

# Gulf Construction

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## SAUDI ARABIA

EXCLUSIVE INTERVIEWS WITH  
RED SEA GLOBAL AND ROSHN



The Red Sea project has made impressive progress over the past year.



# TARGET DRIVEN

**Saudi Arabia's construction industry is booming, as it pushes ahead with tourism, housing, and urban developments to achieve its Vision 2030 goals. The kingdom is now taking a focused approach to the development of its giga-projects like Neom, The Red Sea Project, and Diriyah, while seeking to attract global investment and talent to propel its ambitions.**

**S**AUDI Arabia is undergoing a momentous economic transformation, capturing global attention with its ambitious developmental projects. The kingdom's landscape is being enriched with mega-projects that are steadily marching towards completion while fresh initiatives continually emerge, cementing its status as the focal point of the construction industry worldwide.

While eye-catching projects – such as the New Murabba and the anticipated 2-km tower in Riyadh – make the headlines, the focus has shifted towards implementation. Across all construction sub-sectors – be it hospitality, housing, industry or utilities – exponential growth is witnessed as Saudi Arabia races towards achieving its tourism, housing, and urban development objectives. As the spotlight shifts towards realising projects aligned with the kingdom's Vision 2030, no effort is spared in

attracting the best minds, machinery and manpower to materialise its visionary aspirations.

There have been reports recently regarding the scaling down of Neom's groundbreaking project, The Line, a revolutionary 170-km development extending from the Red Sea coast. However, Neom has just silenced doubters by securing a SR10-billion (\$2.7 billion) financing facility, demonstrating global confidence in the giga-project, while its Chief Operating Officer issued an update on The Line to refute these media reports.

Saudi Arabia's construction market now leads the Middle East and North Africa, boasting an estimated value of \$70.33 billion in 2024, with projections soaring to \$91.36 billion by 2029, according to a market intelligence report by International Trade Administration of the US.

The country accounts for more than half of the contracts (52.2 per cent) awarded

in the GCC region during Q1-2024 with the total value aggregating to \$23.5 billion against \$19.1 billion in Q1-2023, shrugging off underwhelming GDP growth projections by the IMF, says a Kamco Invest report.

Supported by the astute Public Investment Fund (PIF), the kingdom's sovereign wealth fund, monumental projects like Neom, a \$500-billion avant-garde city in the northwest of the kingdom; The Red Sea Project, a \$23.6-billion eco-conscious luxury tourism venture on the Red Sea coast; Diriyah, the \$63.5-billion redevelopment of Riyadh's ancient city; and Qiddiya, a \$9.8-billion entertainment and leisure hub, demonstrate awe-inspiring progress.

Beyond traditional core elements, the industry embraces cutting-edge technologies including 3D printing, modular and prefabricated construction, building information modelling (BIM) software, In-



Massive developments are under way at Qiddiya city.



Excavation work in progress at Sharaan Resort in AIUla.

ternet of Things (IoT) integration, smart devices, as well as augmented and mixed reality applications.

### TARGETED APPROACH

After being aggressive on all fronts of project development, recent reports have shown a change in strategy for the kingdom wherein it is expected to have a more focused approach. For instance, there is a renewed emphasis on completing modules at the marina within The Line, an integral component of the Neom city project. Additionally, on the funding front, external sources, including debt issuance by various project stakeholders, are anticipated to

play a significant role.

The Kamco Invest report underscores the acceleration of Vision 2030 initiatives, reflected in the expedited pace of project allocations. A prime example is the \$1.8-billion contract awarded by the Jeddah Central Development Company to the China Railway Construction Corporation for the construction of the Jeddah Central Stadium. This award is part of four projects granted by the company in Q1-2024, with a combined estimated value of \$3.2 billion, says the report.

Given its far-reaching ambitions, Saudi Arabia is unlikely to reduce project spending in 2024 despite the annual budget

seeing a decline in expenditure compared to the actual estimate of 2023 spending, which has been put at SR1.28 trillion, according to Jadwa Investment, a leading investment management and advisory firm in the Mena region.

“Project activity is gathering pace and the recent award of the 2030 World Expo will only add to this momentum. In addition, project input costs (both labour and material) are rising and it will be difficult for the government to reduce capex next year (2024). Moreover, there does not seem to be any pressing need to do so, with both public sector savings and debt headroom substantial,” said Jadwa Investment.

Riyadh’s winning of the bid to host the 2030 World Expo is expected to inject a substantial economic boost of \$94.6 billion into the nation’s capital, with an estimated 40 million visitors expected during the six-month exhibition, and the 2034 FIFA World Cup in Saudi Arabia promises further momentum for the country’s tourism goals, said the report.

### MEGA PROJECTS

Most of Saudi Arabia’s 15 giga-projects have made significant progress. The largest of them, the \$500-billion Neom has unveiled plans for some 10 new tourist destinations since last October, while work



Treyam ... one of the 10 new tourist destinations unveiled at Neom.

# LARGEST DOWNTOWN: Earthworks under way



The Mukaab ...  
centrepiece of the New  
Murabba development.  
BELOW: Dynamic  
compaction work under  
way on site.



**EARTHWORKS are under way on the New Murabba Development, Riyadh's proposed new downtown following the appointment of China Harbour Engineering as the contractor for the first phase of excavation works required for the basement structures underneath the Mukaab, an iconic cubic-shaped structure, and surrounding podiums at the ambitious giga project.**

New Murabba, the world's largest modern downtown coming up in Riyadh, covers an extensive range of asset classes, comprising residential, hospitality, leisure, retail, commercial and community amenities. The 19-million-sq-m mixed-use development has already made progress having excavated 5 million cu

m of earth on the project.

The exterior envelope of Mukaab, which means cube in Arabic, shrouds an internal skyscraper. It will also include first-of-its-kind hospitality, F&B and retail facilities. The Mukaab features the latest innovative technologies and will be one of the largest built structures in the world at 400 m high, 400 m wide, and 400 m long, taking a cubic shape to ensure ultimate utilisation of space.

New Murabba is located at the intersection of King Salman and King Khalid roads to the northwest of Riyadh and set to accommodate hundreds of thousands of residents. It will offer more than 25 million sq m of floor area, 104,000 residential units, 9,000 hotel rooms, 980,000 sq

m of retail space, 1.4 million sq m of office space, 620,000 sq m of leisure assets, and 1.8 million sq m of community facilities.

The developing company, New Murabba Development Company (NMDC), a fully-owned subsidiary of Saudi sovereign wealth fund PIF (Public Investment Fund), has over the past year made a number of significant appointments. Aecom, a leading infrastructure consulting firm, has been signed up to provide project management consultancy services for all buildings across the New Murabba masterplan, while AtkinsRéalis was earlier ap-

pointed to design the masterplan. As per the deal, AtkinsRéalis will also be involved in shaping The Mukaab. The contract with Aecom, however, excludes The Mukaab – with Turner Arabia, a leading construction management consultancy, selected to take on the responsibility for that landmark.

Meanwhile, Bechtel will provide PMC services for the masterplan and site-wide infrastructure of the project. ■

continues on multiple fronts on its key components – the luxury island destination Sindalah, the snow-capped mountain destination Trojena, the revolutionary linear city The Line, and the advanced industries hub Oxagon (see Pages 16–20).

The Diriyah redevelopment has seen the popularity of its dining destination Bujairi

Terrace grow since it was opened in late 2022. The ambitious project has, over the past year, unveiled plans for cultural destinations such as an opera house and a 20,000-seat Arena, followed by the most recent launch of Zallal, its inaugural versatile commercial office and retail project, slated to debut in the Bujairi District (see Pages 26–27).

Similarly, Qiddiya, Saudi Arabia's emerging entertainment hub, is evolving to be an adrenaline-pumping and gaming destination, which has newly unveiled plans for a Speed Park racetrack and the Dragon Ball theme park, having earlier announced its intention to set up a Gaming and Esports District (see Pages 22–24).



**The Rig, a world-first tourism destination on an offshore oil platform.**

Two of the four mega projects launched by Saudi Arabia's King Salman bin Abdulaziz Al Saud in 2019 in Riyadh, King Salman Park and Sports Boulevard, have been making headway as part of Riyadh's drive to position itself among the most liveable cities and increase its greenery.

Saudi Arabia is also taking the lead in terms of greening initiatives, and has embarked on a plan to plant 10 billion trees under the Saudi Green Initiative, a project spearheaded by His Royal Highness Prince Mohammed bin Salman bin Abdulaziz Al Saud, Crown Prince, Prime Minister, and Chairman of the Higher Committee for

the Saudi Green Initiative.

Planting 10 billion trees amounts to one per cent of the global greening target and 20 per cent of the Middle East Green Initiative's afforestation target of planting 50 billion trees across the region.

Meanwhile, excavation work has been launched on Riyadh's new downtown area – the largest of its kind in the world – New Murabba, which will be anchored by the iconic cube-shaped landmark, the Mukaab (*See Page 9*).

Hazy details have also emerged of the kingdom's plans to build 2-km-high megatall tower – more than double the height of the world's tallest building Burj Khalifa

in Dubai – as part of an 18-sq-km master-planned development to the north of Riyadh.

The current contender for the title is the 1,000-m-plus Jeddah Tower, work on which is widely expected to resume soon with the selection of the main contractor for the project (*See Page 13*).

Back at the Red Sea coast, The Red Sea Project has opened to tourists with its airport now receiving flights from key regional destinations and two of its resorts hosting guests. Upon completion in 2030, The Red Sea destination will comprise 50 resorts, offering up to 8,000 hotel rooms and more than 1,000 residential properties across 22 islands and six inland sites (*see Pages 31–33*). Its developer Red Sea Global (RSG) is also developing another regenerative tourism destinations Amaala, also on the Red Sea coast, which will include a number of hospitality and wellness resorts.

Saudi Arabia, in fact, is expected to deliver 320,000 new hotel rooms – with a development cost of \$37.8 billion – by 2030 as part of its unprecedented investment in infrastructure, tourism transformation and real estate, according to leading real estate consultancy Knight Frank.

The country aims to more than treble its current number of hotel keys in line with Vision 2030, with a plethora of new ho-



**The Islamic Village which will be part of the Rua Al Madinah development in Madinah.**

tels, resorts and tourist attractions scheduled to open in the next six years, says the leading real estate consultancy.

Saudi Arabia has surpassed its initial tourism target of 100 million annual visitors seven years ahead of schedule, with 77 million domestic travellers and 27 million international tourists in 2023. The new target is 150 million annual visitors by 2030: 80 million from within the country and 70 million from abroad.

