while the opera house will feature three

auditoriums built to international standards and serve as a venue for cultural events, cementing Jeddah's position as a creative hub.

The stadium, awarded to a consortium led by China Railway Construction Corp's Saudi branch and Sama Construction for Contracting, will accommodate 45,000 spectators, conform to FIFA specifications, and host international and local sporting events.

The fourth key component is a museum. JCDC had last year signed up British firm Heatherwick Studio to transform a decommissioned desalination plant into an industrial museum. Set to open in 2028, the museum will chronicle the industrial history of Jeddah, with exhibits on desalination processes and facilities for

artists. Heatherwick Studio's design aims to turn the plant's turbine hall into an exhibition space and establish a creative mar-



Modern Building Leaders is responsible for the construction of the opera house.

ketplace for local artists.

The Jeddah Central project, which will span 5.7-million-sq-m plot of land overlooking the Red Sea, aims to establish a global destination with an architectural design inspired by the historical identity of Al-Balad district, reflecting the port city's unique cultural and urban heritage. The destination will comprise six complementary districts: a Beach, Leisure and Lifestyle District; a Sports Park District, housing a comprehensive sports village; the Wellness District; a Cultural and Creativity District blending art and culture; a Marina District offering a global attraction with a unique local touch; and finally, the Central District, representing the pulsating heart of Jeddah Central.

Apart from the four key components, the destination will offer a 9.5-km waterfront, a 2.1-km sandy beach, a marina, restaurants, resorts, more than 2,700



Jeddah Central project spans a 5.7-million-sq-m plot of land overlooking the Red Sea.

hotel rooms, and approximately 17,000 residential units. JCDC expects the first phase of the development to open to visitors by 2027, with Phase Two scheduled for completion in 2030.

The first phase development is located in the heart of Jeddah, between Al-Salam Royal Palace and a water desalination plant.

In a separate development, JCDC has recently signed an agreement with International Hotel Investments to establish a Corinthia hotel within the Marina District. The marina will offer berthing for local and international yachts, and is expected to include retail outlets, restaurants, and cafes. ■



An artist's renderings of the industrial museum and the sports stadium ... key components of Jeddah Central.

Roshn pushes ahead with Western Province projects

Spanning 4 million sq m, AlArous community will feature 18,000 homes.



SAUDI Arabia's ambitious vision for residential communities in its Western Province is taking shape, with Roshn, the kingdom's primary multi-asset developer, spearheading transformative projects that will redefine urban living. From the sprawling AlArous community in Jeddah to Marafy which will be built around an iconic manmade canal, Roshn is reshaping the landscape and setting new standards for sustainable development.

AlArous, Roshn's first community development in the kingdom's Western Region, is making significant strides since its launch in mid-2022. The project will be carried out over three phases.

Over 70 per cent of its Phase One's infrastructure is complete, paving the way for the delivery of the first homes by the end of 2025. When complete, this expansive community, spanning 4 million sq m, will feature 18,000 homes and host over 300 amenities, including schools, retail centres, restaurants, mosques, health centres and parks. AlArous will also boast Roshn's signature focus on lifestyles and quality of life, and provide parks, pedestrian walkways, bicycle paths and electric vehicle charging.

Roshn is working with contractor Saudi Pan Kingdom Company (Sapac) on the primary and secondary infrastructure for the entire AlArous project, including phases one, two and three. For Phase One, the mass grading is complete, as are the



More than 70 per cent of the work on the infrastructure of AlArous community's first phase has been completed.



The first homes of AlArous community are expected to be delivered by 2025-end.

deep sewers, the deep storm water systems and potable water. The primary substation is being built by AlGihaz and the water tank is being built by Astra Contracting.

Given this is Roshn's largest project to date in the Western Province and one of the largest projects under construction in Jeddah, the developer has worked through issues such as the project's scale and the supply chain. Roshn says it has worked hand-in-hand with its supplier base to overcome any hurdles in the project's development.

Roshn's strategic partnership with Sapac ensures efficient infrastructure development, while the adoption of building information modelling (BIM) streamlines the construction process.

The project will use precast concrete to accelerate its timeline for completion. Regarding amenities, the project is full turn-key and will include a host of services to make it a community that can offer everything to its residents, says Roshn.

The strong demand for AlArous is evident, with over 80 per cent of Phase One homes already sold, including to expatriates holding premium residency, and the company expects that Phase One will be fully sold out by the end of the year.