Some 27 million pilgrims visited the country in 2023 – almost treble the pre-Covid number of 10 million. The number of Umrah performers from abroad skyrocketed to a record-breaking 13.56 million, exceeding the 2023 target of 10 million and nearly doubling a baseline of 6.2 million. Around 221,000 new hotel rooms are planned for Makkah and Madinah.

## AIRPORTS

A key enabler in achieving these high tourist numbers will be the kingdom's aviation infrastructure. In line with this, Saudi Arabia has confirmed its determination to push ahead with the mega King Salman International Airport project in Riyadh, with the appointment of British engineering consultancy Mace as the lead consultant providing project management, design management, cost consultancy and procurement services on the massive development.

On completion, the airport will be the world's largest spread over a sprawling 57-sq-km area with six parallel runways. It will also include the existing terminals



**King Salman International Airport ... designed to be the world's largest airport project.**

at King Khalid International Airport in addition to 12 sq km of airport support facilities and other logistics real estate. The airport aims to accommodate up to 120 million passengers by 2030 and once fully operational, it will boast a capacity of 185 million passengers by 2050 annually.

For the giant airport project, Saudi authorities had sealed deals with a host of top global players in the airport construction sector. Its masterplan was designed by British architect Foster + Partners, while US-based Jacobs handled the infrastructure design. The new airport aims to achieve LEED Platinum certification by incorporating cutting-edge green initiatives into its design and will be powered by renewable energy. It will also have a dedicated terminal for the country's national carrier, Saudia.

Another key development in the aviation sector is the Abha International Airport in the Aseer region. The project is expected to be carried out with the participation of the private sector. Matarat Holding Company – which manages the kingdom's airports and monitors the operations of 27 airports in the country through its subsidiaries – and The National Center for Privatization & PPP (NCP) had invited expressions of interest (EOI) from leading companies for the development of the facility, which will cover an estimated area of 4.6 sq km, and be implemented in two to three phases.

Under Phase One, a new terminal building will be set up on a total area of 69,400 sq m by 2028, followed by its expansion to 73,200 sq m in the second phase. Once completed, the Abha airport will be able to accommodate eight million passengers by 2030, increasing gradually to more than 13 million passengers by 2054.

Work is also in progress on the Red Sea International Airport which will serve the regenerative tourism destinations of Red Sea Project and Amaala.

Meanwhile, Egis, a global player active in the consulting, construction and engineering sectors, said it has secured two major contracts from Saudi Arabia's Royal Commission for AIUla to undertake several projects related to the development of the private aircraft terminal, otherwise known as a fixed based operator (FBO), at AIUla's International Airport.

## HOUSING

On the social housing front, more than 66,000 Saudi families have received their



**The proposed opera house in Diriyah ... designed by Snøhetta.**

# TALLEST TOWER: Contract awaited

NEWS is still awaited on the outcome of the bidding process to restart construction works on the Jeddah Tower project, which was proposed to be the world's tallest tower with a design height of 1,000-plus m, taller than Dubai's Burj Khalifa by more than 172m.

It is the centrepiece of the Jeddah Economic City development. The project's first phase, which includes the main tower, covers an area of 1.5 million sq m.

A consortium of Saudi contractor El Seif Engineering and Beijing-based China State Construction Engineering Corp is reported to be the frontrunner for the contract to build the tower, an ambitious project by the Kingdom Holding Company.

Besides the El Seif consortium, bidders for the project include Lebanon's Consolidated Contractors Company (CCC); and Kuwait's Mohammed Abdulmohsin Al

Kingdom Tower ... centrepiece of the Jeddah Economic City.



The Kingdom Tower was one-third complete when work stopped in 2018.



Kharafi & Sons with support from international partners.

Kingdom Holding Company CEO Talal Ibrahim Al-maiman confirmed to Meed that bids have been submitted and a contract award is expected imminently.

El Seif, one of Saudi Arabia's most active contracting companies, was the contractor for the Kingdom Centre in

Riyadh. Last year, the Public Investment Fund (PIF) had acquired a 25 per cent stake in the firm to support its growth, stated the report.

The Riyadh-based contractor has a working relationship with China State, with the two companies delivering projects in the kingdom, including the Diriyah development in Riyadh, it added.

The developer Jeddah Economic Company (JEC) had sought bids by the end of last year from 14 leading construction groups to complete the project, according to reports.

Jeddah Tower will be the first skyscraper in the world to reach a height in excess of 1 km (168 floors from the ground). The construction work for the tower's superstructure, which began in the early 2010s with the local Saudi Binladin Group (SBG) as the contractor, is one-third complete. ■

new homes since the launch of Vision 2030 eight years ago, and more than 24,000 new housing units were given the go-ahead by

the end of August last year. The percentage of citizens owning their homes has reached 63.74 per cent, surpassing the 2023 target

of 63 per cent, a significant progress from a baseline of 47 per cent, with the ultimate Vision 2030 goal set at 70 per cent.

The PIF-backed Roshn Group, which was set up with the mandate to boost the home-ownership levels in the kingdom, has played a key role in boosting these numbers. Roshn continues to make the headlines with new community developments in multiple regions of the kingdom – the most recent having been in Makkah and Dhahran. The national developer has embarked on plans to build more than 150,000 homes to date across the kingdom, having launched seven residential and mixed-use projects in four key regions – Riyadh, Jeddah, Eastern Province and Makkah, with expansion planned into further regions (see Pages 28–30). ■



Jeddah Central Project's new opera house ... being built by Modern Building Leaders.

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# SAUDI ARABIA AT A GLANCE

Package name	Owner	Status*	\$ Million **
200 GW Solar Venture – (Scheme/Program)	Saudi Arabian Public Investment Fund (PIF), SoftBank Group	E&P	200,000
Al-Faisaliah City	Makkah Region Development Authority (MRDA)	Design	10,000
Al Widyan Development – Entertainment Complex	Al Akaria Saudi Real Estate Co (Sreco)*, Arabian Dream	Project Announced	5,000
Alnama Smart City	URB	Project Announced	13,300
Al-Ula Development – Overview	Afalula, Royal Commission for Al-Ula	Construction	20,000
Dar Al-Hijrah Development	PIF	E&P	18,700
Diriyah Gate – Overview	Diriyah Gate Development Authority (DGDA)	Construction	62,500
Heart of Jeddah	Heart of Jeddah Development Company (HOJDC), KDC (Kaizen)	Design	11,000
Helios Green Fuels Project – Overview	Neom Green Hydrogen Company	Construction	8,400
Housing Units Development – Overview	Ministry of Housing (Saudi Arabia)	Construction	40,000
Jabal Omar Development – Overview	Jabal Omar Development Company (JODC)	Construction	5,300
Jeddah Central Project – Overview	Jeddah Central Development Company	E&P	20,000
Jeddah Economic City – Overview	Jeddah Economic Company	EPC ITB	20,000
Jeddah Public Transport Program – (Scheme/Program)	Jeddah Development & Urban Regeneration Company (JDURC), Metro Jeddah Company	Design	12,000
Jubail 3 Power and Desalination Plants – Overview	Jazlah Water Desalination Co, Saudi Water Partnership Co (SWPC)	Commissioning	5,000
King Abdul Aziz International Airport (KAIA) Expansion – Overview	Matarat Holding, Presidency of Civil Aviation (PCA), Saudia Cargo	Construction	7,200
King Abdullah bin Abdulaziz Jeddah Medical City	Ministry of Interior (Saudi Arabia)	Construction	6,700
King Abdullah bin Abdulaziz Riyadh Medical City	Ministry of Interior (Saudi Arabia)	Construction	12,000
King Abdullah Economic City (KAEC) – Overview	Emaar Properties, Ministry of Investment of Saudi Arabia (MISA)	Construction	26,670
King Abdullah Financial District (KAJD)	Rayadah Investment Company, PIF	Construction	7,800
King Salman International Airport – Overview	Matarat Holding	PMC	30,000
King Salman Park – Overview	King Salman Park Foundation (KSPF)	Construction	5,750
Knowledge Economic City – Overview	MISA, Seera City Real Estate Development Company	Construction	6,700
LandBridge Rail Link	Saudi China Landbridge Consortium (SCLC)	PMC ITB	26,000
Makkah Public Transport Programme (MPTP) – (Scheme/Program)	Development Commission of Makkah and Mashaaer (DCOMM), Makkah Mass Rail Transit Company (MMRTC)	PMC	16,500
Makkah Public Transport Programme (MPTP) – Metro Network – Phase 1 – Line B and C	Balad Amine, DCOMM, Makkah Municipality	Feasibility Study	8,000
Marafy Mixed-use Development – Al Arous Housing Development – Overview	Roshn	E&P	5,300
National Renewable Energy Program (NREP) – (Scheme/Program)	Renewable Energy Project Development Office (Repdo)	Construction	50,000
Neom City – Overview	Neom, PIF	Construction	500,000
Phosphate 3 Complex – Overview	Saudi Arabian Mining Company (Maaden)	Construction	6,400
Qiddiya Entertainment City – Overview	Qiddiya Investment Company (QIC)	Construction	8,000
Riyadh Metro – Overview	Royal Commission for Riyadh City	Construction	23,200
Riyadh Metro – Phase 2 – Q-Express	Royal Commission for Riyadh City	Feasibility Study	5,000
Rua Al Madinah Project (Scheme/Program)	Rua Al Madinah Holding Company	E&P	10,000
Saudi National Atomic Energy Project (SNAEP) – Overview	King Abdullah City for Atomic and Renewable Energy	EPC ITB	7000
Saudi Railway Masterplan	Saudi Railway Company (SAR)	Construction	97,000
Sedra Housing Development – Overview	Roshn	Construction	10,000
The Red Sea Project – Overview	Red Sea Global (RSG)	Construction	5,000
The Rig	Oil Park Development Company (OPDC)	Project Announced	5,000

\* E&P = Engineering and procurement; EPC ITB = Engineering, procurement and construction invitation to bid; FEED = Front-end engineering and design.



Consultant	Contractor	Start date	End date
-	Abengoa, China Gezhouba Group (CGGC), Sterling & Wilson	2018-Q1	2030-Q1
-	-	2017-Q3	2050-Q3
Not Yet Appointed	Not Yet Appointed	2019-Q4	2027-Q1
-	-	2022-Q3	2027-Q4
Jasara, WSP	Almabani General Contractors, Bouygues Batiment	2017-Q3	2035-Q1
Dar Al Handasah	Al Fouzan Trading and General Contracting, Al Kifah Contracting Company (KCC), Pecsca	2014-Q1	2027-Q1
Aecom, Egis Group, JLL	Mohammed M Al Rashid Co (Marco), Binyah, Webuild	2014-Q2	2029-Q4
KDC Limited (Kaizen)	-	2012-Q1	2034-Q4
-	Air Products, Larsen & Toubro	2020-Q3	2026-Q4
-	Katerra	2018-Q4	2030-Q4
Hill International	Al Arif Contracting, Arabian Construction Company (ACC), Azmeel Contracting, Baytur Construction, Drake & Scull, Jabal Omar Development Company (JODC), Nesma, Ruwad Construction Company, SNC, Lavalin	2007-Q4	2025-Q4
-	China Railway Construction Corporation (CRCC), Modern Building Leaders (MBL)	2017-Q3	2027-Q4
Bechtel, Dar Al Handasah, EC Harris, Mace, Omnium	Al Fouzan Trading and General Contracting, Saudi Binladin Group (SBG)	2007-Q3	2025-Q1
Aecom	-	2010-Q2	2033-Q4
-	Abengoa, SEPCO3	2014-Q4	2024-Q1
Dar Al Handasah, NACO	Al Mabani General Contractors, Murray & Roberts, Samwhan Corporation, Saudi Airlines Catering Company, SBG	2005-Q1	2035-Q4
Dar Al Handasah	ABV Rock Group	2011-Q1	2025-Q4
Dar Al Handasah	ABV Rock Group	2011-Q1	2024-Q4
Buro Happold, Turner Construction	Al Harith Contracting, Al Saad General Contracting, Huta Group, Metito, Rezaik Algedrawy, SBG	2005-Q4	2035-Q4
Hill International, Mace, Parsons	Alfanar Construction, El-Seif Al-Jawdah, Saudico, SBG, Taj Dhabi, Thermo	2007-Q1	2026-Q4
Mace Group	-	2022-Q4	2030-Q4
Hill International, Parsons Corporation	Freyssinet Saudi Arabia, Haif Company	2019-Q1	2027-Q4
Aecom, Cansult Maunsell	Al Dar Al Arabia, Al Rajhi Construction, Al Saad General Contracting, CGGC, Marco	2006-Q3	2025-Q4
Hill International, Italferr, Sener	-	2006-Q3	2026-Q1
Aecom, Khatib & Alami, Parsons Brinckerhoff, Systra	-	2010-Q4	2030-Q4
Parsons Brinckerhoff, Prasarana, Zuhair Fayeze Partnership	-	2010-Q4	2024-Q4
-	ABR Contracting	2020-Q4	2030-Q4
-	Acwa Power, Chint, EDF Energy Renewables, Mahindra Susten, Abu Dhabi Future Energy Company (Masdar), SEPCO3	2017-Q2	2030-Q2
Aecom, Bechtel Corporation, Parsons	Al Bawani, El Seif Engineering, Mobco Civil Construction, Tamimi, Modern Architecture Construction (MAC), Nesma & Partners, Red Sea International, Satco, Shapoorji Pallonji	2017-Q4	2037-Q2
Bechtel, JESA, Worley	Daelim Engineering & Construction (DL E&C)	2017-Q1	2027-Q4
Parsons	Alec, El Seif Engineering, Freyssinet Saudi Arabia, Haif Company	2017-Q2	2035-Q1
Dar Al Handasah, Egis Rail, Hill International, Jacobs Engineering, Louis Berger, Parsons, Systra Consulting	Aecom, Al Mabani, Alstom, Ansaldo Energia, Bechtel, Bombardier, Consolidated Contractors Company (CCC), FCC, Freyssinet Saudi Arabia, Hyder Consulting, Idom, Webuild, Larsen & Toubro, Nesma & Partners, Samsung C&T, Setec, Siemens, Strukton Civiel Projecten, Tecnica Y Proyectos, Worley	2006-Q3	2025-Q4
Not Yet Appointed	Not Yet Appointed	2020-Q1	2030-Q1
Parsons	China Railway Group	2021-Q3	2025-Q1
-	-	2009-Q4	2040-Q4
GIZ, Zuhair Fayeze Partnership	Archirodon Construction	2010-Q4	2040-Q4
-	Rezaik Abdallah Al-Gedrawi Company, Shapoorji Pallonji, Siemens	2020-Q4	2030-Q4
Aecom, Arcadis, Atkins, Bechtel Corporation, Parsons	Al Bawani Company, KCC, Al Majal Al Arabi Group, Almabani, Arcco, Archirodon Construction, Blumer Lehmann, Grankraft Industries, Nesma & Partners, SEPCO3, Speedhouse	2017-Q3	2030-Q1
-	-	2021-Q4	2028-Q1

\*\* List includes projects worth over \$5,000 million only.

Source: DMS Projects



Work is in progress on modules 44 to 47 of The Line.

# THE LINE IS 'ON TRACK'

**NEOM** has just silenced doubters with a double dose of good news: it demonstrated global confidence in the \$500-billion gigaproject taking shape in northwest Saudi Arabia by securing a SR10-billion (\$2.7 billion) financing facility, while its Chief Operating Officer addressed media speculation on The Line, a cynosure of the world, head-on in his latest LinkedIn post.

“Despite the incorrect media reporting, it’s another record month on the Line with our excavation numbers. The project is getting close to final reduced piling levels with dewatering ramping up to capacity,” said Giles Pendleton, in Part 14 of his post titled “NEOM is Real”, disproving the ‘naysayers’ again.

The post indicated that work is in progress on the excavation of four modules – 44 to 47 of The Line, which is expected to

comprise 135 modules that will be 800 m long and 500 m tall at sea level.

“The masterplan for the Line remains at 170 km as we have always spoken about and we have always maintained it will be built in phases. We are working on Phase One which we will launch later this year. Nothing has changed. Imagine trying to build 170 km or a city for 9 million people all at once, that’s like building New York or London in one go. It’s impossible,” he commented.

This comes amidst recent reports of scaled-back ambitions for the project, particularly The Line, a planned 170-km-long, glass-walled city. *Bloomberg* in a recent report, citing ‘people familiar with the matter’, stated that Saudi Arabia has downsized its medium-term ambitions for the development.

It added that while the government at one point hoped to have 1.5 million resi-

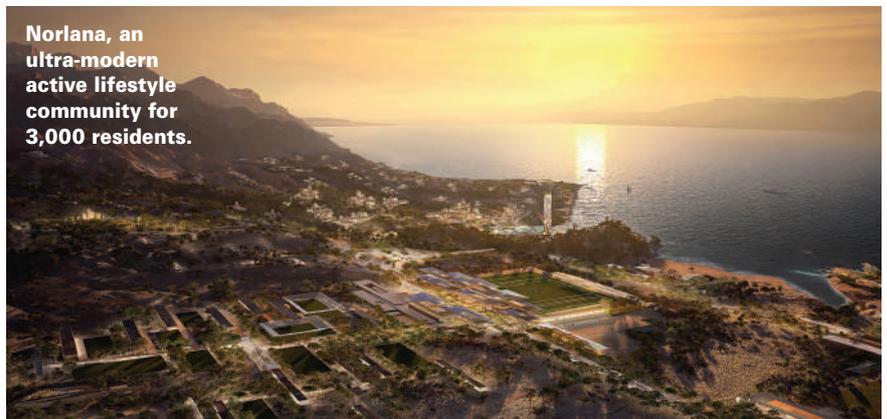
dents living in The Line by 2030, now officials expect the development will house fewer than 300,000 residents by that time. With the latest pullback, officials expect to have just 2.4 km of the project completed by 2030, said the report quoting the source.

Key Saudi government officials have denied these reports, stating that Neom’s overall vision remains unchanged. “For Neom, the projects, the intended scale is continuing as planned,” Economy Minister Faisal Al Ibrahim was quoted as saying in an interview with *CNBC*. “It is a long-term project that’s modular in design,” he added.

Neom also brought together over 100 of the world’s leading construction companies for a two-day industry forum in the city, which aimed to showcase on-the-ground construction progress while highlighting future developments, as the developer of this ambitious development advances into



Aquellum features a signature space which houses unique research labs.



Norlana, an ultra-modern active lifestyle community for 3,000 residents.

Photo: 10Design

**Tunnelling work being carried out by FCC on The Spine.**



Photo: FCC

the next stage of its vast portfolio of projects. The forum hosted a mix of firms from Saudi Arabia, along with international companies from Asia, Europe, North America, and North Africa.

As these projects transition into a new phase of execution, the demand for top-tier construction proficiency is vital to deliver some of the most ambitious development projects the world has ever seen, said the developer.

Construction is currently happening throughout all of Neom, with a construction workforce of over 140,000, said Neom, adding that, with the help of the companies that participated in the forum, the workforce is anticipated to grow to over 200,000 by next year.

Neom has reported progress on several fronts at the snow-capped mountain destination Trojena, the luxury island destination Sindalah, the advanced industries hub Oxagon, in addition to the revolutionary linear city The Line, while launching a series of new tourism destinations.

**NEW LAUNCHES**

Neom has, over the past eight months, announced several strategic projects primarily around the Gulf of Aqaba that will drive its tourism ambitions. These include:

- **Gidori**, an exclusive private golf community set amidst the breathtaking coastal hills of the Gulf of Aqaba. Its 18-hole championship golf course sweeps inland through low hills and rocky outcrops, challenging golfers at all levels. It will house 190 luxury sea-view apartments and 200 individually-designed pri-

**Epicon will boast two towers - 225 m and 275 m tall - which will be home to 41-key hotel and luxury residences.**



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vate villas and homes, alongside a range of dining experiences, signature retail stores and garden spaces.