Meanwhile, Marafy, a mixed-use development in north Jeddah, is gaining momentum with the groundbreaking of its 11-km canal, which extends alongside the AlArous community project. This iconic waterway will serve as the centerpiece of the thriving community, attracting 130,000 residents and offering a diverse range of retail and commercial spaces.

Once complete, Marafy's canal will provide a waterfront comparable in size to those of Chicago in the US, or central London, transforming the north of this historic city that has been welcoming traders and travellers for centuries with a new landmark and signature attraction, according to Roshn.

A SUSTAINABLE FUTURE

Roshn says it is committed to creating sustainable and livable communities. When completed, both AlArous and Marafy will be connected to each other and the rest of Jeddah seamlessly by an intermodal transport system comprising water taxis, bus lines, a dedicated metro Red Line station, and a direct canal link to the King Abdulaziz International Airport.

These transportation links will not only



Excavation work is currently under way on Marafy's 11-km canal.

make living in the area more convenient, but they are also designed to reduce carbon emissions and make the city greener and more sustainable. AlArous has itself been planned to have a 4-km central spine planted with trees. This landscaped pedestrian boulevard will connect the whole community and link Marafy. All of AlArous's neighbourhoods are pedestrian-friendly, with narrow roads that are deliberately narrow to slow local traffic ensuring peace and safety.

Additionally, the development of pedestrian-friendly neighbourhoods, green spaces, and electric vehicle charging stations underscores Roshn's dedication to environmental responsibility, the company adds.

OTHER WESTERN PROVINCE PROJECTS

Elsewhere in the Western Province,

Roshn is embarking on another transformative project: AlManar, which will bring a new concept of living to the city as the first integrated community to be launched in Makkah.

A 21-million-sq-m development, AlManar will redefine urban living in Makkah with its 33,000 homes and integrated community concept. Groundbreaking is expected before the end of the year.

Roshn has been expanding its sphere of operations beyond its core residential offerings and in line with this, unveiled its new brand identity during Cityscape Global last month. Its expansion into new sectors, such as education, healthcare, and logistics, further solidify its position as a leading developer. As Roshn continues to evolve, the company is expected to launch more groundbreaking projects and initiatives in the Western Province and beyond. ■



Marafy ... a mixed-use development in north Jeddah to be built along a canal.



Mattex has supplied to significant projects across Saudi Arabia.

Mattex thrives on surging demand

JEDDAH-BASED Mattex, a leading provider of polymer-based synthetic materials, is aligning its operations to capitalise on the surge in demand driven by the kingdom's mega projects while maintaining its international market position.

The company has been actively involved in several high-profile projects across the kingdom, including sports field development, landscape enhancements, and infrastructure projects.

To meet the increasing demand, Mattex is optimising its production capacity

and supply chains “while actively pursuing significant expansions to scale operations and modernise its capabilities”, Fayeze Ali Al Malki, CEO of Mattex, tells *Gulf Construction* in an exclusive interview.

Mattex's manufacturing facility in Jeddah plays a pivotal role in its global operations, enabling the company to serve diverse markets efficiently. The company is now actively investing in expanding and modernising this facility to further strengthen its position as a global leader in the industry.

Looking ahead, Mattex envisions a key role

in shaping Saudi Arabia's future, contributing to the country's Vision 2030 by providing sustainable and innovative solutions.

“Mattex envisions transforming Saudi Arabia's arid landscapes into sustainable green spaces, aligning with the kingdom's ambitious Vision 2030. By providing environmentally-friendly artificial grass, we significantly reduce water consumption while contributing to greener, more vibrant urban areas,” Al Malki states.

The company is focused on reducing its environmental impact and developing eco-friendly products, while also addressing global challenges such as microplastic regulations and certification requirements. *Excerpts of the interview with Fayeze Ali Al Malki:*

What are the most notable projects Mattex has been involved in within Jeddah and the wider Saudi region over the past year?

The company has played a pivotal role in several significant projects across Saudi Arabia, demonstrating its expertise in various sectors. These include the development of sports fields, such as football stadiums, cricket pitches and public parks, contributing to the country's growing recreational infrastructure.

In the Red Sea region, the company has been involved in landscape enhancements and green space development, supporting the transformation of the area into a sustainable hub. Additionally, the company has undertaken critical geosynthetics projects, such as reinforcing roads and bridges and contributing to dam construction to enhance water management and infrastructure durability.

The education sector has also benefited from its expertise, with the installation of sports fields for schools across the country. ■

Read more at www.gulfconstructiononline.com



The Jeddah facility's advanced capabilities and strategic location enable Mattex to cater to diverse markets efficiently.