- **Treyam**, a premier resort positioned where the spectacular desert landscape meets the sea. Located across the opening of one of the most beautiful, azure lagoons at the southern end of the Gulf of Aqaba, Treyam's striking bridge-like architecture connects the northern and southern shores, hosting a 250-room luxury resort.
- **Elanan**, an exclusive guest retreat which sensitively emerges from within its lush oasis surroundings, fed by ancient natural springs.
- **Xaynor**, a beachfront private members club, nestled among the rocky landscapes that seamlessly merges indoor and outdoor spaces along the coastline.
- **Aquellum** lifestyle community, a luxury and experiential space embedded within the mountains which will boast avant-garde architecture and forward-thinking concepts. The project is hidden within a 450-m-high mountain range and features a signature space, dubbed 'The Generator', which houses unique research labs for disruptors, innovators, and creative thinkers.
- **Zardun**, a restorative nature and wildlife retreat, which overlooks the crystalline waters of the Gulf of Aqaba. Covering 4 sq km, it will host four ultra-luxury signature buildings which will merge harmoniously with the surrounding landscape.
- **Norlana**, an ultra-modern active lifestyle community for 3,000 residents that will feature 711 residential properties, including deluxe mansions, spacious apartments and beach villas integrated with the surrounding dunes. It will include a spectacular 18-hole golf course, and an equestrian and polo centre with world-class facilities nearby.
- **Utamo**, an immersive destination for art and entertainment cocooned in a mountain located along the coastline. Its multipurpose performance space, VIP lounges and signature restaurants will make it one of the world's most exclusive event spaces to host performances by world-leading artists.
- **Epicon**, a luxury coastal tourism destination on the Gulf of Aqaba. It will boast two striking towers – 225 m and

The Lake will be the largest architecturally-crafted body of water in Saudi Arabia.



The 105-key Raffles Trojena features a unique and striking ring-shaped design, offering stunning scenic views of the surrounding.

275 m tall – which will be home to an ultra-premium 41-key hotel and luxury residences. Just a stone's throw away from the hotel is the 120-key Epicon resort, which will boast 45 stunning residential beach villas.

- **Leyja**, which extends from the coast and winds inland to form a magnificent natural valley carved between 400-m-high mountains.

These are in addition to the mountain tourism destination Trojena, which will host the 2029 Asian Winter Games; and Sindalah, an island resort aimed at luxury clientele and the global yachting community, which is anticipated to be the first region of Neom to open its doors by the end of the year.

## TROJENA

Work is under way to sculpt the Lake, which will be the largest architecturally-

crafted body of water in Saudi Arabia. A central feature of Trojena's Lava-designed masterplan, the lake will cover an area of 1.5 sq km and will have an island reserved for botanical dives and walks.

Under a \$4.7 billion deal, Webuild (previously Salini Impregilo) is working on the construction of three dams to create the 2.8-km-long freshwater lake. It will also develop 'The Bow' – an architectural marvel featuring a hotel overhanging the mountain's valley below Trojena.

Among the latest hotel chains confirming interest in Trojena is Raffles Hotels & Resorts, a leading luxury brand of Accor, which will open a hotel in 2027. The 105-key Raffles Trojena features a unique and striking ring-shaped design, offering stunning scenic views of the surrounding destination from every vantage point. Another hotel operator that recently announced

that it is establishing a hotel at Trojena is Minor Hotels, which will open a 270-key resort under its Anantara brand.

These join a number of prestigious brands that have already announced luxury properties in Trojena including, Marriott International which intends to open two luxury properties; and General Hotel Management (GHM), which will manage the Chedi Trojena.

**SINDALAH**

Spread over an 840,000-sq-m area, Sindalah will feature several tourist attractions, including a marina, a beach club, a yacht club, three luxury hotels, a holistic spa, a wellness centre plus 51 luxury retail outlets. IGY Marinas, a worldwide network of luxury marinas, has partnered with Neom to develop and operate the marina at Sindalah.

Positioned as a glamorous gateway to the Red Sea, the facility will offer 86 berths for yachts up to 50 m and additional serviced offshore buoys for superyachts up to 180 m.

Neom has also reached an agreement with global hospitality major Marriott In-

ternational to set up its hotel apartments complex within this luxury island destination.

**THE LINE**

Stretching from the coast of the Red Sea at the Gulf of Aqaba to the mountains at Trojena, The Line is billed as a car-free, zero-carbon city with services and transport infrastructure built underground in ‘The Spine’.

Work on The Line is progressing rapidly and the world’s largest piling operation is under way at the site. In its latest LinkedIn post, Neom has indicated that more than 260 excavators and 2,000 trucks are currently engaged in excavating 3 million cu m of earth round the clock, seven days a week.

Webuild is constructing 57 km of the high-speed railway line known as the Connector that will link The Line and Oxagon, Neom’s centre for advanced and clean industries. Its joint venture partner is Shihb Al Jazira Contracting Company (Sajco).

Another contractor, FCC of Spain has announced a key milestone on its tunnel-



The Line ... a car-free, zero-carbon city.

ling contract at Neom with the completion of 25 per cent of the construction of a crucial 8.7-km tunnel within ‘The Spine’ – the infrastructure corridor running below the 500-m-tall, mirrored buildings.

The tunnel project is being handled by a consortium spearheaded by FCC Construction with China State Construction Engineering Corporation and Shihb Al Jazira Contracting Company as partners. ■

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Work is in progress on a number of theme parks at Qiddiya.

## Game-changing 'City of Play'

**Q**IDDIYA City, the world's first aspiring "City of Play", announced two game-changing projects in March – a groundbreaking racetrack and the colossal Dragon Ball theme park – raising the bar for both sports and entertainment.

These new launches come shortly after the unveiling of two other guaranteed crowd-pleasers, setting Qiddiya on course for global entertainment dominance: the innovative Gaming and Esports District, which is poised to become the first multi-use gaming and esports district in the world and the iconic Prince Mohammed bin Salman Stadium, the world's first fully integrated venue that seamlessly blends a retractable roof, pitch, and LED wall.

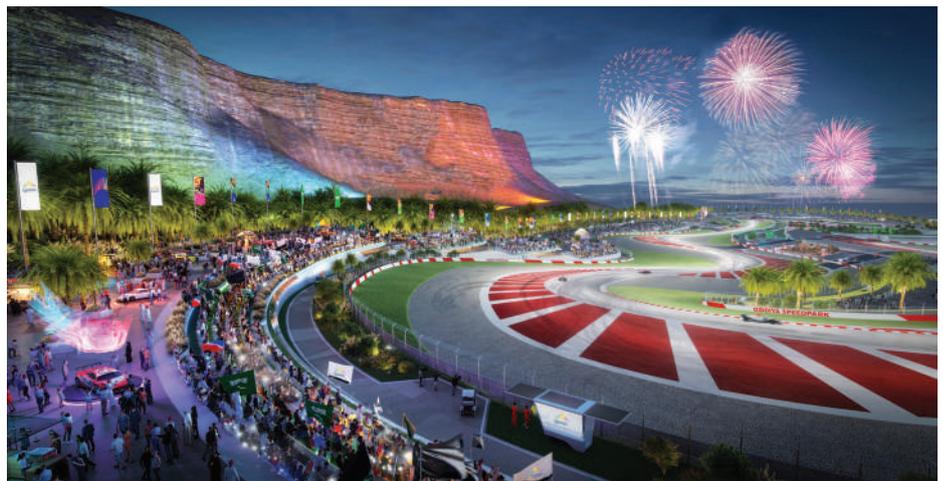
Across Qiddiya's sprawling desert expanse, a metamorphosis is under way under the guidance of Qiddiya Investment Company, a leading Saudi group backed by the Public Investment Fund (PIF). The once-quiet desert is now a buzzing hive of activity. Soaring tubular steel structures that will transform into adrenaline-pumping rides pierce the sky – a testament to Qiddiya's ambitious vision rapidly taking

shape across its 360-sq-km site.

Being built from scratch in the desert 45 km outside Riyadh and overlooking the stunning cliffs of the formidable Tuwaiq mountains, Qiddiya City will include a speed park track, Dragon Ball theme park, a massive water theme park, Six Flags Qiddiya, a Gaming & Esports District, golf courses, Prince Mohammed bin Salman Stadium and the world's largest

Olympic museum. It will also include some 60,000 buildings.

Work is in progress on a number of theme parks at Qiddiya including the water park and the Six Flags park, which will offer 28 rides and attractions including Falcon's Flight – a world-first and its signature ride, which will be the longest, tallest and fastest rollercoaster in the world.



Speed Park Track will be the first of its kind to feature both an open track and street configurations.

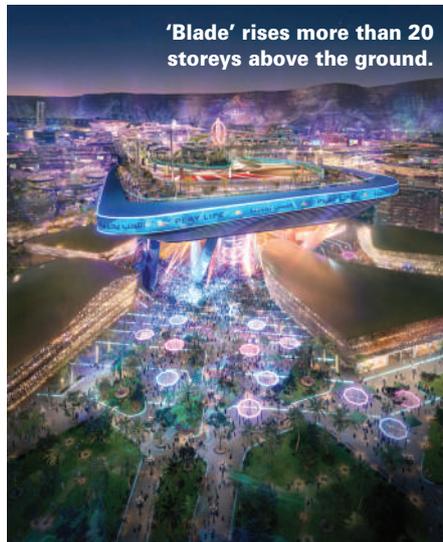
**SPEED PARK TRACK**

The latest launch at Qiddiya, the Speed Park Track extends seamlessly through surrounding areas and attractions including theme parks, promenades and hospitality spaces, creating an unmatched thrilling experience for visitors and guests by placing them right at the core. It will offer unique features never seen before, for competitors and spectators alike, according to QIC.

The circuit will be the first of its kind in the world to feature both an open track and street configurations. Among its highlights are: the first cantilevered track section in the world; and the highest track elevation, the iconic 'Blade'.

The configurable Speed Park Track is designed by Austrian former Formula One driver Alex Wurz and German circuit designer Hermann Tilke. This teamwork of race drivers pushes boundaries of racing to the extreme, featuring 21 corners and allowing drivers to go over 325 km per hour on the track, utilising Qiddiya City's dramatic landscape to create over 108 m of elevation gain per lap.

Its centrepiece will be the pioneering



'Blade' rises more than 20 storeys above the ground.

'Blade' at Turn One – an awe-inspiring elevated section of circuit that dramatically rises more than 20 storeys above the ground. As much as 80 per cent of the track is adjacent to buildings, integrating with the surroundings.

**DRAGON BALL PARK**

The second project unveiled in March was the Dragon Ball park, which will offer

anime fans, families and entertainment seekers an immersive journey into the iconic Dragon Ball universe. This never-seen-before anime theme park is set to become a jaw-dropping spectacle, spanning more than 500,000 sq m. Inspired by the seven legendary Dragon Balls, visitors can navigate seven distinctively themed zones within the park that will catapult them into the heart of the anime action to experience the historic journey from the first Dragon Ball series to the latest Dragon Ball Super, according to QIC.

The anime theme park offers over 30 rides with five ground-breaking attractions. A flagship attraction located at the centre of the park has a rollercoaster passing through a massive 70-m Shenron landmark.

**GAMING AND ESPORTS DISTRICT**

In December last year, QIC launched the Gaming and Esports District, the first multi-use gaming and esports district in the world, which will cover more than 500,000 sq m, including 100,000 sq m



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dedicated to retail, dining and entertainment.

Once completed, it will become the place for gamers to live, work and play, with gaming-themed apartments and hotels, according to QIC.

The Gaming and Esports District is expected to include four arenas designed to the highest standards to host the most prominent global events in the gaming sector throughout the year, with the capacity of the stadiums reaching 73,000 seats.

One of the venues will have 5,300 seats, making it one of the three largest esports stadiums in the world. It will also feature what is claimed to be the largest indoor LED screen among all esports areas around the world. The district will also host up to 25 esports clubs from around the world to live, train and compete.

### PRINCE MOHAMMED BIN SALMAN STADIUM

The Prince Mohammed bin Salman Stadium will be a futuristic venue perched atop the 200-m-high Tuwaiq escarpment. Designed by leading global architectural firm Populous, the stadium will feature a combined retractable roof, pitch and LED wall, an architectural innovation offering unparalleled versatility and allowing the space to transform into different “event modes” in a matter of hours, according to QIC.

The LED wall will be a portal to live event broadcasts, high-definition films and laser shows, offering guests a novel, im-



Dragon Ball park offers over 30 rides with five ground-breaking attractions.

mersive experience with each visit. When not activated, it will open to reveal breathtaking views of Qiddiya City.

The development aims to revolutionise the traditional stadium experience with its immersive design and unique technological features, putting spectators at the centre of the show. The stadium is expected to deploy cutting-edge technology to provide fans with instant access to live data and information including the use of state-of-the-art holographic technology, enabling virtual interactions with celebrities and stars.

Integrated into the city fabric through a variety of transportation choices including park ‘n ride and drop-off zones, the stadium will also be within direct proximity to 50,000 sq m of shopping, dining

and entertainment spaces as well as hotel options.

Once open, the stadium will serve as the home ground of Saudi Pro League football clubs Al-Hilal and Al-Nassr and is one of the proposed venues for the kingdom’s 2034 FIFA World Cup bid. It is also poised to host some of the region’s biggest sports events including the Saudi King Cup, the Asian Cup and possibly the 2034 Asian Games.

The venue will be able to host events all year-round in its climate-controlled facilities, where energy consumption will be reduced through an eco-friendly cooling lake built directly under the stadium. The lake will use rainwater captured from the stadium and the surrounding area to pre-cool the air-conditioning system. ■



Gaming & Esports District will cover more than 500,000 sq m.



Qiddiya is taking shape across its 360-sq-km site.

# CULTURAL HUBS FOR 'CITY OF EARTH'



The Royal Diriyah Opera House will be a first-of-its-kind project in the kingdom.

**I**N line with the \$63.2-billion Diriyah redevelopment programme's goal of becoming the kingdom's premier historical, cultural, and lifestyle destination, its developer Diriyah Company has recently unveiled plans for two exciting new developments: The Arena and Zallal, a versatile commercial office and retail project. These announcements follow the unveiling of plans for an opera house earlier this year, further solidifying Diriyah's position as a comprehensive cultural and entertainment hub.

Located just 15 minutes from the heart of Riyadh, this ancient city – also known as “The City of Earth” – has already created waves with the recent opening of Bujairi Terrace – opposite the Unesco World Heritage Site of At-Turaif – which has become a premium dining destination.

The Arena will be a revolutionary 20,000-seat multipurpose venue designed by leading US-based architecture firm HKS to host sports, entertainment and

cultural events in the region. The design of the project was inspired by the surrounding natural geology and traditional Najdi architecture, encapsulating centuries of heritage while incorporating state-of-the-art technology to ensure flexibility, exceptional acoustics, and optimal viewing experiences, says Diriyah Company.

The venue is intended to serve as a tourism and cultural landmark, drawing international visitors and significantly enriching the region's events landscape. Adjacent to The Arena will be a lively shopping and dining district, as well as the Plaza, an outdoor space designed for live performances and community engagement.

HKS Architects' lead architect Alex Thomas pointed out that the architecture evokes local geological formations and ancient Najdi forts.

“The Arena's design includes ‘digital waterfalls’ that light up the structure, serving as a beacon and inviting guests to the dynamic experiences within,” explained

Thomas.

Zallal, Diriyah's inaugural major versatile commercial office and retail project, will feature two low-rise office buildings in the Bujairi District, offering a combined leasable area of approximately 6,000 sq m, alongside 12 mixed retail and F&B outlets spanning around 8,000 sq m.

The precinct is currently under construction and is slated to debut in the first half of 2025. Strategically located adjacent to the popular Bujairi Terrace, it is situated near the recently concluded Diriyah Art Futures and the Bab Samhan Hotel, which is set to open shortly.

Meanwhile, the Royal Diriyah Opera House will be a first-of-its-kind project in the kingdom. Encompassing a 45,000-sq-m area, the opera house will be located near the Unesco World Heritage Site of At-Turaif. It will be built by Diriyah Company and operated by the Royal Commission for Riyadh City (RCRC).

The new opera house – a key element of

the second phase of the Diriyah masterplan – will serve as a platform for a diverse programme of cultural performances. Designed by the world-renowned architectural firm Snøhetta supported by the Riyadh-based Syn Architects, the opera house will showcase a seamless blend of heritage and innovation and reflect Najdi-style architecture, characterised by its intricate details and mudbrick-inspired construction method.

These projects will form part of the ambitious redevelopment programme, which covers Diriyah Gate, Wadi Safar, Wadi Hanifah and At-Turaif. The programme involves transforming about 14 sq km of Diriyah into one of the world's unique historical, cultural and lifestyle destinations that combines 300 years of history, culture, and heritage with top-quality lifestyle, residential and hospitality offerings. The ancestral home of the Al Saud family, Diriyah is recognised as a symbolic centre of inspiration for the generations of leaders that have led the kingdom since the foundation of the first Saudi Arabian state in 1727.

Currently, work is in progress on Diriyah Gate and infrastructure works over the extensive masterplan. Saudi Real Estate Company's (Al Akaria) subsidiary Binyah has recently signed a contract worth SR722.1 million (\$193 million) with Diriyah Gate Company Limited (DGCL) to carry out the key metro excavation works which will link the Diriyah Gate development with the Riyadh Metro.

Binyah's scope of work includes the im-

**The Arena, a 20,000-seat multipurpose venue ... echoing the surrounding natural geology and traditional Najdi architecture.**



plementation of excavation for Metro-Box Central, Metro-Box South and Metro-Box East and other related works. The entire work will be completed in 2027, according to Al Akaria.

Work is also under way on three renowned hotels – Oberoi, Aman and Six Senses – as part of the Wadi Safar masterplan.

Diriyah Company has also entrusted City Cool Cooling Company with the development of a district cooling plant and associated distribution network to deliver a cooling capacity of 72,500 tons of refrigeration (TR). As per the SR700-million contract awarded in March, City Cool will

deploy the district cooling plant with an impressive energy efficiency rating of 0.7 KW/TR. The chilled water will supply the cooling demand of all non-residential assets within the first phase of the Diriyah project.

The first phase of the Diriyah masterplan has been awarded Platinum Level LEED for Cities and Communities Certification by the US Green Building Council, marking the first time a project in the Middle East has received such an accolade, according to Diriyah Company. The first phase comprises a luxurious, mixed-use project with entertainment, shopping, cultural, commercial, and residential assets. ■



**Zallal will feature two low-rise office buildings in the Bujairi District.**



Residents of Marafy will have access to a wide selection of signature Roshn amenities.

## DELIVERING ON A VISION

**R**OSHN Group, a Saudi Arabian developer tasked with boosting home-ownership, is forging ahead on its mandate, having already embarked on plans to build more than 150,000 homes to date across the kingdom, in a bid not only to meet national targets but also reshape urban landscapes.

Established in 2020 to spearhead the kingdom's ambition of raising homeownership among Saudis to 70 per cent by 2030, Roshn has launched seven residential and mixed-use projects in four key regions. These include its first project, Sedra, which encompasses 30,000 housing units and Warefa (2,300 homes) in Riyadh; Marafy and Alarous, which together will offer a whopping 65,000 homes in Jeddah; Alfulwa (18,000) and the newly-launched Aldanah (2,500) in the Eastern Province; and Almanar (33,000) in Makkah. The company is now eyeing expansion into further regions.

Deliveries commenced in 2022 with

Phase One of Sedra having been handed over two years ahead of schedule, showcasing Roshn's commitment to its goals.

"Roshn aims to deliver hundreds of thousands of residential units across our projects. In Sedra, we plan to bring more than 30,000 homes to the Riyadh market upon completion. To date, we have launched the sale of four of Sedra's eight phases, and we have already welcomed the first residents to their new homes," a spokesman of Roshn tells *Gulf Construction* in an exclusive interview with **Bina Goveas**.

"In Warefa, approximately over 2,000 units are in development while Marafy and Alarous are expected to deliver over 65,000 units combined. We plan to offer a substantial number of residential units in Alfulwa, Aldanah and Almanar, providing a range of housing options to meet the needs of all residents," he adds.

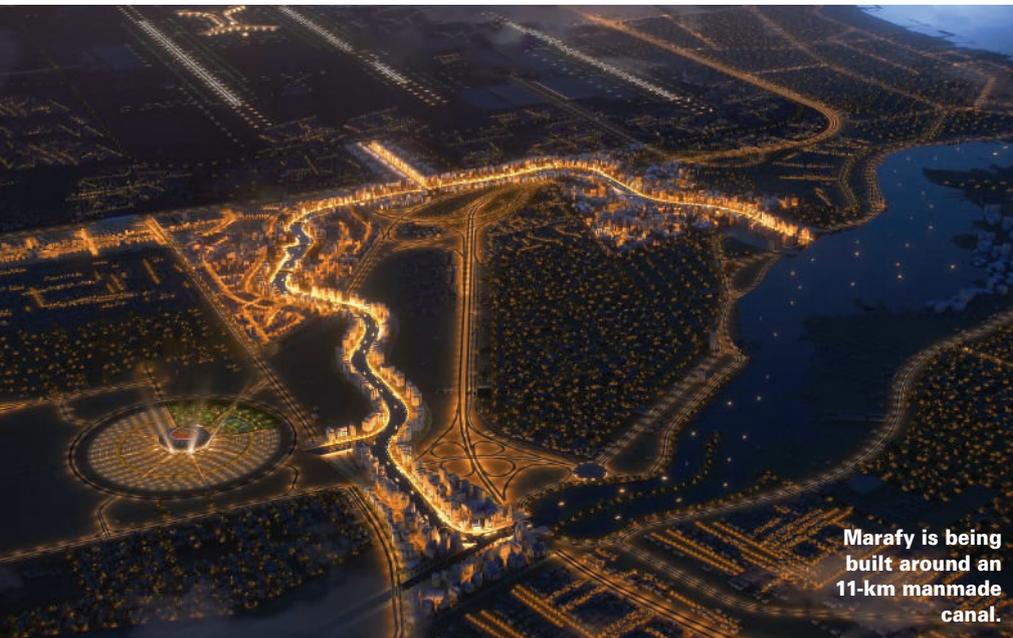
Alfulwa will cover an area of more than 10.8 million sq m some 7 km from the centre of Al Ahsa Governorate. Being

built near Dakhna and Al Qarah mountains, the project will reflect the unique cultural and geographical heritage of the region, providing an ideal mix of urban facilities amidst the stunning mountainous nature. In its design and construction, Alfulwa will adhere to sustainability principles, contributing to a significant reduction in energy costs.

### KEY NEW DEVELOPMENTS

Late last month (April), Roshn launched Aldanah, its second integrated community in the Eastern Province and first in Dhahran. Covering over 1.7 million sq m, Aldanah will eventually be home to nearly 10,000 inhabitants.

Strategically located in the heart of Greater Dammam, at the confluence of Dammam, Dhahran, and Al Khobar, Aldanah will feature thoughtfully placed amenities that provide residents with the convenience that has become Roshn's signature, with a city experience centre, a dis-



**Marafy is being built around an 11-km manmade canal.**

tract mall, three neighbourhood retail centres, a primary healthcare centre, mosques, and six schools dotted throughout walkable neighbourhoods.

Aldanah's homes will be built with a focus on energy savings, featuring ultra-low U-value concrete, 250-litre solar water heaters, and maximally efficient air-conditioning. Close to 10 per cent of the community's total footprint will be dedicated to urban green space, including shaded "living streets" with native trees and shrubs, encouraging residents to connect with nature. Aldanah will also incorporate cycle lanes and mobility hubs for e-bikes and e-scooters, reducing the need for traditional vehicles.

The unveiling of Aldanah follows the launch in March of Almanar in Makkah.

The massive development is in the planning stage, with construction due to commence shortly. It is expected to provide over 4,000 residential units in Makkah in its first phase. Residents of these villas, townhouses, and apartments will have access to a wide selection of signature Roshn amenities, including a regional mall supplemented by eight neighbourhood commercial centres, a business park and several mosques.

Strategically located at Makkah's western gate, between the old and new expressways linking the city to Jeddah, Almanar is 20 minutes from the Al Masjed Al Haram (Great Mosque of Makkah).

Roshn's most striking development, however, is Marafy in Jeddah, which is being built around an 11-km manmade ca-



**The ground-breaking ceremony for Marafy.**

nal – the first of its kind in the kingdom – fed by the Red Sea. The ambitious project broke ground this February. Its waterfront neighbourhoods will provide high-quality housing options and offer a modern, integrated lifestyle to over a 100,000 people.

Marafy's multiple unique districts form a 'city-within-a-city,' giving residents access to a broad range of 'day and night' amenities, ranging from essential infrastructure such as health centres to retail outlets, restaurants, cinemas, and an array of stunning public spaces, including sea pools, floating entertainment locations, and waterside parks. The waterside districts will be connected to each other and the rest of Jeddah by an intermodal transport system with direct links to Jeddah's international airport and the city centre.

Marafy is a multi-phase project, with the opening of sales for individual phases being announced at different stages, following the ground-breaking of the project in February.

Roshn's Alarous community, which will form the main residential district of Marafy, is already under development, with Phase One sales launched in 2023, while other residential zones in Marafy, such as apartments, will launch closer to 2025.



**Roshn has already welcomed the first residents of Sedra to their new homes.**

### VISION & COMMUNITY FOCUS

However, Roshn is building more than just homes – the PIF-backed organisation focuses on six areas to create connected, sustainable neighbourhoods: social spaces, green spaces, easy movement within the community, access to everyday needs, high-quality homes, and an eco-friendly environment. By having everything needed within walking distance, Roshn's communities are like "mini-cities" where convenience meets a fulfilling

life, says the spokesman.

One example is Sedra, which features Roshn Front, a mixed-use lifestyle retail and F&B destination that welcomes over 10 million visitors annually. Roshn Front features multi-modal workspaces, 1 km of walking promenades and green spaces, and state-of-the-art facilities such as a fitness centre, a four-star hotel, and meeting rooms, as well as conference halls.

While Sedra incorporates natural features such as wadis and acacia groves, Al-fulwa centers around AlDakhna mountain.

“Energy-efficient technologies, water-saving fixtures, and a focus on walkability and electric vehicle (EV) infrastructure support our commitment to advancing the kingdom’s Vision 2030 sustainability goals, reinforcing our role as a leader in sustainable development,” the spokesman points out.

In line with its goal, Roshn is also partnering with a range of organisations to provide community services including the Sports for All Federation for the construction of sports domes across its projects.

The spokesman continues: “Roshn’s new way of living envisioned for cities is one centered on integrated, human-centric, sustainable, and interconnected spaces. Our approach prioritises people first, ensuring that essential and lifestyle amenities are within a convenient 15-minute walk, supported by accessible pedestrian-friendly streets, cycle lanes, and efficient public



**Almanar will provide over 4,000 residential units in Makkah in its first phase.**

transport networks.

“Our developments are forward-looking embracing innovative smart home and city technologies that enable cutting-edge solutions to enhance livability, sustainability, and overall quality of life for both residents and visitors. While embracing advanced technologies, Roshn ensures our communities remain connected to the rich Saudi heritage. Our communities preserve the surrounding natural environments and reflect Saudi identity through distinctive architectural designs, harmoniously achieving a blend of modernity with tradition.”

Technology plays a pivotal role in Roshn’s projects for enhancing sustainability, efficiency, collaboration with partners, and functionality.

“We employ digital twins and build-

ing information modelling (BIM) technologies, which streamline the design and construction processes. These tools not only optimise building layouts for energy efficiency, space utilisation and resident comfort but also enable detailed pre-construction visualisation and simulations. This helps in improving construction safety, efficiency, and facilitates preemptive troubleshooting.

“By employing cutting-edge technology Roshn aims to lead in ESG practices and industrialised manufacturing, embracing market expectations and setting new standards in the real estate sector as an innovative, AI-enhanced, future-facing developer for the region,” the official says.

Roshn continues to deliver its projects over seven real estate verticals: residential, retail, commercial, hospitality, leisure and entertainment, knowledge hubs, warehousing, and logistics. Its rapid development across various sectors creates opportunities for public-private partnerships (PPP), with more than 100 partnership opportunities currently identified for consultants, contractors, and manufacturers. Notable partnerships secured to date include a SR690-million (\$172 million) agreement with PC Marine Services, a SR840-million commercial partnership with Saudi Pan Kingdom Company, and a SR7.7-billion partnership with China Harbour Engineering Company.

Strong local partnerships are crucial for Roshn. This helps with a stable supply chain, reduces carbon footprint, and supports the local economy, aligning with Saudi Arabia’s Vision 2030 goals. ■



**Roshn Front features multi-modal workspaces, promenades and green spaces and state-of-the-art facilities.**

Read more at [www.gulfconstructiononline.com](http://www.gulfconstructiononline.com)

# RED SEA: PRE-FABULOUS!



**T**HE Red Sea Project, an ultra-luxury tourism destination on Saudi Arabia's west coast, is making significant progress with contracts worth SR32.8 billion (\$8.75 billion) having been awarded to date, according to Faisal Butt, Red Sea Global's (RSG) Group Head of Technical Project Management Office.

In an exclusive interview with *Gulf Construction's* Bina Goveas, Butt highlighted the project's achievements and upcoming developments. The project, which aims to be a global leader in regenerative tourism, has already welcomed its first guests. Last year, Six Senses Southern Dunes and St Regis Red Sea opened their doors, making them the first completed resorts under Saudi Vision 2030 to receive paying visitors, he explains. This year promises even more openings, with Nujuma, a Ritz-Carlton Reserve, Shehbarah, a resort featuring overwater villas, and Desert Rock, a resort built into the mountains, all slated to open over the coming weeks. Jumeirah The Red Sea and Four Seasons Resort Red Sea are on target to open by early 2025, Butt adds.

By the end of 2025, a further 14 hotels will be operational, with the project reach-



Located on a pristine private island, The St Regis Red Sea Resort is located in the Ummahat archipelago.

ing full capacity in 2030 boasting 50 resorts, 8,000 hotel rooms, and over 1,000 residential properties.

Red Sea International Airport (RSI) became operational in 2023, with connections from Riyadh, Jeddah, and recently, Dubai. Designed by Foster + Partners, the airport prioritises sustainability with features like independent "mini terminals" reducing energy use and adherence to Dark Sky Guidelines for minimal light pollution. The main terminal is on track for completion by the end of 2025 to make it the first carbon-neutral airport in the

Middle East, he points out.

Developing a project of this scale (28,000 sq km), undoubtedly, comes with challenges, and this is further compounded by the need to balance luxury tourism with environmental and social considerations. The project's greenfield nature necessitated installing all infrastructure. Butt emphasises that The Red Sea Project prioritises sustainable and efficient construction practices; the use of prefabricated modular construction reduces on-site labour and minimises disruption and environmental

impact. Artificial intelligence streamlines logistics and supports sustainability initiatives. Additionally, a partnership with Acwa Power ensures sustainable energy delivery, waste management, and water treatment, he explains.

Procurement strategies were adjusted to include smaller and medium-sized construction companies. Attracting new contractors is a focus, with international roadshows highlighting opportunities in Saudi Arabia. For staff retention, RSG prioritises employee well-being with high-quality accommodation, transportation, and wellness initiatives.

Bringing The Red Sea Project and Amaala under the umbrella of RSG has facilitated a more streamlined development approach. It allows for knowledge sharing and resource optimisation, ultimately benefiting both projects, Butt emphasises.

He expresses pride in the high standards achieved and the positive feedback from guests regarding the resorts' integration with the environment. With construction progressing well and a focus on environmental responsibility, The Red Sea Project is poised to become a premier destination for luxury travellers seeking an unforgettable experience in harmony with nature.

*Excerpts of the interview with Faisal Butt, Red Sea Global's (RSG) Group Head of Technical Project Management Office:*

**What is the status of work and the highlights of construction of the resorts at the Red Sea Project?**

Last year, we officially opened our first two resorts at The Red Sea – Six Senses Southern Dunes and St Regis Red Sea – to the public, making it the first Saudi Vision 2030 gigaproject to welcome paying guests, who have been treated to the destination's vast archipelago of more than 90 islands, rugged mountain canyons, sweeping desert dunes, dormant volcanoes and ancient cultural and heritage sites.

Three more resorts are on track to open this year, including Nujuma, a Ritz-Carlton Reserve in the coming weeks. This will be followed by Shebara, a resort featuring a remarkable array of overwater, stainless steel villas, and Desert Rock, a spectacular resort built directly seamlessly into the mountains. Jumeirah The Red Sea, which will offer stunning views of the desert and mes-



**Open to guests ... Six Senses Southern Dunes, The Red Sea is nestled among the Khuff dunes on the outskirts of Umluj.**

merising sights of surrounding mountains, is also set to welcome visitors fairly soon, while Four Seasons Resort Red Sea on Shura Island, is set to open in early 2025.

RSG's new luxury private island destination, Thuwal Private Retreat, is also preparing to welcome guests this year. The buy-out only secluded island will offer visitors with a hyper-personalised private experience, delivering a peerless escape for the most discerning travellers.

By the end of 2025, a further 14 hotels will open their doors to visitors at The Red Sea. Upon full completion in 2030, the destination will encompass 50 resorts, offering 8,000 hotel rooms and more than 1,000 residential properties across 22 islands and inland sites. The destination also includes luxury marinas, golf courses, entertainment, and leisure facilities.

The Red Sea is one of the most ambitious tourism destinations ever constructed and is already playing a key role in meeting the kingdom's Vision 2030 goal of hosting 150 million visitors. Indeed, when legendary footballer, Cristiano Ronaldo, visited the St Regis Red Sea resort earlier this year with his young family, he described it as being "close to heaven".

**What are some of the innovative technologies being adopted in the construction of these resorts and the utilities at The Red Sea Project?**

We have designed our construction processes to be wholly efficient, technology-enabled and sustainable. This has included drawing on the latest innovations in high-quality, prefabricated modular construction, which have enabled us to not only



The main terminal of the Red Sea International Airport is on track for completion by the end of 2025.

speed up construction times, but to reduce demand for on-site labour and temporary utilities. In addition, we have also used artificial intelligence to streamline aspects of logistics management, enabling us to enhance service levels, reduce costs, and deliver on our sustainability initiatives.

We also partnered with Acwa Power consortium to construct, engineer, operate and maintain the power plants delivering sustainable energy. The consortium is providing world-class utility management support, including potable water, wastewater treatment, solid waste management, district cooling, and telecommunication services, all with careful consideration for the environment.

We also drew on innovative studies to shape our vision of regenerative tourism at the destinations. At the very beginning of the development process, we collaborated with King Abdullah University of Science and Technology (KAUST) to undertake a marine spatial planning simulation to understand the flora and fauna in and around these islands and the Red Sea coastline. This study has allowed us to establish a baseline against which our conservation efforts can be measured, and ensure that The Red Sea's biologically diverse environment, including its mangrove forests, sea-grass and corals, are preserved and protect-

ed. The study also led to the designation of nine islands of The Red Sea's stunning archipelago as special conservation zones, and a cap of one million visitors a year to be implemented to avoid overtourism.

RSG's innovative construction methods demonstrate how investment in cutting-edge technologies and a focus on environmental regeneration can produce awe-inspiring, yet sustainable luxury tourism destinations.

#### **Elaborate on the construction of Red Sea International Airport (RSI) and its innovative features.**

Red Sea International Airport (RSI) became operational in 2023, with the first flight arriving in October of that year from Riyadh. At present, there are three flights a week from Riyadh, and two flights per week from Jeddah. Last month, the airport also saw its first overseas flight, arriving from Dubai as the first direct international connection to The Red Sea destination.

Designed by world-renowned architects, Foster + Partners, the airport has an iconic design inspired by the natural beauty of the surrounding desert landscape and is imbued with innovative sustainability solutions across all its operations to eliminate and offset carbon emissions, optimise energy consumption and advance efficien-

cies in resource and waste management. The airport is on track to become the first carbon-neutral airport in the Middle East.

RSI's terminal has been designed to comprise five "mini terminals" that can be operated independently or concurrently depending on demand. This reduces the building's energy use compared with a standard, centralised terminal approach. This main terminal is due to be completed and fully operational by the end of 2025.

Other sustainability solutions have included using local materials during construction phase, and lighting the airport with installations that meet the Dark Sky Guidelines - a set of international standards which aim to minimise light pollution.

#### **What is the total value of contracts awarded on the Red Sea Project to date?**

To date, RSG has awarded construction contracts for The Red Sea worth SR32.8 billion, with some 70 per cent of the total value awarded to Saudi companies. Across its destinations, RSG has awarded contracts worth SR64 billion to date. This investment reflects RSG's unwavering commitment to realising the ambitions of Vision 2030 and building a more prosperous, dynamic economy across the Kingdom. ■

*Read more at [www.gulfconstructiononline.com](http://www.gulfconstructiononline.com)*

**C**ONSTRUCTION work is well in progress on the first phase of the SR17.2-billion (\$4.58 billion) The Avenues – Riyadh, which is set to become one of the largest commercial malls in the Middle East, with a gross leasable area of around 370,000 sq m.

Being developed by Shomoul Holding Company in a prime location overlooking the intersection of King Salman Road and King Fahad Road in the northern region of Riyadh City, The Avenues – Riyadh extends across a sprawling area of 388,000 sq m and will offer a total built-up area of 1,862,000 sq m.

The mixed-purpose development will host a plethora of hospitality, lifestyle, and entertainment venues, including three hotel towers (Waldorf Astoria, Canopy by Hilton, and Conrad Hotel), a residential tower, and an office tower, with a parking lot accommodating more than 14,000 vehicles.

Having broken ground during the first quarter of 2022, the first of the project's two phases has reached a 31 per cent completion rate, Architect Tarek Shuaib, CEO of Kuwait-based regional architecture and engineering firm Pace, the consultant on the project, tells *Gulf Construction*.

"We are excited to be able to contribute to Saudi Arabia's dynamic urban environment with the creation of this landmark project," Shuaib remarks.

"An iconic destination in the heart of Riyadh, the exquisite architectural style of The Avenues will incorporate the Salmani Architecture to reflect its strong signature in the Najd region. Promising to be a game-changer in the city's architectural landscape, the project combines cutting-edge, modern design with sustainable features and green elements to align with the Kingdom's Vision 2030," he adds.

The Avenues consists of nine districts: Grand Avenue, Prestige, The Souk, The Mall, Electra, The Oasis, The Walk, The Forum, and Grand Plaza.

Serving as the backbone of the complex with easy connectivity to the other districts of the mall, Grand Avenue builds on the successful model already in operation at The Avenues – Kuwait. A 670-m-long, 24-m-wide urban street lined with double-storey retail facades representing a mix of various architectural styles and periods, it recreates the ambience of a grand shop-



## THE AVENUES TO GREAT EXPERIENCE

ping boulevard that has naturally evolved over time. Covered by a translucent roof structure, the urban street offers the look and feel of an outdoor setting while providing the comforts of an air-conditioned environment throughout the year. A variety of unit sizes along with carefully placed international flagship stores and regional brands will create a diverse and lively urban retail street environment.

Among the main districts at The Avenues – Riyadh is Prestige, which is identified by architectural gateways as the premier showcase for luxury brands in Riyadh, spanning two levels of 66 luxury retail units. The lavish units will be both single and two-storey units made accessible from both floors.

"Inspired by the richness of the original Kuwait Prestige, the Riyadh design brings the same grand scale, attention to detail

and lighting appropriate to the top luxury brands. Light marble walls, gold architectural details and a dramatic lighted crystal dome create a unique and inspiring environment to shop and dine. In addition, a dedicated VIP drop-off and luxury entry atrium provides the primary arrival experience, with additional access from the Grand Avenue and The Mall district," Shuaib explains.

Besides luxury, the spirit of traditional local marketplaces will be present, manifested in The Souk. Inviting exploration, The Souk recreates the narrow paths and hidden courtyards elements of the indigenous architectural character, with surprises hidden around every corner. Filtered daylight, rich materials and warm colours reinforce the authentic character of a lively street market. Amongst the many small shops, locals and visitors alike

The mixed-use development is being built across a 388,000-sq-m site overlooking the intersection of King Salman Road and King Fahad Road in northern Riyadh.



will discover cafes and coffee bars where they can relax and unwind with friends and family while savouring a truly Saudi vernacular experience.

Providing three levels of fashion, food and entertainment, The Mall district



**The Avenues – Riyadh will comprise three hotel towers, a residential high-rise and an office tower, with a total built-up area of 1.86 million sq m.**

connects directly to one of The Avenues' hotels. It also leads a visitor's path to a vibrant collection of international food and beverage destinations, with indoor and outdoor dining venues facing the extensively landscaped garden area. From the lower ground level, all the way up to the expansive skylight, The Mall design uses light and nature-inspired details to draw customers vertically through the space. Linking Grand Avenue, Prestige, Grand Plaza, and The Oasis outdoor dining

zone, The Mall is a melting point for the mega project, he says.

Enhancing the richness of The Avenues – Riyadh is The Grand Plaza district, which is inspired by the great town squares of the globe. Linking the lower ground up through the rooftop garden, The Plaza space provides a backdrop to the dramatic four-level tower that houses boutique food and beverage destinations capped by an open-air rooftop café.

"The tower is not only a unique design element in the region; it also transforms into an animated media tower creating an environmental entertainment event that encompasses the whole space. Retail balconies and cafés all have premium views of the people, retail, and media events throughout the day," Shuaib elaborates.

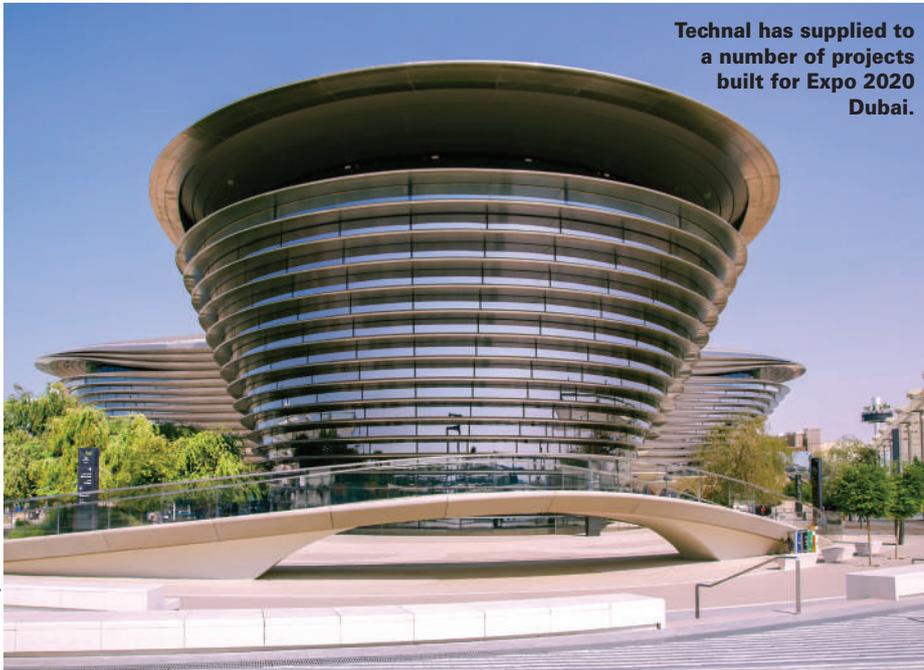
The outdoor dining district, The Oasis, is envisioned to echo earthly tones and finishes, with soft curves, smooth edges, and warm layers. Electra, on the other hand, is a modern district designed to provide the effect of pixilation; a fresh, interactive, reflective, eccentric and playful space.

"Pace has harnessed its extensive expertise in architectural innovation to create a landmark that reflects Riyadh's dynamic and forward-thinking spirit. We truly look forward to continue being among those helping to design, build and shape the development of Saudi Arabia," Shuaib concludes. ■



**Work on the first phase of The Avenues – Riyadh is 31 per cent complete.**

Technal has supplied to a number of projects built for Expo 2020 Dubai.



Credit: Tanya Keisha - stock.adobe.com

## Technal well-placed to cater to mega projects

**H**YDRO Building Systems Middle East (Technal), a leading provider of architectural aluminium building systems, sees huge growth potential in the Saudi Arabian market which is driven by the country's ambitious Vision 2030 plan. This strategic roadmap emphasises economic diversification beyond oil, boosting tourism, and hosting mega-events like Expo 2030 and the 2034 FIFA World Cup, which is expected to significantly increase demand for innovative and sustainable infrastructure solutions.

Technal boasts a strong track record in the region, having successfully delivered projects for Dubai's Expo 2020 and Qatar's World Cup. Leveraging this deep technical experience, the company says it is well-positioned to meet Saudi Arabia's expanding infrastructure needs. Its focus on delivering fast and high-performing construction solutions aligns directly with the demands of the rapidly growing Saudi market.

Technal specialises in local supply of international aluminium building systems, significantly contributing to the in-country value, and supporting the 'Saudi Made' initiative in the kingdom. In Saudi Arabia, the company today caters to various sectors, from luxury hotels to complex facades and high-rise buildings.



**Sam ... actively involved in high-profile projects across Saudi Arabia.**

Speaking about Technal's current projects in Saudi Arabia in an exclusive interview with *Gulf Construction*, the company's Vice President for the Middle East, Asia, Africa & Americas Robinson Sam says: "Technal is actively involved in several high-profile construction projects across Saudi Arabia, each known for its scale and complexity. These include projects

at Sindalah Island in the futuristic Neom city and King Salman Park in Riyadh, among others.

"The Sindalah Island project began in early 2021 and is projected to be completed by late 2025. Work on King Salman Park, designed to be one of the world's largest urban parks, started in late 2020

and is set to finish by mid-2024.

"Each project has its unique demands and challenges. For instance, Sindalah Island requires the integration of smart city technologies and sustainable building practices, pushing the company to innovate in terms of materials and construction techniques. Neom's broader scope calls for scalable solutions that can adapt to evolving architectural designs. King Salman Park focuses on environmental sustainability and aims to enhance Riyadh's green footprint, requiring the company to meet stringent environmental standards."

"The primary challenges across these projects include managing the supply chain for high-quality materials, adhering to strict timelines, and ensuring that all construction practices meet the futuristic and sustainable vision these projects embody. Additionally, the need to coordinate with multiple stakeholders and adapt to on-the-ground changes adds layers of complexity to the execution of these orders," Sam points out.

Over the past year, Technal has been involved in several complex and interesting projects in the region, showcasing innovative construction methodologies and collaboration with leading technology firms. Notable among them are the Wasl Tower in Dubai (UAE) and Lusail Plaza in Lusail city (Qatar), apart from the Sindalah Island project in Neom.

"Wasl Tower in Dubai is an architectural marvel designed with an integrated ceramic facade that twists as it rises. It stands out due to its unique design and use of dynamic lighting, which creates a distinctive visual signature on the city's skyline. Together with our metal builder partner Technical Glass & Aluminium, we executed this project in record time," he explains.

Lusail Plaza comprises four towers that are set to become iconic features of the cityscape. Together with the company's metal builder partner Alutec, which employed Design for Manufacturing and Assembly (DFMA) techniques, Technal was able to execute the four towers with complex cold bending with integrated shading fins, according to Sam.

"This project highlights the company's capacity to handle large-scale developments that involve complex structural and aesthetic elements. Moreover, the project demanded the supply of more than 5,000 MT of aluminium during the Covid pandemic,

which serves to prove the incredible supply chain capability of Technal,” he remarks.

Technal offers a range of services to the construction industry, including designing, manufacturing, and supplying premium, sustainable, energy-efficient architectural aluminium systems for windows, doors, facades, skylights and pergolas under its international brand Technal. Furthermore, the company has a dedicated pre-construction service department to support architects and investors by providing design assistance and selecting regionally suitable solutions that comply with the new Saudi building codes and international quality standards.

Sam is confident of Technal’s continued success in the coming years, given its track record over the past 45 years in the Middle East that has positioned it as a reputable and reliable solution provider for architectural aluminium systems.

Commenting on business prospects, he says: “Over the past year, the opportunities for the business have been growing compared to yesteryear.”

Technal plans to grow its business through several strategic initiatives aimed at enhancing its operational capacity and market presence. Key among these plans is the expansion of its team, which will involve recruiting additional skilled professionals to support its increasing scope of projects and to bolster its expertise in sustainable construction practices, Sam says.

Additionally, Technal aims to expand its reach by increasing its on-field support and growing its market presence in the kingdom. This expansion will be comple-



Credit: Neom

**Technal employed innovative systems at Sindalah Island.**

mented by a stronger focus on sustainability and promoting low-carbon solutions. By pushing forward these eco-friendly initiatives, the company intends to meet the growing demand for sustainable building practices and establish itself as a leader in the decarbonisation movement.

Over the past year, Technal has undertaken several key developments to align with global sustainability trends and local strategic goals, such as Saudi Vision 2030 and Saudi Green Initiatives. Among them is the introduction of Circal, an innovative aluminium alloy that significantly enhances the sustainability profile of the company’s offerings.

“Circal is made up of at least 75 per cent recycled post-consumer aluminium scrap, and its adoption in Technal systems has

helped to avoid 1.5 million tons of embodied CO<sub>2</sub> emissions in more than 500 projects,” he stresses.

Additionally, Technal has expanded its services and presence on the ground to more comprehensively support the construction industry: It has set up a dedicated 60,000-sq-ft warehouse in Bahrain and opened two Technal experience centres in Dubai and Bahrain.

On the products side, Technal has a wide range of luxury offerings to satisfy the growing demand for large, super-Jumbo panels up to 6 m height and more. In addition, through Circal, Technal not only responds to the demand for low-carbon and energy-efficient windows, doors and facades, but also positions the company as a leader in sustainable building practices. These developments represent both a vertical and horizontal expansion of the company’s capabilities and demonstrate its commitment to innovation and sustainability in the construction sector, Sam adds.

“Technal is not just about windows, doors and facades. We are about building a sustainable future by demonstrating our commitment to innovation, decarbonisation and delivering outstanding buildings,” Sam emphasises.

Leveraging its regional headquarters in Riyadh and network of authorised metal builders in the kingdom, Technal aims to deliver top-tier sustainable solutions. This integrated approach positions Technal as a strong partner for Saudi Arabia’s infrastructure transformation, ensuring projects meet national sustainability targets and market demands. ■



**King Salman Park project required Technal to meet stringent environmental standards.**

Credit: King Salman Park Foundation

# Byrne 'experiencing exceptional growth'

**BYRNE Equipment Rental, a leading equipment rental company in Saudi Arabia, is experiencing exceptional growth as the kingdom's construction sector evolves and flourishes.**

Byrne has carved a niche for itself through strategic expansion and a focus on innovation. The company's involvement in giga-projects underlines its commitment to cutting-edge solutions. A recent key move was the opening of a new depot in Neom, strategically located to serve clients effectively.

"Byrne's integrated service approach sets it apart," says Zahid Hussain, Assistant General Manager – Sales (KSA). "We offer turnkey solutions beyond traditional rentals, addressing the growing demand for comprehensive project support."



**Hussain ... turnkey solutions.**

Sustainability is another area of focus, with Byrne offering solar-powered temporary buildings and lighting towers that minimise fuel consumption and cater to environment-conscious clients.

Byrne has expanded its product portfolio to cater to the diverse needs of Middle Eastern construction projects, solidifying its market leader position. With 20 years of experience in Saudi Arabia and nine strategically located depots across the kingdom, the company is well-positioned to handle projects across the region. The planned establishment of a new headquarters and logistics hub in Jubail to streamline regional operations further underscores its commitment to growth and regional efficiency.

"An unwavering focus on customer service, flexibility, and efficiency are at the core of Byrne's success," Hussain adds. "On-site depot services guarantee rapid response to client needs, promoting operational efficiency and minimising downtime."

Byrne's affiliation with sister companies Spacemaker and BTS Byrne provides a unique advantage. "The in-house capability to manufacture modular buildings enhances inventory management flexibility

and solidifies Byrne's role as a key player supporting the kingdom's construction boom," he concludes.

Byrne Equipment Rental's achievements in the past year reflect its dedication to excellence, innovation, and sustainability. By anticipating market trends and continuously expanding its offerings including environment-friendly solutions, the company positions itself as a reliable partner for navigating the dynamic landscape of construction and infrastructure projects in the GCC. ■



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